



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: December 18, 2014
To: Lisa Petterson, SERA Architects
From: Chris Caruso, Development Review, 503-823-5747
Re: EA 14-226975 DA – Whidden & Lewis Building
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 December 4, 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 December 4, 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 decide on a return DAR date.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on **December 4, 2014**.

Commissioners in attendance on December 4th: Jeff Simpson, David Wark, and Gwen Millius.

Penthouse

1. The penthouse setbacks seem a bit awkward. The north wall should either be set back the same as the east wall or should go all the way to the lot line as a continuation of the north wall.
2. If the penthouse is pulled back from the building edges on three sides, then people should be able to walk around the outer edges. The stormwater planters may need to move to allow for people to access the penthouse setback areas.
3. The roof deck will be a nice amenity in a district that does not have a lot of appealing outdoor spaces.
4. The vertical window bands could continue up the north penthouse wall from the building below. That may help knit the two elements together.
5. It would be really a nice design if the penthouse could be all glass so it visually disappears. Having the maximum amount of glazing possible is encouraged.
6. The penthouse may be able to be taller if the eyebrow edge is deep enough to block the penthouse from view as required by the NPS.
7. Look at the remodeled Federal Reserve building for a well resolved penthouse.
8. The light, open metal railing is a good option at the roof.

Building Base and Windows

1. Play on color to let the bases of both buildings knit the design together. The base color could wrap around the bottom of both buildings to seem more intentional.
2. The Casket Building facades have the same window patterning on both sides. You could do this at the new building as well to create a common pattern between the structures that is not a literal interpretation of the Casket Building.
3. The large amounts of glazing and oriel windows on the new addition are supported by the Commission.

West Elevation

1. The west elevation is a great mural opportunity.

Ground Floor Windows Modification

1. This is supported for the south façade by the Commission.

Exhibit List

- A. Applicant Information
 1. Narrative
- B. Zoning Map
- C.
 1. Site Plan
 2. 11" x 17" Drawings
- D.
 1. Mailed Posting Notice
 2. Posting Certification
- E.
 1. Application form
 2. Staff memo
 3. Staff PowerPoint presentation