



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

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MEMORANDUM

Date: April 24, 2017
To: Portland Design Commission
From: Hillary Adam, Land Use Services
503-823-3581 / hillary.adam@portlandoregon.gov
Re: LU 16-100496 DZM MS – Block 290
Type III Staff Memo

Attached is a drawing set for the revised design for Block 290 in the Con-way Master Plan area. Six of you previously received drawings for a previous design and a staff report of denial for that previous design in May 2016, due to some outstanding concerns. Following staff's recommendation of denial the applicant chose to postpone the hearing and placed the application on hold. In addition, the design team changed from YBA Architects to LRS Architects. In addition, an extension beyond the 365th was requested by the applicant so that the new design team could revise the design.

Many aspects of the proposal have changed including: the basic footprint of the building no longer encroaches (however, a Master Plan Amendment is requested in the event that the existing power lines on NW 21st cannot be relocated), the north and east wings of the building have increased by one story, the south wing was removed, the width of the square was decreased, and the garage access is now proposed along Quimby.

Despite, and because of some of these changes, staff's concerns about the design of the designated open spaces, required to be provided on this site, remain. As was articulated over the course of three Design Advice Requests, the designated open spaces in the Con-way Master Plan (neighborhood park, Quimby festival street, and the public square) should not be compromised as these are the public spaces which are intended to be accessible to all. The Commission suggested that the proposed floor area should be leveraged elsewhere on the site in order to not overly shade the square or encroach into the open spaces, and indicated conceptual support for a Modification to height at the north in order to achieve that goal. The Commission also supported garage access be provided on Pettygrove (which required a Master Plan Amendment) due to potential conflicts with the intended festival street use of Quimby.

Staff relayed these concerns and suggestions to the new design team and noted that the design of the square is of equal importance to the other open areas; however, the proposal places primary importance on not encroaching into the north-south connection west of the park or into Quimby, as the expense of the square. In the attached report, staff has noted that the standards, guidelines, and intent of the Con-way Master Plan are not met and, as such, has recommended denial. Just as with the previous design, staff suggests that revisions are needed before staff can recommend approval.

Please contact me with any questions or concerns.

Attached for reference:

Previous staff report, dated May 9, 2016

Letters received from the public in response to the current proposal
Guidelines cheat sheet