



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: October 27, 2021
To: Design Commission
From: Hannah Bryant, Design / Historic Review Team
503.865.6520
Re: LU 21-012866 DZM GW – *Site Upgrades at OPB*
Type III Design Review– November 4, 2021

Attached is a drawing set for the Type III Design Review scheduled on November 4, 2021. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Design Review with Modifications and Greenway Review to address a 1987 Condition of Approval for perimeter landscaping for which the applicant requests a Modification. Exterior site improvements are limited to those required by a non-conforming upgrade covenant. While the scope of the work would typically be reviewed through a staff-level review, the requested Modification to a city council condition of approval necessitates a Type III review.

II. DEVELOPMENT TEAM BIO

Architect	Read Stapleton DOWL
Owner	Kyle Davis, Facilities Manager Oregon Public Broadcasting
Project Valuation	\$ 72,000

III. DESIGN REVIEW APPROVAL CRITERIA – *Macadam Corridor Design Guidelines; Greenway Design Guidelines, Modification Review (33.825.040)*

III. MODIFICATIONS

Subject to the following approval criteria:

- A. The resulting development will better meet the applicable design guidelines; and
- B. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested

Modifications requested:

1. Parking Area Setbacks and Landscaping - 33.266.130.G.2 – to allow a six-foot sight-obscuring fence on the eastern property boundary in lieu of required landscaping meeting the L2 standard.

2. Loading Standards – Placement, Setbacks and Landscaping - 33.266.310.E – to allow a six foot completely sight-obscuring fence in lieu of minimum landscaping requirements on the perimeter of the loading area.
3. Fences – Locations and Heights - 33.130.270.C.1.a – to allow a six foot completely sight-obscuring fence within ten feet of a street lot line in the location of the satellite dish enclosure.

IV. STAFF RECOMMENDATION

Staff found that the proposal with modifications meets the applicable Design Review criteria, Greenway Review criteria, and modification criteria, therefore, the Staff Report recommends approval.

V. CONDITIONS OF APPROVAL

The standard three conditions of approval have been added. One non-standard condition of approval is recommended (text below). The intent of this condition of approval is to allow the applicant flexibility to install signage if it proves infeasible to install their proposed public art.

Within two years of final approval of this land use review the property owner shall install permanent signage relevant to the Macadam Greenway context, or work with RACC to develop public art to be mounted or painted on at least 75% of the entire length of the proposed fence and covering at least the top four feet of the fence where it is parallel to S. Nevada street and within three feet of the sidewalk.

VI. PROCEDURAL NOTES

- The application was deemed complete on August 5, 2021
- The applicant requested the hearing be rescheduled from September 30, 2021 to November 4, 2021.

Attachments:
Drawing Set November 4, 2021