



City of Portland
Bureau of Development Services

Staff Presentation to the **Portland Design Commission**

LU 14-152721 DZM GW
Riverscape Lot 1 Apartments

September 25, 2014

History / Housekeeping

- August 21st hearing comments
- Additional Modification to reduce the drive aisle width
- Staff Report & revised exhibits
- Public comment received

Revisions

- Amount of surface vehicle area reduced
 - Garage access & ramping relocated inside southwestern wing.
 - Access to surface parking lot shifted west.
 - 2 surface loading spaces relocated to basement garage.
 - Asphalt replaced with paved
 - More buffer and screening between btwn parking & south end of eastern wing.
- Central courtyard expanded & more integrated with the site & GW
 - New & enlarged landscape planters extended
 - Two direct connections from courtyard to walkway
- Pedestrian connections through the site & vehicle are improved
 - Northern pedestrian walkway - straight-line connection, widened to 8', includes pavers
 - Rounded off 2 nodes of southern accessway & sign location identified
 - Lights added to southern accessway - shorter version of lights from GW trail
 - Landscaping btwn. surface parking lot & southern accessway - trees & low shrubs
 - Fencing & dense shrubbery added around above-ground equipment along NW Front.
 - GW connection under bridge widened to 16'
- Building's base is more differentiated and articulated
 - Brick reveals with stack bond accents at openings on all facades.
 - Steel canopy extended along majority of NW Front façade
 - Ground floor windows openings increased & windows recessed in FCB
 - 4' deep steel canopies added to ground level patios on north façade.

Conclusions

Staff concludes approval criteria have been met:

- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Willamette Greenway Design Guidelines
- Modification Approval Criteria – Section 33.825.040

Staff recommends approval of the project:

- Two Conditions of Approval – BES certification of ecoroof for the 0.8:1 bonus FAR & use of Rytec, high, speed garage door.
- Five Modifications – Reduce width of parking space, drive aisle & bike parking space, exceed 200' building length & reduce 12' setback along northwest pedestrian accessway.

end of staff presentation