



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

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## MEMORANDUM

**Date:** June 1, 2017  
**To:** Portland Design Commission  
**From:** Hillary Adam, Land Use Services  
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**Re:** LU 16-100496 DZM MS – Block 290  
Type III Staff Memo for June 8, 2017 Work Session

Attached is an abridged drawing set for the revised design for Block 290 in the Con-way Master Plan area. At the previous hearing on May 4, 2017, staff had recommended denial of the proposed design, which was generally supported by the Commissioners present. At that hearing the applicants agreed to meet with a subcommittee of the Design Commission (Wark, Vallaster, Clarke), BDS staff, and members of NWDA to hold a work session to identify a path forward. That work session was held on May 12, 2017.

At the May 12<sup>th</sup> work session, the applicants presented a proposal which showed the following changes:

1. The building footprint and building massing has been redesigned to allow for a full 100' x 136' open to the sky plaza. A narrower arcade was maintained on the east wing facing the plaza. (This widening of the square is primarily accommodated by encroaching into the designated open space to the east by 15' and by reducing the width of the west wing.)
2. The west wing of the building was shifted north to open the plaza to the corner of NW 21<sup>st</sup> Ave. and NW Pettygrove St.
3. Ground floor plans have been revised to eliminate the west breezeway and provide additional retail presence on the corner of NW 21<sup>st</sup> Ave. and NW Quimby St; The resident entry was moved to Quimby.
4. Resident activity space was reduced and moved from the ground level to the roof top amenity deck area.

The Design Commission subcommittee was supportive of these changes.

In addition, the applicant has made the following additional changes following discussion on May 12<sup>th</sup>:

5. All the ground level units facing the park were changed to live/work townhomes with at-grade access.
6. Building elevations were slightly revised per discussion with the Design Commission subcommittee. Ground floor retail glazing was increased and retail entries were relocated to front on NW 21<sup>st</sup>.
7. NW Quimby access was simplified. Overall plaza design was changed and simplified to allow for more flexibility of use.

These changes are reflected in the attached drawing packet which shows the May 4, 2017 proposal in comparison to the current proposal.

Originally scheduled for June 1, 2017, this work session was postponed to June 8, 2017 due to the blackout on May 22<sup>nd</sup> which affected the architect's offices for several days. The purpose of the June 8<sup>th</sup> hearing/work session is to verify whether or not the applicant, after meeting with the subcommittee, is now on a path toward approval, particularly with consideration of the below noted Modifications and Amendment which would be required in order to approve the current design.

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Staff notes the following Modifications and Amendments required by the current design:

Modifications required:

1. Con-way Master Plan Standard #1 – to increase height above 47' at west wing to approximately 57';
2. Con-way Master Plan Standard #7 – to reduce the height of retail to approximately 14'-6"; to reduce the 50' depth requirement for retail fronting on the square to 47'-2" and 49'-4"; and to reduce the amount of retail/neighborhood facilities fronting on the square from 75% to 35% at the northern square-facing wall;
3. Con-way Master Plan Standard #8 – to reduce the required setback of the upper floor of the east and south façades of the east wing from 5'-0" to 0'-0";
4. Con-way Master Plan Standard #10 – to reduce the dimensions on the square at the southeast corner from 100' to 31'-6"; to reduce the clearance of the ground plane connection between the square and the park from 25' to an average of 15', with a minimum clearance of 13'-9";
5. 33.266.220.C.3.b – to reduce the width of required long-term bicycle parking spaces from 24" to 18"; and

Master Plan Amendment required:

1. Amend the boundaries of designated open areas and development areas by revising Map 04-7, and subsequently revising Map 05-1 and 05-6 of the Master Plan to align with the new boundaries, in order to allow the footprint of the proposed development to shift approximately 15'-0" to the east.

Please contact me with any questions or concerns.

Attached for reference:

*Design Guidelines Cheatsheet*

*Modification and Amendment approval criteria*

*Section 2 – Overall Scheme of the Con-way Master Plan*

*Part of Section 5 – Standards of the Conway Master Plan*

*Letters received from the public since May 4, 2017*