



# City of Portland Design Commission

## Design Advice Request

### DISCUSSION MEMO

**Date:** October 5, 2020  
**To:** Portland Design Commission  
**From:** Tim Heron, Design Review  
503-823-7726, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** EA 20-184494 DA – Minnesota Places, 1208 N Jessup St & Minnesota Ave  
Design Advice Request Memo for October 15, 2020

Attached is a drawing set for the Design Advice Request meeting scheduled on October 15, 2020. Please contact me with any questions or concerns.

#### I. PROGRAM OVERVIEW

Design Advice Request for an 8-story, 54,000 SF residential building with approximately 90 units in the North Interstate Plan District. Modular constructed mass timber structure using Mass Pressed Plywood. Ground floor uses include lobby, community rooms, and loading. Loading is proposed from N Minnesota Avenue. No Modifications or Adjustments are requested.

#### II. DEVELOPMENT TEAM BIO

**Architect/ Developer** John Wright, Wright Architecture  
**Project Valuation** \$ 8,000,000

#### III. FUTURE APPROVAL CRITERIA (see attached matrix)

*Community Design Guidelines*

#### IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

- **Development Standards – RM3 / Residential Multi-Dwelling Zone; Interstate Plan District.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed use, maximum setbacks, windows, etc.).
- **Streets – N Jessup Street and N Minnesota Avenue** are both local service streets.
- **Recently Approved North Interstate Plan District Projects [adjacent & two blocks away]:**
  - WPA Montana & Jessup Apartments. Staff Type 2 Denial [no DAR]. Changes, then Design Commission Approval.
    - LU 19-244401 DZM – link to reports & presentations:  
<https://efiles.portlandoregon.gov/Record/13548419/>
  - WPA Church Street Apartments. Staff Type 2 Approval [DAR was held previously].
    - EA 18-216723 DA – link to reports & presentations:  
<https://efiles.portlandoregon.gov/Record/12160092/>

Staff recommends you consider the following FIVE TOPICS among your discussion items:

## **CONTEXT / QUALITY & PERMANENCE**

- **Context.** CDGs P1 Plan Area Character, D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.
- **Quality & Permanence.** CDGs D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.

### **1. Context**

- Regional, Neighborhood, Block

### **2. Massing, parti and setbacks**

- H-plan, projecting pattern, interior vs street setbacks

### **3. Materials and skin expression**

- Metal or Stucco, color, window/ wall ratio
- Vents and other mechanical wall penetrations

## **Characteristics of the Residential Multi-Dwelling 3 Zone (PZC 33.120.030).**

*The RM3 zone is a medium to high density multi-dwelling zone applied near the Central City, and in centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended for compact, urban development with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets.*

## **The North Interstate Plan District Purpose Statement [PZC 33.561]**

*The North Interstate plan district provides for an urban level of mixed-use development to support the MAX line and the surrounding neighborhoods by encouraging development that increases neighborhood economic vitality, amenities, and services and successfully accommodates additional density. These standards:*

- *Implement urban design concepts of the North Interstate Corridor Plan;*
- *Help ease transitions between new high-density development and the existing, low-density neighborhoods; and*
- *Enhance the pedestrian experience.*

## **PUBLIC REALM**

- **Public Realm.** CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 The Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Area and Garages.

### **4. Ground floor activation**

- Active uses at street front
- Outdoor area requirements

### **5. Loading access**

- curb-cut width, relocate [flip w bike room]
- Consider Adjustment to Loading

## ***Attachments:***

11x17 Drawing set dated October 1, 2020

Zone Map

North Interstate Plan District; *Portland Zoning Code 33.561*

Community Design Guidelines Matrix

Links above to recently approved adjacent projects, currently under construction/ permitting