



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

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MEMORANDUM

Date: April 30, 2015
To: Portland Design Commission
From: Staci Monroe, City Planner
503-823-0624, staci.monroe@portlandoregon.gov
Re: May 7, 2015 Design Commission Agenda Item
LU 15-116838 DZM, Modera Belmont

Please find attached plans for the Modera Belmont, a full-block mixed-use development proposed in the Central Eastside sub district of the Central City. The Commission first saw this project at the Design Advice Request (DAR) on February 5, 2015 (see attached DAR summary). At this hearing, the Commission unanimously expressed the need for one clear, unified and organized concept as well as support for an entirely brick building, both of which would better complement the existing early 20th century warehouse and mixed use residential buildings densely concentrated in the surrounding area. Additional feedback at the DAR included concerns with the quality of the courtyard space, which was mostly dedicated to a stormwater facility, and the need for active ground level uses that would contribute to the vitality of streetscape.

In response to the comments at the DAR, the design has changed significantly from an all metal building to one of brick with metal accents, as depicted in the drawing set. Staff has identified several concerns with the new design and some additional details are needed to fully evaluate the proposal. As such, a Staff Report recommending denial has been prepared (see attached).

The outstanding issues, which are discussed in detail in the Staff Report, are summarized as:

- **Active Ground Floors** – a residential unit, live-work units (which could be entirely residential) and residential amenity spaces remain in the ground floor along street edges (*see pgs 10-11 of Staff Report*).
- **Composition, Compatibility and Materials** (*see pgs 8, 9-10 of Staff Report*) –
 - Compatibility concerns with the surrounding early 20th buildings and the randomness of carved out masses, use of white, flat metal panel, and shallow window depths;
 - Composition concerns related to the variation along the building's base, logic of carved out masses, scale and monotony of the courtyard elevations, lack of integration and details of some louvers, amount and design of the canopies, lack of balconies and façade treatments to respond to the different frontages; and
 - Material concerns with durability of metal panel at the garage entry ground level and weathering steel planters in the courtyard.
- **Quality of Courtyard** – concerns given the amount of usable space and garage entry adjacency (*see pgs 10-11 of staff report for details*).

In addition, Transportation is not supportive of the proposal at this time as issues related to the garage door and electrical transformer locations as well as the loading modification request have not yet been resolved.

