



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: February 1, 2016
To: Portland Design Commission
From: Jeff Mitchem, Development Review
jeffrey.mitchem@portlandoregon.gov
503-823-7011
Re: LU 15-259840 DZM – 1111 SE Sandy Blvd
Commission Hearing Date – February 4, 2016

Excerpted from the Staff Report, the following summarizes the Approval Criteria that are not yet met by the project as proposed. Staff finds that because Guidelines A5-1, C2, C5 and C10, and guidelines for Modification request #1 and the Oriel Window Design Exception are not met, the project does not yet warrant approval. Please don't hesitate to contact me if you have questions.

- 1. Guideline A5-1 – Reinforce the Effect of Arcaded Buildings Fronting East Burnside Street.** At the September 10, 2016 Design Advice Request hearing, the Design Commission reiterated the importance of an arcaded component to the project and advised that a substantial amount of the building encroach over the E Burnside ROW. The Applicant's response to this direction was limited to the extension of canopies and balconies over the E Burnside St sidewalk – the 11th Ave retail/residential lobby canopy by 8', the Sandy Blvd/E Burnside retail canopy by 6' and the recessed balconies by 4' on levels 3-6. The Applicant cites grade as the primary constraint to any greater degree of arcade expression involving floor area projections. Staff recognizes the significance of the grade condition as an impediment to spill-out potential, yet finds that the connectivity of all-weather protection offered by the arcade and the significance of the tradition (especially at this gateway location) are important factors deserving fuller resolution. *Therefore, this Guideline is not yet met.*
- 2. Guideline C2 – Promote Quality and Permanence in Development.** Because no details or materials samples have been submitted depicting the cladding assembly for the flush-seam metal panel, Staff is unable to determine whether the proposed cladding promotes quality and permanence. *Therefore, this Guideline is not yet met.*
- 3. Guideline C5 – Design for Coherency.** Because the proposed application of tread plate steel is a significant departure from convention, it is essential that renderings be provided accurately conveying the appearance of the tread plate material as detailed. Because the renderings submitted by the Applicant do not clearly depict the material, a wall mock-up shall be presented at the hearing. Until the mock-up is reviewed by Staff and the Commission, it is not possible to determine if the proposed tread plate steel will result in a coherent composition. *Therefore, this Guideline is not yet met.*
- 4. Guideline C10 – Integrate Encroachments.** Because Guideline C10 is intended to enhance priority pedestrian environments abutting the project site – in this case, the E Burnside frontage and not the SE 11th Ave frontage – any proposed encroachment ought to firstly be oriented toward E Burnside and secondly to other abutting streets. Were some amount of encroachment (6' to 8' per finding A5-1 above) to be oriented toward E Burnside, additional encroachment could be approved for SE 11th Ave. *Therefore, this guideline is not yet met.*
- 5. Modification #1 – 33.266.130 F.1.a, Parking Area Layouts.** Parking areas shall be designed so that a vehicle

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may enter or exit without having to move another vehicle. PBOT has indicated that prior to supporting this Modification; a Queuing Analysis shall be submitted. At the time of the publication of this Staff Report, no such analysis had been submitted. As such, Staff cannot determine that the parking layout as proposed will better meet Guideline C1-1. *Therefore, this modification request does not meet the approval criteria.*

- 6. Oriel Window Exception – Projection (4'-0") into the SE 11th Ave ROW.** Because the approval criteria intend to enhance priority pedestrian environments abutting the project site – in this case, the E Burnside frontage and not the SE 11th Ave frontage, any proposed encroachment ought to firstly be oriented toward E Burnside and secondly to other abutting streets – *this exception does not merit approval.*