



Northwest District Association

February 4, 2021

Bureau of Development Services

1900 SW 4th Avenue
Portland, Oregon 97201

RE: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

The NWDA Planning Committee and public reviewed the LU HR Presentation Drawings and the Dec 14 2020 DAR submittal with the applicant's representative and the design team for the above referenced project on Jan 21 2021. We offer the following comments from the members for your consideration:

General

1. The reutilization of the vehicular ramps on the east side of the building as a series of small-scale outdoor spaces along a pedestrian pathway is a well-designed concept, but it was questioned that the succession of spaces doesn't appear to lead to any destination; that the lease areas at the summit of the ramps appear to be vestibules and circulation space;
2. There were questions about how (and why) the exterior area to the north of the building transitions from its proposed configuration in this submittal to its eventual arrangement as depicted in the preliminary master planning drawings, where the curb line runs diagonally, reducing the space significantly;
3. Several members questioned the retention of the parking area at the southeast corner of the building, and locating of new emergency generators and transformers there. Given the building's landmark status, it is appropriate for the street edge along NW Vaughn to not be continuous at this location, and that the building should be treated as an object building set back from the street. To that end, however, utilizing this foreground, the building's most public face, as a surface parking area seems inappropriate, especially as it is also the orientation most conducive to outdoor gathering. It was suggested that the design team look at creating a viable outdoor public space at this location, and consider requesting the reinstatement of curb parking in this section of Vaughn St, eliminating the under-utilized turn refuge lane that exists there currently.

Best Regards,
Northwest District Association Planning Committee

Steve Pinger
member, NWDA Planning Committee