



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

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## MEMORANDUM

**Date:** August 25, 2017  
**To:** Portland Design Commission  
**From:** Grace Jeffreys, Development Review  
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**Re:** LU17-109861 DZ – 11732 NE 2nd  
Design Review Hearing, August 31, 2017

### I. PROPOSAL

Please find attached a drawing set for a new mixed-use building with below-grade parking on a 20,000 SF, half-block site in the Lloyd Subdistrict of the Central City Plan District, bounded by NE 2<sup>nd</sup> Avenue, NE Schuyler Street, and NE 3<sup>rd</sup> Avenue. A 6-story building is proposed with a 9-story option. You have seen this proposal before at a Design Advice (DAR) hearing held on January 28, 2016 for a 9-story development for this site.

### II. DEVELOPMENT TEAM BIO

Architects	Maria Simon   WORKS Progress Architecture Inc.
Owner/Developer	Parker McNulty   Ent Ventures VI, LLC
Project Valuation	\$13,000,000 (for the 6-story option)

### III. STAFF REPORT

Design Review Staff does **not yet recommend approval** due to concerns with the proposal not meeting the applicable design guidelines, the *Central City Fundamental Design Guidelines* and the *Special Design Guidelines for the Lloyd District*, especially the following:

- A4. Use Unifying Elements.
- A5. Enhance, Embellish, and Identify Areas.
- A5-1. Develop Identifying Features.
- C3-1. Design to Enhance Existing Themes in the Broadway/Weidler Corridor.
- C3-2. Orient Development along the Lloyd District's Eastern Edge toward Adjacent Neighborhoods.
- C4. Complement the Context of Existing Buildings.
- C5. Design for Coherency.  
***Above the pedestrian level, due to concerns with articulation of the massing, these guidelines have not yet been met.***
- A9. Strengthen Gateways. Develop and/or strengthen gateway locations.
- A9-1. Provide a Distinct Sense of Entry and Exit.  
***Due to the proposed height exceeding the Zoning Code standard, these guidelines have not yet been met for the 9-story option.***
- B1-1. Protect Pedestrian Areas from Mechanical Exhaust.
- B2. Protect the Pedestrian.
- C1-1. Integrate Parking.  
***Due to the lack of information regarding some of the exhaust systems, these guidelines have not yet been met.***

B1-2. Incorporate Additional Lighting.

C12. Integrate Exterior Lighting.

***Due to the lack of information regarding the plaza lighting, these guidelines have not yet been met.***

C2. Promote Quality and Permanence in Development.

C10-1. Use Masonry Materials.

C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface.

C10-3. Use Light Colors.

***Due to the lack of consistent information regarding the materials and lack of modular masonry at the ground level, these guidelines have not yet been met.***

C11. Integrate Roofs and Use Rooftops.

***Due to the lack of information regarding the mechanical proposal, this guideline has not yet been met.***

The proposal does not yet meet the applicable design guidelines and therefore does not yet warrant approval.

Please call or email me with any questions. Thank you.

**Attachments:**

*Drawing set, dated August 10, 2017*

*Staff report, dated August 25, 2017*

*Guidelines summary matrix*