



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

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MEMORANDUM

Date: May 11, 2016
To: Mark Nye | Works Partnership Architecture
From: Grace Jeffreys, Development Review
503-823-7840
Re: 15-265477 DA – 1732 NE 2nd, New Mixed-Use
Design Advice Request Summary Memo January 28, 2016

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Attached is a summary of the comments provided by the Design Commission at the January 28, 2016 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: http://efiles.portlandoregon.gov/webdrawer/search/rec?sm_class=uri_7547&count&rows=50

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on January 28, 2016. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your formal land use application, or if you desire another Design Advice Request meeting with the Commission.

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 - from DA Memo:

1. Height and Massing;
2. Character;
3. Pedestrians;
4. Parking;
5. Active frontages;
6. Materials.

Topics for Discussion - added at hearing:

7. General Comments regarding package

Executive Summary:

The Design Commission was very supportive of the overall scale and massing of the proposal, and the activated new alleyway created to the south of the structure.

Specific Discussion:**1. Height and Massing.**

- a. Height. The commission supports building to the height limit here. The zoning code is a map for our city, and directs how we will achieve our goals of density and livability.
- b. Massing. The commission liked the porosity of the building, but had some questions regarding the scale and functionality of the narrow spaces created at the upper levels.

2. Character. In these types of transitional areas, relating to context is more about designing a good building for next 50-100 years. The challenge is to make a really good residential building that will help define this future neighborhood.

- a. South elevation/ Alley. The commission appreciates setting the building back at the south elevation to create a public alley, although cautioned that a district wide pattern of secondary circulation within the blocks could potentially take activity away from the public streets. In this instance it works well because both the rights-of-way as well as the alley are well activated.
- b. North, East and West Elevations. While the play between the articulated south street elevations needed more of the richness and generosity provided at the south:
 - i. Provide better articulation to break down the massing; consider significant projections and/or more diversity in the skin;
 - ii. Provide more access to air.
- c. Proportions. On the north elevation (as well as the west and east), the vertical elements appear relentless and the percentage of solids to glass appears equal; consider adding more transparency, modulating the rhythm, or shift the massing to break the tie and relentlessness.

3. Pedestrians. Be as thoughtful to the streetscape as you are to the alley:

- a. Street Elevations. Provide equally interesting pedestrian experiences along the public rights-of-way (north, west and east elevations), as those provided at the alley;
- b. Entries. Add more entry doors off NE 2nd and 3rd Avenues;
- c. Pedestrian Protection. Provide better pedestrian protection; consider adding coverage beyond that at entrances, providing pattern of coverage that better supports the pedestrian network along street frontages.
- d. Alley. Consider how the alley might operate and what details might assist this (or not), such as entry doors, trees, bollards, planters, etc.;
- e. Loading area. Consider how area/ pavers can be kept clean in loading, trash and high-use areas.

4. Parking.

- a. Entrance. No major concerns were voiced regarding locating the parking entrance located off Schuyler although concern was voiced regarding the proximity of the parking entrance to the entry lobby-consider adding another bay between them;
- b. Mechanical. Consider carefully the location of mechanical ventilation/ louvers for parking in the pedestrian way;

5. Active Frontages.

- a. Entry lobby. Add scale and activity:
 - i. Scale. Make the lobby more generous and better celebrate it; the scale feels too compressed for such a large building (with a large population);
 - ii. Activation. Make the lobby more a gathering place for the residents rather than just a pass-through; consider adding communal meeting areas and/ or conference spaces, possibly augmenting the live/work units above.

6. Materials. Materials will be key to the reading of the building:

- a. Consider how the different materials will read, and what they will convey in relationship to the building massing;
- b. Once the actual material and colors are specified, consider the proportions of the different elements, such as the base structure as it meets the ground;
- c. Well resolved details of the Swiss Pearl material will be critical given the extent of its use on the building.

7. General Comments regarding package: Consider that this information is to be read at 11x17" scale:

- a. Provide clear "design" style rather than "construction" style drawings;
- b. Show scales, north arrows, identify the site, label all critical elements including the streets, and drawings, and include important dimensions;
- c. Provide a type face that is easy to read, chosen font is difficult to decipher.

Exhibit List

- A. Applicant's Submittals
 1. Original drawing set
- B. Zoning Map
- C. Drawings
 1. through 8 – Context
 9. Site Plan
 10. through 20 – Key plans
 21. through 25 – Elevations
 26. Section
 27. through 30 - Renderings
- D. Notification
 1. Posting instructions sent to applicant
 2. Posting notice as sent to applicant
 3. Applicant's statement certifying posting
 4. General information on DAR process included with e-mailed posting/notice
- E. Service Bureau Comments – refer to Exhibit G.2, Pre-Application responses of 15-265471 PC
- F. Public Testimony
 1. Lia Wallon, Rev Nat's Hard Cider, 1/28/16, public testimony provided at hearing.
- G. Other
 1. Application form
 2. BDS Pre-Application Conference Summary (15-265471 PC)
 3. Staff Memo to Design Commission dated 1/22/16
 4. Copy of Staff's PowerPoint Presentation from 1/28/16 hearing
 5. Images of site and area