



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

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## MEMORANDUM

**Date:** June 23, 2016  
**To:** Portland Design Commission  
**From:** Staci Monroe, City Planner  
503-823-0624, [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** June 30, 2016 Design Commission Agenda Item  
LU 16-134889 DZM – Block 20 Residential Tower

Please find attached *revised* sheets for the Block 20 Residential Tower proposed in the North Pearl sub area of the River sub district in Central City. The Design Commission first reviewed this project at the hearing on June 2, 2016 where the focus of the discussion was related to activating the ground floor and strengthening the building composition, particularly on the east and west facades. Additional details and minor changes were also indicated.

The revisions to the design have been very responsive to the concerns of the Commission as evident in the *attached revised sheets*. The Commission can reference the original set provided for the first hearing for the sheets that have not been altered. A final revised set will be provided at the hearing. The changes can be summarized as:

- All residential ground floor units converted to commercial retail spaces with extensive glazing.
- Metal transom panel added above the windows on the east and west facades.
- Additional bike repair & transition space provided in the bike room along Quimby.
- More contrast provided between the two shades of gray on the east and west facades (color samples to be provided at hearing)
- Polycarbonate in canopy replaced by a glass and metal canopy.
- Stucco joint detail provided to show condition at end of the pointed “wallum”.
- Line drawings for elevations provided that do not include shadows or trees.
- Canopies added to the ground floor commercial entries along Pettygrove (detail to be provided at hearing).

Regarding the east and west façade (bullet point #2 above), the applicant explored expanding the glazing, however, the cost and energy code impacts were the challenges with this approach. Spandrel glazing, which was also suggested by the Commission, was not preferred by the applicant. If the Commission concludes an expansion of the reflective surface (clear glazing or spandrel) is necessary to resolve the concern, then a condition of approval could be added at the hearing.

Given the responsiveness of the revisions that meet the design guidelines of the Central City and River Districts, Staff has revised the report and recommendation to the Commission for approval. The changes to the report are boxed for ease.

Please contact me at 503.823.0624 with any questions or concerns.

Attachments: Revised Staff Report & Recommendation  
Revised Sheets dated 6/20/16  
Public comment received 6/9/16 (*concerns with pedestrian experience, Portland themes guideline and lack of art*)