



Northwest District Association

July 27, 2023

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Bureau of Development Services
1900 SW 4th Avenue
Portland, Oregon 97201

RE: EA 23-050424 DA – Conway - Block 292 East

The NWDA Planning Committee reviewed the DAR submittal for the above referenced project on Jul 20 2023. We offer the following comments for your consideration.

Overall

The NWDA supports the general project concept, uses, massing, and façade strategy.

Ground Level Uses

1. At-grade entrances to live-work units ok;
2. Provide ~3' vertical separation to all other ground level residential units per NWMP;
3. Design stoops to better support casual use, sitting, etc. and not just as back entrance;
4. Provide for 'pet-relief' area;

Pedestrian Accessway

The pedestrian accessways are intended to be a part of a system of public open spaces in the Master Plan Area. As such, they are not an extension of each building, but an independent coherent element, this one providing a unified connection from the forecourt of Block 293 to the Slabtown Park and Square:

1. provide much stronger relationship to the design of the pedestrian accessway on Block 291, and its sweeping processional into the park;
2. provide a continuation of the unified design to the crossings at both Savier and Raleigh streets.

Upper Level Façade Design

1. Provide stronger visual connectivity with the lower floors;
2. 'Wood-look' cladding material emphasizes a "building landed on building" appearance;



3. Gable-end form adjacency to lower parapet at SE, NE and NW corners of building is visually and functionally awkward due to the unusual scale and location of the element. The 'scoop dormers' are more successful;

Best Regards,
the Northwest District Association

A handwritten signature in black ink, appearing to read "Steve Pinger".

Steve Pinger
member, Planning Committee