



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

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MEMORANDUM

Date: May 27, 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 – June 2, 2016

Attached, please find a revised Drawing Set and Staff Report (recommending denial). Excerpted from the Staff Report, the following summarizes the key issues identified by Commission at the May 5, 2016 hearing. Key design changes are summarized in ~~strike through~~ and boxed text. 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. Summary of 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 x .1 = \$210,000 = 1:1 (10,000sf)~~. FAR transfer from 11 Marche.
 - 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.** *Loading Analysis supported by PBOT.*
 - B. **BES.** *Staff supports.* Special Circumstances submittal for impervious courtyard and EcoRoof certification.
 - C. **RACC.** FAR Transfer – Covenant under review.
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 – 45.5%. ~~Mitigation: % for art.~~ *Lobby/office glazing expanded to meet standard.*
 - 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.** Applicant response indicated in box.
 - 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.

Applicant Response: Ground floor live-work units replaced with active floor area – amenity space that with an exterior door so it can be converted to retail in the future.

- B. **C1. ENHANCE VIEW OPPORTUNITIES.** The proposal includes no balconies within an area rich with view opportunities and older buildings with ample balconies.

Applicant Response: 18 Juliet balconies to the west and south elevations on levels 2, 12, and 13.

- 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.

Applicant Response: Penthouse cladding changed from metal panel to stucco.

- 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.

Applicant Response: (1) Spandrel material at the corner windows changed to stucco to create unity and also enlarged the corner windows eliminating the black metal bands that divided the building. (2) All ground floor windows stop at the top of the concrete base. (3) Reduced cornice overhang by a foot and added stucco coffers to the bottom of the cornice enhancing architectural detail. (4) Added stucco pilasters on the north and east elevations better unifying with the west and south elevations.