



**City of Portland, Oregon**  
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**Land Use Services**

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## MEMORANDUM

**Date:** July 29, 2015  
**To:** Portland Design Commission  
**From:** Staci Monroe, City Planner  
503-823-0624, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** August 6, 2015 Design Commission Agenda Item  
LU 15-116838 DZM, Modera Belmont

Please find attached *revised* plans for the Modera Belmont, a full-block mixed-use development proposed in the Central Eastside sub district of the Central City. The project has been before the Commission on several occasions. At the most recent hearing on July 9<sup>th</sup>, the Commission concluded that larger moves into the mass were needed to better break down the scale of the full-block building with a focus on the upper façade near the roofline. A couple of different approaches were discussed. Additional comments to further refine the metal panel detailing, composition within the window openings, and the base were also noted. In response to these comments the following revisions have been made:

- Mid-block on east façade – Removed two units on 6<sup>th</sup> floor and replaced with an outdoor terrace (30'x42') providing a visual break in the building along 7<sup>th</sup> that aligns with the courtyard on 6<sup>th</sup>.
- Extended carve-outs on north, east and south facades vertically to carry through the full height of the building, including down to the ground, where aligned with entries.
- Redistributed balconies from courtyard to street facades.
- Altered brick columns to better align upper facades with storefronts and base.
- Simplified metal panel by increasing panel size, which eliminated number of joints.
- On upper façade – Simplified composition of metal panel and windows by increasing window sizes and reducing amount of metal panel.

Staff feels the revisions have been responsive to the major concerns indicated at the last hearing and meet the approval criteria. As such, a *revised* Staff Report and Recommendation has been prepared recommending approval. Please note the revised findings that address the most recent changes in boxed areas.

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Revised Drawings dated 8/6/15  
Revised Staff Report dated 7/30/15