CITY OF PORTLAND, OREGON

Bureau of Development Services FROM CONCEPT TO CONSTRUCTION

Staff Presentation to the
Portland Design Commission
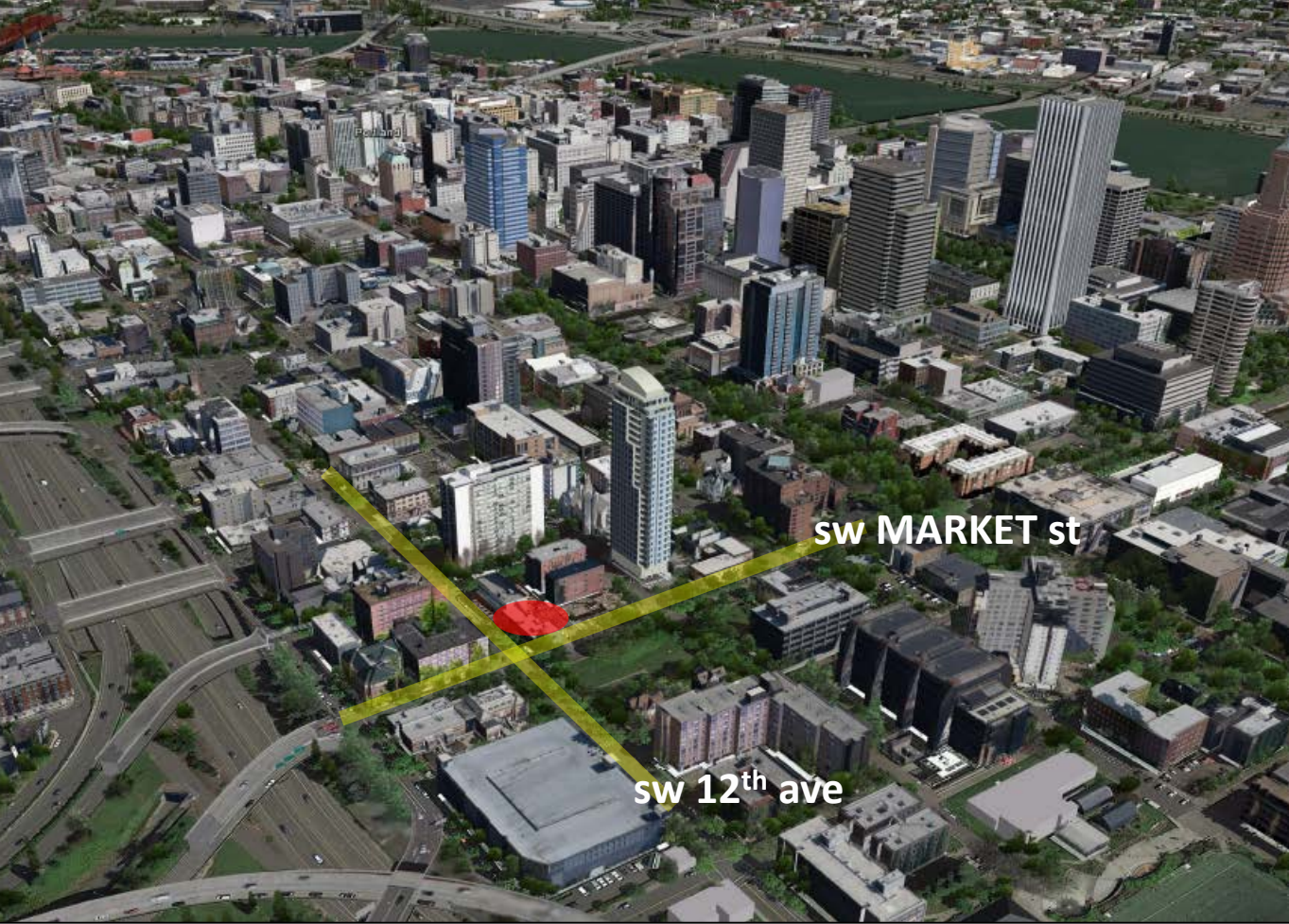
Design Review Hearing
LU 16-104926 DZM AD
1133 SW Market St

May 5, 2016

DAR – February 19, 2015
(Savinar, Simpson, Wark)

The SITE

Site Area
¼ block (10,000 square feet)

Site Frontages
SW 12th Ave (100') – W
SW Market St (100') – S

Site Disposition
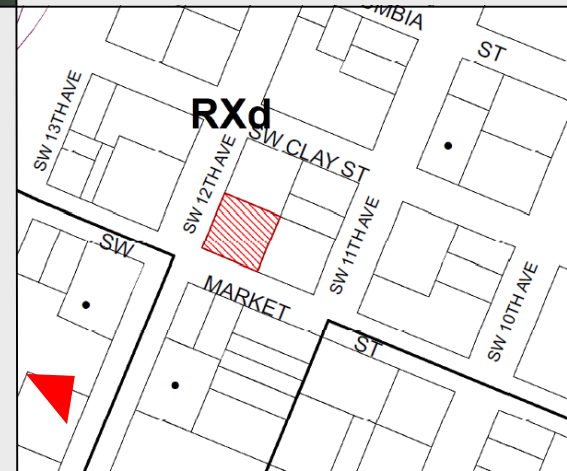3'-6" E

Existing Condition
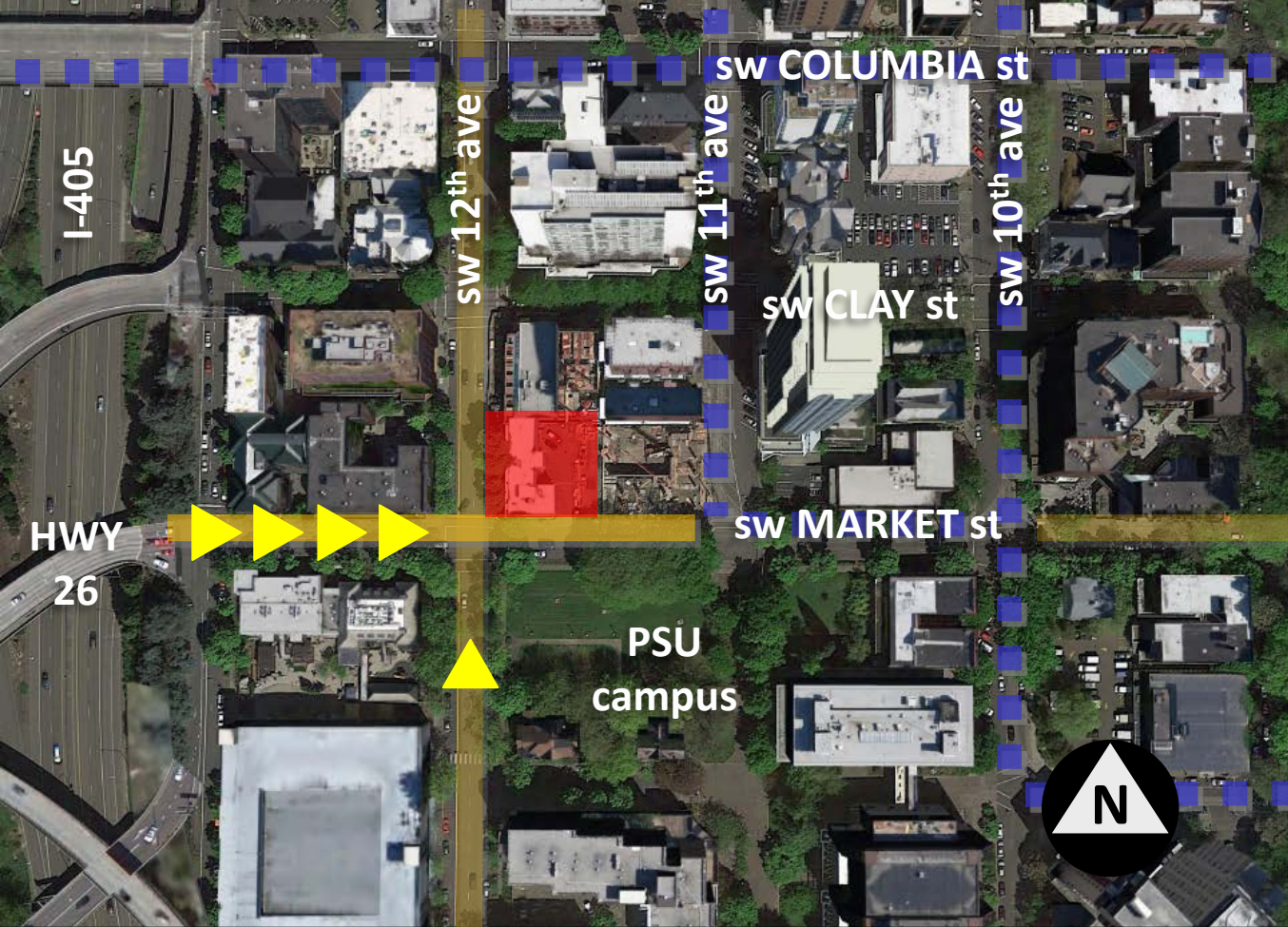7,200 SF commercial structure to be demolished

Plan District / Approval Criteria

Central City Plan District / Central City Fundamental Design Guidelines

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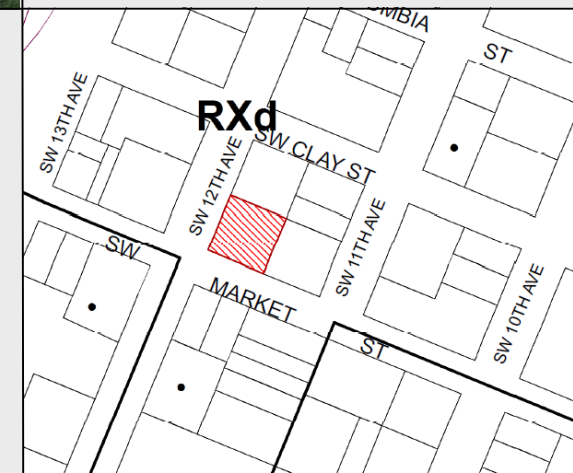**Street Designations**
Downtown Pedestrian District
SW 12th Ave (1-way N) – *City Walkway / City Bikeway*
SW Market St (1-way E) – *Local Service Bikeway / Walkway / Community Corridor*

Transit
Bus – 2-blocks north on SW Columbia
Streetcar – SW 10th and 11th Aves

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Existing Condition
   7,200 SF commercial
   structure to be demolished

CONTEXT

View: **E @ SW 12th & Market**
View: **W @ SW 11th & Market**
View: **W @ SW 11th & Clay**
View: **S @ SW 12th & Clay**

RXd

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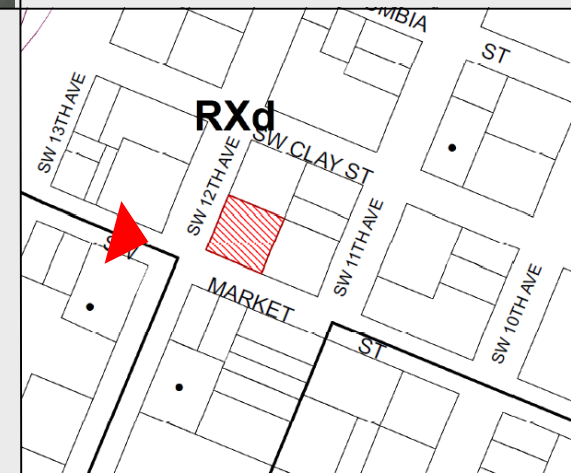7,200 SF commercial structure to be demolished

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RXd

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Existing Condition
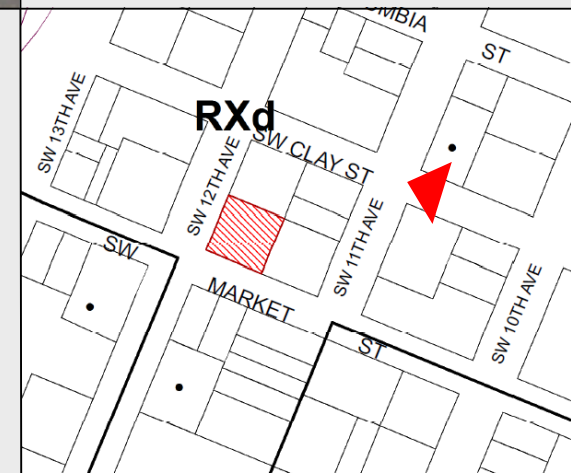 7,200 SF commercial structure to be demolished
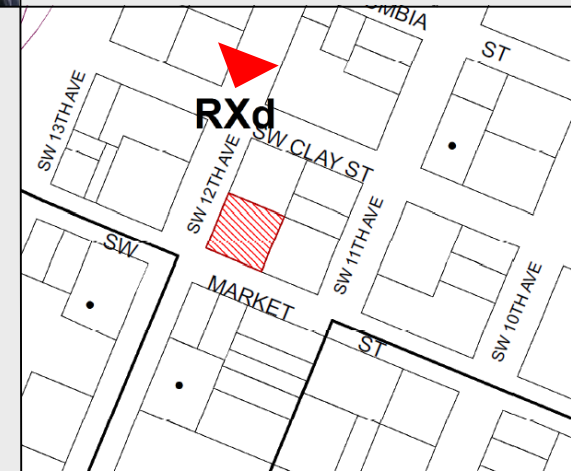
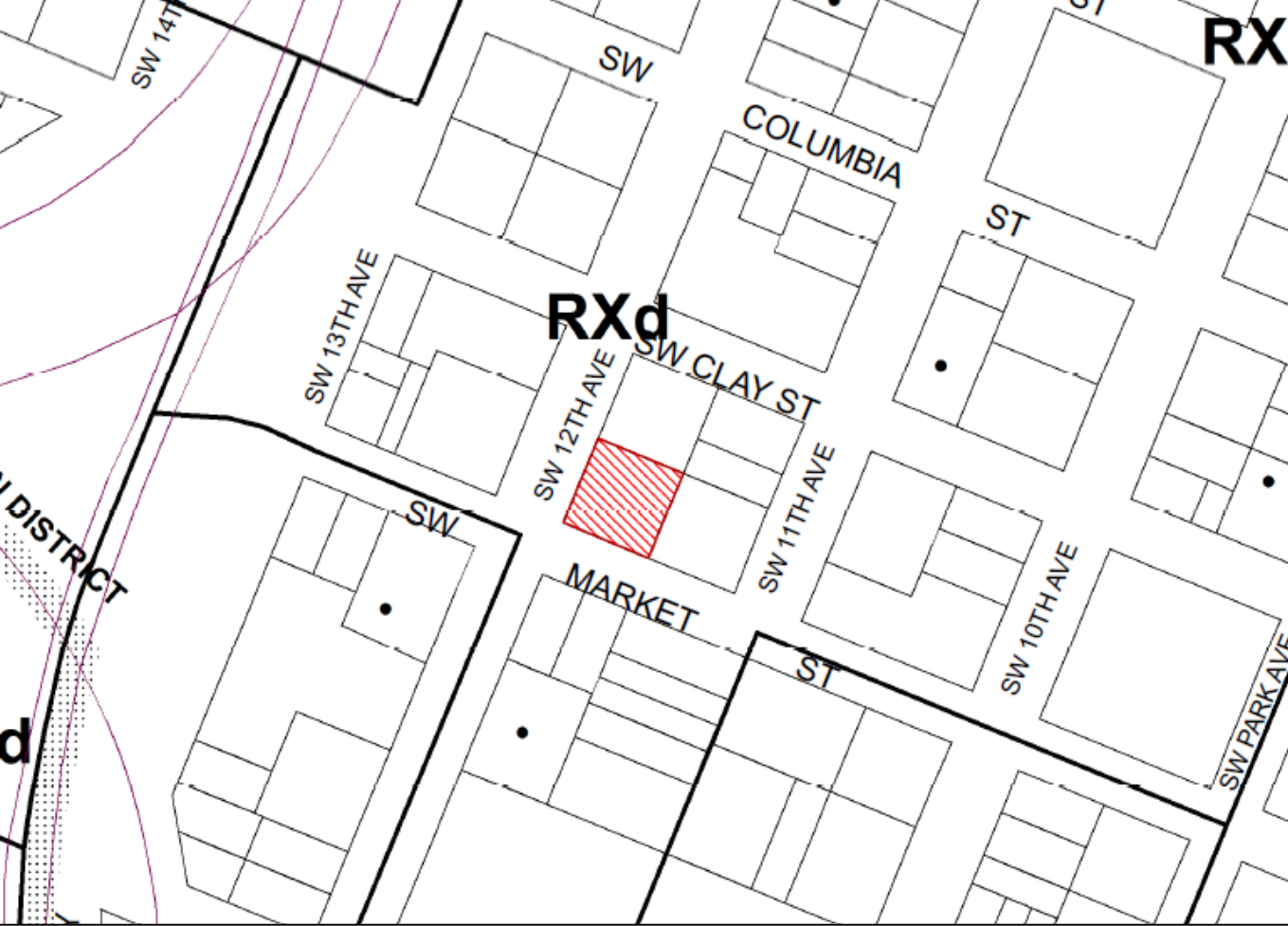**CONTEXT**

View: **E @ SW 12th & Market**
View: **W @ SW 11th & Market**
View: **W @ SW 11th & Clay**
View: **S @ SW 12th & Clay**

The **CONTEXT – Policy**

ZONING
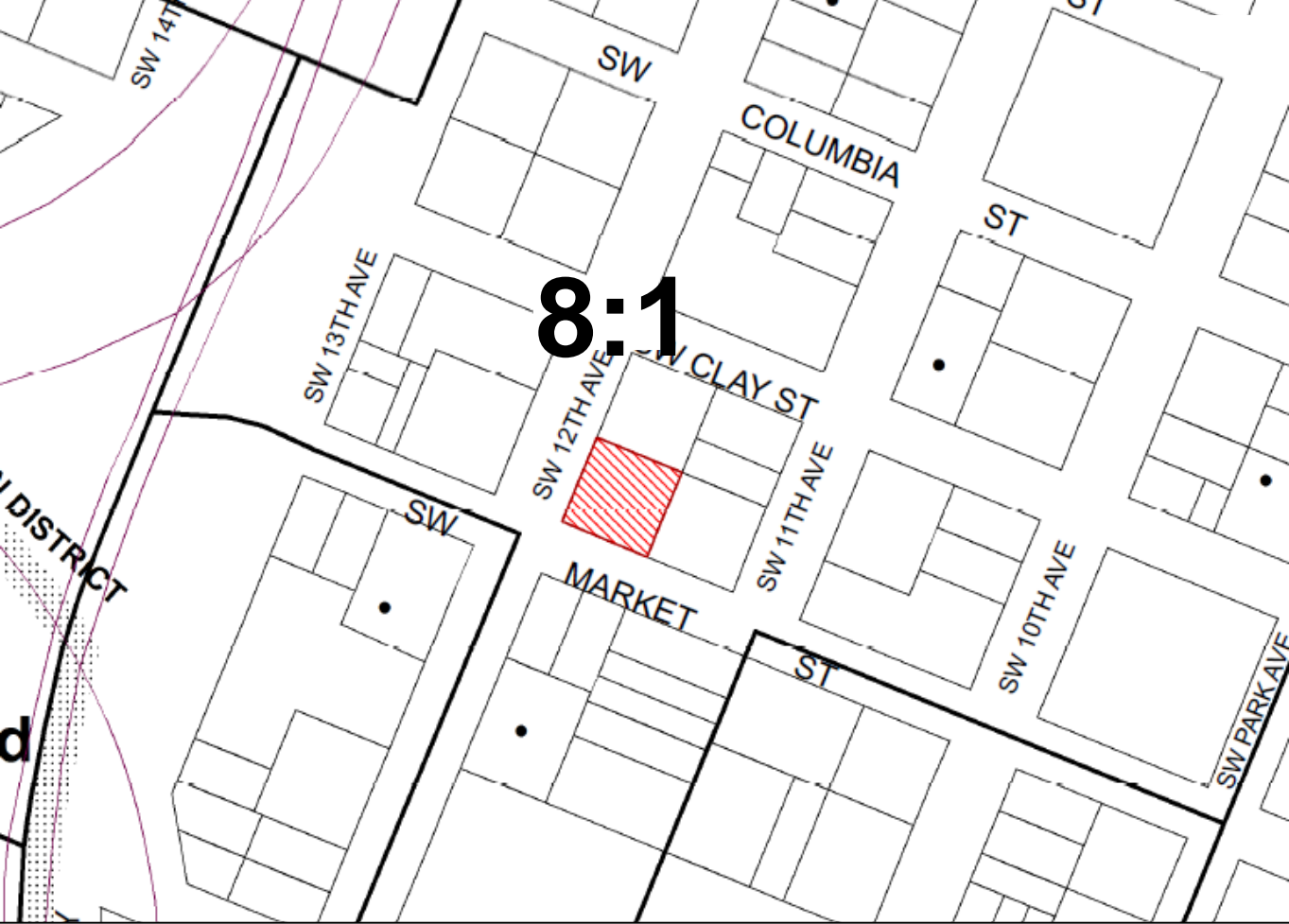
FAR

HEIGHT

RXd, **Central Residential**
w/ Design Overlay

The **CONTEXT** – Policy

ZONING

FAR

HEIGHT

8:1

Map 510-2
Bonus
  West End Small Site
  EcoRoof
  Transfer – 11 Marche
Max (33.510.200.C)

8:1 (80,000 SF)

1:1 (10,000 SF)
1:2 (20,000 SF)
1:1 (10,000 SF)
12:1 (120,000 SF)
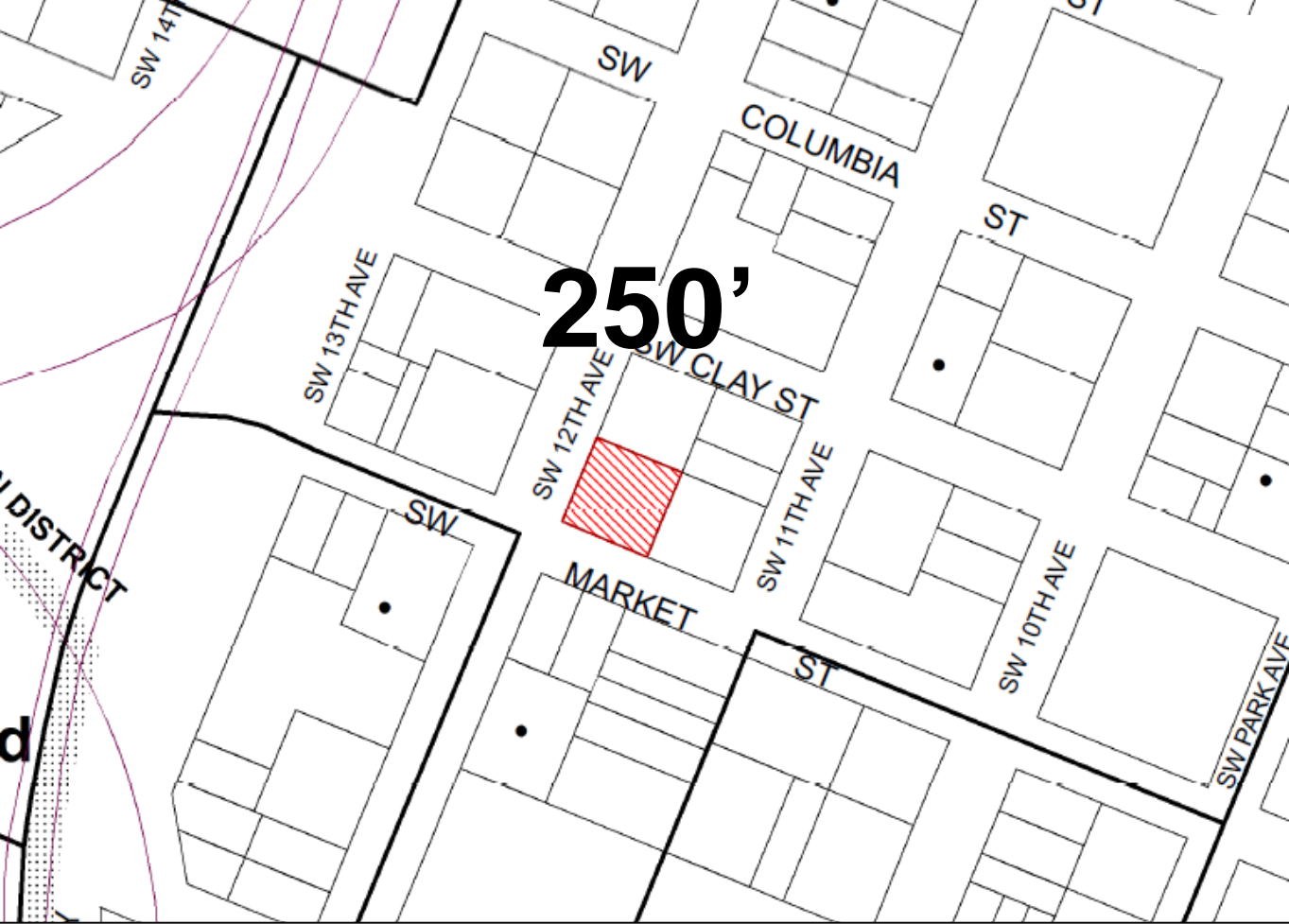
250'

Map 510-3   250'

The **CONTEXT – Policy**

ZONING

FAR

HEIGHT

PROGRAM SUMMARY

14-Story Apartment Building
  Ground Floor
    parking – 21 cars (18 mech)
    mechanical rooms
    live-work
    lobby
  Upper Levels
    Apts (level 2-13) – 146 units
  Eco Roof (6,600 SF)

Height
  150' to Top-of-Parapet

FAR
  11.8:1 (118,000 SF)

MOD / ADJ

Modifications
1 – Drive Aisle Width
2 – Bike Parking Stall
3 – Ground Floor Windows

Adjustments
1 – Loading
2 – West End Ground Level Parking

33.266.130 (Table 266-4) Drive Aisle Width

Required: 20' | Proposed: 18'

STAFF SUPPORTS

THE CAMERON

1 BR LOFT

1 BR

1 BR LOFT

1 BR LOFT

1 BR

1 BR

STUDIO

EGRESS STAIR

ELEVATOR

EGRESS STAIR

2 BR

1 BR

1 BR

1 BR

11 MARCHÉ

■ = (1) WALL-MOUNTED BIKE PARKING SPOT

■ = (2) WALL-MOUNTED BIKE PARKING SPOTS

BIKE PARKING PROVIDED:

LEVELS 2-13:
(1) BIKE PER UNIT x (5) UNITS = (7) BIKES
(2) BIKES PER UNIT x (7) UNITS = (14) BIKES
BIKE SPOTS PER LEVEL = (19) BIKES x (12 LEVELS)
LEVELS 2-13 TOTAL = (228) BIKES

BUILDING TOTAL = (228) BIKE PARKING SPOTS

BIKE PARKING REQUIRED:

LONG TERM:
(1.5) BIKES PER (146) UNITS = (219) BIKES PARKING SPOTS

SHORT TERM:
(1) PER (20) UNITS = (8) SPACES VIA BICYCLE PARKING FUND

MOD / ADJ

Modifications
1 – Drive Aisle Width
2 – Bike Parking Stall
3 – Ground Floor Windows

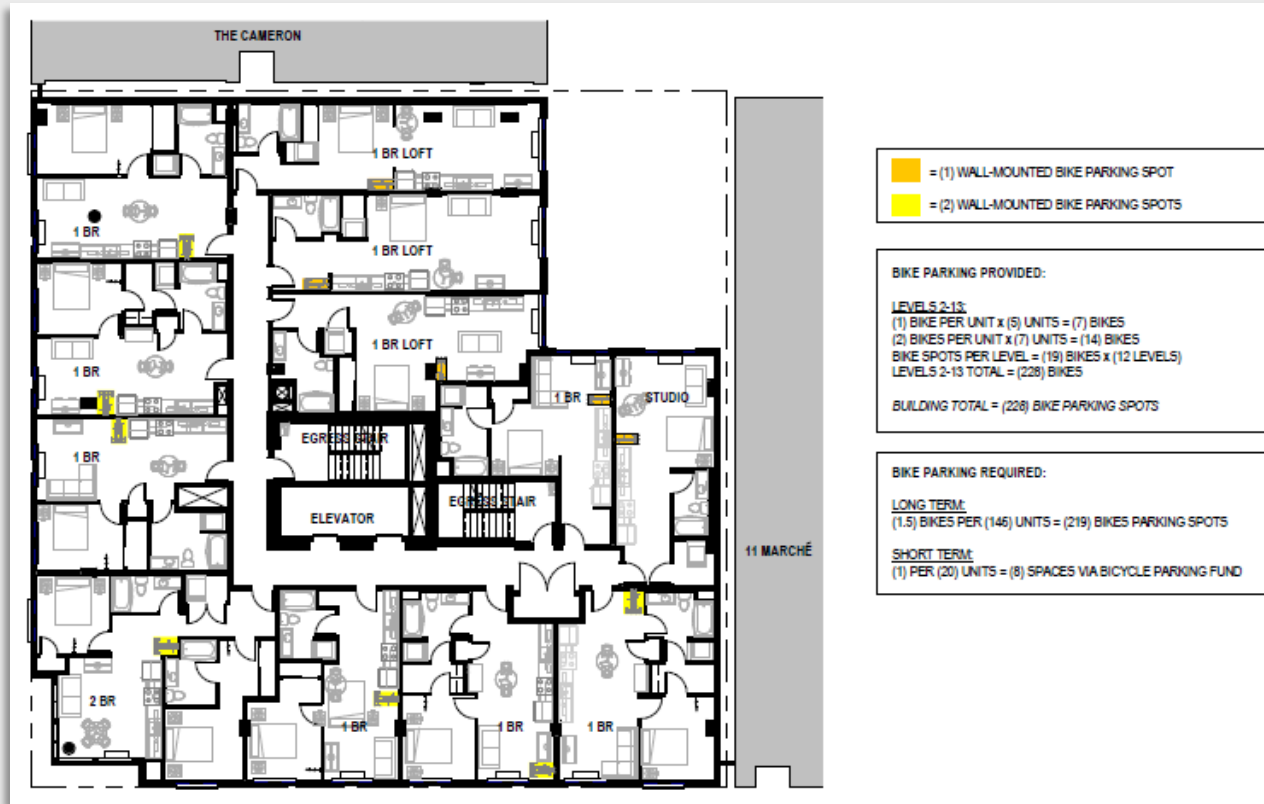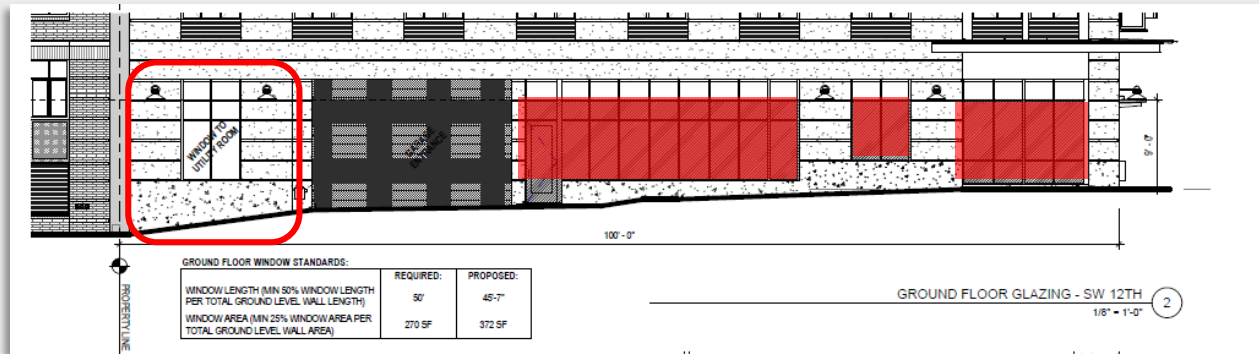## Adjustments
1 – Loading
2 – West End Ground Level Parking

33.266.220 Bike Parking Stall Dimensions
Required: 2'x6', 5' clear | Proposed: varies.

STAFF SUPPORTS

GROUND FLOOR WINDOW STANDARDS:

	REQUIRED:	PROPOSED:
WINDOW LENGTH (MIN 50% WINDOW LENGTH PER TOTAL GROUND LEVEL WALL LENGTH)	50'	45'-7"
WINDOW AREA (MIN 25% WINDOW AREA PER TOTAL GROUND LEVEL WALL AREA)	270 SF	372 SF

GROUND FLOOR GLAZING - SW 12TH ②
1/8" = 1'-0"

MOD / ADJ

Modifications

1 – Drive Aisle Width

2 – Bike Parking Stall

3 – Ground Floor Windows

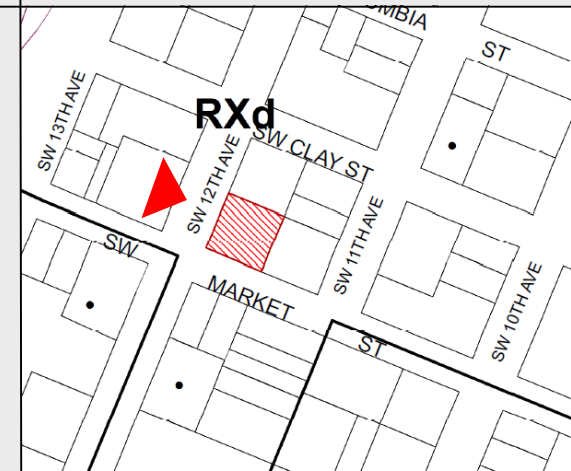## Adjustments

1 – Loading

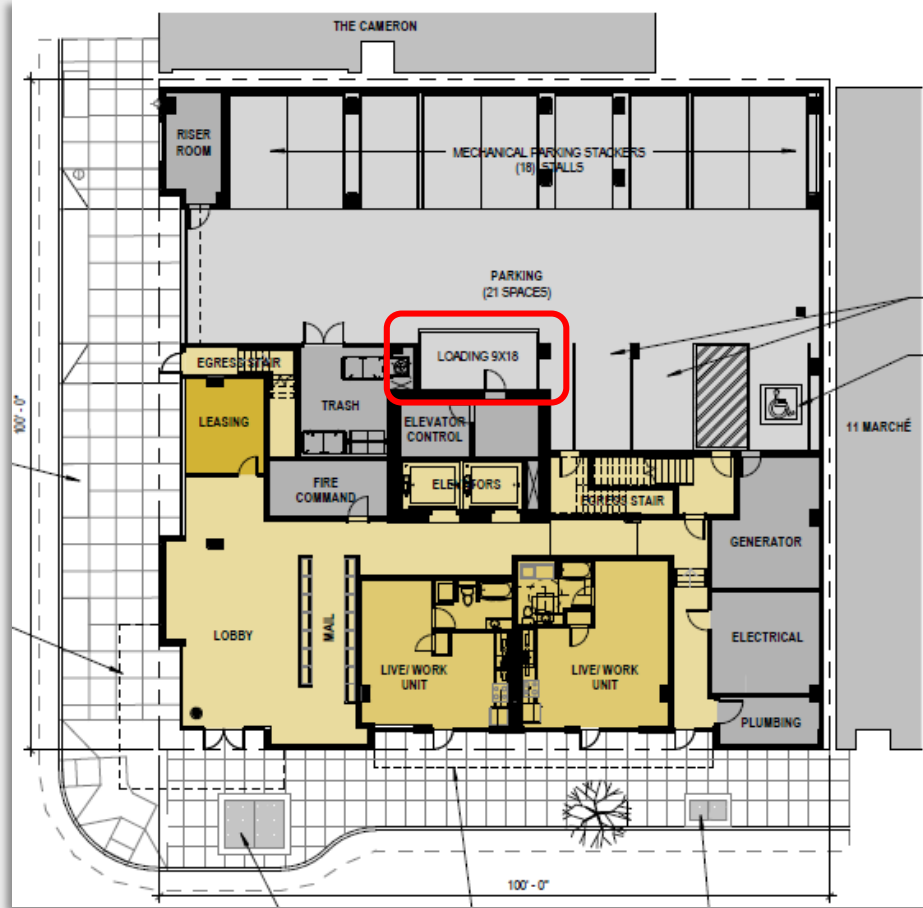2 – West End Ground Level Parking

33.130.230 Ground Floor Windows

Required: 50% length, 25% area| Proposed: 45.5% length (4.5' short).

STAFF DOES NOT SUPPORT – *No mitigation offered.*

RXd

MOD / ADJ

Modifications
1 – Drive Aisle Width
2 – Bike Parking Stall
3 – Ground Floor Windows

Adjustments
1 – Loading
2 – West End Ground Level Parking

33.266.310 Loading Standards

Required: 1 Std A or 2 Std B | Proposed: 1 Std B

STAFF DOES NOT SUPPORT – *No PBOT Support for Loading Analysis*

MOD / ADJ

Modifications
1 – Drive Aisle Width
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3 – Ground Floor Windows

Adjustments
1 – Loading
2 – West End Ground Level Parking

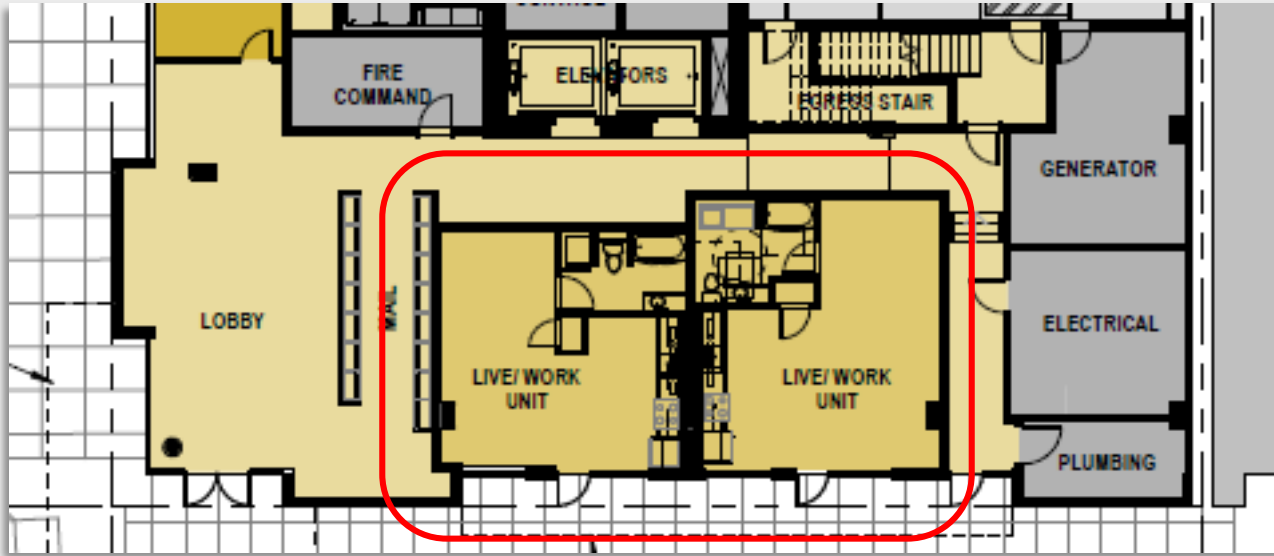**33.510.263.G.9. Ground Level Parking in the West End**

Required: 1 space/5,000SF site area | Proposed: 21 spaces

STAFF SUPPORTS

Ground Floor "Live-Work"

Balconies

Materials

Coherency

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.

Guideline Not Met: *A8 Contribute to a vibrant streetscape.*

Relevant Code: 33.510.117.D. allows 40% of net building area to be retail, service or office.

Ground Floor "Live-Work"
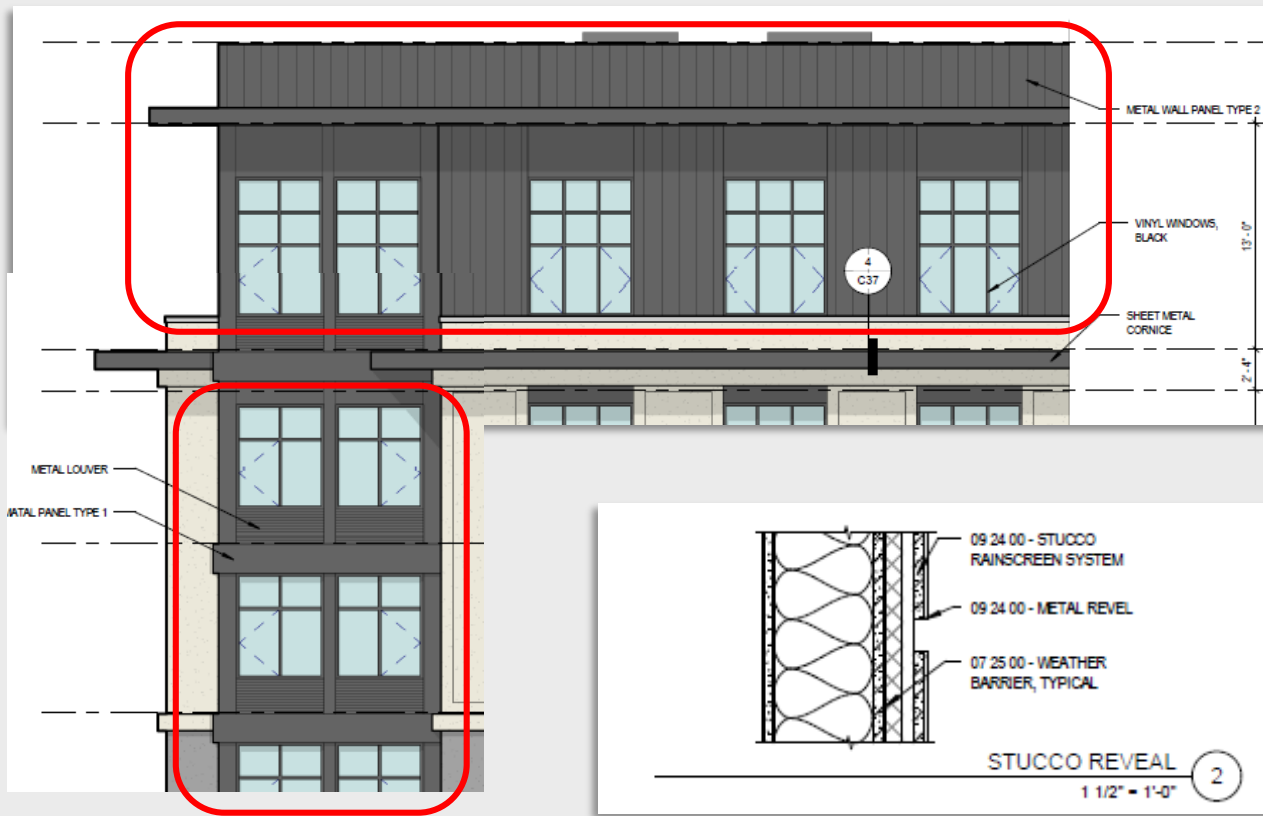
Balconies

Materials

Coherency

The proposal includes no balconies within an area rich with view opportunities and older buildings with ample balconies.

Guideline Not Met: *C1 Enhance View Opportunities.*

STAFF ISSUES
(Staff Report)

Ground Floor "Live-Work"

Balconies

Materials

Coherency

More specifications and samples for the proposed stucco and metal panel are required. Window recess is shallow at 3" – 4"-8" is preferred.

Guideline Not Met: *C2 Promote Quality and Permanence in Development*

Ground Floor "Live-Work"

Balconies

Materials

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.

Guidelines Not Met: *C5 Design for Coherency.*

Staff Recommendation

DENIAL
(not yet ready to approve)

As outlined in the Staff Report:

DESIGN REVIEW DENIAL – *Of Project as Proposed.*
14-story market rate apartment project citing findings that the project as proposed does not comply with all Approval Criteria.

QUESTIONS

As outlined in the Staff Report:

DESIGN REVIEW DENIAL – *Of Project as Proposed.*
14-story market rate apartment project citing findings that the project as proposed does not comply with all Approval Criteria.