



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

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## MEMORANDUM

**DATE:** October 10, 2014  
**TO:** **Design Commissioners & Interested Persons**  
**FROM:** Mark Walhood, City Planner  
503.823.7806, [mark.walhood@portlandoregon.gov](mailto:mark.walhood@portlandoregon.gov)  
**RE:** **LU 14-167875 DZM GW, Riverscape Lot 8: 10/16/14 Hearing**

Since our first hearing on September 4<sup>th</sup>, 2014, the applicant has made several design- and greenway-related changes to the proposal. These changes are summarized in the attached memo from Kurt Schultz at SERA (attached).

Staff has not yet had time to fully evaluate the changes, and will be coming to the hearing next week with either a staff report or a more detailed memorandum. Full approval cannot be recommended at this time, as a plan showing the existing and proposed landscape treatments on the riverbank between the trail and the water has not been provided. Staff also needs to receive further input prior to the hearing from the Fire Bureau, City Attorney and Parks before a full report can be prepared.

The design changes made to the buildings, and the changes to the trail size and alignment, are successful and have moved the project much closer to approval.

A preliminary list of the issues to be covered at the next hearing includes the following items:

- **Riverbank Plantings:** existing and proposed vegetation along the riverbank must be shown for evaluation against the Greenway Review criteria/guidelines. The Greenway landscaping standard must be met (1 tree per 20' of river frontage, 1 shrub per 2' of river frontage).
- **Trail Alignment:** Parks Bureau needs to comment on the new trail alignment, and the new orientation along the east side of the site connecting to the Pacifica trellis should be discussed by Design Commission.
- **Greenway Use Restrictions & Pier:** Staff is consulting with the City Attorney next week on Greenway issues, including Fire Bureau access on the trail vs. sprinklering the buildings, projection into the "setback from the setback" on the north end, and current status on the Pier ownership/improvements issues.
- **Missing/Needed Information:**
  - Loading spaces need to be shown (one large/A or two small/B spaces);
  - North Pearl Open Area documentation per 33.510. (plaza location, edge, landscaping, solar/shadow standard, trees, etc.); and
  - Metal panel detail sheet (information on gauge, panel profile, backing or stiffeners, etc.).

Apologies for the delay in getting this information to you!

Attachments:  
10/10/14 memo from SERA summarizing changes made since last hearing.