

Planning and Urban Development Department

Planning Division



Subject: B7 Design Review – Bayside Bowl Addition

Written by: Caitlin Cameron, Urban Designer

Date of Review: Friday, May 29, 2015

On Friday, May 29, a design review according to the *City of Portland Design Manual* Standards was performed for the revised proposal for redevelopment at 58 Alder Street. The revisions were reviewed by Caitlin Cameron, Urban Designer, 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 passes all of the criteria of the *B7 Design Guidelines* – please refer to comments below regarding Standards previously under review.

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; . . .*

- **The Planning Board feels the entrances as proposed are adequate and meet the requirement.**

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.*

- **The Planning Board feels the entrances as proposed are adequate and meet the requirement.**

Principle B: Access and Circulation

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.*

- **The Planning Board feels the sidewalks as proposed are adequate and meet the requirement.**

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.*

- **The Planning Board feels the sidewalks as proposed are adequate and meet the requirement.**

Principle C: Parking, Loading and Service Areas

C-7: Bike Racks – *Bike racks shall be provided in a convenient location, proximate to the entry or entries of the building(s), either immediately adjacent to or no further than the associated motor vehicle parking, and shall be visible from the street or provided with prominent directional signage visible from the street as detailed in the Technical and Design Standards and Guidelines Manual and in compliance with the City’s Off-street bicycle parking standards*

- **Bike racks appear to be on private property. If any bike racks are proposed in the public right-of-way, they must conform to the Technical Manual in placement as well as type specification (Dero).**

C-8: Service, Utility and Mechanical Infrastructure – *Areas for outdoor storage and trash collection or compaction shall not be visible from public rights-of-way, or located within 20 feet of any public street, sidewalk, or open space.*

- **Materials for screening trash storage were revised to be of a corresponding material choice to the rest of the building materials.**

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.*

- **The Planning Board feels the entrances as proposed are adequate and meet the requirement.**

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.*

- **Applicant chose not to add fenestration to the Dining/Lounge along Hannover Street area to increase the visibility of the active uses on the street.**

E-12: Materials – *Materials such as thing gauge metal panels . . . shall not be used on facades visible from public rights-of-way.*

- **Submission was revised according to Planning Board comments. Refer to the enlarged rendering in the applicant submission regarding material choices.**

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.*

- **VT of .7 or greater is required by the standard.**

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.*

- **Applicant will work with staff on the final placement of building signage. Staff recommends signage on the East-facing (Alder-facing) side of the primary building entry stair tower/vestibule to provide a strong presence and orientation to the street.**