



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

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MEMORANDUM

Date: October 4, 2013
To: John Maier, Vallster Corl Architects (via email)
From: Chris Caruso, Development Review, 503-823-5747
Re: EA 13-182165 DA – SE 10th & Ankeny, Lower Burnside Lofts
Design Advice Request Summary Memo

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 September 19, 2013 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings.

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 only address the project as presented on September 19, 2013. 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.

Please continue to coordinate with me as you prepare your formal Type III Design Review application.

Overall Building Massing

- The restrained, smart, and elegant design is much appreciated as is your presentation.
- One final pass at editing down the materials and colors should get the proposal in really good shape.

Oriel Bay Design

- The overall simplicity, massing and carving out of the building is all successful except for the bay which seems awkward due to the fins.
- The fins on the front of the oriel projection should be part of the building's color and pushing/pulling scheme, perhaps painted orange and capped at the top and bottom so it is a mass in itself that is attached to the bay.
- You could make the fins some sort of take-off of the balconies with materials and colors.
- The Modification request to the oriel bay width is supportable with this design.
- Get the bay vents to really work with the overall design in width, and material and color selection so the vents are part of the design concept. They could be covered in perforated metal and painted orange for instance.

Materials & Colors

- All vinyl windows in light gray and perhaps another color for the interior court walls would be acceptable to the Commission as long as the selected colors worked with the overall design concept and the windows are of a high commercial grade.
- There was discussion of why yellow was selected or the courtyard wall panels instead of orange. There was no Commission consensus on this except that the colors need to make sense with the overall concept.
- The light gray stripes on the cement panel walls seem unnecessary. It is a graphic move on a building where all the moves are volumetric. The stripes seem counter to the building design concept and should be removed.

Courtyard & HVAC Equipment

- Look for ways to plant or otherwise cover the blank middle portion of the courtyard space so that the units that look down at it or out over it have something pleasant to look at as well. While the roof deck is a nice urban space, the courtyard could be a nice green space that offers some respite to the occupants.
- The Bureau of Environmental Services has an eco-roof program that is worth looking into for plants on the courtyard roofs. Even trees in pots would be better than blank concrete.
- You need to create functional outdoor spaces for residents, some sort of green relief, even if it is a planted or otherwise visually interesting area that can only be looked out onto, not actually walked on. This can also help mitigate the HVAC unit noise.
- Screen the HVAC units from view and study if the noise of them all running will have adverse impacts on residents, particularly while sleeping. These units in this small area, surrounded by hard surfaces will probably be louder than you think they may be due to reflected noise.
- Look at putting some sort of screen cover over these units. This may help cut down on the noise and will also provide something nicer for the upper level residents to look at.

SE 10th Avenue Façade

- Plain concrete along the sidewalk can be tough to keep clean and maintain if the pedestrian realm gets really active.
- Look at doing something to break down the scale of the concrete walls along SE 10th as it is a lot of concrete to walk past. Suggestions included planters, textural treatments of the concrete itself, art pieces, or decorative metal elements in front.
- With some additional mitigation of the concrete walls, the Modification to ground floor windows could be supported.

Bicycle Parking

- Having bicycles right by main entry doors restricts movement of people in these areas. The bikes seem jammed in there. Remove the short-term spaces along the building edges and pay into the Bike Fund. You could add another planter along Ankeny and a nice bench along 10th so people can sit and wait at the front door or set their stuff down. This would better serve the residents.
- Look at making the primary route for getting bicycles into the building be through the parking area and not through the main lobby. Consider even removing the door from the lobby into the bike room so the lobby stays clean and nice.

Encl: Summary Memo

Cc: Design Commission (via email)
Respondents

Exhibit List

- A. Applicant Information
 - 1. Narrative
- B. Zoning Map
- C. 1. Site Plan
 - 2. Drawings (19 pages)
- D. 1. Posting mailer
 - 2. Notice to be Posted
 - 2. Certification of Posting
- E. 1. Application form
 - 2. Staff memo
 - 3. Staff PowerPoint presentation