



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: December 23, 2020
To: Design Commission
From: Grace Jeffreys, Design / Historic Review Team
503-865-6521 | Grace.Jeffreys@PortlandOregon.Gov
Re: LU 20-210547 DZM AD – 3000 SE Powell
Type III Design Review – January 7, 2021

Attached is a drawing set for the Type III Design Review scheduled on January 7, 2021. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Design Review for a proposed new four-story multi-family dwelling structure of approximately 137,200 square feet. The building program consists of 206 affordable housing units and 28 surface parking spaces. Ground floor uses include lofted housing units, building lobby, property management offices, and residential and community amenity spaces. The project also proposes a new multi-use path connecting SE 30th Ave. through the site to SE 31st Ave and revisions to the right-of-way at SE 30th off SE Powell. The following additional reviews are also requested:

One (1) Modification:

- Modification #1: Setbacks 33.130.215.C.1. To allow an increase in the maximum setback standard from SE 30th from 74'-6" to 63'-5".

Three (3) Adjustments:

- Adjustment #1: Maximum Building Height in the CE Zone 33.130.210. To allow an increase in building height in the part of the building that spans the CE zone at the south from 45' to 60'.
- Adjustment #2: Loading Standards 33.266.310. To not provide the required Standard A loading space on site (to be in the ROW at 30th Ave).
- Adjustment #3: Parking Lot Landscaping 33.266.130.G. To not provide all of the required 5' of L2 landscaping at the south parking adjacent to the new Multi-Use Path Right-of Way.

II. DEVELOPMENT TEAM BIO

Architect	Mark Schmidt Holst Architecture
Owner	Patrick Rhea Home Forward
Project Valuation	\$ 40 million

III. DESIGN REVIEW APPROVAL CRITERIA – See attached matrix.

- Community Design Guidelines (Design Review)
- 33.805.040, Approval criteria (Adjustment Reviews)
- 33.825.040, Modifications Considered During Design Review (Modification Review)

III. MODIFICATIONS/ADJUSTMENTS

One (1) Modification:

- Modification #1: Setbacks 33.130.215.C.1. To allow an increase in the maximum setback standard from SE 30th from 74'-6" to 63'-5".

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IV. STAFF RECOMMENDATION

Staff found that the proposal with modification and adjustments meets the applicable Design Review criteria and modification and adjustment criteria; however because BES does not yet support the proposal and because PBOT has not yet indicated their support, the proposal does not yet warrant approval as BES and PBOT requirements may have a substantive impact on the overall design.

VI. PROCEDURAL NOTES

- The subject proposal was heard before at three (3) voluntary Design Advice Requests (DAR) meetings. The most recent DAR dated June 11, 2020 was done via written responses due to the COVID quarantine (Commissioners providing responses - all). See the attached summary of Commission comments.
- The application was deemed complete on November 16, 2020.

Attachments: Drawing Set December 14, 2020
 Guidelines Matrix
 Summary Notes from the written DAR dated June 11, 2020 (EA 20-116599 DA)