



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: April 28, 2016
To: Portland Design Commission
From: Jeff Mitchem, Development Review
jeffrey.mitchem@portlandoregon.gov
503-823-7011
Re: LU 16-104926 DZMAD – 1133 SW Market St
Commission Hearing Date – May 5, 2016

Attached, please find a revised Drawing Set and Staff Report (recommending denial – not yet ready for approval). Excerpted from the Staff Report, the following summarizes the key issues identified by Staff for your consideration at the May 5, 2016 hearing. Please don't hesitate to contact me if you have questions.

1. **KEY DEVELOPMENT STANDARDS.** The site's base FAR is 8:1 with a maximum of 12:1. The project is requesting three FAR Bonuses totaling 40,000sf. The requirements necessary to achieve these bonuses are described on pages 4 and 5 of the Staff Report. Requested bonuses:
 - A. **West End Development Bonus** (33.510.210.C.14). Awarded for small sites in West End up to 10,000sf bonus is 1:1 (10,000sf)
 - B. **% for Art** (510.210.C.6). *RACC Supports* – $\$21,000,000 \times .1 = \$210,000 = 1:1$ (10,000sf)
 - C. **EcoRoof.** (510.210.C.10). *BES Supports* – 30-60% of roof coverage = 1':2' (20,000sf)
2. **BUREAU SUPPORT.** The status of Bureau/Agency support:
 - A. **PBOT.** *Does not support* – no loading analysis.
 - B. **BES.** *Staff supports.* Special Circumstances submittal for impervious courtyard and EcoRoof certification.
 - C. **RACC.** % for Art – *RACC support* expressed at art selection panel meeting on 4/13.
3. **MODS/ADJ.** Requested Modifications/Adjustments:
 - A. **Drive Aisle Width** (33.266.130). 20' – 18'. *Staff supports.*
 - B. **Bike Parking Stall Width** (33.266.220). Long-term bike parking is proposed within units. No central location. *Staff supports.*
 - C. **Ground Floor Windows** (33.130.230). SW 12th Ave: Required – 50% wall length; Proposed – 28%. Mitigation: % for art. *Staff does not support.*
 - D. **Ground Level Parking in the West End** (33.510.263.G.9). Ground level parking allowed in the West End Subarea (two spaces allowed, 21 proposed). *Staff supports.*
4. **APPROVABILITY ISSUES.** Summary of Approval Criteria not yet met:
 - A. **A8. CONTRIBUTE TO A VIBRANT STREETScape.** The proposal includes two ground floor units (approximately 800 square feet total) oriented to SW Market St. As proposed, the functionality of this floor area is compromised – providing neither adequate buffer for residential, mezzanine space for live-work, nor appropriate storefront for commercial.
 - B. **C1. ENHANCE VIEW OPPORTUNITIES.** The proposal includes no balconies within an area rich with view opportunities and older buildings with ample balconies.

- C. **C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT.** More specifications and samples for the proposed stucco and metal panel are required. Window recess is shallow at 3" – 4"-8" is preferred.
- D. **C5. DESIGN FOR COHERENCY.** The full-height dark metal corner serves to visually cleave the building into two disintegrated façades rather than unifying the two elevations through material and/or color commonality.