



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: February 10, 2015
To: Portland Design Commission
From: Grace Jeffreys, City Planner –Design/Historic Review Team
503-823-7011, grace.jeffreys@portlandoregon.gov
Re: Commission Hearing, January 15, 2015 – Design Advice Request
14-247321 DA – SW 12th Avenue Apartments

OVERVIEW

Attached, please find a drawing set and a CCFDG Cheat Sheet for the Design Advice Request (DA) for a potential residential development in the West End sub-area of the Downtown sub-district of the Central City Plan district. For this proposal, the design review criteria are the *Central City Fundamental Design Guidelines*.

PROPOSAL

Located on a 10,000 SF quarter block site, the 90,000 SF apartment building occupies the SW corner of the block, and is fronted by SW 12th Avenue and SW Market Street. The major components of the project are the following:

- 10-story building (107' tall) with approximately 9:1 FAR.
- 114 residential units (the ground floor contains one live-work unit on the street front, and five others facing the rear courtyard).
- L-shaped building provides for an at-grade courtyard facing north-east and a rooftop terrace at the south-west corner of the building.
- 171 long term bike parking spaces for the building's occupants provided in a ground floor bike storage room accessed from with-in the building, with the remainder of required long term space accommodated inside the units. Bike parking for visitors to be accommodated by paying into the bicycle parking fund.
- The building's exterior materials consist of white stucco, metal panel, black vinyl windows, white fiber cement panels, glass canopies, and an aluminum storefront system.

MODIFICATIONS/ADJUSTMENTS

- Modification 1:** **Bicycle Parking Standards** (33.266.220.C)
Required: Space 2' x 6' to be provided for each required bicycle parking space.
Proposed: Modification to size for wall hung bicycle rack system.
- Modification 2:** **Ground Floor Windows** (33.130.230.C)
Required: Required window areas must be either windows that allow views into working areas or lobbies, pedestrian entrances or display windows set into the wall.
Proposed: Windows with views into storage, electrical and generator spaces.
- Adjustment 1:** **Loading** (33.130.230.C)
Required: One (1) standard A, or two (2) Standard B's, for more than 100 dwelling units.
Proposed: One (1) Standard B.

DA DISCUSSION ITEMS

Staff has identified the following potential areas of discussion for the February 19th DA. Please refer to the attached CCFDG Cheat Sheet for a summary of cited guidelines.

- **Ground floor.** The treatment of street frontages should meet the CCFDG goals of contributing to a vibrant streetscape (A8), developing flexible sidewalk level space (C9), and designing corners that build active intersections (C7). Additional applicable CCFDGs to consider are: B1, B2, B4, B5, B6, B7, and C6.
 - The SW Market frontage contains relatively active uses of lobby, fitness center and leasing office.
 - The prominent corner at the intersection of SW Market and SW 12th contains a “live-work” unit facing directly onto the sidewalk, arranged like a standard residential unit with a living room flanked by bedrooms. There should be a guarantee of a more active and public use in this important location, ideally retail, or possibly the lobby space.
 - The SW 12th Avenue frontage contains inactive uses of storage, mechanical, and loading. More active uses should be located on this street frontage. Additionally, the applicant will require a modification to the Ground Floor Windows requirement of “windows that allow views into working areas or lobbies, pedestrian entrances or display windows set into the wall.” (33.130.230.C) The proposal does not better meet the design guidelines nor is it consistent with the purpose statement.
- **Corner.** The treatment of this prominent corner must contribute to CCFDG goals of strengthening gateways (A9) and designing corners that build active intersections (C7).
 - Traffic heads east on SW Market Street from the freeway into the city center. And though not designated as a “Gateway” per the Central City Plan, the corner of SW Market and SW 12th lies at the threshold of the PSU campus and the entry into the central city, presenting a design opportunity to signify or express transition from one part of the city to another, as well as marking the occurrence of the open space across the street. The treatment of the corner should address and strengthen this location and contribute to an active intersection.
- **Elevations.** The treatment of the elevations must contribute to the CCFDG goals of differentiating the sidewalk level of buildings (C8), enhancing view opportunities (C1), make plazas, parks and open space successful (B5), and design for coherency (C5).
 - The sidewalk level is characterized by a storefront window system, intermittent canopies and intermittent overhanging of projecting oriel window bays. Additional treatment could create a stronger differentiation of the sidewalk level and reinforce and enhance the pedestrian system.
 - The rooftop terrace located on corner of SW 12th and SW Market and the projecting bay windows on both street elevations contribute to enhancing view opportunities and making plazas, parks and open spaces successful, but there is a missed opportunity for providing external balconies for the residents, especially on SW Market facing the open space across the street.
 - The SW Market frontage faces an open space and the SW 12th frontage faces an urban corridor, and appropriately, the two street elevations are treated differently. On both elevations, there is a common language of white stucco framing around two story infill elements of metal panel and windows. Additionally, vertical building elements of differing bay widths, and projecting and recessed treatments, are grouped together in larger compositions. On SW Market façade though, where the vertical elements punch through parapet level stucco at the top of building, the language developed is less coherent.
- **Materials.** The proposed materials and detailing of these materials must contribute to the CCFDG goals of complementing the context of existing buildings (C4) and promoting quality and permanence in development (C2).
 - Based on the building composition, the window infill elements are prominent features of the design, especially at the projecting bays. It is therefore critical the material and details of window infill elements, including the vinyl windows, the multi-division of glazing panes and the integration of PTHP's, promote quality and permanence.
 - On the side and rear courtyard walls, the quality of the treatment will have a large impact on the quality of adjacent spaces for some time to come. Two adjacent sites which abut the side walls recently received Land Use approval, for a 6-story and an 8-story building. Additionally, the scale of the courtyard walls is tall in relation to the footprint, and staff has concerns about the quality and permanence of the proposed fiber cement panel siding in both these locations.

INFORMATION TO BE BROUGHT TO DA

Staff has requested the following additional information to be presented at hearing:

- Urban Context diagram showing massing, materials, building and parking entries and ground level uses in a 3-block radius.
- Block Context diagram showing adjacent recently approved projects.
- Detail sections of how PHTC's fit within the façade.
- Illustrative plan of streetscape, including street trees and lights.
- Details of roof level elements, including mechanical equipment.
- Vault size and location, including details, coordinated with PBOT.
- Samples of materials, especially the vinyl window system and the metal panels.

The review standards and criteria are the Central City Plan District (Chapter 33.510) and Central City Fundamental Design Guidelines (tabular summaries of which are attached to this memo).

Please contact me with any questions or concerns – 503.823.707840 | grace.jeffreys@portlandoregon.gov.

Attachments: Central City Fundamental Design Guidelines **Reference Sheet**