



City of Portland  
Bureau of Development Services

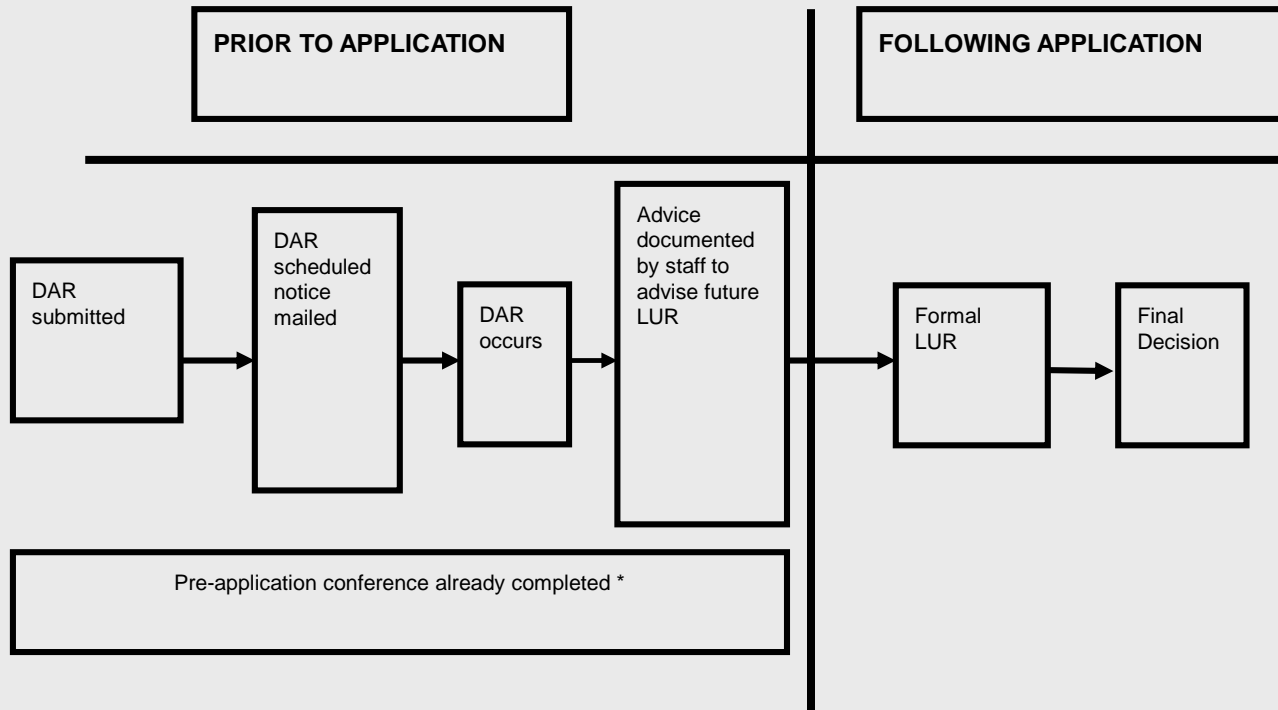
Staff Presentation to the  
**Portland Design Commission**

Design Advice Review  
**LU 14-247321 DAR**  
**SW 12<sup>th</sup> Avenue Apartments**

February 19, 2015

# SW 12<sup>th</sup> Ave. Apartments

SW 12<sup>th</sup> & SW Market



## Purpose of a Design Advice Request

- Prior to typical LUR process
- Less formal and advisory in nature
- Public forum
- Broader issues/context and site
- Initial guidance – advisory and propositional responses
- Informs staff and applicants early
- Return possible for another DAR to “check in”
- Product: Summary document (draft to commission, final to interested parties)







# SW 12<sup>th</sup> Ave. Apartments

SW 12<sup>th</sup> & SW Market

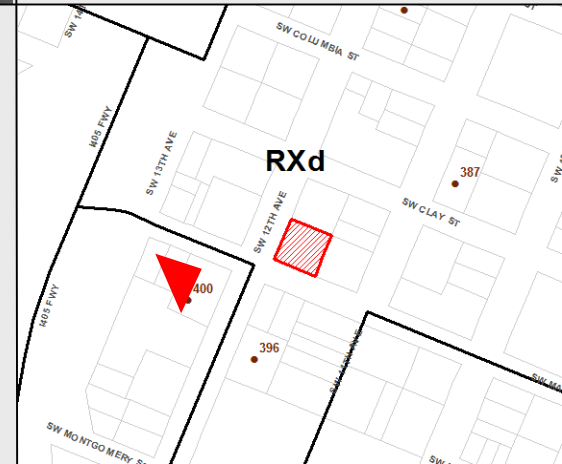
## DA Discussion Items

**Materials** – Quality and permanence?

**Ground Floor** – Reinforce & enhance pedestrian system, sidewalk level differentiation?

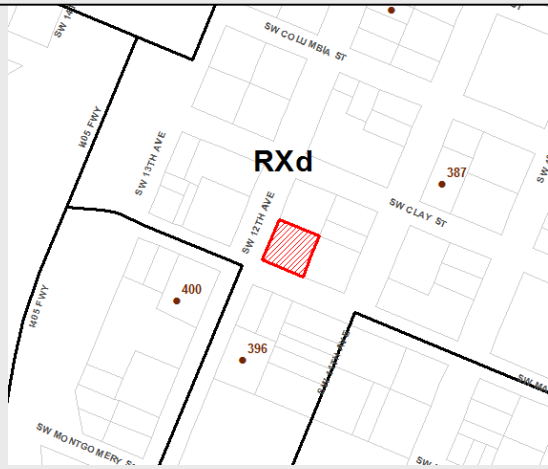
**Corner** – Prominent corner, express transition, strengthen active intersection?

**Elevations** – Coherency and view opportunities?



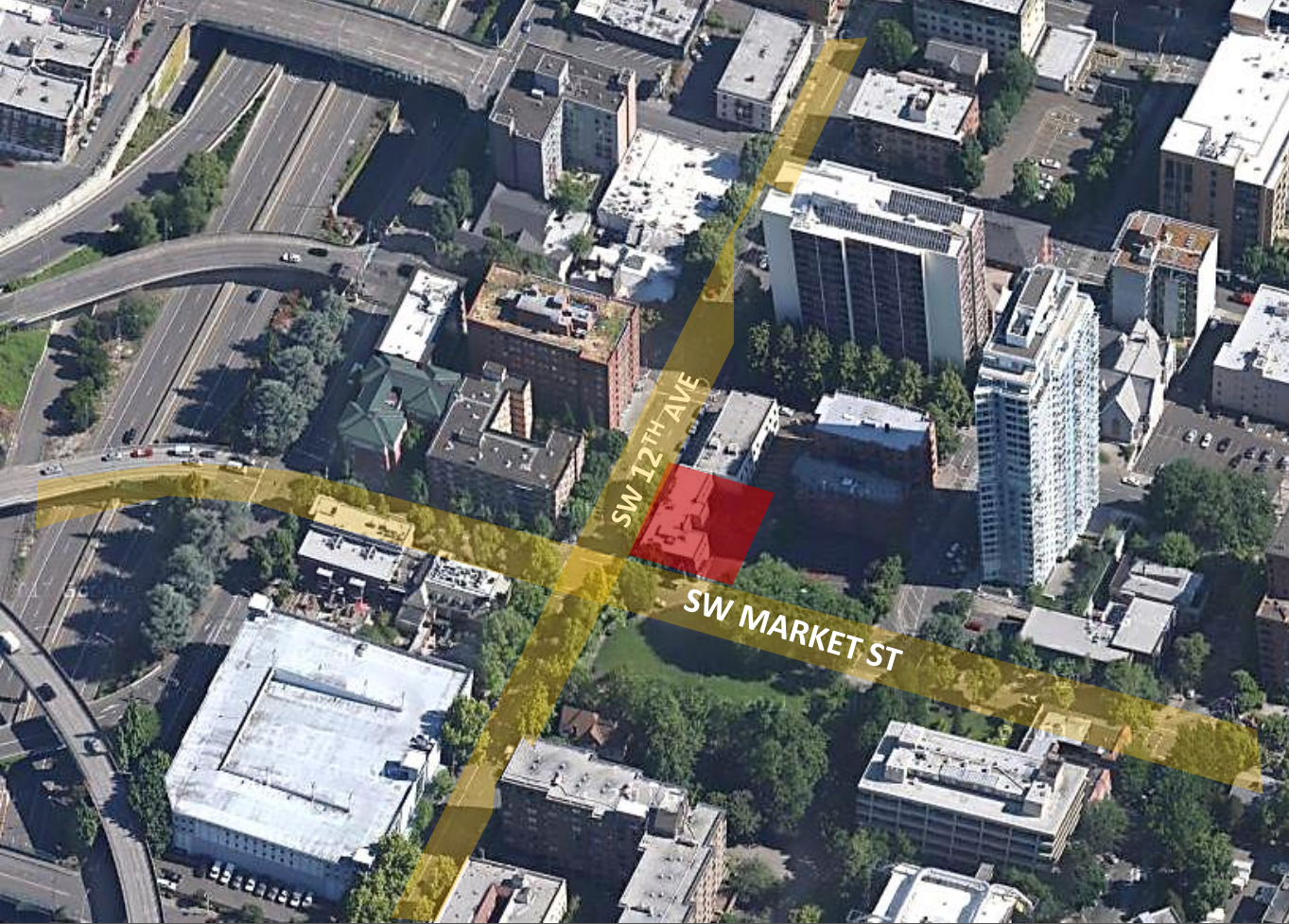


VICINITY



- Adjacent to the PSU campus
- Across the street from a full block open space.
- Mix of student housing, religious facilities, multi-family mid- and high-rise housing, and offices in a variety of building shapes.
- SW Market is the end of one of Highway 26 off-ramps
- Area is edged by the I-405 Freeway
- Street car – Central Loop Line & North South Line





## SITE

### Site Location

¼- block fronted by  
SW Market St (S)  
SW 12<sup>th</sup> Ave (W)

### Site Area

10,000 square feet

### Site Disposition

3' drop toward the NE

### Existing Condition

2-story, 7,260 SF commercial  
structure  
(to be demolished)

## Plan Districts

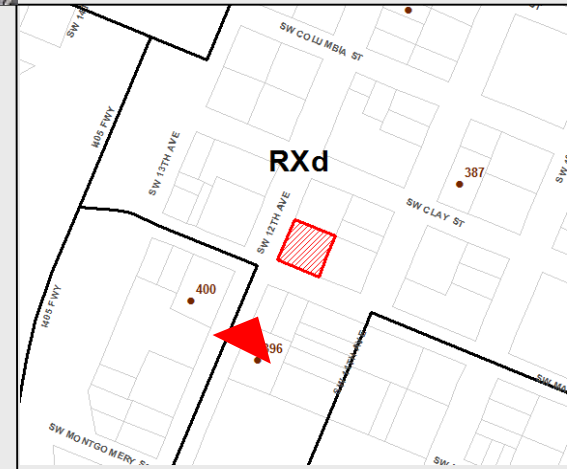
Central City Plan District, Downtown sub-district, and West End sub-area

## Street Designations

SW Market St – Community Main Street, Community Corridor, Traffic Access  
SW 12<sup>th</sup> Ave – City Bikeway, City Walkway  
Downtown Pedestrian District

## Transit

Streetcar – Stop at SW Clay & SW 11<sup>th</sup>.  
Bus – SW Columbia







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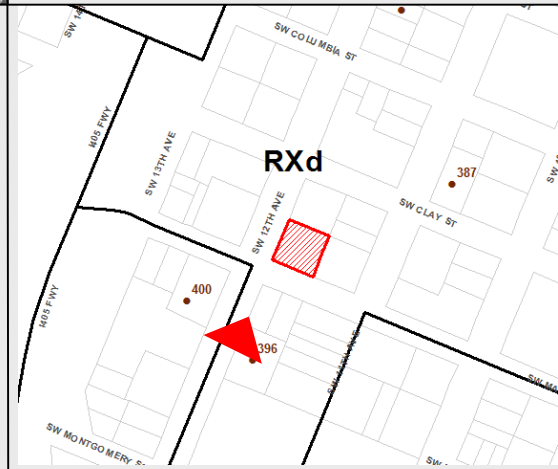
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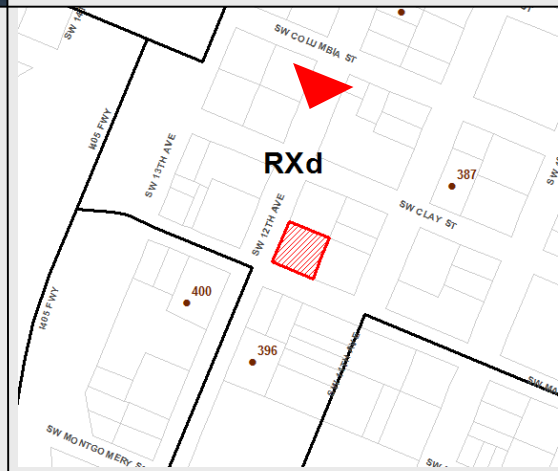
## CONTEXT - Views.

View – **SOUTH**, SW 12<sup>TH</sup>

View – **NORTH**, SW 12<sup>TH</sup>

View – **EAST**, SW Market

View – **WEST**, SW Market











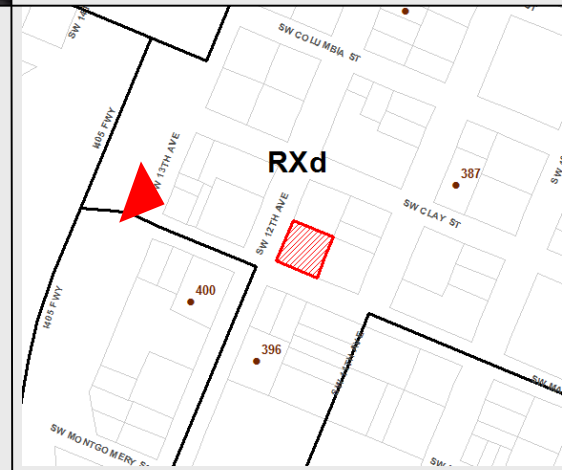
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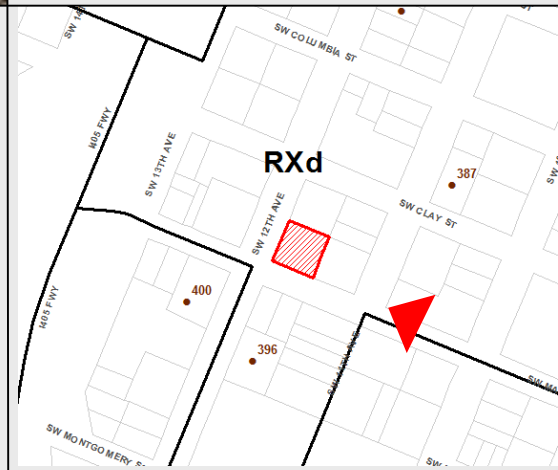
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View – **EAST**, SW Market

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## CONTEXT - Views.

View – Vicinity

Helen Gordon Dev.

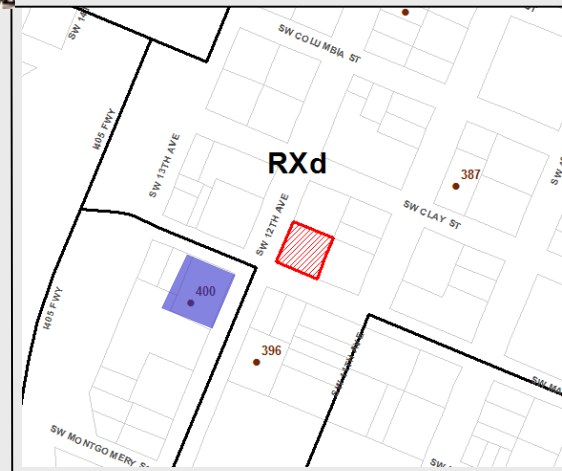
Center

Twelfth Ave Terrace

Clay Tower

Apartments

Benson Tower



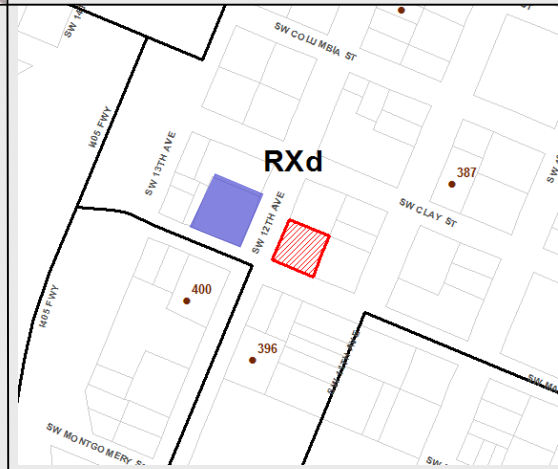




## CONTEXT - Views.

### View – Vicinity

- Center Helen Gordon
- Twelfth Ave Terrace
- Clay Tower
- Apartments Benson Tower







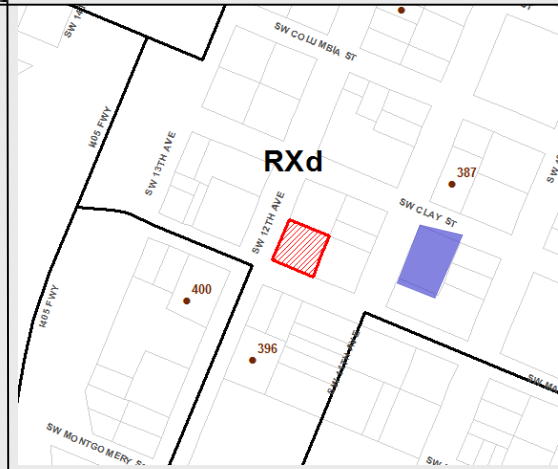




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- Twelfth Ave Terrace
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- Benson Tower







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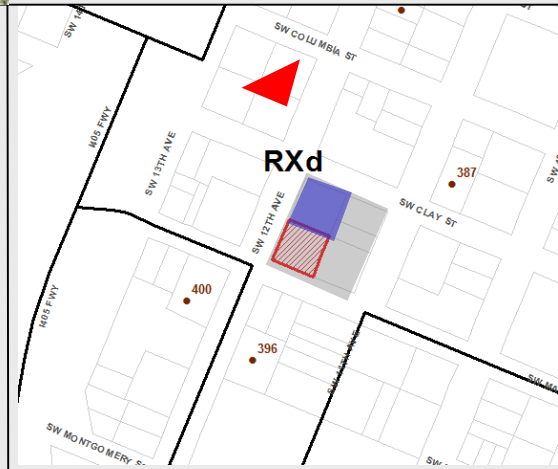
### View – Block

SW 12<sup>th</sup> & Clay  
(recent approval)

Clay Apartments

SW 12<sup>th</sup> & Market

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(recent approval)







## CONTEXT - Views.

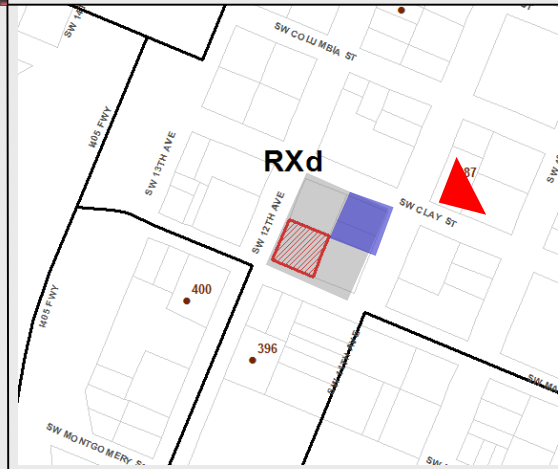
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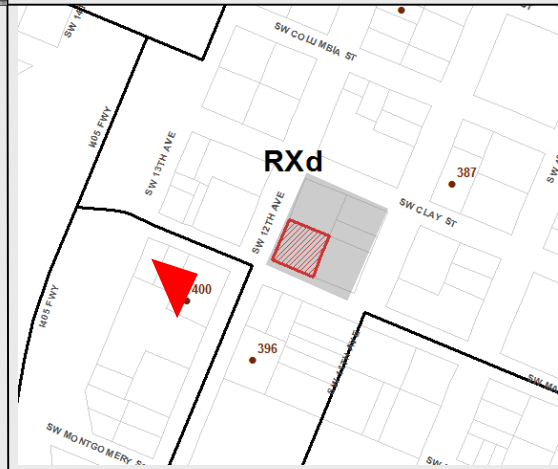
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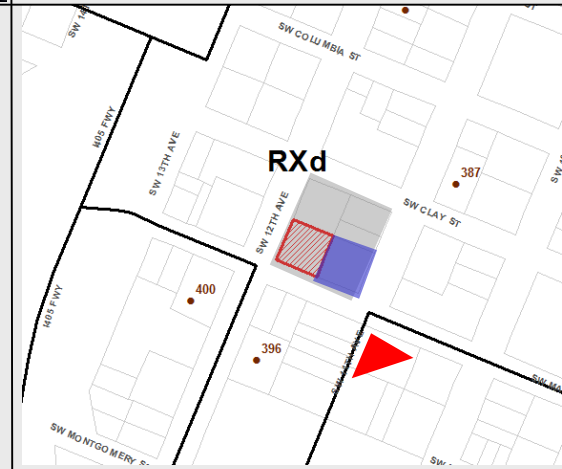
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SW 12<sup>th</sup> & Clay  
(recent approval)







## CONTEXT – Policy

### Zoning

**RXd**, Central Residential  
with Design Overlay

### Floor Area Ratio

8:1 - Base  
1:1 - Small Dev. Site Bonus  
**9:1 - Proposed**

### Height

250' - Base  
**107' - Proposed**

### Design Guidelines

Central City Fundamental  
Design Guidelines

## Modifications & Adjustments

Modification 1 – **Bicycle Space Dimension** (33.266.220.C.3.b.)

Modification 2 – **Ground Floor Windows** (33.140.230)

Adjustment 1 – **Loading** (33.266.230.C.2)

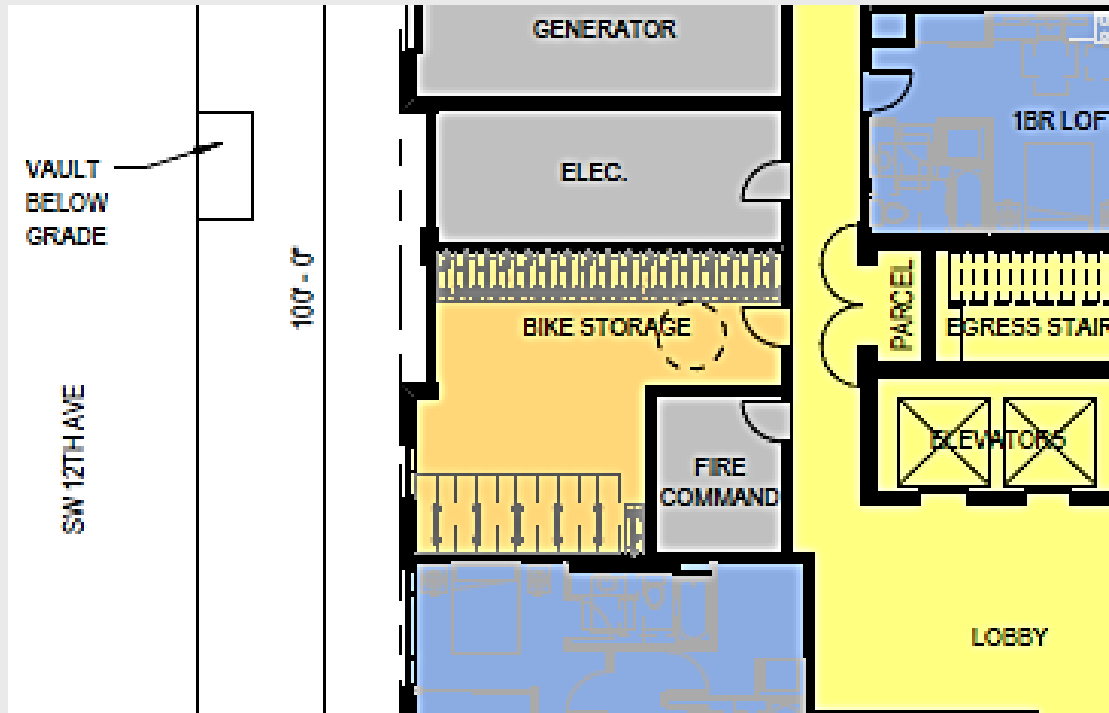


## MODIFICATION 1

### 33.266.220.C.3.b. Bike Parking Space Dimension

Required – 24" x 6' with 5' walk aisle.

Project Proposes – Staggered 18" x 6'



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Central City Fundamental  
Design Guidelines

## Potential Modifications & Adjustments

Modification 1 – **Bicycle Parking Space Dimension**

Modification 2 – **Ground Floor Windows**

Adjustment 1 – **Loading**





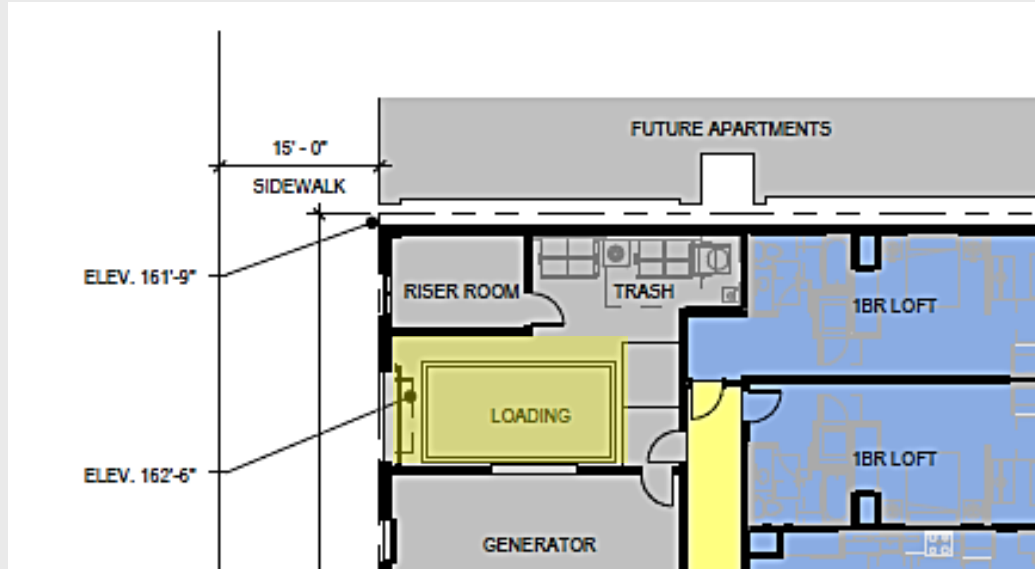


## ADJUSTMENT 1

### 33.266.310.C.2 Number of Loading Spaces

Number of loading spaces: One loading space meeting standard A or two spaces meeting Standard B

Project Proposes: One loading space meeting standard B



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### Zoning

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8:1 - Base

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### Design Guidelines

Central City Fundamental Design Guidelines

## Potential Modifications & Adjustments

Modification 1 – Bicycle Parking Space Dimension

Modification 2 – Ground Floor Windows

Adjustment 1 – Loading





## PROGRAM

### Apartment Building

10-Stories

114 Residential Units

### Ground Floor

Lobby & fitness room

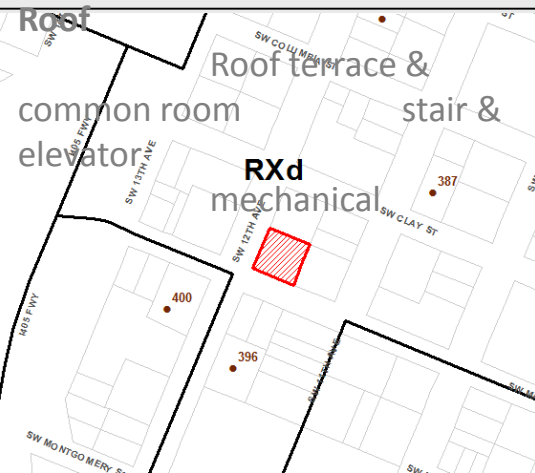
Leasing Office  
Live/Work unit  
(Corner)

Bike Storage  
Elect., generator & riser rms.

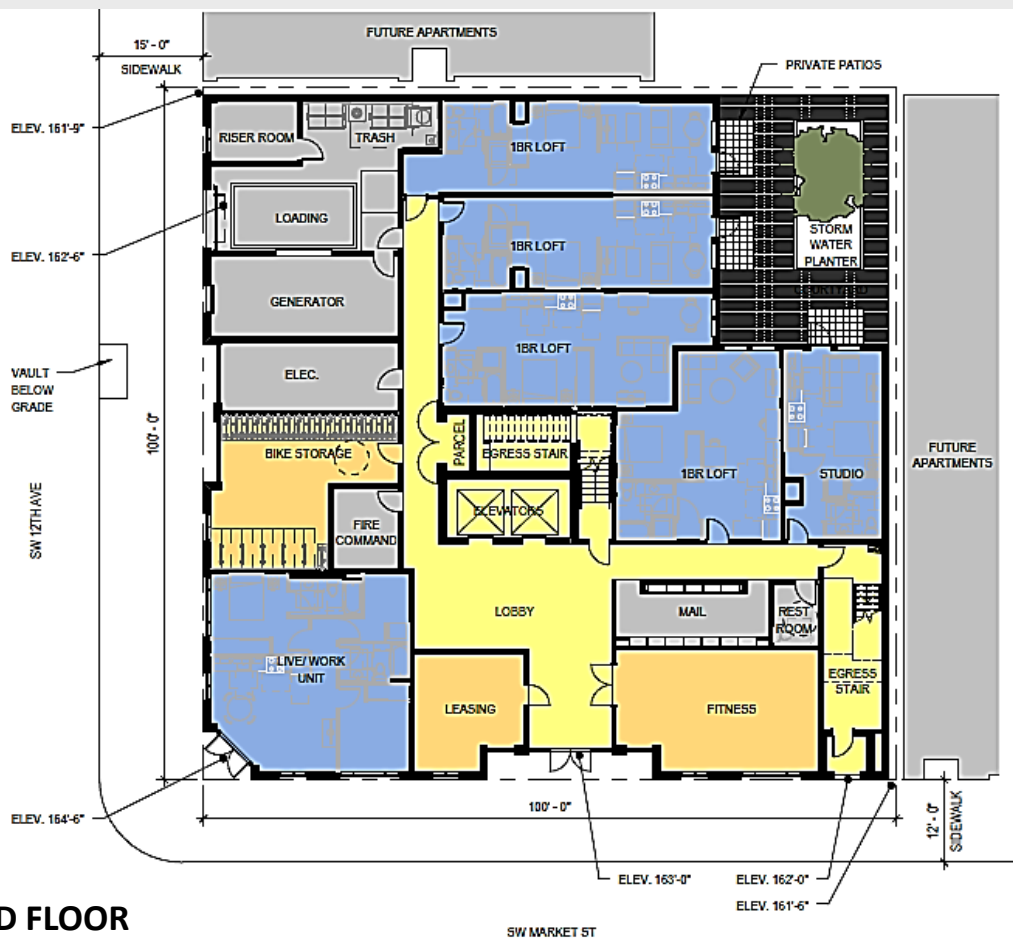
Loading  
Units on courtyard

### Typical Floors

Mix of studio, 1- & 2-bed apartment units.







## PROGRAM

Apartment Building

10-Stories

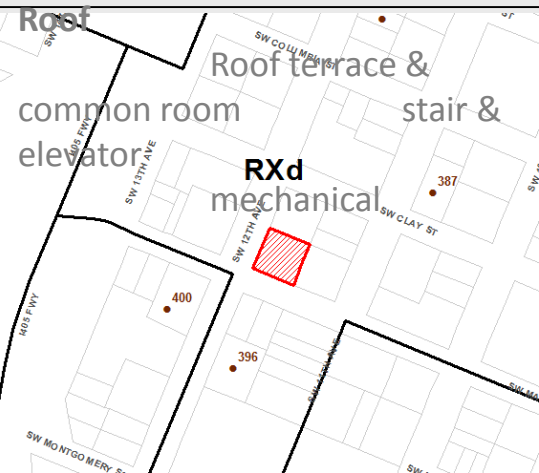
114 Residential Units

### Ground Floor

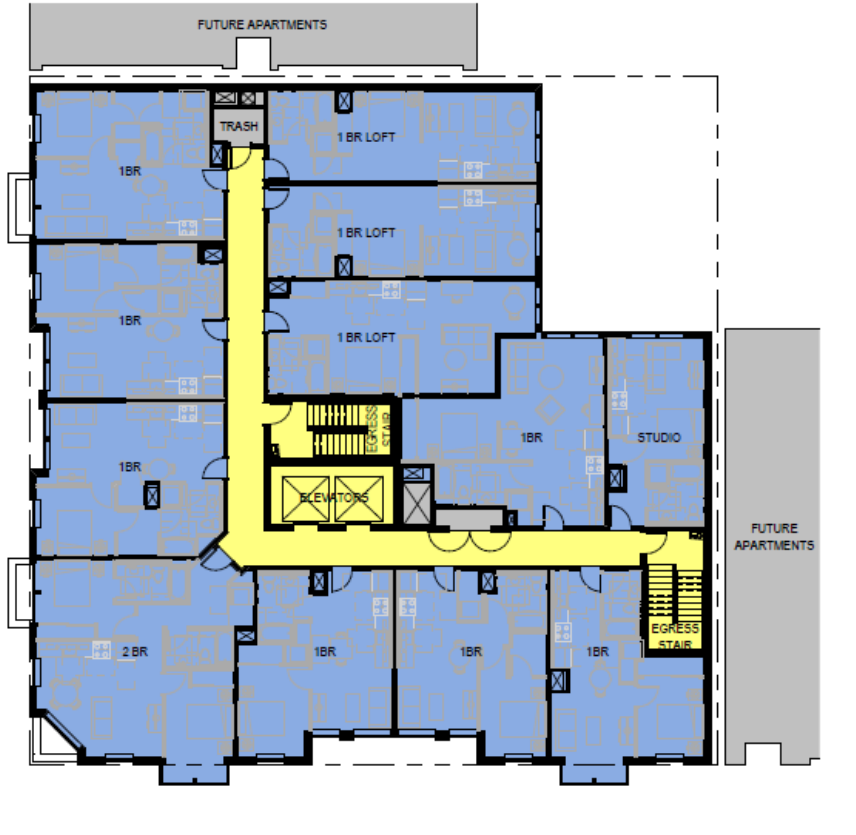
- Lobby & fitness room
- Leasing Office
- Live/Work unit (Corner)
- Bike Storage
- Elect., generator & riser rms.
- Loading
- Units on courtyard

### Typical Floors

- Mix of studio, 1- & 2-bed apartment units.







**TYP FLOOR**

## PROGRAM

### Apartment Building

10-Stories

114 Residential Units

### Ground Floor

Lobby & fitness room

Leasing Office  
Live/Work unit

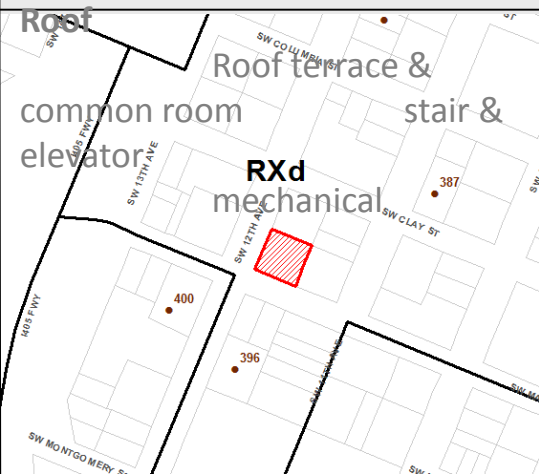
(Corner)

Bike Storage  
Elect., generator & riser rms.

Loading  
Units on courtyard

### Typical Floors

Mix of studio, 1- & 2-bed apartment units.



Roof

Roof terrace & stair & elevator  
common room  
RXd mechanical



**ROOF PLAN**

**PROGRAM**

**Apartment Building**

10-Stories

114 Residential Units

**Ground Floor**

Lobby & fitness room

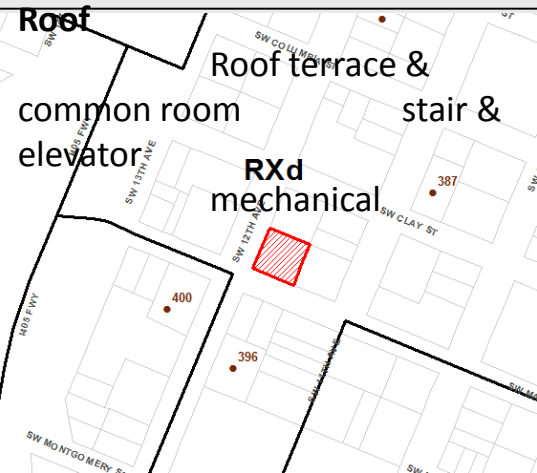
Leasing Office  
Live/Work unit  
(Corner)

Bike Storage  
Elect., generator & riser rms.

Loading  
Units on courtyard

**Typical Floors**

Mix of studio, 1- & 2-bed apartment units.



Roof  
common room  
elevator  
stair &  
mechanical

400  
396  
387



## ISSUES TO CONSIDER



## MATERIALS – Quality & Permanence

### Generally

Stucco, metal infill panels, black vinyl windows, PTHP

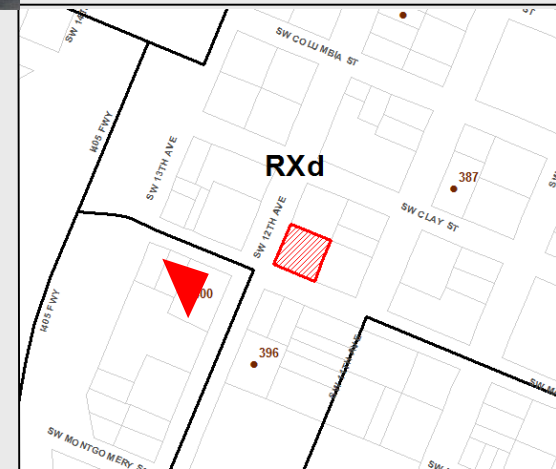
units

Fiber cement panels replace stucco at rear elevations

(courtyard)

### Ground Floor

Aluminum storefronts, intermittent glass canopies



## ISSUES TO CONSIDER



## GROUND FLOOR

### Ground level activation

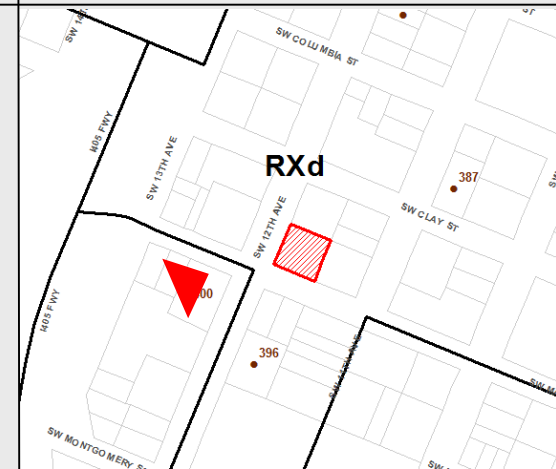
Uses along SW 12<sup>th</sup> inactive, and residential unit on corner. Do these reinforce & enhance the pedestrian system?

### Differentiation of sidewalk level

Intermittent glass canopies and overhanging projections of oriel bays.

Does this contribute to a clear differentiation of sidewalk

level experience?





## ISSUES TO CONSIDER



### CORNER

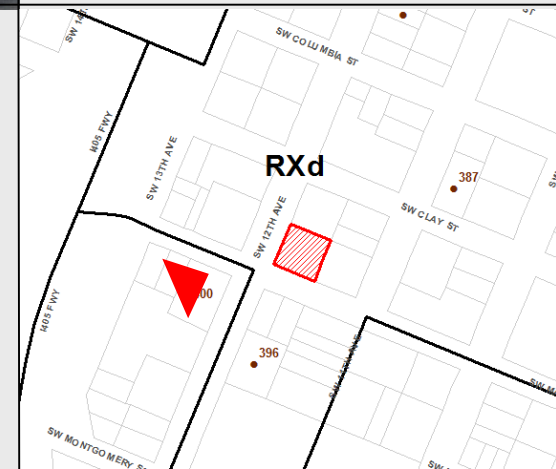
#### Mark prominent corner

Beveled treatment at base & top.  
Does this express transition from one part of city to

another?

#### Contribute to an active intersection

Residential use at ground floor.  
Does this strengthen an active intersection?



## ISSUES TO CONSIDER



## ELEVATIONS

Stucco “framing”, two-story window elements, oriel bays, and bay groupings.

**Better enhance view opportunities and make open spaces more successful**

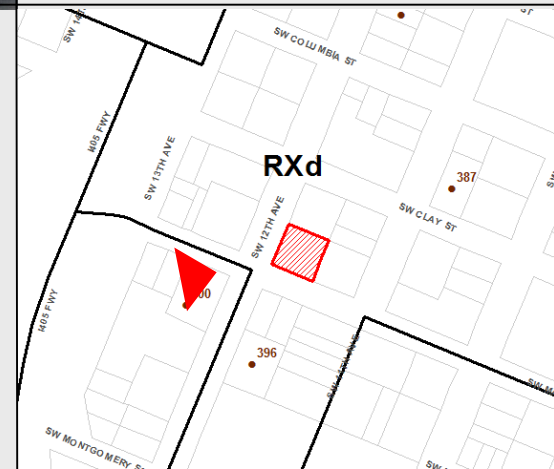
A missed opportunity for balconies, esp. across from open

space on Market?

**Design for coherency**

Does treatment of elevation, esp at parapets, provide a

coherent design?





# ISSUES TO CONSIDER



**SW 12<sup>TH</sup> ELEVATION**

## ELEVATIONS

**SW 12<sup>TH</sup> (west)**

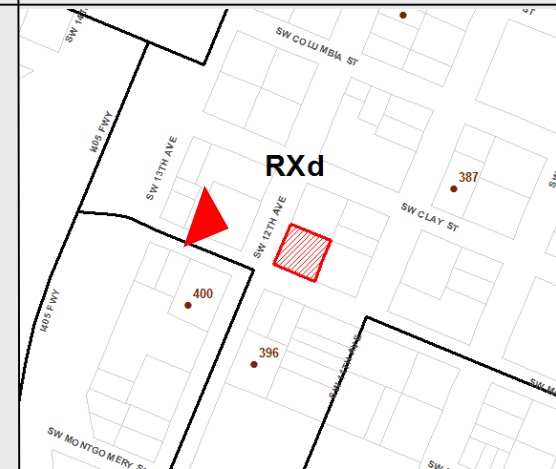
“Framing” meets parapet level

**SW Market (south)**

Bays break through stucco “framing” at parapet.

**Side Elevations (north & east) – Stucco.**

**Courtyard Elevations (north & east) – Fiber cement panels & inset bays.**



## ISSUES TO CONSIDER



## ELEVATIONS

**SW 12<sup>TH</sup>** (west)

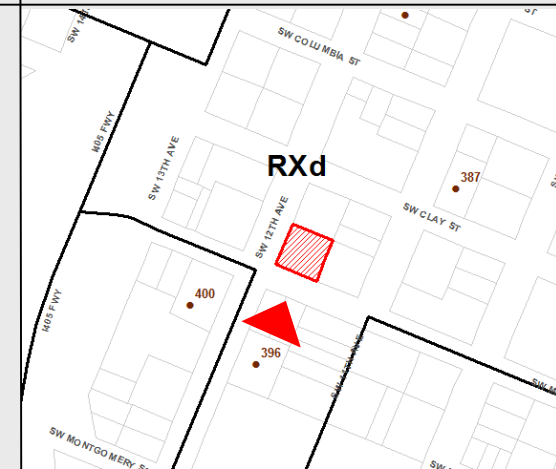
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## ISSUES TO CONSIDER



**COURTYARD ELEVATION (north)**

## ELEVATIONS

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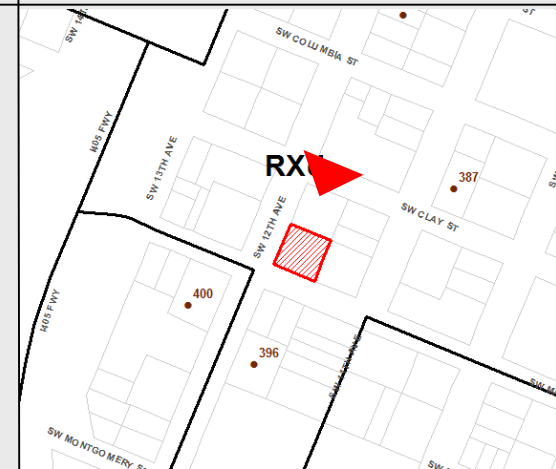
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## ISSUES TO CONSIDER



**COURTYARD ELEVATION (east)**

## ELEVATIONS

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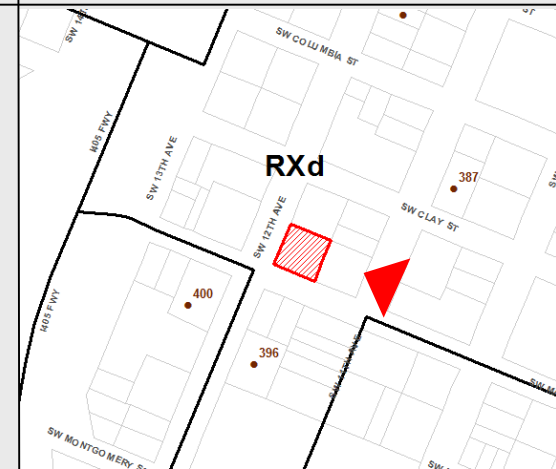
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## End of Staff Presentation

### DA Discussion Items

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**Ground Floor** – Reinforce & enhance pedestrian system, sidewalk level differentiation?

**Corner** – Prominent corner, express transition, strengthen active intersection?

**Elevations** – Coherency and view opportunities?

