

State of the City Report - March 15, 2023

The Portland Design Commission



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ZGF Architects



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Development



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Architect,
Senior
designer BRIC
Architecture



Julie Livingston
Chair -
Emeritus
Architect,
Senior
manager
Home
Forward



Don Vallaster
Retired
Architect
Vallaster Corl
Architects,
developer

2023 Portland Design Commission

THREE TENETS OF DESIGN

Build on **context**

CONTEXT-RELATED GUIDELINES balancing the aspirations of the future desired character with today's setting. The guidelines are sequenced to telescope from big picture to site-specific.

Contribute to the **public realm**

PUBLIC REALM-RELATED GUIDELINES that strengthen a building and site's relationship with the public rights-of-way and open spaces.

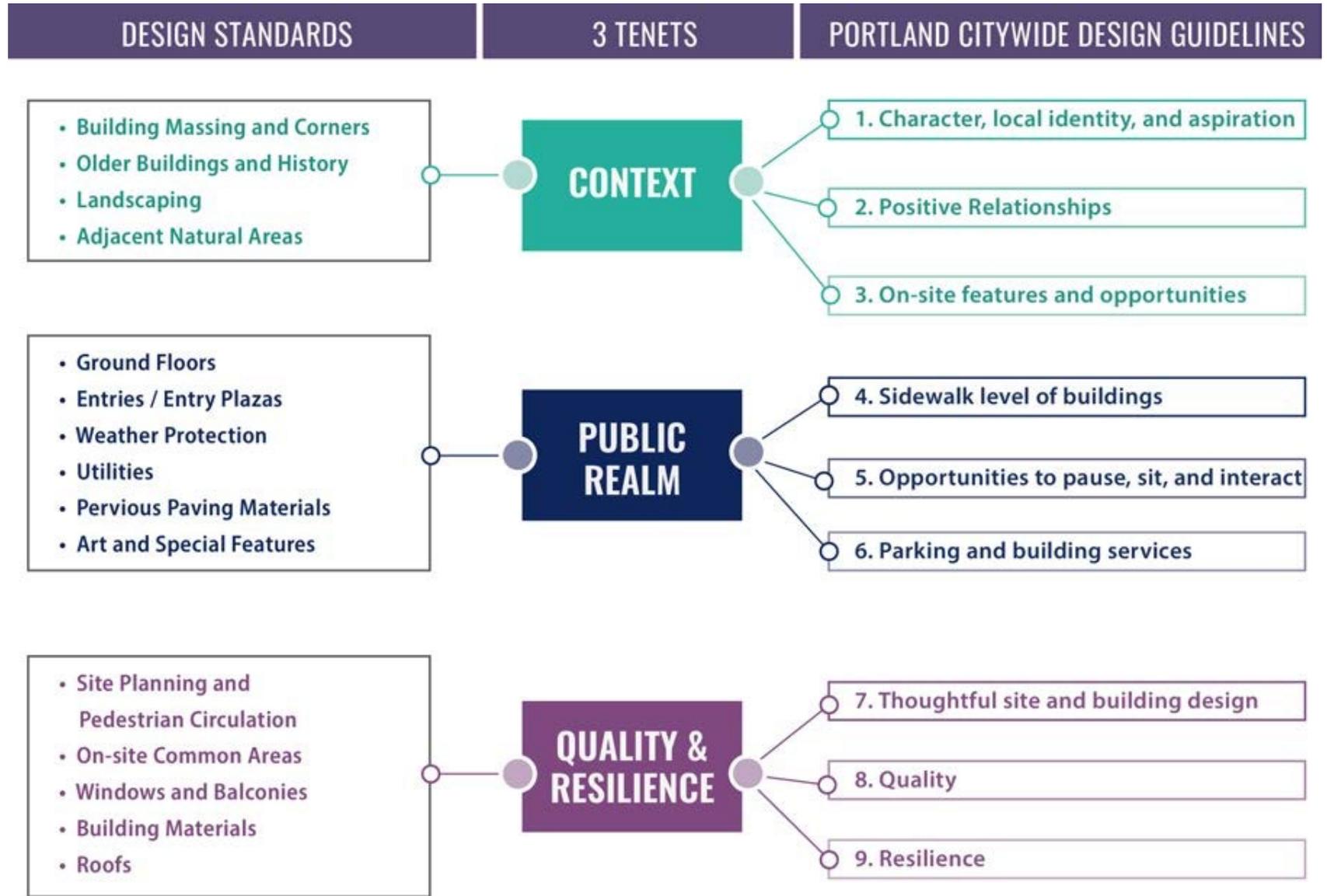
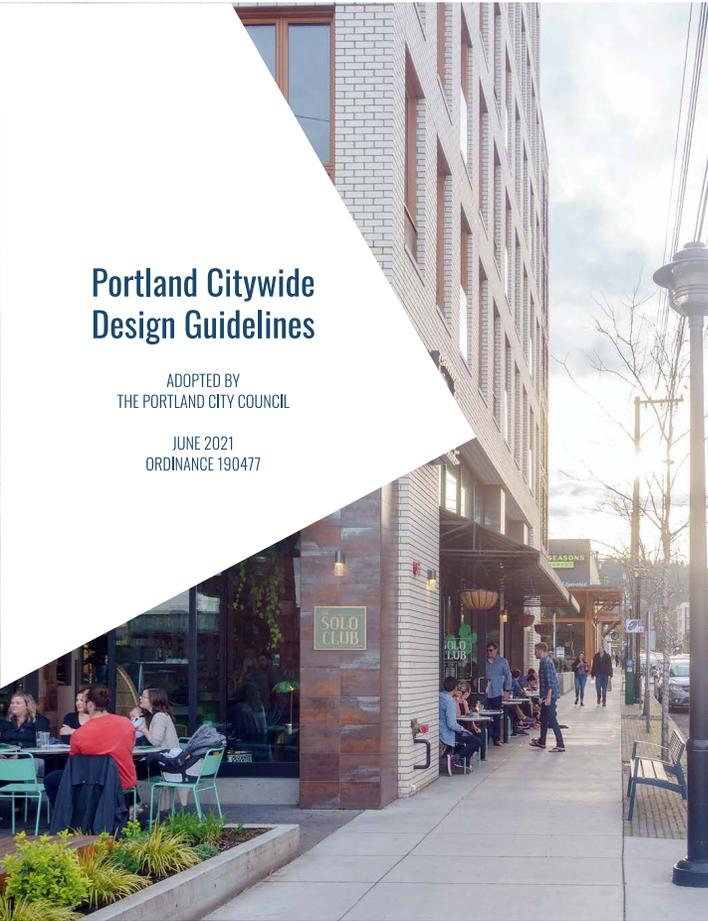
Promote **quality and permanence/resilience**

QUALITY AND RESILIENCE-RELATED GUIDELINES that underscore holistic site and building designs that benefit people and climate.

Portland Citywide Design Guidelines

ADOPTED BY
THE PORTLAND CITY COUNCIL

JUNE 2021
ORDINANCE 190477



Objective Track/Design Standards or Discretionary Track/Design Guidelines

CONTEMPORARY CONTEXT



MIXED-USE



RESIDENTIAL



MIXED-USE



MIXED-USE



RESIDENTIAL



MIXED-USE



Citywide Guidelines applied: 92 H Lents - Site and neighborhood

01 character, local identity, and aspiration of the place

- Adds affordable housing options adjacent to light rail station
- Reinforces the new Lents TC as a pedestrian district

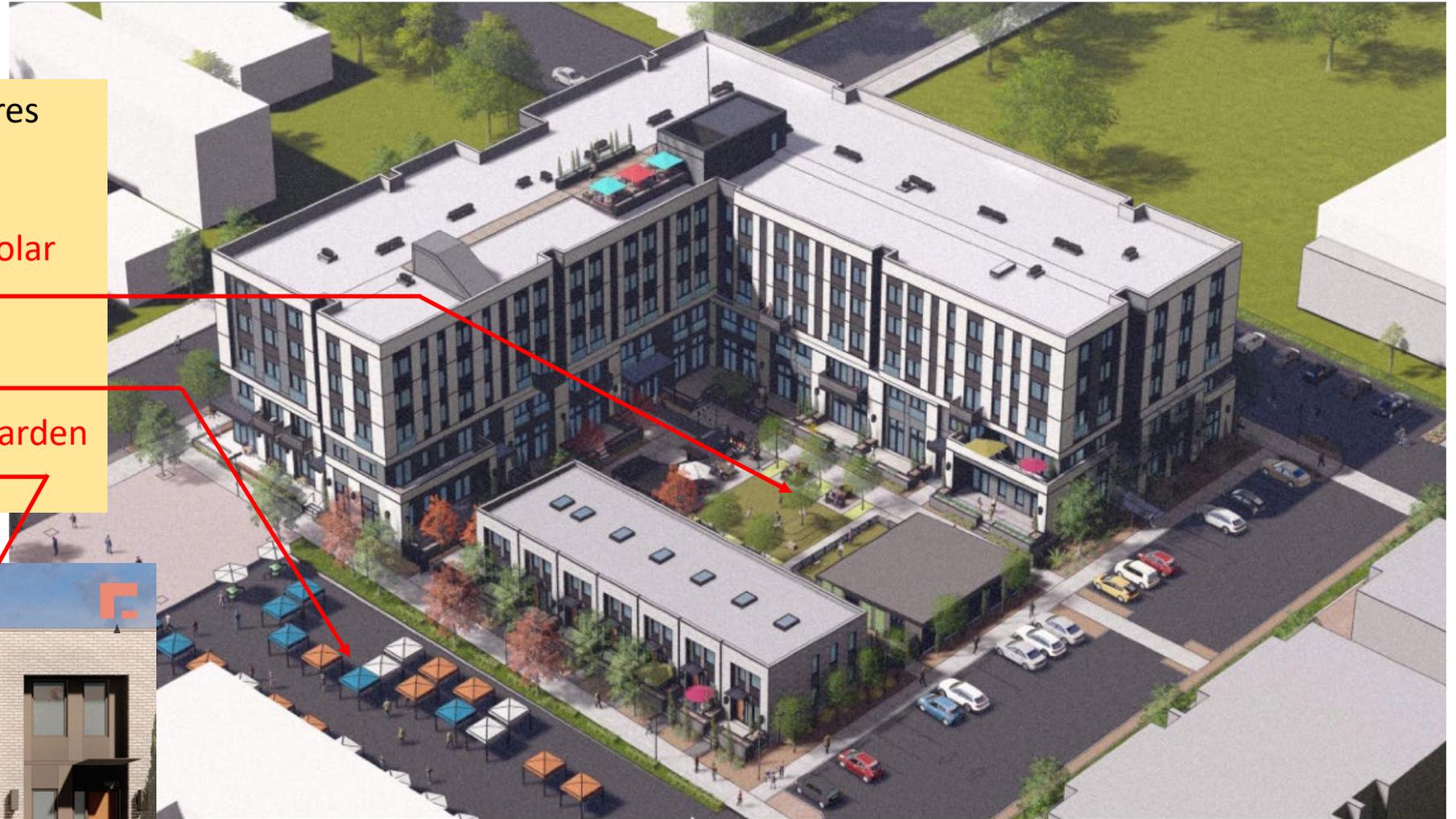


02 positive relationships with surroundings

- Reinforces Town Center building orientation on 92nd Avenue
- Parking kept to side and rear

03 enhance on-site features and opportunities

- Establishes residential courtyard with great solar access and security
- Complements Lents Farmers Market
- Provides community garden facilities for residents



05 opportunities to pause, sit and interact

- Seating, art
- Enclosure
- Street trees and landscaping



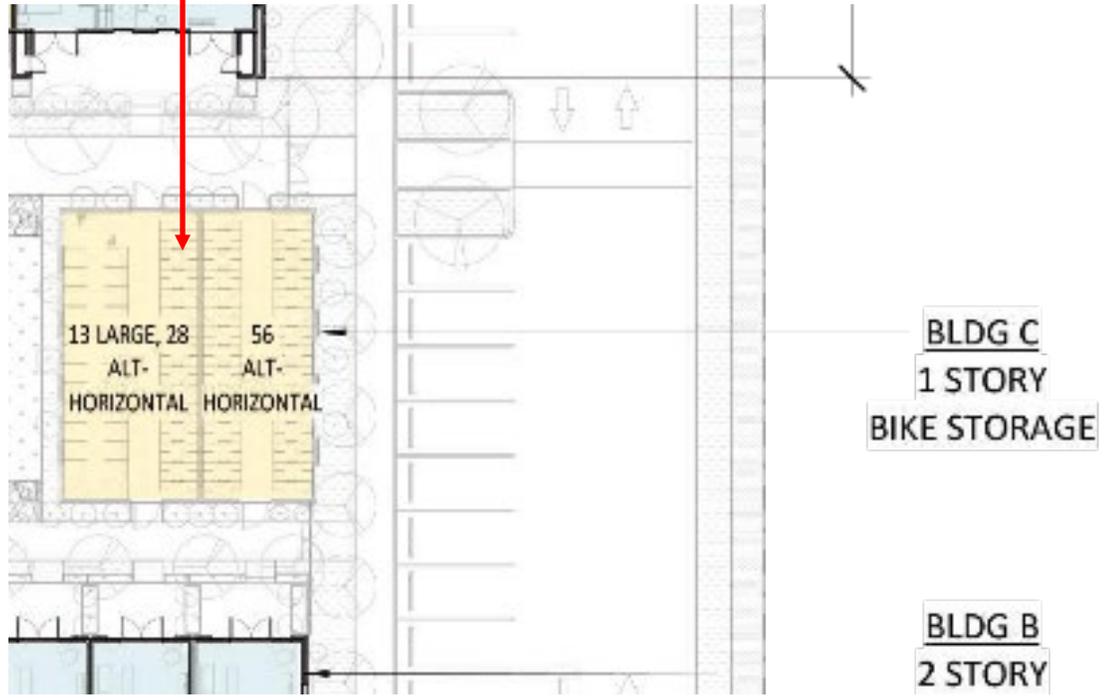
04 sidewalk level of buildings to be active and human-scaled

- Taller ground floor
- Multiple entries and windows
- Ground floor residential setbacks - with stoops, stairs, landscaping
- Weather protection, integrated lighting
- Urban sidewalks



06 integrate and minimize impact of parking and building services

- Screening, buffering of parking areas
- Utilities away from public realm
- Long term bicycle parking



PUBLIC REALM

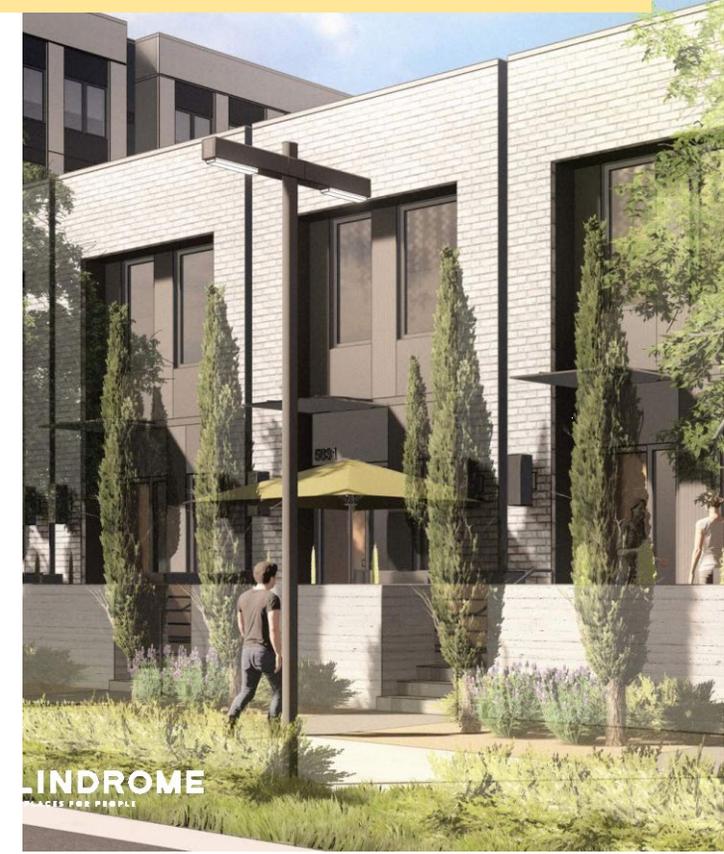
09 resilience, health, and stewardship... adaptability to climate change...

- Shading, tree canopy
- On-site stormwater



07 thoughtful site and building design

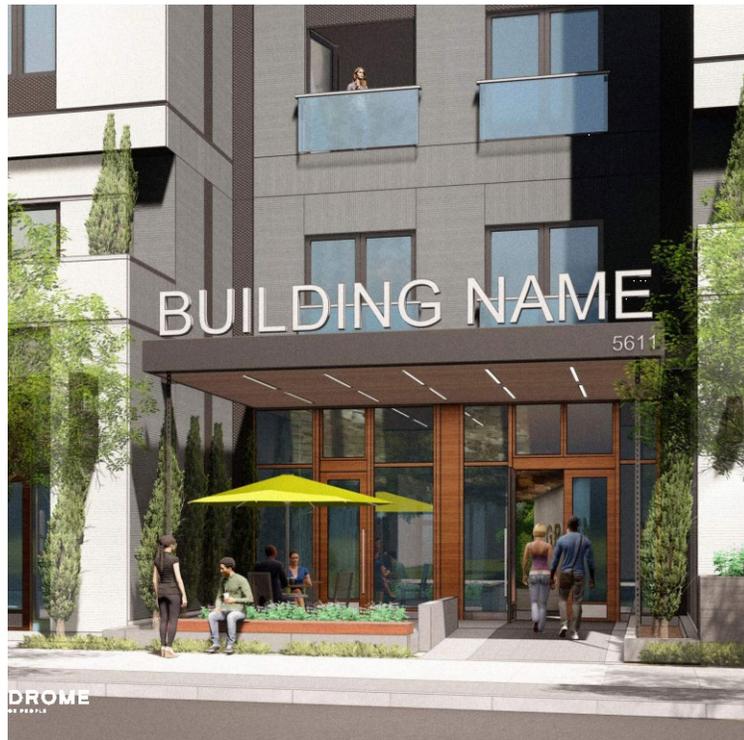
- Adaptable buildings
- Daylight and air to all units
- Entry canopies
- Layered landscaping at all street and parking frontages



QUALITY AND RESILIENCE

08 quality...enduring materials...coherent approach

- Limited palette of proven materials
- Simple elevations – materials reinforce podium, tower and roof cap
- Ground floor units framed by projecting walls and recessed stoops



QUALITY AND RESILIENCE



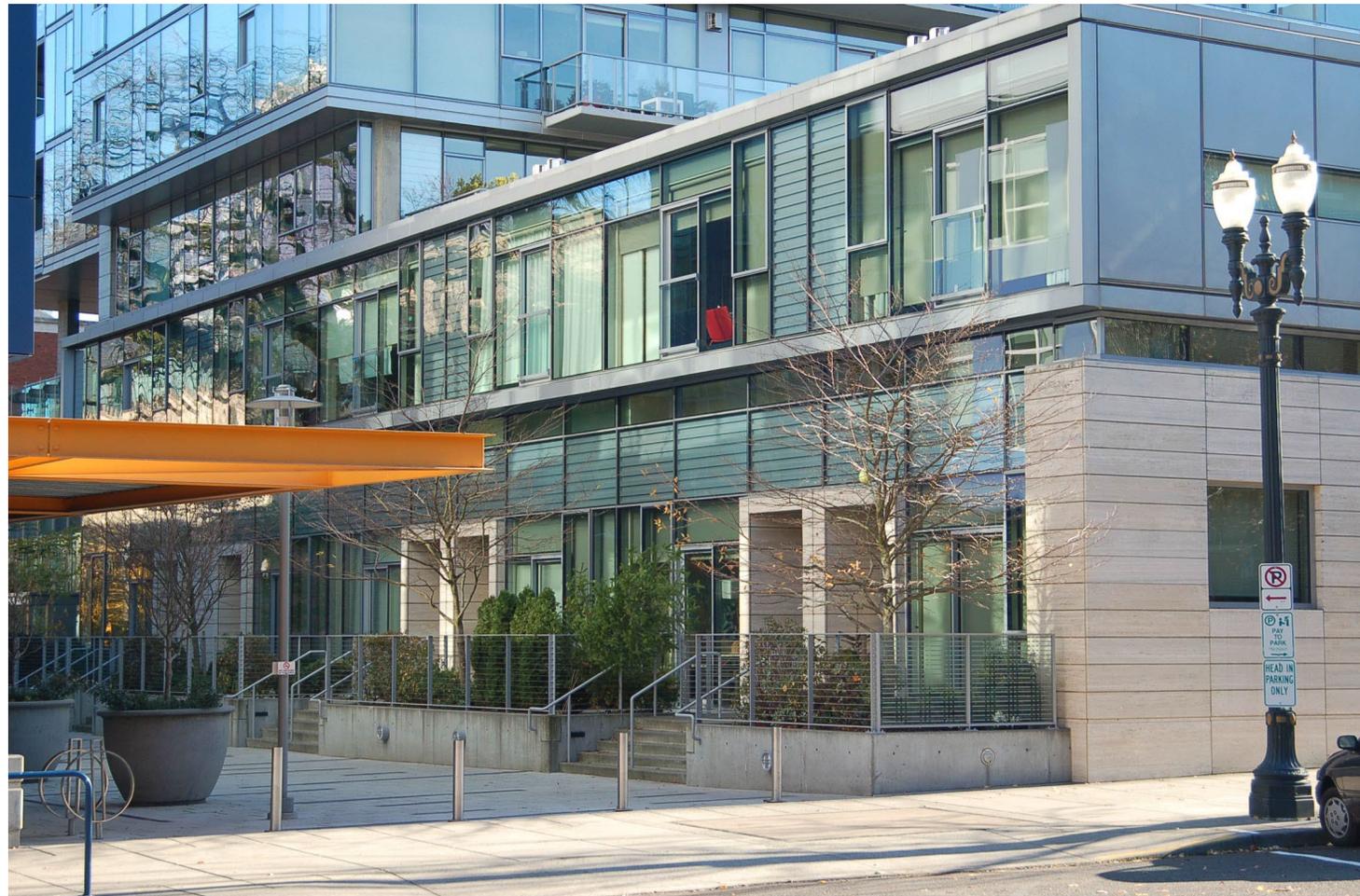
BEFORE DESIGN REVIEW



DESIGN REVIEW - 1980s



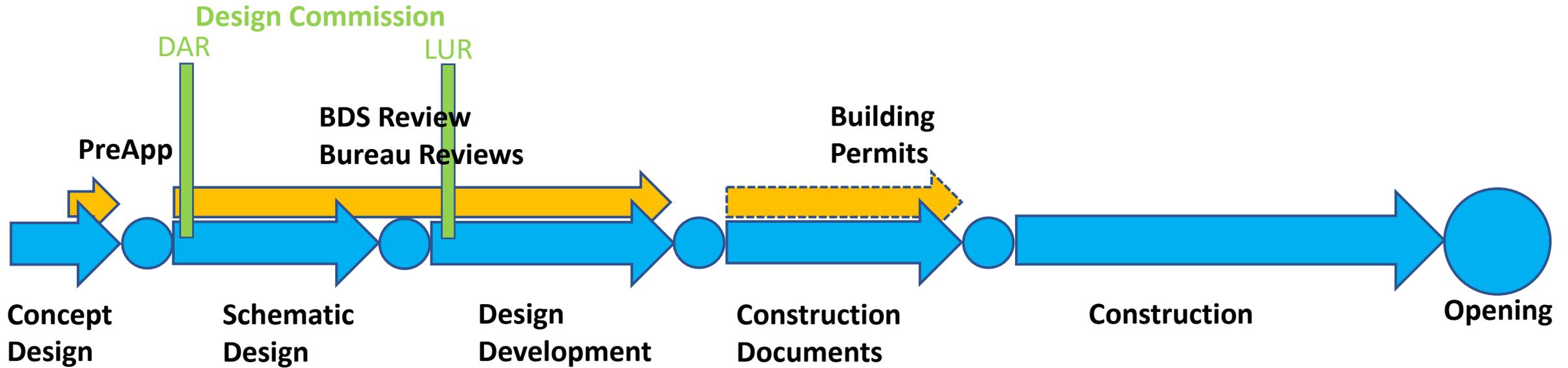
DESIGN REVIEW - 1990s



DESIGN REVIEW - 2000s

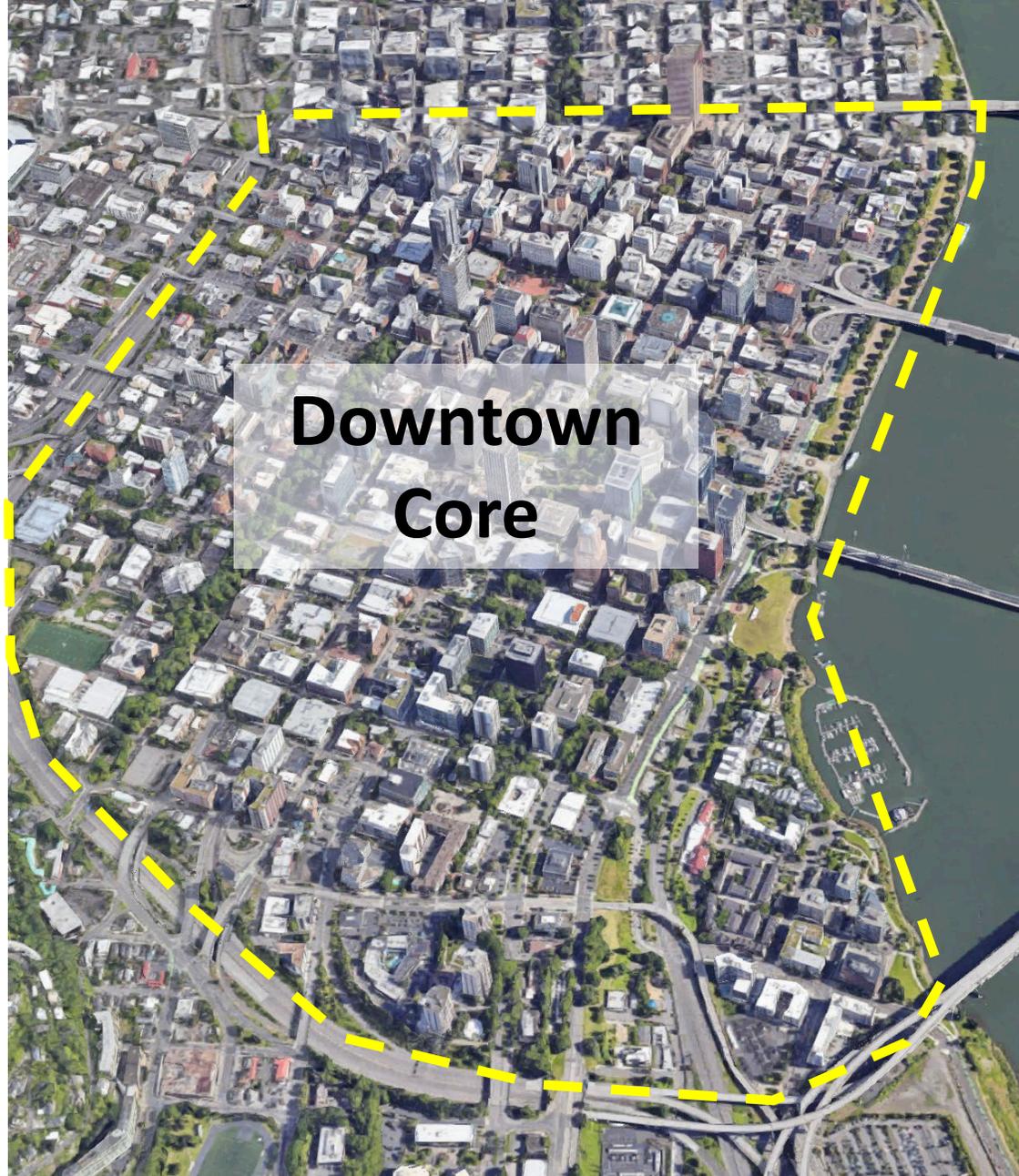


DESIGN REVIEW - 2010s



 City of Portland Review and Permitting Process
 Applicant Design Process

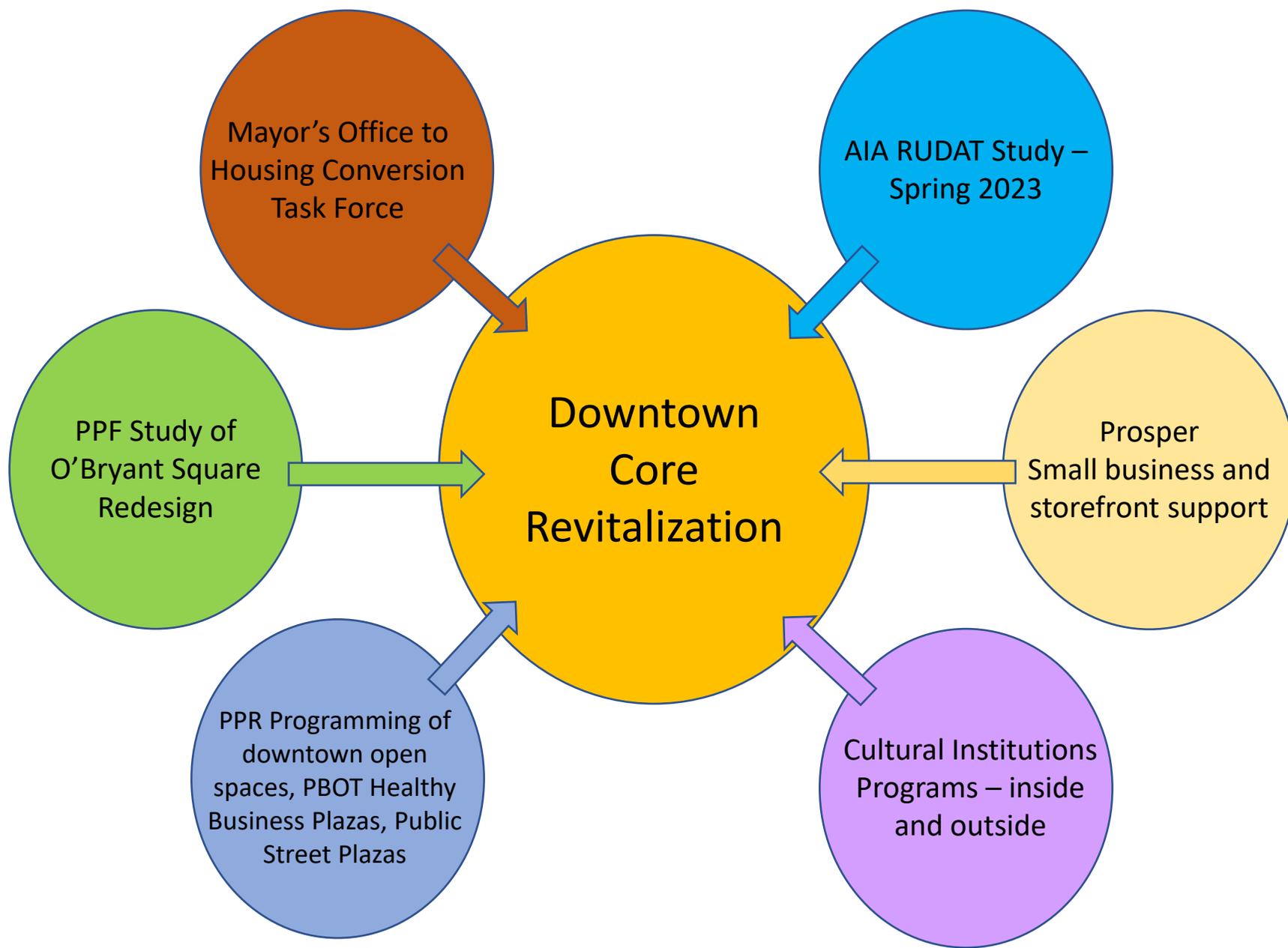
PERMITTING AND DESIGN SCHEDULES



**Downtown
Core**



CENTRAL CITY – 2023?



DOWNTOWN REVITALIZATION



Director Park - pre-Pandemic



Director Park - 2023



PUBLIC STREETPLAZA

PBOT



HEALTHYBUSINESS PERMIT

PBOT



SHORT TERM STRATEGIES - O'Bryant Square Redesign



SHORT TERM STRATEGIES - Storefront Activation



SHORT TERM STRATEGIES - Storefront Security Upgrades



SHORT TERM STRATEGIES - Storefront Security



Historic one-quarter to one-half block office buildings:



Full block office buildings, 50+ years old:

LONGER TERM STRATEGIES - OFFICE TO RESIDENTIAL CONVERSION

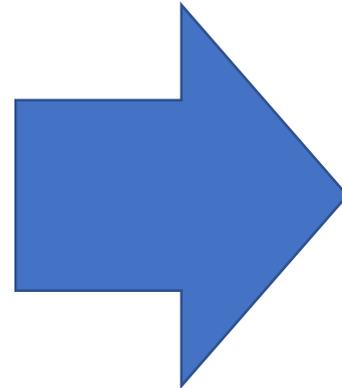
Current CCFDGS

CONTEXT - 9

PUBLIC REALM - 7

QUALITY AND
PERMANENCE – 13

29
guidelines



Revised CCFDGS 2023-24

10-12 potential
guidelines



City of Portland Design Commission

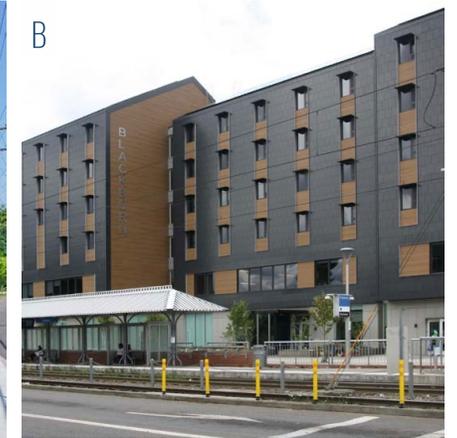
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01 Build on the **character local identity, and aspiration** of the place.

THIS GUIDELINE MAY BE ACCOMPLISHED BY...



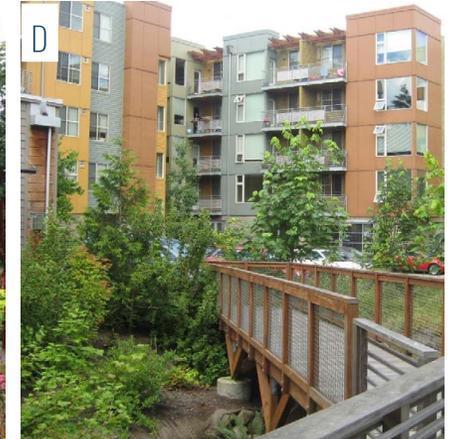
Orienting a building's mass and landscaping to enhance natural topography.
Terwilliger, SW Barbur and SW Hooker



Transforming a Center Transit Station Area and linear superblock to provide a prominent street wall along the transit line, broken up with a series of outdoor spaces and ground floor retail.
Hazelwood, NE 122nd and E Burnside



Utilizing landscaped setbacks and entry sequences that mimic nearby residential patterns.
Alberta, NE Alberta and NE 26th Ave



Designing the site to respond to the ecology and beauty of the place. This project uncovered and restored Tryon Creek's headwaters, providing a connection to the area's natural landscape.
Multnomah Village, SW 30th and SW Marigold

A Guide to the City of Portland Design Review Process

Prepared by the members of the Portland Design Commission

Updated January 6, 2022

PUBLIC REALM

Parking & Parking Garages

- Garage entrances and on-site loading spaces create dead space adjacent to public sidewalks in a city that strives to be walkable and pedestrian friendly. The Commission consistently seeks configurations that minimize or avoid these negative impacts.
- At-grade or above-grade parking should be entirely within the building structure and wrapped with active uses. Modifications that result in the reduction of active ground floor uses for parking, loading, or similar functions are not supported by the Commission.
- Above-grade parking expressed on a building's exterior is a poor response to all three tenets and is strongly discouraged. If it is proposed, it should be mechanically ventilated and given a façade treatment consistent with the building's overall design concept.

92H LENTS

DESIGN REVIEW

LU 22-152764 DZ

Revised: July 29TH, 2022



YBA
architects

ALINDROME
CREATING PLACES FOR PEOPLE

2022 PROJECT OF THE YEAR - 92H Lents



THANK YOU - DISCUSSION, QUESTIONS?

