



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

1900 SW 4th Avenue, Suite 5000  
Portland, Oregon 97201  
503-823-7300  
Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

## MEMORANDUM

**Date:** May 26, 2016  
**To:** Portland Design Commission  
**From:** Staci Monroe, City Planner  
503-823-0624, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** June 2, 2016 Design Commission Agenda Item  
LU 16-134889 DZM – Block 20 Residential Tower

Please find attached plans for the Block 20 Residential Tower proposed in the North Pearl sub area of the River Sub District in Central City. This is the first time the Design Commission will see the project, which can be summarized as:

- 21-story, 246' tall building – 4 and 5 story podium with a tower at the northwest corner
- 393,681 SF – site includes Blocks 23 and 24 to the north resulting in FAR of 2.3:1 for this larger site. Residential bonus FAR for 80,000 SF is being utilized reducing amount of floor area to be moved from Blocks 23 and 24 to 153,681 SF.
- 149 residential (condo) units and approximately 2,000 SF of retail
- Parking for 192 vehicles – three levels accessed off NW 12<sup>th</sup>
- 225 bike parking spaces for tenants (visitor spaces in sidewalk via Bike Fund)
- Outdoor areas provided in individual balconies for almost all of the units, porches for the ground floor units, and ¼- block sized outdoor amenity deck with landscaping and seating areas on the lower podium roof.
- Exterior finishes include cementitious plaster (stucco), glass fiber reinforced concrete (Equitone) panel in two textures, glass guardrails, curtain wall glazing, aluminum storefront, aluminum windows, and metal garage doors and façade panels.
- Modifications to loading (reduce 1 large to 1 small space), bike parking (reduce required width from 2' to 18") and façade Length (increase from 120' to 122'-4" for tower above 100')

While the overall design and quality of the project are strong, three of the ground level frontages struggle in some regard to appropriately contribute to an active pedestrian environment or respond to the opposing park condition. The addition of canopies and decorative screen details will also help to contribute to the quality of the experience along the sidewalk. Given these outstanding items, which are discussed in detail in the Staff Report (see boxed area), Staff is not recommending approval at this time. Resolution of the identified items is necessary to meeting the approval criteria to warrant approval.

The project has been evaluated against approval criteria of the Central City Fundamental Design Guidelines, River District Design Guidelines and Section 33.825.040 (Modifications) as indicated in the Staff Report. Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Staff Report dated 5/26/16  
Project Plans dated 5/13/16