



City of Portland  
Bureau of Development Services

# Land Use Review Appeal to **City Council**

LU 14-117884 DZM

**Block 37 - South Waterfront**

October 22, 2014



# Vicinity Plan









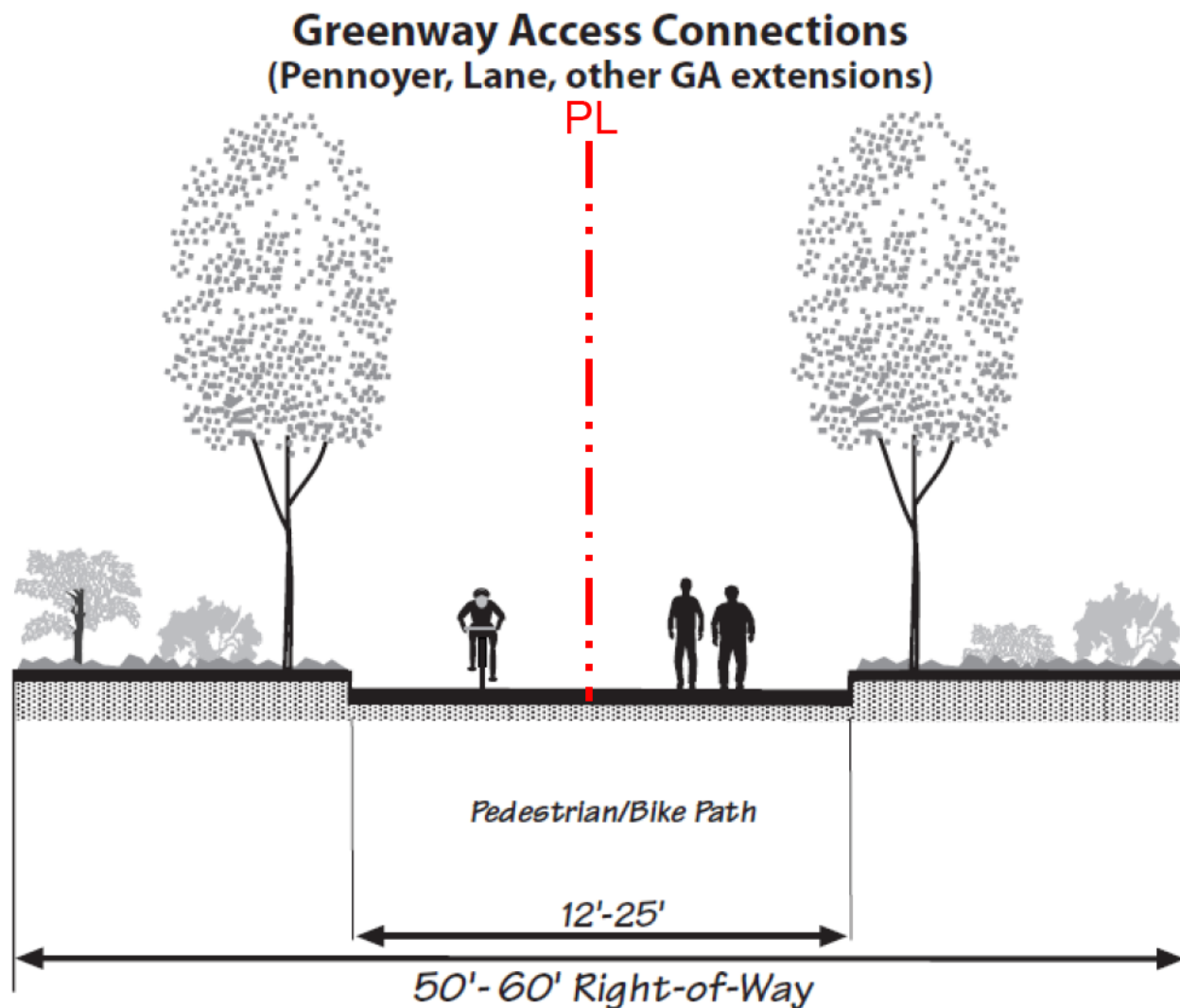
# South Waterfront – Street Plan







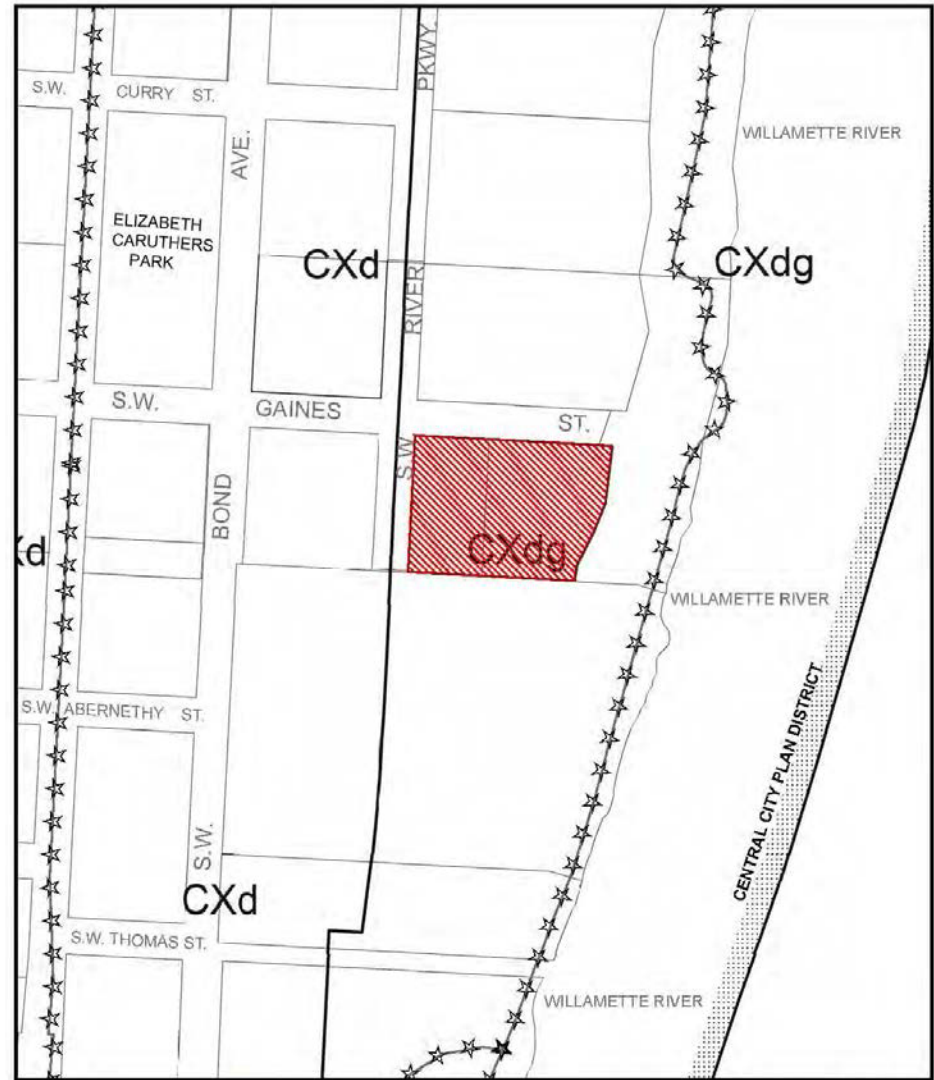
# Greenway Access Connection Section





# Zoning

- **CXdg** (*Central Commercial with design and greenway overlays*)
- **Central City Plan District**  
(*South Waterfront Subdistrict*)
- **3.78 FAR proposed**  
(*base 5:1 allowed, +4:1 through bonus and/or transfer*)
- **72' in height proposed** (*75' allowed w/in 125' of TOB*)







# Site

Looking NW





# Project Summary

NW corner River & Gaines



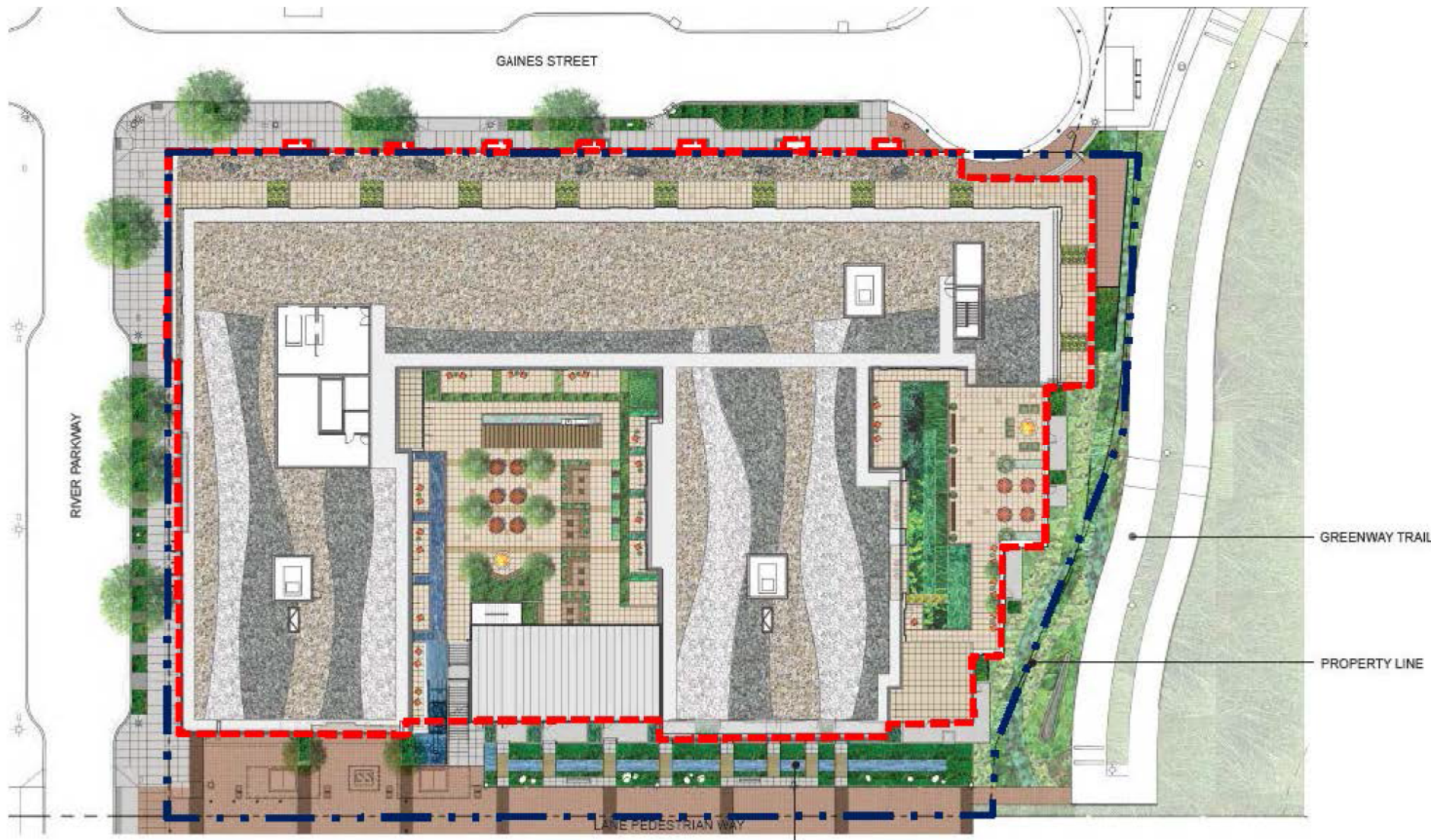
Greenway Facade

- **6-story building**
- **270 residential units**
- **8,359 SF of retail**
- **225 parking spaces – Modification**
- **2 loading spaces**
- **bike parking (431 total)**





# Project Site Plan



- Improve ½ of SW Lane extends 30' onto south end of property – Modification to project 3'-6"
- Landscaping in greenway between the property and the western edge of the future greenway trail





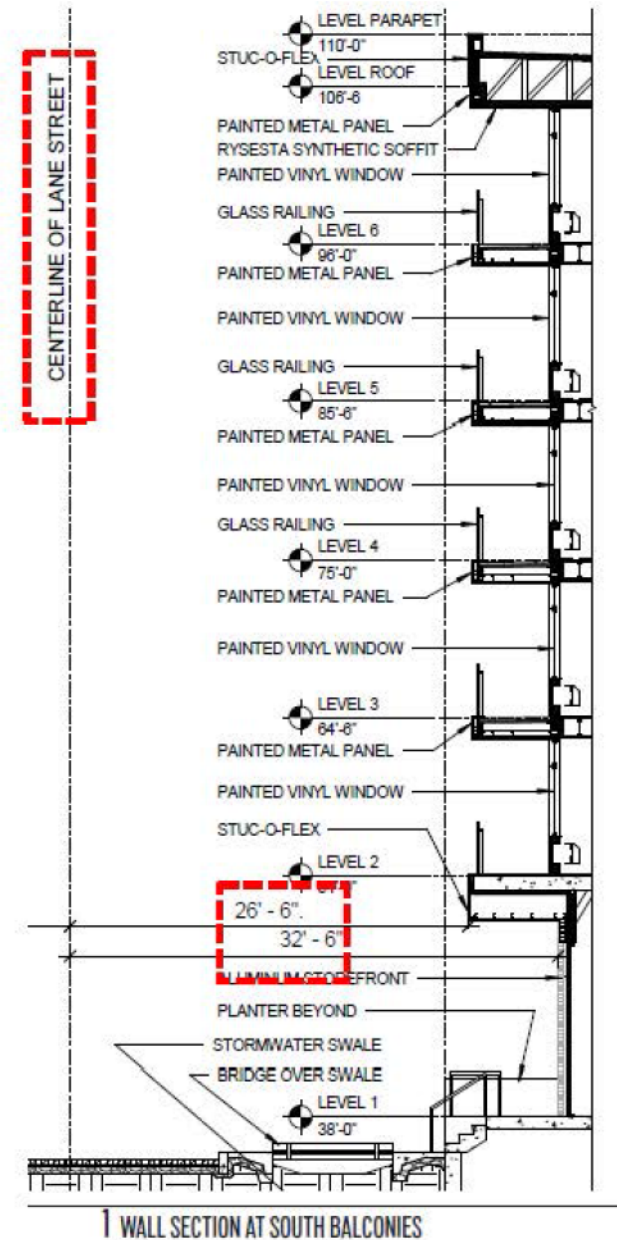
# Modification - Setback Along SW Lane







# Proposed SW Lane Section



# Regulatory Framework & Appeal Information

## Design Review Approval Criteria:

- Central City Fundamental Design Guidelines
- South Waterfront District Design Guidelines
- South Waterfront Greenway Design Guidelines

## Modification Approval Criteria

- Zoning Code Section 33.825.040.A-B

Land Use Review appeal findings must find a nexus to relevant design guidelines or Modification criteria.

Appellant states Modification approval criteria has not been met thus approved in error.

# Regulatory Framework & Appeal Information

## Modification Approval Criteria states:

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

## Purpose of Accessway standards (30' setbacks & landscaping):

- provide physical access & connections to the GW.
- are generally extensions of existing & planned east-west public rights-of-way, and may or may not provide vehicle access.
- provide safe & convenient bicycle & pedestrian connections to & from trail
- contribute to stormwater management in the subdistrict.
- provide a visual connection to the South Waterfront Greenway Area (SWGA) & provide a transition from the natural emphasis of the SWGA to the urban emphasis of the rest of the district.

Appellant – projection into Lane does not meet Accessway purpose to provide a visual connection to Greenway & a transition from the natural Greenway to the urban development.





# Process

- August 8, 2013 - Design Advice Request
  - Design Commission expressed support for a projecting upper floor.
- February 18, 2014 – Design Review Application Submittal
- May 15, 2014 – Design Review 1<sup>st</sup> Hearing
- July 10, 2014 - Design Review 2<sup>nd</sup> Hearing
  - Design Commission recommended adding recessed balconies to break down mass of facades projecting into SW Lane & better engage the building with the public space below
- August 21, 2014 – Design Review 3<sup>rd</sup> Hearing, Final Approval
  - Design Review (DZ) and two Modifications (M) for 3'-6" building projection into SW Lane & allow 26 tandem parking spaces without an attendant.
  - Additional findings stated that support building projection Modification:
    - 60' accessway width based on potential for tower development.
    - Width (similar to typical Central City block structure) is sufficient for tall buildings (ratio of open space, natural light and air to built space).
    - Smaller scale of proposed building, accessway width is more than adequate and could accommodate a 3'-6" projection.



# Process continued

- September 2, 2014 – Design Review Decision Mailing with Conditions of Approval:
  - A. Identify case number on permits drawings.
  - B. Add column of 5' deep inset balconies on 2nd - 6th floor on west façade
  - C. Underground vault lid covers in SW Lane match pavers or painted to match.
  - D. Work on alternate design solution for non-removable bollards in SW Lane.
  - E. Cedar wood in place of Resysta for balcony & canopy soffits.
  - F. Continuous piece of accent metal panel at the return to the window.
  - G. Minimized horizontal stucco joints at top & bottom horizontals of all facades.
  - H. In SW Lane, delineate a furnishing zone at north end out of the through pedestrian zone & add 4 more benches, 4 bike stalls, and lights.
- September 15, 2014 – Appeal of Design Commission Decision



# City Council Alternatives

- **Deny the appeal, and uphold the Design Commission's decision to approve** with conditions the requested Block 37 Design Review (DZ) and Modifications (M), Case File #LU 14-117884 DZM.
- **Uphold the appeal to deny the Modification (M), thereby overturning the Design Commission's decision to approve** with conditions the requested Block 37 Design Review (DZ) and Modifications (M), Case File #LU 14-117884 DZM. In this case, the **project would be denied**.
- **Grant the appeal to deny the Modification (M), and overturn the Design Commission's decision** to approve with conditions the requested Block 37 Design Review (DZ) and Modifications (M), Case File #LU 14-117884 DZM, **but instruct the applicant to revise the design without the Modification (M) and return to Council at a future dated.**



End of Presentation