

PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Jo Ann Hardesty Commissioner Chris Warner Director

RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES LAND USE REVIEW REQUEST

Portland Transportation Development Review Bureau of Transportation Engineering & Development

LU: 21-061842-000-00-LU Date: September 23, 2021
To: Megan Sita Walker, Bureau of Development Services, B299/R5000
From: Fabio de Freitas, B106/800, (503) 823-4227
Applicant: Marcus Lima
GBD ARCHITECTS
1120 NW COUCH ST SUITE 300
PORTLAND OR 97209

Location: 550 SE Martin Luther King Jr Blvd

TYPE OF REQUEST: Type 3 procedure DZM - Design Review w/ Modifications

DESCRIPTION OF PROJECT

DZ HEARING - The Applicant is requesting approval for a Type III Design Review with Modifications and a concurrent Type II Historic Resource Review for a proposed new half block, 7-story "5-over-2" mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. Ground-level uses include commercial retail spaces, residential amenities, parking with approximately 60 parking stalls, and approximately 132 residential dwelling units of varying sizes at levels 2-7. The Type II Historic Resource Review is required as a small portion of the east building wall is within the East Portland/Grand Avenue Historic District. The proposal requests approval of the following Modifications: 1. Request to modify Ground Floor Windows coverage, PZC, 33.510.220 to reduce from 40% coverage to 33.9% on SE Washington. Request to modify Ground Floor Windows length, PZC, 33.140.230.B, to reduce length from 50% to 36.2% on SE Washington. 2. Request to modify Ground Floor Active Use, PZC, 33.510.225 to reduce the requirement from 50% to 39.6% of the ground floor of walls that front onto a sidewalk be design and constructed to accommodate active uses in accordance the standards of the section for height and depth of space, accessibility, and glazing requirements. Design Review is required because the proposal is for non-exempt new construction within in Design Overlay zone. Modification Reviews are required because the applicant is requesting to not meet the standards indicated above. Historic Resource Review is required for the portion of the East facade of the proposed building that is within the East/ Portland Grand Avenue Historic District.

RESPONSE

Portland Bureau of Transportation/Development Review (PBOT) has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

There are no transportation-related approval criteria associated with the proposed Design Review – PBOT has no objections.

Additional Information

21-040063 WT/TH1136 – 21-040337 WE/EP 637: The associated Public Works Permits for the required ROW improvements along each site frontage have received Concept Development phase (30% plans) approval.

21-076838 TR: The associated Driveway Design Exception request for the gate/door location associated with the proposed parking garage has been approved by PBOT, with conditions.

21-067066 TR: The associated UVE request for the proposed utility vault located along the abutting SE Stark ROW has received conceptual approval from PBOT.

Transportation System Development Charges (Chapter 17.15)

System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of Building Permits by contacting PBOT's SDC Section at (503) 823-7002 (option 2).

Driveways and Curb Cuts (Section 17.28)

Curb cuts and driveway construction must meet the requirements consistent with the standards found in (City) Title 17. Title 17 driveway requirements will be enforced by PBOT during the review of the expected Building Permit.

RECOMMENDATION

PBOT has no objections to the requested Design Review.