



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: March 6, 2014
To: Jen Dzienis, Works Partnership Architecture
From: Kara Fioravanti, Development Review
Phone number 503-823-5892
Re: 13-241727 DA – Burnside Bridgehead Block 75
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 February 20, 2014 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit:

http://efiles.portlandoregon.gov/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 February 20, 2014. 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.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided at the **February 20, 2014**.

Commissioners in attendance on February 20th: Ben Kaiser, David Keltner, David Wark, Gwen Milius, and Tad Savinar.

Couch and E/W plaza

- Couch should be a safe respite that is very clear, functional and additive to the neighborhood.
- Couch's design should reduce the urban chaos.
- Make these outdoor spaces user-friendly.
- Try to avoid doing stormwater in Couch, humans should take precedence here.
- Couch will be successful if it can be a place for 5 people to fit comfortably – it doesn't need a lot of stuff.
- If at all possible, WPA should work with PBOT on the design of Couch.
- The east-west plaza aligning with Convention Plaza tower is a nice gesture.

Materials

- Ideally the building is all glass - clear and spandrel. But, reality might force another material and that is OK. Though, be careful with introducing another material and losing original intent.
- The glass color will be the biggest decision you make.
- How will bronze glass be received over time? Be careful of bronze.
- Opacity is important.
- What happens to the sleek design when you have to add vents, different windows, seams, other material, etc.?
- Use a small number of materials masterfully. A limited number of materials provides a quietness to this immediate area, which is needed.
- A limited number of materials will have a grounding effect on the area.
- Consider the darkness of your project next to Skylab's darkness.

Building

- Is there an order to the push and pull in your concept? Is it random or is it irregular – these words have very different meanings. Keep the energy, but ask these questions.
- Revisit the wood model and ask if the building has achieved the model's rigor and rhythm.
- Accelerate the movement all the way around, rather than just the last bar.
- Should the building have 3-4 more north/south cuts for more animation and more life?
- If/when you add a second material, don't be diminished by Skylab's project – the movement you have is good.
- The oriels received general support, though the question was asked do you need to push beyond the curve.
- This project reconciles grades.
- The ground level programming is great – all the pieces are in the right place.
- One Commissioner noted the ground level doesn't have to be different. One Commissioner noted the white at the ground level is nice.

Driveway

- It is a gash and needs attention. Mitigate the hole in a creative way – landscape, structure, consider it part of the 5th elevation.

Exhibit List

- A. Applicant's Information
 1. Original drawing set
 2. Additional drawings
 3. Pre-application conference drawings
 4. Drawings received 2-10-14 and used for 2-20-14 hearing preparation
- B. Zoning Map
- C. Drawings (see A series above)

D. Notifications

1. Posting instructions sent to applicant
2. Applicant's statement certifying posting
3. Posting notice as sent to applicant
4. General information on DAR process included with e-mailed posting/notice

E. Public Testimony – *none received*

F. Bureau Responses – *none received*

G. Other

1. Application form
2. Staff cover memo for January 23, 2014 hearing
3. Staff powerpoint for January 23, 2014 hearing
4. Staff notes from January 23, 2014 hearing