



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: 4/22/25
To: Mark Schmidt | Holst Architecture
From: Staci Monroe, Design & Historic Review Team
Staci.monroe@portlandoregon.gov | 503-865-6516
Re: EA 25-006951 DA – Broadway Corridor Parcel 4a
Design Advice Request Commission Summary Memo – 3/20/25

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the 3/20/25 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit efiles.portlandoregon.gov/record/17240587/.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on 3/20/25. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. *Commissioners support the large massing and scale of the building that will establish the new context of the master plan area. The building provides a strong relationship with the park and the addition of canopies and thoughtful treatment of the NW 9th frontage will contribute to a successful public realm. The oriel projections add character and movement while a brick cladding provides a quality exterior. Brick detailing and playfulness as well as material colors are areas to focus on as the design develops.*

Commissioners Present. *McCarter, Santner, Robinson, Bue (Eldridge absent, Vaz recused, Swank provided written comments).*

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

CONTEXT

- Majority of commissioners support the building's massing and scale. Additional comments include:
 - The large massing and scale are well executed with second floor outdoor spaces overlooking the future park blocks and light into the play area for the Early Learning Center courtyard.
 - This project will establish the new context and be a standard for future projects.
 - A tall masonry building is appropriate and resonates with surrounding context.
- Integrating the River guideline could be addressed in the adjacent public park rather than on this specific site.

PUBLIC REALM

- Majority of commissioners indicated the relationship between the park and the Ascent portion of the North Park Blocks extension is important. Additional comments include:
 - Applicant was commended for the 2nd floor outdoor space facing the park.
 - The relationship to the Ascent portion of the Park Blocks is interesting as both are occurring at a second story. The views across and to and from those two spaces should be considered.
 - Consider balconies or Juliettes to help activate and provide more security along the park. They can be life changing for kids and elderly that may have physical limitations by providing direct access to the outdoors.
 - The relationship of the park and daycare works well. Hopefully screening of the daycare activities is not necessary, which would impede the interaction between the two.
- Majority of commissioners support the need for weather protection at building entries and continuous coverage along Johnson and Park as they are major pedestrian connections through the masterplan.
- Majority of commissioners support the loading to be off of NW 9th and a preference for Option A presented at the hearing to address the modification to Ground Floor Windows. Additional comments include:

- NW 9th service areas will benefit from care in composing the west façade. Transformer room access and louvers are of particular concern versus just a more pedestrian friendly façade on 9th.
- Art provides a reasonable relief on this façade at the electrical room, however just a single instance with no integration in the remainder of the frontages is a lost opportunity, and not sufficient.

QUALITY & PERMANENCE

- Majority of commissioners support the oriel projections on the north and west façade that require two exceptions to the regulations, noting they add character and movement. One commissioner noted more refinement with how they are executed is warranted as the subtle checkerboard pattern they form has the potential to create very defined datums across the façade.
- Playfulness of the brick and fenestrations is really important to avoid looking like a monolithic housing development.
- Materials are all within the same tone. The applicant is encouraged to develop patterns such as the precedent image on the lower right of the submittal to help enhance the ground level, and potentially provide more definition of the subtle façade shifts.
- Careful attention needs to be paid to the diagonal soffits of the overhangs, particularly where they merge back into the remaining volume of the building.
- Majority support for brick. Additional feedback:
 - If using thin brick, careful detailing will be important.
 - Could go a little less neutral and be a little bolder with color since it is the first project and adjacent to the park.

Exhibit List

- A. Applicant's Submittals
 - 1. Drawings dated 1/23/25
 - 2. Project narrative, zoning summary
- B. Zoning Map
- C. Drawings
 - 1. through 27
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Posting instructions sent to applicant
 - 4. Posting notice as sent to applicant
 - 5. Applicant's statement certifying posting
- E. Infrastructure Section Comments
 - 1. Transportation
- E. Public Testimony
 - 1. G. Large, email dated 3/3/25, stating opposition to the project as the location, type of housing and program will exasperate issues in the area.
- F. Other
 - 1. Application form
 - 2. Staff memo to Design Commission 10/28/21
 - 3. Staff Presentation to Design Commission 3/20/25 Meeting

H O L S T

BROADWAY CORRIDOR

DESIGN ADVICE REQUEST

January 23rd, 2025



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TEAM INFORMATION

APPLICANT

HOLST ARCHITECTURE
123 NE 3rd Ave Suite 310, Portland, OR 97232
(503) 233-9856
Contact: Dave Otte
dotte@holstarc.com

DEVELOPER

HOME FORWARD
135 SW Ash St, Portland, OR 97204
(503) 802-8300
Contact: Amanda Saul
amanda.saul@homeforward.org

OWNER

PROSPER PORTLAND
220 NW 2nd Ave #200, Portland, OR 97209
(503) 823-3200
Contact: Sarah Harpole
harpoles@prosperportland.us

PROPERTY MANAGER

HOME FORWARD
135 SW Ash St, Portland, OR 97204
(503) 802-8300
Contact: Amanda Saul
amanda.saul@homeforward.org

RESIDENT SERVICES PROVIDER

URBAN LEAGUE OF PORTLAND
10 N Russel St, Portland, OR 97227
(503) 280-2600
Contact: Julia Delgado
jdelgado@ulpdx.org



DEVELOPMENT PROGRAM

PROJECT DESCRIPTION

ABSTRACT

As the first project to come out of the ground at the Broadway Corridor, parcel 4A, developed by Home Forward and Urban League, has the opportunity to set the bar for the future neighborhood while representing the chance to address historic inequities through spatial justice and affordability. Housing families and individuals with a range of incomes, the building will provide services to residents while also maintaining an active public realm.

PROPOSAL

The Broadway Corridor site proposes 210,805 square feet of residences with both public and community amenities. At 14 stories of either type IA or type IVB hybrid construction, the high-rise structure includes 229 total units, including 63 units geared towards families, 35 units of Permanent Supportive Housing, and 15 designated for residents at 30% AMI with rent assistance.

Neighborhood facing building amenities include an Early Learning Center off Park Ave., and a Workforce Development program run by Urban League off 9th and Johnson. Resident community areas and an entry lobby anchor the corner at Johnson and Park, extending to the second floor where an outdoor roof terrace overlooks the future elevated green loop and extension of the North Park Blocks.



PRIMARY QUESTIONS

- Utility access locations have a major impact on program layout and response to surrounding context. Review and confirm entry points for all public utilities.
- Review entry locations for primary program elements - Early Learning Center off NW Park Ave., Resident entry off NW Johnson St., and Workforce Development off NW 9th Ave.
- Review Early Learning Center and relationship to future park.
- Review loading entry off NW 9th Ave. and associated curb cut, anticipating a DDA and type II masterplan amendment.

ZONING SUMMARY

NW JOHNSON ST, NW 9TH AVE

ZONING ANALYSIS

BASE ZONE: EX - CENTRAL EMPLOYMENT

OVERLAYS: USPS MASTER PLAN

DESIGN OVERLAY ZONE

URBAN RENEWAL - RIVER

PLAN DIST.: CENTRAL CITY - PEARL

ALLOWABLE USES: HIGH-DENSITY COMMERCIAL,
LIGHT INDUSTRIAL, INSTITUTIONAL AND
RESIDENTIAL

GROUND FLOOR ACTIVE USE: ALONG NW
JOHNSON ST. AND NW PARK AVE.

MAX USPS BLOCKS FAR: 7:1

MAX AREA BLOCK 4A: 266, 500 GSF -
REFERENCE USPS MASTER PLAN

MIN / MAX HEIGHT: 100 - 250 FT

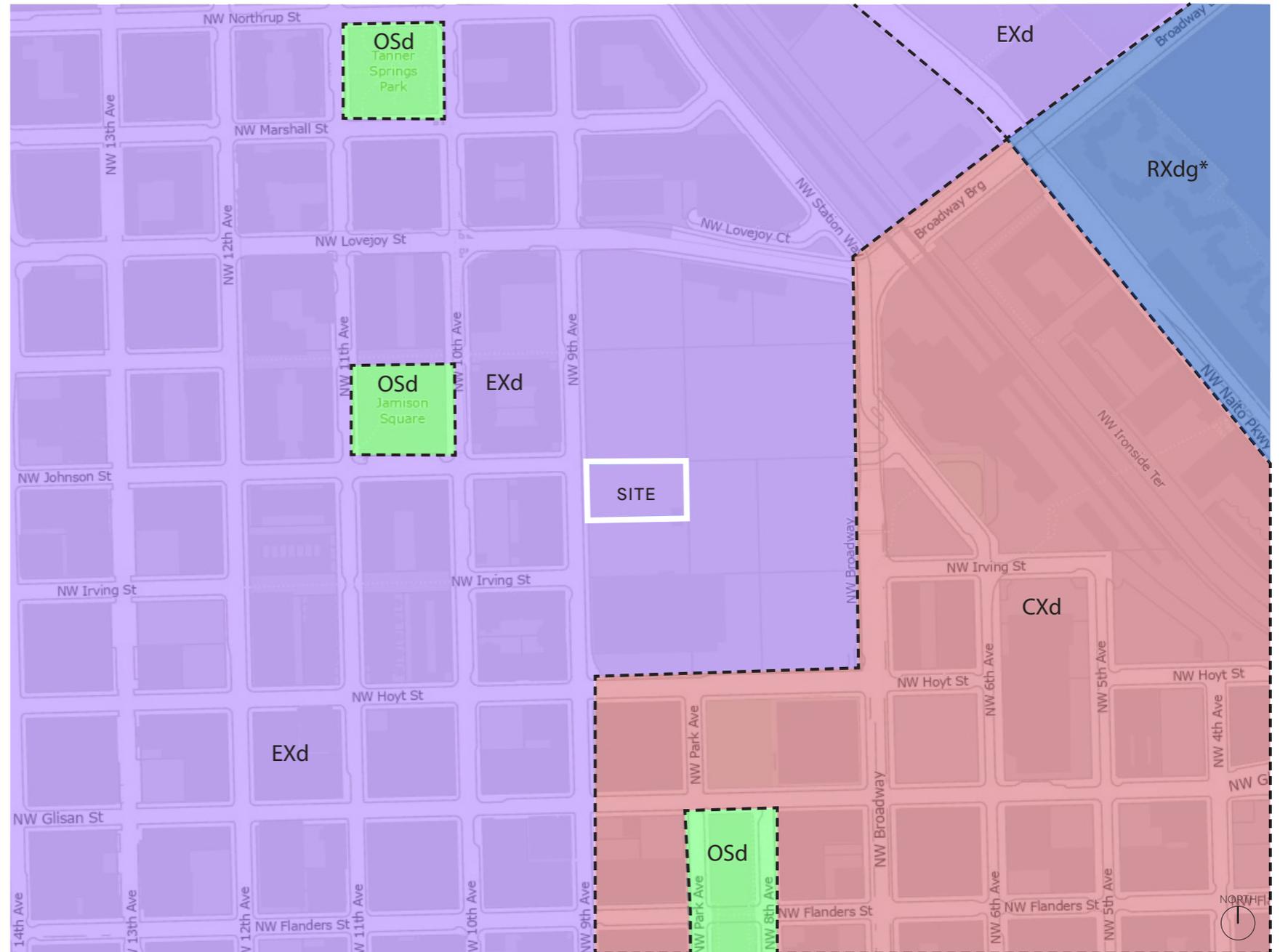
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: NO MIN/MAX

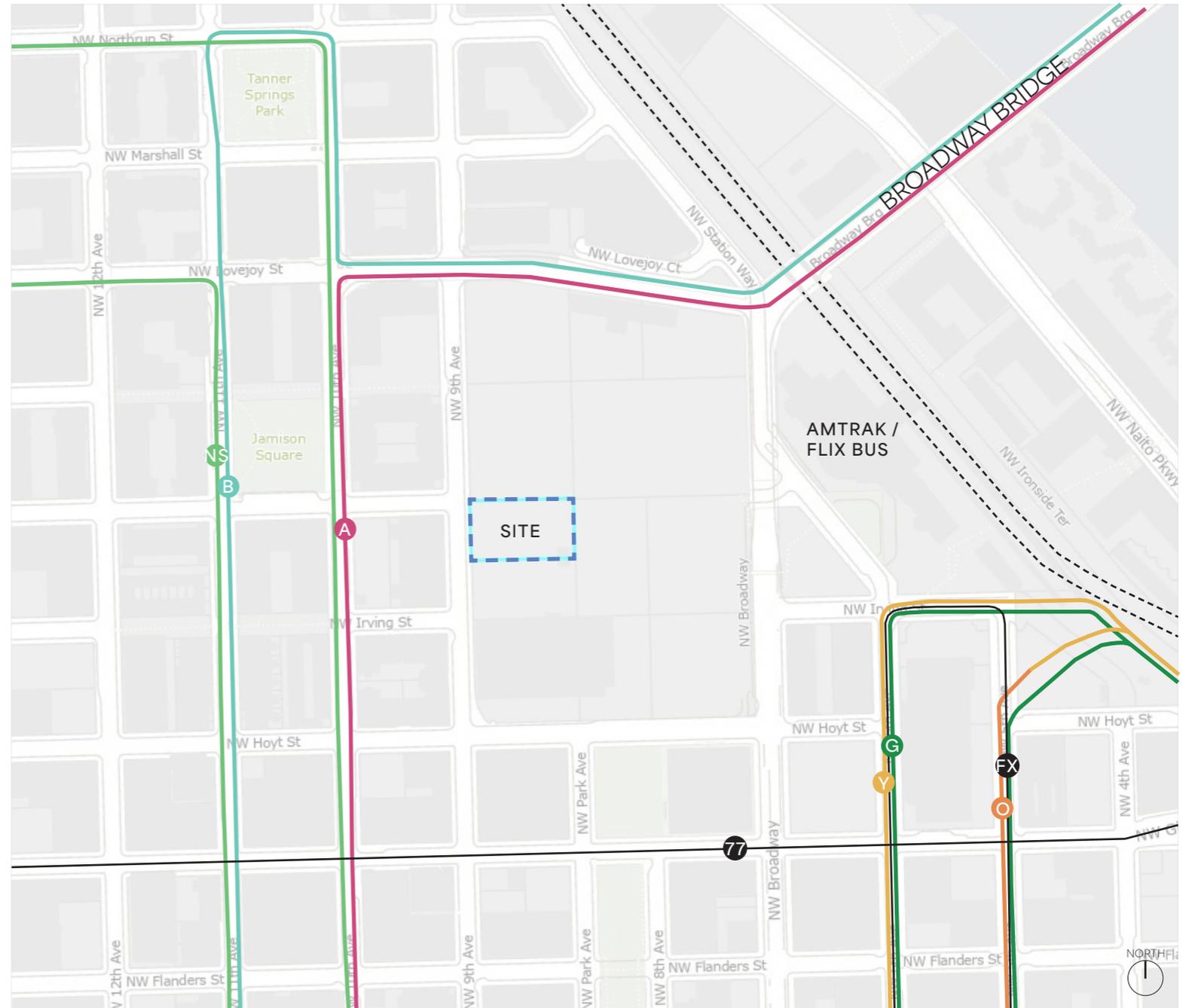
GROUND FLOOR WINDOW STANDARDS APPLY



URBAN CONTEXT TRANSIT ACCESS

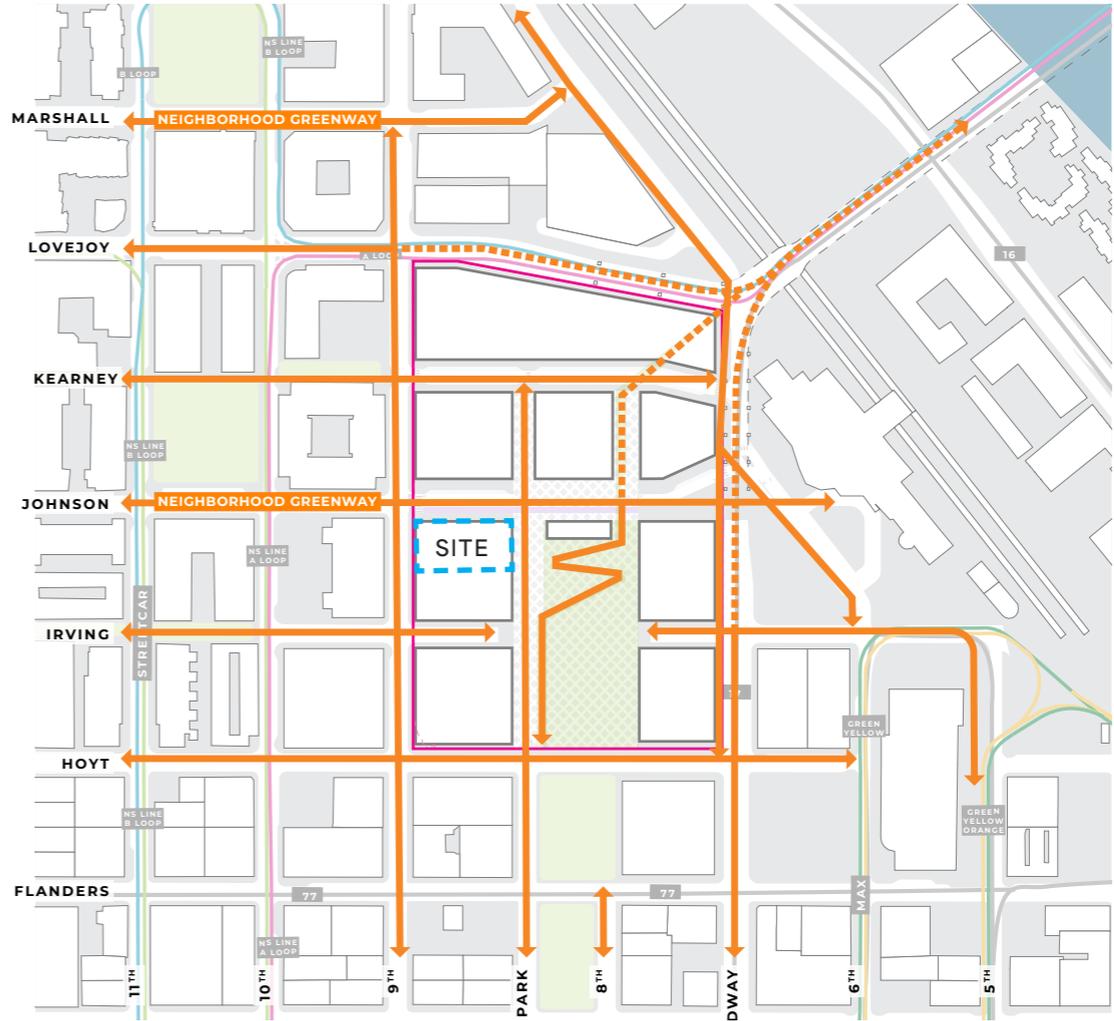
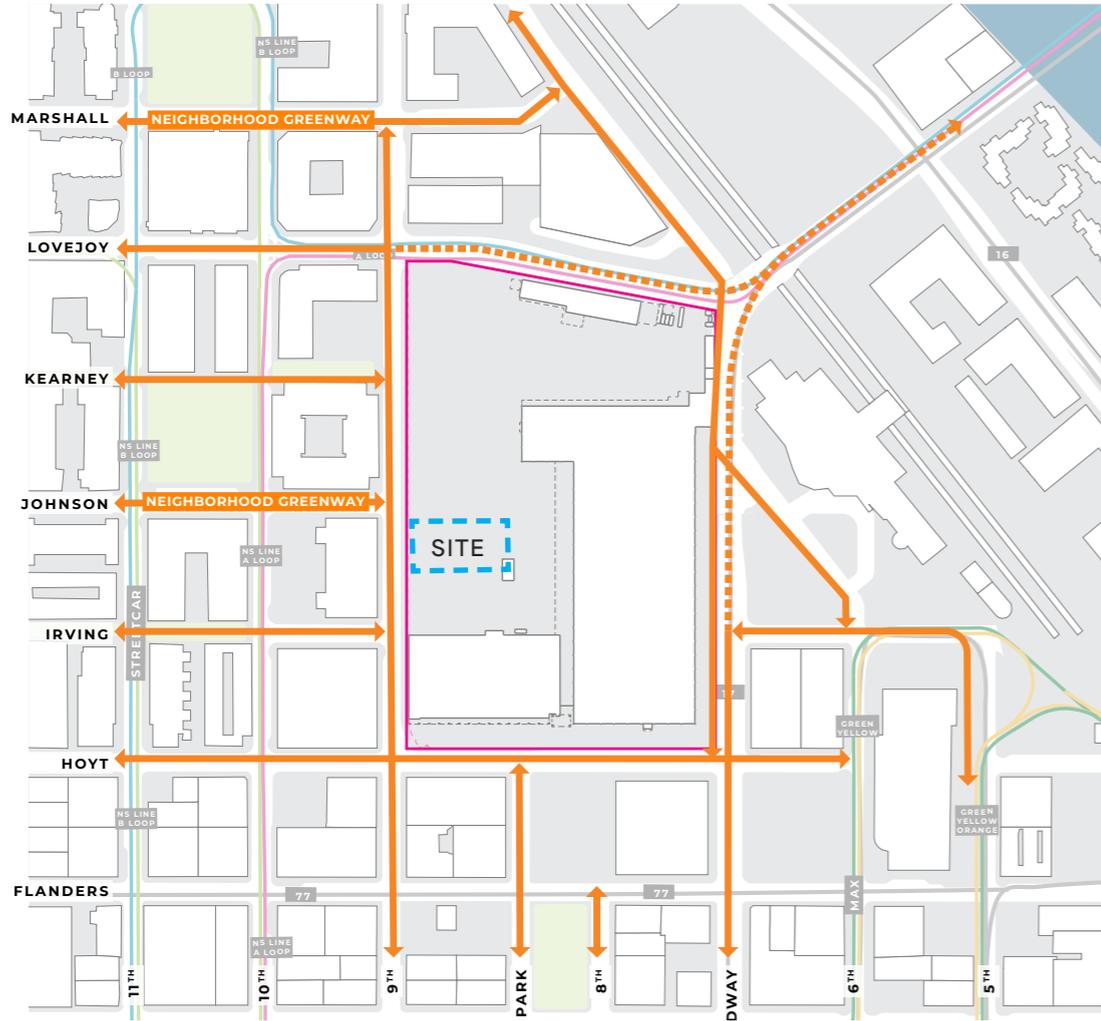
MULTI-MODAL TRANSIT OPTIONS

- BUS LINES FX2, 77
- STREET CAR LINES A, B, NS
- MAX LINES G, Y, O
- AMTRAK
- FLIX BUS



URBAN CONTEXT

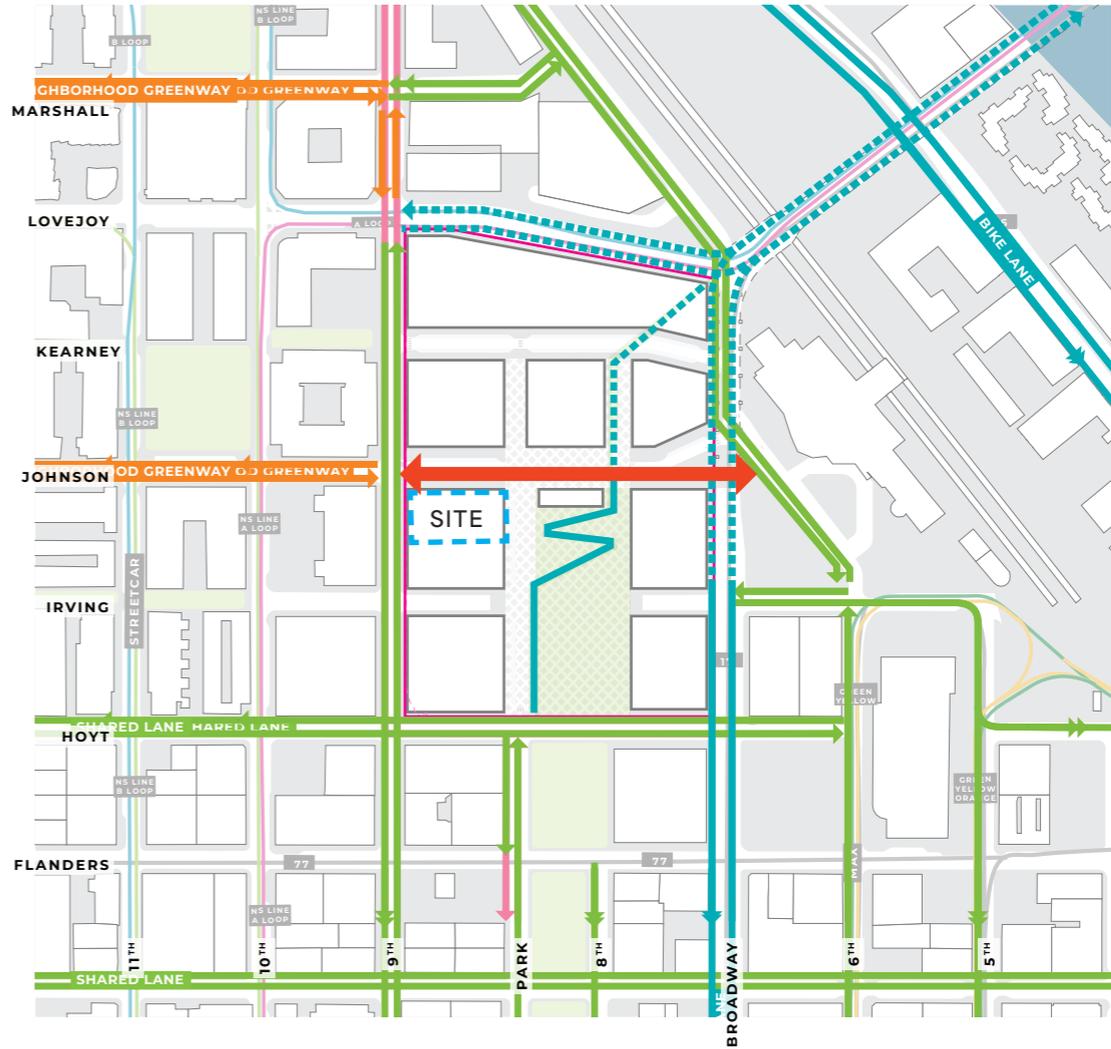
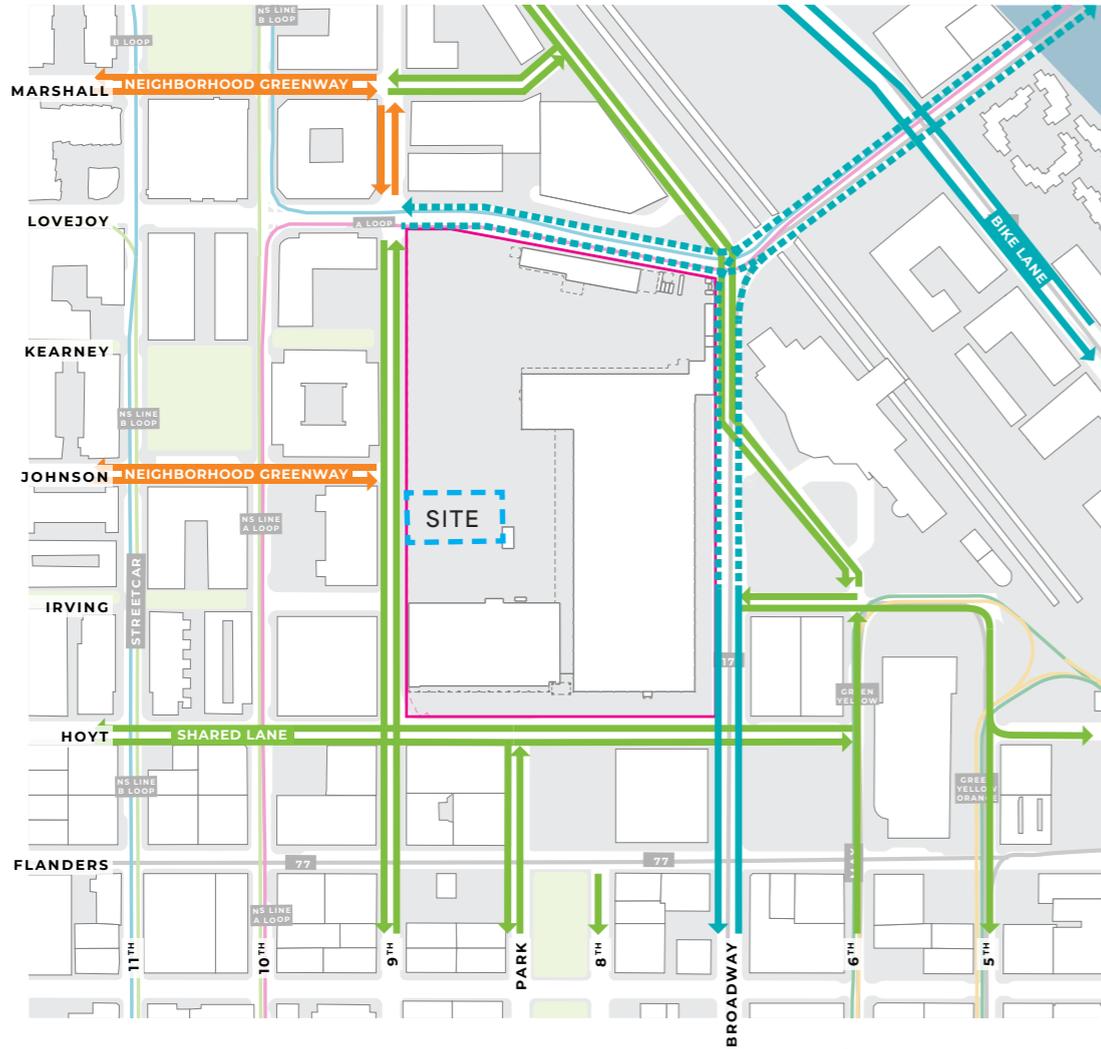
PEDESTRIAN ACCESS



USPS MASTERPLAN DOCUMENT | Figures 4.50 and 4.51 above, from the master plan document, describe existing and planned pedestrian routes. Solid lines indicate ground routes, and dash lines indicate above grade paths surrounding the site.

URBAN CONTEXT

BIKE ACCESS



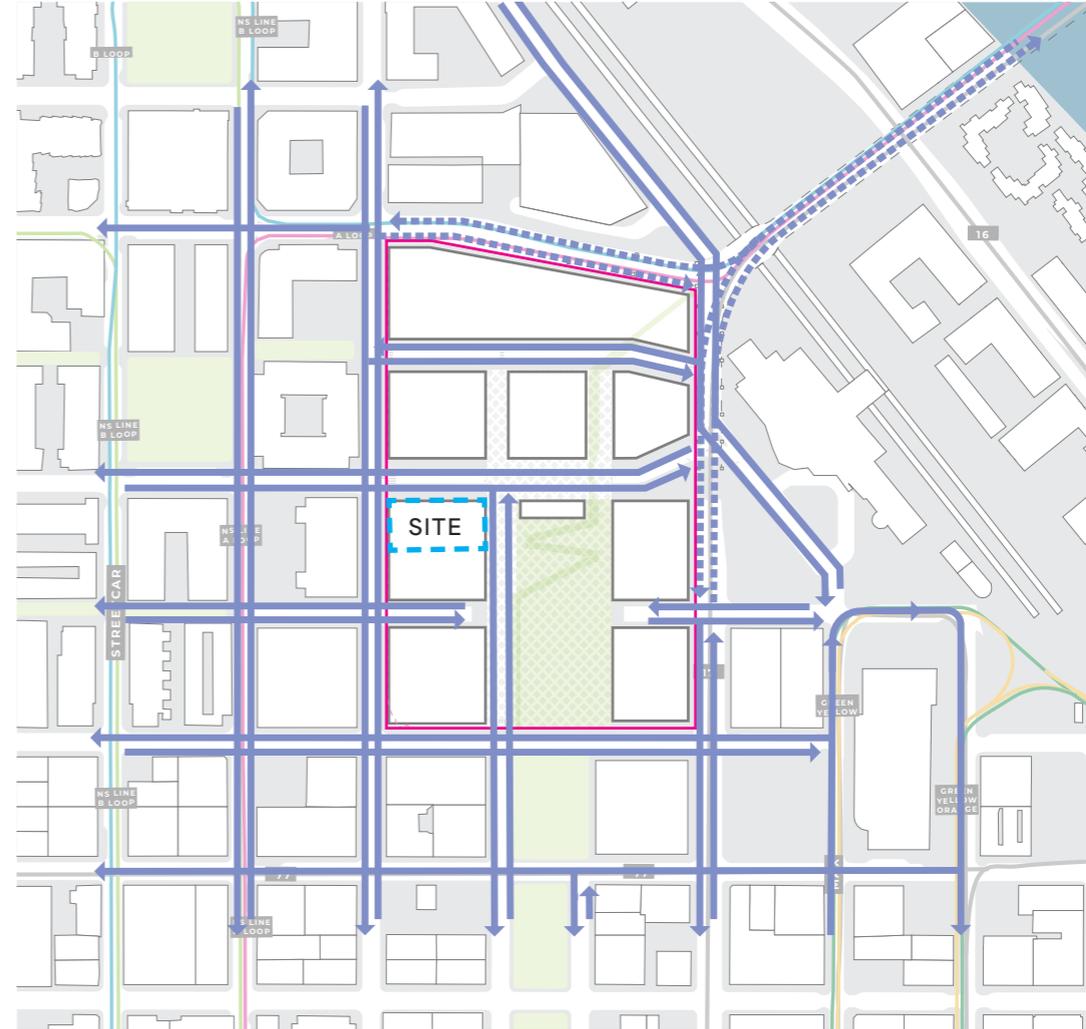
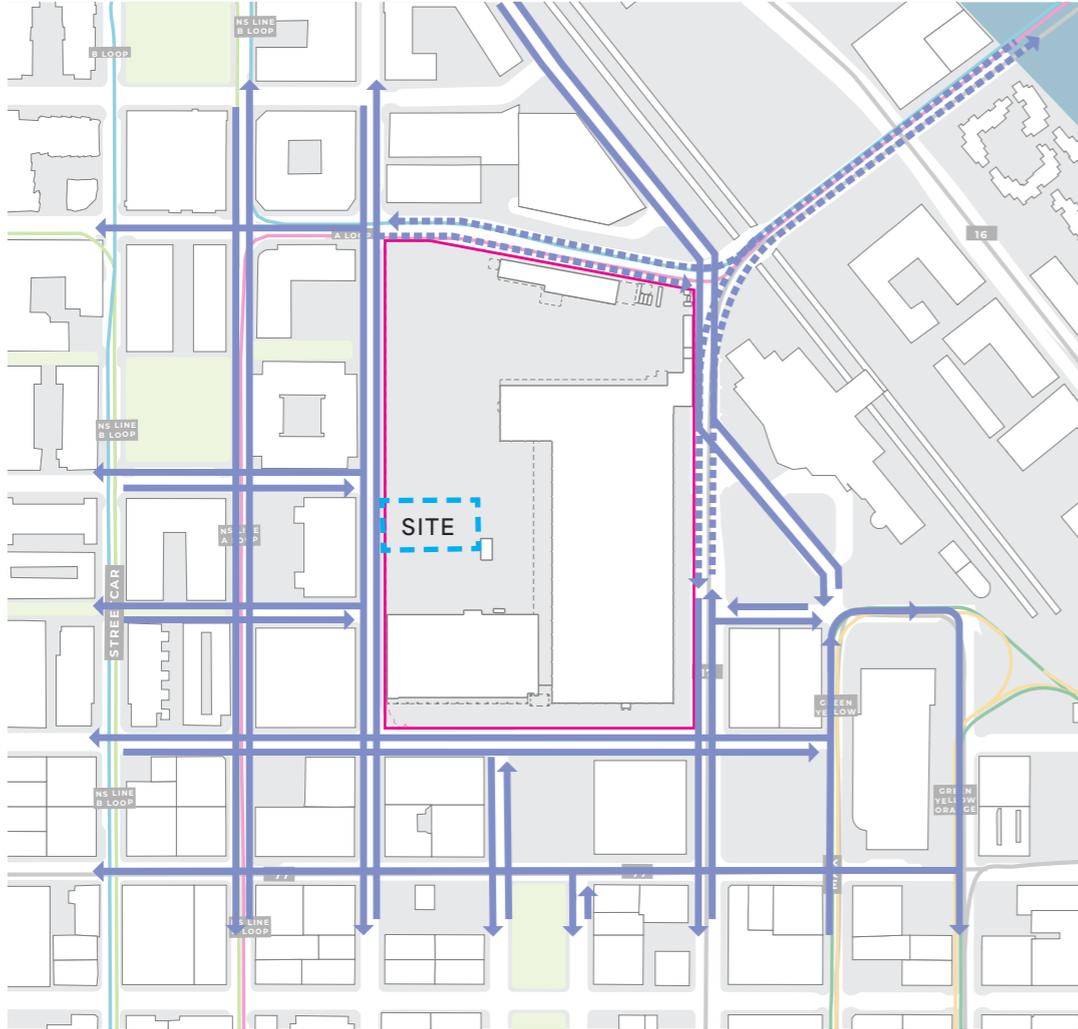
USPS MASTERPLAN DOCUMENT | Figures 4.52 and 4.53 above, from the master plan document, describe existing and planned bike routes. Reference key to the right for bike lane typologies.

KEY



URBAN CONTEXT

VEHICLE ACCESS



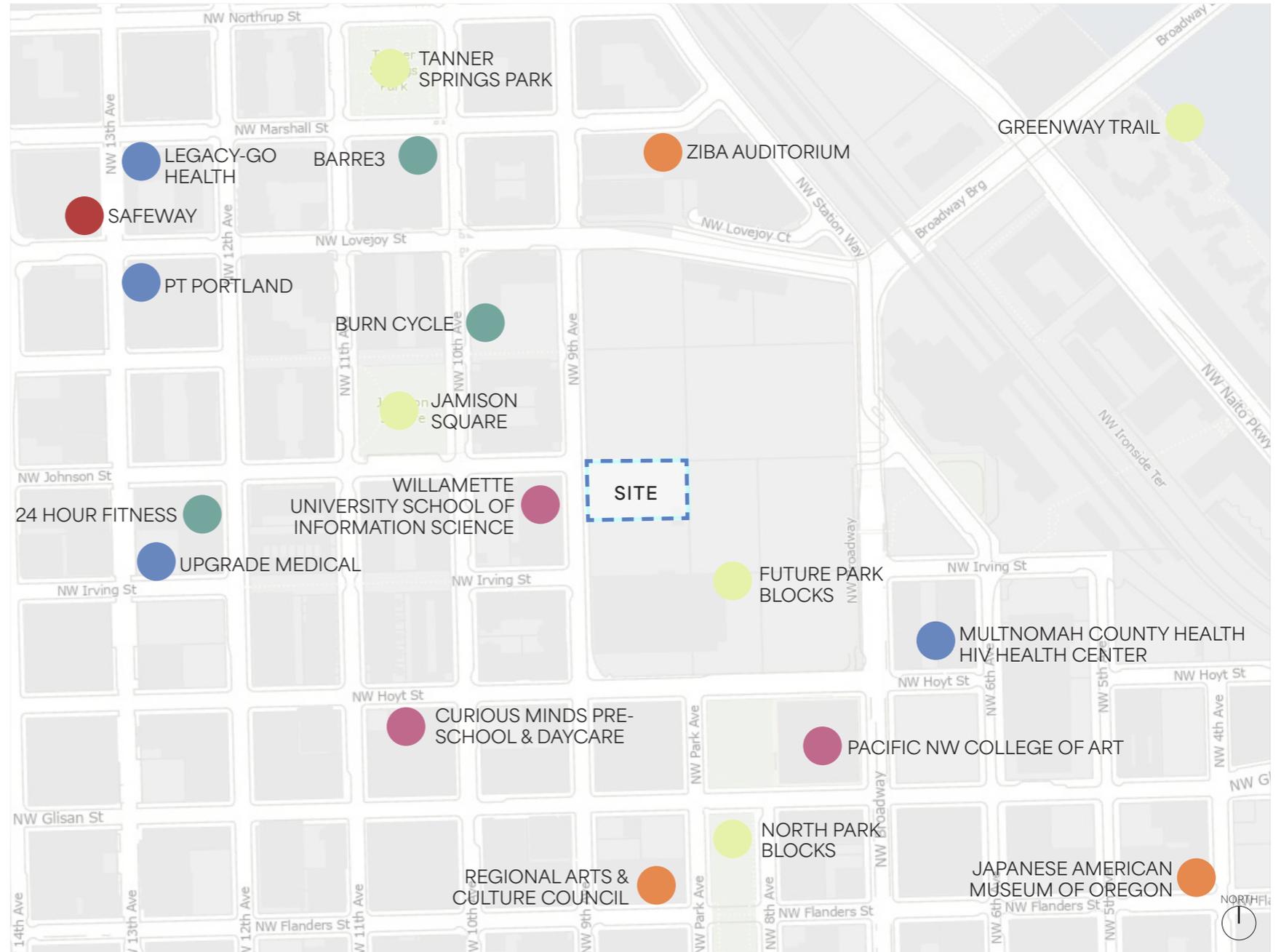
USPS MASTERPLAN DOCUMENT | Figures 4.54 and 4.55 above, from the master plan document, describe existing and planned vehicle routes. Solid lines indicate ground routes, and dash lines indicate above grade roads surrounding the site.

URBAN CONTEXT

PUBLIC AMENITIES AND OPEN SPACE

KEY: PUBLIC AMENITIES

- GROCERIES
- COMMUNITY / CULTURE
- SCHOOLS
- HEALTHCARE
- LEISURE / WELLNESS
- OPEN SPACE



SITE CONTEXT

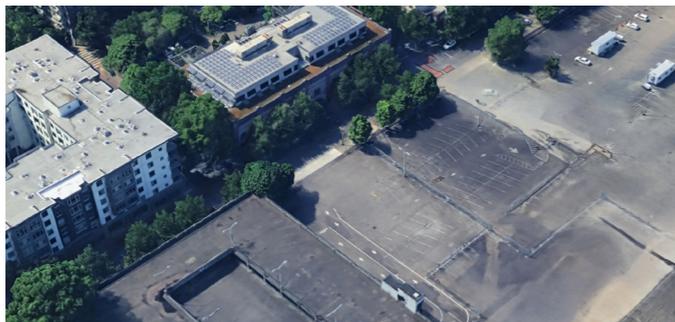
EXISTING CONDITIONS

EXISTING CONDITIONS PLAN

- USPS PARKING STRUCTURE SOUTH
- EXISTING NW 9TH AVE AND CURRENT TERMINUS OF JOHNSON ST. TO WEST OF SITE
- FUTURE PARCELS TO NORTH, EAST AND SOUTH OF SITE



View of site from NW looking SE



Aerial view of site adjacent to NW 9th Ave.



SITE CONTEXT

SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View of NW 9th ave and NW Johnson St facing North



View of site from NW Johnson St



Aerial view from NE looking SW



View of NW 9th Ave and NW Lovejoy St looking SE



View towards USPS blocks from Irving St

SITE CONTEXT

UTILITIES AND CONSTRAINTS

CONSTRAINTS & OPPORTUNITIES

- Development timelines for Johnson and Park
- Electrical entry location coordination with active use requirements and proposed PGE utility plans
- Activating future Park Ave. while prioritizing function for building tenants in all phases of master plan development
- Clear and separate entries for public and private program elements

GARBAGE & RECYCLING

Arrow Sanitary

Phone: 503-257-3993

SEWER & ENVIRONMENTAL

Bureau of Environmental Services

Phone: 503-823-7740

1120 SW 5th Ave. #613, Portland, OR 97204

Watershed: Willamette River

WATER

Portland Water Bureau

Phone: 503-823-7770

1120 SW 5th Ave. #405, Portland, OR 97204

POWER

Portland General Electric

Phone: 800-542-8818



*Surrounding site, street development and utility information is an approximation based on USPS Master Plan documents and initial discussions with PGE. All utility entry locations to be confirmed with Prosper Portland and all public utility entities.

PROPOSED SITE AND GROUND FLOOR PLAN

BLOCK 4A, NW JOHNSON ST. AND NW 9TH

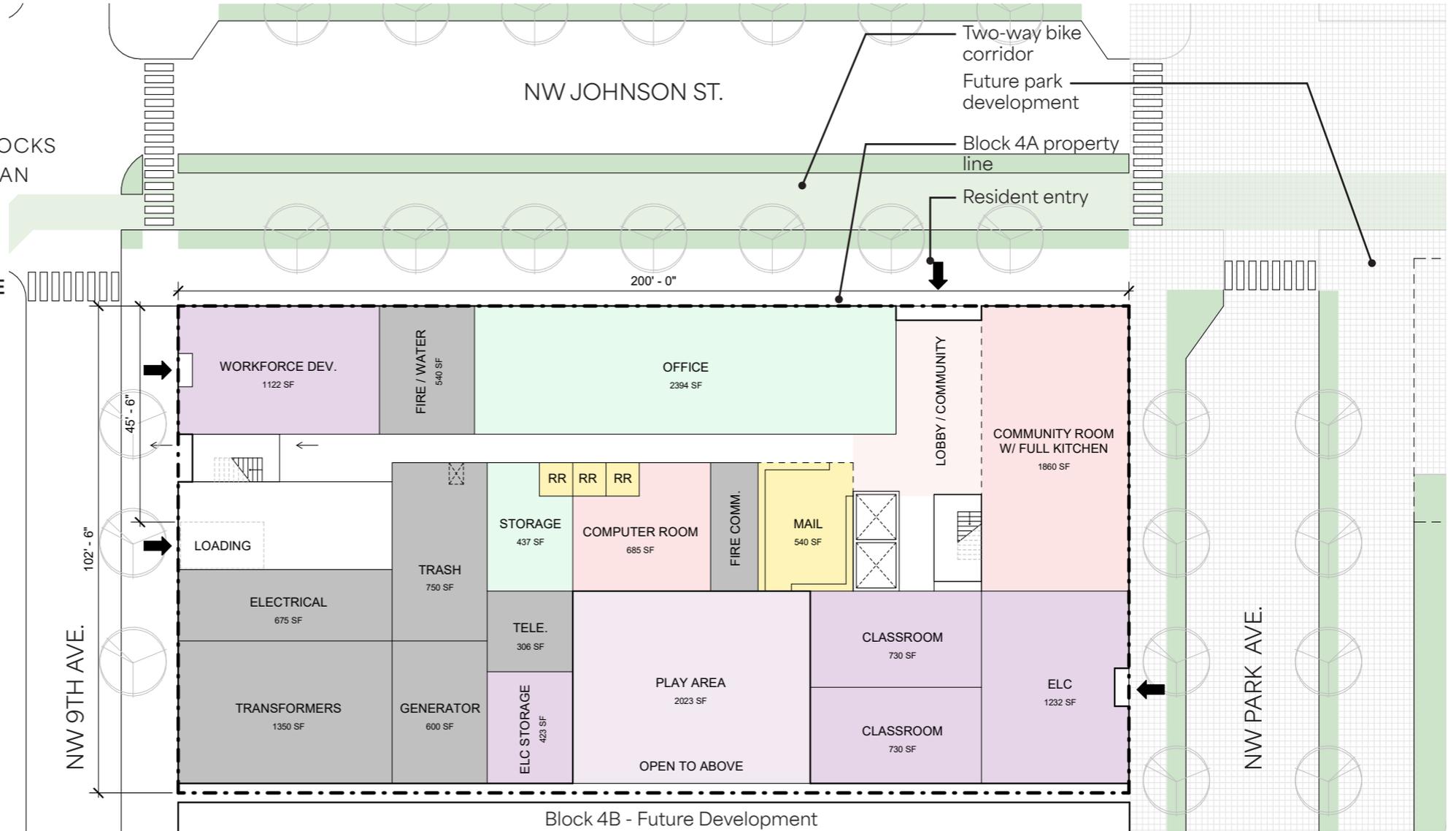
ANTICIPATED MODIFICATIONS:

- DDA FOR LOADING CURB CUT

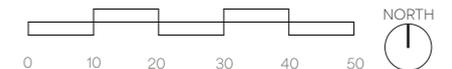
FAR 7:1 ALL USPS BLOCKS
 BLOCK 4 FAR PER MASTER PLAN
 MAX HEIGHT FIGURE 4.16
 100 - 250 FT

CURRENT PARCEL 20,500 SQ FT
 MAX ALLOWABLE FLOOR AREA 266,500 SQ FT

PROPOSED BLDG. AREA
 210,805 SQ FT

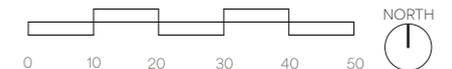
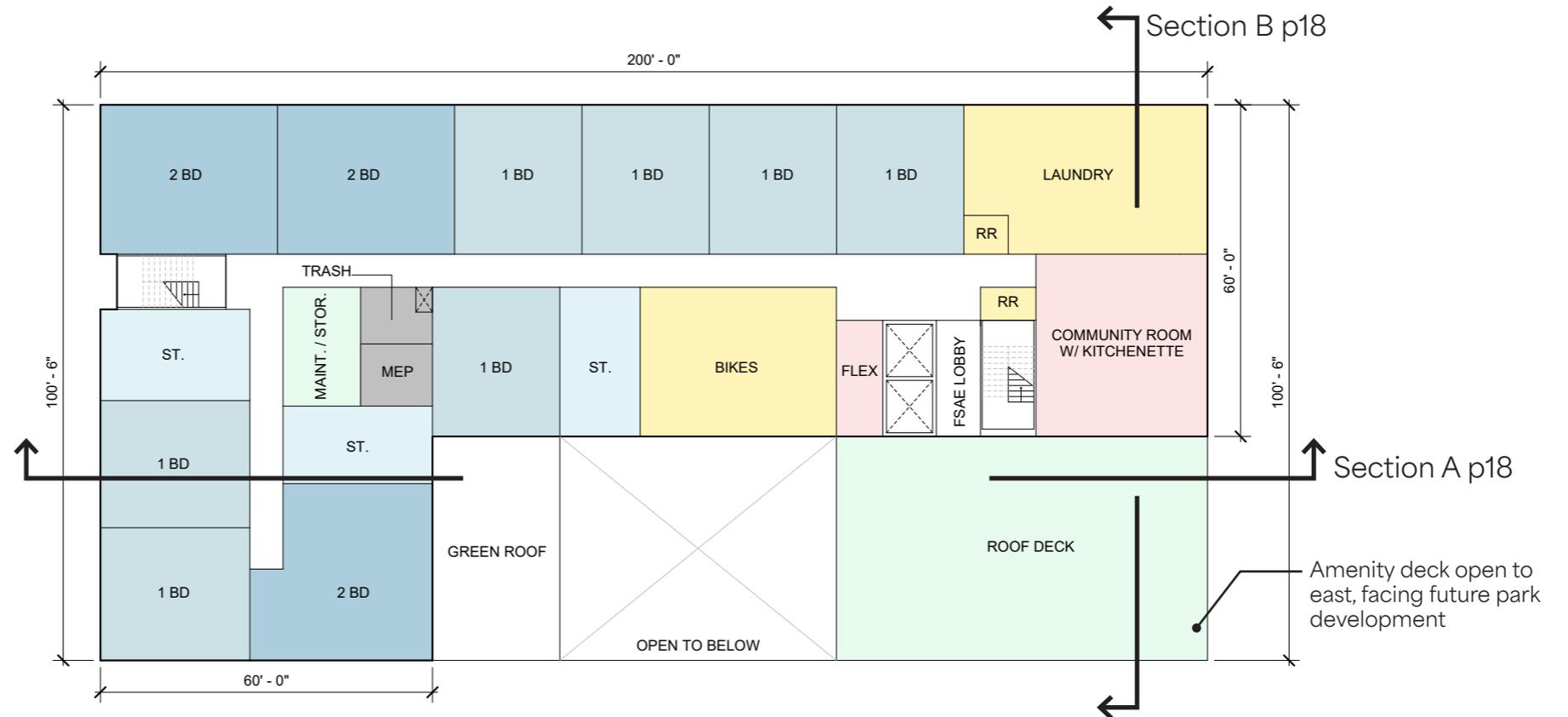


*Surrounding site and street development information is an approximation based on USPS Master Plan documents.



LEVEL 2 FLOOR PLAN

RESIDENT AMENITIES AND RESIDENTIAL UNITS



TYPICAL FLOOR PLAN

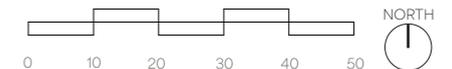
RESIDENTIAL LEVELS 3-14

AFFORDABLE UNIT MIX:

TYPE	PER FLOOR	TOTAL
STUDIOS (390 GSF)	6	75
1 BED (620 GSF)	7	91
2 BED (850 GSF)	4	51
3 BED (1180 GSF)	1	12
	18*	229

FAMILY UNITS - 27.5%

*13 total units at level 2 only



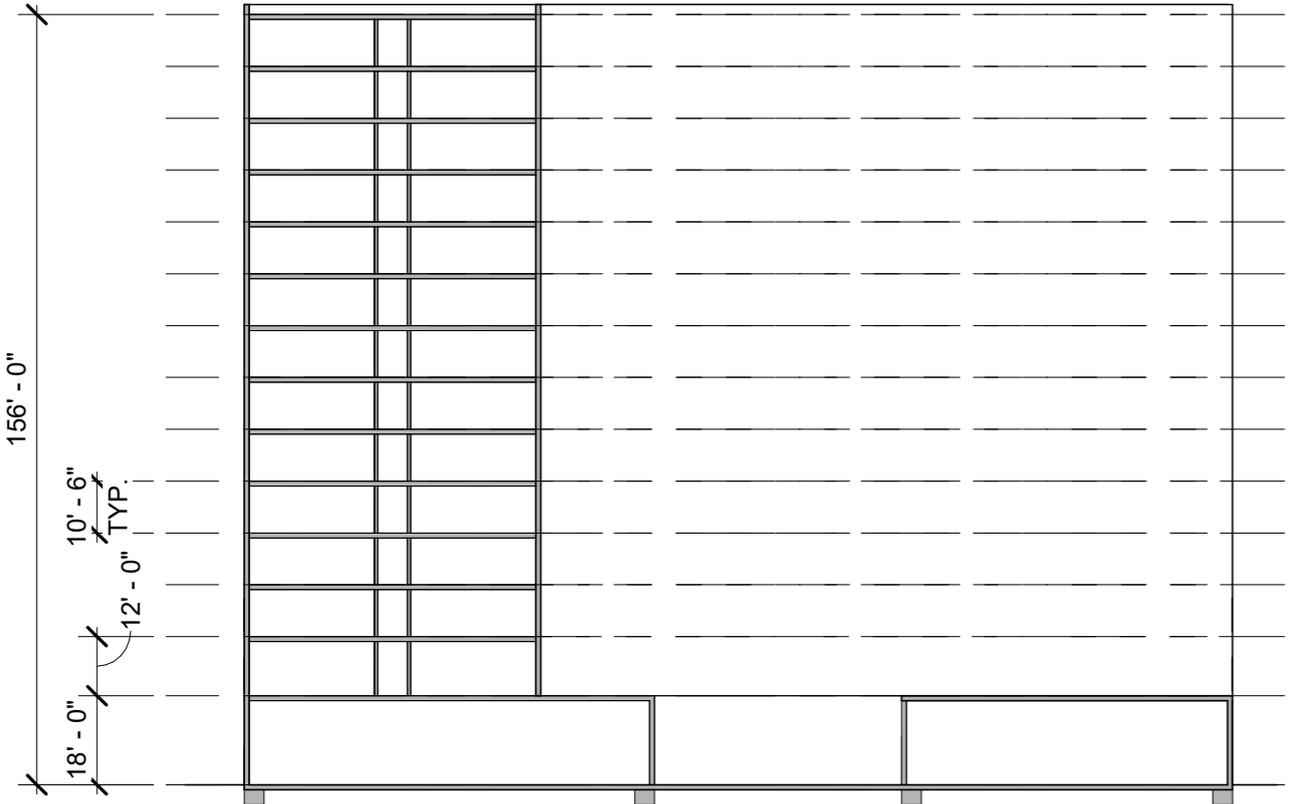
BUILDING SECTIONS

- 14 STORY, 156 FEET, CONCRETE OR CONCRETE / MASS TIMBER HYBRID
- 229 AFFORDABLE UNITS

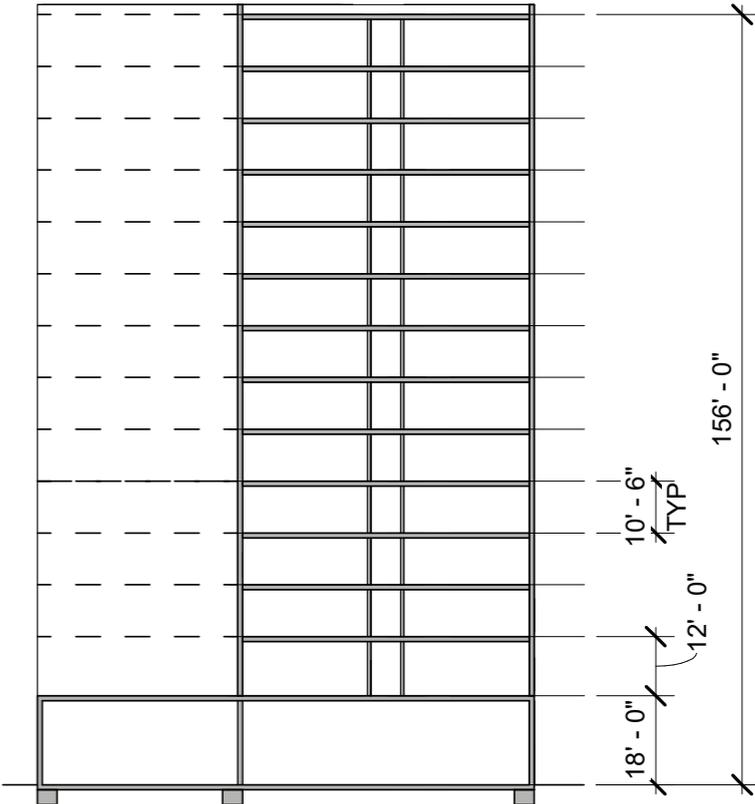
GROSS FLOOR AREAS

LEVEL 1: 20,500 GSF
 LEVEL 2: 17,145 GSF
 LEVELS 3-14: 14,430 GSF

TOTAL: 210,805 GSF



SECTION A

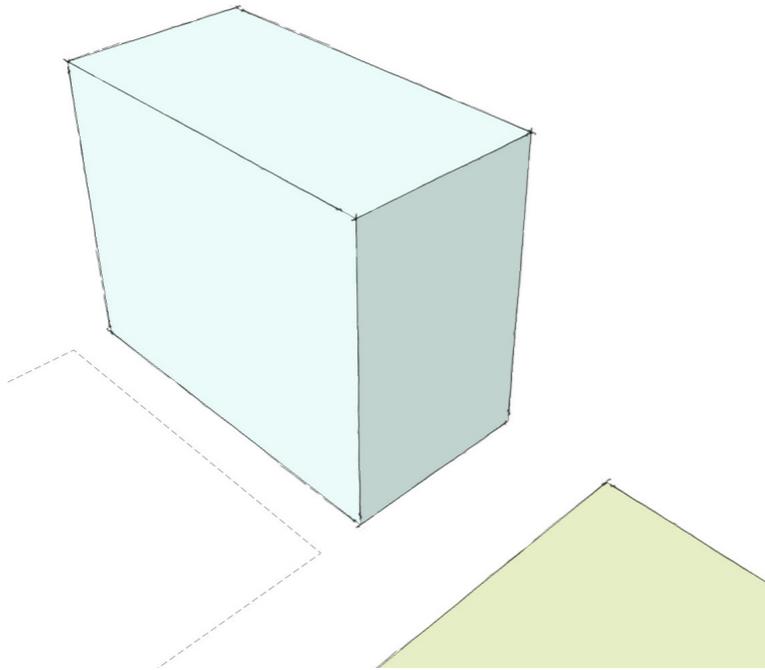


SECTION B

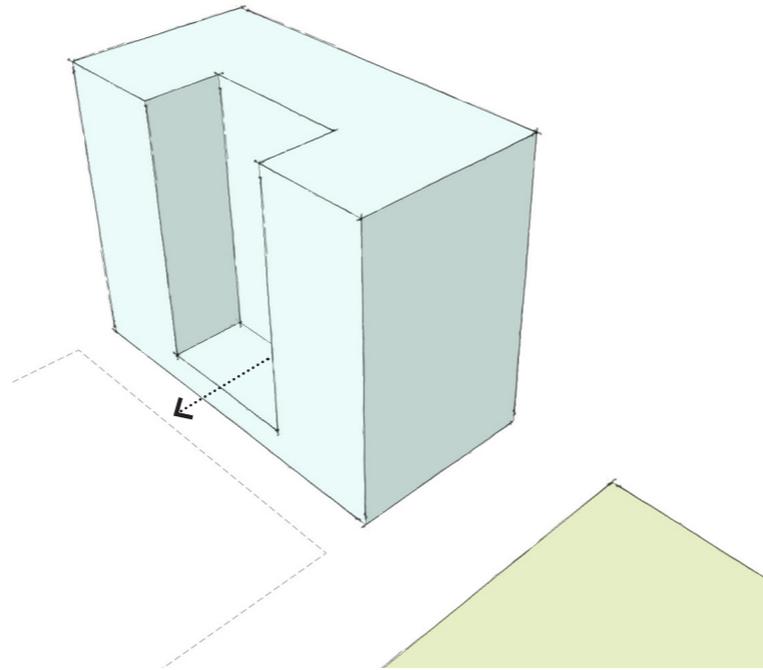


PROJECT IMAGES

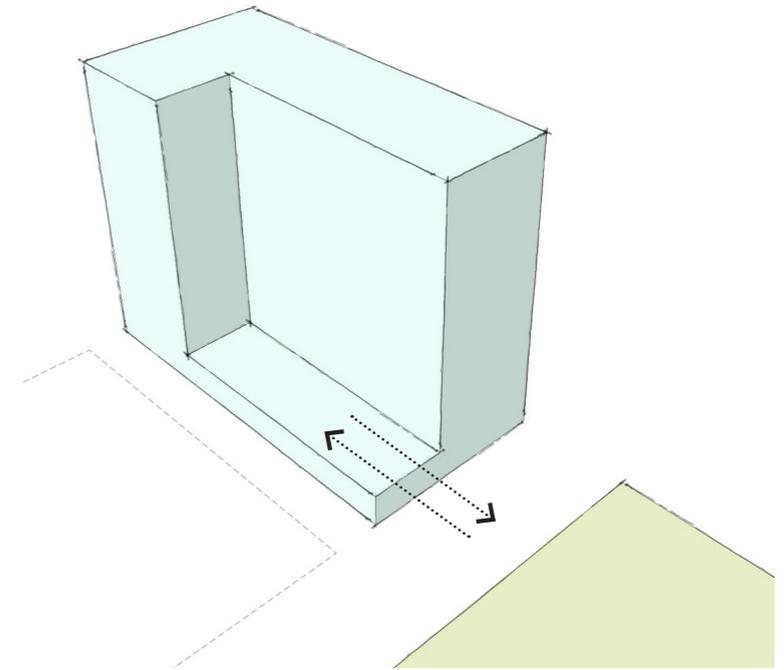
MASSING DIAGRAM



Extrusion of 102'6" x 200', 20,500 GSF lot adjacent to future park.

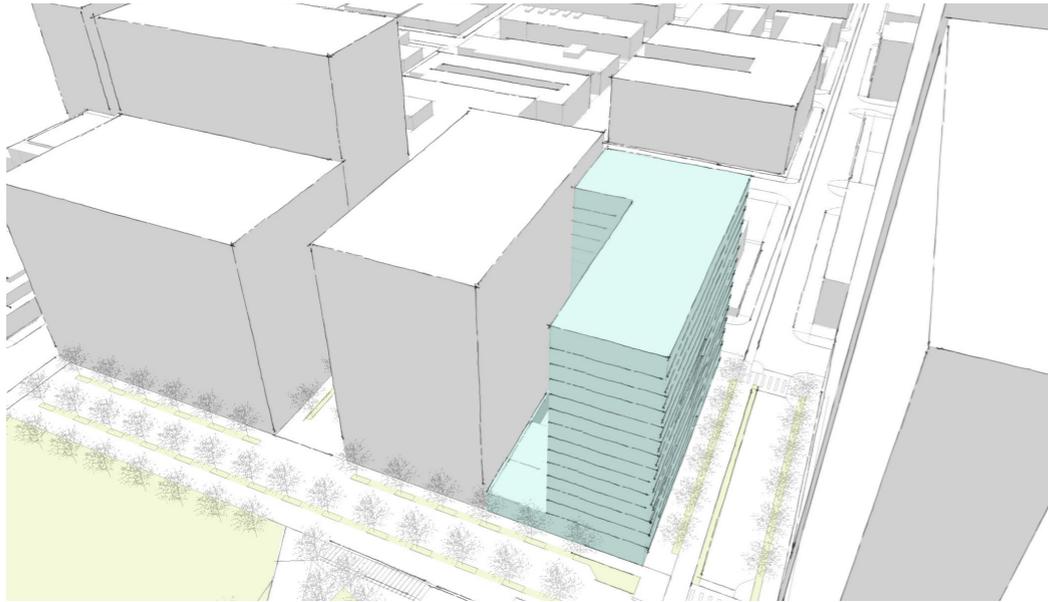


Most efficient massing for unit counts, but limits resident views and access to daylight. Creates an undesirable courtyard location facing future development site.



Right size building height and unit counts for optimal site use. Enhance view range and access to light for all residents. Prioritize resident amenity area connections to future park and elevated green loop.

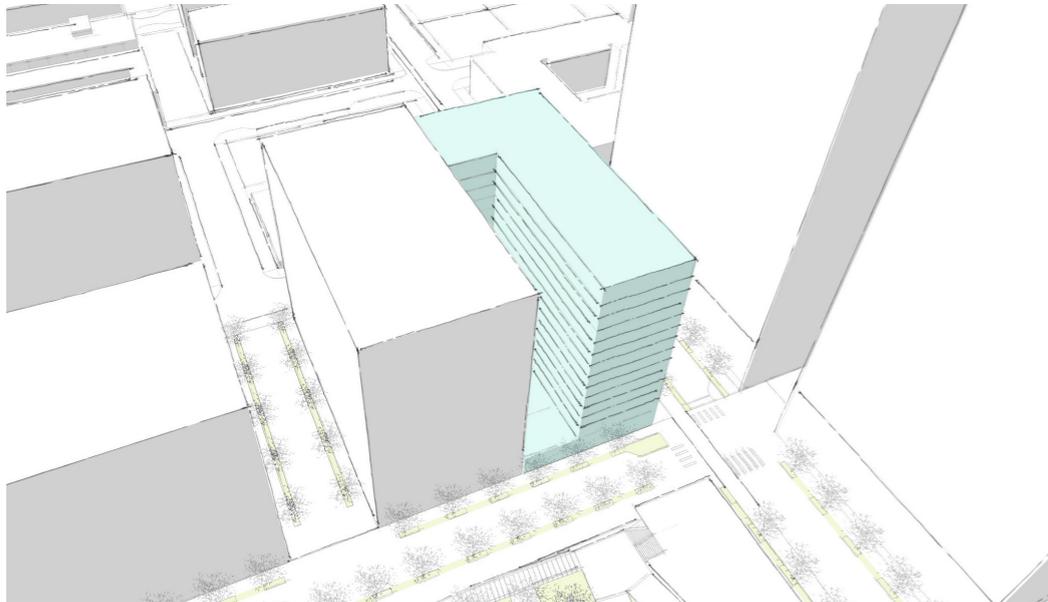
PROJECT IMAGES



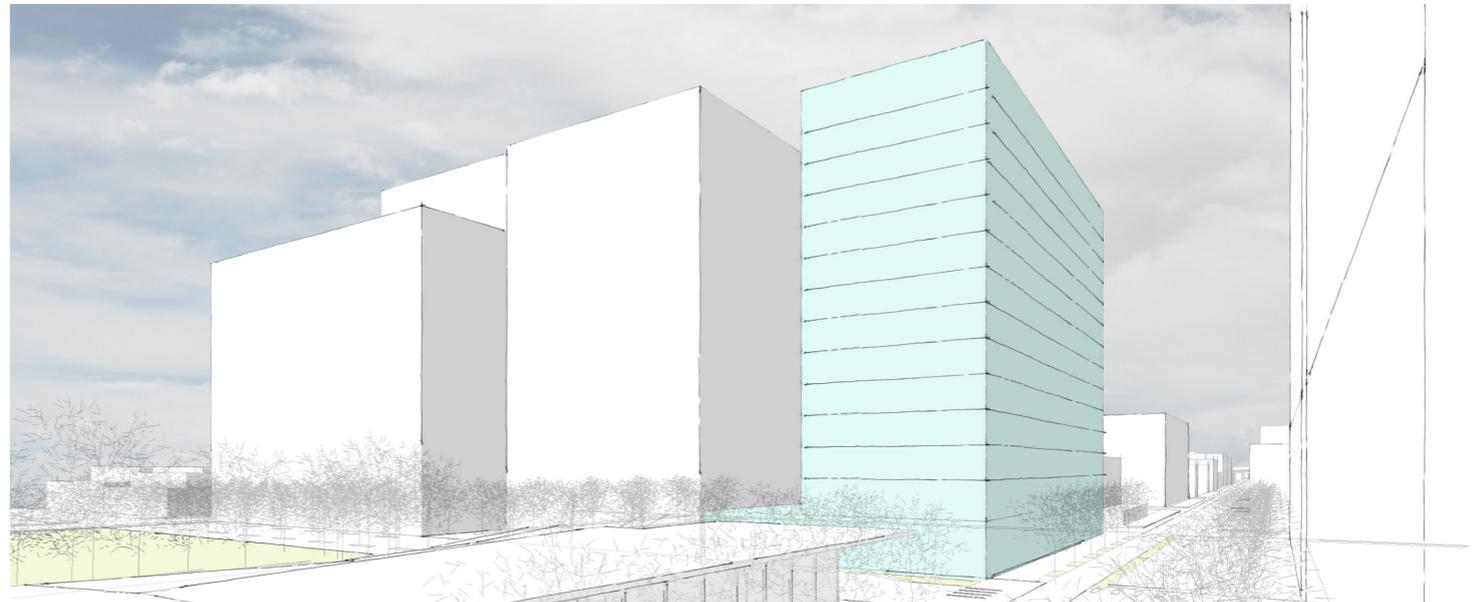
Proposed building massing aerial viewed from NE



Proposed building massing aerial viewed from NW



Proposed building massing aerial viewed from SE



Proposed building massing viewed from NE Green Loop looking SW

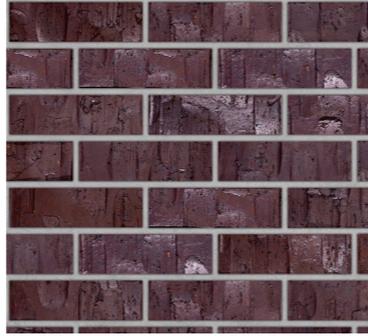
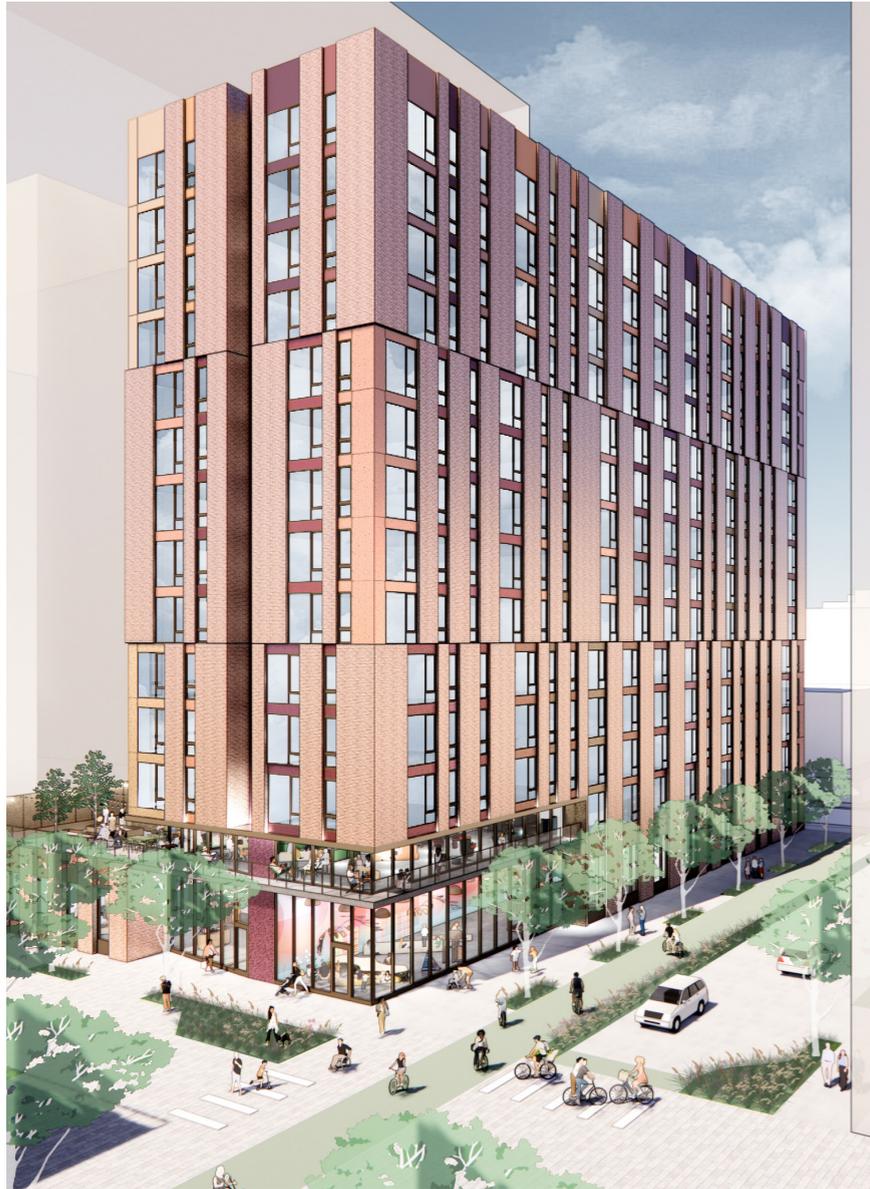
MATERIAL CONCEPT

Reflectivity and Movement



MATERIAL CONCEPT

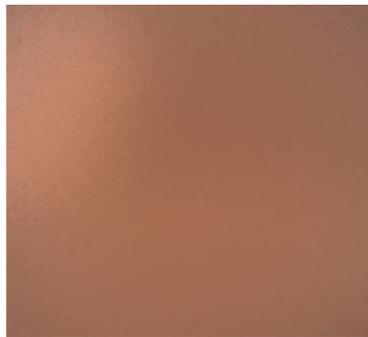
Brick Veneer & Metal Panel



Textural



Neutral tone



Reflective



H O L S T

THANK YOU

Broadway Corridor – USPS Parcel 4a

REFERENCE: EA 24-088055
EA 25-006951 DA

DESIGN ADVICE REQUEST

NARRATIVE
March 06, 2025

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HOLST ARCHITECTURE

CONTACT: MARK SCHMIDT mschmidt@holstarc.com 503-233-9856

I. PROPOSAL

The Broadway Corridor Project located on parcel 4A will be the first parcel to be developed in the USPS Master Plan. The project is a proposed 14 story, 210,805 sf high-rise tower of combined type IA and type IVB (Mass Timber/CLT) construction, consisting of 229 affordable dwelling units including 63 family units, 35 Permanent Supportive Housing units, and 15 units designated for residents at 30% AMI with rent assistance.

Neighborhood facing building amenities include an Early Learning Center off Park Ave., and a Workforce Development program run by Urban League off 9th and Johnson. Resident community areas and an entry lobby anchor the corner at Johnson and Park, extending to the second floor where an outdoor roof terrace overlooks the future elevated green loop and extension of the North Park Blocks.

II. APPLICABLE DESIGN STANDARDS

33.140

The Central Employment (**EX**) zone is a large-scale, commercial mixed-use zone intended for sites in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed but are not intended to predominate or set development standards for other uses in the area.

33.420

The Design (**d**) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through design districts and applying the Design Overlay Zone as part of community planning projects, design guidelines for each district, and by requiring design review or compliance with the Community Design Standards.

33.510

The Central City (**CC**) plan district implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area.

33.510.255G CCMP - USPS Master Plan

The USPS site is one of five sites in downtown Portland that was required to complete a Central City Master Plan (CCMP) in the Central City 2035 plan (CC2035). The CCMP boundary site is within the broader 34-acre Broadway Corridor Development Plan area, within the Central City in northwest Portland.

The USPS Master Plan is guided by and embraces the Central City 2035 Plan, Central City Fundamental Design Guidelines and the sub-area River District Design Guidelines. The response and integration of the guidelines into the Master Plan are influenced by the USPS site's proximity to significant landmarks that include Portland's Union Station, North Park Blocks, the Broadway Bridge, Portland's Green Loop and nearby public transit connections.

3/7/25

33.140 EX Development Standards**33.140.200 Lot Size**

See 33.614.100.C:

Each lot must have a front lot line that is at least 10 feet long. There are no other required minimum lot dimensions for lots in the EX zone.

USPS Master Plan – As indicated in Figure 4.5 and 4.6 for Block 4 alternates

33.140.205 Floor Area Ratio

Max FAR: 3 to 1, 5 to 1 with inclusionary housing bonus

Superseded by 510.200

USPS Master plan: 7 to 1

33.140.210 Height

Base height: 65 ft

Superseded by 510.210

USPS Master plan: 100 ft minimum, 250 ft maximum

33.140.215 Setbacks

Min. Building Setbacks: none

Max. Building Setbacks: 10 ft.

USPS Master plan min: N/A for Block 4

33.140.220 Building Coverage

Max. Building Coverage: 100%

USPS Master Plan: As indicated on Figure 4.2, 4.5, and 4.6

33.140.225 Landscaped Areas

Min. Landscaped Area: none

33.140.227 Trees

See Title 11

33.140.230 Ground Floor Windows

Minimum: 40% of ground level wall area between 2 ft and 10 ft above the finished grade

33.140.235 Screening

Garbage and recycling: Screen from street and adjacent properties

Mechanical equipment: screen for street and adjacent residential zones (parapet, equipment screen, or set back from roof edges)

33.130.240 Pedestrian Standards

Connection between streets and entrances

Connection between all main entrances and other areas of the site used by building occupants

33.140.242 Transit Street Main Entrance

Locate main entrance on a transit street

33.140.245 Exterior Display, Storage, and Work Activities

Exterior display of goods is allowed except for the display of motor vehicles, recreational vehicles, motor vehicle parts and supplies, building materials, and the display of goods associated with an industrial use.

Exterior storage is not allowed

33.140.255 Trucks and Equipment

Does not apply

33.140.260 Drive-Through Facilities

Prohibited in EX zone, Does not apply

33.140.265 Residential Development

Does not apply

33.140.270 Detached accessory structures

Does not apply

33.140.275 Fences

Does not apply

33.140.280 Demolitions

Subject to tree preservation and protection requirements, see chapter 11.50

3/7/25

33.140.290 Nonconforming Development

Does not apply

33.140.295 Parking, Loading, and Transportation Demand Management

See 33.266

33.140.300 Signs

See title 32.

33.140.305 Superblock Requirements

See Chapter 33.293 Superblock requirements do not apply

33.140.315 Recycling Areas

See 17.102.270

33.140.305 Inclusionary Housing

See 33.245

33.266 Parking, Loading, and Transportation and Parking Demand Management

33.266.100 Motor Vehicle General Regulations

No parking provided. Does not apply

33.266.110 Required Carpool and Electric Vehicle Parking

No parking provided. Does not apply

33.266.115 Maximum Allowed Parking Spaces

Max. Parking: 1 per 2 units

No parking provided. Does not apply

33.266.130 Development Standards for All Other Development

No parking provided. Does not apply

33.266.140 Stacked Parking Areas

No parking provided. Does not apply

33.266.200 Minimum Required Bicycle Parking (Table 266-6)

Long-term spaces: 1.5 per unit (302 spaces)

Short-term spaces: 1 per 20 units (11 spaces)

33.266.210 Bicycle Parking Development Standards

Standards for long-term spaces:

- Household living: 2 or 1.5 per unit
 - o Regulation superseded by HRR: 1 per unit
- Up to 50% of long-term spaces may be located in dwelling units

Standards for short-term spaces:

- Household living: 2 or 1 per 20 units
- Locate within 50 ft of main entrance

33.266.310 Loading Standards

One loading space meeting Standard A or two loading spaces meeting Standard B are required when there are more than 100 dwelling units in the building

- Regulation superseded by HRR: One loading space meeting Standard B is required when there are more than 50 dwelling units in the building
- Standard B: The loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet.

33.266.410 Transportation and Parking Demand Management

Sites within Central City Plan District are exempt from this requirement

33.420 (d) Development Standards

33.420.041 When Design Review or Meeting Design Standards is Required

New development – design review or design standards required

33.420.050 Design Standards

Design standards may not be used, development exceeds 40,000 sf

3/7/25

33.420.060 Design Guidelines

Map 420-1 - Project to use River District Design Guidelines

33.510 CC Development Standards

33.510.121 Residential Use in EX Zone

Residential uses not prohibited in Map 510-6

33.510.200 Floor Area Ratios

Max FAR: 7 to 1 per Map 510-2

33.510.205 Floor Area Bonus and Transfer Option

Inclusionary Zoning bonus up to 3 to 1

Affordable housing bonus up to 3 to 1

33.510.210 Height

Base Height: 75 ft

Area eligible for height increase per map 510-3

Max bonus height: 250 sf

Minimum height: 100 ft per USPS Master Plan

Max height 250 ft per USPS Master Plan

33.510.211 Shadow Study

Does not apply

33.510.215 Required Building Lines

Must extend to street lot line along 75% of lot line

33.510.220 Ground Floor Windows

Minimum: 40 percent of ground level wall area that face a street lot (2 ft to 10 ft above grade)

See potential modification

33.510.221 Windows above ground floor

Minimum 15% of area of street facing facades above ground level wall areas

33.510.223 Bird Safe Exterior Glazing

Required where 30% or more glazing within 60 ft as measured from grade

90% of windows must chose treatment pattern from Portland Bird Safe Window List

33.510.225 Ground Floor Active Use

Site not shown on map 510-9

Superseded by USPS Master Plan figure 4.47: Johnson and Park Frontages 50% active use

33.510.230 Required Residential Development Areas

Does not apply

33.510.240 Drive Through Facilities

Does not apply

33.510.242 Demolition

Does not apply

33.510.243 Ecoroofs

100% of roof area with up to 40% maximum can be exempt by listed exceptions

HRR allows solar panels as alternative

33.510.244 Low Carbon Buildings

Buildings over 50,000 sf must comply with registered green building certification program.

33.510.255 Central City Master Plan

Site area is within location already approved by USPS Master Plan

33.510.257 Signs for Additional Uses Allowed in Open Space Zone

See Title 32

33.510.267 Parking Built After July 9, 2018

No parking provided. Does not apply

III. POTENTIAL MODIFICATIONS/ADJUSTMENTS/AMENDMENTS

1. 3202.3.2 Window Projection into Public Right-of-Way

Reference drawing package for Oriel Windows

Project proposes windows projecting into the right-of-way. Potential modifications include window area percentage as described in criterion E and F, do not follow the form of the proposed projection. Proposed forms are not 3 sided and are larger than 12 ft maximum, however areas proposed do not exceed 40 percent of wall area, and do not exceed 50 percent of building wall length.

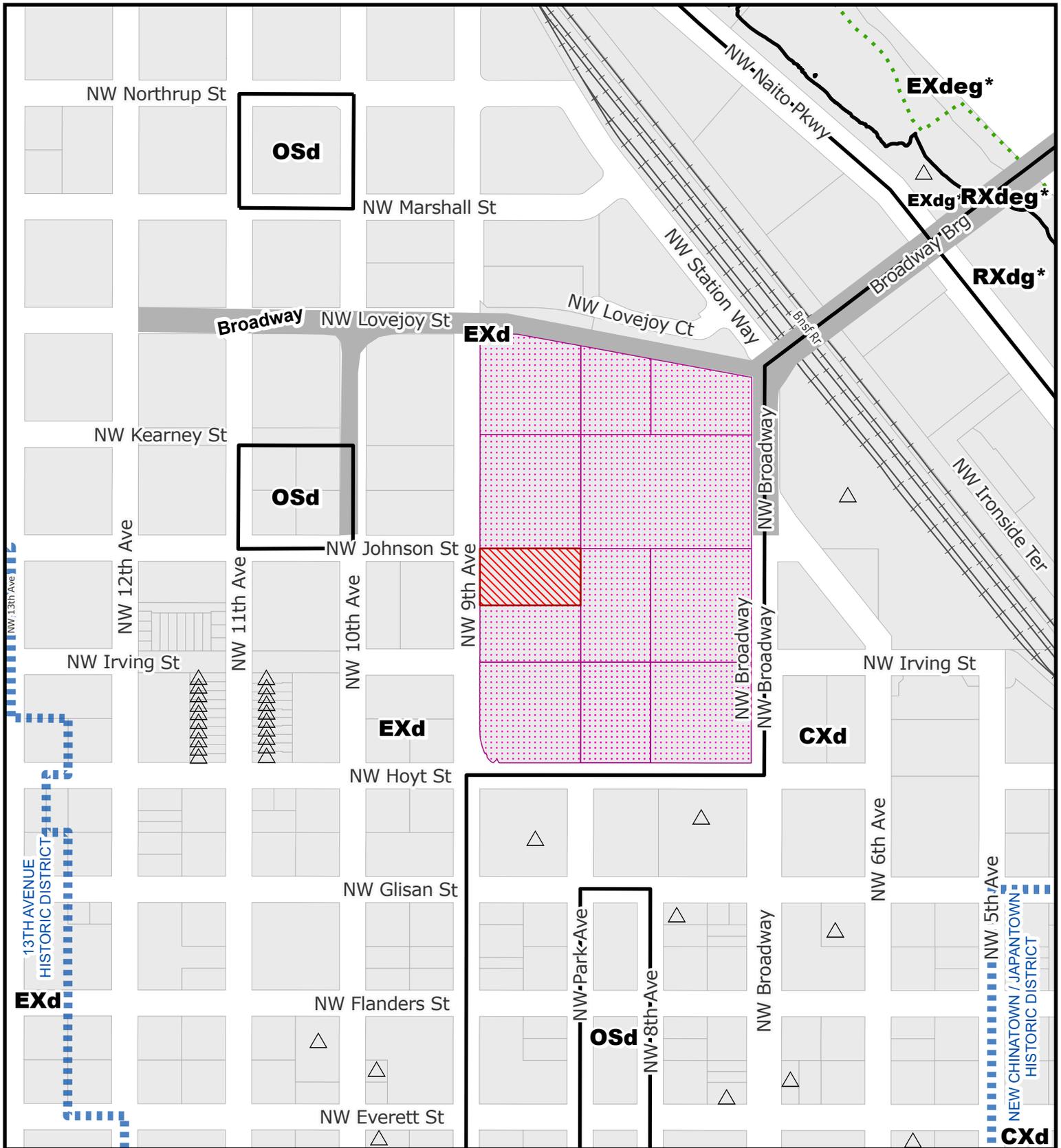
2. 33.510.220 Ground Floor Windows

Proposal is currently meeting and exceeding glazing requirement along frontages with required active use (Johnson and Park). 9th Avenue poses a significant challenge given the need to locate utility access at this location. Note, 9th Avenue does not have ground floor active use requirements. Ground floor windows percentages may be met by providing either a glazed vestibule at the electrical room entry, or optional artwork as described in 33.510.22.B.3.

3. USPS Master Plan Amendment

USPS Master Plan, Figure 4.56 and 5.33 indicate primary parking and loading locations. Driveway access for Block 4 is limited to Irving Street. Due to the block being subdivided into 2 parcels per figure 4.6, Block 4A is left without an approved access point for primary parking or loading location. The proposal to provide loading access point on 9th Avenue will be required to be approved through a Master Plan Amendment and potential Driveway Design Exception (DDE) for the added curb cut.

END



For Zoning Code in Effect Post October 1, 2024

ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
PEARL SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	<u>EA 25 - 006951 DA</u>
1/4 Section	<u>2929</u>
Scale	<u>1 inch = 300 feet</u>
State ID	<u>1N1E34BC 103</u>
Exhibit	<u>B Jan 30, 2025</u>

H O L S T

BROADWAY CORRIDOR

DESIGN ADVICE REQUEST

March 20th, 2025



SHEET INDEX

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TEAM INFORMATION

APPLICANT

HOLST ARCHITECTURE
123 NE 3rd Ave Suite 310, Portland, OR 97232
(503) 233-9856
Contact: Dave Otte
dotte@holstarc.com

DEVELOPER

HOME FORWARD
135 SW Ash St, Portland, OR 97204
(503) 802-8300
Contact: Amanda Saul
amanda.saul@homeforward.org

OWNER

PROSPER PORTLAND
220 NW 2nd Ave #200, Portland, OR 97209
(503) 823-3200
Contact: Sarah Harpole
harpoles@prosperportland.us

PROPERTY MANAGER

HOME FORWARD
135 SW Ash St, Portland, OR 97204
(503) 802-8300
Contact: Amanda Saul
amanda.saul@homeforward.org

RESIDENT SERVICES PROVIDER

URBAN LEAGUE OF PORTLAND
10 N Russel St, Portland, OR 97227
(503) 280-2600
Contact: Julia Delgado
jdelgado@ulpdx.org



DEVELOPMENT PROGRAM

PROJECT DESCRIPTION

ABSTRACT

As the first project to come out of the ground at the Broadway Corridor, parcel 4A, developed by Home Forward and Urban League, has the opportunity to set the bar for the future neighborhood while representing the chance to address historic inequities through spatial justice and affordability. Housing families and individuals with a range of incomes, the building will provide services to residents while also maintaining an active public realm.

PROPOSAL

The Broadway Corridor site proposes 210,805 square feet of residences with both public and community amenities. At 14 stories of either type IA or type IVB hybrid construction, the high-rise structure includes 229 total units, including 63 units geared towards families, 35 units of Permanent Supportive Housing, and 15 designated for residents at 30% AMI with rent assistance.

Neighborhood facing building amenities include an Early Learning Center off Park Ave., and a Workforce Development program run by Urban League off 9th and Johnson. Resident community areas and an entry lobby anchor the corner at Johnson and Park, extending to the second floor where an outdoor roof terrace overlooks the future elevated green loop and extension of the North Park Blocks.



PRIMARY QUESTIONS

- Utility access locations have a major impact on program layout and response to surrounding context. Review and confirm entry points for all public utilities and their impacts on active use streets.
- Review entry locations for primary program elements - Early Learning Center off NW Park Ave., Resident entry off NW Johnson St., and Workforce Development off NW 9th Ave.
- Review Early Learning Center and relationship to future park.
- Review loading entry off NW 9th Ave. and associated curb cut, anticipating a DDA and type II masterplan amendment.
- Review massing concept and ground floor glazing

ZONING SUMMARY

NW JOHNSON ST, NW 9TH AVE

ZONING ANALYSIS

BASE ZONE: EX - CENTRAL EMPLOYMENT

OVERLAYS: USPS MASTER PLAN

DESIGN OVERLAY ZONE

URBAN RENEWAL - RIVER

PLAN DIST.: CENTRAL CITY - PEARL

ALLOWABLE USES: HIGH-DENSITY COMMERCIAL,
LIGHT INDUSTRIAL, INSTITUTIONAL AND
RESIDENTIAL

GROUND FLOOR ACTIVE USE: ALONG NW
JOHNSON ST. AND NW PARK AVE.

MAX USPS BLOCKS FAR: 7:1

MAX AREA BLOCK 4A: 266, 500 GSF -
REFERENCE USPS MASTER PLAN

MIN / MAX HEIGHT: 100 - 250 FT

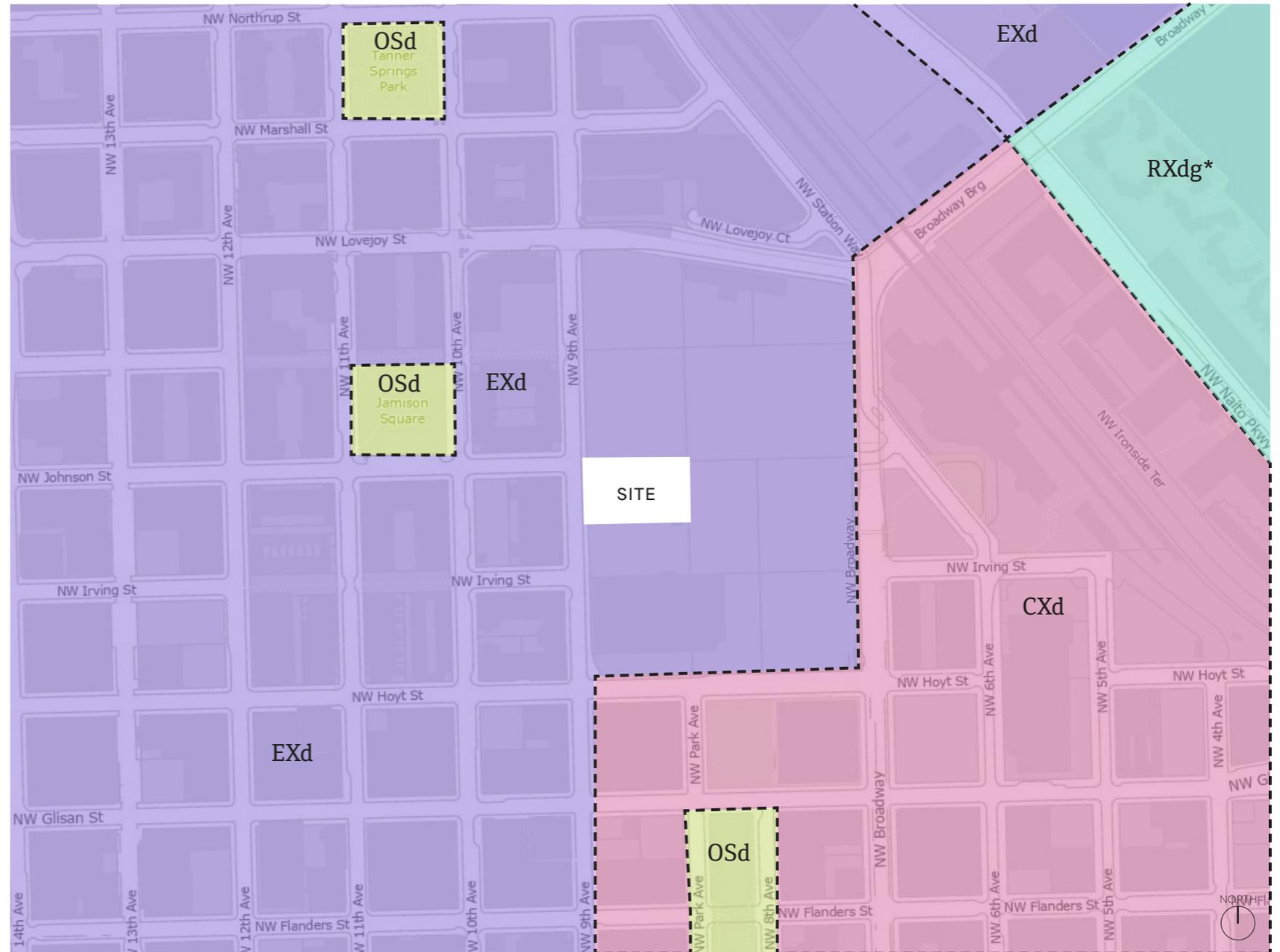
BLDG SETBACKS: NONE

MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: NONE

MIN/MAX PARKING: NO MIN/MAX

GROUND FLOOR WINDOW STANDARDS APPLY

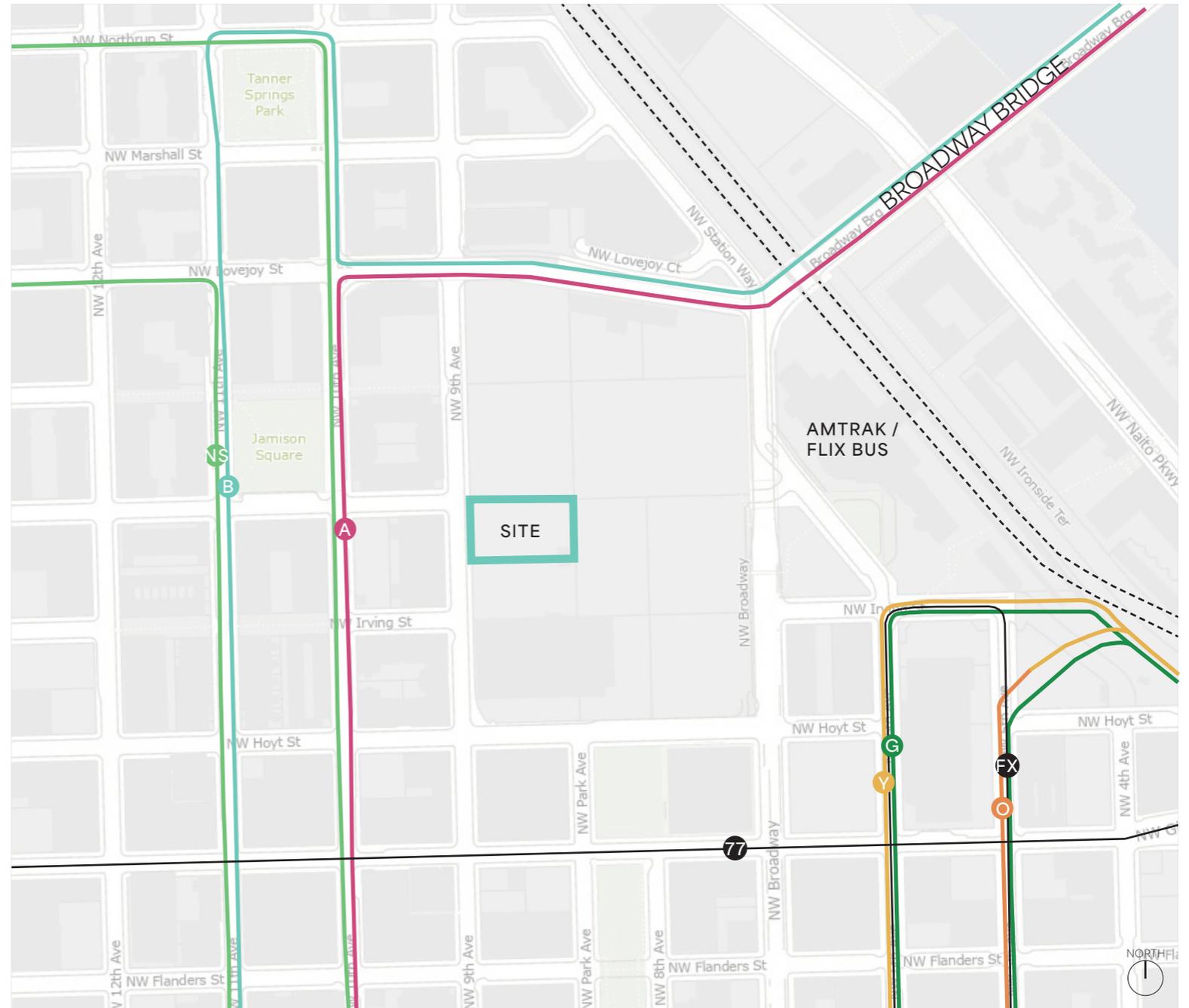


URBAN CONTEXT

TRANSIT ACCESS

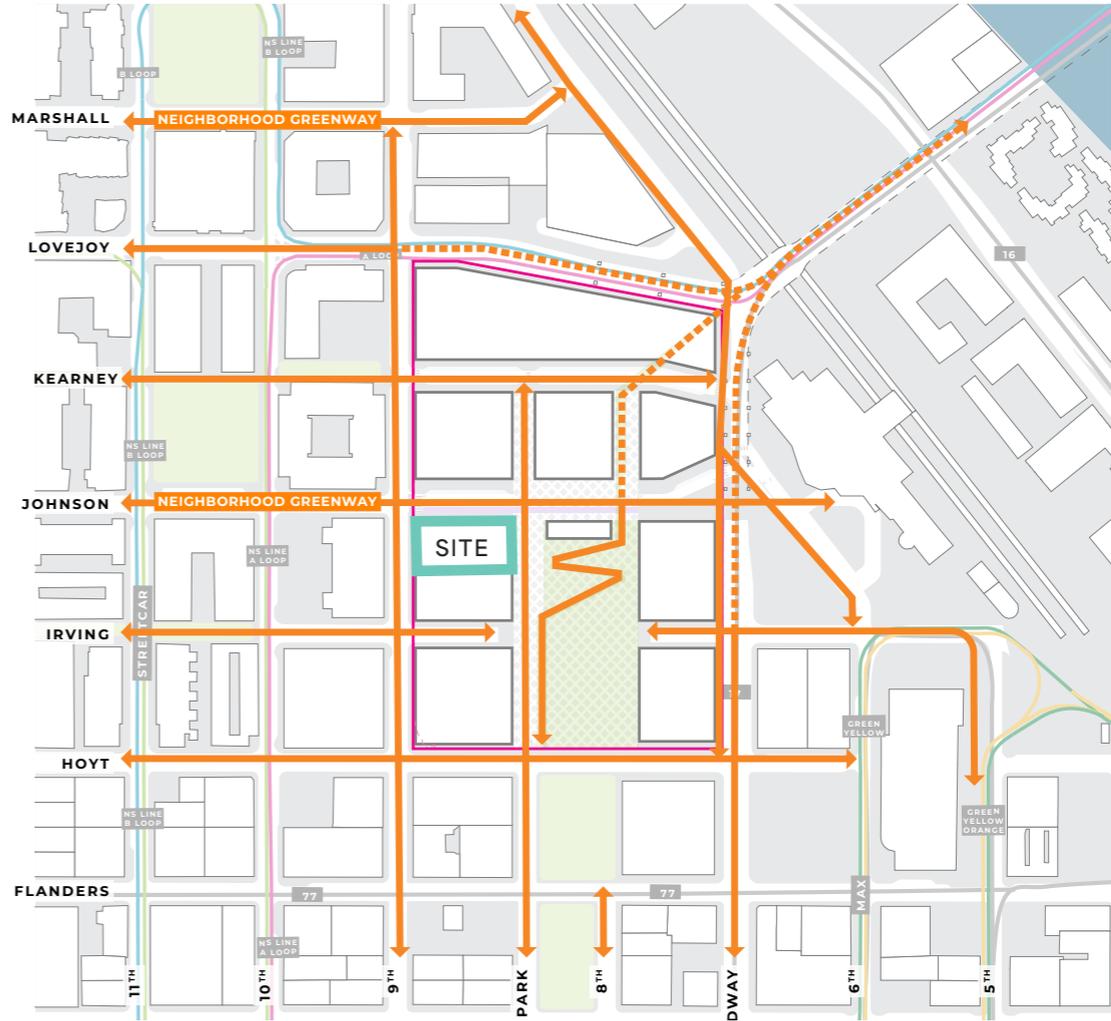
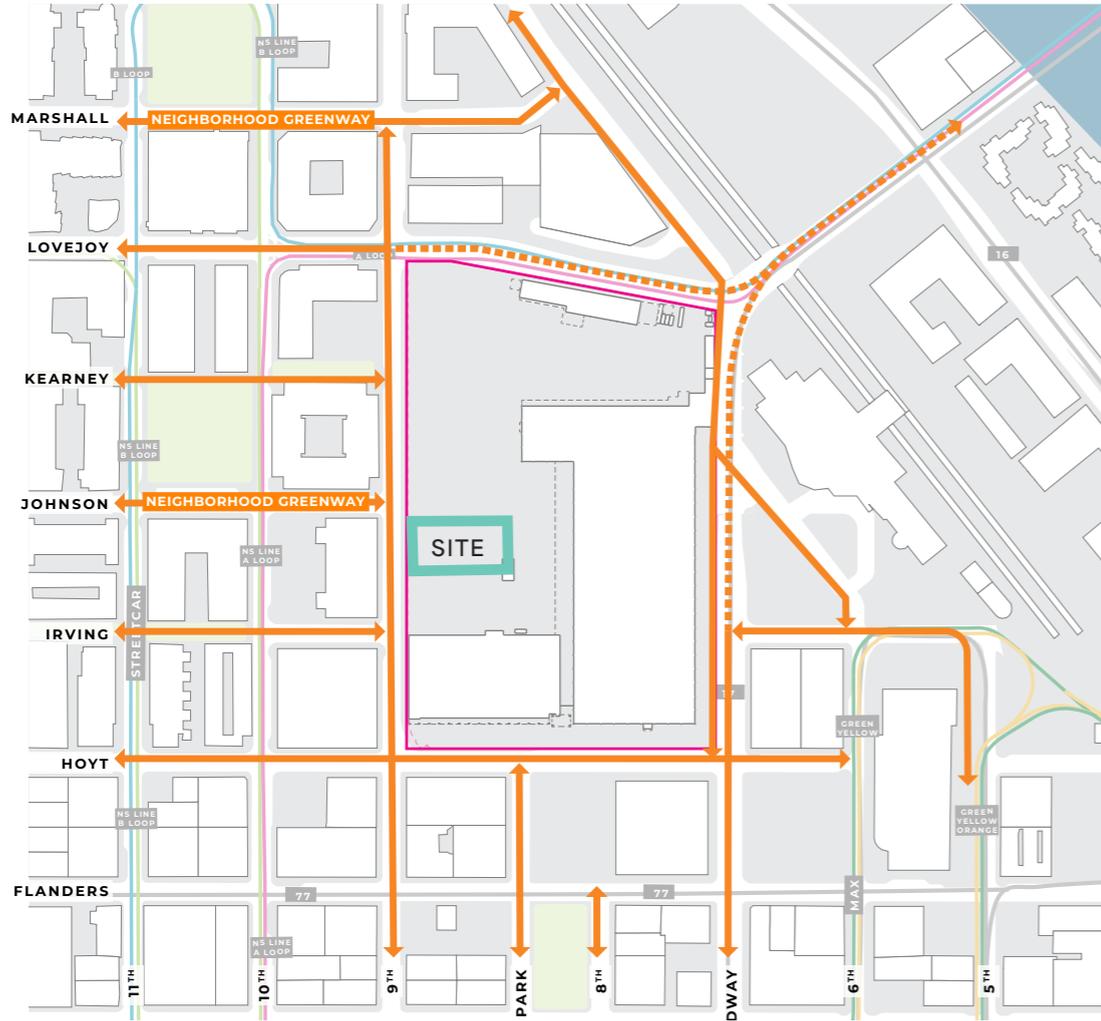
MULTI-MODAL TRANSIT OPTIONS

- BUS LINES FX2, 77
- STREET CAR LINES A, B, NS
- MAX LINES G, Y, O
- AMTRAK
- FLIX BUS



URBAN CONTEXT

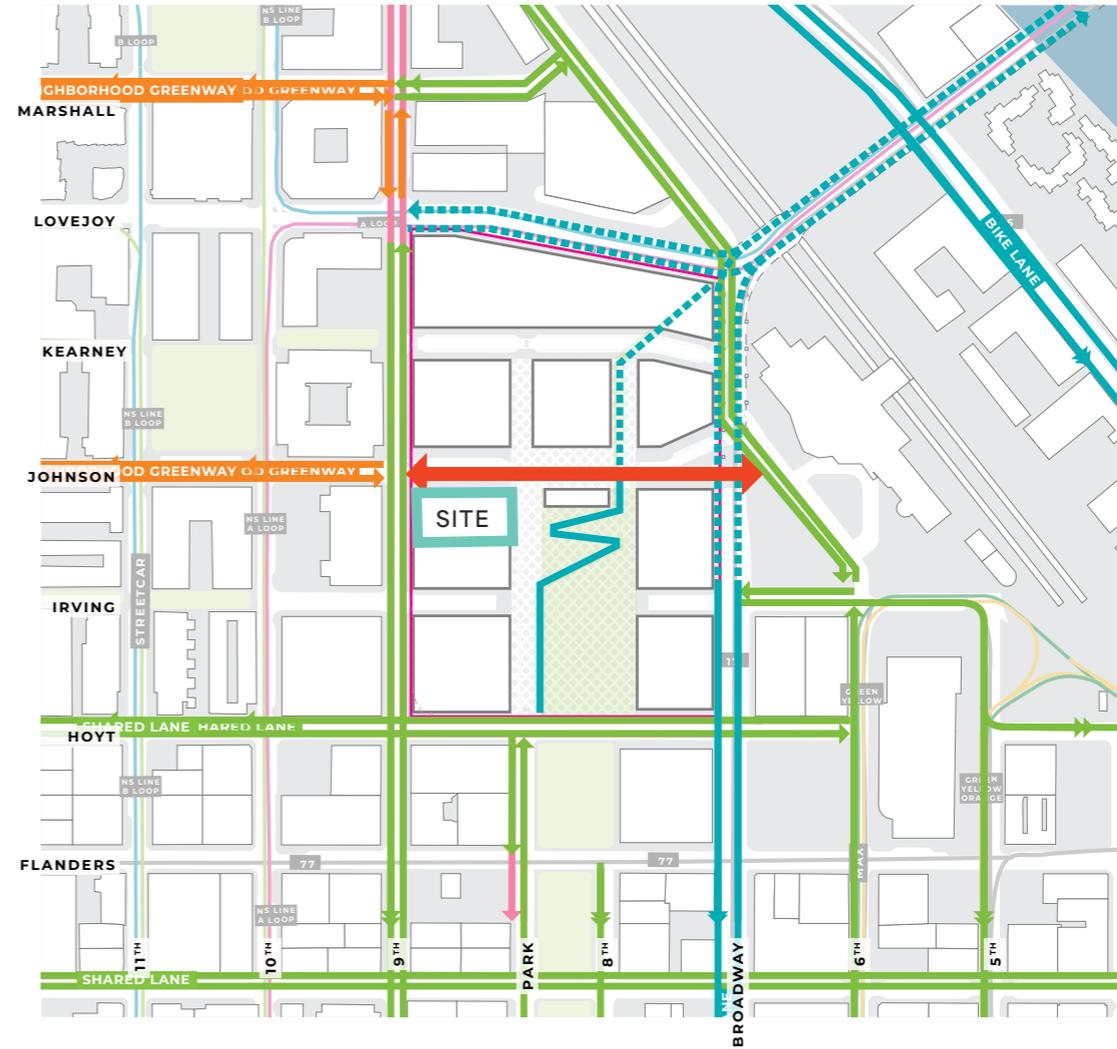
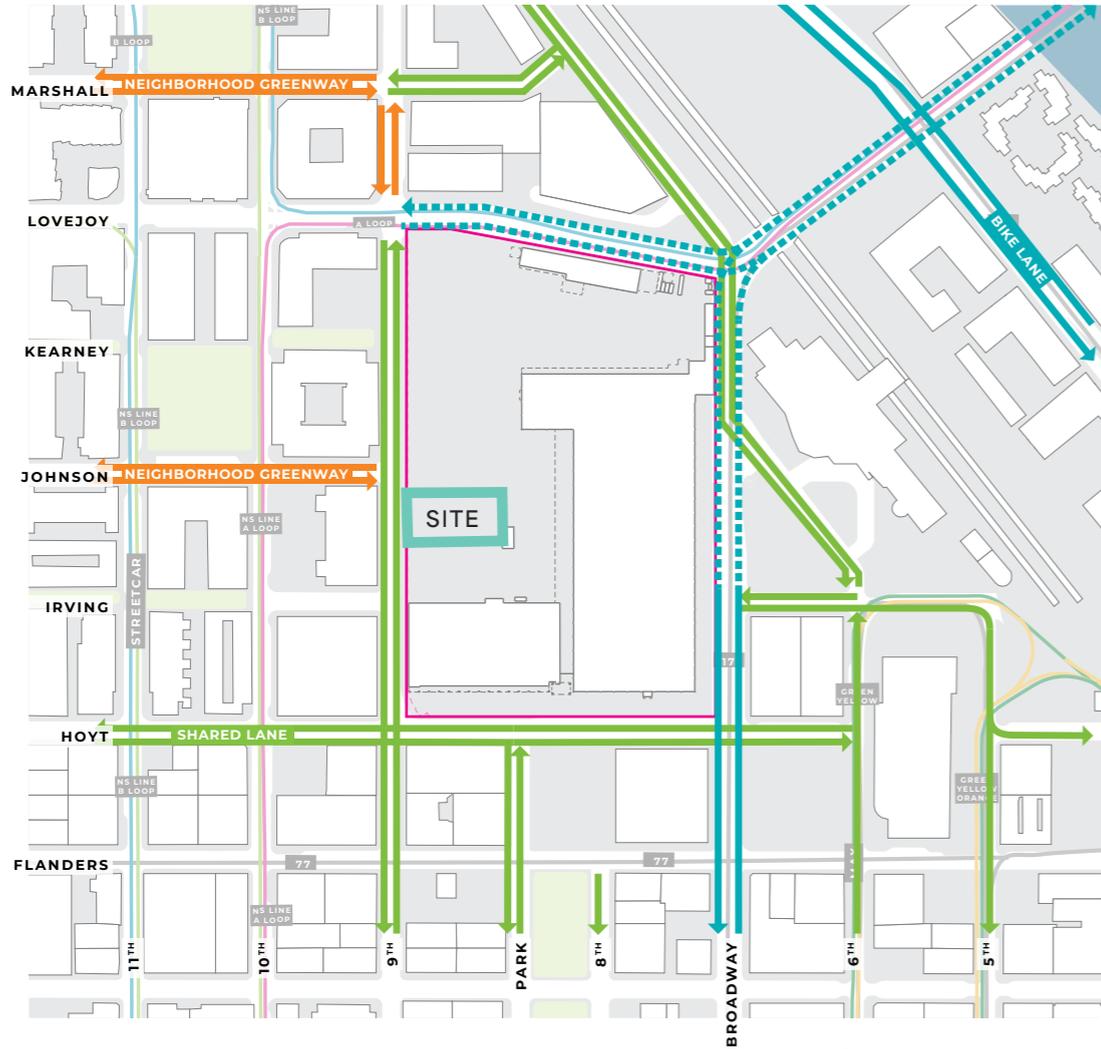
PEDESTRIAN ACCESS



USPS MASTERPLAN DOCUMENT | Figures 4.50 and 4.51 above, from the master plan document, describe existing and planned pedestrian routes. Solid lines indicate ground routes, and dash lines indicate above grade paths surrounding the site.

URBAN CONTEXT

BIKE ACCESS



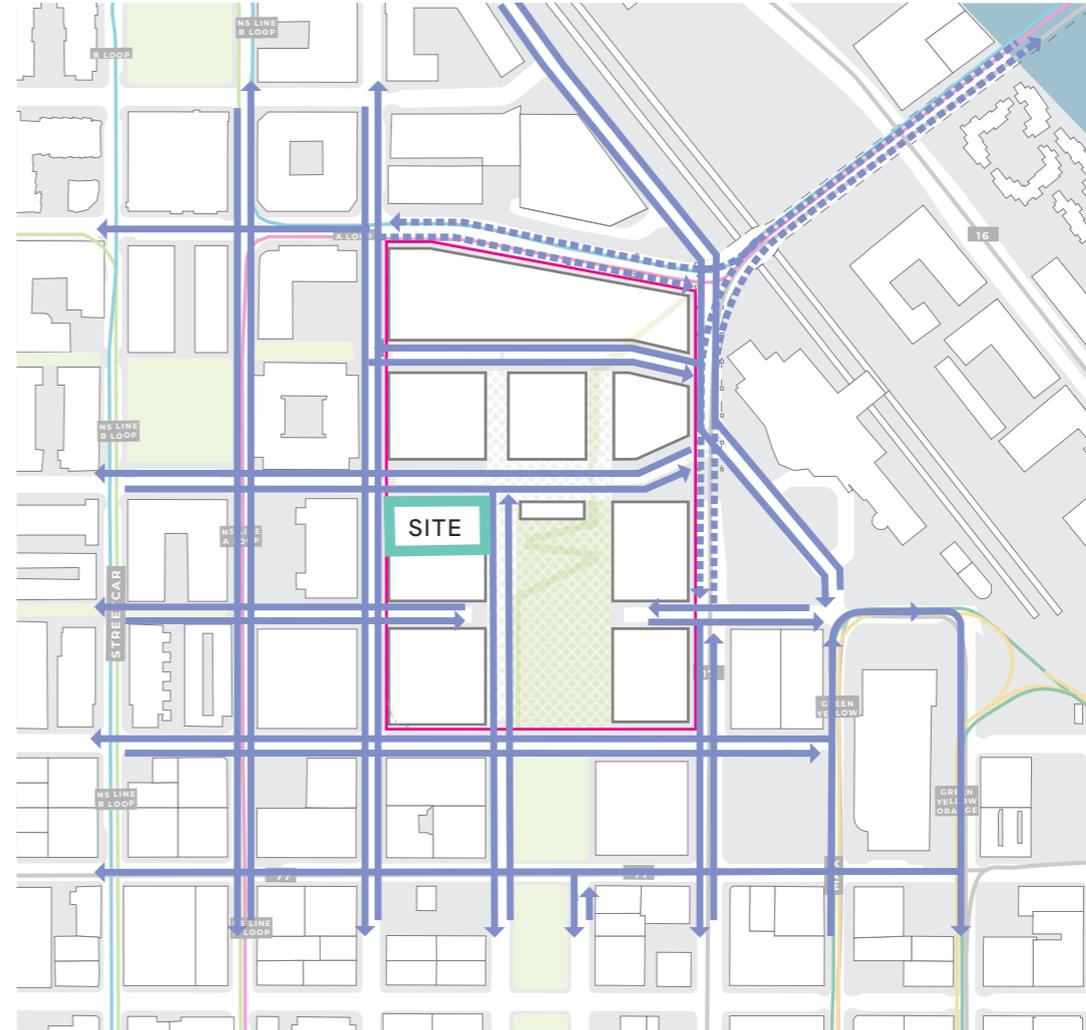
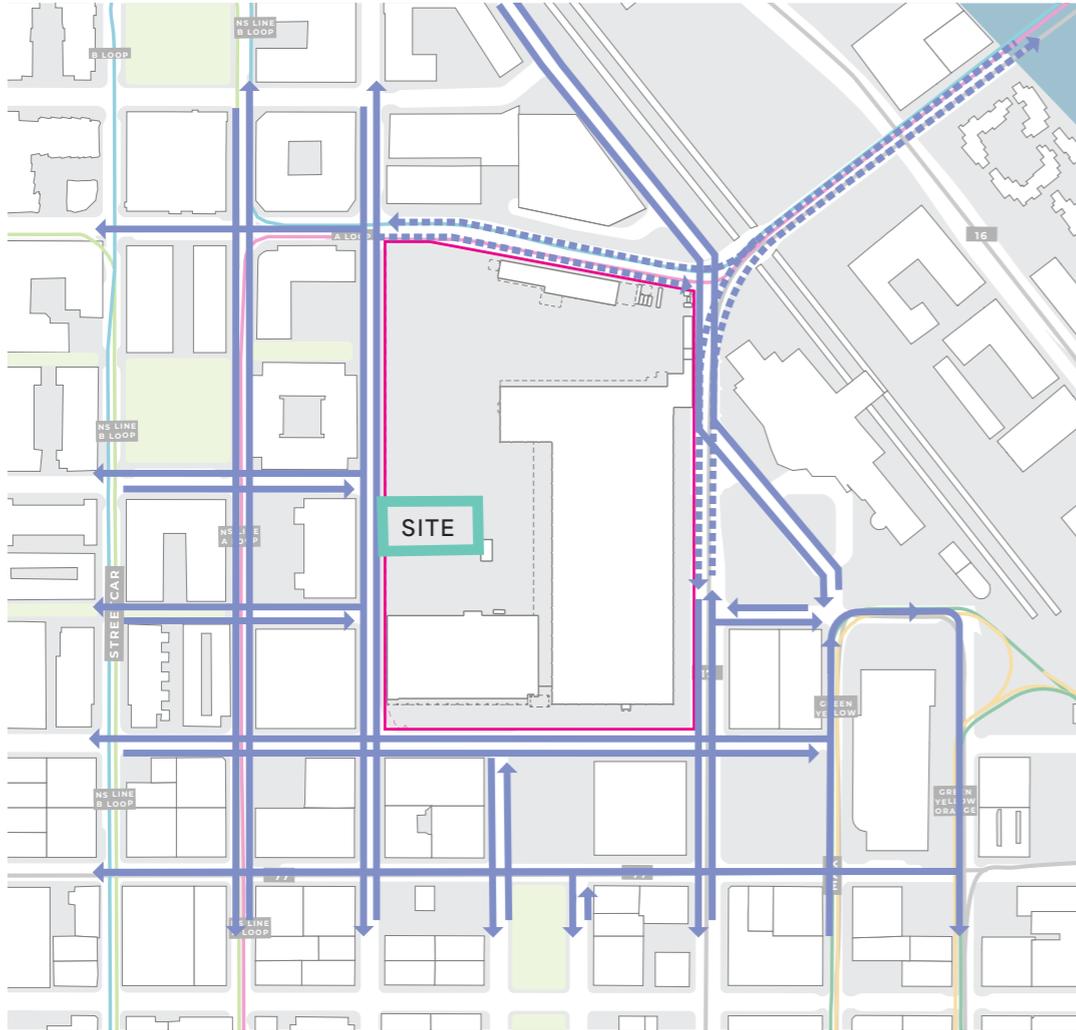
USPS MASTERPLAN DOCUMENT | Figures 4.52 and 4.53 above, from the master plan document, describe existing and planned bike routes. Reference key to the right for bike lane typologies.

KEY



URBAN CONTEXT

VEHICLE ACCESS



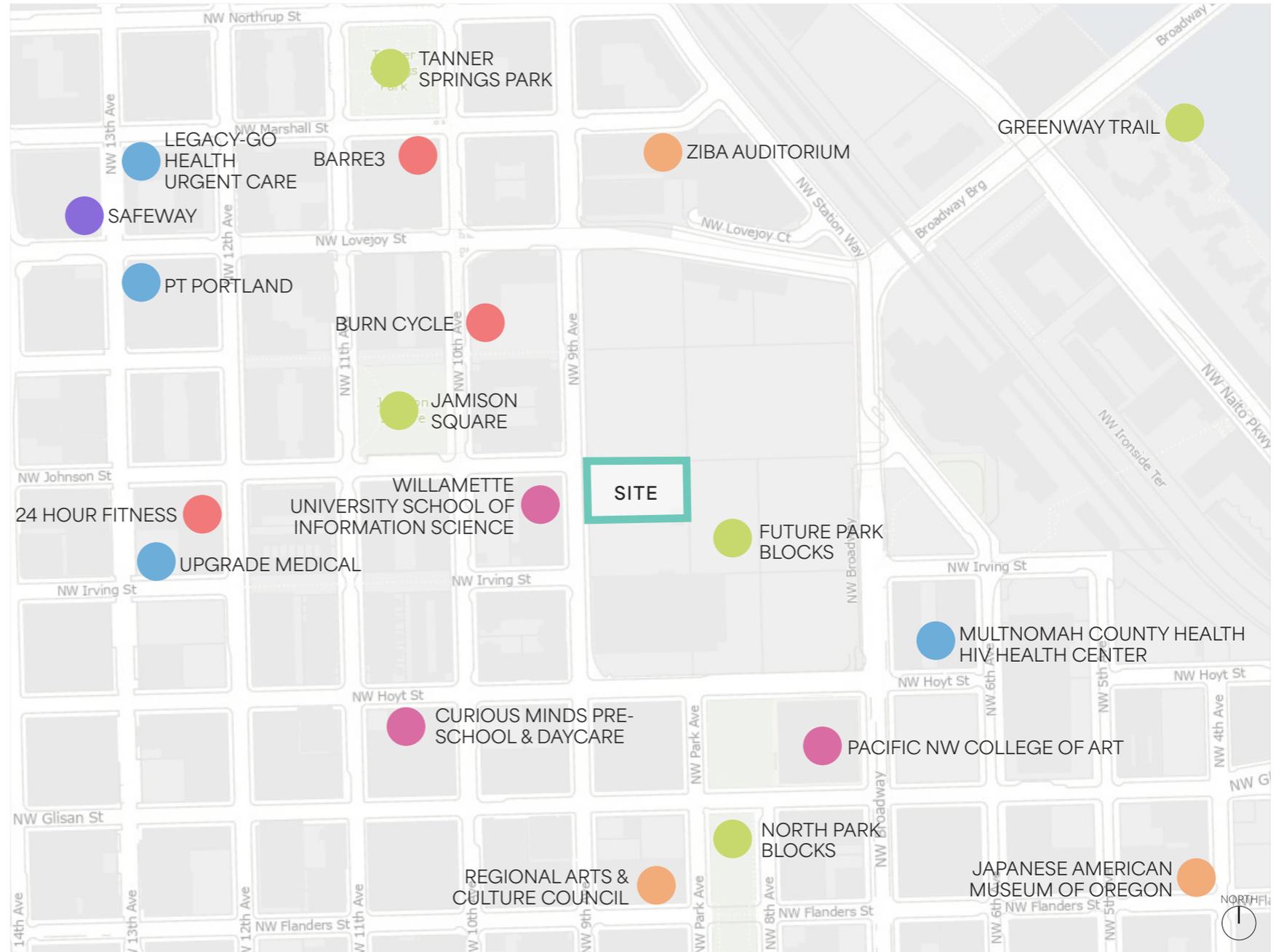
USPS MASTERPLAN DOCUMENT | Figures 4.54 and 4.55 above, from the master plan document, describe existing and planned vehicle routes. Solid lines indicate ground routes, and dash lines indicate above grade roads surrounding the site.

URBAN CONTEXT

PUBLIC AMENITIES AND OPEN SPACE

KEY: PUBLIC AMENITIES

- GROCERIES
- COMMUNITY / CULTURE
- SCHOOLS
- HEALTHCARE
- LEISURE / WELLNESS
- OPEN SPACE



SITE CONTEXT

EXISTING CONDITIONS

EXISTING CONDITIONS PLAN

- USPS PARKING STRUCTURE SOUTH
- EXISTING NW 9TH AVE AND CURRENT TERMINUS OF JOHNSON ST. TO WEST OF SITE
- FUTURE PARCELS TO NORTH, EAST AND SOUTH OF SITE



View of site from NW looking SE



Aerial view of site adjacent to NW 9th Ave.



SITE CONTEXT

SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View of NW 9th ave and NW Johnson St facing North



View of site from NW Johnson St



Aerial view from NE looking SW



View of NW 9th Ave and NW Lovejoy St looking SE



View towards USPS blocks from Irving St

SITE CONTEXT

UTILITIES

GARBAGE & RECYCLING

Arrow Sanitary
Phone: 503-257-3993

SEWER & ENVIRONMENTAL

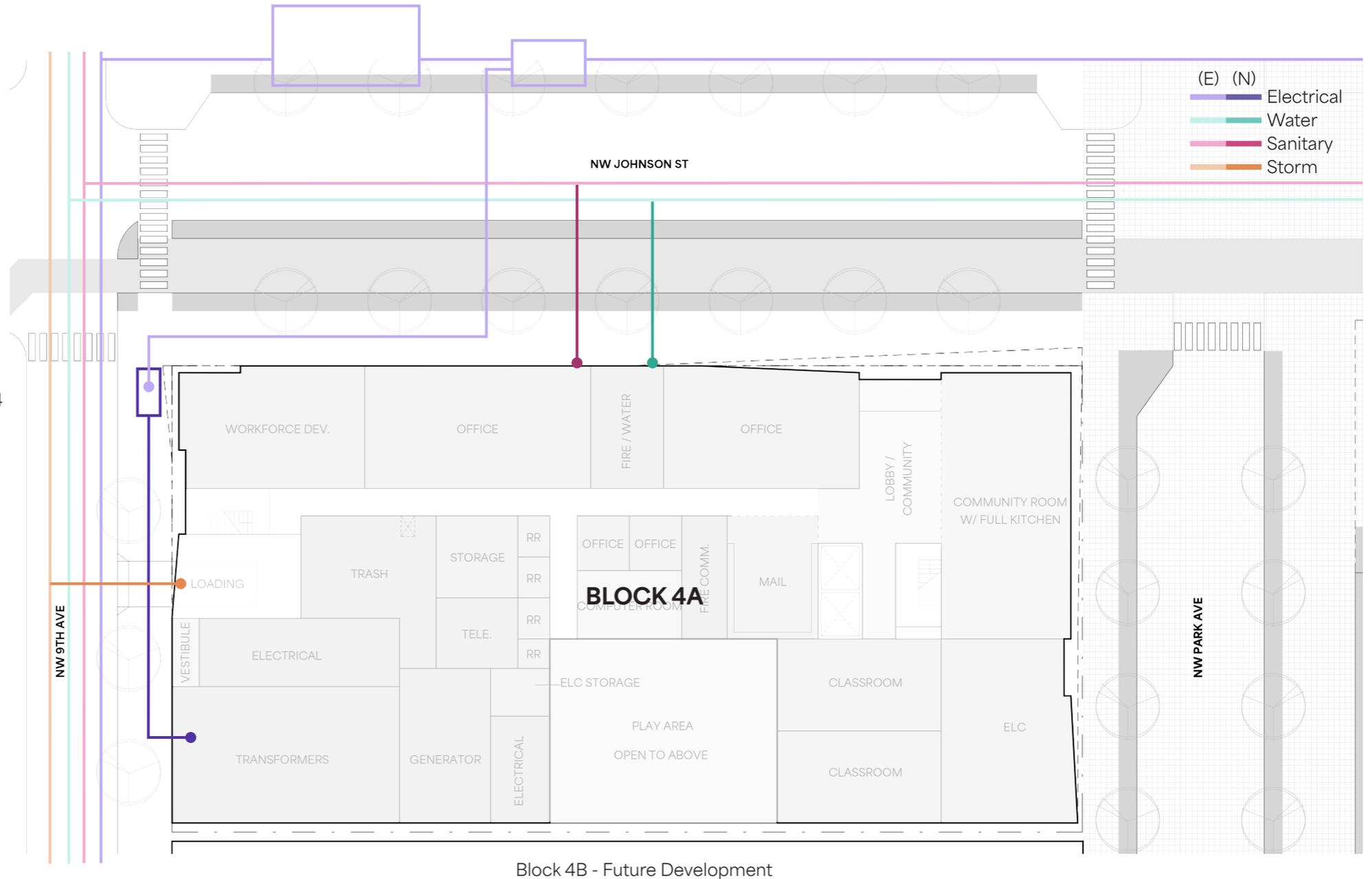
Bureau of Environmental Services
Phone: 503-823-7740
1120 SW 5th Ave. #613, Portland, OR 97204
Watershed: Willamette River

WATER

Portland Water Bureau
Phone: 503-823-7770
1120 SW 5th Ave. #405, Portland, OR 97204

POWER

Portland General Electric
Phone: 800-542-8818



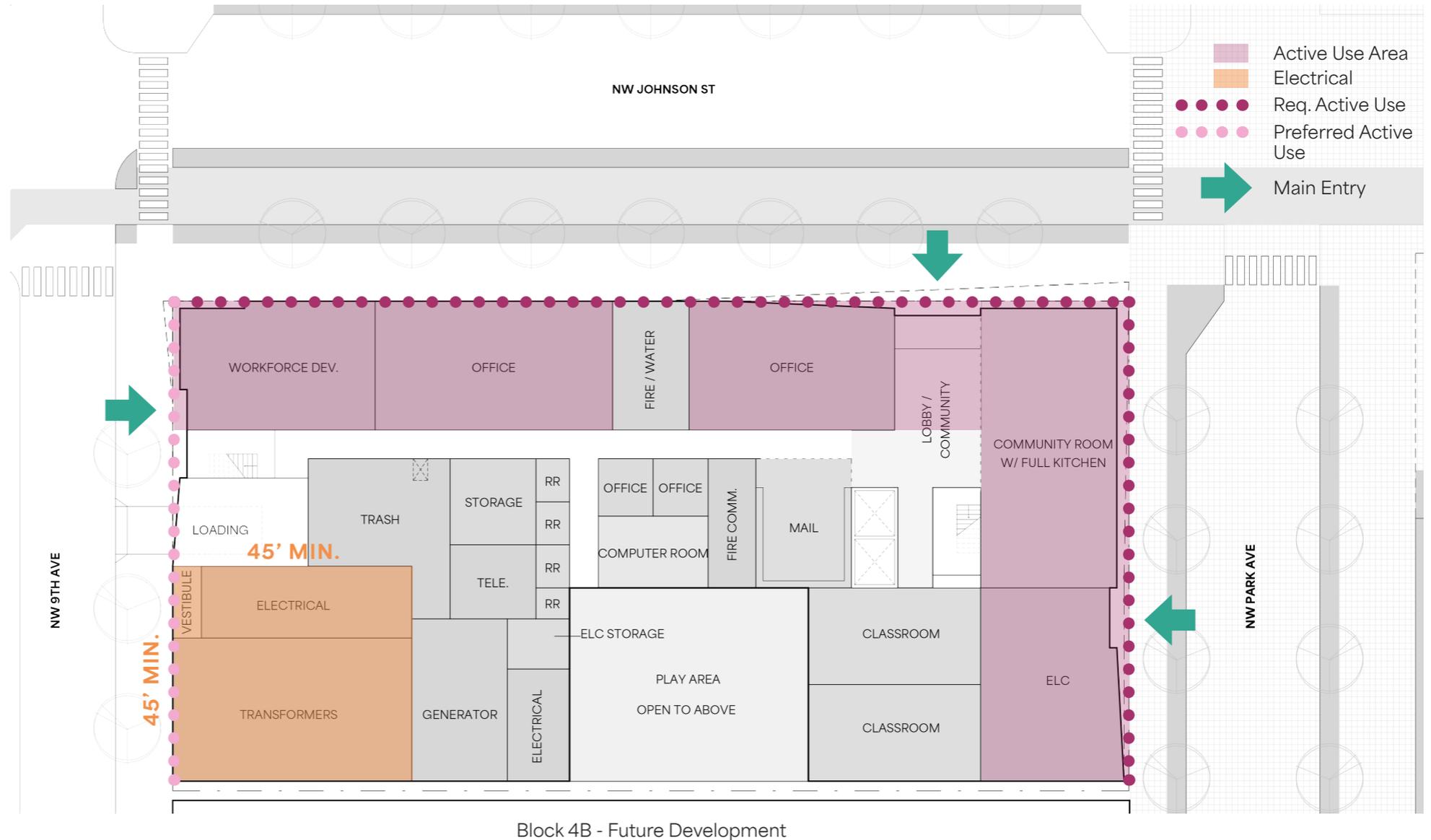
*Surrounding site, street development and utility information is an approximation based on USPS Master Plan documents and initial discussions with PGE. All utility entry locations to be confirmed with Prosper Portland and all public utility entities.

SITE CONTEXT

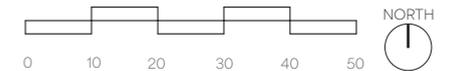
CONSTRAINTS

CONSTRAINTS & OPPORTUNITIES

- Development timelines for Johnson and Park
 - Park Ave. and adjacent green space planned for future
- Electrical entry location coordination with active use requirements and proposed PGE utility plans
 - PGE requires 45' min. of frontage to allow for clearances and equipment with (3) on grade transformers
- Activating future Park Ave. while prioritizing function for building tenants in all phases of master plan development
 - Provide resident entry on Johnson, the first street to be developed
 - ELC and community room provide active programming to face eventual park, but are less impacted by later development of amenities
- Clear and separate entries for public and private program elements
 - Residential entry on Johnson
 - Early learning center on Park
 - Workforce development on 9th



Block 4B - Future Development



SITE CONTEXT

CCMP MASTER PLAN AMENDMENT

TYPE II AMMENDMENT AND DDA FOR LOADING CURB CUT

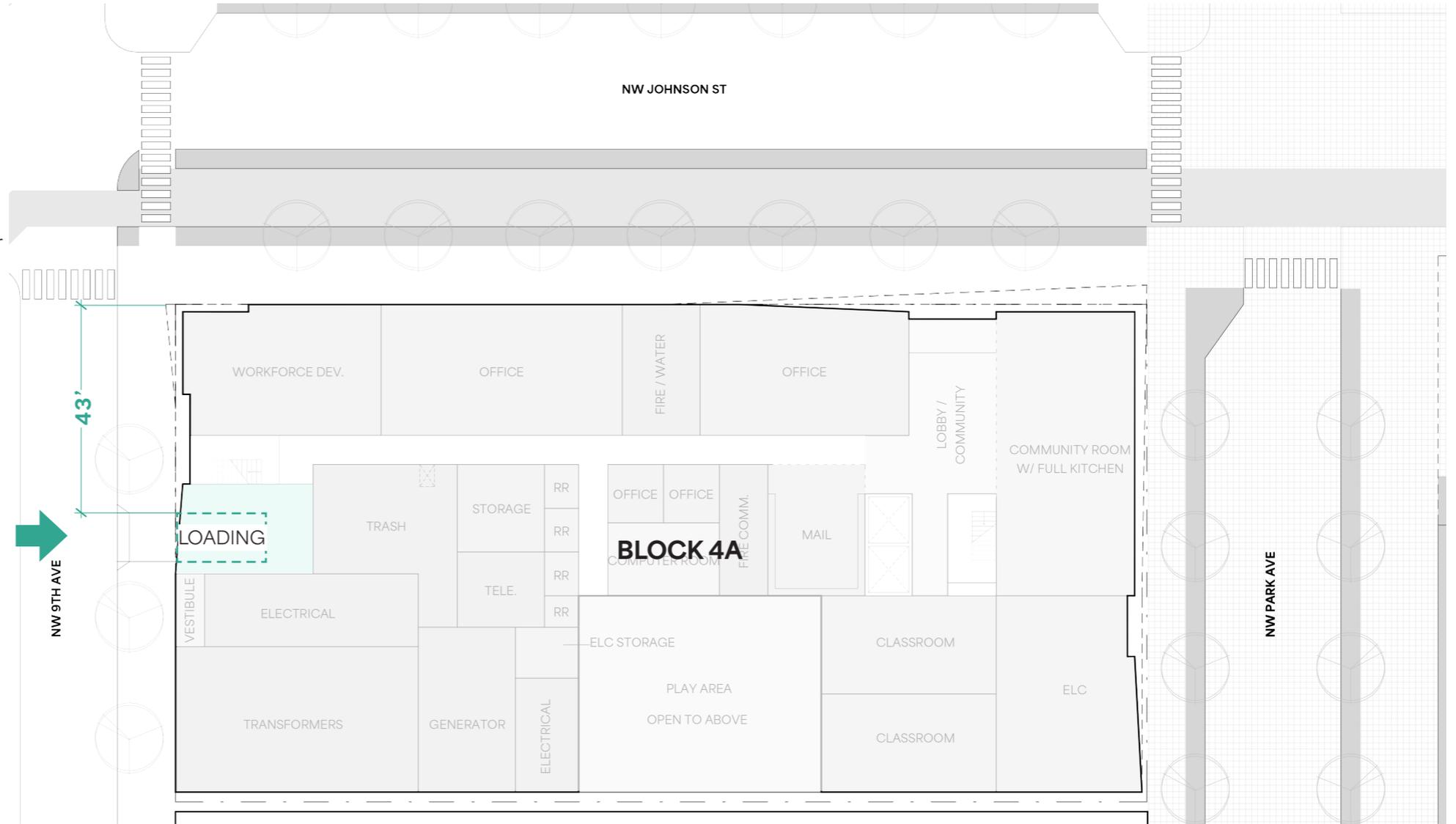
- Master plan indicates preferred parking entries on Irving for Block 4, but no provision for Block 4A
- Johnson and Park are not appropriate for parking entries
- Loading location off 9th dictated by electrical room needs and building circulation, provides greater than minimum spacing from intersection



Existing garage entry between Johnson and Irving off 9th



Ecotrust building and street parking North of Johnson off 9th



Block 4B - Future Development

PROPOSED SITE AND GROUND FLOOR PLAN

BLOCK 4A, NW JOHNSON ST. AND NW 9TH

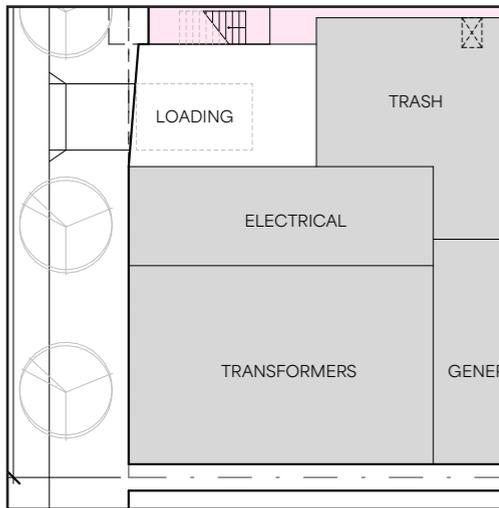
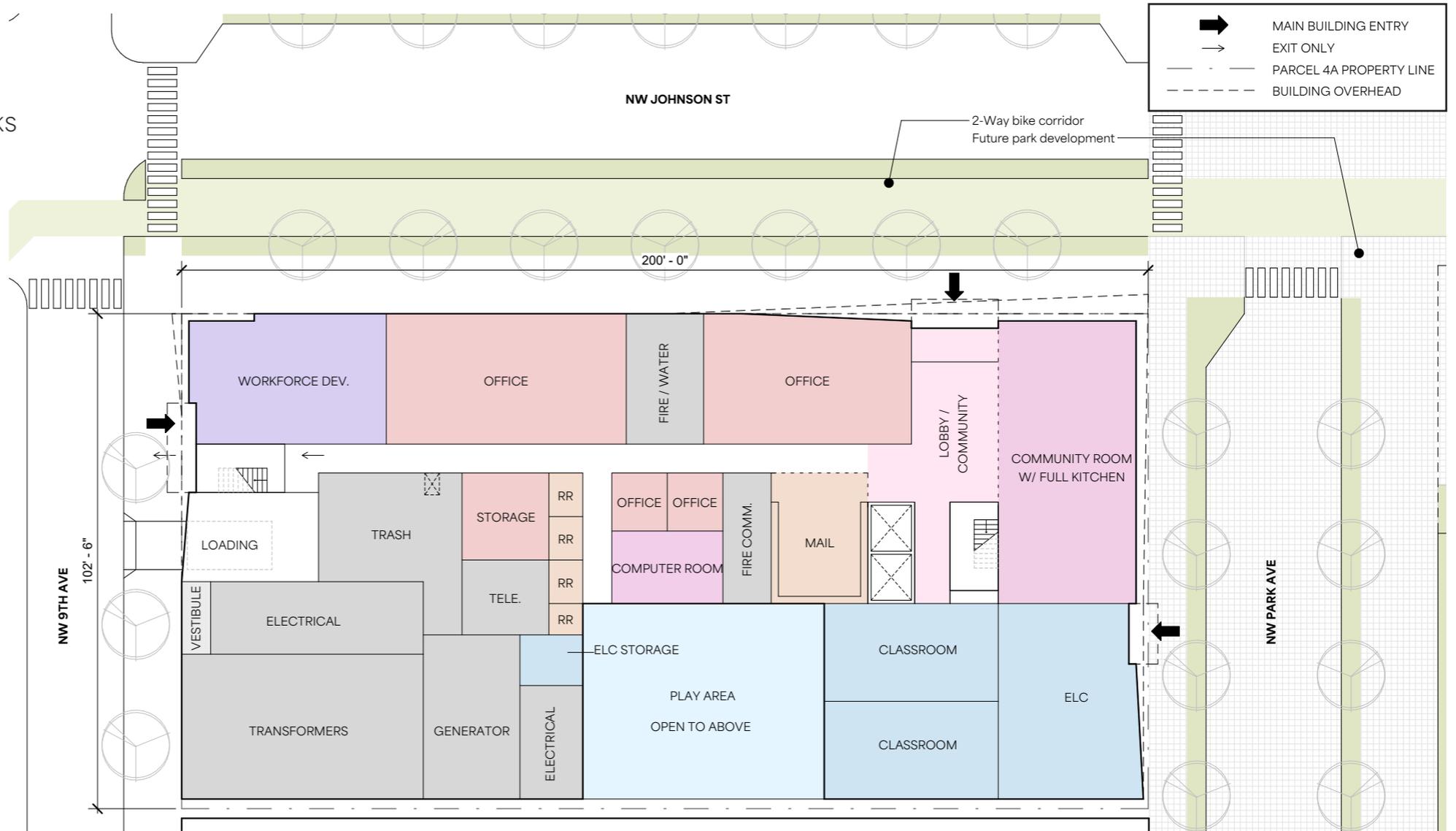
ANTICIPATED MODIFICATIONS:

- DDA FOR LOADING CURB CUT

FAR 7:1 ALL USPS BLOCKS
 BLOCK 4 FAR PER MASTER PLAN
 FIGURE 4.16
 MAX HEIGHT 100 - 250 FT

CURRENT PARCEL 20,500 SQ FT
MAX ALLOWABLE FLOOR AREA 266,500 SQ FT

PROPOSED BLDG. AREA
 210,805 SQ FT



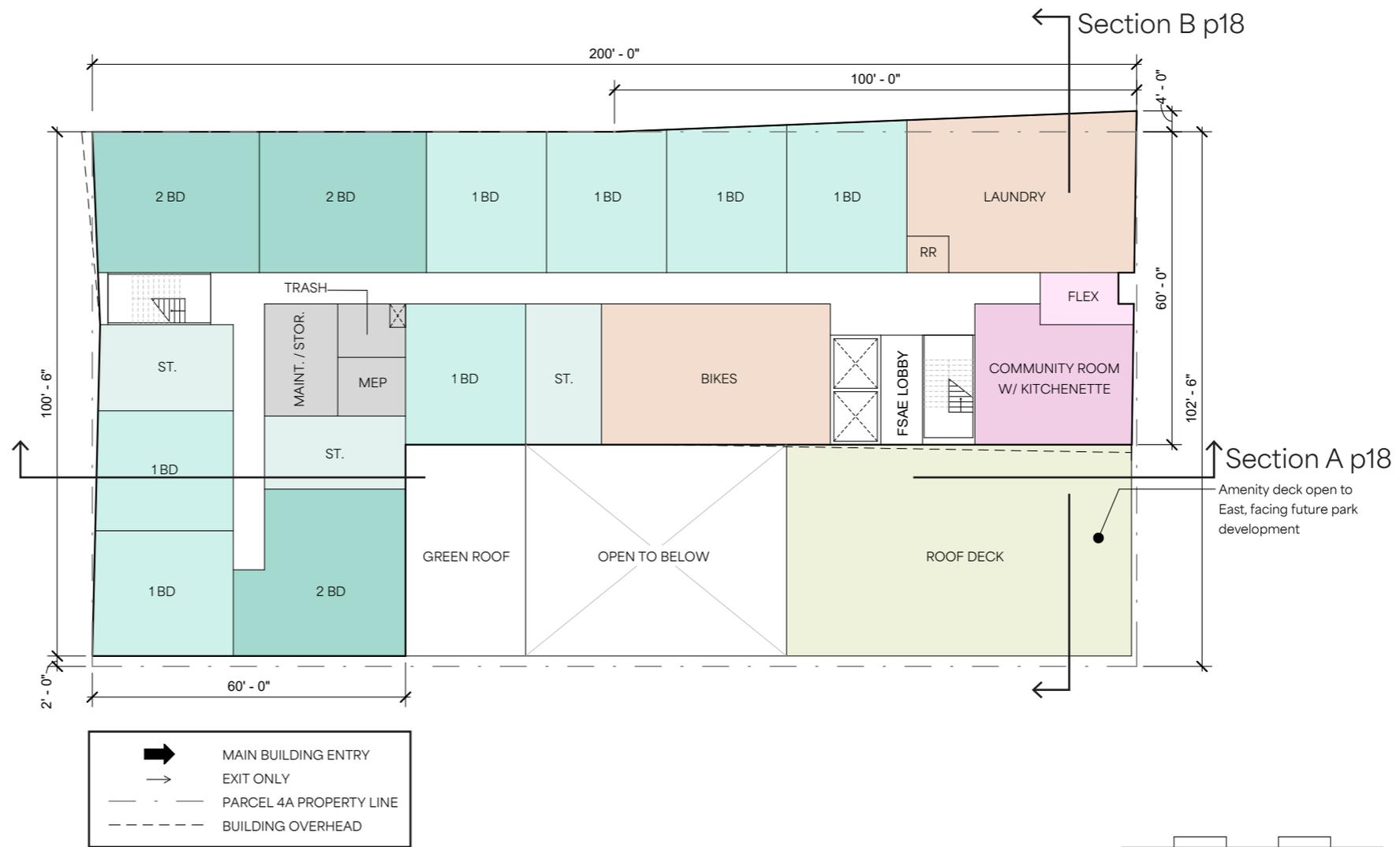
Alternate utility core plan exhibit

Block 4B - Future Development

*Surrounding site and street development information is an approximation based on USPS Master Plan documents.

LEVEL 2 FLOOR PLAN

RESIDENT AMENITIES AND RESIDENTIAL UNITS



TYPICAL FLOOR PLAN

RESIDENTIAL LEVELS 3-6 & 11-14

AFFORDABLE UNIT MIX:

TYPE	PER FLOOR	TOTAL
STUDIOS (390 GSF)	6	75
1 BED (620 GSF)	7	91
2 BED (850 GSF)	4	51
3 BED (1180 GSF)	1	12
	18*	229

FAMILY UNITS - **27.5%**

*13 total units at level 2 only



TYPICAL FLOOR PLAN

RESIDENTIAL LEVELS 7-10

AFFORDABLE UNIT MIX:

TYPE	PER FLOOR	TOTAL
STUDIOS (390 GSF)	6	75
1 BED (620 GSF)	7	91
2 BED (850 GSF)	4	51
3 BED (1180 GSF)	1	12
	18*	229

FAMILY UNITS - **27.5%**

*13 total units at level 2 only



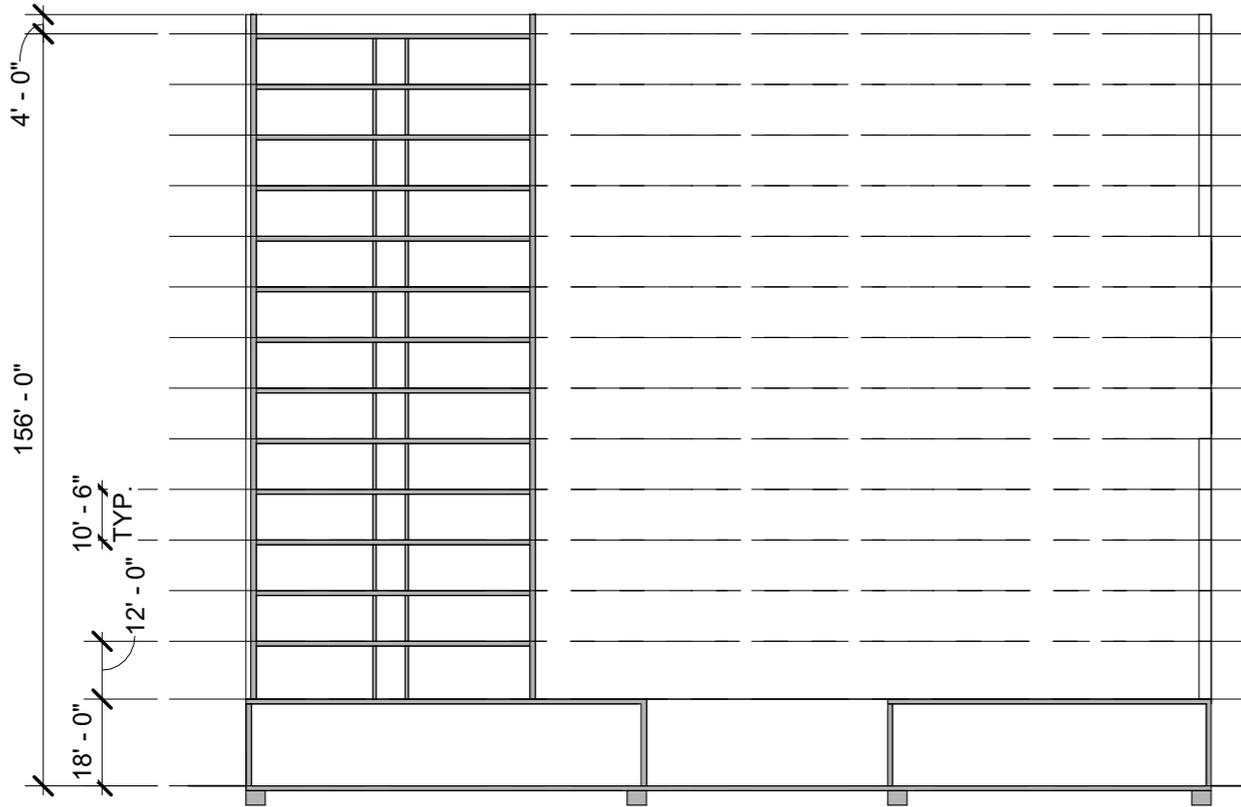
BUILDING SECTIONS

- 14 STORY, 156 FEET, CONCRETE / MASS TIMBER HYBRID
- 229 AFFORDABLE UNITS

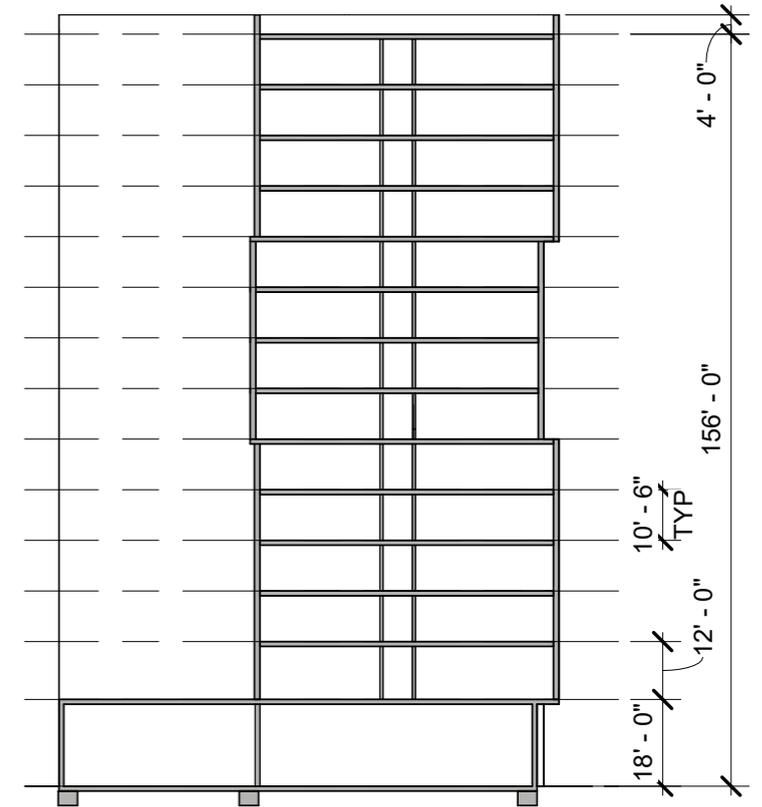
GROSS FLOOR AREAS

LEVEL 1: 20,500 GSF
 LEVEL 2: 17,145 GSF
 LEVELS 3-14: 14,430 GSF

TOTAL: 210,805 GSF



SECTION A

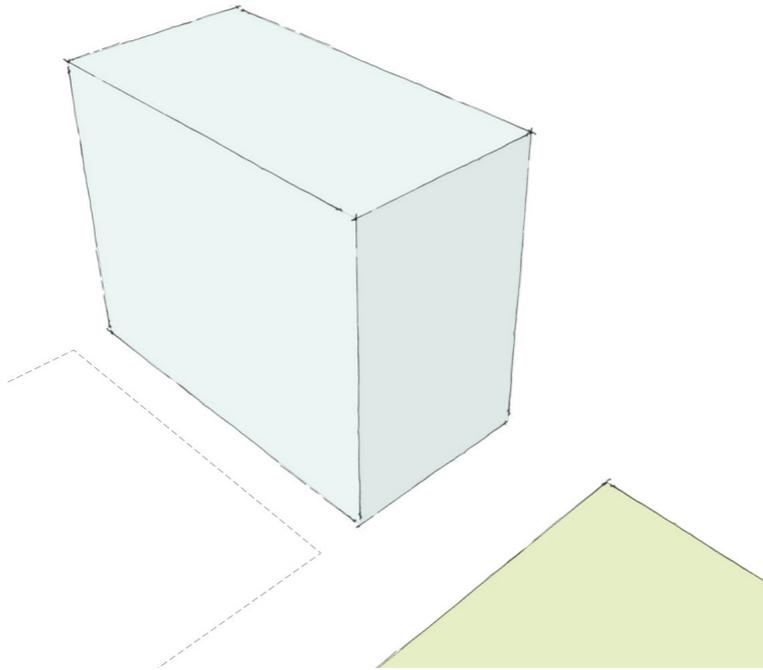


SECTION B

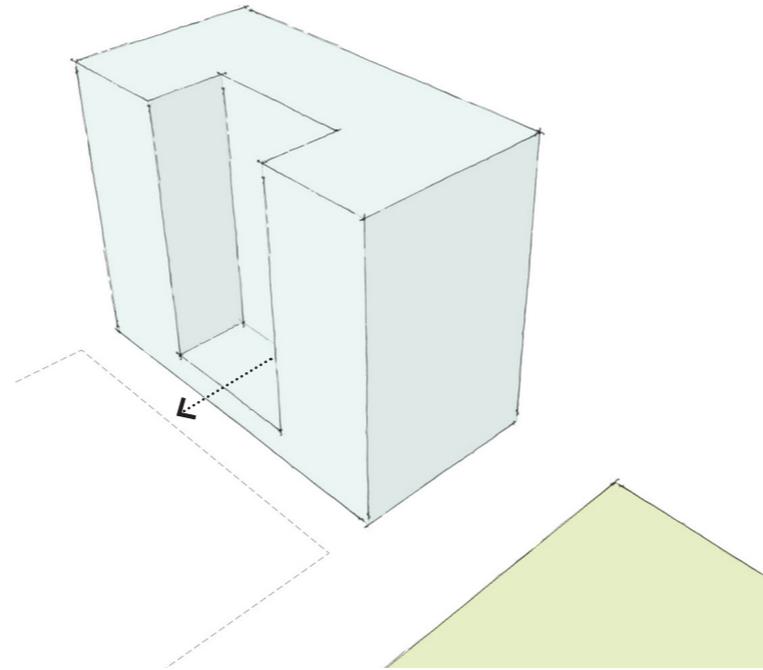


PROJECT IMAGES

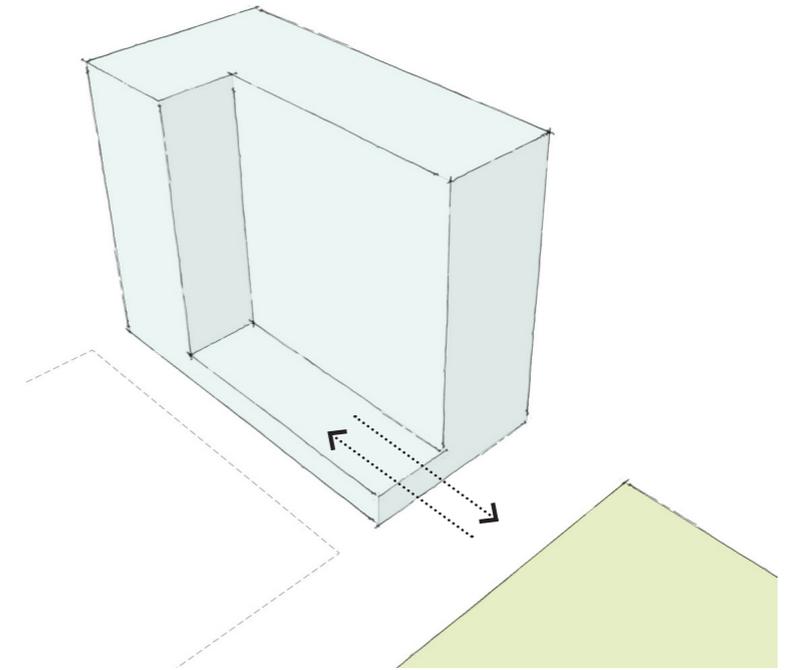
MASSING DIAGRAM



Extrusion of 102'6" x 200', 20,500 GSF lot adjacent to future park.



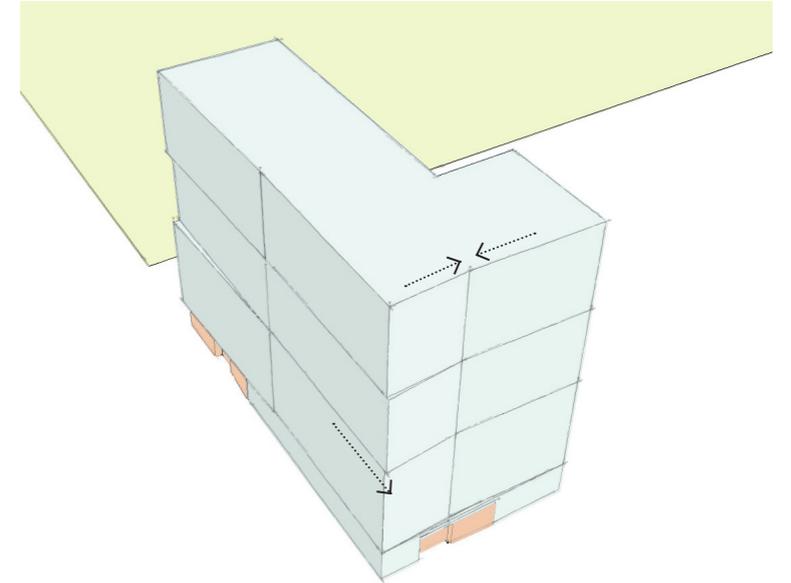
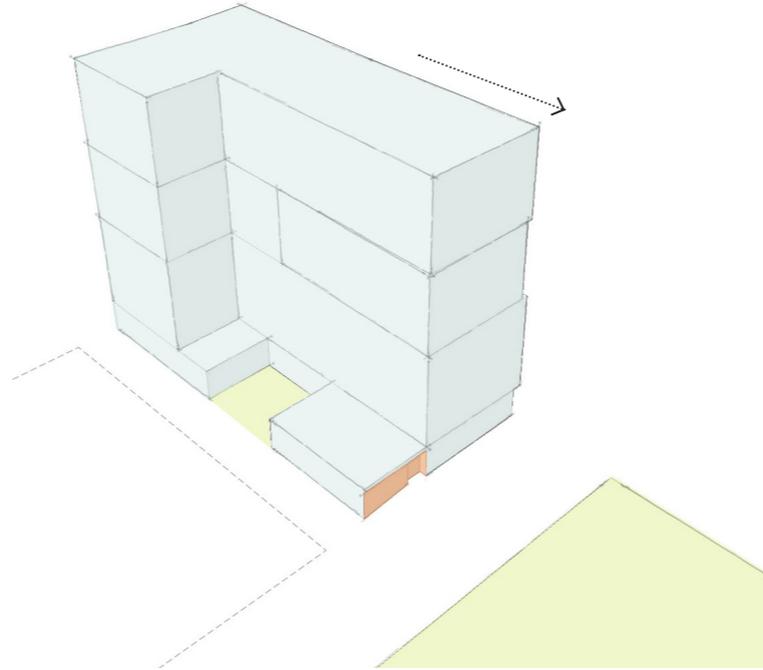
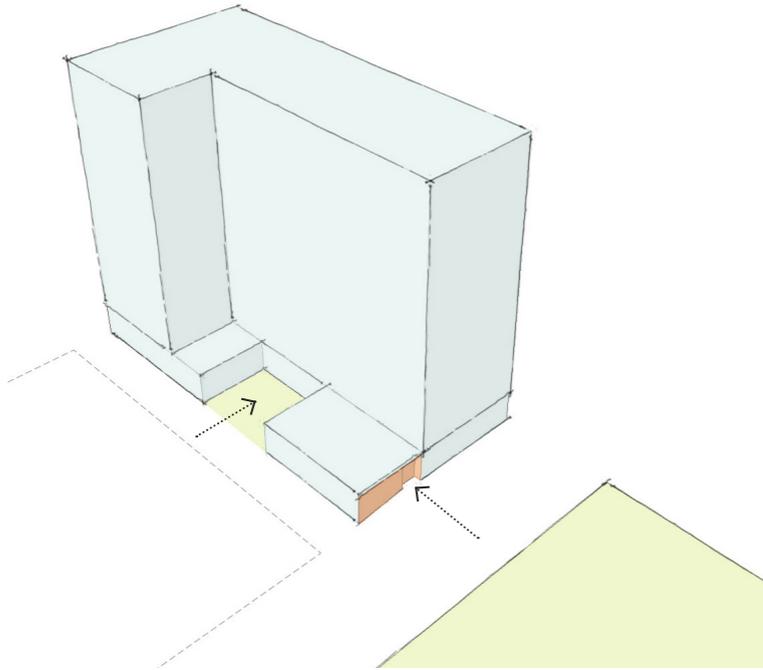
Most efficient massing for unit counts, but limits resident views and access to daylight. Creates an undesirable courtyard location facing future development site.



Right size building height and unit counts for optimal site use. Enhance view range and access to light for all residents. Prioritize resident amenity area connections to future park and elevated green loop.

PROJECT IMAGES

MASSING DIAGRAM



Carve in for main entries and play yard for Early Learning Center. Vertical massing shifts create facets that enhance cladding response to light conditions.

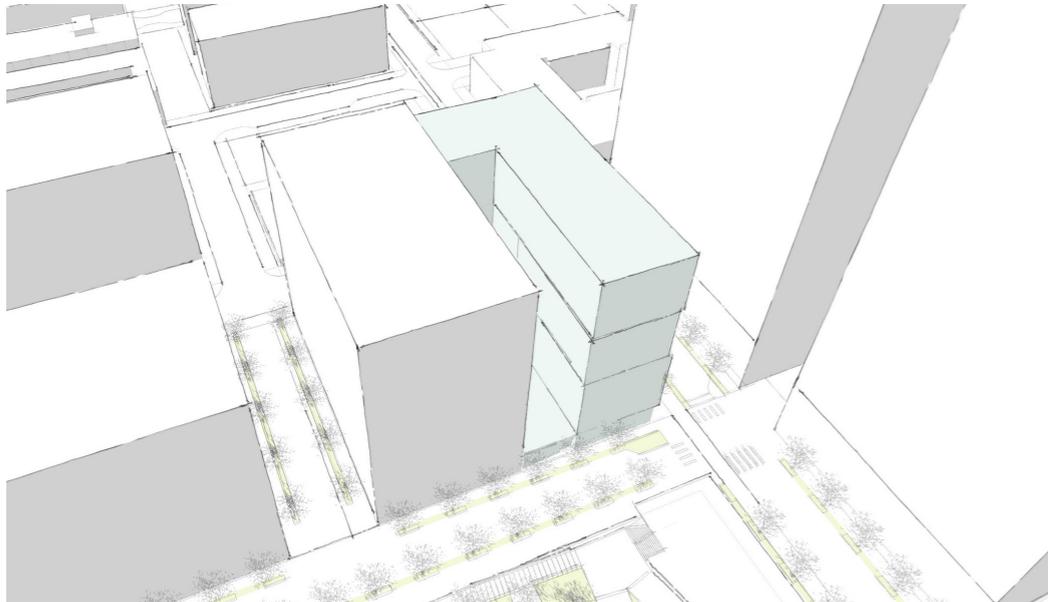
PROJECT IMAGES



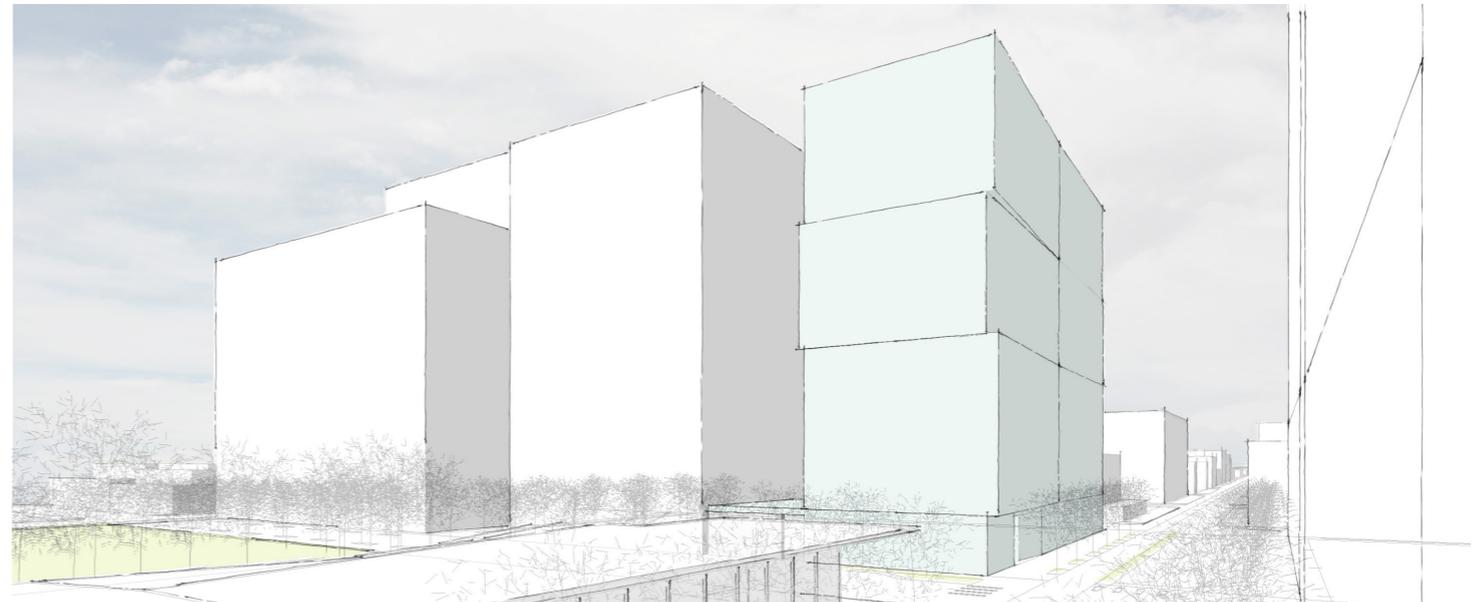
Proposed building massing aerial viewed from NE



Proposed building massing aerial viewed from NW



Proposed building massing aerial viewed from SE



Proposed building massing viewed from NE Green Loop looking SW

ANTICIPATED MODIFICATIONS

ORIEL WINDOWS

This proposal includes projecting windows into the right-of-way. These are shown on the typical floor plan sheets with dashed lines shown overhead. Dimensions are shown on level 2, 3-6 / 11-14, and level 7-10. The purpose of the oriels is to both provide breaks along very long, tall north and west facades without diminishing available living area for residents, and also to enhance the response of cladding texture and sheen to the surrounding environment. Below is a summary of which City of Portland requirements are being met for projections into the public right-of-way, and which require modification. Window area calculations based on approximate window sizes and quantity needed per unit type.

A. Projection. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.

Proposal meets, max projection is 4' on the north facade and 2' on the west. Reference typical plan sheets.

B. Clearance. Clearance above grade as defined in chapter 32, section 3202.3.2 of the current Oregon Structural Specialty Code. the 2004 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.

Proposal meets, clearance above grade is 17' - 0".

C. Area. Maximum wall area of all windows which project into the public right-of-way on a wall is 40% of the walls area.

Proposal meets, projection is 32% on the north and 10% on the west

D. Wall length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

Proposal meets, maximum width of projection is 100' on the north and 37' on the west. Reference typical plan sheets.

E. Window area. Minimum of 30% window area at the face of the projecting window element. projections greater than 2 feet 6 inches must have windows at all sides. required side windows must be a minimum of 10% of side walls.

Proposal meets, window area is 35% and 37% at the face of the north projecting elements and 30% at the face of the west projecting element.

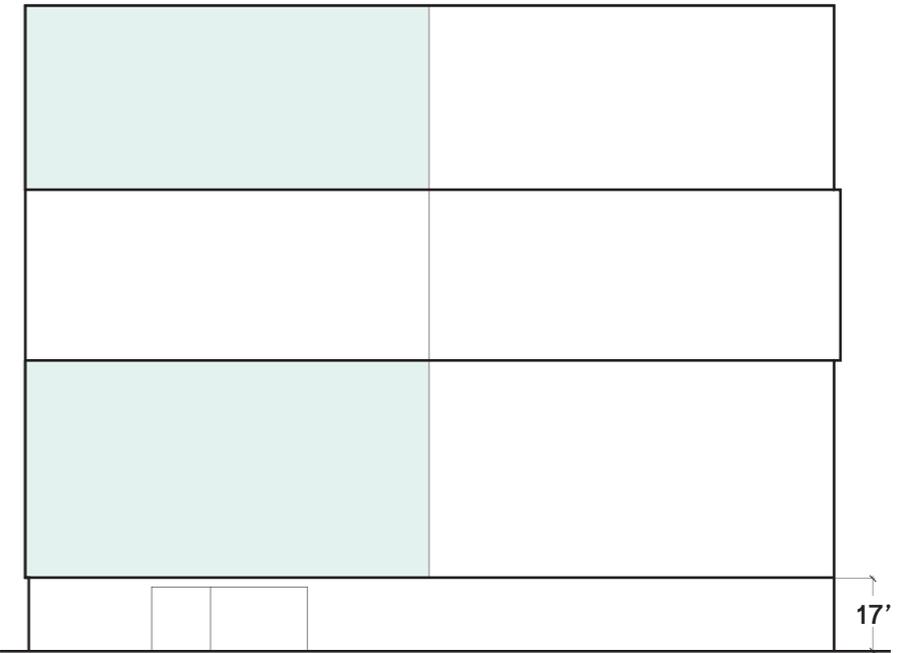
F. Width. Maximum width of 12 feet for each projecting window element. When approved through Design Review, the width may vary provided the area of all windows on a wall which project into public right-of-way does not

exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

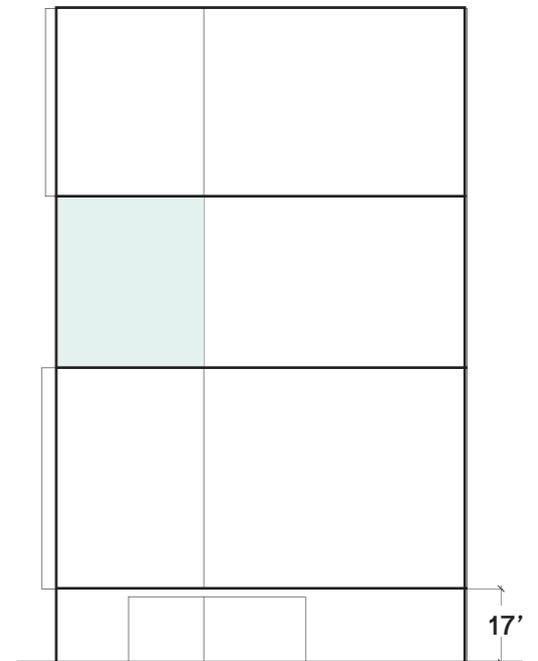
MODIFICATION / ADJUSTMENT REQUIRED

G. Separation. Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

MODIFICATION / ADJUSTMENT REQUIRED



NORTH - 31% TOTAL



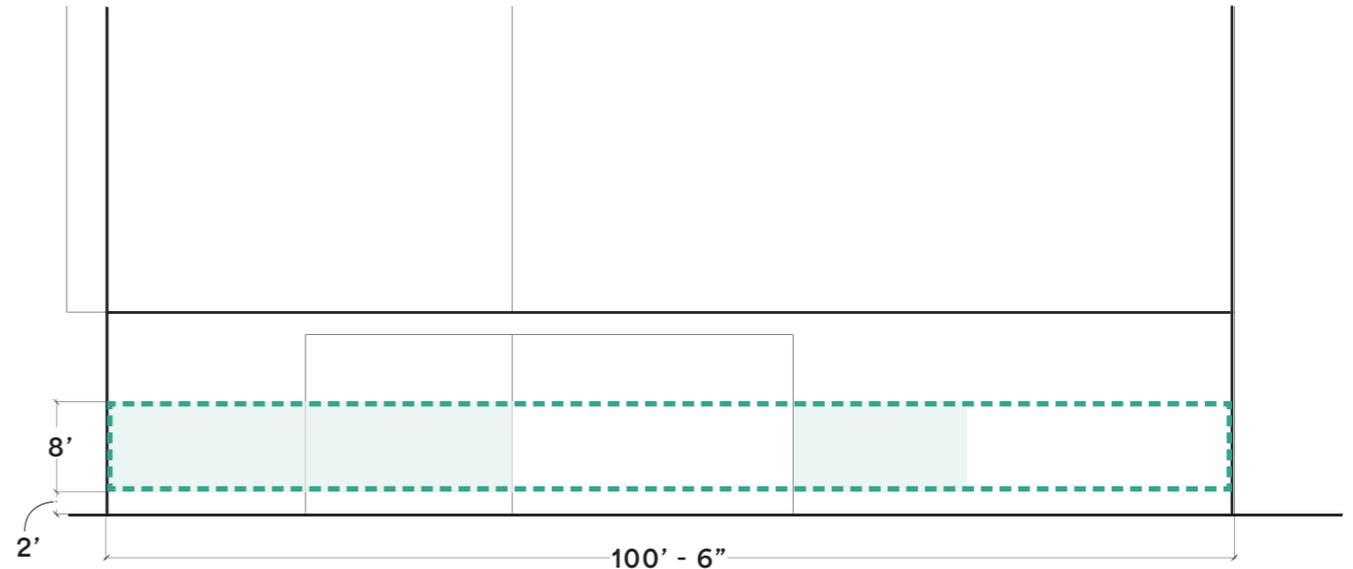
WEST - 10% TOTAL
EA 25-006951 DA
Exhibit C24

ANTICIPATED MODIFICATIONS

GROUND FLOOR GLAZING

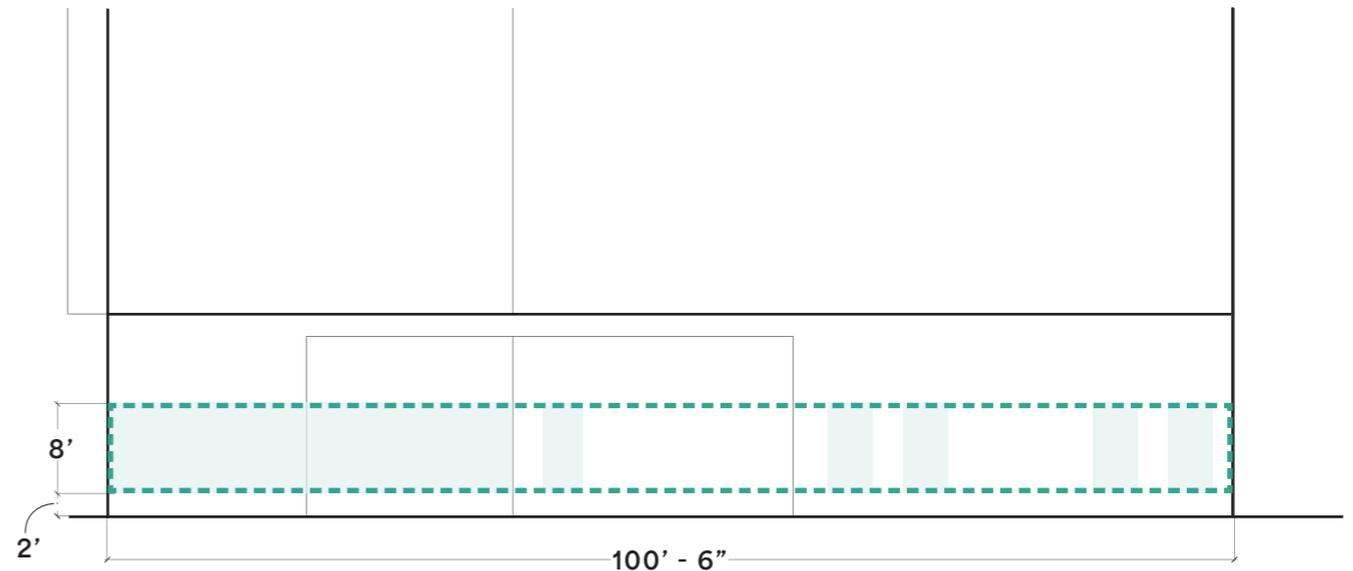
This proposal can meet ground floor glazing requirements on the north and east facades with active program areas planned for the majority of both. The west facade presents a challenge, given the need for electrical and transformer rooms and zoning required loading. The following exhibits show two possible options for maximizing glazing along 9th Ave. through alternatively using a glazed vestibule at the electrical room, or providing display windows for artwork. **Reference page 16 for ground floor.**

-  Total area of ground floor wall between 2' and 10' AFF
-  Calculated glazing area



OPTION A - GLAZED VESTIBULE AT ELECTRICAL ROOM

Required Area = 40% (804 sf) = **321.6 sf**
Possible Area = **368 sf**



OPTION B - GLAZED DISPLAY WINDOWS FOR ARTWORK

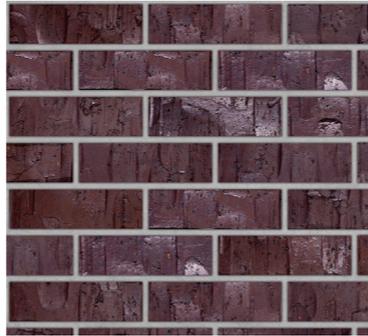
Required Area = 40% (804 sf) = **321.6 sf**
Possible Area = **360 sf**

MATERIAL CONCEPT

REFLECTIVITY AND MOVEMENT



Brick Veneer



Texture and Sheen

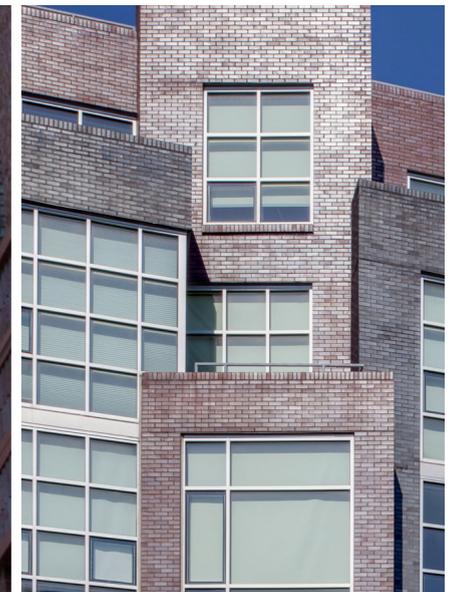
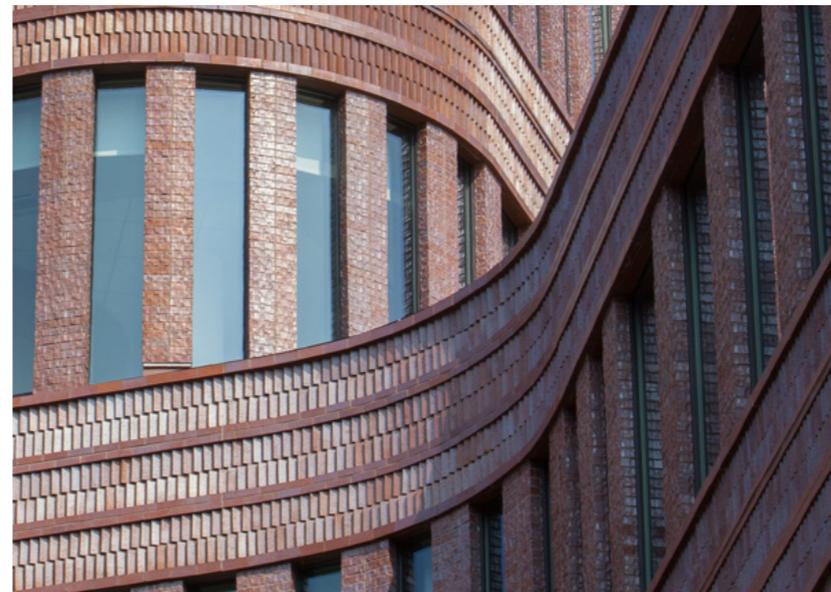
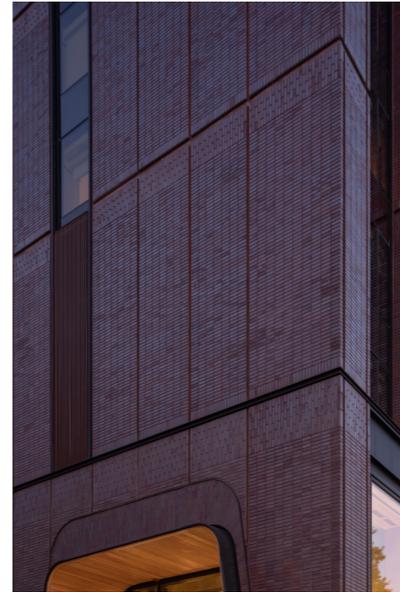


Neutral tone

Metal Panel



Reflective



H O L S T

THANK YOU

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED	1N1E34BC	100	U S GOVERNMENT	715 NW HOYT ST	PORTLAND OR 97209
3	RETURN SERVICE REQUESTED	1N1E34BC	100	US POSTAL SERVICE	918 NW PARK AVE	PORTLAND OR 97209
4	RETURN SERVICE REQUESTED	1N1E34BC	1400	HOYT STREET YARDS COMMUNITY ASSOC	PO BOX 4120 PMB 94598	PORTLAND OR 97208-4120
5	RETURN SERVICE REQUESTED	1N1E34BC	300	PEARL SPECIALTY MARKET & SPIRITS LLC	PO BOX 28526	PORTLAND OR 97228
6	RETURN SERVICE REQUESTED	1N1E34BC	300	THE PEARL LLC	3811 SW BARBUR BLVD	PORTLAND OR 97239
7	RETURN SERVICE REQUESTED	1N1E34BC	300	BURN CYCLE LLC	910 NW 10TH AVE	PORTLAND OR 97209
8	RETURN SERVICE REQUESTED	1N1E34BC	300	PORTLAND STREETCAR INC	1031 NW 11TH AVE	PORTLAND OR 97209
9	RETURN SERVICE REQUESTED	1N1E34BC	40000	TANNER PLACE CONDO OWNERS' ASSN	809 NW 11TH AVE	PORTLAND OR 97209
10	RETURN SERVICE REQUESTED	1N1E34BC	40001	ABEL FAMILY TR	PO BOX 6772	BOISE ID 83707
11	RETURN SERVICE REQUESTED	1N1E34BC	40002	XU YONGWEN & HUANG WEN	10981 CHAMPIONSHIP DR	FORT MYERS FL 33913-8137
12	RETURN SERVICE REQUESTED	1N1E34BC	40003	JACK H FELLMAN FAMILY TR	1795 BOXHEART DR #104	HEALDSBURG CA 95448
13	RETURN SERVICE REQUESTED	1N1E34BC	40004	MOE RIAN & ARMSTRONG MELISSA	726 NW 11TH AVE #206	PORTLAND OR 97209-3237
14	RETURN SERVICE REQUESTED	1N1E34BC	40005	VANNIER MICHEL M & VANNIER PATRICIA E	726 NW 11TH AVE #208	PORTLAND OR 97209
15	RETURN SERVICE REQUESTED	1N1E34BC	40006	EMOGENE JONES LLC	3908 NW CLARENCE CIR	CORVALLIS OR 97330-6502
16	RETURN SERVICE REQUESTED	1N1E34BC	40007	POITRA DOYLE TR	726 NW 11TH AVE UNIT 210	PORTLAND OR 97209
17	RETURN SERVICE REQUESTED	1N1E34BC	40008	LINDGREN ROBIN R	11806 NE 122ND AVE #155	VANCOUVER WA 98682
18	RETURN SERVICE REQUESTED	1N1E34BC	40009	SMITH CLIFFORD B	726 NW 11TH AVE #410	PORTLAND OR 97209
19	RETURN SERVICE REQUESTED	1N1E34BC	40010	GRATZ ALAN & WENDI & JOSEPHINE	726 NW 11TH AVE UNIT 406	PORTLAND OR 97209
20	RETURN SERVICE REQUESTED	1N1E34BC	40011	CUNNINGHAME WILLIAM & NELSON STEVEN	726 NW 11TH AVE UN 106	PORTLAND OR 97209
21	RETURN SERVICE REQUESTED	1N1E34BC	40012	GOLDEN JOHN L TR & GOLDEN NANCY J TR	726 NW 11TH AVE #108	PORTLAND OR 97209-3237
22	RETURN SERVICE REQUESTED	1N1E34BC	40013	POLICAR DAVID L	1430 NE 22ND AVE APT 3	PORTLAND OR 97232-1652
23	RETURN SERVICE REQUESTED	1N1E34BC	40014	CRUMMETT NAOMI & CRUMMETT JOHN B	2328 NW LOLO DR	BEND OR 97703
24	RETURN SERVICE REQUESTED	1N1E34BC	40015	BASHAR ANWAR TR & BASHAR RUKHSANA B T	23993 SW MOUNTAIN RD	WEST LINN OR 97068-9522
25	RETURN SERVICE REQUESTED	1N1E34BC	40016	GREENLICK HARRIET P TR	726 NW 11TH AVE #602	PORTLAND OR 97209-3239
26	RETURN SERVICE REQUESTED	1N1E34BC	40017	HEIDE DAVID M	1030 NW JOHNSON ST #522	PORTLAND OR 97209
27	RETURN SERVICE REQUESTED	1N1E34BC	40018	JENNIFER LEEDS GROTH LIV TR	1030 NW JOHNSON ST UNIT 420	PORTLAND OR 97209
28	RETURN SERVICE REQUESTED	1N1E34BC	40019	SABBAH DANIEL & CARLSON KAREN	27 BIRCH RD	BRIARCLIFF NY 10510-2201
29	RETURN SERVICE REQUESTED	1N1E34BC	40020	ROBERTS LIV TR	PO BOX 546	MANZANITA OR 97130
30	RETURN SERVICE REQUESTED	1N1E34BC	40021	PERALA MICHAEL C & MENDOZA SAMUEL	2136 SKYVIEW LOOP	RICHLAND WA 99352
31	RETURN SERVICE REQUESTED	1N1E34BC	40022	SELIGMAN GERALD	1030 NW JOHNSON ST #102	PORTLAND OR 97209
32	RETURN SERVICE REQUESTED	1N1E34BC	40023	ASHFORTH BLAKE & DEBORAH	1030 NW JOHNSON ST #614	PORTLAND OR 97209
33	RETURN SERVICE REQUESTED	1N1E34BC	40025	WILLIAM FAMILY TRUST	8970 SW PACER DR	BEAVERTON OR 97008-6912
34	RETURN SERVICE REQUESTED	1N1E34BC	40026	MAHAFFY REV LIV TR	1030 NW JOHNSON ST #524	PORTLAND OR 97209
35	RETURN SERVICE REQUESTED	1N1E34BC	40028	MOORE PAMELA I	2015 SE ELLIS ST	PORTLAND OR 97202-5120
36	RETURN SERVICE REQUESTED	1N1E34BC	40029	DUNKEN JUDITH D	1030 NW JOHNSON ST #323	PORTLAND OR 97209
37	RETURN SERVICE REQUESTED	1N1E34BC	40030	CAREY TRICIA N	1030 NW JOHNSON ST #318	PORTLAND OR 97209
38	RETURN SERVICE REQUESTED	1N1E34BC	40031	BECKER KYLE A & BECKER LARRY A	1030 NW JOHNSON ST #520	PORTLAND OR 97209
39	RETURN SERVICE REQUESTED	1N1E34BC	40032	PETER & JOHANNA THOERESZ LIV TR	1030 NW JOHNSON ST #519	PORTLAND OR 97209
40	RETURN SERVICE REQUESTED	1N1E34BC	40033	BERL FAMILY TRUST	1201 WOODARD CREEK RD	STEVENSON WA 98648
41	RETURN SERVICE REQUESTED	1N1E34BC	40036	LEE MISA	5778 BAY CREEK DR	LAKE OSWEGO OR 97035-6764
42	RETURN SERVICE REQUESTED	1N1E34BC	40037	AVRIL LYNNE	10438 S 45TH PL	PHOENIX AZ 85044
43	RETURN SERVICE REQUESTED	1N1E34BC	40038	EHRlich PAUL C & EHRlich ZENAIDA D	1030 NW JOHNSON ST #501	PORTLAND OR 97209
44	RETURN SERVICE REQUESTED	1N1E34BC	40039	PRICE BRITTON R	1030 NW JOHNSON ST #317	PORTLAND OR 97209
45	RETURN SERVICE REQUESTED	1N1E34BC	40040	DERMENJIAN NERCES L TR	1030 NW JOHNSON ST UN 421	PORTLAND OR 97209
46	RETURN SERVICE REQUESTED	1N1E34BC	40042	WALTON DANIEL P II	1030 NW JOHNSON ST #217	PORTLAND OR 97209
47	RETURN SERVICE REQUESTED	1N1E34BC	40043	RUTH B OSTROM LIV TR	2675 SW VISTA AVE	PORTLAND OR 97201
48	RETURN SERVICE REQUESTED	1N1E34BC	40044	NICK A ARCHITECT TR	1030 NW JOHNSON ST #101	PORTLAND OR 97209
49	RETURN SERVICE REQUESTED	1N1E34BC	40045	KASSAB FREDERICK & BARKER ANDREW	PO BOX 1373	MANZANITA OR 97130-1373
50	RETURN SERVICE REQUESTED	1N1E34BC	40047	HENRICHs DOUGLAS & HENRICHs JUNE	1030 NW JOHNSON ST #517	PORTLAND OR 97209
51	RETURN SERVICE REQUESTED	1N1E34BC	40048	ESLAAMIZAAD YASAMAN	1030 NW JOHNSON ST #613	PORTLAND OR 97209
52	RETURN SERVICE REQUESTED	1N1E34BC	40051	MCLLOUDREY MARK & MCLLOUDREY SARA	1030 NW JOHNSON ST #223	PORTLAND OR 97209
53	RETURN SERVICE REQUESTED	1N1E34BC	40052	CHENG TA-PEI & CHENG LESLIE S	1030 NW JOHNSON ST #221	PORTLAND OR 97209
54	RETURN SERVICE REQUESTED	1N1E34BC	40053	WALKER RICHARD E & WALKER MARY A	1030 NW JOHNSON ST #417	PORTLAND OR 97209
55	RETURN SERVICE REQUESTED	1N1E34BC	40054	LASHBROOK G L & LASHBROOK ELIZABETH	1796 NW 17TH CT	GRESHAM OR 97030
56	RETURN SERVICE REQUESTED	1N1E34BC	40055	HOANG PAUL M	PO BOX 4017	BEAVERTON OR 97075-4017
57	RETURN SERVICE REQUESTED	1N1E34BC	40056	WINKELMAN AMY N TR	725 NW 10TH AVE #405	PORTLAND OR 97209-3242
58	RETURN SERVICE REQUESTED	1N1E34BC	40057	GOMEZ ROSALIE	725 NW 10TH AVE #213	PORTLAND OR 97209
59	RETURN SERVICE REQUESTED	1N1E34BC	40058	ANGLIN LEMAR BAPTISTE	725 NW 10TH AVE UN 313	PORTLAND OR 97209
60	RETURN SERVICE REQUESTED	1N1E34BC	40059	OLSON ALLAN L & OLSON MADELINE M	PO BOX 808	MANZANITA OR 97130
61	RETURN SERVICE REQUESTED	1N1E34BC	40060	STARKEs JUNE	725 NW 10TH AVE UNIT 407	PORTLAND OR 97209-3242
62	RETURN SERVICE REQUESTED	1N1E34BC	40061	FOLL SCOTT TR & ALCARAZ ALICIA N TR	725 NW 10TH AVE #107	PORTLAND OR 97209
63	RETURN SERVICE REQUESTED	1N1E34BC	40062	MALDEN RYAN M	725 NW 10TH AVE #515	PORTLAND OR 97209
64	RETURN SERVICE REQUESTED	1N1E34BC	40063	KELEr THOMAS R	15098 SE TENDERFOOT LN	HAPPY VALLEY OR 97086
65	RETURN SERVICE REQUESTED	1N1E34BC	40064	BAILEY ARTHUR L & BAILEY JANET M	700 WASHINGTON ST #826	VANCOUVER WA 98660-3350

	A	B	C	D	E	F
66	RETURN SERVICE REQUESTED		1N1E34BC 40065	DANIEL L HOLMES REV TR	725 NW 10TH AVE UNIT 509	PORTLAND OR 97209
67	RETURN SERVICE REQUESTED	1N1E34BC 40066	RALPH WESLEY MUTCHLER	& SHELLEY DIANE WILLIAMS	725 NW 10TH AVE #109	PORTLAND OR 97209
68	RETURN SERVICE REQUESTED		1N1E34BC 40067	BARNATAN MARCOS & BARNATAN TIMOTHEA	14777 NW GERMANTOWN RD	PORTLAND OR 97231-2797
69	RETURN SERVICE REQUESTED		1N1E34BC 40068	LAURELTON DUANE T & LAURELTON CLAIRE	220 MONTELLO AVE	HOOD RIVER OR 97031-2147
70	RETURN SERVICE REQUESTED		1N1E34BC 40069	TAYLOR NUSSBAUM REV TR	725 NW 10TH AVE UNIT 303	PORTLAND OR 97209
71	RETURN SERVICE REQUESTED		1N1E34BC 40070	GIRSBERGER ROBERT	2141 NW VILLAGE CIR	PORTLAND OR 97229-7503
72	RETURN SERVICE REQUESTED		1N1E34BC 40071	WILLIAMS DEVIN	456 E RUSTIC RD	SANTA MONICA CA 90402
73	RETURN SERVICE REQUESTED		1N1E34BC 40072	HAYES DAVID F TR & GAMEL NONA N	725 NW 10TH AVE #411	PORTLAND OR 97209
74	RETURN SERVICE REQUESTED		1N1E34BC 40073	PEREDES DIANA	12119 NW WELSH DR	PORTLAND OR 97229-8333
75	RETURN SERVICE REQUESTED		1N1E34BC 40074	DICKERSON-ROMICK ANGELA & ROMICK MARK	3705 ARTIC BLVD #1291	ANCHORAGE AK 99503
76	RETURN SERVICE REQUESTED		1N1E34BC 40075	GEORGE M CUSTER &PEGGY BENSON CUSTER	922 NW CIRCLE BLVD #160 PMB 403	CORVALLIS OR 97330
77	RETURN SERVICE REQUESTED		1N1E34BC 40076	PATRICIA CHAMBERLAIN WAECHTER TR	686 W 22ND AVE	EUGENE OR 97440
78	RETURN SERVICE REQUESTED		1N1E34BC 40077	CASSELL FAMILY TRUST	726 NW 11TH AVE UNIT 308	PORTLAND OR 97209
79	RETURN SERVICE REQUESTED		1N1E34BC 40078	DAINARD SAMUEL J & WAGAR AMY E	726 NW 11TH AVE UN 514	PORTLAND OR 97209
80	RETURN SERVICE REQUESTED		1N1E34BC 40079	DERBY CRAIG S	1030 NW JOHNSON ST #423	PORTLAND OR 97209
81	RETURN SERVICE REQUESTED		1N1E34BC 40080	HALL MICHAEL M & HALL SUSAN T	726 NW 11TH AVE #214	PORTLAND OR 97209
82	RETURN SERVICE REQUESTED		1N1E34BC 40081	LARGE GERALD S & HSU HSIN-HUA V	726 NW 11TH AVE #104	PORTLAND OR 97209
83	RETURN SERVICE REQUESTED		1N1E34BC 40082	TANNER 204 LLC	821 NW 11TH AVE #423	PORTLAND OR 97209
84	RETURN SERVICE REQUESTED		1N1E34BC 40084	EWEL EMMA & MCCORMICK SKYLAR H	726 NW 11TH AVE UNIT 310	PORTLAND OR 97209
85	RETURN SERVICE REQUESTED		1N1E34BC 40085	BEN-HAMOU HAIM	726 NW 11TH AVE #504	PORTLAND OR 97209
86	RETURN SERVICE REQUESTED		1N1E34BC 40086	SELINGER MELVIN & SELINGER RAQUEL	400 CRESTWOOD DR	ARCATA CA 95521
87	RETURN SERVICE REQUESTED		1N1E34BC 40087	GORMAN KRISTIE MARIE	726 NW 11TH AVE #216	PORTLAND OR 97209-3237
88	RETURN SERVICE REQUESTED		1N1E34BC 40088	WOODWARD BARTON & LAURIE & MARK	6205 SW QUIETCREEK DR	CORVALLIS OR 97333-2705
89	RETURN SERVICE REQUESTED		1N1E34BC 40089	KIRKLAND LAWRENCE P & DOYLE BRENDAN G	726 NW 11TH AVE #604	PORTLAND OR 97209
90	RETURN SERVICE REQUESTED		1N1E34BC 40092	TEMKIN HOWARD TR	726 NW 11TH AVE #404	PORTLAND OR 97209
91	RETURN SERVICE REQUESTED		1N1E34BC 40093	ALTER HARVEY & ALTER NANCY	777 S BROAD ST #535	PHILADELPHIA PA 19147-2513
92	RETURN SERVICE REQUESTED		1N1E34BC 40094	FOREMAN MICHAEL H & SCULLION ANN C	1111 VINTNER PL	LIVERMORE CA 94550
93	RETURN SERVICE REQUESTED		1N1E34BC 40095	MARY ELIZABETH POWELL TR	1030 NW JOHNSON ST #224	PORTLAND OR 97209
94	RETURN SERVICE REQUESTED		1N1E34BC 40096	WANG JUN	725 NW 10TH AVE UNIT 111	PORTLAND OR 97209
95	RETURN SERVICE REQUESTED		1N1E34BC 40097	WARD ANDREW C & HALE DEBRA L	1858 43RD AVE	CAPITOLA CA 95010-3512
96	RETURN SERVICE REQUESTED		1N1E34BC 40098	CHAMPION JOHN & CHAMPION SUSAN	6029 MARANTHA LN SW	OLYMPIA WA 98512
97	RETURN SERVICE REQUESTED		1N1E34BC 40099	SOUW VICTOR K	725 NW 10TH AVE #601	PORTLAND OR 97209
98	RETURN SERVICE REQUESTED		1N1E34BC 40101	GODFREY TIMOTHY W	725 NW 10TH AVE #603	PORTLAND OR 97209-3243
99	RETURN SERVICE REQUESTED		1N1E34BC 40103	RICHARD C STETSON III TR	725 NW 10TH AVE UNIT 309	PORTLAND OR 97209
100	RETURN SERVICE REQUESTED		1N1E34BC 40104	NIDIRY MARY ANNE	725 NW 10TH AVE APT 207	PORTLAND OR 97209-4080
101	RETURN SERVICE REQUESTED		1N1E34BC 40105	HELPHAND KENNETH I & HELPHAND MARGOT	2167 POTTER ST	EUGENE OR 97405
102	RETURN SERVICE REQUESTED		1N1E34BC 40106	ANDRE PHILIPPE D & MCALPINE JILL L	2910 SW BENNINGTON DR	PORTLAND OR 97205
103	RETURN SERVICE REQUESTED		1N1E34BC 40107	HAYES DAVID F TR & GAMEL NONA N TR	725 NW 10TH AVE #409	PORTLAND OR 97209-3242
104	RETURN SERVICE REQUESTED		1N1E34BC 40108	GRATZ ALAN & GRATZ WENDI	6 BIRDHOUSE ROW	ASHEVILLE NC 28801
105	RETURN SERVICE REQUESTED		1N1E34BC 40110	ROSENBERG SUSAN M TR	723 RICHMOND ST	EL CERRITO CA 94530
106	RETURN SERVICE REQUESTED		1N1E34BC 40111	MORRISON BRUCE F & MORRISON JEANETTE	1030 NW JOHNSON ST #612	PORTLAND OR 97209
107	RETURN SERVICE REQUESTED		1N1E34BC 40113	MUTHU PRABU	1030 NW JOHNSON ST #222	PORTLAND OR 97209
108	RETURN SERVICE REQUESTED		1N1E34BC 40115	WHITE COLLEEN K & DAVID WHITE	5023 2ND AVE NW	SEATTLE WA 98107
109	RETURN SERVICE REQUESTED		1N1E34BC 40116	JUSTIN BURKE LIV TR	4815 SW LOMBARD AVE APT 425	BEAVERTON OR 97005
110	RETURN SERVICE REQUESTED		1N1E34BC 40118	BERNET LORI	726 NW 11TH AVE #314	PORTLAND OR 97209
111	RETURN SERVICE REQUESTED		1N1E34BC 40119	MARK TURPEL REV LIV TR	1030 NW JOHNSON ST #302	PORTLAND OR 97209
112	RETURN SERVICE REQUESTED		1N1E34BC 40121	NORTHWEST 32ND PROPERTIES LLC	1122 LINDENWOOD LN	ALLEN TX 75013
113	RETURN SERVICE REQUESTED		1N1E34BC 40123	RAFEEI LALLEH	725 NE 80TH AVE	PORTLAND OR 97213-6924
114	RETURN SERVICE REQUESTED		1N1E34BC 40124	REED BEVERLY G & REED EDDIE III	1030 NW JOHNSON ST APT 322	PORTLAND OR 97209
115	RETURN SERVICE REQUESTED		1N1E34BC 40125	HUIE MELVIN C	726 NW 11TH AVE #416	PORTLAND OR 97209
116	RETURN SERVICE REQUESTED		1N1E34BC 40126	KUMAGAI DERIK O & FRANCO HELENA	1030 NW JOHNSON ST #402	PORTLAND OR 97209
117	RETURN SERVICE REQUESTED		1N1E34BC 40127	WILLIAMS JOHN & WILLIAMS KATHLEEN	25 LONG POND DR	NANTUCKET MA 02554-2536
118	RETURN SERVICE REQUESTED		1N1E34BC 40130	HOLLOWAY RONALD & HOLLOWAY DORINDA	1030 NW JOHNSON ST #324	PORTLAND OR 97209
119	RETURN SERVICE REQUESTED		1N1E34BC 40131	GILMORE LANCE & GILMORE KAREN	1030 NW JOHNSON ST #611	PORTLAND OR 97209
120	RETURN SERVICE REQUESTED		1N1E34BC 40134	MATHESON ROBERT T TR	3338 SW FAIRMOUNT LN	PORTLAND OR 97239
121	RETURN SERVICE REQUESTED		1N1E34BC 40135	BENTON NICK C & BENTON KIMBERLEE A	726 NW 11TH AVE #414	PORTLAND OR 97209
122	RETURN SERVICE REQUESTED		1N1E34BC 40137	HEIDER CHRISTOPHER A	725 NW 10TH AVE #605	PORTLAND OR 97209
123	RETURN SERVICE REQUESTED		1N1E34BC 40139	GEORGIANA HOUGHTON REV TR	1030 NW JOHNSON ST #609	PORTLAND OR 97209
124	RETURN SERVICE REQUESTED		1N1E34BC 40140	WILLIAMS CAROL P TR	1115 GALLOWAY ST	PACIFIC PALISADES CA 90272
125	RETURN SERVICE REQUESTED		1N1E34BC 40141	YOUNG DONALD E & YOUNG ANN G	725 NW 10TH AVE #205	PORTLAND OR 97209
126	RETURN SERVICE REQUESTED		1N1E34BC 40142	FRYE RICHARD A	725 NW 10TH AVE #305	PORTLAND OR 97209
127	RETURN SERVICE REQUESTED		1N1E34BC 40145	HAERI HOSSEIN & WYSONG-HAERI MARY	1030 NW JOHNSON ST UNIT 523	PORTLAND OR 97209
128	RETURN SERVICE REQUESTED		1N1E34BC 40146	POLICAR DAVID L	3357 SW SEYMOUR ST	PORTLAND OR 97239-1263
129	RETURN SERVICE REQUESTED		1N1E34BC 40153	SOC PORTLAND TANNER LLC	3300 ENTERPRISE PKWY	BEACHWOOD OH 44122
130	RETURN SERVICE REQUESTED		1N1E34BC 40182	SCHLOSSER JACQUELINE L	1001 NW LOVEJOY ST #1711	PORTLAND OR 97209

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131	RETURN SERVICE REQUESTED		1N1E34BC 40183	TANNER PLACE CONDOMINIUMS OWNERS' ASS	PO BOX 4579	HOUSTON TX 77210
132	RETURN SERVICE REQUESTED		1N1E34BC 40299	BLOCK 7 LLC	3300 ENTERPRISE PKWY	BEACHWOOD OH 44122
133	RETURN SERVICE REQUESTED		1N1E34BC 600	HOUSING AUTHORITY OF PORTLAND	135 SW ASH ST	PORTLAND OR 97201
134	RETURN SERVICE REQUESTED		1N1E34BC 6800	CONSERVATION INTERNATIONAL INC	1200 NW FRONT AVE #470	PORTLAND OR 97209
135	RETURN SERVICE REQUESTED		1N1E34BC 6800	HOT LIPS PIZZA PEARL LLC	1432 SE 22ND AVE	PORTLAND OR 97214-3901
136	RETURN SERVICE REQUESTED		1N1E34BC 6800	WILD SALMON CENTER	721 NW 9TH AVE STE 290	PORTLAND OR 97209
137	RETURN SERVICE REQUESTED		1N1E34BC 6800	TRILLIUM ASSET MANAGEMENT LLC	1 CONGRESS ST#3100	BOSTON MA 02114-2017
138	RETURN SERVICE REQUESTED		1N1E34BC 6800	ECOTRUST PROPERTIES LLC	721 NW 9TH AVE #200	PORTLAND OR 97209-3448
139	RETURN SERVICE REQUESTED		1N1E34BC 6900	ECOTRUST PROPERTIES II LLC	721 NW 9TH AVE #200	PORTLAND OR 97209-3448
140	RETURN SERVICE REQUESTED		1N1E34BC 7000	RISE PROPERTIES (10TH@HOYT)	1518 1ST AVE S 5TH FLOOR	SEATTLE WA 98134
141	RETURN SERVICE REQUESTED		1N1E34BC 7000	RISE PROPERTIES LP	801 2ND AVE #700	SEATTLE WA 98104-1573
142	RETURN SERVICE REQUESTED		1N1E34BC 7200	THRIFTY PAYLESS INC	PO BOX 839	CAMP HILL PA 17011
143	RETURN SERVICE REQUESTED		1N1E34BC 7200	PRIMUS LLC	1726 SW 2ND ST	PENDLETON OR 97801-9445
144	RETURN SERVICE REQUESTED		1N1E34BC 800	PORTLAND CITY OF	1120 SW 5TH AVE #858	PORTLAND OR 97204-1912
145	RETURN SERVICE REQUESTED		1N1E34BC 80000	PEARL LOFTS CONDO UNIT OWNERS ASSN	121 SW MORRISON ST #1200	PORTLAND OR 97204
146	RETURN SERVICE REQUESTED		1N1E34BC 80001	CURTIS WILLIAM REAGAN	1009 NW HOYT ST #108	PORTLAND OR 97209
147	RETURN SERVICE REQUESTED		1N1E34BC 80002	CIESLIK SHEILA L	1009 NW HOYT ST #109	PORTLAND OR 97209
148	RETURN SERVICE REQUESTED		1N1E34BC 80003	ZAISER ERIC G & ZAISER JAMIE E	6659 WESTSIDE HWY	CASTLE ROCK WA 98611
149	RETURN SERVICE REQUESTED		1N1E34BC 80004	BLASH CANDACE C	848 7TH ST	LAKE OSWEGO OR 97034
150	RETURN SERVICE REQUESTED		1N1E34BC 80005	KLIPPEL DORENE C	10530 SW 42ND AVE	PORTLAND OR 97219-9004
151	RETURN SERVICE REQUESTED		1N1E34BC 80006	BOWMAN JAMES S & BOWMAN HEATHER A	1009 NW HOYT ST #101B	PORTLAND OR 97209-3220
152	RETURN SERVICE REQUESTED		1N1E34BC 80007	LEHMAN MOYA K & LEHMAN JOHN C	PO BOX 6675	PORTLAND OR 97228-6675
153	RETURN SERVICE REQUESTED		1N1E34BC 80008	REIFEL GARY L & BRADDOCK LINDA K	4143 32ND AVE SW	SEATTLE WA 98126-2646
154	RETURN SERVICE REQUESTED		1N1E34BC 80009	SIU ERIC	1009 NW HOYT ST UNIT 104	PORTLAND OR 97209-3220
155	RETURN SERVICE REQUESTED		1N1E34BC 80010	FAMILI MANSOUR & FAMILI JUDY	19740 NW QUAIL HOLLOW DR	PORTLAND OR 97229-1914
156	RETURN SERVICE REQUESTED		1N1E34BC 80011	JENKINS PHILLIP D	1009 NW HOYT ST #106	PORTLAND OR 97209
157	RETURN SERVICE REQUESTED		1N1E34BC 80012	HARTE CHARLES G	1466 YERMO DR N	PALM SPRINGS CA 92262
158	RETURN SERVICE REQUESTED		1N1E34BC 80013	BYRNE CATHERINE & MULLOWNEY PAUL D	1009 NW HOYT ST #211	PORTLAND OR 97209
159	RETURN SERVICE REQUESTED		1N1E34BC 80014	MIRZAIAN GAREN	1009 NW HOYT ST #212	PORTLAND OR 97209
160	RETURN SERVICE REQUESTED		1N1E34BC 80015	WILLMARY LIV TR	1009 NW HOYT UNIT 209	PORTLAND OR 97209
161	RETURN SERVICE REQUESTED		1N1E34BC 80016	LEON RON L TR & LEON ALBENA R TR	7067 FAIRWAY PL	CARMEL CA 93923
162	RETURN SERVICE REQUESTED		1N1E34BC 80017	ABRAMS JONATHAN M	1009 NW HOYT ST #216	PORTLAND OR 97209
163	RETURN SERVICE REQUESTED	1N1E34BC 80018	LISSA KAY MCCONNELL	& JOHN THURSTON ESKELIN	3113 ROGERS DR	CAMBRIA CA 93428
164	RETURN SERVICE REQUESTED		1N1E34BC 80019	GOSLINE WILLIAM G & GRANT SUSAN M	PO BOX 4445	PORTLAND OR 97208
165	RETURN SERVICE REQUESTED		1N1E34BC 80020	AWADA JOANN & AWADA MICHAEL J	1009 NW HOYT ST #213	PORTLAND OR 97209
166	RETURN SERVICE REQUESTED		1N1E34BC 80021	LINDA H BARNWELL REV TR	PO BOX 4363	PORTLAND OR 97208
167	RETURN SERVICE REQUESTED		1N1E34BC 80022	KENNEDY JULIA	1009 NW HOYT ST #202	PORTLAND OR 97209
168	RETURN SERVICE REQUESTED		1N1E34BC 80023	1009 NW HOYT UNIT 203 LLC	1414 SW 3RD AVE #2404	PORTLAND OR 97201
169	RETURN SERVICE REQUESTED		1N1E34BC 80024	PONZI LUISA & HAMACHER ERIC	21400 SW JAQUITH RD	NEWBERG OR 97132
170	RETURN SERVICE REQUESTED		1N1E34BC 80025	SUCHLAND CRAIG & SUCHLAND MICHELE	1009 NW HOYT ST #205	PORTLAND OR 97209
171	RETURN SERVICE REQUESTED		1N1E34BC 80026	BALL DAVID D	1009 NW HOYT ST UNIT #206	PORTLAND OR 97209
172	RETURN SERVICE REQUESTED		1N1E34BC 80027	HOOPER STEPHANIE C	1243 18TH ST #A	SANTA MONICA CA 90404-1205
173	RETURN SERVICE REQUESTED		1N1E34BC 80028	BICE DEBORAH L	1009 NW HOYT ST APT 207	PORTLAND OR 97209-3222
174	RETURN SERVICE REQUESTED	OWNER	1N1E34BC 100	PORTLAND DEV COMM	222 NW 5TH AVE	PORTLAND OR 97209-4070
175	RETURN SERVICE REQUESTED	OWNERS AGENT	PROSPER PORTLAND	HARPOLE SARAH	220 NW 2ND AVE STE 200	PORTLAND OR 97209
176	RETURN SERVICE REQUESTED	APPLICANT	HOLST ARCHITECTURE	SCHMIDT MARK	123 NE 3RD AVE STE 310	PORTLAND OR 97232
177	RETURN SERVICE REQUESTED	OWNERS AGENT	HOME FORWARD	FU MICHAEL	135 SW ASH ST 5TH FL	PORTLAND OR 97204
178	RETURN SERVICE REQUESTED		PEARL DISTRICT NA	DYSERT DAVID	434 NW 6TH AVE SUITE 202	PORTLAND OR 97209
179	RETURN SERVICE REQUESTED		LAND USE CONTACT	DISTRICT 4 NEIGHBORHOOD COALITION	434 NW 6TH AVE SUITE 202	PORTLAND OR 97209
180	RETURN SERVICE REQUESTED		CENTRAL CITY PLAN DISTRICT	CENTRAL CITY CONCERN LAND USE CONTACT	232 NW 6TH AVE	PORTLAND OR 97209
181	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	101 SW MAIN STREET SUITE 700	PORTLAND OR 97204
182	RETURN SERVICE REQUESTED		MULTNOMAH COUNTY BRIDGE	100 FOOT BUFFER	1403 SE WATER AVENUE	PORTLAND OR 97217
183					PORTLAND PARK TRAIL	B106/R1302/TRAILS
184					PROSPER PORTLAND LAND USE CONTACT	129/PROSPER

Design Advice Request

Parcel 4a Broadway Corridor

CASE FILE	EA 25-006951 DA		
WHEN	Thursday March 20, 2025 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/ppd/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at staci.monroe@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	New 14-story affordable housing development with 229 affordable units and a ground floor program providing an early childhood education center, workforce development center, property management offices, loading, building utility and amenities. Future Design Review required for the new development and a Central City Master Plan Amendment to relocate the loading off of NW 9 th .		
APPROVAL CRITERIA	Central City Fundamental Design Guidelines & River District Guidelines		
SITE ADDRESS	Parcel 4a of USPS property along NW 9 th between Irving & Johnson (tax lot R709061)		
ZONING/ DESIGNATION	CXd – Central Commercial zone with Design overlay		
APPLICANT(S)	Mark Schmidt Holst Architecture	OWNER(S)	Portland Dev Comm
QUESTIONS? BDS CONTACT	Staci Monroe, City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Portland Permitting & Development, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, PP&D staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- PP&D Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)
503-823-7700 | portlandoregon.gov/bps

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

PROPOSED SITE AND GROUND FLOOR PLAN BLOCK 4A, NW JOHNSON ST. AND NW 9TH

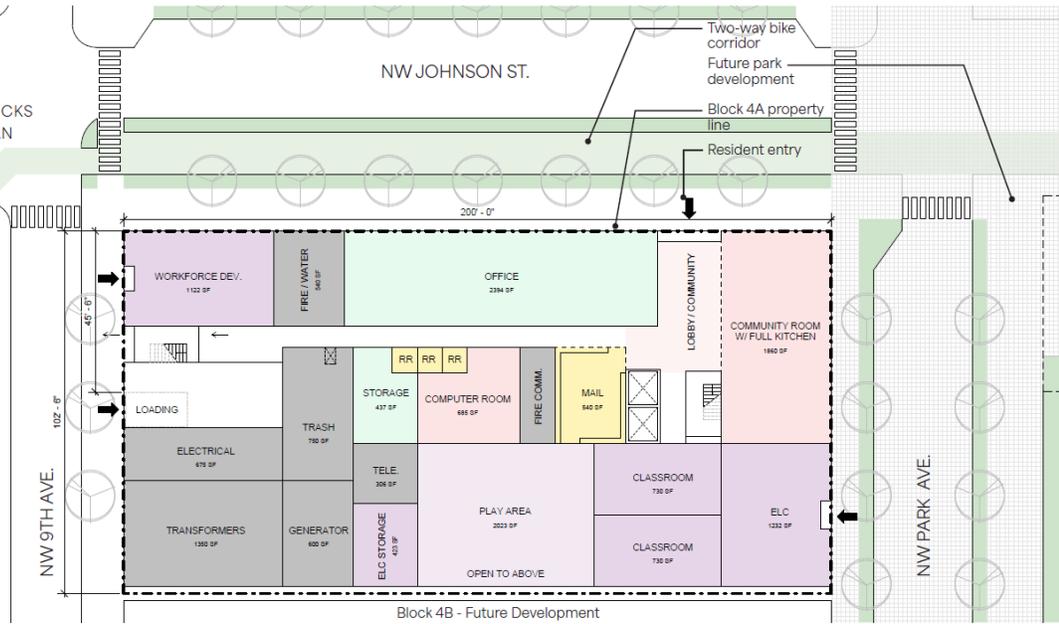
ANTICIPATED MODIFICATIONS:

- DDA FOR LOADING CURB CUT

FAR 7:1 ALL USPS BLOCKS
 BLOCK 4 FAR PER MASTER PLAN
 FIGURE 4.16
 MAX HEIGHT 100 - 250 FT

CURRENT PARCEL 20,500 SQ FT
 MAX ALLOWABLE FLOOR AREA 266,500 SQ FT

PROPOSED BLDG. AREA 210,805 SQ FT



Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.

Date: 2/25/25

To: Mark Schmidt

From: Staci Monroe, Land Use Services, staci.monroe@portlandoregon.gov

RE: Design Advice Request posting for EA 25-006951 DA

Dear Mark:

I have received your application for a Design Advice Request (DA) For Block 4a in the Broadway Corridor Central City Master Plan. Your case number is given above. The first meeting with the Design Commission is scheduled for **3/20/25**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent the parcels street frontage along NW 9th.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for 3/20/25 you must post the notice by 2/28/25, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by 3/6/25, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Mark Schmidt | Holst Architecture

DATE: _____

TO: Staci Monroe | staci.monroe@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 25-006951DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **3/20/25** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to Portland Permitting & Development no later than 3/6/25, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 2/28/25, or return this form by 3/6/25, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Design Advice Request

Parcel 4a Broadway Corridor

CASE FILE	EA 25-006951 DA		
WHEN	Thursday March 20, 2025 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/ppd/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at staci.monroe@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	New 14-story affordable housing development with 229 affordable units and a ground floor program providing an early childhood education center, workforce development center, property management offices, loading, building utility and amenities. Future Design Review required for the new development and a Central City Master Plan Amendment to relocate the loading off of NW 9 th .		
APPROVAL CRITERIA	Central City Fundamental Design Guidelines & River District Guidelines		
SITE ADDRESS	Parcel 4a of USPS property along NW 9 th between Irving & Johnson (tax lot R709061)		
ZONING/ DESIGNATION	CXd – Central Commercial zone with Design overlay		
APPLICANT(S)	Mark Schmidt Holst Architecture	OWNER(S)	Sarah Harpole Prosper Portland
QUESTIONS? BDS CONTACT	Staci Monroe, City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Portland Permitting & Development, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Date: 2/25/25

To: Mark Schmidt

From: Staci Monroe, Land Use Services, staci.monroe@portlandoregon.gov

RE: Design Advice Request posting for EA 25-006951 DA

Dear Mark:

I have received your application for a Design Advice Request (DA) For Block 4a in the Broadway Corridor Central City Master Plan. Your case number is given above. The first meeting with the Design Commission is scheduled for **3/20/25**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent the parcels street frontage along NW 9th.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for 3/20/25 you must post the notice by 2/28/25, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by 3/6/25, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Mark Schmidt | Holst Architecture

DATE: 02/28/2025

TO: Staci Monroe | staci.monroe@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 25-006951DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **3/20/25** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 02/28/2025 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to Portland Permitting & Development no later than 3/6/25, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 2/28/25, or return this form by 3/6/25, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

Mark Schmidt, Principal/PM

Print Name

123 NE 3rd Ave, Ste 310

Address

Portland, OR 97232

City/State/Zip Code





From: [G Large](#)
To: [Monroe, Staci](#)
Subject: Broadway Corridor Project
Date: Monday, March 3, 2025 3:58:50 PM

You don't often get email from geraldlarge@gmail.com. [Learn why this is important](#)

I'm writing in response to the affordable home project planned for the Broadway Corridor in Portland. I'm opposed to this idea.

The Pearl District is only now recovering from the pandemic, but is still suffering from the homelessness and mental health issues that stem from the shelters in Old Town and the Medicaid hubs downtown. The Pearl is an economic engine for Portland, with Powell's Bookstore, restaurants, large furniture stores, etc. It's a center for visitors.

The affordable housing project and the planned workforce development center, will only exasperate these issues with the introduction of low income families and individuals. This project won't bridge the Pearl to Old Town, but bring Old Town to the Pearl. Affordable housing is a great idea, but not in the downtown core. Both this project, and the shelters in Old Town should be moved out of the downtown core.

Not incidentally, the first thing visitors see when arriving by Amtrak is the homelessness that surrounds the medicaid hub just across the street from Amtrak. Visitors walking from Amtrak to Powell's, for example, have to negotiate homelessness and people with serious mental health issues. If Portland wants to once again be a legitimate urban center that attracts economic activity, they need to rethink all of this. Otherwise, the Pearl will continue its downward slide of housing prices.

G. Large

Transportation: Design Advice Request (DAR) Response

Date: March 6, 2025

To: Mark Schmidt, HOLST ARCHITECTURE
503-233-9856, schmidt@holstarc.com

From: Michael Pina, PBOT Development Review
503-823-4249, michael.pina@portlandoregon.gov

Case File: EA 25-006951

Location: NW 9TH AVE

R#: R709061

Proposal: DZ HEARING: This is a Metro Housing bond project. New affordable housing structure consisting of 229 affordable units. Proposed building will be 14 stories, approx 205,668 sf and 146' maximum height. Proposed ground floor program includes an Early Childhood Education Center, Workforce Development center, Property management offices, and building utility and amenities.

The following comments are in response to the applicant's Design Advice Request, submitted 1.29.2025.

KEY ISSUES

1. Relocation of the block's identified loading access from the Masterplan requires a masterplan amendment. While some discussions have occurred, no formal request or determination has been made on the project's proposed loading location. The burden of proof is on the applicant to ensure the approval criteria are met.

In the Central City, a Standard B loading space does not have to enter/exit in a forward motion (33.266.310), however it does require a Driveway Design Exception (DDE) to TRN 10.40.D.4 - *Forward Motion*, which has yet to be applied for. The proposed location also appears to meet TRN 10.40.D.1 - *Separation from Property Corner*.

2. Portions of the proposed Utility Plan are still unresolved with PBOT's CIP team. However current coordination efforts are underway. The applicant is aware if any portion of the city-built frontage is damaged, reconstruction will be required with review of the Public Works permit.
3. Please see Transportation's pre-application response for 24-088055 PC for the site's remaining required frontage improvements, vehicular access standards, and land-use submission requirements.



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Early Assistance Application

File Number: EA 25-006951 DA

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec 1/29/25 by Mary

LU Reviews Expected DZ

Related cases EA 24-088055 APPT, PJ 18-260745

Y N Unincorporated MC

Y N Potential Landslide Hazard Area

Y N Combined Flood Hazard Area

Qtr Sec Map(s) 2929 Zoning EXd

Plan District CC - Pearl

Historic and/or Design District River & CC

Neighborhood Pearl District

District Coalition District 4

Business Assoc Pearl District

Neighborhood within 400/1000 ft Only 400' 1000' Old Town

APPLICANT: Complete all sections below. Email this application and supporting documents (listed on page 2) to: LandUseIntake@portlandoregon.gov.
Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting, if you're requesting a meeting.

Site Address NW 9th Ave, Parcel 4A of USPS Property

Site Size/Area .69 Acres

Property ID(s) R 709061

R _____

R _____

R _____

R _____

R _____

R _____

Short Project Description:

This is a Metro Housing bond project. New affordable housing structure consisting of 229 affordable units. Proposed building will be 14 stories, approx 205,668 sf and 146' maximum height. Proposed ground floor program includes an Early Childhood Education Center, Workforce Development center, Property management offices, and building utility and amenities.

Design & Historic Review New development: list project valuation; Renovations: list exterior alteration value

\$ 46,000,000

Check the box that indicates which Early Assistance Type you are applying for and if you'd like a meeting or to receive written notes only. Please choose one EA type per application.

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference This option is only for proposals that need a Type III or IV land use review. Check here if the proposal includes a street vacation <input type="checkbox"/>	Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input checked="" type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus Check here if the proposal includes a street vacation <input type="checkbox"/>	Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning Only	Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Residential Infill & Middle Housing Land Divisions Discussion of options-no plans will be reviewed. The fee is \$776.	Land Use Services	<input type="checkbox"/>	
<input type="checkbox"/> Pre-Permit Zoning Plan Check	Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units This option is only for proposals for 1-2 units that don't require a land use review or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Contact Information of all Interested Parties (Include a separate sheet for additional parties, if needed.)

APPLICANT INFORMATION *Please check this box if the Applicant is also the Owner

Name Mark Schmidt Company Holst Architecture

Mailing Address 123 NE 3rd Ave, Ste 310

City Portland State OR Zip Code 97232

Day Phone (503) 233-9856 Email mschmidt@holstarc.com

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name Michael Fu Company Home Forward

Mailing Address 135 SW Ash Street, 5th Floor

City Portland State OR Zip Code 97204

Day Phone (503) 802-8300 Email Michael.Fu@homeforward.org

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name Sarah Harpole Company Prosper Portland

Mailing Address 220 NW Second Ave, Suite 200

City Portland State OR Zip Code 97209

Day Phone 503-823-3337 Email harpoles@prosperportland.us

Please submit the following materials with your application to LandUseIntake@portlandoregon.gov

Written project description, including proposed stormwater disposal system and additional property IDs, if not included on Page 1.

List of questions to be discussed.

If you've selected the Residential Infill / Middle Housing Land Division option, we will only accept this completed application & your list of questions (please don't submit anything else). If you want review of site plans for a residential infill option or middle housing land division, please be select either the Zoning Only or the Zoning and Infrastructure Bureaus option.

Site plans & elevations, drawn to a measurable scale (with scale and scale bar identified). If the site is in a design overlay and you intend to meet community design standards, full-sized drawings are needed to confirm the standards are met.

If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/ppd/land-use-review-fees-and-types/design-standards>.

Note the following:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/ppd/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only materials that are submitted with the original Early Assistance application will be addressed by City staff; we are unable to address any additional or edited materials submitted after the application is received.
4. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Please refer to [SDC information on the PP&D website](#).
5. Plans examiners (building code specialists) do not participate in Early Assistance in any capacity. For life safety and building code questions, consult with a plans examiner by [scheduling a 15-minute appointment](#) or applying for a [Life Safety Preliminary Meeting](#)

Design Advice Request

DISCUSSION MEMO

Date: 3/13/25
To: Portland Design Commission
From: Staci Monroe, Design & Historic Review Team
Staci.monroe@portlandoregon.gov | 503-865-6516
Re: EA 25-006951 DA – Broadway Corridor Parcel 4a
Design Advice Request Memo – 3/20/25

This memo is regarding the upcoming DAR on 3/20/25 for Broadway Corridor Parcel 4a. The following supporting documents are available as follows:

- Drawings (efiles.portlandoregon.gov/record/17177619)
- Relevant Master Plan approved exhibits (efiles.portlandoregon.gov/record/17224371/)
- Public comment (efiles.portlandoregon.gov/record/17224851/)
- Guideline matrix and other documents (attached)

I. PROGRAM OVERVIEW

- First development within the Broadway Corridor Master Plan area.
- 14-story affordable housing development with 229 affordable units and a ground floor program providing an early childhood education center, workforce development center, property management offices, loading, building utility and amenities.
- In addition to a Design Review, a Central City Master Plan Amendment required to relocate the loading off of NW 9th.
- Modifications to ground floor windows along NW 9th.
- Exceptions to oriel window regulations.

II. DEVELOPMENT TEAM BIO

Architect	Mark Schmidt Holst Architecture
Owner's Representative	Sarah Harpole Prosper Portland
Project Valuation	\$ 46 million

III. FUTURE APPROVAL CRITERIA:

- Design Review - [Central City Fundamental & River District Design Guidelines](#)
- Central City Masterplan Amendment - [Section 33.510.255.H](#)
- Modifications Through Design Review - [Section 33.825.040](#)

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on 3/20/25:

CONTEXT

The north half of Block 4 will be the first development within the USPS Broadway Corridor Master Plan approved in 2020. The master plan established the framework for future development within the 14-acre site that will ultimately be home to approximately 4 million square feet of new commercial, employment, and residential development, as well as open space. The Green Loop will run through the center of the site within the public open space, which is an extension of the North Park Blocks.

The master plan approved building envelopes and heights as well as locations of active frontages, building entries and parking/loading access points that respond to the future context within the plan area. These parameters for development with the master plan site complement the overall massing in the Central City and the desired interface between private development and public realm that exists within the surrounding area and larger Central City. The proposed design, including massing and materiality, for Block 4a aligns with the goals of the future master plan and the existing context.

As the first project within the master plan site, Staff encourages any feedback on how this development reflects the established context in the surrounding area and the future, desired context of the master plan site.

PUBLIC REALM

General - Given that this will be the first building in the master plan, the ground level will establish the expectation for the rest of development within the plan area. The height (18'), level of transparency and active program of the ground floor and the outdoor spaces on the second floor facing the future park currently proposed are elements that will contribute to a successful and engaging public realm.

NW Johnson - NW Johnson Street will be a continuation of the existing Neighborhood Greenway to the west of NW 9th Ave and will provide enhanced facilities for pedestrians and bicyclists. A two-way cycle track will occur on the south side of Johnson along Block 4's frontage. The workforce development use, offices and main lobby entrance are appropriate in supporting this infrastructure and anticipated activity and well exceeds the ground floor active use requirement along this future street.

NW Park – The block's east frontage will consist of a curbless street that transitions to the large central open space that will be an extension of the North Park Blocks. The proposed community room, Early Learning Center, building entry and the outdoor spaces on the second floor will truly engage with the activities at the future park.

Staff encourages discussion about the relationship of the project with the park elements and character of the section adjacent to Block 4 (referred to as the "The Ascent") to be shared in PP&R's briefing before the Block 4 agenda item.

NW 9th – The master plan approval ensured inactive uses such as parking and access, loading, and trash and recycling are shared or consolidated, with the goal of activating the pedestrian environment. For Block 4, the vehicle and loading access was approved at the south frontage off NW Irving. Since this proposal is for the northern half of the block, the loading access cannot be from NW Irving and is instead requested off NW 9th. This request requires a Master Plan Amendment. Transportation requires a formal Driveway Design Exception to consider the

request. However, the applicant has had preliminary discussions with Transportation and is hopeful it can be supported.

This frontage is also where the majority of back-of-house and utilities are located, making it challenging to meet the 40% ground floor window requirement and necessitating a Modification to the standard. During the master plan review, there was a significant amount of discussion regarding the quality of the public realm on NW 9th and that it should not be a “throw away” street. The ground floor program includes the workforce development use anchoring the corner and a building entry. To address the impacts of the inactive sections of this frontage the applicant is proposing two approaches - adding a glazed vestibule in front of the electrical room or art along the ground floor.

Staff encourages discussion of ways to mitigate the back-of-house conditions on NW 9th to ensure a pleasant and safe pedestrian experience.

QUALITY & PERMANENCE

Massing & Coherency – The proposed design concept is strong and straightforward and excels with being coherent and interesting with multi-floor projections that break down the massing on the long and tall north and west facades. As proposed, these will require Exceptions to two oriel window standards (maximum 12’ width length and 30% glazing on side wall of projections greater than 2’-6). Staff is supportive of the Exceptions given how well integrated the projections are with the overall concept.

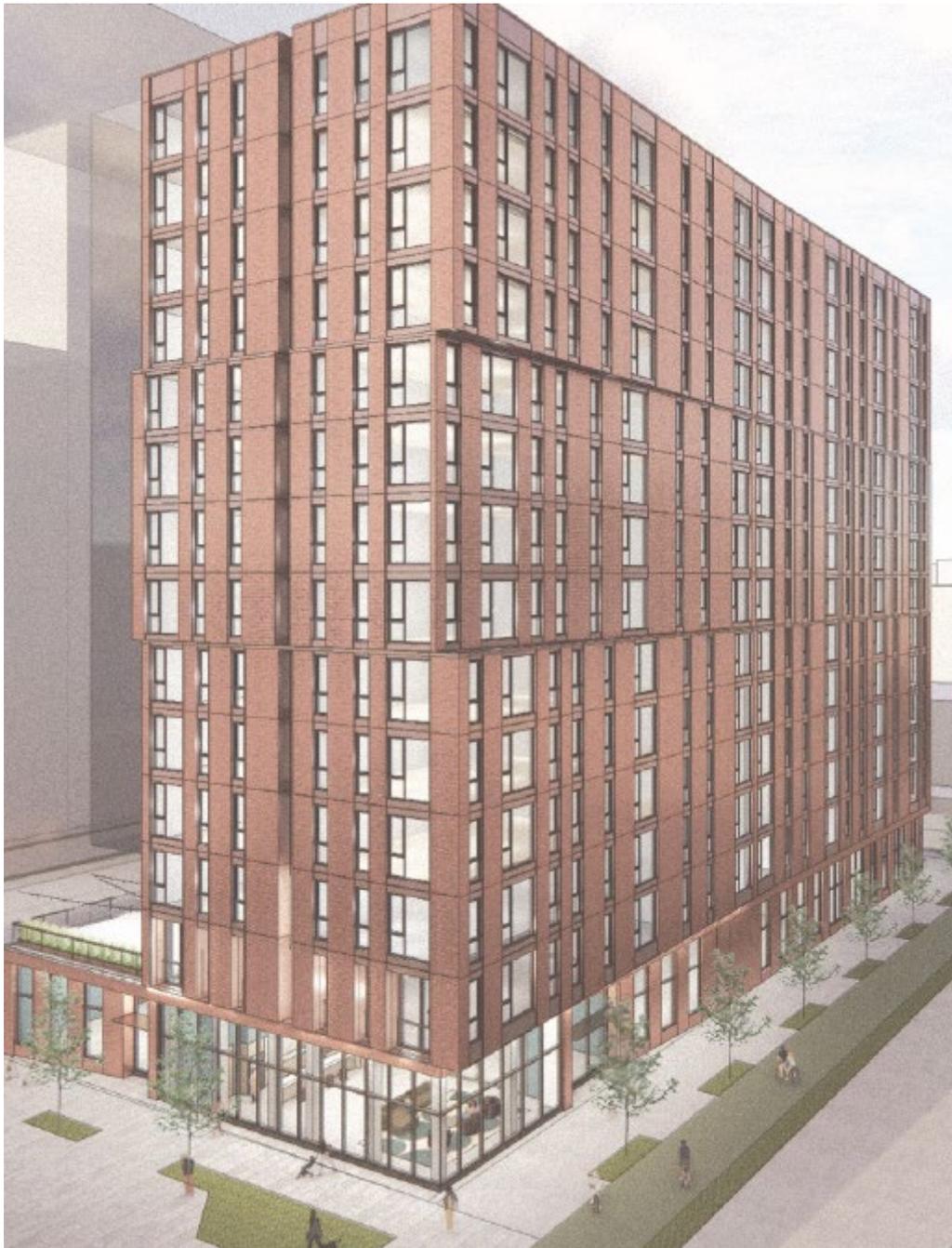
Staff encourages discussion of the oriel window Exceptions and any feedback of the building’s composition.

Exterior materials - Material concepts being explored include brick (texture and sheen or neutral tone) with metal panel accents and glazing. These are quality finishes that are very contextual. The inspiration images provided in the drawing set hint at a playful application of the brick, which would be welcome to differentiate this half block brick building adjacent to a large new open space from those that occur throughout the Pearl district.

Staff encourages discussion of the material palette and opportunities to provide an engaging and interesting façade.

CONTEXT		COMMISSION	
		+ / -	Comments
A1: Integrate the River			
	A1-1: Link the River to the Community		
A2: Emphasize Portland Themes			
A3: Respect the Portland Block Structures			
	A3-1: Provide Convenient Pedestrian Linkages		
A5: Enhance, Embellish & Identify Areas			
	A5-1: Reinforce Special Areas		
	A5-1-1: Reinforce the Identity of the Pearl District Neighborhood		
	A5-1-2: Reinforce the Identity of the North Park Blocks Area		
	A5-1-4: Reinforce the Identity of the Union Station Area		
	A5-3: Incorporate Water Features		
	A5-4: Integrate Works of Art		
A9: Strengthen Gateways			
C1: Enhance View Opportunities			
	C1-1: Increase River View Opportunities		
C4: Complement the Context of Existing Buildings			
D1: Park Blocks			
PUBLIC REALM		COMMISSION	
		+ / -	Comments
A4: Use Unifying Elements			
A7: Establish and Maintain a Sense of Urban Enclosure			
A8: Contribute to a Vibrant Streetscape			
	A8-1: Design Fences, Walls, and Gateways to be Seen Over		
B1: Reinforce and Enhance the Pedestrian System			
	B1-1: Provide Human Scale to Buildings Along Walkways		
B2: Protect the Pedestrian			
B3: Bridge Pedestrian Obstacles			

B4: Provide Stopping and Viewing Places		
B5: Make Plazas, Parks & Open Space Successful		
B6: Develop Weather Protection		
B7: Integrate Barrier-Free Design		
C3: Respect Architectural Integrity		
C3-1: Integrate Parking		
C6: Develop Transitions Between Buildings & Public Spaces		
C7: Design Corners that Build Active Intersections		
C8: Differentiate the Sidewalk Level of Buildings		
C9: Develop Flexible Sidewalk Level Spaces		
C10: Integrate Encroachments		
C11: Integrate Roofs and Use Rooftops		
C12: Integrate Exterior Lighting		
C13: Integrate Signs		
QUALITY AND PERMANENCE	COMMISSION	
	+ / -	<i>Comments</i>
C2: Promote Permanence & Quality in Design		
C5: Design for Coherency		



City of Portland

Design Commission

Design Advice Request

EA 25-006951 DA

Block 4a Broadway Corridor

March 20, 2025

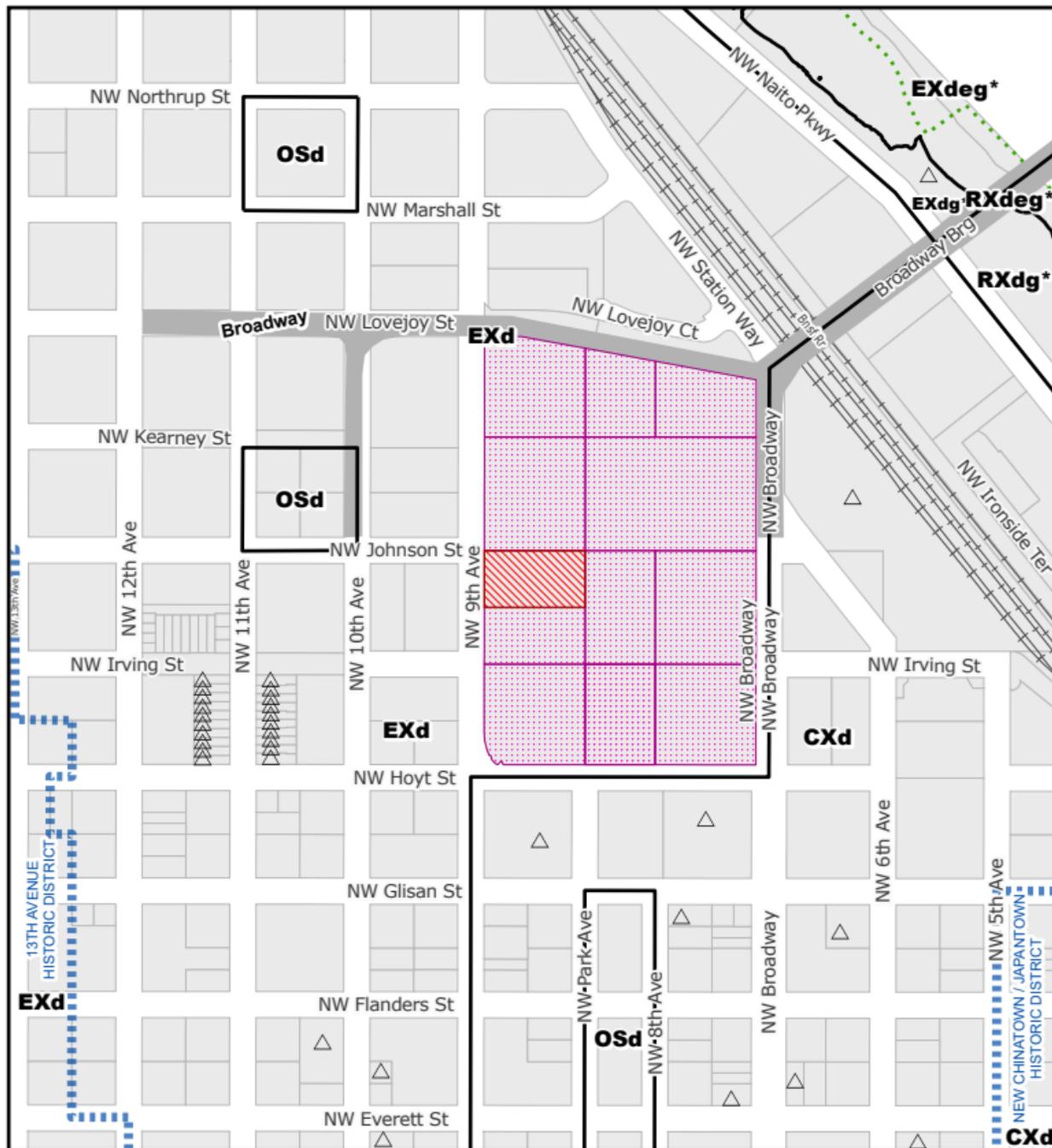
Staff Introduction

Staff Discussion Topics

Applicant Presentation

Public Comments

Commission Discussion



Base Zone:
EXd Central Employment
Design Overlay

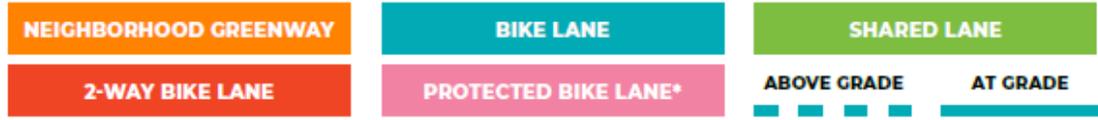
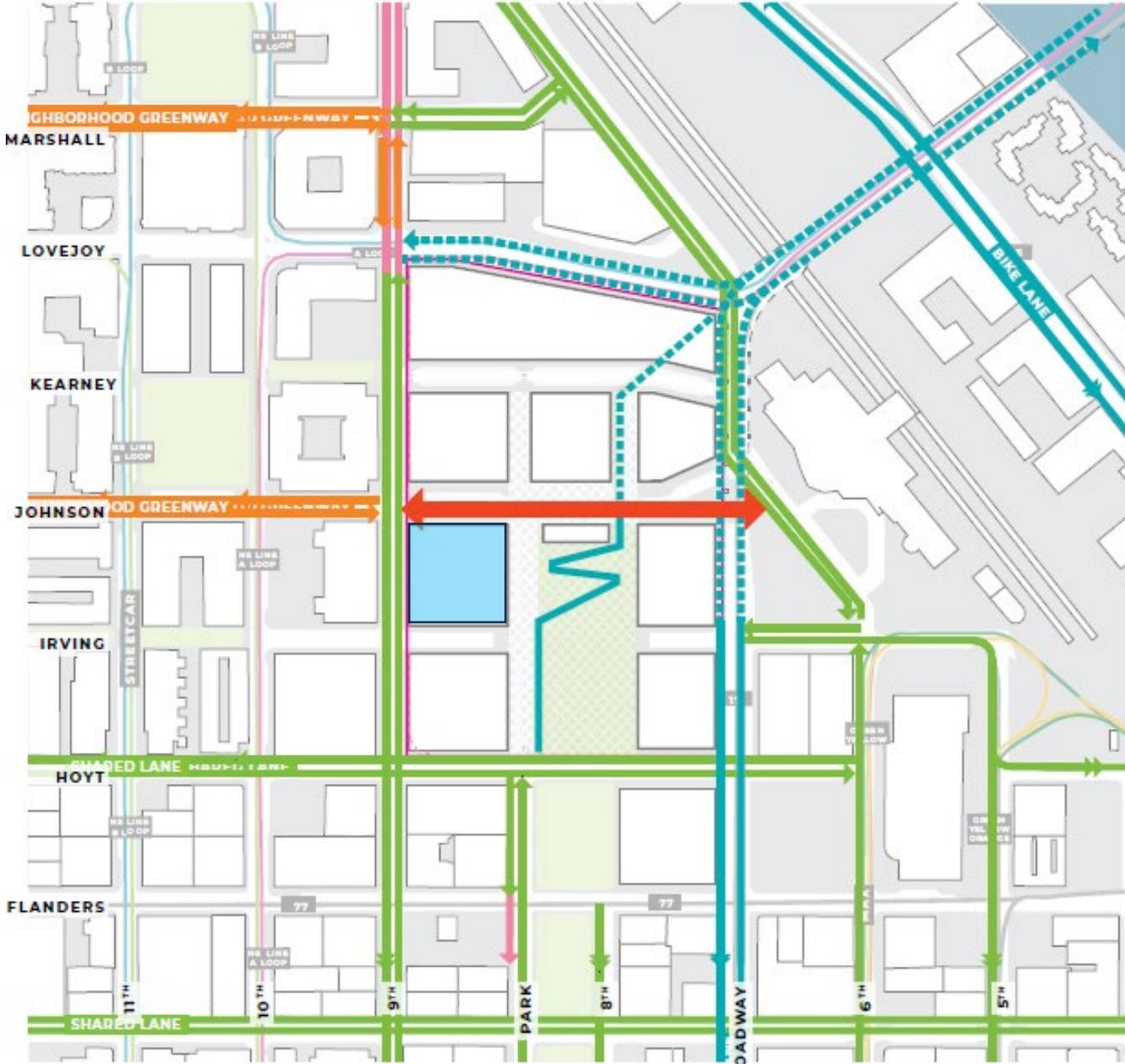
Location:
Central City Plan District
Pearl Subdistrict
USPS Broadway Corridor
Master Plan



Master Plan

LU 25-006951 DA
Exhibit G3

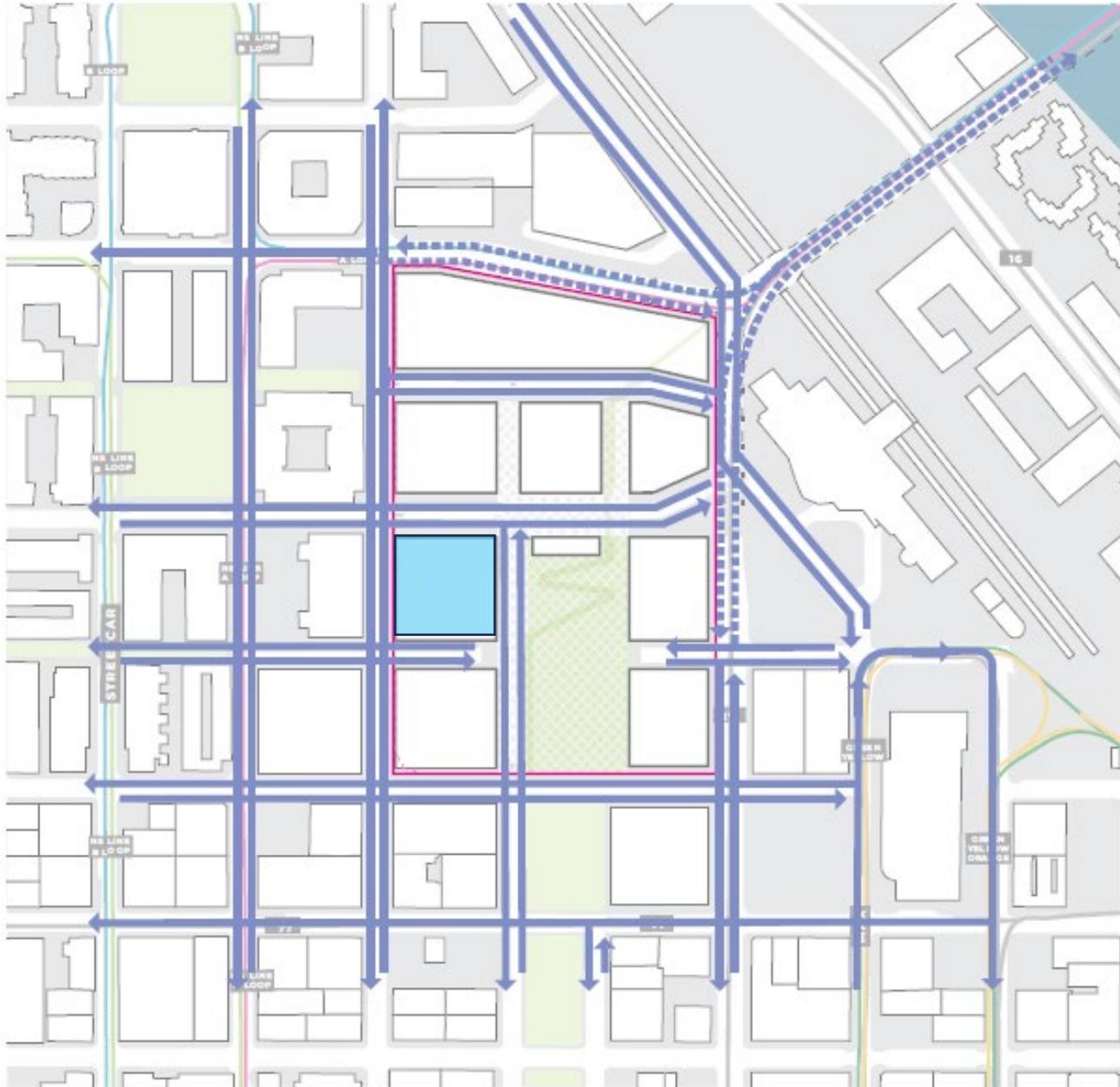
Proposed Bike Circulation



Master Plan

LU 25-006951 DA
Exhibit G3

Proposed Vehicular Circulation



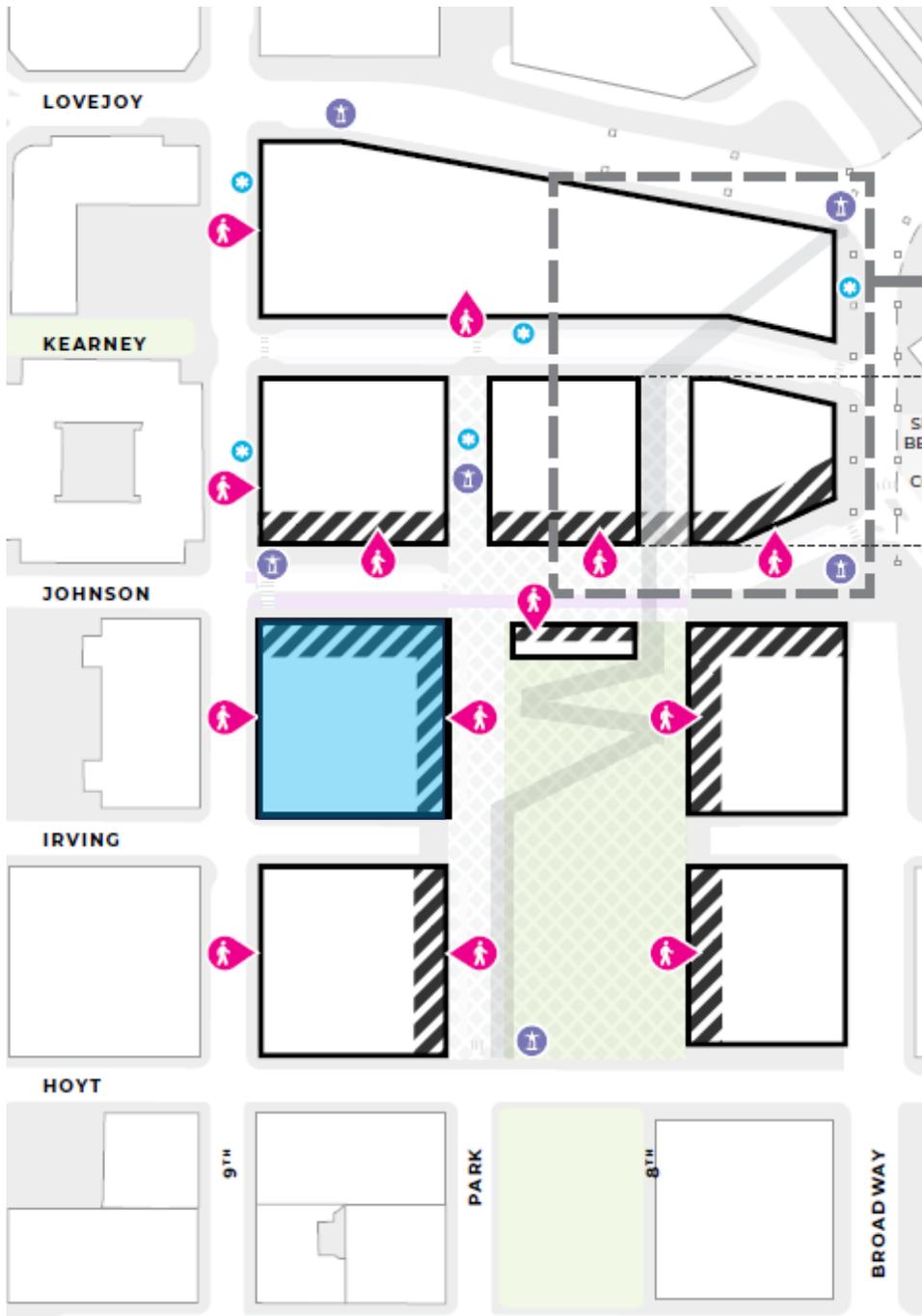
VEHICULAR CIRCULATION

ABOVE GRADE

AT GRADE

Master Plan

LU 25-006951 DA
Exhibit G3



POTENTIAL PUBLIC
ART OPPORTUNITY

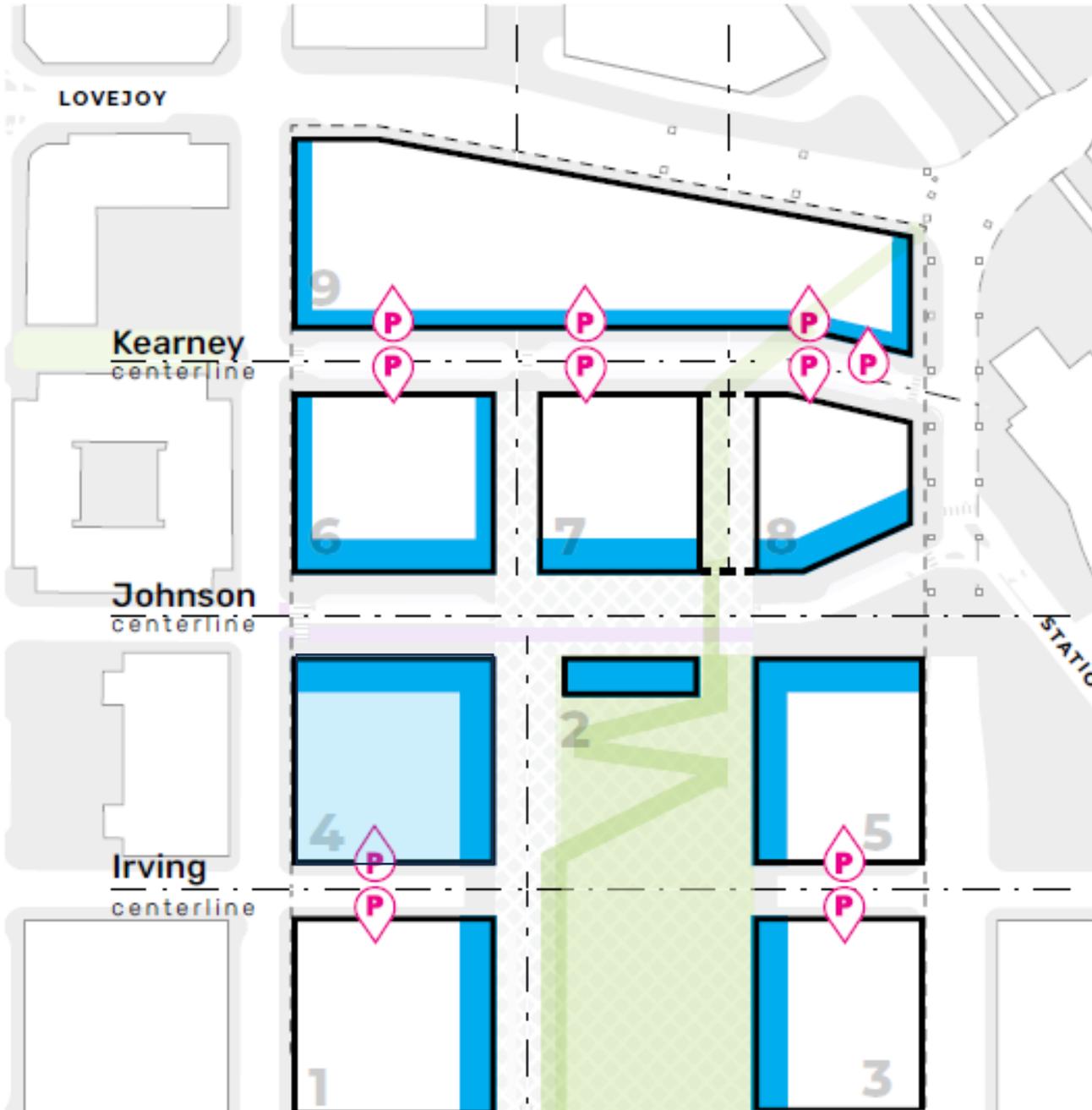


PREFERRED PRIMARY
ENTRANCE**



Master Plan

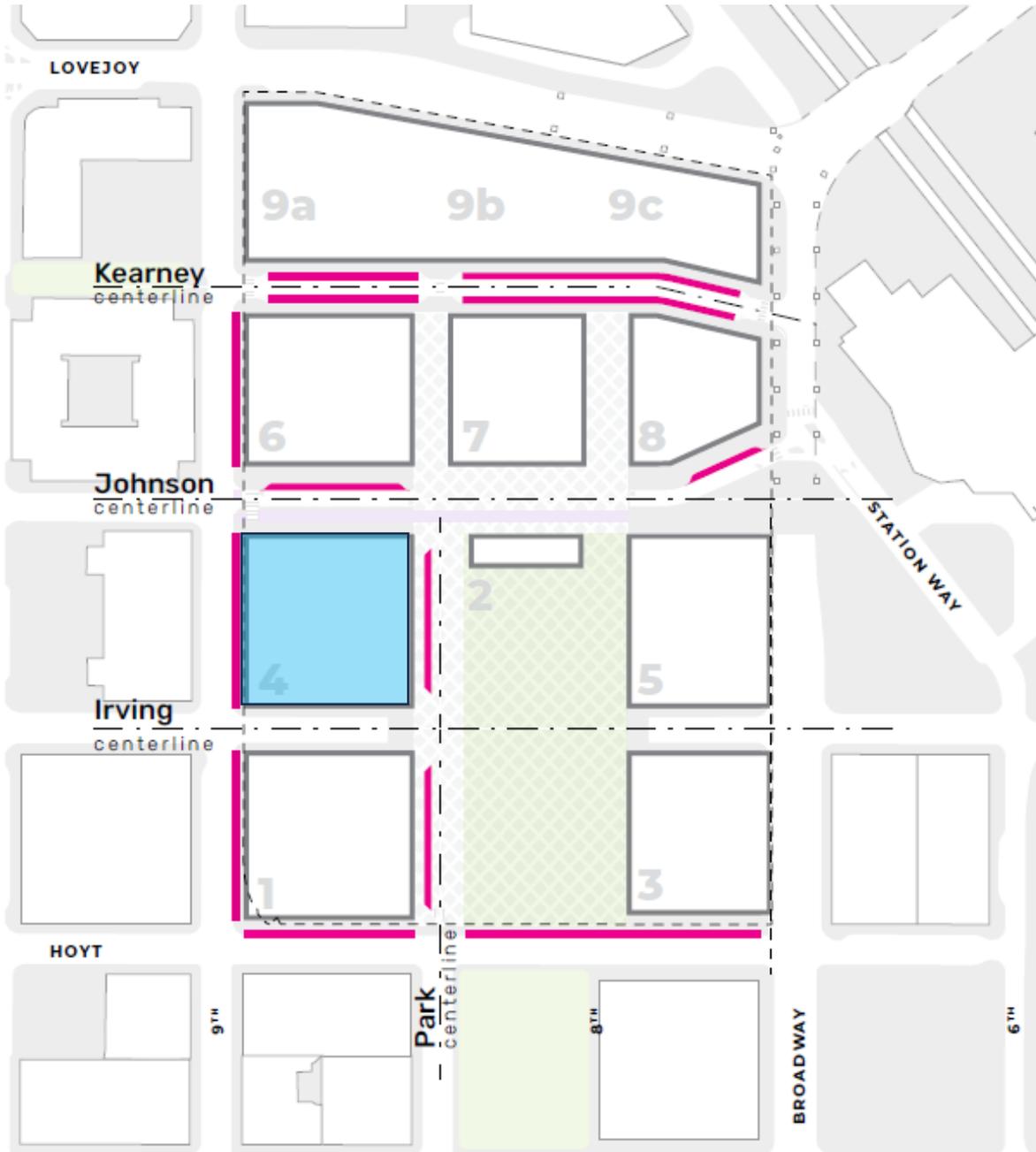
LU 25-006951 DA
Exhibit G3



NO VEHICLE PARKING *

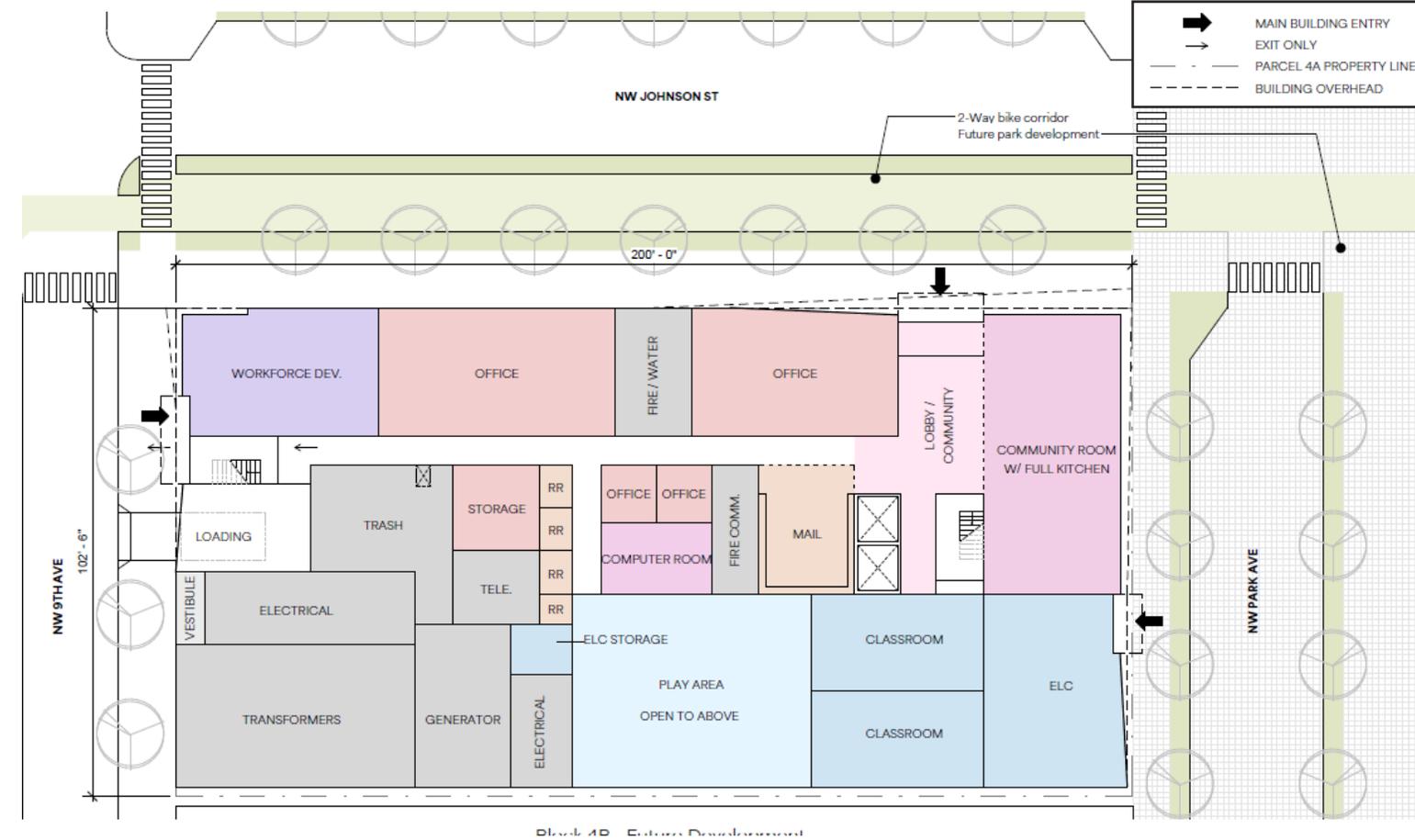
P PRIMARY PARKING & LOADING ENTRY**

Master Plan



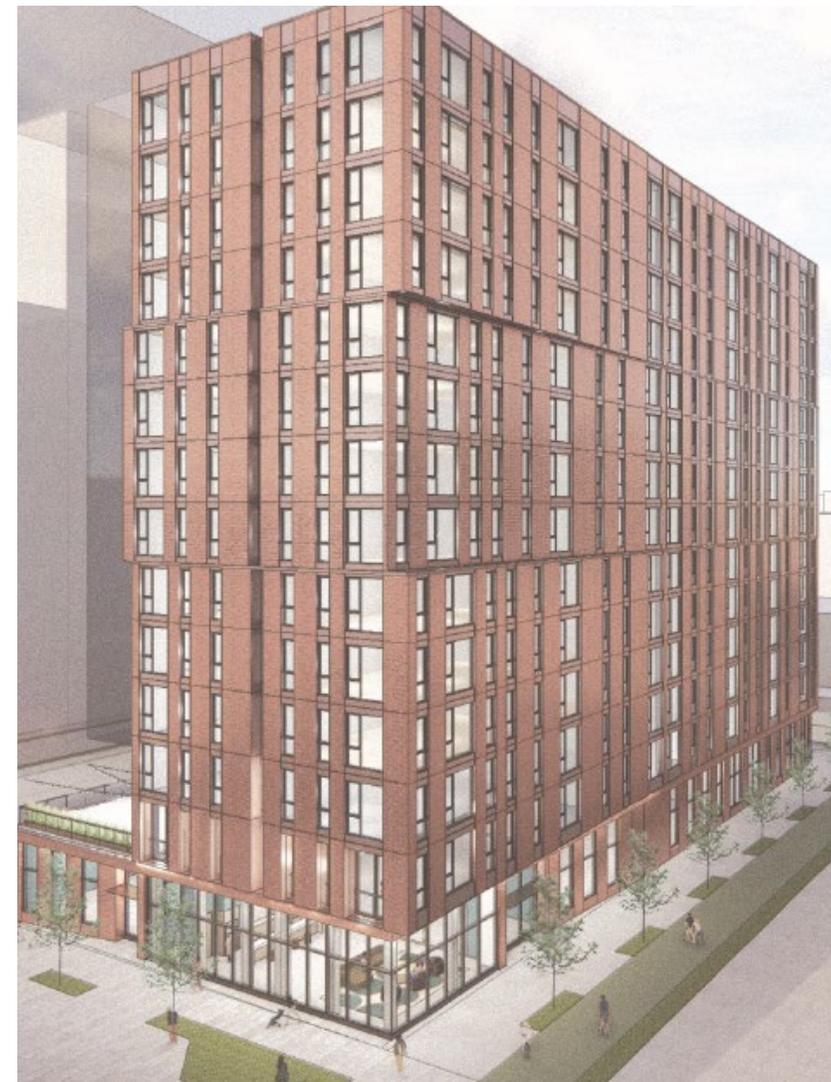
**BIKE & VEHICULAR
ON STREET PARKING**

Master Plan



Block 4B Future Development

- 14-story tower
- 229 residential units
- Early Learning Center
- Workforce Development Program
- Office
- Community room
- Loading of NW 9th
- No on-site parking



Proposal

LU 25-006951 DA
Exhibit G3

Design Review

- Type III, II or Ix options
- Approval Criteria
 - Central City Fundamental Design Guidelines
 - River District Design Guidelines

Central City Master Plan Amendment

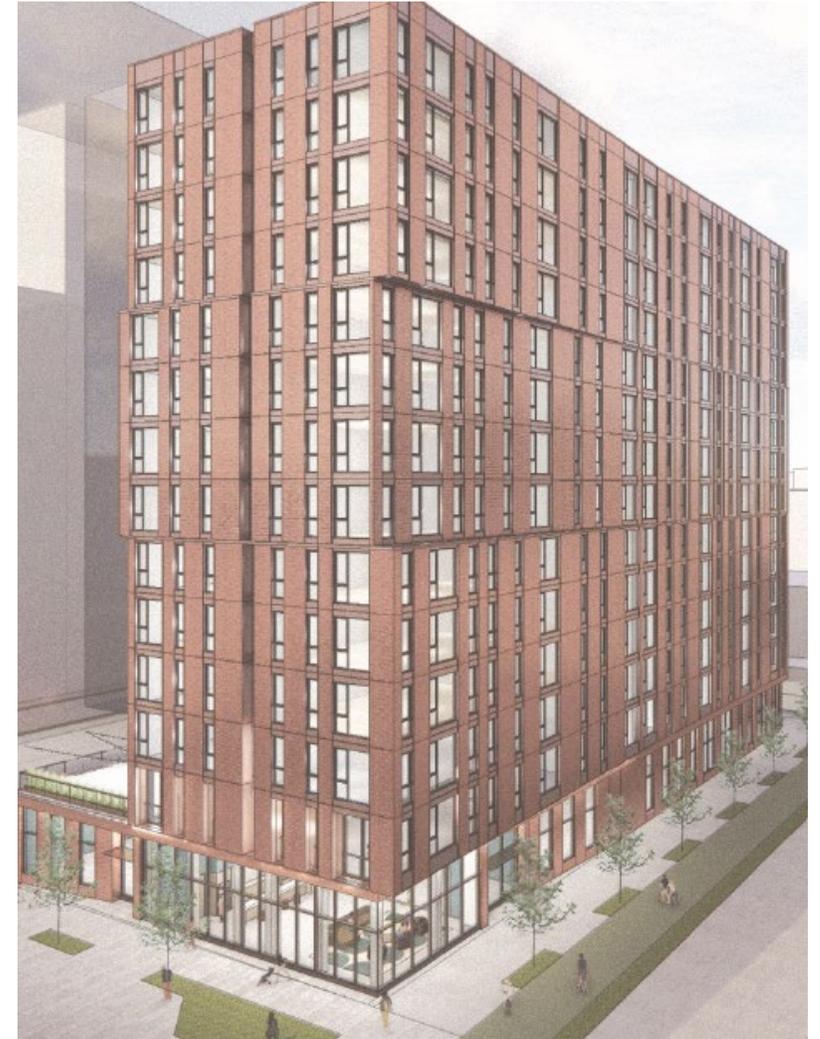
- Locate loading off NW 9th instead of NW Irving
- Approval Criteria – Section 33.510.255.H

Exception to Oriel Window Standard

- Exceed max 12' length and glazing on side wall of 4' projection
- Approval Criteria:
 - Central City Fundamental Design Guidelines
 - River District Design Guidelines

Modification

- Ground Floor Windows on NW 9th
- Approval Criteria – Section 33.825.040



Future Reviews

LU 25-006951 DA
Exhibit G3

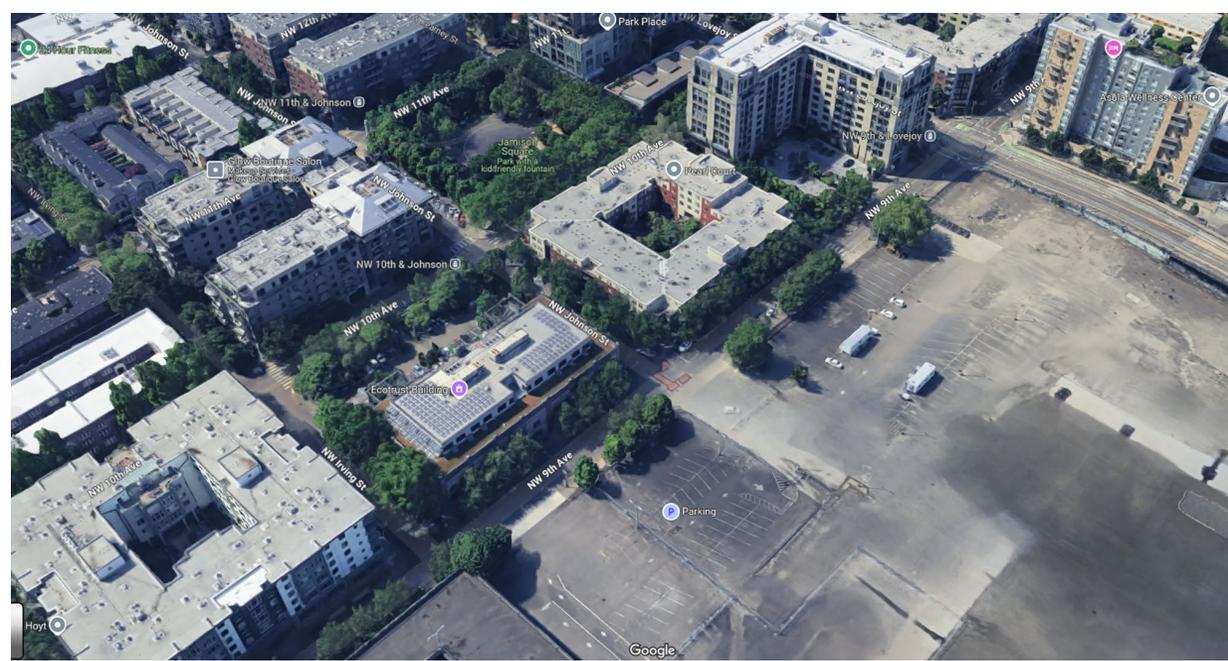






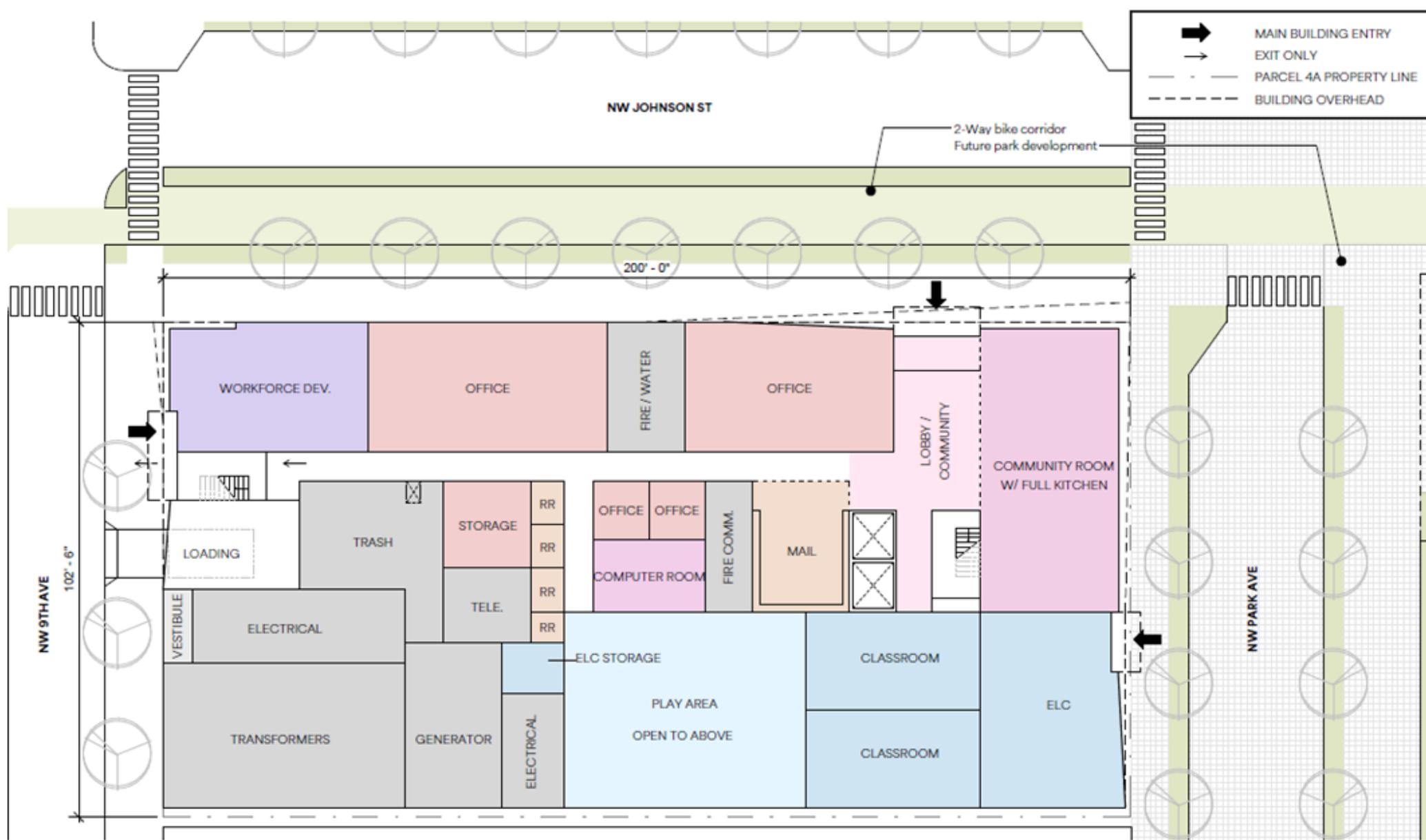
USPS Broadway Corridor Master Plan

Response to Existing & Future Desired Context





General NW Johnson



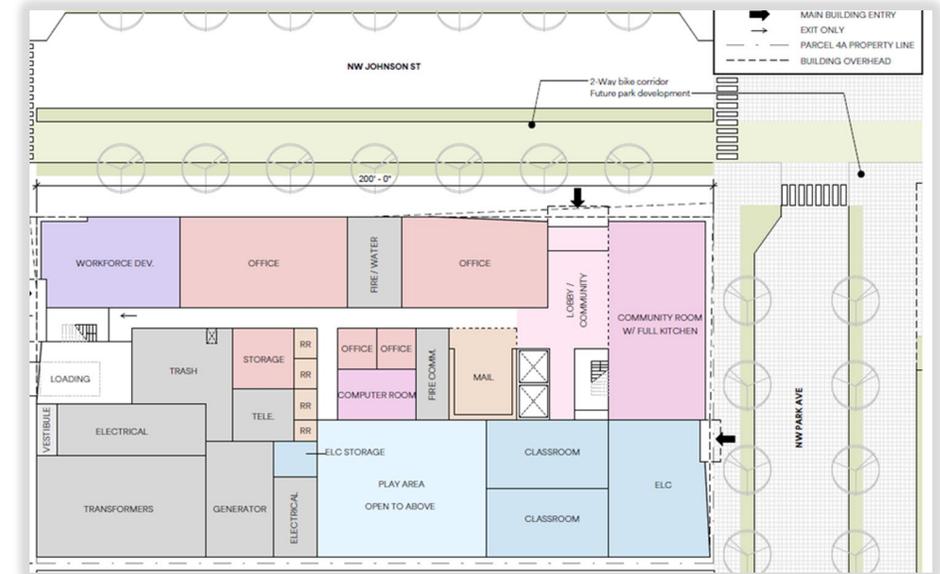
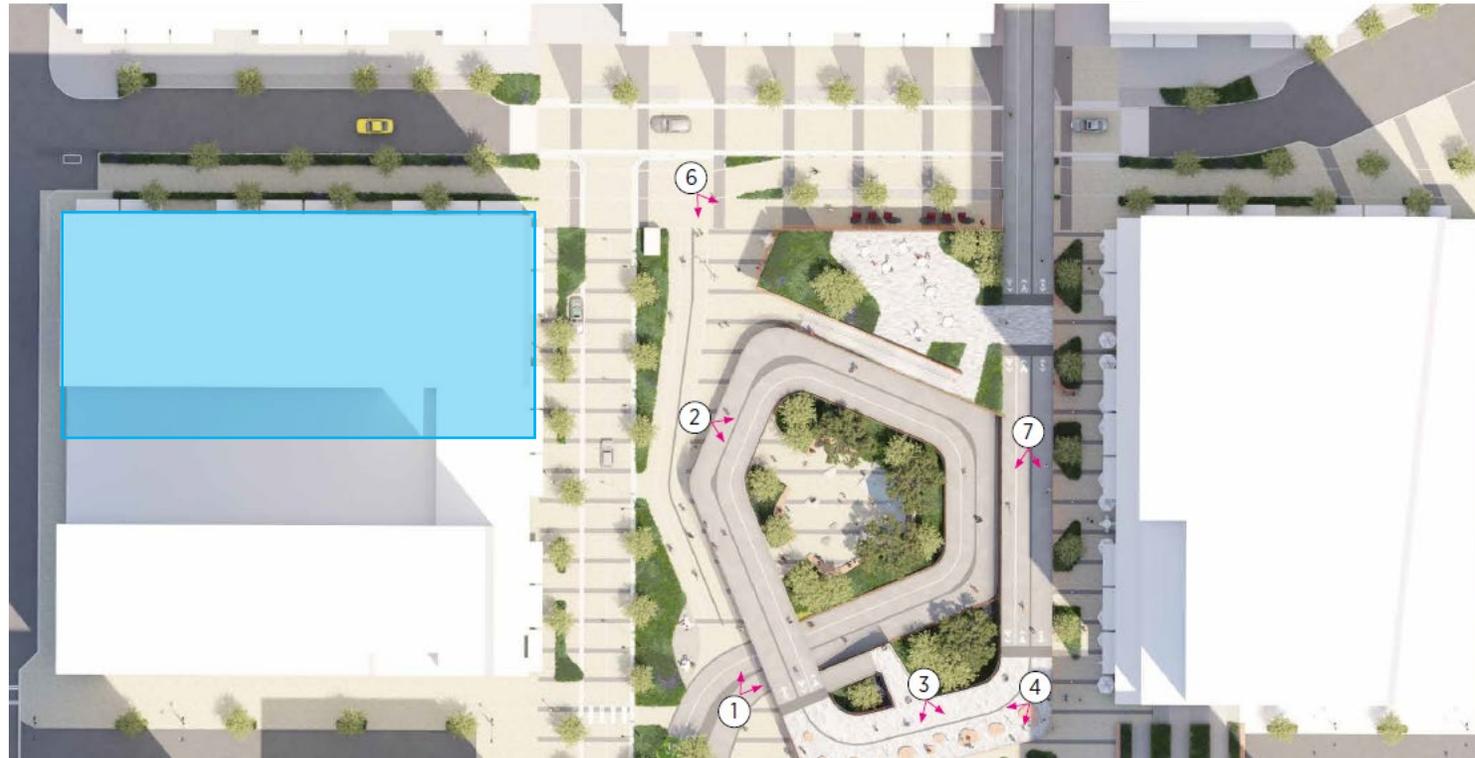
Public Realm

LU 25-006951 DA
Exhibit G3



NW Park

Relationship to "The Ascent" section of North Park Blocks Extension



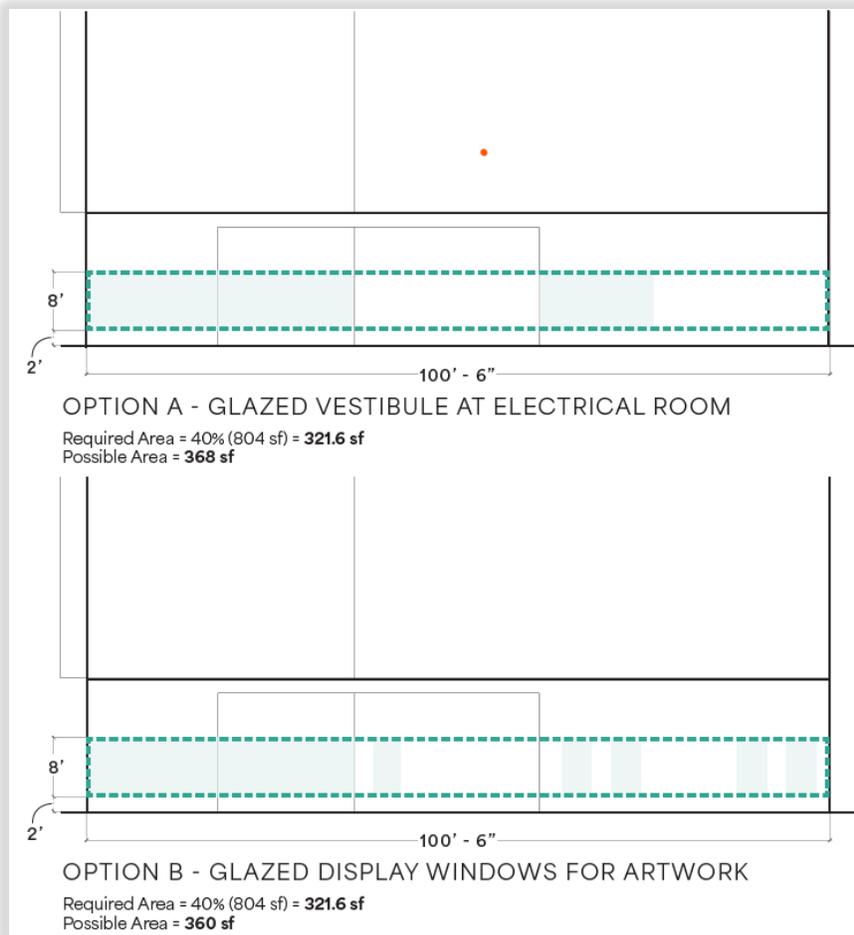
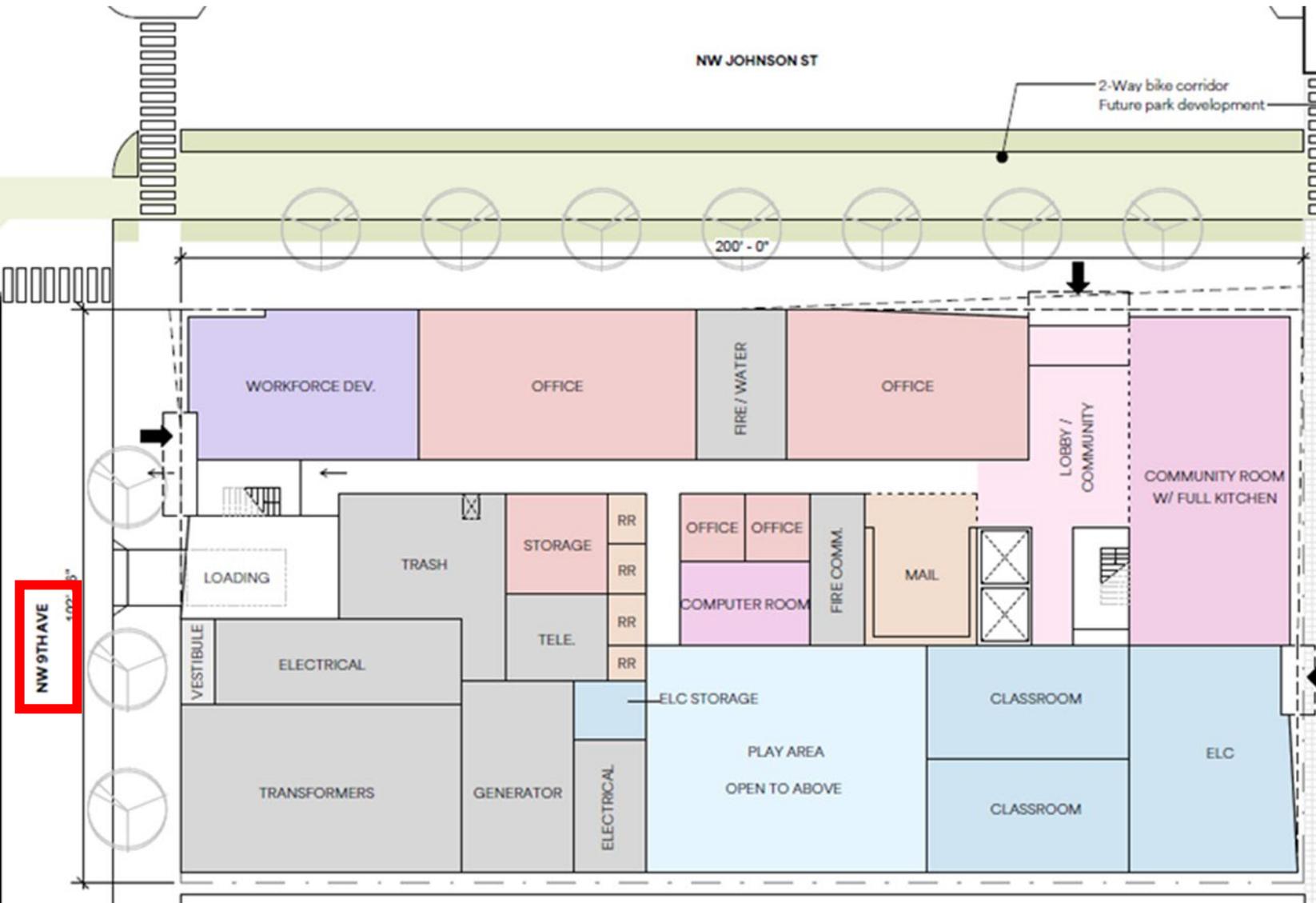
Public Realm

LU 25-006951 DA
Exhibit G3

NW 9th

Modification to Ground Floor Windows

Mitigate BOH Conditions



Public Realm

LU 25-006951 DA
Exhibit G3



Massing & Coherency

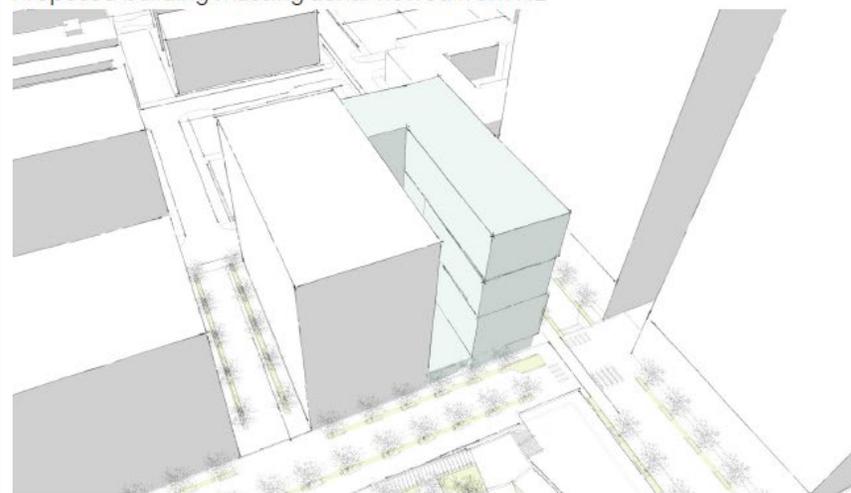
Overall Composition



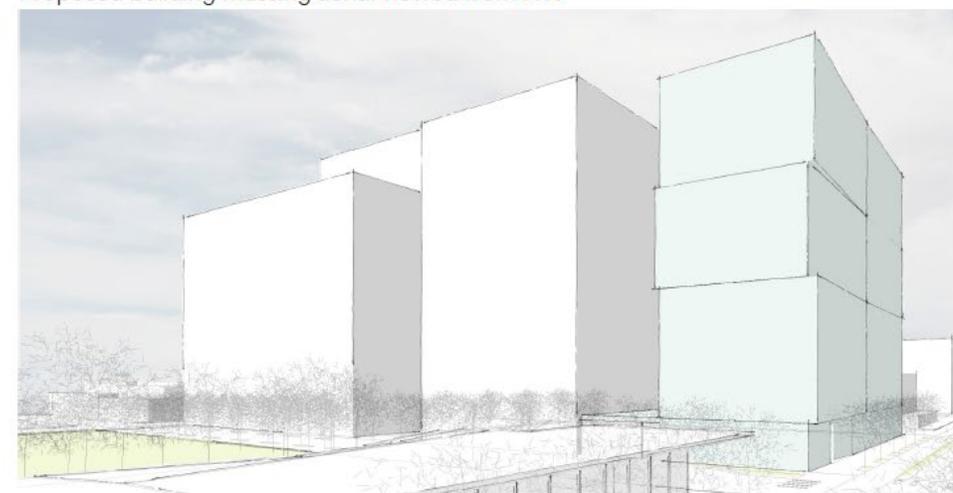
Proposed building massing aerial viewed from NE



Proposed building massing aerial viewed from NW



Proposed building massing aerial viewed from SW



Proposed building massing viewed from N looking SW



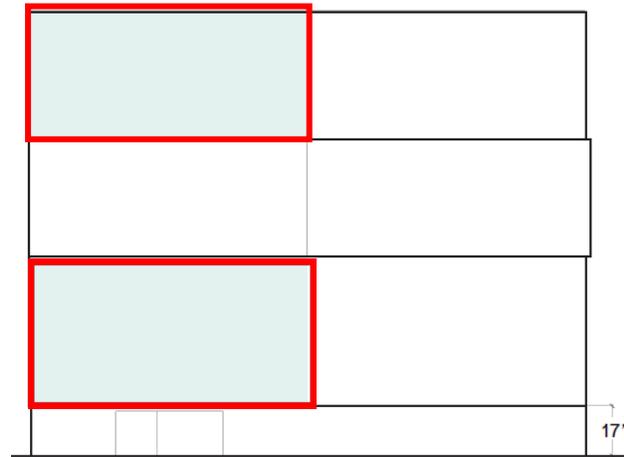
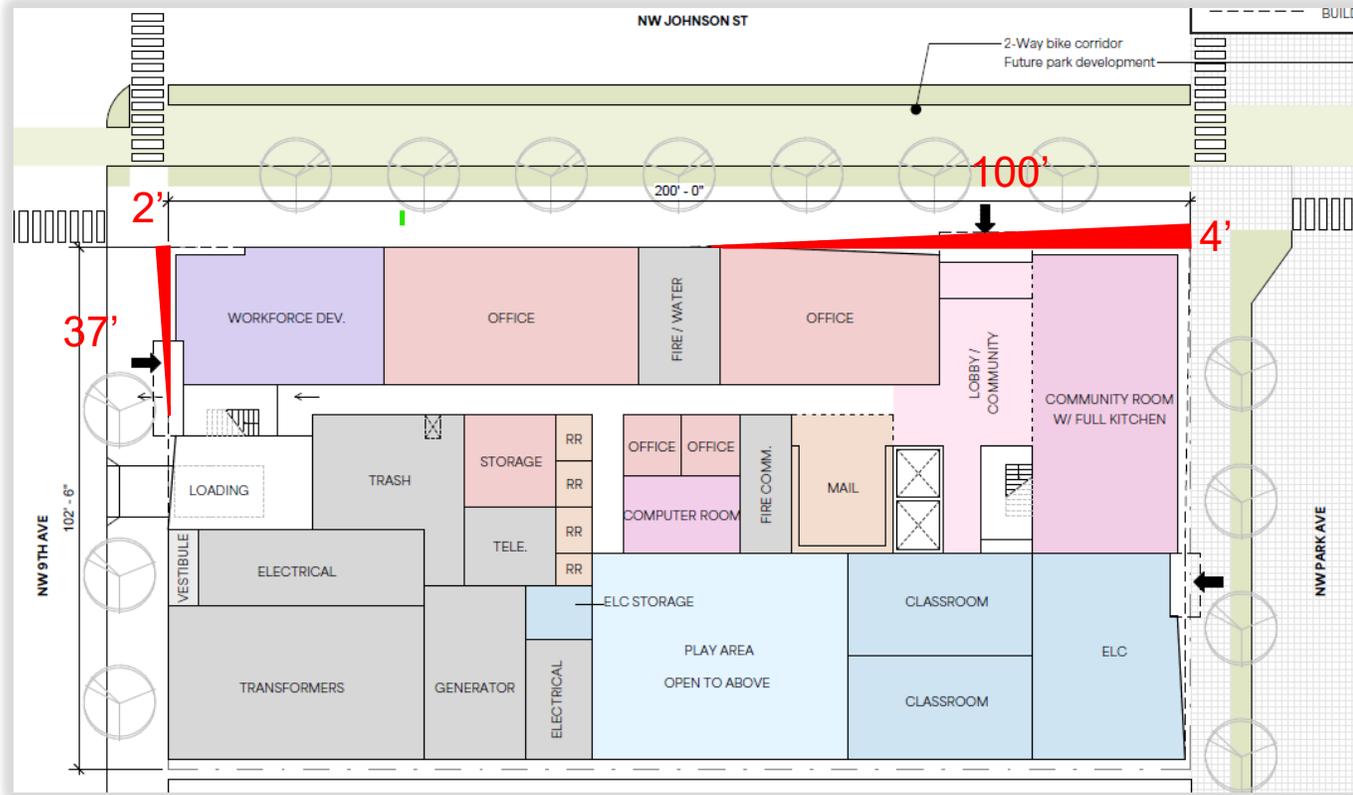
Conceptual rendering only,
not proposed design

Quality & Permanence

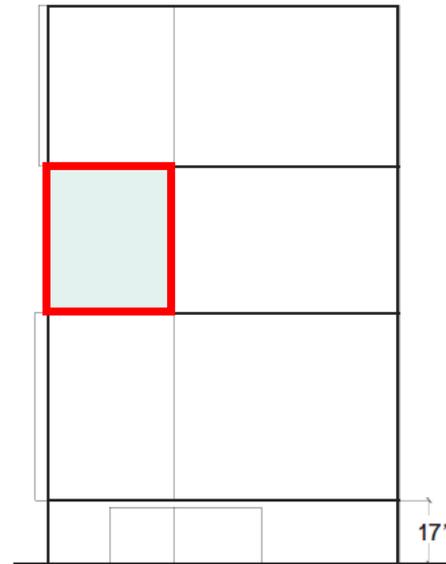


Massing & Coherency

Oriel Window Exception



NORTH - 31% TOTAL



WEST - 10% TOTAL

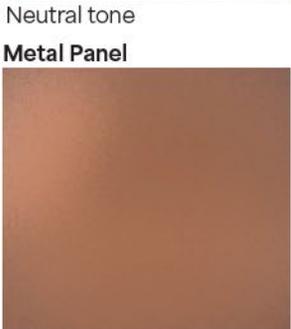
Quality & Permanence



Exterior Materials

Material Palette

Engaging & Interesting Application of Materials



Reflective



Quality & Permanence

Context

- Massing - existing and future

Public Realm

- NW Park
- NW 9th

Quality & Permanence:

- Overall Composition
- Oriel Window Exception
- Material Palette
- Engaging & Interesting Application of Materials

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Public Comments

Commission Discussion

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Commission Discussion