



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

MEMORANDUM

Date: August 30, 2013
To: Sam Rodriguez, Mill Creek Residential Trust
From: Mark Walhood, City Planner
503-823-7806, mark.walhood@portlandoregon.gov
Re: 13-167837 DA – MAC Block 7 Apartments & Garage
Design Advice Request Summary Memo: August 15, 2013 DAR

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the August 15, 2013 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. The summary notes from the session are available online in the city's 'TRIM' system at this link:

http://efiles.portlandoregon.gov/webdrawer.dll/webdrawer/search/rec&sm_class=uri_7547&count&rows=50

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on August 15, 2013, and represent a range of opinions raised by Commissioners. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the hearing, it was understood that you may return for a second Design Advice Request next Spring, following conclusion of the zone change process. Please continue to coordinate with me as you prepare your formal Type III Design Review application.

Encl:
Summary Memo

Cc: Respondents

Commissioners Present: Gwen Milius, David Keltner, Tad Savinar, Jeff Simpson, David Wark, Jane Hansen, and Ben Kaiser.

This memo summarizes **Design Commission** design direction provided at the August 15, 2013 DAR.

General Comments

- Thank you for bringing this project before Design Commission so early in the process.
- The scale and dimensions of the courtyard should be studied against other built projects in Portland or elsewhere. Proportions and access to sunlight should be carefully and specifically studied.
- If the entire parti is based on getting light to the courtyard, a solar study is suggested to make sure the parti is correct. The project parti could be reconsidered, for example by starting higher on one end and stepping down to the Legends (SE) or SW corner.
- The area between the roadway curbs and the building will be critical in this project, especially given the dense street tree canopy and front yard/foundation landscaping that are characteristic of this immediate neighborhood. There is much 'patina' to work on in this space, with a menu of design solutions that include landscaping, architecture, pedestrian seating, historical/neighborhood plaques, etc.
- If this project is to be successful, it will hinge on the ability of the developer to address the particular human-scaled elements between the street and the building face. Only through the use of the tools of landscape, seating, history, public art and good design will this project fit into the neighborhood.
- Further articulation of both the building façade and the perimeter landscape/pedestrian edge to the project at street level are necessary. Modulation in the massing of the tower is a good start, but be clear and intentional in how this really works with sunlight and views at the site post-construction and in context with nearby structures, vegetation, and the sloping hillsides. The project needs to present a 'soulful, residential' scale.
- The Legends Condominium was 'one big leap' in density for the neighborhood, and this project looks set to become a second. While allowed by the zoning envelope of height and FAR, the project still needs to integrate well with the surrounding neighborhood. Key factors in neighborhood character include the dense tree canopy, and the primary visual impact upon the community of the first few floors of the building visible above grade.
- Direct incorporation of the proportions of nearby historic homes in the lowermost portions of the building might be a helpful approach, as well. This is especially important at the South and Southwest corners, where the character of buildings opposite the site is more traditional and historic. A step-down to the west abutting the historic district may be another successful approach. Explicit step-downs in height could also be helpful here.

Garage and Loading Impacts

- The garage entry along the south side of the project appears to be the most problematic of the three, considering the immediate adjacency to the older homes across SW Madison Street. Traffic and glare impacts resulting from this driveway can hopefully be avoided by moving the driveway onto either SW 19th or Main.
- Providing parking in the project must be balanced with the need to create interest along the edges of the project, including perhaps deeper setbacks from the street to accommodate an attractive, neighborhood- and pedestrian-friendly edge to the project.
- It may be helpful to reduce the total amount of parking spaces, in addition to re-locating the south/Madison garage entry.
- When returning for another DAR or during the Design Review, please present further information on how the parking circulation is expected to work, why the various driveways are proposed in each location, access options considered during design development, etc. We are suggesting that the three entries be reduced at least to two, but additional background will be helpful to this discussion.

Green Spaces and the 'Pocket Park'

- Attractive and green edges are key to weaving this project into the fabric of the neighborhood, both in terms of respecting neighborhood context and meeting the Goose

Hollow guidelines. While a full-blown pocket park may not be necessary, the area is parks-deficient and the neighborhood has a well-established green and leafy residential character.

- The intention and purpose of the green spaces should be clarified and explained. Green spaces should be as meaningful as possible, not a token gesture without practical benefit to the neighborhood. Be prepared to elaborate further on the green space design and intentions when returning for the second DAR or during Design Review.
- Glad to hear you are doing early work with a landscape architect. In this context please continue refining and exploring options to make a robust green edge.
- One option might be to universally add more depth and planting area/trees along the entire perimeter versus doing a relatively shallow 'pocket green space'.
- The pocket park as currently designed is somewhat awkward. Being more intentional about the terracing down from the courtyard and having these elements function as part of the park might be successful if this general scheme is maintained. Clearer integration and connection with the courtyard green space will be helpful.
- More and/or taller and larger trees at the perimeter of the site could be helpful. Consider the placement and species of both street trees and on-site trees in this regard.
- Four feet is inadequate for a landscaped perimeter edge if planters are to be successful.

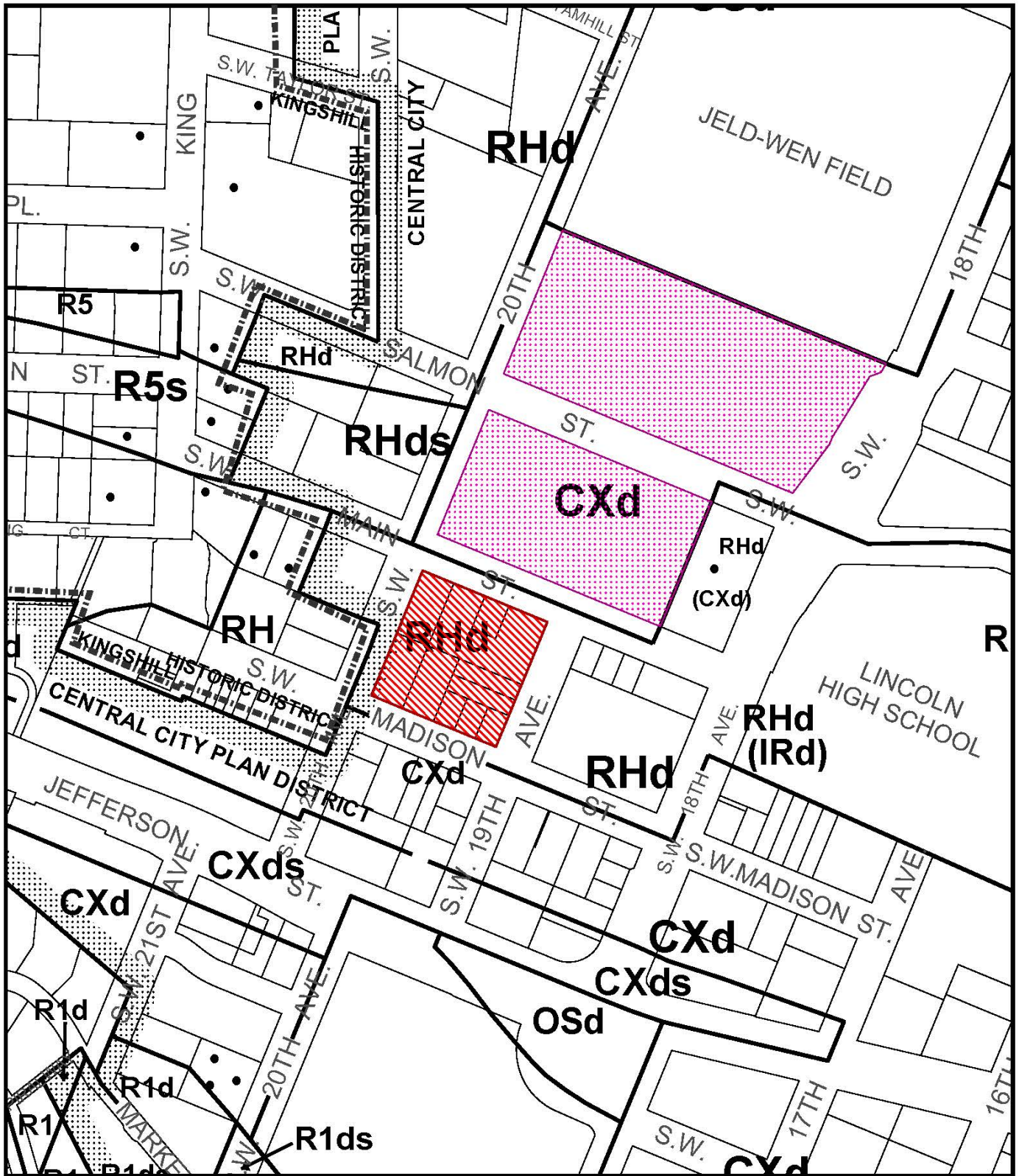
Further design suggestions

- Consider using more, or all, brick. Secondary materials should be used sparingly as infill. Hardi panel is not approvable as a primary material.
- PTAC grilles should disappear or be replaced by a different (ie. rooftop) system if at all possible.
- The Northwest corner design needs complete reconsideration. The two-story lobby glazing is successful, however.
- The southeast corner could benefit from greater setbacks, or perhaps additional layers of stepping in the façade.
- Areas of tall walls along the street are of special concern. If the area cannot be habitable space fronting onto the street, and garage or blank walls are proposed, they should be intentionally designed and special, not just buffered with raised planters.
- As with all projects, design details are critical, especially in buildings with multiple skin materials.
- The round column at the residential entry is reminiscent of the MAC entry area, while paradoxically the MAC studio entry has a more generic, residential feel. Consider further distinguishing these two features to be legible in terms of integrating use and design.
- Massing study is key. Study the building as a white box until the massing solution is resolved, considering neighborhood integration, layering and design. Do not rely on material changes or color to achieve a successful massing solution. Terracing ideas should be pushed and considered further.

Exhibit List

- A. Applicant's Statements
 1. Original drawing set (N.B. – narrative is integrated with drawing packet/C exhibits below)
- B. Zoning Map (attached)
- C. Drawings
 1. Cover sheet
 2. Table of Contents
 3. Project Concept/Description
 4. Project Matrix
 5. Vicinity and Overall Site Context Plan
 6. Immediate Site Context Images
 7. Project Diagrams

8. P4 Parking
9. P3 Parking
10. P2 Parking
11. P1 Parking
12. Level 1 Floor Plan (attached)
13. Level 2-6 Floor Plan
14. Level 7 Floor Plan
15. Roof Plan
16. Building Sections
17. East/19th Elevation (attached)
18. West/20th Elevation (attached)
19. South/Madison Elevation (attached)
20. North/Main Elevation
21. Northwest Perspective Drawing
22. Northeast Perspective Drawing
23. Pocket Park Perspective Drawing
24. Street Level Perspective along SW Madison with Walk-up Alternative
- D. Public notice
 1. Original instructions and posting notice copy sent to applicant, 7/5/13
 2. Updated instructions and posting notice copy sent to applicant, 7/25/13
- E. Public Testimony
 1. Resolution of opposition from Legends Condominium Board of Directors, rec'd. 7/29/13
 2. Letter with concerns from Stephen Ko, rec'd. 8/12/13
 3. Letter with concerns from Michael Finnigan, rec'd. 8/14/13
 4. Letter with concerns from Robert Davis, rec'd. 8/15/13
 5. E-mail with concerns from Del Weaver, rec'd. 8/14/13
 6. E-mail with concerns from Timothy Moore, rec'd. 8/12/13
 7. Letter with concerns from Jeane Noh, rec'd. 8/8/13
 8. E-mail with concerns from Kathleen Stanley, rec'd. 8/13/13
 9. E-mail with concerns from Dennis Lee, rec'd. 8/14/13
 10. E-mail with concerns from Doug Richardson, rec'd. 8/14/13
 11. Letter with concerns from Tom Milne, rec'd. 8/15/13
 12. Letter with concerns from Marilyn Weber, rec'd. 8/15/13
 13. Letter with concerns from Constance Kirk, rec'd. 8/15/13
 14. Letter with concerns from Kalman Toth, rec'd. 8/15/13
 15. Letter with concerns from Marny Cardin, rec'd. 8/15/13
 16. Letter with concerns from Dale Cardin, rec'd. 8/15/13
 17. Letter with concerns from Rachel Clark, rec'd. 8/15/13
 18. Letter with concerns from Karl Reer, rec'd. 8/15/13
 19. Letter with concerns from Carolyn Ofiara and Annette Guido, rec'd. 8/15/13
 20. Letter with concerns from Casey Milne, rec'd. 8/15/13
 21. E-mail with concerns from Jeff Malmquist, rec'd. 8/16/13 (after DAR)
 22. E-mail with concerns from Richard and Ellen Levine, rec'd. 8/22/13 (after DAR)
 23. FAX with concerns from Karl Reer, rec'd. 8/26/13 (after DAR)
- F. Other
 1. Application form and receipt
 2. Memo from staff to Design Commission, 8/4/13
 3. Staff powerpoint presentation, 8/15/13



ZONING

-  Site
-  Also Owned
-  Historic Landmark

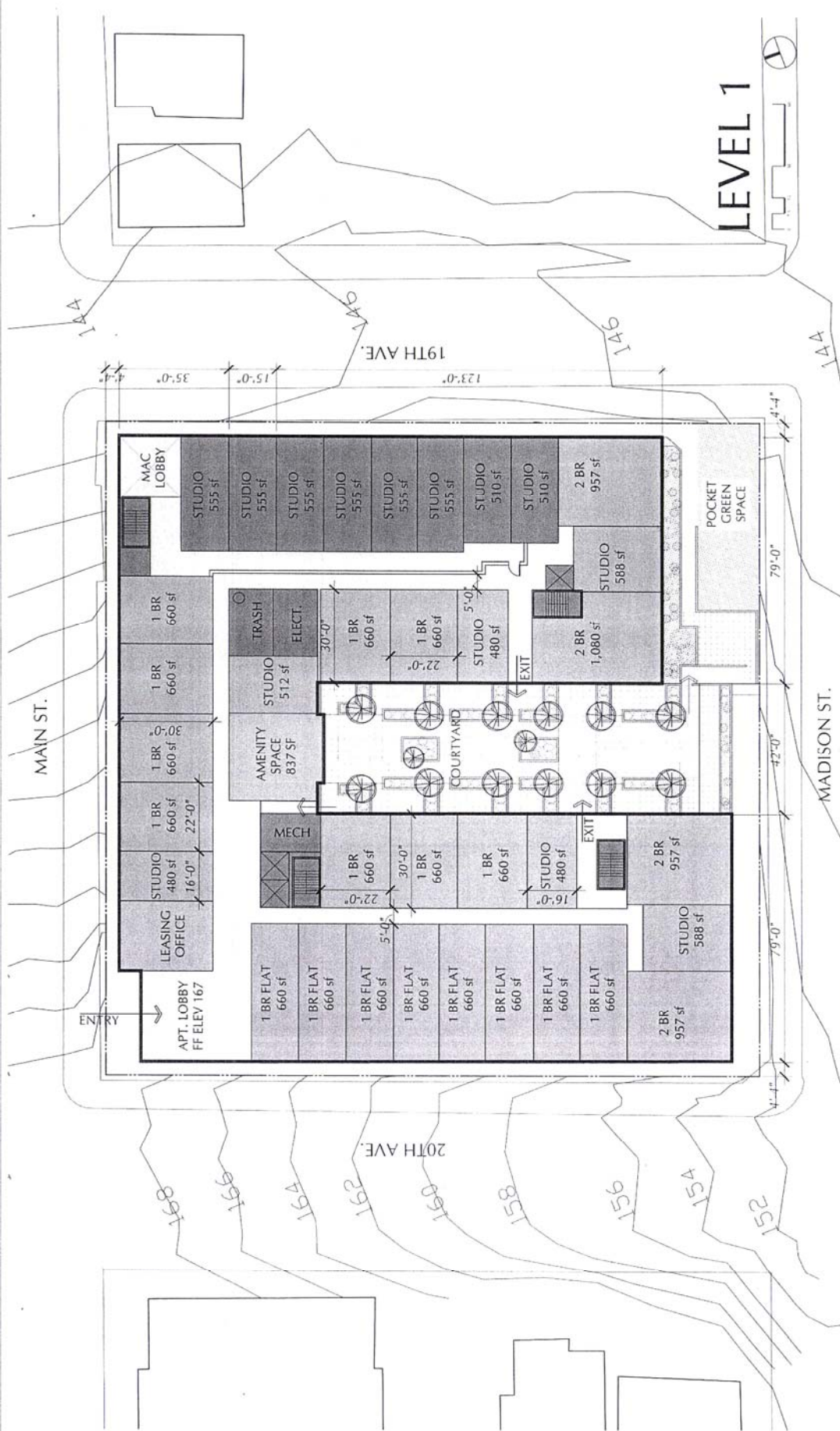


This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW

File No.	<u>EA 13-167837 DAR</u>
1/4 Section	<u>3027,3127</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E04BA 2000</u>
Exhibit	<u>B (Jun 18,2013)</u>

Level 1 Plan C.11

MAC CLUB APARTMENTS / PORTLAND, OR



LEVEL 1

DESIGN ADVISE REQUEST
08.15.2013

ANKROM MOISAN ARCHITECTS, INC.

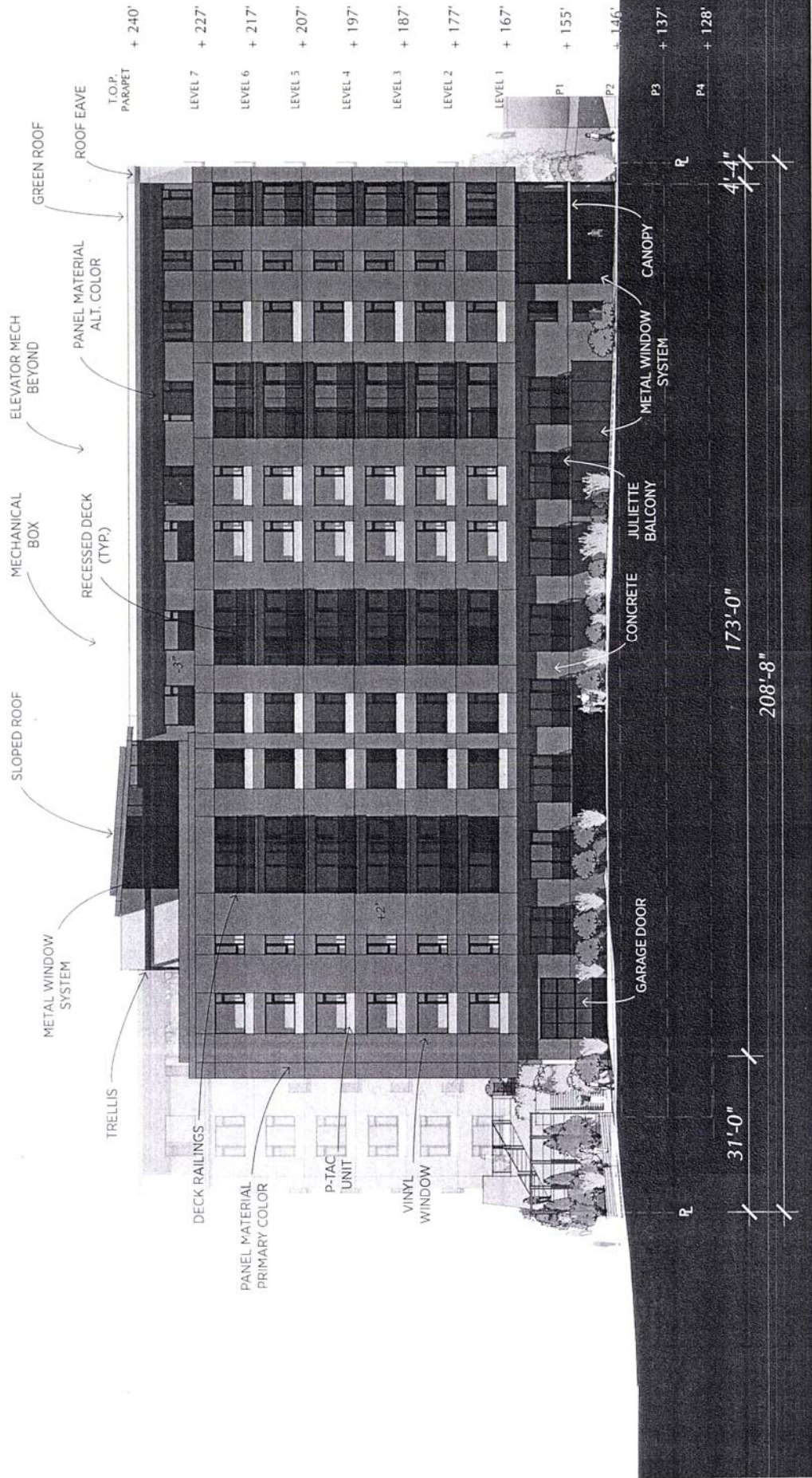


EA 13-167837 0A
Exhibit C12

Elevations C.16

MAC CLUB APARTMENTS / PORTLAND, OR

19TH AVE ELEVATION



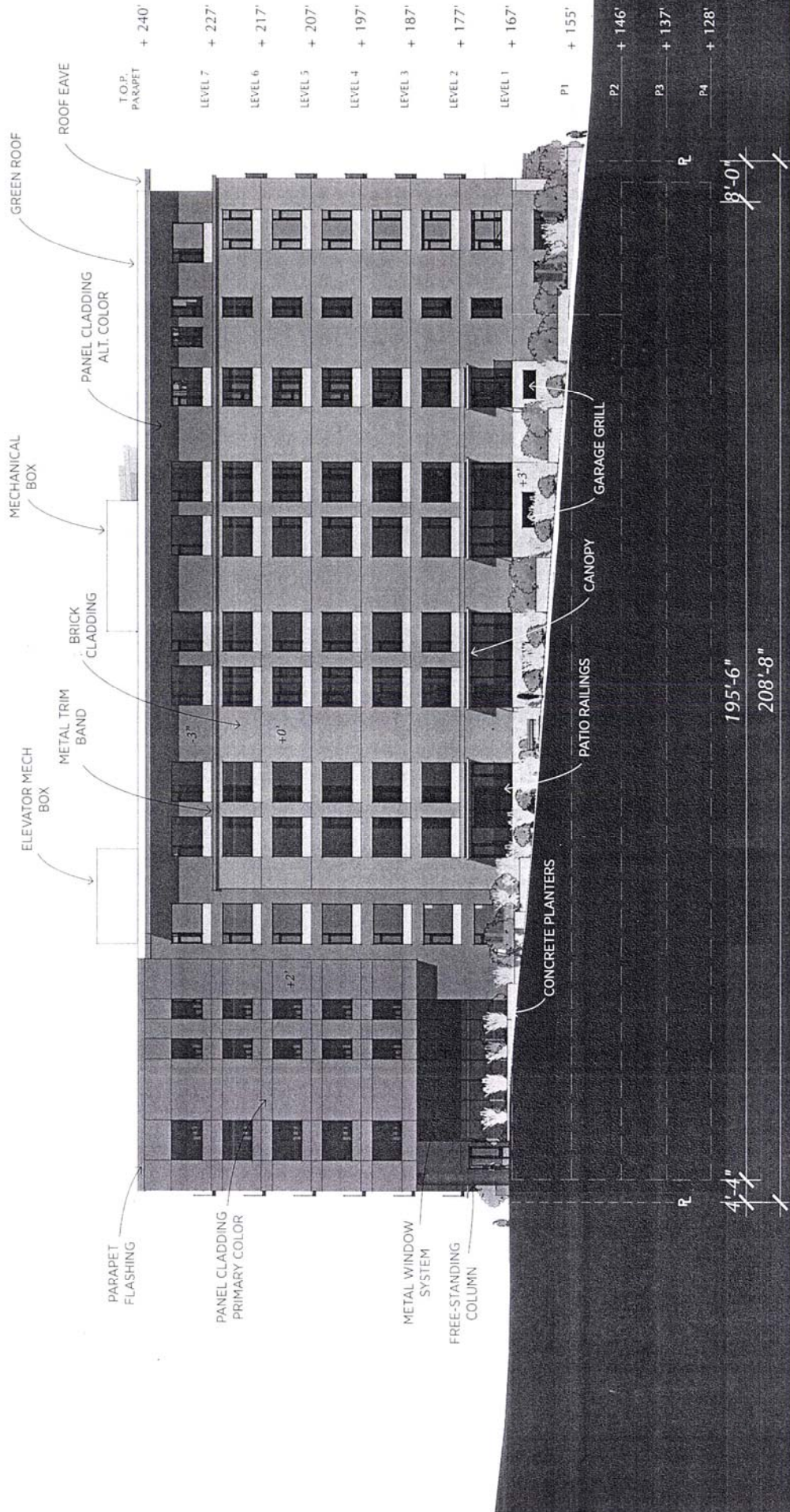
EA 13-167837 DA
Exhibit C.17

DESIGN ADVICE REQUEST
08.15.2013

ANKROM MOISAN ARCHITECTS, INC.



20TH AVE ELEVATION

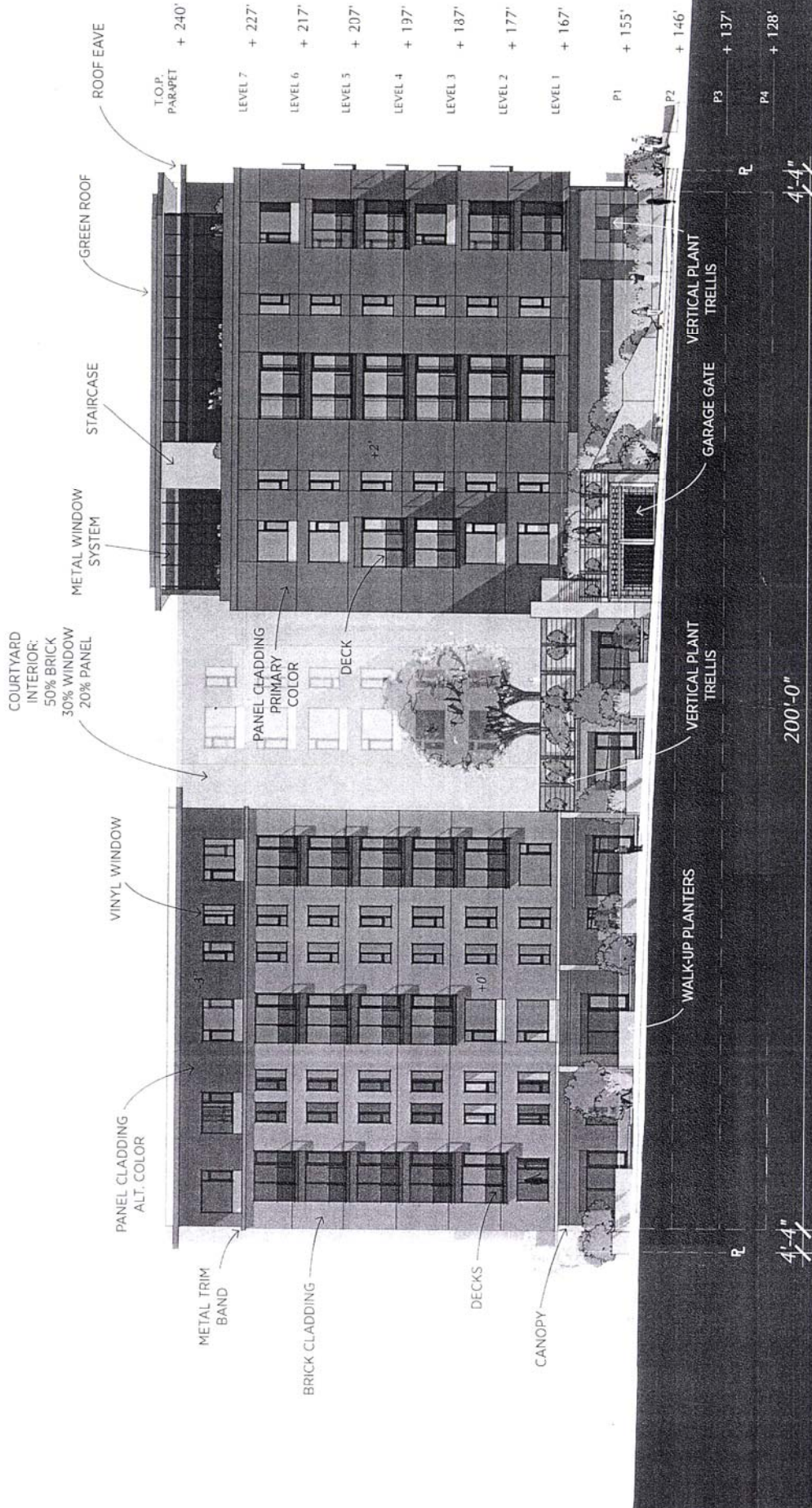


EA 13-167837 DA
Exhibit C.18

Elevations C.18

MAC CLUB APARTMENTS / PORTLAND, OR

MADISON ST ELEVATION



DESIGN ADVICE REQUEST
08.15.2013

ANKROM MOISAN ARCHITECTS, INC.



EA 13-167837 DA
Exhibit C.19