



# City of Portland Design Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** October 14, 2021  
**To:** Design Commission  
**From:** Megan Sita Walker, Design / Historic Review Team  
503-865-6515 | [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@portlandoregon.gov)  
**Re:** LU 21-061842 DZM HR – 550 SE MLK Housing  
Type III Design Review w/ Modifications & concurrent Type II Historic Resource Review – October 21, 2021

Attached is a drawing set for the Type III Design Review w/ Modifications with a concurrent Type II Historic Resource Review scheduled on October 21, 2021 (cont'd from September 30, 2021). Please contact me with any questions or concerns.

#### I. PROGRAM OVERVIEW

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** to required development standards:

##### **Modification 1**

- Request to modify **Ground Floor Windows coverage**, PZC, 33.510.220 to reduce from 40% coverage to 37.4% on SE Washington.
- Request to modify **Ground Floor Windows length**, PZC, 33.140.230.B, to reduce length from 50% to 38.4% on SE Washington.

**Modification 2** – Request to modify Ground Floor Active Use, PZC, 33.510.225 on SE Martin Luther King Jr. Blvd to reduce the requirement from 50% to 23.1%. The standard requires the ground floor of walls that front onto a sidewalk be designed and constructed to accommodate active uses in accordance with standards of the section for height and depth of space, accessibility, and glazing requirements. Regarding the required minimum depth of 25', the Modification request is to allow 26.9% of the required space to only be between 13'-8" and 21'-3" deep.

## II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Marcus Lima   GBD Architects
<b>Owner's Agent</b>	Sarah Zahn   Urban Development + Partners
<b>Owner</b>	Burns Bros., Inc.
<b>Project Valuation</b>	\$ 24 million

## III. DESIGN REVIEW APPROVAL CRITERIA

### Design Review and Modification Approval Criteria

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Central Eastside District*
- *PZC, 33.825.040 Modifications That Will Better Meet Design Review Requirements*

### Historic Resource Review Approval Criteria

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Central Eastside District*
- *Design Guidelines for East Portland/Grand Avenue Historic District Zone*

## IV. STAFF RECOMMENDATION

**Staff recommends approval of the Design Review** – Based on what was heard at the first hearing on September 30, 2021, the revisions made to simplify the upper floor expression helped to retain the design intent while helping to make the expressed structure more visible. With this needed simplification along with additional changes responsive to Commission feedback at the first hearing, Staff found that with recommended Conditions, the proposal meets the Design Review approval criteria for the reasons outlined in the attached Staff Report, and therefore recommends approval.

### **Staff recommends approval of Modification 1**

- Request to modify Ground Floor Windows coverage, PZC, 33.510.220 to reduce from 40% coverage to 37.4% on SE Washington.
- Request to modify Ground Floor Windows length, PZC, 33.140.230.B, to reduce length from 50% to 38.4% on SE Washington.

**Staff recommends approval of the concurrent Type II Historic Resource Review** for the portion of the East single-story painted CMU wall with eco roof that is located within the East Portland/ Grand Avenue Historic District.

### **Staff recommends approval with condition 'C' for Modification 2:**

Request to modify Ground Floor Active Use, PZC, 33.510.225 on SE Martin Luther King Jr. Blvd to reduce the requirement from 50% to 23.1%. The standard requires the ground floor of walls that front onto a sidewalk be designed and constructed to accommodate active uses in accordance with standards of the section for height and depth of space, accessibility, and glazing requirements. Regarding the required minimum depth of 25', the Modification request is to allow 26.9% of the required space to only be between 13'-8" and 21'-3" deep.

## V. RECOMMENDED CONDITIONS OF APPROVAL

In addition to the standard conditions, staff is recommending three (3) additional conditions of approval ('C', 'D', and 'E') to address the condition recommended by Urban Forestry, Modification 2 to reduce the Ground Floor Active Use requirement along SE MLK, and to ensure that no louvers at the ground level shall be used for exhaust.

- C. *The red oak street tree shall be protected and a Tree protection plan for the red oak street tree must be presented to Urban Forestry as a condition of the Final Plat.*

Note: Staff is recommending this condition at the request of Urban Forestry (See Exhibit E-5) and in order to address CCFDGs: A4.

- D. *The ground level of the building will maintain retail space for at least the area shown on Exhibit C-14.*

Note: Staff is recommending this condition in order to address CCFDGs: A8 and C9 as related to the request to Modify Ground Floor Active Uses.

- E. *No louvers at the ground level shall be used for exhaust.*

Note: Staff is recommending this condition in order to address CCFDGs: B1 and B2.

## VI. PROCEDURAL NOTES

- The proposal had a Pre-Application Conference on November 10, 2020
- A Design Advice Request (DAR) was held with the Design Commission on January 7, 2021.
- The Land Use Review application was submitted on June 29, 2021.
- Staff issued an Incomplete letter on July 28, 2021 and the applicant requested that the case be deemed complete on August 6, 2021.
- On August 6, 2021 the applicant submitted a response to the Incomplete letter including: A response the DAR Summary Memo comments, Drawings and Appendix Set, and a Stormwater Report.
- A memo summarizing remaining issues to be addressed was issued on August 16, 2021.
- A hearing was scheduled for September 30, 2021, 55 days after being deemed complete.
- First Land Use Hearing with the Design Commission was held on September 30, 2021.

Attachments:            Drawing Packet  
                              Appendix Packet  
                              Guidelines Matrix  
                              Staff Report dated October 14, 2021  
                              Infrastructure Bureau Comments  
                              Public Comments