



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

Date: May 5, 2016
To: Portland Design Commission
From: Benjamin Nielsen, Development Review, 503-823-7812
Re: EA 16-143500 DA – Under Armour (Metro Family YMCA) Building Addition Design Advice Request Summary Memo May 12, 2016

Attached is a drawing set for the Design Advice Request of for a new one-story addition plus an addition to the existing second floor to the existing Under Armour (Metro Family YMCA) Building in the Terwilliger Design District at 2815 SW Barbur Blvd.

Project Summary – The proposal adds 41,420 SF to the existing Under Armour (Metro Family YMCA) Building. The Design Commission approved the proposed renovation of the existing building in October 2015. The proposed addition will require an amendment to the Comprehensive Plan and a change in the site’s zoning to allow for the additional floor area and height. That process will run concurrently with a Type III Design Review for the proposed addition.

- **Zoning.** Current zoning is CN2d – Neighborhood Commercial 2 with Design Overlay and R1d – Multi-dwelling Residential 1,000 with Design Overlay. Proposed future zoning is requested to be CXd – Central Commercial with Design Overlay. Additional restrictions may be placed on development as proposed by the applicants or as required by the City Council during the Comprehensive Plan Amendment review. The proposed additions lie entirely within the existing CN2d-zoned portion of the site.
- **FAR.** The existing site is developed at an FAR of 1.47:1, which is in excess of the currently allowed 0.75:1 FAR in the CN2 zone. The proposed FAR = 2.03:1 further exceeds this. Were the site to be rezoned to CX, the base zone FAR standard would be 4:1.
- **Height.** The existing building height is 27’-0” and the CN2 zone limits building height to 30’. The proposed height of the addition would take the building to 41’-3”. Were the site to be rezoned to CX, the base zone height standard would be 75’.
- **Second Floor Addition.** The applicants propose to expand the second floor into the existing terrace on the southwest side of the building, facing the hillside. See Sheets C.16 and C.23 for the floor plan and elevations.
- **Third Floor Addition.** The applicants propose to add a new third floor which will cover the majority of the existing roof. The building will be recessed approximately 9’-8” from existing building wall along the east and north sides of the building and following along the building’s curve. A continuous steel canopy will wrap around these sides as well. A new exterior terrace and planter will face west towards the hillside atop the proposed addition to the second floor. Additional small terraces will be provided on the north and east sides under the canopy.
- **Roof.** The proposed new roof will host a partial eco-roof and a single, large skylight. The rest of the roof is proposed to be clad with a single-ply membrane.

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- **Materials.** Both proposed additions will be clad in dark-colored cement plaster, vertical wood siding, curtain wall glazing—all of which will presumably match that previously approved for the existing building.

Potential Modifications & Adjustments

- Aside from the zone change issue, no potential Modifications or Adjustments have been identified at this time.

DAR Discussion Items

1. Building Height & Massing.

- The proposed third floor addition would push the building into the suggested, though not required, 15 degree height limit from the Major Viewpoint at the north end of Terwilliger Blvd and which overlooks the site. Views to the mountains will still be maintained, as the top of the building will still sit below the crest of the viewpoint hillside; however, it may visually intrude more into this view, especially in the fall and winter.
- The mass of the building sits back from the north and east edges and helps to break up the large building mass and reduce the impact of the additional height when viewed from Duniway Park and Barbur Blvd. Should a similar strategy be employed on the south side or west side of the building?

2. Materials.

- The material palette approved as part of the previous Type III design review appears to be continued in the proposed additions, though the vertical wood paneling and wood soffit in the canopy are used much more extensively. Is the use of this wood appropriate or would its replacement with the dark stucco (or some other material) better meet *Guideline C – Style, Scale, Siting, Materials and Color*?
- Staff has asked the applicant to extend coverage of the eco-roof to cover all, or nearly all, of the roof of the proposed addition; however, the applicant stated that the building's structure will not allow for a more extensive eco-roof application. Material color for the single-ply membrane is not stated nor shown.
- The large skylight could potentially cast light outward at night and could be visible from the Terwilliger viewpoint above the site. Its apparent flatness, however, helps to maintain a lower building height. Considering *Guidelines C – Style, Scale, Siting, Materials and Color* and *D – Views and Special Natural Features*, which impact is more important?

Approval Criteria

The Design Review approval criteria for this site are the ***Terwilliger Parkway Design Guidelines***. Staff has previously indicated to the applicants at their pre-application conference that applying additional guidelines to this site, such as the *Central City Fundamental Design Guidelines* or the *Community Design Guidelines*, may be recommended as a condition of approval for the Comprehensive Plan Amendment and Zone Change review.

Please contact me with any questions or concerns.

Attachments: Current Zone Map

Terwilliger Parkway Design Guidelines
(<https://www.portlandoregon.gov/bps/article/58872>)

Terwilliger Parkway Design Guidelines Maps 1 & 2

Terwilliger Parkway Design Guidelines Matrix