



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Mailed:** June 08, 2022  
**Date:** May 19, 2022  
**To:** Kurt Schultz | SERA Architects  
**From:** Arthur Graves, Design Review  
503.865.6517, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)

**EA 22-125279 DAR – New 7-story apartment building including ground floor retail  
Design Advice Request Memo – May 19, 2022**

**NOTE:** An “Option B” was presented to the Commission at the DAR meeting. Option B was an entirely new design for the full-block site and was a response to the submitted drawings (“Option A”) contending with Ground Floor Active Uses, 33.510.225.C.1., which included residential units at the ground floor adjacent to the courtyard. Per Portland Zoning Code residential units at the ground floor are prohibited. For standards that are ‘prohibited’, a Modification or Adjustment is not allowed to be requested.

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the **May 19, 2022** Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: [Efiles - 5-19-22 EA 22-125279 DA New 7-story building - HEARING RECORDING \(22/ED/51837\)](https://efiles.portlandoregon.gov/efiles/5-19-22_EA_22-125279_DA_New_7-story_building_HEARING_RECORDING_(22/ED/51837).pdf) ([portlandoregon.gov](https://portlandoregon.gov))

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on **May 19, 2022**. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Land Use Review Application, or if you choose to pursue a second DAR.

*Encl:* Summary Memo

*Cc:* Design Commission  
Respondents

**Commissioners Present:** Vice Chair Commissioner Robinson, Commissioner McCarter, Commissioner Molinar, Commissioner Vallaster, and Commissioner Santner,  
**Commissioners Absent:** Chair Commissioner Rodriguez, and Commissioner Livingston

**Executive Summary:**

- The Commission generally preferred “Option B” which includes two tall buildings separated by an open central north-south courtyard.
- The Commission agreed a greater response to context was necessary.
- The Commission agreed that white brick was not contextual with this area of the Central City Plan District.
- The Commission agreed that the development should include significantly more balconies than currently shown.
- The Commission supported micro-retail along SW 4<sup>th</sup> Avenue.
- The Commission agreed that more continuous canopies should be included along SW 4<sup>th</sup> and 5<sup>th</sup> Avenues.

**Summary of Comments.** Following is a general summary of Commission comments by design tenet.

**CONTEXT and QUALITY & PERMANENCE**

- 1. Response to Context;**
- 2. Materials and skin expression;**
- 3. Balconies.**

- The Commission provided varied opinions regarding the area context. One Commissioner stated the context as being Portland State University (PSU) to the north-west and the PSU housing buildings to the south-west. One Commissioner noted that buildings in the area of the site all share a commonality in being “contemporary designs of their time”, and suggested this design follow that design premise of being “contemporary to now”.
- The Design Commission agreed that “Option B” was the preferred option moving forward. This is due in part to its responses to context (regarding massing and the stepped down east building which provides an acknowledgement of the Halprin Historic District), strong ground floor activation, and large bisecting courtyard providing connection through the site.
- One Commissioner suggested an Option B with buildings oriented east-west as a way to better connect to the South Auditorium Plan District and the Halprin Historic District located east of the site.
- Commissioners commented on the need for the building(s) to clearly read as residential buildings, as opposed to commercial or industrial.
- Commissioners had concerns with the proposed use of white brick as not being contextual to this area of the Central City Plan District. Some Commissioners supported the use of red brick as an alternative. However, one Commissioner stated opposition to red brick with the reasoning that the buildings would appear too aligned with PSU if they were red brick. Some Commissioners supported a contemporary design and material palette other than brick.
- Commissioners agreed the buildings need not be the same, and that a modern architectural style and aesthetic could be appropriate. One Commissioner commented further that the west

tower building could reference the PSU architectural context while the east building could reference a more modern context.

- The Commission agreed that more balconies were needed on all elevations. Commissioners further stated that balconies need to be integrated into the composition of the buildings.

## **PUBLIC REALM**

### **4. Main Entries;**

### **5. Building Frontages and Activation;**

### **6. Courtyard and Outdoor Areas.**

- Commissioners supported the location of the lobby at the north-west corner for the west tower building in “Option B”. However, Commissioners had concerns with the lack of prominence in the main entrance and lobby for the east building.
- The Commission was supportive of the ground floor retail shown for Option B, including retail at the corners and micro-retail along SW 4<sup>th</sup> Avenue.
- The Commission agreed on the need for more amenities such as benches, seating areas, and weather protection, to support the proposed food cart / micro-retail programming along the SW 4<sup>th</sup> Avenue frontage.
- One Commissioner stated, “...food cart activity, if not actual food carts themselves...” should be maintained along the SW 4<sup>th</sup> Avenue frontage as a means of ensuring continued street level activity and pedestrian interest.
- Commissioners suggested micro-retail be included on SW College Street.
- The Commission agreed that more continuous canopies should be included along SW 4<sup>th</sup> and 5<sup>th</sup> Avenues. To ensure effective weather protection it was further stated that awnings should not be located too high on the frontages, a height of approximately 10’ was mentioned. Commissioners further stated the awnings should be coherent and integrated with the building design and generously extend into the right-of-way for sufficient weather protection.
- Commissioners agreed there should be increased landscaping along the SW College St frontage for an improved pedestrian realm and stronger connection to the Halprin Historic District.
- Commissioners referenced the [Portland Transit Mall Urban Design Analysis & Vision \(March 2004\)](#) and suggested the applicant apply principles from the manual regarding pedestrian level treatments along the SW 5<sup>th</sup> Avenue frontage.
- Commissioners stated that ramps should be included at both ends of the central courtyard for universal access.

## **Exhibit List**

- A. Applicant’s Narrative & Drawings
  1. March 28, 2022, Initial Submittal
  2. April 13, 2022, Revised Drawings
  3. April 28, 2022, Revised Drawings
  4. May 04, 2022, Final Plan Set
  5. May 12, 2022, Option B Drawings
- B. Zoning Map
- C. Drawings
  1. Cover

2. Table of Contents
  3. Vicinity Map
  4. Context
  5. Halprin Sequence
  6. Urban Design Diagrams
  7. Urban Design Diagrams
  8. Site Plan
  9. Floor Plan – Level P2
  10. Floor Plan – Level P1
  11. Floor Plan – Level 1
  12. Floor Plan – Level 2
  13. Floor Plan – Level 3-6
  14. Floor Plan – Level 7
  15. Exterior Precedents
  16. West Elevation
  17. East Elevation
  18. North Elevation
  19. South Elevation
  20. Section Looking East
  21. Exterior Materials
  22. Landscape Plan – Site
  23. Landscape Plan – Courtyard
  24. Landscape Plan – Amenity Deck
  25. Landscape Concept Imagery
  26. Landscape Concept Imagery
  27. View From Northwest
  28. View From Northeast
- D. Notification
1. Posting instructions sent to applicant, includes general information on DAR process
  2. Posting notice as sent to applicant
  3. Applicant’s statement certifying posting
- E. Service Bureau Comments - – no comments submitted.
- F. Public Testimony
1. May 04, 2022, email: Downtown Land Use Committee: with support for the project.
  2. May 06, 2022, email: Richard Hugunine: with objections to the project.
  3. May 14, 2022, email: Xavier Stickler: with support for the project.
  4. May 17, 2022, email: James Watson: with concerns and suggestions for the project.
  5. March 19, 2022, DAR Testimony:
    - LaJune Thorson: with support for the project.
- G. Other
1. Application form
  2. May 12, 2022, Design Commission Memo and Attachments
- H. Hearing May 19, 2022
1. Staff PPT Presentation
  2. May 12, 2022, Option B Drawings



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Required  Optional **See EA 22-119328 PC**

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) \$

**APPLICANT:** Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/documents/land-use-services-fees-schedule](http://www.portland.gov/bds/documents/land-use-services-fees-schedule).

<sup>2</sup>Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

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**Applicant Information** For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Please submit this application via email with the following materials to**

**LandUseIntake@portlandoregon.gov:**

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

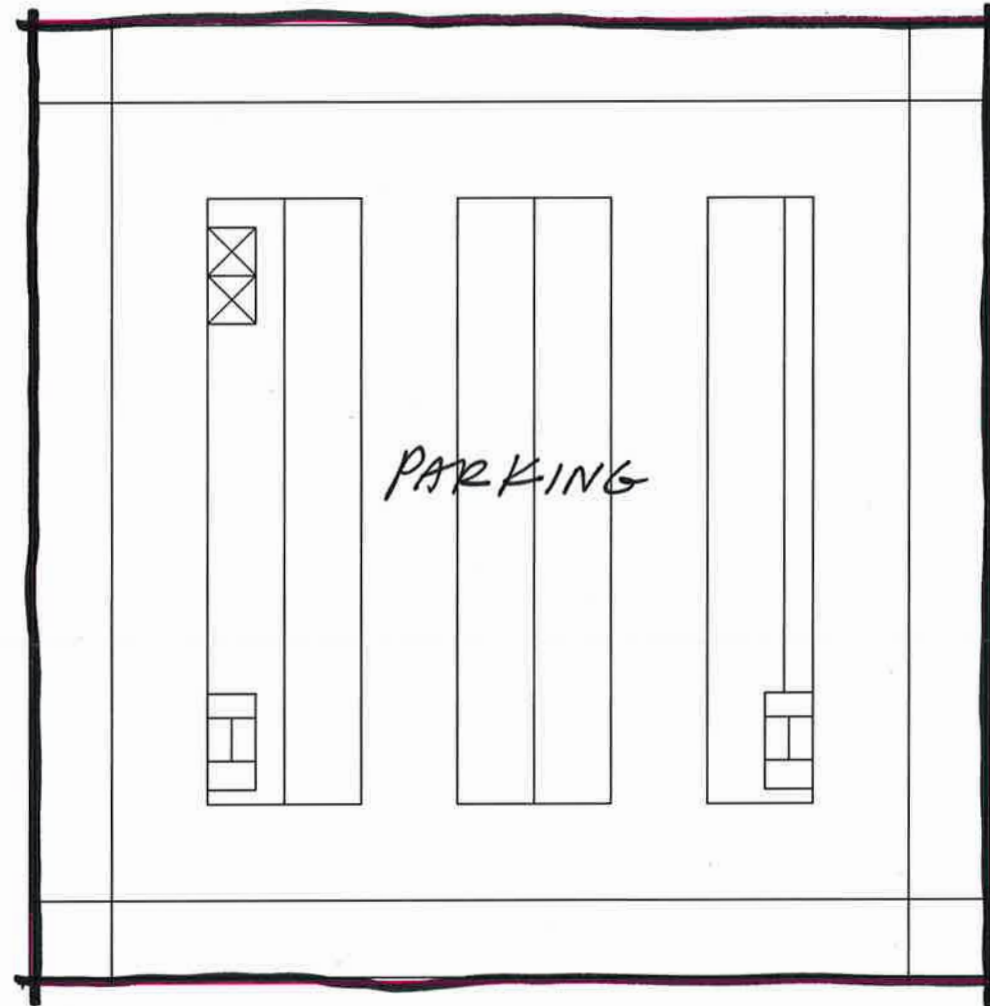
**Questions to be discussed:**

Please include on a separate sheet of paper all questions you wish to be addressed.

**Note:**

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

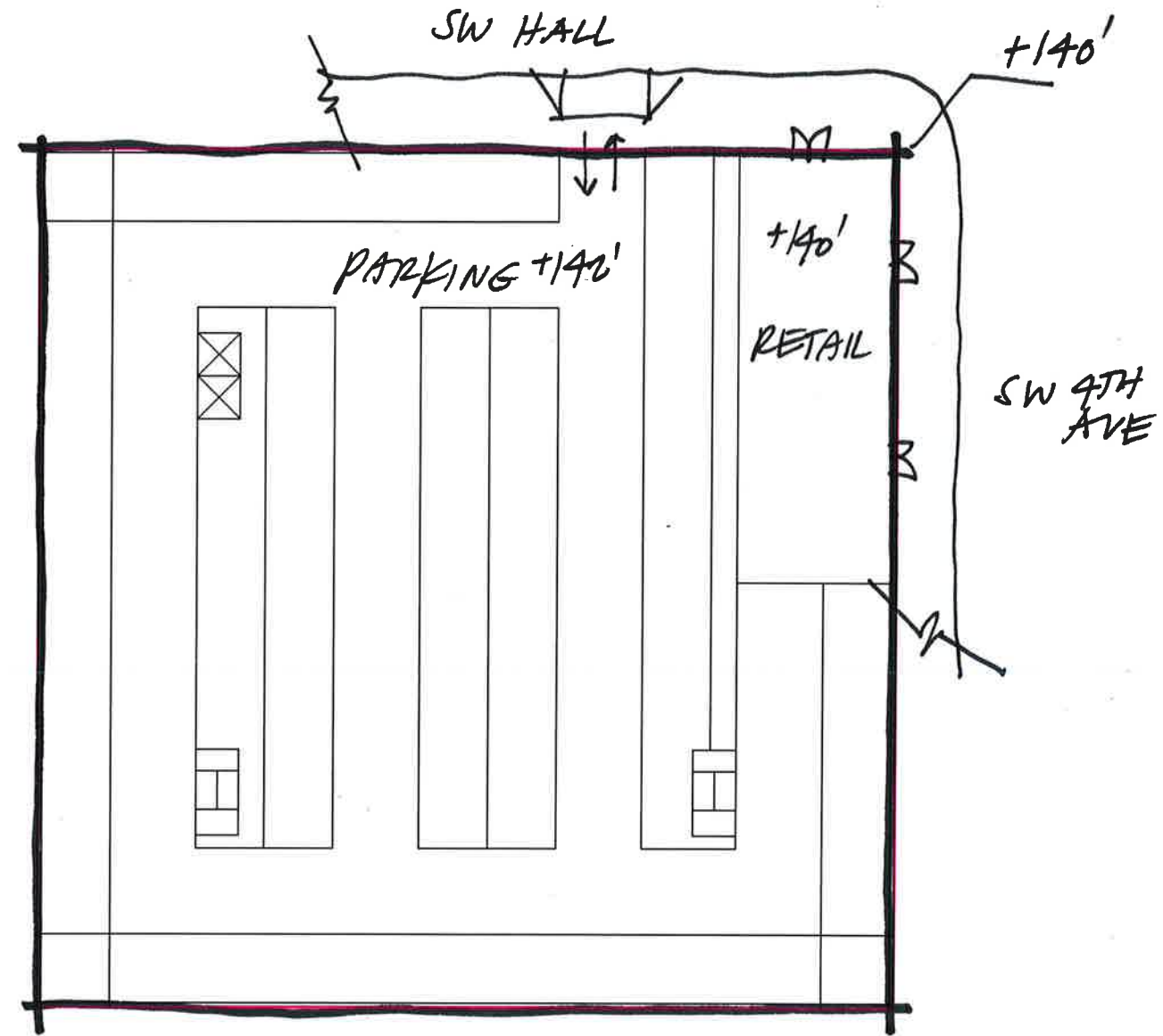


LEVEL P2



1900 SW 5<sup>TH</sup> AVE  
LEVEL P2





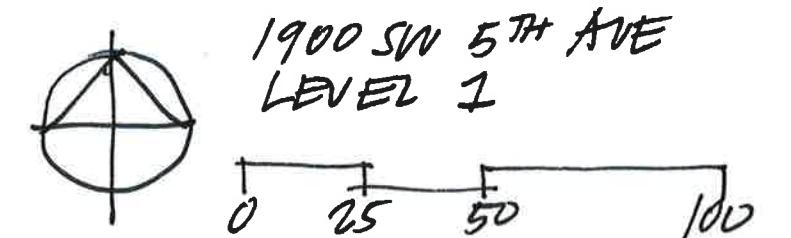
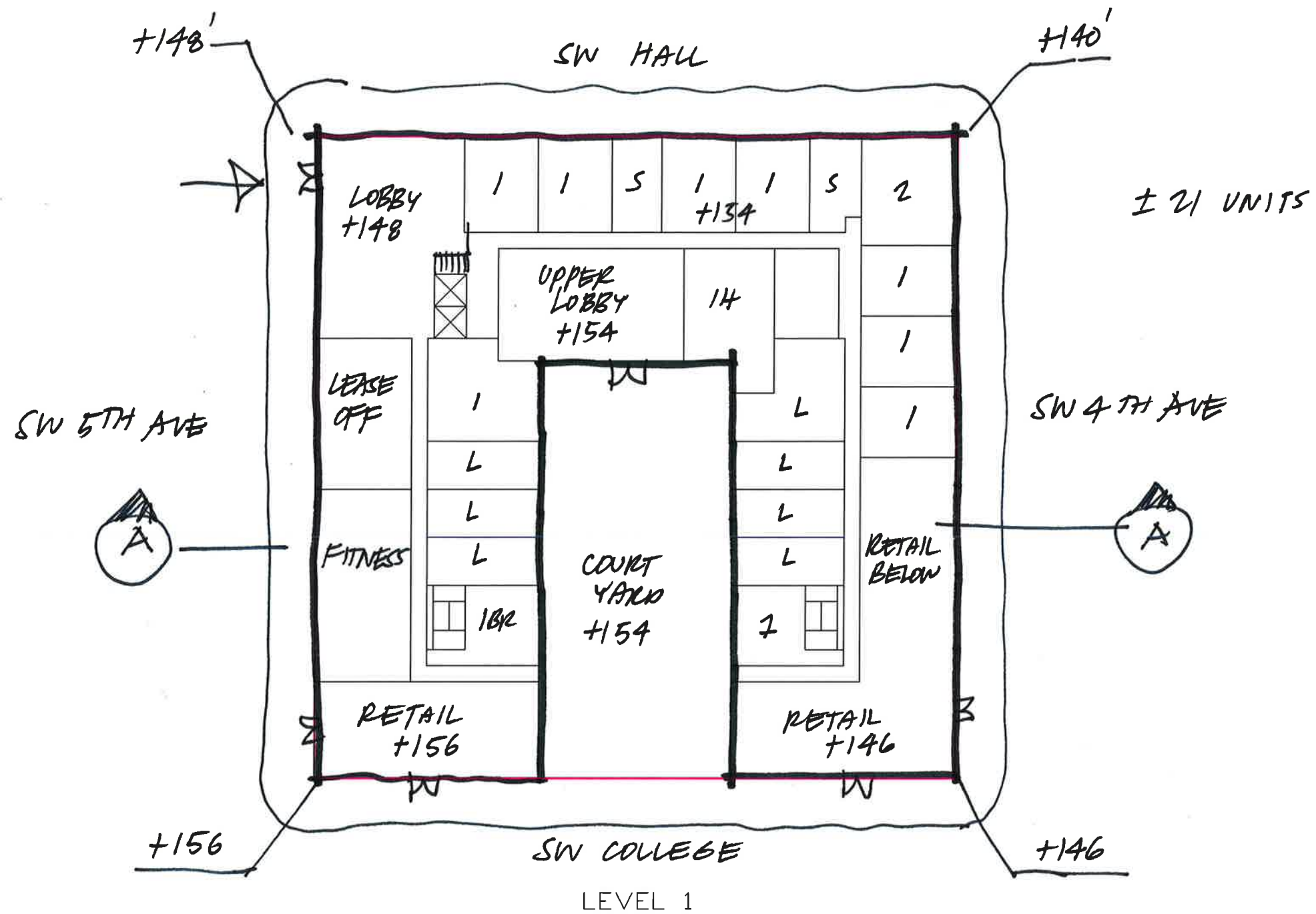
LEVEL P1

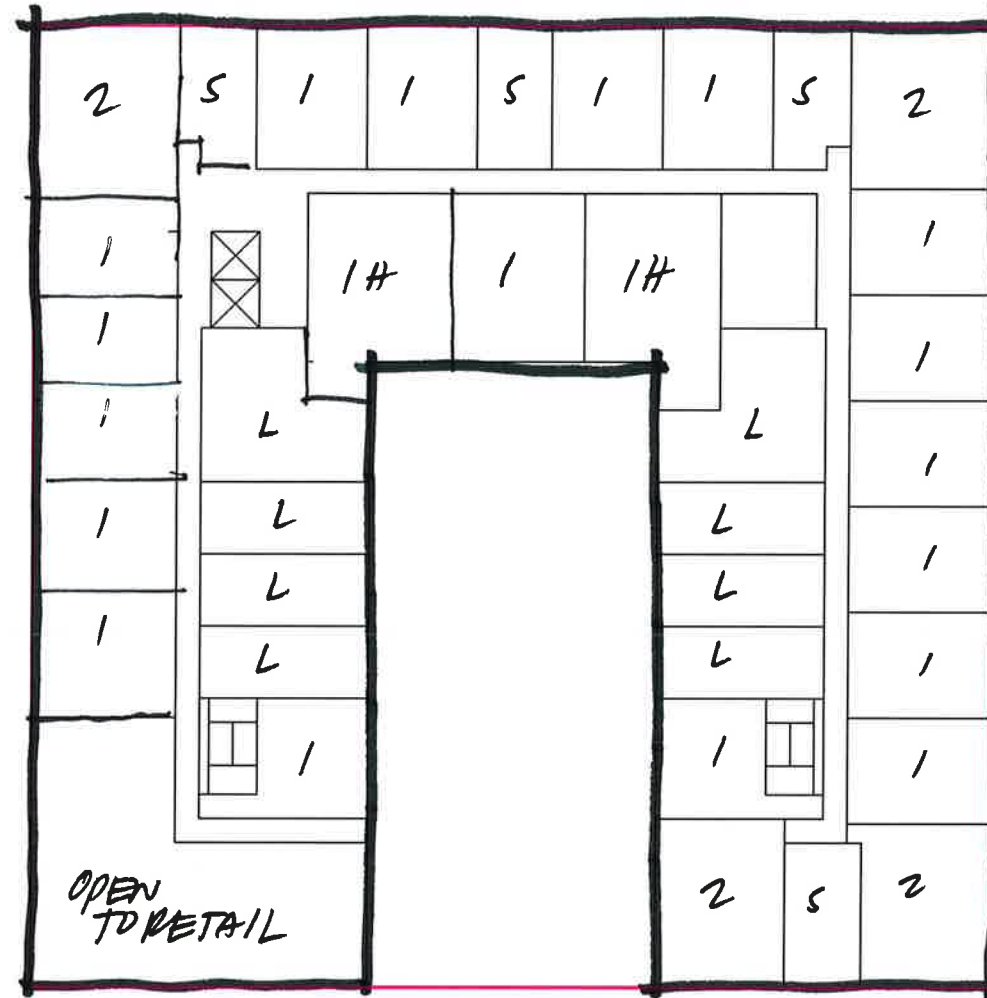


1900 SW 5TH AVE  
LEVEL P1







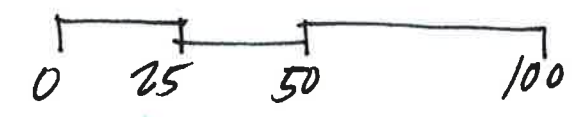


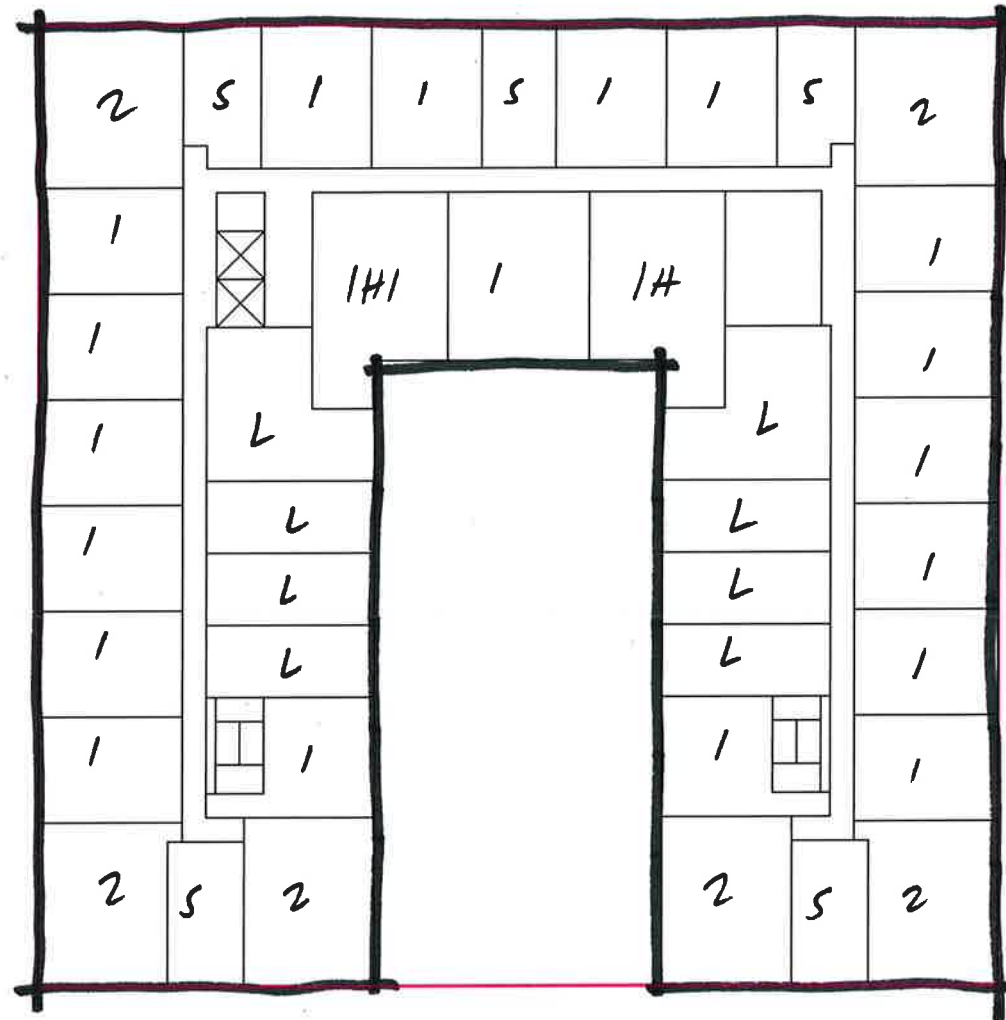
± 36 UNITS

LEVEL 2



1900 SW 5TH AVE  
LEVEL 2





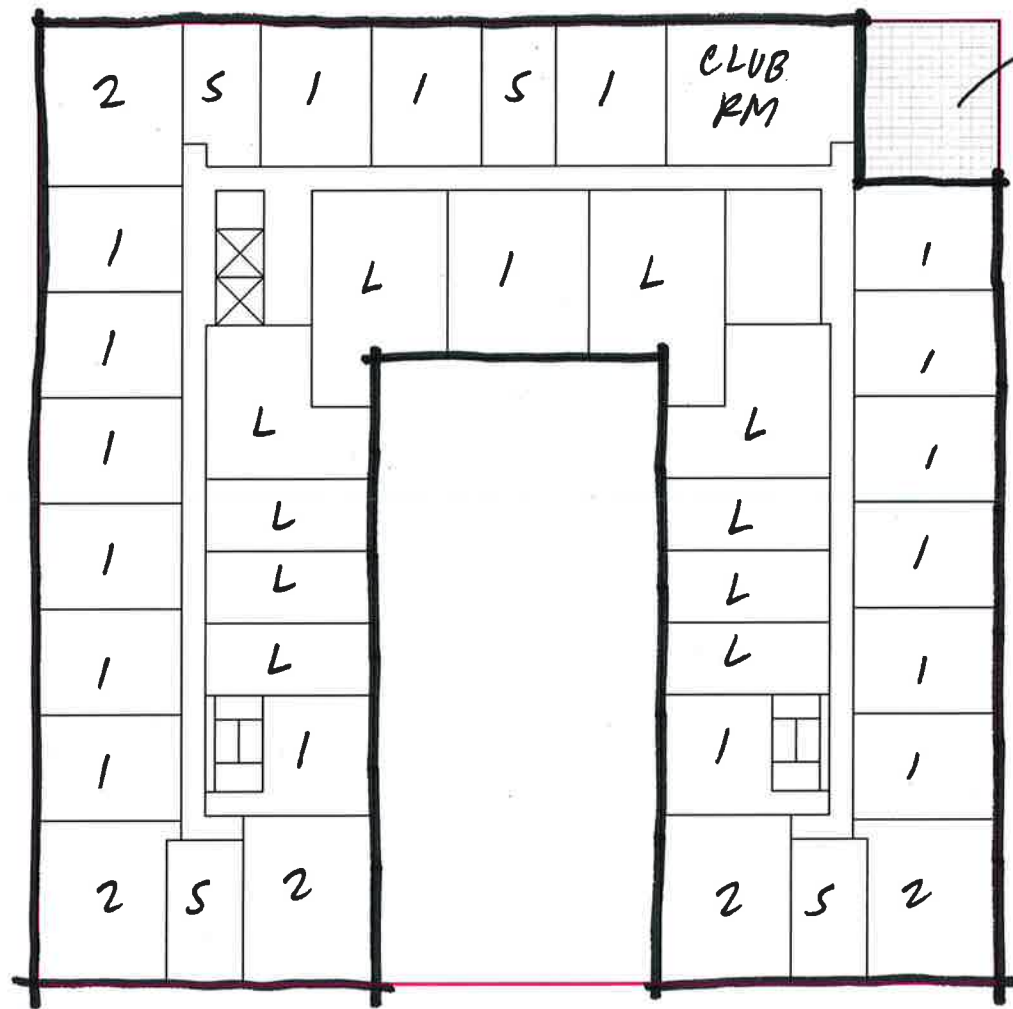
± 40 UNITS

LEVEL 3-G



1900 SW 5TH AVE  
LEVEL 3-G





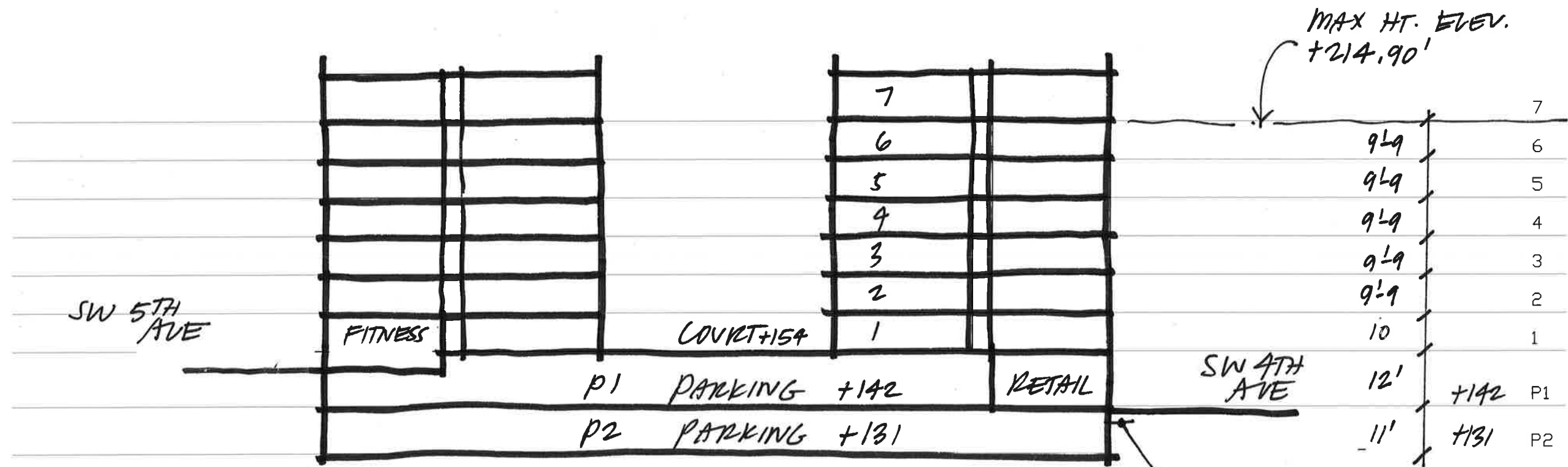
TERRACE

± 37 UNITS



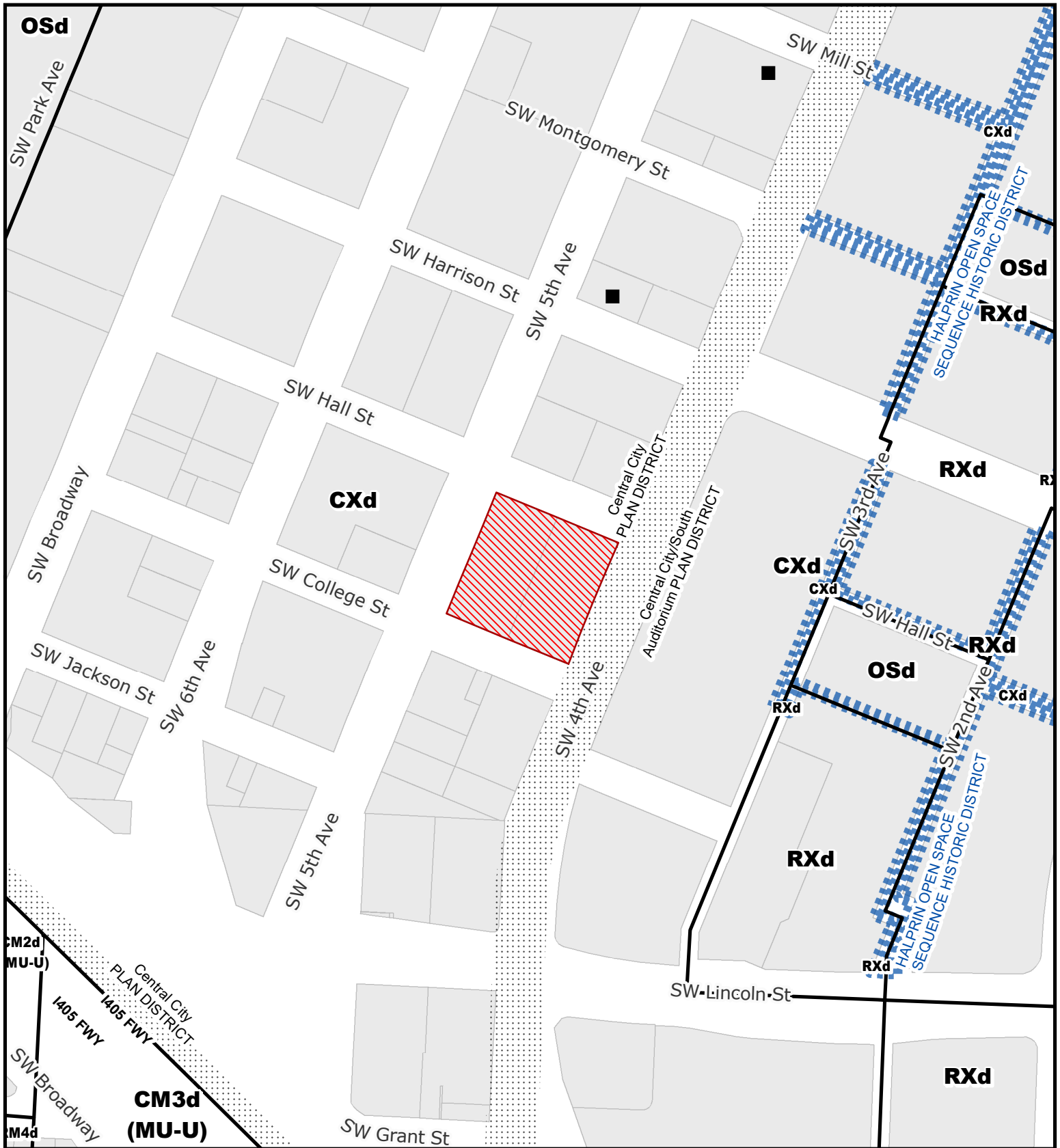
1900 SW 5TH AVE  
LEVEL 7





(A) 1900 SW 5TH AVE  
SECTION LOOKING NORTH

0 10 25 50



# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
 UNIVERSITY DISTRICT /  
 SOUTH DOWNTOWN SUB DISTRICT



Site



Historic Landmark

File No.	EA 22 - 125279 DA
1/4 Section	3228,3229
Scale	1 inch = 200 feet
State ID	1S1E03CB 3300
Exhibit	B Mar 29, 2022



108.79'

101.02

117.74'

107.13

SITE

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SW 5TH AVE

SW HALL STREET

PARKING

SW COLLEGE STREET

SW 4TH AVE

LEVEL P1  
1/8" = 1'-0"

101.02

MICRO RETAIL

107.13



ARCHITECTURE  
URBAN DESIGN + PLANNING  
INTERIOR DESIGN

PORTLAND/OAKLAND  
SERADesign.COM

PRELIMINARY  
NOT FOR CONSTRUCTION

Modera U-District  
MCDT  
1900 SW 5th Ave  
Portland, OR 97201

VOLUME: 1

CHECKED BY: <checker>  
ISSUE DATE: 01 JAN 2022  
PROJECT NO: 2103090

FLOOR PLAN  
LEVEL P1  
A1P1

PRELIMINARY



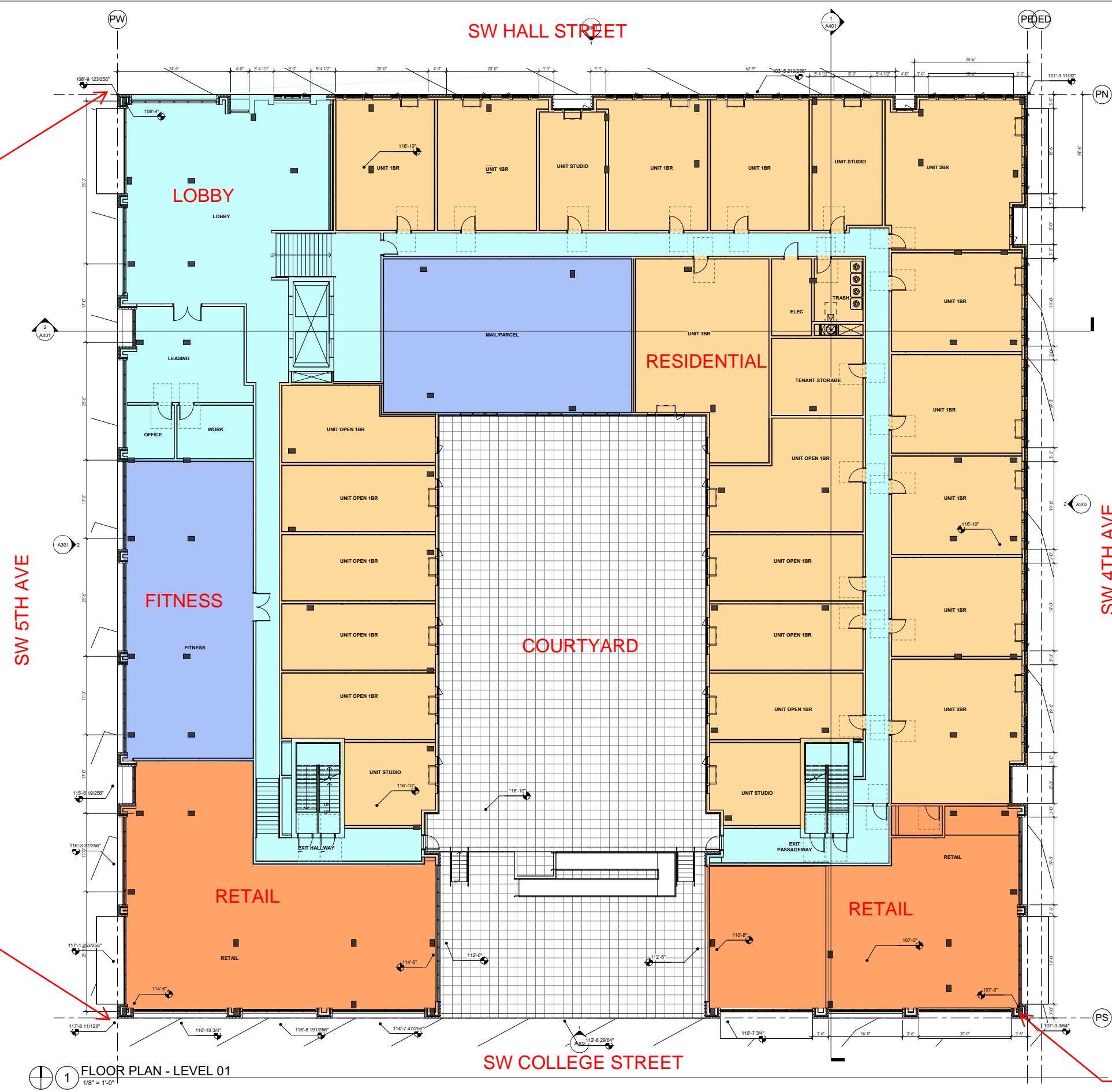
108.79'

117.74'

107.13

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1 FLOOR PLAN - LEVEL 01  
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- A. FLOOR PLAN KEYED NOTES APPLY TO A100 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE SHEET A002 AND A003 FOR ASSEMBLIES.
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
- D. SEE SHEET A00X FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.
- E. SEE SHEET G001 AND G002 FOR ACCESS INFORMATION AND REQUIREMENTS.

KEYED NOTES - FLOOR PLAN

ENTER NOTE HERE



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FLOOR PLAN  
LEVEL 01  
**A101**

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1 LEVEL 02  
1/8" = 1'-0"



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VOLUME: 1

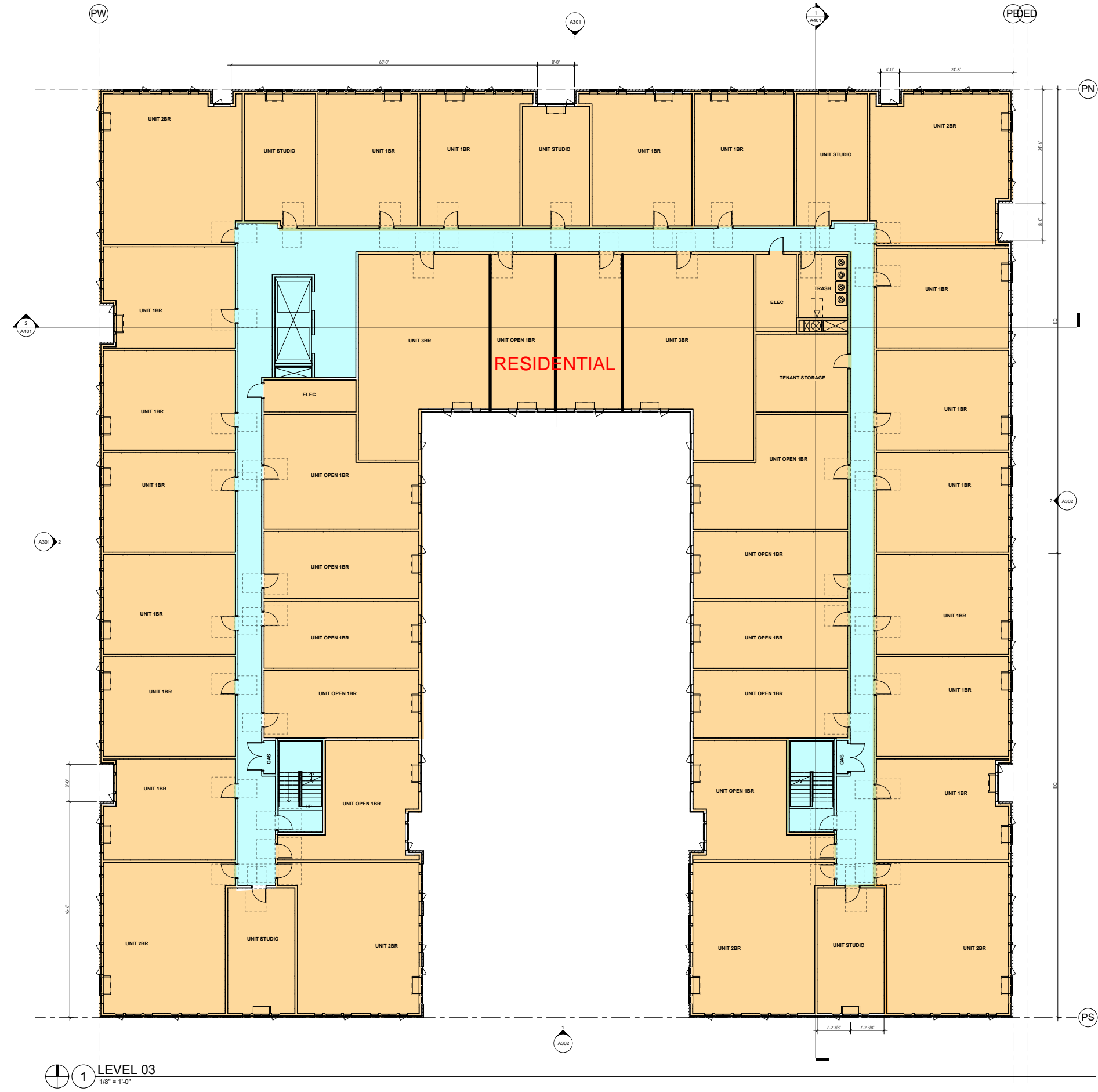
REVISIONS

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PROJECT NO: 2103090

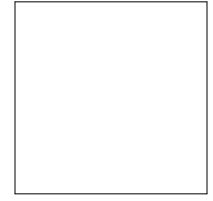
FLOOR PLAN  
LEVEL 02  
**A102**

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1 LEVEL 03  
1/8" = 1'-0"



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INTERIOR DESIGN

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Portland, OR 97201

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FLOOR PLAN  
LEVEL 03  
**A103**

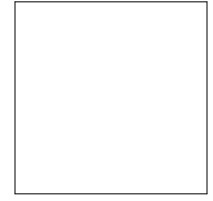
VOLUME: 1

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1 LEVEL 07  
1/8" = 1'-0"



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INTERIOR DESIGN

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**Modera U-District**

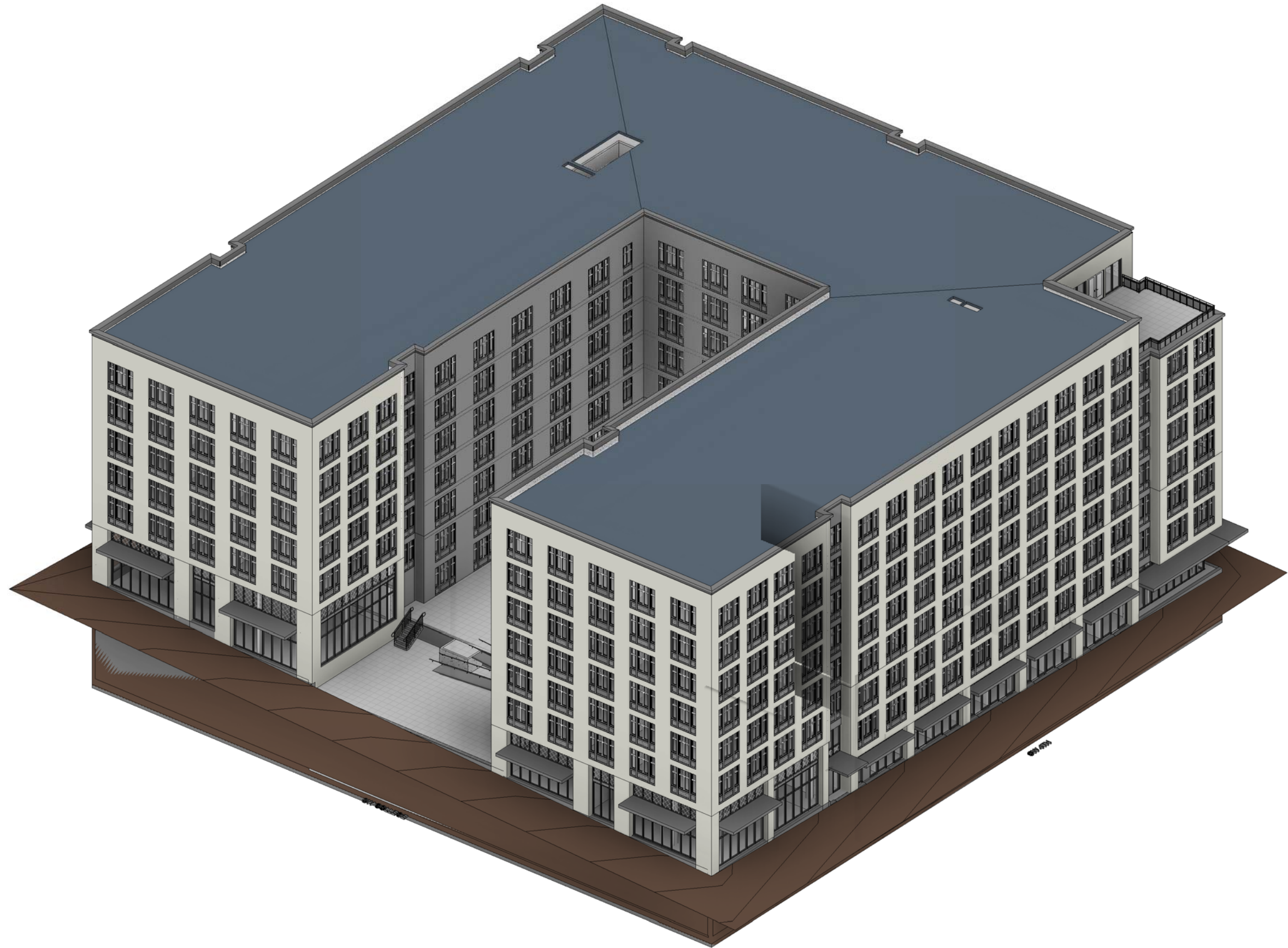
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1900 SW 9th Ave  
Portland, OR 97201

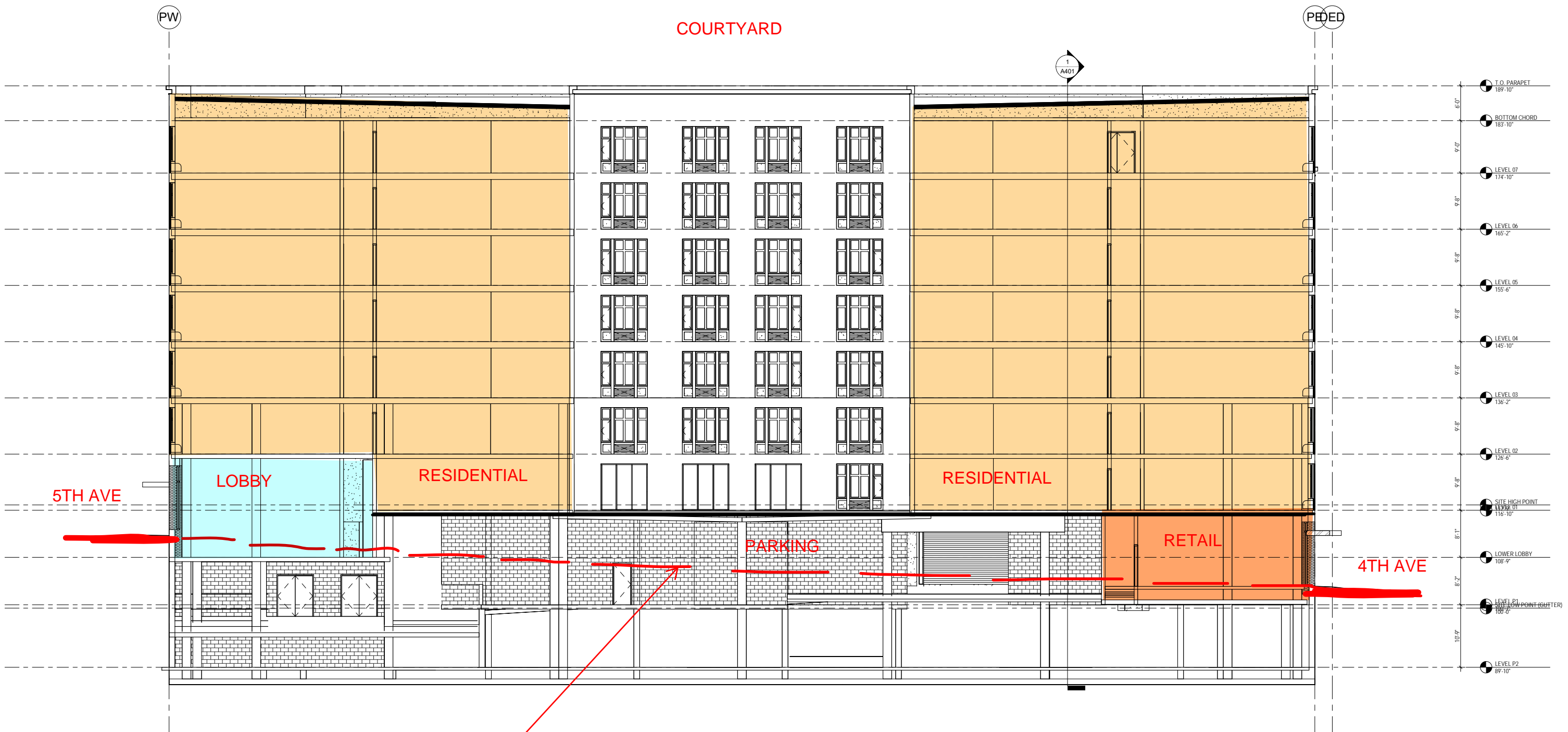
REVISIONS

CHECKED BY: \_\_\_\_\_  
ISSUE DATE: 01 JAN 2022  
PROJECT NO: 2103090

FLOOR PLAN  
LEVEL 07  
**A107**

PRELIMINARY





COURTYARD

PW

PEED

1  
A401

T.O. PARAPET  
189'-10"

BOTTOM CHORD  
183'-10"

LEVEL 07  
174'-10"

LEVEL 06  
165'-2"

LEVEL 05  
155'-6"

LEVEL 04  
145'-10"

LEVEL 03  
136'-2"

LEVEL 02  
126'-6"

SITE HIGH POINT  
LEVEL 01  
116'-10"

LOWER LOBBY  
108'-9"

LEVEL 01  
SITE LOW POINT (GUTTER)  
100'-0"

LEVEL P2  
89'-10"

5TH AVE

LOBBY

RESIDENTIAL

PARKING

RESIDENTIAL

RETAIL

4TH AVE

LINE OF EXISTING GRADE

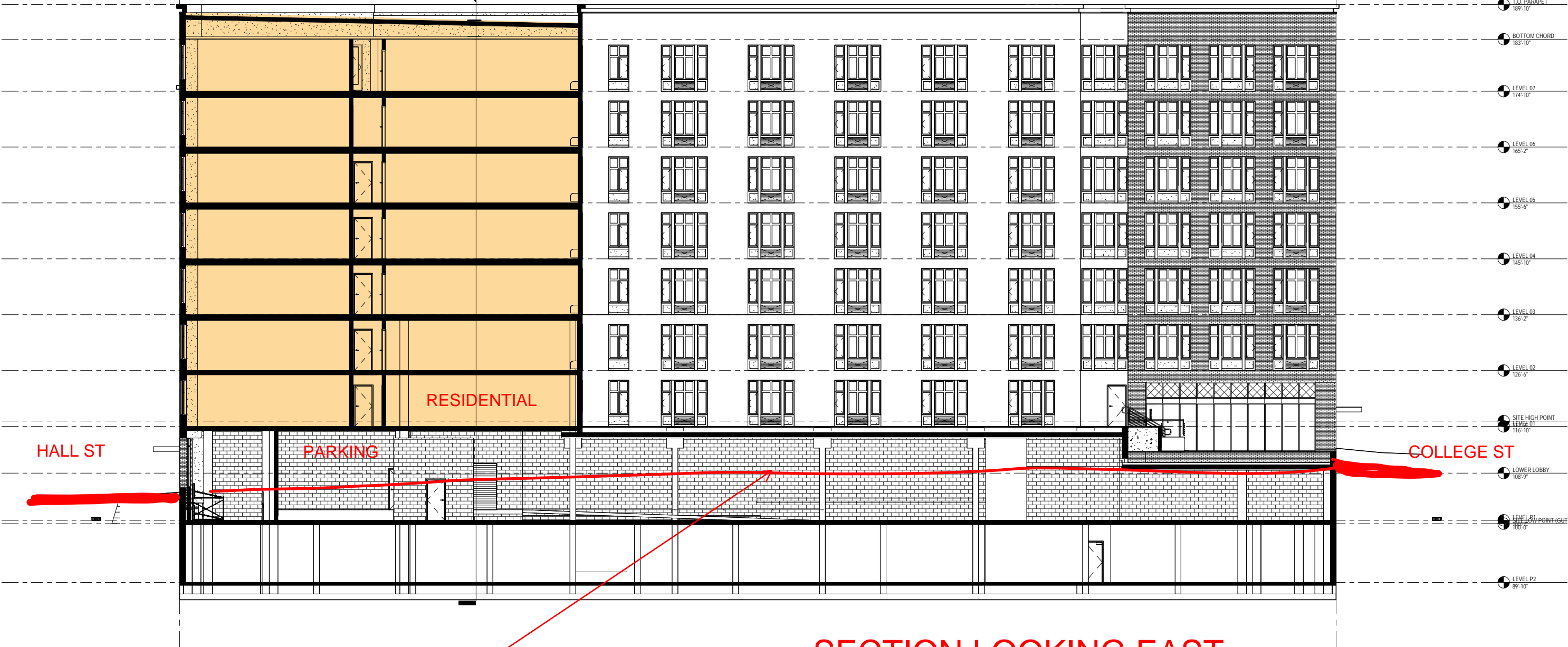
SECTION LOOKING NORTH

COURTYARD

PN

PS

2  
A401



RESIDENTIAL

PARKING

HALL ST

COLLEGE ST

SECTION LOOKING EAST

LINE OF EXISTING GRADE

- T.O. PARAPET  
189'-10"
- BOTTOM CHORD  
183'-10"
- LEVEL 07  
174'-10"
- LEVEL 06  
165'-2"
- LEVEL 05  
155'-6"
- LEVEL 04  
145'-10"
- LEVEL 03  
136'-2"
- LEVEL 02  
126'-6"
- SITE HIGH POINT  
116'-10"
- LOWER LOBBY  
108'-9"
- LEVEL 01 POINT (GUTTER)  
100'-0"
- LEVEL P2  
89'-10"



108.79'

101.02

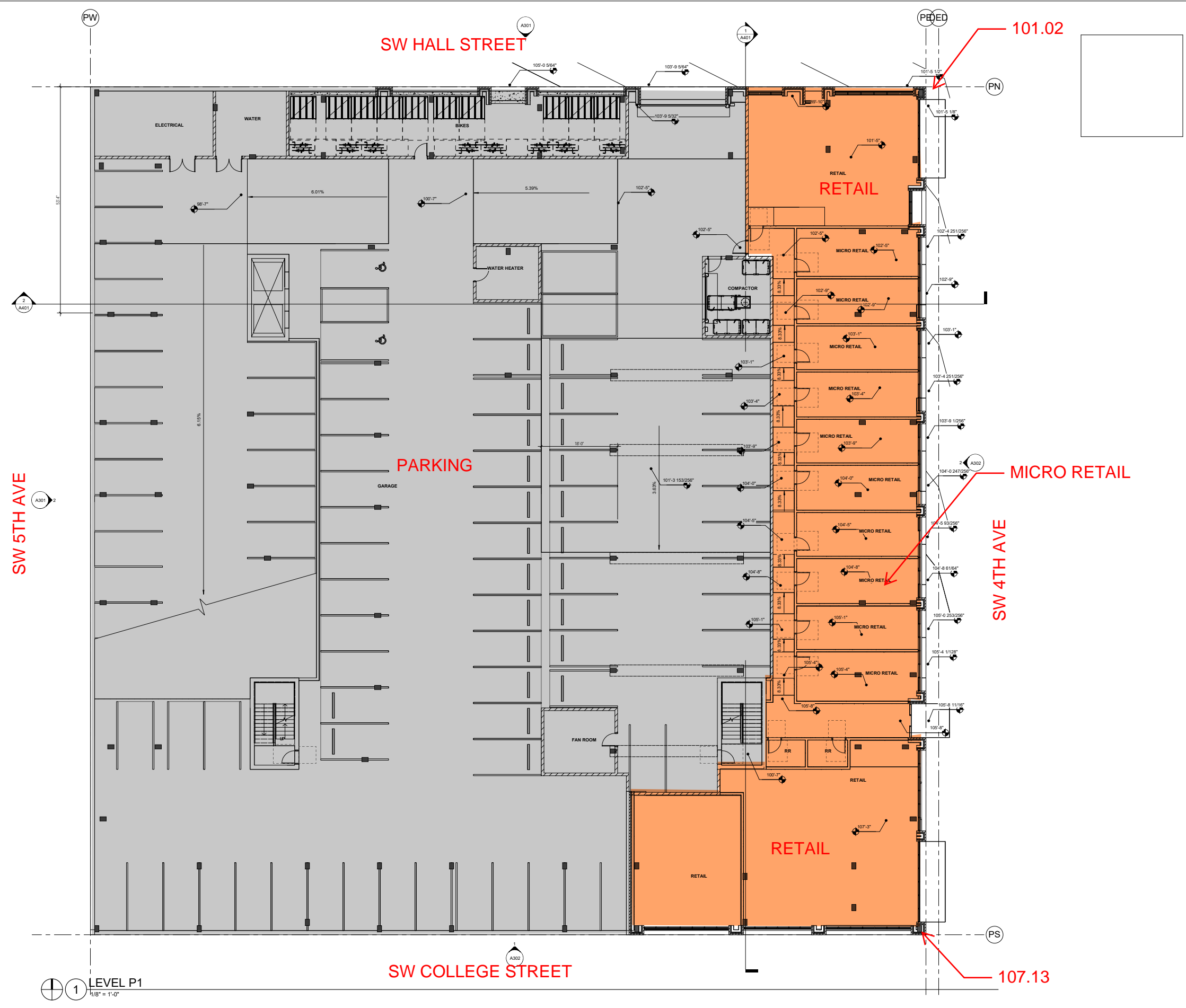
117.74'

107.13

SITE



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SW 5TH AVE

SW HALL STREET

PARKING

SW COLLEGE STREET

SW 4TH AVE

LEVEL P1  
1/8" = 1'-0"

101.02

MICRO RETAIL

107.13



ARCHITECTURE  
URBAN DESIGN + PLANNING  
INTERIOR DESIGN

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PRELIMINARY  
NOT FOR CONSTRUCTION

Modera U-District  
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1900 SW 5th Ave  
Portland, OR 97201

VOLUME: 1

CHECKED BY: <checker>  
ISSUE DATE: 01 JAN 2022  
PROJECT NO: 2103090

FLOOR PLAN  
LEVEL P1  
A1P1

PRELIMINARY

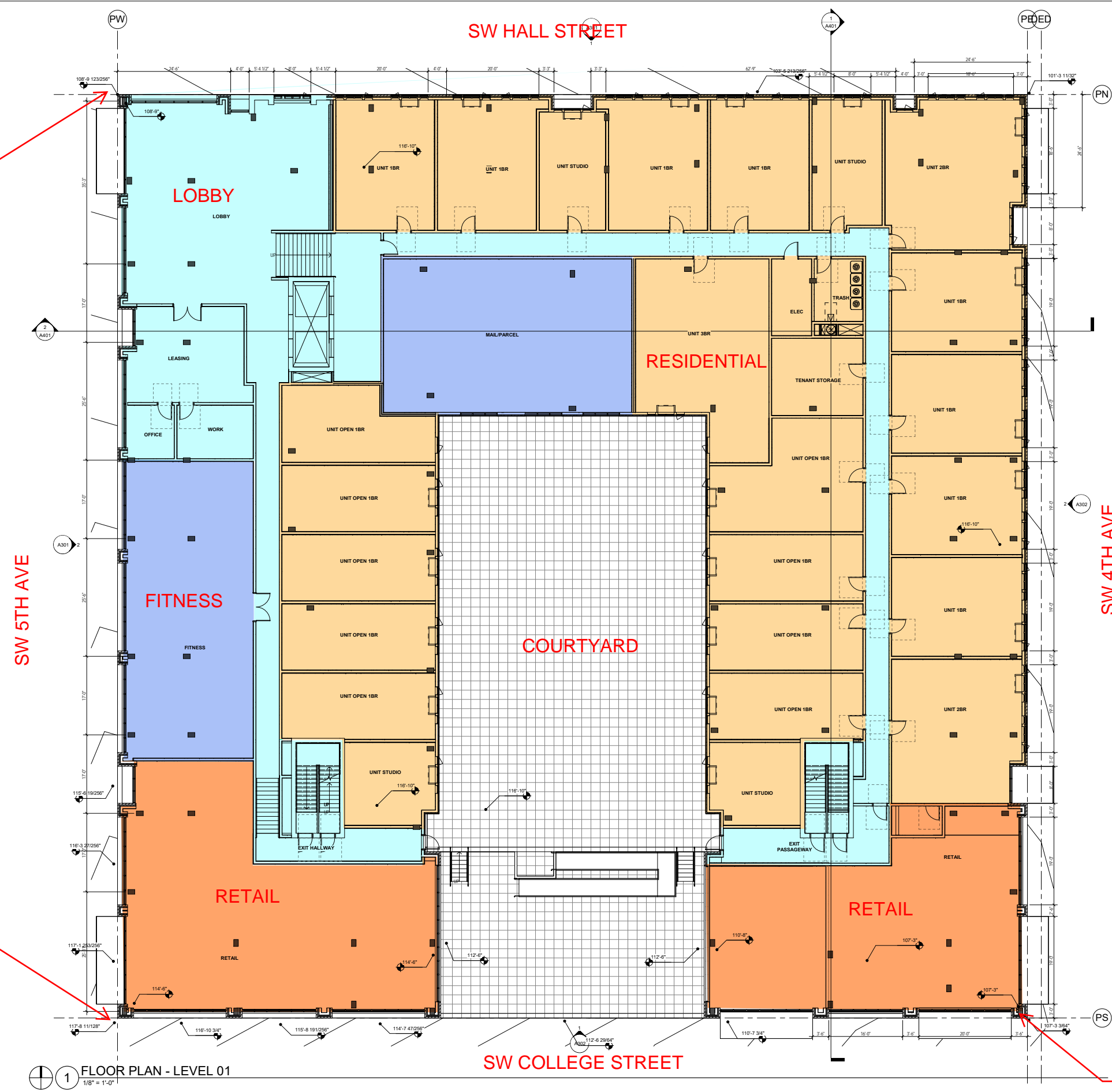
108.79'

117.74'

107.13

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4/3/2022 11:28:07 AM SERA Design and Architecture, Inc.



1 FLOOR PLAN - LEVEL 01  
1/8" = 1'-0"

GENERAL NOTES - FLOOR PLAN

- A. FLOOR PLAN KEYED NOTES APPLY TO A100 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.
- B. SEE SHEET A002 AND A003 FOR ASSEMBLIES.
- C. GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.
- D. SEE SHEET A00X FOR DETAILS OF TRANSITIONS BETWEEN FLOORING MATERIALS.
- E. SEE SHEET G001 AND G002 FOR ACCESS INFORMATION AND REQUIREMENTS.

KEYED NOTES - FLOOR PLAN

ENTER NOTE HERE



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INTERIOR DESIGN

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MC027  
1900 SW 5th Ave  
Portland, OR 97201

VOLUME: 1

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ISSUE DATE: 01 JAN 2022  
PROJECT NO: 2103080

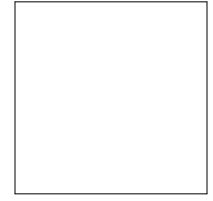
FLOOR PLAN  
LEVEL 01  
**A101**

PRELIMINARY

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1 LEVEL 02  
 1/8" = 1'-0"



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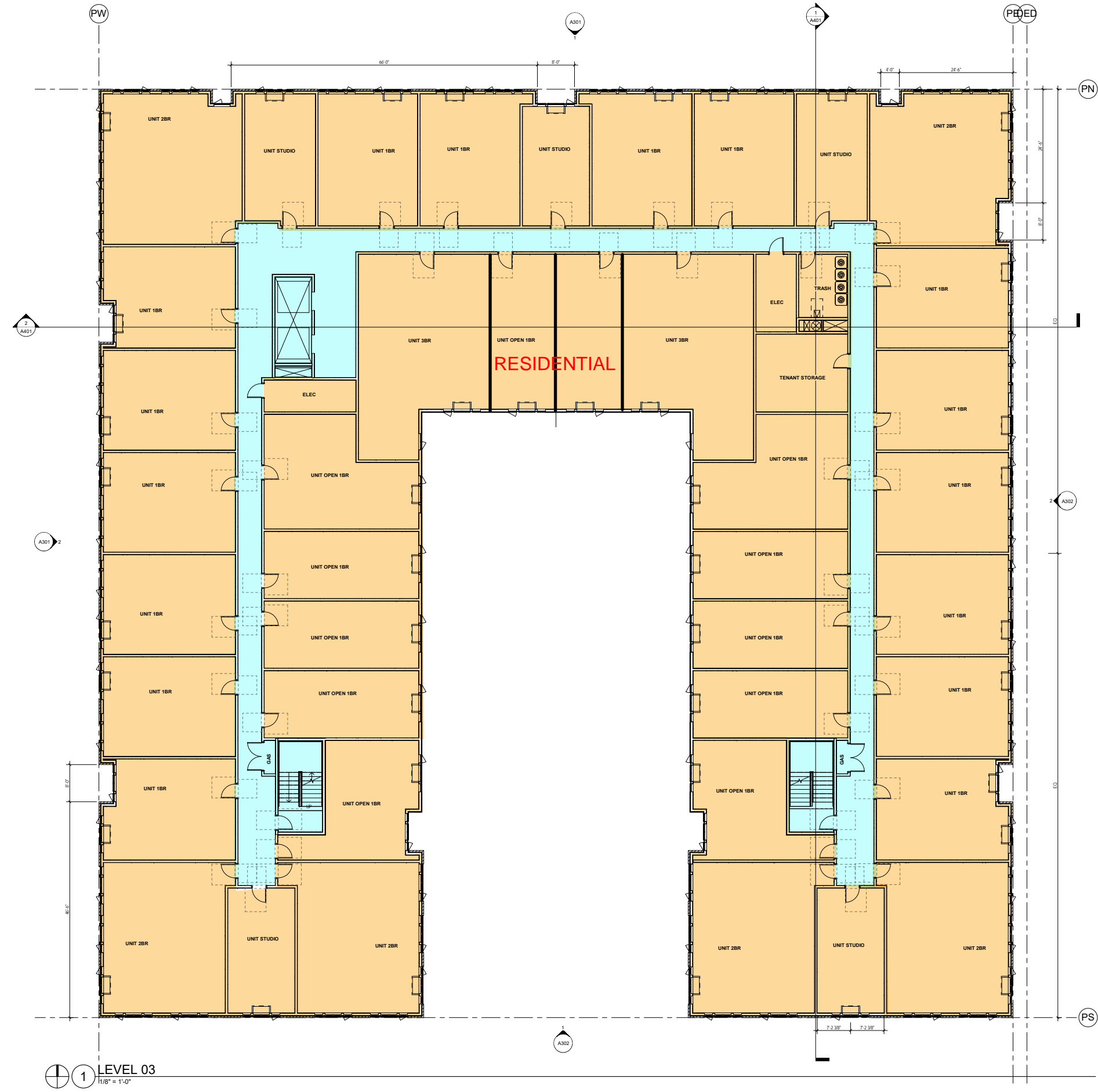
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 PROJECT NO: 2103090

FLOOR PLAN  
 LEVEL 02  
**A102**

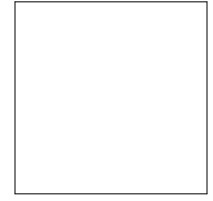
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1 LEVEL 03  
1/8" = 1'-0"



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PROJECT NO: 2103090

FLOOR PLAN  
LEVEL 03  
**A103**

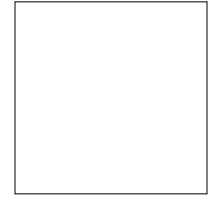
VOLUME: 1

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1 LEVEL 07  
1/8" = 1'-0"



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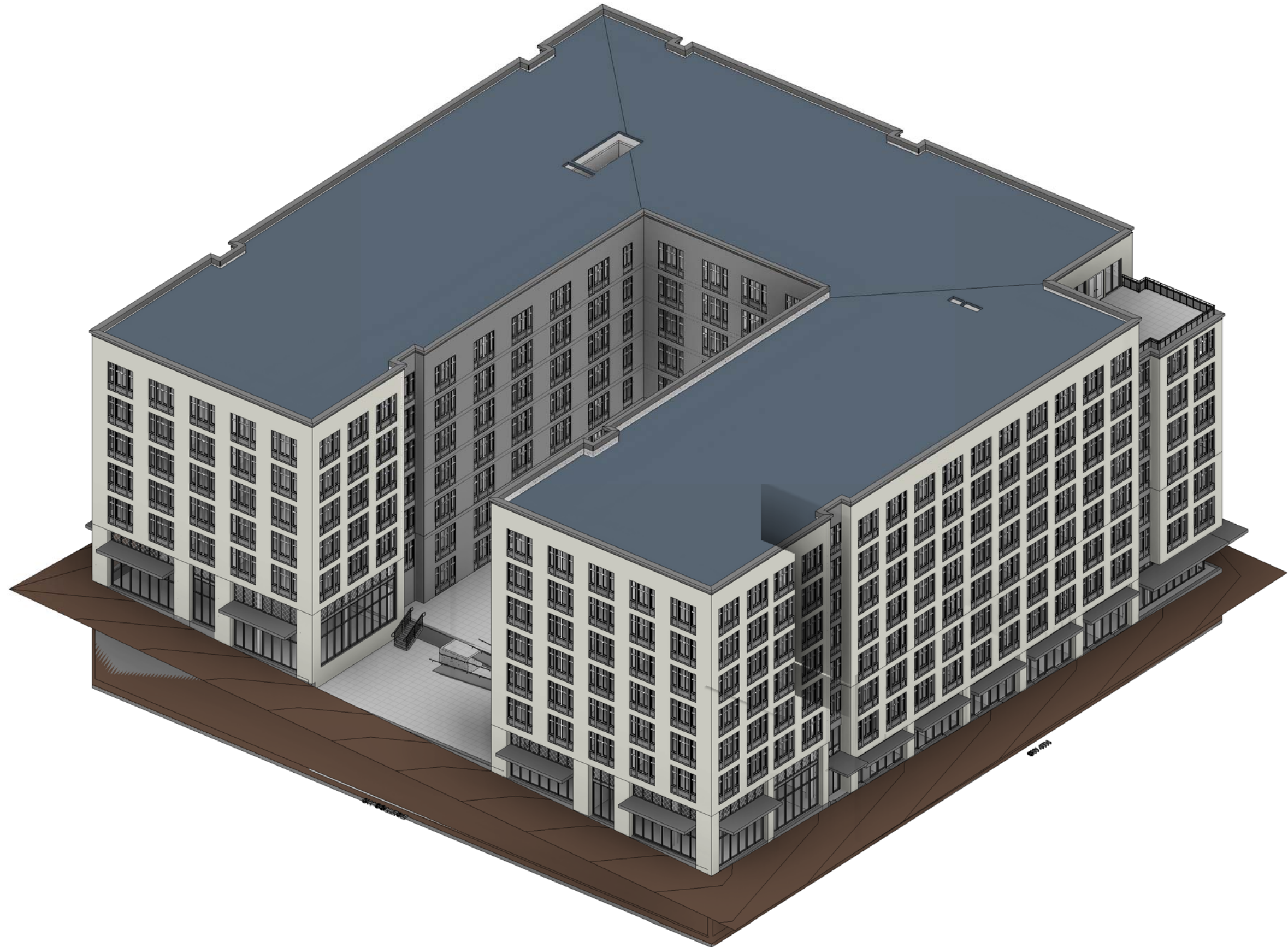
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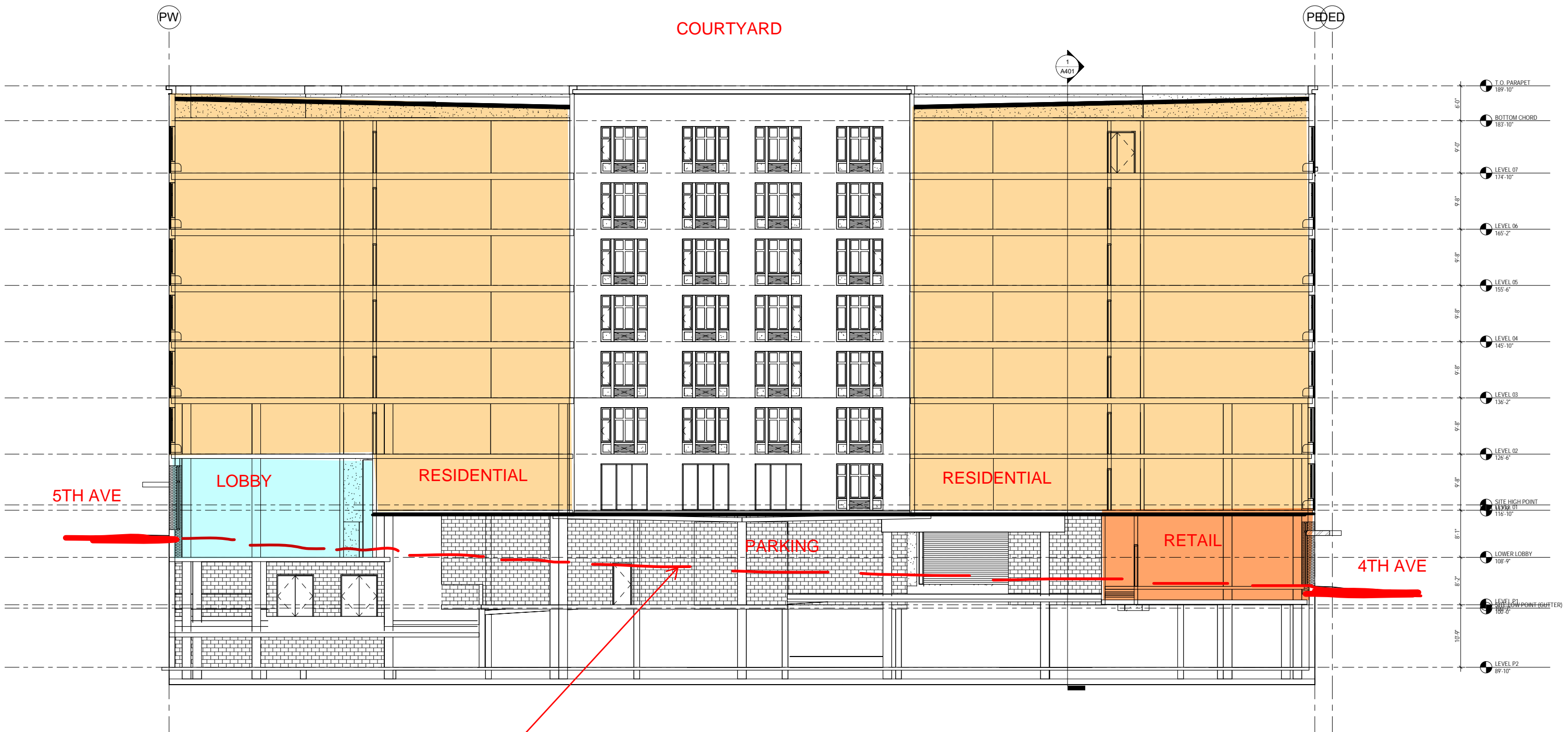
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CHECKED BY: \_\_\_\_\_ Checker  
ISSUE DATE: 01 JAN 2022  
PROJECT NO: 2103090

FLOOR PLAN  
LEVEL 07  
**A107**

PRELIMINARY





**SECTION LOOKING NORTH**

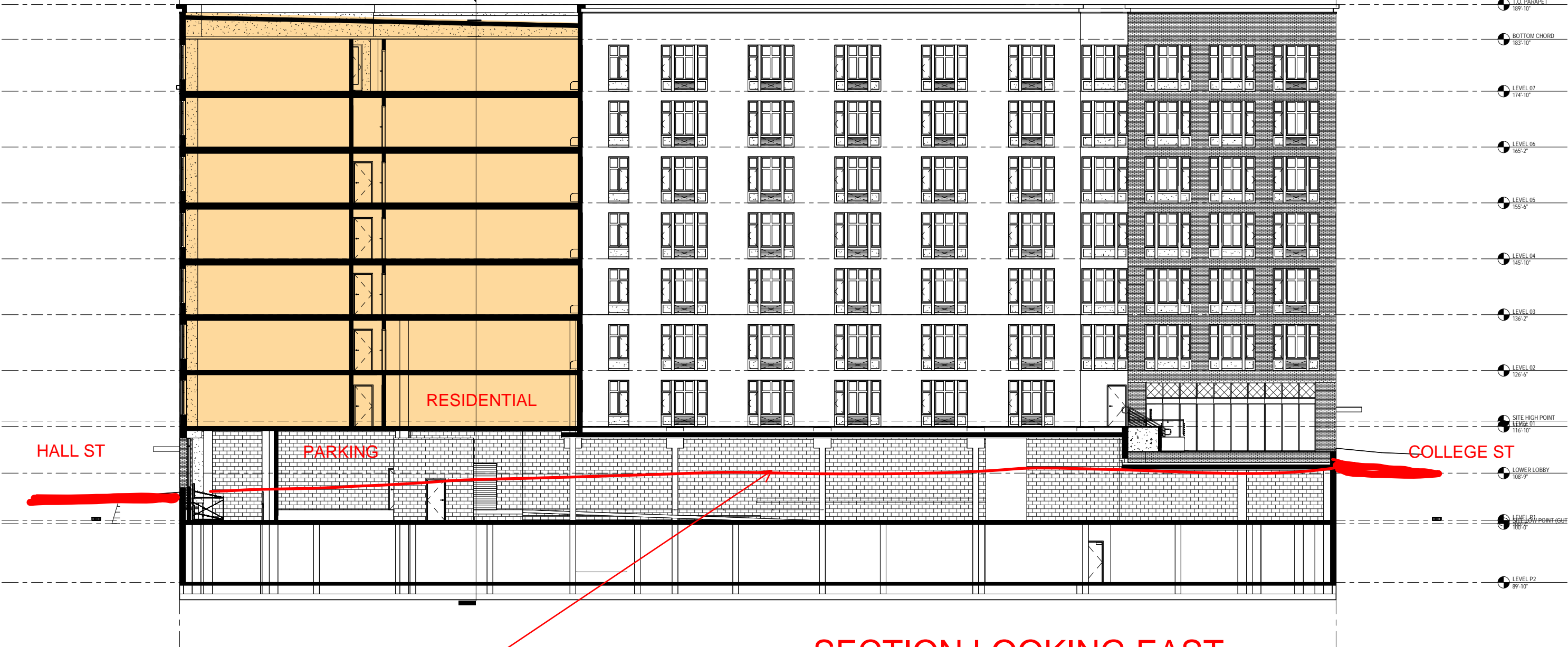
LINE OF EXISTING GRADE

COURTYARD

PN

PS

2  
A401



RESIDENTIAL

PARKING

HALL ST

COLLEGE ST

LINE OF EXISTING GRADE

SECTION LOOKING EAST



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1 BUILDING ELEVATION - NORTH  
1/8" = 1'-0"



2 BUILDING ELEVATION - WEST  
1/8" = 1'-0"

GENERAL NOTES - EXTERIOR ELEVATION

ELEVATION KEYED NOTES APPLY TO A300 SERIES SHEETS. ALL KEYED NOTES MAY NOT OCCUR ON THIS SHEET AND DO NOT APPLY TO ANY OTHER SHEETS EXCEPT THOSE NOTED.  
GRIDS ARE FOR REFERENCE ONLY. CONTRACTOR TO SET CONTROL POINTS FOR LAYOUT.  
PROVIDE ANTI-GRAFFITI COATINGS AT THE GROUND LEVEL WHERE CONCRETE OR MASONRY FINISHES ARE USED IN ACCORDANCE WITH SECTION 07 19 00.

KEYED NOTES - EXTERIOR ELEVATION

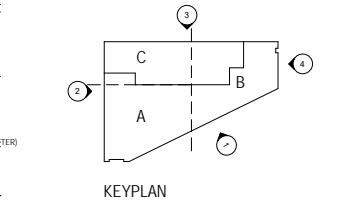
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LEGEND - EXTERIOR ELEVATION MATERIALS

- MATERIAL #1  
SEE DETAIL X1000X
- MATERIAL #2  
SEE DETAIL X1000X

FLOOR LINE OF RESIDENTIAL UNITS

SEE DETAIL X1000X



KEYPLAN



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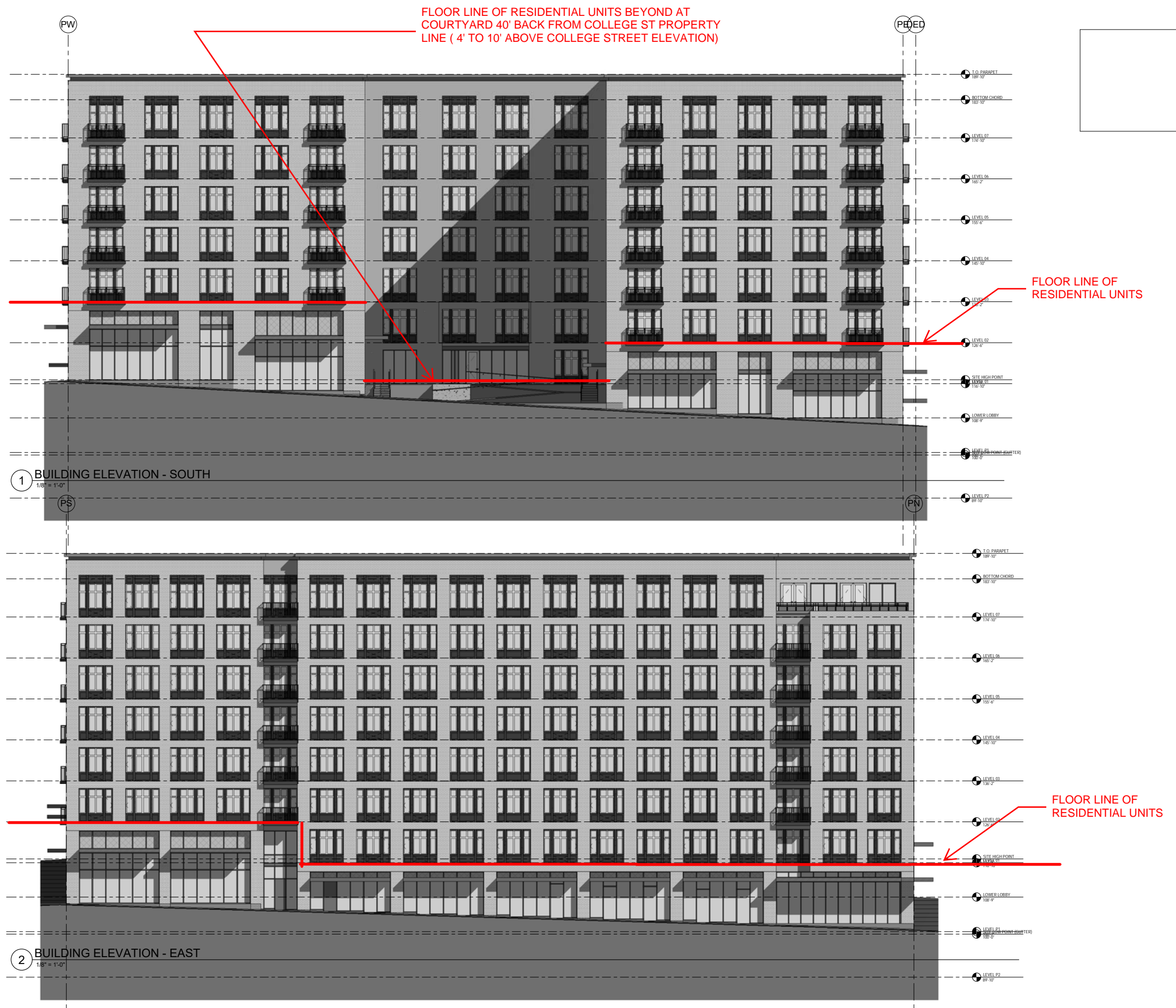
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PROJECT NO.: 2103080

**BUILDING ELEVATION A301**

VOLUME: 1

PRELIMINARY

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EXTERIOR  
ELEVATIONS  
A302

PRELIMINARY



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C23	LANDSCAPE PLAN - COURTYARD
C24	LANDSCAPE PLAN - AMENITY DECK
C25	CONCEPT IMAGERY
C26	CONCEPT IMAGERY
C27	VIEW FROM NORTHWEST
C28	VIEW FROM NORTHEAST





1900 SW 4TH AVE



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UNIVERSITY POINTE



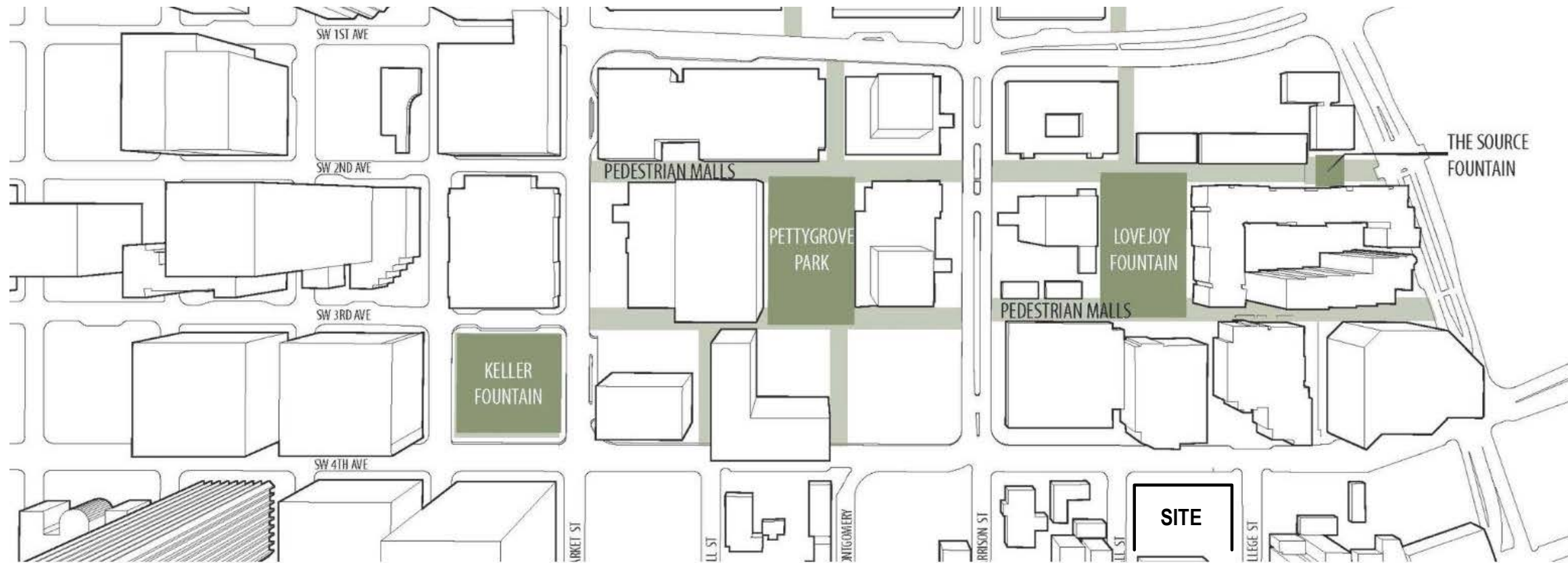
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THE CYAN



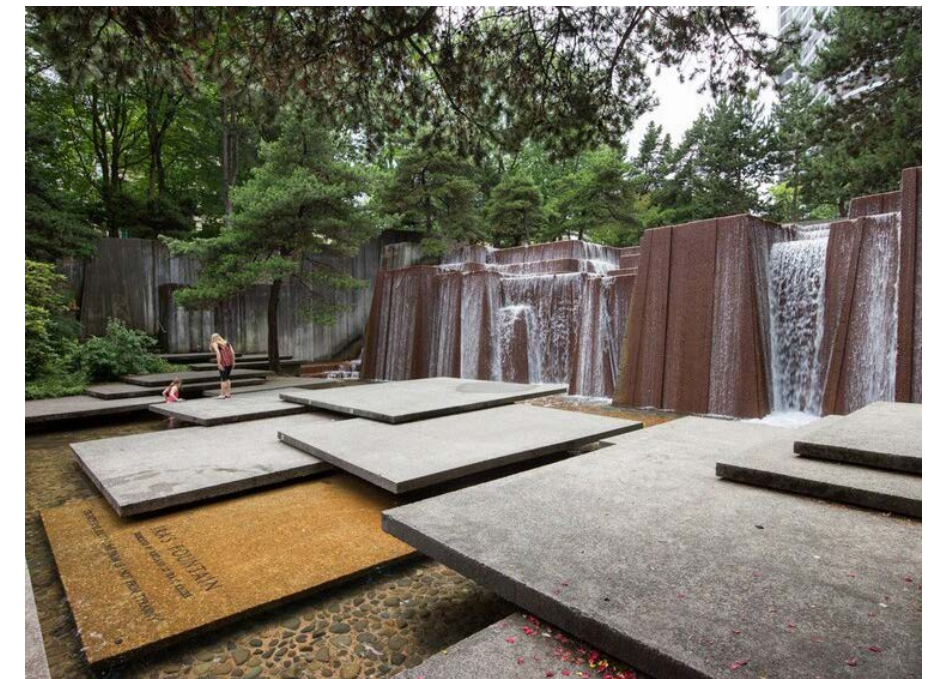
VANPORT BUILDING



LOVEJOY FOUNTAIN



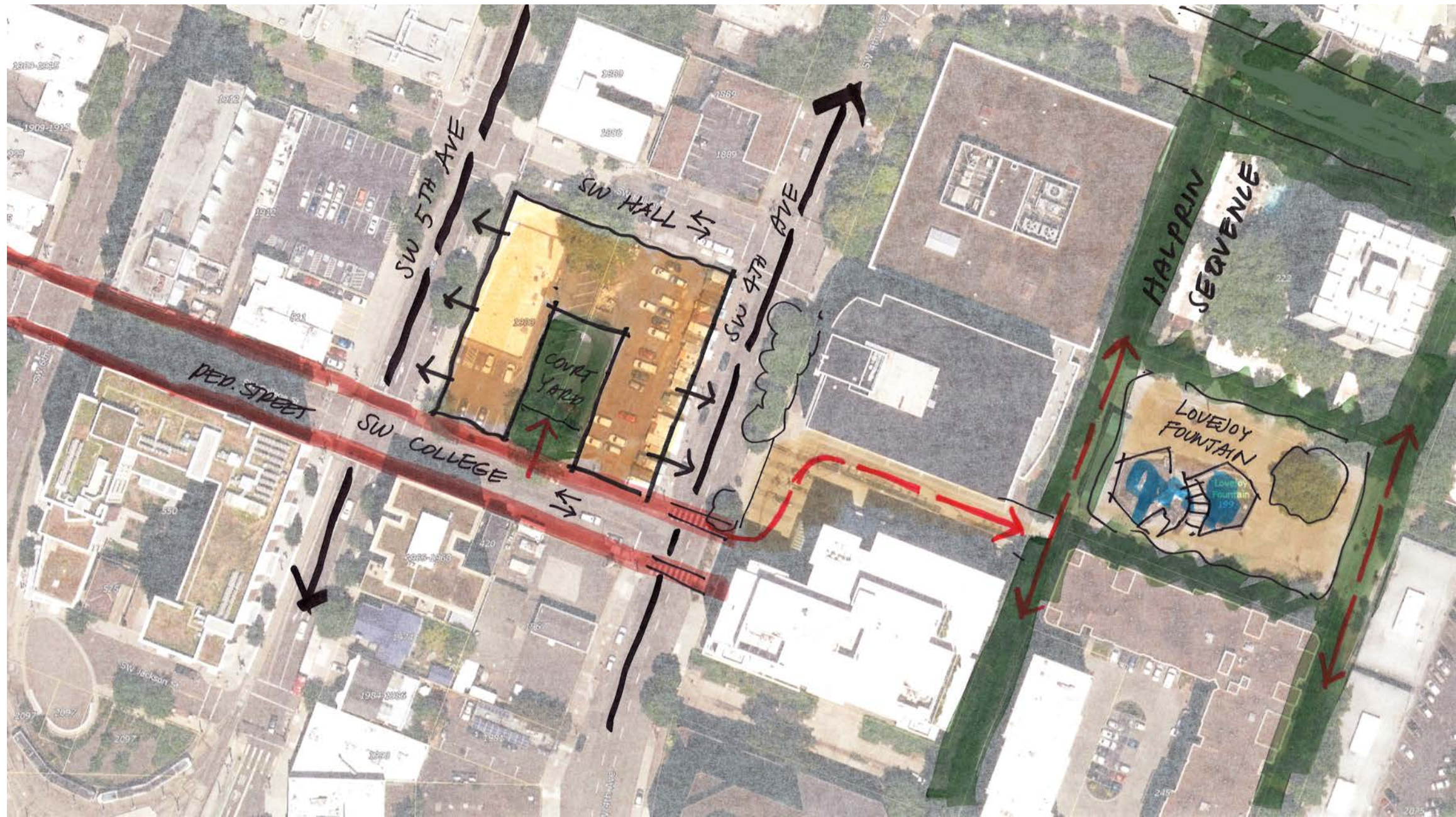
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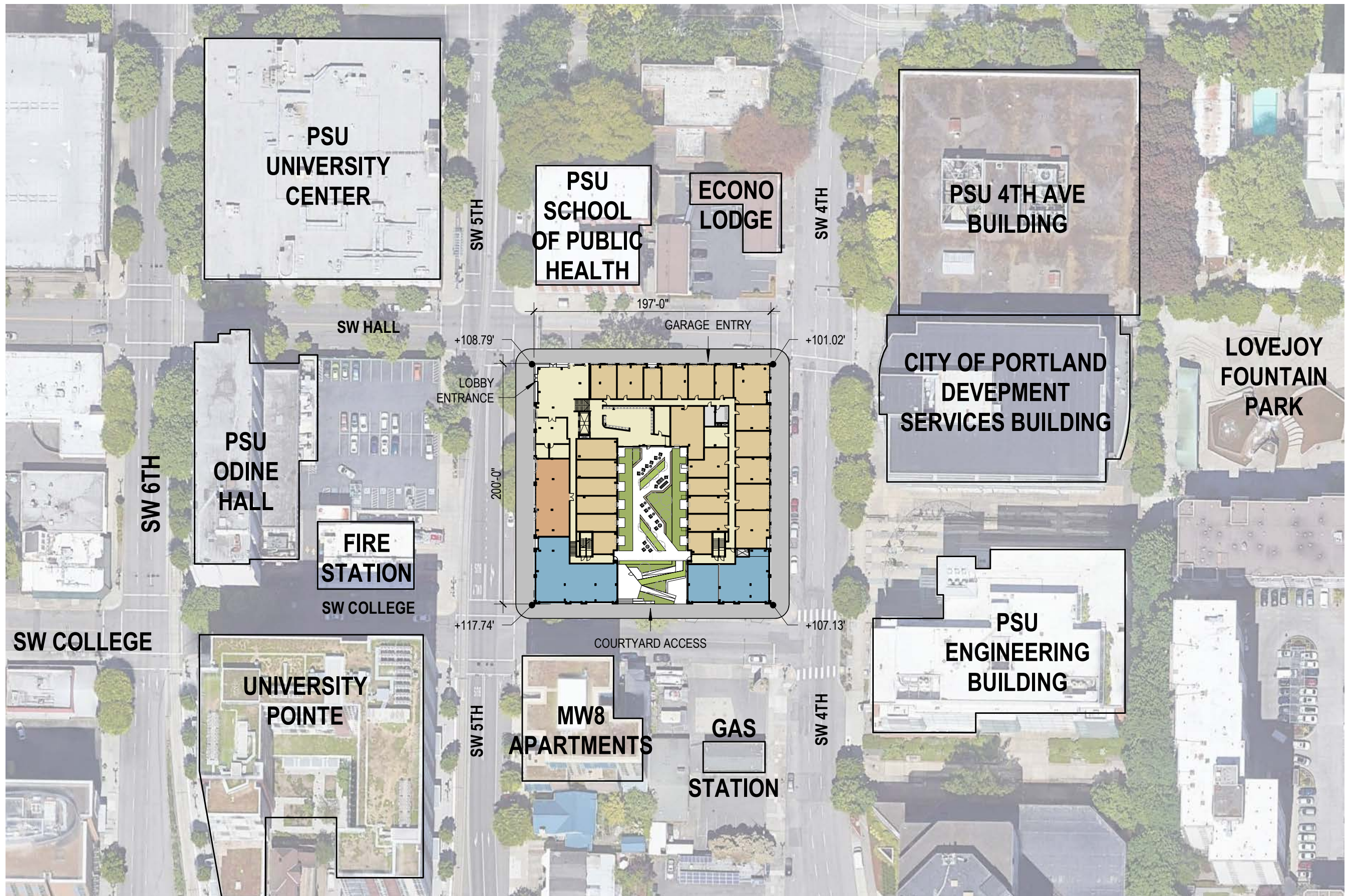


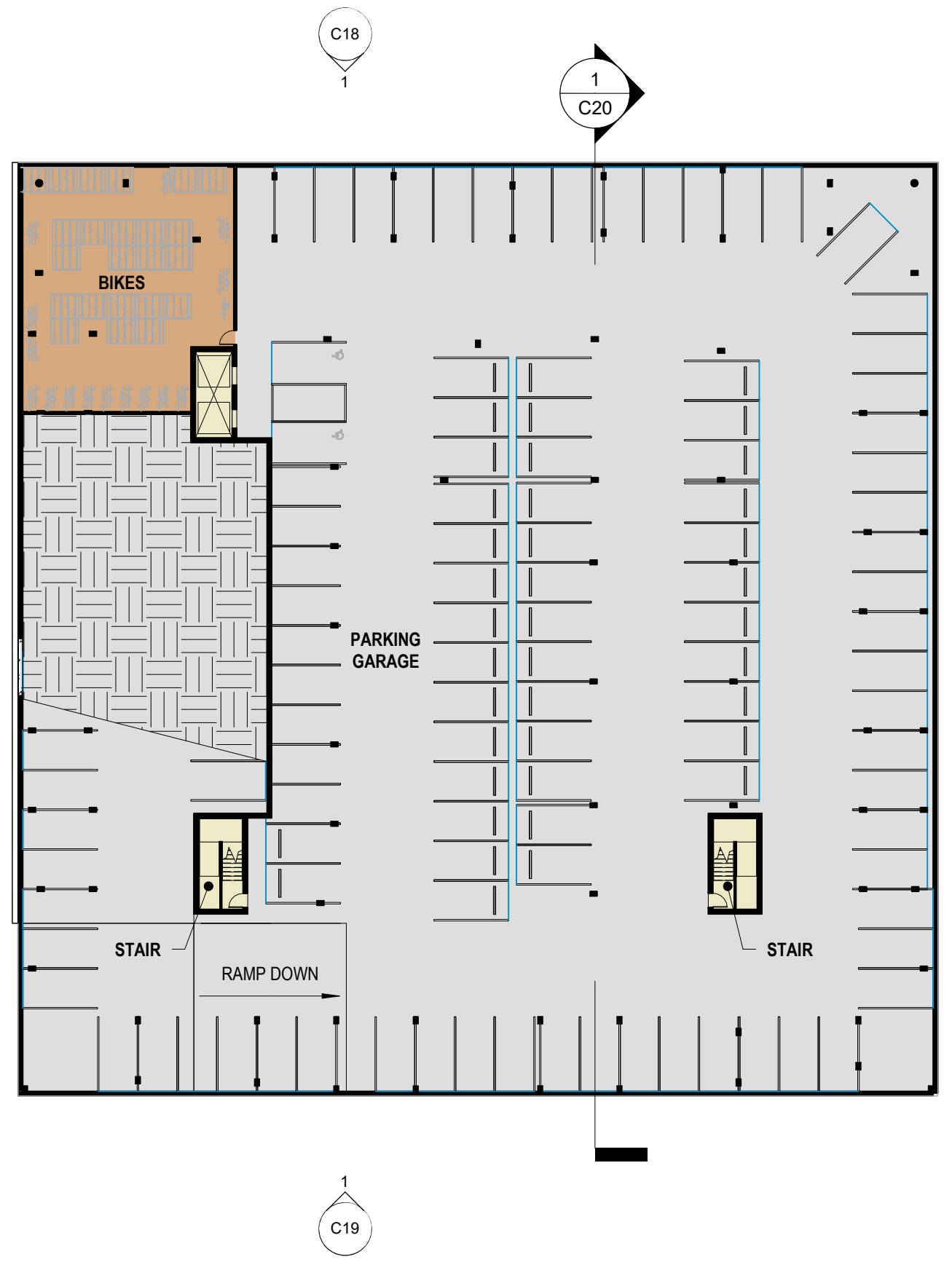
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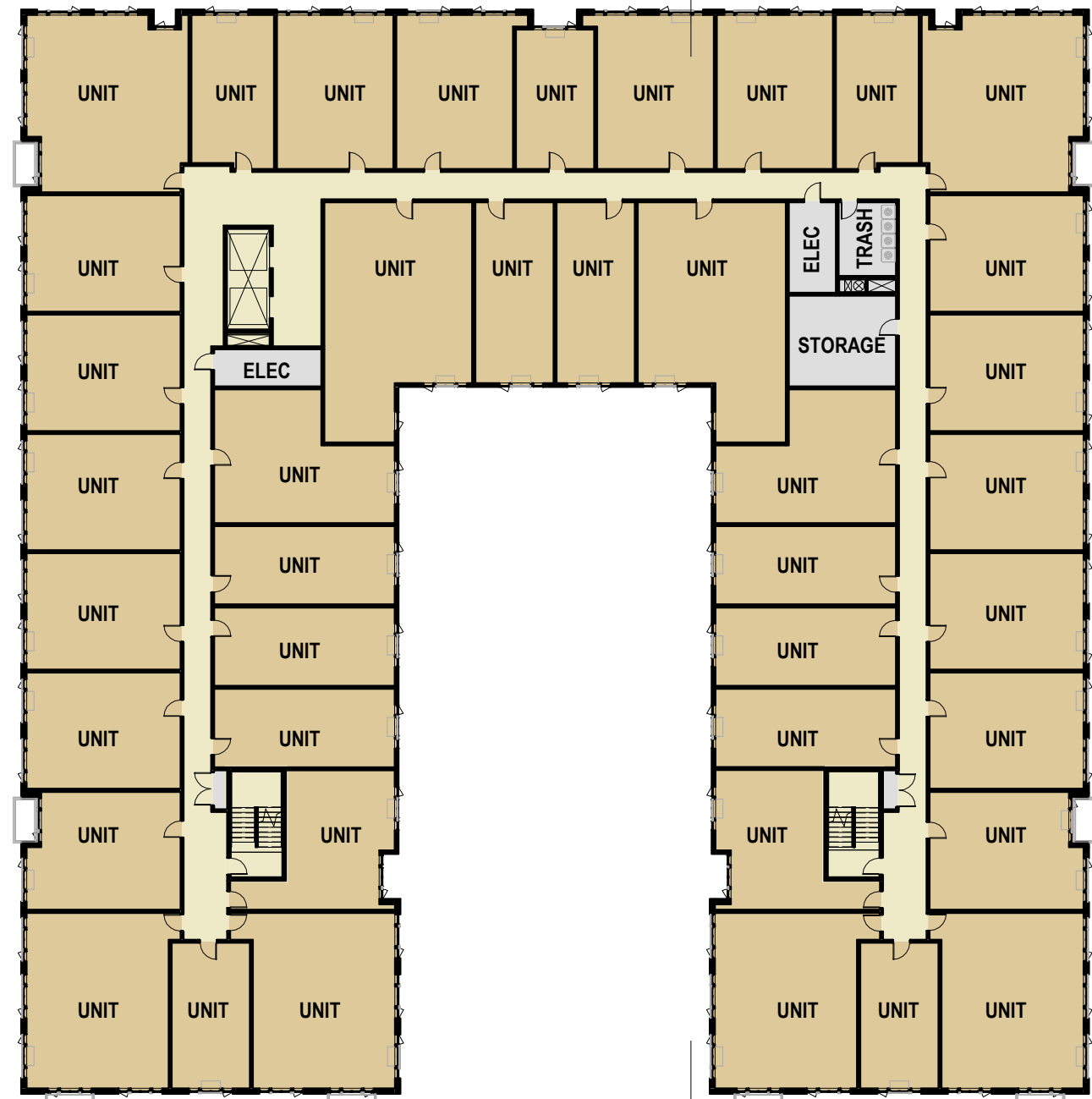












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C19



C18  
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C20

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C17

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C19





THE GALLERIA



YEON BUILDING



THE NINES



ROYAL SONESTA



JACKSON TOWER



AMERICAN BANK BUILDING









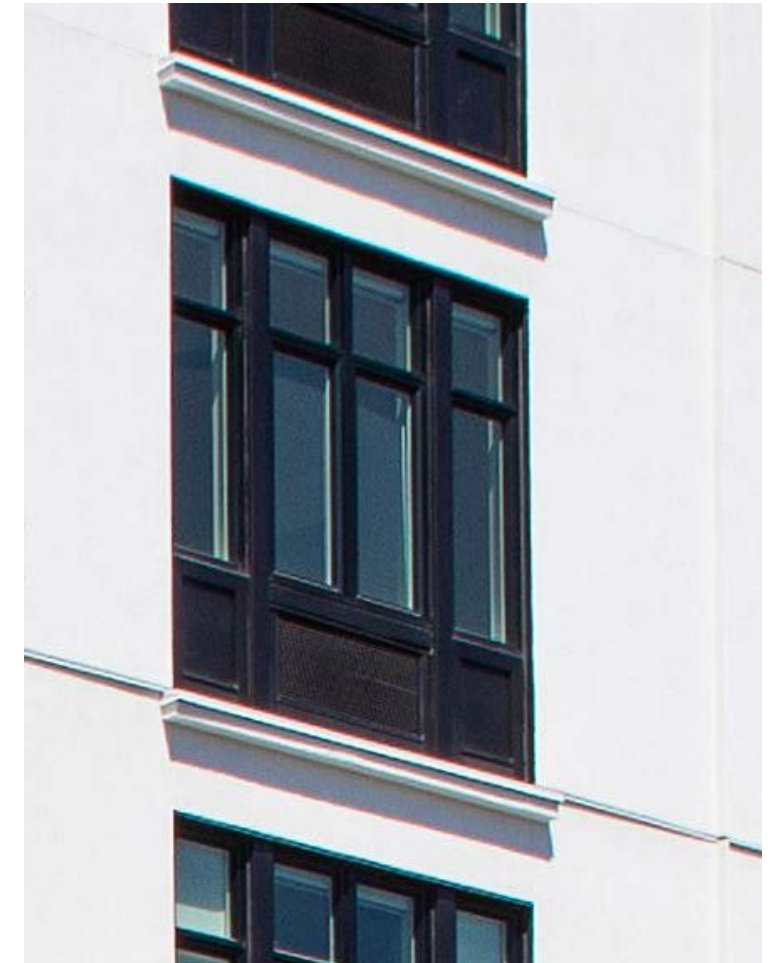




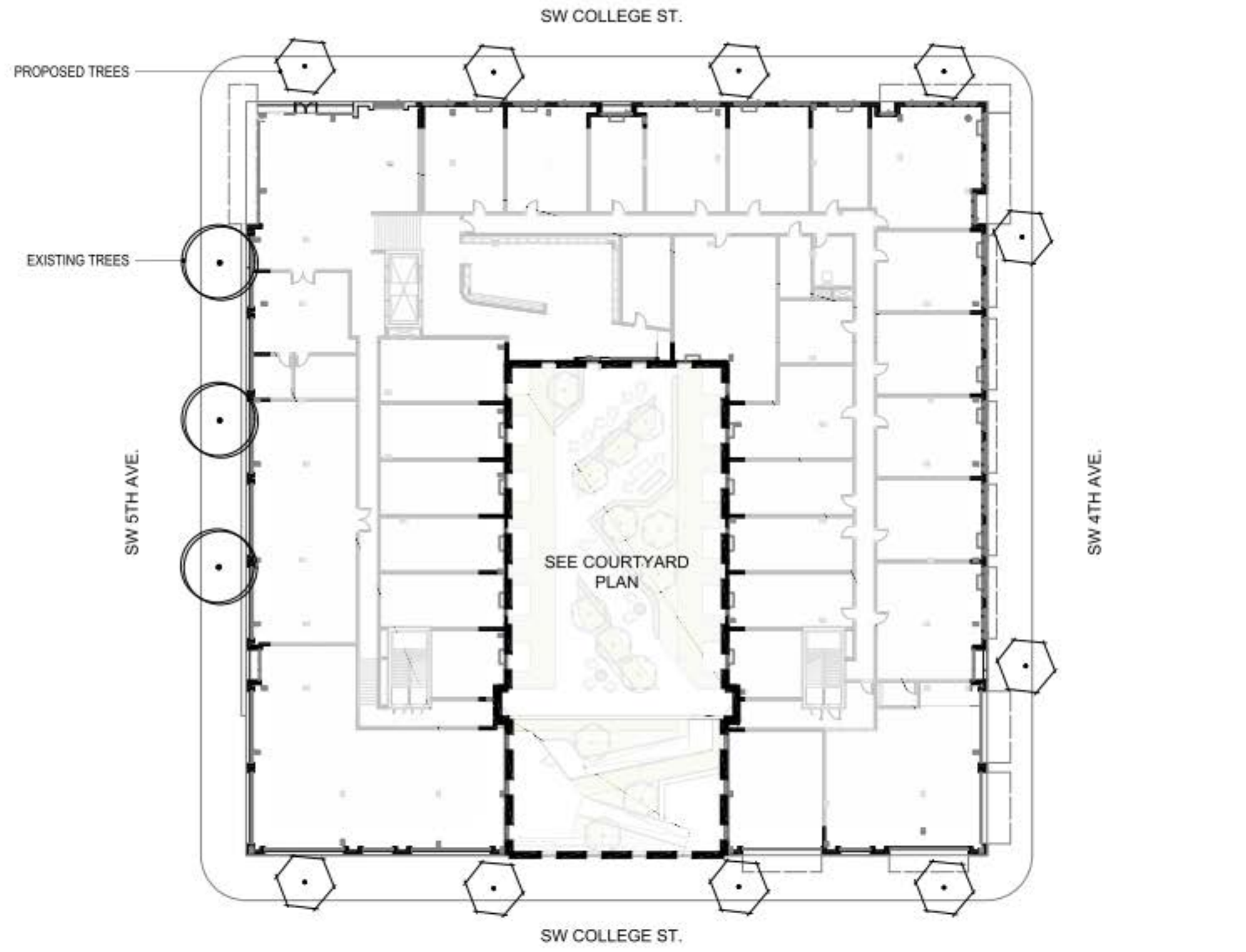
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- VINYL WINDOWS
- ALUMINUM STOREFRONT



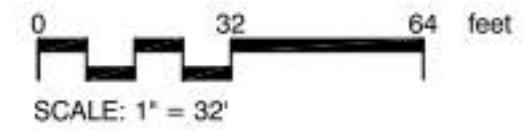
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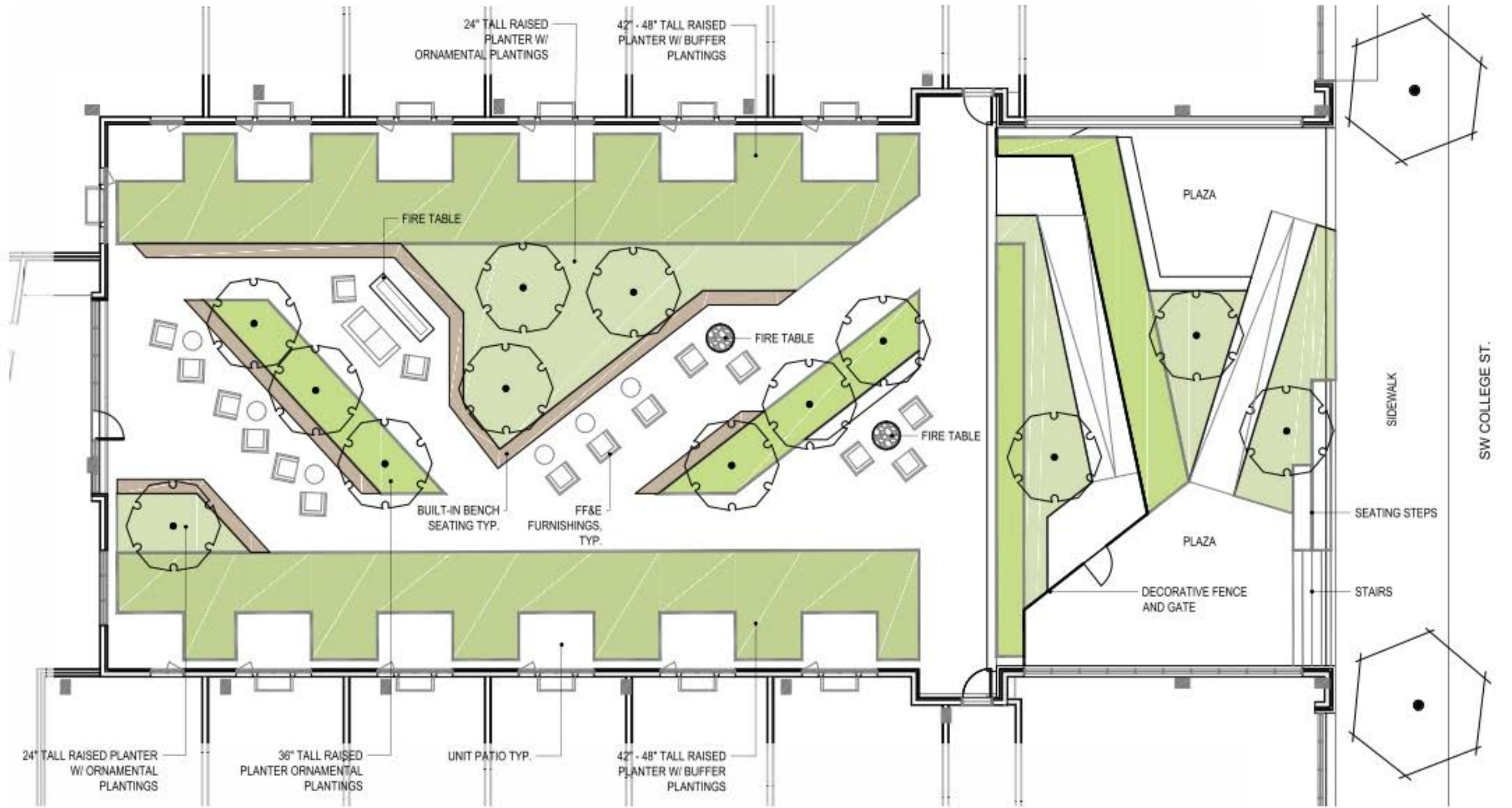
- VINYL WINDOWS WITH FIBER CEMENT SPANDRELS



LANDSCAPE SITE PLAN

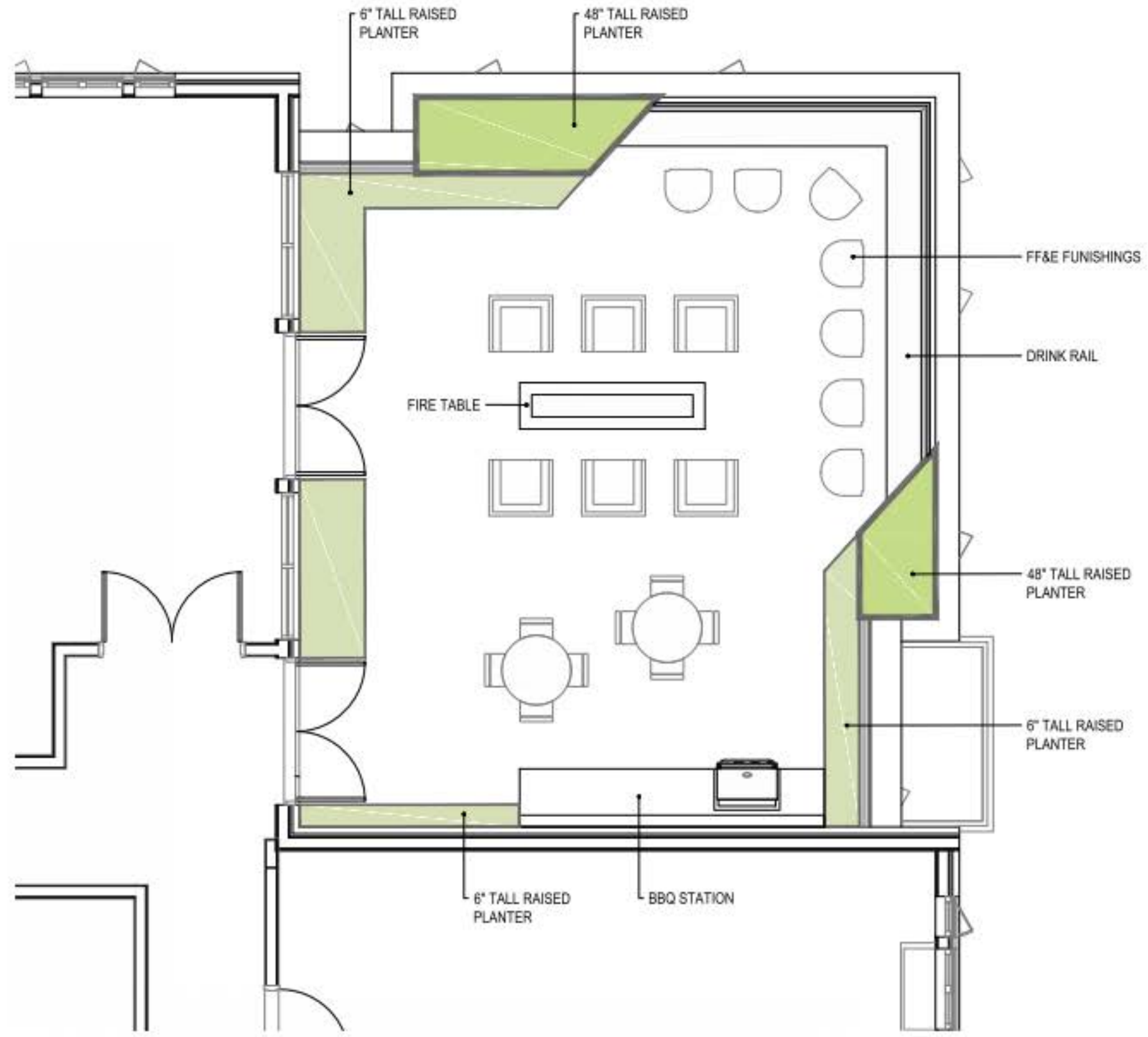




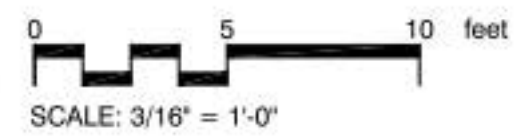


N  
01 LEVEL 1 COURTYARD

0 10 21 feet  
SCALE: 3/32" = 1'-0"



**01** LEVEL 7 AMENITY DECK



CONCEPT IMAGERY - SITEWORK



CONCEPT IMAGERY - PLANTING









# Transmittal

338 NW 5th Ave, Portland, OR 97209

PROJECT: Modera U-District 2103080      DATE: 4/28/2022  
 SUBJECT: Modera University District      TRANSMITTAL ID: 00002  
 PURPOSE: For your use      VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Kurt Schultz 338 NW 5th Ave Portland OR 97209 United States	SERA Design and Architecture Inc.	kurts@seradesign.com	(503) 445-7312

TO

NAME	COMPANY	EMAIL	PHONE
Arthur.Graves@portlandoregon.gov		Arthur.Graves@portlandoregon.gov	

REMARKS: Art, here is the draft DAR set for your use

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	4/28/2022	2022-0427 Modera U District DAR_Draft small.pdf	





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C25	LANDSCAPE CONCEPT IMAGERY
C26	LANDSCAPE CONCEPT IMAGERY
C27	VIEW FROM NORTHWEST
C28	VIEW FROM NORTHEAST





1900 SW 4TH AVE



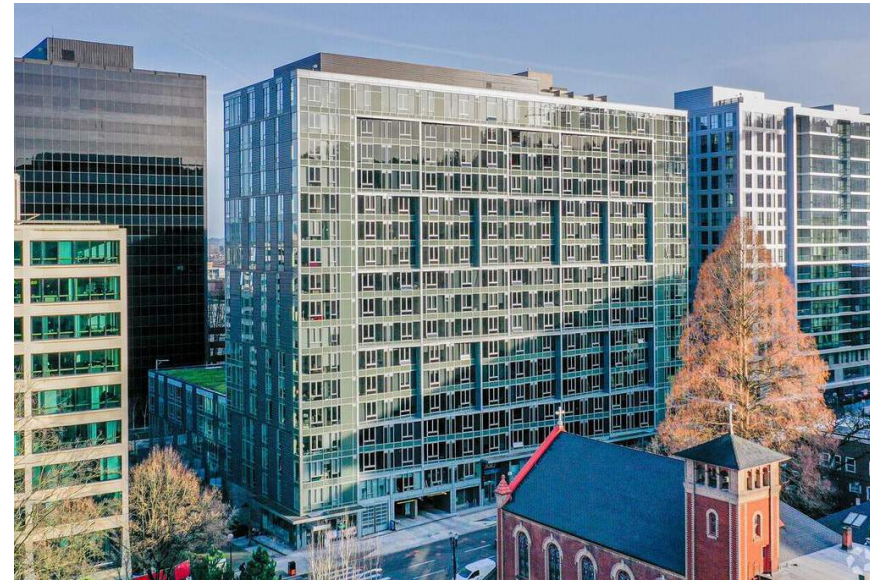
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UNIVERSITY POINTE



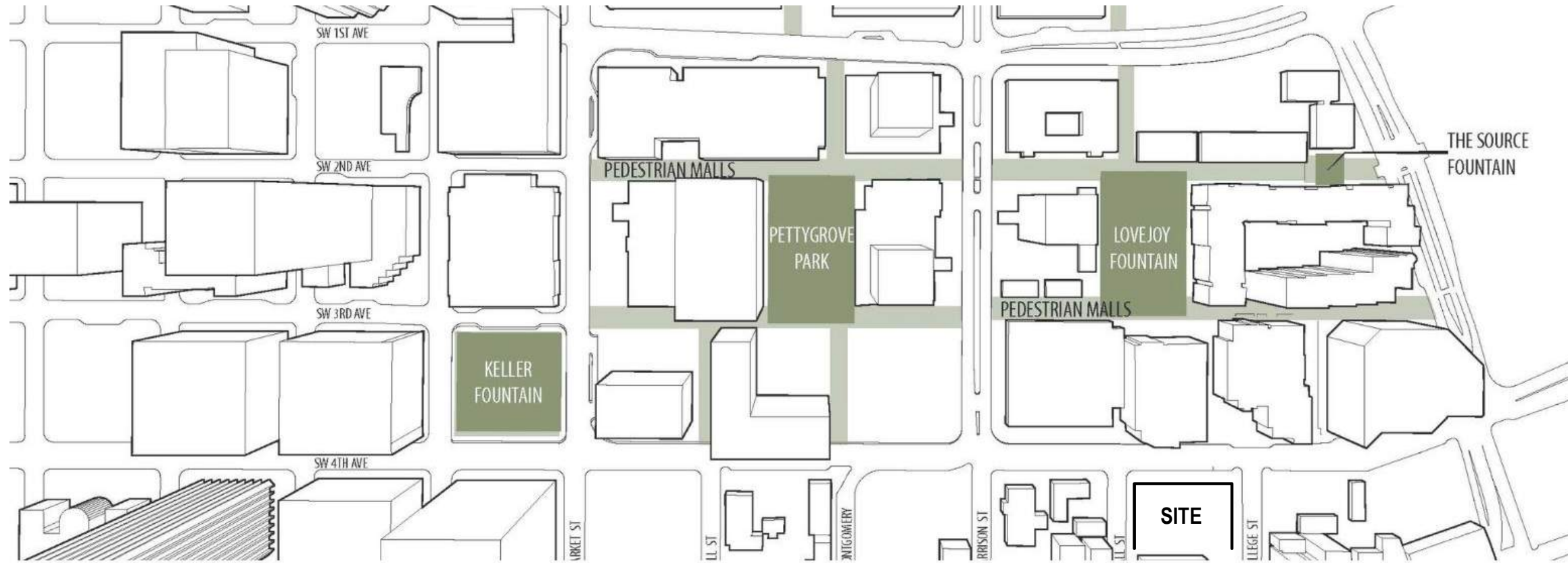
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THE CYAN



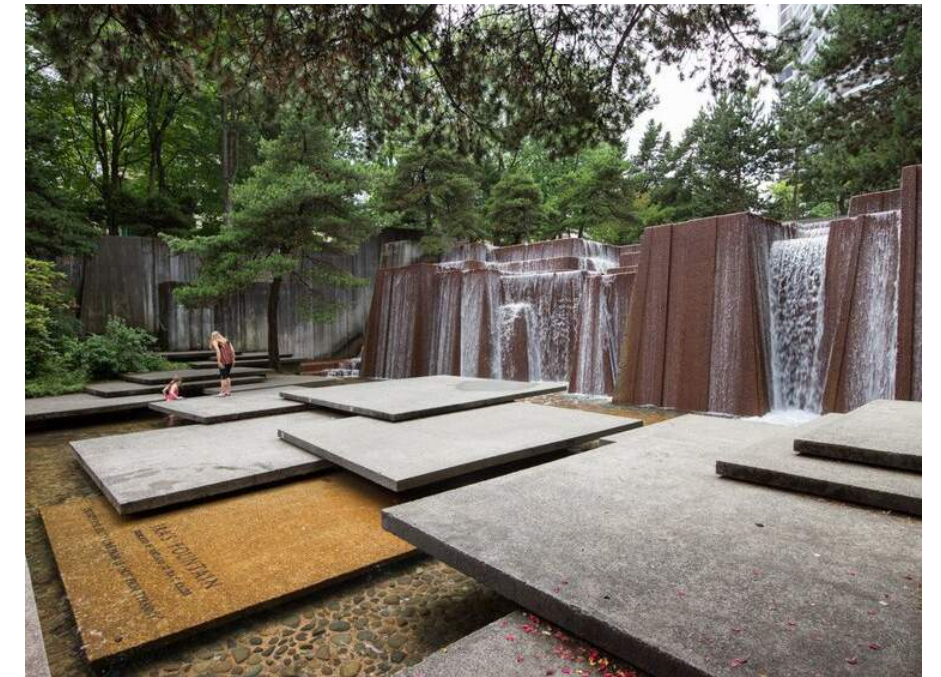
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LOVEJOY FOUNTAIN



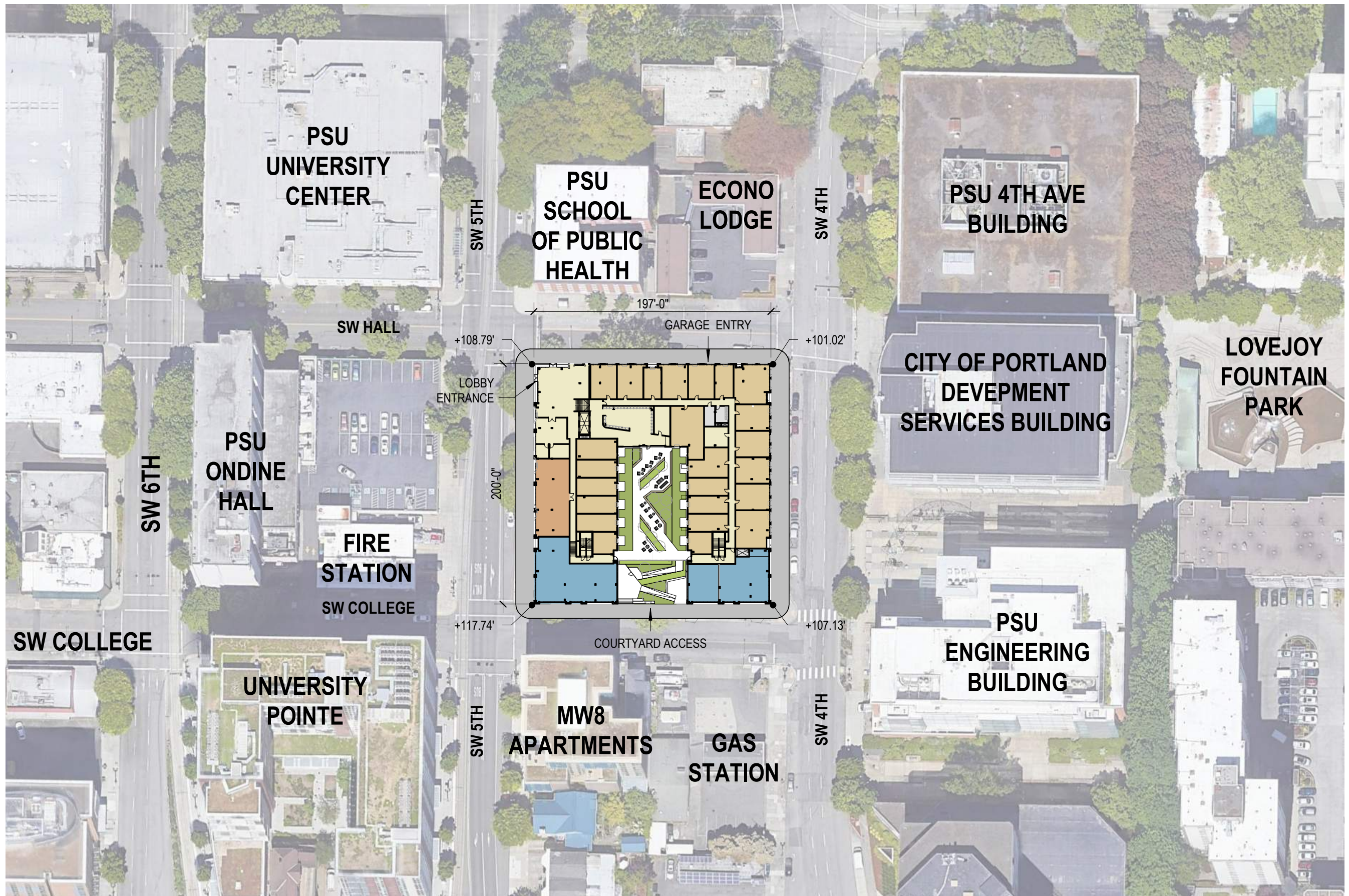
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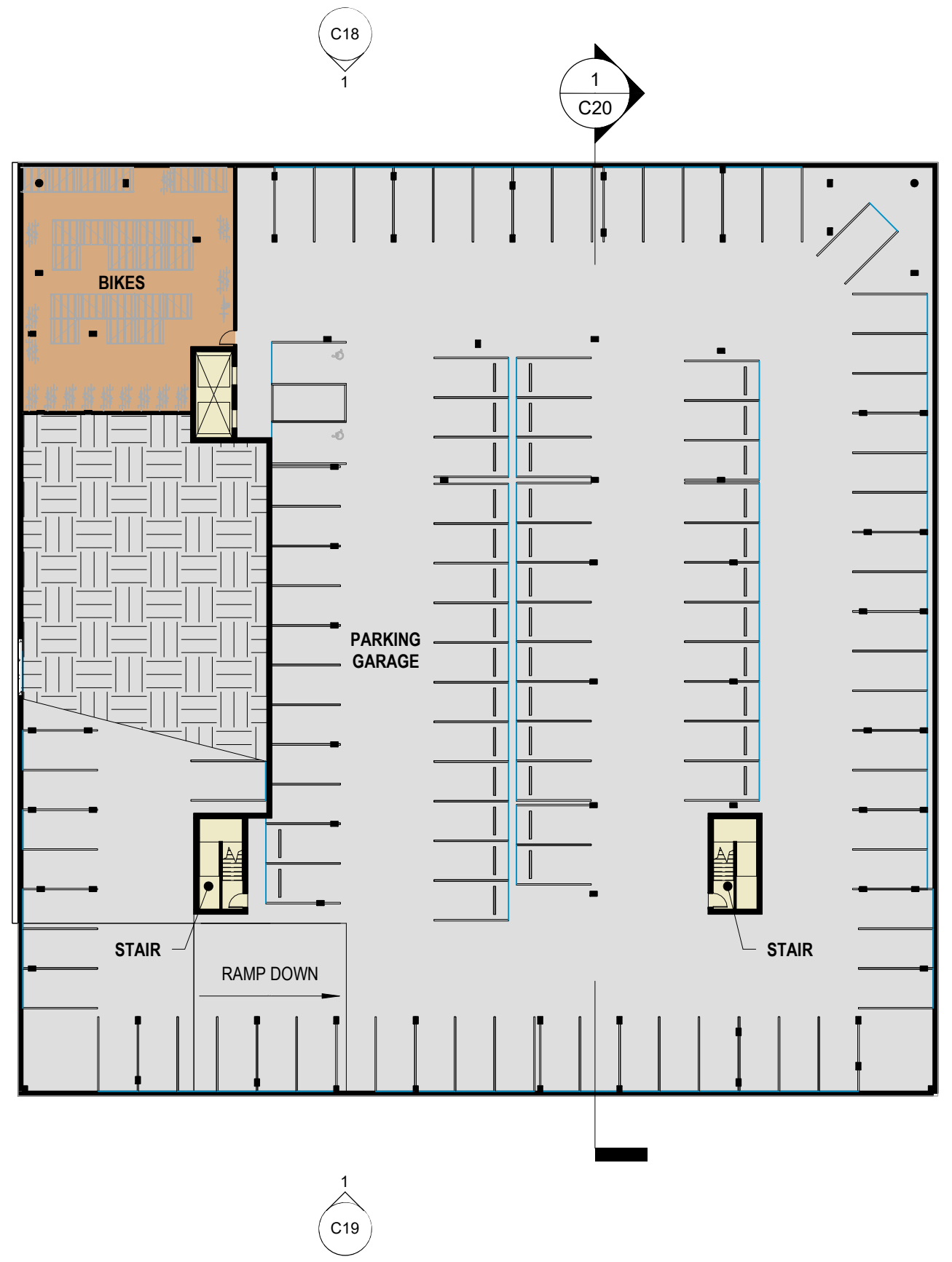


KELLER FOUNTAIN















CANOPY BELOW

C16 1

CANOPY BELOW

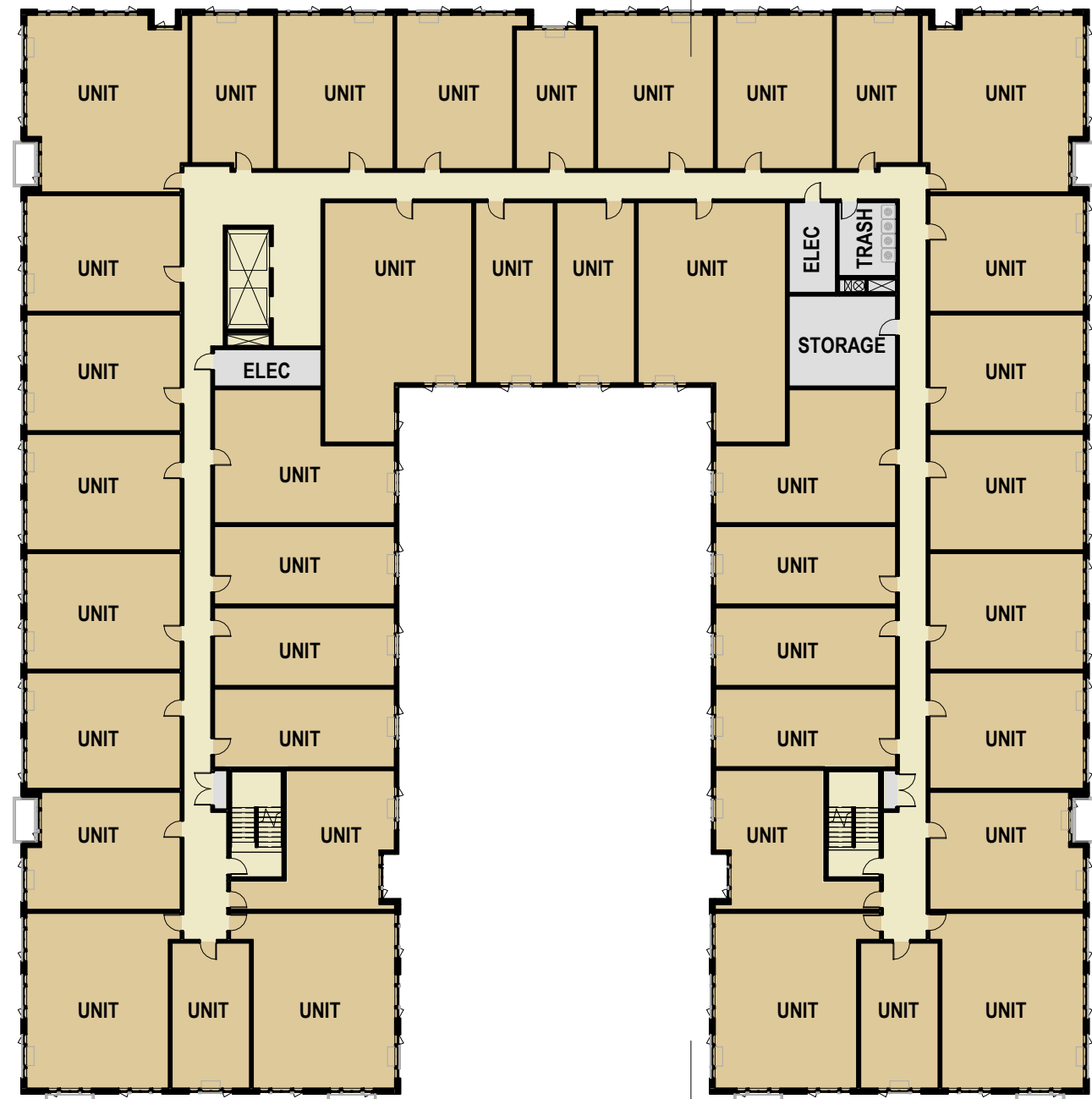
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1 C20

1 C17

1 C19





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C20

C16  
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C17

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C19





THE NINES



THE GALLERIA

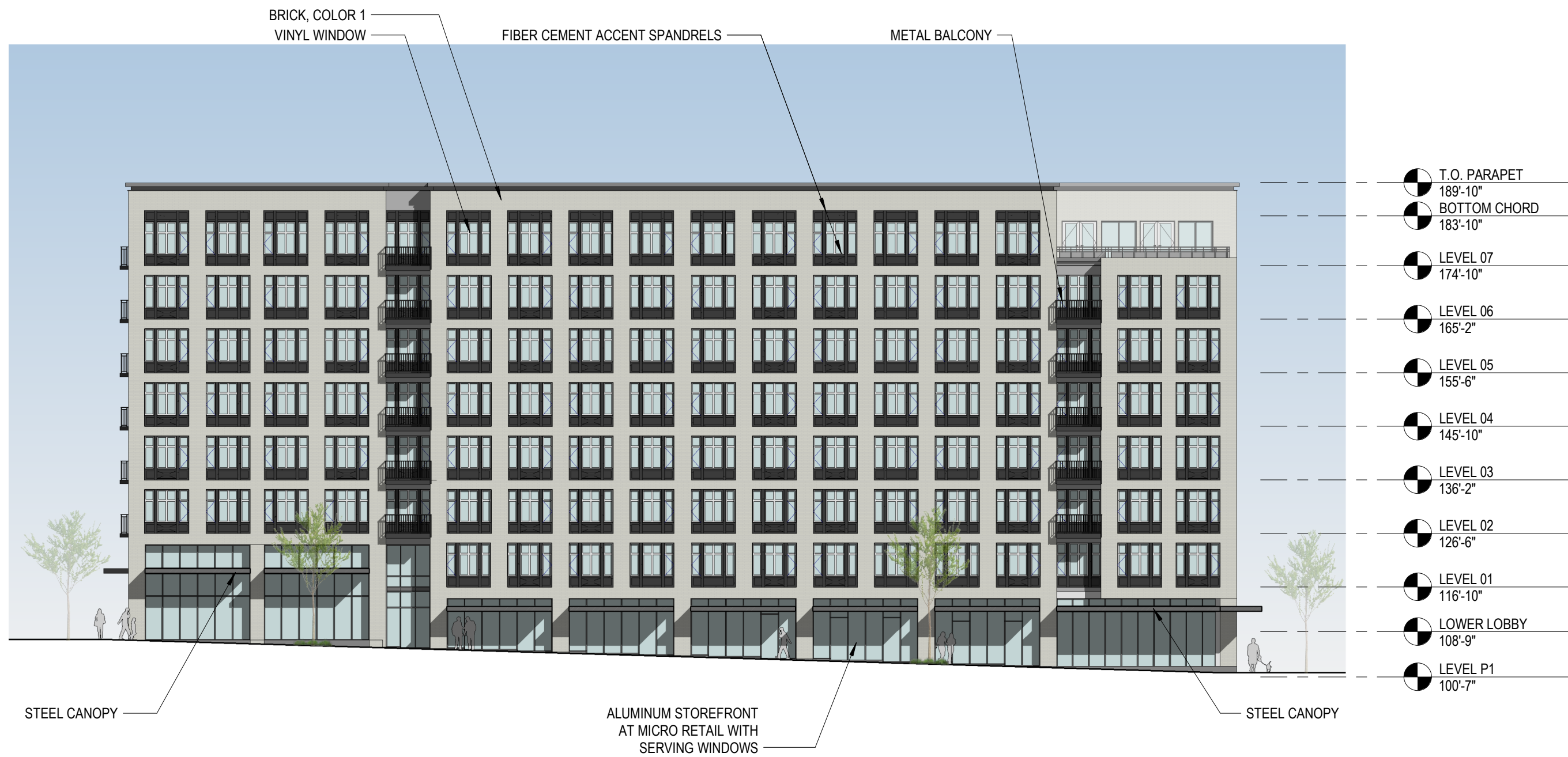


AMERICAN BANK BUILDING



ROYAL SONESTA







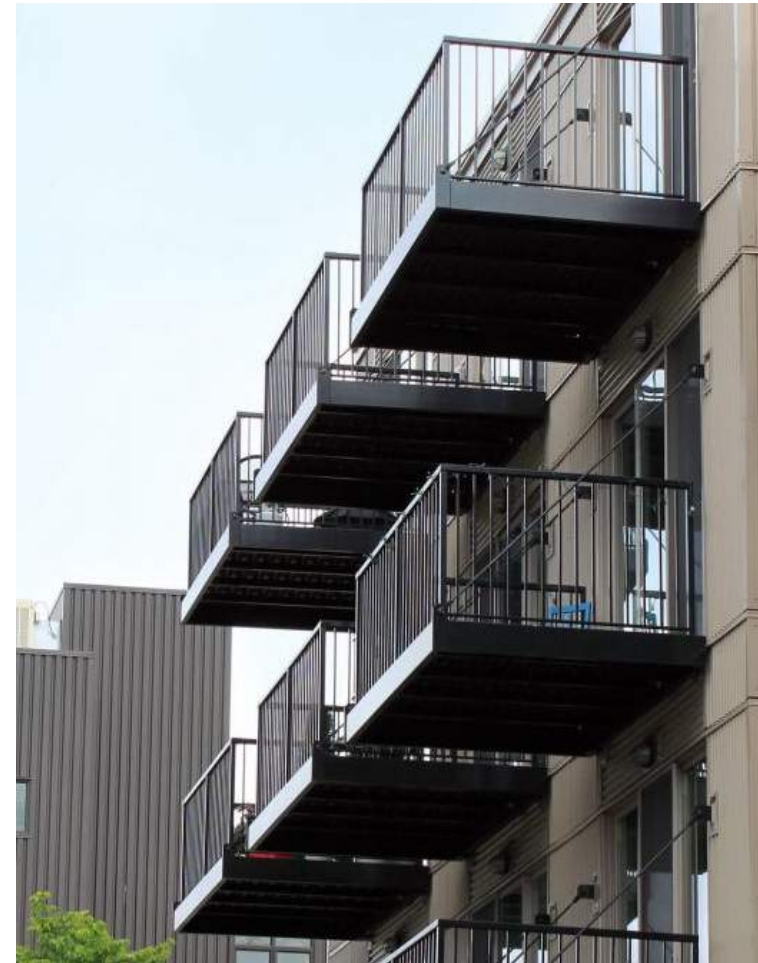




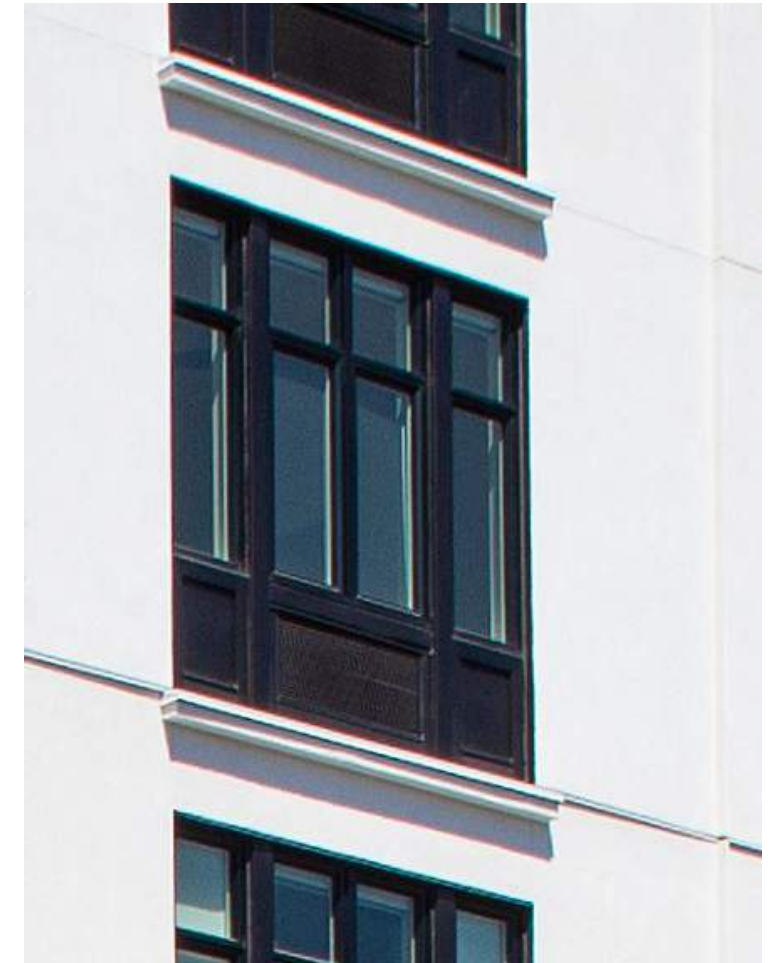




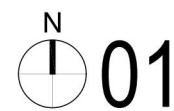
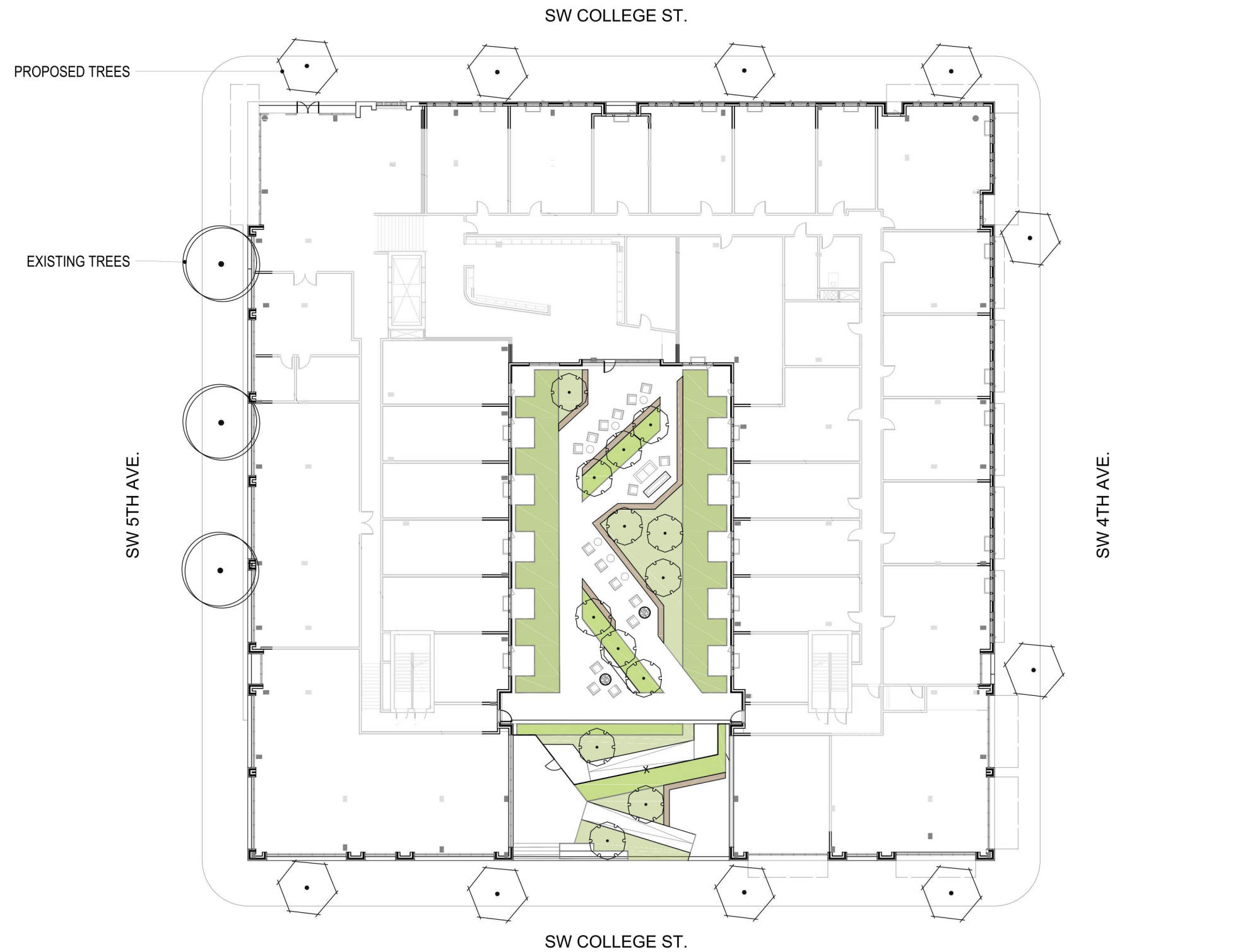
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- VINYL WINDOWS
- ALUMINUM STOREFRONT



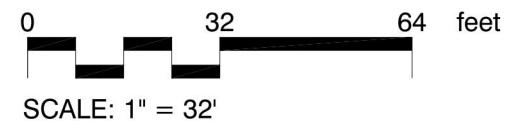
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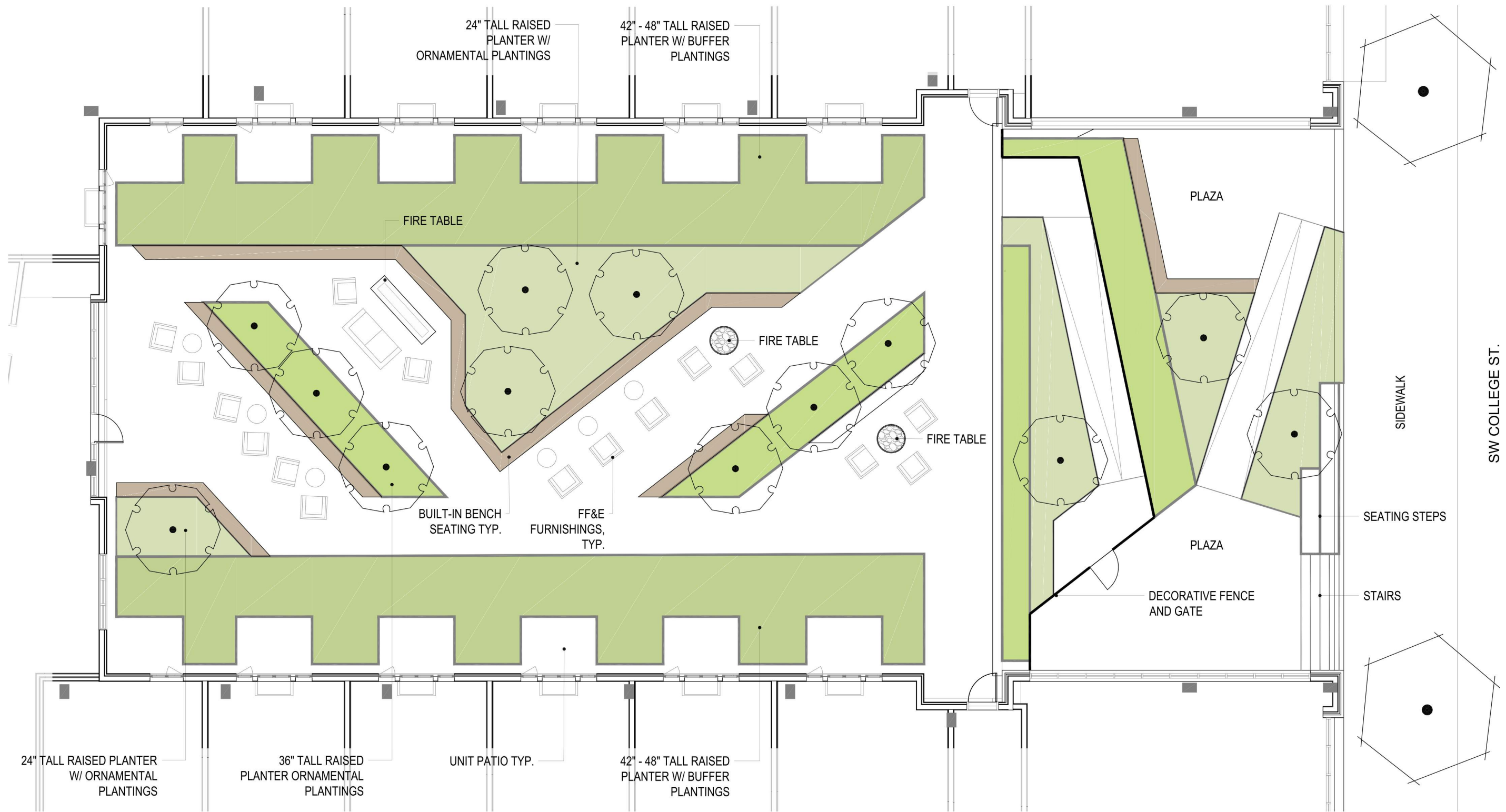


- VINYL WINDOWS WITH FIBER CEMENT SPANDRELS



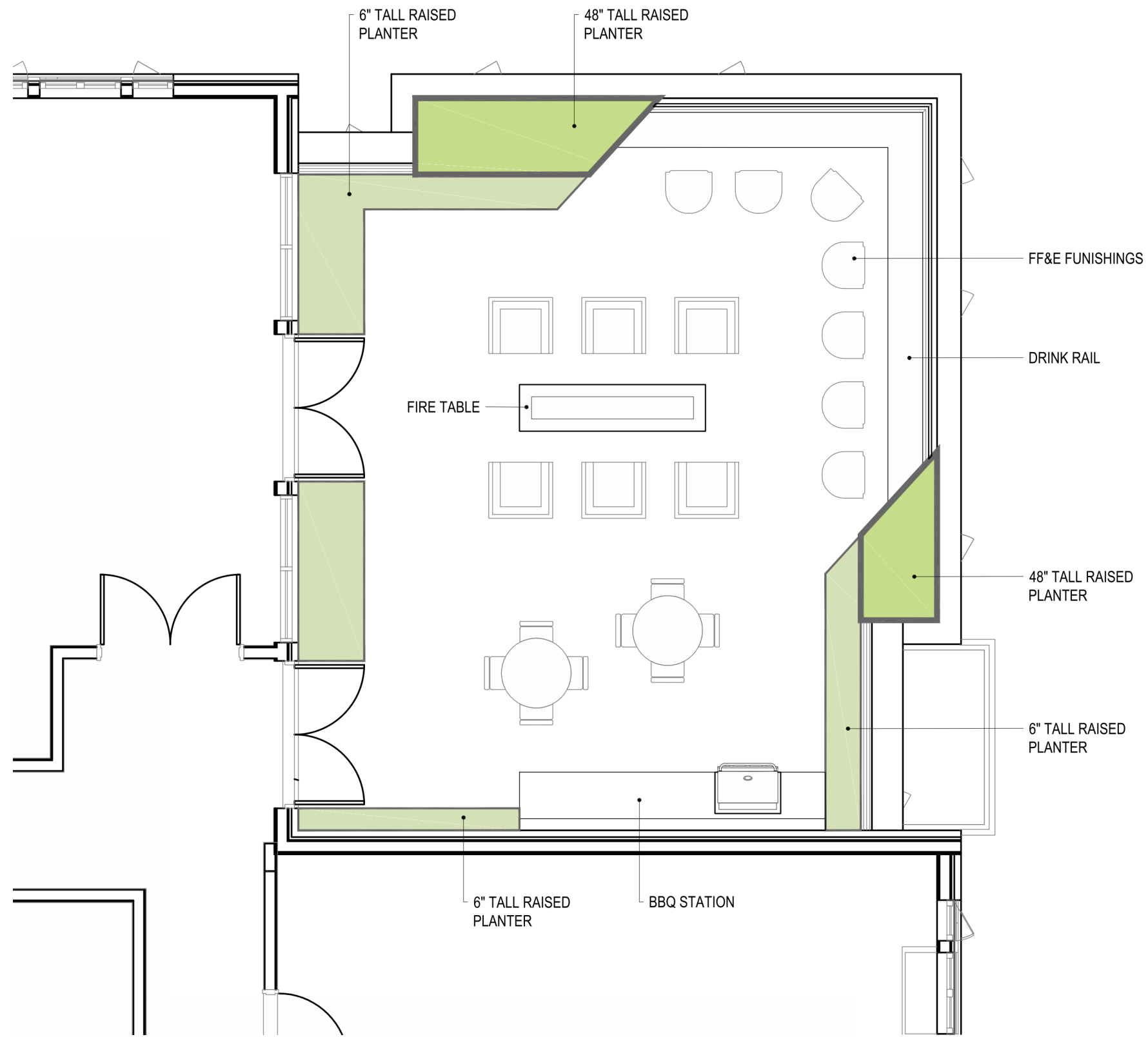
LANDSCAPE SITE PLAN





N  
 01 LEVEL 1 COURTYARD

0 10 21 feet  
 SCALE: 3/32" = 1'-0"



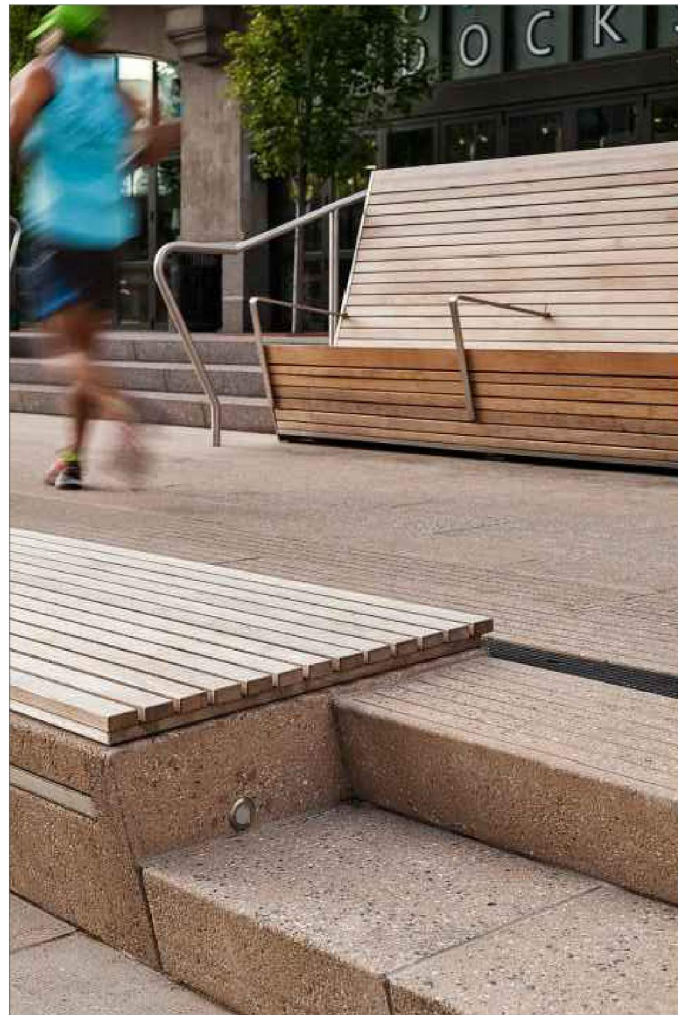
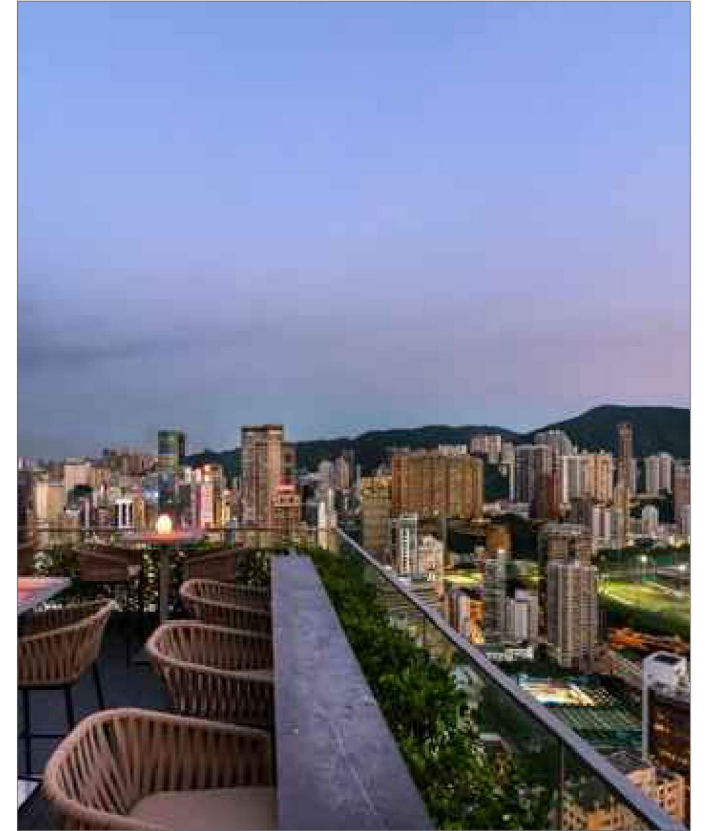
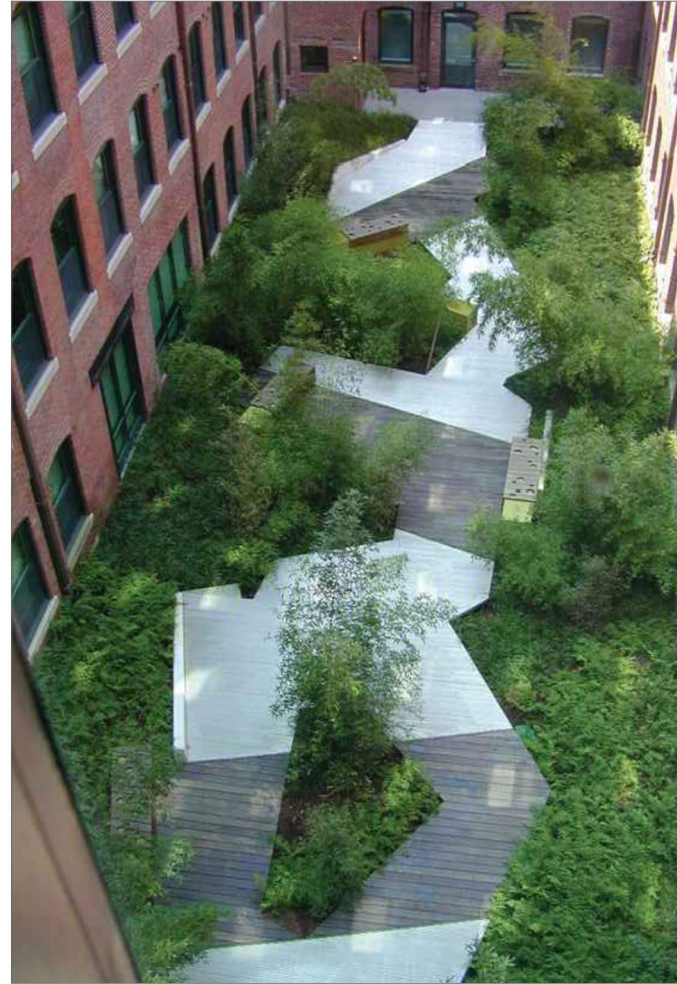
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LEVEL 7 AMENITY DECK

0 5 10 feet

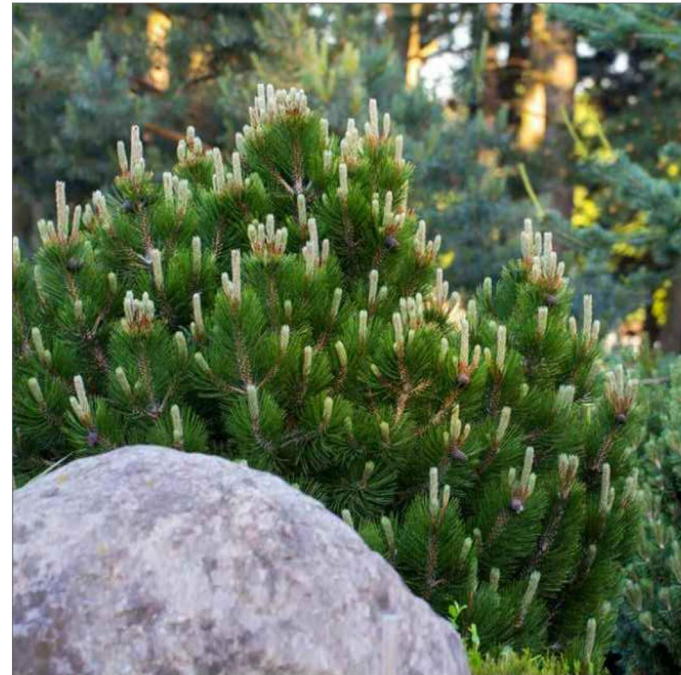
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CONCEPT IMAGERY - SITEWORK





CONCEPT IMAGERY - PLANTING









# Transmittal

338 NW 5th Ave, Portland, OR 97209

PROJECT: Modera U-District 2103080      DATE: 5/4/2022  
 SUBJECT: Modera University District EA22-125279DA      TRANSMITTAL ID: 00003  
 PURPOSE: For your use      VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Kurt Schultz 338 NW 5th Ave Portland OR 97209 United States	SERA Design and Architecture Inc.	kurts@seradesign.com	(503) 445-7312

TO

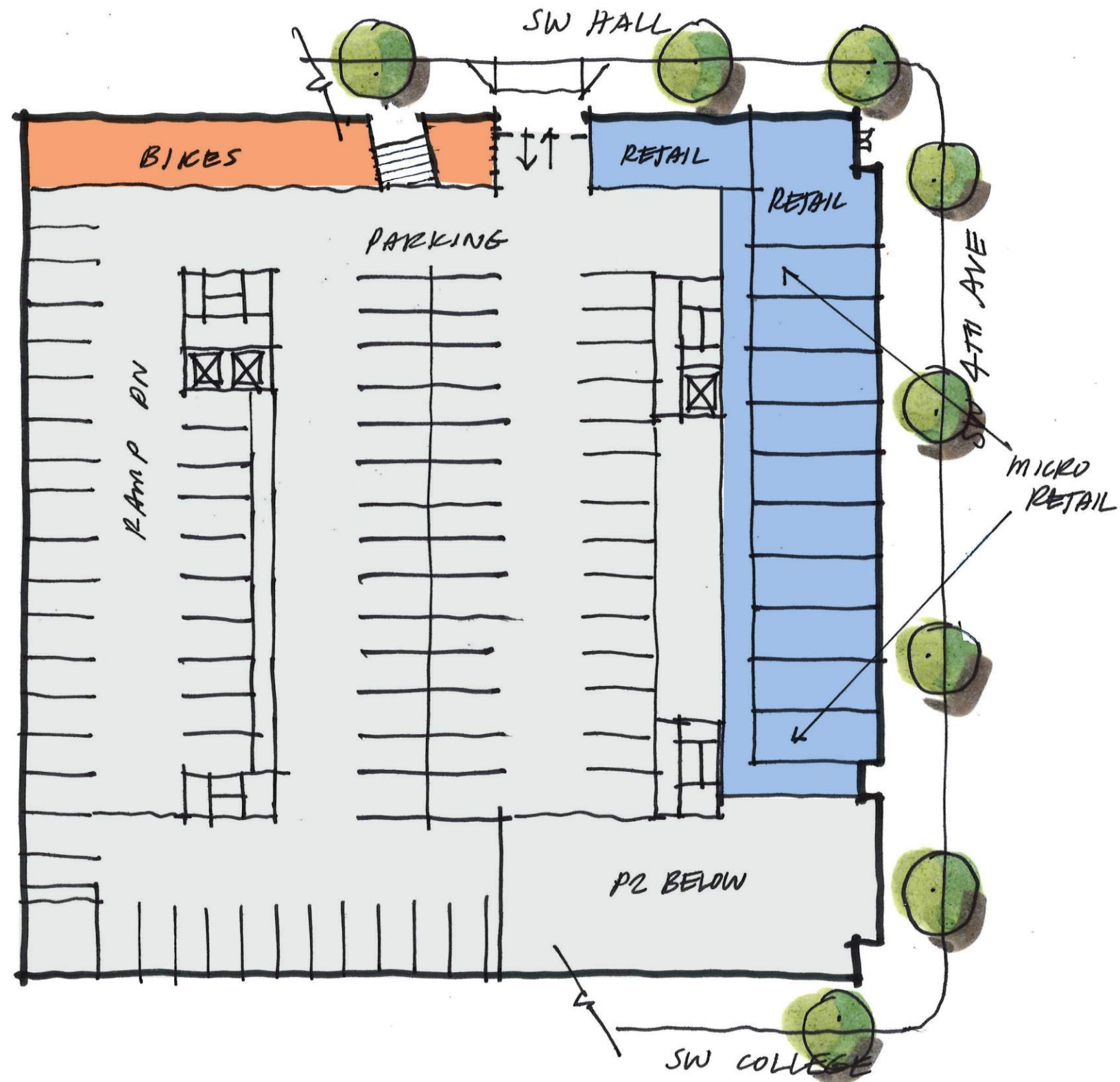
NAME	COMPANY	EMAIL	PHONE
Arthur.Graves@portlandoregon.gov		Arthur.Graves@portlandoregon.gov	

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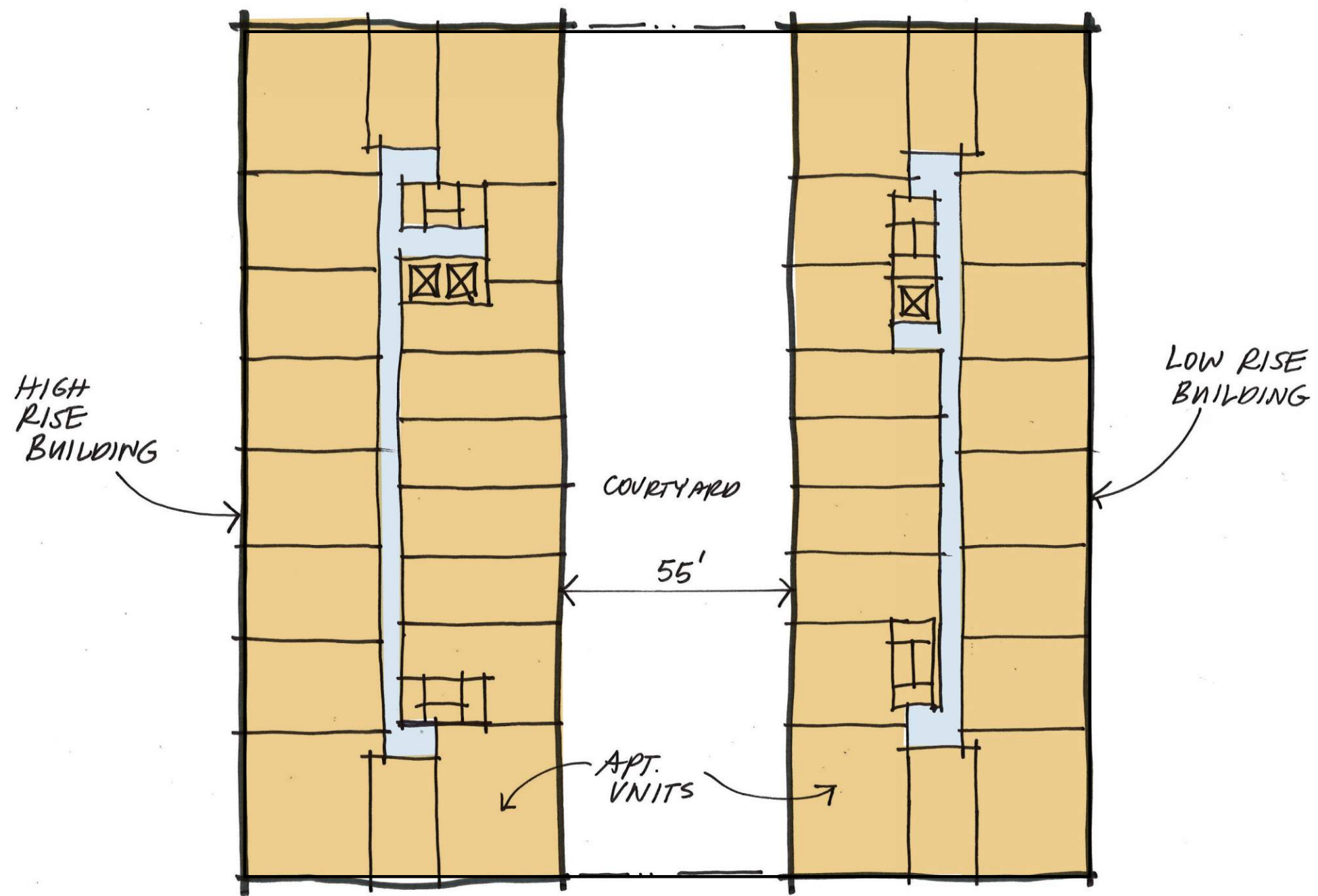
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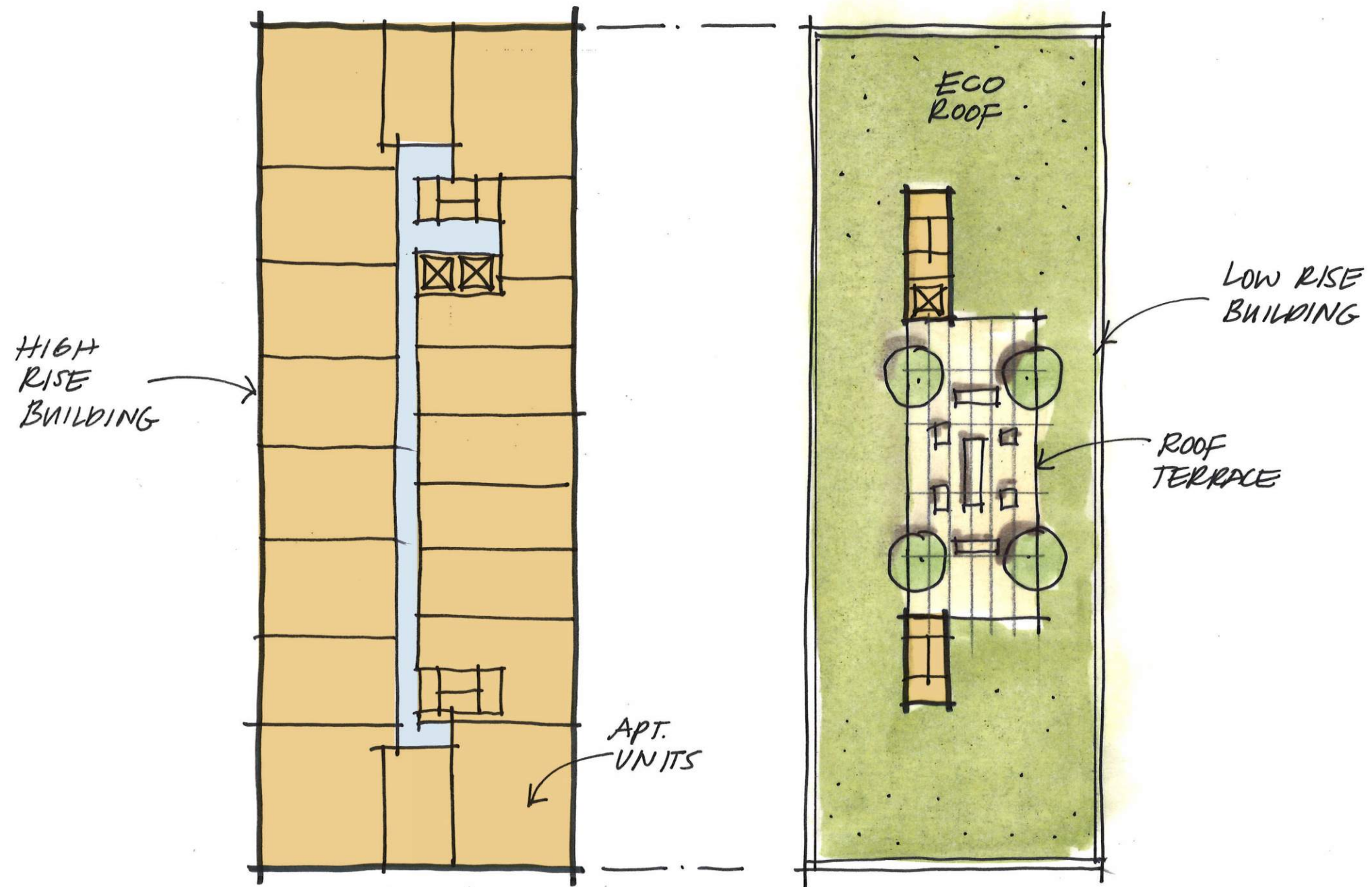


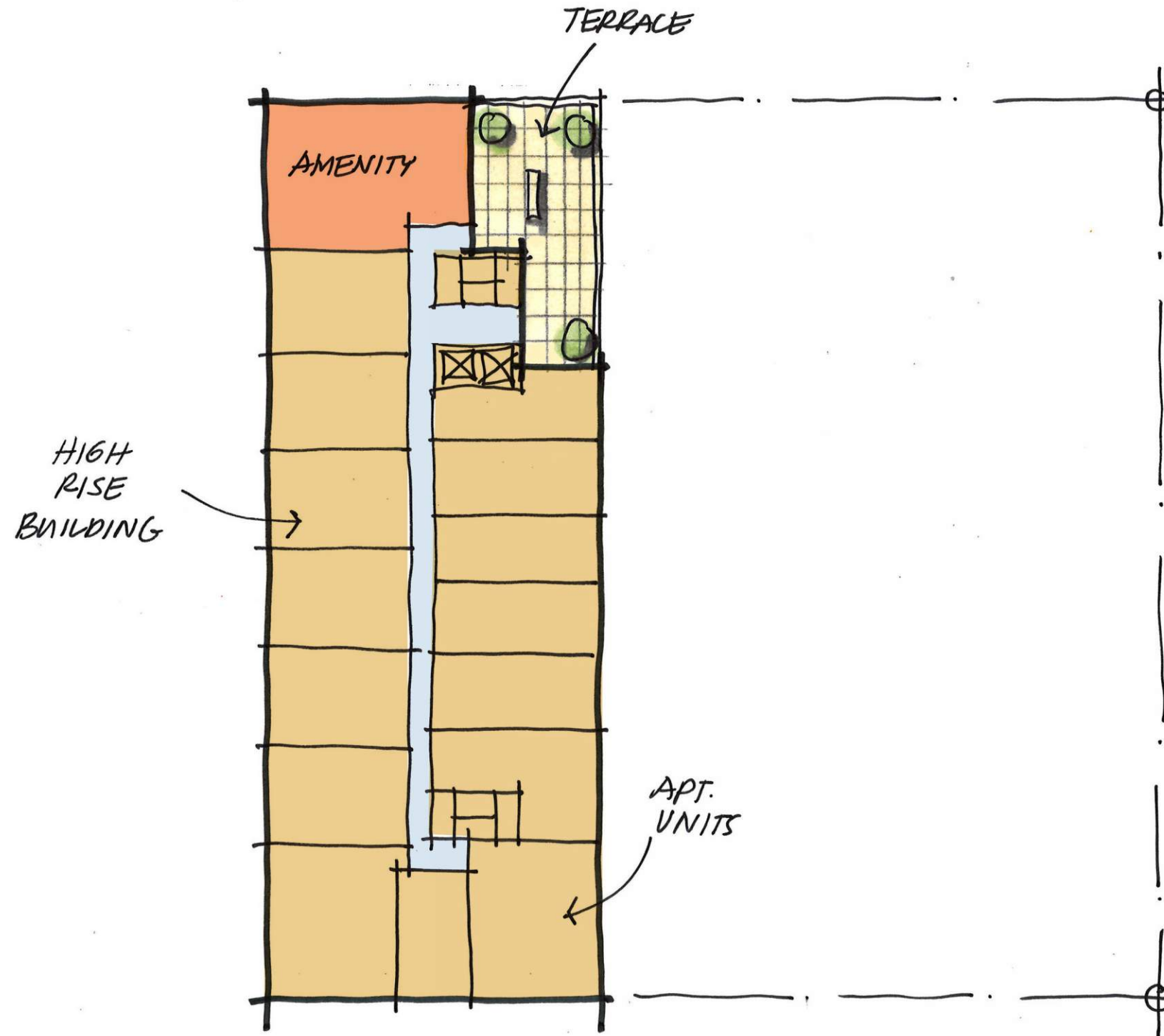


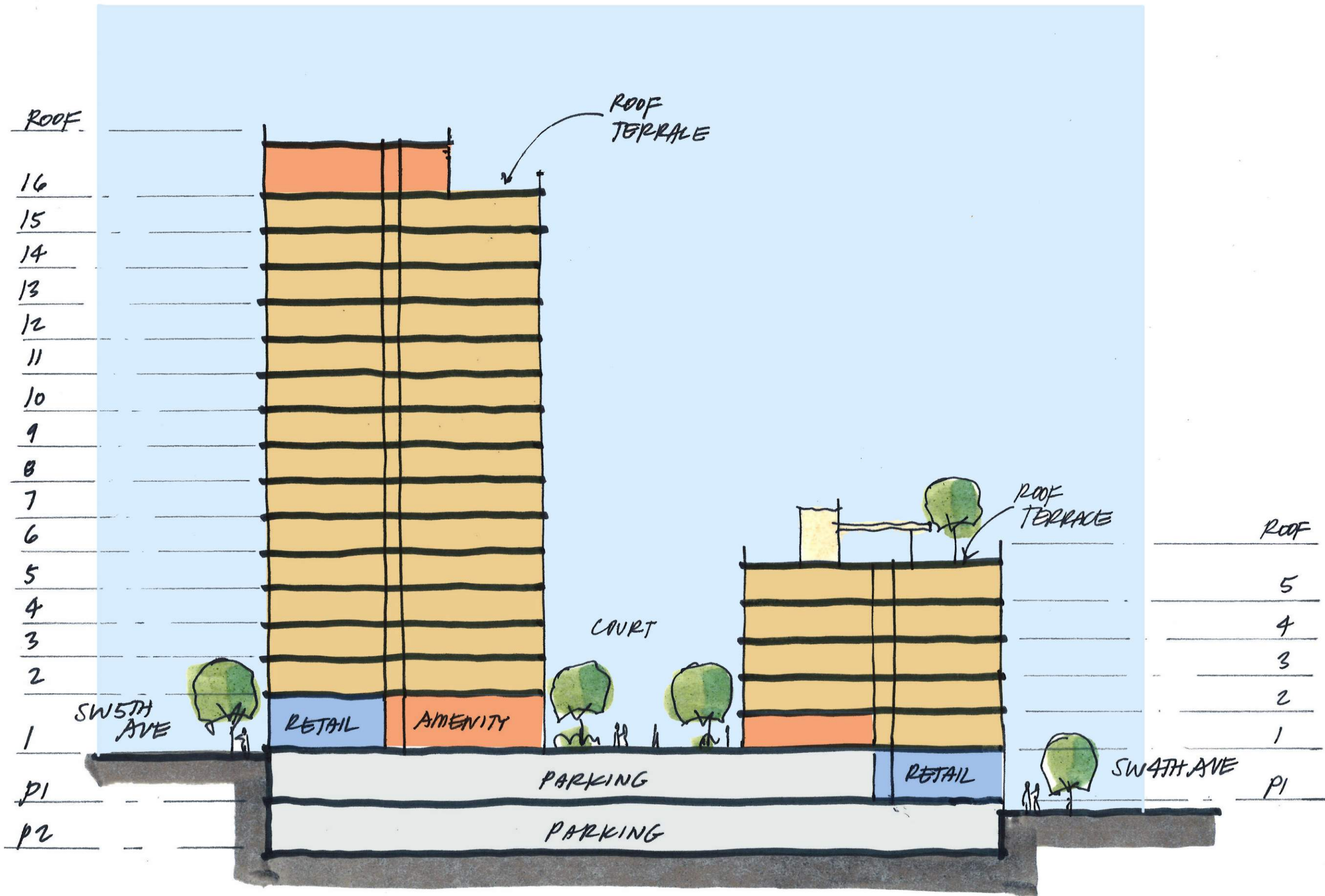


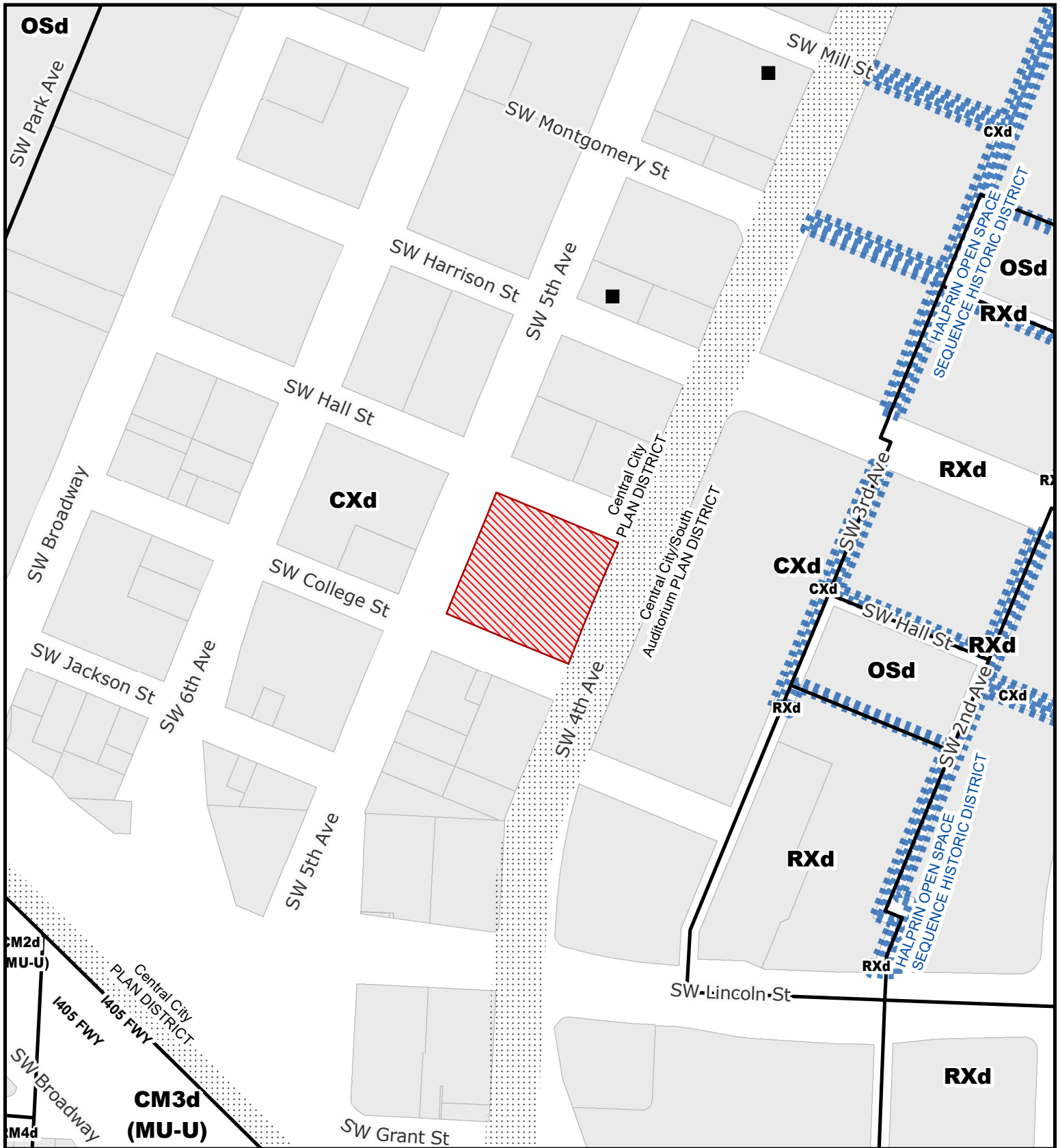












# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
UNIVERSITY DISTRICT /  
SOUTH DOWNTOWN SUB DISTRICT



Site



Historic Landmark

File No.	EA 22 - 125279 DA
1/4 Section	3228,3229
Scale	1 inch = 200 feet
State ID	1S1E03CB 3300
Exhibit	B Mar 29, 2022



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1900 SW 4TH AVE



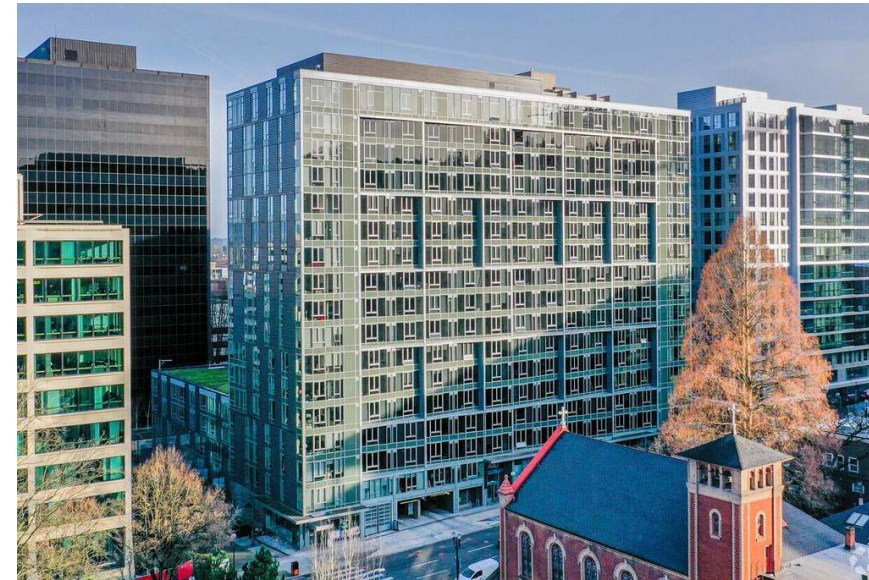
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UNIVERSITY POINTE



COLLECTIVE ON 4TH

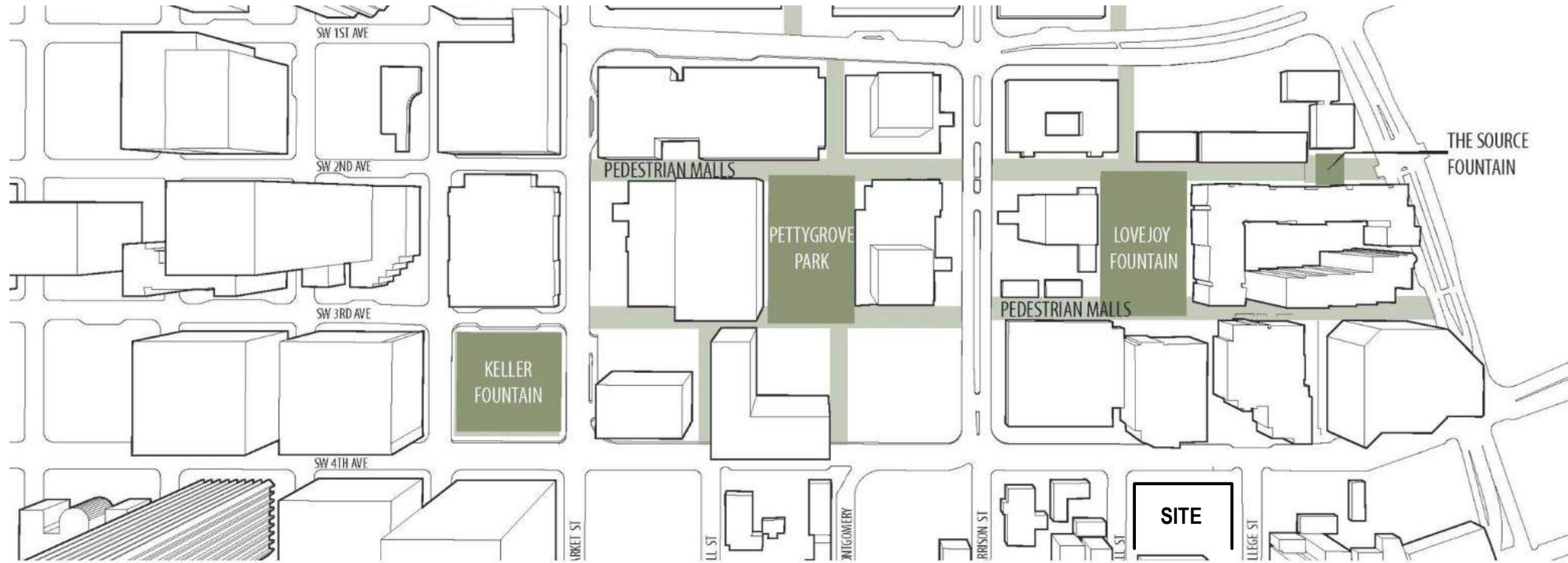


THE CYAN



VANPORT BUILDING

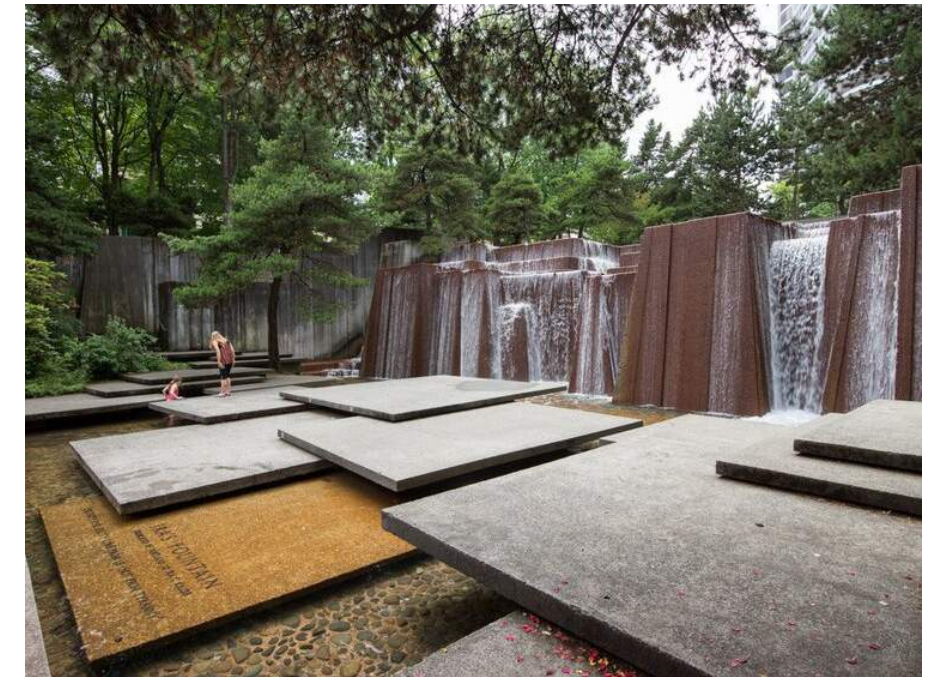




LOVEJOY FOUNTAIN



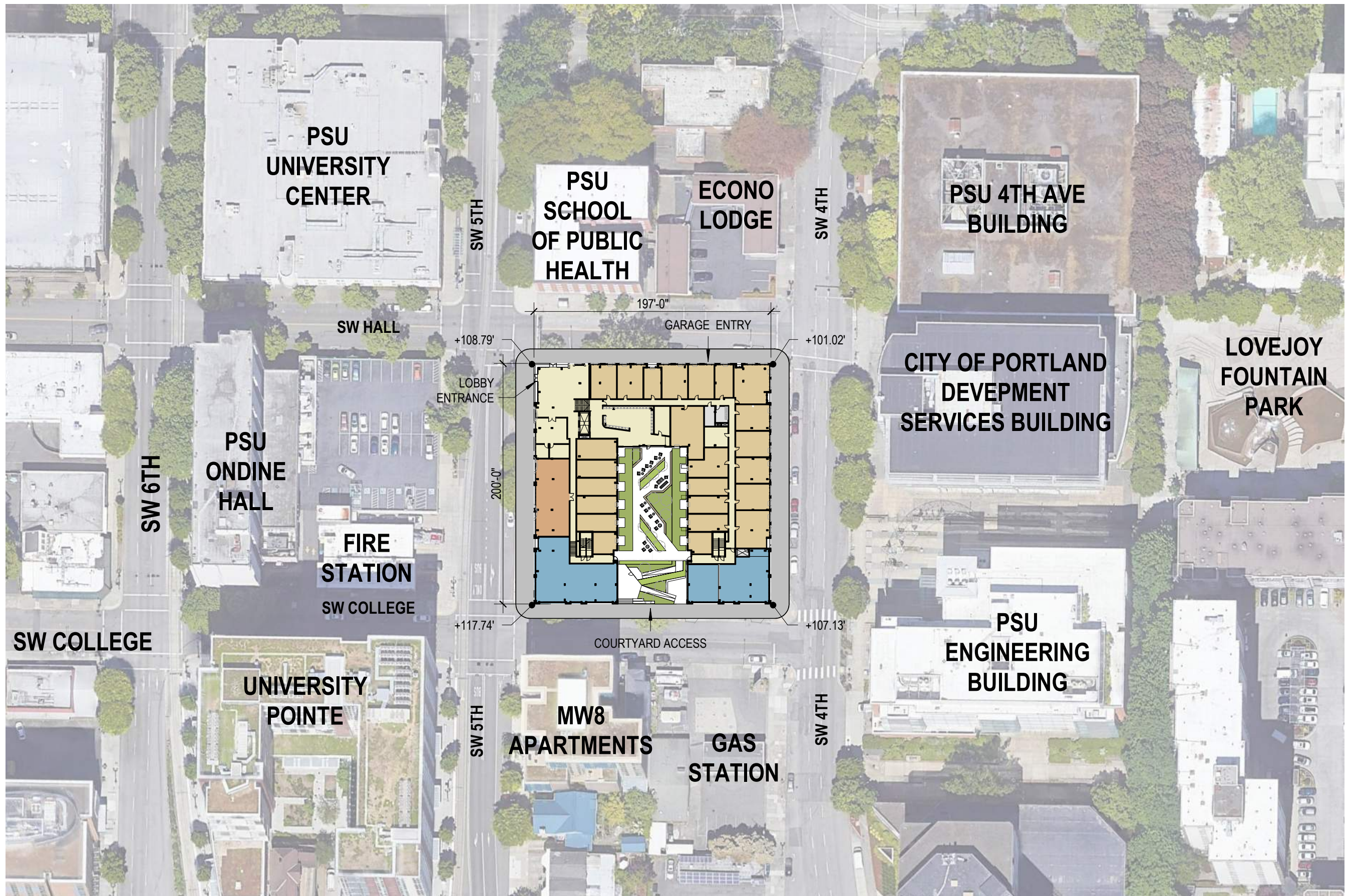
PETTYGROVE PARK

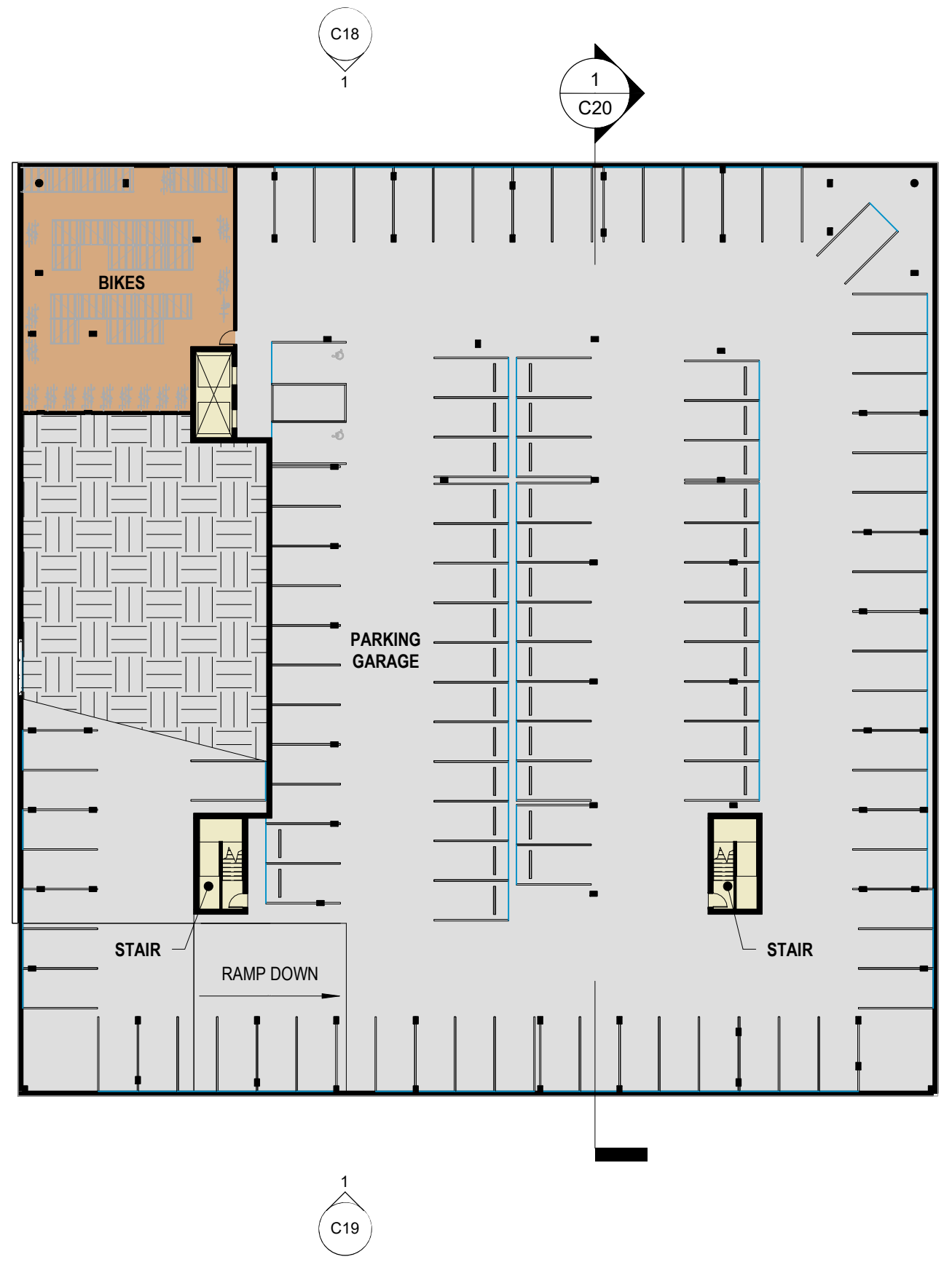


KELLER FOUNTAIN













CANOPY BELOW

C16 1

CANOPY BELOW

C18  
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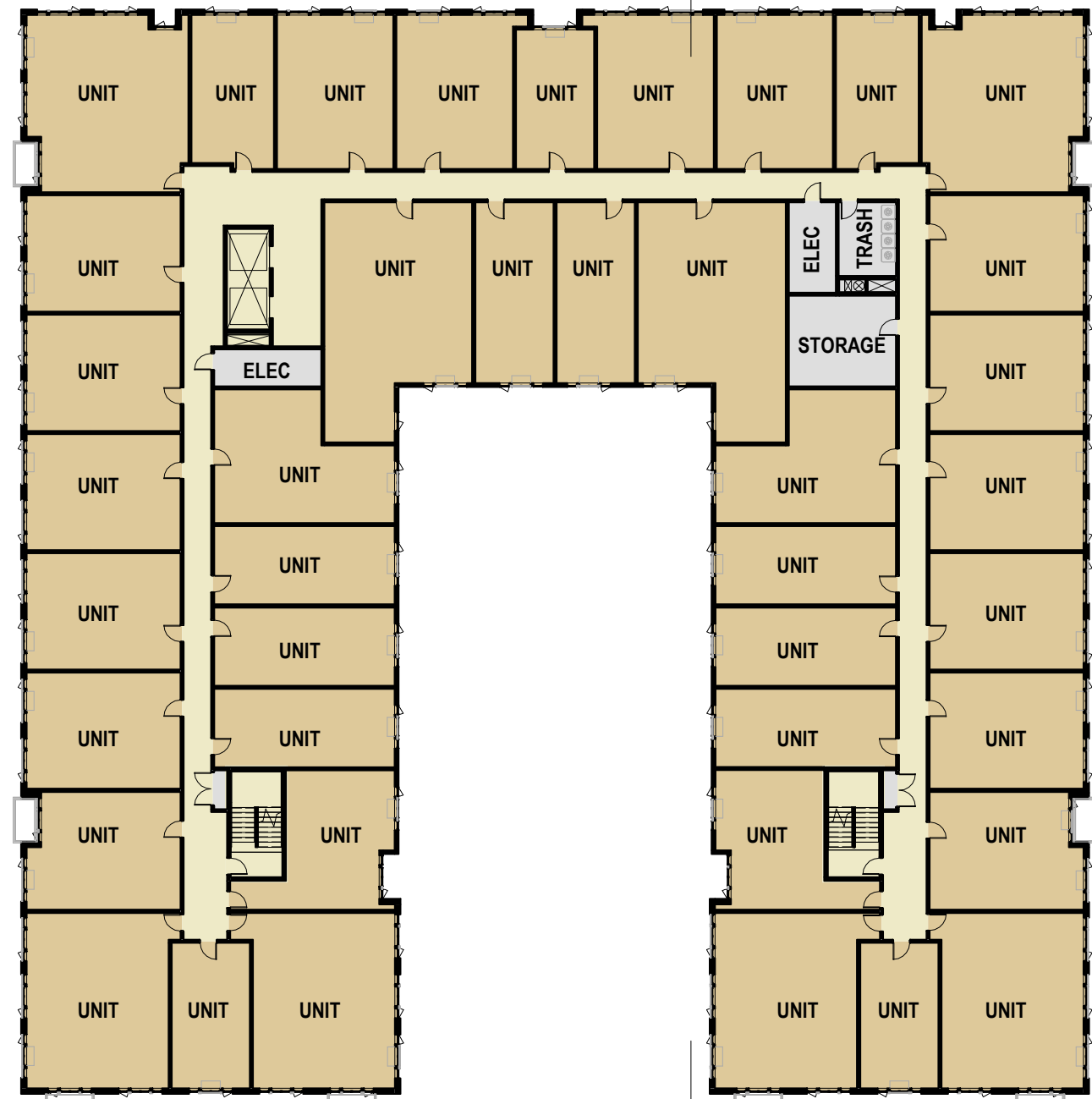
1  
C20

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THE NINES



THE GALLERIA

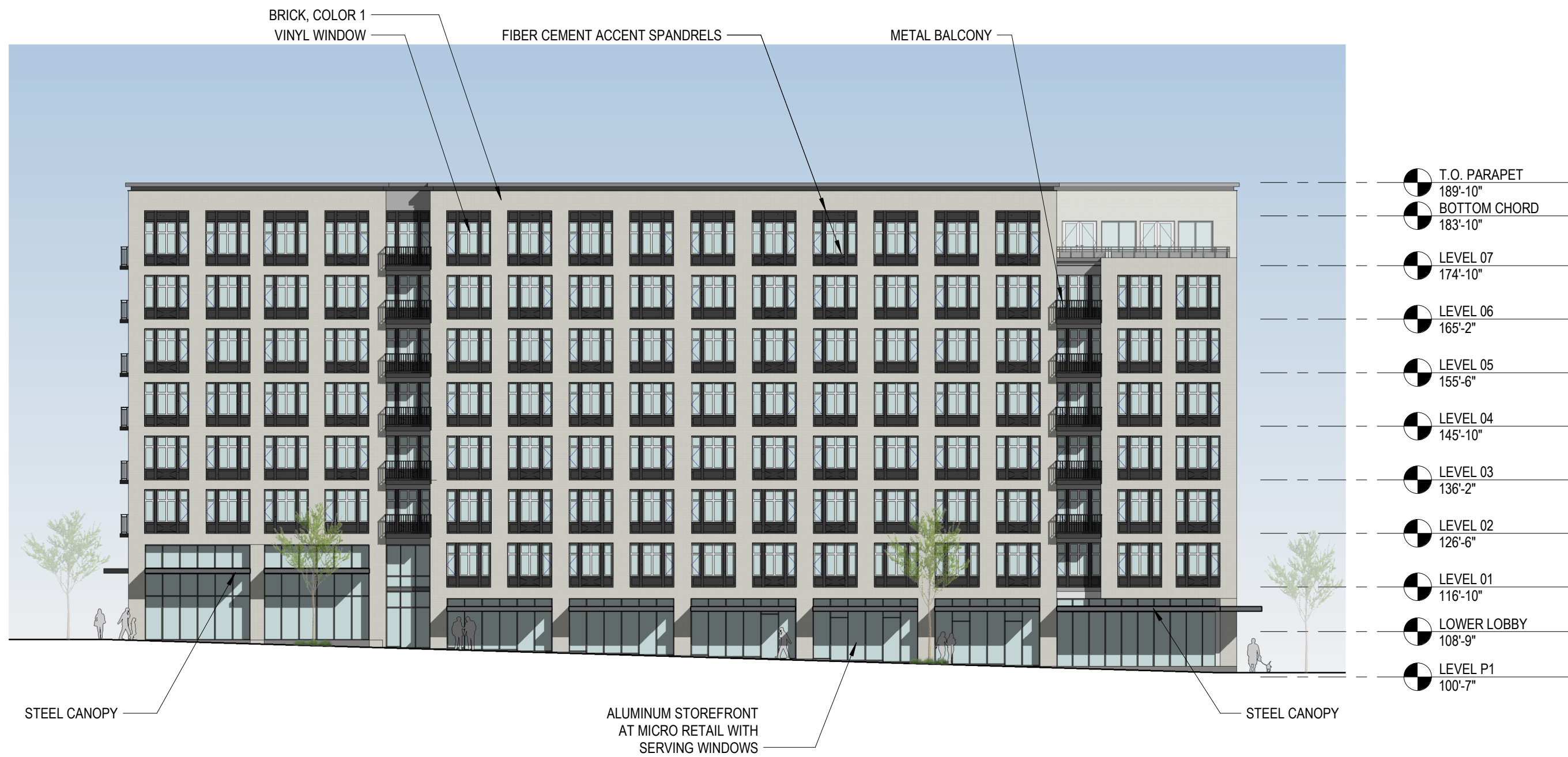


AMERICAN BANK BUILDING



ROYAL SONESTA











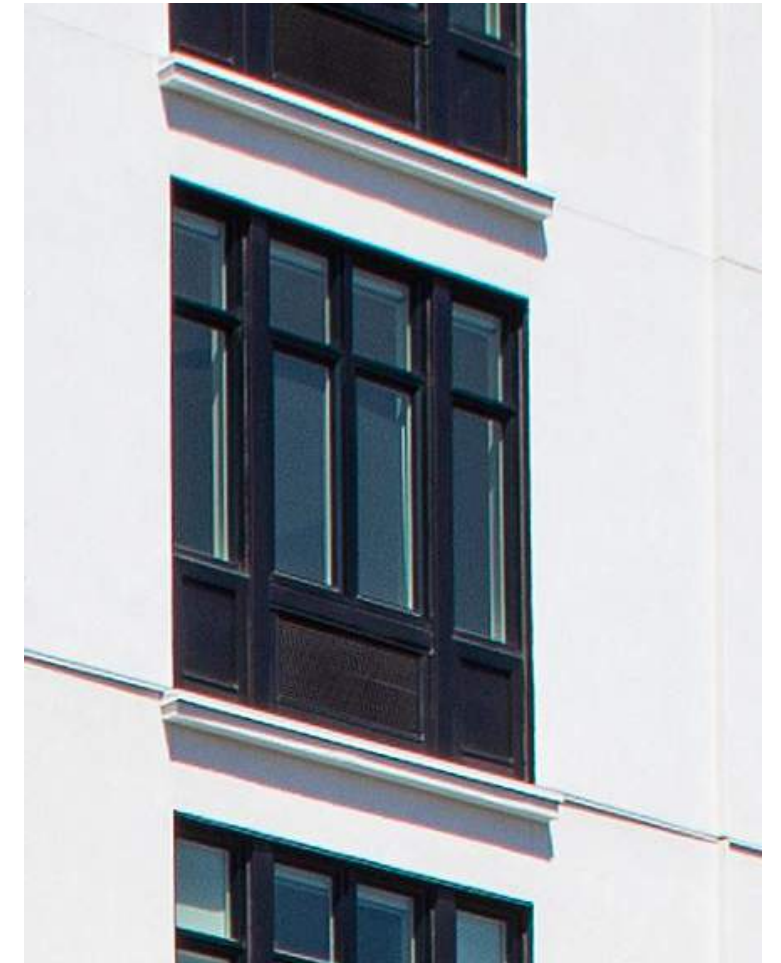




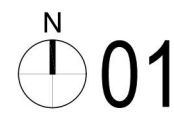
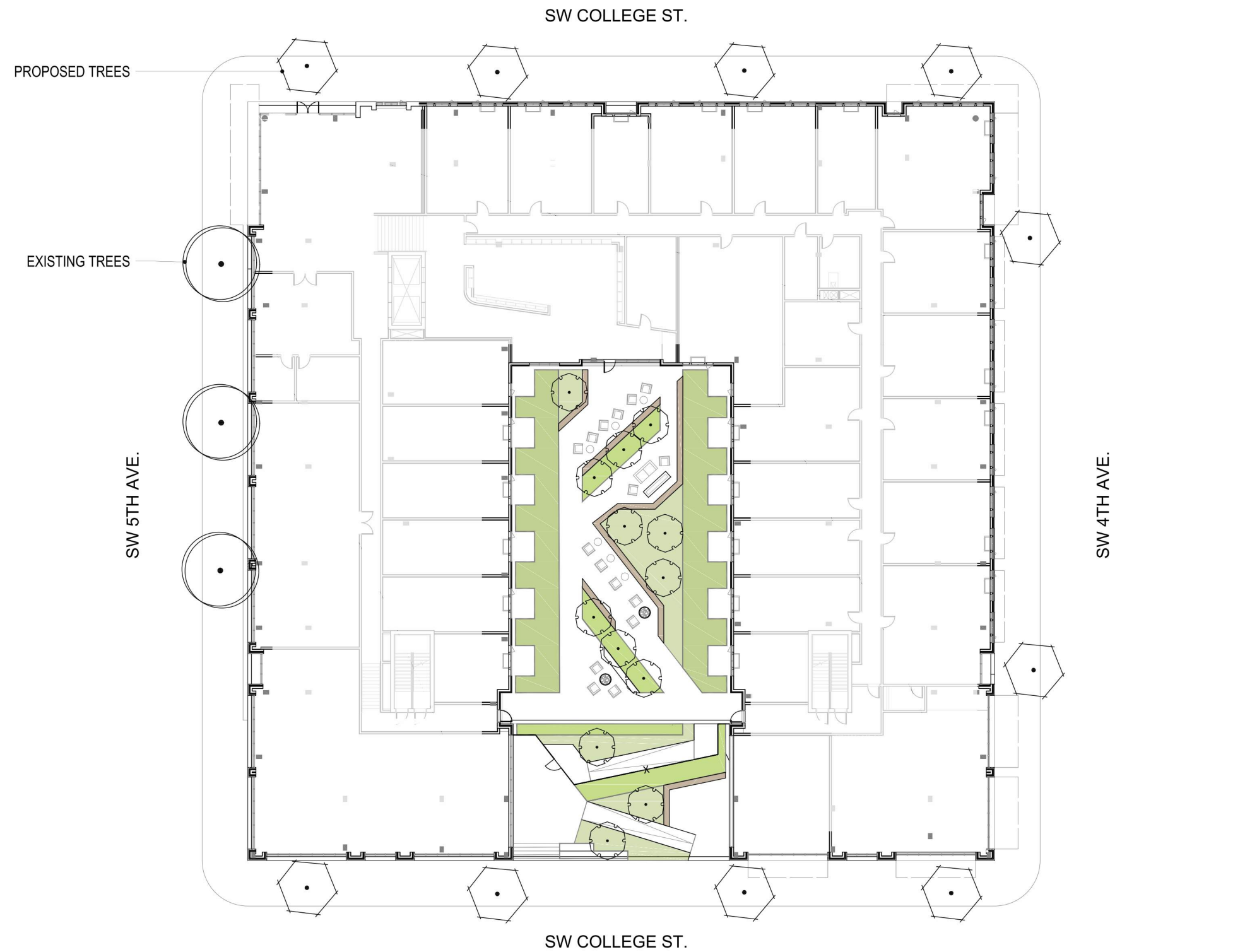
- LIGHT COLOR BRICK
- VINYL WINDOWS
- ALUMINUM STOREFRONT



- METAL BALCONIES

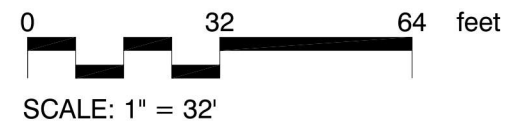


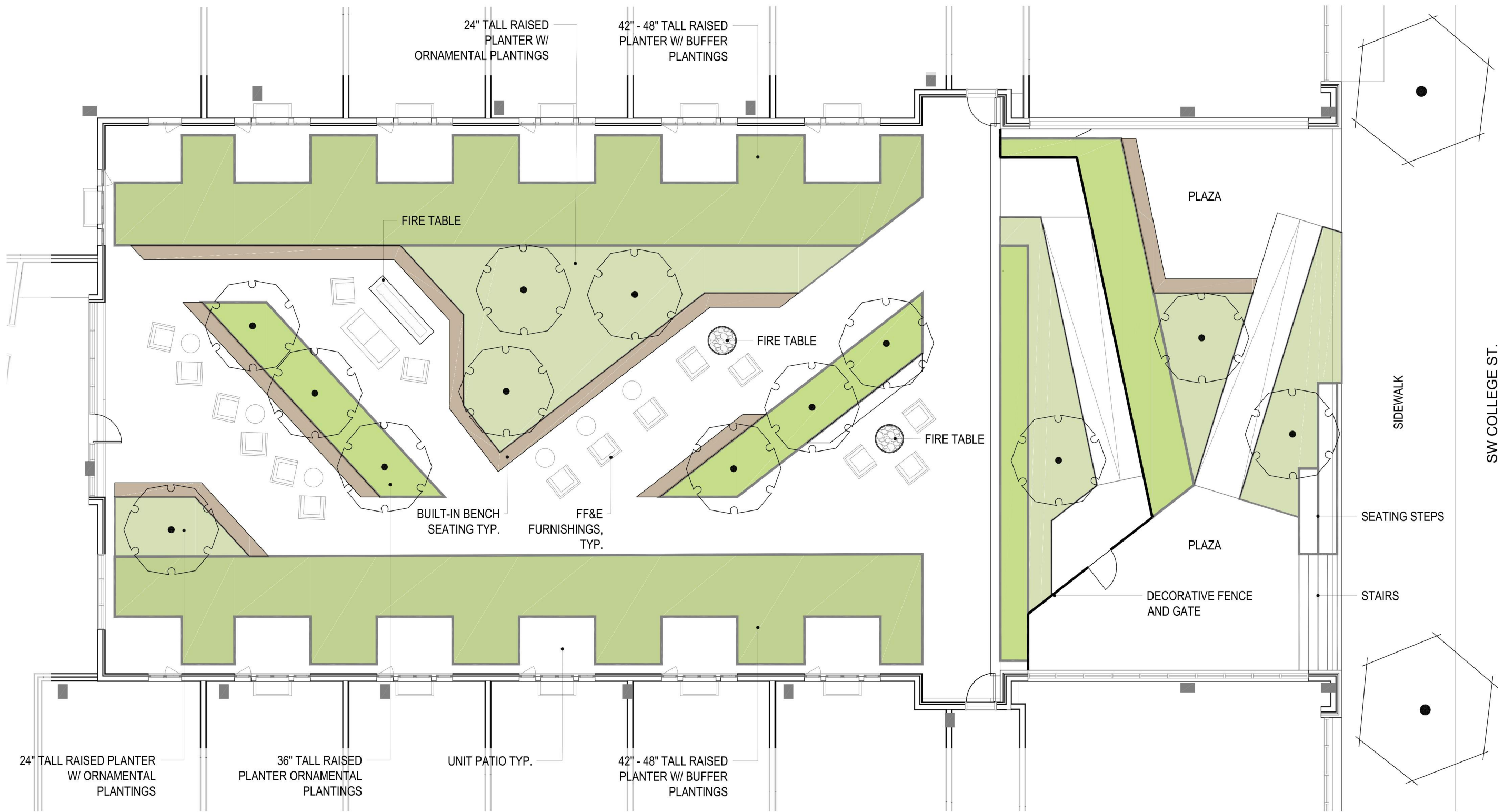
- VINYL WINDOWS WITH FIBER CEMENT SPANDRELS



01

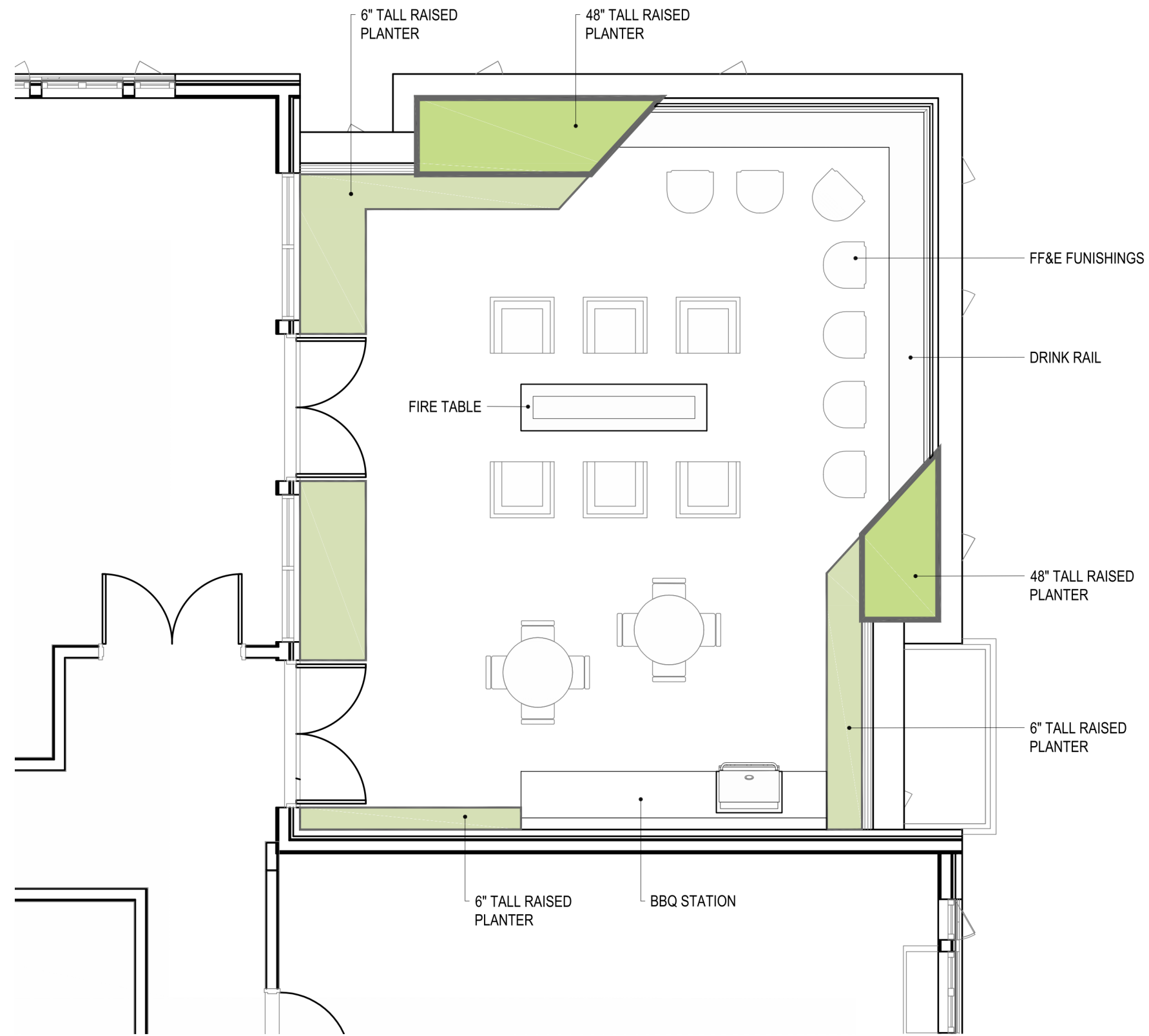
LANDSCAPE SITE PLAN





N  
 01 LEVEL 1 COURTYARD

0 10 21 feet  
 SCALE: 3/32" = 1'-0"



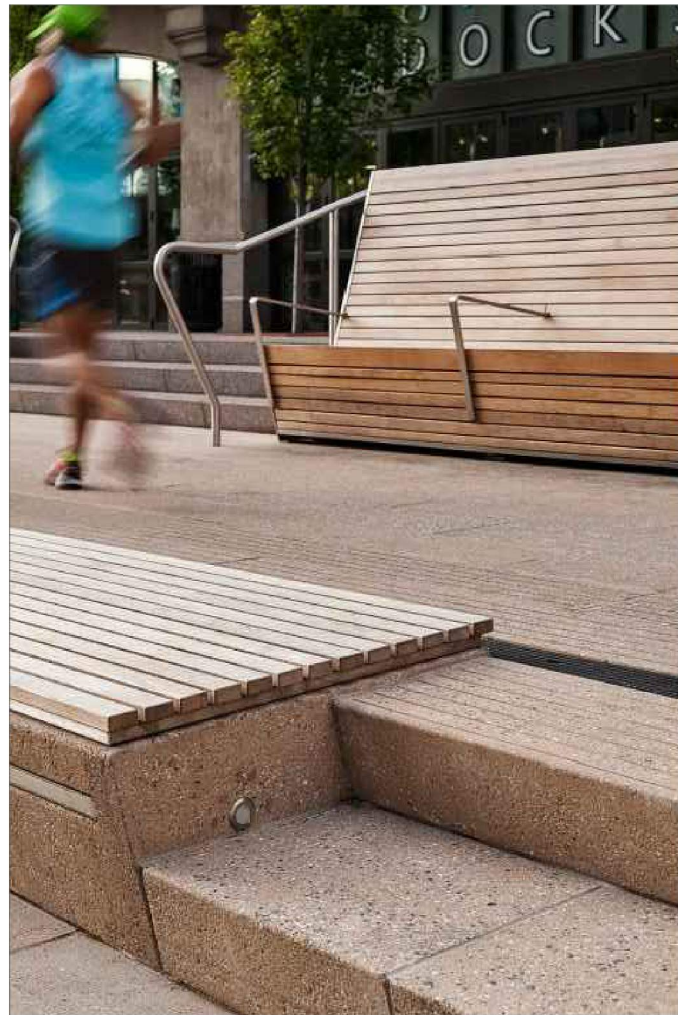
01

LEVEL 7 AMENITY DECK

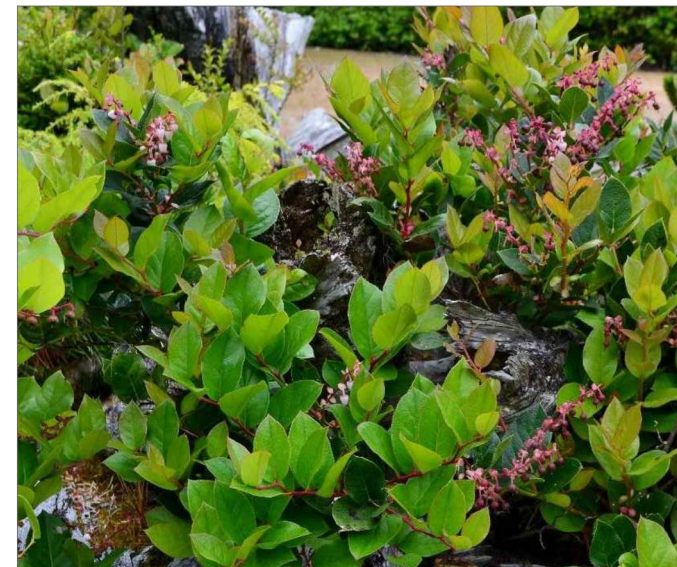
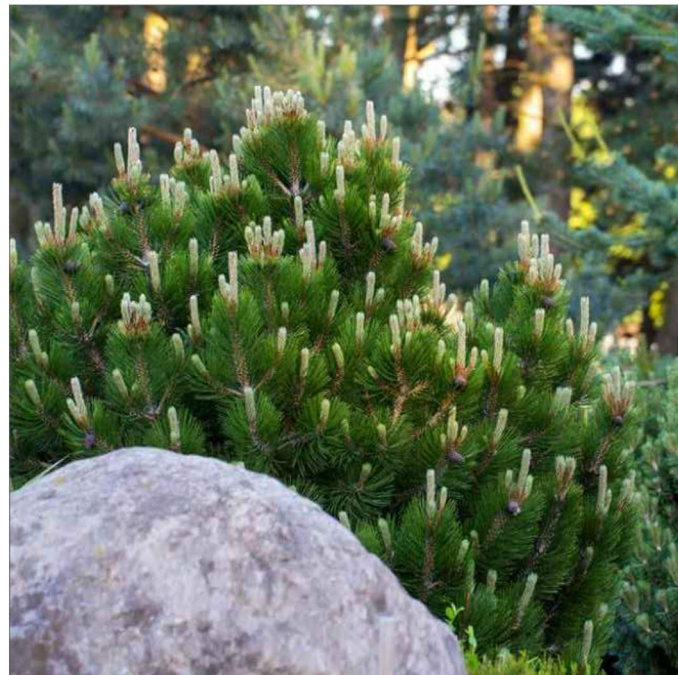
0 5 10 feet

SCALE: 3/16" = 1'-0"

CONCEPT IMAGERY - SITEWORK



CONCEPT IMAGERY - PLANTING











**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

Date: April 25, 2022

To: SERA DESIGN AND ARCHITECTURE \*KURT SCHULTZ\*

From: Arthur Graves, Land Use Services, Arthur.Graves@portlandoregon.gov

RE: Design Advice Request posting for EA 22-125279 DA

Dear SERA DESIGN AND ARCHITECTURE \*KURT SCHULTZ\*:

I have received your application for a Design Advice Request (DA) at 1900 SW 5TH AVE. Your case number is given above. The first meeting with the Design Commission is scheduled for **May 19, 2022**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to generate the posting boards and post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am enclosing instructions on how to generate the posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. **4 signs must be posted: One sign on SW Hall St; One sign on SW 4<sup>th</sup> Ave; One sign on SW College St; One sign on SW 5<sup>th</sup> Ave.**
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **May 19, 2022**, you must post the notice by **April 28, 2022**, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **May 5, 2022**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice  
Statement Certifying Posting

cc: Application Case File

SERA DESIGN AND ARCHITECTURE \*KURT SCHULTZ\*  
338 NW 5TH AVE PORTLAND, OR 97209

DATE: \_\_\_\_\_

TO: Arthur Graves  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 22-125279 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **May 19, 2022** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on \_\_\_\_\_(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **May 5, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **April 28, 2022**, or return this form by **May 5, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City/State/Zip Code

## **GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS**

### **Purpose of a Design Advice Request**

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

### **Process**

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

*33.730.050 F. Other pre-application advice.*

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

### **Opportunity for Public Comment**


The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

### **Design Advice Request Results**

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

# Design Advice Request

## 1900 SW 5th Development

CASE FILE	EA 22-125279 Design Advice Request
WHEN	<b>THURSDAY, May 19, 2022 @ 1:30 PM</b> (not time certain) <i>(Due to the public health emergency, there will be no in-person meeting for this DAR.)</i>
WHERE	 <b>ONLINE: Link to drawings is available at</b> <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a>
HOW	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:Arthur.Graves@portlandoregon.gov">Arthur.Graves@portlandoregon.gov</a></b>
REVIEW BY	<b>DESIGN COMMISSION</b>
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	Design Advice Request for a new A new 7 story market rate apartment building with basement parking, ground floor retail, and approximately 250 residential units in the Central City Plan District, University District, South Downtown SubDistrict • No Modifications or Adjustments are currently proposed.
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines
SITE ADDRESS	<b>1900 SW 5th Ave</b>
ZONING/ DESIGNATION	<b>CXd – Central Commercial Base Zone with Design Overlay. Central City Plan District, University District, South Downtown SubDistrict</b>
FURTHER INFO	Available online at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a> or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	<b>Arthur Graves, City Planner</b> <b>503.865.6517 / <a href="mailto:Arthur.Graves@PortlandOregon.gov">Arthur.Graves@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ  
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711

SERA DESIGN AND ARCHITECTURE \*KURT SCHULTZ\*  
338 NW 5TH AVE PORTLAND, OR 97209

DATE: April 27, 2022

TO: Arthur Graves  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 22-125279 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **May 19, 2022** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on \_\_\_\_\_ (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **May 5, 2022**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **April 28, 2022**, or return this form by **May 5, 2022**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

  
\_\_\_\_\_  
Signature

Kurt Schultz  
\_\_\_\_\_  
Print Name

338 NW 5<sup>th</sup> Ave  
\_\_\_\_\_  
Address

Portland OR 97209  
\_\_\_\_\_  
City/State/Zip Code



To: Arthur Graves ( [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov) )  
Bureau of Development Services  
1900 SW 4<sup>th</sup> Ave., Suite 5000  
Portland, Oregon 97201

May 3, 2022

RE: 1900 SW 5<sup>th</sup> Ave Development, Case File: EA 22-125279 DAR (Previously EA 22-119328)

Dear Mr. Graves,

The Land Use & Transportation Committee (LUT) of the Downtown Neighborhood Association (DNA) thanks Kurt Schultz of SERA Architects, and Chad Encinas of Mill Creek Residential Trust for their informative presentation to the LUT on May 3, 2022.

The DNA supports this project which adds 262 residential units, including much needed inclusionary housing expected to be at 60% of the median family income, in the University District. The plan is to offer some three-bedroom units for families, as well as two-bedroom and studio apartments, in addition to about 50% of the units being one-bedroom units.

We especially appreciate the proposed “micro-fill” retail units on the ground level along 4<sup>th</sup> Ave. which will maintain street activation and potentially provide a space for our much-loved food carts. And when the street and bike-lane improvements are completed on 4<sup>th</sup> Ave., this activation will be even more important.

We also support the inclusion of 190 below-ground parking spaces as well as the larger retail spaces on the corners of the building. The public courtyard on the south side will be a great addition to the neighborhood.

The designers are considering the option of two building development with an east portion being lower height and the west portion being 16 stories. The result would be 300 units, an addition of only 38 units. The LUT very much favors the design in the original proposal with one building of seven stories as that design is more in keeping with the neighborhood.

*Walter E. Weyler*

Walter E. Weyler Chair, DNA

*Thomas L Ray*

Thomas Ray Acting Chair, DNA-LUT

Cc:

Kurt Schultz ( [kurts@seradesign.com](mailto:kurts@seradesign.com) )  
Sam Rodriguez ( [srodriguez@mcrtrust.com](mailto:srodriguez@mcrtrust.com) )  
Chad Encinas ( [cencinas@mcrtrust.com](mailto:cencinas@mcrtrust.com) )

**From:** [Richard Hugunine](#)  
**To:** [Graves, Arthur](#)  
**Subject:** 1900 SW 5th Development  
**Date:** Thursday, May 5, 2022 10:33:03 PM

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Mr. Graves --

I must protest the 1900 SW 5th Development.

First, this neighborhood truly needs no more apartments - there are already plenty, and the student enrollments at PSU remain unsettled because of the pandemic.

Second, where will the cars that currently park behind the food trucks on 4th Avenue park during construction work?

Third, where will the food trucks be relocated? This neighborhood depends on those food trucks as there are few other retail food establishments in close proximity. Those food truck owners rely on the trade in this neighborhood. Are the trucks to be simply turned out and left to relocate hither and yon?

Please do not approve this development - leave the food trucks where they are. Perhaps it could be made a more friendly area in which to eat.

Thank you.

Richard Hugunine

301 SW Lincoln St, Portland, OR 97201, Apt 211

[rbhport@gmail.com](mailto:rbhport@gmail.com)

347-986-5852

--

[rbhport@gmail.com](mailto:rbhport@gmail.com)

**From:** [Xavier Stickler](#)  
**To:** [Graves, Arthur](#)  
**Subject:** Comment Concerning Development at 1900 SW 5th Avenue  
**Date:** Saturday, May 14, 2022 2:50:42 PM  
**Attachments:** [Letter Concerning Proposed Development at 1900 SW 5th Ave.pdf](#)

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The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Dear Mr. Graves, My name is Xavier D. Stickler and I am a student of Architecture and Sustainable Urban Development at PSU. I am writing because I would like to offer comment on the proposed development at 1900 SW 5th Ave in. Downtown. I have attached a two-page written comment to this email. I would very much appreciate it being included in Thursday's deliberation. Thank you for all the work you do. Sincerely, Xavier D. Stickler



Xavier D. Stickler  
245 SW Lincoln St. #4436  
Portland OR 97201

### **Letter Concerning Proposed Development at 1900 SW 5<sup>th</sup> Ave**

Dear BDS & Fellow Community Members,

My name is Xavier D. Stickler, and I am a student of Architecture and Sustainable Urban Development at Portland State University--directly adjacent to this site--as well as a resident of the Linc245 Building down the street from this site.

I would like to express my tentative support for this project conceptually, while voicing some urgent concerns about its current design.

In rebuttal to a neighbor of mine's rather bizarre and unsubstantiated claim that we do not need more apartments in this neighborhood: we very much do. While enrollment at PSU has remained stagnant for the last decade, the average age of those enrolled has climbed. More and more older adults are returning to school or getting an education for the first time, particularly in the post-pandemic economy where so many are wishing to transcend minimum wage service jobs. Candidly, PSU and downtown desperately need more affordable housing for students that does not amount to sharing a bunk bed with an 18-year-old whom you've never met before. We need exactly what this project proposes: more multi-*family* housing that allows for university enrollment by older adults without requiring them to commute an hour to campus: especially as classes return to in-person instruction.

However, this site is zoned for structures up to 460' in height, a structure that would allow up to 30 stories, while the current proposal generates only 7. While FAR would impact the total number of units offered in such a building (a 30-story structure with this footprint couldn't be considered), the building as designed does not make the highest use of the possible density allowed at this prime, downtown location. In a climate crisis, during a time where downtown vacancies are notoriously low, and centrally-located housing is nearly impossible to come by, it would not be unreasonable for the City to demand that developers do all they can with their land.

5-over-2s (which is what I assume will be design of this project) are structures appropriate for densifying outer neighborhoods on transit corridors—like Powell, Division, or Interstate. They are not a design meant for the heart of a major American city. This isn't 122<sup>nd</sup>: this is downtown.

Beyond that, the construction quality of wood-framed multi-family buildings in Portland has fallen greatly in recent years. Noise dampening in new 5-over-1s has become so none-existent, coughs can be heard in the next apartment over. This sets the city up for major dis-investment down the line as recently-built housing stock quickly crumbles.

Additionally, the inclusion of so much parking in this project—located on 3 streetcar lines, 3 MAX lines, and directly on the transit mall where a dozen bus lines run—is obscene. It unnecessarily drives up the cost of this project. I can assure you, the units will still rent without the parking. While those who live downtown will keep their car if that option is available to them, I know dozens of people who have become car-free after moving with buildings with limited or no parking, and now lead a car-free lifestyle: something easily accommodated living in a transit-, bike-, and pedestrian-centered area like downtown. Please eliminate as much parking from this project as possible.

With all that being said, I congratulate the developer on their decision to remove ground-floor residential entrances and replacing them with (much needed) micro-retail to retain street-activation on 4<sup>th</sup> Avenue—a move paramount in keeping downtown feeling safe and vibrant. I would only further ask that more balconies be given to this project to break-up this building's massive and provide outdoor space for residents, a much needed amenity in the central city.

Finally, as to the issue of the food carts, that is a simple fix: relocate them to the underutilized (and sometimes deserted) park blocks in conjunctions with the Parks Bureau, PBOT, and PSU. A food cart corridor along the park blocks is exactly what South Downtown needs to see improvements in the vibrancy of the park blocks. This comes with the disclaimer that this should be done *before* the project breaks ground, not years after in a disjointed and haphazard fashion as was seen with the Alder food cart pod. The City should lead development, not be (tardily) reacting to it.

In conclusion, I support the redevelopment of the 1900 SW 5<sup>th</sup> Site, but ask that the design commission push for a design that is more sustainable, includes less parking, makes better use of the site, and ensures that the existing food cart pod is relocated in an equitable and thoughtful manner. Thank you.

- Xavier D. Stickler, student of architecture and sustainable urban development.

**From:** [J. Watson](#)  
**To:** [Graves, Arthur](#)  
**Subject:** 1900 SW 5th Development  
**Date:** Tuesday, May 17, 2022 2:13:40 PM

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Dear Art,

I want to thank you for the time you spent talking me through the **1900 5th** development DAR process. My wife and I have talked over the proposal and its potential impact on our small neighborhood. Our short list of concerns/suggestions follows.

- \* While a series of smaller buildings might be more suitable, we understand that the economics of downtown construction and land costs will require a single, large structure. However, it would be highly desirable for the mass of the building to be significant more broken up/not so massive. The token one story drop at the corner of 4th and Hall just doesn't do it. Perhaps a ninth story on part of 5th as trade-off for a several story lowering of the College Street facade might work.
- \* We can't emphasize strongly enough that another 2br/2bth apartment building isn't really what's needed in the area. Family friendly 3 & 4 bedroom apartments are. PSU has nearly 4000 graduate students. If only a small percentage of these are married with children, the number that could benefit from an uptick in the number of family sized apartments would be large.
- \* The current parking lot houses over twenty food carts. The plans seem to suggest something on the order of a dozen potential food "stalls" along Hall and 4th. Two Sundays ago when I was out walking in mid-afternoon, I counted at least a dozen open and doing a fair business. Because of the limited number of places to eat in the area, a reduction of about 50% in options/locations is too much. Particularly if 10/12 are viable late on a Sunday afternoon. At lunch time, it is standing room only even with twice as many. Also, although not addressed in the DAR, none of the proposed stalls would be viable unless the rent is close to what a cart now pays for its spot.
- \* While we understand the City doesn't now allow housing at ground level in a court such as proposed for **1900 5th**, it would be a big improvement over what the similar court at PSU's dorm on Jackson Street presents. The key to making it work would be the design of unit entries.
- \* A small note: the Portland Fire Department zips down College with considerable regularity. Any garage or service entry in the building on this facade would be problematical.

Thanks for the opportunity to submit comments,

James K. Watson, BSME, MBA, MArch, PE (retired)

1974 SW 5th Ave  
Portland, Oregon

5/19/22 - DESIGN COMMISSION HEARING

LEA 22-125279 DA: New 7-story building

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
1	Lajune	Thorson	<b>lajune.thorson@gmail.com</b>	<b>255 SW Harrison#26 D</b>	<b>Portland</b>	<b>97201</b>	<b>YES</b>	<b>YES</b>	<b>FOR</b>	<b>x</b>
	David	Stephenson	davids@serapdx.com	338 NW 5th Ave	Portland	97209	YES	NO	N/A	
	Kyle	Livengood	kyle.livengood@portlandoregon.gov	1900 SW 4th Ave	Portland	97201	YES	NO	N/A	
	Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A	
	Doug	Bean	dougb@dougbbean.com	PO Box 2519	Portland	97208	YES	NO	N/A	
	Chuck	Slothower	Chuckslothower@gmail.com	221B Baker St.	Portland	97201	YES	N/A	N/A	
	Suuny	Singh	Harnoor143@yahoo.in	1901 sw	Portland	97201	YES	N/A	AGAINST, N/A	
	Elizabeth	Hoekstra	lhoekst2@pdx.edu	5330 NE Halsey St	Portland	97213	YES	NO	N/A	



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Required  Optional **See EA 22-119328 PC**

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ \_\_\_\_\_

**APPLICANT:** Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/documents/land-use-services-fees-schedule](http://www.portland.gov/bds/documents/land-use-services-fees-schedule).

<sup>2</sup>Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests. EA 22-125279 DAR EXHIBIT G1

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**Applicant Information** For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Please submit this application via email with the following materials to**

**LandUseIntake@portlandoregon.gov:**

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

**Questions to be discussed:**

Please include on a separate sheet of paper all questions you wish to be addressed.

**Note:**

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

EA 22-125279 DAR  
EXHIBIT G1



## Design Advice Request

### DISCUSSION MEMO

**Date:** May 12, 2022  
**To:** Portland Design Commission  
**From:** Arthur Graves, Design Review  
503.865.6517, [Arthur.Graves@portlandoregon.gov](mailto:Arthur.Graves@portlandoregon.gov)  
**Re:** EA 22-125279 DAR – New 7-story apartment building including ground floor retail  
Design Advice Request Memo – May 19, 2022

This memo is regarding the upcoming DAR on **May 19, 2022** for a new 7 story market rate apartment building with basement parking, ground floor retail, and approximately 250 residential units. The following supporting documents are available as follows:

- Drawings – accessed here:  
<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=22-125279>  
Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (see efiles link:  
<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=22-125279>)

#### I. PROGRAM OVERVIEW

Design Advice Request for a new A new 7 story market rate apartment building with basement parking, ground floor retail, and approximately 250 residential units in the Central City Plan District, University District, South Downtown SubDistrict. No Modifications or Adjustments are currently proposed. However, the residential units in the courtyard are prohibited and cannot remain in the proposal, see Section IV. 1. a. below.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Kurt Schultz   SERA Architects
<b>Owner's Representative</b>	Sam Rodriguez   Mill Creek Residential
<b>Project Valuation</b>	\$60,000,000.

#### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: (see attached matrix)

- *Central City Fundamental Design Guidelines*

#### IV. SITE INFORMATION

1. **Policy.** The following summarizes key policy context as it applies to the subject site.



- a. **Development Standards:** CX - Central Commercial (Base Zone); d - Design (Overlay); Central City - Plan District, University District - Sub-District, South Downtown - Sub-Area

1. **Zoning Issues to note:**

Ground Floor Active Uses, 33.510.225.C.1.: The current design includes residential units at the ground floor adjacent to the courtyard, per code these are prohibited. For standards that are 'prohibited', a Modification or Adjustment is not allowed to be requested. Therefore, the courtyard program must change before a land use review can be submitted.

- b. **Transportation:**

• **Streets:**

- **SW Hall St:** Local Service Traffic Street; Transit Access Street; Local Service Bikeway; Local Service Freight
- **SW 4th Ave:** Transit Access Street; Traffic Access Street; Major City Walkway; Local Service Freight
- **SW College St:** Local Service Transit Street; Local Service Traffic Street; Neighborhood Walkway; Local Service Freight
- **SW 5th Ave:** Regional Transitway & Major Transit Priority Street; Local Service Traffic Street; Major City Walkway; Local Service Freight
- **Transit:** A bus stop is located north of the site on SW Hall St. and east of the site on SW 4<sup>th</sup> Ave. The MAX line runs down SW 5<sup>th</sup> Ave – west of the site. The Portland Streetcar is in proximity to the site, a block away to the northeast.
- **Pedestrian District:** The Central City Pedestrian District.
- **Bicycle:** SW 5<sup>th</sup> Ave and SW College St are both City Bikeways. SW Hall St is a Local Service Bikeway. SW 4th Ave is a Major City Bikeway.

2. **Natural.**

- a. **Slope:** The grade drops approximately 17' feet from the high point of the site at the southwest corner (117.74') to the northeast corner (101.02'). In addition, northwest corner: 108.79'; southeast corner: 107.13'.
- b. **Trees:** Two large established London Planetrees are located on the site: one at the north frontage; one at the south frontage. Drawings show both being removed.

3. **Context Background:**

**Characteristics of the Central City Plan District (PZC 33.510.010).**

The Central City plan district implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river

**Characteristics of the Central Commercial Zone (PZC 33.130.030.F).**

The Central Commercial (CX) zone is intended to provide for commercial and mixed use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape. The Design overlay zone is applied to this zone.

**V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS.** Staff recommends you consider the following six topics among your discussion items:

## CONTEXT | QUALITY & PERMANENCE

Relevant Guidelines: *Central City Fundament Design Guidelines: A2 – Emphasize Portland Themes, A4 – Use Unifying Elements, A5 – Enhance, Embellish and Identify Areas, A8 – Contribute to a Vibrant Streetscape, B1. Reinforce and Enhance the Pedestrian System; B4 – Provide Stopping and Viewing Places, C6 – Develop Transitions between Buildings and Public Spaces, C8. Differentiate the Sidewalk-Level of Buildings.*

### 1. Response to Context:

- The site is located in the Central City Plan District and University Sub-District. In addition, the site is immediately west of the South Auditorium Plan District, and a block away from the Halprin Sequence Historic District to the east. This area serves as a transition between two architectural typologies: PSU, which is predominantly 2-5 story Brutalist buildings and red and tan brick building construction; and South Auditorium, which includes taller towers with greater use of glass. Both areas are known for their extensive outdoor pedestrian pathways.
  - **Staff requests comments on the contextuality of the proposed building and building form as the project stitches the University District with the South Auditorium Plan District and Halprin Sequence Historic District. Issues to focus on can include: the building's design, massing, orientation, and physical and visual connections.**

### 2. Materials and skin expression:

- White brick is proposed.
  - **Staff is concerned with whether the proposed white brick is contextual.**

### 3. Balconies:

- 250 units are proposed however only 43 balconies are shown - approximately 17% of the units have balconies.
  - **Staff is concerned with the lack of balconies primarily as outdoor amenities to the residents, but also as architectural features helping to break down the mass of the building on all frontages.**

## PUBLIC REALM

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### 4. Main entries:

- Main entry and entry sequence: The lobby is located at the north-west corner of the building; and the proposed entry courtyard is accessed from the south.

- **Staff requests comments on the proposed entry and entry sequence regarding clarity and/or hierarchy. There is a clear disconnect between these 2 important spaces.**

**5. Building Frontages and activation:**

- The full block building activates SW 4<sup>th</sup> and SW 5<sup>th</sup> with retail, however, 1/3 of SW College is inactive due to the proposed courtyard area at the street frontage, and the majority of SW Hall is inactive and treated as back-of-house.
- **Staff requests comments on the proposed activation of the ground floor at the street frontages on all elevations.**
- **For a site that sits between a campus and the pedestrian-rich Halprin Sequence, staff requests comments on whether additional amenities should be provided on all frontages at the ground level to make places for people to pause, rest, and comfortably inhabit the spaces.**

**6. Courtyard and Outdoor areas:**

- Current programming includes residential dwelling units at the ground floor, which are prohibited.
- **As mentioned, the courtyard cannot include residential dwelling units. The required change in program at the courtyard is an opportunity to successfully meet these guidelines at SW College.**
- **Staff, again, raises the lack of a contextual response to the adjacent campus and pedestrian-rich Halprin Sequence. These adjacencies offer ample pedestrian spaces, as should the proposal.**

**Final staff note:** At the time of this memo being published, the applicant shared a draft proposal that has a very different massing scheme and also eliminates ground level residential units. Conceptually, it shows a lot of promise. However, there has not been adequate review time for BDS staff and other Bureau staff, nor an opportunity for adequate public notice. BDS staff highly encourages the applicant to request another DAR to assess the draft proposal.

**Attachments:**

Drawing set dated May 04, 2022

Community comment/email from Downtown Land Use Committee: 05.04.2022

Community comment/email from Richard Hugunine: 05.06.2022

Zone Map

Central City Fundamental Design Guidelines Matrix



City of Portland

Design Commission

## Design Advice Request

EA 22-125279 DAR

# **1900 SW 5<sup>th</sup> Avenue** ***Apartments***

May 19, 2022

Staff Presentation

**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

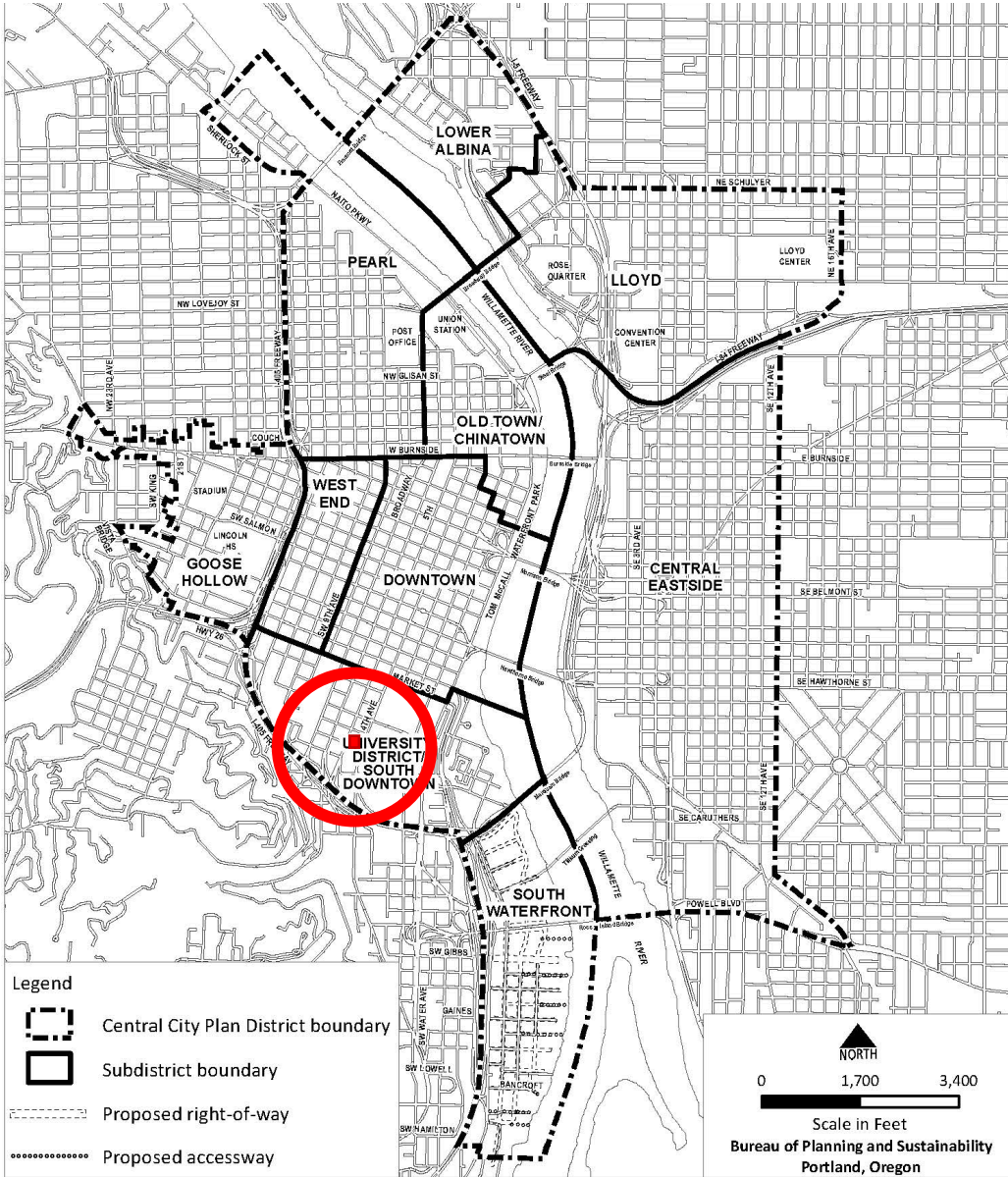
**Commission Conversation**

# Location

## Central City Plan District, University Sub-District

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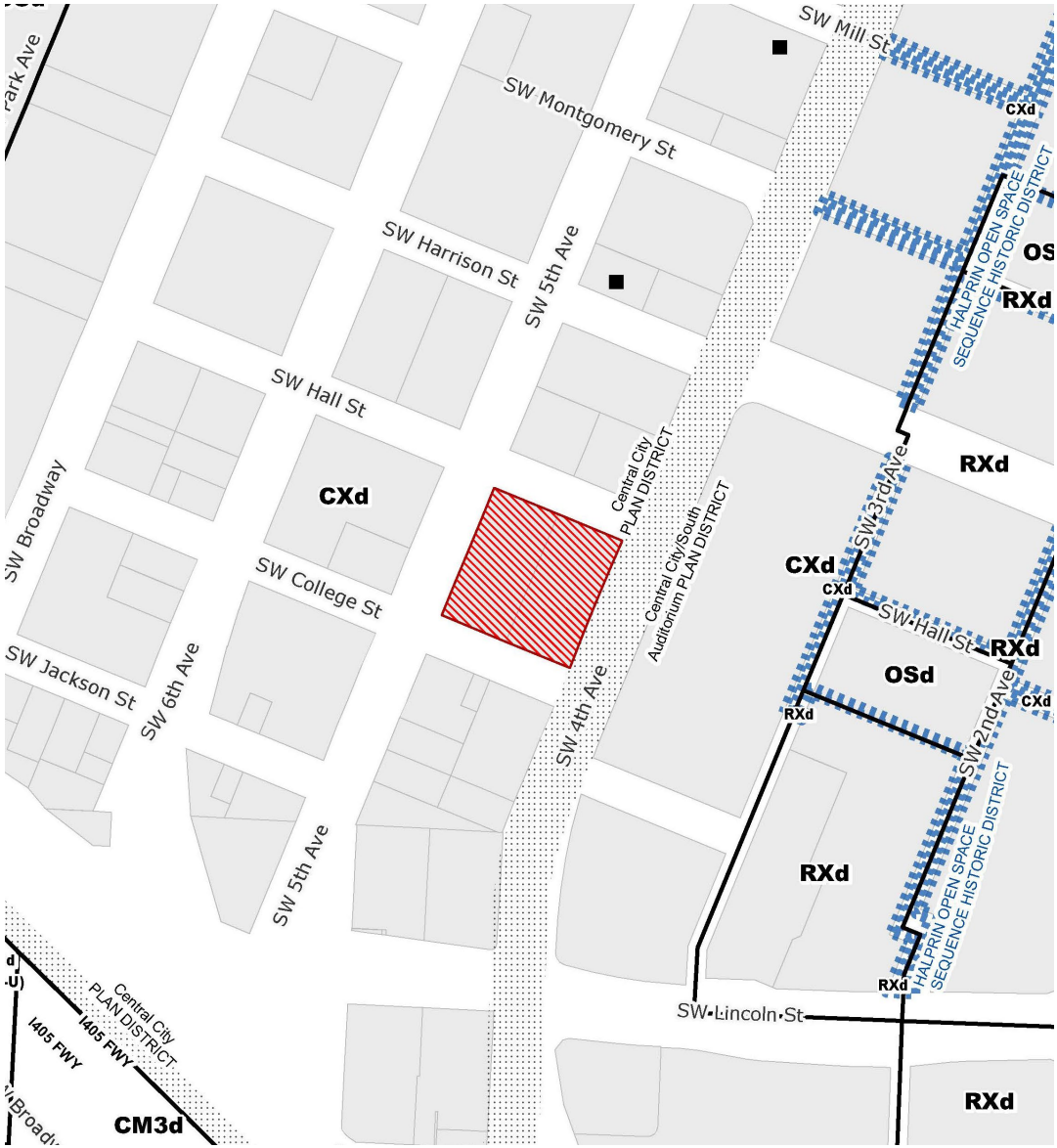
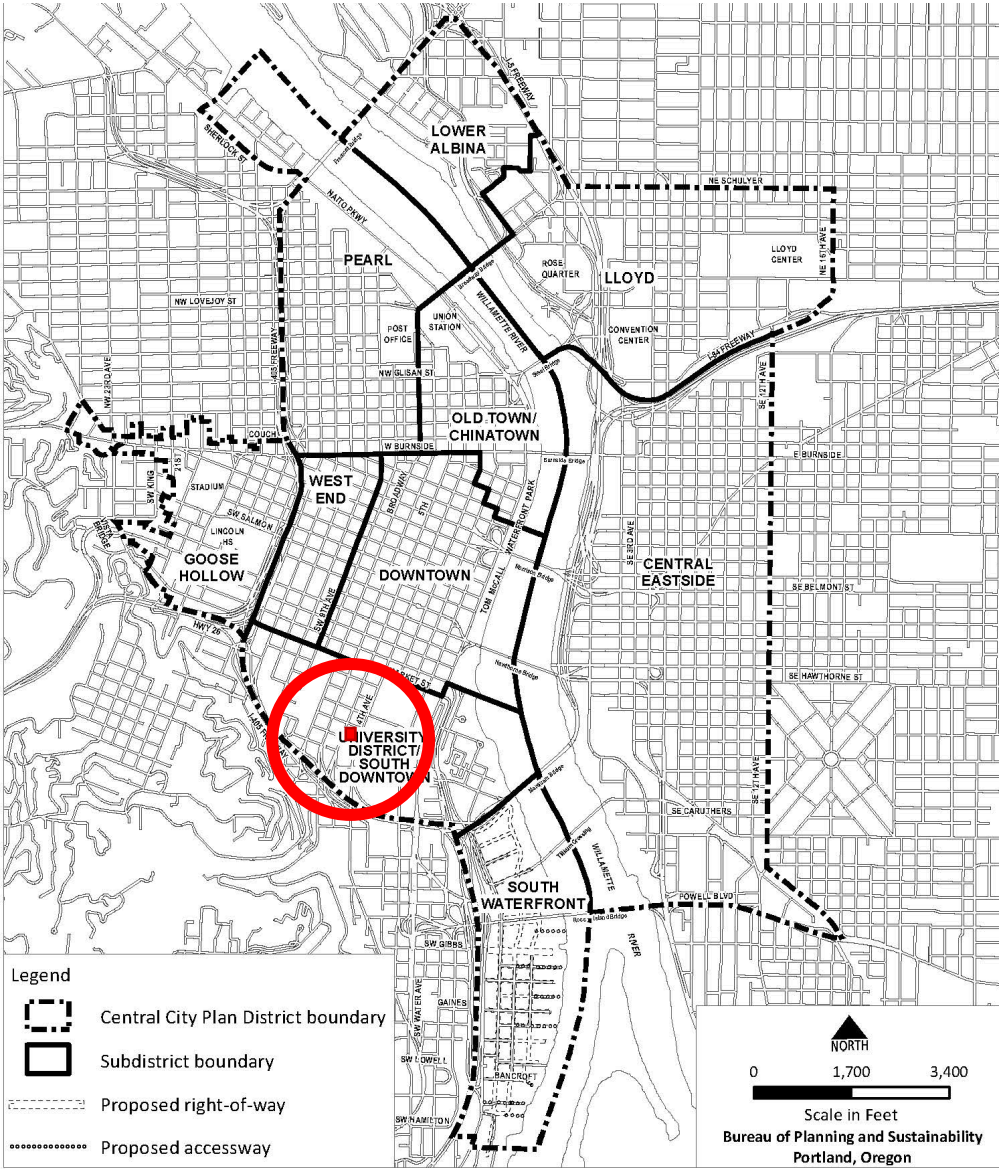


# Project Scope

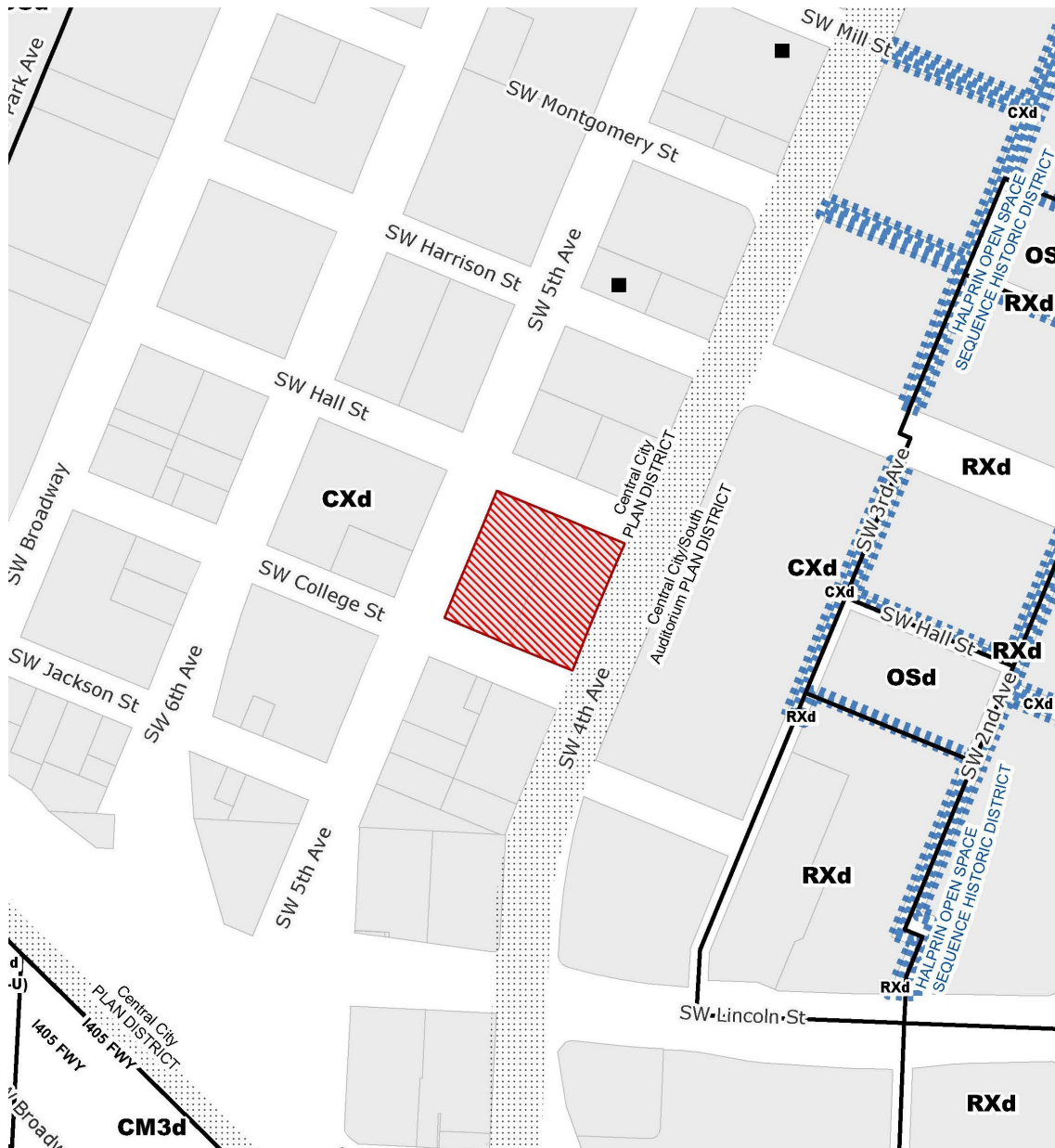


**New 7 story market rate apartment building with approximately 250 units, ground floor retail, and basement parking for approximately 200 vehicles**

# Location







**Plan District:**

Central City

**Base Zone:**

CXd, Central Commercial, Design Overlay

**Approval Criteria:**

Central City Fundamental Design Guidelines

**Streets:**

**SW College St:** Local Service Traffic/Traffic Street, City Bikeway, Neighborhood Walkway

**SW 5th Ave:** Local Service Traffic, Regional Transitway & Major Transit Priority Street, City Bikeway, Major City Walkway

**SW Hall St:** Transit Access Street, Local Service Traffic Street, Local Service Bikeway Major City Walkway

**SW 4th Ave:** Traffic/Traffic Access Street, Major City Bikeway, Major City Walkway

**Pedestrian District:**

Central City

**Bicycle District:**

Downtown

**Height:**

460 w/ bonus (79' proposed)

**Floor Area Ratio:**

9:1 (7:1 proposed)

**Parking:**

~200 stalls below grade

**Loading:**

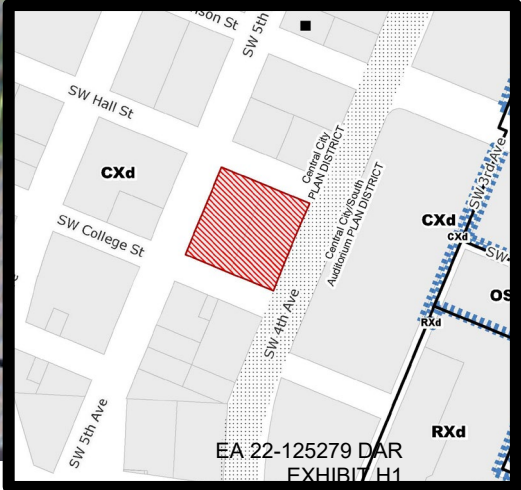
One Standard A Loading Space

**Zoning**

EA 22-125279 DAR EXHIBIT H1

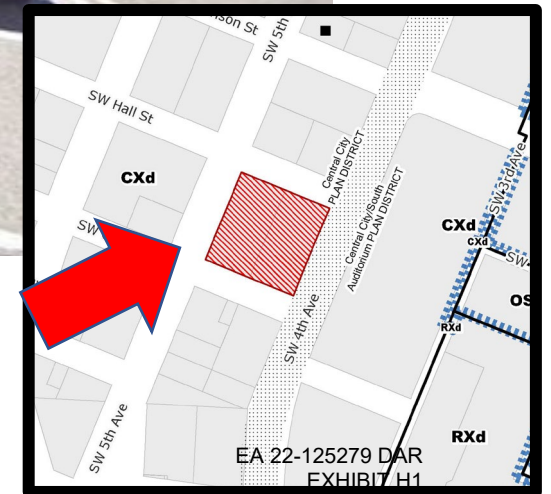
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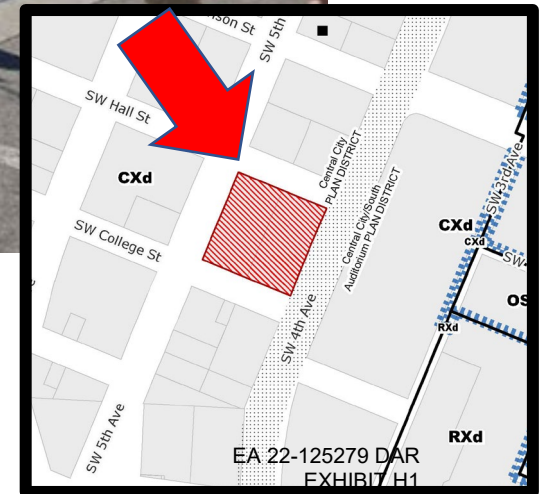


**From the corner of SW 5<sup>th</sup> Ave and SW College St – Facing NE**



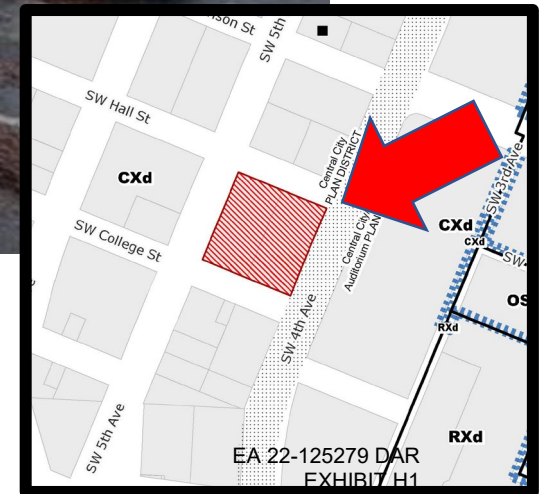


From the corner of SW 5<sup>th</sup> Ave and SW Hall St – Facing SE



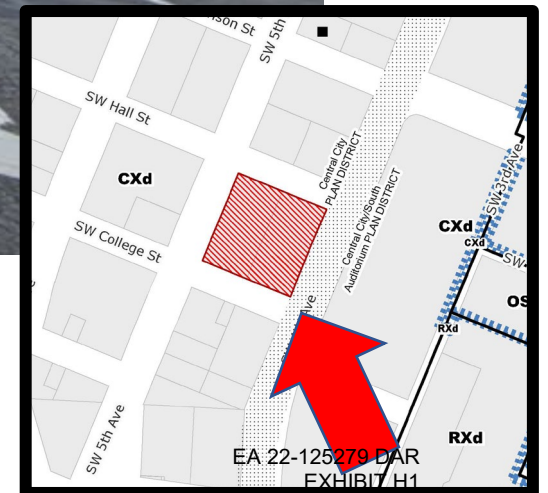


**From the corner of SW 4<sup>th</sup> Ave and SW Hall St – Facing SW**





**From the corner of SW 4<sup>th</sup> Ave and SW College St – Facing NW**



# Surrounding Context





# Surrounding Context



# Surrounding Context



# Surrounding Context



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

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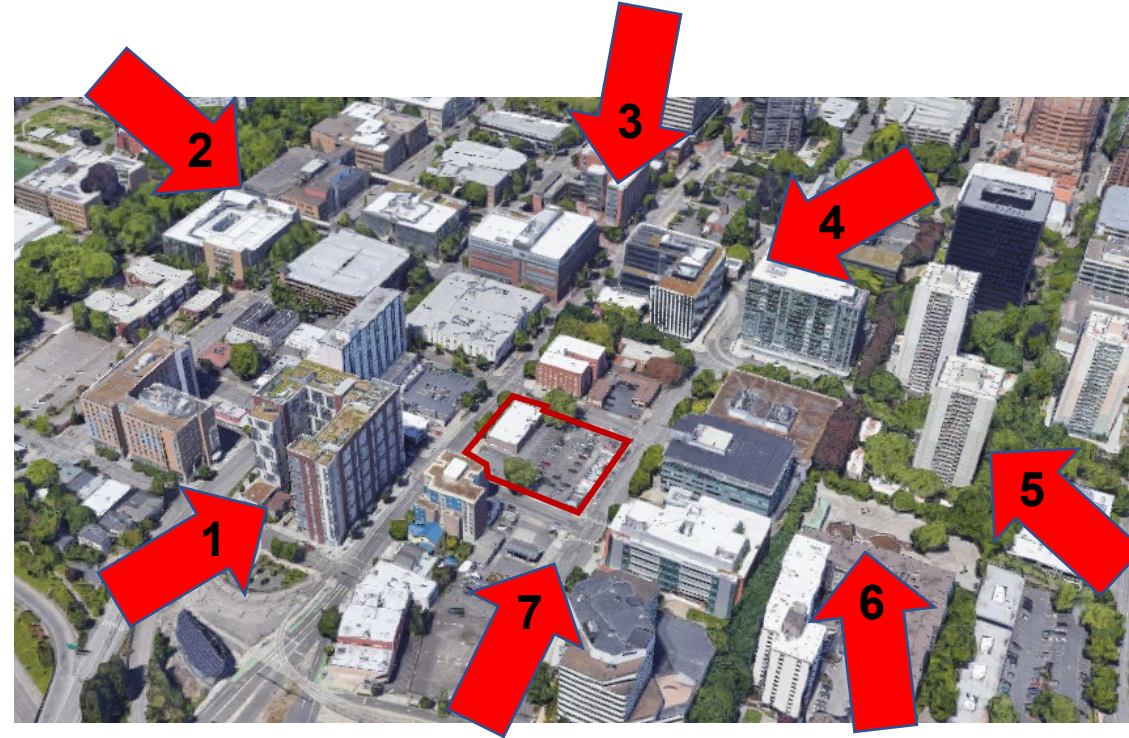
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1. Portland State University Housing: 10+ stories, brick, masonry, cementitious panel.
2. Portland State University: 2-5 stories, Brutalist, brick.
3. SW 5<sup>th</sup> Ave - Transit Mall: Significant transit corridor with amenities.
4. Adjacent Recent Development: 7+ stories, metal panel, glass.
5. South Auditorium: 20+ stories, masonry.
6. Halprin Sequence: Historic District, significant pedestrian/park corridor.
7. SW 4<sup>th</sup> Ave – Capital Improvement Project: This project will reconstruct and repave SW 4th Avenue from SW Lincoln to W Burnside. A left-running protected bikeway, a bus and turn lane, and safer pedestrian crossings will be installed. ADA corner ramps will be upgraded and street lighting will be improved.



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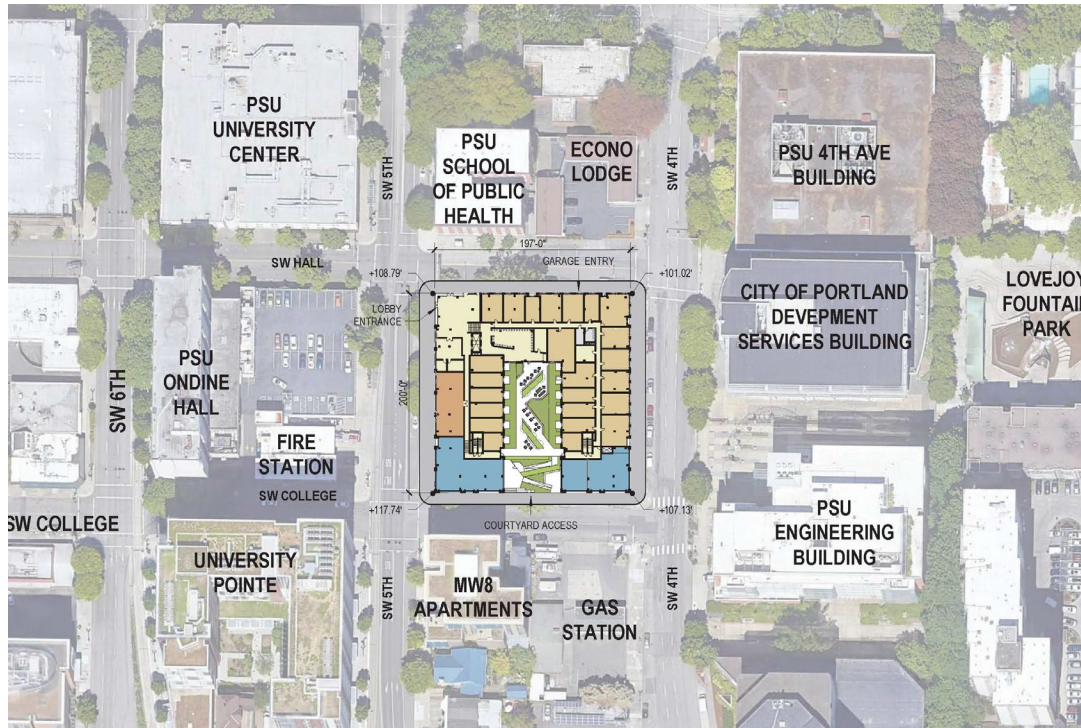


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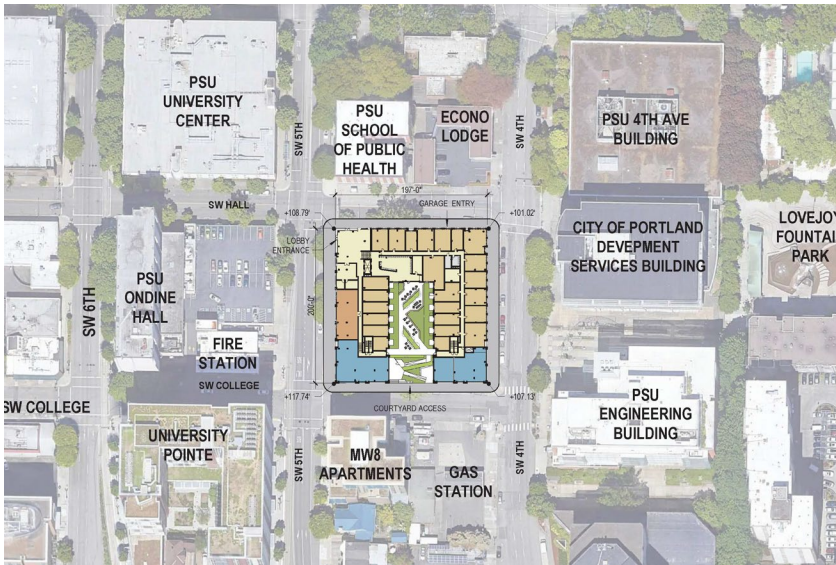


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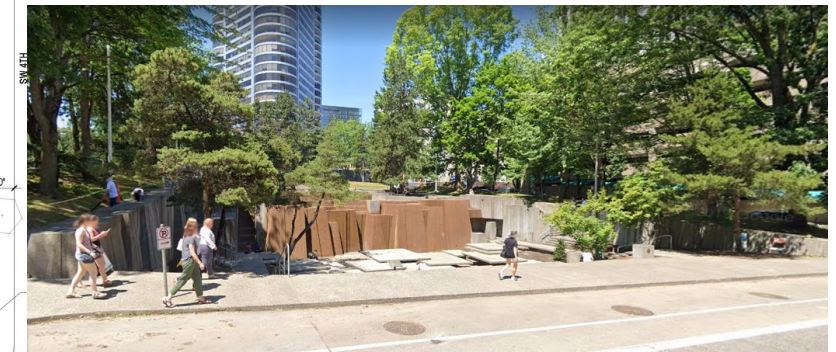
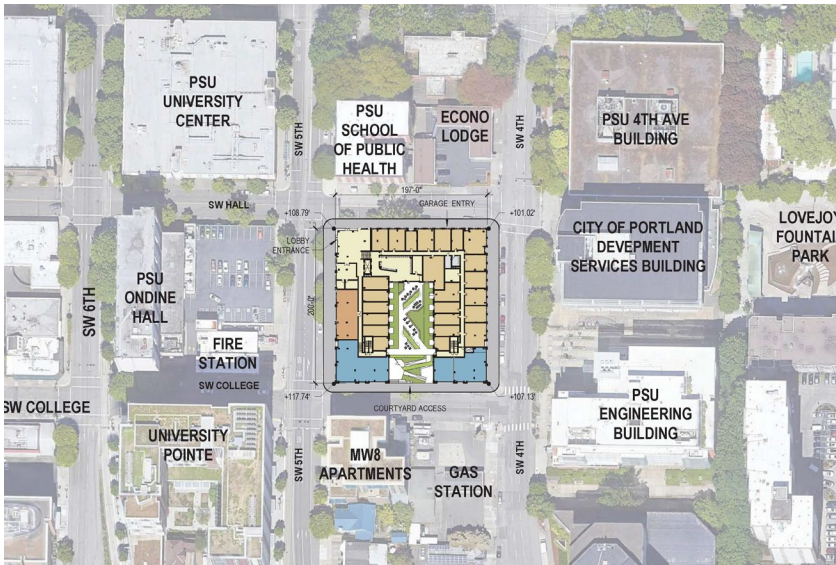


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