



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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SUMMARY MEMORANDUM

DATE: May 3, 2016

TO: Mark Nye, Works Partnership Architecture

FROM: Tim Heron, Design and Historic Resource Reviews
503-823-7726, tim.heron@portlandoregon.gov

CC: Portland Design Commission

RE: EA 15-247554 DA, 111 NE Martin Luther King Jr. Blvd, 19-story mixed use building

Thank you for meeting with the Design Commission on January 28, 2016 to seek their advice regarding the above-referenced proposal. I hope you will find it useful as you further develop the concept. Attached is a summary of the Commission's comments generated from staff notes and from review of the recording of the meeting. To review those recordings, please visit: <http://efiles.portlandoregon.gov/Record?q=recClassification%3A7547&sortBy=recCreatedOn->

These Design Commission comments are intended to guide you in further project exploration, and they may also inform the staff when carrying out any future related land-use reviews. Keep in mind that these comments address the proposal as it was presented to the Commission on January 28, 2016, and that as the concept evolves they may no longer apply in the same way.

The Design Commission's advice is not a substitute for code-required land-use or legislative procedures. Please keep in mind that if the applicable cost threshold in the Zoning Code is met, a formal Type III land-use review process is required in order to obtain approval for a proposal.

At the end of the advice meeting on January 28, 2016, our understanding was that you would not be returning to the Design Commission for additional consultation. Please continue to coordinate with me if the proposal is going to advance.

Encl:
Summary Memo

Cc: Design Commission
Respondents

This memo summarizes **Design Commission** design direction provided on **January 28, 2016**.

Commissioners Present:

David Wark, Julie Livingston, Tad Savinar, Don Vallaster

Topics for Discussion:

Issue #1: Massing

Issue #2: Ground Floor Activation NE Davis Street; Potential Modification to Ground Floor Windows

Issue #3: Above grade parking and screening

Issue #4: Oriel Window Exception

Issue #5: Materials

Issue #6: Rooftop; Potential Modification to Mechanical Equipment above Height Limit

Executive Summary:

This is a very handsome, well composed building, but three critical concerns must be addressed: 1) ground floor active use increased on NE Davis; 2) collocation of parking and other building services from the existing NE 3rd Avenue curb cut; and 3) transparent screening of above grade vehicle storage is not approvable.

Specific Discussion:

1. Massing - *Approvable*

- The Commission was unanimous that the massing of the building, both in its setback from Union Arms and its street property line building frontage, is appropriate and approvable.
- The proposal has a strong parti that fits well in the immediate context and as viewed from the west side of the river.
- For the formal review, please bring additional renderings that show the building in context with existing and recently approved buildings.

2. Ground Floor Activation NE Davis Street – *Needs changes*

- All Commissioners agreed that NE Davis Street needs additional ground floor activation with active use areas such as retail or office at the ground floor.
- Ground floor active space on NE Davis Street must be improved by increasing active use on this frontage and collocating service functions below grade, accessed by the approved curb-cut on NE 3rd Avenue, also serving Block 75 South.
- The automobile access should be moved to existing NE 3rd Avenue curb-access as discussed during the approval of the south half of the block.
- Generous canopies at least at the main entrances will be required; a minimum of 5' would be appropriate.
- The retail entrances and apartment lobby appears too understated, and the adjacency to the garage door appears problematic and unsafe. Please take these issues into consideration when reorganizing the ground floor to accommodate the currently proposed garage access at NE Davis Street from the existing NE 3rd Avenue curb-cut.
- Portland Bureau of Transportation [PBOT] concerns:
 - The Trip Generation Report highlights a 20% chance of queuing on the street for the proposed mechanical parking bay from NE Davis Street; PBOT's expectation is 5%. The Traffic Engineer data set at 2035 was too far out. Much more data regarding the proposed mechanical parking operations is needed for PBOT to determine queuing and traffic impacts, including from a relocated access at NE 3rd Avenue.

- Consider an Adjustment to loading stall numbers to improve the active use frontage on the ground level, and coordinate loading and service functions in the basement levels.

3. Above grade parking and screening – Needs changes

- Parking above grade is appropriate here, but how it is screened and how it is accessed needs to be reconfigured. Loading the parking from the lower level accessed from the existing curb-cut on NE 3rd Avenue is the best option.
- Commission was unanimous that clear views of above ground parking are not approvable.
- Commission advice on screening of the automated parking levels could focus on the movement, not the display, of cars. For example, translucent, fritted or other non-transparent treatments of the façade at these level may be appropriate.
- Per PBOT comments above: more traffic data needed for mechanized parking.

4. Oriel Window Exception - Approvable

- Very nicely done, particularly the incorporation of decks for the residential units.
- Be sure to provide useable depth of the residential decks. A four foot depth appears inadequate, and can negatively impact the approvability of the oriel window exception request.

5. Materials - Approvable

- Materials as described are great, particularly the clear glass.
- Refinement of the materials palette is critical, continually cross referencing energy code calculations on the amount of glazing versus solid panels.
- Some concern was expressed about the overall darkness of the tower, particularly considering the darker palette of Block 75 and The Yards.

6. Rooftop Potential Modification to Mechanical Equipment above Height Limit – Approvable

- Appears to work, but remains to be seen as the mechanical equipment needs for the building have not yet been figured out.
- A green roof proposal could also provide habit for birds.
- A clean, well organized rooftop design will be critical to the likely Modification Request to rooftop

Exhibit List

- A. Applicant's Narrative & Drawings
 - 1. 10-7-2015 Submittal
 - 2. 11-30-15 Addendum
 - 3. 1-15-16 Queuing Analysis
- B. Zoning Map (attached)
- C. Drawings
 - 1.-22. Site Plan, Elevations, Renderings, Sections
- D. Notification information
 - 1. Posting letter sent to applicant
 - 2. Notice to be posted
 - 3. Applicant's statement certifying posting
- E. Agency Responses
 - 1. Bureau of Environmental Service
- F. Public Testimony [none]
- G. Other
 - 1. Application Form
 - 2. Land use history