



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

FROM CONCEPT TO CONSTRUCTION

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## MEMORANDUM

**Date:** February 6, 2015  
**To:** Kyle Andersen, GBD Architects  
**From:** Kara Fioravanti, Development Review  
Senior Planner  
**Re:** 14-242870 DA – Oregon Square DAR #1  
Design Advice Request Summary Memo from January 29, 2015 hearing

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 January 29, 2015 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](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 January 29, 2015. 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 next Design Advice Request meeting with the Commission, scheduled for February 26, 2015.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

This memo summarizes **Design Commission** design direction provided on January 29, 2015.

Commissioners in attendance on January 29, 2015: David Keltner, David Wark, Tad Savinar, Ben Kaiser (written comments received), Jeff Simpson, Gwen Milius

### Questions

- What does the plaza “have” to do?
- Are vehicles allowed into the plaza?
- Have you considered significant public art for the plaza?
- How much of the plaza is walkable, where can people be?
- Have you considered extra open area at the street side (for example, angling the ground levels to direct people to the portal openings, or a setback/break in building at Oregon and 9<sup>th</sup>)?
- Have you engaged a public event consultant? (During your design work in the Design Review, that consultant can guide you on necessities regarding utilities, crowd control, temporary loading/set-up, etc.)
- Have you studied innovative approaches to shared loading? (Shared solutions could avoid each building having its own distinct back-of-house dead space facing the public streets.)
- Have you reached out to PBOT/TriMet to inquire about enhanced public crossings at 8<sup>th</sup>?
- How does the plaza terminate?
- Have you designed the plaza’s north end and south end to consider the differences in sun exposure?
- Can the public see through the street to the plaza (porosity is important)?
- The precedent images are compelling, but where are they in the project’s proposed renderings?
- Does the street edge differ from the plaza edge? Have you thought about retailers’ needs for back-of-house (back-of-house cannot be adjacent to either the street or the plaza)?
- Are you utilizing grade changes?
- Have you studied what the actual deficiency is in Lloyd open spaces?

### NE 8<sup>th</sup> and Pacific, alignments and portals

- Why take away the Pacific alignment?
- If you re-introduced NE Pacific as a private drive what wouldn’t the plaza be able to do that it is doing now?
- What is the axial point in and at the plaza in the north/south direction?
- Consider the balance between edge and porosity, both are important.
- The east/west connection is important b/c the OCC is to the west and the Lloyd Center and Holladay Park are to the east. Though, the east/west connection seems lost.
- The east/west portals have landscape congestion. If you move ahead with the 3 bridges, maybe there is a hierarchy and one is major and 2 are minor.
- All 4 portals can adjust in their dimensions and character and purpose because they all have very different context.
- Analyze where people will be coming from and going to in the District.
- Incorporate elements of consistency and elements of distinction.
- Consider way-finding because the 3 Phases is a very large development.
- Where is the graceful entry?
- Be distinct with pinches and portals.
- There is a lot of inaccessible landscape; stormwater is neither landscape nor urban design.

### Plaza

- We want to know this plaza will succeed because many in Lloyd District do not.
- Don’t fear the size.
- Be bold. The plaza can be a dynamic, singular, proud moment. Don’t carve up the space. This is an opportunity for a landscape statement, significant public art, etc.
- People need to inhabit all areas of the plaza. There shouldn’t be so much area devoted to landscape that people cannot be in.
- Come back to discuss the specific needs of why the plaza is so large.
- Return focus from the State Building to something you create in the plaza.
- Should stormwater be in the shade?

- Should the covered area be in the shade so it isn't shading the sunny part of the plaza?
- Many open spaces have a water feature. Why here and why is this one different?
- Allow for changes in seating opportunities.
- There seem to be a lot of pinched spaces.
- How do you navigate through when it is raining?
- The buildings have a lot of angularity and the walkways to the north have a lot of angularity, maybe a more organic layout to this plaza would be a welcome relief.

### **Activation of plaza and street edge**

- Lloyd District is "active street edge" deficient.
- The plaza could be successful because you control all of the edges. Plan for what happens at all edges - none are back-of-house.
- Look at Halprin Blocks – the plazas are dead because you don't see them from the street and the buildings turn their backs on the plazas.
- This plaza is a knuckle – it is unique.
- Think of Campo de Fiori – it has great edges.
- Show café tables at the restaurants lining the plaza and show connections from those to the plaza. You need connections to the middle and to the retail edge.
- Bleed the plaza out to the streets to tell the public realm the plaza is there.

### **Service Needs**

- Eliminating services and overhead doors at the street edges is important.
- Consider a campus approach to shared loading and service needs.
- The underground garage should accommodate trucks to park near each buildings' elevators to access the buildings. If you plan for enough overhead room in the garage, this solution could work. The garage will already have a deep cap because you plan to plant the plaza – build in an underground truck route.

### **Tower Massing**

- Show clearer sun studies next time. Don't overlap various studies. It seems like the 21-story tower will cast a large shadow on the plaza at an important time of the day.
- Have you considered a taller tower at the SE corner and shorter at the SW corner?
- The space between towers is important to study, too.

### **Tower Design** (expanded discussion will happen at future DAR's)

- Think of context, Guidelines A2, A5, B5, C4.
- The buildings in Phase I could be anywhere in Portland. They weren't influenced by the Lloyd District towers.
- Be bold and be inspired by the Lloyd District towers.
- Bring your design prowess and fuse 60's modernism and good pedestrian level activity.
- There is a struggle between the proposed uses and the Lloyd tower uses; plus the Lloyd towers have bad ground levels. However, reinterpret the towers in your designs and make great ground levels.
- Critique the Lloyd towers and reinterpret them. Make the new towers fit into the District with a smart critique of the bad and inclusion of the good. An idea is to start with the thing that the towers repeat a 1,000 times. Study that formal language and reinterpret it.
- If the above is embraced, the project would unite the area. Don't lose this opportunity.
- The general design of the 4 structures should be simplified (jogging window bays, many façade fluctuations, stark color differences, etc.)
- The lowered roof/deck areas and their respective orientations are nice. The elevated green spaces will work well to activate the open plaza and vice versa.

**Request** - Please add page numbers to the drawing set next time. Also, label each page with the case number, EA 14-242870 DA.

### **Exhibit List**

- A. Original Applicant Narrative
  1. Original drawing set

2. Drawing set provided to Commission in advance of 1-29-15
- B. Zoning Map
- C. Drawings reviewed for DAR #1 – *see Exhibit A.2.*
- D. Notification
  1. Posting instructions sent to applicant, 12-20-14
  2. Posting notice for DAR #1
  3. Applicant's statement certifying posting
- E. Service Bureau Comments  
*none received as of 1-29-15*
- F. Public Testimony  
*none received as of 1-29-15*
- G. Other
  1. Application form
  2. LU 12-168844 DA Commission memo, 1-29-13
  3. LU 12-168844 DA Summary memo, 2-21-13
  4. LU 12-168844 DA Commission memo, 2-27-13
  5. Memo to Design Commission, 1-26-15
  6. Approval Criteria matrix
  7. Staff presentation to Commission, 1-29-15
  8. Staff notes from 1-29-15
  9. Commissioner written comments, 1-29-15