

2257 NW RALEIGH ST.  
PORTLAND, OR 97210



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WWW.PEARLDISTRICT.ORG

Re: LU-17-104202 DZM AD

Dear Design Commission:

The Pearl District Neighborhood Association voted unanimously at the June 20th, 2017 Planning and Transportation Committee meeting to support 1319 NW Johnson. The Committee appreciated the substantial changes the design team made from its initial proposal which now respect the context of the project.

The reduction of the bulky sculptural moves and the simplification of the material palette allow the building to be a contextual contribution to the adjacent 13th Avenue Historic District rather than an obtuse outlier. It respects without mimicry.

The committee was in favor of the removal of the protrusion into the right of way and the increased use of brick to simplify the skin. We found the coherent grouping of balcony sets handsomely framed to be a well-balanced feature that provides visual interest without overwhelming the small scale of the building. Indeed, the site is an unusually small size for new development in the central city and we appreciate the effort to create a quality project that respects the historic granularity of the district.

Given its size parking would not be economically feasible. We are encouraged to see a residential building without parking and strongly support the goals outlined in the Central City 2035 plan to reduce the use of single occupant vehicles in the Pearl District. We believe this justifies the requested width adjustment to the bicycle parking standards. 13th Avenue is an ideal location for non-parked projects.

The proposal meets the loading dock standards and will activate the street with ample glazing for the ground floor retail.

The PDNA recommends the approval of 1319 NW Johnson. We believe it will be an urban contribution to the neighborhood and the city.

Respectfully,

David Dysert  
Planning & Transportation Co-Chair  
Pearl District Neighborhood Association