The RiverPlace Master Plan application involves an 8 acre site that affects approximately 296 middle income rental units in 3 story structures. The developer proposes to remove these structures and ultimately replace it with structures up to 325 ft. that will include an indeterminate number of approximately 1,400 rental living units, plus a potential hotel, retail, and office space.

The impact of this development will change the nature, character, and context of the entire RiverPlace neighborhood, and load its adjacent limited streets with significant increases in traffic.

For over a year, the members of the DNA Land Use Transportation committee have pursued this project, to the point of having to understand the significant complexity of Portland’s zoning requirements, development restrictions, new Master Plan process and application of recent CC 2035 plan.

The DNA members have now come to the point where they appear to understand the regulations as thoroughly as the Design Commission itself. They have issued many letters, questions, and objections, and have testified at every hearing. Yet, it is possible that the Design Commission will approve the overall Master Plan within the next two weeks (the hearing is on March 3, 2022).

While support from NWNW would be appreciated, the project is both late in its life and entering a different phase. The lead committee members do not have the physical and time capacity to adequately introduce and appraise new participants in the projects elements.