



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: July 1, 2014
To: HEIDI OIEN, MITHUN
From: Kara Fioravanti, Development Review
Senior Planner
Re: 14-134106 DA – Pearl Block 136
Design Advice Request Summary Memo June 5, 2014

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 June 5, 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 June 5, 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.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on June 5, 2014.

Commissioners in attendance on June 5, 2014: David Keltner, David Wark, Ben Kaiser, Jeff Simpson, Gwen Milius

Additional information next time

- It is important to understand the tower's additional shadow impact (if any) on Jamison Park beyond shadow impact from existing development. However, for clarity please show the shadows of your tower independently with no others overlaid on top.
- Show the view of the project when standing in Jamison and looking West.
- Rooftop mechanical equipment/enclosure atop the tower.

Residential Height Bonus

- Some additional reasons stated to support the request include: the proposal supports the NW 13th Avenue Historic District with proposed architectural character, uses, and form; the proposal provides additional light, connections and open space with a public N/S connection that is activated with commercial uses; high density projects are most appropriate in the Central City Plan District; the synergy between residential uses next to offices uses will positively impact the transportation system; the mixed-use nature and provision of open space makes a healthy city.
- BDS staff was asked to confirm the proposed shadow studies.

Tower Design

- Next time, once the tower is further along in its design concept, we will focus comments on the tower design.
- How can the proposed tower design and materiality reinforce the character of this particular district?
- What building material best expresses the seedling metaphor in a friendly, tactile way? Is it GFRC?
- There is a strong rigor to vertical expression, tell how that supports the character of the district.
- The tower should be coherent, meaningful and rich.
- The bottom 30' of the building must create a great place in this very pedestrian-focused neighborhood.

Brick building Design

- This building has a residential appearance. How would it change and/or would it change if it began as office and/or were converted to office?
- There was discussion about a possible Condition of Approval to require office use, though it was pointed out that such a Condition is very restrictive given how all buildings adapt over time with regard to the use(s) within the building.
- Make a successful *office* building a project priority.
- The bottom 30' of the building must create a great place in this very pedestrian-focused neighborhood.

Exhibit List

- A. Applicant's Submittals
 1. Original drawing set
 2. Drawing set provided to Commission in advance of 5-15-14
 3. Drawing set, received June 4th
- B. Zoning Map
- C. Drawings – *see A Exhibits*
- D. Notification
 1. Posting instructions sent to applicant, 4-11-14
 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
 5. Posting instructions sent to applicant, 5-19-14

6. Second Posting notice as sent to applicant
7. Applicant's statement certifying posting
- E. Service Bureau Comments
 - none received*
- F. Public Testimony
 1. Stiffler, 5-9-14
 2. Quinn, 5-9-14
 3. Anderson, 5-9-14
 4. Winn, 5-11-14
 5. Jaecksch, 5-12-14
 6. Francis, 5-12-14
 7. Drake, 5-13-14
 8. McKinnis, 5-14-14
 9. Backstrand, 5-14-12
 10. Remen-Willis, 5-14-14
 11. Moiel, 5-15-14
 12. Kirby, 5-14-14
 13. Wymore, 5-15-14
 14. Backstrand, 6-3-14
 15. Anderson, 6-5-14
 16. Francis, 6-2-14
 17. Schwartz, 6-4-14
 18. Yeiter, 6-4-14
 19. Merrick, 5-20-14
 20. Luan, 6-4-14
 21. Nute, 6-5-14
 22. Hoang, 5-15-14
 23. Cartwright, 5-15-14
 24. Sutherland, 5-28-14
 25. Leming, 5-27-14
 26. Kirby, 5-27-14
 27. Backstrand, 5-21-14
 28. Virey, 5-19-14
 29. Merrick, 5-19-14
- G. Other
 1. Application form
 2. Memo to Design Commission, 5-5-14
 3. Staff presentation to Commission, 5-15-14
 4. Discussion topics for 5-15-14
 5. Staff notes from 5-15-14
 6. Staff notes from 5-15-14
 7. Staff summary memo from 5-15-14, dated 6-4-14
 8. Memo to Design Commission, 5-28-14