



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

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Briefing

DISCUSSION MEMO

Date: August 10, 2023
To: Portland Design Commission
From: Benjamin Nielsen, Design / Historic Review Team
(503) 865-6519, benjamin.nielsen@portlandoregon.gov
Re: Montgomery Park to Hollywood – Northwest Plan & Character Statement
Briefing Memo – August 17, 2023

This memo is regarding the upcoming Briefing on August 17, 2023, for the Montgomery Park to Hollywood – Northwest Plan & Character Statement. The following supporting documents from the Bureau of Planning & Sustainability are available as follows:

- Memo from BPS, dated 08/10/2023, plus four attachments, including the Character Statement, which is "Attachment_B.pdf."
- *Portland Citywide Design Guidelines* (for reference)
(https://www.portland.gov/sites/default/files/2021/citywidedg_working_version_aug01_optimize_d.pdf)

Bureau of Planning and Sustainability staff intend to provide you with an overview of the overall Montgomery Park to Hollywood – Northwest Plan project (MP2H), including outreach that their staff has undertaken, and to provide you an opportunity to review the proposed Character Statement for this new plan area.

Staff believes that the draft Character Statement is on the right track in terms of incorporating district-specific goals regarding the desired urban character of the area. More could be said, however, about how new development could complement and relate to two of the largest existing developments in the district, which are the landmark Montgomery Park (Ward) building and the landmark American Can Co. Complex, both of which are located in Subarea 4. Minor revisions to language in the draft could further strengthen and clarify the proposed character issues and design approaches.

The Design Commission is assigned the authority to provide a recommendation to City Council for the adoption of any new or revised design guidelines—including proposed character statements, which are amendments to the Portland Citywide Design Guidelines—per zoning code section 33.720.030.D. This briefing will begin that process. The Design Commission will have additional opportunities to review and propose revisions to the MP2H character statement later this fall/winter, before a final vote on a recommendation to City Council will be made.

Please contact me with any questions you may have.

Attachments:

BPS Staff Memo, dated 8/10/2023, plus additional attachments:

- A. Character Statement Info Sheet (Overview of role and purpose of character statements handed out at the Design Workshop on 6/28/23)
- B. Draft Montgomery Park NW Plan Area Character Statement
- C. June 28, 2023, Open House and Workshop Event Notes
- D. Montgomery Park to Hollywood - NW Plan Subarea Map

Additional information:

Montgomery Park to Hollywood – Northwest Plan: Discussion Draft Summary and Staff Report (<https://www.portland.gov/bps/planning/mp2h/documents/mp2h-nw-plan-discussion-draft-volume-1-summary-and-report-12-17-21/download>)

Montgomery Park to Hollywood Transportation and Land Use Development Study webpage by BPS (<https://www.portland.gov/bps/planning/mp2h>)