



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

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**MEMORANDUM**

**Date:** April 19, 2018  
**To:** Portland Design Commission  
**From:** Tim Heron, Design & Historic Resource Review  
 503-823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** April 26, 2018 Design Commission Hearing  
 EA 18-138980 DA – Adidas Village Expansion; DAR 1 of 2: Site and Massing

Please find attached the Design Advice Request package for three new buildings, site work, renovation to existing plaza and relocation of Adidas Village intersection on N. Greeley Ave. The North building is proposed as a 5-story post-tensioned concrete structure with 5 levels of new underground parking beneath. The South building is proposed as a 3-story structure built on top of an existing parking garage. A single-story loading facilities building is proposed in the Northwest corner of the existing surface parking lot West of N Greeley. No Modifications or Adjustments are requested.

**Please note:** This is DAR 1 of 2. DAR 1 is focused on Site and Massing. DAR 2 is focused on Architecture and Landscaping.

**DEVELOPMENT TEAM BIO**

Architect/Developer	Valuation	Approximate Gross SF	Site Area (SF)
Lever Architecture	\$143,500,000	191,586 SF	14.23 acres/ 619,858 SF

**Zoning/Designation:** Currently CO2, Office Commercial with design overlay. The approval criteria of Title 33, Portland Zoning Code are the *Community Design Guidelines*.

***New Zoning/Designation anticipated for adoption May 2018: EG2d, General Employment 2 with design overlay. A draft of the Code Reconciliation Project for the new Zoning Code is linked here:***  
<https://www.portlandoregon.gov/bps/article/673864>; *The EG2 Standards are in PZC 33.140.*

**Areas for discussion on April 26, 2018:**

1. **Site**
  - a) New buildings’ placement and location [Loading Structure, North Building, & South Building]
  - b) Pedestrian Connections through the Site [required by the 1999 Design Review Conditions of Approval]
    - i. Public access and circulation through and around the site
  - c) Required Public Open Space & Activation
    - i. Specifically, the North and South Building frontages
2. **Massing**
  - a) Loading Structure
  - b) North Building [N Sumner and N Delaware ROW frontage and R5 Zoning]
  - c) South Building [Madrona Park frontage, N Delaware Pedestrian Path frontage]

**Encl:** Zone Map; 1999 Adidas Village Design Review Approval; LUR 99-00784 DZ  
 January 29, 2018 EA 17-281227; Early Assistance Meeting Notes [Meriam Rahali, City Planner]  
 April 13, 2018 Project Description and response to Community Design Guidelines  
 April 19, 2018 Overlook Neighbors of Adidas List of Concerns and Responses by Applicant Team  
 April 26, 2018 11x17 Drawing sets [Exhibits C and Exhibit “A”-ppendix]  
 Design Guidelines Cheat Sheet – *Community Design Guidelines*