



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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MEMORANDUM

Date: September 13, 2012
To: Portland Design Commission
From: Kara Fioravanti, Senior Planner – Urban Design
503-823-5892, Kara.Fioravanti@portlandoregon.gov
Re: September 20, 2012 Design Advice Request – EA 12-174592 DA
Lloyd District Apartment Building at NE Multnomah Street & NE MLK Blvd.

Dear Design Commissioners:

Please find attached 1 updated drawing for the Design Advice Request (DAR) of a new mixed-use building in the Central City Plan District's Lloyd sub-District.

The development scope remains the same, but now the proposal for the Code-required "public plaza" (33.293.030 A.1.a.) has changed.

- Originally the request for the plaza was a Modification to allow the plaza to be deferred and constructed on the property to the south in concert with future development (33.293.060 A.).
- The new request includes a plaza in conjunction with the building proposal on Block A – it would be located at the building's entry near the turn-around (it is depicted in orange on the revised drawing). A Modification would be part of this new request – to allow the ratio of the length of the plaza to the width of the plaza to exceed 3:1.

Slightly revised areas for discussion on September 20, 2012:

- Superblock regulations, including a Modification request to allow the plaza to exceed the 3:1 ratio of plaza length to plaza width.
- Per 33.293.060 B.: How does this plan influence future development? Expectations for future development based on Block A's development proposal?
- First floor plan layout - entrances, programming.
- Anticipated end walls facing east.

Please contact me with any questions or concerns.

BLOCK-A APARTMENTS

300 NE
MULTNOMAH ST.
PORTLAND, OR
97232

Rembold Companies
Development

AREAS FOR ENTIRE SUPERBLOCK

SUPERBLOCK AREA	185,405 SF
WALKWAY + PLAZA REQMT	18,370 SF
PLAZA REQMT	9,270 SF

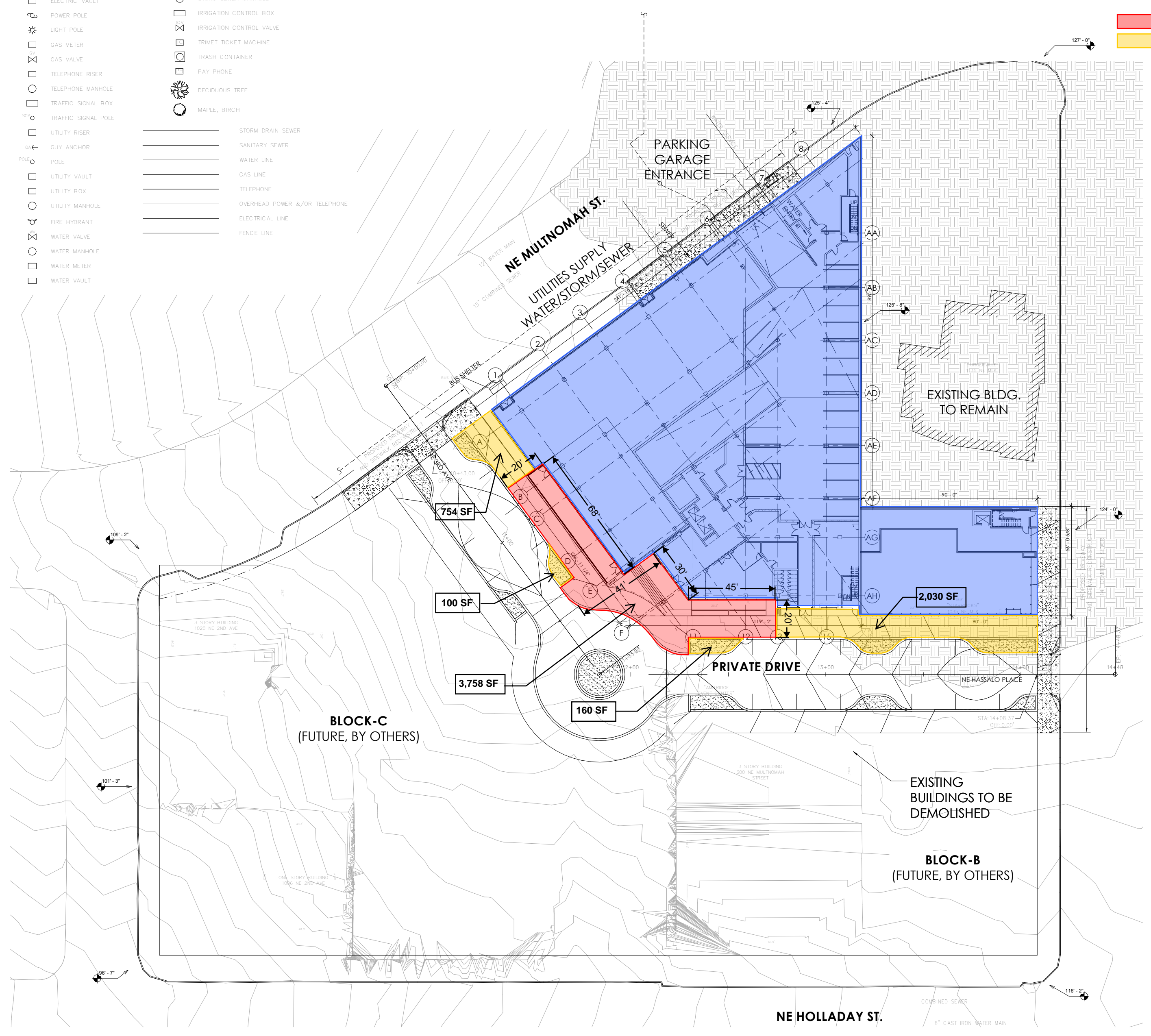
AREAS FOR BLOCK A

BLOCK A AREA	45,320 SF
WALKWAYS + PLAZA REQMT	4,409 SF
PLAZA REQMT	2,225 SF

WALKWAYS + PLAZA PROVIDED	6,802 SF
PLAZA PROVIDED	3,758 SF

PLAZA
 WALKWAYS & LANDSCAPE

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> ELECTRIC BOX ELECTRIC METER ELECTRIC MANHOLE ELECTRIC RISER ELECTRIC TRANSFORMER ELECTRIC VAULT POWER POLE LIGHT POLE GAS METER GAS VALVE TELEPHONE RISER TELEPHONE MANHOLE TRAFFIC SIGNAL BOX TRAFFIC SIGNAL POLE UTILITY RISER GUY ANCHOR POLE UTILITY VAULT UTILITY BOX UTILITY MANHOLE FIRE HYDRANT WATER VALVE WATER MANHOLE WATER METER WATER VAULT | <ul style="list-style-type: none"> SIGN CLEANOUT SANITARY SEWER MANHOLE CATCH BASIN PARKING PAYMENT STORM SEWER MANHOLE IRRIGATION CONTROL BOX IRRIGATION CONTROL VALVE TRIMET TICKET MACHINE TRASH CONTAINER PAY PHONE DECIDUOUS TREE MAPLE, BIRCH | <ul style="list-style-type: none"> STORM DRAIN SEWER SANITARY SEWER WATER LINE GAS LINE TELEPHONE OVERHEAD POWER &/OR TELEPHONE ELECTRICAL LINE FENCE LINE |
|--|---|--|



1 Site Plan
1" = 20'-0"

REVISIONS	DATE	PROJECT NUMBER	SHEET TITLE	SCALE
	July 16, 2012	20126125	SITE PLAN	1" = 20'-0"