

Planning and Urban Development Department

Planning Division



Subject: B-1 Design Review – 788 Washington Avenue
Written by: Caitlin Cameron, Urban Designer
Date of Review: Thursday, July 5 2018

The project at 788 Washington Avenue was reviewed according to the *City of Portland Design Manual* standards by Caitlin Cameron, Urban Designer, Jean Fraser, Planner, and Matt Grooms, Planner, against the *B1 Commercial Business Zones Standards* (Section (d) of the Design Manual).

Design Review Comments: *(questions and unmet standards in red)*
Monte's Design Team responses in blue

(d) B-1 Commercial Business Zones

Standard (1) a. Urban Street Wall – Project is an addition to an existing building set back from the street. Because the building is set back from the street and cannot accomplish the street wall, **the standard should be met by using landscape, planter walls, and/or fencing to create a street wall edge on both Ocean Avenue and Washington Avenue. This street edge treatment should coordinate with the established street edge created at the neighboring property.**

- The originally proposed plantings are expected to be 3' to 5' high, which would adequately screen most vehicles while allowing views of the building.
- To create a more robust street landscape wall we'd like to propose increasing the density of evergreen shrubs (labeled 2 & 4 on L-1.0 Planting Plan) so that their spacing is no less than 8'-0" O.C. In the original planting plan these evergreens are placed 8'-6" to 13' O.C.
- We would like to propose adding the same mix of plantings and shrubs as described above to the planting area near the trash shed/rear parking area along Ocean Ave. with the exception of plantings C & D for which this area would be too shady.

Standard (1) b. Mixed Uses – Not applicable

Standard (1) c. Building Entrances – The main entrance is oriented to the street and is emphasized with a canopy and material change.

- **Why is a second door provided on this façade? Second door not as recessive as could be**
- legibility concerns.

- The secondary door on the existing building is an existing door to remain. We are proposing to keep this door, as it is an important characteristic of the existing building type formerly a mobile station. We've opted to paint this door to match the siding as well as the taller structure to allow the door to recede to the background. However, we agree that this door could be more recessive.
- We propose removing the lighting wall pack shown on the original front elevation lighting drawing. As this door is not part of the egress path of travel and there will be sufficient ambient lighting from adjacent lights, we anticipate this would be much more effective.
- No direct pedestrian access to the entrance is delineated or provided through the parking lot from Washington Avenue as required by the standard.
 - Please see revised site plan.
- Canopy design does not read as a welcoming, commercial awning. Consider adjusting the angle, spacing, character to be more hospitable entrance marker.
 - We consider the awning to be appropriate to the commercial character of both the building and this commercial business zone. However, we're open to fine-tune the awning design to make it more welcoming as recommended. We ask however, that this item be reviewed and finalized during the building permitting process.

Standard (1) d. Windows –Windows are provided along the Washington Avenue street frontage as required – high level of fenestration.

- VT of .7 or greater is required.
 - VT of .7 or greater will be provided
- Is there a concern about the functionality of having transparent glass under the counter tops at the storefront?
 - This has been done intentionally to keep the unified look of the oversized storefront. Though not operable the proportions of the two front storefront areas have been envisioned as homage to garage doors.
 - We're familiar with several urban examples of a counted mounted in front of transparent glass. Most recently we did a similar installation at EvenTide in Boston near Fenway Park – see image below for reference



Standard (1) e. Façade Character – The orientation is to Washington Avenue with active frontage including storefront, entrances, canopy, and outdoor seating. The existing building placement is not directly accessible to the sidewalk and the building addition does not extend to the street to improve this condition. *Standard (1) f. Building Design* – Building design conveys the commercial use. Though the building design has a unique character from the neighboring context, staff did not find this to be incompatible, especially given this design is making reference to the previous gas station use.

- Staff question the compatibility of the high contrast of the materials selected – though staff agree the darker material is recessive, the high contrast is out of character with the context, especially the residential context.
 - We consider the contrast to be appropriate to the commercial nature of this intersection and neighborhood business zone where the majority of the buildings are commercial.
 - The white large fibercement panels are to be of a white shade to match the exiting building. In addition any seams or trim between panels will also be of the same color to help unify the existing and the new building. The intention of the dark materials at the rear is for them to recede as pointed out by Staff. Furthermore, the dark color of the rear volume is meant to harmonize with the darker accents proposed for the existing building.

Standard (1) g. Building Materials –The use of clapboard on the addition is appropriate - the surrounding context uses clapboard and brick primarily. It appears the current material will remain on the existing building.

- See comment above regarding material contrast
 - See above also

Standard (1) h. Building Scale – Existing building is one story and no additional stories are proposed to be added. More height is appropriate in this location given the scale of the streets

– therefore, the addition of a tower to add height is appropriate.

- Could the building height be extended to provide screening of the rooftop mechanicals?
 - The rooftop make-up air unit is in keeping with the commercial nature of the building. Additionally, we've been careful to place it towards the rear of the building to minimize views from the two major intersections. If we were to raise the walls of the rear darker volume, it would cease to recede and would in our opinion become more prominent than the existing structure.

Standard (1) i. Landscaping and Buffers – Surface parking is between the street and the building with a understory landscape buffer.

- As mentioned before, a more substantial edge should be created in this landscape buffer area not only to provide the street wall edge but also meet the screening intent.
 - See answer above
- Can trees be added to the landscape buffer?
 - In order to achieve the intent of buffering cars and creating an urban wall we'd like to propose increasing the density of evergreen shrubs so that their spacing is no less than 8'-0" O.C. Currently the evergreens are placed 8'-6" to 13' O.C.
- In addition, the back of house and trash enclosure should be adequately screened or mitigated with a landscape or planter (such as the ones used for the outdoor seating) buffer to street and neighboring property to prevent the invitation for neglect and to protect from potential issues with noise, odor, unsightly trash.
 - The trash shed has been designed to be attractive and provide appropriate screening for the trash, recycling and compost concealed within it.
 - The interior of this trash shed fits approximately 5 standard large size trash rolling bins with lids. A combination of rolling bins, lidded composting containers and recycling bins will be utilized.
 - For reference below are images of a similar structure built for another project. The proposed shed for Monte's will be very similar: the primary differences will be 1) it will have low slope roof and no overhang to match the rear/dark volume and 2) the wood will be painted to match the rear/dark volume.

