



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

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MEMORANDUM

Date: November 26, 2012
To: Portland Design Commission
From: Hillary Adam, City Planner II – Urban Design
503-823-3581, Hillary.Adam@portlandoregon.gov
Re: December 6, 2012 Design Advice Request
EA 12-193183 DA – 0601 SW Abernethy

Dear Design Commissioners:

Please find exhibits attached for the Design Advice Request for a new residential development at 0601 SW Abernethy Street. The applicant seeks design advice for the development of 202 housing units, including studio, one-bedroom, and two-bedroom units, with 1,160 square feet of ground floor retail fronting on SW Bond Avenue, in a 6-story 178,055 sq. ft. building. The applicant is proposing two levels of underground parking to accommodate 203 automobiles. No significant modifications have been identified.

The proposal is situated between SW Moody and SW Bond and between Riva on the Park, which included development of the accessway along SW Lane at the north property line, and the Matisse which the applicant also developed.

Possible Design Advice topics are:

1. *Ground Level Activation* – SW Bond Avenue uses; Townhouse stoops at SW Lane and SW Moody; SW Abernethy ground level façade; quality, interest, and detail generally;
2. *Ground Level Transition* – Between residential units, transit streets, SW Lane accessway, and parking garage;
3. *Outdoor Areas* – Treatment of courtyard, individual stops, Juliet balconies, landscaped areas, and rooftop deck;
4. *Materials* – variety, quality, and district compatibility;
5. *Overall Design Cohesion* – material patterns, window variety.

In this case, the design review criteria are the [Central City Fundamental Design Guidelines](#) and the [South Waterfront Design Guidelines](#).

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.

Please contact me with any questions or concerns.