



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Mailed: November 19, 2021
Date: November 17, 2021
To: James Casey McGuirl | McGuirl Designs & Architecture
From: Arthur Graves, Design Review
503.865.6517, Arthur.Graves@portlandoregon.gov
Re: EA 21-073704 DAR – Market Street Apartments at 1541 SW Market Street
Design Advice Request Memo for September 23, 2021

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. Following, is a summary of the comments provided by the Design Commission at the **September 23, 2021** 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: <https://efiles.portlandoregon.gov/Record/14670367/>

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 **September 23, 2021**. 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 land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Note, because a DAR for this project was held a Type II Design Review may be possible provided the proposal meets footnote #2 of Table 825-1 of the Portland Zoning Code, which states:

[2] An affordable housing project may choose a Type II review procedure if at least 50 percent of the total number of dwelling units on the site are affordable to those earning no more than 60 percent of the area median income or an affordability level established by Title 30. If a Type II review procedure is chosen, the applicant must provide a letter from the Portland Housing Bureau certifying that the development meets the affordability requirement and any administrative requirements of the Portland Housing Bureau and a design advice request is required. See 33.730.050.B. The application for design review may not be submitted before the required design advice request is held.

Please continue to coordinate with me as you prepare your Land Use Review Application.

Encl: Summary Memo

Cc: Design Commission
Respondents

Attached is a drawing set for the Design Advice Request meeting scheduled on September 23, 2021.

Commissioners Present: Chair Livingston, Commissioner McCarter, Commissioner Molinar, Commissioner Vallaster, and Commissioner Santner,
Commissioners Absent: Vice Chair Rodriguez, and Commissioner Robinson.

Executive Summary

- The Commission agreed the building needs significant redesign regarding massing, architectural moves, and materials to be contextual and integrated with the Goose Hollow Sub-District.
- The Commission agreed the building massing should be redesigned to allow for more successful required outdoor areas.
- Commissioners agreed that the loading in its current central location on the ground floor is problematic to the building design, and negatively impacts onsite outdoor areas and the adjacent public realm.
- Commissioners agreed current outdoor areas were not well located for activation and success.
- Commissioners agreed that the three existing established street trees should be maintained.
- Commissioners agreed the ground floor and entrance should be redesigned for increased clarity, visibility, and integration with the pedestrian realm.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT and/ QUALITY & PERMANENCE

- 1. Context: Response to Region, Neighborhood and Block;**
- 2. Massing, parti and setbacks;**
- 3. Materials and skin expression;**
- 4. Incorporate Art and Water Features.**

- The Commission agreed that proposed design lacks a clear guiding principle and/or concept.
- The Commission agreed that the proposed building does not respond well to the context of the Goose Hollow Sub-District or RM3 Base Zone regarding: mass; materials; front entrance; front yard; and response to existing residential character of the area.
- The Commission had concerns with the proposed “inverse wedding-cake” building massing regarding its not being contextual and for its negative impact on the adjacent pedestrian environment.
- The Commission agreed the proposed design of the building above the ground floor is not adequately integrated and coherent with the building’s ground floor design.
- Commissioners had concerns with the building design being overly “busy” in its moves and materials. Commissioners suggested simplifying both.
- Commission had concerns with the impact of the loading area on the building due to its central location on the street facing frontage. Commissioners commented that the prominence of the loading area is strengthened (and the overall building design weakened) by a symmetrical building design. Commissioners suggested the loading be located on the street (Note: PBOT did not provide initial support for this suggestion) or that a non-symmetrical building design approach be considered and developed.

- The Commission had concerns for the success of the units at the north-east corner and agreed that they should be given additional design attention to ensure they provide a comfortable and livable solution for the future residents.
- The Commission agreed that the three existing street trees are an asset to the neighborhood and the site and should be maintained.
- The Commission had concerns with the location proposed for below grade vaults and their impacts to the health of the existing street trees.
- The Commission had concerns with the proposed use of materials (brick at the base, metal and fiber cement above) and their lack of coherency and context with the Goose Hollow Sub-District. Commissioners felt the building design and material palette should be simplified.
- Commissioners had concerns with the proposed metal panel in Goose Hollow: that it is not contextual, and too shiny.
- The Commission agreed that the Art and Water Feature guidelines are required to be met.

PUBLIC REALM

5. Ground Floor facing SW Market Street;

6. Outdoor/Common Areas;

7. Vehicle Loading.

- The Commission agreed that incorporating a commercial use on the ground floor facing SW Market Street, increased landscaping, and improved positioning of the common and outdoor areas could improve the activation of the public realm.
- The Commission agreed that the current entrance design, ground floor program, and outdoor areas are not successful in providing adequate connection, visibility, and transition to and from the public realm.
- The Commission had concerns with the lack of prominence and weather protection in the main entrance. Commissioners suggested the entrance be redesigned for greater prominence and that canopies be located lower on the elevation for increased coverage and pedestrian scale.
- The Commission agreed that the proposed outdoor areas are not well sited for success in the current design. This is due to their location in relation to surrounding program, building mass, and solar aspect. Commissioners agreed that the design and location of the outdoor areas must have a higher priority, stronger relationship with the building and increased integration with the overall site and design. Commissioners suggested the possible reduction of the building footprint (and increase in height) and alterations to the building mass - possibly to a “U-shaped” building – as a way to incorporate an integrated entrance courtyard, as a way to provide meaningful outdoor area. Commissioners also suggested that common outdoor areas be located on the roof.
- The Commission agreed that the current location of the loading area and its impacts to the building design (being adjacent to a proposed common outdoor area) and existing established street trees was not contributing to the success of the public realm.
- Commissioners had concerns with the loading areas being open.

Exhibit List

- A. Applicant's Narrative & Drawings
 - 1. August 04, 2021 Initial Submittal
 - 2. September 02, 2021 Revised Drawings
 - 3. September 03, 2021 Revised Drawings
 - 4. September 09, 2021 Revised Drawings
- B. Zoning Map
- C. Drawings
 - 1. COVER SHEET
 - 2. PROJECT SUMMARY
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 - 4. ZONING SUMMARY
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 - 8. FAÇADE ARTICULATION
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 - 12. ZONING HEIGHT BASE POINT
 - 13. FLOOR PLAN – 01
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 - 15. FLOOR PLAN – 02
 - 16. FLOOR PLAN – TYPICAL UPPER
 - 17. FLOOR PLAN – 07
 - 18. FLOOR PLAN – ROOF
 - 19. ELEVATION – STREET (SOUTH)
 - 20. ELEVATION – WEST
 - 21. ELEVATION – NORTH
 - 22. ELEVATION – EAST
 - 23. SECTIONS – 1
 - 24. SECTIONS – 2
 - 25. BUILDING PERSPECTIVES
- D. Notification
 - 1. Posting instructions sent to applicant, includes general information on DAR process
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
- E. Service Bureau Comments - – no comments submitted.
- F. Public Testimony
 - 1. September 02, 2021 email: Sandee Blank
 - 2. September 23, 2021 DAR Testimony:
 - Grayson Schoenbine;
 - Rodolfo Kiyama;
 - Jerry Powell.
- G. Other
 - 1. Application form
 - 2. August 03, 2021 Design Commission Memo and Attachments
- H. Hearing September 23, 2021
 - 1. Staff PPT Presentation

Goose Hollow
Market Street Apartments
1541 SW Market St
Portland, Oregon 972xx

team information

Client: Market Street Holdings LLC
Architect: Mcguirl Designs & Architecture
Landscape:
Structural:
Civil:

project site

Address: 1541 SW Market St
Portland, OR 97201
Property ID: R246930

summary of development program

The existing parcel has 2 structures and a surface parking lot, all would be razed.

A new 8 story multi-family building is being proposed.

- The program includes:
- 125 Dwelling Units (with Inclusionary Housing)
 - Interior Trash Room
 - Outdoor/Common Spaces
 - Individual Outdoor Decks
 - Common Outdoor spaces @ grade
 - Common Room on Top Floor
 - Parking
 - 0 Vehicle Parking Stalls
 - 2 Loading Zones
 - 188 Bike Parking Stalls

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The project site is located along the southern edge of the Goose Hollow Neighborhood on Market in between 15th and 16th Ave.

To the North and West of the site, is the Goose Hollow Tower and Plaza complex, a student housing structure. This consists of two buildings connected by a 2 story entry. The northern building, built in the 1990's, is a 5 story structure. The westernmost building, built in 1972, is a 17 story high-rise tower.

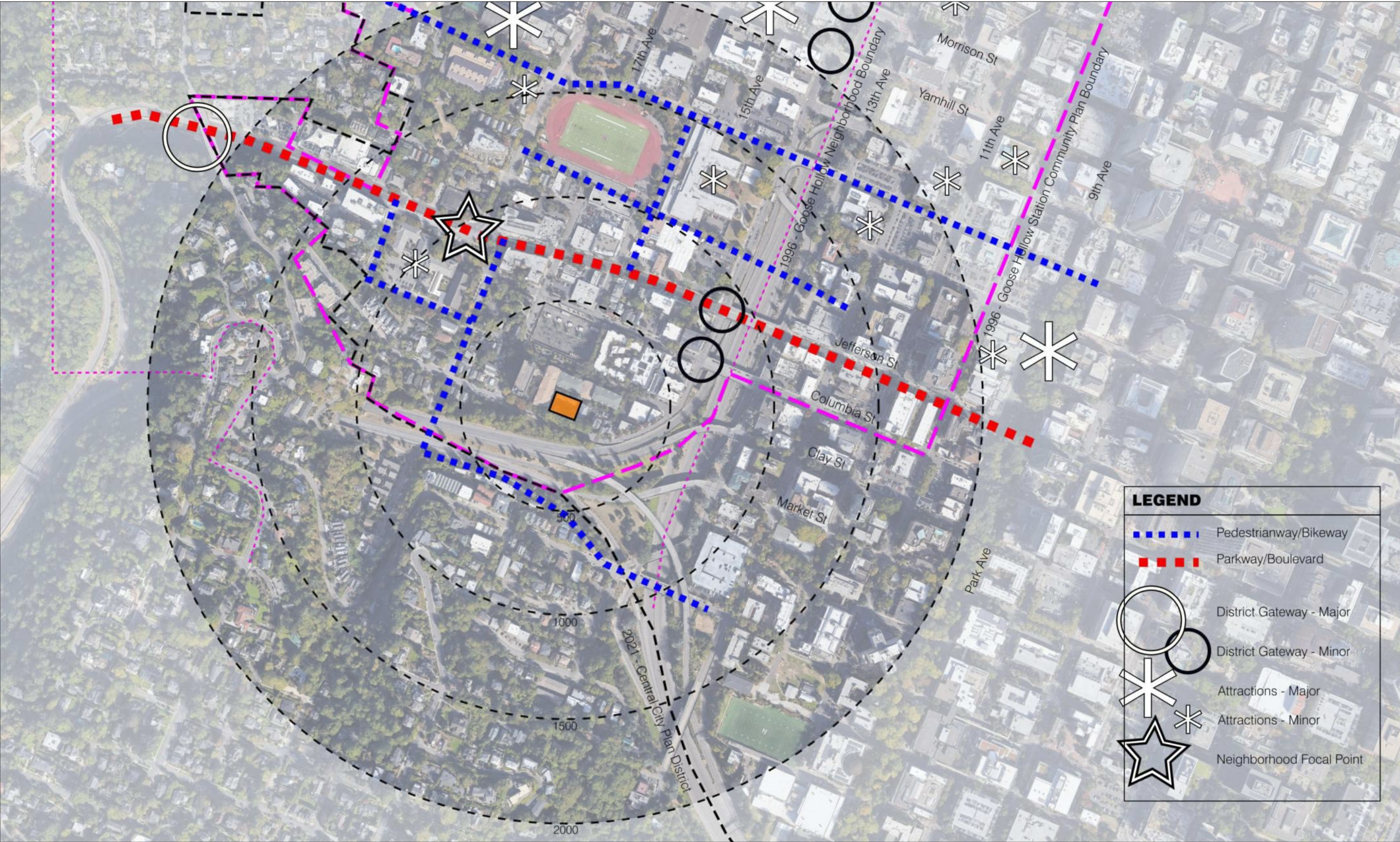
To the East, @ 1525 SW Market, is a 2 story multi-family building.

Directly across Market Street, is a sound wall that separates the Goose Hollow Neighborhood from Highway 26, an edge boundary that limits access to the site.

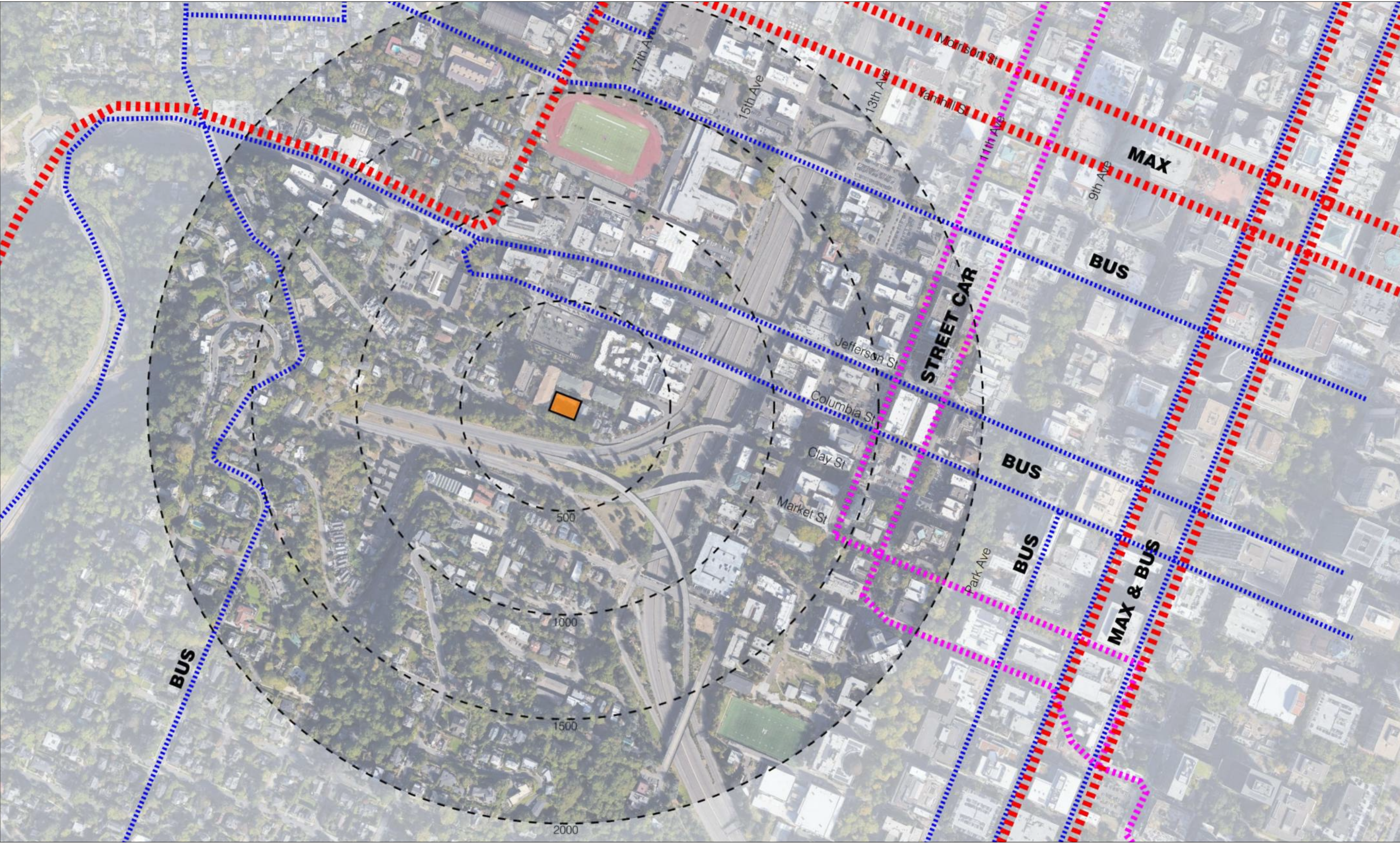


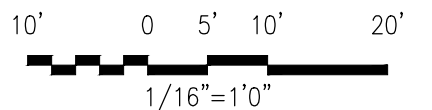


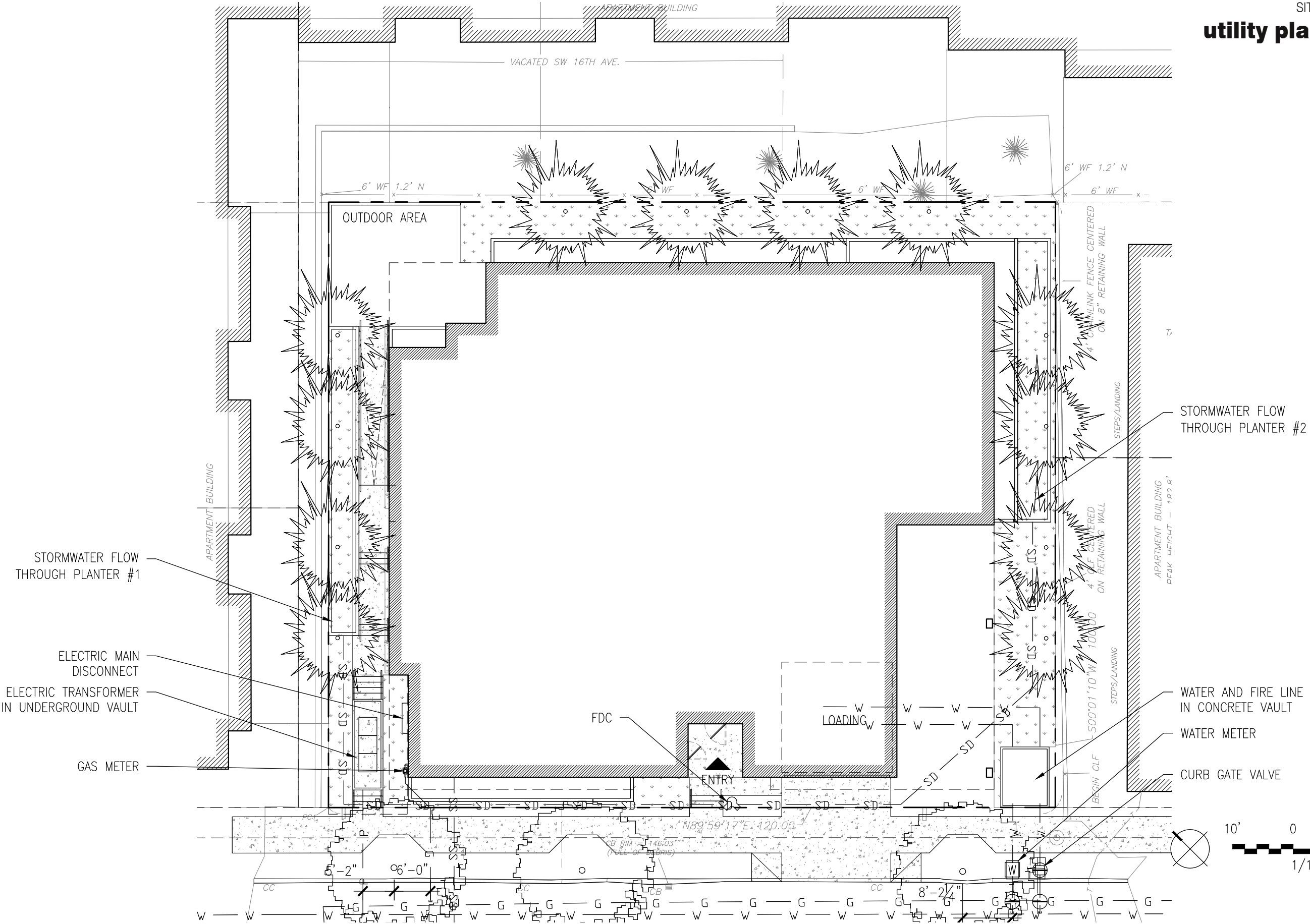
goose hollow community urban design plan



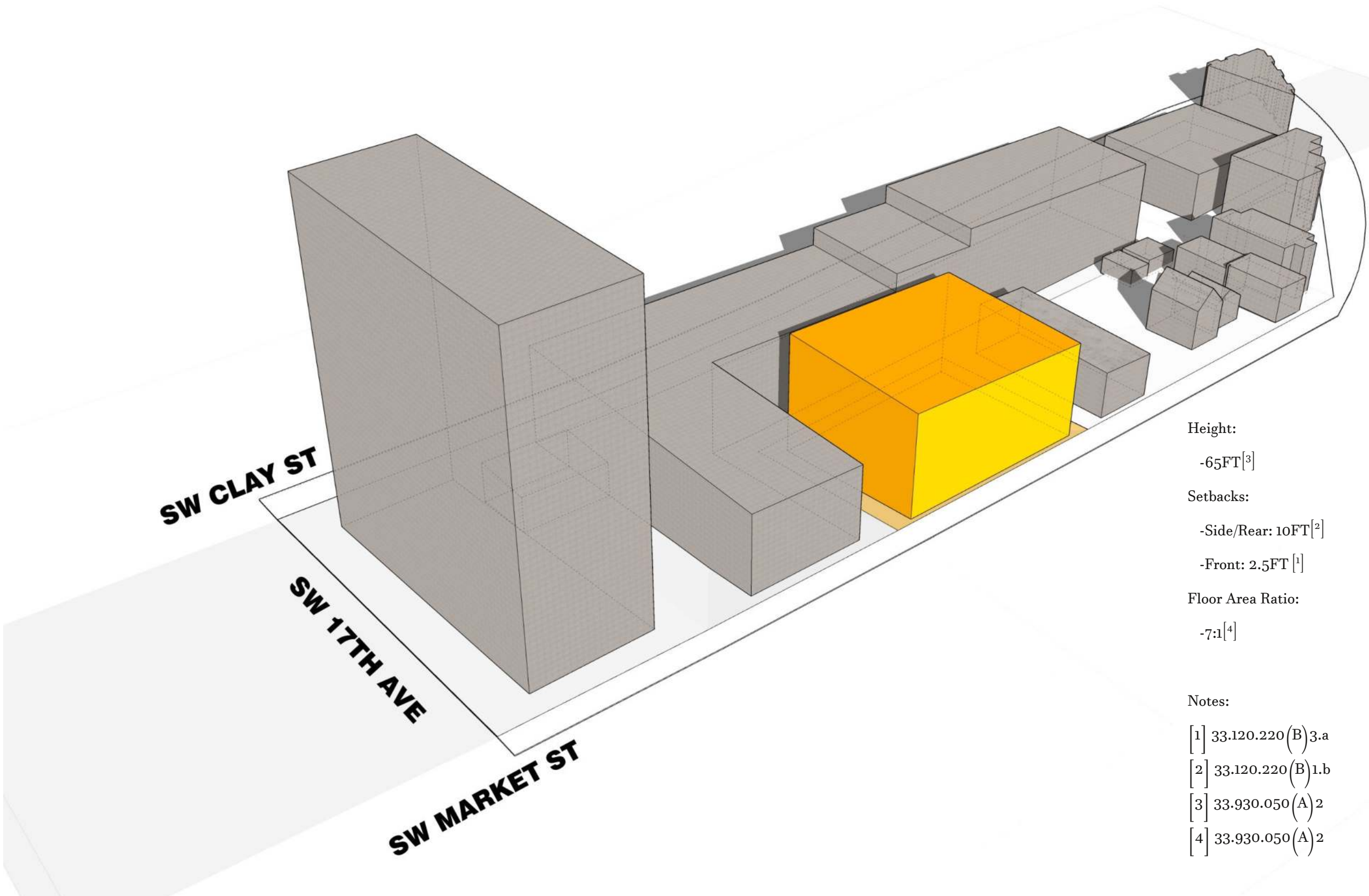
multi-modal circulation







existing site & vicinity photos

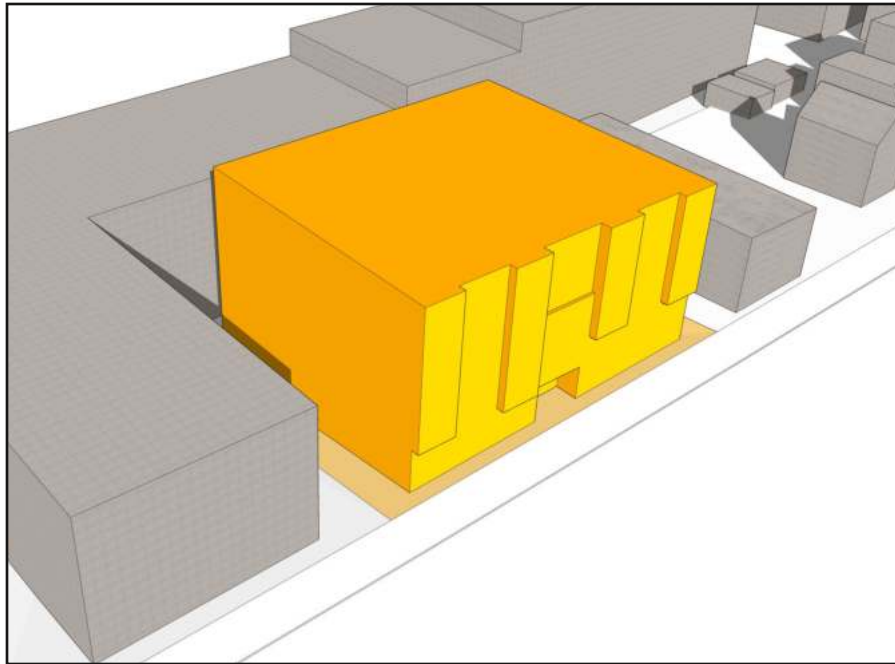


Height:
-65FT^[3]

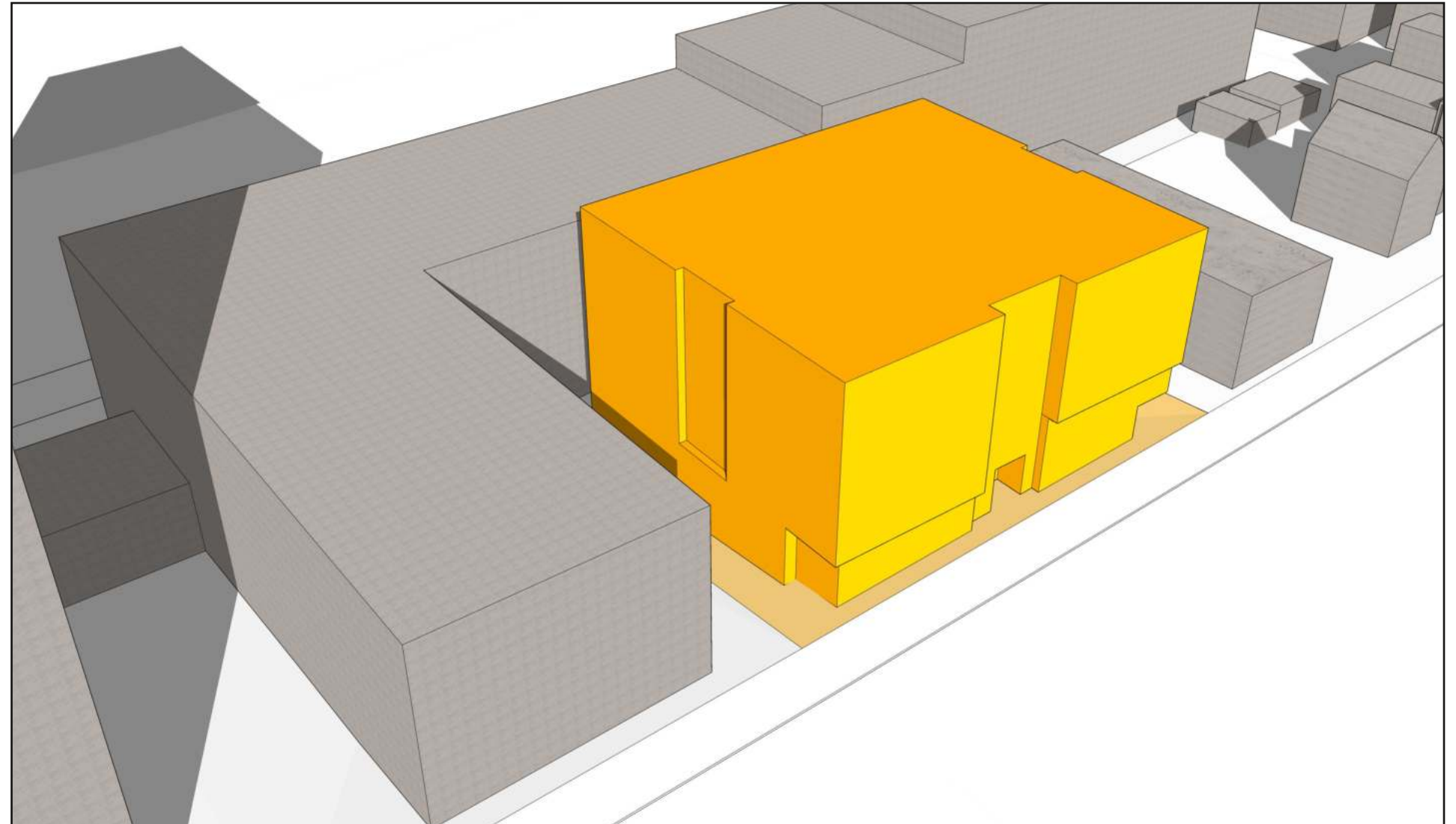
Setbacks:
-Side/Rear: 10FT^[2]
-Front: 2.5FT^[1]

Floor Area Ratio:
-7:1^[4]

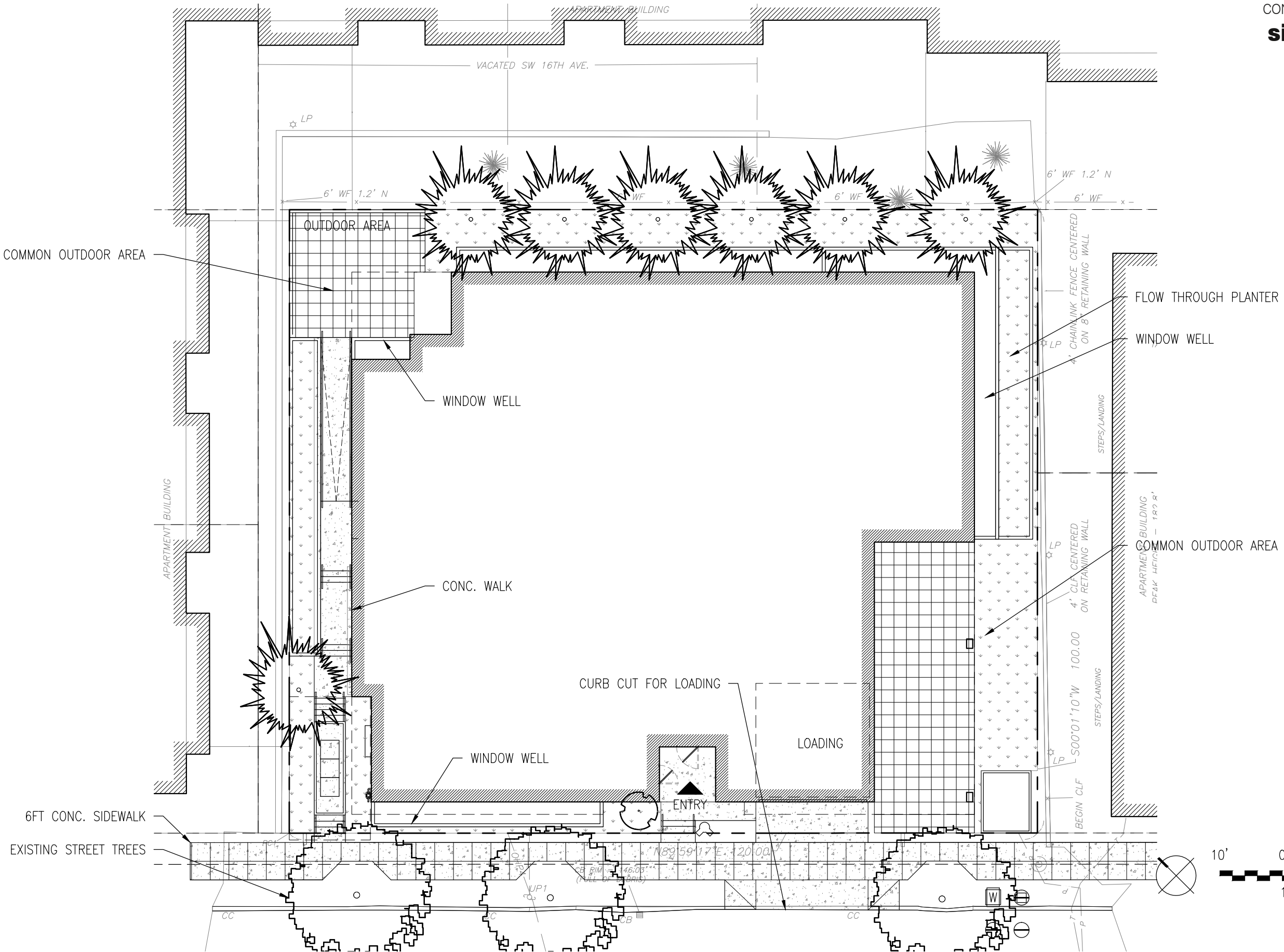
- Notes:
- [1] 33.120.220(B)3.a
 - [2] 33.120.220(B)1.b
 - [3] 33.930.050(A)2
 - [4] 33.930.050(A)2



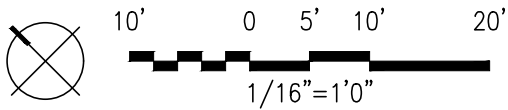
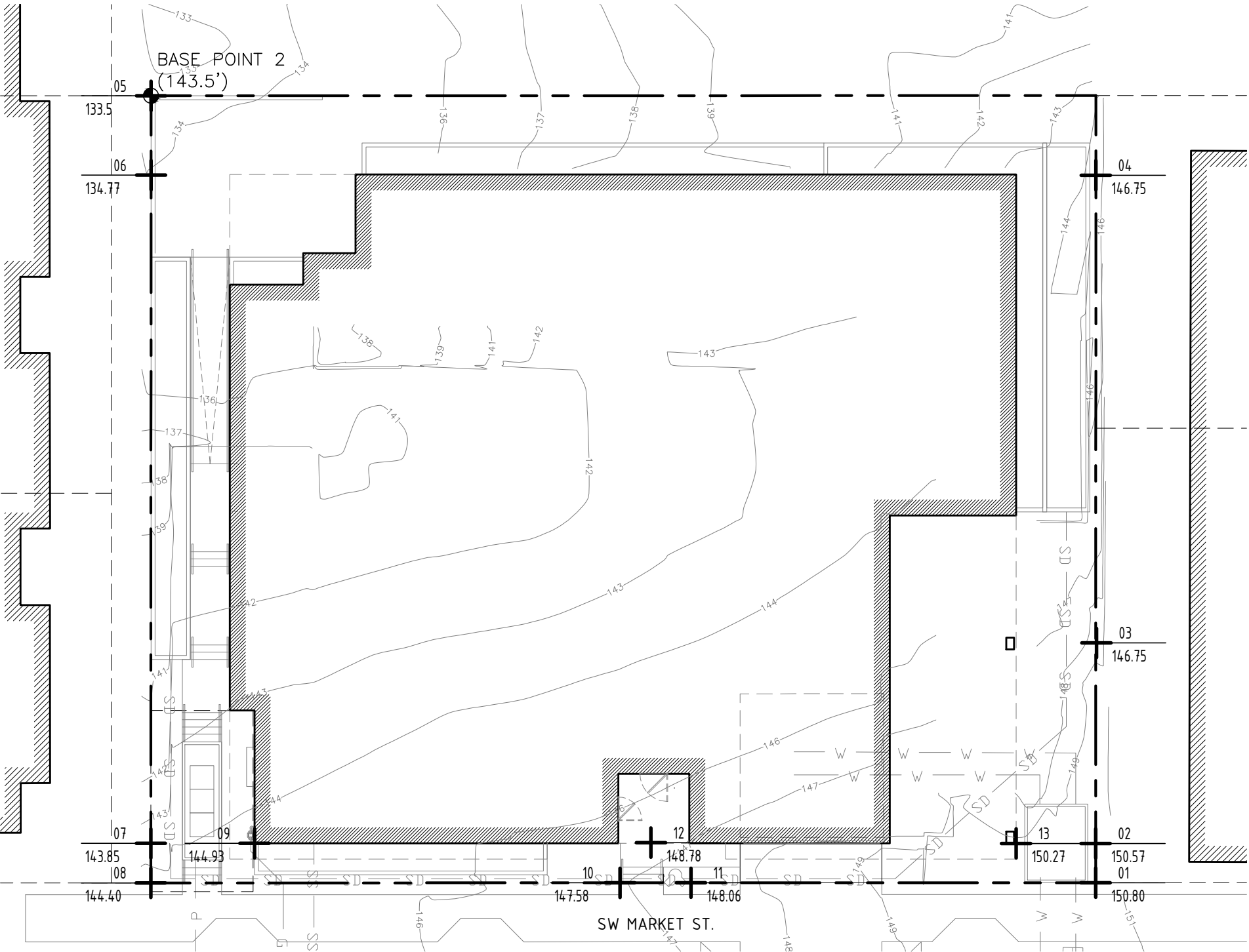
Previously Proposed with Early Assistance
 -Multiple Bay Windows
 -Upper Levels resessed

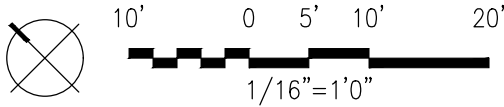
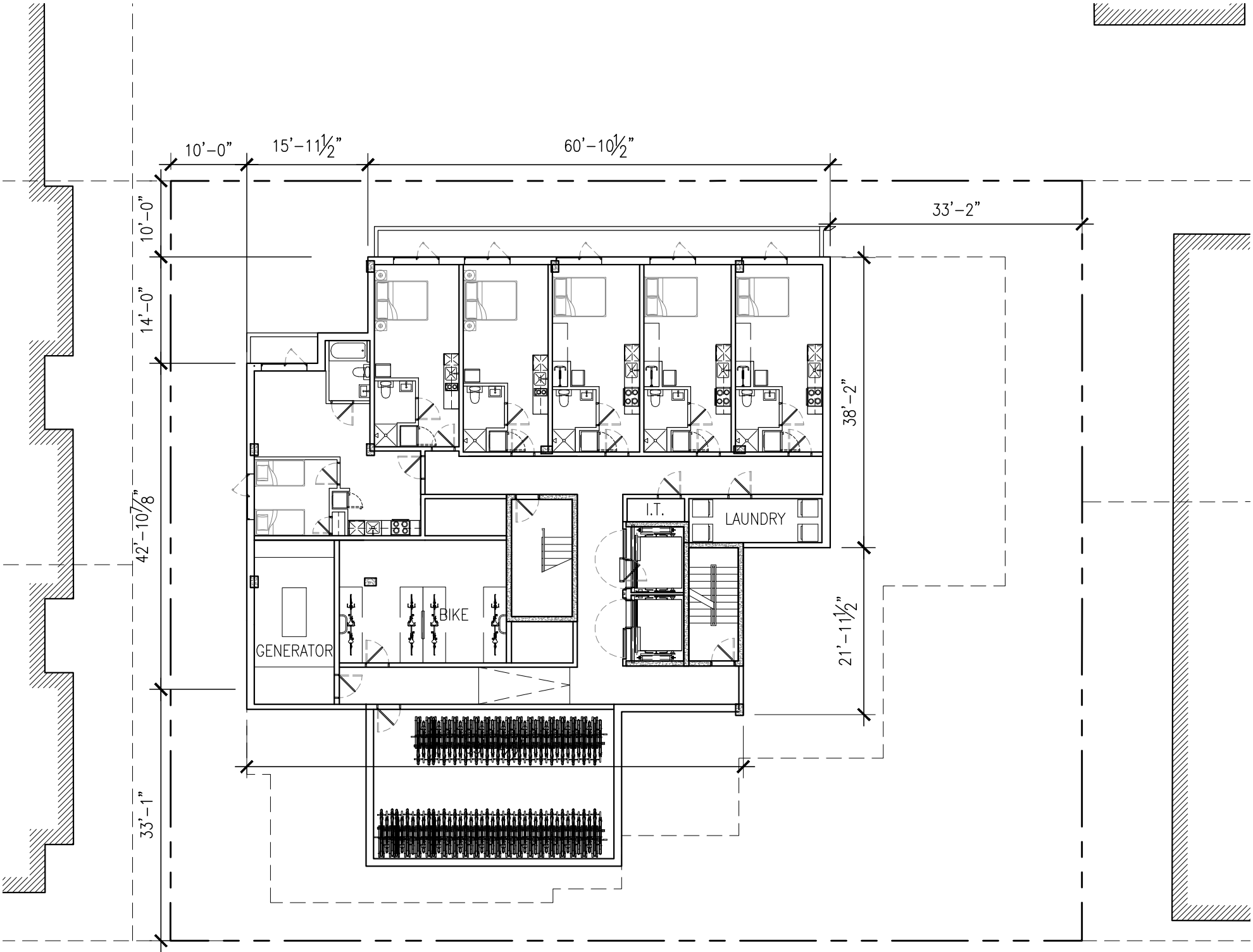


Proposed Articulation
 - Large volumes cantilevered over base
 -Center area of facade resessed

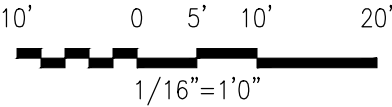
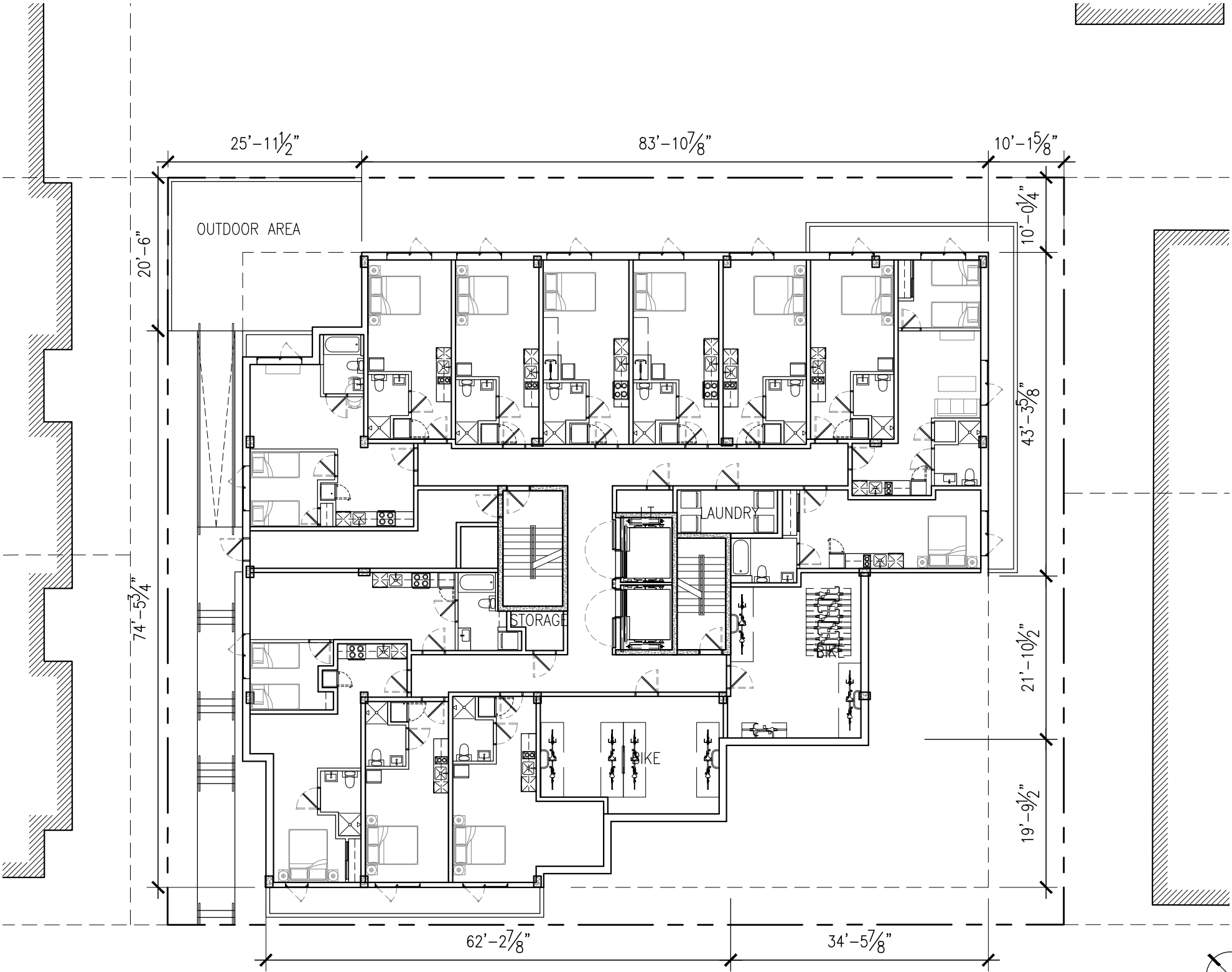


zoning height base point

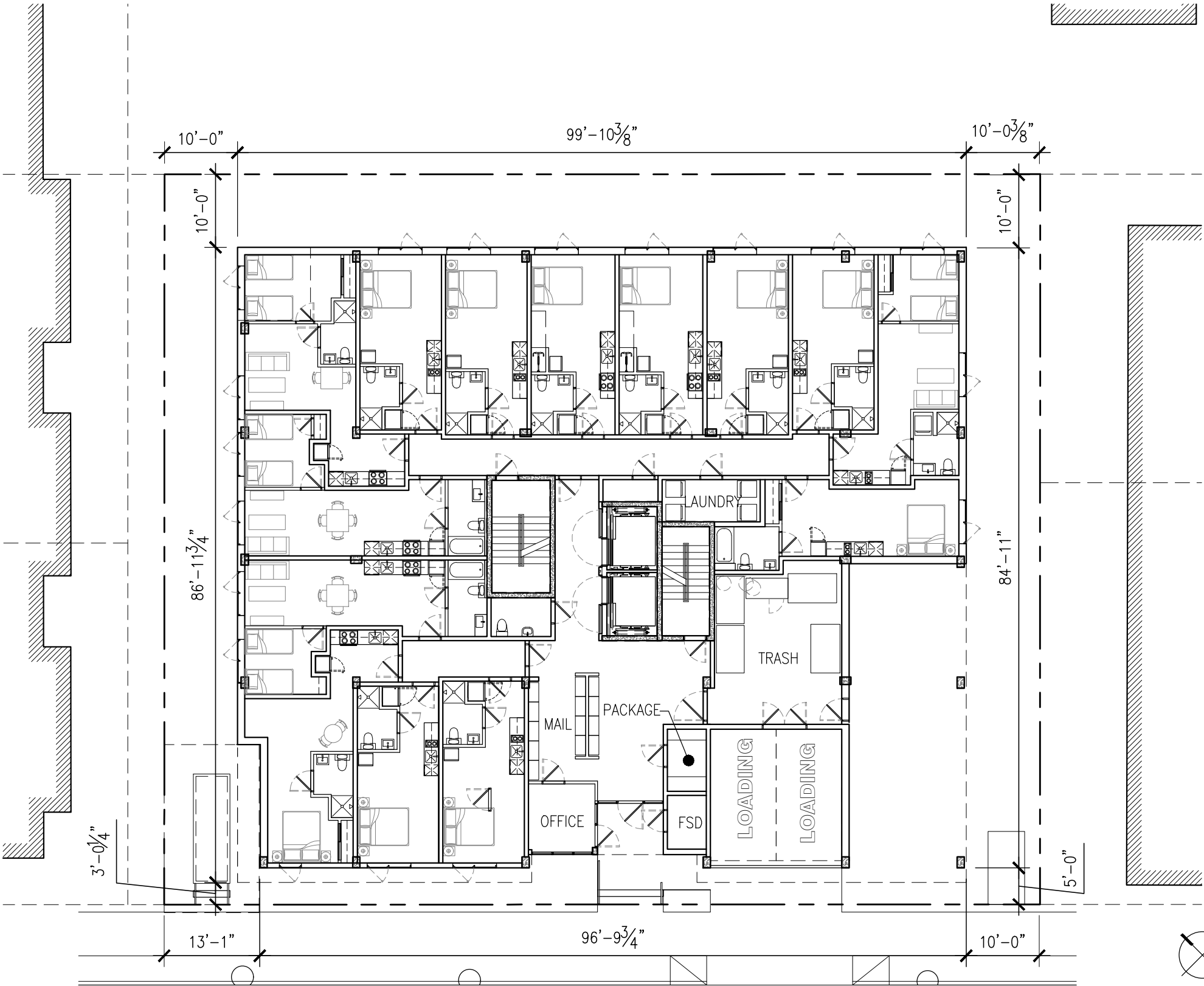




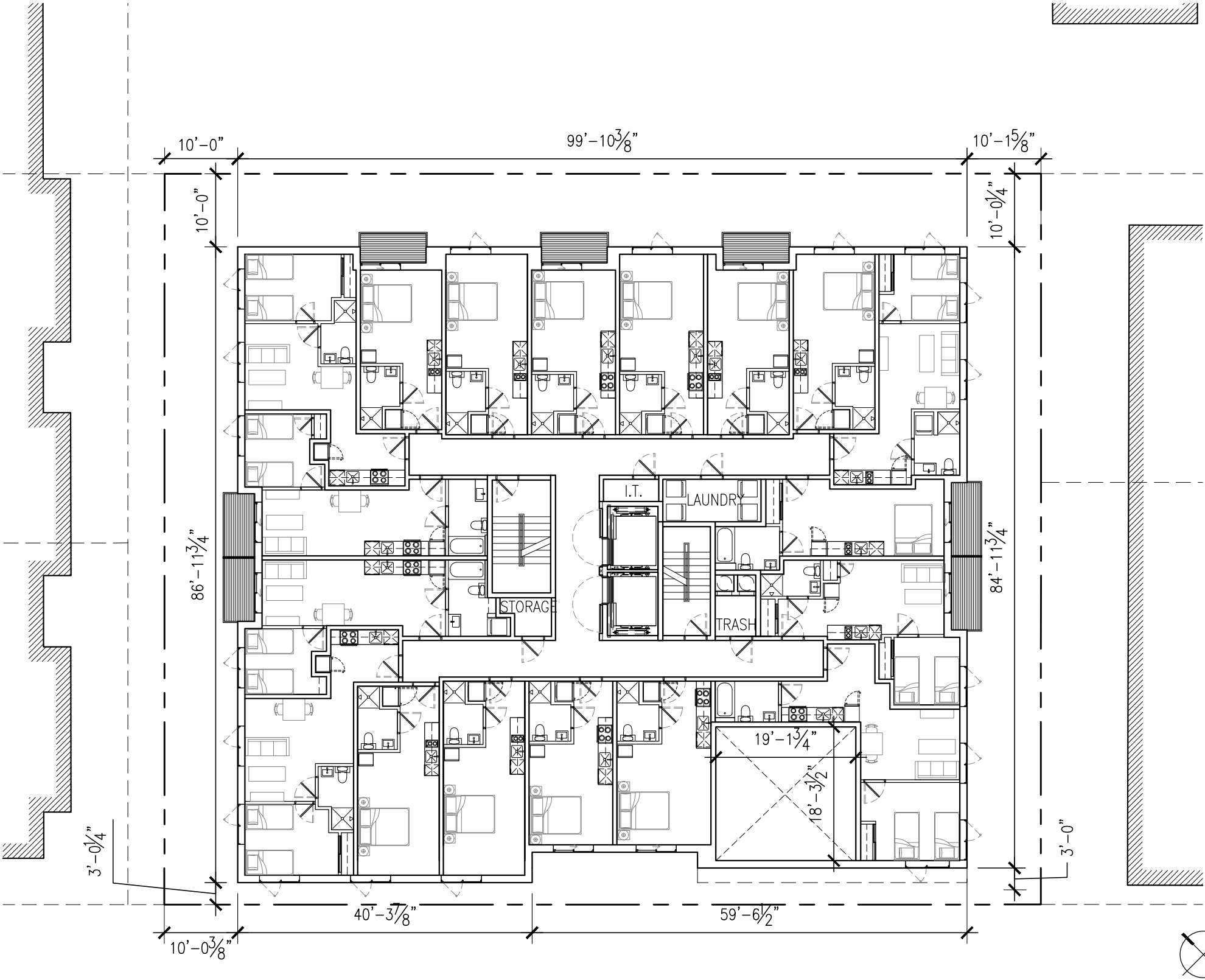
building plans - level -01



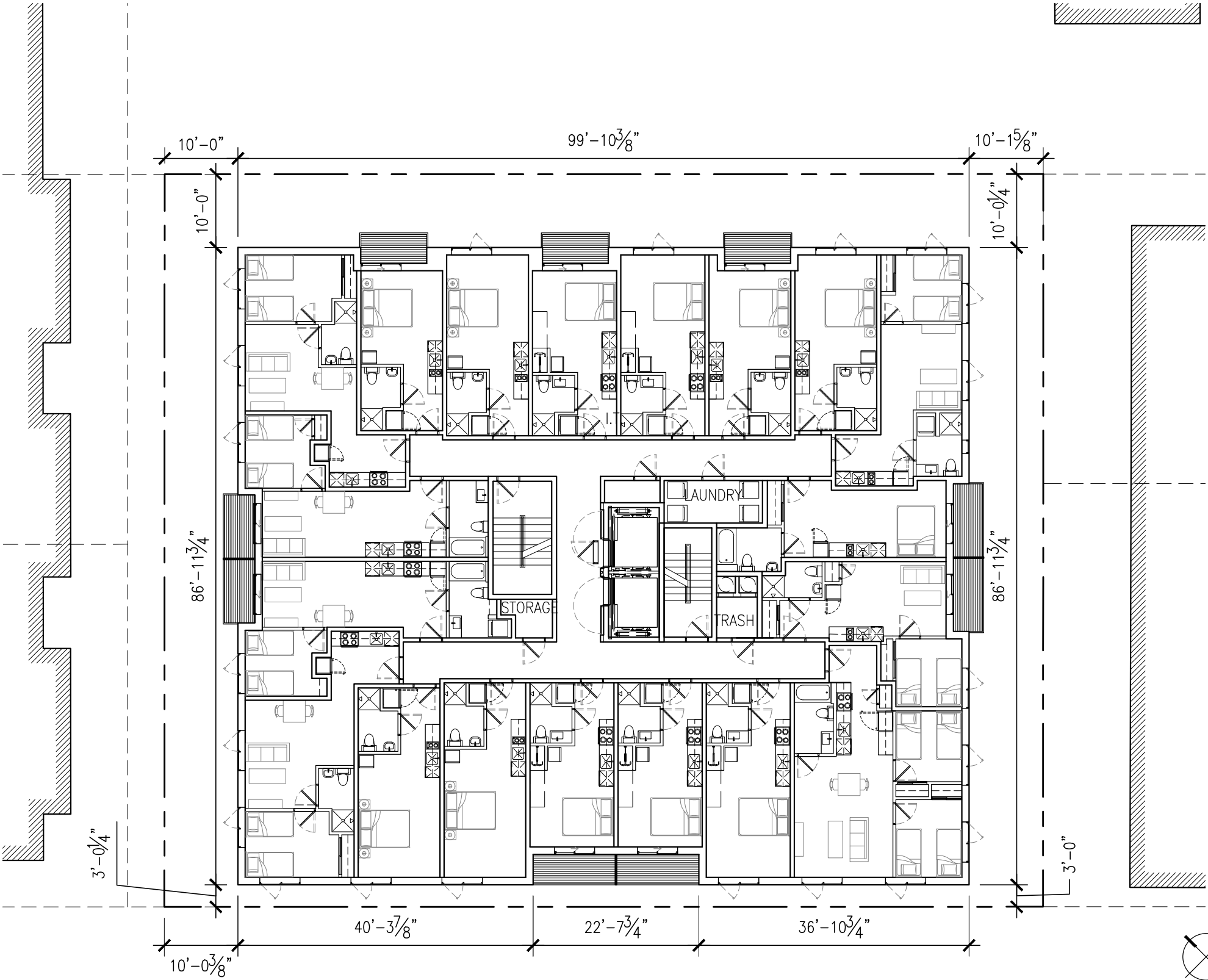
building plans - ground level



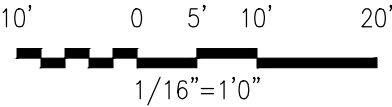
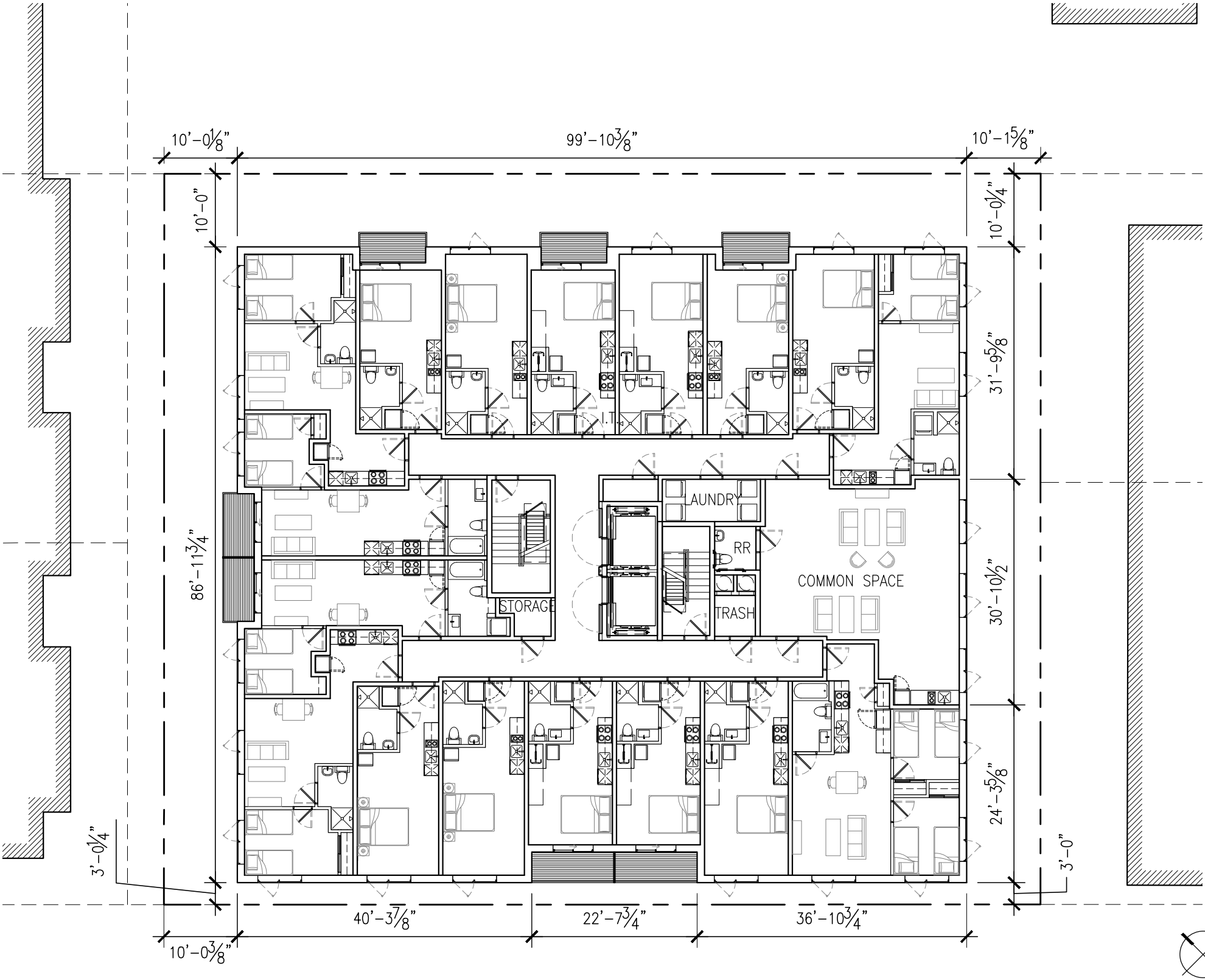
building plans - level 02

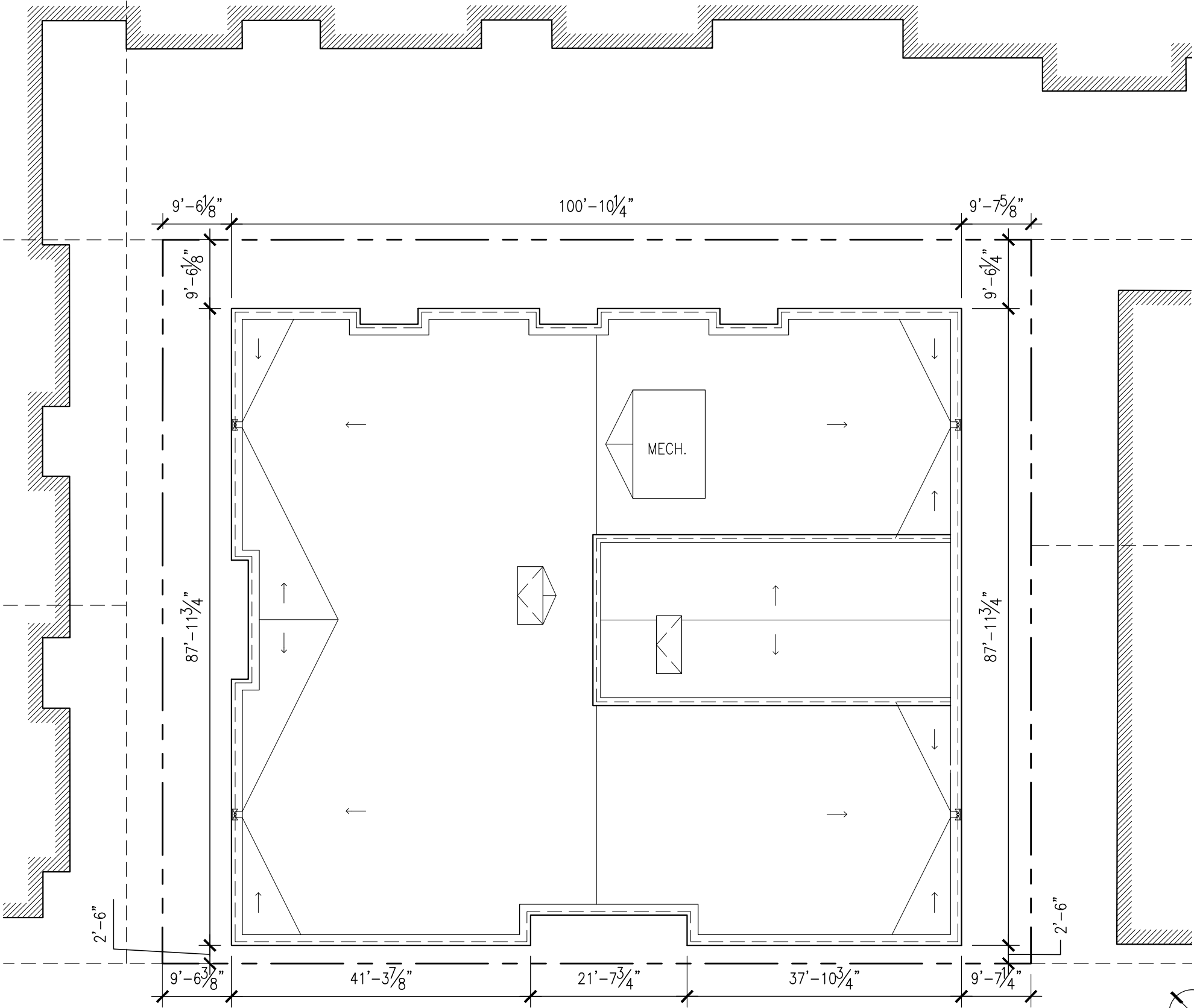


building plans - levels 03 thru 05

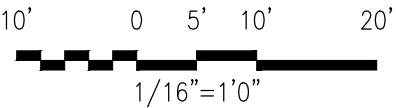


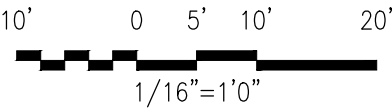
building plans - level 06

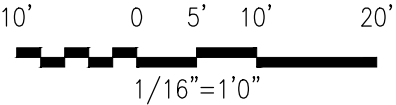
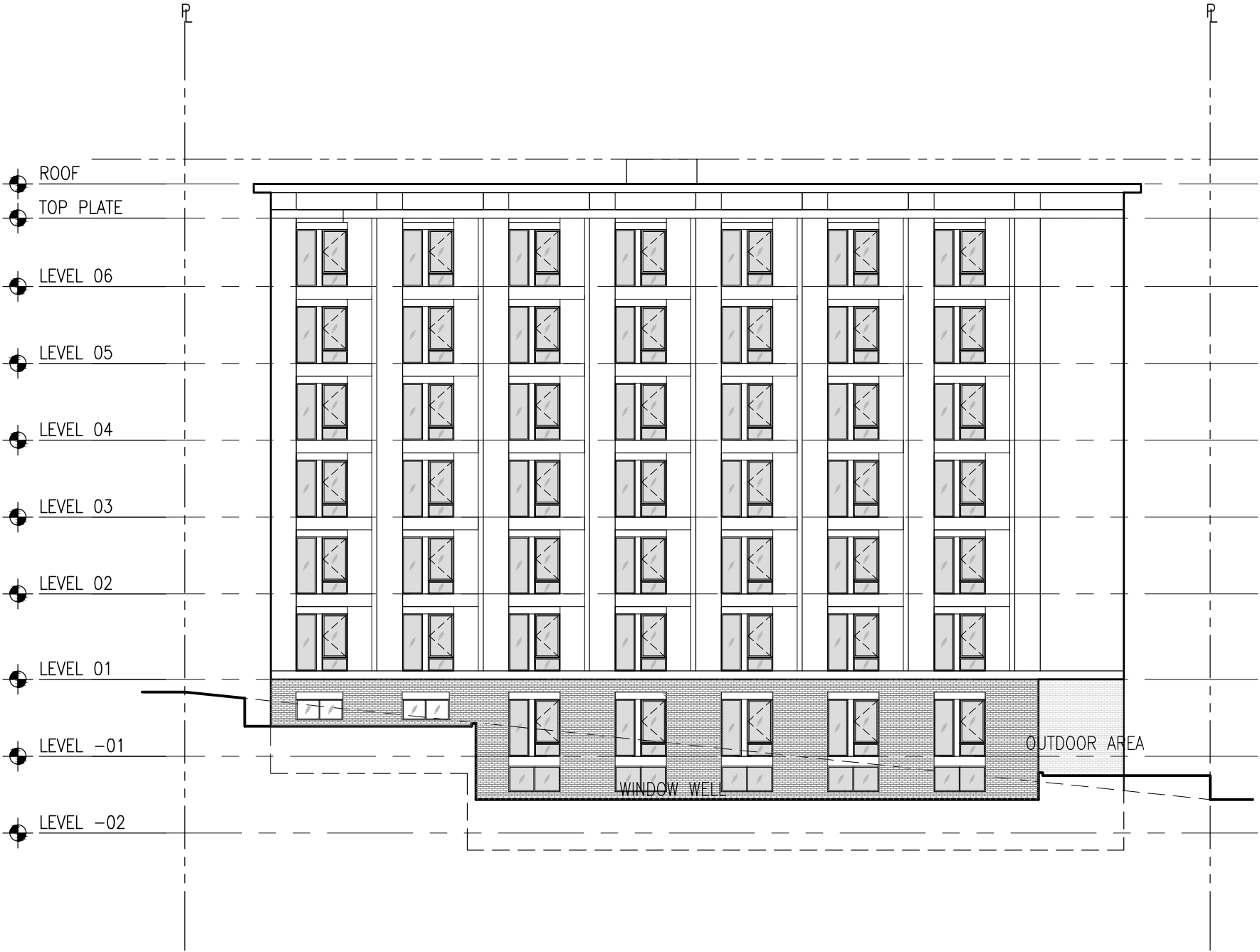


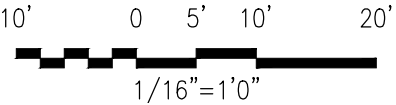


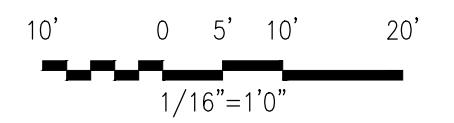
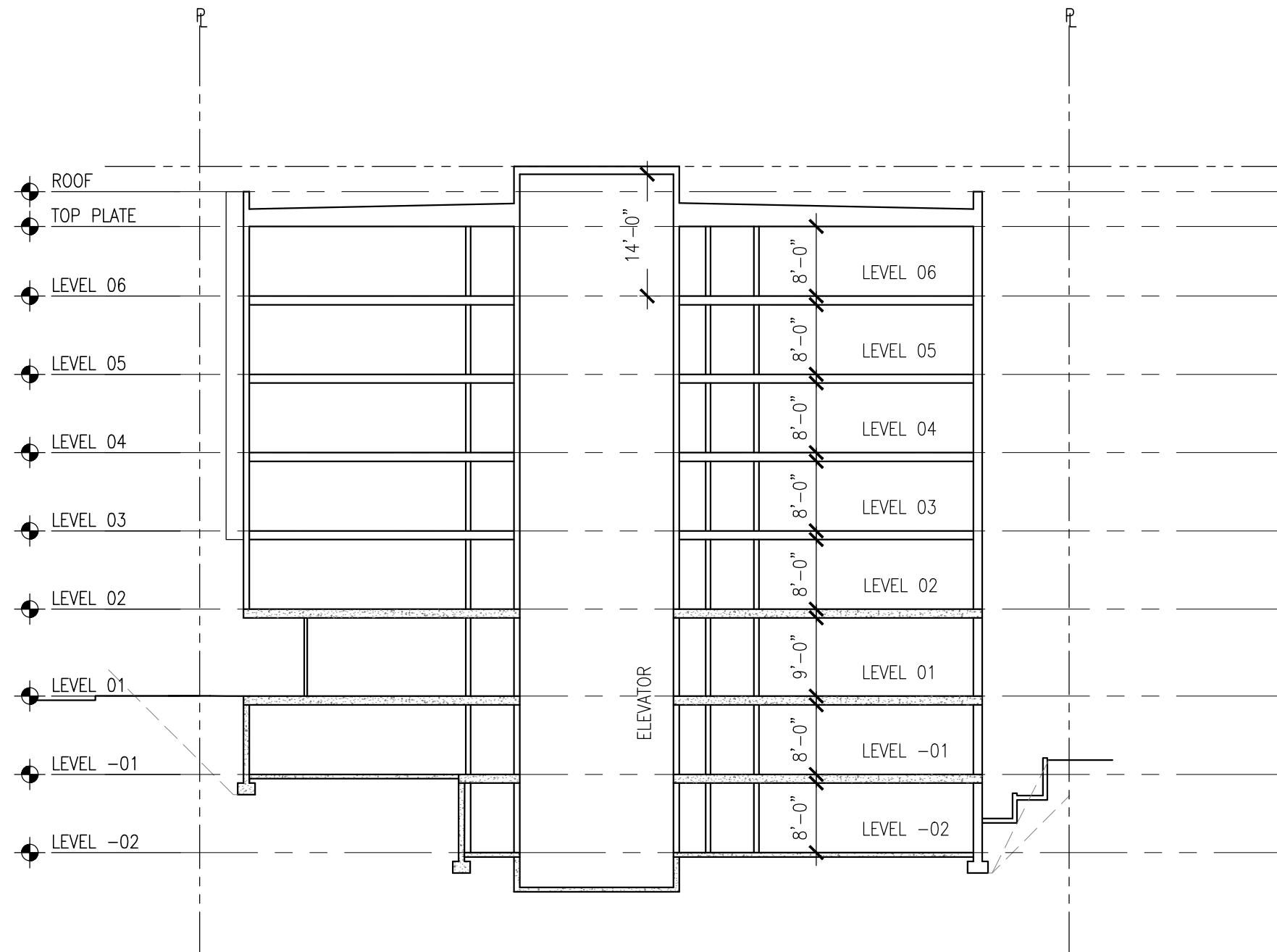
building elevation south (street)

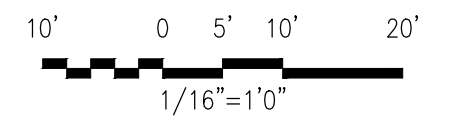
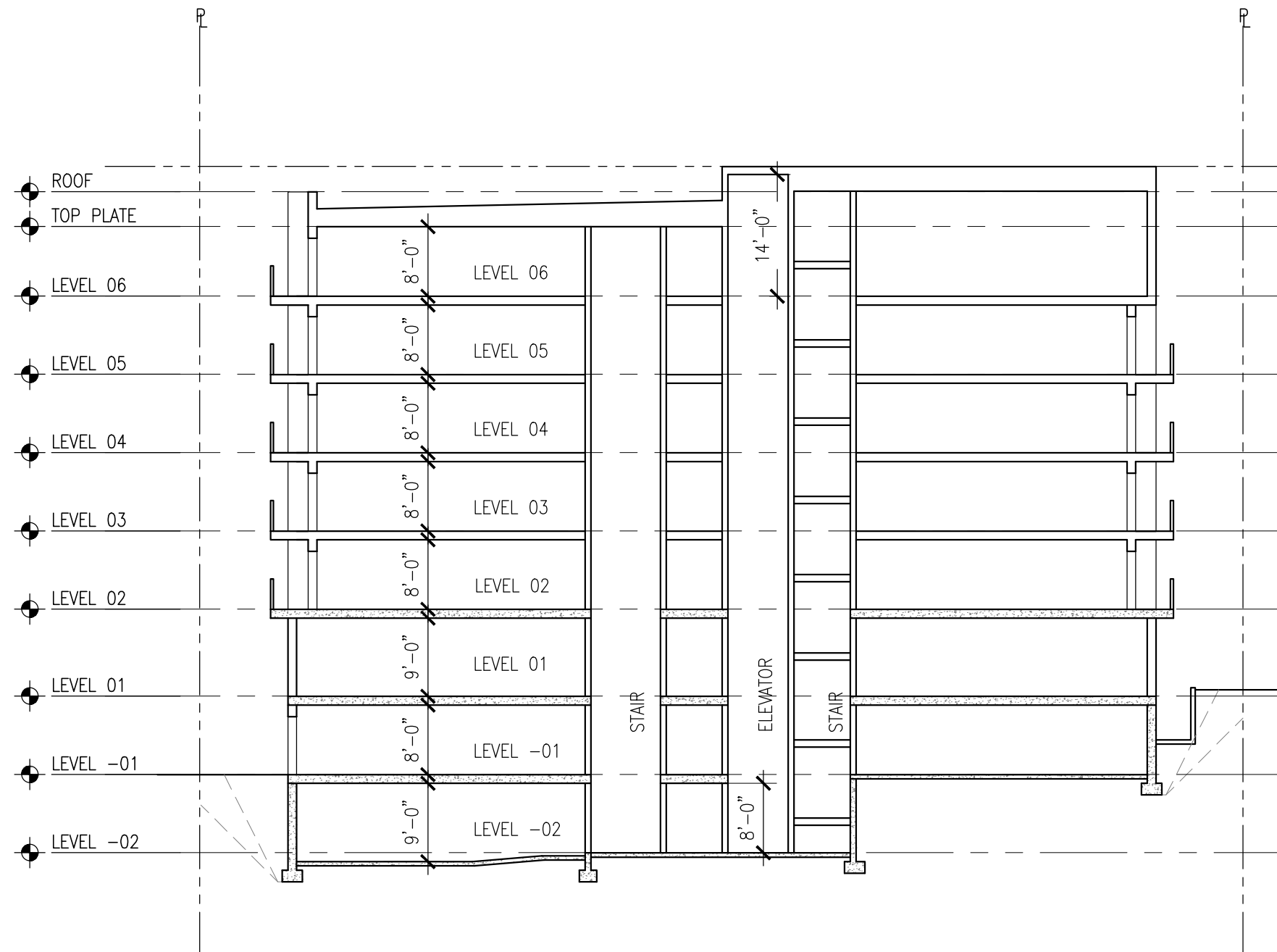








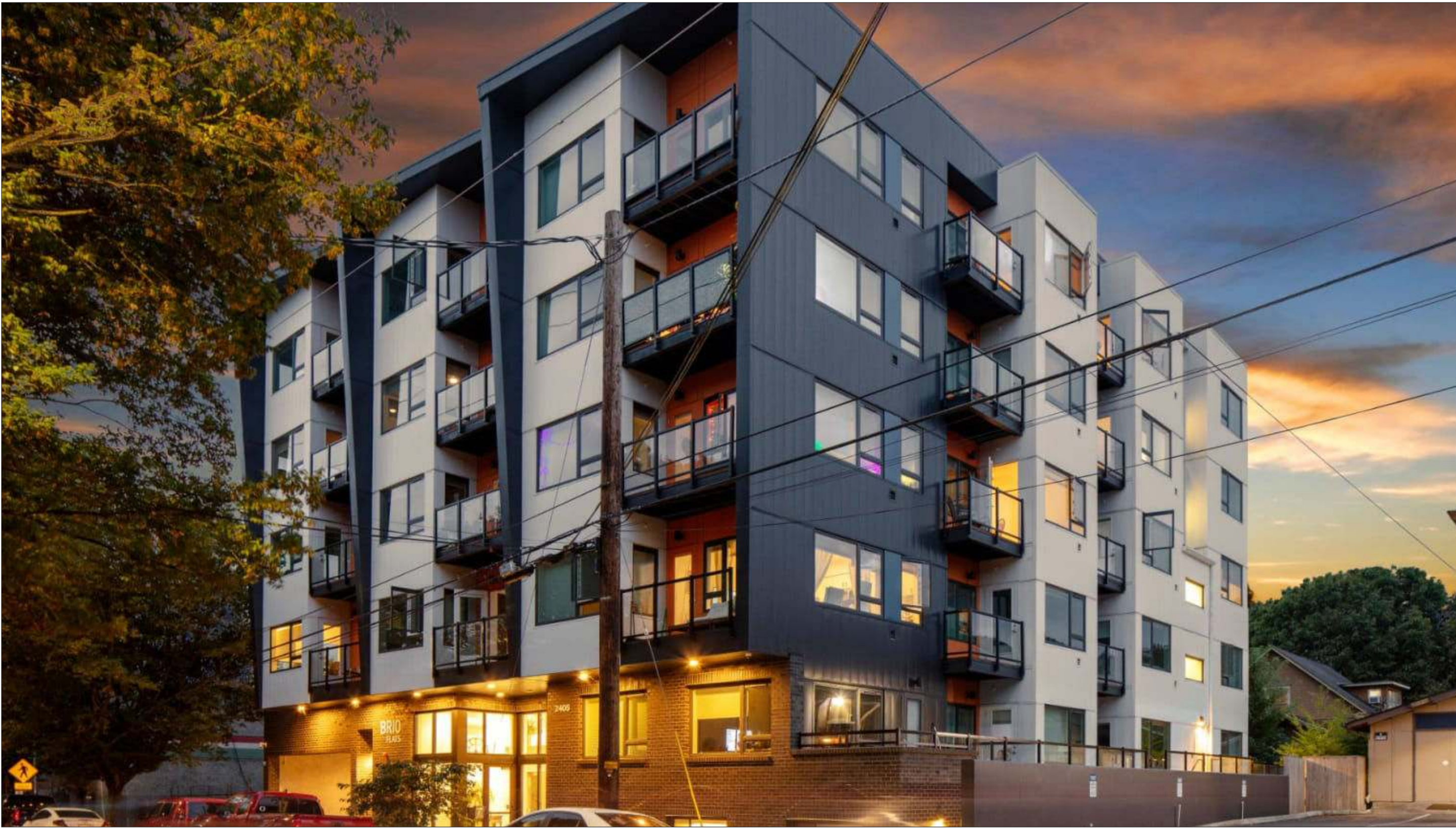












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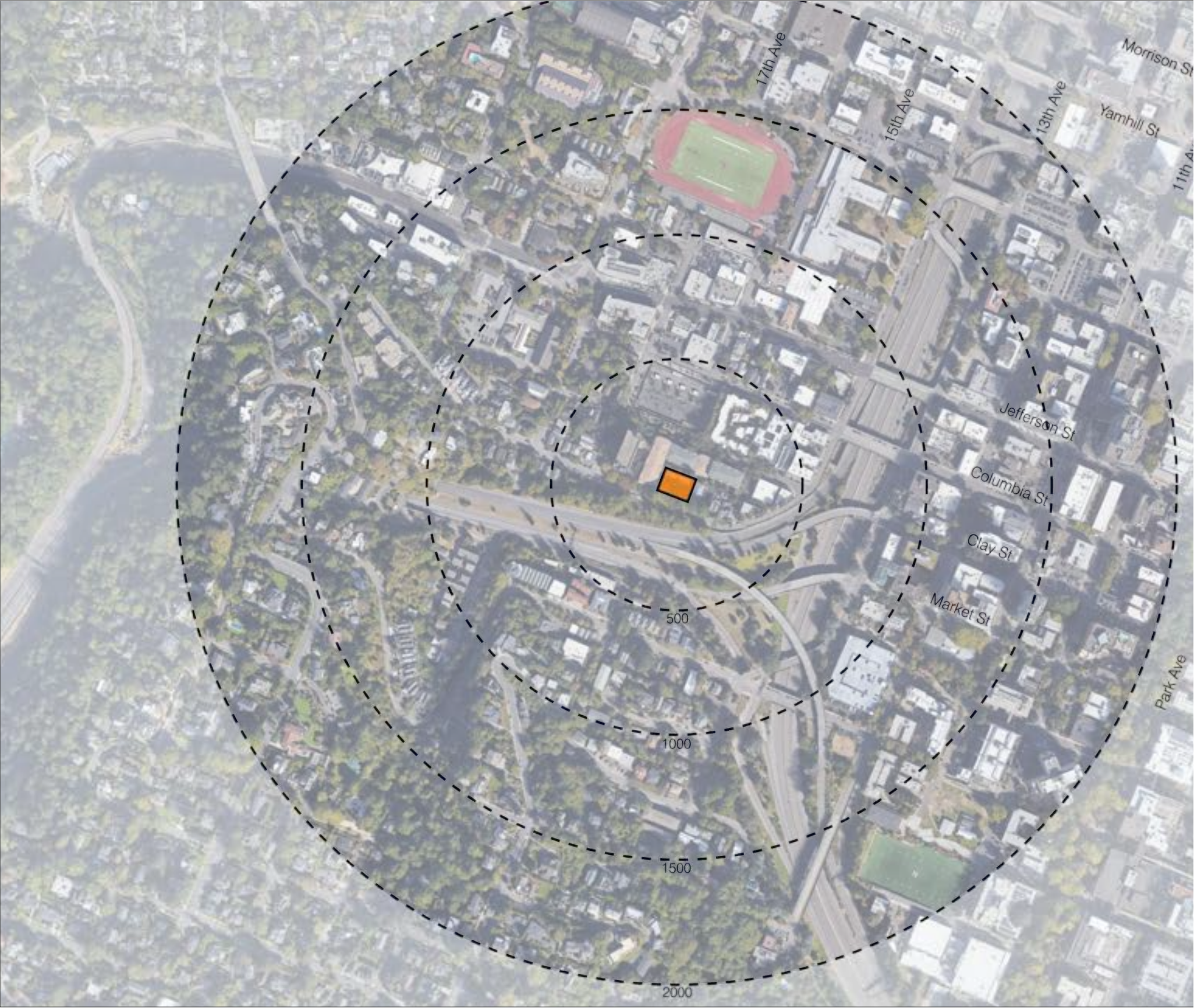
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Directly across Market Street, is a sound wall that separates the Goose Hollow Neighborhood from Highway 26, an edge boundary that limits access to the site.



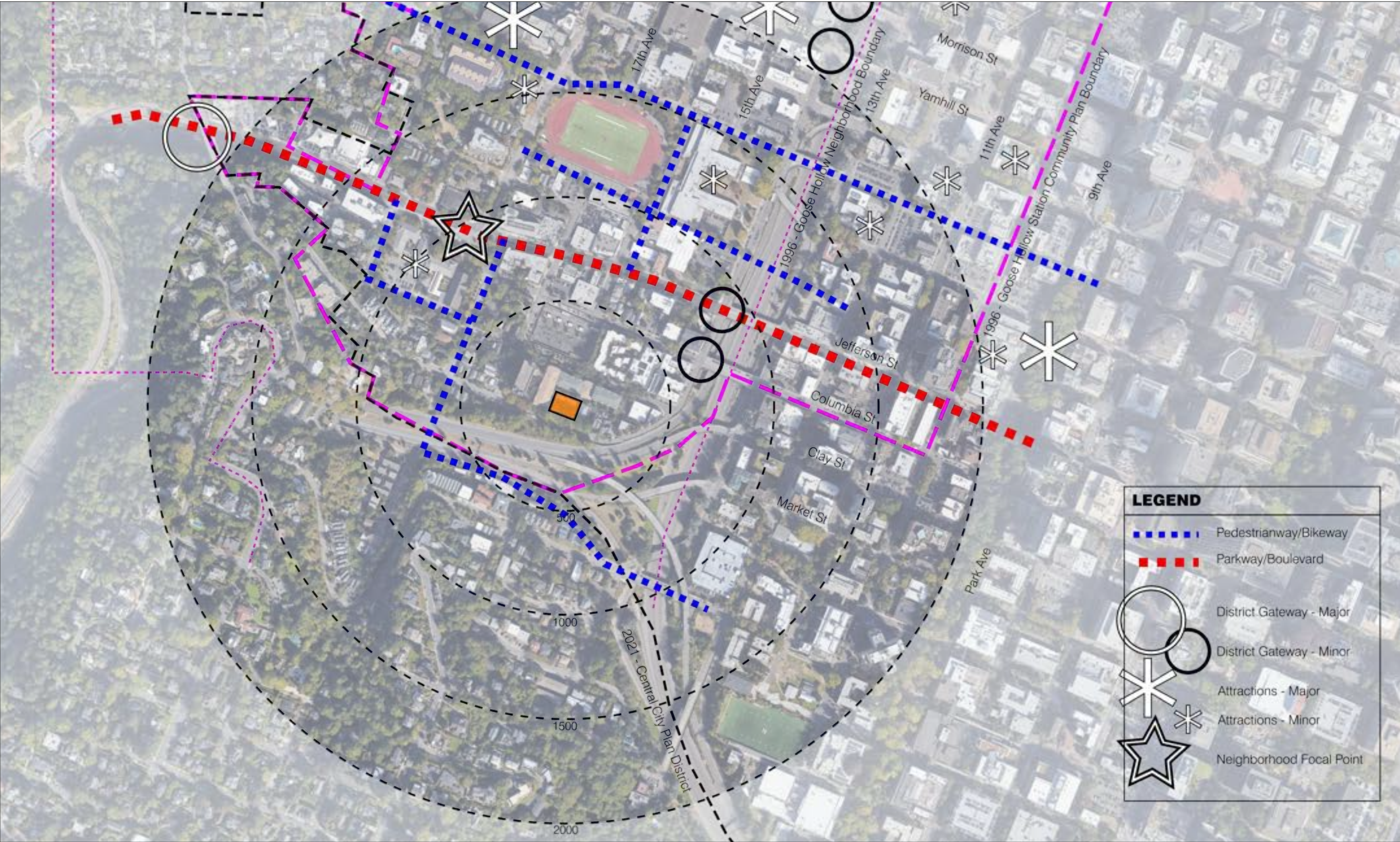
Base Zone:	RM3 - Residential Multi-Dwelling 3
Overlay:	d - Design
Comp Plan:	MD-U - Multi-Dwelling-Urban Center
Historic District:	N/A
Plan District:	CC - Central City Plan District Goose Hollow
Business:	Goose Hollow Stadium District

The project site is within the RM3 zone and is abutting other RM3 zones. Located within the Central City Plan District, the site also must comply with the View Corridor requirements.

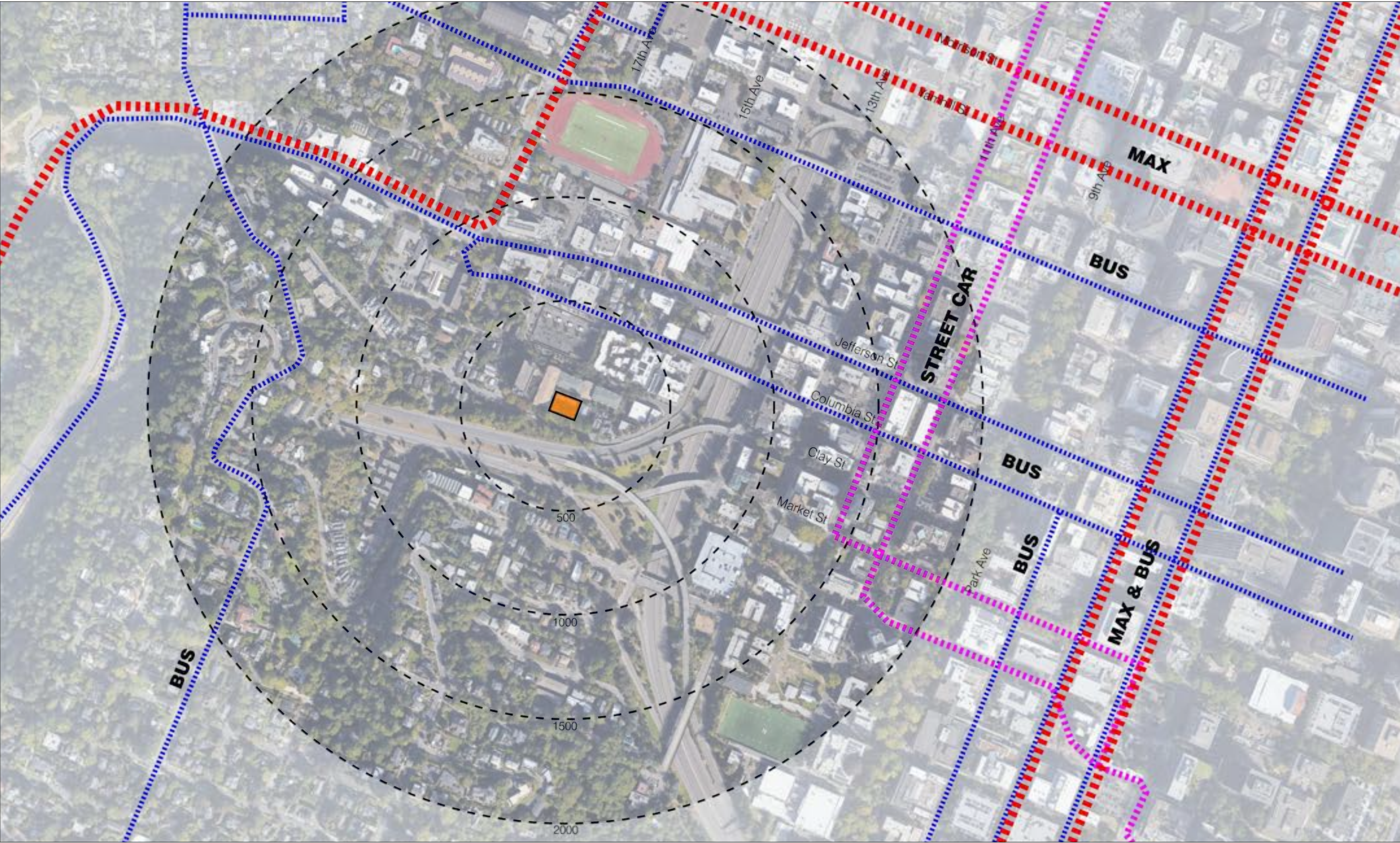
Within the Goose Hollow Subdistrict, the RM3 zone has very limited areas. There are significant areas dedicated to the CX and RM4 zones. Towards the western edges of the district, the zones tend to decrease in density. Towards the south, outside of the Central City, on the opposite side of the freeway, the density decreases.



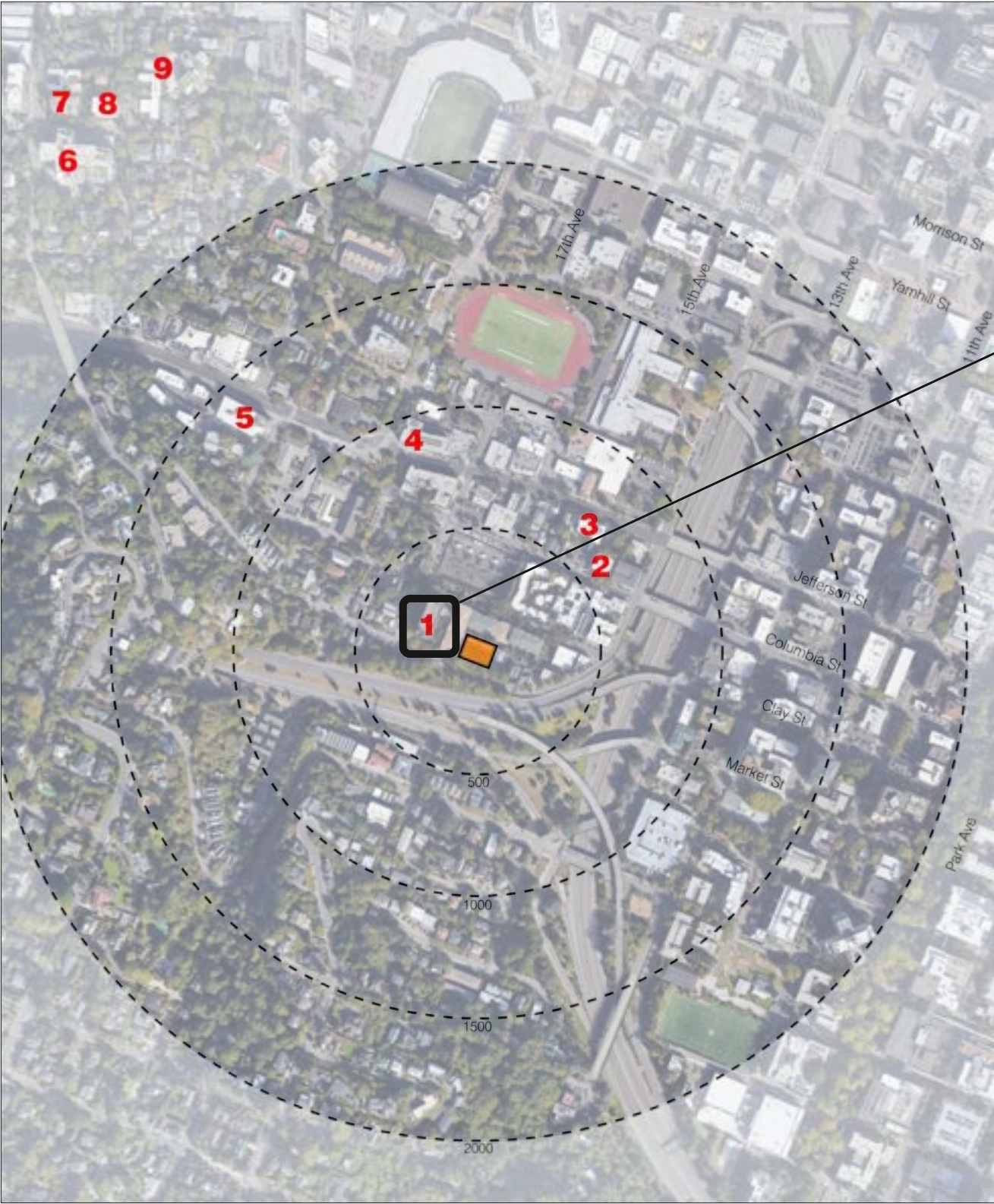
goose hollow community urban design plan



multi-modal circulation



goose hollow context



Address:
1630 SW Clay Street

Floors & Height:
17 Floors | ~140FT

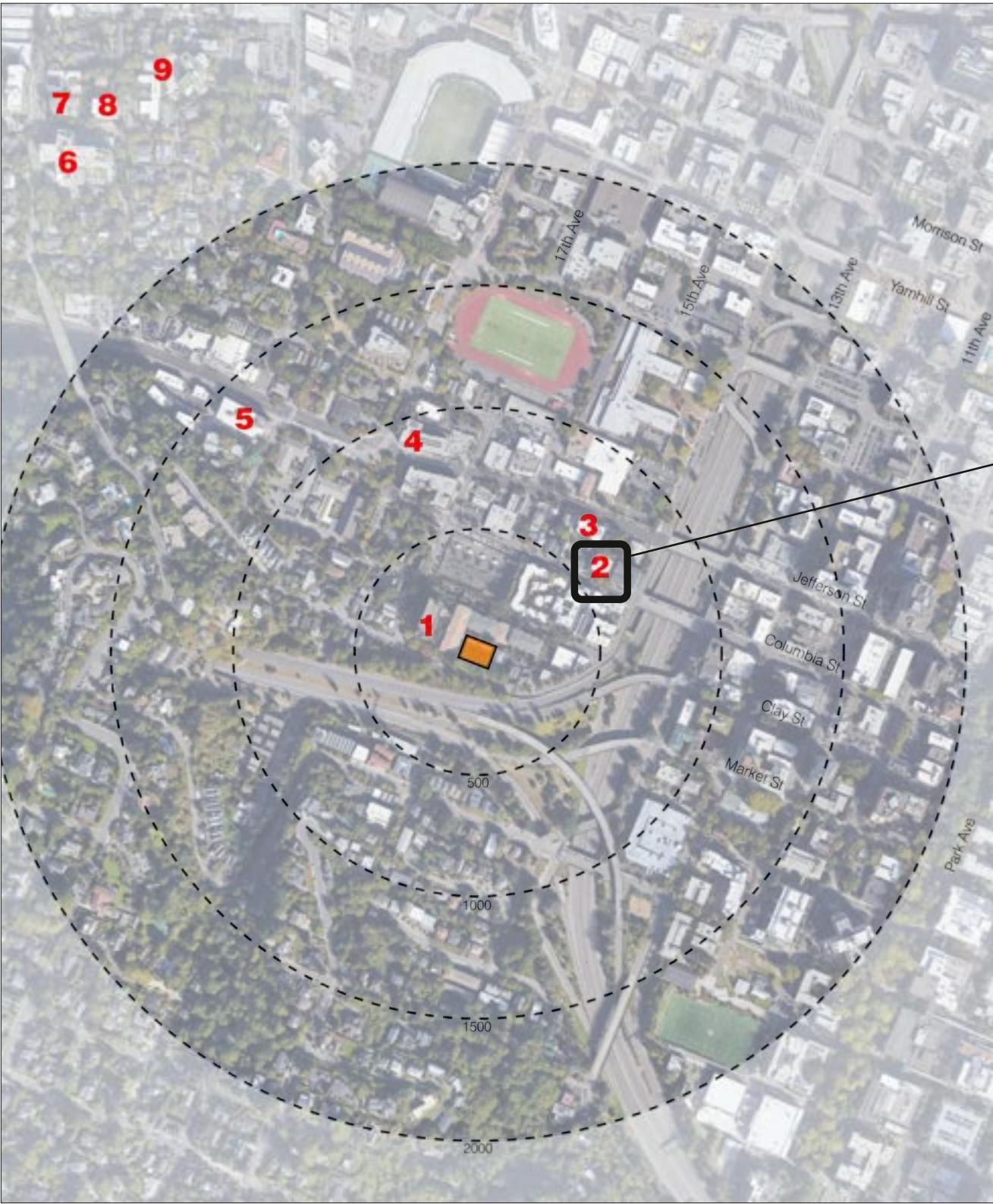
Facade:
Relatively flat facade with minimal articulation

Materials:
Concrete, Concrete Block, Aluminum Window

Notes:
Large entry concrete plaza. Restrained main entry.
Little to none ground floor activation.



goose hollow context



Address:
1415 SW Columbia

Floors & Height:
4 Floors | ~45FT

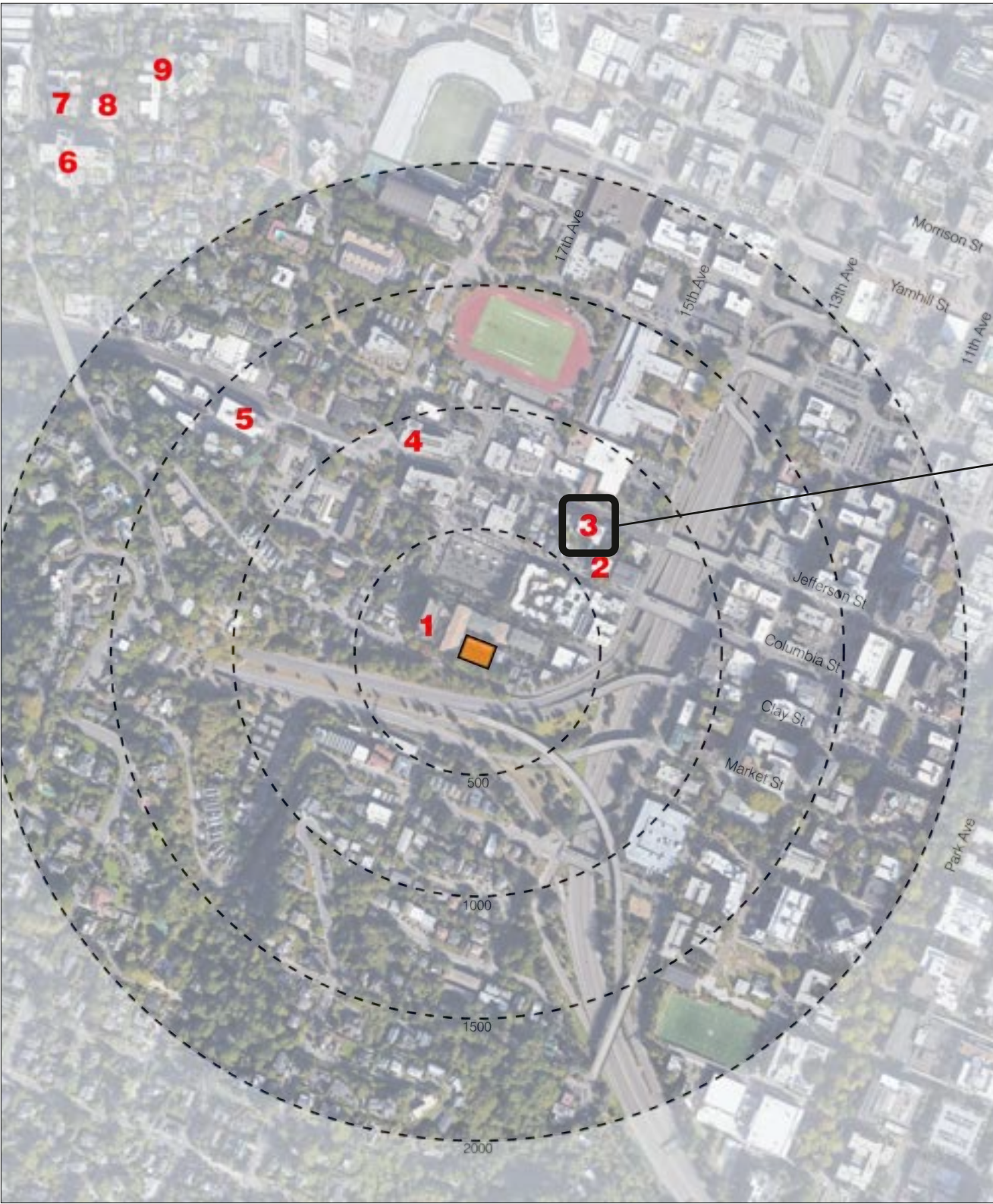
Facade:
Articulated with bumpouts and decks. Well defined base and body.

Materials:
Exposed concrete, stucco, metal panels, wood siding, vinyl windows, steel railings

Notes:
Restrained main entry with canopy. Ground floor activation limited to near main entry with personal entrances on the remaining facade.



goose hollow context



Address:
1450 SW Jefferson St.

Floors & Height:
6 Floors | ~65FT

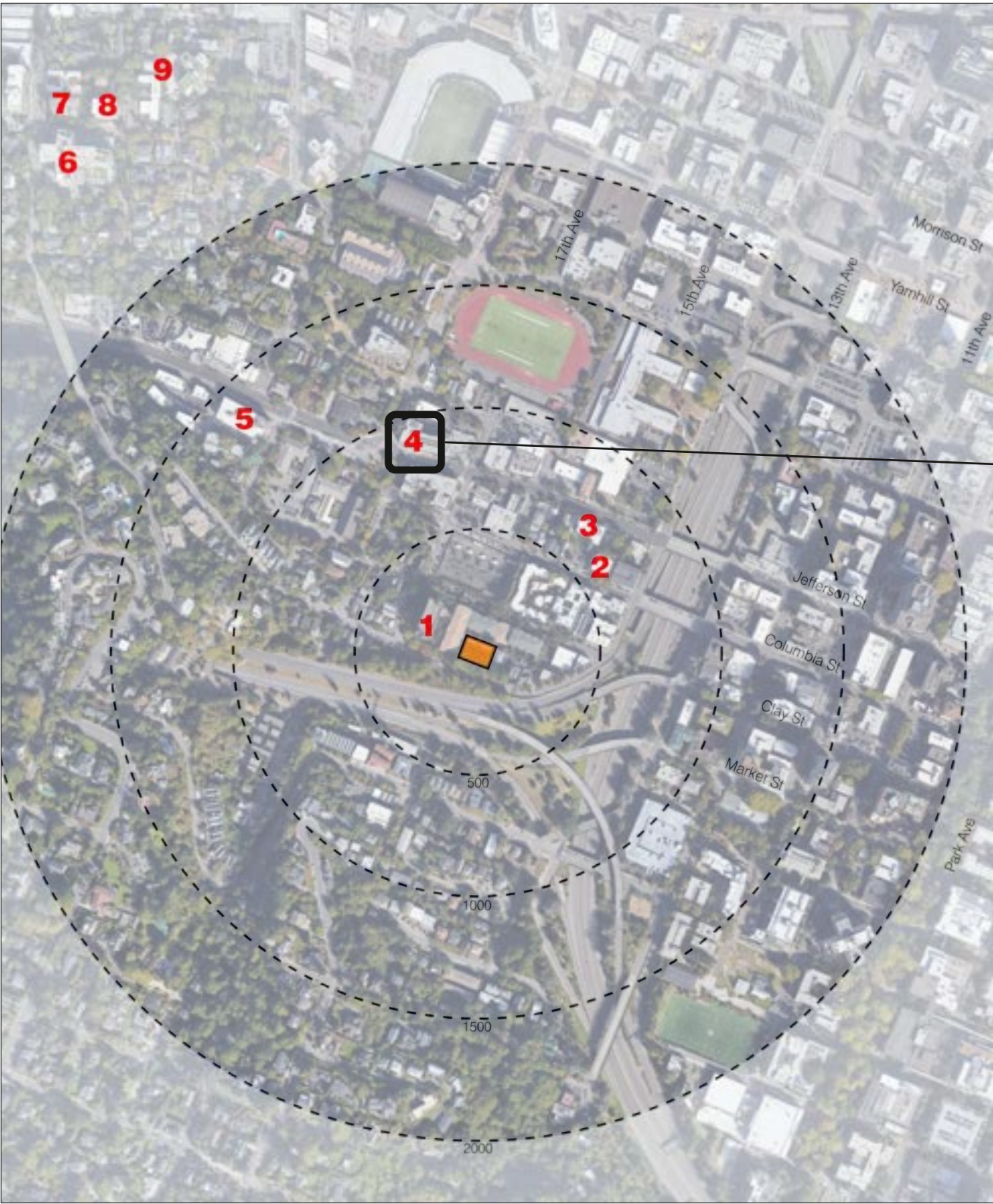
Facade:
Relatively flat facades with building volumes articulated by recess. Use of colored panels and shadow boxes to break up facade. Mechanical integrated into panels

Materials:
Exposed concrete, wood & vinyl windows, metal panels, boxrib metal

Notes:
Restrained main entry with large canopy. Ground floor activation limited to near main entry with personal entrances on the remaining facade.



goose hollow context



Address:
1234 SW 18th Ave

Floors & Height:
5 Floors | ~60FT

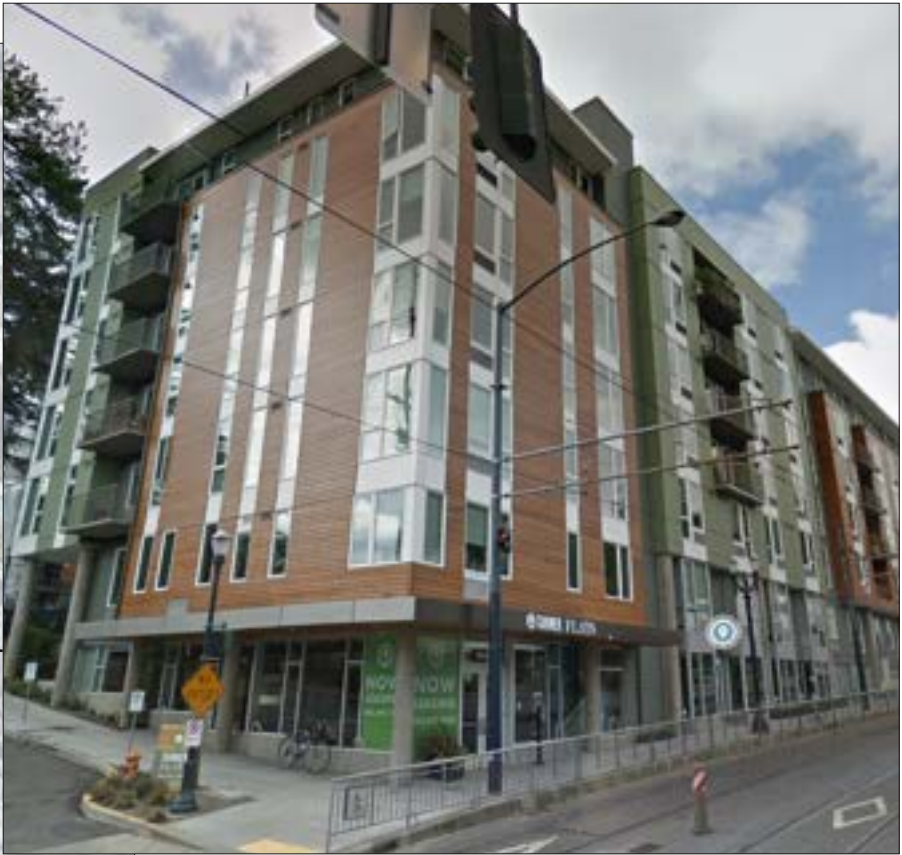
Facade:
Articulation with recessed balconies. Clear defining base, body, and top on most of facade. Street canopies

Materials:
Exposed concrete, Aluminum Window, steel railings, brick, stucco,

Notes:
Use of small planters to buffer between sidewalk and building.



goose hollow context



Address:
2040 SW Jefferson St

Floors & Height:
7 Floors | ~65FT

Facade:
Articulations consistant around all facades. With decks. Significant glass on ground floor. Top has combination of eaves and parapets. Mechanical vents partially integrated with windows.

Materials:
Painted lap siding, cement board panels, aluminum store front glass, stained wood siding, Multiple paint colors. Exposed concrete. Metal screens. Railings.

Notes:
Restrained entry with canopy. Use of small landscape areas around walkway. South streetscape lacks activation.



goose hollow context



Address:
1000 SW Vista Ave

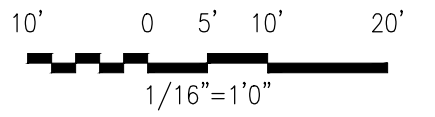
Floors & Height:
14 Floors | ~132FT

Facade:
Relatively flat facade with minimal articulation.
Paint utilized to break up facade

Materials:
Concrete, Tile Base, Structural Steel, Aluminum Window

Notes:
Large entry concrete plaza. Restrained entry. Little to none ground floor activation.







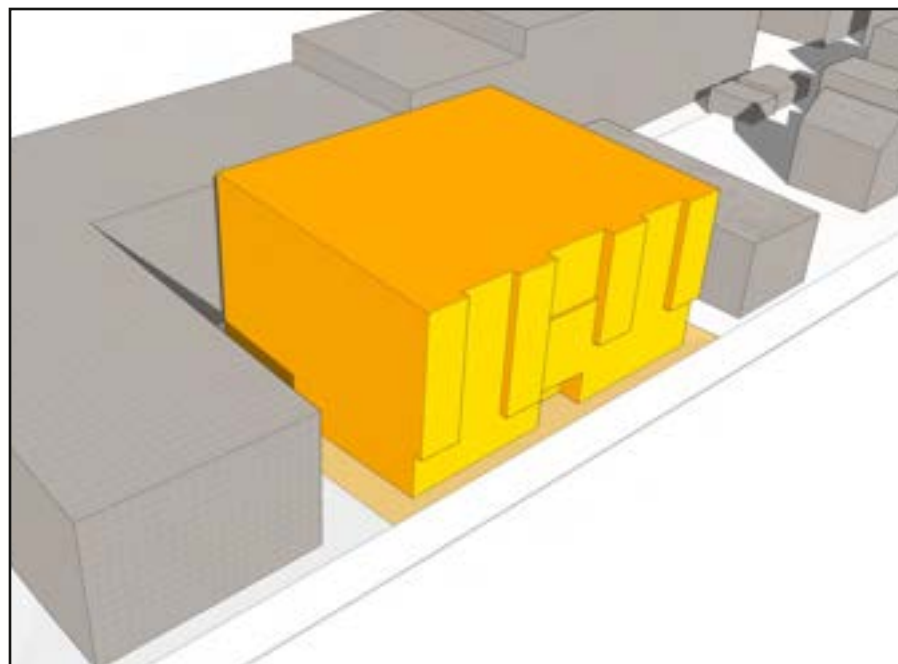
Height:
-65FT^[3]

Setbacks:
-Side/Rear: 10FT^[2]
-Front: 2.5FT^[1]

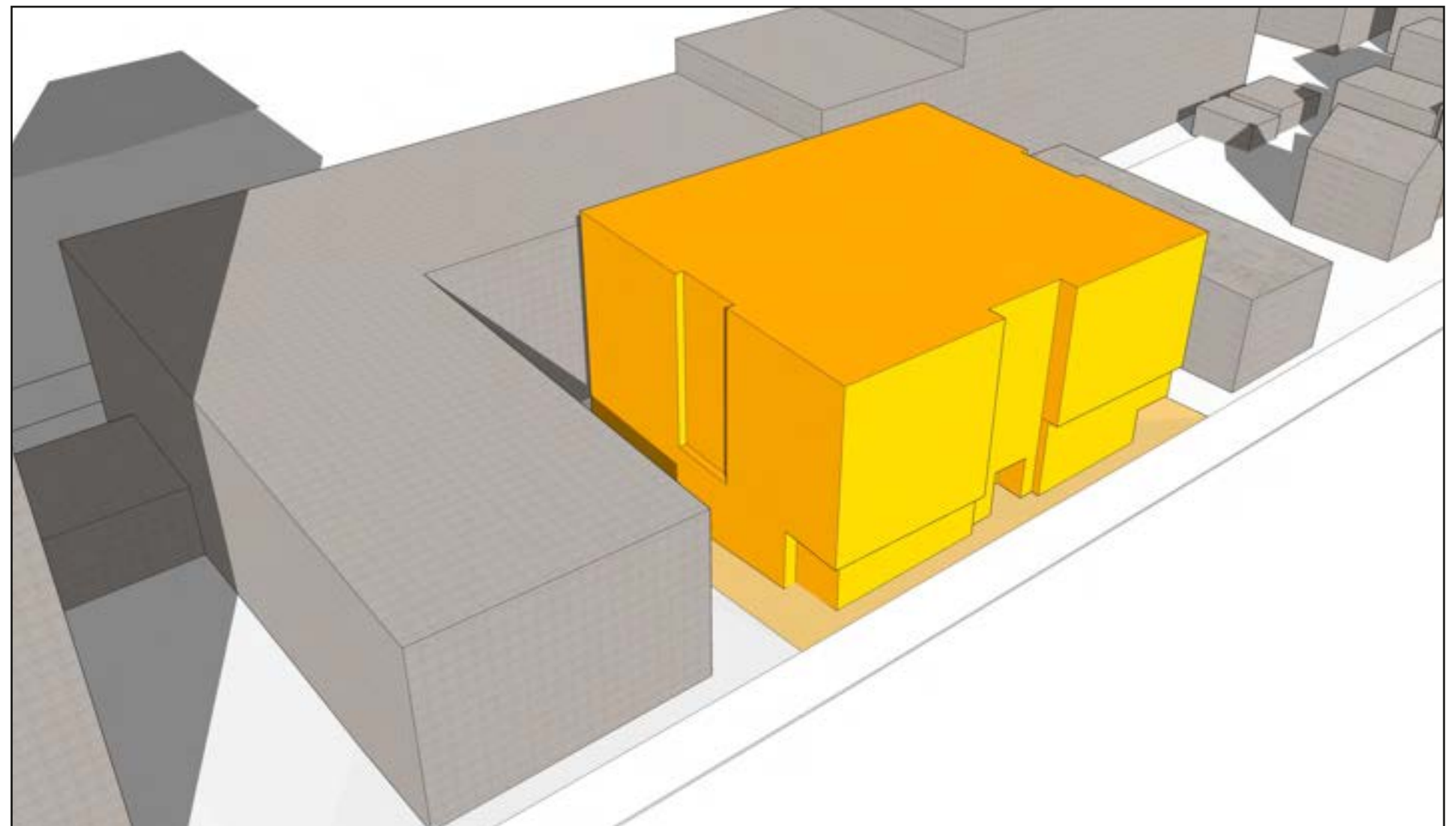
Floor Area Ratio:
-7:1^[4]

Notes:

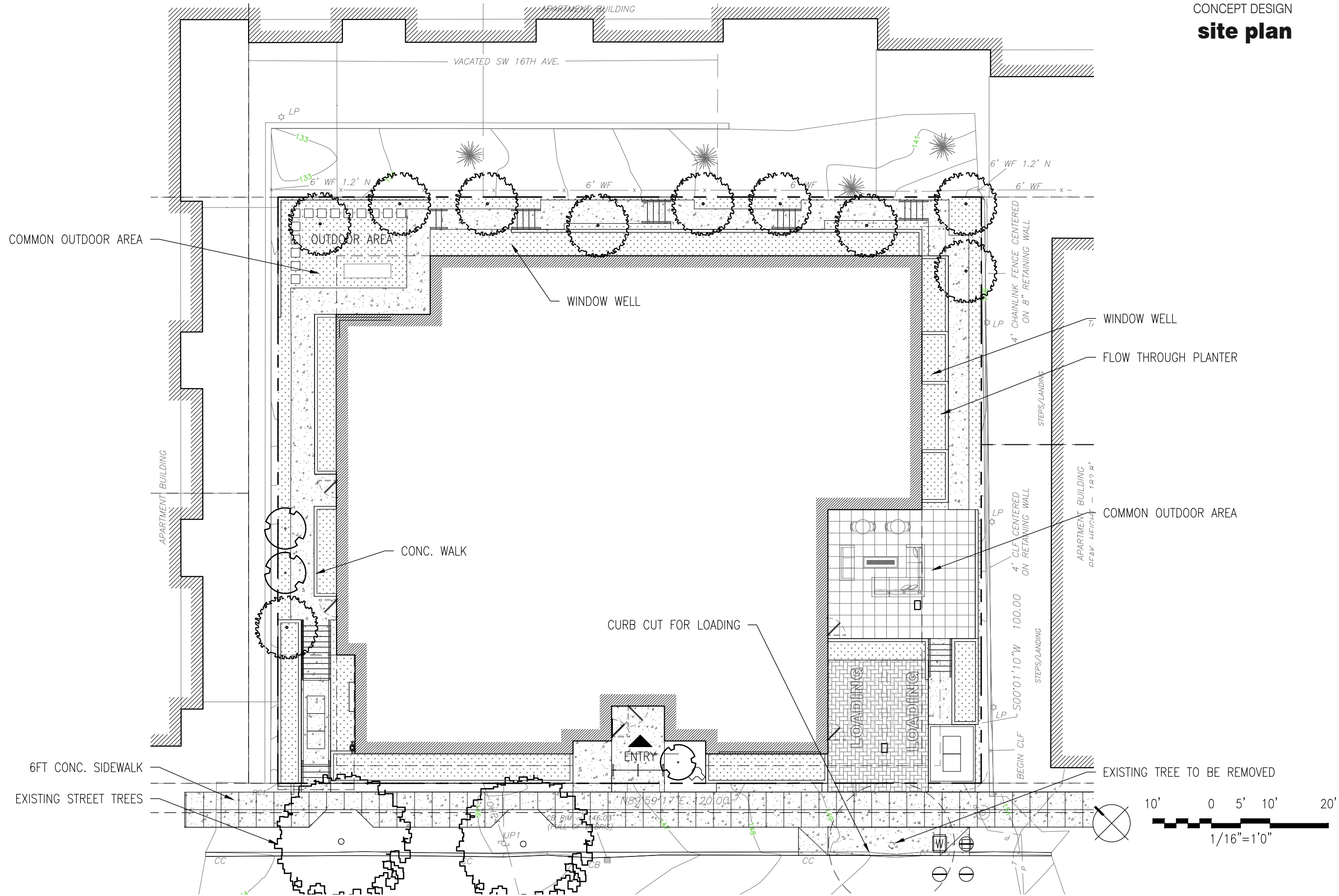
[1] 33.120.220(B)3.a
[2] 33.120.220(B)1.b
[3] 33.930.050(A)1.a(2)
[4] 33.930.050(A)2



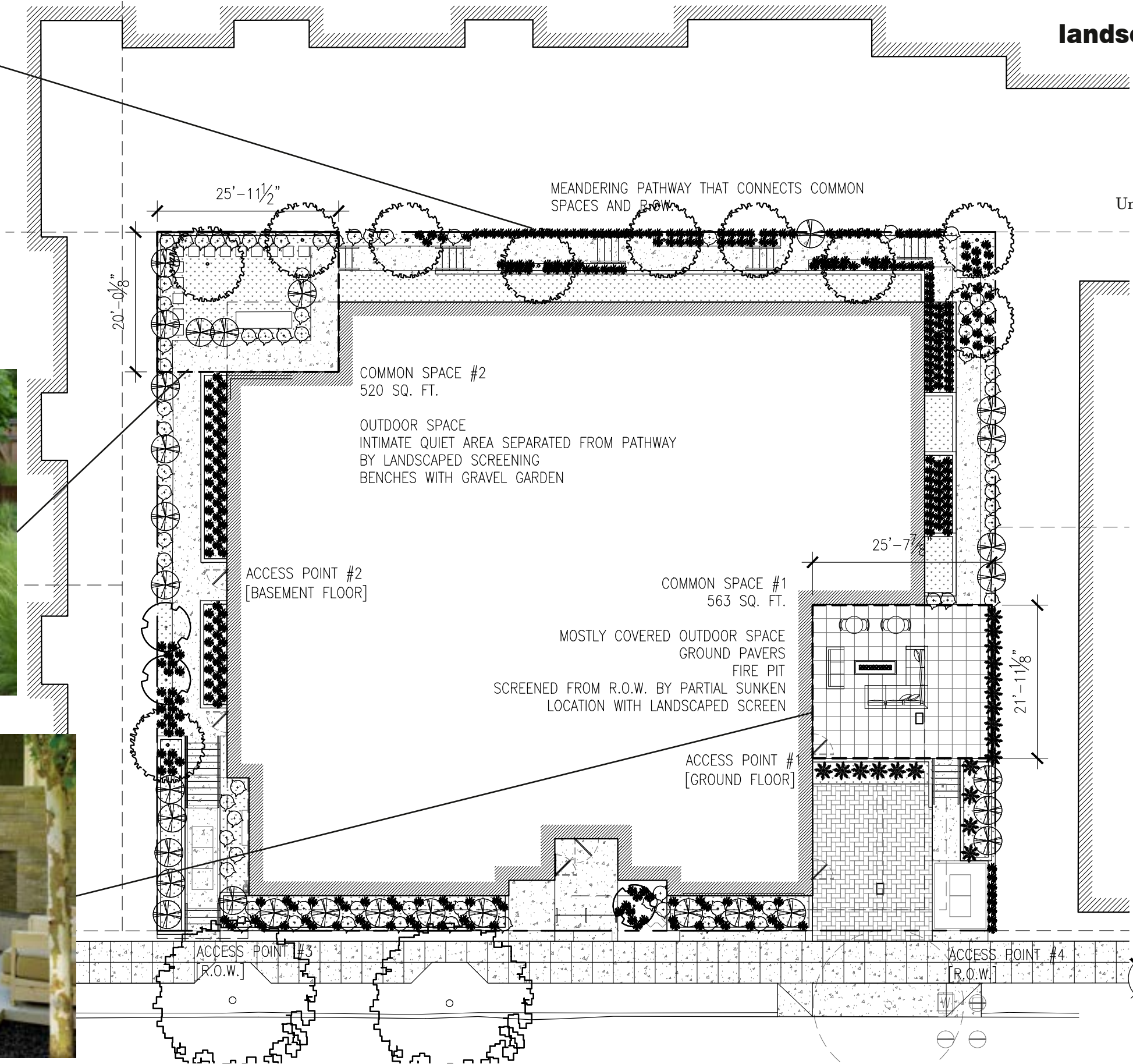
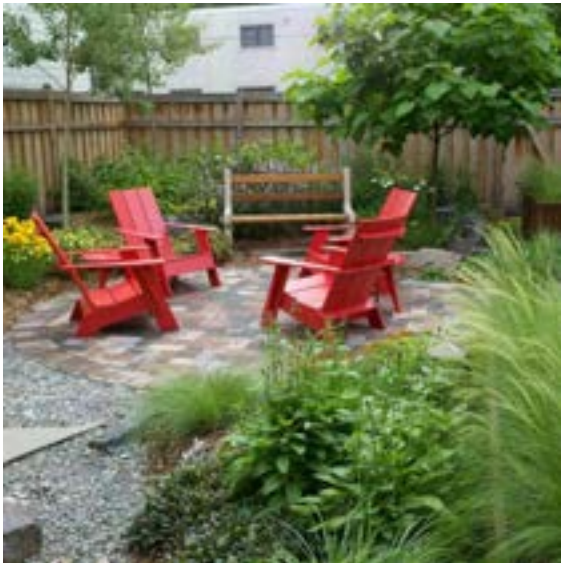
Previously Proposed with Early Assistance
 -Multiple Bay Windows
 -Upper Levels resessed



Proposed Articulation
 - Large volumes cantilevered over base
 -Center area of facade resessed

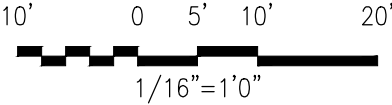


landscape/outdoor plan

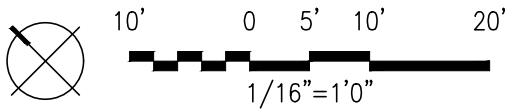
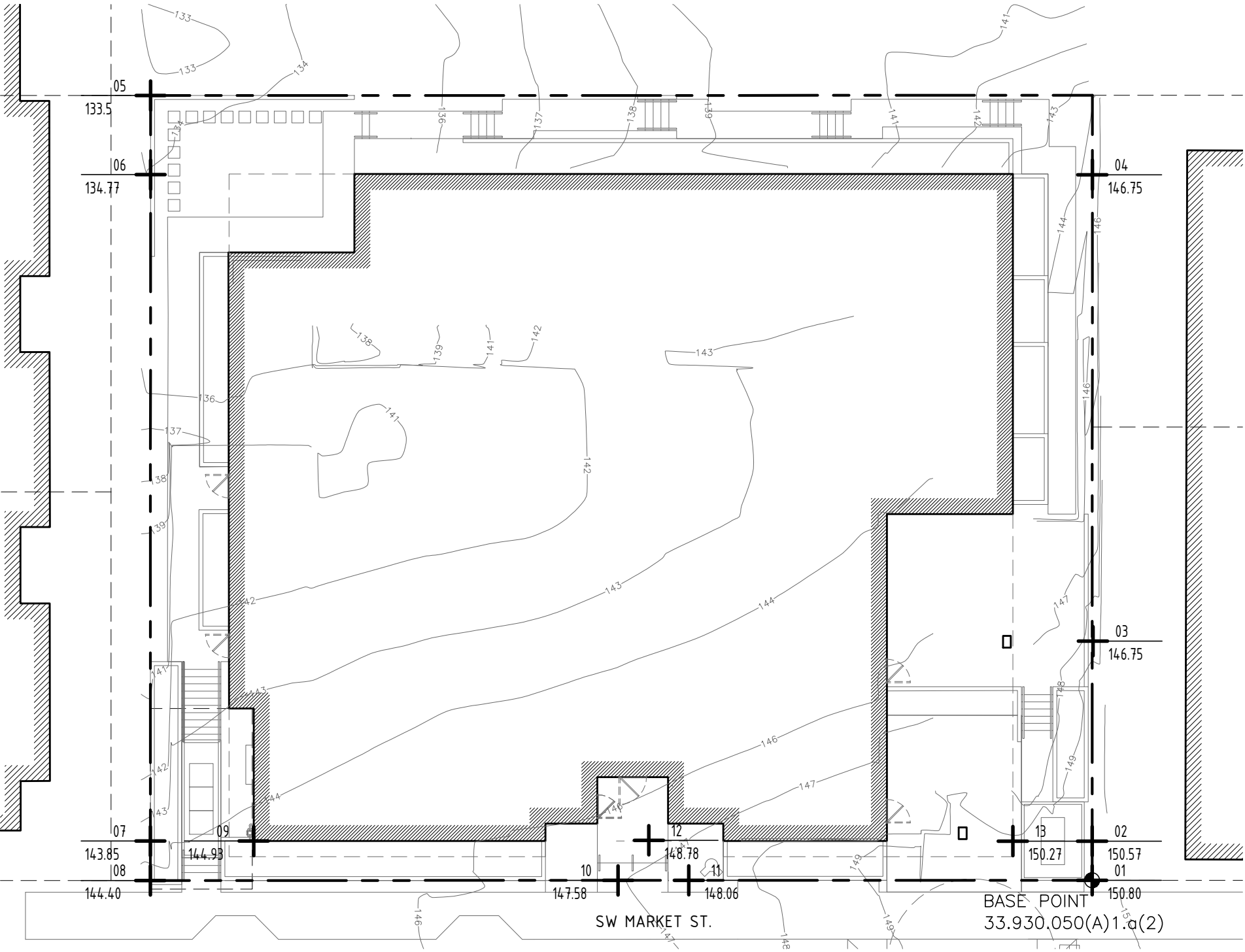


Total Dwelling Units
133 Units
Units with individual outdoor space
63 Units
Units utilizing Common Space
70 Units
Required Common Space
2,520 SF

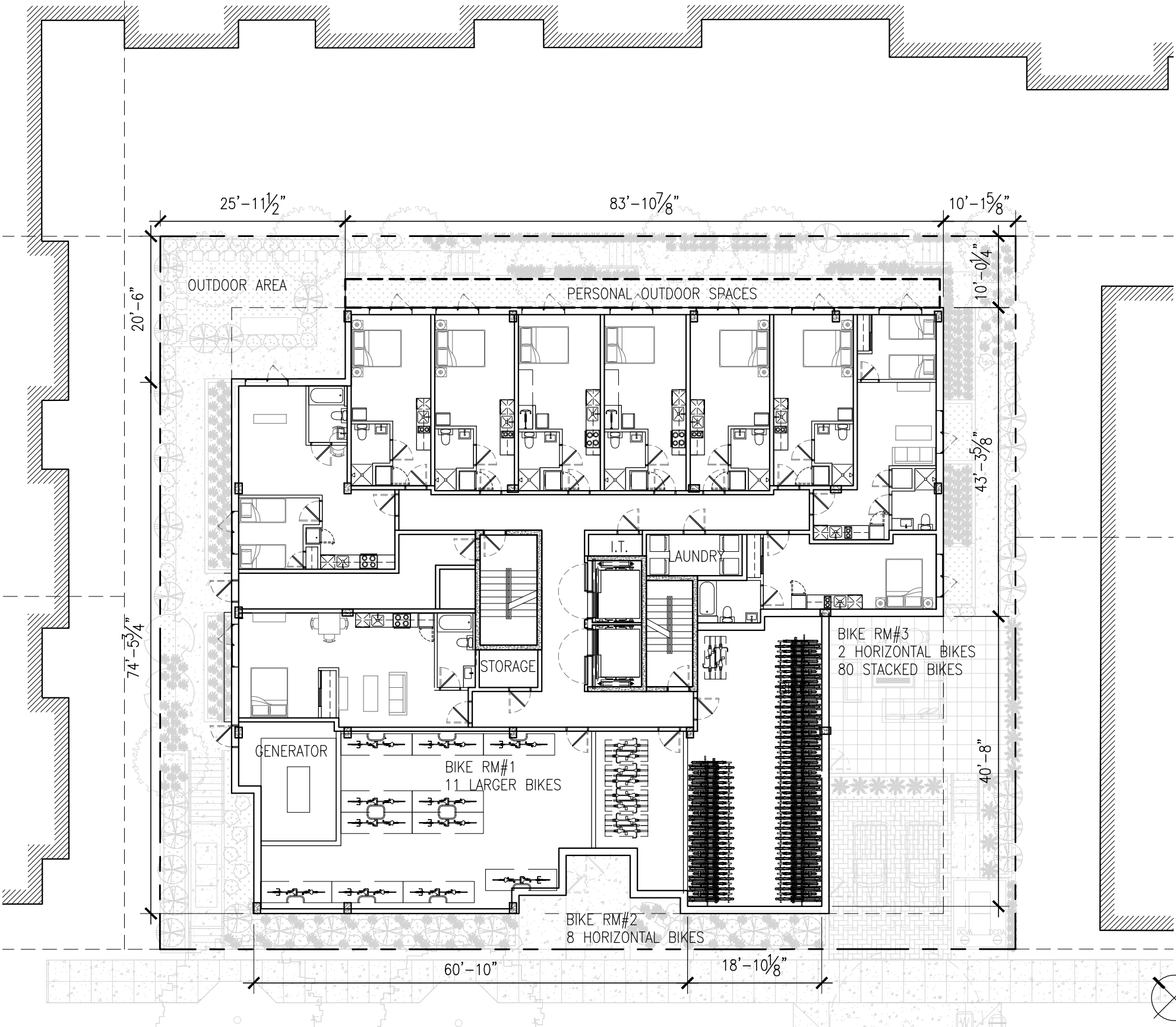
Provided Common Spaces
Common Space #1 (Outdoor)
563 SF
Common Space #2 (Outdoor)
520 SF
Common Space #3 (Level 01)
920 SF
Common Space #4 (Level 07)
665 SF
Total Common Space Provided
2,668 SF



zoning height base point

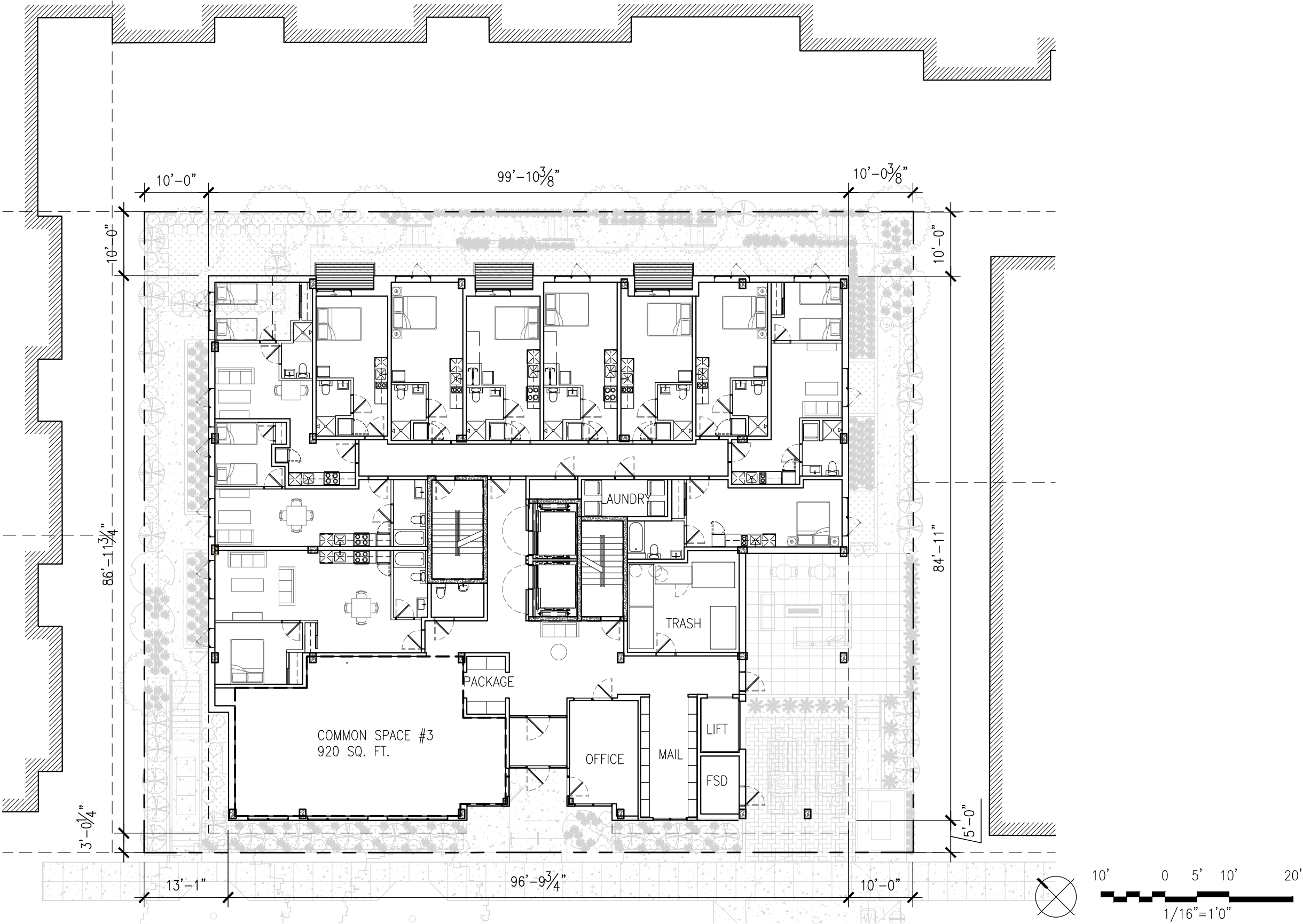


building plans - level -01

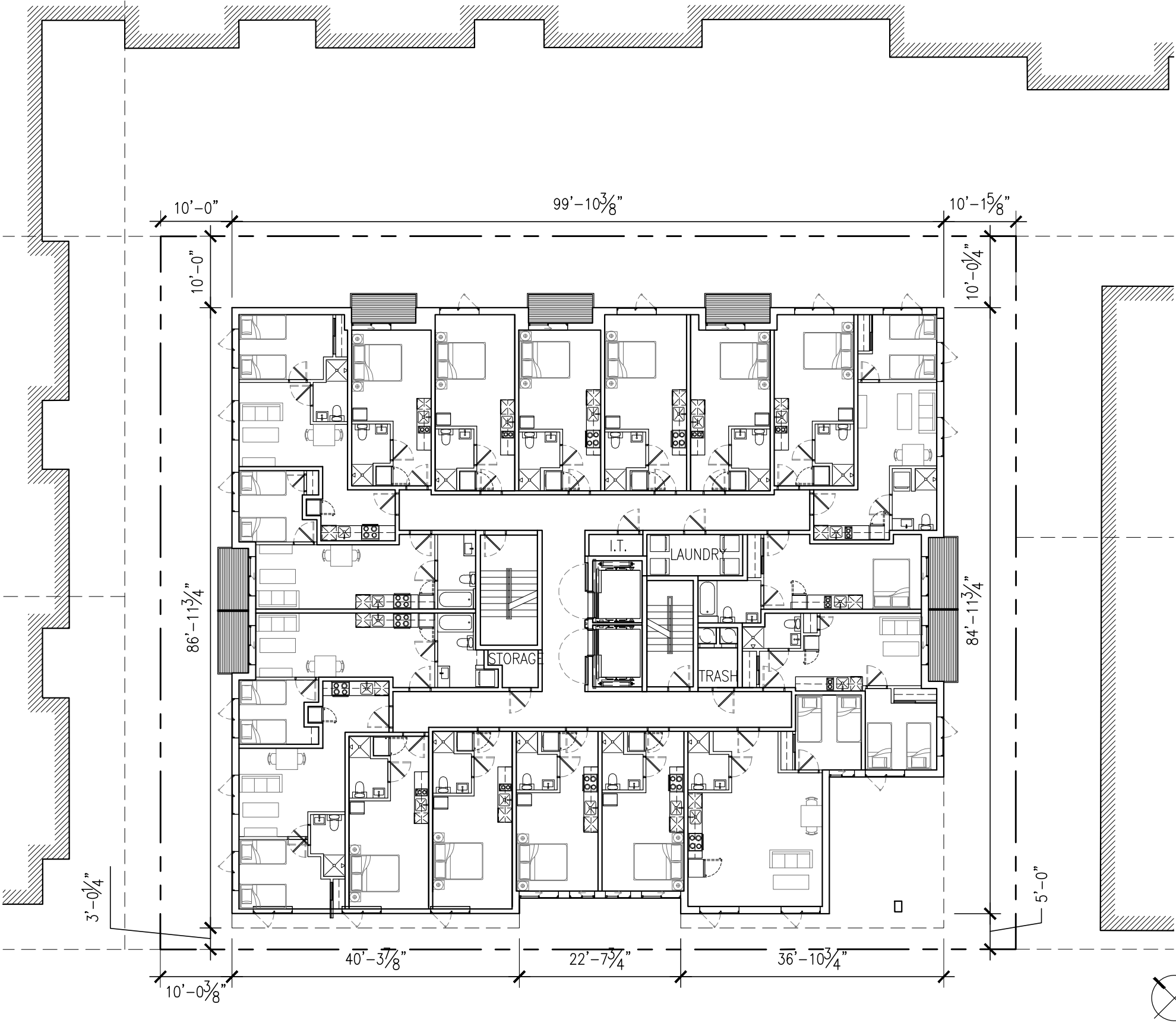


Total Dwelling Units	133 Units
Total Bike Required	200
Bikes inside units	100
Bikes in Common Rooms	101
Larger Bikes	11
Horizontal Bikes	61
Electric Bike Stations	10

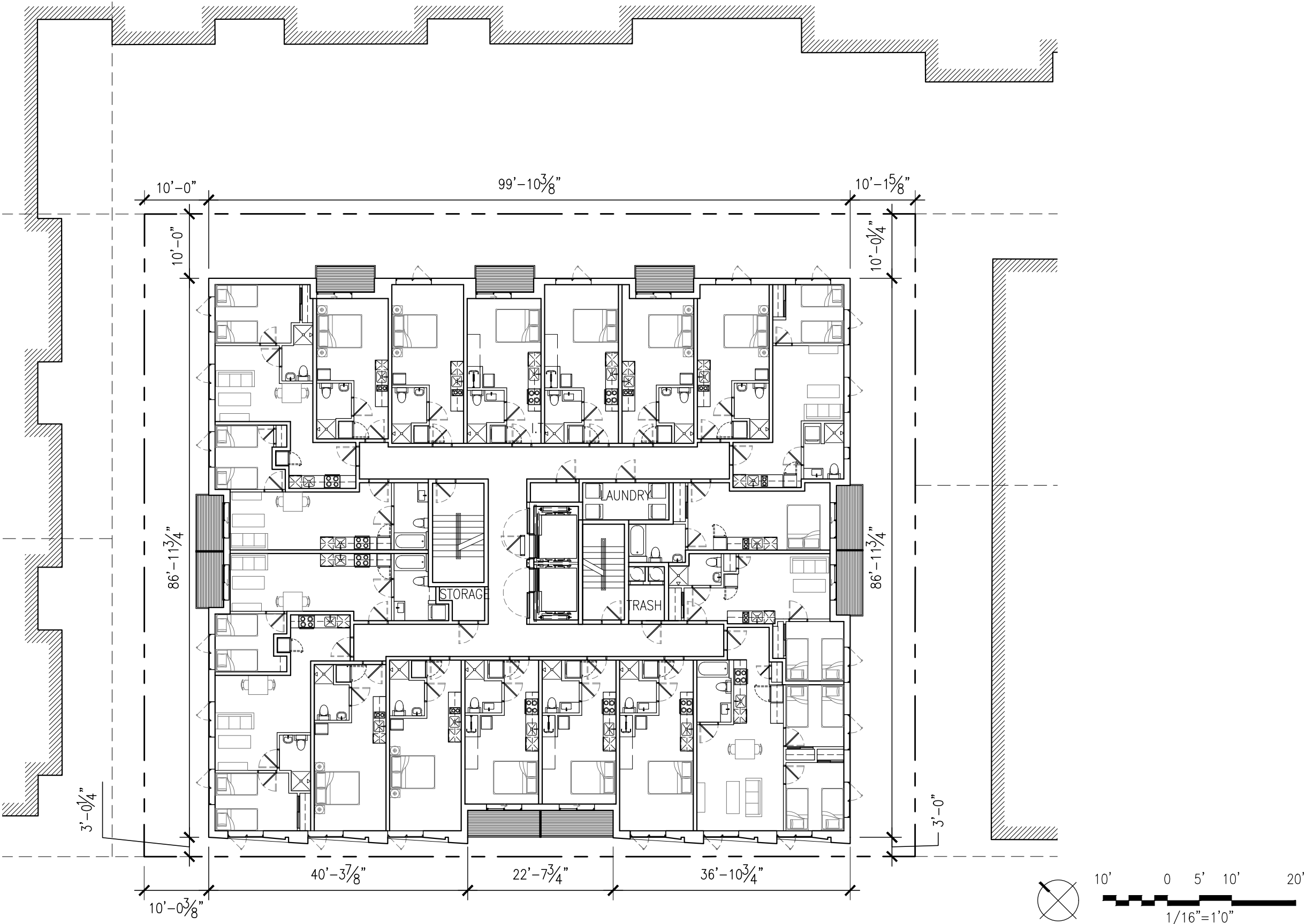
building plans - ground level



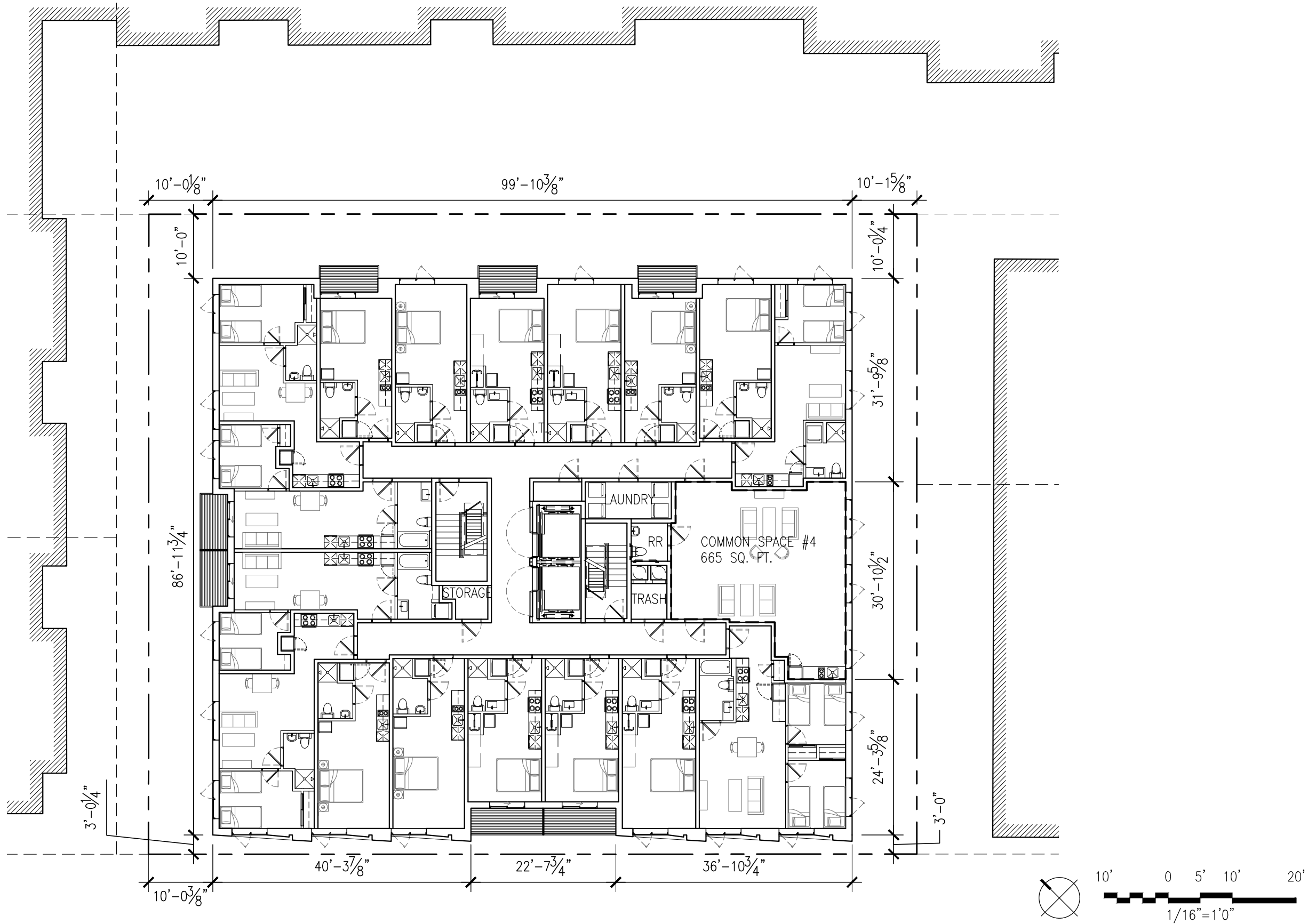
building plans - level 02

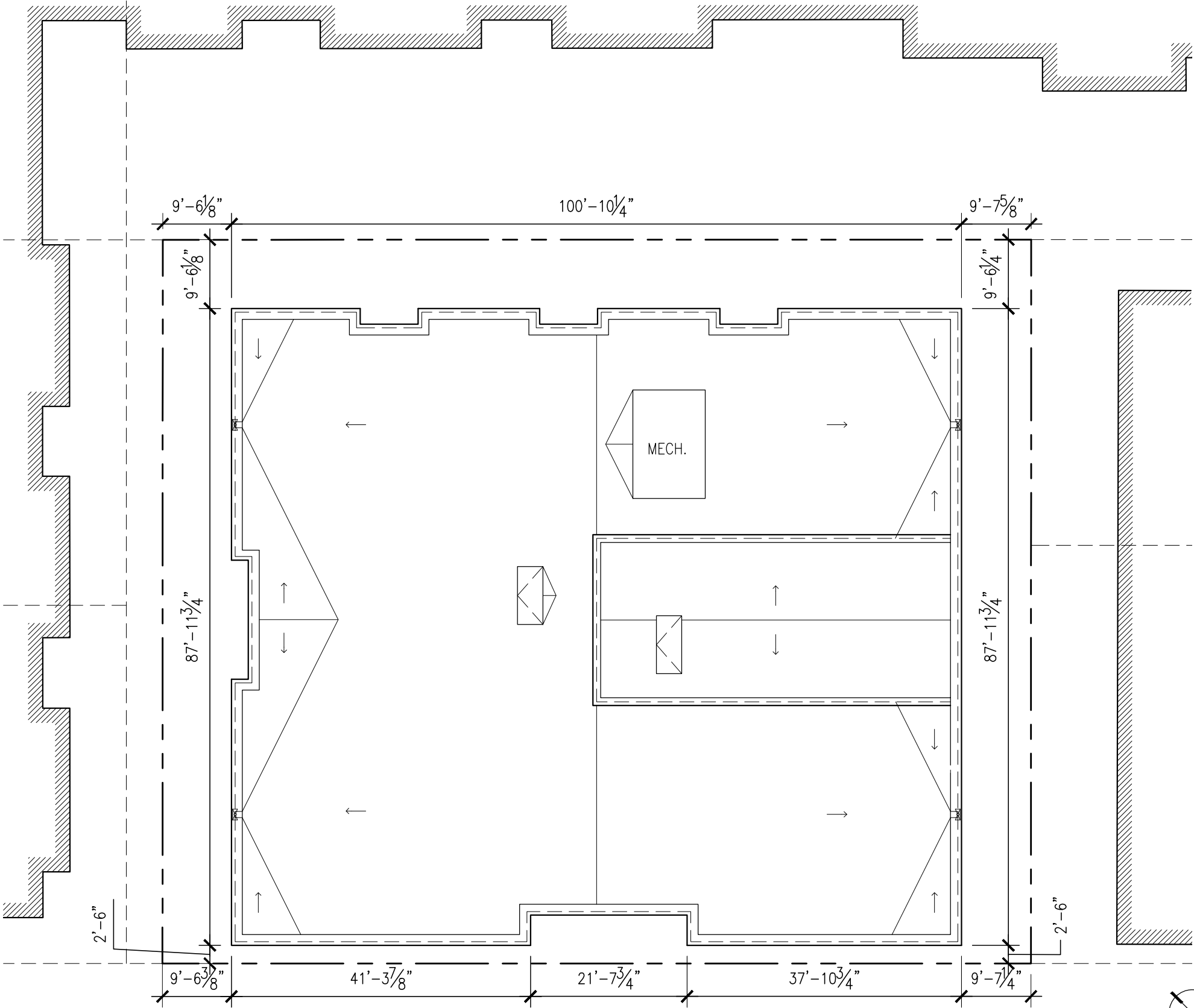


building plans - levels 03 thru 06

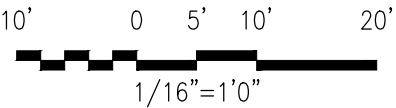
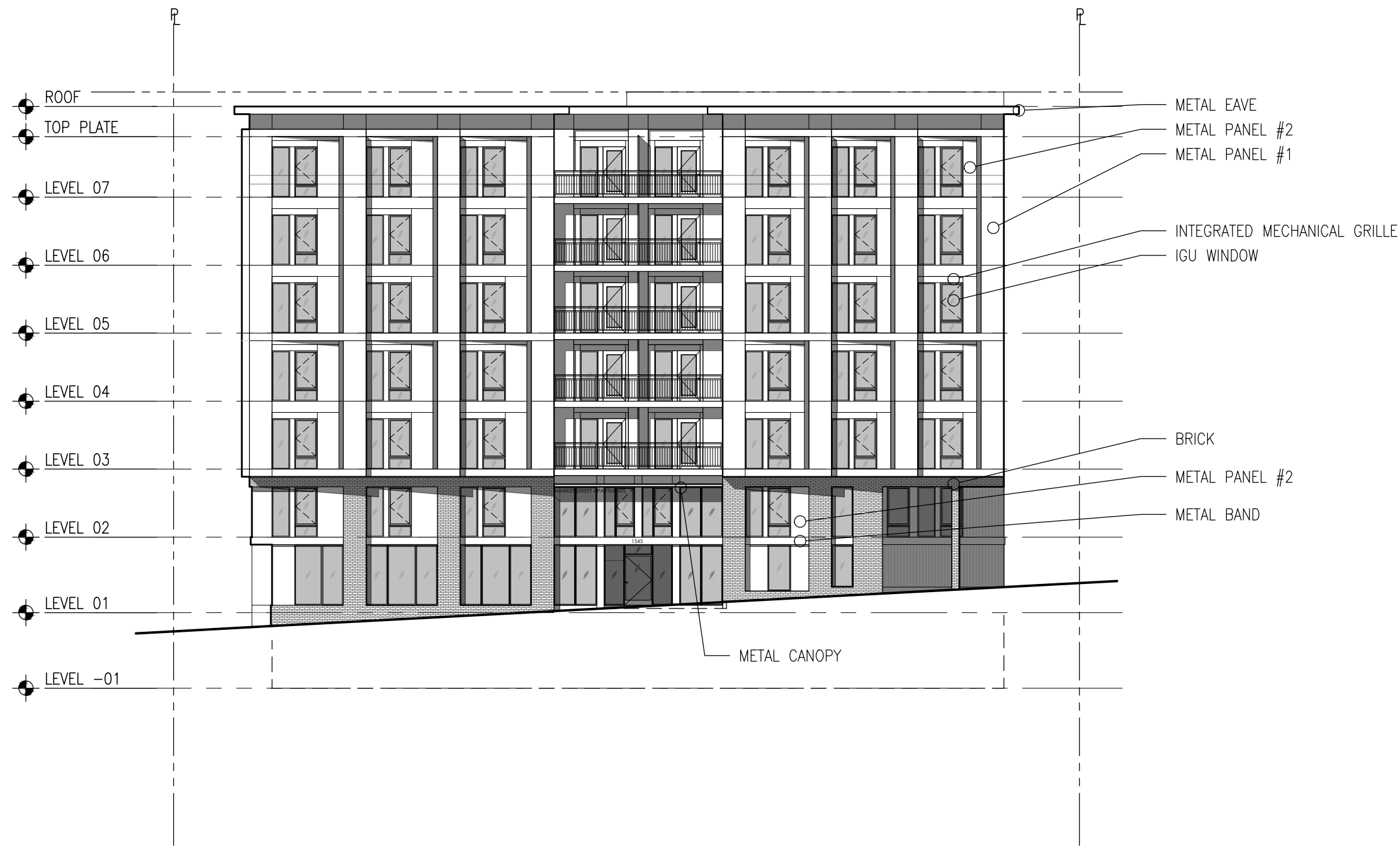


building plans - level 07

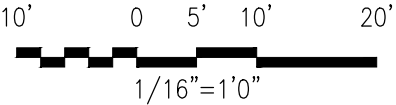




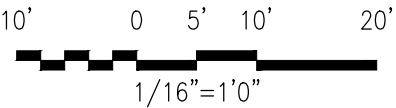
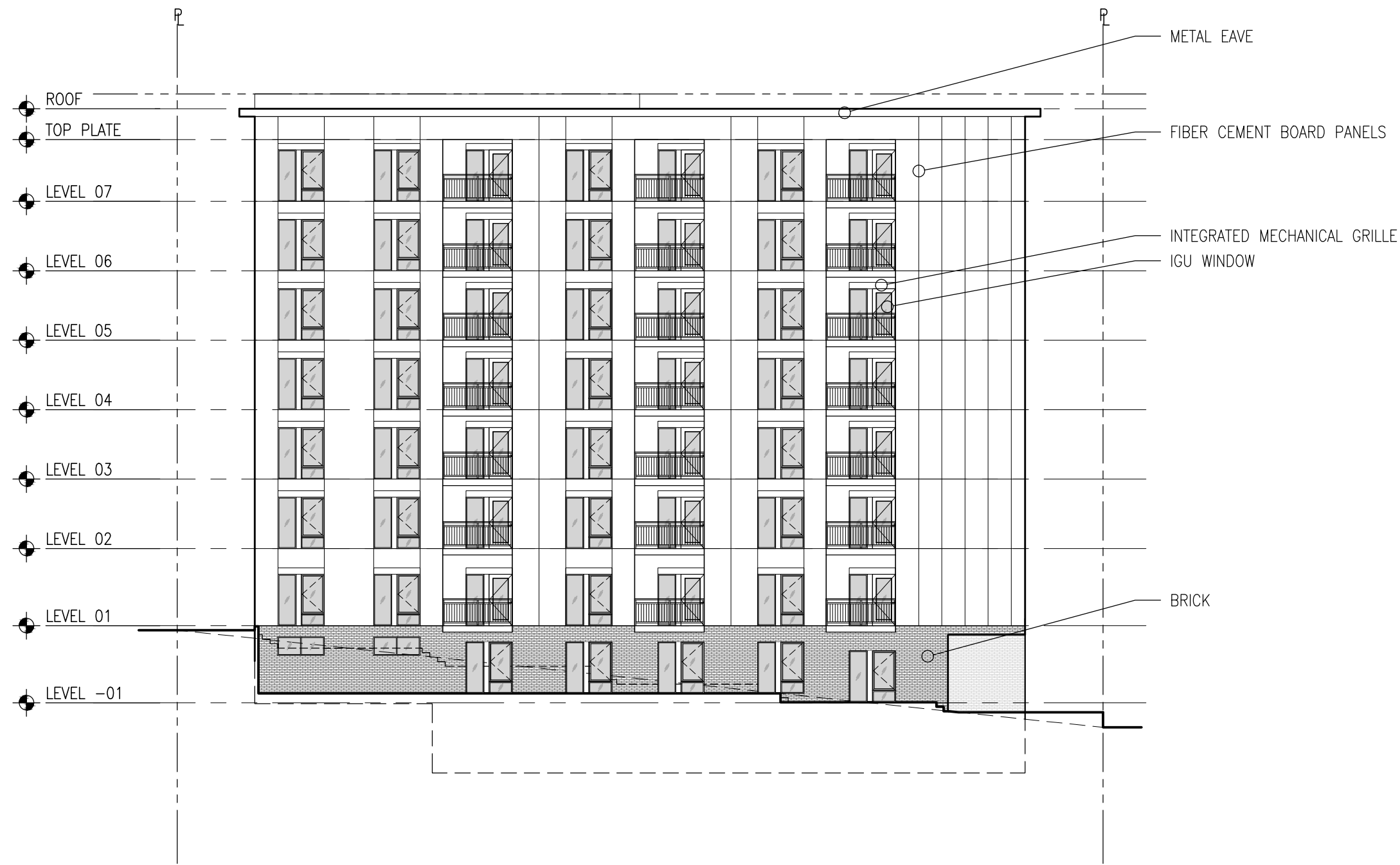
building elevation south (street)

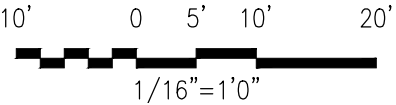
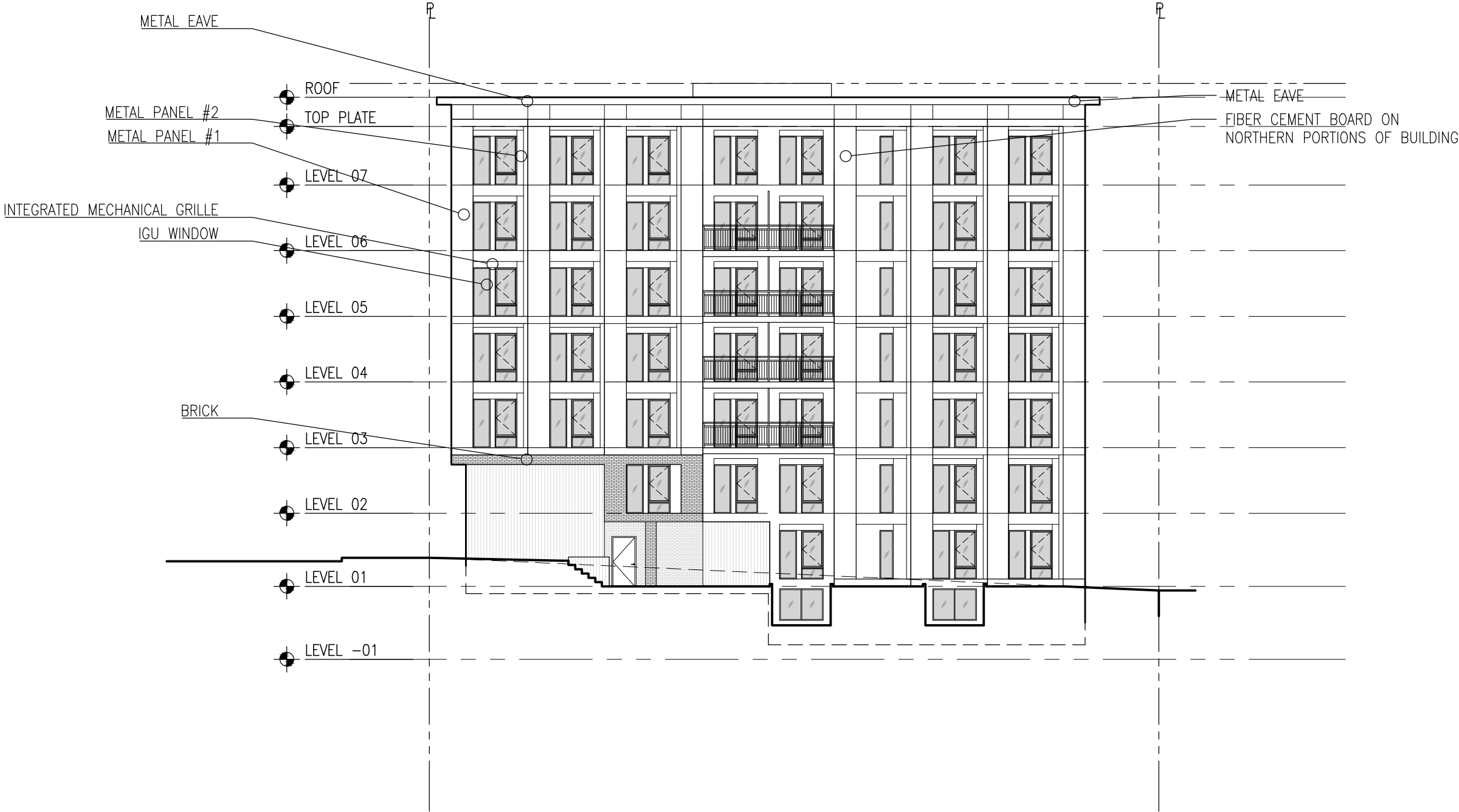


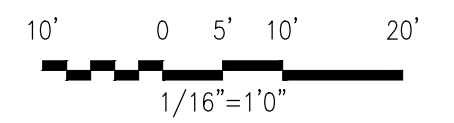
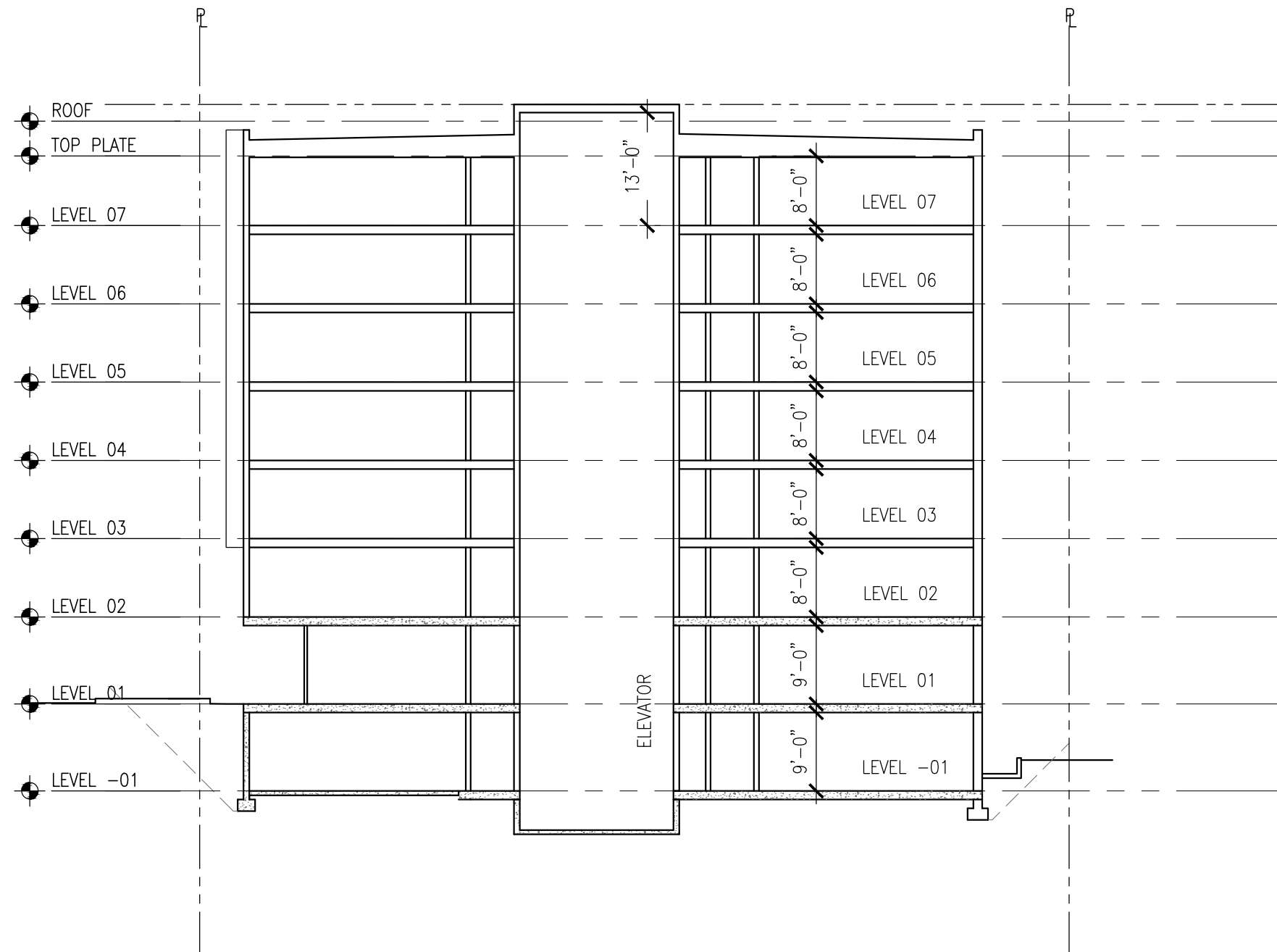
building elevation west

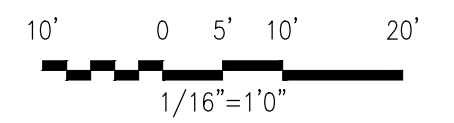
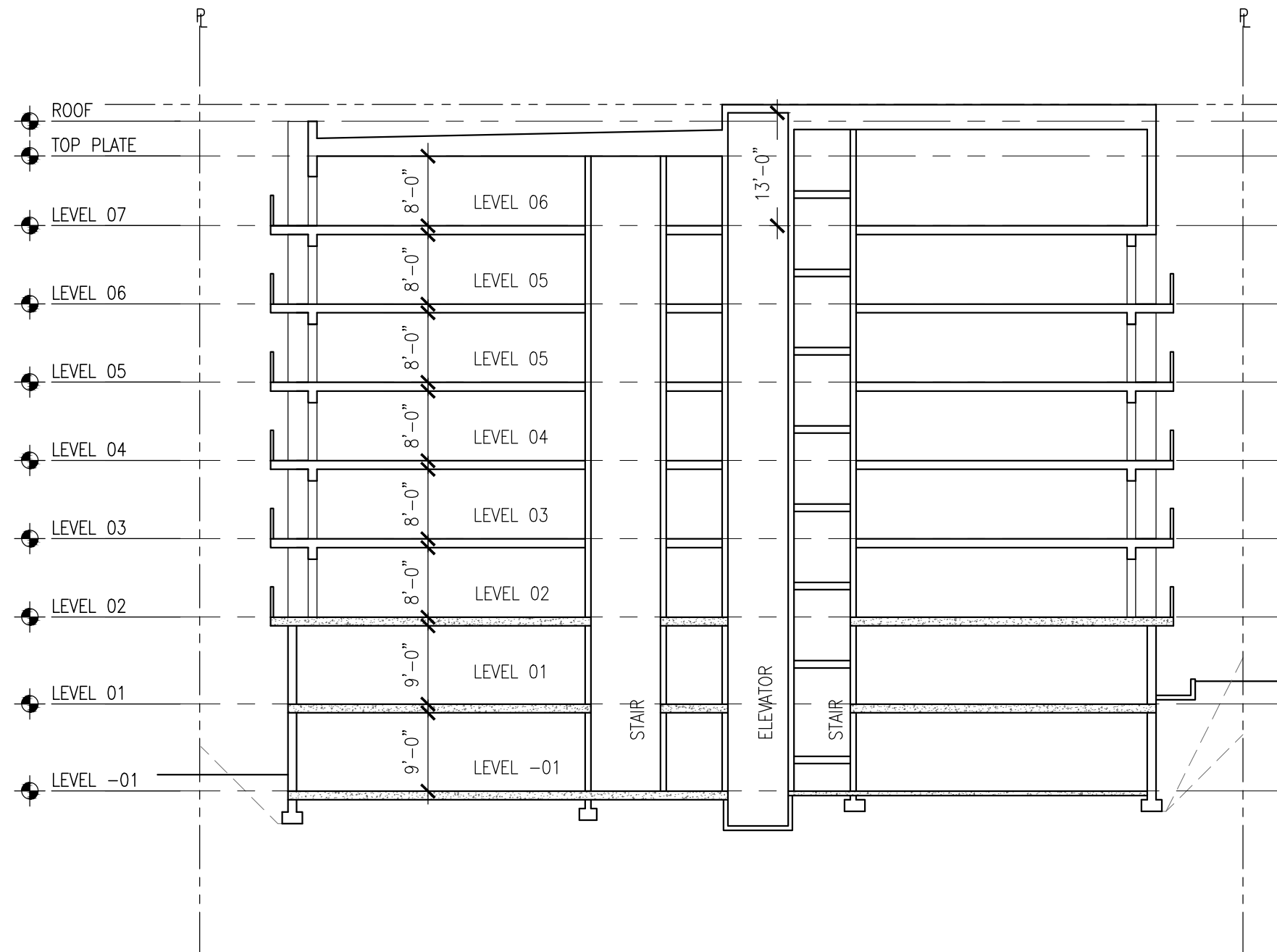


building elevation north





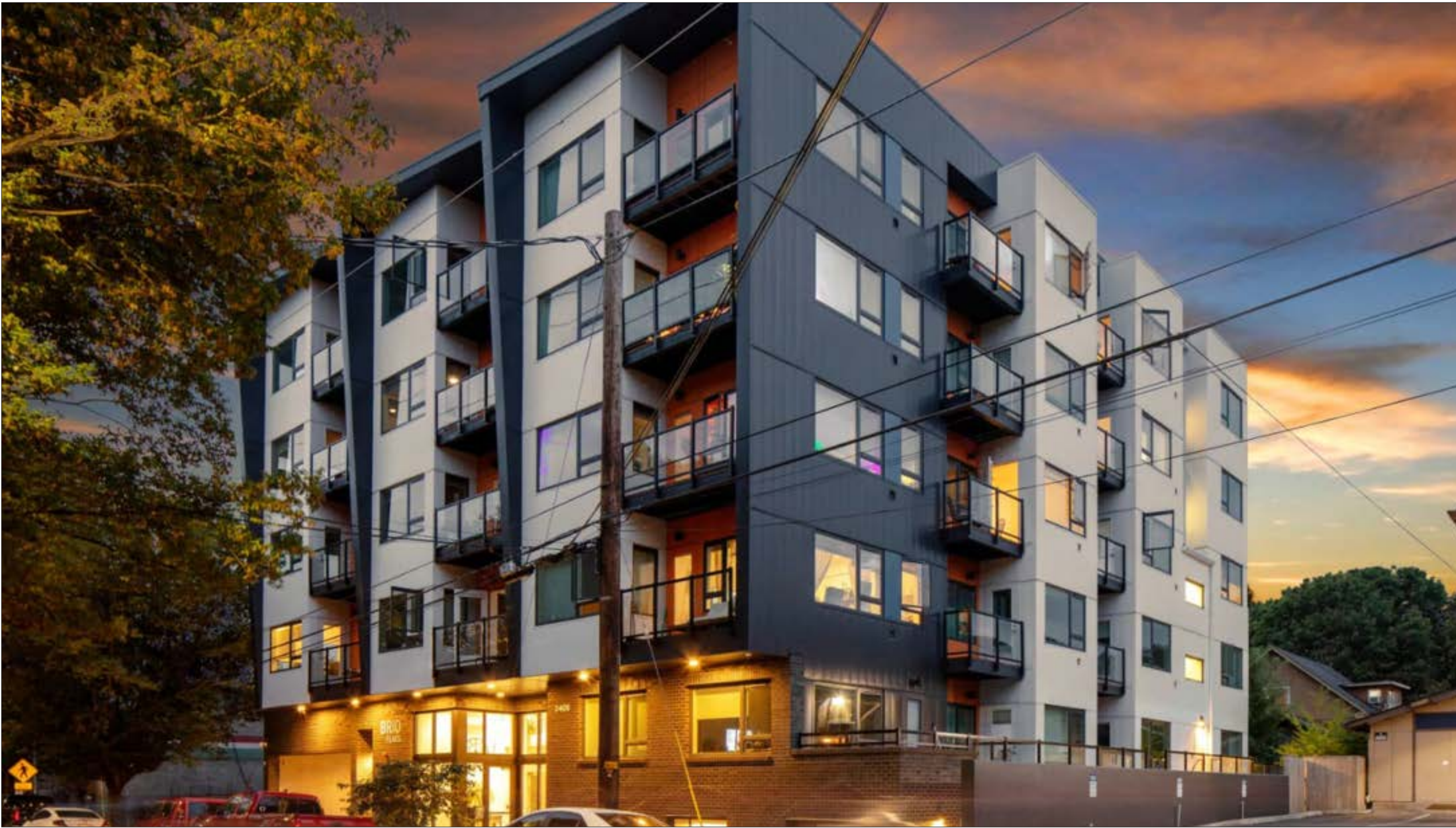












From: [Casey McGuirl](#)
To: [Graves, Arthur](#)
Subject: Re: EA 21-073704 DA at 1541 SW Market
Date: Thursday, September 2, 2021 10:32:31 PM
Attachments: [053_Market SW 1541_DAR_210902.pdf](#)



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Hi Arthur,

Please find the revised package with the following adjustments:

- Adjusted floor levels so that we brought the building further out of the ground
- Add the units per our previous discussion up to 133 now
- Added context study pages
- Adjusted the ground level by replacing the street facing dwelling units with a common space
- Relocated the loading zones further east which means removing one tree.
- Increased the glazing of the ground floor
- Adjusted the entry to provide a little more hierarchy
- Added a landscaping/outdoor plan
- Added notes to the elevation regarding materials and mechanical vent locations

Hopefully this works a little better for you and we can continue to adjust the design over the next couple weeks if needed as well as provide additional information.

Regards,
James Casey McGuirl
Architect, LEED
McGUIRL DESIGNS & ARCHITECTURE
(O): 503.512.0522 | (C): 503.347.4649
©2021

On Fri, Aug 27, 2021 at 4:25 PM Graves, Arthur <Arthur.Graves@portlandoregon.gov> wrote:

Hi Casey,

Regarding EA 21-073704 DA at 1541 SW Market:

Following up on our conversation from earlier today, below are issues that need further resolution or are issues that are problematic with the current design. Please address the following in revised drawings.

1. **Context:** (Also mentioned in EA 20-226288 PC planner notes) it is not clear how the current design relates or responds to the existing Goose Hollow SubDistrict of the Central City Plan District. This is in regard to the mass and form, floor levels and heights, façade characteristics, materials, and quality of detail. Please provide a Context Study;
2. **Ground floor activation and Pedestrian Realm:** (see EA 20-226288 PC planner notes)

The current ground floor program adjacent to the street lacks activation. In addition, the ground floor elevation does not have a clear hierarchy. Both are due to: residential units being located at the front elevation; a central but diminished main entry; a dominant (when compared to the pedestrian main entrance) vehicle loading area.

3. **Outdoor Areas:** Please provide additional information showing that this requirement is being met. Current Outdoor Areas lack clarity and do not appear to be integrated into the overall design.
4. **Materials proposed and Vents and other Mechanical wall penetrations;** Please provide additional information in revised drawings.
5. **Loading and Bike Parking:** As mentioned previously, proposed loading currently disproportionately dominates the street facing façade both due to the size and location of the loading doors.

To reiterate some general points about the most current drawing set:

1. Drawings providing addition clarity for the two Common Outdoor Areas should be included, even is schematic;
2. A landscape plan should be included, even if schematic;
3. Being able to show and/or speak to a proposed material palette is also valuable at this stage.

Please let me know if the discussion regarding height will have an impact on the design. I.e. Let me know if the DAR should be re-scheduled.

I will send posting board information later today or shortly thereafter.

Best,

Art

Arthur Graves

City Planner | Design and Historic Resource Review

503.865.6517 | Arthur.Graves@portlandoregon.gov

Tuesday – Friday: 8am - 5pm

From: [Casey McGuirl](#)
To: [Graves, Arthur](#)
Cc: propertymanagerpdx@gmail.com
Subject: Re: EA 21-073704 DA at 1541 SW Market: POSTING BOARDS
Date: Friday, September 3, 2021 9:19:12 AM
Attachments: [EA 21-073704 DAR - POSTING NOTICE.pdf](#)

Hi Arthur,

Please find attached the signed statement certifying the following:

- The DAR notice sign has been posted on 09.02.2021
- It is located within 10FT of the property line
- The sign will remain up until 09.23.2021, date of the DAR meeting
- The sign must come down within two weeks after the meeting

Regards,

James Casey McGuirl

Architect, LEED

McGUIRL DESIGNS & ARCHITECTURE

(O): 503.512.0522 | (C): 503.347.4649

©2021

On Tue, Aug 31, 2021 at 3:00 PM Graves, Arthur <Arthur.Graves@portlandoregon.gov> wrote:

Hi Casey,

Regarding EA 21-073704 DA at 1541 SW Market – POSTING BOARDS:

As discussed previously:

1. **Posting Materials: September 23, 2021** is the confirmed date for the DAR with the Design Commission. Therefore, the site must be posted 21-day prior, **Thursday September 02, 2021**. The City is no longer able to put together posting boards because of the COVID Emergency, so the effort has been shifted to our Applicants. Please seek out a sign company, print shop or start in-house production ASAP so you can post on time.

Please note the attached:

- Posting and Posting Notice,
- Templates for 18x24 Sign Boards, and
- Additional Instructions.
- **Central City Fundamental Design Guidelines and Goose Hollow District Design Guidelines Matrix**. Design Guidelines Matrix organized by the 3 Tenets attached by which the Design Commission will organize comments – 1. Context, 2. Public Realm, and 3. Quality & Permanence.

Best,

Art

Arthur Graves

City Planner | Design and Historic Resource Review

503.865.6517 | Arthur.Graves@portlandoregon.gov

Tuesday – Friday: 8am - 5pm

Goose Hollow
Market Street Apartments
1541 SW Market St
Portland, Oregon 972xx

team information

Client: Market Street Holdings LLC
Architect: Mcguirl Designs & Architecture
Landscape:
Structural:
Civil:

project site

Address: 1541 SW Market St
Portland, OR 97201
Property ID: R246930

summary of development program

The existing parcel has 2 structures and a surface parking lot, all would be razed.

A new 8 story multi-family building is being proposed.

- The program includes:
- 133 Dwelling Units (with Inclusionary Housing)
 - Interior Trash Room
 - Outdoor/Common Spaces
 - Individual Outdoor Decks
 - Common Outdoor spaces @ grade
 - Common Room @ Level 01
 - Common Room on Top Floor
 - Parking
 - 0 Vehicle Parking Stalls
 - 2 Loading Zones
 - 201 Long Term Bike Parking Stalls

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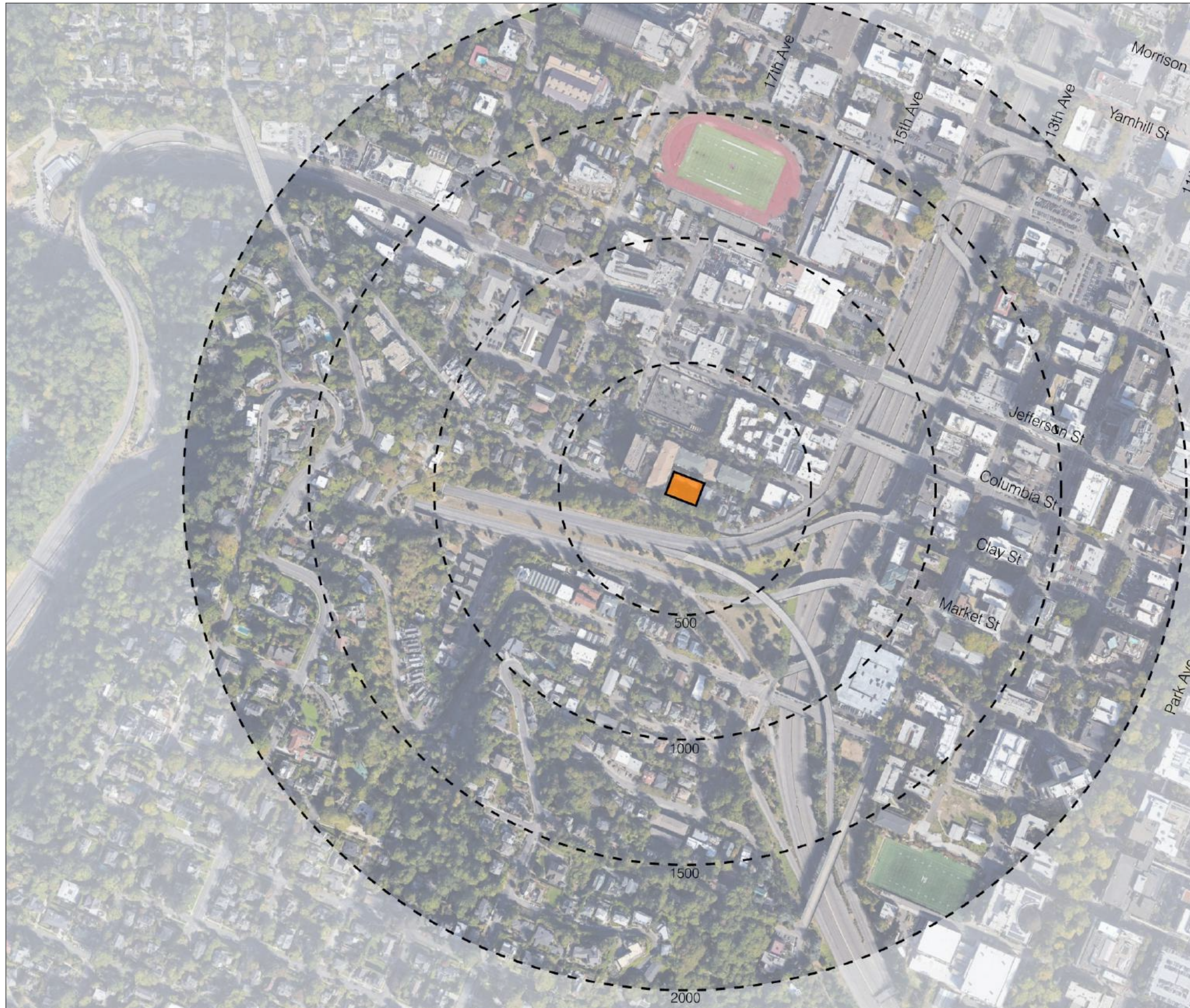
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3.10 PERSPECTIVE RENDERING.....38

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The project site is located along the southern edge of the Goose Hollow Neighborhood on Market in between 15th and 16th Ave.

To the North and West of the site, is the Goose Hollow Tower and Plaza complex, a student housing structure. This consists of two buildings connected by a 2 story entry. The northern building, built in the 1990's, is a 5 story structure. The westernmost building, built in 1972, is a 17 story high-rise tower.

To the East, @ 1525 SW Market, is a 2 story multi-family building.

Directly across Market Street, is a sound wall that separates the Goose Hollow Neighborhood from Highway 26, an edge boundary that limits access to the site.

The site is located in the Central City Plan district and the project expects to take advantage and promote the use of:

- the central city infrastructure
- multi-modal options for public transportation
- the dense availability of the central city amenities
- studios, 1-bd, & 2-bd dwelling units to provide options for a wide range of family types
- on-site common space amenities

The project will also continue to explore the building and unit amenities to provide the most desirable living possible including:

- expanded laundry facilities
- fully air conditioned units
- material finishes to ensure longevity



Base Zone: RM3 - Residential Multi-Dwelling 3
Overlay: d - Design
Comp Plan: MD-U - Multi-Dwelling-Urban Center
Historic District: N/A
Plan District: CC - Central City Plan District
Goose Hollow

Business: Goose Hollow
Stadium District

The project site is within the RM3 zone and is abutting other RM3 zones. Located within the Central City Plan District, the site also must comply with the View Corridor requirements.

Within the Goose Hollow Subdistrict, the RM3 zone has very limited areas. There are significant areas dedicated to the CX and RM4 zones. Towards the western edges of the district, the zones tend to decrease in density. Towards the south, outside of the Central City, on the opposite side of the freeway, the density decreases.



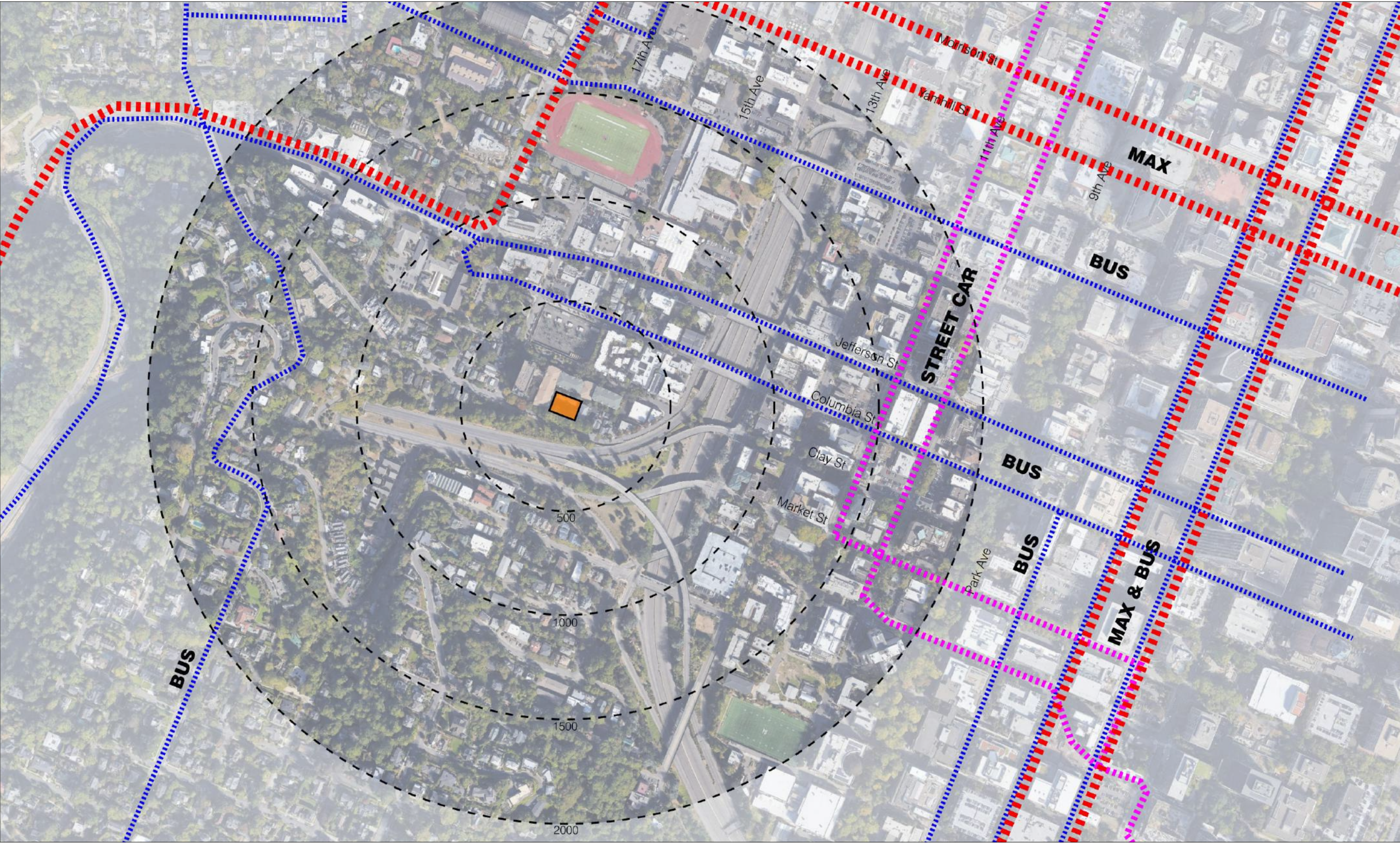
goose hollow community urban design plan



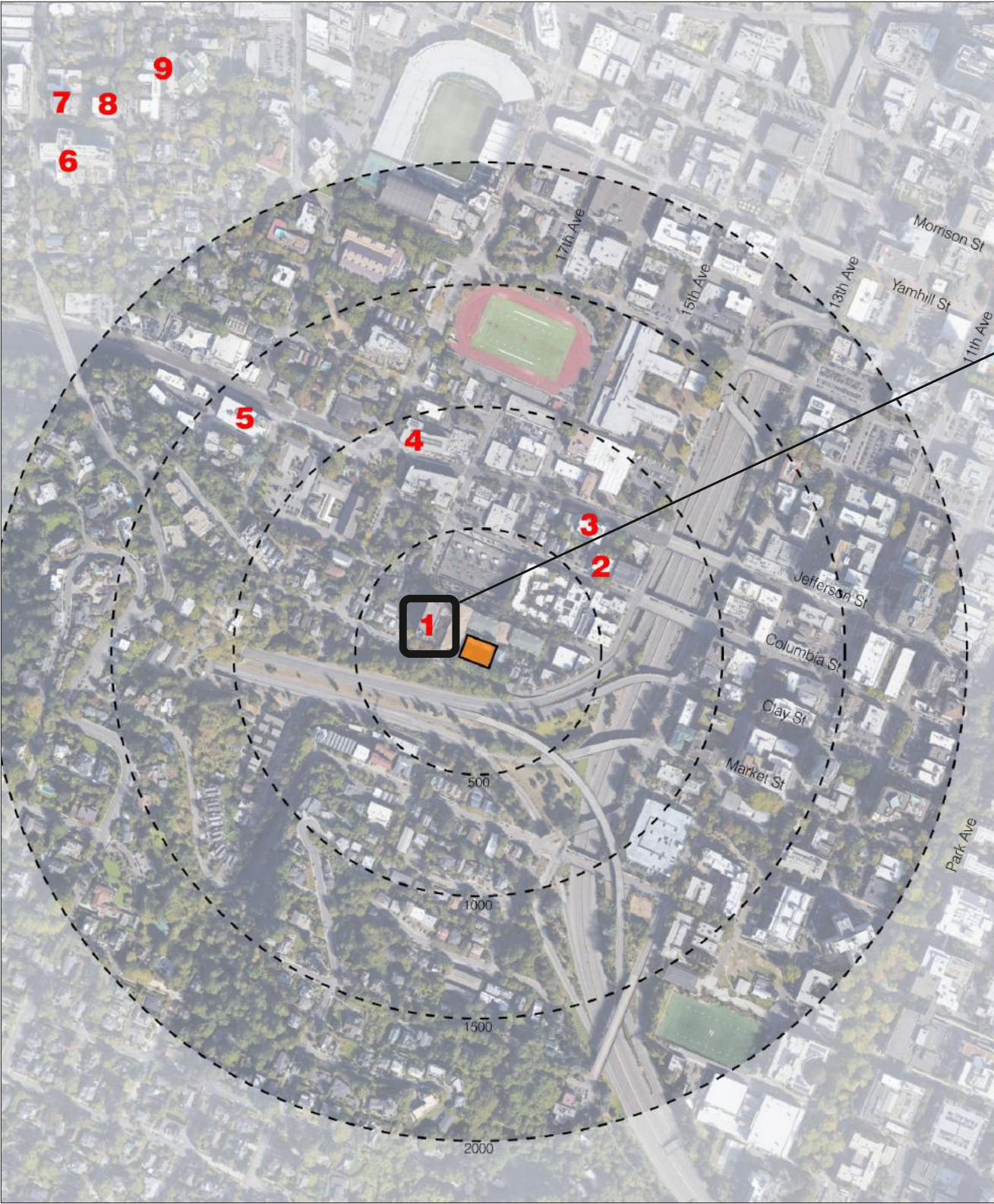
LEGEND

- Pedestrianway/Bikeway
- Parkway/Boulevard
- District Gateway - Major
- District Gateway - Minor
- Attractions - Major
- Attractions - Minor
- Neighborhood Focal Point

multi-modal circulation



goose hollow context



Address:
1630 SW Clay Street

Floors & Height:
17 Floors | ~140FT

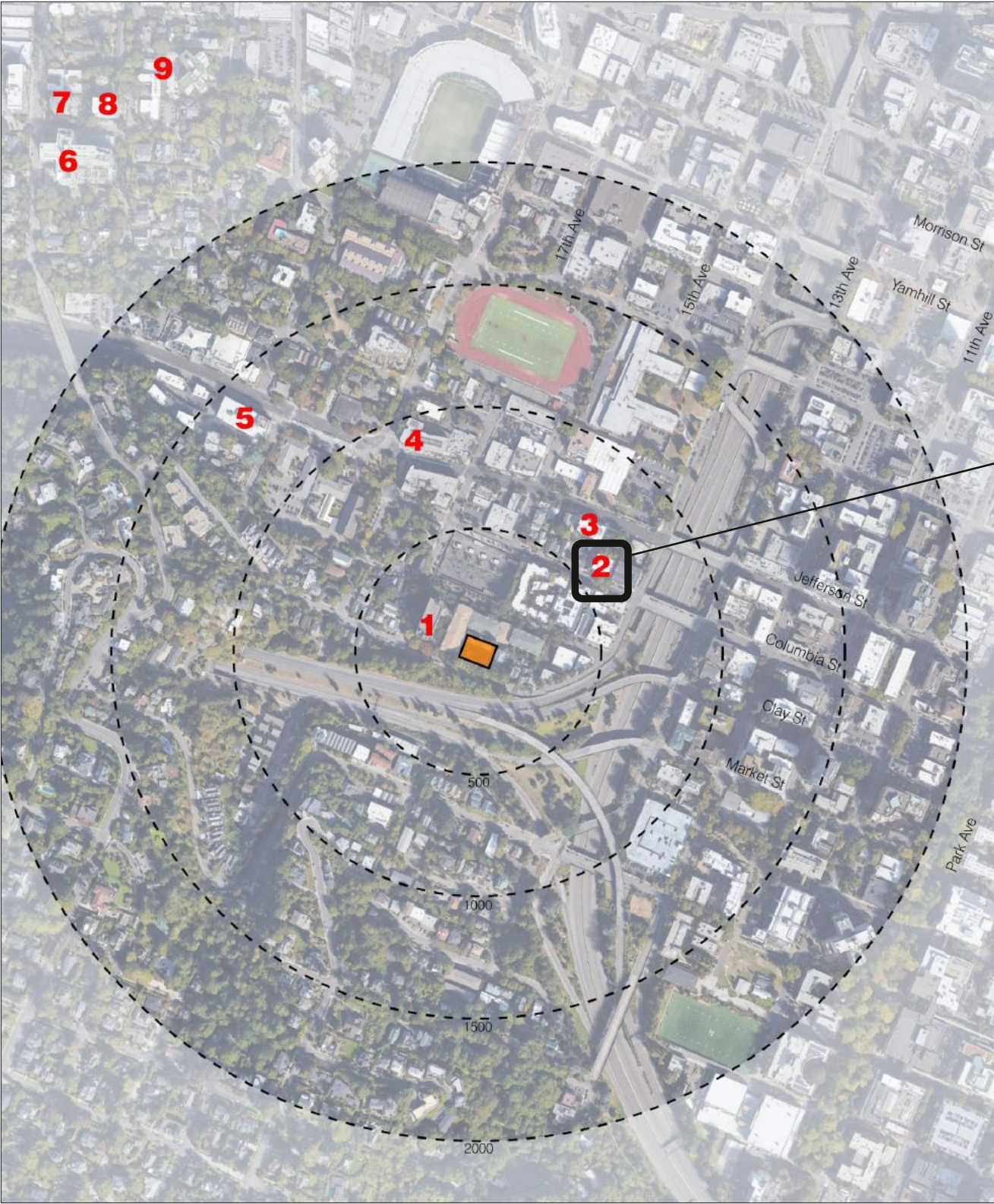
Facade:
Relatively flat facade with minimal articulation

Materials:
Concrete, Concrete Block, Aluminum Window

Notes:
Large entry concrete plaza. Restrained main entry.
Little to none ground floor activation.



goose hollow context



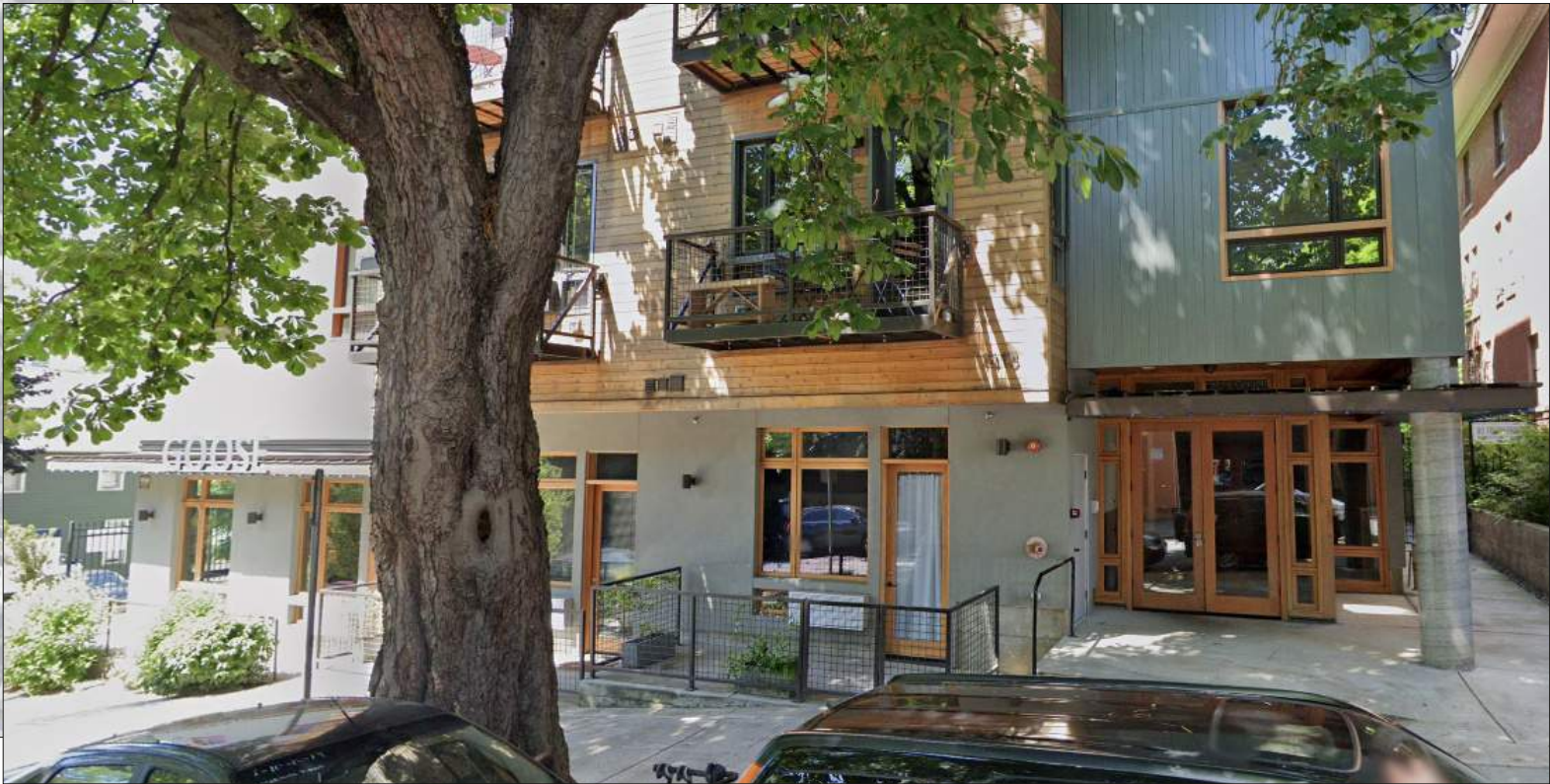
Address:
1415 SW Columbia

Floors & Height:
4 Floors | ~45FT

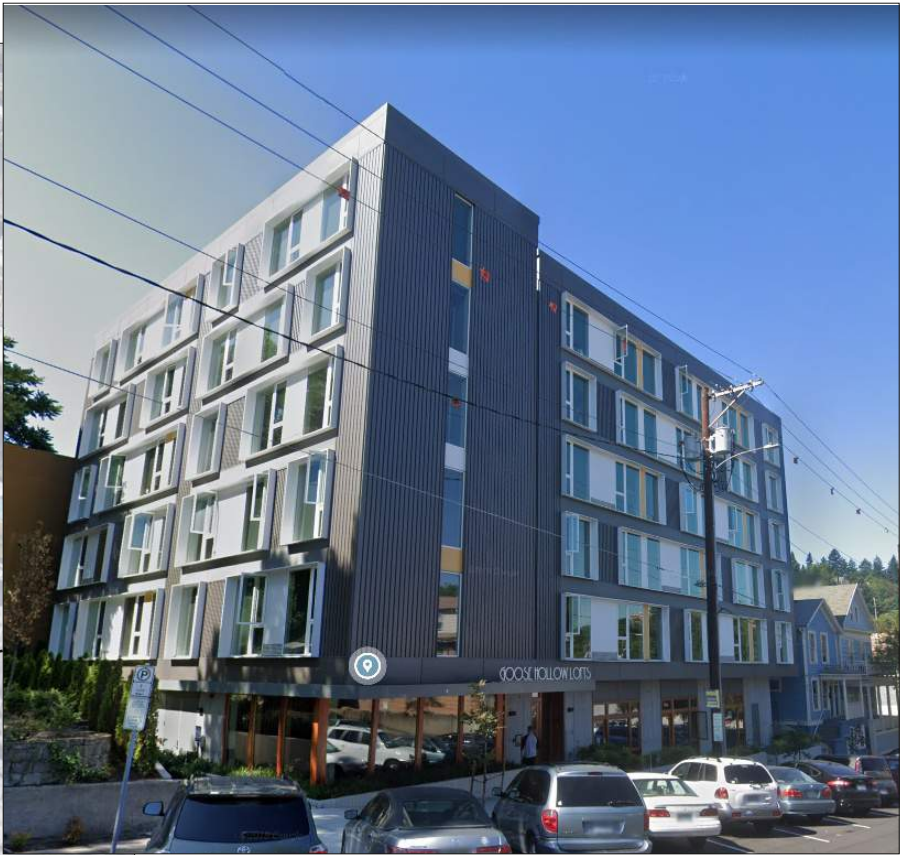
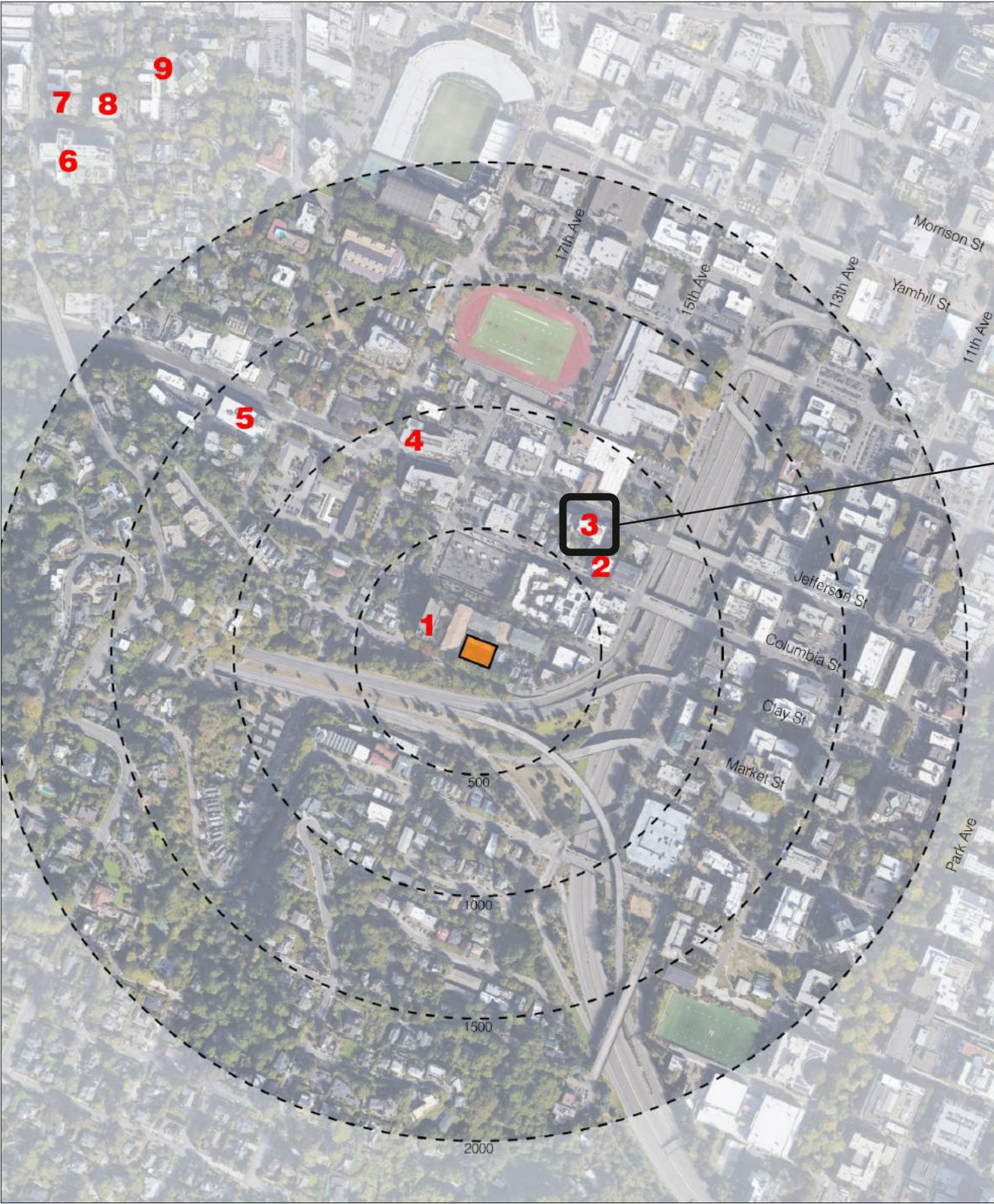
Facade:
Articulated with bumpouts and decks. Well defined base and body.

Materials:
Exposed concrete, stucco, metal panels, wood siding, vinyl windows, steel railings

Notes:
Restrained main entry with canopy. Ground floor activation limited to near main entry with personal entrances on the remaining facade.



goose hollow context



Address:
1450 SW Jefferson St.

Floors & Height:
6 Floors | ~65FT

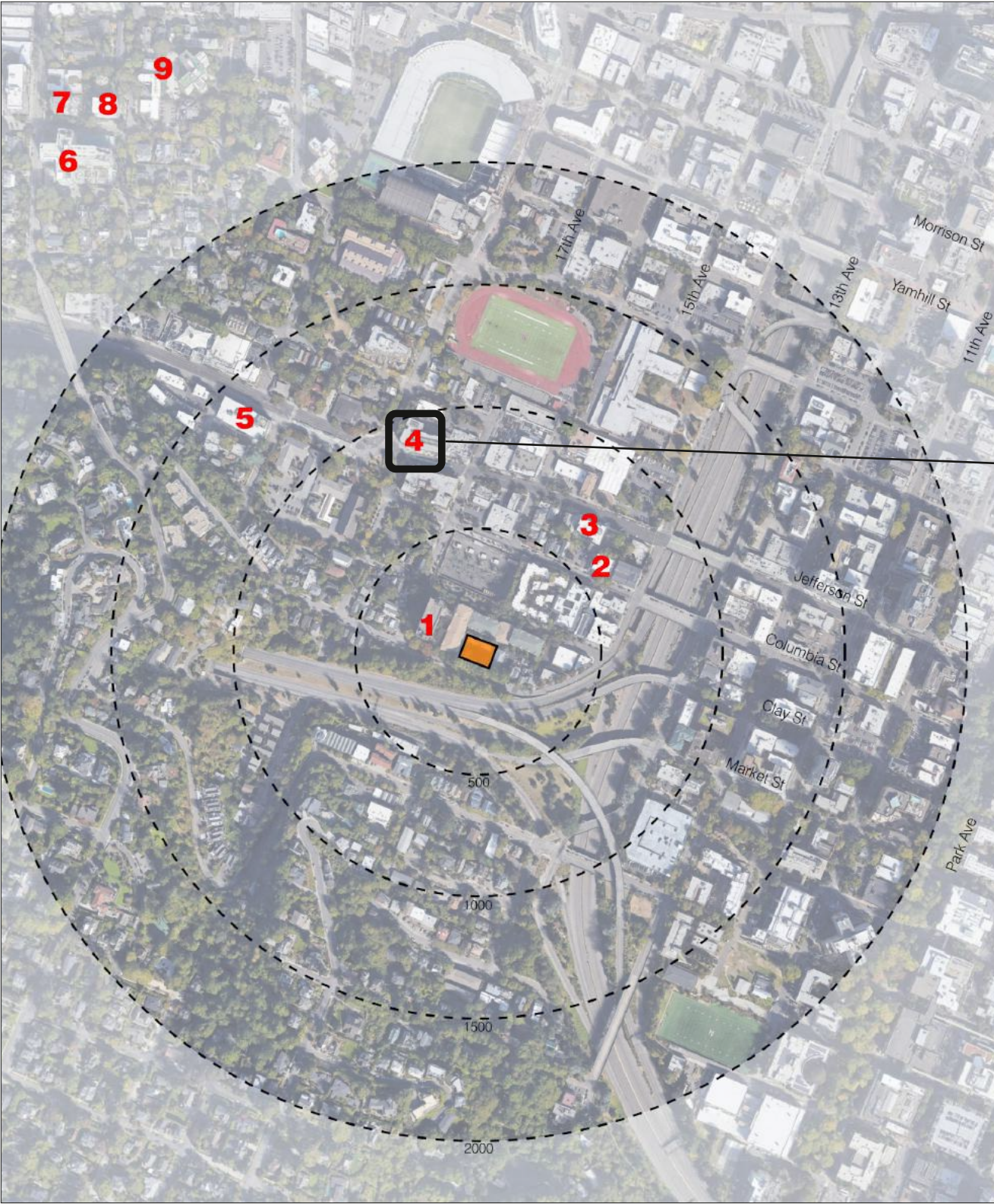
Facade:
Relatively flat facades with building volumes articulated by recess. Use of colored panels and shadow boxes to break up facade. Mechanical integrated into panels

Materials:
Exposed concrete, wood & vinyl windows, metal panels, boxrib metal

Notes:
Restrained main entry with large canopy. Ground floor activation limited to near main entry with personal entrances on the remaining facade.



goose hollow context



Address:
1234 SW 18th Ave

Floors & Height:
5 Floors | ~60FT

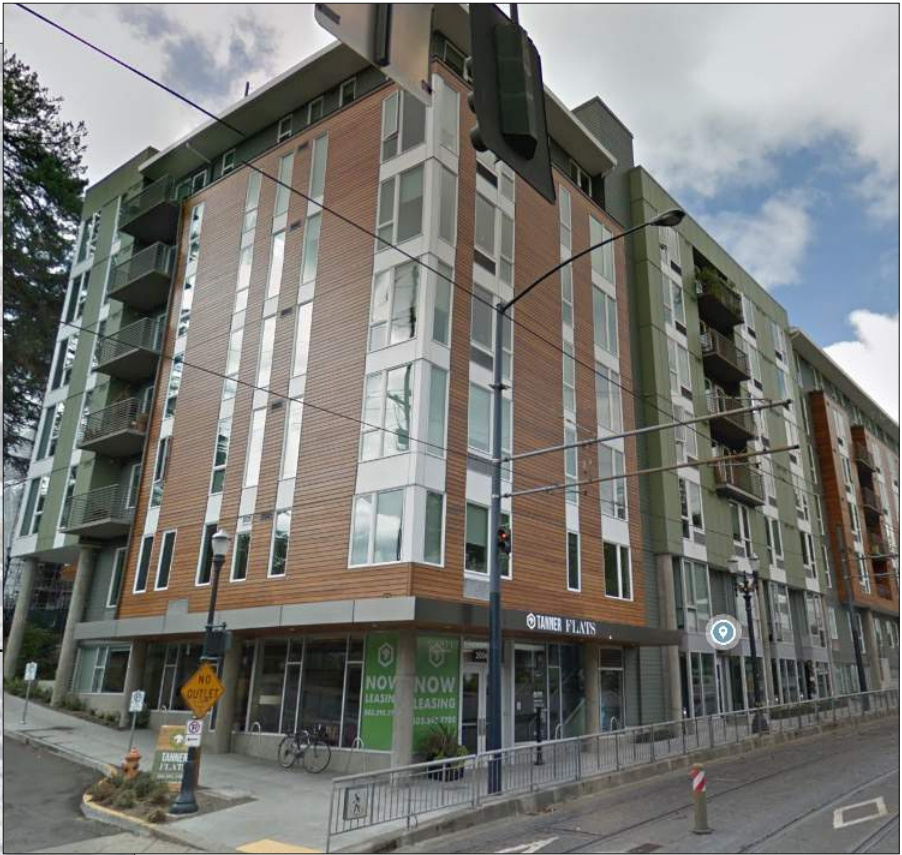
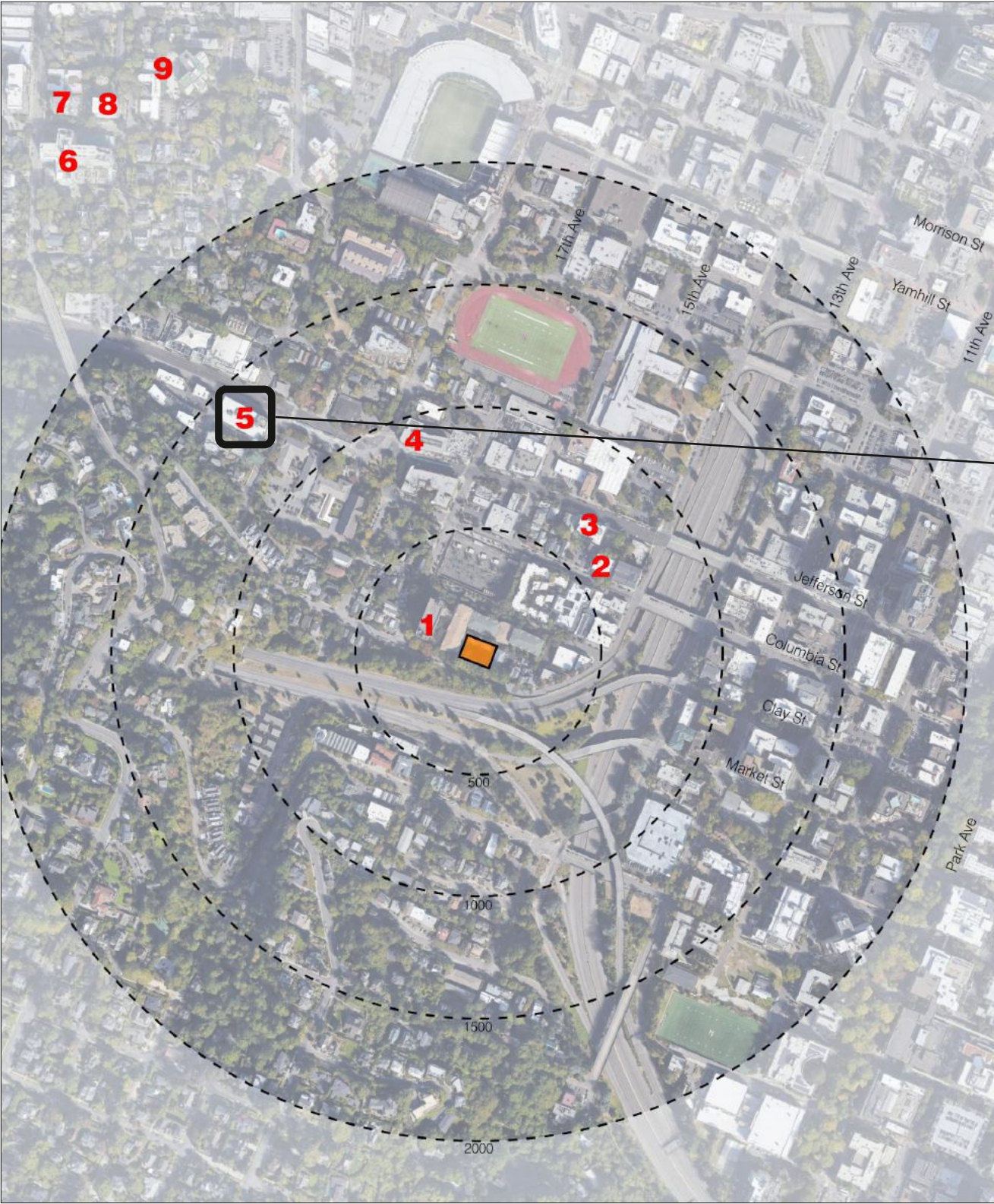
Facade:
Articulation with recessed balconies. Clear defining base, body, and top on most of facade. Street canopies

Materials:
Exposed concrete, Aluminum Window, steel railings, brick, stucco,

Notes:
Use of small planters to buffer between sidewalk and building.



goose hollow context



Address:
2040 SW Jefferson St

Floors & Height:
7 Floors | ~65FT

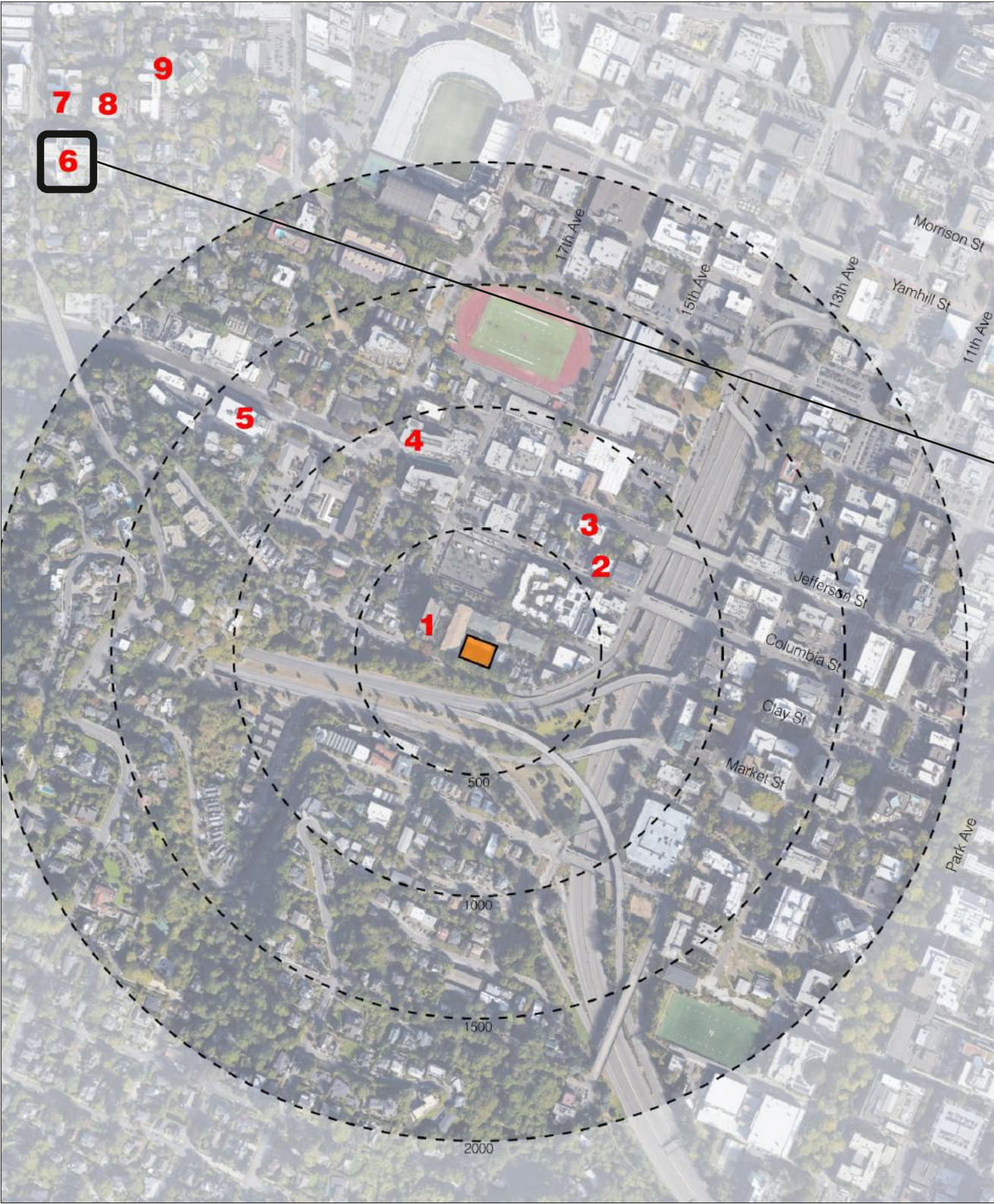
Facade:
Articulations consistant around all facades. With decks. Significant glass on ground floor. Top has combination of eaves and parapets. Mechanical vents partially integrated with windows.

Materials:
Painted lap siding, cement board panels, aluminum store front glass, stained wood siding, Multiple paint colors. Exposed concrete. Metal screens. Railings.

Notes:
Restrained entry with canopy. Use of small landscape areas around walkway. South streetscape lacks activation.



goose hollow context



Address:
1000 SW Vista Ave

Floors & Height:
14 Floors | ~132FT

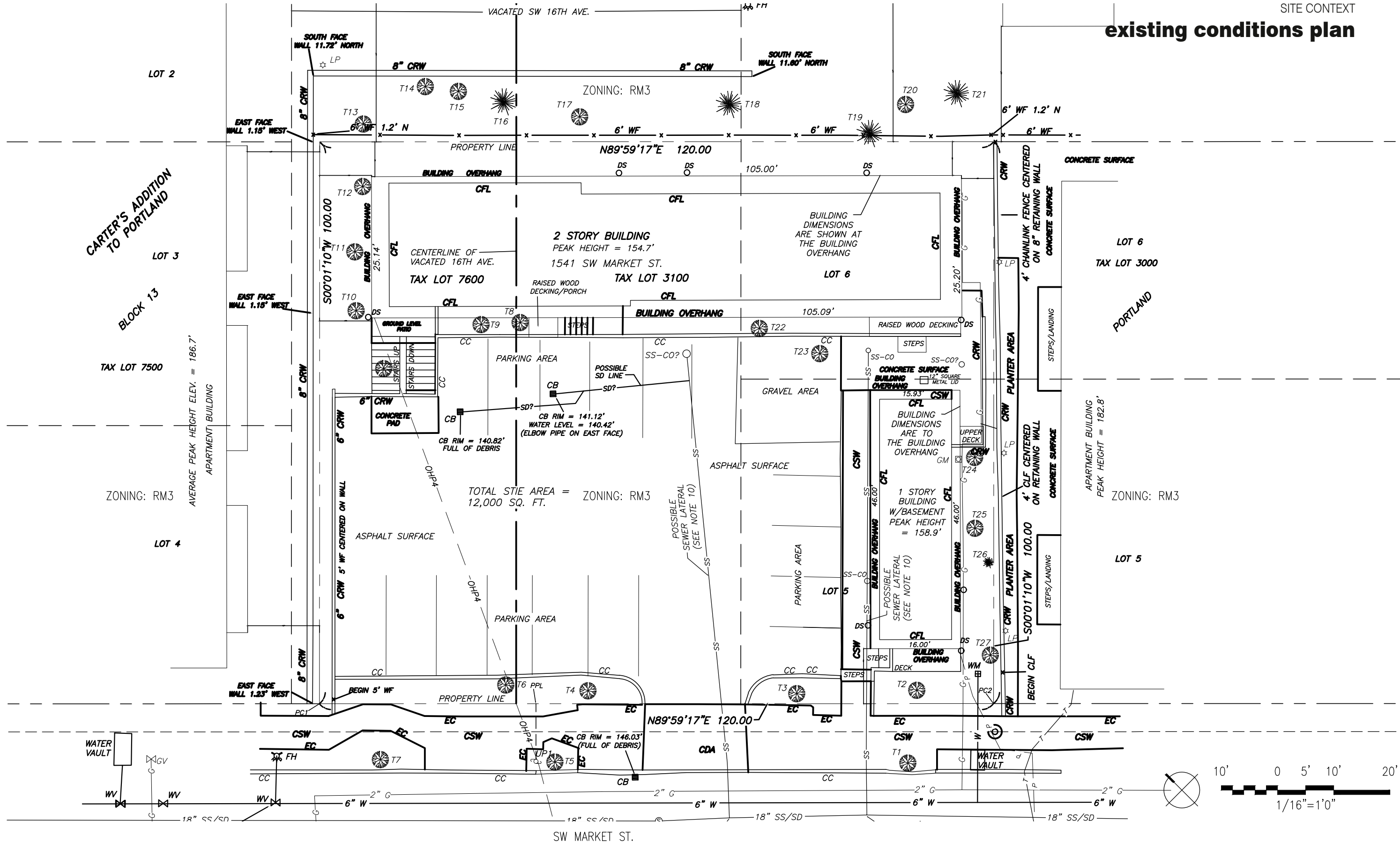
Facade:
Relatively flat facade with minimal articulation.
Paint utilized to break up facade

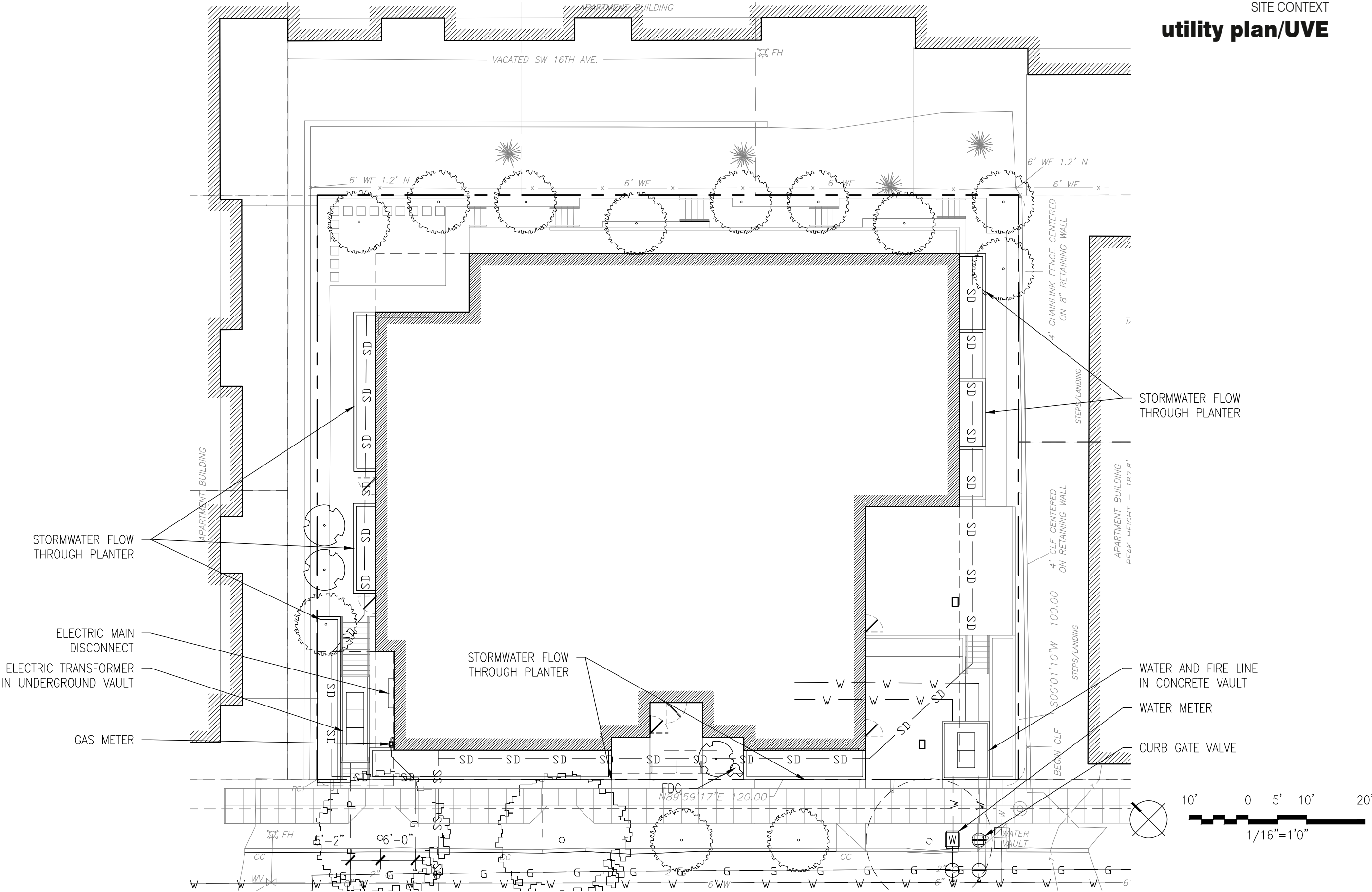
Materials:
Concrete, Tile Base, Structural Steel, Aluminum Window

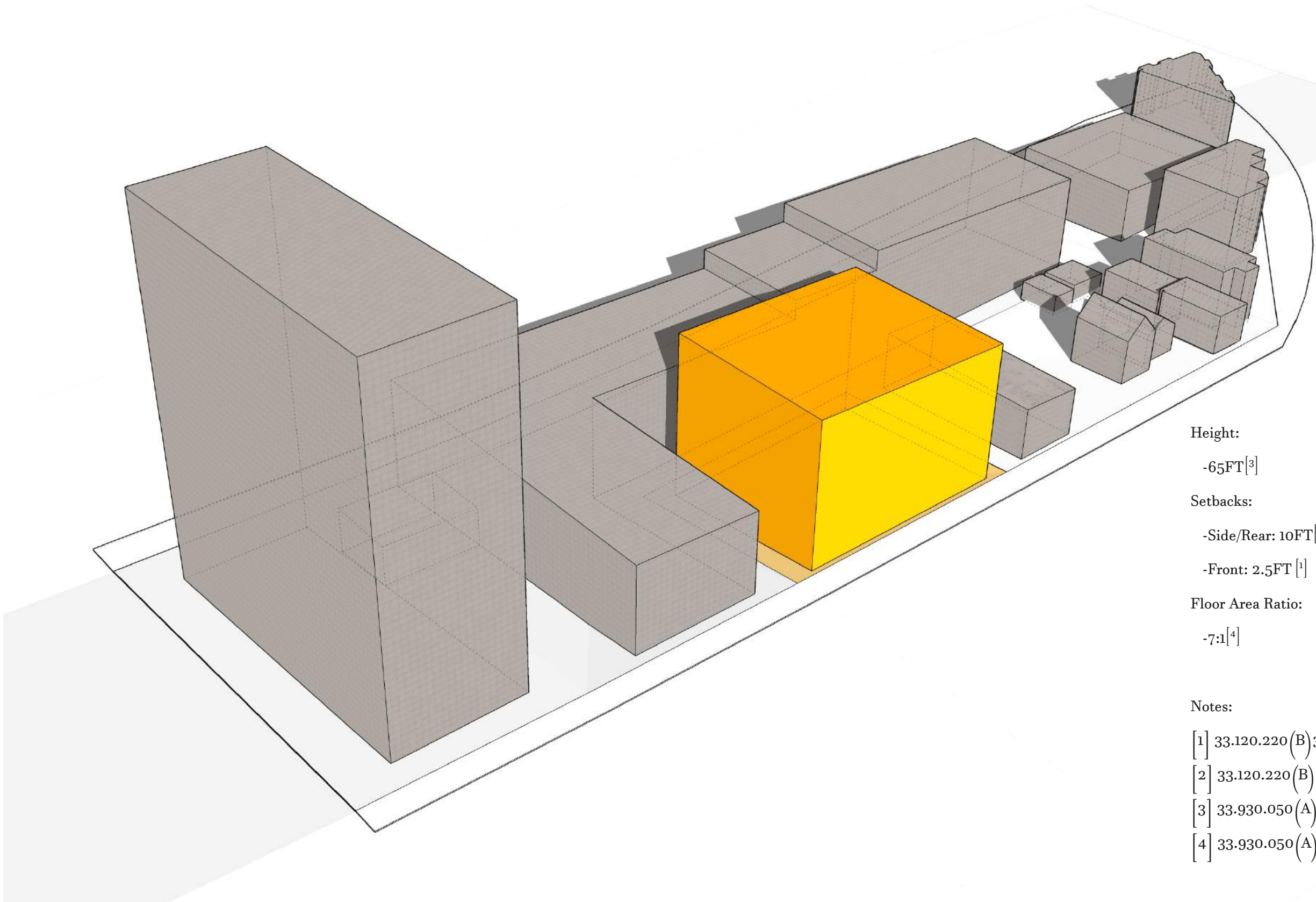
Notes:
Large entry concrete plaza. Restrained entry. Little to none ground floor activation.



existing conditions plan







Height:
-65FT^[3]

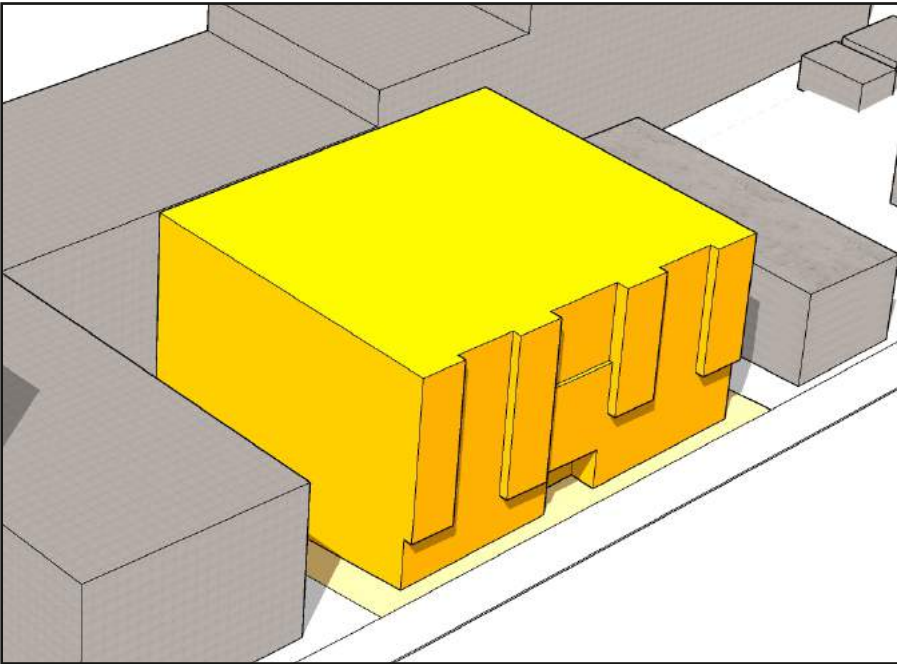
Setbacks:
-Side/Rear: 10FT^[2]
-Front: 2.5FT^[1]

Floor Area Ratio:
-7:1^[4]

Notes:
[1] 33.120.220(B)3.a
[2] 33.120.220(B)1.b
[3] 33.930.050(A)1.a(2)
[4] 33.930.050(A)2

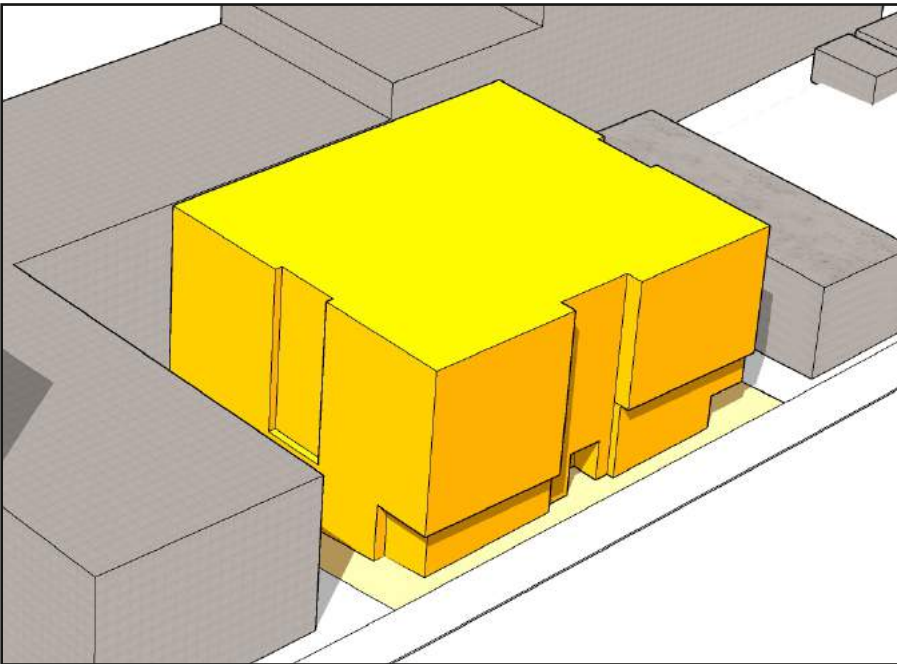
facade articulation development

Per 33.120.230, street facing facades are required to have 25% of the facade area be divided into planes separated by 2FT.
The articulations shown exceed this requirement.



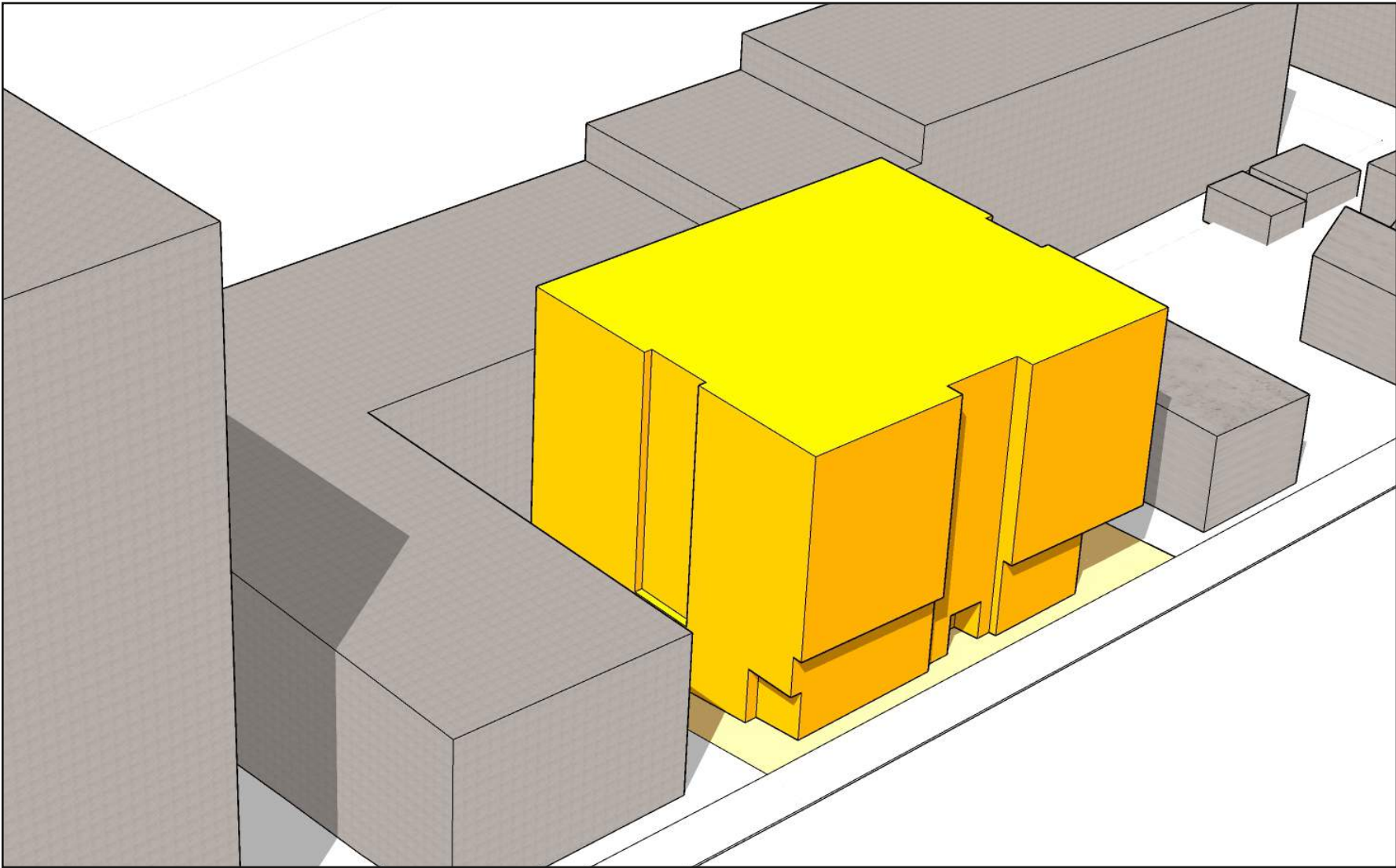
Articulation @ Pre-Application Submittal

- Multiple Bay Windows
- Upper Levels resessed



Articulation @ Initial DAR Submittal

- Large volumes cantilevered over base
- Center area of facade resessed
- Upper Volumes follow sidewalk grade



Proposed Articulation

- Large volumes cantilevered over base
- Center area of facade resessed
- Upper volumes raised up higher above sidewalk grade and provide more space from the streetscape

ground floor streetscape development

Design submitted for Pre-Application Meeting

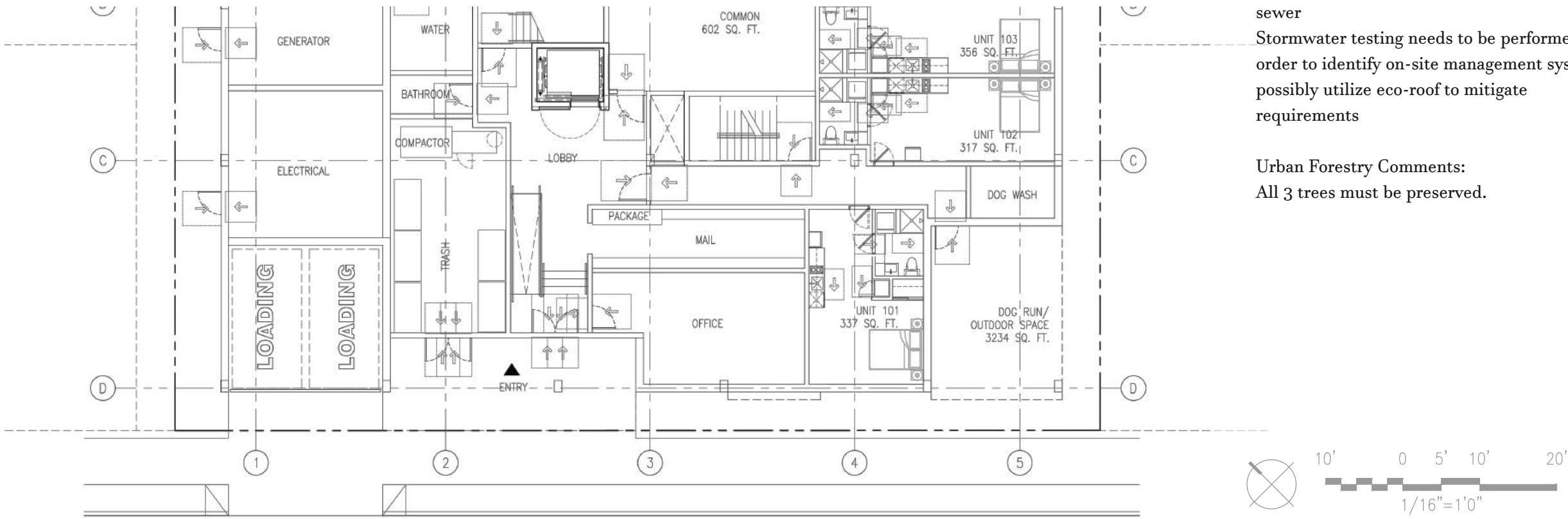


Planning/Zoning Comments:
Front facade, in particular the ground floor, must provide clear physical and visual connectivity.
Ground floor program has competing entrances with loading, trash, and main entrance.
Lone dwelling unit should be removed from street side.
Increase glazing for active uses.

PBOT Comments:
Utility Vaults should be located on-site not the ROW.

BES Comments:
Pet relief areas must be covered and drain into sewer
Stormwater testing needs to be performed in order to identify on-site management system, possibly utilize eco-roof to mitigate requirements

Urban Forestry Comments:
All 3 trees must be preserved.



ground floor streetscape development

Design submitted for DAR Intake

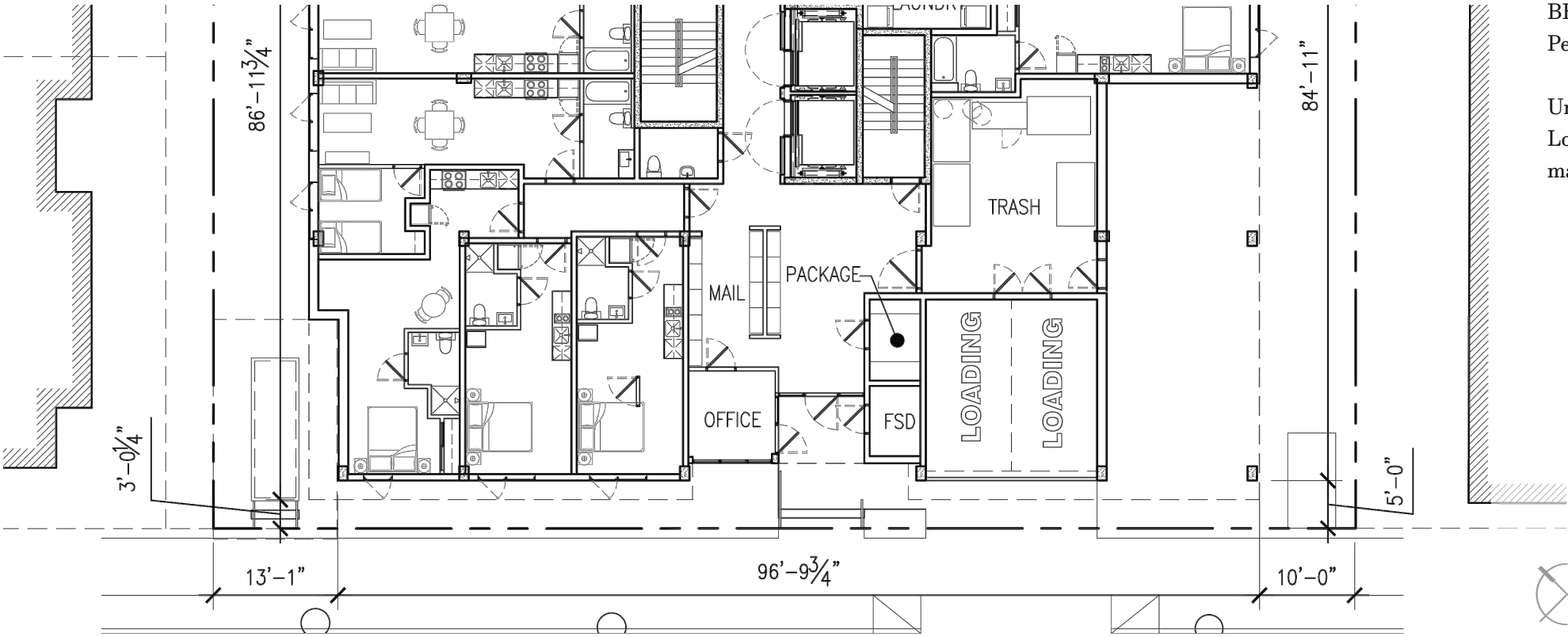


Planning/Zoning Response:
Building ground level more aligned with street entrance and not submerged.
Ground floor program reduced quantity of competing entrances, however loading zone still dominates facade.
Additional dwelling units located on streetscape, but does not help activate streetscape
Glazing slightly increased along with building floor levels adjusted for main entrance location shift.

PBOT Response:
Utility Vaults located on-site

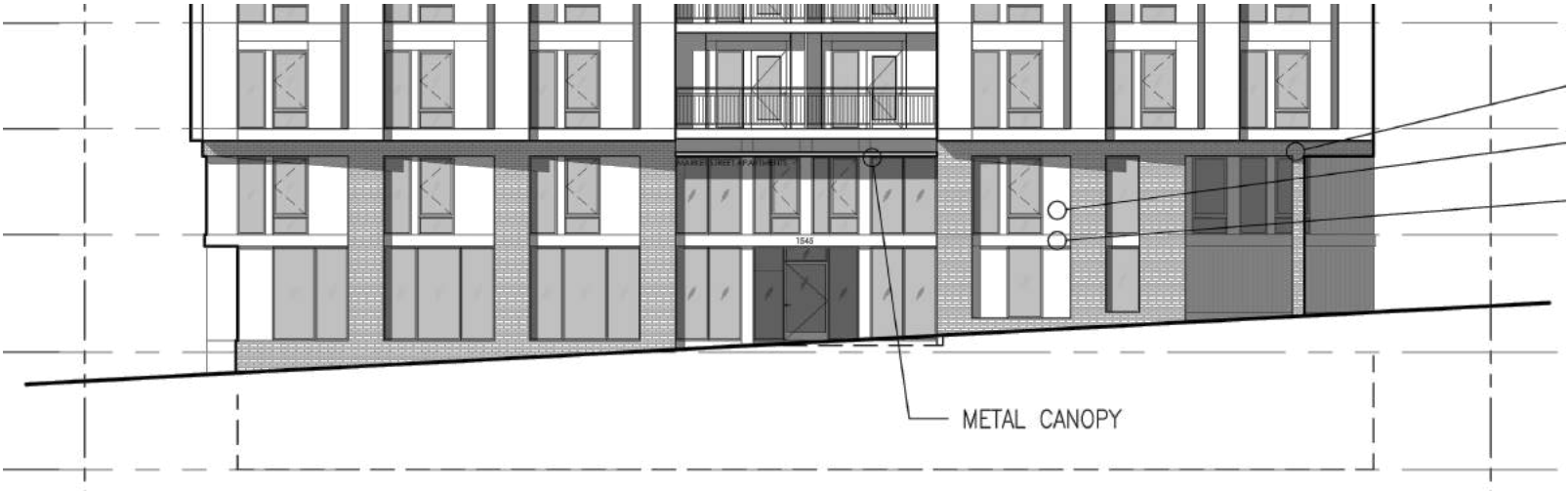
BES Response:
Pet relief areas removed from design.

Urban Forestry Response:
Loading zone moved to center of facade to maintain 3 existing street trees.



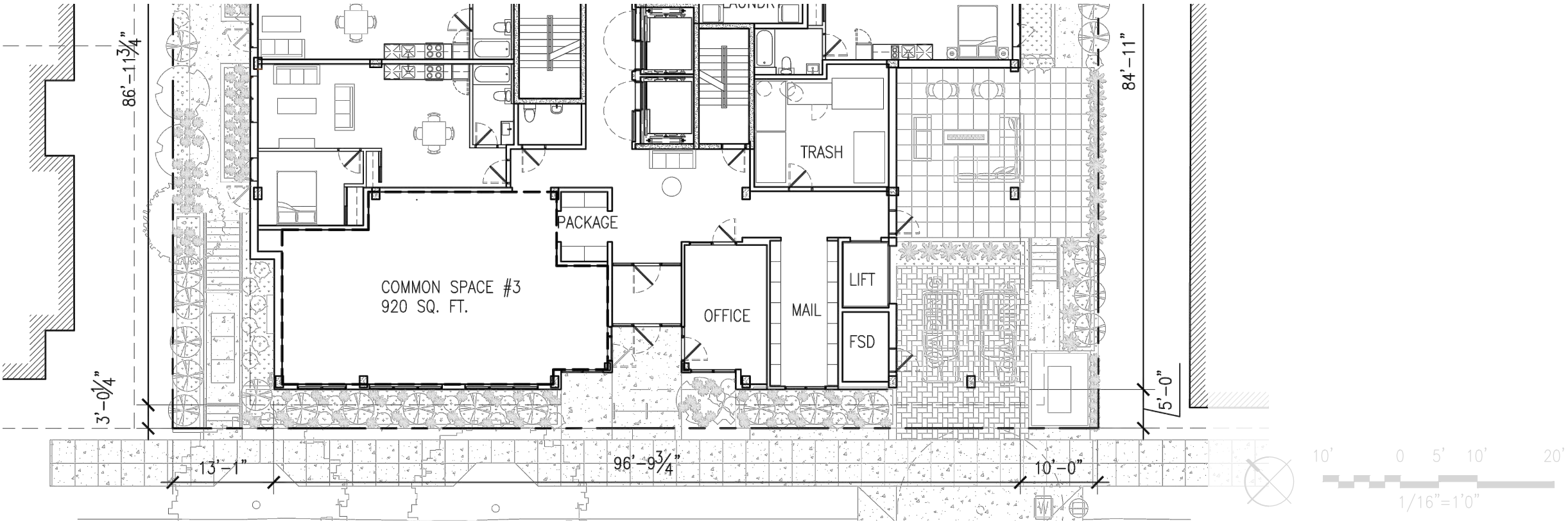
ground floor streetscape development

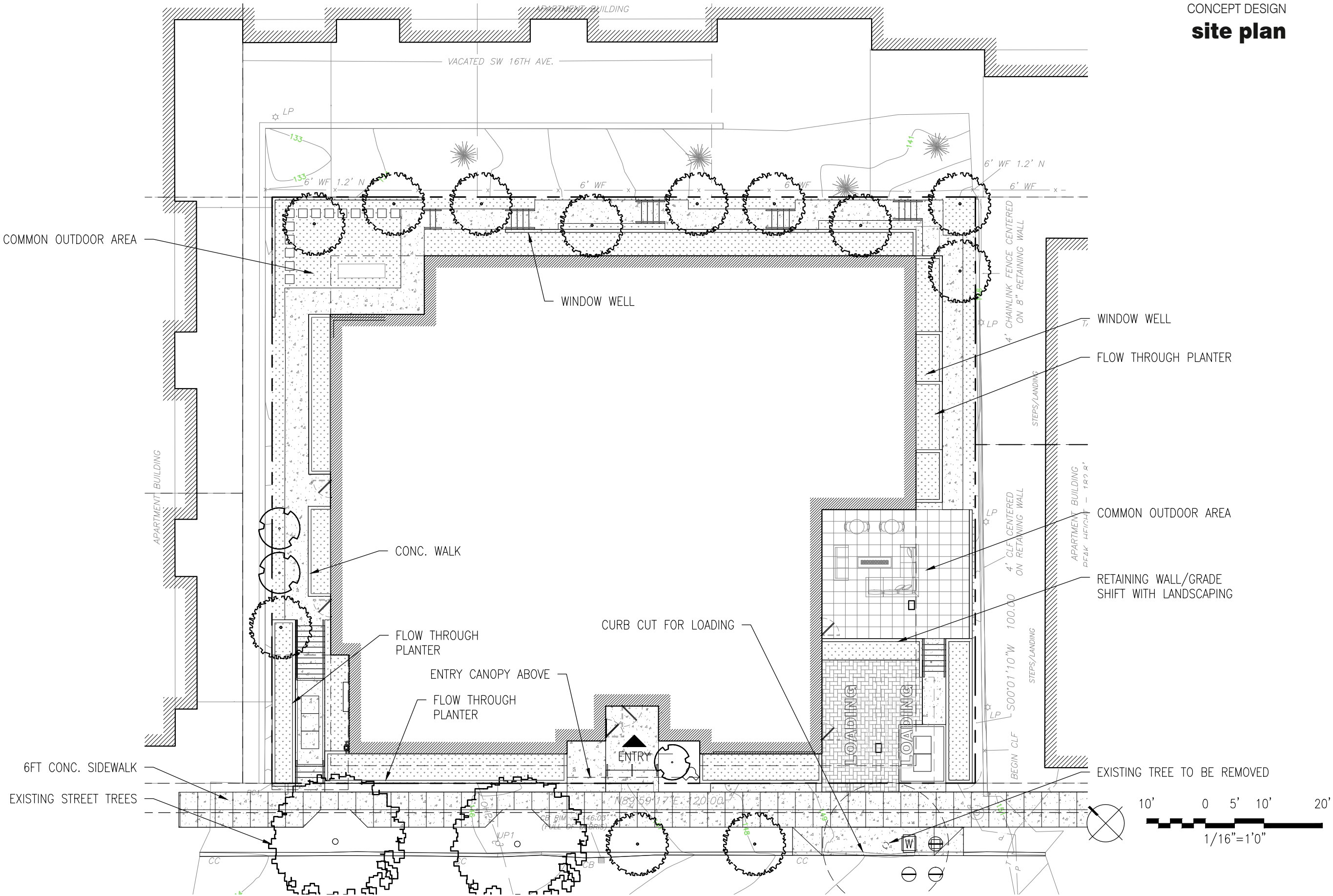
Design submitted for Final DAR Package



Planning/Zoning Response:
Building ground level more aligned with street entrance and not submerged.
Ground floor program reduced quantity of competing entrances to only the main entrance and have placed the loading zones on the exterior.
Dwelling units removed from streetscape on ground level, to help activate streetscape
Glazing increased significantly

Urban Forestry Response:
Loading zones located to far east to better serve the building use and requires removing 1 existing street tree.





landscape/outdoor plan

Per 33.120.240, on sites up to 20,000 SF, at least 36 SF of outdoor area is required per dwelling unit. This requirement may be achieved through a combination of private and common areas.

Total Dwelling Units
133 Units

Units with individual outdoor space

63 Units (See plans)

Units utilizing Common Space

70 Units (See plans)

Required Common Space

2,520 SF

Provided Common Spaces

Common Space #1 (Outdoor)

563 SF

Common Space #2 (Outdoor)

520 SF

Common Space #3 (Level 01)

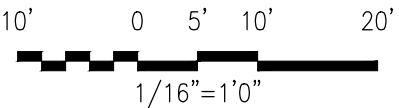
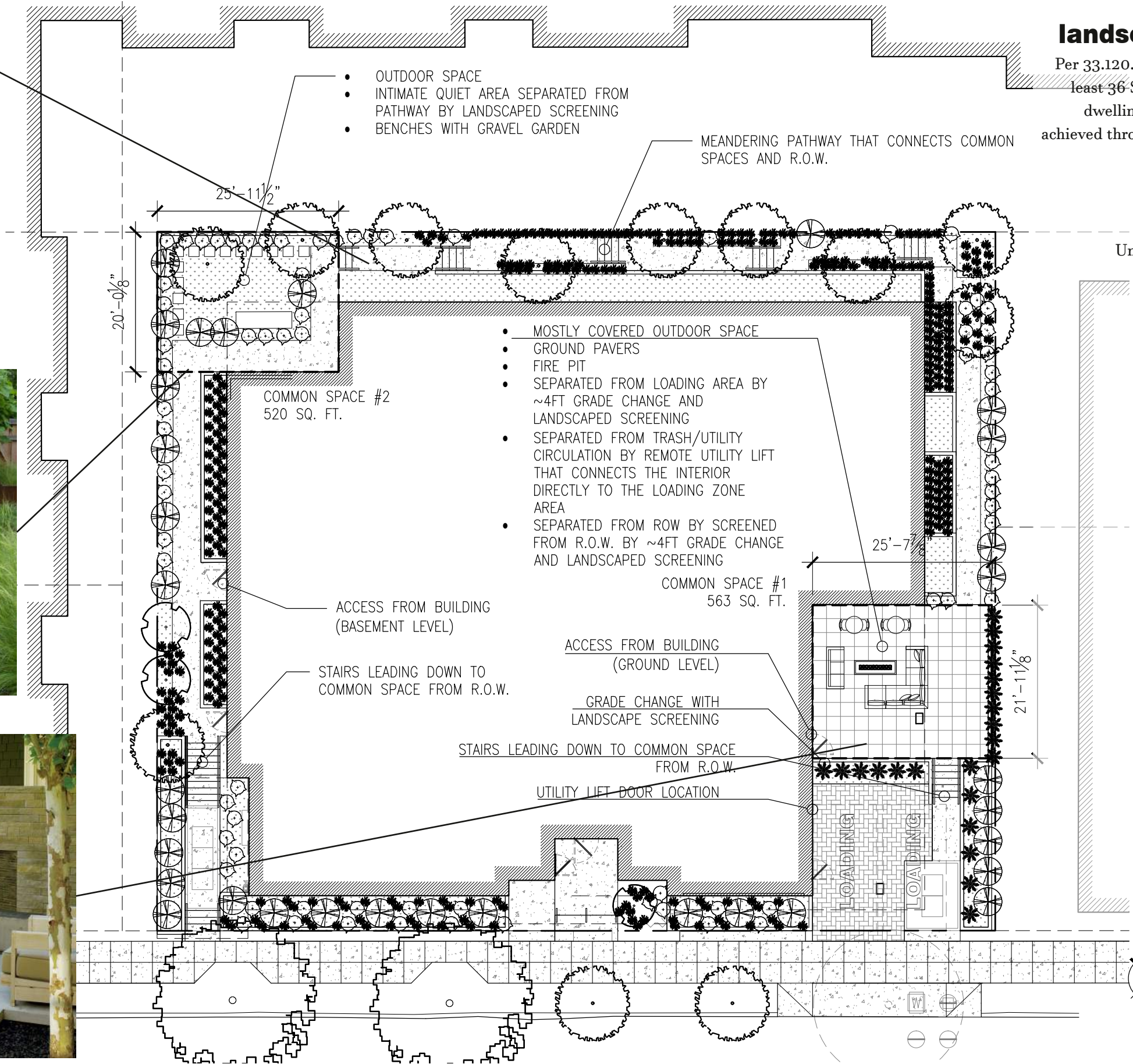
920 SF

Common Space #4 (Level 07)

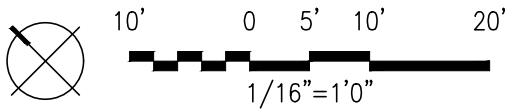
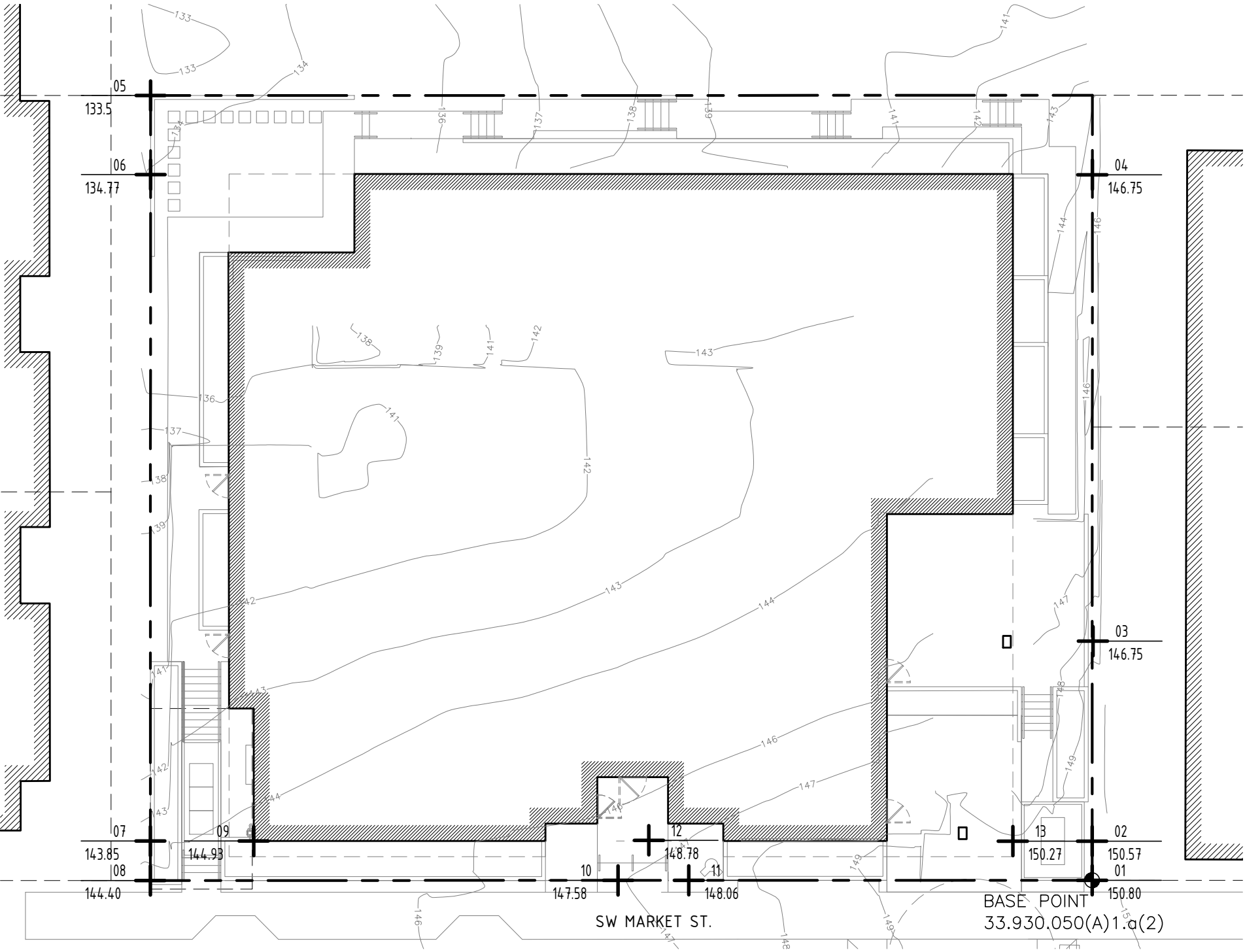
544 SF

Total Common Space Provided

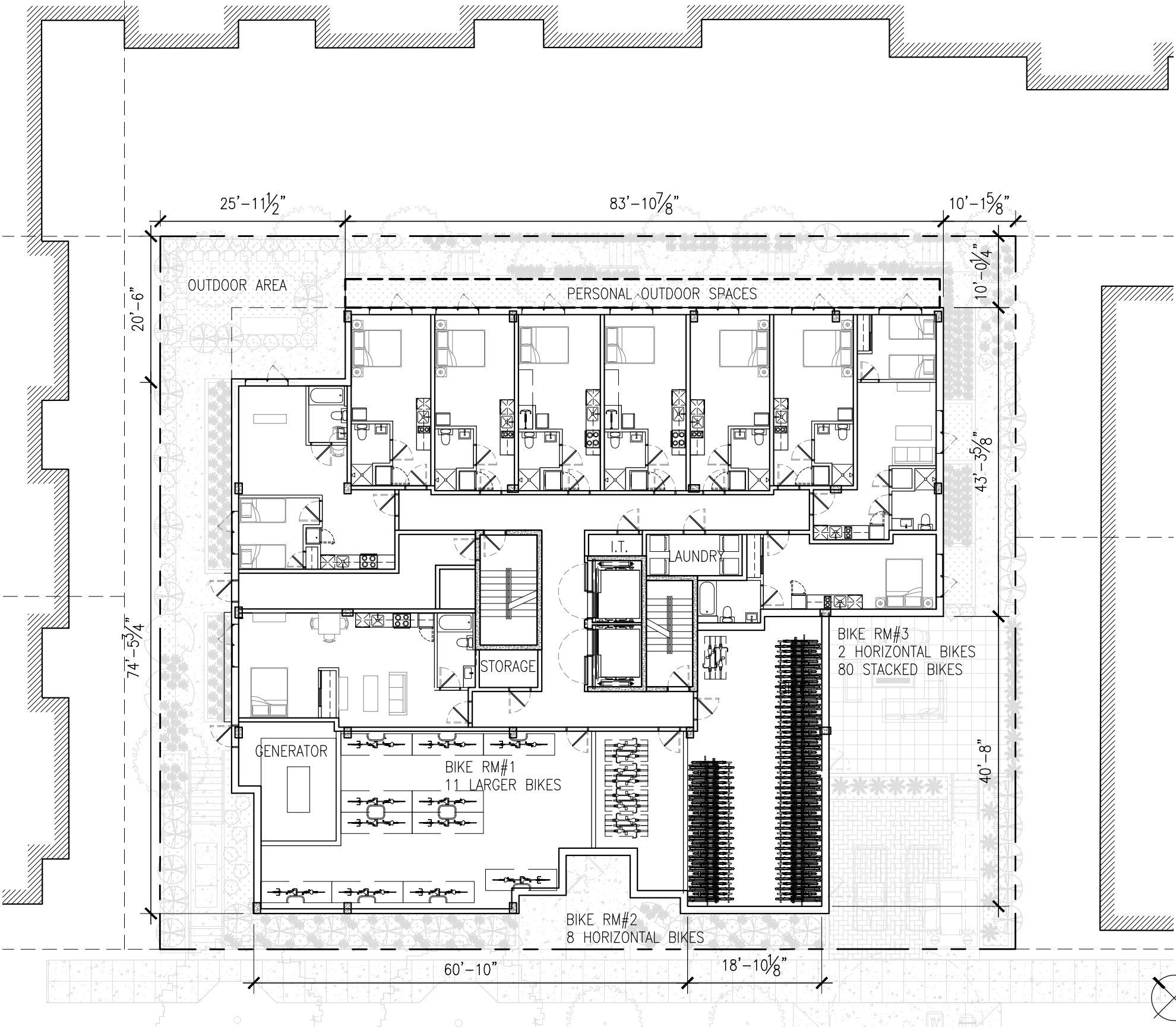
2,547 SF



zoning height base point

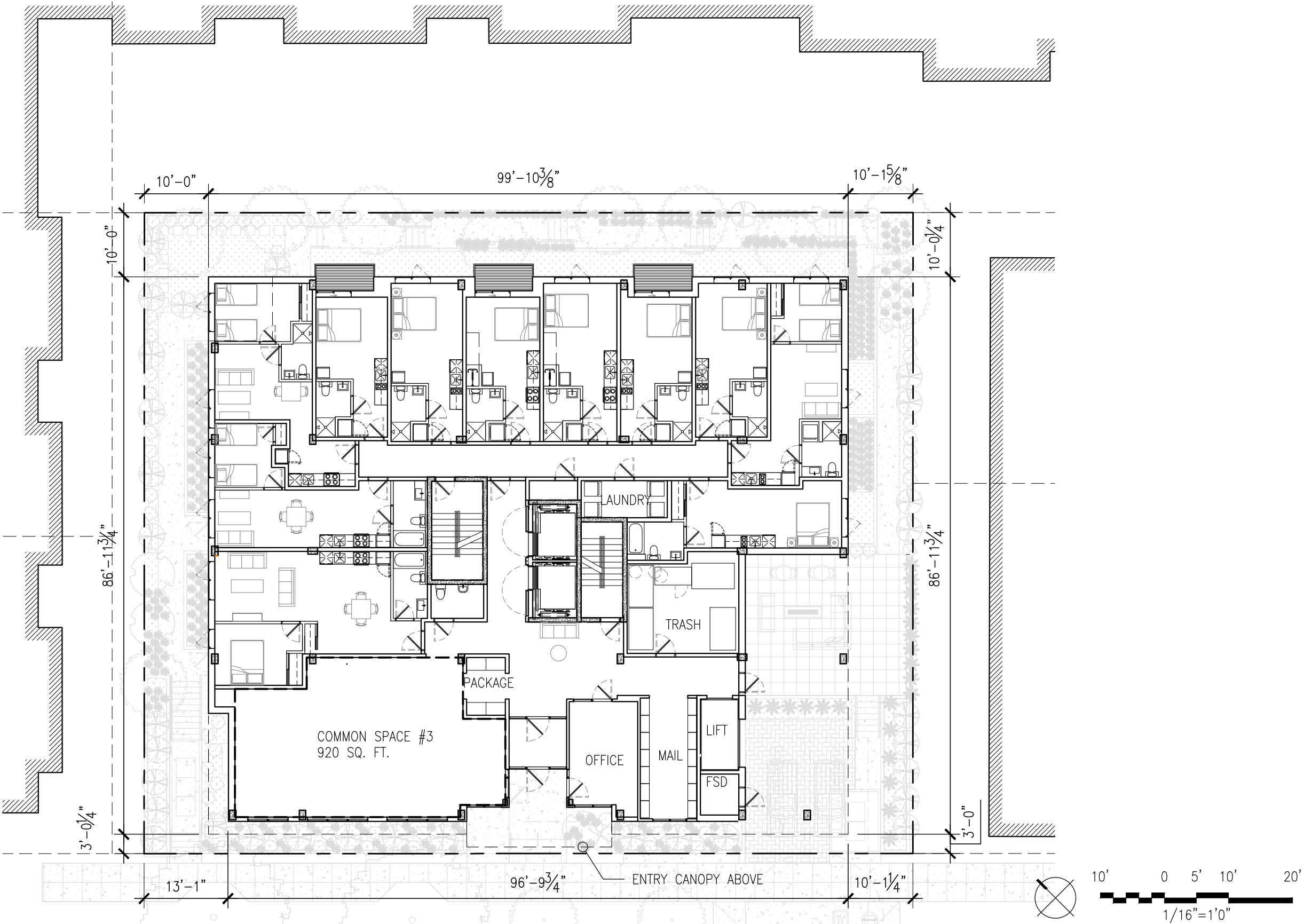


building plans - level -01

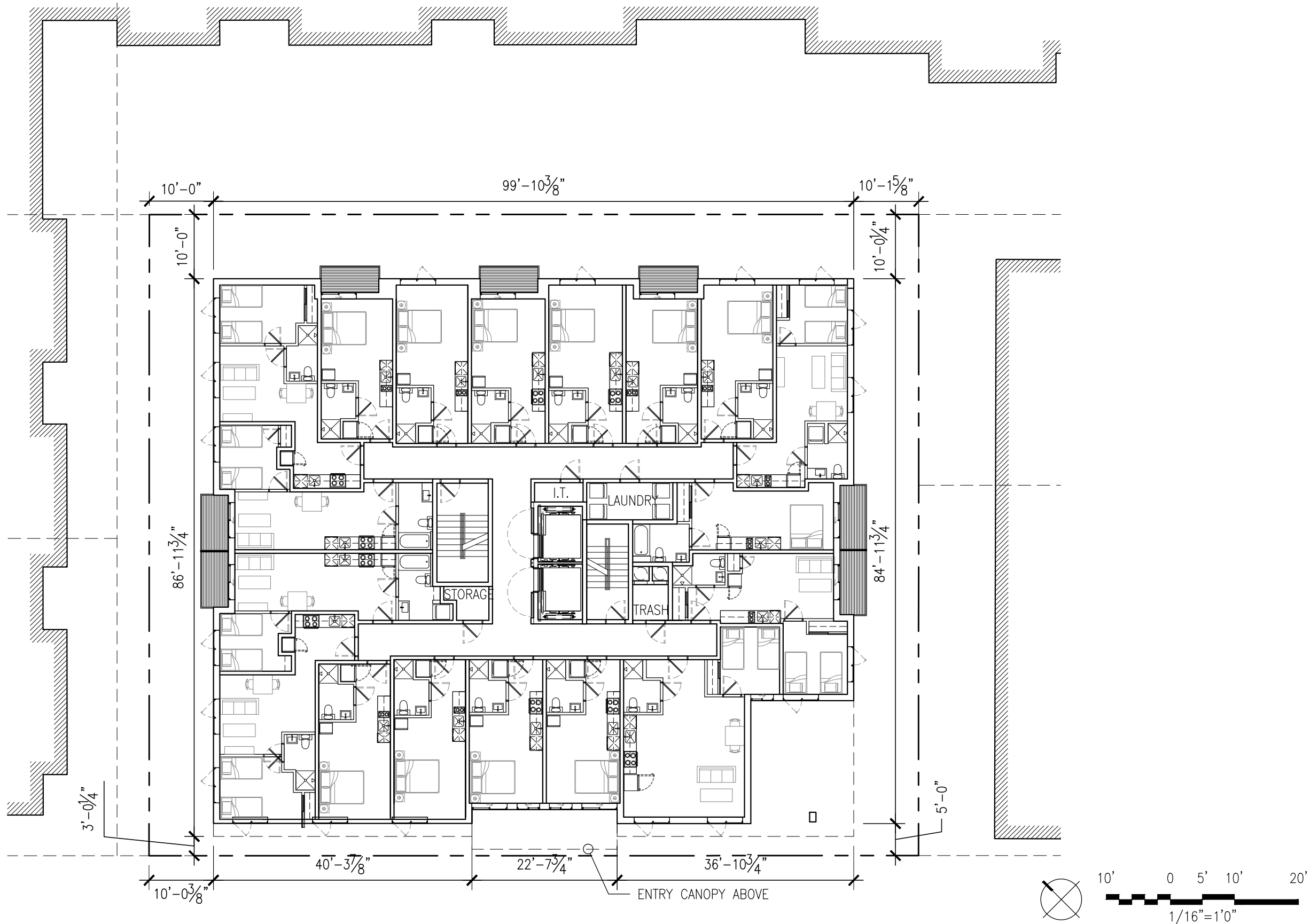


Total Dwelling Units	133 Units
Total Bike Required	200
Bikes inside units	100
Bikes in Common Rooms	101
Larger Bikes	11
Horizontal Bikes	61
Electric Bike Stations	10

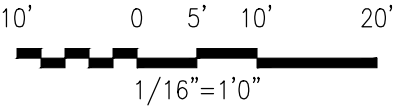
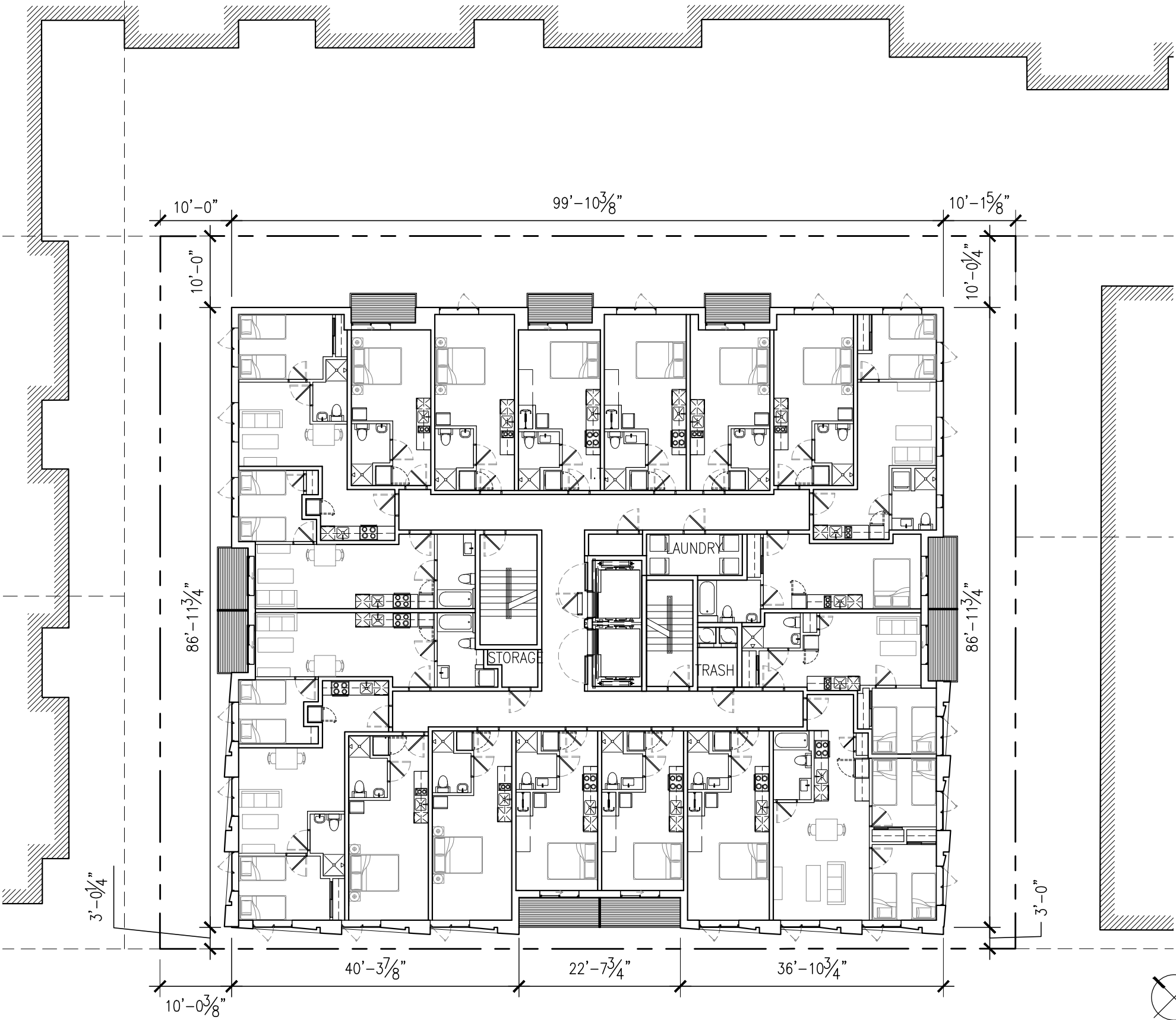
building plans - ground level



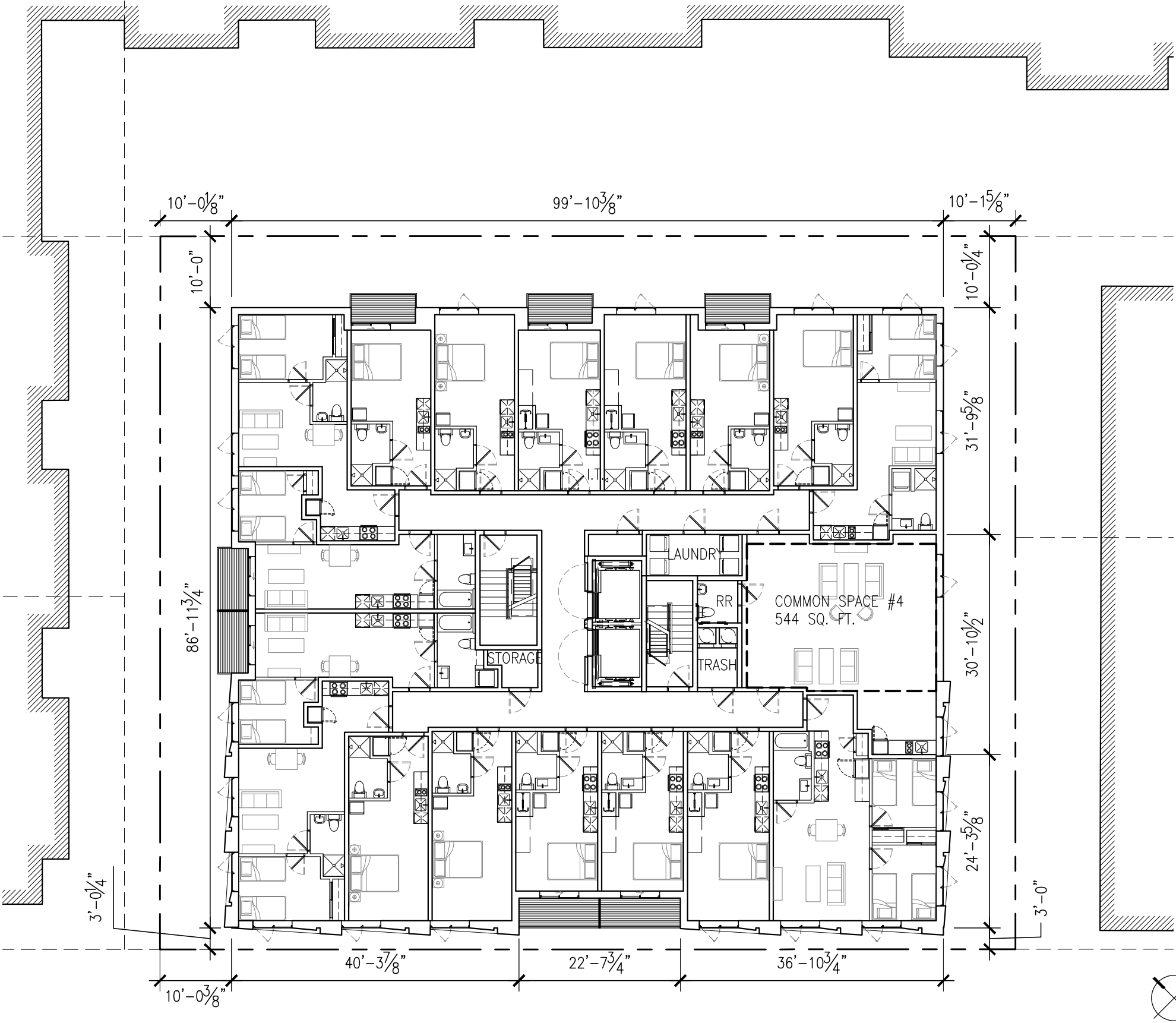
building plans - level 02

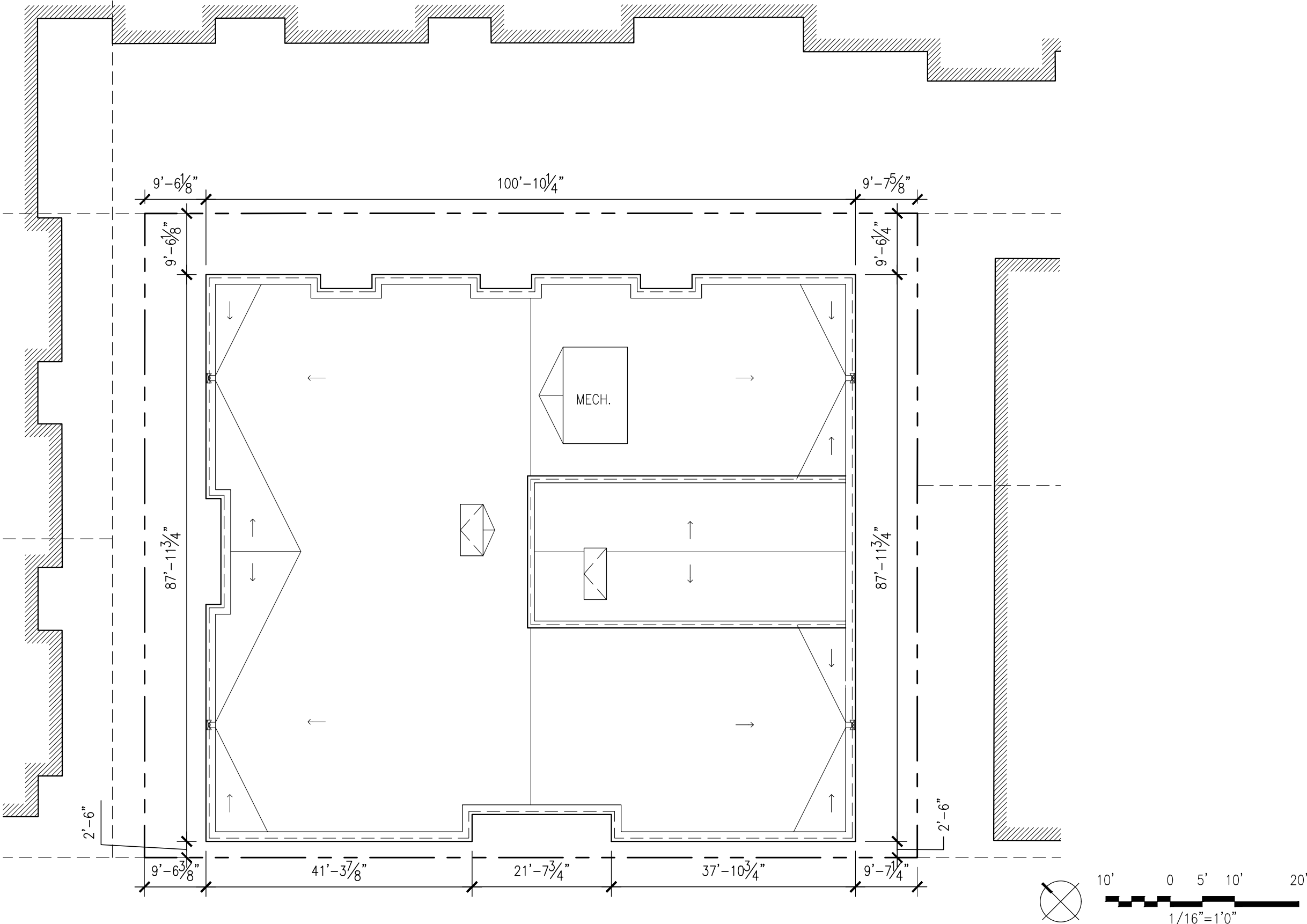


building plans - levels 03 thru 06

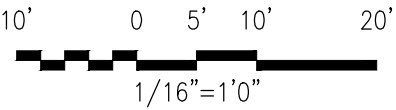
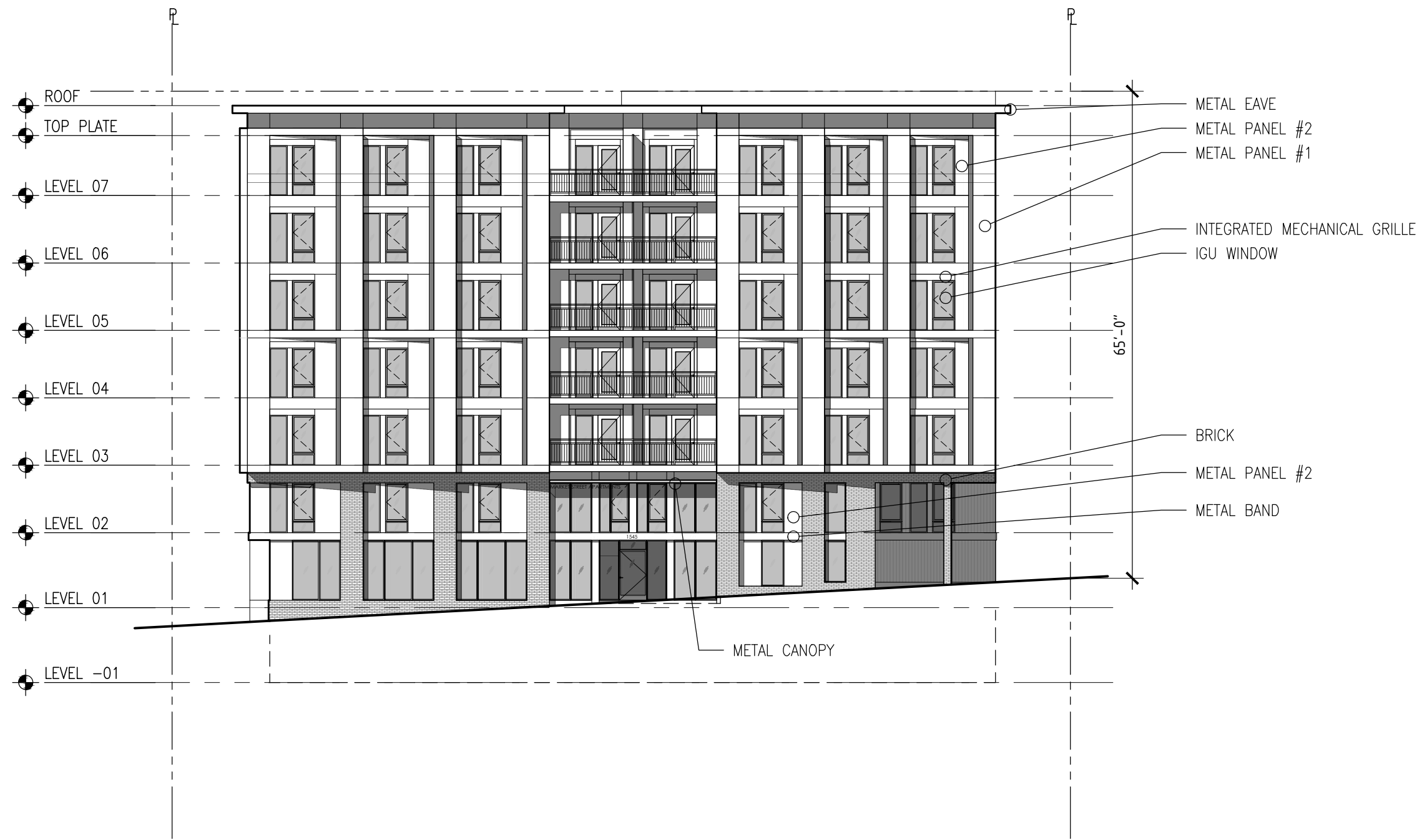


building plans - level 07





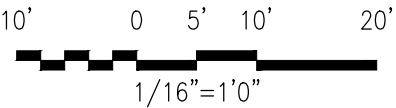
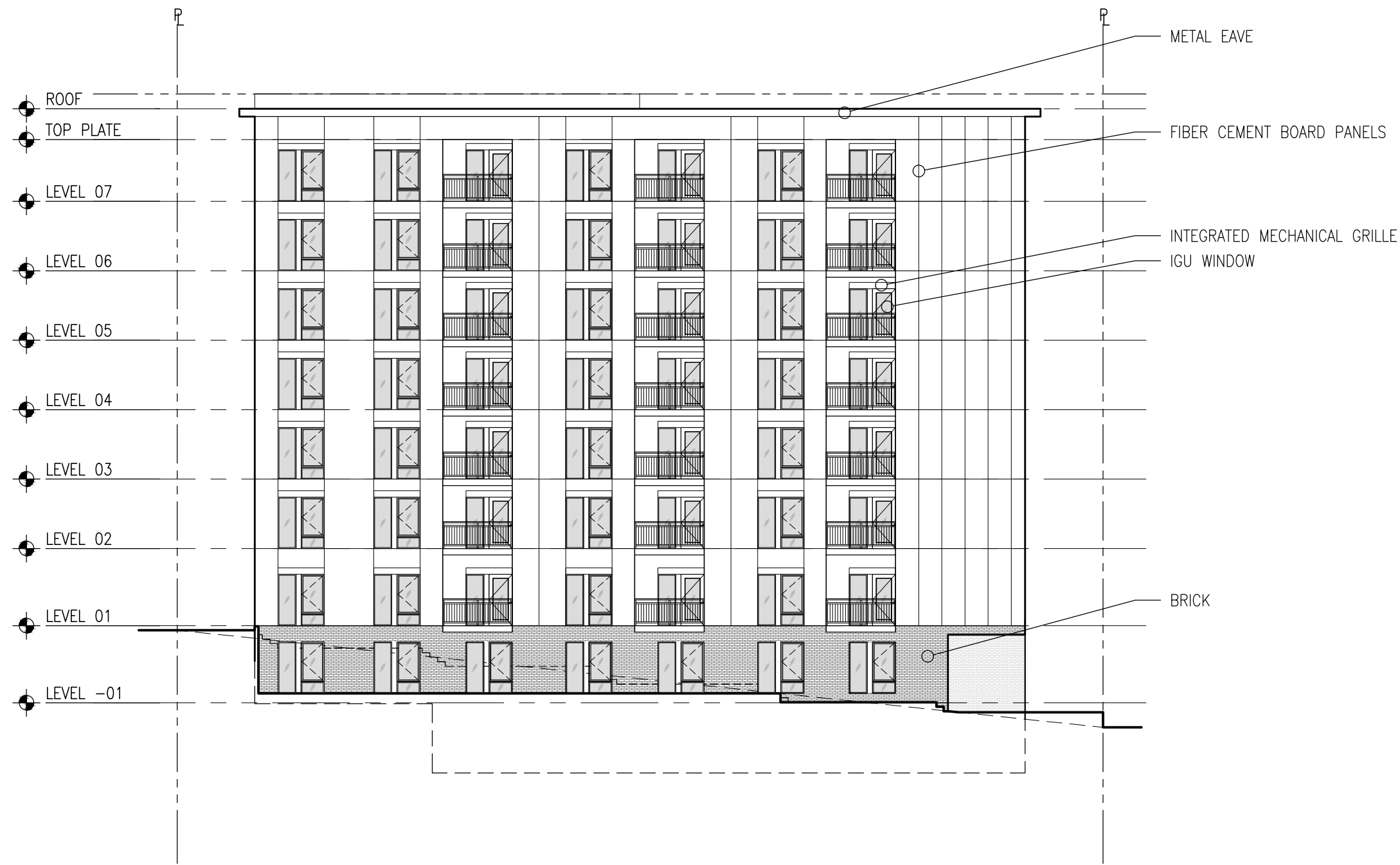
building elevation south (street)



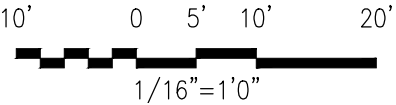
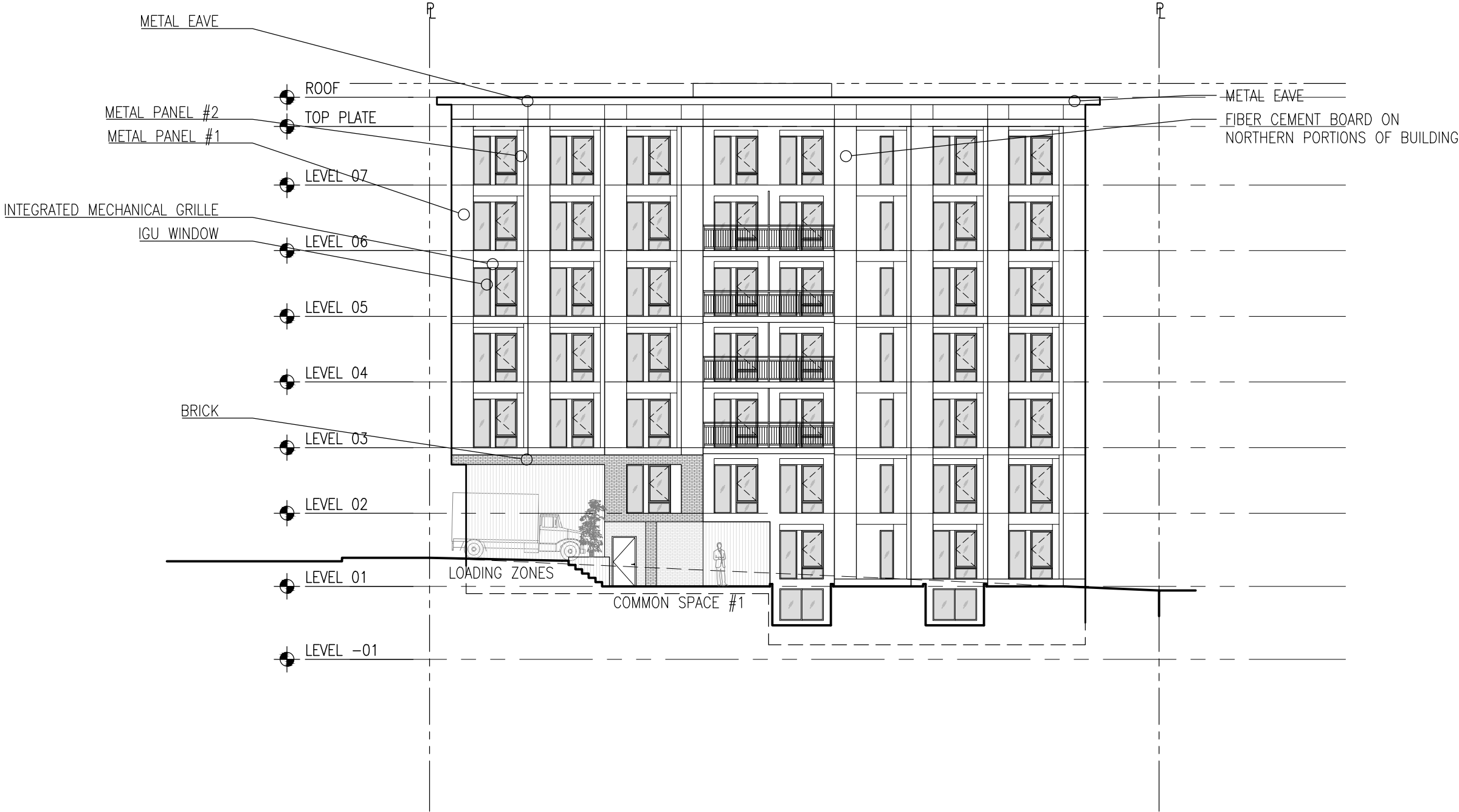
building elevation west

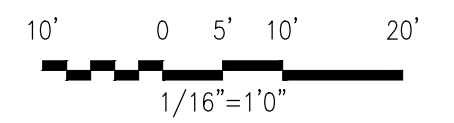
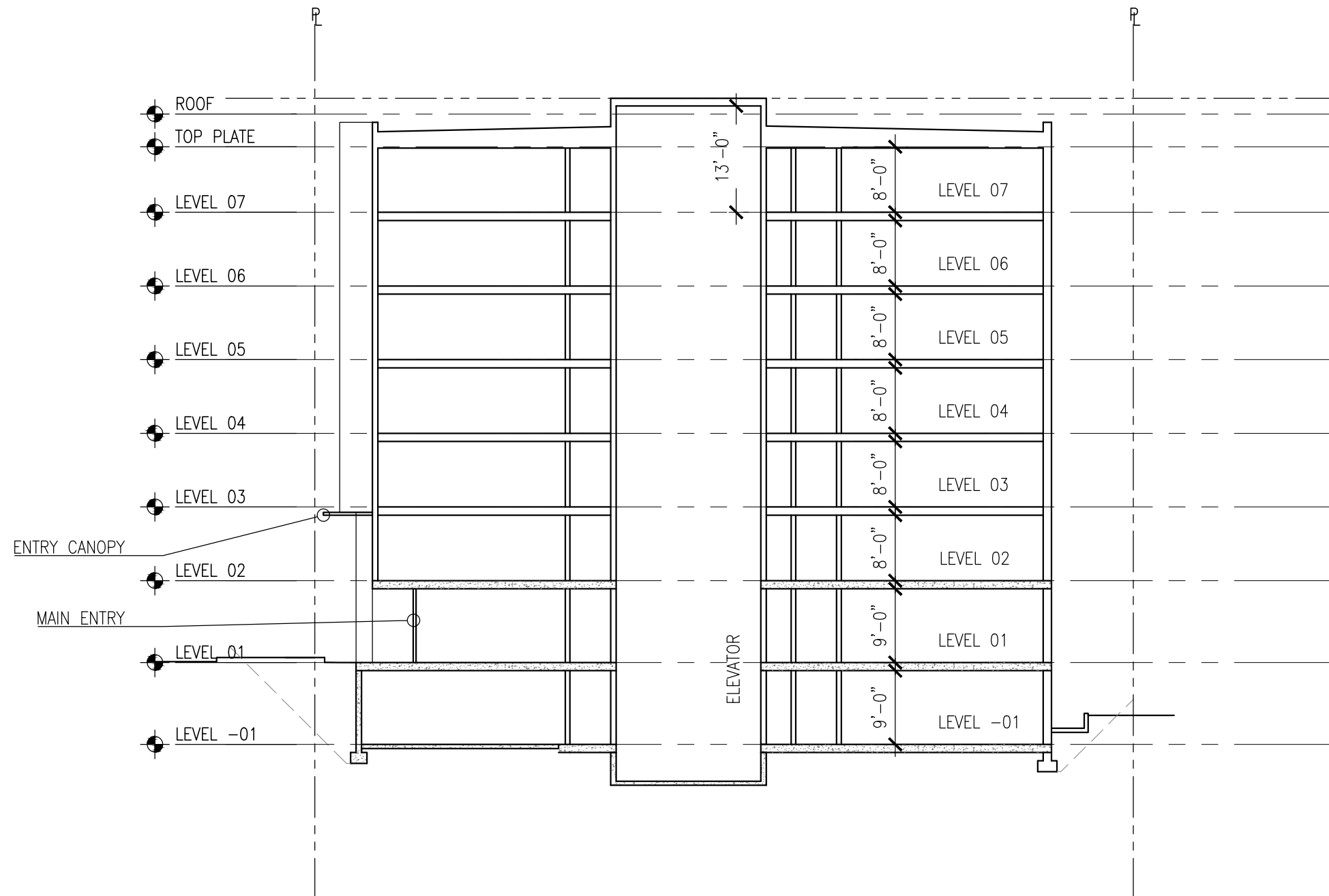


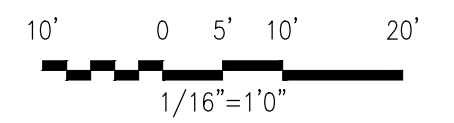
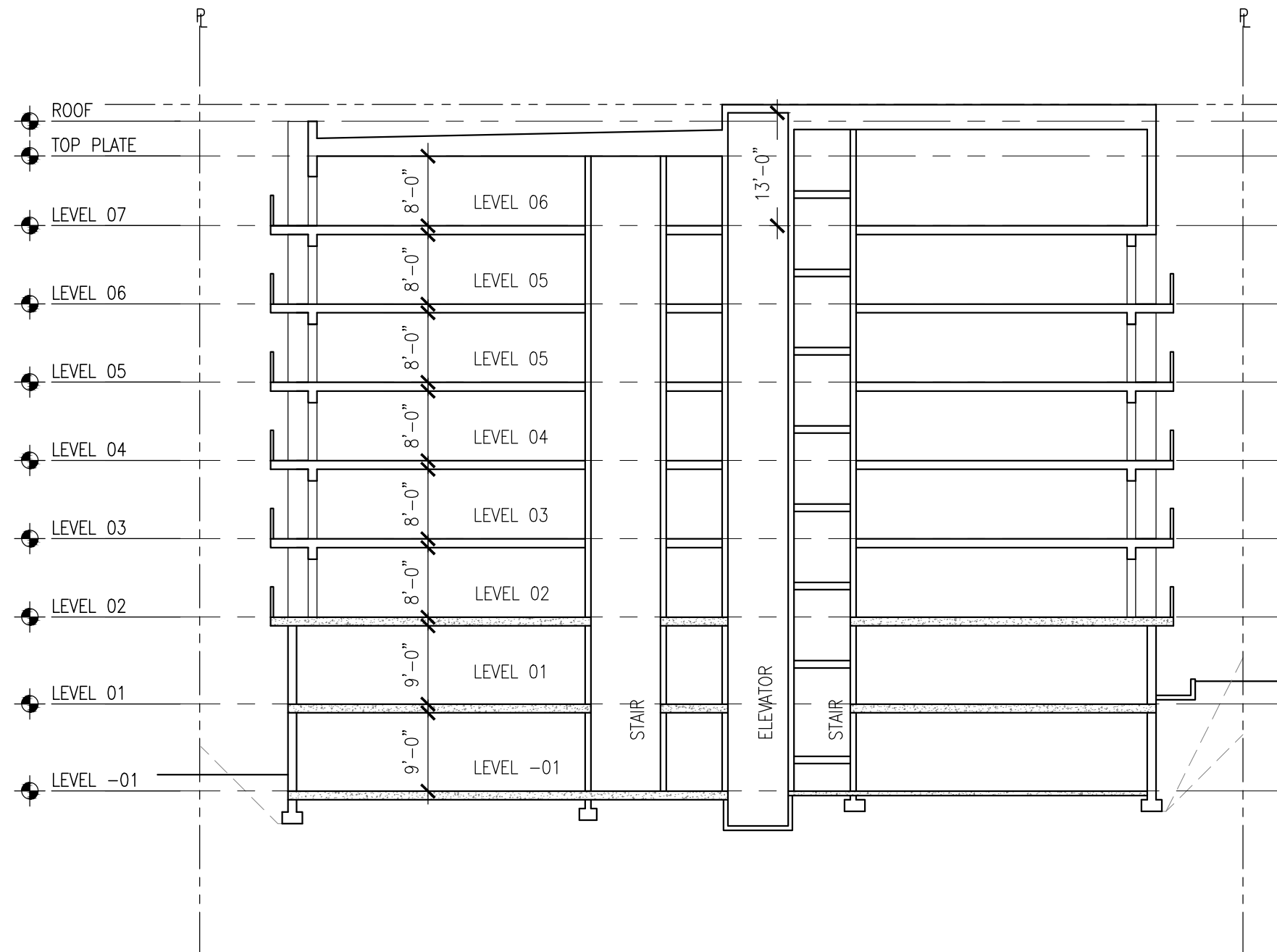
building elevation north



building elevation east









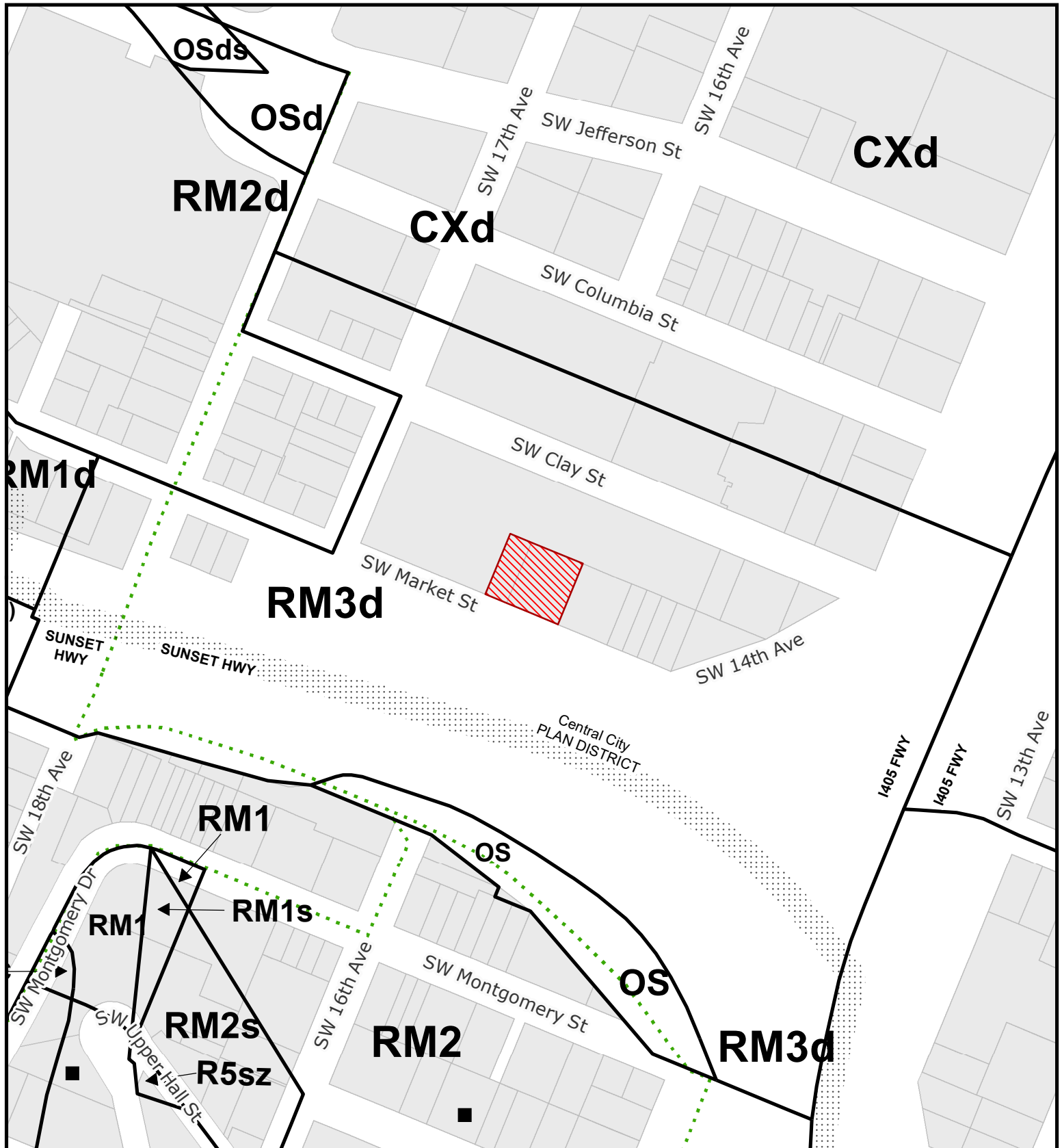






The proposed project is located within the Central City plan district/Goose Hollow sub-district, and expects to provide additional affordable housing in the area as well as provide a structure that will enrich the neighborhood context.

The project is looking to meet the City's approval without applying for any variances and/or deviations from the code.



ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUB DISTRICT



Site



Historic Landmark



Recreational Trails

File No.	EA 21 - 073704 DA
1/4 Section	3128
Scale	1 inch = 200 feet
State ID	1S1E04AC 3100
Exhibit	B Aug 05, 2021

EA 21-073704 DA
EXHIBIT B

team information

Client: Market Street Holdings LLC
Architect: Mcguirl Designs & Architecture
Landscape:
Structural:
Civil:

project site

Address: 1541 SW Market St
Portland, OR 97201
Property ID: R246930

summary of development program

The existing parcel has 2 structures and a surface parking lot, all would be razed.

A new 8 story multi-family building is being proposed.

- The program includes:
- 133 Dwelling Units (with Inclusionary Housing)
 - Interior Trash Room
 - Outdoor/Common Spaces
 - Individual Outdoor Decks
 - Common Outdoor spaces @ grade
 - Common Room @ Level 01
 - Common Room on Top Floor
 - Parking
 - 0 Vehicle Parking Stalls
 - 2 Loading Zones
 - 201 Long Term Bike Parking Stalls

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3.11 CONCLUSIONS & QUESTIONS.....40



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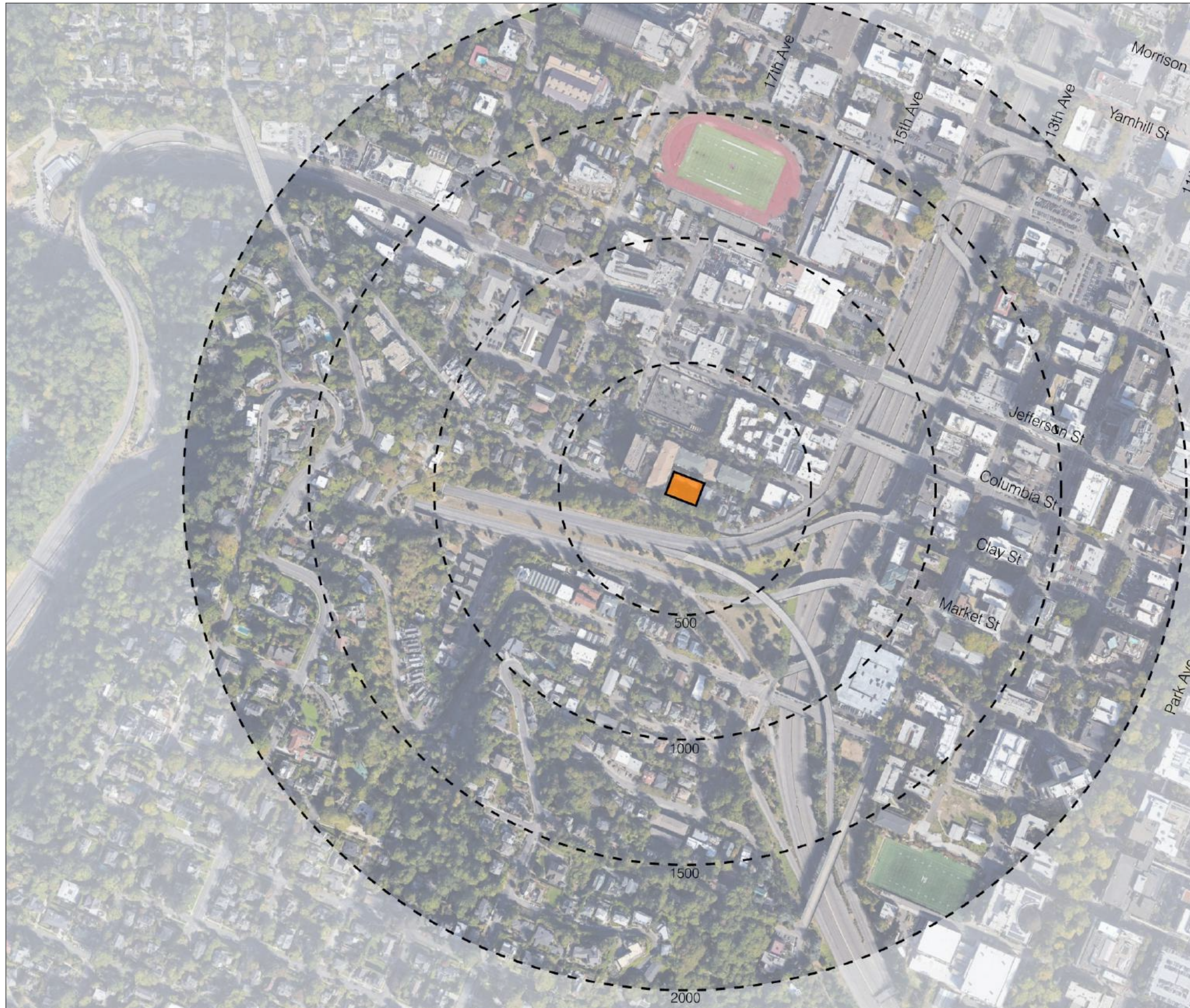
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The project site is located along the southern edge of the Goose Hollow Neighborhood on Market in between 15th and 16th Ave.

To the North and West of the site, is the Goose Hollow Tower and Plaza complex, a student housing structure. This consists of two buildings connected by a 2 story entry. The northern building, built in the 1990's, is a 5 story structure. The westernmost building, built in 1972, is a 17 story high-rise tower.

To the East, @ 1525 SW Market, is a 2 story multi-family building.

Directly across Market Street, is a sound wall that separates the Goose Hollow Neighborhood from Highway 26, an edge boundary that limits access to the site.

The site is located in the Central City Plan district and the project expects to take advantage and promote the use of:

- the central city infrastructure
- multi-modal options for public transportation
- the dense availability of the central city amenities
- studios, 1-bd, & 2-bd dwelling units to provide options for a wide range of family types
- on-site common space amenities

The project will also continue to explore the building and unit amenities to provide the most desirable living possible including:

- expanded laundry facilities
- fully air conditioned units
- material finishes to ensure longevity



Base Zone:	RM3 - Residential Multi-Dwelling 3
Overlay:	d - Design
Comp Plan:	MD-U - Multi-Dwelling-Urban Center
Historic District:	N/A
Plan District:	CC - Central City Plan District Goose Hollow
Business:	Goose Hollow Stadium District

The project site is within the RM3 zone and is abutting other RM3 zones. Located within the Central City Plan District, the site also must comply with the View Corridor requirements.

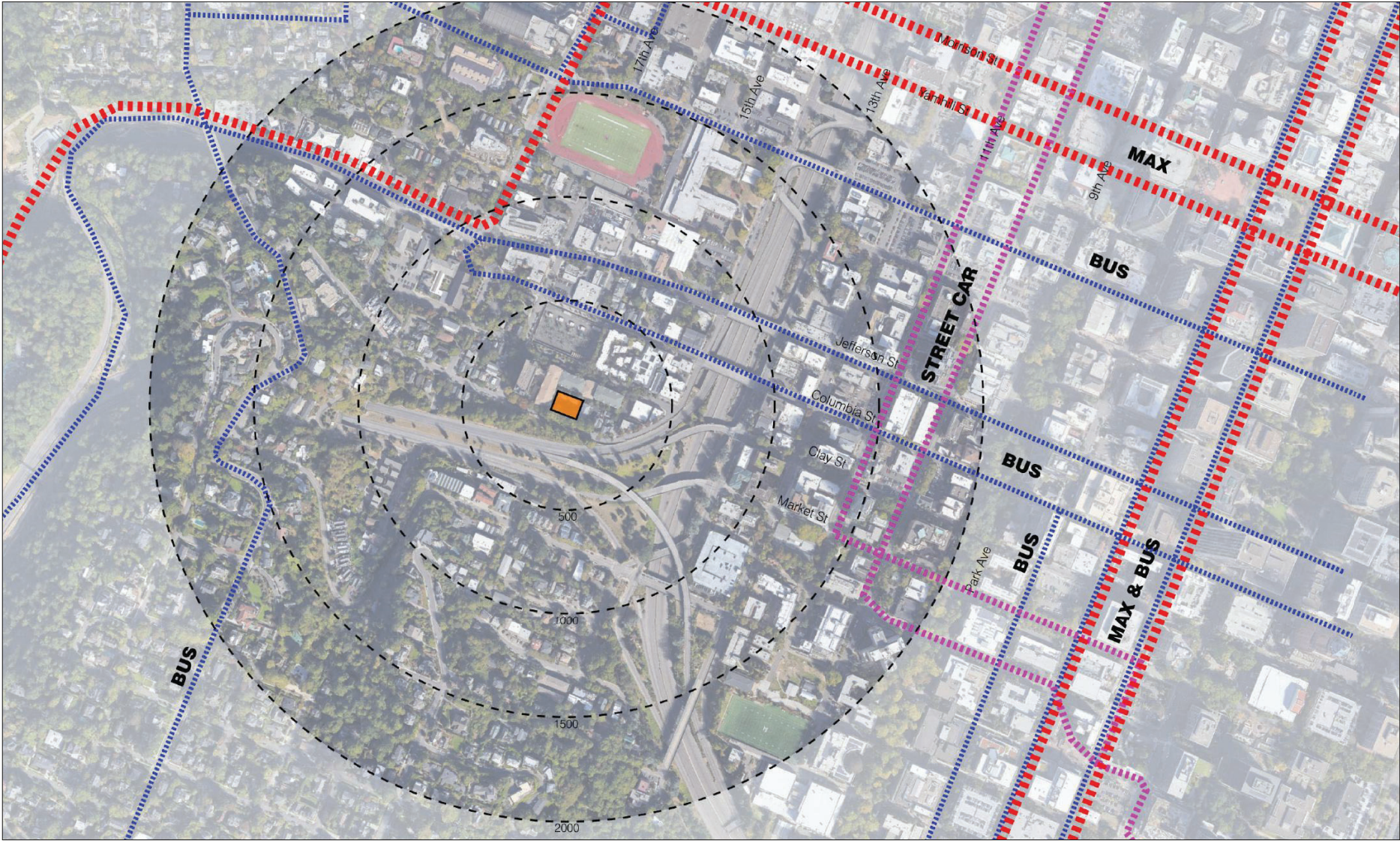
Within the Goose Hollow Subdistrict, the RM3 zone has very limited areas. There are significant areas dedicated to the CX and RM4 zones. Towards the western edges of the district, the zones tend to decrease in density. Towards the south, outside of the Central City, on the opposite side of the freeway, the density decreases.



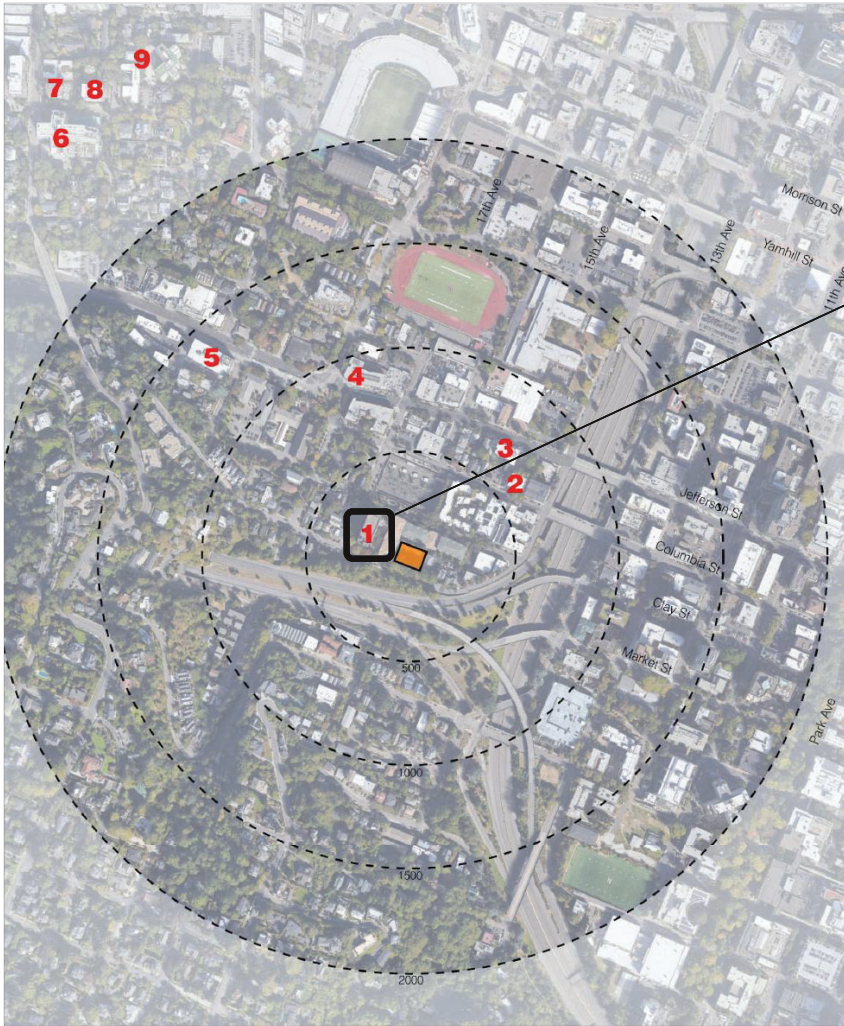
goose hollow community urban design plan



multi-modal circulation



goose hollow context



Address:
1630 SW Clay Street

Floors & Height:
17 Floors | ~140FT

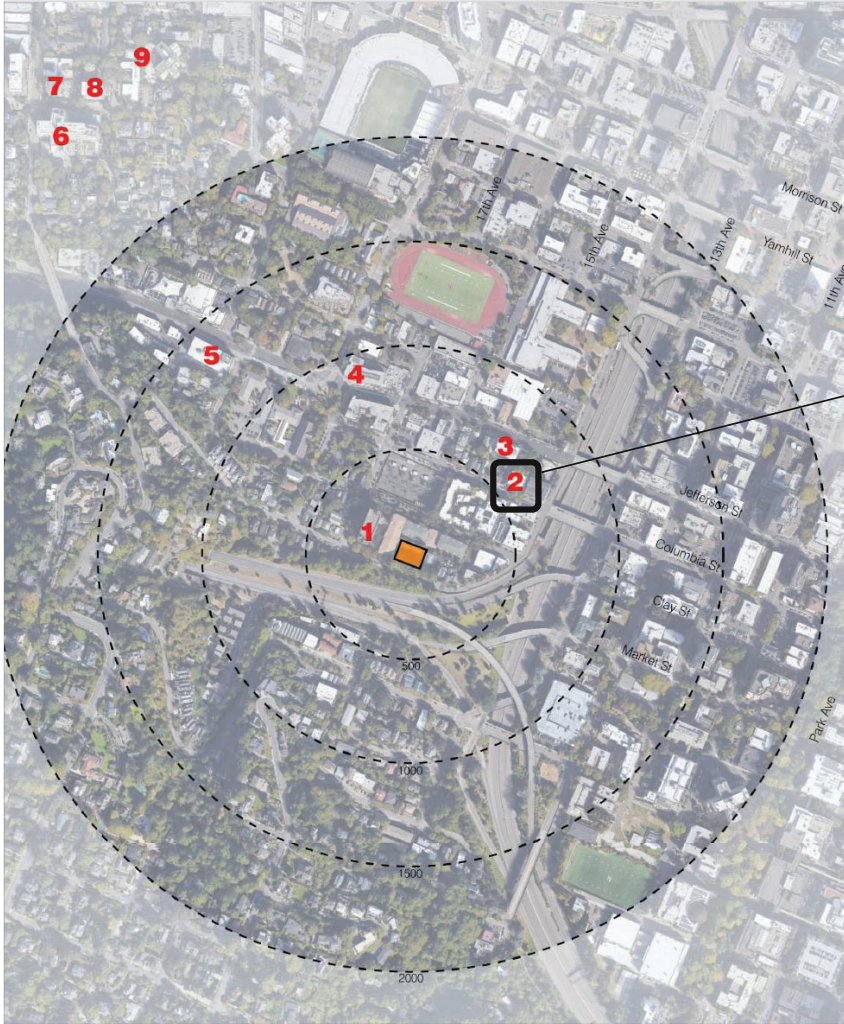
Facade:
Relatively flat facade with minimal articulation

Materials:
Concrete, Concrete Block, Aluminum Window

Notes:
Large entry concrete plaza. Restrained main entry.
Little to none ground floor activation.



goose hollow context



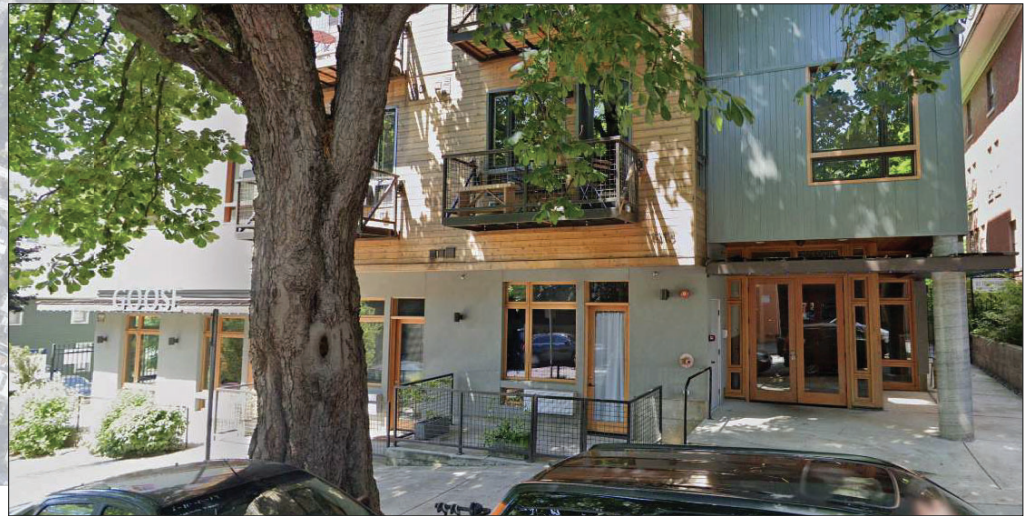
Address:
1415 SW Columbia

Floors & Height:
4 Floors | ~45FT

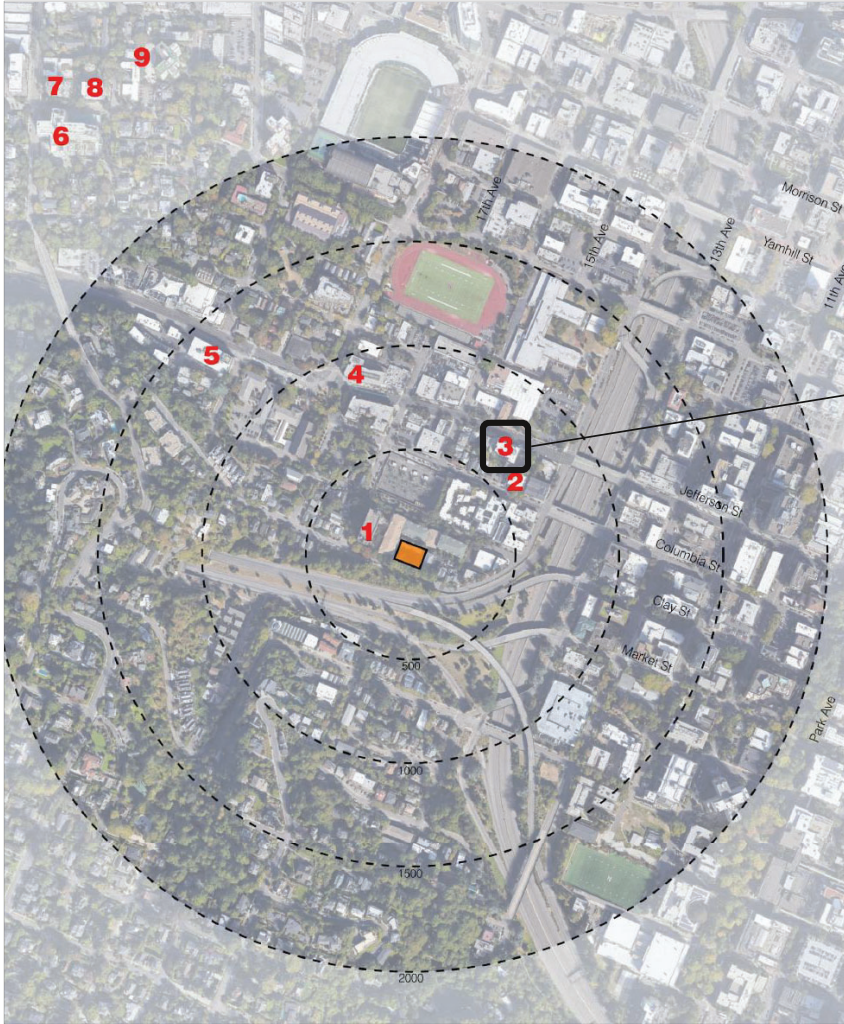
Facade:
Articulated with bumpouts and decks. Well defined base and body.

Materials:
Exposed concrete, stucco, metal panels, wood siding, vinyl windows, steel railings

Notes:
Restrained main entry with canopy. Ground floor activation limited to near main entry with personal entrances on the remaining facade.



goose hollow context



Address:
1450 SW Jefferson St.

Floors & Height:
6 Floors | ~65FT

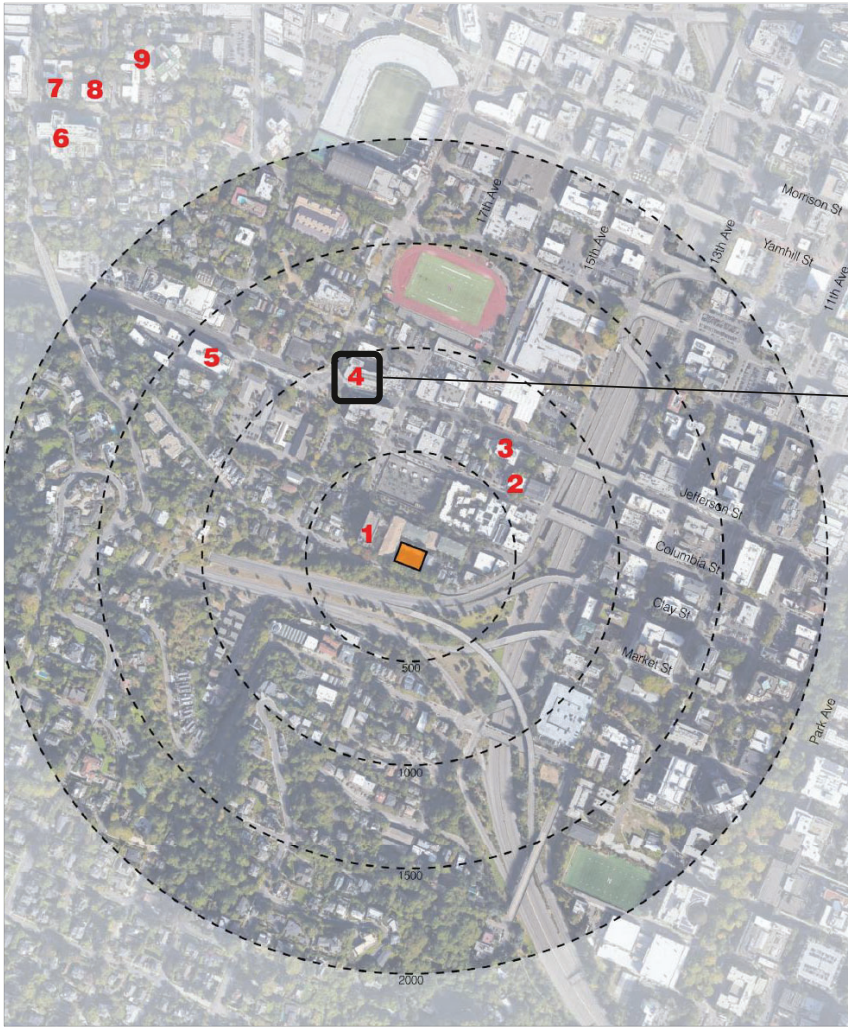
Facade:
Relatively flat facades with building volumes articulated by recess. Use of colored panels and shadow boxes to break up facade. Mechanical integrated into panels

Materials:
Exposed concrete, wood & vinyl windows, metal panels, boxrib metal

Notes:
Restrained main entry with large canopy. Ground floor activation limited to near main entry with personal entrances on the remaining facade.



goose hollow context



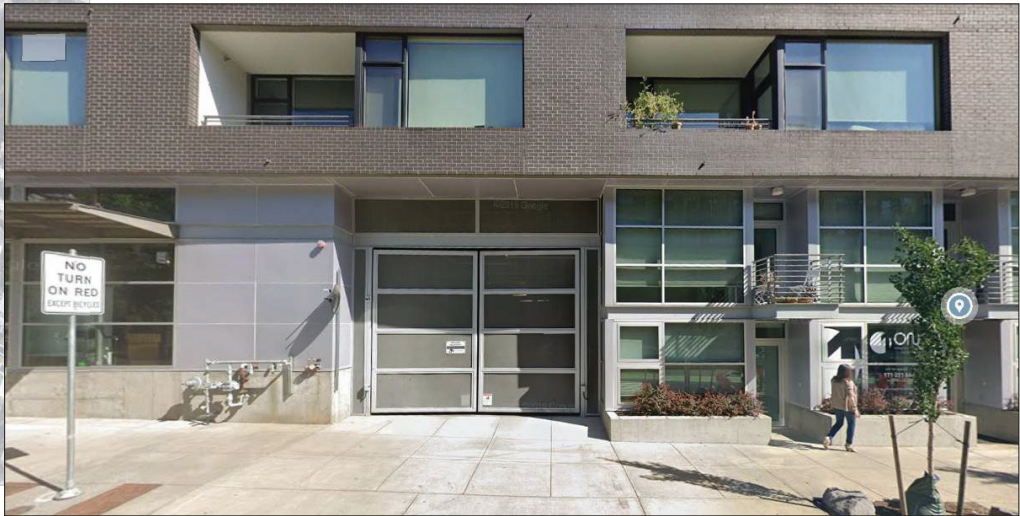
Address:
1234 SW 18th Ave

Floors & Height:
5 Floors | ~60FT

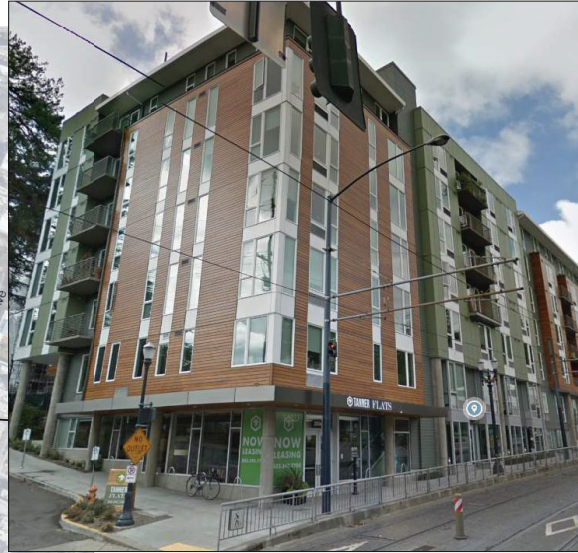
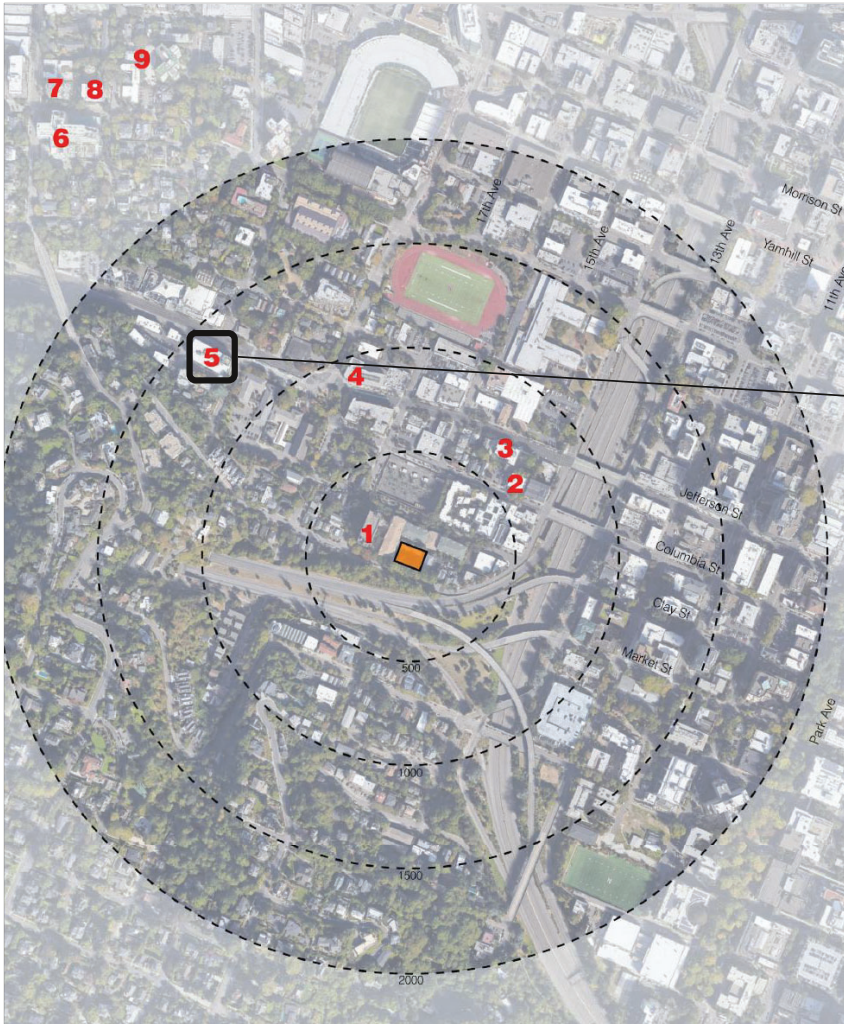
Facade:
Articulation with recessed balconies. Clear defining base, body, and top on most of facade. Street canopies

Materials:
Exposed concrete, Aluminum Window, steel railings, brick, stucco,

Notes:
Use of small planters to buffer between sidewalk and building.



goose hollow context



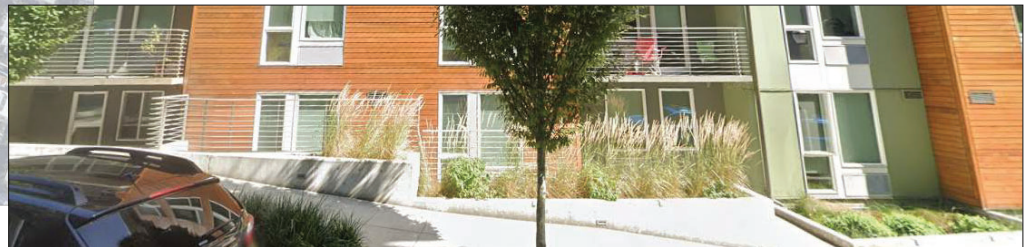
Address:
2040 SW Jefferson St

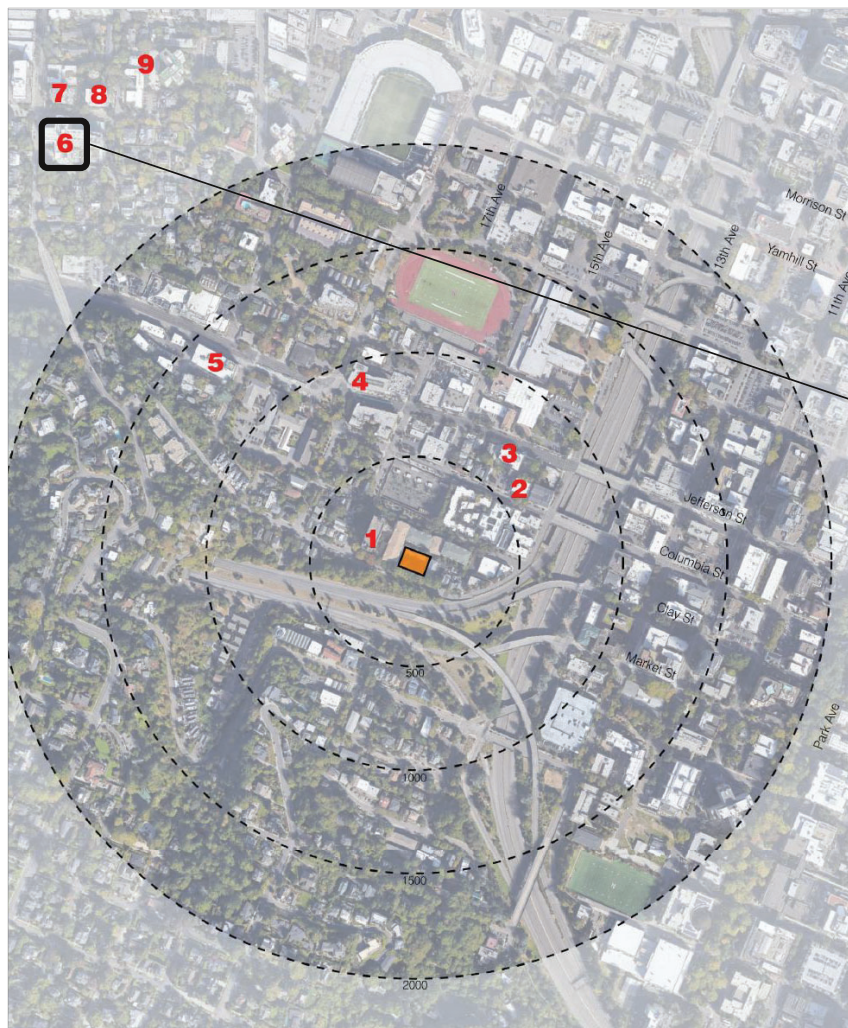
Floors & Height:
7 Floors | ~65FT

Facade:
Articulations consistent around all facades. With decks. Significant glass on ground floor. Top has combination of eaves and parapets. Mechanical vents partially integrated with windows.

Materials:
Painted lap siding, cement board panels, aluminum store front glass, stained wood siding, Multiple paint colors. Exposed concrete. Metal screens. Railings.

Notes:
Restrained entry with canopy. Use of small landscape areas around walkway. South streetscape lacks activation.



goose hollow context

Address:
1000 SW Vista Ave

Floors & Height:
14 Floors | ~132FT

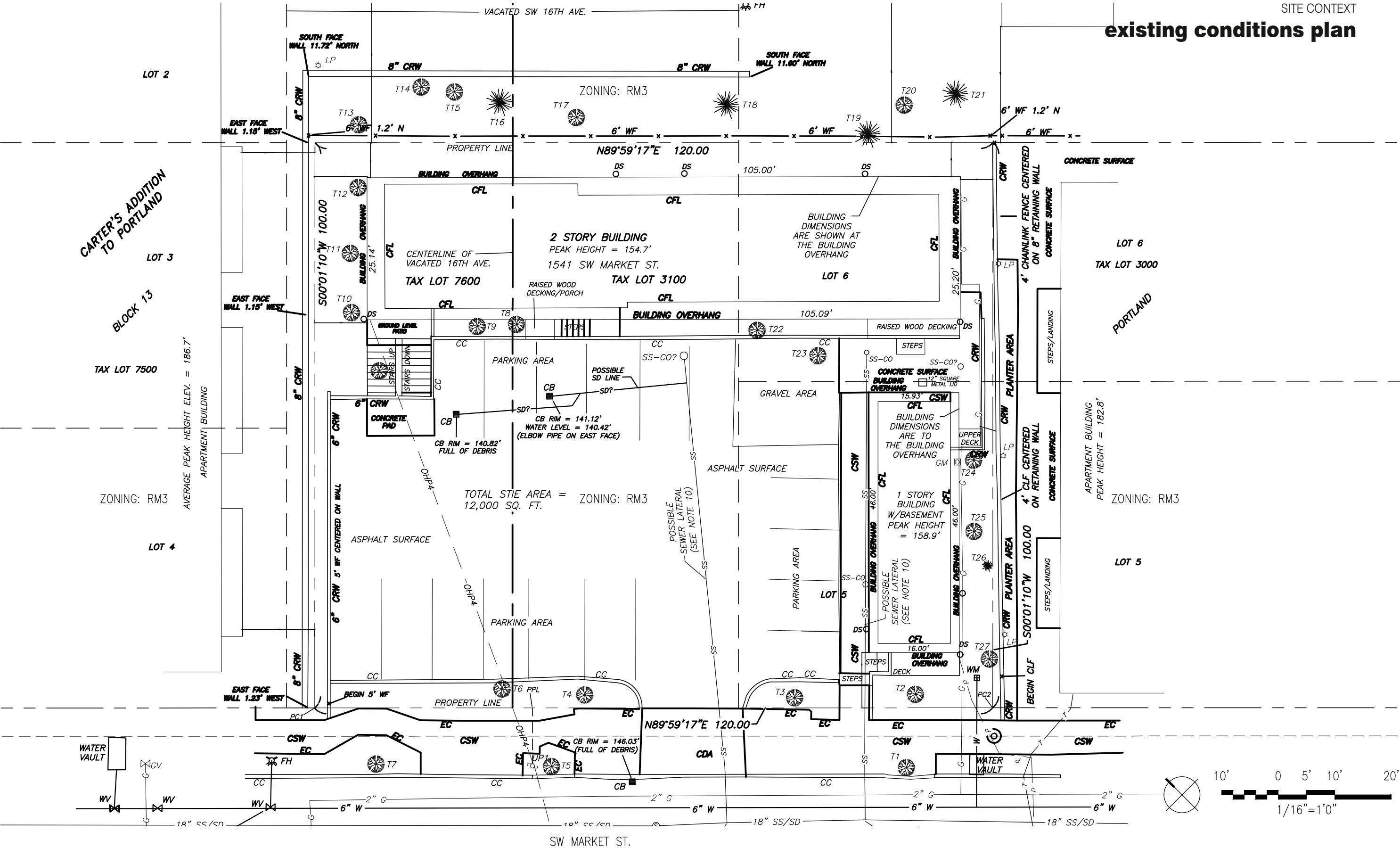
Facade:
Relatively flat facade with minimal articulation.
Paint utilized to break up facade

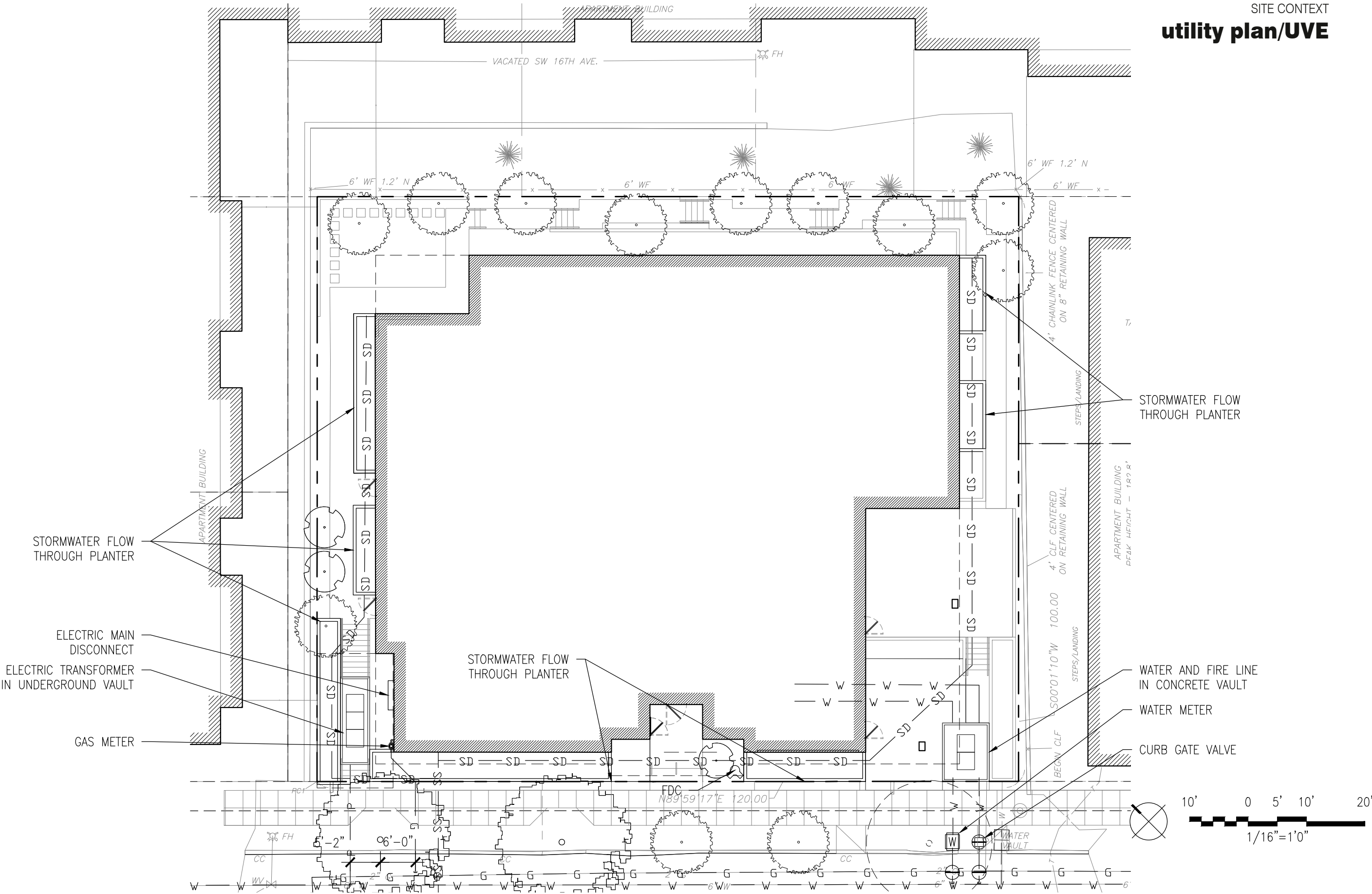
Materials:
Concrete, Tile Base, Structural Steel, Aluminum
Window

Notes:
Large entry concrete plaza. Restrained entry. Little to none ground floor activation.

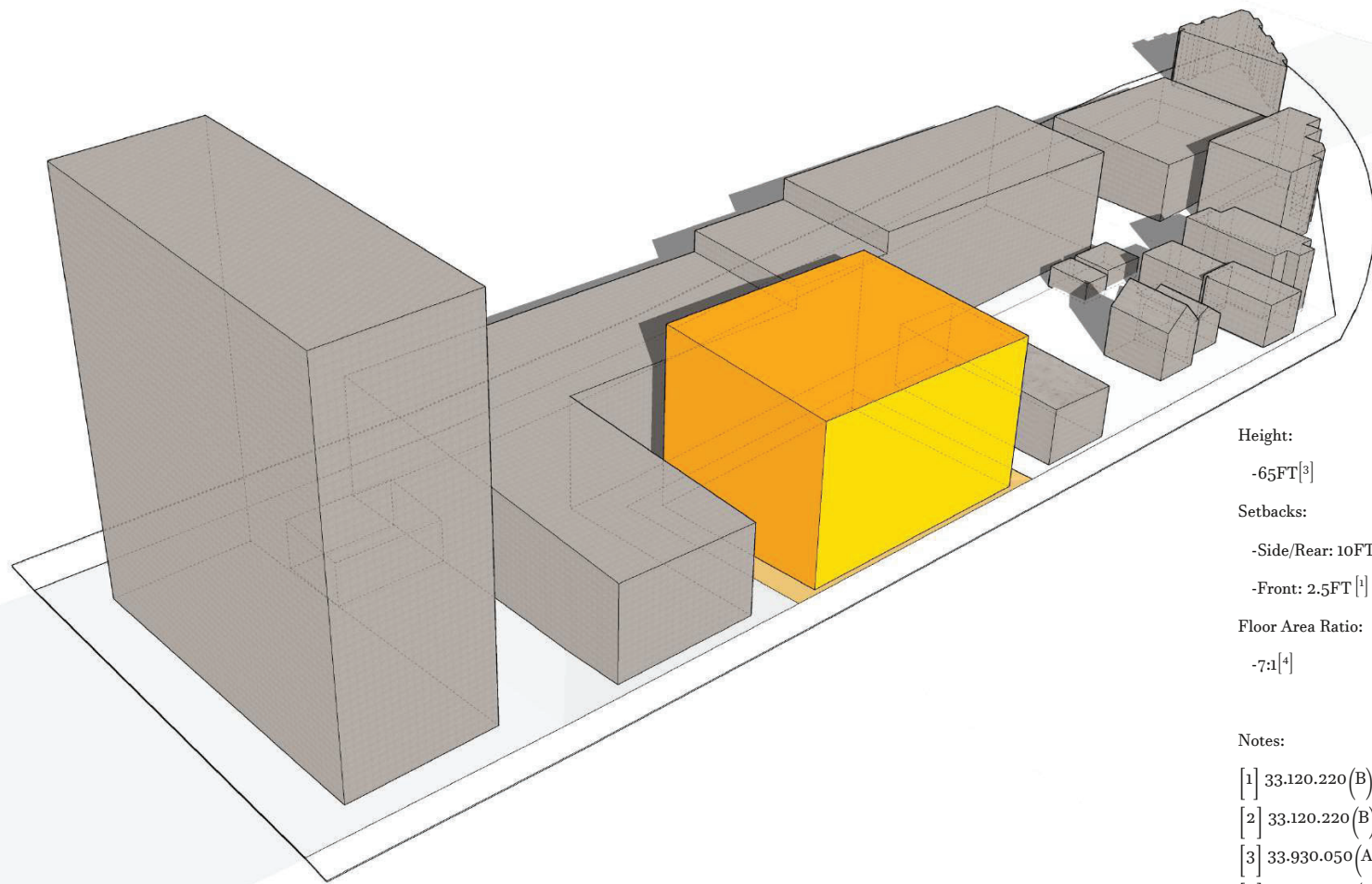


existing conditions plan





massing



Height:

-65FT^[3]

Setbacks:

-Side/Rear: 10FT^[2]

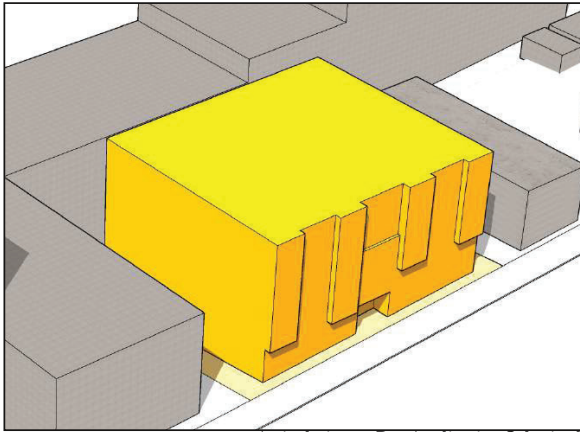
-Front: 2.5FT^[1]

Floor Area Ratio:

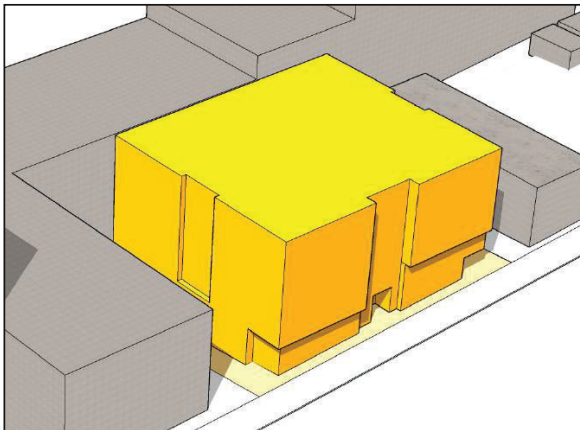
-7:1^[4]

Notes:

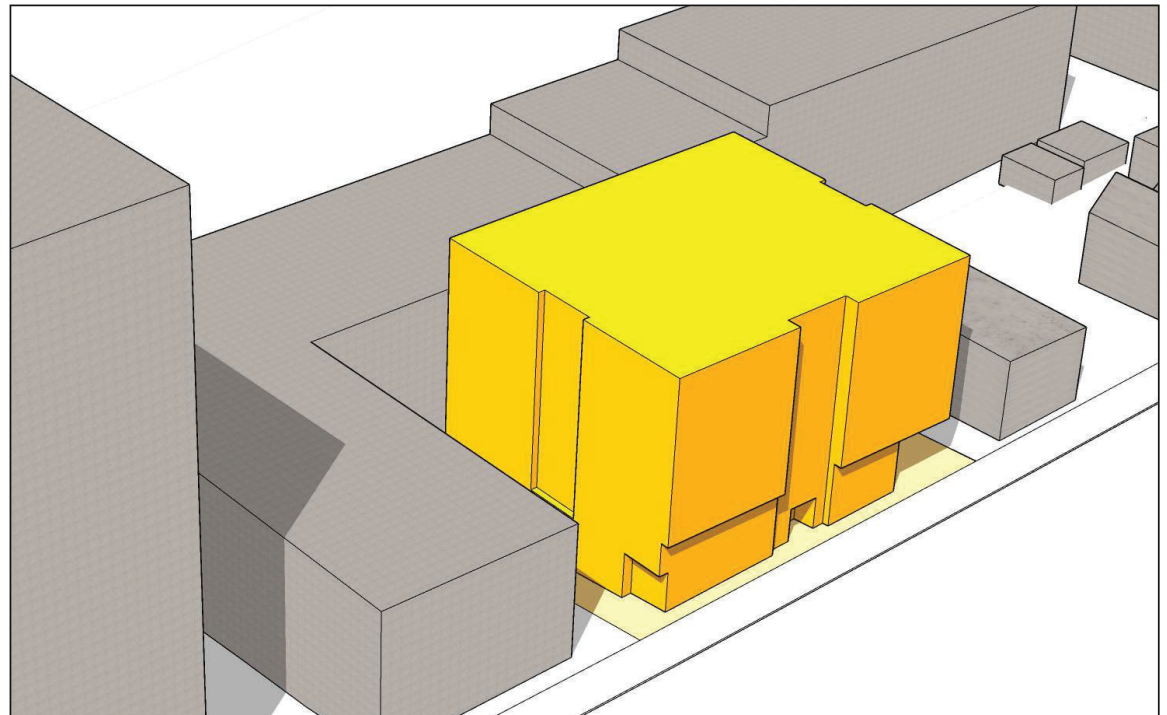
- [1] 33.120.220(B)3.a
- [2] 33.120.220(B)1.b
- [3] 33.930.050(A)1.a(2)
- [4] 33.930.050(A)2



Articulation @ Pre-Application Submittal
 -Multiple Bay Windows
 -Upper Levels resessed



Articulation @ Initial DAR Submittal
 - Large volumes cantilevered over base
 -Center area of facade resessed
 - Upper Volumes follow sidewalk grade



Proposed Articulation
 - Large volumes cantilevered over base
 -Center area of facade resessed
 - Upper volumes raised up higher above sidewalk grade and provide more space from the streetscape

SITE INFORMATION
facade articulation development

Per 33.120.230, street facing facades are required to have 25% of the facade area be divided into planes separated by 2FT.
 The articulations shown exceed this requirement.

ground floor streetscape development

Design submitted for Pre-Application Meeting

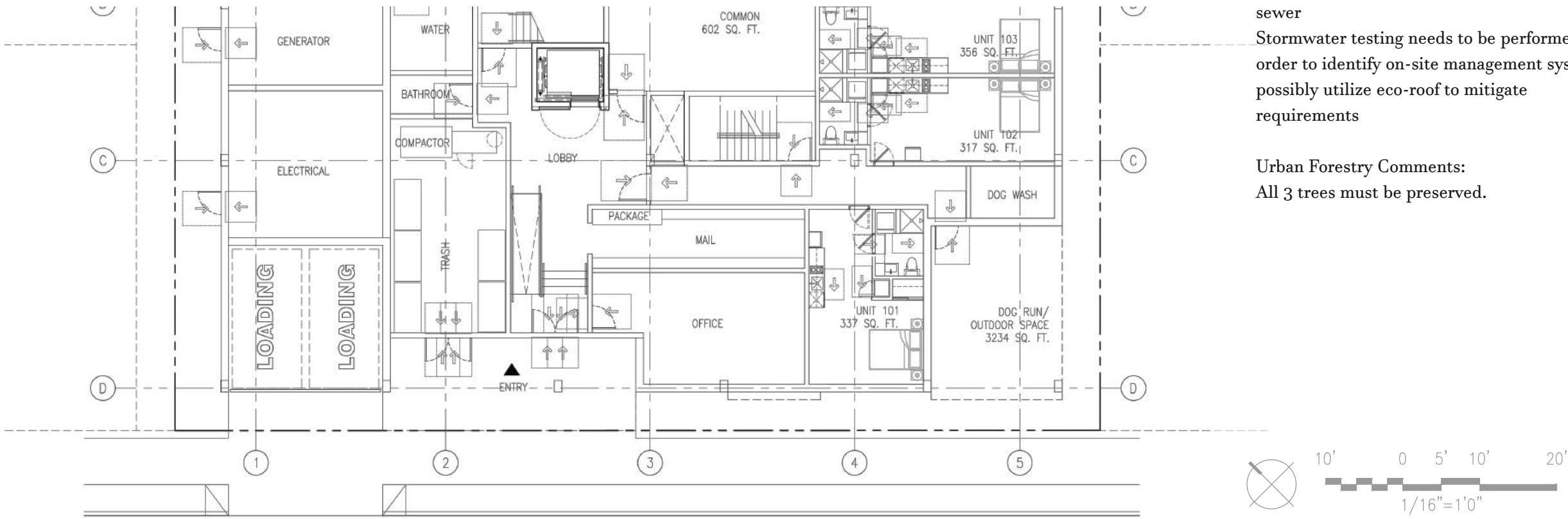


Planning/Zoning Comments:
Front facade, in particular the ground floor, must provide clear physical and visual connectivity.
Ground floor program has competing entrances with loading, trash, and main entrance.
Lone dwelling unit should be removed from street side.
Increase glazing for active uses.

PBOT Comments:
Utility Vaults should be located on-site not the ROW.

BES Comments:
Pet relief areas must be covered and drain into sewer
Stormwater testing needs to be performed in order to identify on-site management system, possibly utilize eco-roof to mitigate requirements

Urban Forestry Comments:
All 3 trees must be preserved.



ground floor streetscape development

Design submitted for DAR Intake

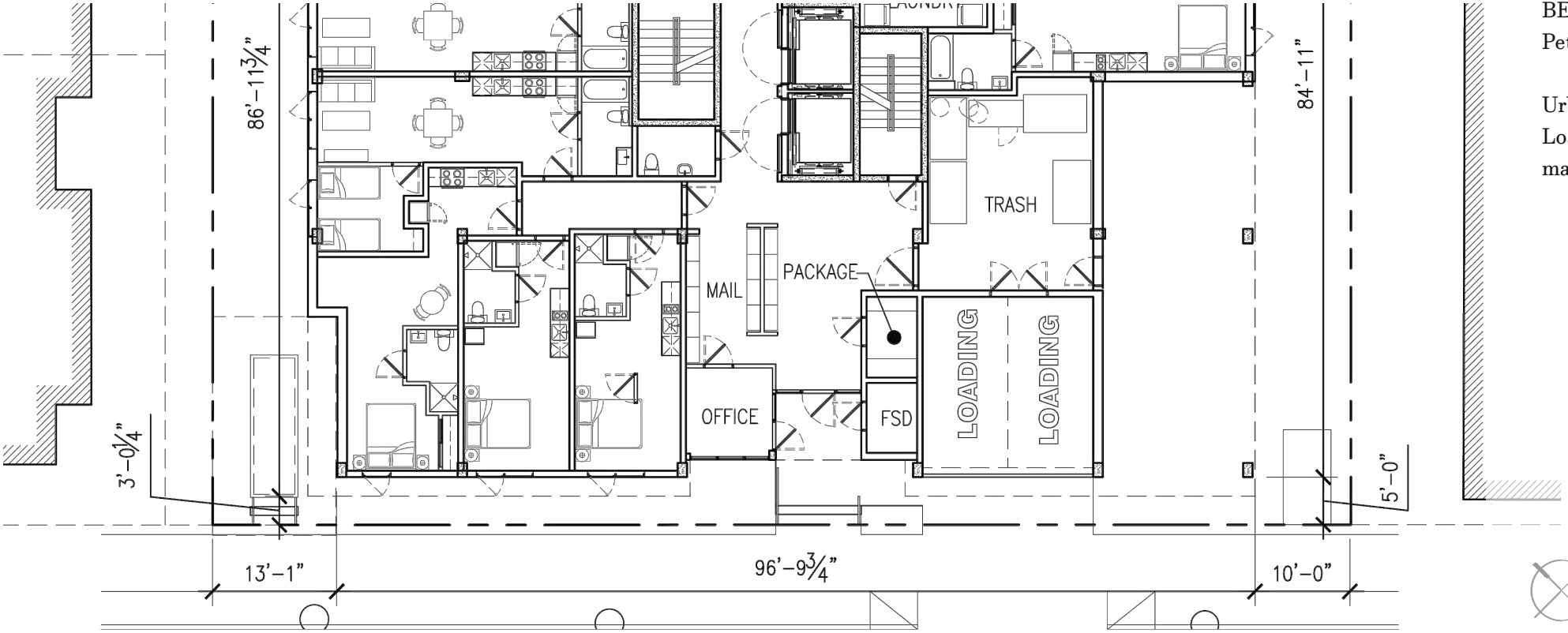


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Building ground level more aligned with street entrance and not submerged.
Ground floor program reduced quantity of competing entrances, however loading zone still dominates facade.
Additional dwelling units located on streetscape, but does not help activate streetscape
Glazing slightly increased along with building floor levels adjusted for main entrance location shift.

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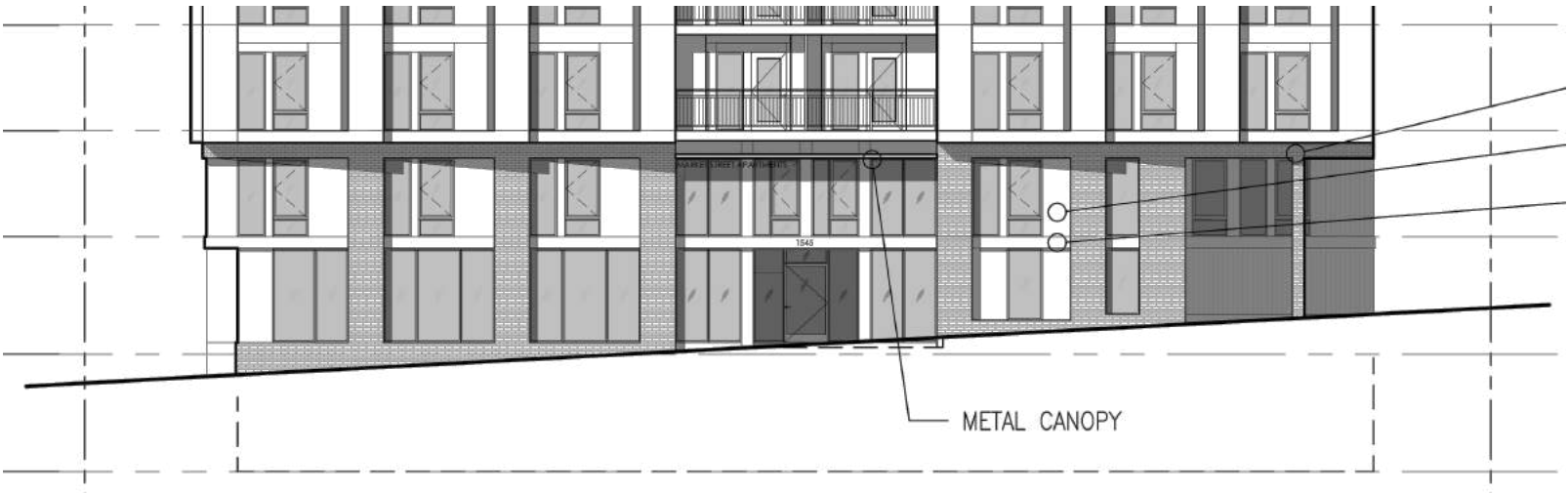
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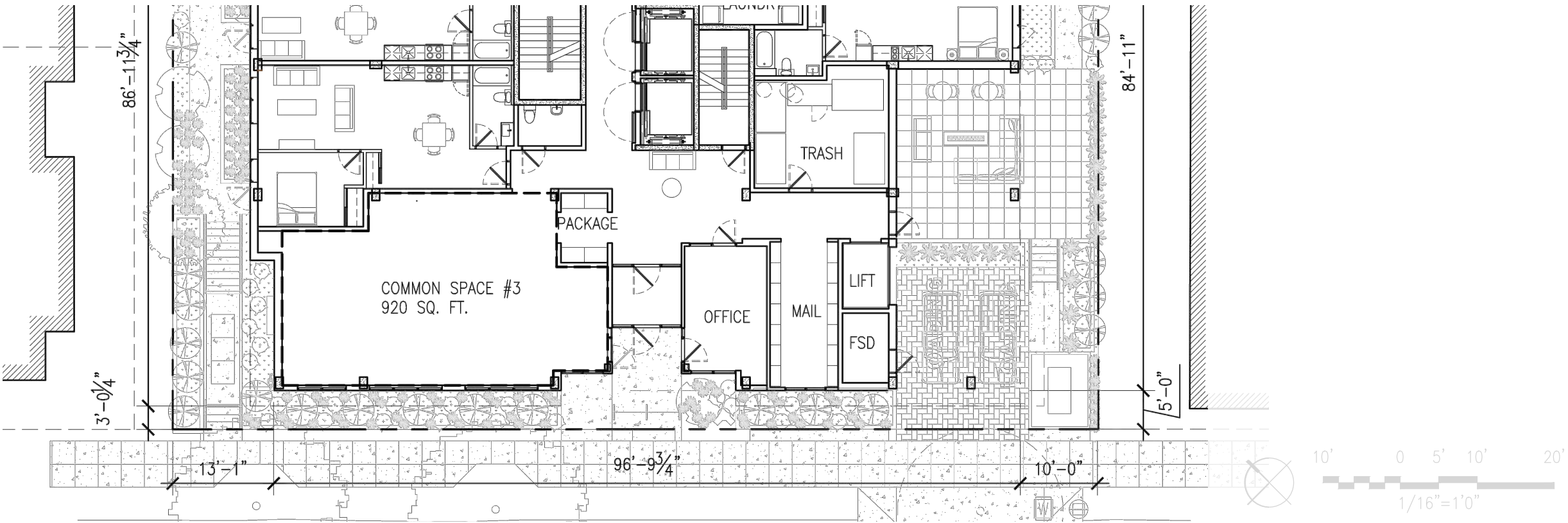
ground floor streetscape development

Design submitted for Final DAR Package

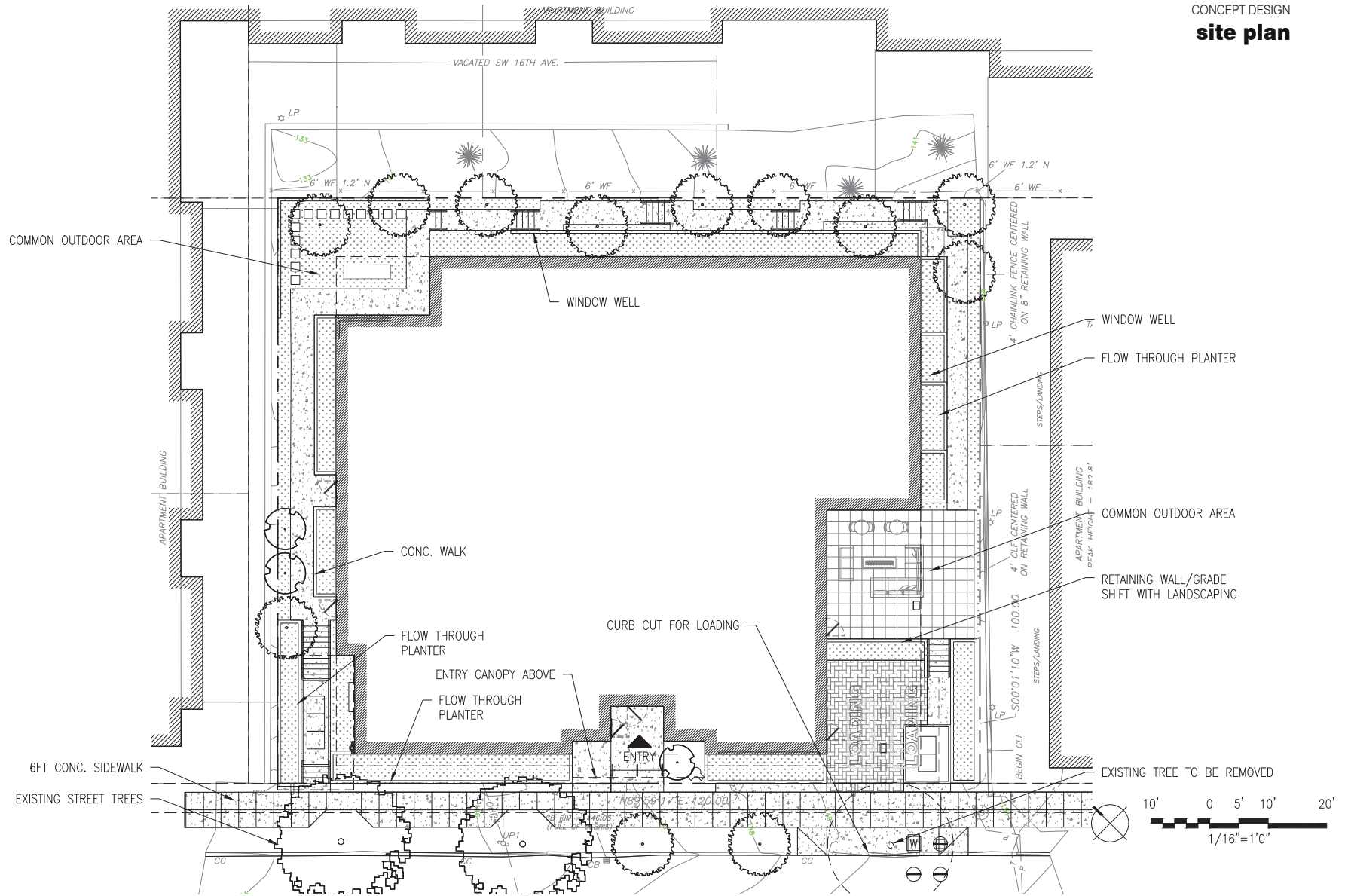


Planning/Zoning Response:
 Building ground level more aligned with street entrance and not submerged.
 Ground floor program reduced quantity of competing entrances to only the main entrance and have placed the loading zones on the exterior.
 Dwelling units removed from streetscape on ground level, to help activate streetscape
 Glazing increased significantly

Urban Forestry Response:
 Loading zones located to far east to better serve the building use and requires removing 1 existing street tree.



CONCEPT DESIGN
site plan



landscape/outdoor plan

Per 33.120.240, on sites up to 20,000 SF, at least 36 SF of outdoor area is required per dwelling unit. This requirement may be achieved through a combination of private and common areas.

Total Dwelling Units

133 Units

Units with individual outdoor space

63 Units (See plans)

Units utilizing Common Space

70 Units (See plans)

Required Common Space

2,520 SF

Provided Common Spaces

Common Space #1 (Outdoor)

563 SF

Common Space #2 (Outdoor)

520 SF

Common Space #3 (Level 01)

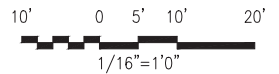
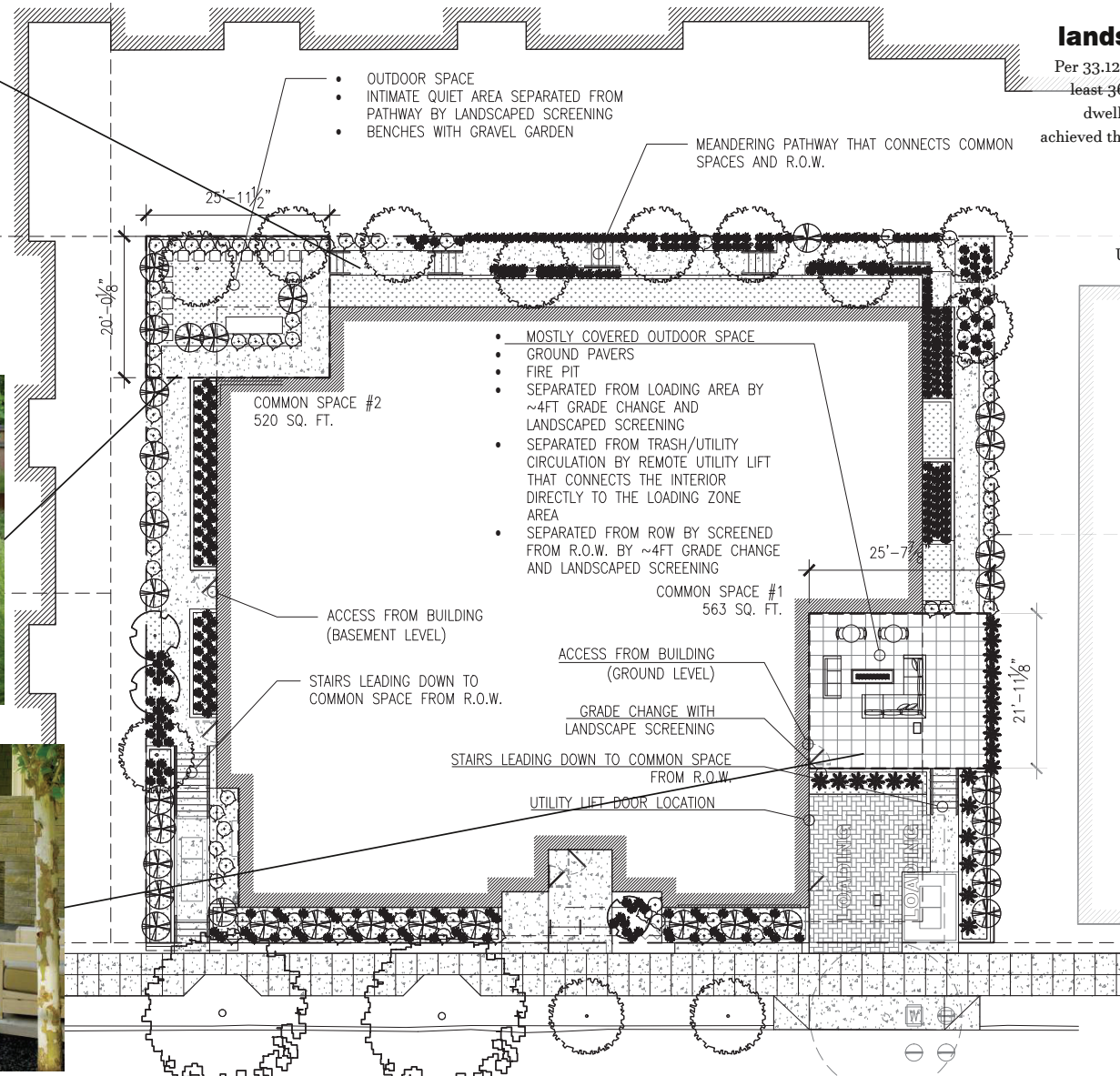
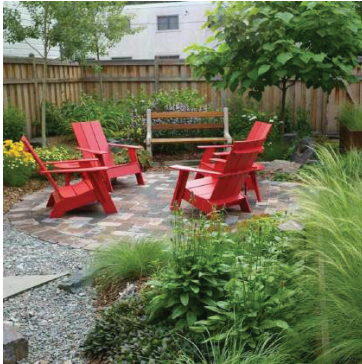
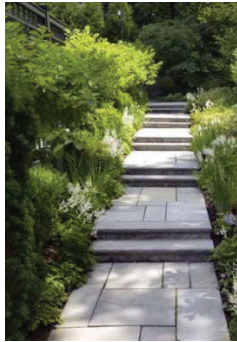
920 SF

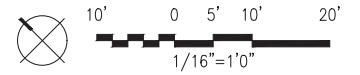
Common Space #4 (Level 07)

544 SF

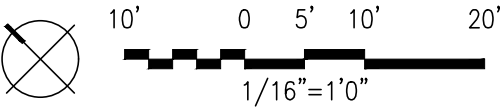
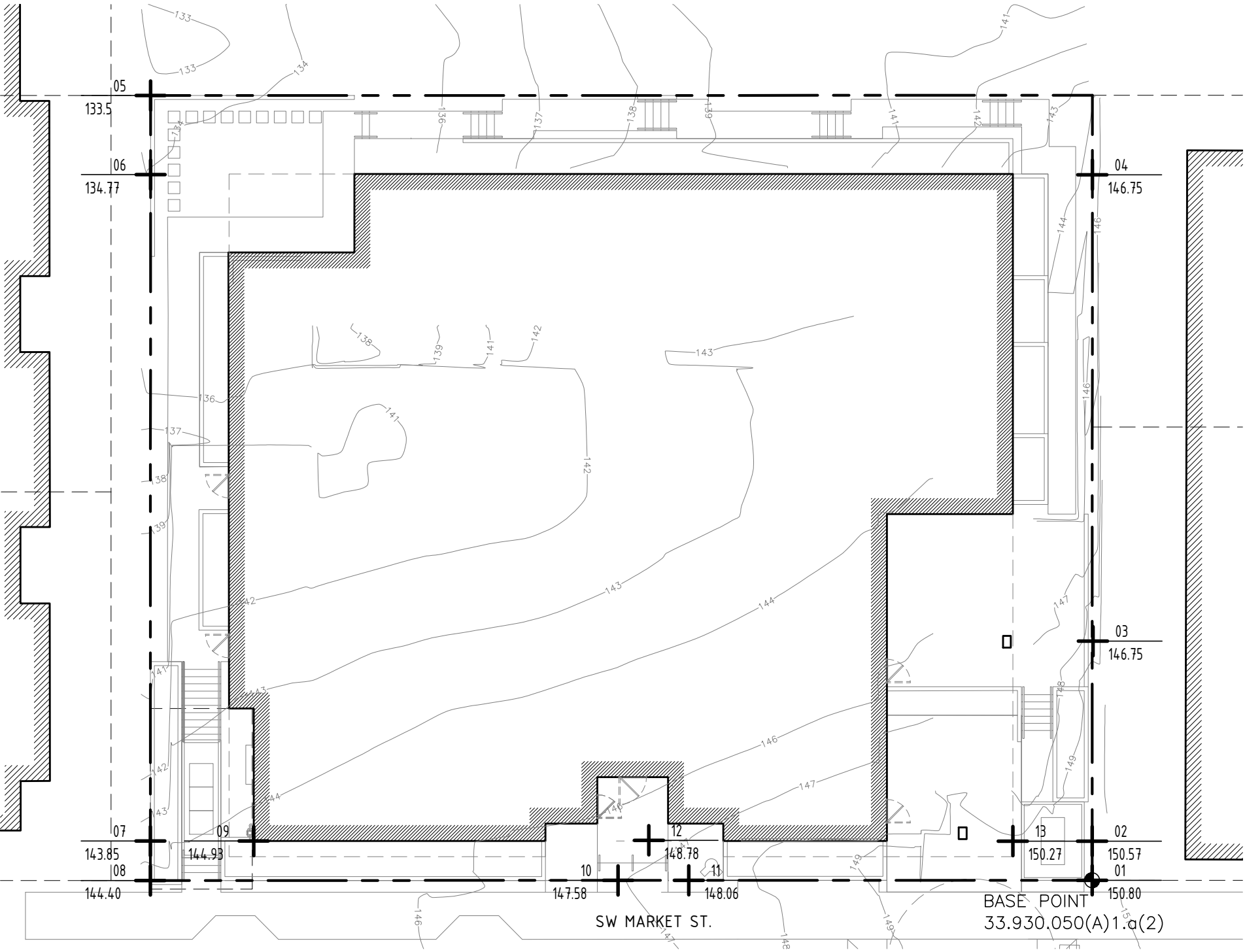
Total Common Space Provided

2,547 SF

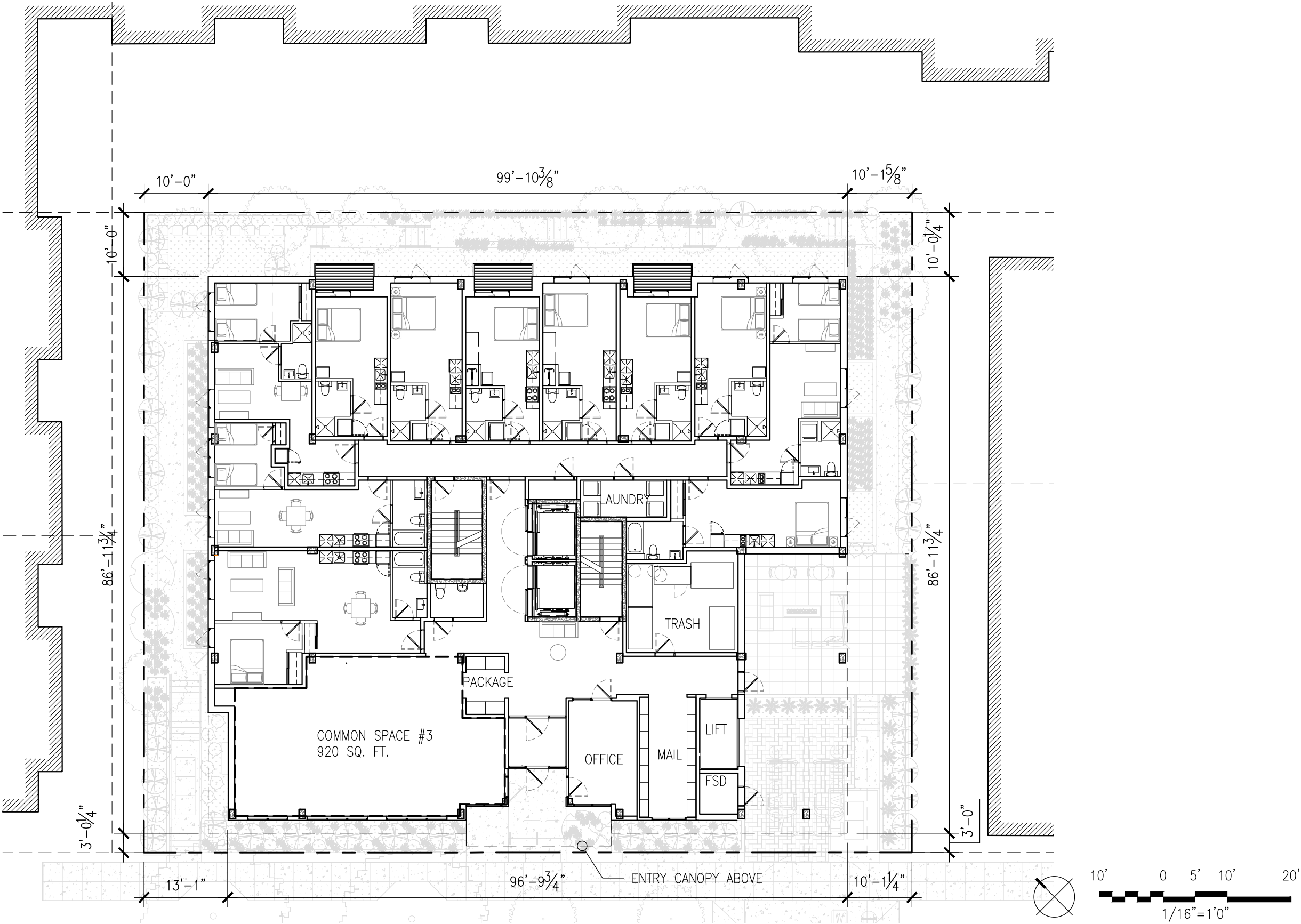




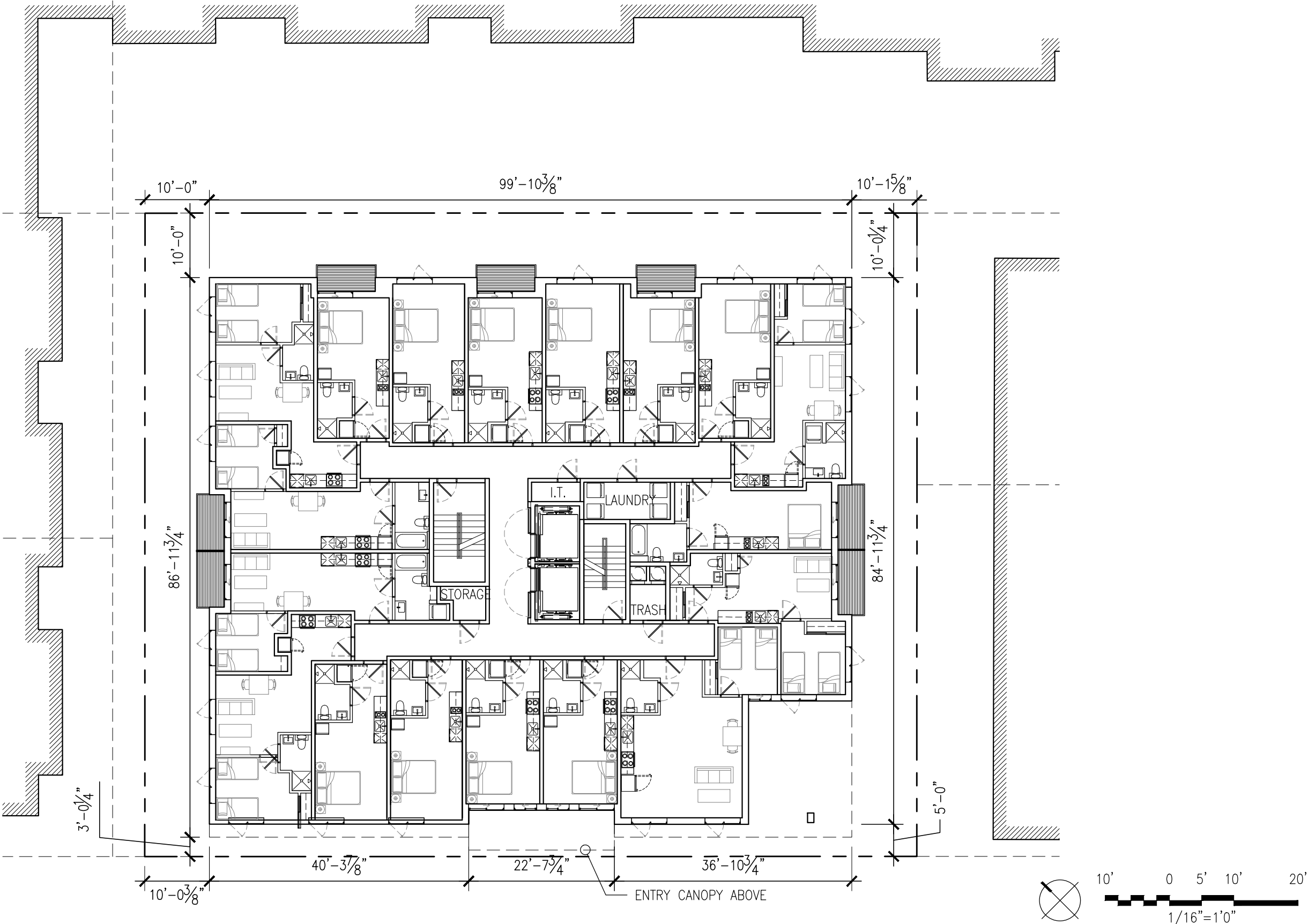
zoning height base point



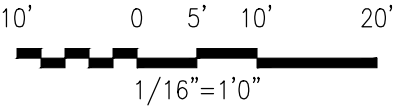
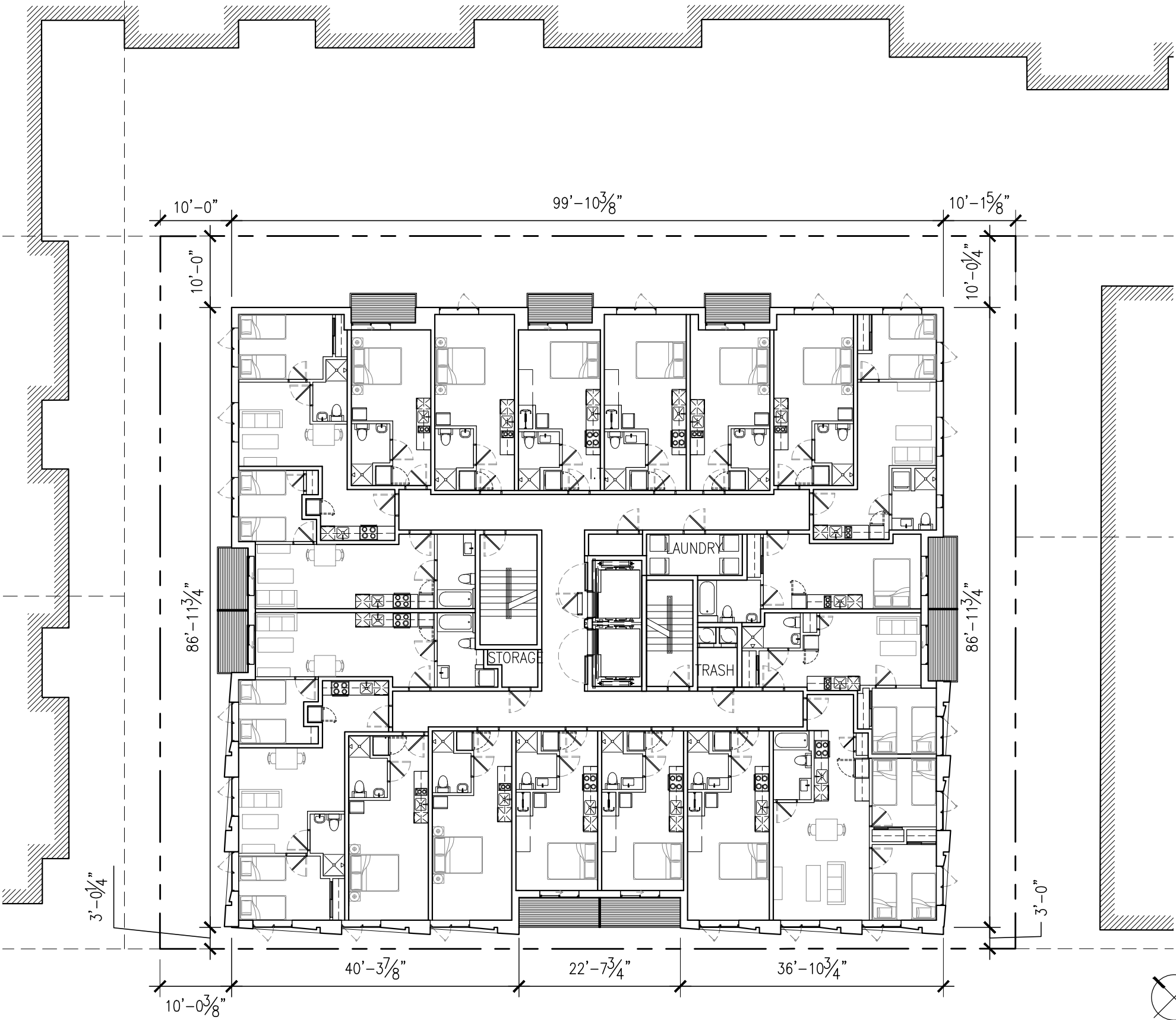
building plans - ground level



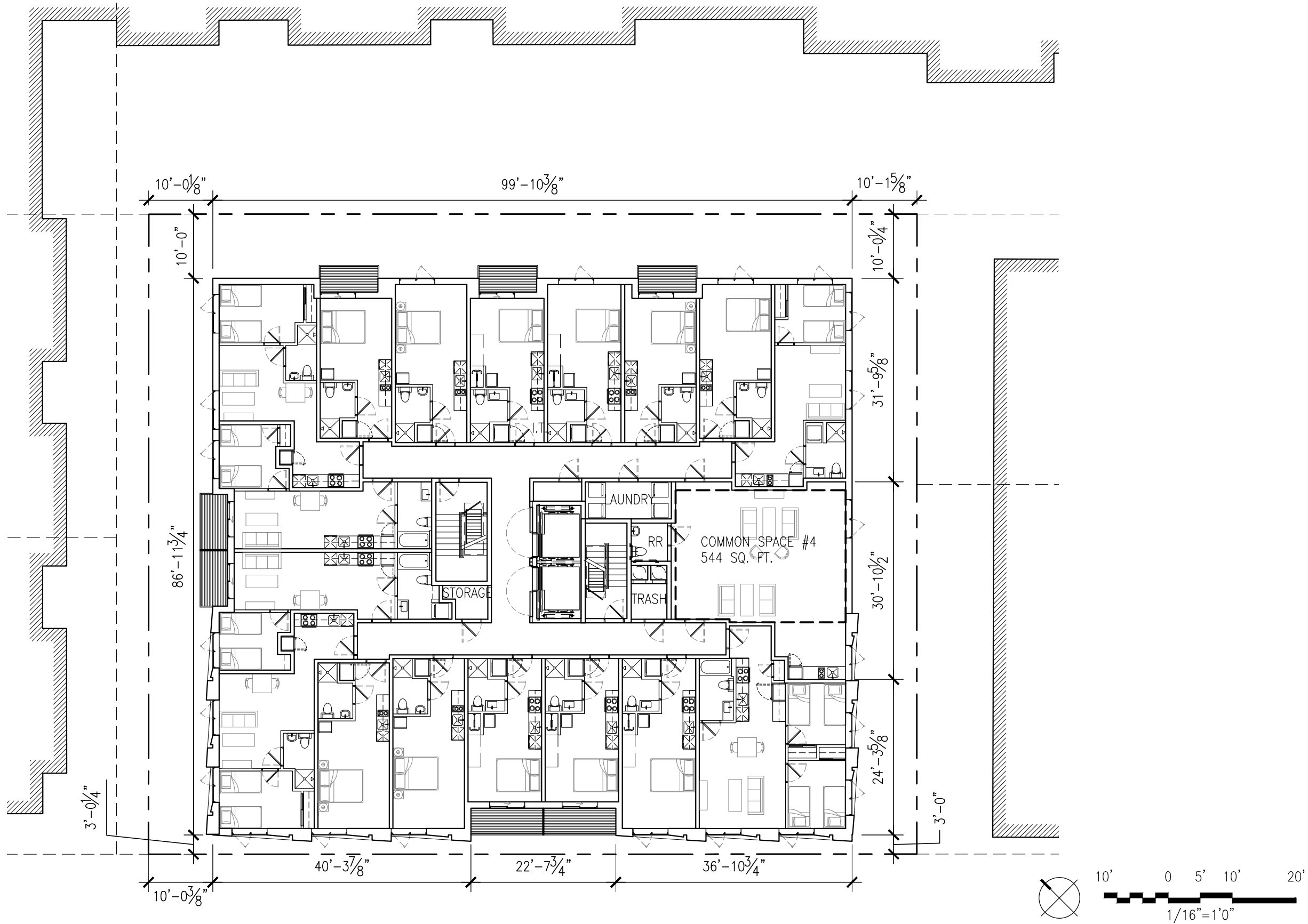
building plans - level 02

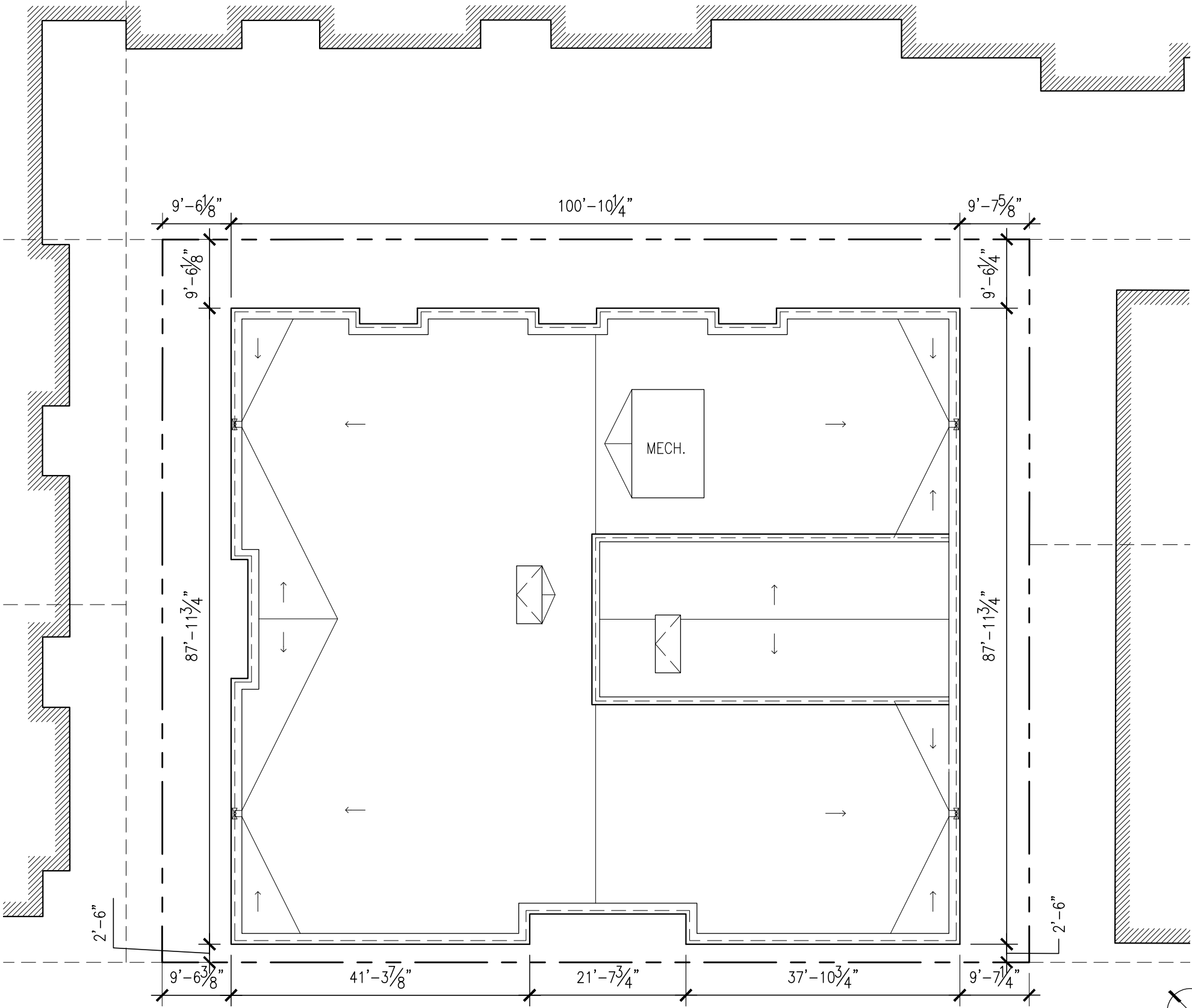


building plans - levels 03 thru 06

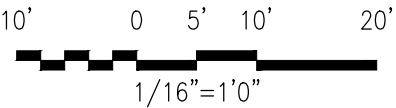
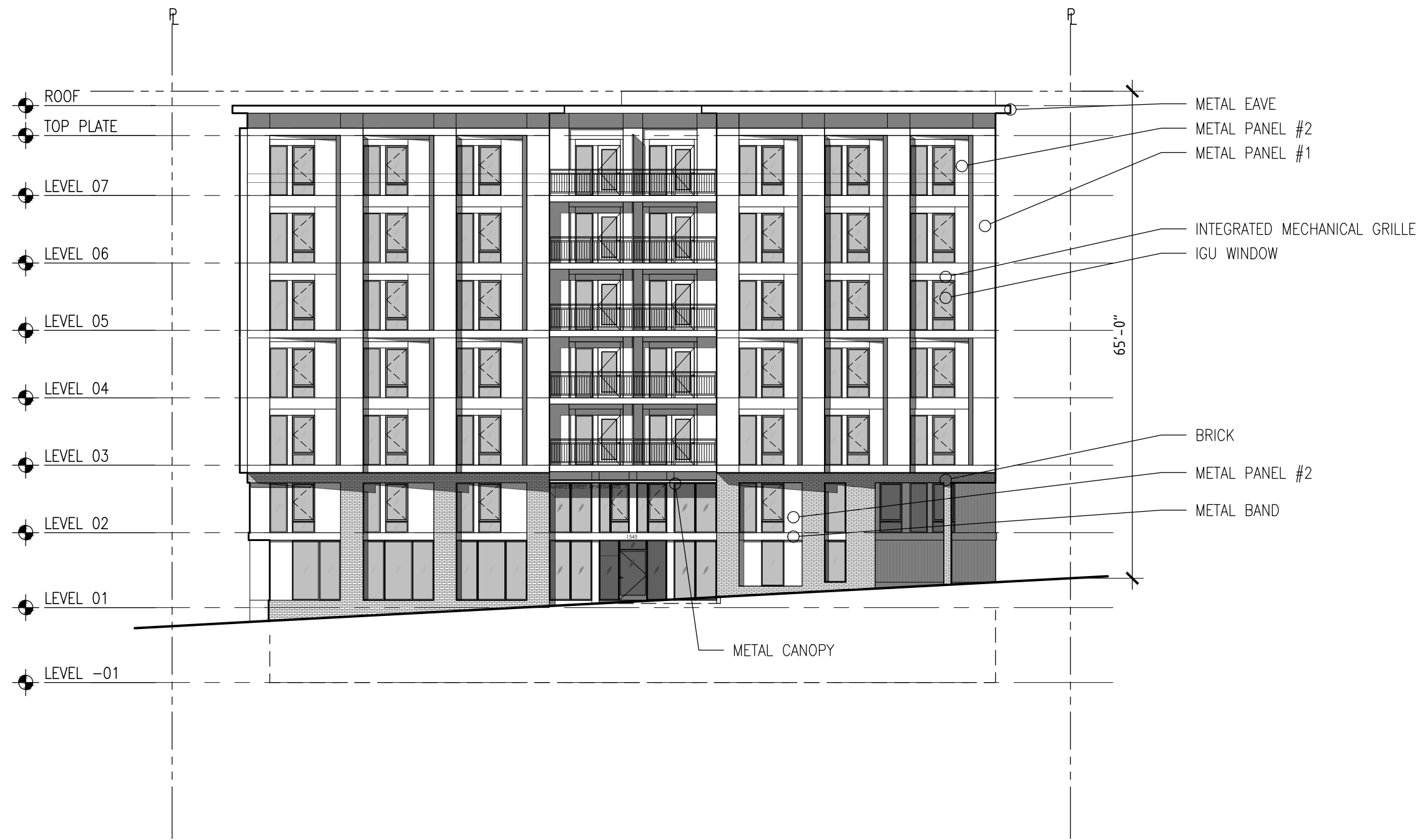


building plans - level 07

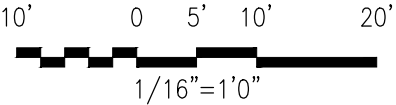




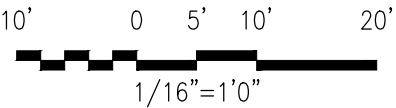
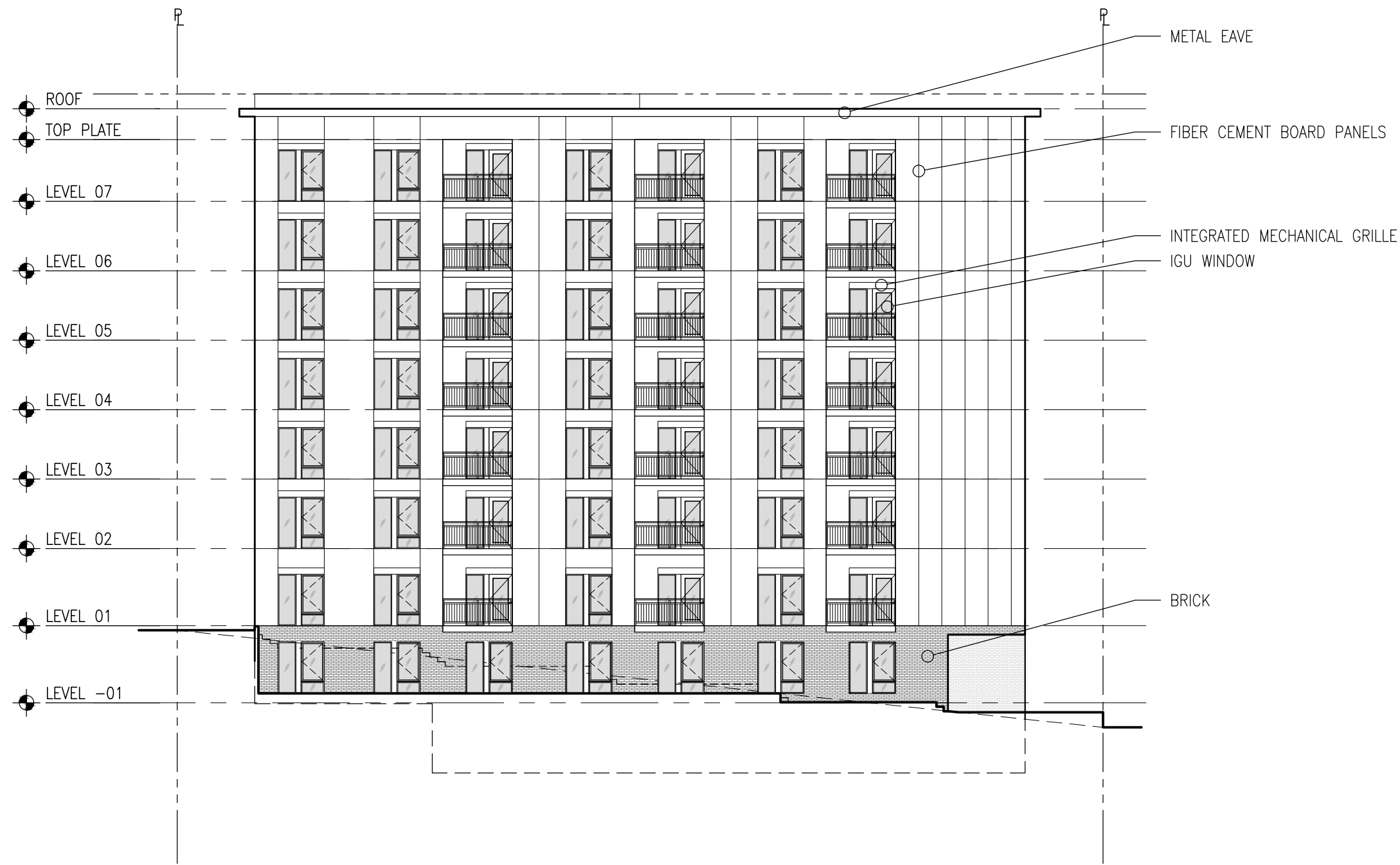
building elevation south (street)

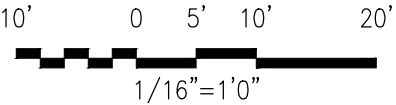
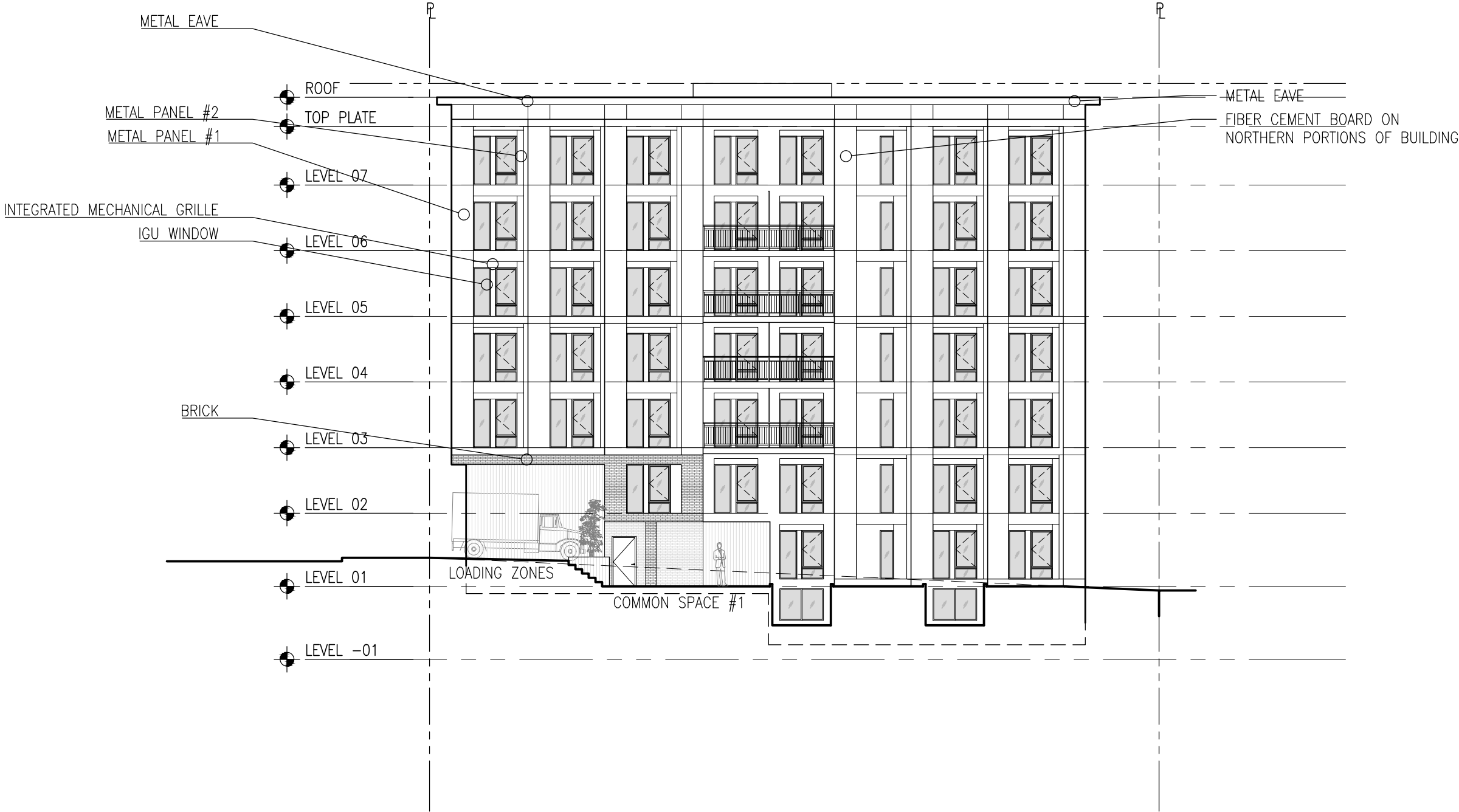


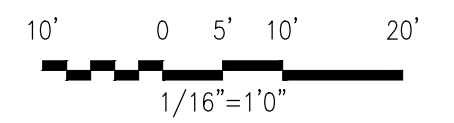
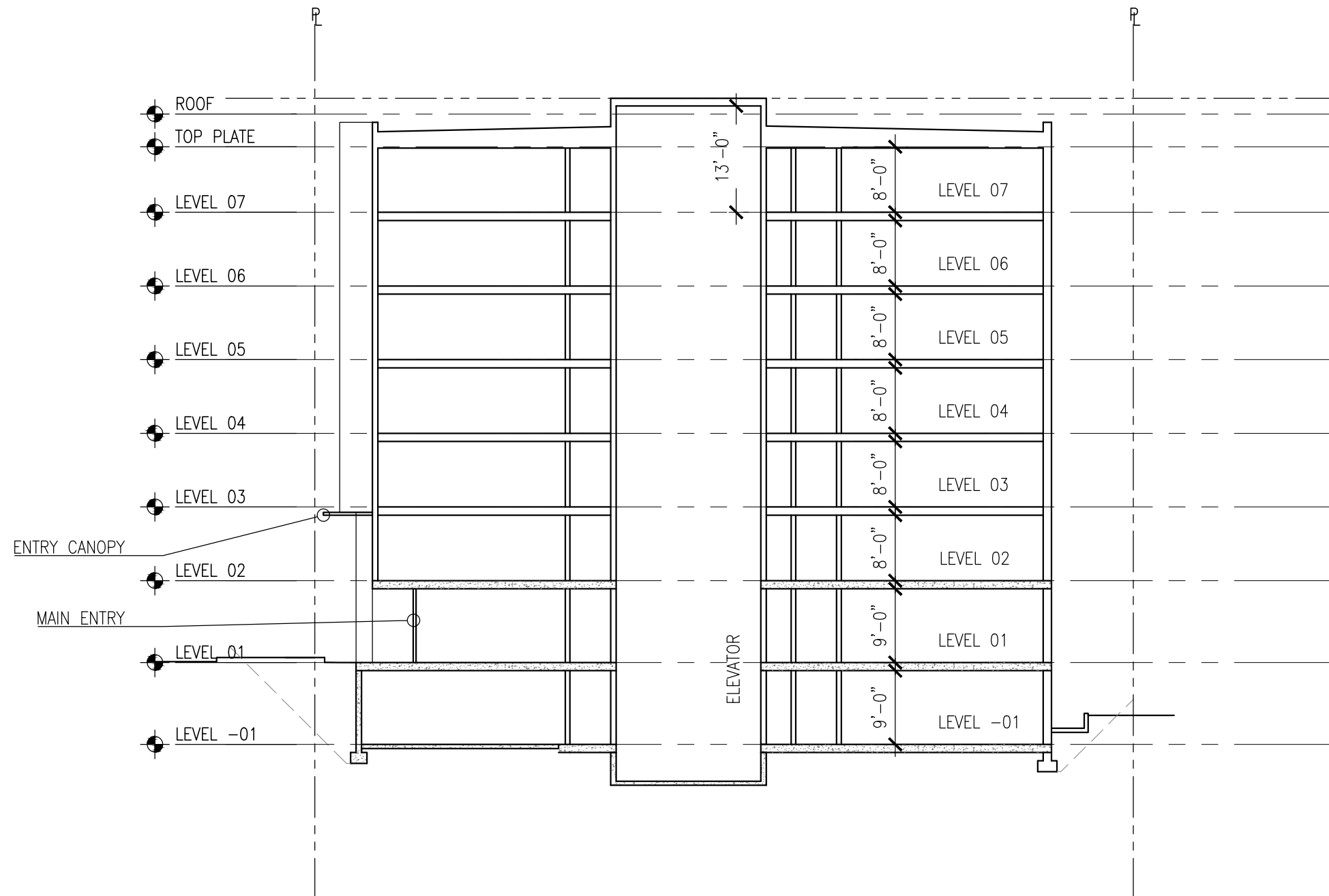
building elevation west

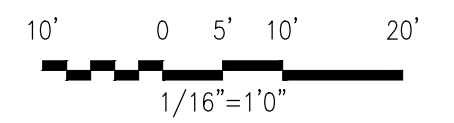
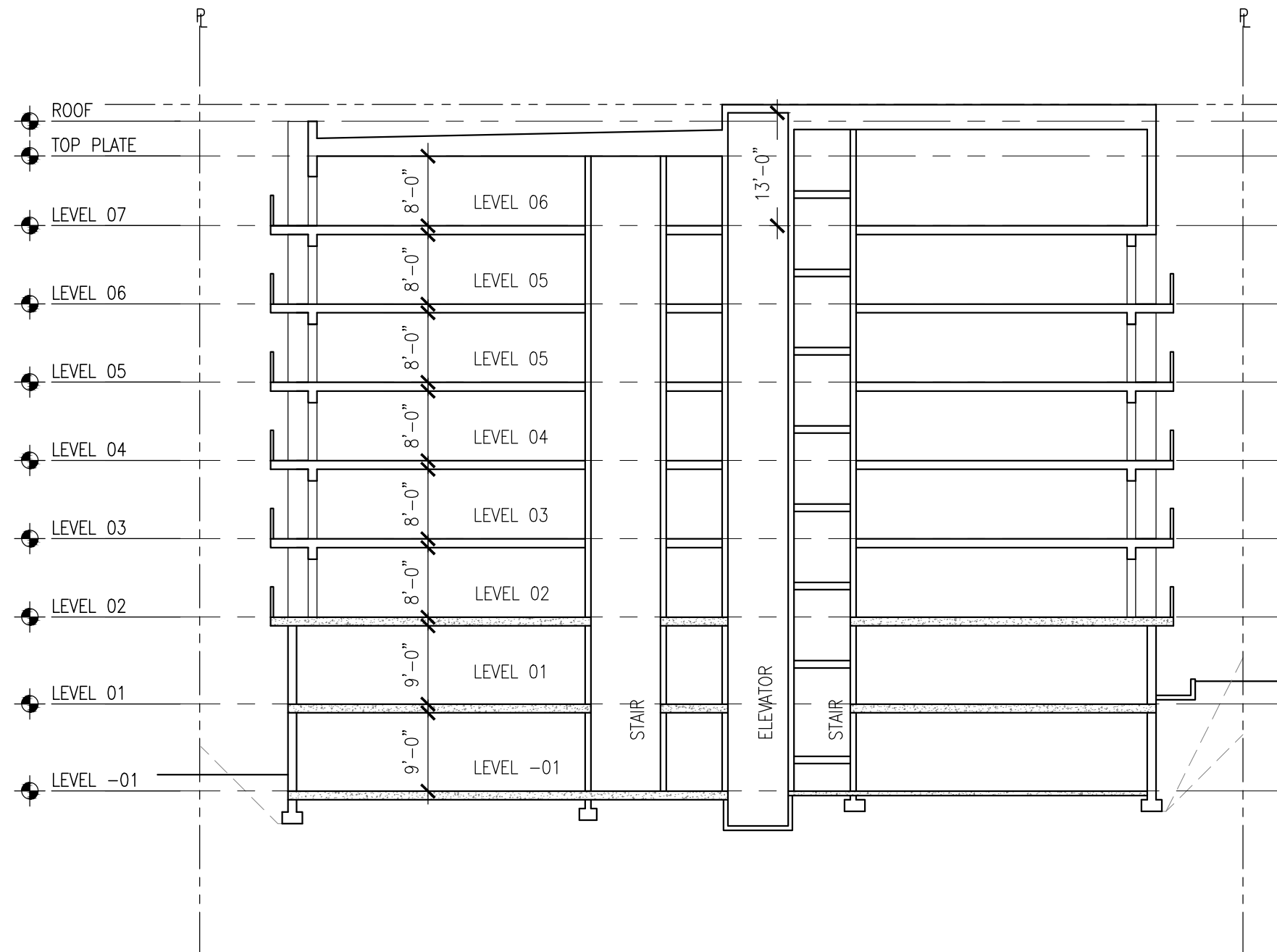


building elevation north

















The proposed project is located within the Central City plan district/Goose Hollow sub-district, and expects to provide additional affordable housing in the area as well as provide a structure that will enrich the neighborhood context.

The project is looking to meet the City's approval without applying for any variances and/or deviations from the code.

Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Place an image of your proposal, preferably a rendering or an elevation, on the left side of the 18-by-24-inch sign board. Make the image as large as possible without covering any of the blue background of the board and leaving enough room for the posting notice text. Place the posting notice text provided by the city planner on the right side of the board. The posting notice text is provided in PDF format by the city planner for easy insertion/attachment the sign template; it should be inserted at its full 8.5-inch by 11-inch size. See the example image on the following page for reference.

Materials:

Your local sign manufacturer will have a variety of options available, but for environmental reasons we recommend corrugated plastic because it can be recycled. Corrugated plastic is sold under many trade names. It is an extruded twin wall plastic-sheet product produced from high-impact polypropylene resin with a similar make-up to corrugated cardboard and is ideally suited for outdoor signage. It can be direct printed or will accept pressure sensitive adhesive graphics.

The sign must be printed in color.

Installation:

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided on the following page.



NOTICE OF PUBLIC HEARING



Type III Land Use Review

LOT 5 STATION PLACE

CASE FILE	LU 20-987654 DZM AD
WHEN	THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM <small>(This is the hearing start time - see Design Commission agenda for estimated project start time.)</small>
WHERE	ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcadenda
HOW	TO TESTIFY: Follow instructions on the Design Commission agenda or email the planner at Benjamin.Nielsen@portlandoregon.gov
REVIEW BY	DESIGN COMMISSION
LAND USE REVIEW TYPE	DESIGN REVIEW WITH MODIFICATIONS & ADJUSTMENT REVIEW
PROPOSAL	Design Review with Modifications and concurrent Adjustment Review for a proposed 8-story commercial building consisting of ground floor retail, lobby, loading and support spaces, with 2 short stories of structured parking tucked behind comprising 55 parking spaces. Above the ground floor retail and parking, 7 stories of office are proposed, with large roof terraces at the 6th and 7th floors that are cut into the main building massing. Vehicle access to parking and loading is proposed off NW Northrup Street. Three Modifications are requested: one to allow the length of the building facade above 120' in height to be up to 180' long, one to allow long-term bike parking spaces to be 1'-0" by 5'-0", and the last to Modify the ground floor windows standard along NW Northrup Street.
REVIEW / APPROVAL CRITERIA	<ul style="list-style-type: none"> Central City Fundamental Design Guidelines River District Design Guidelines 33.805.040: Other approval criteria (Adjustment Review) 33.829.040: Modifications that will better meet design review requirements
SITE ADDRESS	NW 9th Ave & NW Northrup St
ZONING / DESIGNATION	CK4 - Central Commercial with Design Overlay Central City Plan District / Pearl Subdistrict
FURTHER INFO	Available online at www.portlandoregon.gov/bds/dcadenda or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 823-7812 / Benjamin.Nielsen@PortlandOregon.gov Bureau of Development Services, 1000 SW 4th Ave, Suite 3000, Portland, OR 97204

Relaciones interpretadas: Chayle Ng-ho, Plain Text; 翻譯服務: Tatyana and Patricia; 翻譯服務: 王曉芳, 王曉芳; 翻譯服務: 王曉芳; 翻譯服務: 王曉芳
 Translation services provided: Translation services provided: 翻譯服務: 王曉芳, 王曉芳; 翻譯服務: 王曉芳; 翻譯服務: 王曉芳
 503-823-7390 505@PortlandOregon.gov www.PortlandOregon.gov/bds/translation TTY: 503-823-6868
 Relay Service: 711



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: August 31, 2021

To: MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*

From: Arthur Graves, Land Use Services, Arthur.Graves@portlandoregon.gov

RE: Design Advice Request posting for EA 21-073704 DA

Dear MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*:

I have received your application for a Design Advice Request (DA) at 1541 SW MARKET ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **September 23, 2021**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to generate the posting boards and post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am enclosing instructions on how to generate the posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. **Because you have approximately 125 feet of street frontage on SW Market Street, you should post one (1) sign.**
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **September 23, 2021**, you must post the notice by **September 2, 2021**, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **September 9, 2021**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*
811 E BURNSIDE #211 PORTLAND OR 97214

DATE: _____

TO: Arthur Graves
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 21-073704 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **September 23, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **September 9, 2021**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **September 2, 2021**, or return this form by **September 9, 2021**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Additional Instructions for Posting Notice Signs for Design Reviews, Historic Resource Reviews, and Design Advice Requests

Layout:

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

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Mounting Height:

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.

An example image of the posting board layout is provided on the following page.



CASE FILE	LU 28-067654 DCM AD
WHEN	THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM <i>(This is the hearing start time - see Design Commission agenda for additional project start time.)</i>
WHERE	ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/cagenda
HOW	TO TESTIFY: Follow instructions on the Design Commission agenda gr email the planner at Benjamin.Nielsen@portlandoregon.gov
REVIEW BY	DESIGN COMMISSION
LAND USE REVIEW	DESIGN REVIEW WITH MODIFICATIONS & ADJUSTMENT REVIEW
PROPOSAL	Design Review with Modifications and ground adjustment Review for a proposed 8-story commercial building consisting of four floor retail, lobby, seating and support spaces, with 2 short stories of structured parking, located behind conversion of 9 parking spaces. Above the ground floor retail and parking, 7 stories of office are proposed, with large roof terraces at the 6th and 10th floors. The maximum height is 100' in the center building massing. Vehicle access for parking and loading is proposed off NW Irving Street. Three Modifications are requested: one to allow the length of the flooring joists above 100' in the center building massing, one to allow knee walls below parking spaces to be 1'-0" by 2'-0", and two to modify the ground floor windows standard along NW Irving Street.
REVIEW APPROVAL CRITERIA	<ul style="list-style-type: none"> • Central City Fundamental Design Guidelines • River District Design Guidelines • 3.826.020, Other approval criteria (Adjustment Review) • 3.826.024, Modifications will better meet design requirements and
SITE ADDRESS	NW 9th Ave & NW Irving St.
ZONING DESIGNATION	CDM – Central Commercial Design Overlay Central City Plan District / Pearl Subdistrict
FURTHER INFO	Available online at www.portlandoregon.gov/bds/cagenda or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BOB CONTACT	Danayana Kheirbek, City Planner (503) 822-7812 Benjamin.Nielsen@PortlandOregon.Gov Bureau of Development Services, 1000 SW 4th Ave, Suite 5000, Portland, OR 97201


Traducción e interpretación (English to Spanish): 阿拉伯語和波斯語的翻譯和解釋 (Arabic/Persian to English)
 Traducción e interpretación (Spanish to English): 阿拉伯語和波斯語的翻譯和解釋 (Arabic/Persian to English)
 阿拉伯語和波斯語的翻譯和解釋 (Arabic/Persian to English): 阿拉伯語和波斯語的翻譯和解釋 (Arabic/Persian to English)
 阿拉伯語和波斯語的翻譯和解釋 (Arabic/Persian to English): 阿拉伯語和波斯語的翻譯和解釋 (Arabic/Persian to English)

<https://www.portlandoregon.gov/bds/cagenda>
Benjamin.Nielsen@PortlandOregon.Gov

753 822 7812

Design Advice Request

Market Street Apartments

CASE FILE	EA 21-073704 Design Advice Request
WHEN	THURSDAY, September 23, 2021 @ 1:30 PM (not time certain) <i>(Due to the public health emergency, there will be no in-person meeting for this DAR.)</i>
WHERE	 ONLINE: Link to drawings is available at www.portlandoregon.gov/bds/dcagenda
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Arthur.Graves@portlandoregon.gov
REVIEW BY	DESIGN COMMISSION
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	Design Advice Request for new affordable housing, multi-family building. 8 stories. 133 dwelling units. 2 off-street loading spaces are proposed. Stormwater disposal utilizing flow through planters. No on-site parking is proposed. <ul style="list-style-type: none">• Ground floor uses include units, lobby, and residential amenity space• No Modifications or Adjustments are currently requested
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines, and Goose Hollow District Design Guidelines
SITE ADDRESS	1541 SW Market Street
ZONING/ DESIGNATION	RM3d – Residential Multi-Dwelling Zone with Design Overlay. Central City Plan District, Goose Hollow SubDistrict
FURTHER INFO	Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	Arthur Graves, City Planner (503) 865.6517 / Arthur.Graves@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: August 31, 2021

To: MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*

From: Arthur Graves, Land Use Services, Arthur.Graves@portlandoregon.gov

RE: Design Advice Request posting for EA 21-073704 DA

Dear MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*:

I have received your application for a Design Advice Request (DA) at 1541 SW MARKET ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **September 23, 2021**. I am the planner handling your case, and can answer any questions you might have during the process.

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Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*
811 E BURNSIDE #211 PORTLAND OR 97214

DATE: _____

TO: Arthur Graves
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 21-073704 DA

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In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

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- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: August 31, 2021

To: MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*

From: Arthur Graves, Land Use Services, Arthur.Graves@portlandoregon.gov

RE: Design Advice Request posting for EA 21-073704 DA

Dear MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*:

I have received your application for a Design Advice Request (DA) at 1541 SW MARKET ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **September 23, 2021**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to generate the posting boards and post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am enclosing instructions on how to generate the posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. **Because you have approximately 125 feet of street frontage on SW Market Street, you should post one (1) sign.**
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **September 23, 2021**, you must post the notice by **September 2, 2021**, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **September 9, 2021**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

MCGUIRL DESIGNS & ARCHITECTURE *JAMES MCGUIRL*
811 E BURNSIDE #211 PORTLAND OR 97214

DATE: September 03, 2021

TO: Arthur Graves
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

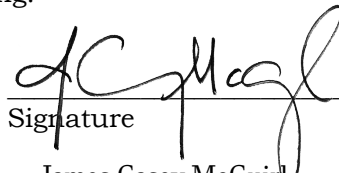
Case File EA 21-073704 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **September 23, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on September 02, 2021 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **September 9, 2021**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by September 2, 2021, or return this form by September 9, 2021, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature
James Casey McGuirl

Print Name

811 E Burnside. #211

Address

Portland, OR 97214

City/State/Zip Code

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

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The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

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Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

From: [Sandee Blank](#)
To: [Graves, Arthur](#)
Subject: 1541 SW Market
Date: Thursday, September 2, 2021 9:03:57 PM

Hello Mr Graves:

I hope you will be able to answer a few questions concerning the design review for 1541 Market Street. If you can not answer I am hoping you can direct me to someone who is able to answer my questions.

I live at 1511 SW Market St, I purchased my current home in 2018 and because of the lack on maintenance from the previous owners I found it necessary to remodel immediately. It was built in 1889 and from what I can determine is one of the oldest houses still existing as a residential home.

I liken Goose Hollow as any neighborhood in a congested city with parking and traffic problems. Unlike many urban areas with large populations, Portland's population still relies on personal vehicles. We brag about our outdoor spaces and easy access to many diverse activities. Unfortunately access to the beaches, and mountains, rivers and lakes still requires personal transportation. Allowing 133 family units with no off street parking is just going to cause a parking nightmare. Currently on my street is student housing which was built without off street parking it is taller than the 8 stories being proposed and the students park on the street. Just because someone proposes that only people without cars will rent apartments without parking doesn't make it so. To add yet another building without parking is worsening an already stressed parking situation. I'd like to know if or what solutions the city has for our current parking situation before allowing a further burden.

Also I'd like a definition of "affordable housing ". If it's families with multiple members which implies children can the current schools Chapman, West Sylvan, and Lincoln handle the influx of new students?

My final question is: will these units have air conditioning? I know of at least 2 buildings recently constructed in Goose Hollow that were built without air conditioning. With the recent high temperatures which have been attributable to global warming it seems ludicrous to allow housing without air conditioning. Added to that question and with all the other new construction can the infrastructure handle the additional load?

Thank you, Sandra Blank

EA 21-073704 DA – Market Street Apartments

ATTENDEES - TESTIFIERS IN RED (*subject to change*)

FIRST NAME	LAST NAME	EMAIL
------------	-----------	-------

1	Grayson	Schoenbine	gschoenbine@outlook.com
2	Rodolfo	Kiyama	rodolfokiyama@gmail.com
3	Jerry	Powell	jeraldpowell@ymail.com
	Jacob	Loeb	info@montavilla.net
	Robert	O'Dell	thronepdx@gmail.com

EA 20-216759 DA – Welby

ATTENDEES - TESTIFIERS IN RED (*subject to change*)

FIRST NAME	LAST NAME	EMAIL
------------	-----------	-------

1	david	dysert	david.dysert@gmail.com
2	Reza	Farhoodi	rmichael87@gmail.com
	Jacob	Loeb	info@montavilla.net
	Alyce	Flitcraft	aflitcraft@mac.com
	Dana	Krawczuk	dana.krawczuk@stoel.com
	Adam	Fractor	adamf@killianpacific.com
	Ben	Miles	bmiles@andersen-const.com
	Katie	Hoyt	khoyt@andersen-const.com
	Sarah	Oeftering	oeftering@bora.co
	Kristen	Feldhusen	kristenf@killianpacific.com
	Brad	Nile	bradnile@gmail.com
	Adam	Tyler	adam@killianpacific.com
	Amber	P	amber@killianpacific.com
	Emily	Wilson	wilson@bora.co

LU 21-038539 DZ – Modera Main - NO TESTIN

Sean	O'Donnell	sodonnell222@gmail.com
Jacob	Loeb	info@montavilla.net
Connie	Humphries	blues419@msn.com
Chrys	Martin	chrysmartin@dwt.com
Jerry	Powell	geraldpowell@ymail.com
Melanie	Yoo	Mellieyoo@gmail.com
Carolyn	Ofiara	Cofiara@centurylink.net
David	Delaney	luckydave53@gmail.com
amy	copeland	acopeland@sojpdx.com
Judith	Widen	Judith.widen@gmail.com
Marilyn	Weber	mlwschatzi@gmail.com
Rachel	Clark	goosehollowinn@msn.com
Cozette	Tran-Caffee	trancaffeec@lanepowell.com

9/23/21 - DESIGN COMMISSION HEARING

S

ADDRESS	CITY	ZIP
1525 SW Market St, Apt 7	Portland	97201
1535 SW Clay St #212	Portland	97201
1924 SW Madison St	Portland	97205
19 SE 78th Ave	Portland	97215
917 NW 13th Ave	Portland	97209

ADDRESS	CITY	ZIP
323 NW 13th Ave, #408	portland	97209
1230 NW 12th Ave	Portland	97209
19 SE 78th Ave	Portland	97215
1107 NW Irving St.	Portland	97209
760 SW Ninth Avenue, Suite 3000	Portland	97205
1615 SE 3rd Ave, Suite 100	Portland	97214
6712 North Cutter Circle	Portland	97217
6712 N. Cutter Circle	Portland	97219
720 Southwest Washington Street, Suite	Portland	97205
1615 SE 3rd ave	portland	97214
7713 Southwest 51st Avenue	Portland	97219
1615 SE 3rd Avenue	Portland	97214
1615 se 3rd ave	portland	97214
720 SW Washington St	Portland	97205

MONY

2020 Southwest Main Street, 406	PORTLAND	97205
19 SE 78th Ave	Portland	97215
1132 SW 19th Ave. Unit 412	Portlans	97205
2020 S.W. Market St. Dr.	Portland	97201
1924 SW Madison St	Portland	97205
Goose Hollow	Portland	97205
1132 sw 19th Ave	Portland	97205
1436 SW Harrison St	Portland	97201
4201 sw 47th drive	portland	97221
1132 SW 19th Ave Unit 809	Portland	97205
1132 SW 19th Ave #805	Portland	97205
1225 SW 19th Avenue	Portland	97205
601 SW Second Ave., Suite 2100	Portland	97204



ARE YOU ATTENDING FOR: WOULD YOU LIKE TO TESTIFY FOR OR AGAINST

YES	YES	N/A
YES	N/A	AGAINST
YES	NO	N/A
YES	NO	N/A
YES	N/A	N/A



ARE YOU ATTENDING FOR: WOULD YOU LIKE TO TESTIFY FOR OR AGAINST

YES	YES	N/A
YES	YES	N/A
YES	NO	N/A
YES	NO	N/A
YES	NO	FOR
YES	N/A	N/A
YES	NO	FOR
YES	NO	FOR
YES	N/A	N/A
YES	NO	FOR
YES	NO	FOR
YES	NO	FOR
YES	N/A	N/A
YES	NO	N/A



YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES
YES



TESTIFIED

DID NOT

X
X
X



TESTIFIED

DID NOT

X
X







City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

☐ Required ☐ Optional

Y N Unincorporated MC
Y N Flood Hazard Area (LD & PD only)
Y N Potential Landslide Hazard Area (LD & PD only)
Y N 100-year Flood Plain
Y N DOGAMI

File Number: _____

Appt Date/Time: _____

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____

Adjacent property in same ownership R _____ R _____ R _____

Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/documents/land-use-services-fee-schedule.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

**Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:**

- ☐ Written project description
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
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www.portland.gov/bds

Design Advice Request

DISCUSSION MEMO

Date: September 16, 2021
To: Portland Design Commission
From: Arthur Graves, Design Review
503.865.6517, Arthur.Graves@portlandoregon.gov
Re: EA 21-073704 DAR – Market Street Apartments at
Design Advice Request Memo – September 23, 2021

This memo is regarding the upcoming DAR on **September 23, 2021** for Market Street Apartments. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/Record/14627440/>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and EA 20-226288 PC Summary Memo (see efiles link: <https://efiles.portlandoregon.gov/Record/14627440/>)

I. PROGRAM OVERVIEW

Design Advice Request for a proposal to build a 133 unit, seven story apartment building in Goose Hollow. 2 off-street loading spaces are proposed. Stormwater disposal utilizing flow through planters is proposed. No on-site parking is proposed. No Modifications or Adjustments are proposed.

At the ground level, a lobby, a common/community space, office, and vehicle loading area face SW Market Street to the south. On the non-street frontages to the west, north, and east will be residential units. Outdoor/common areas are located at the northwest corner of the building, on the south-east side of the building, and at the 7th floor. Bicycle storage is located in the basement.

II. DEVELOPMENT TEAM BIO

Architect	Casey McGuirl McGuirl Design & Architecture
Owner's Representative	Lane Lowry Market Street Holdings LLC
Project Valuation	\$ 6,300,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: (see attached matrix)

- *Central City Fundamental Design Guidelines*
- *Goose Hollow Design Guidelines*

IV. SITE INFORMATION

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Development Standards – RM3 / Residential Multi-Dwelling Zone; Central City Plan District / Goose Hollow Sub-District.** *Though early in the design process, the proposal is compliant with zoning code standards (allowed use, maximum setbacks, parking, loading, landscaping, windows, etc.) and does not request Modifications and/or Adjustments.*
 - b. **Transportation:**
 - **Streets:** SW Market St. is a Local Service Traffic Street and Local Service Transit Street.
 - **Transit:** A bus stop is located on SW Columbia St, two blocks north.
 - **Pedestrian District:** Central City Pedestrian District
 - **Bicycle:** Local Service Bikeway
2. **Natural.**
 - a. **Slopes:** (Grade is highest at the SE corner and lowest at the NW corner)
 - There is an approximately 6' drop from the SE corner to the SW corner of the site. (Street Facing portion of the site)
 - There is an approximately 16' drop from the SE corner to the NW corner of the site.
 - There is an approximately 7' drop from the SE corner to the NE corner of the site.
 - b. **Trees:** There following three (3) mature/established street trees are along the 120 feet of the Market Street frontage
 - Northern red oak (*Quercus rubra*), 30.0" DBH, good condition; (proposed for removal)
 - Northern red oak (*Quercus rubra*), 25.8" DBH, good condition;
 - Northern red oak (*Quercus rubra*), 36.2" DBH, good condition
3. **Built.** Note: There is no development immediately across SW Market St to the south. The site faces a vegetated slope which supports the confluence of I-405 and Route 26.
4. **Context Background:**

Characteristics of the Residential Multi-Dwelling 3 Zone (PZC 33.120.030).

The RM3 zone is a medium to high density multi-dwelling zone applied near the Central City, and in centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended for compact, urban development with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets.

The Central City Plan District Purpose Statement (PZC 33.510.010)

The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit- supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river.

Goose Hollow Vision Statement (Goose Hollow Design Guidelines):

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at the Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station

and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS. Staff recommends you consider the following seven topics among your discussion items:

CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: Goose Hollow District Design Guidelines: A2-1 – *Recognize the Historic Tanner Creek Theme*, A5-5. *Incorporate water features or water design themes that enhance the quality, character, and image of the Goose Hollow District*, A5-6. *Incorporate works of art or other special design features that increase the public enjoyment of the District*, and Central City Fundament Design Guidelines: A2 – *Emphasize Portland Themes*, A4 – *Use Unifying Elements*, A5 – *Enhance, Embellish and Identify Areas*, A8 – *Contribute to a Vibrant Streetscape*, B1. *Reinforce and Enhance the Pedestrian System*; B4 – *Provide Stopping and Viewing Places*, C6 – *Develop Transitions between Buildings and Public Spaces*, C8. *Differentiate the Sidewalk-Level of Buildings*.

1. Response to Region, Neighborhood and Block:

- The site is located at the southern edge of the Goose Hollow Sub-District, which is an eclectic mix of residential and commercial development and architectural styles. This block includes a range of development from 2-story to 15-stories in height. The proposed development adds to the mix of styles and is 7-stories in height.
- Due to the slope, existing development on this block varies significantly in responding to the street edge, from stepping up, to at grade, to stepping down. The proposed development proposes an at-grade access/relationship to the street edge.

2. Massing, parti and setbacks:

- The building proposes a tripartite design with a two-story base, five-story middle and metal cornice top. The mass of the building (approximately 100' by 90' and 65' tall) is symmetrical with vertical breaks at the centers with slightly recessed balconies. The ground floor of the building, at the south-east corner, is proposed to include an open vehicle loading area. This area transitions to a covered outdoor amenity area for residents. The concerns of staff include: the prevalence, location and access to vehicle loading; location of proposed outdoor/common area.
- The ground floor of the building, at the south-east corner, is proposed to include an open vehicle loading area. This area transitions to a covered outdoor amenity area for residents. The concerns of staff include: the proposed open access regarding safety, security and use; the success of the outdoor covered amenity area in this location so close to vehicle loading and the trash room.

3. Materials and skin expression:

- Materials include predominantly an angled light grey metal panel on all elevations except the north which is largely fiber cement. Dark brick is proposed on the ground floor of the street facing (south) elevation. Staff requests comments on the durability of the proposed metal material and the type of fiber cement. Staff also requests comments on the use of angled metal panel as an appropriate material in Goose Hollow.

- A metal canopy is provided at the single-door main entry. The guidelines encourage more pedestrian coverage than a single canopy for a 100' of street frontage.
- A significant window/ wall ratio is proposed for all elevations which provides the opportunity to provide light and air for residents as well as connection with the surrounding area.
- Vents and other mechanical wall penetrations are not fully presented in drawings. A well-integrated and durable venting system is expected for buildings with through-wall penetrations and is sometimes challenging with a metal cladding system.

4. Incorporate Art and Water Features:

Guidelines that are required to be met by all proposals in this district very specifically call for incorporating water features (GHDG A5-5 – Incorporate Water Features) and art (GHDG A5-6 – Incorporate Works of Art) into development that enhance the quality, character, and image of the Goose Hollow District. Such features are not yet included in the proposal. Note: The Historic Course of Tanner Creek does not run through the site, but rather is north-west of the site by approximately 5 blocks. However, GHDG A2-1 requires that developments of 20,000 sq. ft. or more including or immediately adjacent to the historic course of the Tanner Creek should recognize it in one of the following ways: exposing the Creek using water features and fountains; or incorporating interpretive trails, art work, murals or sculptures that describe and symbolize the relation between the district and the history of Tanner Creek. Strong consideration should be given to introducing a water feature on the site or celebrating the Creek in some other form. Staff requests Commission input on the incorporation of art and a water feature.

PUBLIC REALM

Goose Hollow District Design Guidelines: *B1-1 – Provide human scale and interest to buildings along sidewalks and walkways, C1-2: Integrate signs and awnings that complement & respect a buildings architecture*; and Central City Fundament Design Guidelines: *A4 – Use Unifying Elements, A8 – Contribute to a Vibrant Streetscape, B1 – Reinforce and Enhance the Pedestrian System, B2 – Protect the Pedestrian, B6 – Develop Weather Protection, C6 – Develop Transitions between Buildings and Public Spaces, C8 – Differentiate the Sidewalk-Level of Buildings, C9 – Develop Flexible Sidewalk-Level Spaces.*

5. Ground Floor facing SW Market Street:

- Main Entry: The design proposes a modest single-door main entry. Staff has concerns that the proposed entry, and entry sequence should be stronger.
- Activation: the entire east half of the ground floor street facing elevation lacks activation due to the location of mail room, fire room and vehicle loading. Staff has concerns that this portion of the building lacks active uses and includes a prominence of exposed loading. BDS staff has suggested the applicant team begin studying ways to reduce the prominence of loading at this single street facing elevation. If Commission agrees, PBOT and BDS staff would be involved in that loading analysis.
- Weather Protection: A single canopy is provided at the main entry. Canopy coverage should cover a greater area and extend along a greater portion of the street facing façade.

6. Outdoor/Common Areas:

Outdoor/Common Areas are proposed in three areas in and around the building: at the north-west corner of the building; in a covered location along the east elevation, and at the seventh floor. Staff has concerns with the use and viability of these amenities, particularly the area on the east elevation. Concerns include: the open access; proximity to vehicle loading and trash areas; recessed location (lower in grade than the vehicle loading); and it being covered.

7. Vehicle Loading:

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Attachments:

Drawing set dated September 09, 2021

Zone Map

Central City Fundamental Design Guidelines and Goose Hollow Design Guidelines Matrix

Summary Notes for EA 20-226288 PC



City of Portland

Design Commission

Design Advice Request

EA 21-073704 DAR

1541 SW Market Street

Market Street Apartments

September 23, 2021

Staff Presentation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Conversation



Location:

Central City Plan District
Goose Hollow Sub-District

Base Zone:

RM3d, Medium to High
Density Multi-Dwelling,
Design Overlay

Approval Criteria:

*Central City Fundamental
Design Guidelines and the
Goose Hollow District Design
Guidelines*

Central City Ped. District

SW Market St:

Local Street Walkway
Local Service Bikeway
Local Service Transit Street

Height:

65' max base
65'-0" proposed

Floor Area Ratio:

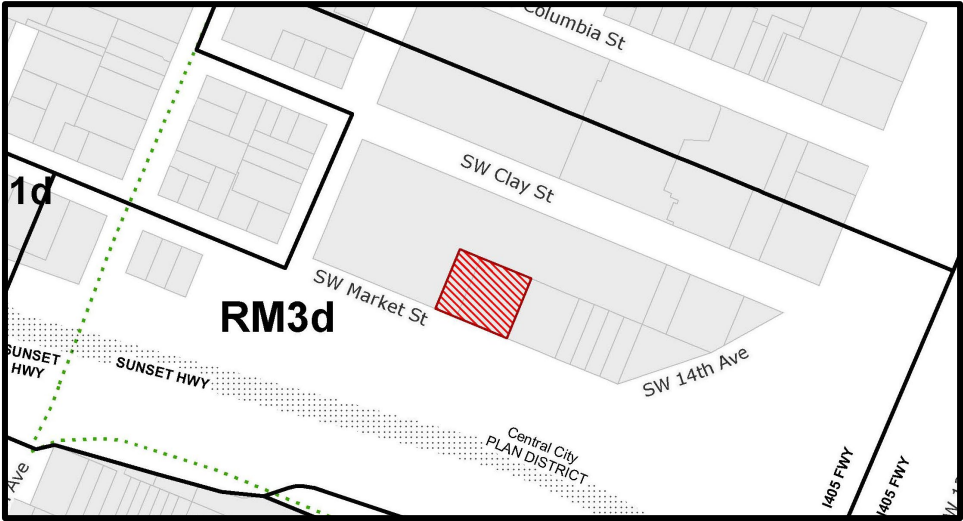
4:1 base with 3:1 bonus
7:1 proposed

Parking:

None proposed

Loading:

*Two required/proposed
("standard B" - 9'x18')*



Location

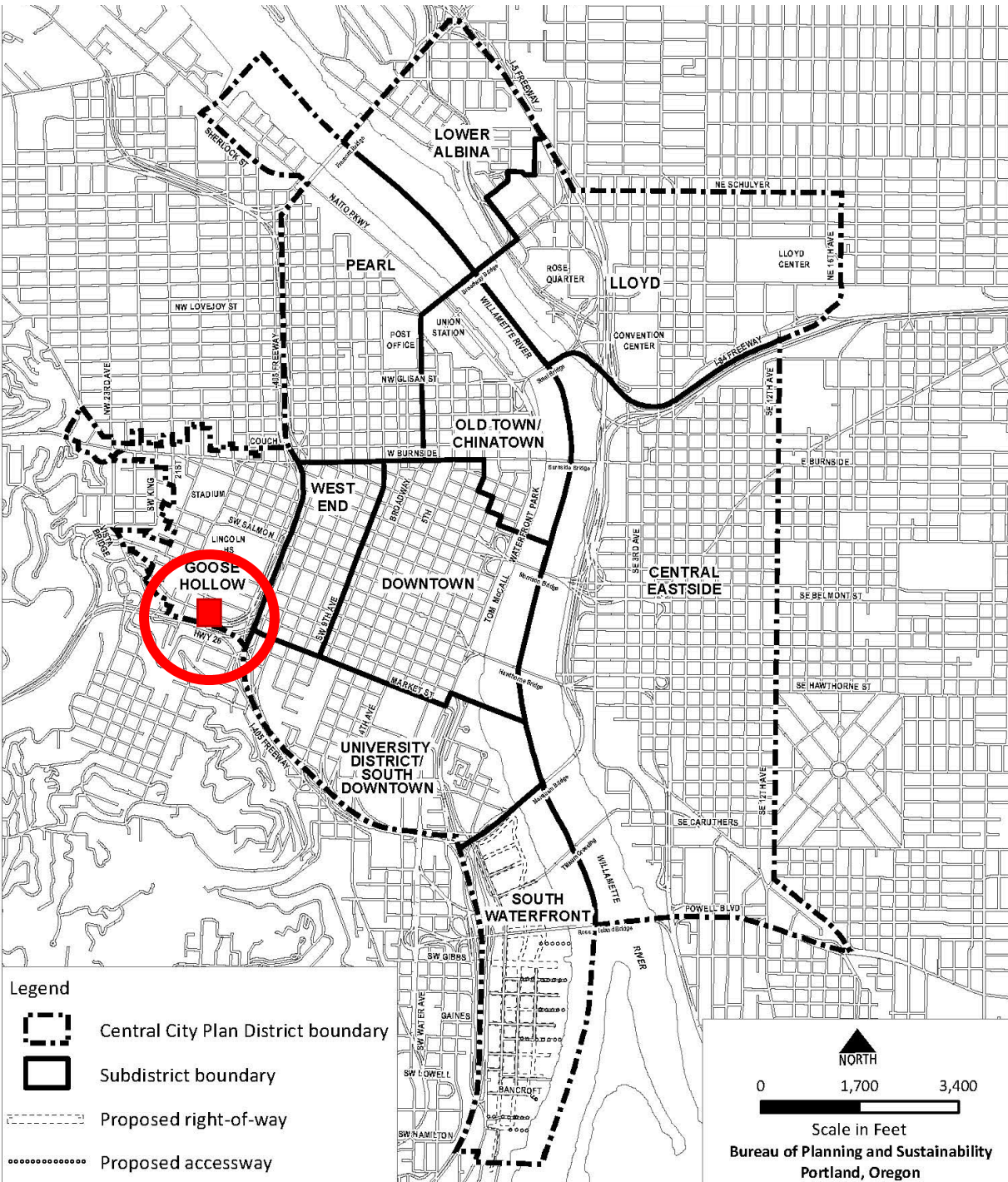
Central City Plan District

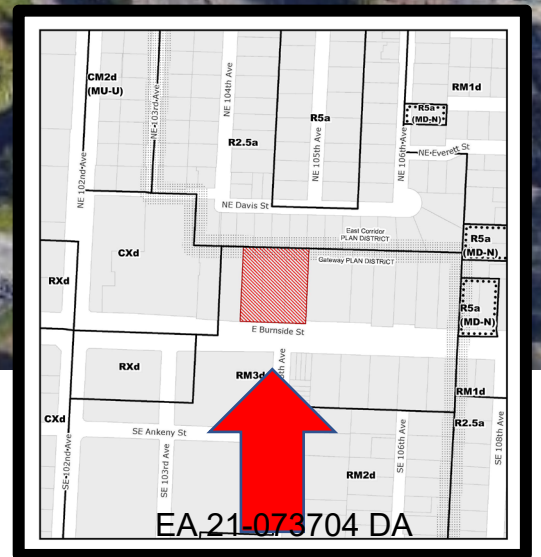
33.510.010 Purpose The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit- supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river.

Goose Hollow

Urban Design Vision for Goose Hollow District

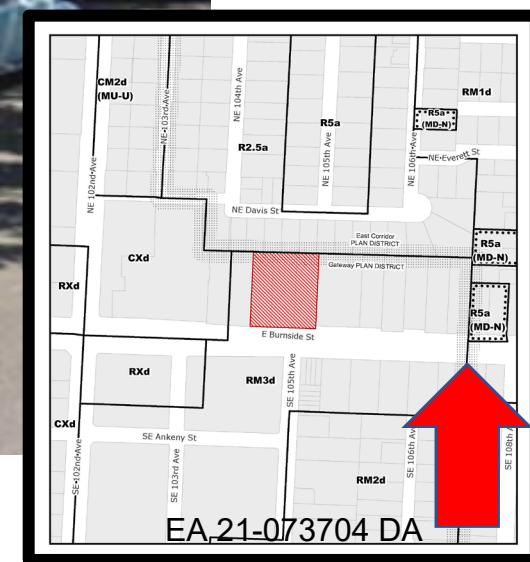
The Goose Hollow District is envisioned to be a predominantly urban residential, transit oriented community located on the western edge of the Central City between Washington Park and downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at the Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.





EA_21-073704 DA

EXHIBIT F-1



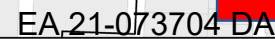


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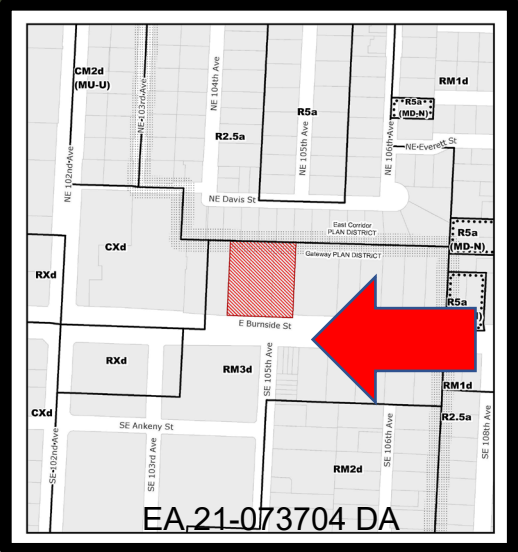
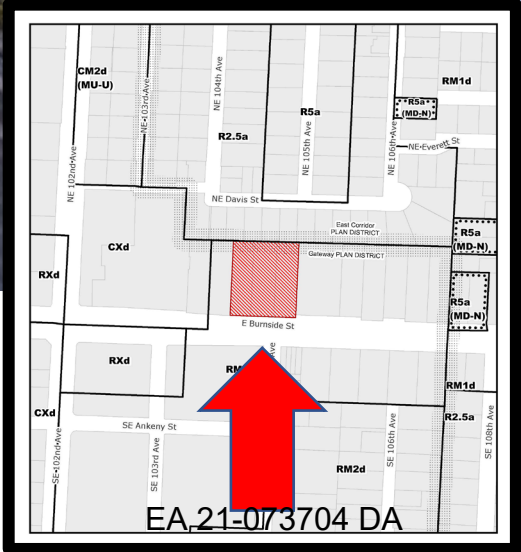


EXHIBIT H-1



EA_21-073704 DA

EXHIBIT F-1



EXHIBIT F-1

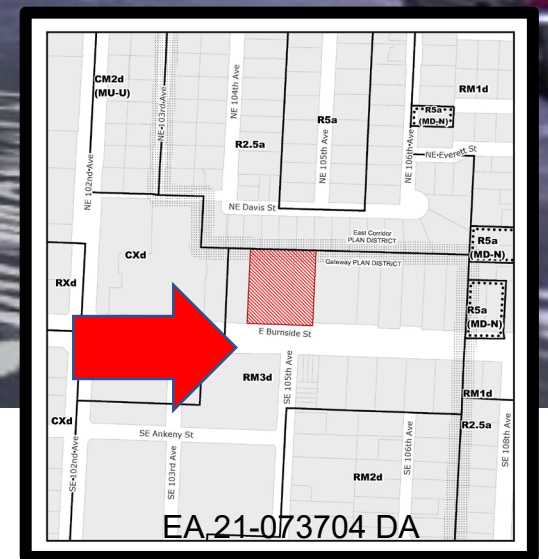


EXHIBIT H-1

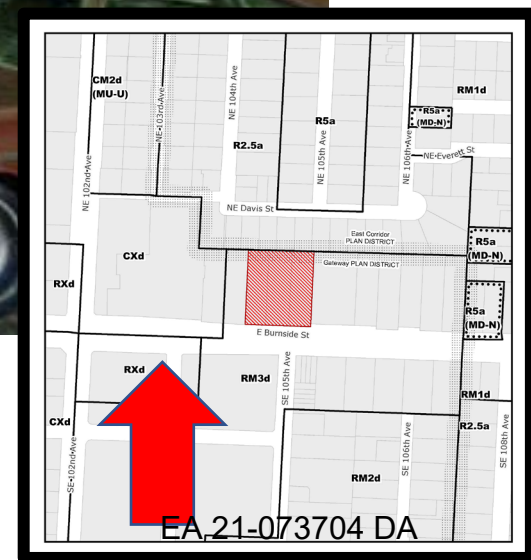
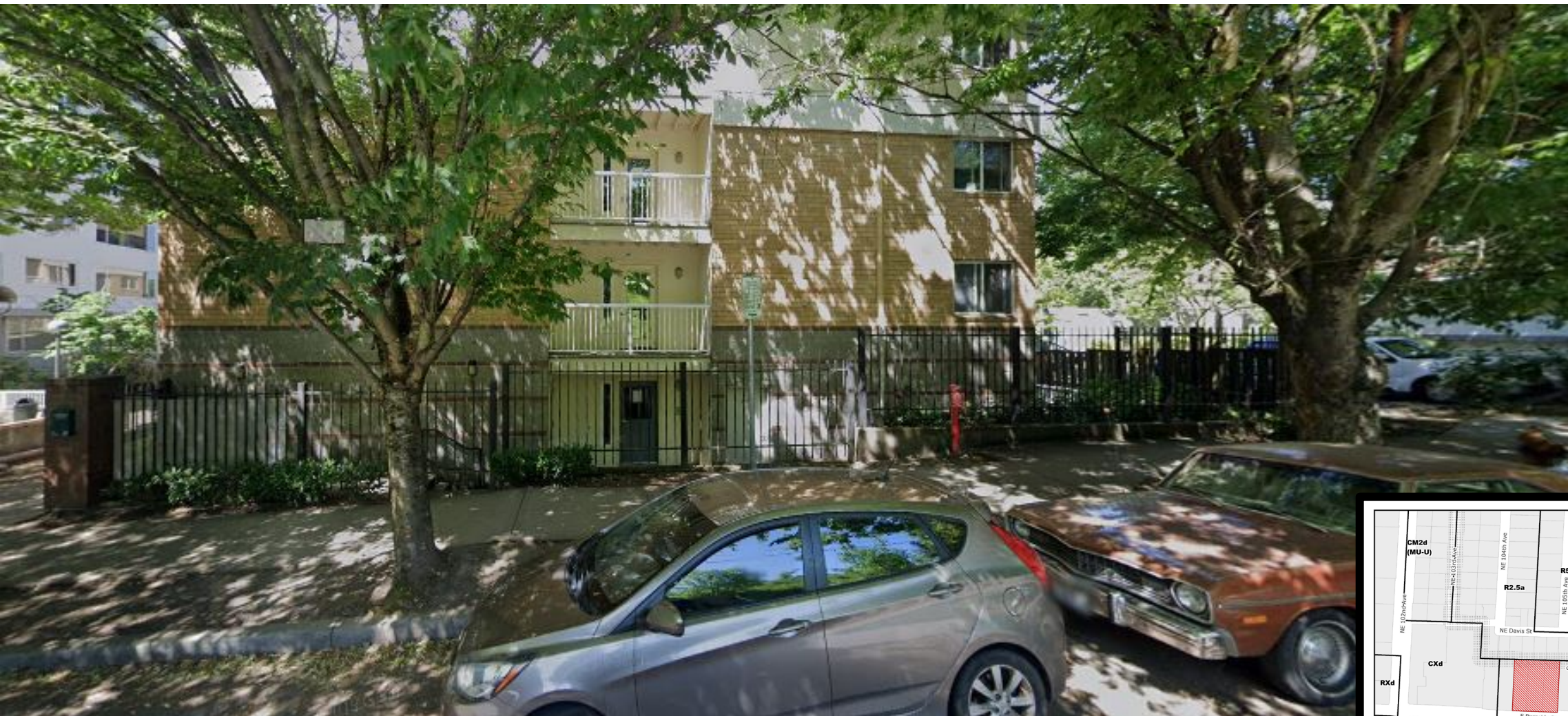
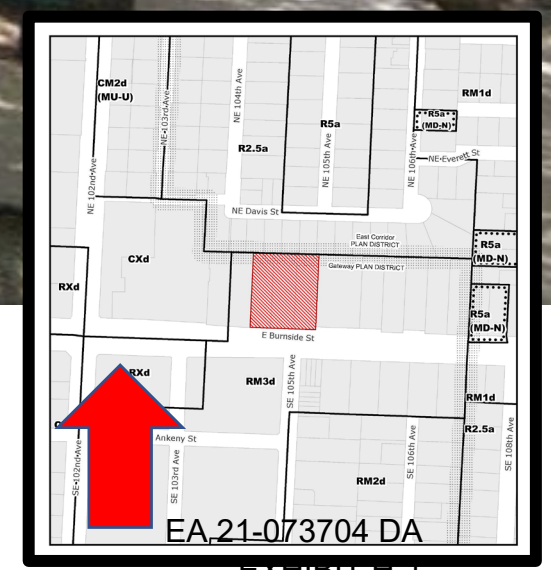


EXHIBIT H-1



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CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: Goose Hollow District Design Guidelines: A2-1 – Recognize the Historic Tanner Creek Theme, A5-5. Incorporate water features or water design themes that enhance the quality, character, and image of the Goose Hollow District, A5-6. Incorporate works of art or other special design features that increase the public enjoyment of the District, and Central City Fundament Design Guidelines: A2 – Emphasize Portland Themes, A4 – Use Unifying Elements, A5 – Enhance, Embellish and Identify Areas, A8 – Contribute to a Vibrant Streetscape, B1. Reinforce and Enhance the Pedestrian System, B4 – Provide Stopping and Viewing Places, C6 – Develop Transitions between Buildings and Public Spaces, C8. Differentiate the Sidewalk-Level of Buildings.

1. Response to Region, Neighborhood and Block:

- The site is located at the southern edge of the Goose Hollow Sub-District, which is an eclectic mix of residential and commercial development and architectural styles. This block includes a range of development from 2-story to 15-stories in height. The proposed development adds to the mix of styles and is 7-stories in height.
- Due to the slope, existing development on this block varies significantly in responding to the street edge, from stepping up, to at grade, to stepping down. The proposed development proposes an at-grade access/relationship to the street edge.

2. Massing, parti and setbacks:

- The building proposes a tripartite design with a two-story base, five-story middle and metal cornice top. The mass of the building (approximately 100' by 90' and 65' tall) is symmetrical with vertical breaks at the centers with slightly recessed balconies. The ground floor of the building, at the south-east corner, is proposed to include an open vehicle loading area. This area transitions to a covered outdoor amenity area for residents. The concerns of staff include: the prevalence, location and access to vehicle loading; location of proposed outdoor/common area.
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3. Materials and skin expression:

- Materials include predominantly an angled light grey metal panel on all elevations except the north which is largely fiber cement. Dark brick is proposed on the ground floor of the street facing (south) elevation. Staff requests comments on the durability of the proposed metal material and the type of fiber cement. Staff also requests comments on the use of angled metal panel as an appropriate material in Goose Hollow.
- A metal canopy is provided at the single-door main entry. The guidelines encourage more pedestrian coverage than a single canopy for a 100' of street frontage.
- A significant window/ wall ratio is proposed for all elevations which provides the opportunity to provide light and air for residents as well as connection with the surrounding area.
- Vents and other mechanical wall penetrations are not fully presented in drawings. A well-integrated and durable venting system is expected for buildings with through-wall penetrations and is sometimes challenging with a metal cladding system.

4. Incorporate Art and Water Features:

Guidelines that are required to be met by all proposals in this district very specifically call for incorporating water features (GHDG A5-5 – Incorporate Water Features) and art (GHDG A5-6 – Incorporate Works of Art) into development that enhance the quality, character, and image of the Goose Hollow District. Such features are not yet included in the proposal. Note: The Historic Course of Tanner Creek does not run through the site, but rather is north-west of the site by approximately 5 blocks. However, GHDG A2-1 requires that developments of 20,000 sq. ft. or more including or immediately adjacent to the historic course of the Tanner Creek should recognize it in one of the following ways: exposing the Creek using water features and fountains; or incorporating interpretive trails, art work, murals or sculptures that describe and symbolize the relation between the district and the history of Tanner Creek. Strong consideration should be given to introducing a water feature on the site or celebrating the Creek in some other form. Staff requests Commission input on the incorporation of art and a water feature.

PUBLIC REALM

Goose Hollow District Design Guidelines: *B1-1 – Provide human scale and interest to buildings along sidewalks and walkways*; *C1-2: Integrate signs and awnings that complement & respect a buildings architecture*; and Central City Fundament Design Guidelines: *A4 – Use Unifying Elements*, *A8 – Contribute to a Vibrant Streetscape*, *B1 – Reinforce and Enhance the Pedestrian System*, *B2 – Protect the Pedestrian*, *B6 – Develop Weather Protection*, *C6 – Develop Transitions between Buildings and Public Spaces*, *C8 – Differentiate the Sidewalk-Level of Buildings*, *C9 – Develop Flexible Sidewalk-Level Spaces*.

5. Ground Floor facing SW Market Street:

- Main Entry: The design proposes a modest single-door main entry. Staff has concerns that the proposed entry, and entry sequence should be stronger.
- Activation: the entire east half of the ground floor street facing elevation lacks activation due to the location of mail room, fire room and vehicle loading. Staff has concerns that this portion of the building lacks active uses and includes a prominence of exposed loading. BDS staff has suggested the applicant team begin studying ways to reduce the prominence of loading at this single street facing elevation. If Commission agrees, PBOT and BDS staff would be involved in that loading analysis.
- Weather Protection: A single canopy is provided at the main entry. Canopy coverage should cover a greater area and extend along a greater portion of the street facing façade.

6. Outdoor/Common Areas:

Outdoor/Common Areas are proposed in three areas in and around the building: at the north-west corner of the building; in a covered location along the east elevation, and at the seventh floor. Staff has concerns with the use and viability of these amenities, particularly the area on the east elevation. Concerns include: the open access; proximity to vehicle loading and trash areas; recessed location (lower in grade than the vehicle loading); and it being covered.

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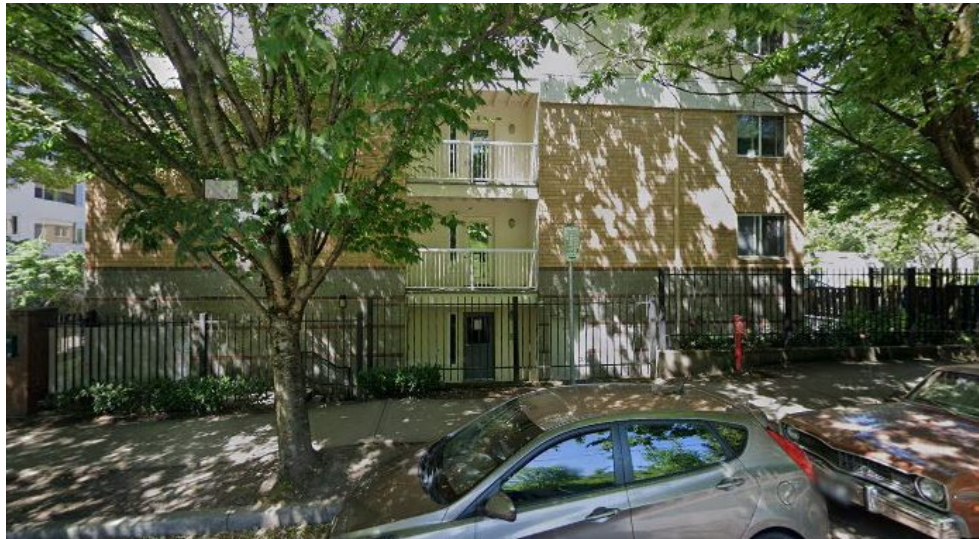
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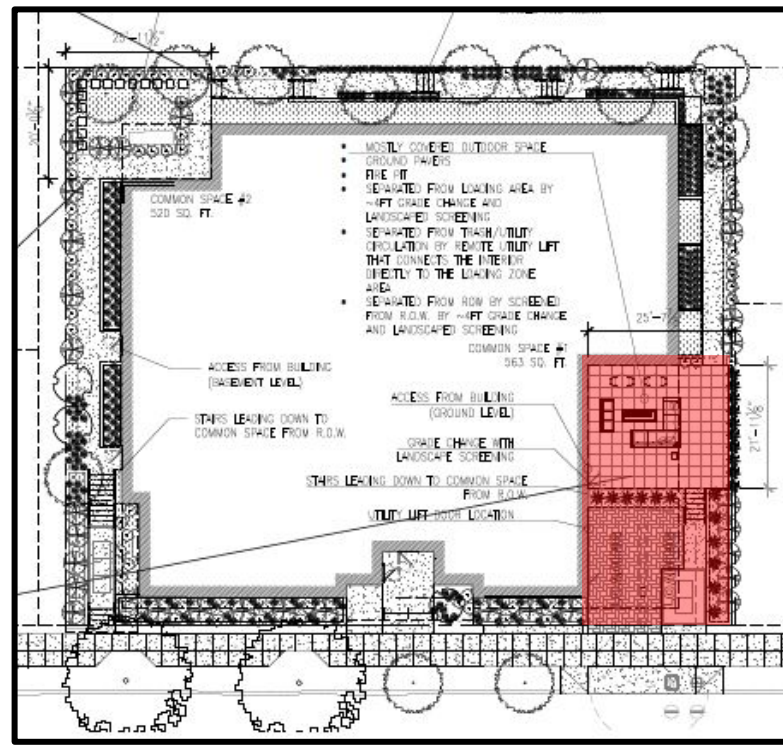
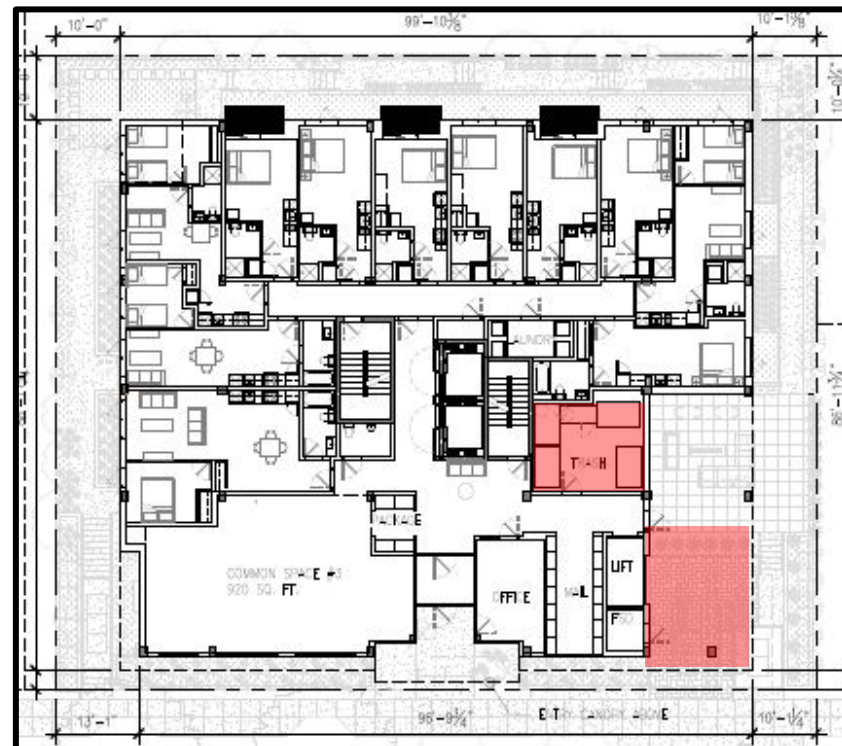
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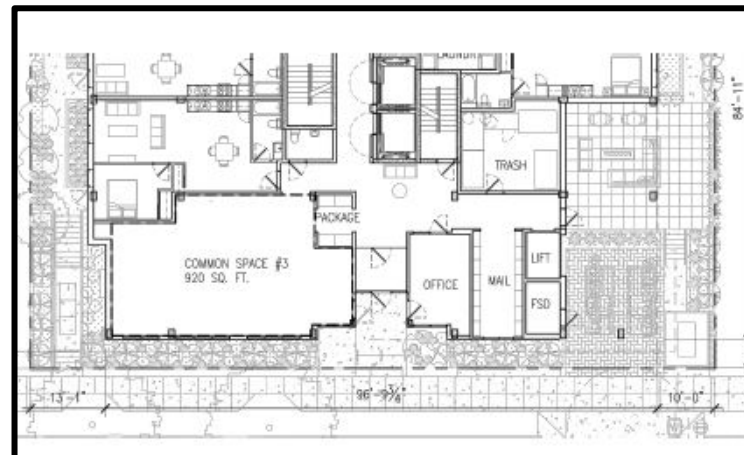


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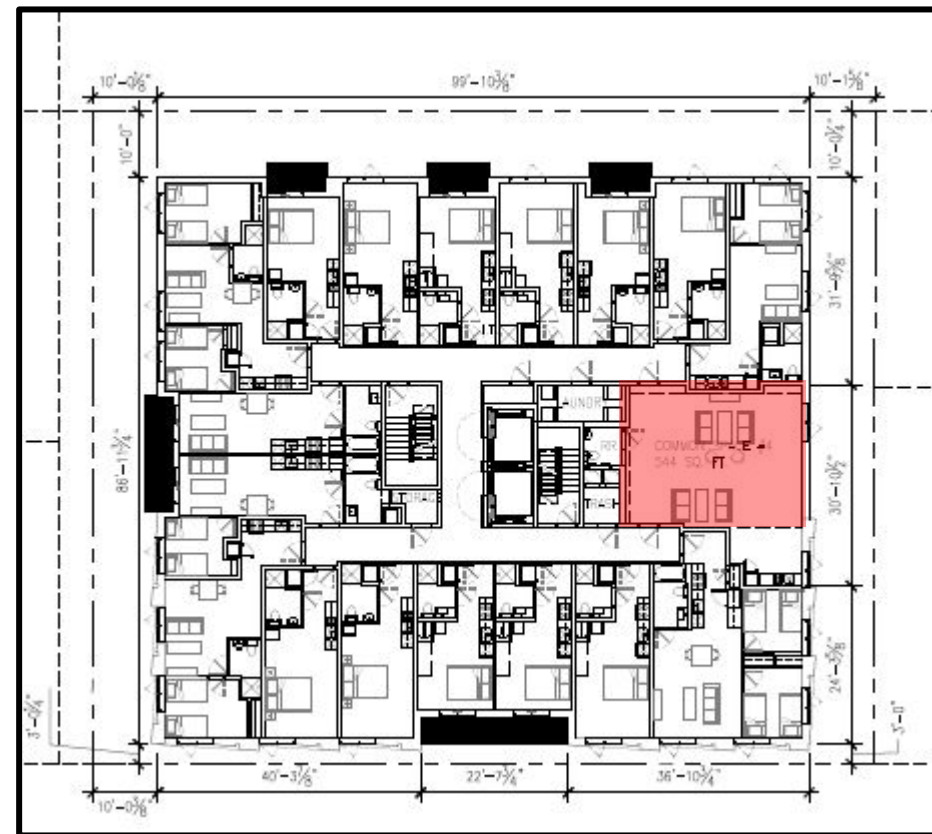
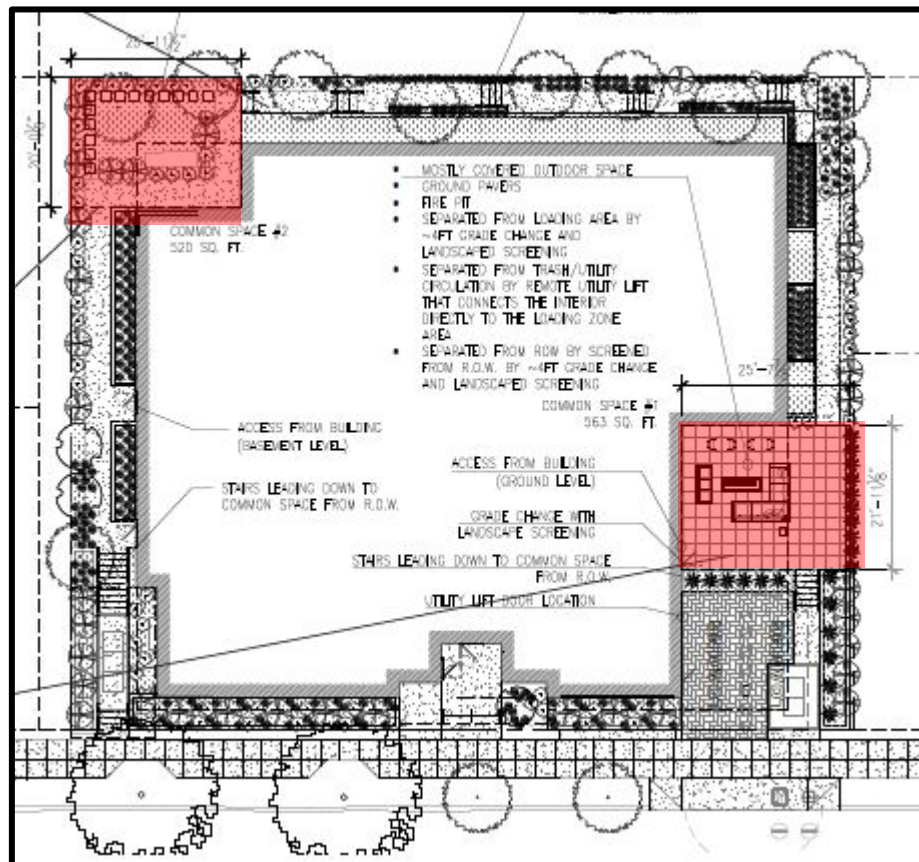
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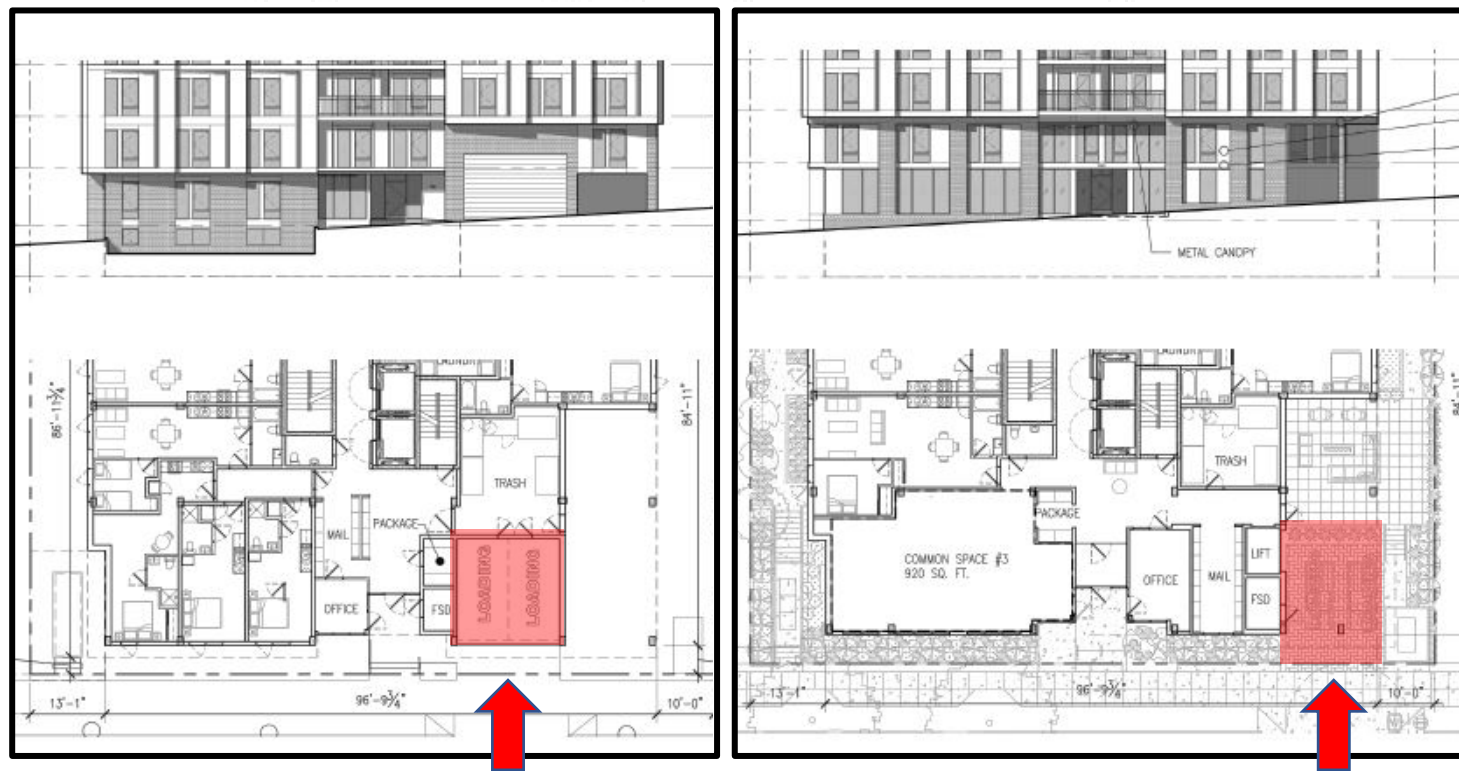
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