



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: March 5, 2015
To: Kyle Andersen, GBD Architects
From: Kara Fioravanti, Development Review
Senior Planner
Re: 14-242870 DA – Oregon Square DAR #2
Design Advice Request Summary Memo from February 26, 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 February 26, 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

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 February 26, 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 March 16, 2015.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on February 26, 2015.

Commissioners in attendance on February 26, 2015: David Keltner, David Wark, Tad Savinar, Ben Kaiser, Jeff Simpson, Gwen Milius

Questions

- What did you learn from the history? How is the history informing your proposal?
- What does “building a village” mean?
- What type of retail (national, local) are you pursuing? The type of retail WILL set the tone of this development and the open space.
- Have you reached out to METRO and their neighborhood grant program? It may be an opportunity for a partnership on the open space.
- What principles of the Lloyd tower aesthetic are you holding onto so that your buildings relate to the district?

Carryover from DAR #1

- The Commission maintains big concerns about the very inward nature of the plaza. How will it be a public amenity?
- Are you considering transitions at the street edges, for instance – proposing more open space at the streets?
- Are you exploring building placements different from 4 “L’s” at the 4 corners of the site to avoid an insular development?
- How are you achieving porosity from the public realm, through the buildings and through the portals, into the open space?
- The current site design still lacks porosity and erosion at the corners. Where are the eddy points?
- The open space is so big. What design moves will ensure it will always be vital?
- People will cross at the street intersections. They need to walk a long way to get to a portal. Therefore, consider porosity in a different way.
- South Auditorium is dead and a failure with respect to vibrant public open spaces that are used.
- Remember that vehicle use brings life to spaces, for instance Pioneer Courthouse Square and Director Park.
- Think of what it would be like for people at or passing through the Holladay MAX station. Why should people stop there if all they see is storefront retail and a portal?
- React to transit stops, it is a civic moment.
- Talk with Tri-Met and plan for a surge in your placement of buildings.
- Big spaces have big moves.
- Think about topography in plaza and/or in rooms. A slight pitch as in Director Park is compelling.
- Give the space meaning, it can be a cultural anchor.
- One small note about opening to a portal is at the NE building (102), the Holladay ground level angle goes toward the building entry – it should go toward the portal.

Massing

- Move the SW tower mass/height to the NW. The large open space proposed for the public needs sun. A careful study of where a taller NW tower is situated will be important to consider in relation to surrounding towers.
- Compose the site with regard to building heights - consider a spiral down from the 325’ tower, or consider a consistent datum and then have a tower at the SE corner.
- It is acceptable to not be a slave to the 200’ block grid.

Architecture

- You have good precedent images.
- Embrace Guidelines A2, A5, C4. The district is known for its pure forms. The proposed buildings have so many moves and massing shifts that diminish the pure forms.
- Take the most from the office tower character and hold onto to it as you create a residential building. For instance, the NW building (91) incorporates a very slight change to the

alignment of windows, and the 325' tower (103) very slightly cracks open the pure form of a tower.

- What doesn't work with the proposed project is the frame/field, punched openings and multiple massing shifts (NE-102 and SW-90 buildings). There is no connection to the district in those buildings.
- Don't propose so many steps in the design of each building. As an example, the SE building (103) would be very strong and very relevant to the district if you stopped designing at Step 4.
- Start with simple and elegant, then make minor adjustments, and keep the simplicity and elegance.
- By choosing all "L's" you lost architectural integrity and diversity.
- Bring strength and simplicity to the ground levels.
- Quiet and subtle architecture will be important because these 4 buildings are a backdrop to a singular open space. Coordinate the efforts at GBD if a different team is working on each building.
- EDIT.
- Light and rectilinear is good, but be deeper in your link to the Lloyd District.
- We aren't asking for mundane. Draw from the cultural icons of the 60's; they were distinctive and quiet.
- You mentioned "cool, hip, edgy" – there is energy in this, study that.
- In conclusion - look at the fundamentals of the Lloyd towers, break them the least amount, strengthen the relationship between the residential use and the towers. Keep asking yourself how much does your design take from the towers.

Exhibit List

- A. Original Applicant Narrative
 1. Original drawing set
 2. Drawing set provided to Commission in advance of 1-29-15
 3. Drawing set provided to Commission in advance of 2-26-15
- B. Zoning Map
- C. Drawings reviewed for DAR #2 – *see Exhibit A.3.*
- 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 3-5-15
- F. Public Testimony
none received as of 3-5-15
- 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
 10. Summary memo from 1-29-15 DAR
 11. Memo to Design Commission, 2-24-15
 12. Staff notes from 2-26-15