



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: September 21, 2017
To: Portland Design Commission
From: Staci Monroe, Design Review
503-823-0624 | Staci.Monroe@portlandoregon.gov
Re: September 26, 2017 Design Commission Agenda Item
LU 17-112427 DZM – 140 SW Columbia (Work Session)

Attached is a drawing set for the 140 SW Columbia project intended to aid the discussion at the work session on September 26th. At the initial Design Review hearing on August 17, 2017, the Commission requested the applicant study several façade treatments to the above-grade parking structure at the southeast corner of the block, as the proposal at the hearing did meet the following Central City Fundamental Design Guidelines:

- A8. Contribute to a Vibrant Streetscape
- C7. Design Corners that Build Active Intersections

Five (5) new concepts for the garage skin have been studied, which are all viable options for the applicant, and are presented in the attached drawings as follows:

- Option 1 - Original design with precast concrete & window wall (still preferred by the applicant)
- Option 2 - Precast concrete, metal panel & spandrel glass
- Option 3 - Angled precast concrete & window wall (2 alternatives)
- Option 4 - Perforated metal screen & LED lighting
- Option 5 - Brick lattice
- Option 6 - Precast concrete, window wall, landscape trellis & mesh screen

At the August 17th hearing, the Commission also stated concerns with the number of above-grade parking spaces proposed and the impact on façade treatment. The Commission indicated the parking within the brick volumes on the west and north be replaced with residential units. The applicant has indicated the parking ratio proposed is critical and is requesting to continue this discussion.

Because this is a work session, a revised Staff Report has not been prepared. Once direction is provided at the upcoming hearing, Staff will work with the applicant on a revised set of complete plans which will be accompanied with a revised Staff Report. Please contact me at (503) 823-0624 with any questions or concerns.

Attached: Drawings dated September 18, 2017