



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

Ted Wheeler, Mayor  
 Rebecca Esau, Director  
 Phone: (503) 823-7300  
 Fax: (503) 823-5630  
 TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**MEMORANDUM**

**Date:** May 17, 2018  
**To:** Portland Design Commission  
**From:** Tim Heron, Design & Historic Resource Review  
 503-823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** May 24, 2018 Design Commission Hearing  
 EA 18-138980 DAR 2 of 2 – Adidas Village Expansion; Architecture & Landscaping

Please find attached the **Design Advice Request package DAR 2 of 2** for three new buildings, site work, renovation to existing plaza and relocation of Adidas Village intersection on N. Greeley Avenue. The North building is proposed as a 5-story post-tensioned concrete structure with 5 levels of new underground parking beneath. The South building is proposed as a 3-story structure built on top of an existing parking garage. **Please note:** The April 26, 2018 DAR 1 was focused on Site and Massing. This DAR 2 is focused on Architecture and Landscaping.

**DEVELOPMENT TEAM BIO**

Architect/Developer	Valuation	Approximate Gross SF	Site Area (SF)
Lever Architecture	\$143,500,000	191,586 SF	14.23 acres/ 619,858 SF

**New Zoning/Designation anticipated for adoption May 24, 2018:** EG2d, General Employment 2 with design overlay. A draft of the Code Reconciliation Project for the new Zoning Code is linked here: <https://www.portlandoregon.gov/bps/article/673864>; The EG2 Standards are in PZC 33.140. The approval criteria of Title 33, Portland Zoning Code are the *Community Design Guidelines*.

**Areas for discussion on May 24, 2018:**

**1. Architecture**

- a) North Building: 1) articulation, 2) materials, & 3) ground level activation
  - alternates with preferred noted
- b) South Building: 1) articulation, 2) materials, & 3) ground level activation
  - alternates with preferred noted
- c) Village Park frontage at redesigned N. Greeley Adidas vehicular access/ intersection
  - Design concepts

**2. Landscaping**

- a) North Building: 25’ setback conditions, plantings, storm water
  - 1. North/ Sumner frontage
  - 2. East/Delaware frontage
- b) South Building: setback conditions, plantings, storm water
  - 1. south/ Madrona Park
  - 2. east/ Delaware Ave
- c) Village Park: opportunities and restrictions

*Encl:* Zone Map, 1999 Adidas Village Design Review Approval; LUR 99-00784 DZ  
 April 13, 2018 Project Description and response to Community Design Guidelines  
 May 3, 2018 Design Advice Request April 26, 2018 Summary Notes  
 May 24, 2018 11x17 Drawing sets [Exhibits C and Exhibit “A”-ppendix]  
 Design Guidelines Cheat Sheet – *Community Design Guidelines*