



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

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MEMORANDUM

Date: September 16, 2014
To: Portland Design Commission
From: Staci Monroe, City Planner
503-823-0624, staci.monroe@portlandoregon.gov
Re: September 25, 2014 Design Commission Agenda Item
LU 14-152721 DZM GW, Riverscape Lot 1

Please find revised exhibits attached for the Design and Greenway Reviews for Riverscape Lot 1 Apartments, which came before the Commission at the hearing on August 21st. The revisions are very responsive to the Commission's feedback, yet some additional changes are still needed. Both Staff and the applicant expect to resolve the remaining items prior to the hearing on September 25th. If so, a Staff Report recommending approval will be provided at the hearing for the Commission's consideration. The changes thus far can be summarized as:

- Amount of surface vehicle area has been reduced on the site (Exhibits C.13 and C.14):
 - Garage access and ramping relocated inside the southwestern wing.
 - Access to surface parking lot shifted to the west.
 - Two surface loading spaces relocated to the basement garage.
- Central courtyard has been expanded and more integrated with the site and Greenway trail (Exhibits C.14, C.16 and C.18):
 - Landscape planters extended to the south and a new planter added at the terminus of the drive aisle.
 - Two direct connections from the courtyard to the east-west pedestrian path that leads to the Greenway trail added that do not cross any vehicle area.
- Pedestrian connections through the site have been improved from NW Front to the Greenway Trail (Exhibits C.18 and C.31):
 - Northern pedestrian walkway realigned for a straight-line connection through the site.
 - Two nodes of southern connection are rounded off.
 - Lights from Greenway trail extended along the southern walkway.
 - Landscaping between surface parking lot and the southern walkway modified to include trees and low grasses for more transparency.
 - Fencing and dense shrubbery added around the above-ground equipment along NW Front.
- Building's base is more differentiated and articulated (Exhibits C.43 - C.48, C.52, and C.55):
 - Metal accent band added at second floor line.
 - Brick reveals with stack bond accents added at all opening jambs on all facades.
 - Steel canopy extended along majority of NW Front façade with more warehouse character.
 - Ground floor windows openings increased.
 - 4' deep steel canopies added to ground level patios on north façade.

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Outstanding Items:

1. Southern connection to Greenway Trail – waiting for revisions that feather the grades of the path bridge footing for a wider (11') connection. Upon receipt, Parks will need to review.
2. Garage relocation – waiting for PBOT's review for any queuing impacts at the signalized intersection.
3. Stormwater & Ecoroof – waiting for BES's review of the landscape changes and certification of the ecoroof, which is needed for the 0.8:1 bonus FAR requested.
4. Additional changes suggested by the Commission including:
 - More buffer (landscaping) and separation (wider path) between the south end of east wing and the parking lot.
 - Stronger integration of the northern pedestrian walkway with the Greenway by widening the throat at the trail intersection. Also, extending paving pattern from courtyard along the entire path.
 - Nicer surface treatment in the parking area (pavers, scoring, and banding were suggested).
 - Improve the transparency and safety along the southern walkway with low evergreen shrubs (grasses proposed) and light fixture that complements, but is not, the Greenway fixture. Also, a sign should be added at the western terminus within the landscape planter.
 - Windows in the fiber cement board insets should be recessed to provide depth and shadow.
5. Additional details are still needed for the equipment fencing, water feature, garage door, garage vent in the courtyard, light fixtures on columns flanking lobby entry, and rooftop mechanical unit dimensions.

Since the 1st hearing on August 21st, one public comment has been received stating concerns with the two Modifications related to the setback and building wall length at the north end of the project. A copy has been attached for your convenience.

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Public Comment received September 5, 2014

Aug 30th 2014

City of Portland Design Commission
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Or 97201
Case# LU 14-152721 DZM GW Lot !

RECEIVED

SEP 05 2014

Dear Commission,

Thank you for the work you all do. Our city benefits as each of us who live here.

I attended the meeting on August 21st but time required me to depart. I wish to follow up with the correspondence and offer my input.

The developer seek four 'variances' or design anomolies.

I find grievance with two of four, especially when they seek the two together.

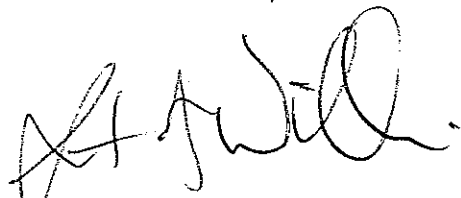
They seek to exceed an existing threshold ordinance of 120 maximum lineal length and a setback 8' rather than 12' (or a 33% change!).

In civic context there is the notion of public enclosure. This can be in places between building and at corners. The 'recess line' of the immediate surroundings establishes some rythm. More than likely unbeknownst to the civic dweller or casual walker by but nonetheless worth getting right.

I believe they should choose one or the other. My vote is the setback be honored and let them have their plans length on the North elevation...and especially setback the 12' at the NWst corner.

Thank you for hearing me. I want what we all want. Good sense of place with comfortable, breathable between spaces.

Sincerely;
Scot Williams
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