



City of Portland
Bureau of Development Services

Staff Presentation to the **Portland Design Commission**

14-176475 DZM
Miracles Central

November 20, 2014

October 16th Hearing:

- **Materials**

- Limit use of FCB / consider other material
- Prioritized facades for higher quality material (street, courtyard, end walls)
- Material changes make sense with the design concept

- **Ground level**

- Remove some raised planters & improve bench material
- Additional glazing
- Gas meter enclosure

- **Upper facades**

- Window sizes at east and north ends of street facades
- Balcony attachment & fascia detail
- Roof edge detail

- **Courtyard**

- Light access & elevated
- Limited accessibility

Conclusions

As revised, Staff concludes approval criteria have been met:

- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines
- Modifications Approval Criteria – Section 33.825.040

Staff recommends approval of the project:

- Modification – reduce bike parking space width for long-term spaces and location for short-term spaces

end of staff presentation