

Planning and Urban Development Department

Planning Division



Subject: B7 Design Review – 195 Kennebec Street

Written by: Caitlin Cameron, Urban Designer

Date of Review: Monday, March 16, 2015

On Monday, March 16, a design review according to the *City of Portland Design Manual* Standards was performed for the proposed redevelopment at 195 Kennebec Street. The review was performed by Caitlin Cameron, Urban Designer, Nell Donaldson, Planner, and Rick Knowland, Senior Planner, all within the Planning Division of the Department of Planning & Urban Development. The project was reviewed against the B-7 *Mixed Use Urban District Zone Design Principles & Standards* (Appendix 4 of the Design Manual).

Design Review Criteria:

The project must meet all *B-7 Design Principles & Standards*.

Findings of the Design Review:

The proposed design **does not pass** all of the criteria of the *B7 Design Guidelines* – please refer to comments below regarding Standards not currently being met. The applicant may revise the design according to the review comments and resubmit.

Principle A: Urban Design

A-5: Pedestrian Environment – *Development on public streets or public spaces shall . . . enhance the pedestrian environment through the use of elements at the first floor such as fully functioning entries oriented to the street; active windows and storefronts; awnings and weather protection; appropriately scaled streetlights; trees and landscaping; . . .*

- **Building A does not incorporate any elements to enhance the pedestrian environment on Kennebec Street.**
- **Street lights and street trees are not currently shown in proposal.**

A-7: Building Orientation – *The primary facades and entrances of buildings shall be oriented to streets, major pedestrian routes, or open spaces in order enhance the pedestrian-oriented environment. The primary facades and entrances of buildings shall not be oriented toward parking lots.*

- **Building A should be revised to orient the primary façade and entrance(s) to the street.**

Principle B: Access and Circulation

B-2: Street Connectivity – *New development shall coordinate with, intersect, and extend existing streets and sidewalks at multiple access points.*

- **Direct pedestrian access through the eastern side of the site connecting Kennebec Street and Marginal Way will formalize existing desire lines and coordinate with existing crosswalk locations.**

B-6: Multi-modality – *New development shall create a functional and safe environment that provides a continuous travel corridor for pedestrians and bicycles which serves the same major destinations as automobiles.*

- **Direct pedestrian access through the eastern side of the site connecting Kennebec Street and Marginal Way will formalize existing desire lines and coordinate with existing crosswalk locations providing a continuous travel corridor to modes in addition to automobiles.**

B-9: Streetscape Design – *New development in the public realm shall utilize the City's streetscape standards for Bayside which include specifications for sidewalks, streetlights, street furniture, fencing and walls, landscaping and signage in order to create a unified image of the neighborhood.*

- **Please provide details and locations for street lights and street trees according to Site Plan and Technical Manual standards.**

B-11: Lighting – *Street lights along public streets shall be scaled to the size, traffic volume and use that is typical for that street, as defined in the street hierarchy in Standard B-1 Streets and Alleys.*

- **Please provide details and locations for street lights according to Site Plan and Technical Manual standards.**

Principle E: Architectural Design

E-6: Entrances – *Buildings along public streets shall have the primary entrances oriented to the street. Primary entrances shall not be oriented to a parking lot or structure. . . . Commercial and mixed use buildings shall be permeable and accessible on all sides from the public way, unless the building program precludes such design.*

- **Building A should be revised to provide a primary entrance on Kennebec Street.**

E-7: Windows – *Windows shall be located on all facades visible from public rights of way. . . . The first floor transparency (minimum visible transmittance (VT) of .7 or greater) along public streets and the trail shall be equal to at least 50% of the wall area between the height of 2 and 9 feet.*

- **Building A South Elevation, which faces Kennebec Street, should be revised to provide windows.**

E-12: Materials – *Fiber cement panels shall only be used on portions of the building not visible from public rights of way.*

- **Applicant may either revise the material palette of the project or submit a waiver request from this Standard.**

E-13: Transparency – *Windows that have daylighting application on all levels of the façade shall use glass with a visible transmittance (VT) value of .7 or greater, which looks clear. . . . Opaque, heavily tinted or reflective glass shall not be used at the pedestrian level unless it can be demonstrated that the building program precludes the use of transparent glass.*

- **Please provide more information about the transparency of the storefront.**

E-16: Signage – *Each building may have one sign per storefront tenant at the pedestrian level, one sign board at each entrance with a tenant roster, and a street number sign at entrances as necessary.*

- **Building A may have up to two signs**
- **Building B may have up to four signs**