



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

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## MEMORANDUM

**Date:** April 15, 2016  
**To:** Portland Design Commission  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [hillary.adam@portlandoregon.gov](mailto:hillary.adam@portlandoregon.gov)  
**Re:** 15-281248 DZMMS – Broadway Tower  
2<sup>nd</sup> Design Review Hearing April 21, 2016

Attached is a drawing set for the 2<sup>nd</sup> Design Review hearing for the proposed Broadway Tower project. Also attached is the revised public benefit proposal. A revised staff report will be forwarded early next week.

With regard to the public benefit, the applicant is now proposing the following;

- A contribution to Parks of \$375,000 for the purpose of creating a Master Plan for the South Park Blocks to be commence FY 2017/18. The improvements to Park Block 11 (which are, as yet, unknown) would be undertaken as part of the development of the housing project.
- Construction of a minimum 60-unit residential building with 33% of the units deemed affordable at 80% MFI to be held affordable for 40 years. Entitlements would be secured through the Type III Procedure and would be secured, as well as the permit, prior to Certificate of Occupancy for the Broadway Tower.

Please see the attached public benefit proposal for more information. This proposal can be secured through condition(s) of approval of the Broadway Tower. Any changes to the “public benefit” proposal would then require a Type III Design Review.

With regard to the requested architectural revisions, please refer to the attached “appendix C”. The applicant has addressed comments regarding the following:

- NE Corner Glazing – The applicant has provided a study that shows what staff believes to be an unsuccessful attempt to provide a fully-glazed corner. Staff notes that the terra cotta wall provides a frame to the first two floors at the north end as well as the north balcony and that the applicant has reduced the width of terra cotta (12’ to 10’); however, the Commission’s concerns will likely remain with the revised proposal. If the Commission is unsatisfied by the current proposal, perhaps minor changes to the drawing on Appendix C:6 could be approved through a condition of approval.
- Parking Garage Entrance – The applicant has shifted the garage gate so that it is now recessed 5’ from the face of the garage (10’ from the property line). A Driveway Design Exception has been approved for this distance with the requirements that the garage remain open between 6am-11pm and the gate opens and closes within 12 seconds or less. The applicant is proposing interior walls to be CMU painted a light color with a lighting scheme (more info will be provided at the hearing). The Commission may want to consider, as a condition of approval, a more refined finish on the interior garage walls as it will be open a significant majority of the day.
- Distribution of Spandrel Glazing. The applicant has added more vision glazing to the east and west walls at the hotel level. The applicant will describe this in more detail at the hearing.
- Bird Roosting Concerns. The applicant has been in contact with the management of the Indigo/12W and with the Audubon Society and does not believe that bird roosting will be an issue.
- Entry/Landscape on SW Broadway. The applicant has removed the planter in front of the hotel lobby space and added a second set of steps. The entry sequence is now primarily a combination of steps and seats. While the applicant did not want to add another set of doors

into the hotel lobby (entry is intended through the red portal), staff notes that the entry is now more open and transparent, as was desired.

Please contact me with any questions or concerns.