

CITY OF PORTLAND, OREGON



# Staff Presentation to the **Portland Design Commission**

## Design Review Hearing LU 15-156716 DZM **Oregon Square**

August 13, 2015

## PROPOSAL SUMMARY:



- Four buildings – two with 11 floors, 21 floor and 30 floor
- 940 residential units
- 50,000 SF of retail
- 908 below grade parking spaces – two entries of NE 9<sup>th</sup>
- One loading space in each building (total of 4)
- Central public plaza with large water feature, landscaping, stormwater facilities, two stair/elevator pavilions.
- Portals to plaza align with vacated NE 8<sup>th</sup> & NE Pacific

## PROPOSAL SUMMARY:

### Design Review – Type 3

#### Modifications:

Bike Parking – reduce width 2' to 18" & aisle 5' to 4' (support)

Loading – reverse motion (PBOT support)

Building height for rooftop elements – 18'-6" above max height, within 15' setback (***not yet***)

#### Oriel Window Exception

12' to 13'2" bay length at NW corner of Block 102 (support)

#### Bonus Height (support)

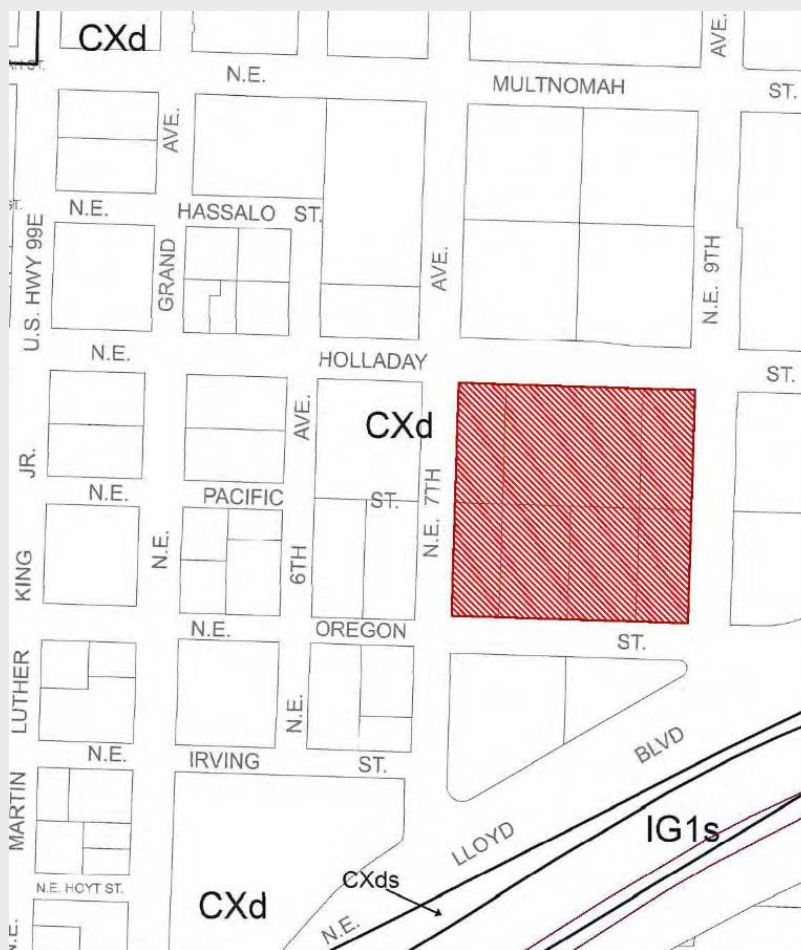
Upper 30' of Block 103 (total 325')

250' base, +45' for residential FAR

#### Central City Parking Review (***pending***)

Vehicle access within 75' of LRT on Holladay (Block 91 & 102)

More than 60 spaces for retail uses (200 proposed)



## ZONING:

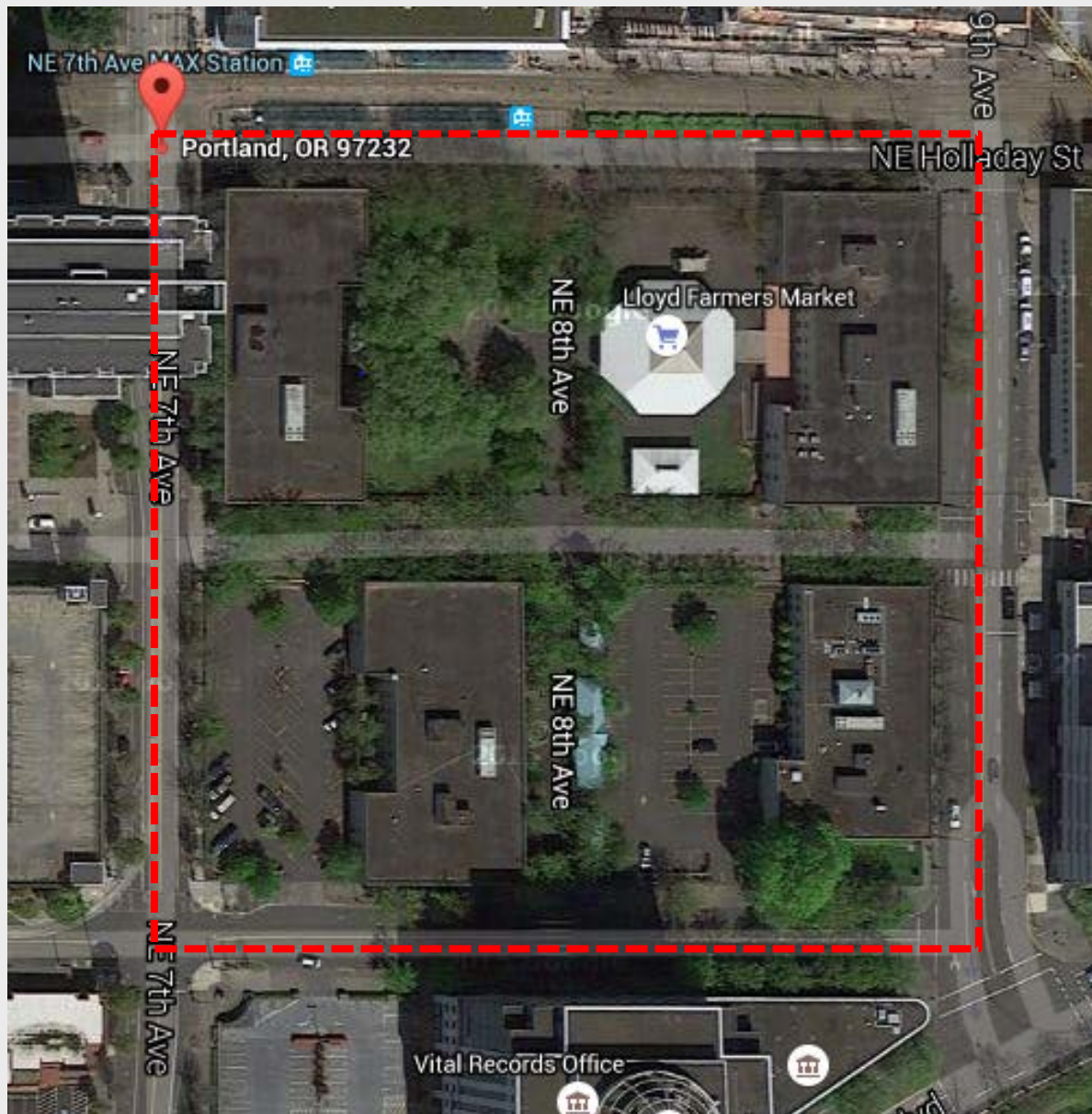
**CXd** (Central Commercial with Design Overlay)

**Central City Plan District** (Lloyd Subdistrict)

**12:1 max base FAR** (additional 3:1 Bonus FAR available)

**250' max base Height** (additional 45' / 75' Bonus height available)

**Lloyd Pedestrian District**

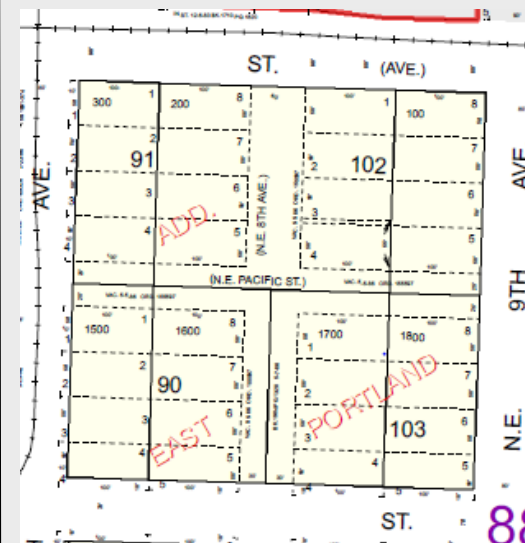


## SITE

Four, 2-story buildings  
and surface parking

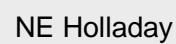
Superblock

- 4 blocks
- NE 8<sup>th</sup> & Pacific  
(vacated)

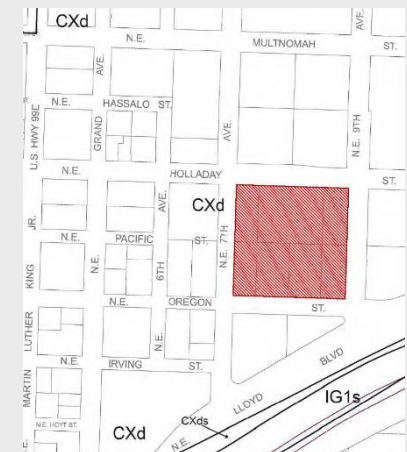




# SITE



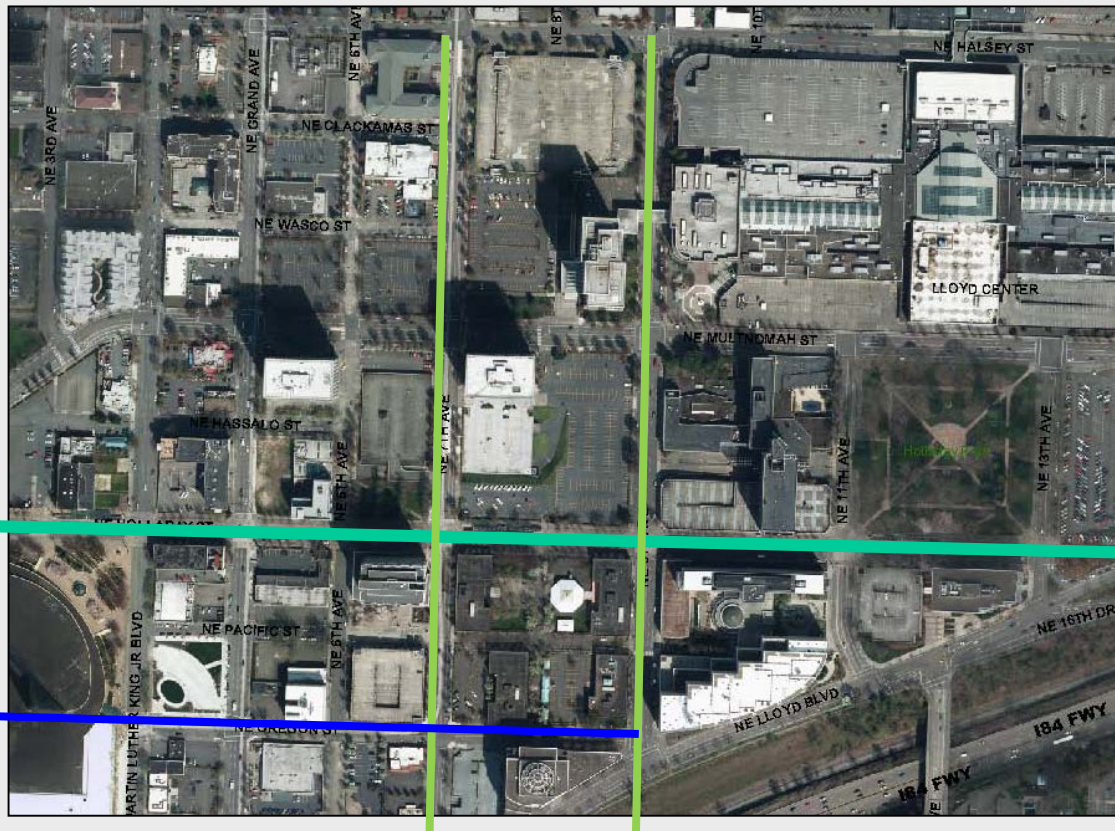
## NE 7th – Streetcar, Transit Access Street



## SITE

NE Holladay

NE Oregon



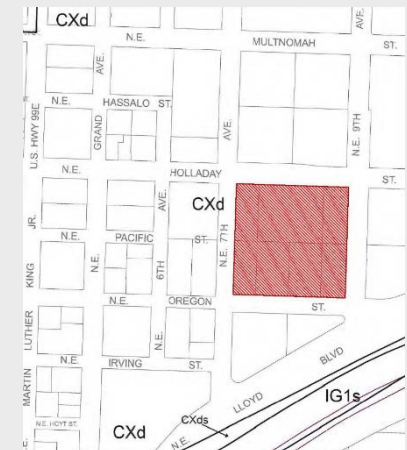
NE 7th

NE 9th

NE HOLLADAY - Central City Transit/Pedestrian Street

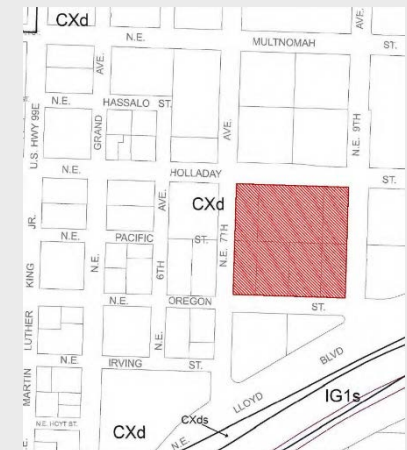
NE 7th and 9th - City Walkway

NE OREGON - Local Service

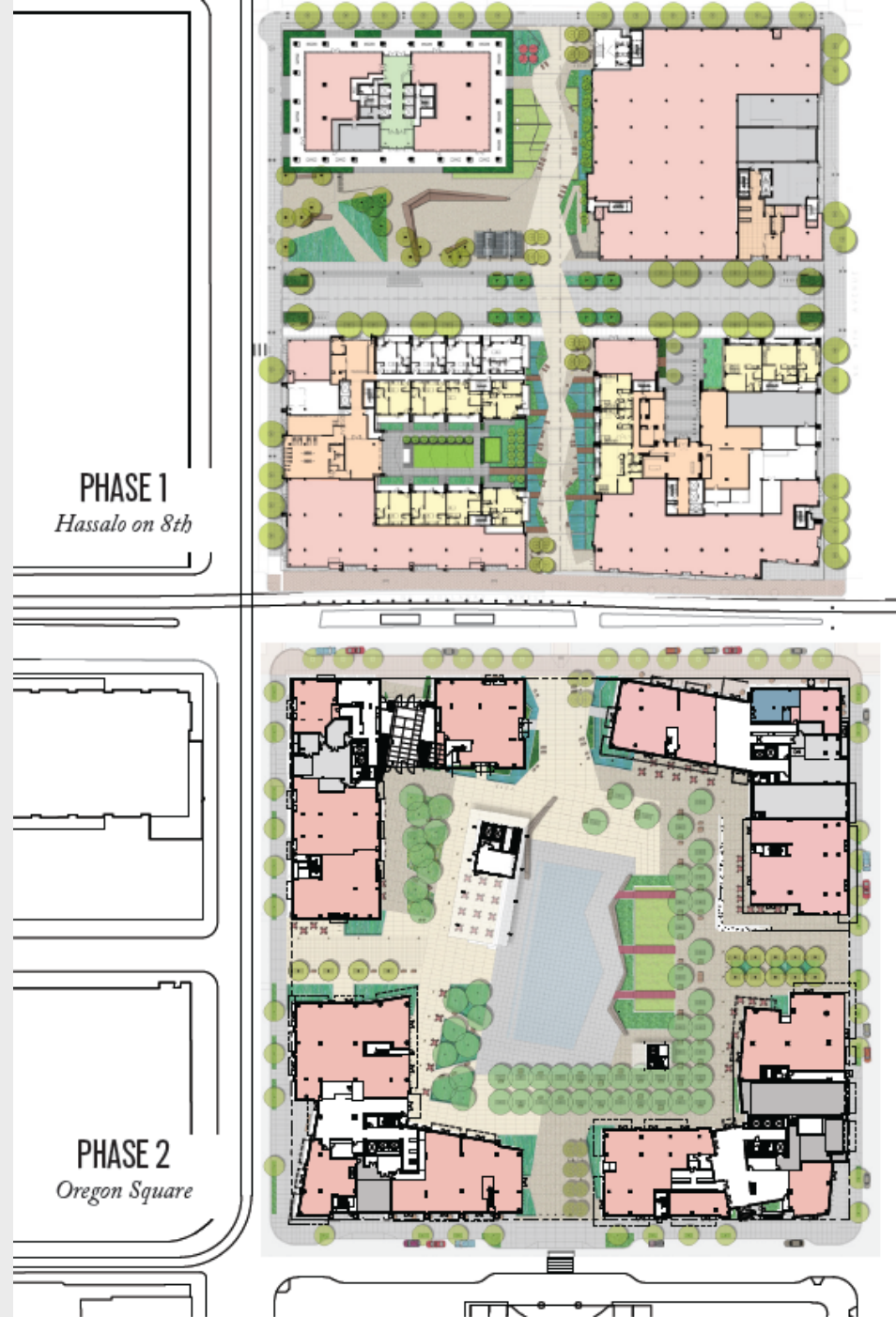




## NE OREGON - Local Service







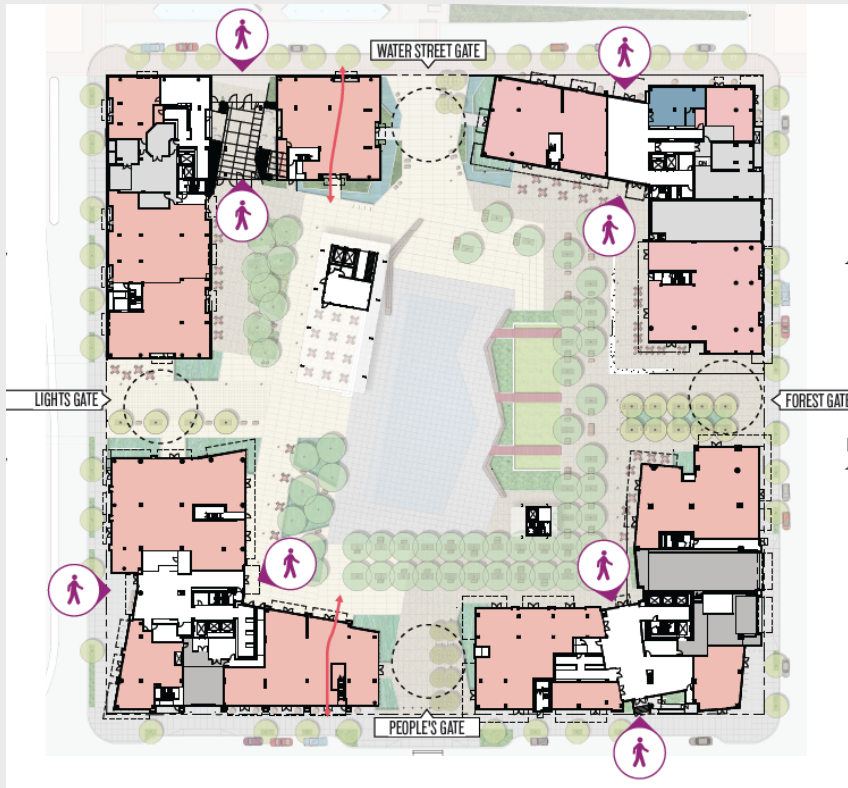
## HISTORY

Phase I – Hassalo on Eighth approved in July 2013 under construction

- E-W vehicle access
- N-S pedestrian access
- Plaza
- 3 new bldgs, 1 (e)

Phase II – 3 DARs in 2015 (January, February & March)

DAR concerns – porosity, hierarchy of portals reflect N-W  
pedestrian connection thru district, response to the LRT platform



## ISSUES:

Plaza –  
- porosity  
- portals  
-

Portals – themed gates but no changes that reflect hierarchy.

Pass-thru lobbies interesting approach as a series of access points, could be successful if all allowed public access, understand extend of transparency, lobby expressions were mirrored on both sides of buildings to improve way-finding



## DAR concerns

- why would people want to go there (programming & attraction)
- Preference to shift mass from SW to NE to allow more sun into plaza
- If ground level edges around plaza needed to be the same



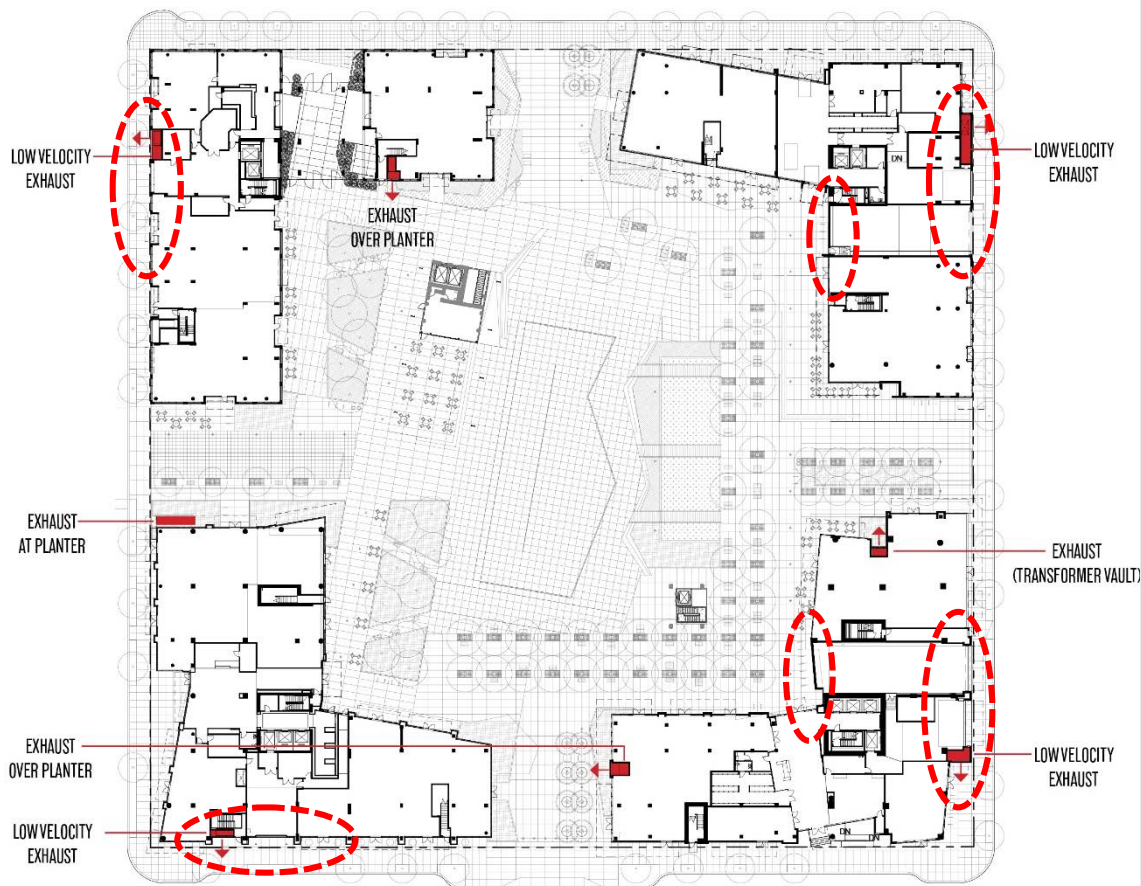
## ISSUES:

Plaza - Activation

- Set some parameters for the (min. size, number, type and location) and either add COA or return Type 2 review
- More information/details on the programming of the plaza (synergy from Phase 1)
- No shifting of mass or sun/shadow studies, reduced density of trees at NE corner
- No changes to ground level transitions along building edges facing plaza







## ISSUES:

Quality of Ground Level

Interior elevations needed for garage entry ramps since exposed most of the time

Reduce number and/or size of louvers occur along all street & plaza facades



## DAR Comments:

- Most successful (strong & rigorous rules, reminiscent of Lloyd buildings)
- Don't mix dark & white
- Bottom 3 floors for major civic outdoor connection (LRT to plaza)



## **ISSUES:**

## **Block 91 (NW)**

- Weathering steel at amenity decks – sealed or other material so not to stain white brick
- Steel railing at rooftop terrace to be glass to match railing throughout
- Public pass-through lobby

### DAR Comments:

- Limit number of moves to 2
- Remove sidecar
- Maintain large platonic forms
- Randomness of projecting bays
- Limit color to white if variety in materials

### ISSUES:

## Block 102 (NE)



- Primary DAR concerns (simplify to single, clear concept)
- Dark color
- Exposed fasteners on primary building exterior finish (smooth reinforced thin concrete panel)





### DAR Comments:

- Composition & concept lack clarity
- Bifurcation in opposition w/pure forms in district
- Interlocking challenging & unprecedented in district
- More regulated base & stronger connection to building above
- Single white color could be calming



### ISSUES:

## Block 90 (SW)

- Primary DAR concerns (building form & massing)
- Dark color
- Exposed fasteners on primary building exterior finish (smooth reinforced thin concrete panel)





### DAR Comments:

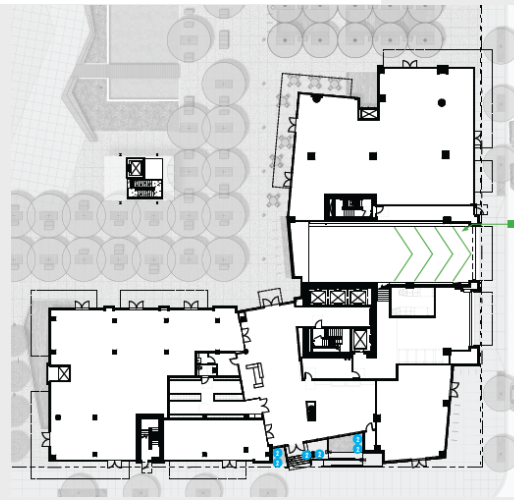
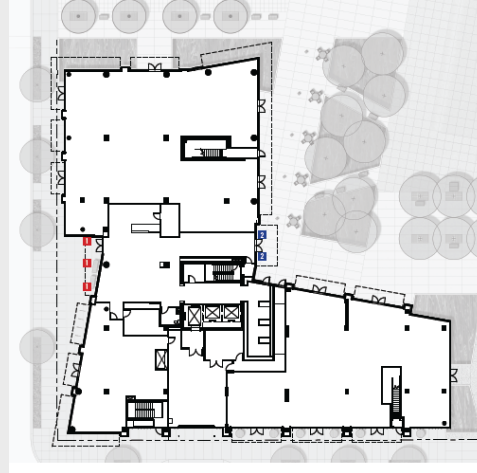
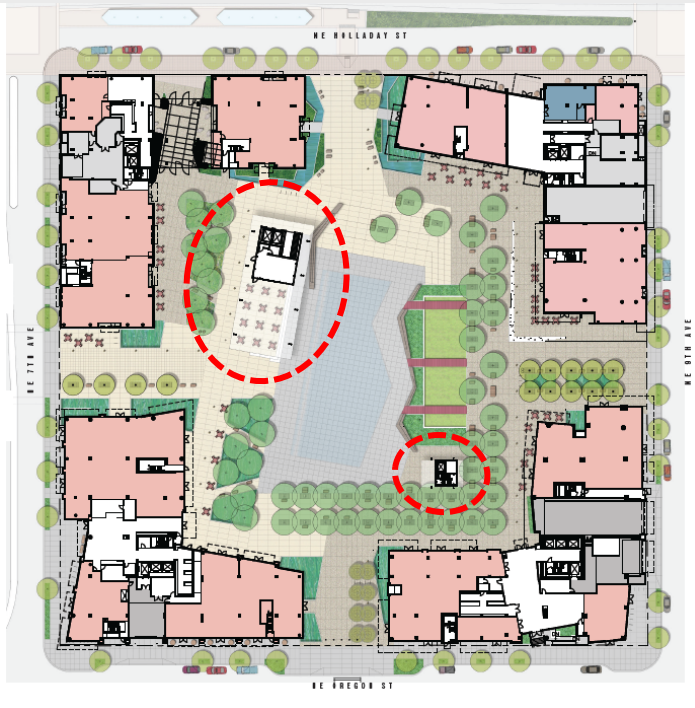
- Exploit verticality
- Embrace tower coming to ground
- Questioned sidecar
- Integrate horizontal balconies



### ISSUES:

## Block 103 (SE)

- DAR concern (Overall building composition)
- Walnut wood planks at ground floor
- Dark color
- Enlarged detail/section needed for soffits of canted projecting facades
- Rooftop (discretionary height & Modification)



## ISSUES:

Information and details needed

- Two pavilion structures
- Lighting plans for Blocks 90 & 103
- Rooftop elements: mechanical unit locations & dimensions, enlarged elevations of screen enclosures, stair/elevator overruns, and terrace structures.
- Material & color samples and storefront & window cutsheets







## ISSUES:

Interagency Items

Pending Central City  
Parking Review (CCPR)

**BES** – more information needed for stormwater

**PBOT** – okay with Modification for reverse motion into loading bay on NE 7th, but location of bay under CCPR review.

**Fire** – location & extent of access access into plaza and buildings still under consideration. May impact plaza design.

**CCPR** – review pending (garage & loading locations w/in 75' of LRT on Holladay and for 200 parking spaces for retail



## Staff Recommendation

*Denial*

### Outstanding issues:

1. Plaza – porosity, activation, transitions
2. Hierarchy of portals
3. Quality of ground level
4. Composition, compatibility & materials of four buildings
5. Information and details needed
6. Outstanding items for BES & PBOT
7. Pending Central City Parking Review (CCPR)



**END**

## Staff Recommendation

*Denial*

