



City of Portland Design Commission & Landmarks Commission

Type III Land Use Review

MEMORANDUM

Date: April 5, 2019
To: Portland Design Commission & Landmarks Commission
From: Megan Sita Walker, Design & Historic Resource Review
503-823-7294 / megansita.walker@portlandoregon.gov
Re: LU 18-277253 HR - Reviewed by Landmarks Commission; and
LU 19-101014 DZ - Reviewed by Design Commission for alterations to the ground floor
and plaza spaces of the One Pacific Square building
**Return Joint Hearing for a Type III Design Review and a Type III Historic
Resource Review – April 11, 2019**

Attached is a drawing set and staff report recommending *approval with conditions* for the proposed alterations to the building and plaza spaces of One Pacific Square building at 220 NW 2nd Avenue in the Central City Plan District – Oldtown/ Chinatown Subdistrict, and partially in the Skidmore/Old Town Historic District.

This is a return joint Design Commission and Landmarks Commission hearing. The first joint hearing for this project was held on March 14th. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

The project can be summarized as:

- Alterations to the building: the removal of tinted glazing at the ground floor to be replaced with clear glazing (84% light transmittance; 15% reflectance);
- Alterations to the site: removal of NW stair/ access to corner tenant space, removal of fixed benches along NW Davis, installation of raised terraces, large raised concrete planters, raised precast concrete planters and timber benches at the property line, and the removal of an existing exterior stair from the parking below to a 2nd level terrace on the west elevation.

II. DEVELOPMENT TEAM BIO

Applicant/ Architect: Gauri Rajbaidya / SERA Architects
Owner: Chris Hartson / Specht Properties, Inc.
Project Valuation: \$7.3 million

III. Approval Criteria

North Half of Site (Design Review, LU 19-101014 DZ)

- *Central City Fundamental Design Guidelines*
- *River District Design Guidelines*
- Oregon Statewide Planning Goals

South Half of Site (Historic Resource Review, LU 18-277253 HR)

- *Skidmore/Old Town Design Guidelines*
- *Central City Fundamental Design Guidelines*
- Oregon Statewide Planning Goals

III. STAFF RECOMMENDATION

The intention of the revised proposal is to deliver an overall coherent building, increase activation of the existing ground level of the building and surrounding plaza spaces, and better integrate the existing building with the pedestrian realm in the historic district. Based on the feedback of both Commissions at the first joint hearing, staff finds that with the added conditions of approval the proposal adequately addresses the public pedestrian realm, activates the street edge, remains connected to the historic district, and forms a coherent expression.

Please see below for a summary of Commission comments provided at the first joint hearing on March 14, 2019:

Context

- General agreement that the proposed design is not cohesive enough and does not improve the existing condition enough. Goal should be to deliver an incredibly coherent design in order to support the removal of brick. Changes should achieve coherency while still being compatible with the Skidmore/ Old Town Historic District.
- It is likely that the removal of brick in the ground plane can be supported if human scale, texture, and coherency of the overall design is thoughtful and managed well. The burden is on the Applicant to demonstrate that the proposed removal of brick in the ground plane is acceptable.
- Applicant to make a really strong case for compatibility with the National Landmark Historic District. Still needs to meet compatibility guideline with the Skidmore/ Old Town Historic District and responses to Quality and Permanence help speak to compatibility.
- Brewster Highwater marker to be placed at the same elevation could be integrated into the redesign of NW corner terrace – the datum could be referenced in the revised design of terrace to bring more attention to that story.

Public Realm

- Majority support for proposed NW corner with modifications/ revised thinking about contextual response and overall coherency. If the stair is removed the design at this corner needs to be very strong - not an inhospitable design.
- Bench material and green/ planting are needed to add warmth and human scale to design to offset the “coolness” created by modifications/ removal of all brick. Make a strong case for why wood is a coherent response for this building.
- NE terrace. Add more doors connecting the building to the proposed NE corner terrace. Show how this space will be managed and used.
- South – managed movable seating okay. Consider operable storefront at café.
- Entry Plaza at West – as you think through revised response to coherency, consider access (ramps, stairs) how much of this space is just open, unprogrammed circulation space and if there is a way to reprogram that for improved coherency.

Quality and Permanence

- Materials selected play a great role in the coherency of the design. Metal wrap columns/ wall surfaces/ gutter. A limited palate is a stronger response. Try to find something that talks to the Historic District.
- More careful study of scale and coherency. There need to be compelling reasons for a material change (in surface treatment) and some elements of continuity. Consider pulling in orthogonal datums that can establish a geometry that allows for a better transition. This could inform design decisions in surface treatment/ inform where changes in material occur. Explore multiple options and present them.
- No “cobblestones” or loose rock.
- GFRC does not connect/ relate to design or surrounding context. More durable planters that relate to the paving/ proposed design/ district is needed.

The applicant has responded to Commission comments and staff believes that the revised design is supportable when supplemented with conditions of approval. Staff is recommending eight (8) conditions of approval to adequately address guidelines relating to context, public realm, and quality and permanence/coherency. The recommended conditions of approval with relevant guidelines are listed below:

- D. The proposed composite metal panel wrap shall match the color of the mullions on the upper stories of the building.
[CCFDGs: C2, C3, and C5; and Skidmore/ Old Town HD: A4]
- E. Proposed raised precast concrete planters along the east and west property lines shall be limited to areas with the “exposed aggregate paving” aligned with building columns.
[CCFDGs: C3, and C5] (DZ only)
- F. At the northwest and northeast corners the proposed timber benches shall be lengthened to extend the full width between the areas of “exposed aggregate paving”.
[River: B1-1] (DZ only)
- G. The score pattern for the proposed sand-finish concrete shall be reduced in frequency as shown on Exhibit C-3.
[CCFDGs: C2, and C5; and Skidmore/ Old Town HD: A1.a, and A1.b]
- H. The applicant shall successfully resolve concerns with the design of the west entry at the April 11th hearing, otherwise the design of this area shall be resolved through follow-up Historic Resource and Design Reviews.
[River: A9-1; and Skidmore/ Old Town HD: A1.a, A1.b, and A2]
- I. Non-exempt artwork and signage shall be subject to a follow-up review(s).
[River: A5-4]
- J. The raised section of the “outdoor seating area for café” as shown on Exhibits C-2, C-3, C-4, C-6, and C-12 shall be removed and replaced with a run of integrated stairs.
[Skidmore/ Old Town HD: A1.a, A1.b, and A2] (HR only)
- K. The proposed operable storefront shall integrate within the existing storefront rhythm, maintain the large panes of glass between mullions, and the one (1) “sliding storefront window” shall be expanded to all west facing storefront at the southwest café.
[Skidmore/ Old Town HD: A1.a, A1.b, and A2] (HR only)

With these recommended conditions, staff recommends approval of the proposal.

Attachments: Drawing Package dated 4/5/2019
 Staff Report, published 4/5/2019
 Design Guideline Cheat sheet

Links: *Central City Fundamental Design Guidelines, River District Design Guidelines, Skidmore/ Old Town Historic District Design Guidelines, and Oregon Statewide Planning Goals.*
 (<https://www.portlandoregon.gov/bps/article/187174>)