



MEMO

DATE: July 11, 2024

TO: Portland Design Commission

FROM: Cassie Ballew, Barry Manning, Joan Frederiksen - BPS Project Staff

cc: Patricia Diefenderfer, Chief Planner, BPS
Ryan Singer, Principal Planner, BPS
Mauricio Leclerc, Supervising Planner, PBOT
Shawn Canny, Transportation Planner PBOT
Ben Nielsen, City Planner, BDS

SUBJECT: Montgomery Park Area Plan and Character Statement Work Session

The purpose of this memo packet is to provide a revised draft of the Montgomery Park (MP) Character Statement in response to the proposed amendment discussed at the Design Commission (DC) Work Session on June 20, 2024. Staff has also prepared a draft transmittal letter to Portland City Council (Attachment D) recommending the MP Character Statement, for review and signature by the Commission.

On July 18, 2024, the DC will hold a final work session to review and vote on recommending the revised MP Character Statement Draft (Attachment A). Final amendments to the MP Character Statement are summarized within the table in Attachment B and outlined within a copy of the draft, in Attachment C. The Design Commission will have the opportunity to review the amendments and propose additional changes or make a motion to recommend the revised statement.

Planning Commission Schedule Updates

On July 9, 2024, the Planning Commission held a final work session to review potential amendments and vote on recommending the Montgomery Park Area Plan to Portland City Council. Staff presented a series of sixteen amendments, which were unanimously approved by Commissioners. These amendments included a few to the Urban Design Framework section within the plan, including:



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portland.gov/bps
1810 SW 5th Avenue, Suite 710, Portland Oregon, 97201 | Phone: 503-823-7700 | Relay: 711

The City of Portland is committed to providing meaningful access. To request translation, interpretation, modifications, accommodations, or other auxiliary aids or services, contact 311, Relay: 711.

Traducción e Interpretación | Biên Dịch và Thông Dịch | अनुवादन तथा व्याख्या | 口笔译服务 | Устный и письменный перевод |
Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | 翻訳または通訳 |
תרגום ופירוש | תרגום התעריף או השפיעה | Portland.gov/bps/accommodation

- Updating the Urban Design Framework map, including historic site boundaries
- Updating the Urban Design Framework subarea numbering/lettering to align with code subdistricts
- Updating the Park Diagram to reflect updated historic site boundaries (Montgomery Park)

These changes ensured that the section reflected comments heard at the DC Work Sessions and changes to the MP Character Statement.

At the end of the session, the PC voted (6 to 2) to pass the Montgomery Park Area Plan Project, recommending it to Portland City Council.

Summary of Commission Feedback and Staff Revisions

At the work session on June 20, staff received feedback from the Design Commission to make one additional change to language within the fourth bullet in the Community Character Section. Staff has made this change, among a few other minor edits, which are detailed within the table in Attachment B and outlined in a redlined copy of the draft, Attachment C.

In addition to these final amendments, staff has also prepared a transmittal letter to Portland City Council, recommending adoption of the MP Character Statement. This letter is Attachment D, and ready for signature barring any changes from the Commission.

Next Steps

On July 18, the Design Commission will hold its final work session for the MP Character Statement, with a potential recommendation to Portland City Council. After this session, staff will begin the next stage of the legislative process, preparing the Recommended Draft and findings for a hearing and work sessions at Portland City Council in the fall.

We look forward to discussing this work with you more on July 18th. In the meantime, please feel free to reach out if you have any questions.

Links:

[Portland Citywide Design Guidelines](#)

[Montgomery Park Area Plan - Proposed Draft – Volume 1](#)

[Montgomery Park Area Plan - Proposed Draft – Volume 2](#)

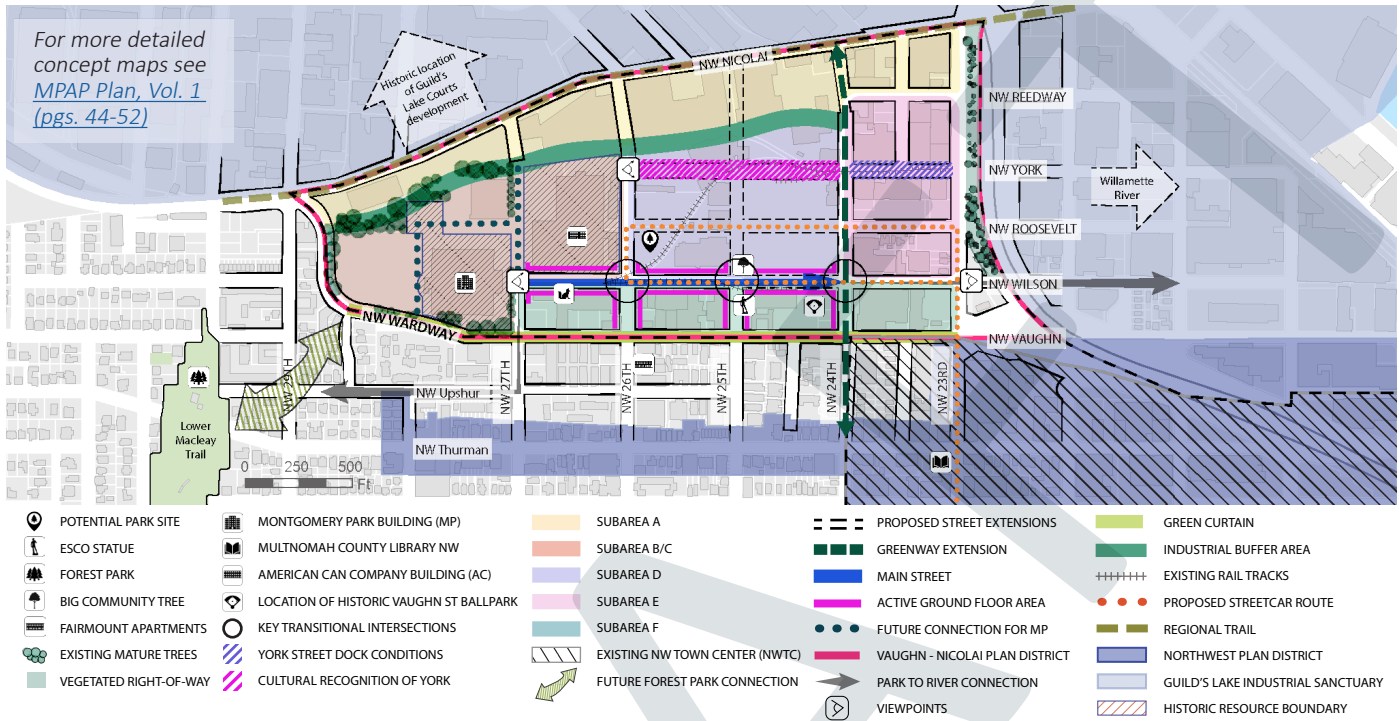
Attachments:

- A. PDF of MPAP Character Statement Draft
- B. Table of Proposed Amendments
- C. PDF of MPAP Character Statement with proposed amendments
- D. Transmittal Letter to Portland City Council



CHARACTER STATEMENT: Montgomery Park

TOWN CENTER



BACKGROUND

HISTORY & EXISTING CONDITIONS

Framed by the Guild's Lake Industrial District to the North and the vibrant mixed-use communities of the Northwest District to the South, the Montgomery Park Area Plan (MPAP) is an eclectic mix of land uses and building types. The designated Vaughn Nicolai Plan District (VNPd), within the expanded Northwest Town Center, has been an area of continual transition and transformation. The area's variety of lot sizes, building types, and history of industrial and manufacturing uses created a dynamic built environment but has also resulted in a disconnected, difficult to navigate, street grid resulting in an urban heat island with little trees or green space.

Once home to a lush marshland and the low-lying Guild's Lake, this area was part of a larger ecosystem which contributed to the vibrancy of nearby Indigenous villages on Sauvie Island and across the Willamette River. Before significant changes to the landscape began in the late 1800s, Chinese immigrants lived and farmed on land around the lake.² Plans for industrialization led to their displacement and to the filling of the lake in the 1920s to create a robust industrial center. Today, hints of this wild landscape remain in the nearby hills of Forest Park, Balch Creek watershed, and Willamette River, including an opportunity to connect Forest Park trails to the Willamette River Greenway. Connected to this legacy are Portland's extant Indigenous and Chinese communities, though little acknowledgment of them or the natural environment exists in this location.

The area was the site of the 1905 Lewis and Clark Exposition which showcased Portland's community, industry, and innovation. Industry and innovation was later carried on in the Montgomery [Ward] Park office building (1920), the American Can Company complex (1921), and the former ESCO steel foundry. Portland's Black community has strong ties to this area, including connections to the since-demolished WWII-era housing development Guild's Lake Courts (1940s/50s) and the Portland Rosebuds, a minor league baseball team that was part of the short-lived West Coast Negro League, which played one season (1946) at the Vaughn Street Park. More recently, NW York was renamed in honor of York, the enslaved man who was an essential member of the Lewis and Clark Expedition. Despite this, other recognition of the Black Community's contributions to NW Portland has been limited.

CURRENT POLICY FRAMEWORK

Located at the edge of both an Industrial/Employment hub and the NW District Town Center, the VNPd is close to jobs, transit, parks, and shops and services. While encouraging elevation of its employment roots and future, the MPAP leverages new development and public benefits to create an inclusive, vibrant, low-carbon mixed-use neighborhood served by the Portland Streetcar. A Public Benefits Agreement³ outlines important public benefits, including the commemoration of York on NW York Street¹ to be done in partnership with the City Arts Program and community organizations who carry forward the lived experiences of communities of color with roots in the area.

ADDITIONAL RESOURCES

- [NW District Plan](#)
- [Guild's Lake Industrial Sanctuary Plan](#)
- [Montgomery Park District Transportation Plan](#)
- [Preliminary Racial Equity Analysis](#)
- ¹ [Indicates terms featured within the MPAP Plan, Vol.1, Pgs. 45 & 46](#)
- ² [Oregon Historical Society, Photo Essay](#)
- ³ [Public Benefits Agreement within the MPAP](#)

"...celebrate proximity to Forest Park by extending trees and open space into the neighborhood. 'Green Curtain' instead of the 'Steel Curtain'..."

- Community Members, 2023

The following sections align with, and are derived from, content in the Portland Citywide Design Guidelines, specifically Guideline 01. They each focus on characteristics specific to this Town Center and suggest ways character could be incorporated into development.

COMMUNITY CHARACTER



The use of color, art and outdoor gathering spaces provides a sense of creative energy and vitality.

Home to a mix of residents, businesses, and institutions, this district takes immense pride in its industrial heritage and variety of uses. Public spaces that acknowledge the contributions of Portland's Black, Chinese and Indigenous communities are needed to support these various communities and reflect the multitude of histories of the area. Future development should celebrate the district's rich industrial character and provide spaces that allow for a true mix of uses, reflecting a history of ingenuity and innovation.

A few ways to address these goals include:

- Designing ground floors with views into maker spaces along NW Roosevelt and/or providing historic markers indicating the history and sites of the 1905 Lewis and Clark Exposition.
- Framing terminating vistas such as Montgomery Park on NW Wilson St and American Can on NW Roosevelt and NW York.
- Integrating historic railroad track remnants in Subareas E¹ and D¹ within, or as a connection between, contiguous open spaces.
- Integrating intimate, multi-functional and accessible gathering spaces to encourage intergenerational community gathering, especially in Subareas F¹ and D¹.
- Acknowledging and celebrating contributions of Portland's Communities of Color. Consider working with Black, Chinese or Indigenous artists to incorporate design elements such as color, patterns and/or artwork.
- Programming open spaces with elements such as playgrounds, performance spaces, historic markers and/or passive recreation areas.
- Referencing context on specific Streets:
 - On NW Wilson, incorporate neon signage as a nod to the neon MP sign.
 - On NW York, commemorate York with physical storytelling elements such as art or historic markers.¹
 - On NW York, preserve historic dock conditions and reference them westward.¹

ARCHITECTURE + URBAN DESIGN CHARACTER



Development on NW Wilson which repurposed an existing industrial building with an updated form and new materials.

A century of transition has created a diverse landscape of urban forms and uses in this Center, dividing it into five distinct subareas¹. Perhaps most distinct is Subarea B/C¹, home to the historic Montgomery Park (MP) and American Can (AC) sites, whose size, in combination with the former ESCO Steel site in Subarea D, creates a challenging, disconnected street network between NW 24th and NW 27th. The Portland Streetcar¹ on NW Wilson and NW Roosevelt provides an opportunity for each subarea to preserve, emulate and celebrate its rich industrial context, while fostering a vibrant, safe and resilient mixed-use center.

A few ways to support these goals include:

- Referencing industrial materials (i.e. concrete, steel) and characteristics, such as the longer, regular facades and roof forms of industrial warehouses, the large scale operable windows and brick detailing of MP and AC, and re-purposing existing industrial buildings, materials and features.
- Improving urban heat island conditions in Subareas E¹, F¹ and D¹ with climate-responsive design approaches, like lighter building colors and roofing materials, and green features such as eco-roofs.
- Buffering development from noise pollution, particularly on sites near Hwy 30 and in the buffer area¹ along Subarea A by utilizing sound absorbing materials, landscaping and careful building orientation.
- Complementing industrial context adjacent to, and across the from, new development through aligning belt courses, roof lines and forms, repetition of bays and windows, and continuity of setbacks.
- Encouraging NW Wilson as a main street¹ with large openings at the ground floor offering views into flexible spaces with active uses¹, set-back frontages with hardscaped areas to accommodate large crowds, trees, and weather protection near transit stops.
- Supporting NW Vaughn, Roosevelt, and York as multi-modal, pedestrian-oriented streets by incorporating inclusive and accessible seating and weather protection, especially at key intersections, and by locating utilitarian uses toward and along NW 24th, 25th, and 26th.

NATURAL + SCENIC RESOURCES



Large, mature trees and vegetation along the public right-of-way on NW Wardway offer links to nature and relief from heat.

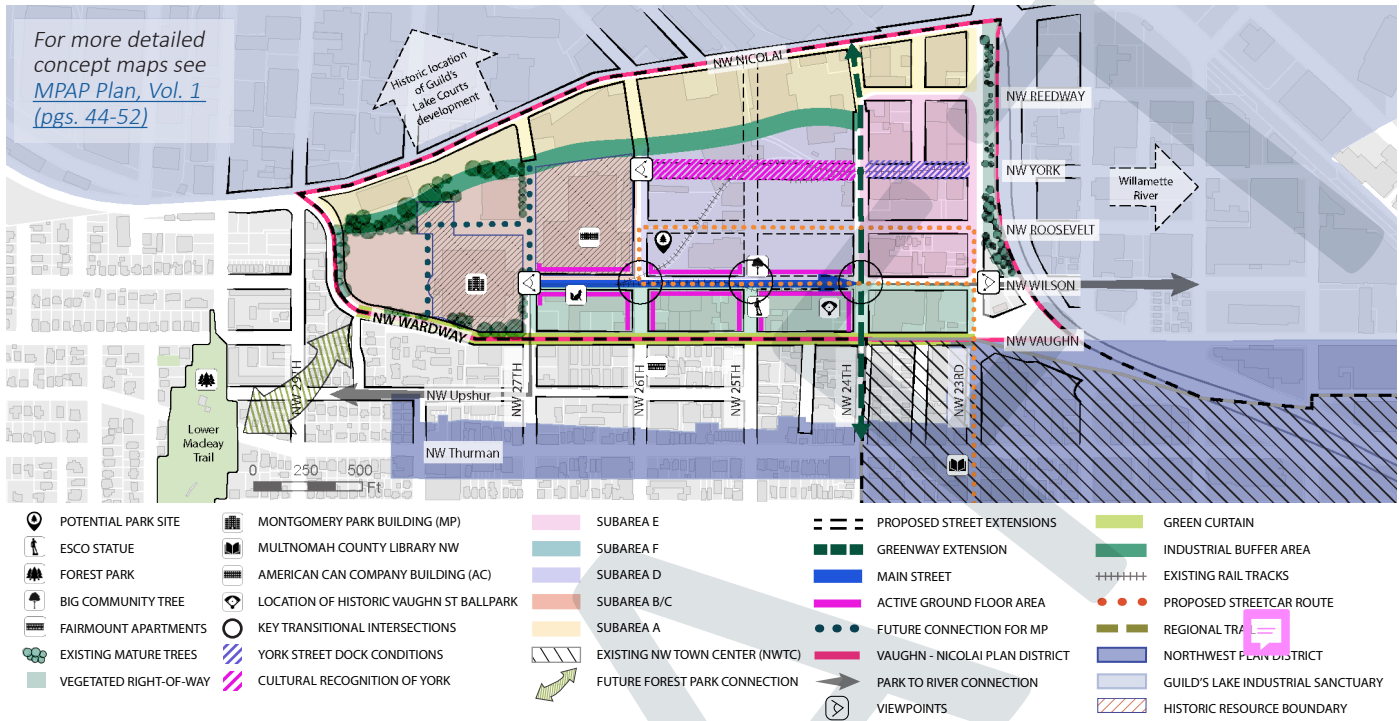
At first glance, this transitioning industrial district offers no connection to nature. Yet, a maturing tree canopy in the western Subarea A, an abundance of scenic views (West Hills, Mt. Hood and the Fremont Bridge), and rich natural history, provide this district with a foundational framework of natural and scenic resources. New development should reference, preserve, and build on this framework and address the community's desire for a more verdant- district one with easy access to its own green spaces, as well as improved and direct connections to nearby Forest Park and the river.

A few ways to address these goals include:

- Creating a "Green Curtain" on NW Vaughn to identify it as an access path to Forest Park by preserving trees around Montgomery Park and widening sidewalks through building setbacks to support the planting of trees.
- Strengthening pedestrian connections and way-finding to the NW 24th Greenway, Forest Park, and the Willamette Riverfront.
- Reducing heat island impacts and easing stormwater system demand by preserving and adding large canopy trees, native vegetation, and open spaces on sites within Subareas E, F, and D.
- Designing prominent surface stormwater facilities that are functional, attractive, and celebrate the Balch Creek Watershed.
- Orienting shared spaces and pedestrian pathways to provide access to natural and scenic resources, parks and open spaces, including views of Mt. Hood and Fremont Bridge in Subarea D, and highlighting NW Vaughn as an access path to Forest Park.
- Mitigating impacts from pollution by utilizing a landscaped buffer¹ and setbacks, particularly on sites along NW 23rd and in Subarea A.
- Incorporating elements referencing the former ecological and agricultural landscape of Guild's Lake. Consider utilizing water, native flora and first foods into landscape designs.

CHARACTER STATEMENT: Montgomery Park

TOWN CENTER



BACKGROUND

HISTORY & EXISTING CONDITIONS

Framed by the Guild's Lake Industrial District to the North, and the vibrant mixed-use communities of the Northwest District to the South, the Montgomery Park Area Plan (MPAP) is an eclectic mix of land uses and building types. The designated Vaughn Nicolai Plan District (VNPd), within the expanded Northwest Town Center, has been an area of continual transition and transformation. The area's variety of lot sizes, building types, and history of industrial and manufacturing uses created a dynamic built environment but have also resulted in a disconnected, difficult to navigate, street grid resulting in an urban heat island with little trees or green space.

Once home to a lush marshland and the low-lying Guild's Lake, this area was part of a larger ecosystem which contributed to the vibrancy of nearby Indigenous villages on Sauvie Island and across the Willamette River. Before significant changes to the landscape began in the late 1800s, Chinese immigrants lived and farmed on land around the lake.² Plans for industrialization led to their displacement and to the filling of the lake in the 1920s to create a robust industrial center. Today, hints of this wild landscape remain in the nearby hills of Forest Park, Balch Creek watershed, and Willamette River, including an opportunity to connect Forest Park Trails to the Willamette River Greenway. Connected to this legacy are Portland's extant Indigenous and Chinese communities, though little acknowledgment of them or the natural environment exists in this location.

The area was the site of the 1905 Lewis and Clark Exposition which showcased Portland's community, industry, and innovation. Industry and innovation was later carried on in the Montgomery [Ward] Park office building (1920), the American Can Company complex (1921), and the former ESCO steel foundry. Portland's Black community have strong ties to this area, including connection to the since-demolished WWII era housing development Guild's Lake Courts (1940s/50s) and the Portland Rosebuds, a minor league baseball team that was part of the short-lived West Coast Negro League, and played one season (1946) at the Vaughn Street Park. More recently, NW York was named in honor of York, the enslaved man who was an essential member of the Lewis and Clark Expedition. Despite this, other recognition of the Black Community's contributions to NW Portland has been limited.

CURRENT POLICY FRAMEWORK

Located at the edge of both an Industrial/Employment hub and the NW District Town Center, the VNPd is close to jobs, transit, parks, and shops and services. While encouraging elevation of its employment roots and future, the MPAP leverages new development and public benefits to create an inclusive, vibrant, low-carbon mixed-use neighborhood served by the Portland Streetcar. A Public Benefits Agreement³ outlines important public benefits, including the commemoration of York on NW York Street¹ in partnership with the City Arts Program and community organizations who carry forward the lived experiences of communities of color with roots in the area.

ADDITIONAL RESOURCES

- [NW District Plan](#)
- [Guild's Lake Industrial Sanctuary Plan](#)
- [Montgomery Park District Transportation Plan](#)
- [Preliminary Racial Equity Analysis](#)
- ¹ [Indicates terms featured within the MPAP Plan, Vol.1, Pgs. 45 & 46](#)
- ² [Oregon Historical Society, Photo Essay](#)
- [Public Benefits Agreement within the MPAP](#)

"...celebrate proximity to Forest Park by extending trees and open space into the neighborhood. 'Green Curtain' instead of the 'Steel Curtain'..."

- Community Members, 2023

The following sections align with, and are derived from, content in the Portland Citywide Design Guidelines, specifically Guideline 01. They each focus on characteristics specific to this Town Center and suggest ways character could be incorporated into development.

COMMUNITY CHARACTER



The use of color, art and outdoor gathering spaces provides sense of creative energy and vitality.

Home to a mix of residents, businesses and institutions, this district takes immense pride in its industrial heritage and variety of uses. Public spaces that acknowledge the contributions of Portland's Black, Chinese and Indigenous communities, are needed to support these various communities and reflect the multitude of histories of the area. Future development should celebrate the District's rich industrial character and provide spaces that allow for a true mix of uses, reflecting a history of ingenuity and innovation.

A few ways to address these goals include:

- Designing ground floors with views into maker spaces along NW Roosevelt and/or providing historic markers indicating the history and sites of the 1905 Lewis and Clark Exposition.
- Framing terminating vistas, such as Montgomery Park on NW Wilson St, and American Can on NW Roosevelt and NW York.
- Integrating historic railroad track remnants in Subareas E¹ and D¹, within, or as a connection

between, contiguous open spaces.

- Integrating intimate, multi-functional and accessible gathering spaces to encourage intergenerational community gathering, especially in Subareas F¹ and D¹.
- Acknowledging and celebrating contributions of Portland's Communities of Color. Consider incorporating color, patterns and/or artwork by Black, Chinese or Indigenous artists.
- Programming open spaces with elements such as playgrounds, performance spaces, historic markers and/or passive recreation areas.
- Referencing context on specific Streets:
 - On NW Wilson, incorporate neon signage as a nod to the neon MP sign.
 - On NW York, commemorate York with physical storytelling elements such as art or historic markers.¹
 - On NW York, preserve historic dock conditions and reference them westward.¹

ARCHITECTURE + URBAN DESIGN CHARACTER



Development on NW Wilson which repurposed an existing industrial building with an updated form and new materials.

A century of transition has created a diverse landscape of urban forms and uses in this Center, dividing it into five distinct subareas¹. Perhaps most distinct is Subarea B/C¹, home to the historic Montgomery Park (MP) and American Can (AC) sites, whose size, in combination with the former ESCO Steel site in Subarea D, creates a challenging, disconnected street network between NW 24th and NW 26th. The Portland Streetcar¹ on NW Wilson and NW Roosevelt provides an opportunity for each subarea to preserve, emulate and celebrate its rich industrial context, while fostering a vibrant, safe and resilient mixed-use center.

A few ways to support these goals include:

- Referencing industrial materials (i.e. concrete, steel) and characteristics, such as the longer, regular facades and roof forms of industrial warehouses, the large scale operable windows and brick detailing of MP and AC, and re-purposing existing industrial buildings, materials and features.
- Improving urban heat island conditions, in Subareas E¹, F¹ and D¹, with climate-responsive design approaches, like lighter building colors

and roofing materials, and green features such as eco-roofs.

- Buffering development from noise pollution, particularly on sites near Hwy 30 and in the buffer area¹ along Subarea A by utilizing sound absorbing materials, landscaping and careful building orientation.
- Complementing industrial context, adjacent to, and across the from, new development through aligning belt courses, roof lines and forms, repetition of bays and windows, and continuity of setbacks.
- Encouraging NW Wilson as a main street¹ with large openings at the ground floor with views into flexible spaces with active uses¹, set-back frontages with hardscaped areas to accommodate large crowds, as well as trees and weather protection near transit stops.
- Supporting NW Vaughn, Roosevelt, and York as multi-modal, pedestrian-oriented streets by incorporating inclusive and accessible seating and weather protection, especially at key intersections, and by locating utilitarian uses toward and along NW 24th, 25th, and 26th.

NATURAL + SCENIC RESOURCES



Large, mature trees and vegetation along the public right-of-way on NW Wardway offer links to nature and relief from heat.

At first glance, this transitioning industrial district offers no connection to nature. Yet, a maturing tree canopy in the western Subarea A, an abundance of scenic views (West Hills, Mt. Hood and the Fremont Bridge), and rich natural history, provide this district with a foundational framework of natural and scenic resources. New development should reference, preserve, and build on this framework and address the community's desire for a more verdant district—one with easy access to its own green spaces, as well as improved and direct connections to nearby Forest Park and the River.

A few ways to address these goals include:

- Creating a "Green Curtain" on NW Vaughn to identify it as an access path to Forest Park by preserving trees around Montgomery Park and widening sidewalks through building setbacks to support the planting of trees.
- Strengthening pedestrian connections, and way-finding, to the NW 24th Greenway, Forest Park and the Willamette Riverfront.

- Reducing heat island impacts and easing stormwater system demand by preserving and adding large canopy trees, native vegetation and open spaces on sites within Subareas F¹ and D¹.
- Designing prominent surface stormwater facilities that are functional, attractive and celebrate the Balch Creek Watershed.
- Orienting shared spaces and pedestrian pathways to provide access to natural and scenic resources, parks and open spaces, including views of Mt. Hood and Fremont Bridge in Subarea D, and highlighting NW Vaughn as an access path to Forest Park.
- Mitigating impacts from pollution by utilizing a landscaped buffer¹ and setbacks, particularly on sites along NW 23rd and Subarea A.
- Incorporating elements referencing the former ecological and agricultural landscape of Guild's Lake. Consider utilizing water, native flora and first foods into landscape designs.

Attachment B. Proposed Amendments to the Montgomery Park Character Statement

Table 1. These Amendments are a result of Design Commission comments and direction heard during the work session on 6/20/24.

Ref #	Survey Question/Topic	Comment or Requested Amendment	Proposed by	Proposed Action or Change
1	General	A Conduct a final review of language within the document to ensure consistency and grammatical accuracy.	BPS and BDS	BPS and BDS staff proposed several copy edits and grammatical changes which are detailed in Attachment C.
2	Revisions to the Background Section	a. Revise language in the following sentence: More recently, NW York was named in honor of York, the enslaved man who was an essential member of the Lewis and Clark Expedition.	BDS Staff	Staff proposes following language revision: More recently, NW York was <u>renamed</u> in honor of York, the enslaved man who was an essential member of the Lewis and Clark Expedition.
		b. Revise language in the following sentence: A Public Benefits Agreement outlines important public benefits, including the commemoration of York on NW York Street in partnership with the City Arts Program and community organizations who carry forward the lived experiences of communities of color with roots in the area.	BPS Staff	Staff proposes following language revision: A Public Benefits Agreement outlines important public benefits, including the commemoration of York on NW York Street <u>to be done</u> in partnership with the City Arts Program and community organizations who carry forward the lived experiences of communities of color with roots in the area.
2	Revisions to the Community Character Section	a. Revise language in the fifth bullet to clarify flexibility within design elements chosen, and emphasize working with Black, Chinese or Indigenous artists to create those elements. Current language: Acknowledging and celebrating contributions of Portland’s Communities of Color. Consider incorporating color, patterns and/or artwork by Black, Chinese or Indigenous artists.	BPS Staff	Staff proposes the following language revision: Acknowledging and celebrating contributions of Portland’s Communities of Color. <u>Consider working with Black, Chinese or Indigenous artists to incorporate design elements such as color, patterns and/or artwork.</u>
3	Revisions to the Natural and Scenic Resources Section	b. Revise the third bullet to change Subarea 1 to Subarea E. Current Language: Reducing heat island impacts and easing stormwater system demand by preserving and adding large canopy trees, native vegetation and open spaces on sites within Subareas 1, F and D.	BPS Staff	Staff proposes the following language revision: Reducing heat island impacts and easing stormwater system demand by preserving and adding large canopy trees, native vegetation and open spaces on sites within <u>Subareas E, F and D.</u>

July 2024

Mayor Ted Wheeler
Commissioner Mingus Mapps
Commissioner Carmen Rubio
Commissioner Rene Gonzalez
Commissioner Dan Ryan
Commissioner Mary Hull Caballero

Dear Mayor Wheeler and City Commissioners:

The Portland Design Commission (DC) offers our support of the Montgomery Park Character Statement Recommendations that will be coming before Portland City Council in the Fall of 2024 as part of the Montgomery Park Area Plan Recommended Draft.

The Montgomery Park Character Statement Recommendations include:

- Application of a *Montgomery Park Character Statement* within the Vaughn Nicolai Plan District
- Incorporation of the *Montgomery Park Character Statement* and related updates, including an updated Table of Contents, within the Citywide Design Guidelines. The Citywide Design Guidelines are a tool used by applicants, the public, PP&D staff, and the Design Commission during the Design Review process.

Background/Process

- The Montgomery Park Area Plan includes an expansion of the Design 'd' Overlay. This expansion means that the Portland Citywide Design Guidelines will now apply to projects undergoing Design Review in the area within the Vaughn Nicolai Plan District as part of the expanded Northwest Town Center. The *Montgomery Park Character Statement* will provide further guidance for development on how to support community goals, such as referencing the area's industrial context, creating a more verdant district and commemorating York on NW York Street.
- The Design Commission is the recommending body for the discretionary Citywide Design Guidelines and *Montgomery Park Character Statement*.
- On July 18, 2024, the Design Commission supported the *Montgomery Park Character Statement*, and related updates to the Citywide Design Guidelines, with a unanimous vote (6-0), with one Commissioner absent.

Commented [BC1]: This sentence can be amended once we have the final vote.

Application of the Portland Citywide Guidelines and Character Statement

The Design Commission's goals for this project were to ensure that the information and guidance provided in the document were tailored to reflect the specific characteristics and desired character of the Vaughn Nicolai Plan District as expressed by all communities within the district as well as those with historic and cultural connections to the area. In an effort to achieve this goal, the Commission requested



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

Printed on 100% post-consumer waste recycled paper.

the incorporation of language that directs developers and designers to work in partnership with both the City Arts Program and community organizations, when incorporating commemorations of York on NW York Street. Language added states that these commemorations should be done in partnership with organizations who carry forward the lived experiences of communities of color with roots in the area. An additional change was to add the Montgomery Park Area Plan's Public Benefits Agreement to the Additional Resources section to help connect users to more detail about which organizations could or should be involved, such as the York Street Work Group.

Other key changes made by the Design Commission during the June and July 2024 work sessions included:

- Added language to connect character sections to the background statement.
- Amended the Current Policy Framework section to better inform development how to involve community in any commemorations of York on NW York Street.
- Strengthened guidance for how development can support the "Green Curtain" Concept on NW Vaughn.
- Strengthened guidance for acknowledging and referencing the area's historic and industrial context, particularly the Montgomery Park and American Can buildings.
- Amended the Background section to highlight the opportunity, within the district, to improve connections between Forest Park trails and the Willamette River Greenway.
- Amended the Urban Design Framework diagram, along with references to it in the text, to reflect renaming the Subareas with letters and align with Plan District Subdistrict names.

Design Commission Recommendation

We recommend that the City Council:

- Adopt the *Montgomery Park Character Statement* as amended, and related updates to the Table of Contents, to be applied with the Citywide Design Guidelines. The effective date will coincide with the effective date of the Montgomery Park Area Plan.

Sincerely,

Brian McCarter
Chair



City of Portland, Oregon | Bureau of Planning and Sustainability | www.portlandoregon.gov/bps
1900 SW 4th Avenue, Suite 7100, Portland, OR 97201 | phone: 503-823-7700 | fax: 503-823-7800 | tty: 503-823-6868

Printed on 100% post-consumer waste recycled paper.