



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

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Type III Land Use Review

MEMORANDUM

Date: June 25, 2020
To: Design Commission
From: Staci Monroe, Design / Historic Review Team
503-823-0624 | Staci.Monroe@portlandoregon.gov
Re: LU 20-102914 DZM AD GW – Alamo Manhattan Blocks
Type III Design & Greenway Reviews – July 2, 2020 Hearing

This memo is regarding the Type III Design and Greenway Reviews for the Alamo Manhattan Blocks in South Waterfront scheduled on July 2nd. The case was last heard by the Commission on June 11th. At this hearing:

- The record was requested to be held open by a member of the public. In addition to the revisions provided by the applicant new evidence and public comments submitted as of today (6/25) can be found [here](#) (scroll to page 3). This link will be updated as new information is provided.
- Revisions necessary for the project to meet the approval criteria were identified by the majority of the Commission. These are summarized below with links to revised (reduced) drawings showing the previous and revised condition for comparison.
 - [Block 41](#) – Provide more durable material options for the wood in soffits and recessed areas. Wood is still proposed in the canopy soffits and privacy screens. Metal panel is proposed in place of wood in all other areas with a wood texture or solid color finish.
 - [Block 44](#) – Change railings on masonry podium volumes to bird-safe glazing or cables and enlarge the raised porch at the southeast corner adjacent to the maker spaces and reconsider the rectilinear shape. Glass railings have been changed to cable railings and the porch has been enlarged by 430 SF with a curvilinear shape.
 - [Block 42](#) – Railings on the balconies and patios need to be galvanized and painted to resist rusting and center the electrical vault in the planter area to allow adequate landscape screening around it. Both of these items have been addressed in addition to the gap in weather protection that occurred at the entries with the canopies mounted to the pilasters.
 - [Blocks 45](#) - Add 12" of depth to the planters on the north side of the paseo to provide more buffer for units, add planters with trees between all paired stoops on the north side and remove the freestanding benches on north side. All of these revisions have been made in addition to the planter detail at the stair and courtyard screen wall in the northern plaza.

A full set of the revised drawings for the entire project can be found [here](#) (dated 6-22-20). Hard copies will not be provided to the Commission.

Once the record closes on June 30th (at the request of the applicant) Staff will revise the Staff Report and Recommendation and email it to the Commission by Wednesday July 1st EOD. Please contact me with any questions.