



STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 17-184917 DZ

Providence Park Stadium Expansion
PC # 17-130903

REVIEW BY: Design Commission

WHEN: August 3, 2017 at 1:30 PM

WHERE: CH2M Center-2020 SW 4th Ave (Lincoln
Room),
Portland, OR 97201

Bureau of Development Services Staff: Tim Heron 503-823-7726 /
Tim.Heron@portlandoregon.gov

GENERAL INFORMATION

Applicant: Susan Hartnett, City Of Portland
1120 SW 5th Avenue
Portland, OR 97204
503-823-6958; Susan.Hartnett@Portlandoregon.Gov

City Of Portland
1120 SW 5th Ave #1250
Portland, OR 97204-1912

Representative: Chelsea Grassinger, Allied Works Architecture
1532 SW Morrison St
Portland, OR 97205
503-227-1737; Chelsea@Alliedworks.Com

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

Site Address: 1844 SW MORRISON ST

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

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

Proposal:

Design Review for a 4,000 seat expansion of Providence Park Stadium. The design includes removing the existing covered seating area along SW 18th Avenue and constructing a new 100' tall covered seating and arcade structure. Additional facilities included area balconies, restaurants, bathrooms and kitchen areas.

The arcaded portion of the addition is proposed to project approximately 14-feet over the SW 18th Avenue Right-of-Way. This aspect of the proposal is subject to a Major Encroachment Review by the Portland Bureau of Transportation [PBOT] to Portland City Council, based in part on the recommendation of the Portland Design Commission. The Design Commission recommended conceptual approval of the Major Encroachment during the May 11, 2017 Design Advice Request Hearing pending review of the design during this Land Use Review. The Major Encroachment Review before City Council is anticipated to be scheduled mid-to-late August.

The design utilizes cast in place concrete for the primary structure, textured and colored to have a similar look to the existing facility's concrete material. The ground level frontage of the SW 18th Avenue façade will include square metal mesh material painted black, with gates and fencing designed to match the existing design of Providence Park Stadium. For the upper level frontages, floor to ceiling glass storefront systems will enclose the spaces behind the seating levels. The roof canopy will extend down to the SW 18th Avenue furnishing zone of the Right of Way with a lacework of round steel tubes to create a visually interesting framework expression for the arcade portion of the proposal. The roof will be a translucent fabric material providing some natural light into the stands below, as well as expressing the long curve of the cantilevered structure over the stadium seating.

Because the proposal is for exterior alterations to an existing structure in the design overlay zone, and non-standard improvements in the right-of-way, Design Review is required.

Approval Criteria:

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

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

ANALYSIS

Site and Vicinity: The PGE 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 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 PGE Park and the MAC. The portion of the site that includes PGE 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: The following relevant land use reviews exist for this site:

- **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 July 14, 2017. The following Bureaus have responded with no issue or concerns:

- The Bureau of Environmental Services responded with comments. Please see Exhibit E-1 for additional details.
- The Bureau of Transportation Engineering responded with comments. Please see Exhibit E-2 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 17, 2017. Two letters were received:

1. July 7, 2017 Scott Schaffer, Goose Hollow Planning Committee Co-Chair
2. Emailed July 20, 2017 letter [dated June 16, 2017] Michael McHaffy, Ph.D., President Goose Hollow Foothills League

ZONING CODE APPROVAL CRITERIA

DESIGN REVIEW (33.825)

33.825.010 Purpose

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 of the site's location, the applicable design guidelines are the Central City Fundamental and Goose Hollow Special Design Guidelines.

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 and the River District 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 the River District as well as to the other seven 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.

A2 EMPHASIZE PORTLAND THEMES

GUIDELINE: *When provided, integrate Portland-related themes with the development’s overall design concept.*

Findings: The Portland theme for this stadium was established by AE Doyle in 1926. The expansion plan completes an earlier vision for the stadium discovered in a 1926 sketch by A.E. Doyle and Morris H. Whitehouse. The 1926 sketch illustrates a continuous façade wrapping around Morrison along SW 18th in a two-story arcade. While the sketch is reminiscent of a different time and does not arcade the sidewalk, it was a precursor to the way the stadium could be completed. Today, the proposed plan to complete the SW 18th frontage reflects a sidewalk arcade not unlike those found on lower east Burnside, which will continue to permit and expand the existing public access to the sidewalk as a thoroughfare, while continuing to maintain views and transparency into the stadium from SW 18th Avenue.

The new addition creates a public experience that integrates with the stadium experience, and further defines the SW 18th Avenue street edge while maintaining transparency into the stadium. The new arcade provides protection from the elements as well as a public experience integral with that of the stadium. The new expansion’s overall massing helps continue the existing stadium massing and scale, and is responsive to future development within the neighborhood. The expansion will bring approximately 4,000 new fans to the stadium and neighborhood during game days and other event times enriching the vitality and energy within the neighborhood and City.

The expansion celebrates and enhances the presence of the Open Spaced zoned Major Event Entertainment site; particularly professional teams such as the Portland Timbers and Portland Thorns soccer teams within the City core. By expanding Providence Park, (vs. relocating to facilitate expansion) these Portland born MLS teams can remain in their original home. *This guideline is met.*

A2-1 GUIDELINE:

Recognize the course of the historic Tanner Creek and emphasize the District's connection with the Creek on site developments of 20,000 square feet or more, including and immediately adjacent to the historic course of the Creek.

This guideline may be accomplished by any or all of the following:

- a. Exposing the Creek using water features and fountains; or***
- b. Incorporating interpretive trails, art work, murals or sculptures that describe and symbolize the relation between the district and the history of Tanner Creek.***

Findings: The existing Tanner Creek art work installed in the SW 18th Ave sidewalk during the 2011 expansion will be removed, safeguarded and reinstalled with the new expansion work. *This guideline is met.*

A3 RESPECT THE PORTLAND BLOCK STRUCTURES

GUIDELINE: Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space.

Findings: Providence Park is not located on such a block structure due to its unique siting needs. However, the stadium maintains its connection to the City block pattern where it is engaged across SW 18th Avenue at SW Taylor and SW Salmon. Furthermore, Providence Park is sited in such a way a significant ratio of open space is preserved, even with the added SW 18th Ave arcade ROW encroachment. Accounting for the arcade, the new expansion still allows a larger than typical 60' foot wide street right away at 73'-0" from stadium arcade building face to new the Press Blocks development building face. *This guideline is met.*

A4 USE UNIFYING ELEMENTS

GUIDELINE: Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Findings: The massing of the north end of the expansion is configured to achieve a direct alignment with the top of parapet of the historic stadium. The expansion's concrete super structure is a continuation of the historic board form concrete materiality and arcade language uniting the historic with the new. The streetscape incorporates the existing historic street light fixtures as well as maintains details of the existing stadium such as gate details and materials that integrate the public and stadium experience with the expansion. The street experience also maintains the existing visual connections into the stadium provided by the configuration of the 2011 expansion. *This guideline is met.*

A5 ENHANCE, EMBELLISH, AND IDENTIFY AREAS

GUIDELINE: Enhance an area by reflecting the local character within the right-of-way.

Findings: The SW 18th Avenue arcade incorporates the Providence Park experience into the public right of way, both on game days and non-game days, better integrating the

public and stadium experiences. The concrete super structure is a continuation of the historic materiality and arcade language uniting the historic with the new as well.

The concrete super structure is a continuation of the historic materiality and arcade language uniting the historic with the new. The streetscape incorporates the existing historic street light fixtures as well as maintains details of the existing stadium such as gate details and materials that integrate the public and stadium experience with the expansion. The street experience also maintains the existing visual connections into the stadium provided by the configuration of the 2011 expansion.

Providence Park is a special feature itself within the Central City and Goose Hollow neighborhood. The expansion of Providence Park further enhances and strengthens this city and neighborhood asset, continuing to bring life and civic significance to this site through the arcade experience and connection to the stadium, both new and old. *This guideline is met.*

A5-1 GUIDELINE: 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;**

Findings: The ground level street design of the Providence Park expansion maintains and enhances the pedestrian experience and visibility into the park. The SW 18th Ave two-story arcade provides a physical, urban enclosure while remaining open air to the street and views and access into the stadium. The existing view corridors are maintained apart from the addition of necessary vertical circulation elements (stairs and elevators) critical to the new elevated concourses and seating trays. The arcade also provides pedestrian protection from inclement weather, access to amenities within the stadium's existing concourse level, and it's own lighting system creating a specific, unique, and safe public experience within the right-of-way. 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. *This guideline is met.*

- b. Incorporating the history of the Stadium and Tanner Creek in the form of art work, murals, and other design features;**

Findings: The existing historic Civic Stadium and Tanner Creek art work installed in the SW 18th Ave sidewalk during the 2011 expansion will be removed, safeguarded and reinstalled with the new expansion work. *This guideline is met.*

- c. Strengthening the neighborhood focal point located within the station area. Street trees, awnings, lighting and other amenities can emphasize pedestrian connections to the focal point (the Park, Plaza/Station). Buildings can orient their openings and entries towards the focal point to create a sense of enclosure and enhance the sense of entry into the District; or**

Findings: The expansion's arcade design strengthens the sense of entry into the district as well as the stadium. Providence Park is an existing gateway location. The proposed arcade will strengthen 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. The arcade also provides pedestrian protection from inclement weather, access to food amenities within the stadium's existing concourse level, and it's own lighting system creating a specific, unique, and safe public experience within the right-of-way. 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. *This guideline is met.*

d. Using architectural vocabulary and materials that maintain continuity with the existing developments and add to the character of the station area.

Findings: The western edge of the SW 18th Ave arcade is a continuation of the existing, historic Providence Park façade. By uniting these building faces the new and old buildings are integrated while increasing and enhancing the SW 18th public ROW. *This guideline is met.*

A5-5 GUIDELINE: Incorporate water features or water design themes that enhance the quality, character, and image of the Goose Hollow District.

Findings: Given the project site constraints and need to maintain clear passage around the site and at entries a water feature is not planned and would be challenging to integrate into the design.

That said, early design concept precedent for the SW 18th Ave structural steel arcade, as described in the DAR hearing, was ideas about rainfall or waterfall. The network of structural cables connecting the new roof canopy to the SW 18th Ave street edge, creating the eastern boundary of the arcade creates a “waterfall” of structure rendering the surface of the building while allowing light and views to filter through. *This guideline is met.*

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

Findings: The new design will orient the public to art on site as well as focus pedestrians to the transit plaza and MAX stops across 18th Avenue. The new arcade design maintains views of the existing public art on the concourse level installed during the 2011 expansion project, as well as orients views to the art installation on the corner of 18th Avenue and Morrison. The arcade also focuses the public to the existing crosswalks and transit plazas located at SW Morrison, Yamhill and Taylor. The expansion itself establishes its primary public face towards the transit plazas creating a civic identity to the stadium and Goose Hollow neighborhood for all visiting the district. *This guideline is met.*

**A6 REUSE/REHABILITATE/RESTORE BUILDINGS
GUIDELINE: Where practical, reuse, rehabilitate, and restore buildings and/or building elements.**

Findings: The expansion project ensures the ongoing use and success of Providence Park as an MLS stadium. The design strives to maintain as many aspects of the 2011 expansion within the new design. The expansion preserves the majority of the existing concourse amenities and views into the stadium, while achieving its functional intent to expand the scope of the canopy structure and seating capacity. *This guideline is met.*

A7 ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE

GUIDELINE: *Define public rights-of-way by creating and maintaining a sense of urban enclosure.*

Findings: The SW 18th Ave two-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, access to food amenities within the stadium's existing concourse level, and it's own lighting system creating a specific, unique, and safe public experience within the right-of-way. 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. *This guideline is met.*

A8 CONTRIBUTE TO A VIBRANT STREETScape

GUIDELINE: *Integrate building setbacks with adjacent sidewalks to increase the space for potential public use.*

Findings: The western edge of the SW 18th Ave arcade is a continuation of the existing, historic Providence Park façade. The direct continuation of the historic façade geometry unites the new and old building faces, while increasing and enhancing the SW 18th public ROW. The new continuous covered arcade increases the public right of way experience from 8'-6" to 9'-4" clear existing widths, to a 11'-0" to 13'-6" clear width in the new design. *This guideline is met.*

GUIDELINE: *Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks.*

Findings: The street level open-air concourse in the new expansion design will maintain existing visibility from the SW 18th Ave sidewalk into the stadium with access to the existing amenities at the concourse level. The upper levels of the expansion along SW 18th Ave are primarily made up of exterior balconies and stairways and glazing at conditioned spaces, all providing new views to and from the expansion. There are small portions of façade that are not transparent at elevator cores and back of house kitchen/support spaces, however this is a very small percentage of the overall highly open and transparent SW 18th Ave frontage. *This guideline is met.*

GUIDELINE: *Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.*

Findings: The ground level experience with the new expansion will be very similar to the existing open-air edge of the current stadium. The street level open-air concourse in the new expansion design will maintain the existing visibility from the SW 18th Ave sidewalk and into the stadium with access to the amenities at the concourse level. New structural columns and fencing trace the property line along SW 18th Ave but otherwise views into the stadium concourse will be maintained along SW 18th Avenue. *This guideline is met.*

A9 STRENGTHEN GATEWAYS

GUIDELINE: *Develop and/or strengthen gateway locations.*

Findings: Providence Park is a current gateway location. The proposed arcade will strengthen 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. *This guideline is met.*

A9-1 GUIDELINE:

When developing at gateway locations, provide a distinct sense of entry and exit that relates to the special qualities of an area.

Findings: The new SW 18th Ave arcade creates a gateway to Providence Park within the Goose Hollow neighborhood. The expansion's arcade design strengthens the sense of entry into the district as well as the stadium. Providence Park is a current gateway location. The proposed arcade will strengthen 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. The arcade also provides pedestrian protection from inclement weather, access to food amenities within the stadium's existing concourse level, and its own lighting system creating a specific, unique, and safe public experience within the right-of-way. 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. *This guideline is met.*

B1 REINFORCE AND ENHANCE THE PEDESTRIAN SYSTEM

GUIDELINE: Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.

Findings: The existing SW 18th right-of-way will not only be maintained, but it will be expanded in size and enhanced with the new expansion and the SW 18th Ave arcade. The current sidewalk less the furniture zone varies between 8'-6" and 9'-4". With the new SW 18th Ave arcade the new clear dimension less the furniture zone varies between 11'-0" to 13'-6" clear with a vertical clearance of 22'-7" creating an arcade experience that celebrates and enhances the stadium experience while protecting from the elements. *This guideline is met.*

GUIDELINE: Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb.

Findings: The new SW 18th Avenue arcade creates a clear organization of the movement zone, furnishing zone, building frontage and curb. Currently these zones do not have consistent definition. With the new expansion arcade, the curb will be simplified to eliminate inconsistent zones and pinch points in circulation. Based on collaboration and approvals by PBOT and Trimet an agreed upon clear furnishing zone for street lights, signals, and light rail catenary support poles will be established between the curb and the façade. The eastern façade structure will create the arcade providing enhanced safety along the street by delineating the pedestrian movement zone from the street. *This guideline is met.*

GUIDELINE: Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Findings: The stadium presents a unique parcel in the urban core. Its size would otherwise qualify as a superblock however its use as an MLS stadium would preclude a cut through pedestrian walkway. Instead, the expansion plan preserves the historic condition and enhances the pedestrian experience along the arcaded sidewalk connecting pedestrians to familiar destinations along and adjacent to each stadium frontage. *This guideline is met.*

B1-1 GUIDELINE:

Provide human scale and interest to buildings along sidewalks and walkways.

Findings: While the new SW 18th Ave arcade will be adequately sized to accommodate the increased stadium capacity on game days, it will also utilize various design elements to ensure human scale and interest on both game and non-game days. Fencing detailing, various types and levels of lighting, concrete structure articulation and texture, arcade proportion and rhythm and detail and scale experienced in the eastern steel façade all work to achieve a rich, varied and interesting pedestrian experience within the arcade. *This guideline is met.*

B1-2 GUIDELINE:

Orient primary building entries at pedestrian circulation points which conveniently and effectively connect pedestrians with transit services.

Findings: The existing Providence Park entries will be maintained and enhanced through the new expansion design. These entries are currently located directly across from Trimet light rail stops allowing for direct connections between transit services and the stadium. These existing entry and access point will be maintained with the new addition. *This guideline is met.*

B2 PROTECT THE PEDESTRIAN

GUIDELINE: Protect the pedestrian environment from vehicular movement.

Findings: The new arcade structure provides an opportunity to establish a clear and defined street edge. Specifically, this allows us to integrate horizontal barriers between the vertical columns to protect the public from stepping out into the street. The addition of temporary or permanent rails between the structure further increases the protection of the visitor from adjacent car, bus and light rail traffic. *This guideline is met.*

GUIDELINE: Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian.

Findings: With the new SW 18th Ave arcade, lighting will be provided at various locations and levels. The arcade will integrate new pendant downlight/uplight fixtures to adequately light the sidewalk and also help provide scale and detail to the 22'-7" tall walkway. Additionally, street lighting will be relocated to the furnishing zone between the arcade and the new curb to further illuminate the eastern edge of the building, pedestrian right-of-way and SW 18th Avenue. *This guideline is met.*

GUIDELINE: Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: No building equipment, service meters, mechanical exhaust or service areas will be located at the pedestrian level and detract from this environment. *This guideline is met.*

B3 BRIDGE PEDESTRIAN OBSTACLES

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

Findings: Existing crosswalk locations at Morrison and Taylor streets will be maintained and currently meet all city and PBOT requirements. Any revisions required

by construction to the existing pedestrian movement systems will be restored to city and PBOT requirements. *This guideline is met.*

B4 PROVIDE STOPPING AND VIEWING PLACES

GUIDELINE: *Provide safe, comfortable places where people can stop, view, socialize, and rest.*

Findings: The new arcade design consists of a concrete column and gate edge at the west side of the arcade and the roof structure comprising the definition of the east edge. With the concrete column and gate edge to the west, the gates are located to the back-side of the concrete structure. This creates a 13'-6" clear arcade dimension between the gates and roof structure, and an 11' clear dimension between the concrete columns and the steel roof structure. This 2'-6" variance between these two, clear dimensions creates a zone where people can pause to look in the stadium, out to the city, step aside and have a conversation, or stop momentarily allowing others to pass by without interruption. *This guideline is met.*

GUIDELINE: *Ensure that these places do not conflict with other sidewalk uses.*

Findings: Given the expanded sidewalk width and the 11' minimum clear zone for circulation these opportunities for pause along the western, fence edge of the arcade will not conflict with sidewalk use. *This guideline is met.*

B5 MAKE PLAZAS, PARKS AND OPEN SPACE SUCCESSFUL

GUIDELINE: *Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces.*

Findings: The expansion's new entries, concourses, windows and balconies are all oriented toward SW 18th Ave, SW Taylor and SW Yamhill streets and the existing adjacent open spaces. *This guideline is met.*

GUIDELINE: *Where provided, integrate water features and/or public art to enhance the public open space.*

Findings: Given the project site constraints and need to maintain clear passage around the site and at entries a water feature is not planned and would be challenging to integrate into the design. The new design will work to maintain views of the existing public art installed during the 2011 expansion project. That said, early design concept precedent for the SW 18th Ave structural steel arcade, as described in the DAR hearing, was ideas about rainfall or waterfall. The network of structural cables connecting the new roof canopy to the SW 18th Ave street edge, creating the eastern boundary of the arcade creates an artistic structure that becomes the surface of the building while allowing light and views to filter through. *This guideline is met.*

GUIDELINE: *Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.*

Findings: Access to the existing street level concourse areas at Providence Park creates a unique locally-oriented public space and amenities for neighbors and visitors to the area. *This guideline is met.*

B6 DEVELOP WEATHER PROTECTION

GUIDELINE: *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.*

Findings: The integration of the SW 18th Ave arcade into the expansion design provides an ideal opportunity to provide sidewalk level weather and sunlight protection, as well as its own specific sidewalk lighting system. *This guideline is met.*

B6-1 GUIDELINE:

Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

Findings: With the new SW 18th Ave arcade lighting will be provided at various locations and levels. The arcade will integrate new pendant downlight/uplight fixtures within the arcade to adequately light the sidewalk and also help provide scale and detail to the 22'-7" tall walkway. Additionally, street lighting will be relocated to the furnishing zone between the arcade and the new curb to further illuminate the eastern edge of the building, pedestrian right-of-way and SW 18th Avenue. *This guideline is met.*

B7 INTEGRATE BARRIER-FREE DESIGN

GUIDELINE: *Integrate access systems for all people with the building's overall design concept.*

Findings: Universal access is currently provided at all Providence Park entries. Barrier-free access will be maintained at existing entries and integrated at all new entry points. *This guideline is met.*

C1 ENHANCE VIEW OPPORTUNITIES

GUIDELINE: *Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity.*

Findings: The majority of the SW 18th Avenue façade consists of exterior stairways, balconies, circulation and window wall to maintain visual connection to the neighborhood and city beyond. This visibility maintains vibrancy along SW 18th Avenue as well as a constant connection to the city and neighborhood from within. *This guideline is met.*

GUIDELINE: *Size and place new buildings to protect existing views and view corridors.*

Findings: Through design of the new expansion much attention and effort has been paid to maintaining current views into the stadium despite the need to add new structure and vertical circulation elements connecting the street level to the upper levels. The site is extremely constrained but despite these limitations, the existing views into the stadium have been maintained. *This guideline is met.*

GUIDELINE: *Develop building facades that create visual connections to adjacent public spaces.*

Findings: The expansion's primary building façade is made up of a colonnade of concrete structural columns and fencing to maintain visual connection to the SW 18th Avenue Concourse and the stadium beyond. The outer façade, creating the eastern boundary of the arcade is a lacework of steel structure intentionally designed to create a dynamic façade while maintaining a high level of transparency and visibility into the park as it currently exists. The majority of the SW 18th Avenue façade consists of

exterior stairways, balconies, circulation and window wall to maintain visual connection to the neighborhood and city beyond. This visibility maintains vibrancy along SW 18th Avenue as well as a constant connection to the city and neighborhood from within. *This guideline is met.*

C1-2 GUIDELINE:

Integrate signs and awnings to be complementary and respectful of a building's architecture.

This guideline may be accomplished by any or all of the following:

- a. Placing signs and awnings to fit with and respect a building's architecture;***

Findings: The SW 18th Avenue arcade creates a building long “awning” fitting with the building's architecture, structure and function. *This guideline is met.*

- b. Avoiding large, excessively illuminated or freestanding signs that contribute to visual clutter; or***

- c. Integrating with a building's design an exterior sign programs/system for flexible sidewalk level space that accommodates changing tenants.***

Findings: A signage design package will be submitted as a separate Design Review application. *This guideline is met.*

C2 PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

GUIDELINE: *Use design principles and building materials that promote quality and permanence.*

Findings: The structure for the stadium expansion is required to meet a high level of fire and weather resistance given the building type. To achieve this the design utilizes cast in place concrete as the primary structure, allowing this to serve the structure, the fire resistive rating and the finish. Cast in place concrete is inherently long lasting and also continues the material palette of the historic building. The concrete will have a finish in both texture and color to match the historic stadium. The roof canopy and SW 18th Avenue façade will be made up of a lacework of round steel tubes of varying sizes, depending on the structural requirements and to create a visually interesting yet elegant framework and tapestry. The roof will be covered with a translucent fabric surface providing some natural glow and illumination into the stands below. The steel structure will consist of a finish system that can withstand weather and contact. The steel finish composition consists of a 3-coat elastomeric high durability paint finish applied in the shop and can touched up in the field during construction and future maintenance without jeopardizing its strength or finish quality. *This guideline is met.*

C3 RESPECT ARCHITECTURAL INTEGRITY

GUIDELINE: *Respect the original character of an existing building when modifying its exterior.*

Findings: No modifications will be made to the historic Providence Park façade and minimal modifications will be made to the existing street level buildings constructed in 2011. These are being slightly renovated to accommodate the new elevated seating structure, to integrate relocated restrooms and reconfigure the team store both of which are impacted by new stair and elevator cores. *This guideline is met.*

GUIDELINE: *Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal’s architectural integrity.*

Findings: The new expansion is placed between the historic stadium to the north and the Providence entry to the south. At each end of the expansion, the three level, 95’ tall canopy massing steps down to connect to the smaller structures on either side. The expansion’s floor levels have been studied and positioned carefully to meet the technical requirements for sightlines and spectator experience on the interior but equally to ensure alignments and horizontal relationships are achieved at the connection. The Level 1 railing aligns with the existing, historic concrete wall. The underside of the new, elevated structural beams are carefully aligned with the underside of the historic concrete arches. Cornice lines are also reinforced with horizontal glazing mullions. Massing above Level 1 has been carefully studied to not overpower the historic building ensuring the new and old are knitted together appropriately. *This guideline is met.*

C4 COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS

GUIDELINES: *Complement the context of existing buildings by using and adding to the local design vocabulary.*

Findings: The new expansion is placed between the historic stadium to the north and the Providence entry to the south. At each end of the expansion, the three level, 95’ tall canopy massing steps down to connect to the smaller structures on either side. The expansion’s floor levels have been studied and positioned carefully to meet the technical requirements for sightlines and spectator experience on the interior but equally to ensure alignments and horizontal relationships are achieved at the connection. The Level 1 railing aligns with the existing, historic concrete wall. The underside of the new, elevated structural beams are carefully aligned with the underside of the historic concrete arches. Cornice lines are also reinforced with horizontal glazing mullions. Massing above Level 1 has been carefully studied to not overpower the historic building ensuring the new and old are knitted together appropriately. *This guideline is met.*

C5 DESIGN FOR COHERENCY

GUIDELINE: *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.*

Findings: The new expansion utilizes concrete and steel structure, fabric roof, clear curtain wall glazing and steel mesh railings while maintaining a calm and unified composition. The concrete super structure is a continuation of the historic materiality and arcade language uniting the historic with the new. The structural tube steel façade and roof canopy are structurally, physically and visually linked to each other creating a unified outer enclosure, and intentionally contrasts the solid concrete structure of the new and existing. The continuation of the glazing on Levels 1 and 2, along with the rail system, unifies the building horizontally and helps scale the addition relative to the existing building. *This guideline is met.*

C6 DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACES

GUIDELINE: *Develop transitions between private development and public open space.*

Findings: The ground level experience with the new expansion will be very similar to the existing open-air edge of the current stadium. The street level open-air concourse in the new expansion design will maintain the existing visibility from the SW 18th

Avenue sidewalk and into the stadium with access to the amenities at the concourse level. New structural columns and fencing trace the property line along SW 18th Avenue but otherwise views into the stadium concourse will be maintained along SW 18th Avenue. *This guideline is met.*

GUIDELINE: Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: The ground level experience with the new expansion will be very similar to the existing open-air edge of the current stadium. The street level open-air concourse in the new expansion design will maintain the existing visibility from the SW 18th Avenue sidewalk and into the stadium with access to the amenities at the concourse level. New structural columns and fencing trace the property line along SW 18th Avenue but otherwise views into the stadium concourse will be maintained along SW 18th Avenue. *This guideline is met.*

C7 DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS

GUIDELINE: Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners.

Findings: The NE corner entry is well known as a major entry into the stadium and will be maintained as such. Large, marquee signage, arched gated openings in the historic façade and entry canopies highlight the existing entries at SW 18th Avenue and Morrison. Similarly the SE corner stadium entry gate is highlighted by the existing single story Providence Physical Therapy Clinic and Key Bank Club entry. The new expansion will enhance this entry as it is situated between the new southern elevator core to the west and the arcade structure to the east. The floor levels spanning between these two elements highlight the street level Concourse entry below. Additionally, marquee signage on axis with SE Taylor Street will reinforce this major building corner entry. *This guideline is met.*

GUIDELINE: Locate flexible sidewalk-level retail opportunities at building corners.

Findings: Access to the existing Street level Timbers and Thorns team stores will be maintained at the NE and SE corners of the site. *This guideline is met.*

GUIDELINE: Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: There are two primary, open stairways located at quarter points along the SW 18th façade and arcade. These are positioned along the façade to facilitate circulation behind the seating trays and concourses above and also as a way of animating and activating the SW 18th Ave façade. Two additional stair and elevator cores are located at the far north and south ends of the expansion concourse to provide clear and efficient access, egress and visitor wayfinding. These cores are set back from the property line as much as possible without impeding views into the stadium from the street and sightlines to the field from spectator positions above. *This guideline is met.*

C8 DIFFERENTIATE THE SIDEWALK-LEVEL OF BUILDINGS

GUIDELINE: Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings: The open-air arcade is a very distinct design element that differentiates the sidewalk-level of the building from the upper floors. The vertical stretch of the first floor at over 22 feet from ground level arcades the sidewalk and distinguishes the sidewalk level from the floors above. The visibility from the sidewalk into the stadium also creates a unique view shed for ground floor pedestrians. *This guideline is met.*

C9 DEVELOP FLEXIBLE SIDEWALK-LEVEL SPACES

GUIDELINE: Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: The ground level experience with the new expansion will be very similar to the existing open-air edge of the current stadium. The street level open-air concourse in the new expansion design will maintain the existing visibility from the SW 18th Avenue sidewalk and into the stadium with access to the amenities at the concourse level. New structural columns and fencing trace the property line along SW 18th Avenue but otherwise views into the stadium concourse will be maintained along SW 18th Avenue. *This guideline is met.*

C10 INTEGRATE ENCROACHMENTS

GUIDELINE: Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment.

Findings: The SW 18th Ave two-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. The arcade design enhances the existing connection between the private stadium operation and SW 18th Ave. The arcade gives the public the sense of being within the stadium even while within the public right-of-way further blurring this boundary and deepening the connection. *This guideline is met.*

GUIDELINE: Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: No skybridges are planned for this project. *This guideline is met.*

C11 INTEGRATE ROOFS AND USE ROOFTOPS

GUIDELINE: Integrate roof function, shape, surface materials, and colors with the building's overall design concept.

Findings: The roof canopy has been conceived as part of the larger expansion enclosure. While providing, weather and acoustic protection and illuminating the stands below with its fabric materiality, it is also a continuation of the larger architectural and structural concept. The roof and façade are one. A structural steel lattice tapestry creates a network spanning of spanning members from street to roof, and from roof to field. The steel members are sized in response to their forces, spanning and bracing to one another. *This guideline is met.*

GUIDELINE: Size and place rooftop mechanical equipment, pent-houses, 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.

Findings: For the most part the new rooftop mechanical equipment is placed above the Level 3 concourse support spaces, below the roof canopy. This allows many of these elements to be concealed from street level or adjacent rooftop sightlines. Some equipment will be carefully placed on the northern circulation and service core, but surrounding parapets will prevent views from the street level. *This guideline is met.*

GUIDELINE: *Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.*

Findings: Given the nature and structural span of the roof canopy a rooftop terrace or eco-roof is not feasible as discussed with BES. However the expansion scope and design will integrate storm management systems as required by and discussed with the City of Portland Bureau of Environmental Services. *This guideline is met.*

C12 INTEGRATE EXTERIOR LIGHTING

GUIDELINE: *Integrate exterior lighting and its staging or structural components with the building's overall design concept.*

Findings: With the new SW 18th Avenue arcade lighting will be provided at various locations and levels. The arcade will integrate new pendant downlight/uplight fixtures within the arcade to adequately light the sidewalk and also help provide scale and detail to the 22'-7" tall walkway. Additionally street lighting will be relocated to the furnishing zone between the arcade and the new curb to further illuminate the eastern edge of the building, pedestrian right-of-way and SW 18th Ave. *This guideline is met.*

GUIDELINE: *Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.*

Findings: Lighting of the building will be accomplished primarily through the lighting stemming from the pendant fixture within the arcade, the street lighting, and the light illuminating from the interior of the building, minimizing its impacts on the night skyline. *This guideline is met.*

C13 INTEGRATE SIGNS

GUIDELINE: *Integrate signs and their associated structural components with the building's overall design concept.*

GUIDELINE: *Size, place, design, and light signs to not dominate the skyline.*

Findings: 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

Providence Park Stadium, home of the Portland Timbers and Portland Thorns Major League Soccer teams, is owned by the City of Portland and leased and operated by Peregrine Sports, LLC. The stadium, originally built in 1926 has been home to the Portland Beavers, Mavericks, and Rockies Baseball teams, PSU Vikings football, and the Portland Timbers and Thorns soccer teams. Today, the Portland Timbers have sold out the past 110 consecutive games and the Thorns boast the largest crowd and fan base of any other professional women's soccer team national or globally. The stadium has a waiting list of 13,000 fans, which continues to grow each year. This expansion will bring the total capacity from 21,000 to 25,000 in a state of the art design.

The expansion plan completes an earlier vision for the stadium discovered in a 1926 sketch by A.E. Doyle and Morris H. Whitehouse. The 1926 plan continuous façade plan called for wrapping around Morrison along SW 18th in a two-story arcade. Today, the proposed plan to complete the SW 18th frontage reflects a sidewalk arcade not unlike those found on lower east Burnside, which will continue to permit and expand the existing unfettered public access to the sidewalk as a thoroughfare, while continuing to maintain views and transparency into the stadium from SW 18th Avenue. The proposal consists of a double-height arcade with an at-grade vertical clearance over the open sidewalk of 22 feet 7 inches with a clear sidewalk corridor of 11 to 13+ feet. Above the first floor, the arcade consists of pedestrian circulation corridors within the public stadium under a cantilevered roof canopy projecting 120 feet towards the playing pitch. This configuration allows the stadium to accommodate new seating, amenities and support spaces at the upper levels fully glazed to the east facing the City, while preserving and enhancing the at-grade pedestrian views, light, travel and safety along the SW 18th Street frontage.

The Providence Park Stadium Expansion meets the required approval criteria, the Central City and Goose Hollow Design Guidelines, and will provide a remarkable public experience along the SW 18th Avenue corridor, as well as providing 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)

Approval for a 4,000 seat expansion of Providence Park Stadium. Approval includes the removal of the existing covered seating area along SW 18th Avenue and constructing a new 100’ tall covered seating expansion with support facilities.

Approval is also recommended to Portland City Council for the Major Encroachment of the arcaded portion of the addition over the SW 18th Avenue Right-of-Way.

Approval of drawings Exhibit C.1-C.76, 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 17-184917 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. The Major Encroachment Review portion of the design is approved by Portland City Council.
- D. A Type III Design Review is required for the expansion’s sign proposal.
- E. No field changes allowed.

=====

Procedural Information. The application for this land use review was submitted on June 16, 2017, and was determined to be complete on June 30, 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 June 16, 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 \$5,000.00 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 **August 20, 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:

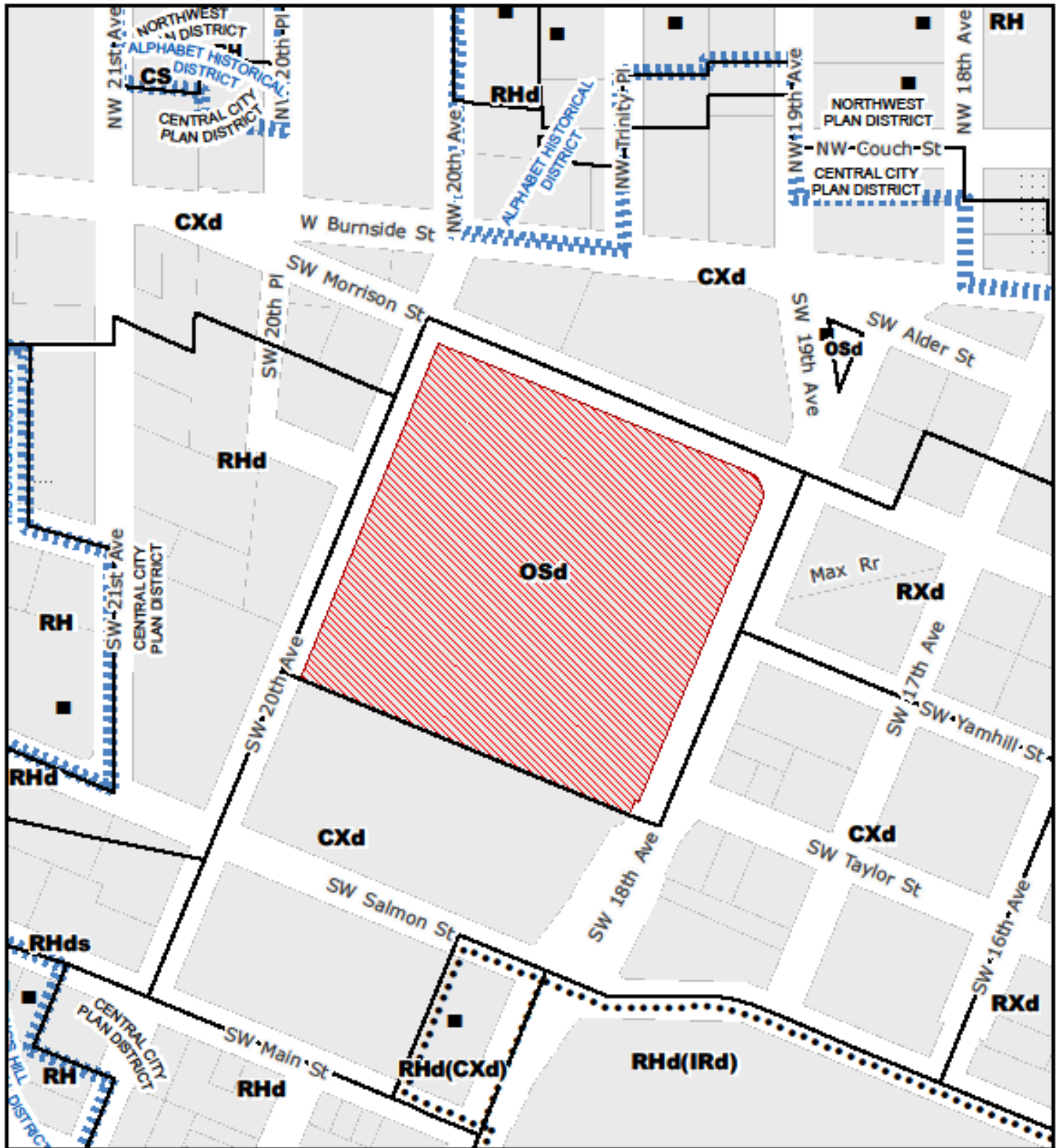
- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

Tim Heron
July 21, 2017


EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement & Drawings
 - 1. June 16, 2017 Drawings and Narrative
 - 2. June 29, 2017 120-day waiver
 - 3. July 5, 2017 Revised Submittal – drawings, narrative, stormwater management plan
 - 4. July 20, 2017 Revised Submittal – drawings, narrative, Kittelson Report
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. - 76. Site Plan, Elevations, Sections, Renderings (some attached)
- 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. Bureau of Environmental Services
 - a. RFC Response
 - 2. Bureau of Transportation Engineering and Development Review
 - a. RFC Response
- F. Letters
 - 1. July 7, 2017 Scott Schaffer, Goose Hollow Planning Committee Co-Chair
 - 2. Emailed July 20, 2017 letter [dated June 16, 2017] Michael McHaffy, Ph.D., President Goose Hollow Foothills League
- G. Other
 - 1. Original LUR Application & Fee



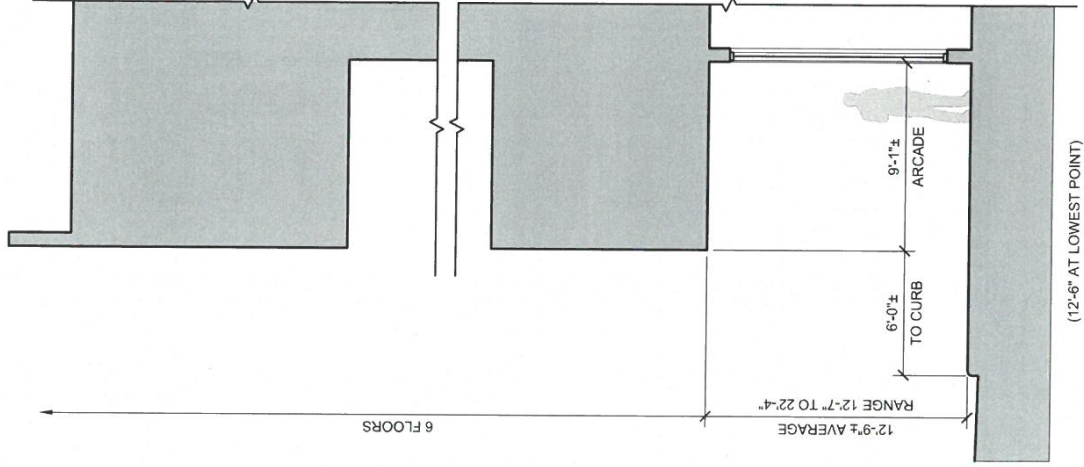
ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 17-184917 DZ
1/4 Section	3028 3027
Scale	1 inch = 200 feet
State ID	1N1E33DC 800
Exhibit	B Jun 19, 2017

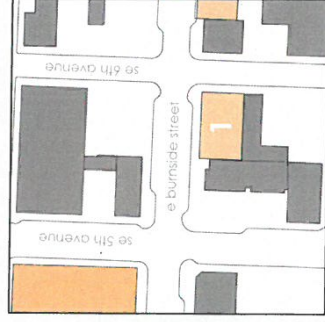
Arcade Condition 1: 524 E Burnside Street (bSIDE6)



Section 3:

Design Concept

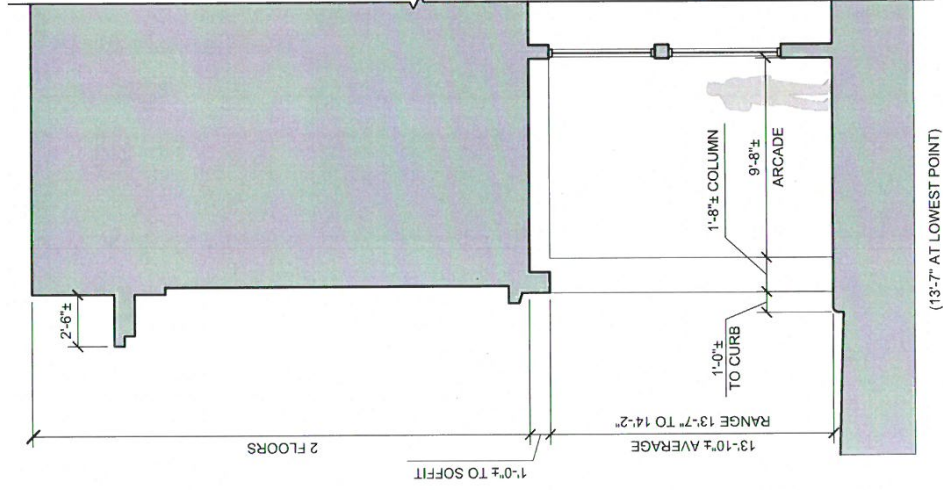
- 20,000 sf
- 1/2 block
- Mixed Use - Commercial/Office



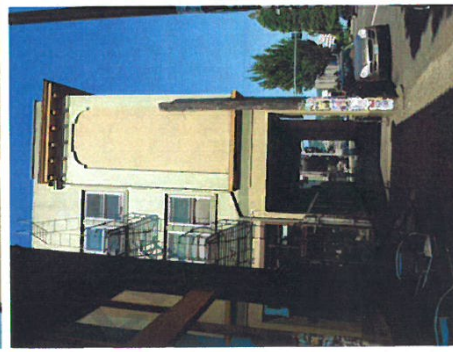
Section 3:

Design Concept

- 6,840 sf
- 1/2 block
- Mixed Use - Commercial/Residential



Arcade Condition 2: 612-616 E Burnside Street



Arcade Condition 3: 723-737 E Burnside Street (Orleans Building)



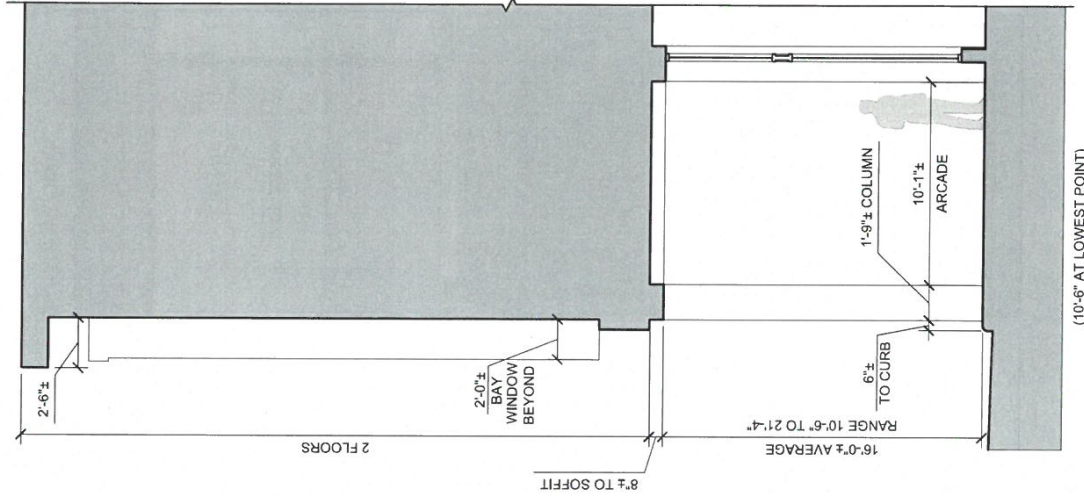
Myrne Group Architects, Inc.

620 SW 5th Avenue

Suite 500

Portland, Oregon 97204

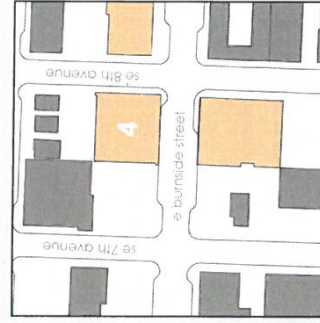
Section 3: Design Concept



503.236.6000

www.myrnegroup.com

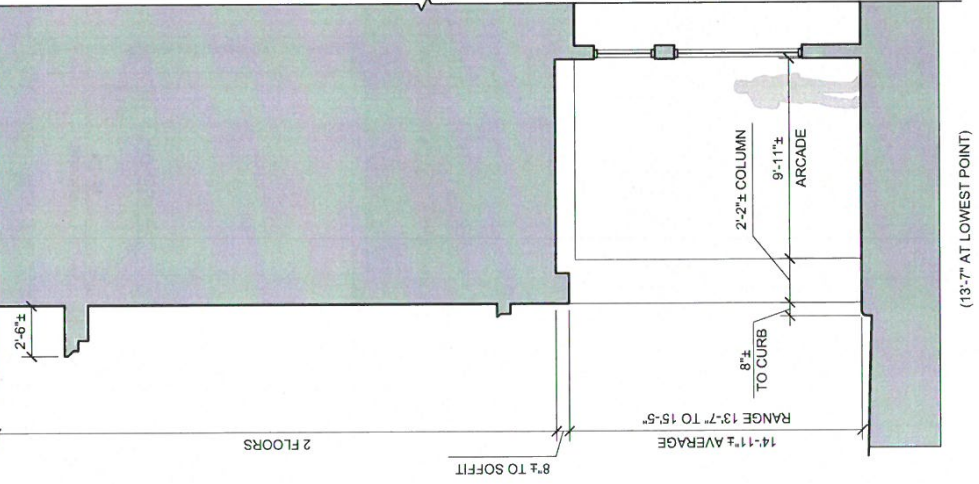
- 28,000 sf
- 1/2 block
- Mixed Use - Commercial/Residential



Arcade Condition 4: 722-738 E Burnside Street



Section 3: Design Concept



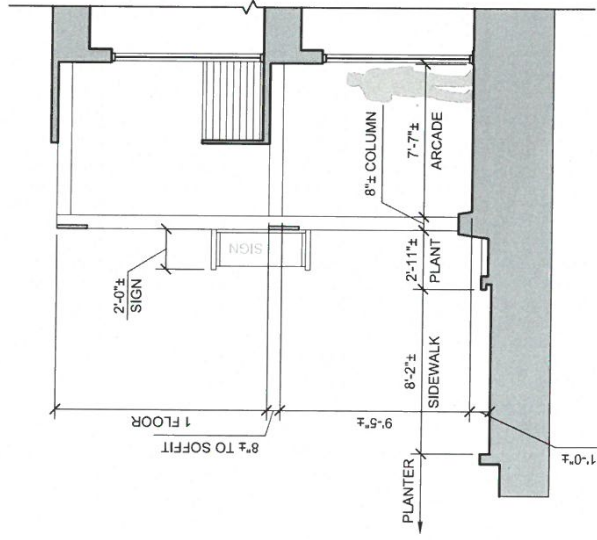
- 14,940 sf
- 1/2 block
- Commercial



Arcade Condition 5: 811 E Burnside Street



Section 3: Design Concept



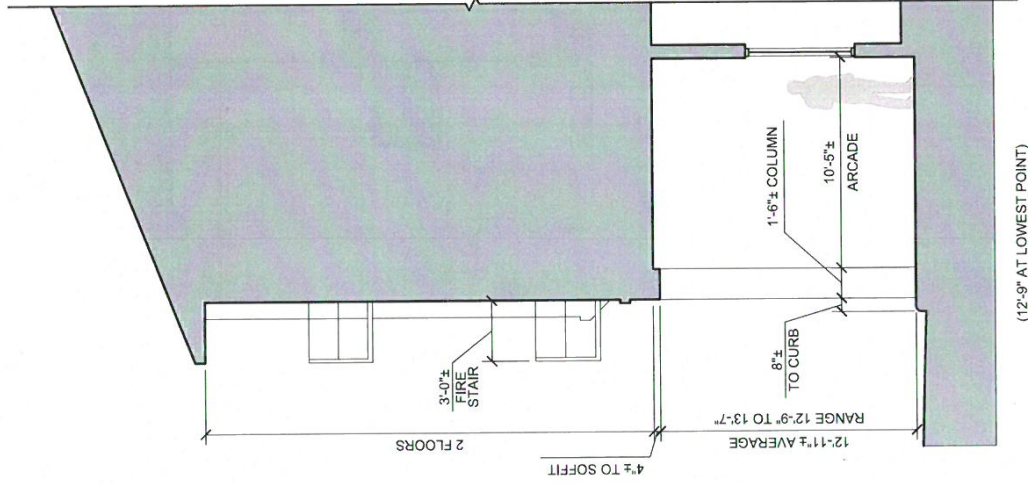
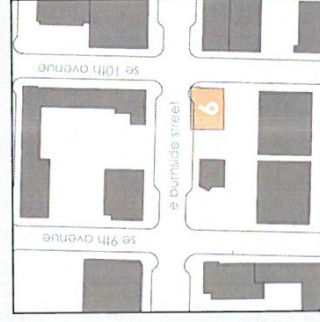
- 11,885 sf
- 1/2 block
- Mixed Use - Commercial



Section 3:

Design Concept

- 2,230 sf
- 1/2 block
- Commercial



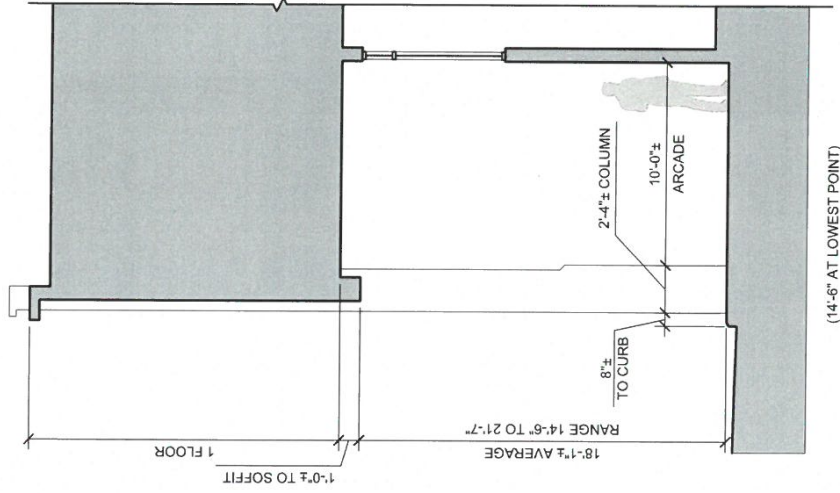
Arcade Condition 6: 930-938 E Burnside Street



Arcade Condition 7: 1040 E Burnside Street



Section 3:
Design Concept



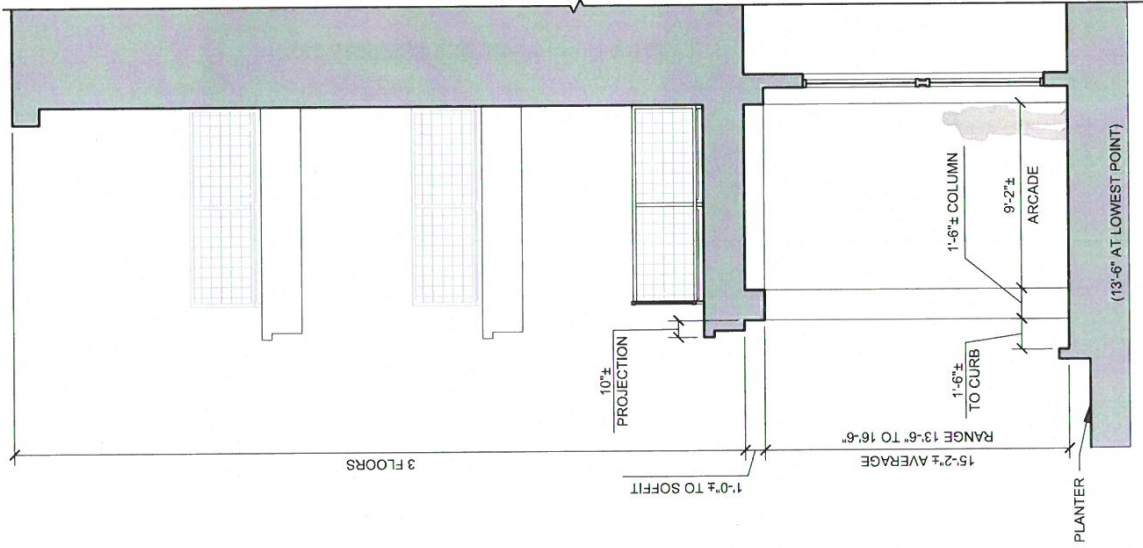
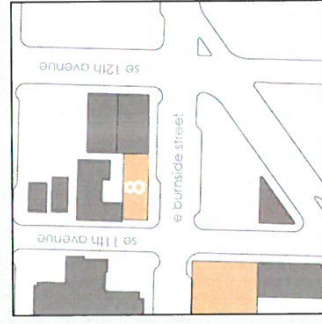
- 18,800 sf
- 1/2 block
- Retail



Section 3:

Design Concept

- 16,233 sf
- 1/2 block
- Mixed Use - Commercial/Office



503.236.6000 www.myregroup.com

Arcade Condition 8: 1111 E Burnside Street (The Burnside Rocket)

