



**City of Portland, Oregon**  
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**Land Use Services**

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## MEMORANDUM

**Date:** June 11, 2013  
**To:** Portland Design Commission  
**From:** Kara Fioravanti, Senior Planner – Urban Design  
503-823-5892, [Kara.Fioravanti@portlandoregon.gov](mailto:Kara.Fioravanti@portlandoregon.gov)  
**Re:** June 6, 2013 Design Advice Request  
EA 13-151841 DA – South Waterfront Block 37

Attached is a drawing set for the Design Advice Request of a new full-block mixed-use project in the Central City Plan District's South Waterfront sub-District. The site is a river-fronting property, south of the Atwater condominium tower. The proposed building is a 5 over 1 building with one level of below-grade parking. Total residential unit count is 277 apartments. The ground level includes retail at SW River Parkway, housing lobbies at SW River Parkway and Gaines, loading facing SW Lane Accessway, trash facing SW Gaines, residential units facing Lane/Gaines/Greenway, and 41 parking spaces wrapped by these uses. The below-grade parking level is for 209 spaces. The proposed parking is accessed from Gaines. Floors 2-6 include residential units and a variety of rooftop terraces and planted areas. The proposed exterior materials include: metal panel, cedar siding, corten steel, cast in place concrete, fiber cement panel and vinyl windows. The review criteria are Central City Fundamental Design Guidelines, South Waterfront Design Guidelines and South Waterfront Greenway Design Guidelines.

Areas for discussion on June 20, 2013:

- **Scale and form.** Scale and form of the proposed building at the Greenway frontage, in the context of the other nearby mixed-use buildings.
- **Design Intent.** Composition of the building facades.
- **Materials.** Exterior material quality and detailing – quality of the proposed materials and compatibility with the predominate building palette of the district.
- **Ground level.** Design, detail, quality and vibrancy of the ground level at all four frontages. Interface with the already approved Greenway Central District design.
- **SW Lane Accessway.** SW Lane is a designated "Green Accessway" in the Street Standards and has a high pedestrian and landscape expectation. Extension of and design integration with previously approved Lane design one block west. And, design aesthetic created for the block to the South (when developed).
- **Mechanical.** Design integration with building facades and/or rooftop treatment.

Modification requests are expected for the following building development standards:

- **Special Building Height Corridor at SW Gaines** – Per Map 510-15 SW Gaines is a "Special Building Height Corridor" from SW Macadam Avenue to the Greenway and leads to a designated "Minor Viewpoint" at SW Gaines and the Greenway. 33.510.252 A.2. requires buildings within 50' of the centerline of SW Gaines to be no more than 50' in height. The proposed building is taller than 50' within 50' of the centerline of SW Gaines.

Please contact me with any questions or concerns.