



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

## Type III Land Use Review

### MEMORANDUM

**Date:** November 1, 2021  
**To:** Design Commission  
**From:** Megan Sita Walker, Design / Historic Review Team  
503-865-6515 | [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@portlandoregon.gov)  
**Re:** LU 21-061842 DZM HR – 550 SE MLK Housing  
Discuss fenestration studies relative to Context Guidelines – November 4, 2021

Attached is a *focused* drawing set for the November 4<sup>th</sup> hearing to discuss the Type III Design Review w/ Modifications with a concurrent Type II Historic Resource Review. You have seen this project at the DAR on January 7, 2021, the 1st Hearing on September 30, 2021, and the continued Hearing on October 21, 2021.

The intent of this focused packet and discussion is for the applicant to present three (3) upper-floor level fenestration options in response to the majority of Design Commissioners that agreed a more Context-driven approach in this prominent Central Eastside location is necessary to meet the Context related Approval Criteria for this site.

Please see the Context guidelines responses in the [September 30th Staff Report](#) for reference to previously discussed context-related issues for upper floors. Response to context is discussed in [Central Eastside Design Guidelines](#) under Goals/ Objectives (pg 6-7), under District Character/ Identity (pg 9), and in the Background of Guideline C3-1 (pg 20-21).

On November 4<sup>th</sup>, the Applicant will walk us through Options 'A', 'B', and 'C', shown in the attached packet and summarized below. Please note that by the end of this item, Staff will be looking for where each Commissioner is relative to response to Context guidelines (specifically C3-1 and C-4) and a clear direction from a majority of Commissioners to inform a tentative vote. Please contact me with any questions or concerns.

**Option 'A' - Mild**

- Regularized verticals, larger windows stacked at corners

**Option 'B' - Medium**

- Alternating height of window at corners again, regularized verticals alternate from smooth to chevron metal panel every other bay

**Option 'C' - Spicy**

- Alternating height of window at corners again, removal of smooth metal panel at upper floors allowing regularized verticals to be expressed with chevron metal panel lending more to a punched opening expression.

*Attachments: Focused Drawing Packet – Fenestration options for upper-levels, dated 11/1/21*