



CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)



COMMUNITY DESIGN GUIDELINES (1998)		PROJECT NAME: 3000 SE Powell		CASE NUMBER: LU 20-210547 DZM AD	
DATE: January 7, 2021		PROJECT ARCHITECT: Mark Schmidt, HOLST		PROJECT VALUE \$ 40 m	
CONTEXT	STAFF		COMMISSION		
	+ / -	Comments	+ / -	Comments	
<b>P1: Community Plan Area Character.</b> Enhance sense of place & identity by incorporating features that respond to area's desired characteristics and traditions	+ / -				
<b>P2: Historic and Conservation Districts.</b> Enhance identity of historic and conservation districts, using features that reinforce area's significance	NA				
<b>P3: Gateways.</b> Develop/strengthen transitional role of gateways adopted in community plan	NA				
<b>D7: Blending into the Neighborhood.</b> Incorporate elements of nearby quality buildings such as building details	+				
PUBLIC REALM	STAFF		COMMISSION		
	+ / -	Comments	+ / -	Comments	
<b>E1: Pedestrian Networks.</b> Create a safe and connected sidewalk network for pedestrians	-				
<b>E2: Stopping Places.</b> Provide comfortable places along circulation routes to stop, meet and rest	+				
<b>E3: The Sidewalk Level of Buildings.</b> Create a sense of enclosure through design features, gathering places and differentiated facades	+ / -				
<b>E4: Corners that Build Active Intersections.</b> Create active intersections through careful scale and location of building entrances	+ / -				
<b>E5: Light, Wind and Rain.</b> Design to protect pedestrians from sun, shadow, glare, reflection, wind and rain	+ / -				
<b>D1: Outdoor Areas.</b> Create outdoor areas when possible. Design these areas to be accessible and connected to pedestrian circulation	+ / -				
<b>D2: Main Entrances.</b> Make main entrances to buildings prominent and transit-oriented	-				
<b>D3: Landscape Features.</b> Enhance building design through placement of landscape features	+ / -				
<b>D4: Parking Areas and Garages.</b> Integrate parking to minimize negative impacts for pedestrians	+ / -	See comments about ends of multi-use path.			

D5: <b>Crime Prevention.</b> Reduce crime through placement of windows and active ground level use	+ / -		
QUALITY & PERMANENCE	STAFF		COMMISSION
	+ / -	Comments	+ / - Comments
D6: <b>Architectural Integrity.</b> Respect building character when making exterior modifications	NA		
D8: <b>Interest, Quality and Composition.</b> All parts of a building should be interesting and long lasting, forming a cohesive composition	+		