



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 17-252155 DZ
PC # 17-184917
Revisions to Providence Park Stadium Expansion
REVIEW BY: Design Commission
WHEN: December 14, 2017 at 1:30 pm
WHERE: 1900 SW Fourth Ave., Room 2500B
Portland, OR 97201

Bureau of Development Services Staff: Meriam Rahali 503-823-5363 /
Meriam.Rahali@portlandoregon.gov

GENERAL INFORMATION

Applicant: Chelsea Grassinger, Allied Works Architecture
1532 SW Morrison Street
Portland, OR 97205
503-227-1737; Chelsea@Alliedworks.com

Owner: Susan Hartnett, City Of Portland
1120 SW 5th Avenue, Rm1250
Portland, OR 97204-1912
503-823-6958; Susan.Hartnett@Portlandoregon.gov

Representative: Mike Golub, Portland Timbers
1844 SW Morrison Street
Portland, OR 97205; 503-553-5411; Mgolub@Timbers.Com

Site Address: **1844 SW Morrison Street**

Legal Description: TL 800 6.95 ACRES SEE R645766 (R941330531) FOR LEASED
ACCOUNT, SECTION 33 1N 1E; TL 800 / SEE R316785
(R941330530) FOR MAIN ACCOUNT, SECTION 33 1N 1E

Tax Account No.: R941330530, R941330530, R941330531

State ID No.: 1N1E33DC 00800, 1N1E33DC 00800, 1N1E33DC 00800A1

Quarter Section: 3027,3028

Neighborhood: Goose Hollow, contact planning@goosehollow.org.

Business District: Goose Hollow Business Association, contact Angela Crawford at
503-223-6376. Stadium Business District, contact Tina Wyszynski
at Tina.wyszynski@gmail.com

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-
4212.

Plan District: Central City - Goose Hollow

Zoning: OSd, Open Space Zone with Design Overlay

Case Type: DZ, Design Overlay

Procedure: Type III, with a public hearing before the Design Commission.
The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant is proposing revised language to Conditions of Approval D and E and revisions to some elements of the original design of Providence Park Stadium Expansion (LU 17-184917 DZ) approved by the Design Commission on August 3, 2017. These include:

1. An alternate to Condition of Approval D: Perimeter fencing. Use a 2"x2" security mesh above pickets but a 1"x1" instead of a 2"x2" security mesh at pickets.
2. An alternate to Condition of Approval E: instead of a minimum height of 11'-3" between grade level and bottom of elevated seating structure to increase viewing into the stadium, the applicant is proposing to increase viewing into the stadium from the north and south of the arcade along SW 18th Avenue by reducing concourse level massing (north and south view sheds.)
3. Replacing the roof canopy material from fabric (PTFE) to a water-tight thermoplastic vinyl membrane with an integral fiberglass reinforcement over metal decking.
4. Revising and reducing the southern stair-tower massing.
5. Reducing glazing at level 2 balconies.
6. Adding eight smoke exhaust louvers and removing associated glazing at the East Elevation along SW 18th Avenue. Each louver is approximately 3'-2" wide by 2'-4" high.
7. Adding one OCS pole and revising the location of two OCS poles.

Note: No signage is proposed in this submittal.

Because the proposal is for exterior alterations to an existing structure in the design overlay zone, Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Goose Hollow District Special Design Guidelines

ANALYSIS

Site and Vicinity: The Providence Park stadium was built in 1926 with architectural plans by A.E. Doyle and Morris H. Whitehouse. Prior to the construction of the stadium, the site was occupied by the Pacific Industrial Exposition Building. Although the existing stadium building is not a Landmark, it is listed in the Historic Resource Inventory of Portland as a Rank III resource. The open-air building is constructed of reinforced concrete, with concrete tiered seating and concrete walls with round-arch openings and coping and belt cornices.

In August 3, 2017, Design Review approval was granted to remove the existing covered seating area along SW 18th Avenue and to replace it with a new 4,000-seat expansion. This expansion included a 100-foot tall covered seating and arcade structure, area

balconies, restaurants, bathrooms and kitchen areas. The arcaded portion of the addition projected approximately 14-feet over the SW 18th Avenue Right-of-Way, and was subject to a Major Encroachment Review before City Council and was approved.

In 2000, Design Review approval was granted for a major renovation of the stadium. The approved renovation included: a seismic upgrade of the existing structure; ADA-compliant modifications (lowering and leveling the concourse level and creating handicapped-accessible seating); bringing the field configuration into regulation standards for football, baseball, and soccer; a remodel of the lower concourse (locker rooms, etc.), the concession facilities, and the public toilets; thirty-two new business boxes behind home plate under the existing roof; reconfigured plaza areas at Morrison and 18th and Morrison and 20th, with the addition of new ticket booths, trees, lighting, art, signage, and other “furnishings”; the removal of the tall concrete wall along SW 18th Avenue and replacement with open fencing and concrete fence supports; and new signage and lighting throughout the site.

The Stadium site is located between SW 18th and 20th Avenues, fronts onto SW Morrison Street to the north and has a standing agreement with the Multnomah Athletic Club (MAC, the original owner of the Stadium) to use a portion of the Athletic Club property. The site, therefore, includes the MAC property located at 1849 SW Salmon Street. The current MAC was built in 1971 and designed by Wolff, Zimmer, Frasca, Ritter Architects. An earlier club building burned in 1910 and the replacement structure was demolished to make way for the current structure. The existing building is of concrete, topped by a weathered-steel barrel-vaulted roof. Portions of the building have brick or stucco veneer. A 5-story addition to the original Clubhouse was constructed in 1998.

The Westside Light Rail line runs along SW 18th Avenue, on the east side of the site. The Central City Transportation Management Plan classifies SW 18th Avenue as a Regional Trafficway, a Major Transit Priority Street, a Central City Bikeway, and a Central City Transit/Pedestrian Street. SW Morrison is designated a Transit Access Street, and the site is within the Goose Hollow Pedestrian District. Nearby light rail stations for the MAX line occur at SW Yamhill/SW Morrison between SW 18th and SW 17th Avenues, and at SW 18th between SW Taylor and SW Salmon Streets.

Apartments and condominiums are located to the southwest and to the north. Other development nearby includes apartments, older single residences, and mixed office, retail, and commercial uses.

Zoning: As noted above, the site includes Providence Park and the MAC. The portion of the site that includes Providence Park (and the majority of the proposal) is zoned OSd. The portion of the site that includes MAC is zoned CXd.

The Open Space (OS) zone is intended to preserve public and private open and natural areas to provide opportunities for outdoor recreation and a contrast to the built environment, preserve scenic qualities and the capacity and water quality of the stormwater drainage system, and to protect sensitive or fragile environmental areas.

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- **LU 17-184917 DZ** approved a Type III Design Review for the Providence Park stadium which included: the removal of the existing covered seating area along SW 18th Avenue, and the addition of a 4,000 covered seat expansion within a 100' tall arcade structure, balconies, restaurants, bathrooms, and kitchen areas all along SW 18th Avenue. Conditions of Approval were part of this Design Review approval, including the following:
 - Condition of Approval C: A Type III Design Review is required for the expansion's sign proposal. The signage submittal must include community-based signage on the south face of the south elevator and stair tower.
 - Condition of Approval D: Perimeter fencing along the SW 18th Avenue frontage shall reduce the number of pickets by 50% and use only 2"x2" steel mesh screening.
 - Condition of Approval E: A minimum height of 11'-3" must be maintained from the SW 18th Avenue sidewalk grade to the bottom of the first elevated level seating structure for the full width of the three middle-bay stadium view corridors from SW 18th Avenue.
- **LU 10-175769 DZM** approved a comprehensive signage package for the MLS Stadium.
- **LU 09-179009 DZ** approved a Type III Design Review for the MLS stadium upgrade/addition which included: a new grandstand along the east sideline complete with permanent seating terraces, a restaurant below grade, concourse, concessions and restrooms.
- **LU 10-116154 TPA** approved a Type III Traffic and Parking Analysis. This land use review was required because some of the PGE Park MLS renovation is proposed on the MAC site, which is the CXd portion of the site. The development on the MAC site includes the PGE Park Physical Therapy Clinic and some south-end seating for the PGE Park stadium. Pursuant to Condition of Approval 'A' of the 1995 Zone Change approval for the MAC (LUR 95-00743 ZC), the proposed development for the PGE Park MLS renovation is subject to a Type III Traffic and Parking Analysis.
- **LU 07-105046 DZM**, approved of a remodel of the south scoreboard at PGE Park, including the following two Modifications: to allow the sign to have 313.8 SF of "changing image" area on a 618-sf sign, and to allow the freestanding sign to be larger than 100 SF overall.
- **LUR 01-00162 DZM** approved a design review with Modification for 242.5 SF of changing image sign within a new 605 SF scoreboard, and eight new banners.
- **LUR 01-00049 DZM** approved two new freestanding sculptures at the entry plaza areas, in March of 2001.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **November 22, 2017**. The following Bureaus have responded with no issue or concerns:

- The Bureau of Transportation Engineering responded with comments. PBOT has no issues with the requested changes within the stadium. However, the location

of the traffic signal poles, and combination street light and OCS poles are not subject to design review and the final location will be determined during the public works permit review. The applicant will be required to upgrade all corners and mid-block required ADA ramps. These ADA improvements must be shown on the public works permits for SW 18th and SW 20th, and include the corners on SW Morrison. Please see Exhibit E-1 for additional details.

- The Bureau of Environmental Services responded with comments. Please see Exhibit E-2 for additional details.
- The Life Safety Division of BDS responded with comments. Please see Exhibit E-3 for additional details.
- The Fire Bureau responded with comments. Please see Exhibit E-4 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 22, 2017**.

No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d). Therefore, the proposal requires Design Review approval. Because the site is within the ..., the applicable approval criteria are listed in...

Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Goose Hollow District Design Goals

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community.
- Provide open spaces to accommodate active public life.
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment.
- Preserve and enhance the community's history and architectural character.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Findings for A4: The approved expansion of the stadium created a public experience integrated with the stadium experience, and further defined the SW 18th Avenue street edge while maintaining transparency into the stadium. Most of the elements proposed unified the expansion with the existing elements. The roof canopy of the stadium expansion presented to and approved by the Design Commission was a tensile, translucent fabric (PTFE) material. While approved, this modern looking membrane does not respond directly to the existing elements of the stadium with its concrete, steel, and wood structure or the adjoining Multnomah Athletic Club, as well as the newly proposed roof canopy material made of PVC over metal decking with ribbed profile trim similar to a standing seam roof. This new roofing system is more aligned to the two buildings as well as the area around them. *This guideline is met.*

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Strengthen the Identity of the Civic Stadium Station Area. This guideline may be accomplished by any or all of the following:

- a. Integrating the Civic Stadium and Multnomah Athletic Club into the station area. This can be done by making their ground level street walls more pedestrian-friendly.

A5-6. Incorporate Works of Art. Incorporate works of art or other special design features that increase the public enjoyment of the District.

Findings for A5, A5.1, and A5-6: The existing Providence Park is a special feature within the Central City and Goose Hollow neighborhood. The expansion of Providence Park further enhanced and strengthened this city and neighborhood asset, continued to bring life and civic significance to this site through the arcade experience and connection to the stadium, both new and old. The proposed revisions will continue that arcade experience along SW 18th Avenue as well as the historic materiality of the original stadium within its context. In particular, the proposed expanded views at the north and south view sheds will help maintain the strong character of openness of the existing stadium along SW 18th Avenue as well as making the ground level of the expansion more pedestrian friendly. In addition, the expansion of the north view shed will also help orient strong views to the existing art installation at the corner of 18th Avenue and Morrison and thus better integrating it into the approved expansion.

The proposal to reduce glazing at the north and south areas of level 2 will in fact create additional balconies. These proposed balconies will help enhance the sense of openness along SW 18th Avenue but from above the ground level. *These guidelines are met.*

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings for A6: The revisions proposed to the expansion project ensures the ongoing use and success of Providence Park as an MLS stadium. These revisions will also help maintain as many aspects of the 2017 expansion as well as the 2011 expansion, including preserving the majority of the existing concourse amenities and views into the stadium. These revisions will also provide enlarged views into the stadium along SW 18th Avenue. *This guideline is met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings for A7, A8, B1, B2, B3, B6, and B7: The already approved SW 18th Ave four-story arcade, provides a physical, urban enclosure while remaining open air to the street as well as the stadium. The arcade provides pedestrian protection from inclement weather, barrier-free design, access to food amenities within the stadium's existing concourse level, and safe public experience within the right-of-way, while at the same time contributing to a vibrant streetscape along SW 18th Avenue. These elements are all to remain with the proposed revisions.

The added balconies along SW 18th Avenue will reveal important active interior spaces within the stadium level 2, and thus help connect its interior activities with the outside world of the Goose Hollow neighborhood.

The design also incorporates safety barriers between the inner arcade sidewalk and the curb and street beyond, providing enhanced public safety particularly during game-day events. Among these safety barriers are the fencing pickets originally proposed along SW 18th Avenue. Their number has been reduced by 50% as requested by the Design Commission in Condition of Approval D. This will result in a significant increase in transparency, thus maintaining and strengthening the existing visibility from the SW 18th Avenue sidewalk into the stadium. But for security reasons, the security mesh is proposed to be 1" x 1" at the fencing pickets and remaining 2" x 2" above the fencing pickets. This proposed alternate to Condition of Approval D will provide a more adequate security

measure requested by the stadium security personnel, without compromising the transparency of this safety barrier. To maintain this type of security mesh, staff has added a condition of approval D.

With Condition of Approval D, perimeter fencing along the SW 18th Avenue frontage shall use 1" x 1" steel mesh screening only at the fencing pickets, and remaining 2" x 2" above the fencing pickets, these guidelines are met.

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

A9-1. Provide a Distinct Sense of Entry and Exit. When developing at gateway locations, provide a distinct sense of entry and exit that relates to the special qualities of an area.

B1-2. Orient Building Entries to Facilitate Transit Connections. Orient primary building entries at pedestrian circulation points which conveniently and effectively connect pedestrians with transit services.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings for A9, A9-1, B1-2, B4, B5, and C1: Providence Park is a current gateway. The addition of the arcade strengthened the public experience celebrating the civic identity of the stadium and along with the vertical façade and transparency, heighten the sense of arrival and place. None of the proposed revised elements diminish that public experience and sense of place. The proposed alternate to Condition of Approval E will in fact help increase that sense of connectivity to the stadium as well as highlight the special welcoming quality that emanates from the existing stadium.

The additional balconies proposed along SW 18th Avenue will also enhance view opportunities to the activities along SW 18th Avenue.

When the original design of the expansion was presented to the Design Commission at the May 11, 2017 Design Advice Request (DAR), the height between the grade level and the bottom of the elevated seating structure was proposed to be 10'-10". At the August 3, 2017 Design Review hearing, the height proposed was 10'-1". Because the height of the original design was not correctly provided during this Design Review hearing, the Design Commission requested a Condition of Approval E that the distance between sidewalk grade to the bottom of the first elevated seating structure shall be a minimum of 11'-3". An alternate to Condition of Approval E is proposed.

To provide the 9-inch increased view shed under the elevated seating structure, the first row of seating would need to be removed. This would be a loss of 160 seats. This is a substantial number of seats considering existing site constraint for any future expansion. Instead of proposing to eliminate 160 seats and increase the view shed height by 9 inches, this alternate is proposing to expand the view sheds at the concourse/ground level of the north and south entryways along SW 18th Avenue and just north and south of the arcade. The significant improvement to views at these proposed locations were made possible through changes of massing of proposed elevator and stair core at the north location, as well as a reduction of restroom square footage requirement in the south location.

The proposed view shed openings at the north and south entryways at the concourse level of the stadium along SW 18th Avenue will have a significant impact on enhancing view opportunities, providing viewing areas at all main entry ways along SW 18th Avenue. Because with these public view sheds guidelines B4 and C1 would be met, staff has added a condition of approval on these three areas of public viewing.

With Condition of Approval E, that a minimum height of 10'-1" must be maintained from the SW 18th Avenue sidewalk grade to the bottom of the first elevated level seating structure for the full width of the three middle-bay stadium view corridors from SW 18th Avenue. In addition, the view shed openings (A and B) at the north and south entryways at the concourse level along SW 18th Avenue shall be maintained open per Exhibit C.5, these guidelines are met.

B6-1. Provide Outdoor Lighting at Human Scale. Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

Findings for C12: The changes proposed to the Light/OCS poles are not subject to Design Review and their final location will be determined during the Public Works Permit Review. This information was only included to keep the Design Commission informed of all the changes. *This guideline is not applicable.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for C2, C3, C4, C5, and C11: The proposed roof canopy type and material have been revised as part of the larger stadium design. The new proposed roof type and material will promote quality and permanence of the stadium expansion, will respect the original character of the stadium, and will complement the context of the existing nearby Multnomah Athletic Club.

The revisions to the south stair and elevator core massing achieve a coherent building composition. By shifting the elevator core east and aligning it with the stair core, internal conflicts were resolved and a unified massing was created.

The addition of eight smoke exhaust louvers at the main elevation facing SW 18th Avenue, respects the original design character of the expansion. These louvers are proposed to be within the curtain wall mullions replacing glazing at strategic locations. *These guidelines are met.*

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for C13: A signage design package will be submitted as a separate Design Review application. *This guideline is not applicable at this time.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The revisions to the Providence Park Stadium Expansion, including the alternates to Condition of Approvals D & E, a new roof canopy material, a reduction of the southern-stair/elevator tower massing, a reduction of the glazing at level 2 balconies, and the addition of smoke exhaust louvers at strategic locations, meet the required approval criteria, the Central City and Goose Hollow Design Guidelines. In addition, it will provide the needed changes to an expansion plan that will provide a remarkable public experience along the SW 18th Avenue corridor, as well as provide the desired expanded capacity of the Providence Park Stadium for major events.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of alternates to Condition of Approval D & E, a new roof type and material, a reduction of the stair/elevator tower massing, a reduction of glazing at the north and south level 2 with new balconies, and addition of 8 smoke exhaust louvers.

Approval of drawings Exhibit C.1 through C.21, including the following Conditions of Approval:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-252155 DZ ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. Perimeter fencing along the SW 18th Avenue frontage shall use 1"x1" steel mesh screening only at the fencing pickets, and remaining 2" x 2" above the fencing pickets.
- E. A minimum height of 10'-1" must be maintained from the SW 18th Avenue sidewalk grade to the bottom of the first elevated level seating structure for the full width of the three middle-bay stadium view corridors from SW 18th Avenue. In addition, the view shed openings (A and B) at the north and south entryways at the concourse level along SW 18th Avenue shall be maintained open per Exhibit C.5.

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Procedural Information. The application for this land use review was submitted on October 6, 2017, and was determined to be complete on October 27, 2017.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on October 6, 2017.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.2.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services.

The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$2,760.00 will be charged (one-half of the application fee for this case).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **December 29, 2017** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

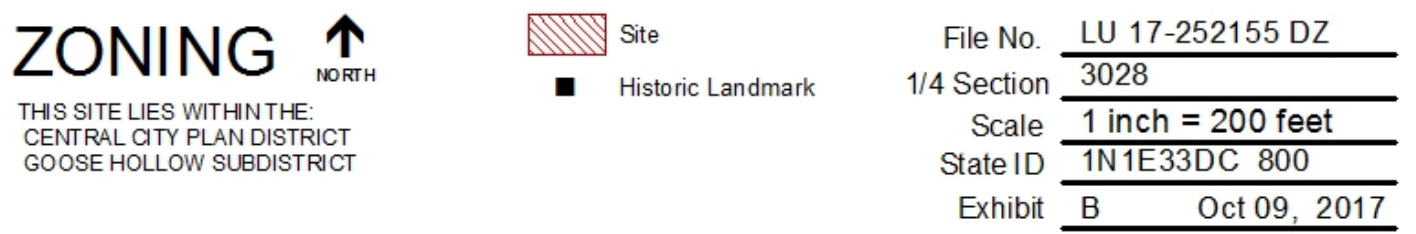
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

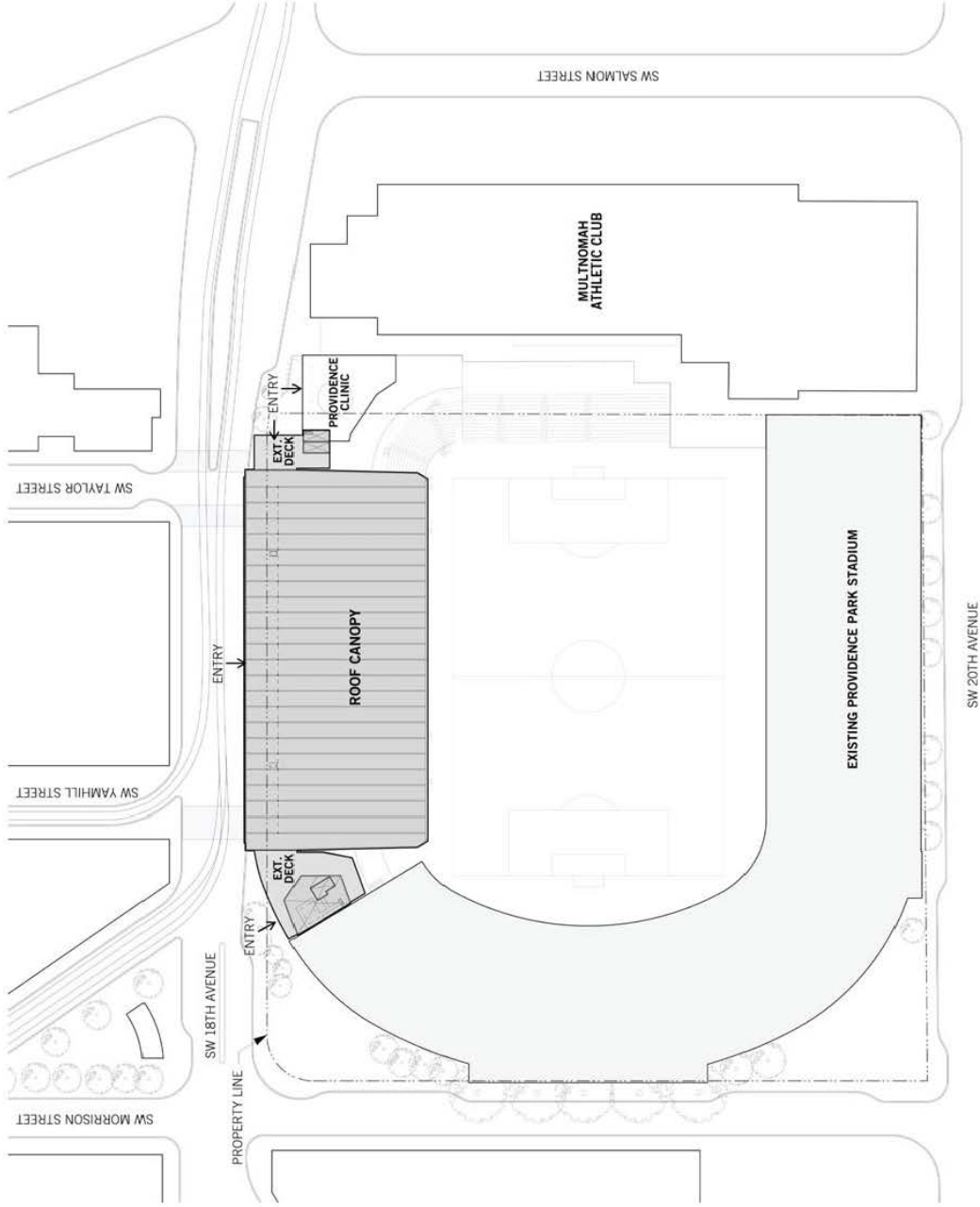
Meriam Rahali
December 4, 2017

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's
1. Statement
 2. October 10, 2017 120-day waiver
 3. Appendix
 - a. APP.1 Renderings - Fencing
 - b. APP.2 Renderings - Fencing
 - c. APP.3 Renderings - Fencing
 - d. APP.4 Renderings - Fencing
 - e. APP.5 Renderings - Concourse Vertical View Shed
 - f. APP.6 Renderings - Concourse Vertical View Shed
 - g. APP.7 Diagrams - Concourse Horizontal View Shed
 - h. APP.8 Diagrams - Concourse Horizontal View Shed
 - i. APP.9 Renderings - North Plaza View Shed
 - j. APP.10 Renderings - North Plaza View Shed
 - k. APP.11 Renderings - South Plaza View Shed
 - l. APP.12 Renderings - South Plaza View Shed
 - m. APP.13 Renderings - South Plaza View Shed
 - n. APP.14 Renderings - South Plaza View Shed
 - o. APP.15 Renderings - Roof Canopy Material
 - p. APP.16 Renderings - Roof Canopy Material
 - q. APP.17 Renderings - Roof Canopy Material
 - r. APP.18 Renderings - Roof Canopy Material
 - s. APP.19 Renderings - South Vertical Core Massing

- t. APP.20 Renderings - South Vertical Core Massing
 - u. APP.21 Renderings - South Vertical Core Massing
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (attached)
 - 2. Proposal Outline
 - 3. Condition of Approval D - Approved Fencing
 - 4. Condition of Approval D - Proposed Fencing
 - 5. Condition of Approval E – Proposed Massing Reduction @ Concourse Level (attached)
 - 6. Condition of Approval E – LUR Proposal of Central Plaza View Shed
 - 7. Condition of Approval E – DAR Building Section of Central Plaza View Shed
 - 8. Condition of Approval E – LUR Building Section of Central Plaza View Shed
 - 9. Condition of Approval E – Effect on Seating Plan for Required View Shed
 - 10. Condition of Approval E – Proposed North Core Massing Reduction
 - 11. Condition of Approval E – Proposed South Concession Massing Reduction
 - 12. Revised Roof Canopy Material - Roof Plan
 - 13. Revised Roof Canopy Material - Building Section
 - 14. Revised Roof Canopy Material – Cutsheets
 - 15. Revised South Core Massing – Level 1 Floor Plan
 - 16. Revised South Core Massing – Enlarged View and Elevations
 - 17. Reduced Glazing/Expanded Balconies – Level 2 Plan and Enlarged Views
 - 18. Reduced Glazing/Expanded Balconies – Building Elevation and Section
 - 19. Smoke Exhaust Louvers – Building Elevation and Enlarged Elevation/Section
 - 20. Smoke Exhaust Louvers – Cutsheets
 - 21. Street Furnishings – OCS/Light Pole Revisions
- D. Notification information:
 - 1. Request for Response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Portland Bureau of Transportation
 - a. RFC Response
 - 2. Bureau of Environmental Services
 - 3. Life Safety
 - 4. Fire Bureau
- F. Letters: None
- G. Other
 - 1. Original LUR Application

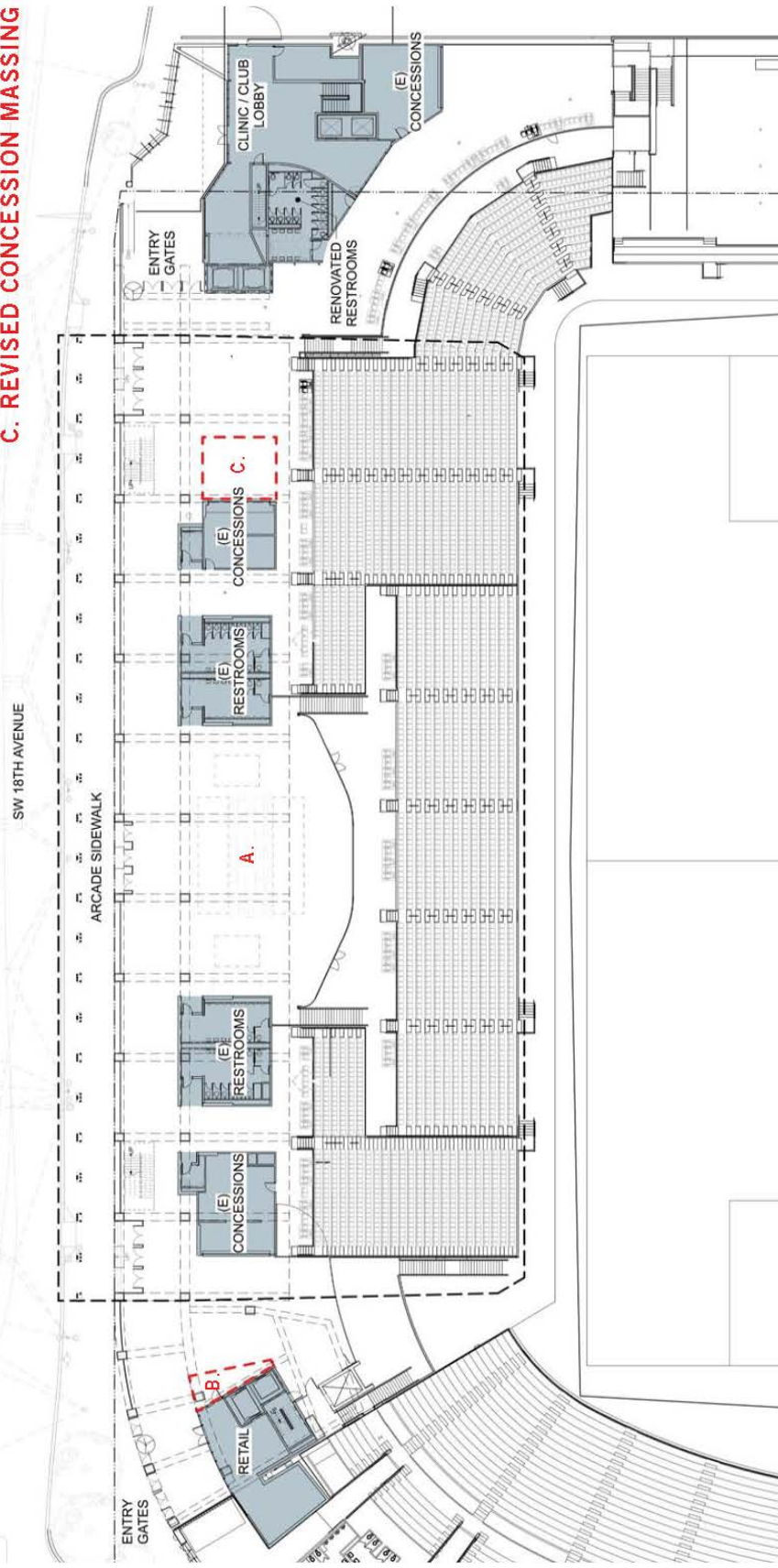




PROPOSAL ITEM 2.

CONDITION OF APPROVAL E - VIEW SHED

- A. CENTRAL PLAZA VIEW SHED
- B. REVISED NORTH CORE MASSING
- C. REVISED CONCESSION MASSING



CONCOURSE LEVEL FLOOR PLAN