



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

MEMORANDUM

Date: March 12, 2014
To: Portland Design Commission
From: Kara Fioravanti, Senior Planner – Urban Design
503-823-5892, Kara.Fioravanti@portlandoregon.gov
Re: March 20, 2014 Design Advice Request
EA 13-227219 DA – The Dumbbell

Attached is a revised drawing set for the 2nd Design Advice Request of The Dumbbell (a new commercial building at the multi-block Burnside Bridgehead site, which is in the Central City Plan District's Central Eastside sub-District). You first reviewed this project at a Design Advice Request hearing on January 23rd. A summary of the Commission comments is attached for your reference.

The following **Modification** request would be necessary as part of the Design Review:

- Ground Floor Windows are required at all building frontages (50% of the building length and 25% of the ground floor area). This standard is not met on the west elevation.

The following **Adjustment** request would be necessary as part of the Design Review:

- One on-site 35' long x 10' wide x 13' tall loading space is required. No loading is proposed.

Areas for discussion on March 12, 2014 can follow the 5 topics summarized in the January 23rd summary memo:

- **General Feedback.** Work with the site. Resolve and embrace the site constraints. (At the time of publishing this memo, there were no renderings or context drawings, but they are being generated and will be provided to you ASAP.)
- **Streetscape.** Ground level active uses are critical at all streets. The quality of the base feels corporate and harsh. The space between the boxes is pinched. Couch Court is still substandard, but wider than previously shown (the dimensions noted on A1.2 are curb to building face, not curb to ROW). Some minor oriel window exceptions are now necessary (the best drawing to understand the overhangs over the ROW is A1.2, the NE and NW corners of the northern box and the SE corner of the southern box).
- **Quality.** No further information has been provided on the quality and permanence of materials and details, though the comments received thus far establish an expectation for high quality and durability.
- **Composition.** Coherency is still lacking between the boxes and the base (the "skirt").
- **Parking.** Parking challenges remain in this latest concept and still ripple though the ground level.

The review criteria are "Central City Fundamental Design Guidelines" and "Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan" (attached).

Please contact me with any questions or concerns.