



Submitted 10-1-2014

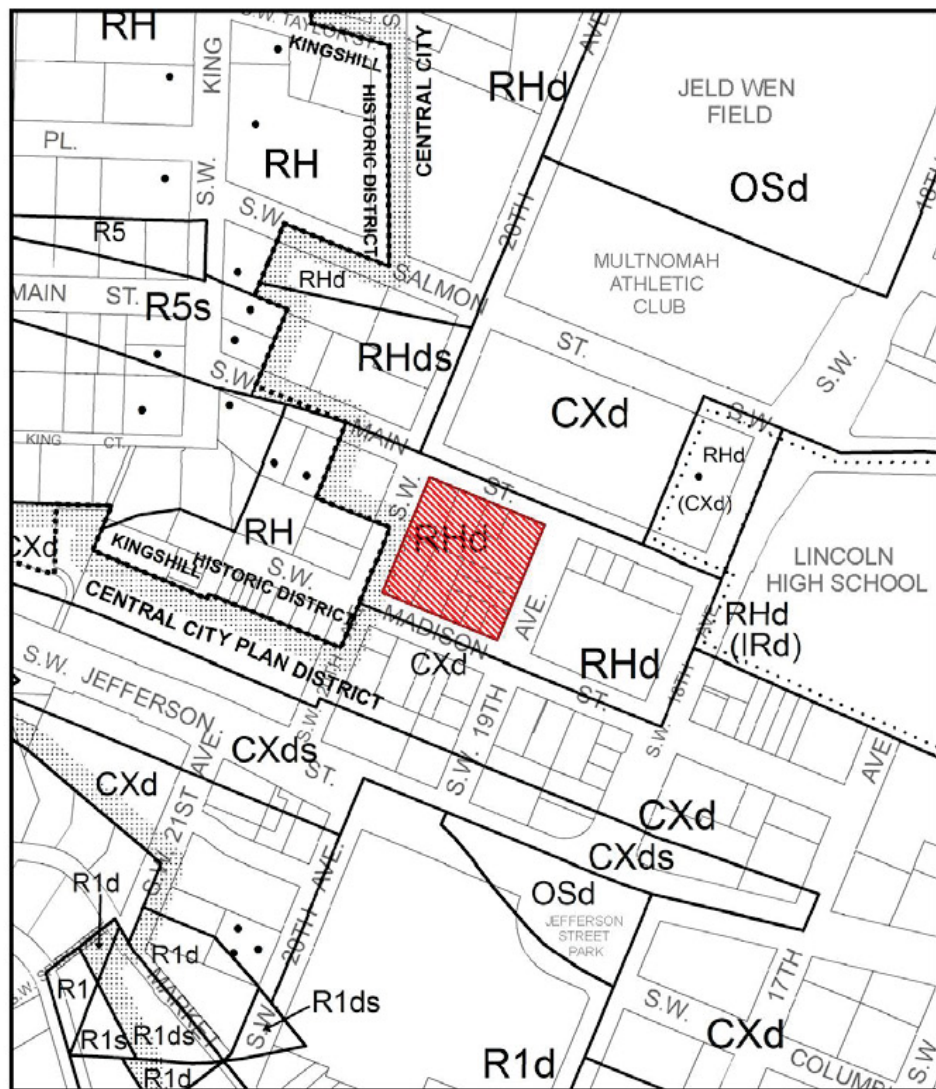
City of Portland Bureau of Development Services

Staff Presentation to the
Portland City Council

Land Use Review 14-105474 CP ZC



Existing Zoning



ZONING EXISTING

- Site
- Historic Landmark

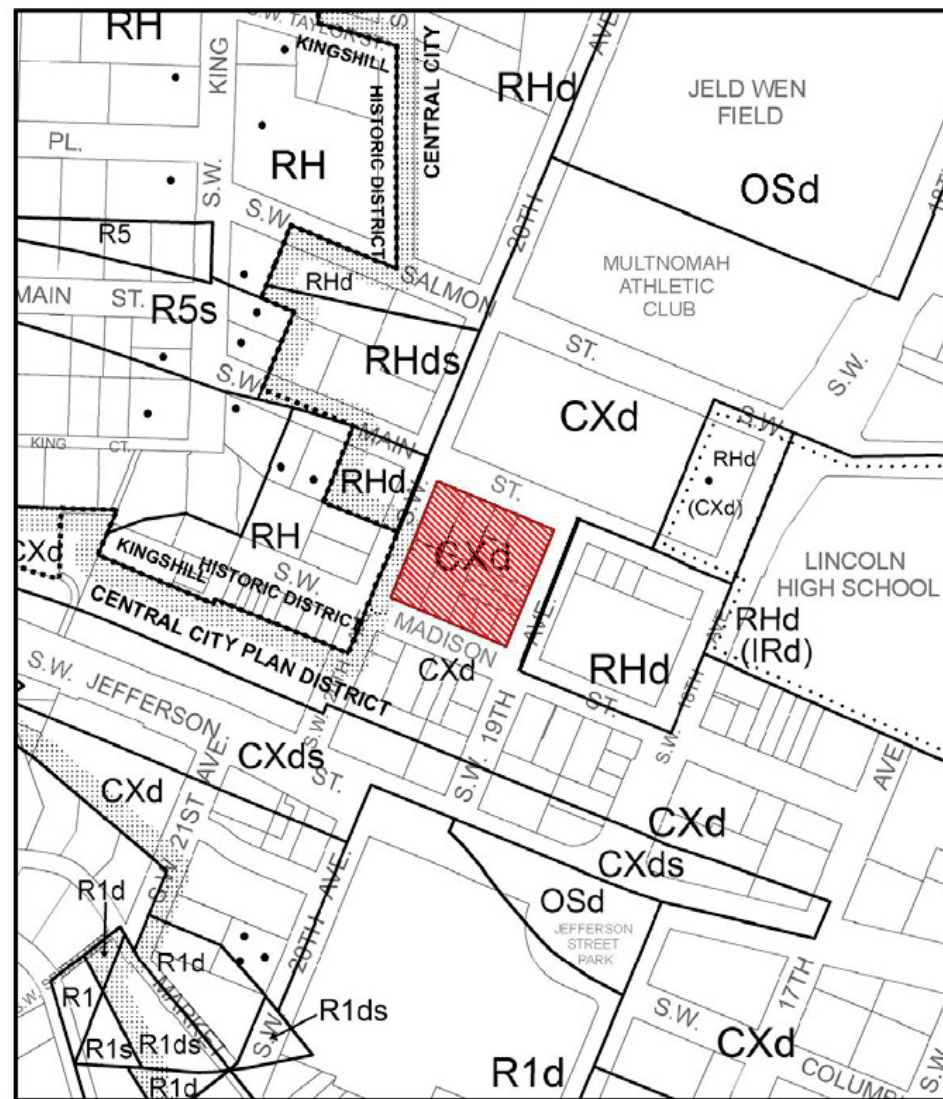


This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUB DISTRICT

File No. LU 14-105474 CP,ZC
1/4 Section 3027.3127
Scale 1 inch = 200 feet
State_Id 1S1E04BA 2000
Exhibit B.1 (Jan 17, 2014)

Proposed Zoning

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ZONING PROPOSED

- Site
- Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUB DISTRICT

File No. LU 14-105474 CP,ZC
1/4 Section 3027.3127
Scale 1 inch = 200 feet
State_Id 1S1E04BA 2000
Exhibit B.2 (Jan 17, 2014)

Proposal Summary

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- 260-280 residential units.
- 191 accessory parking spaces for residents.
- 16 short-stay studio/suites for MAC guests.
- Opportunity for 225 parking spaces to serve MAC facility, with underground tunnel connecting to MAC Salmon St. Garage. *Central City Parking Review required.*



Preliminary Drawing

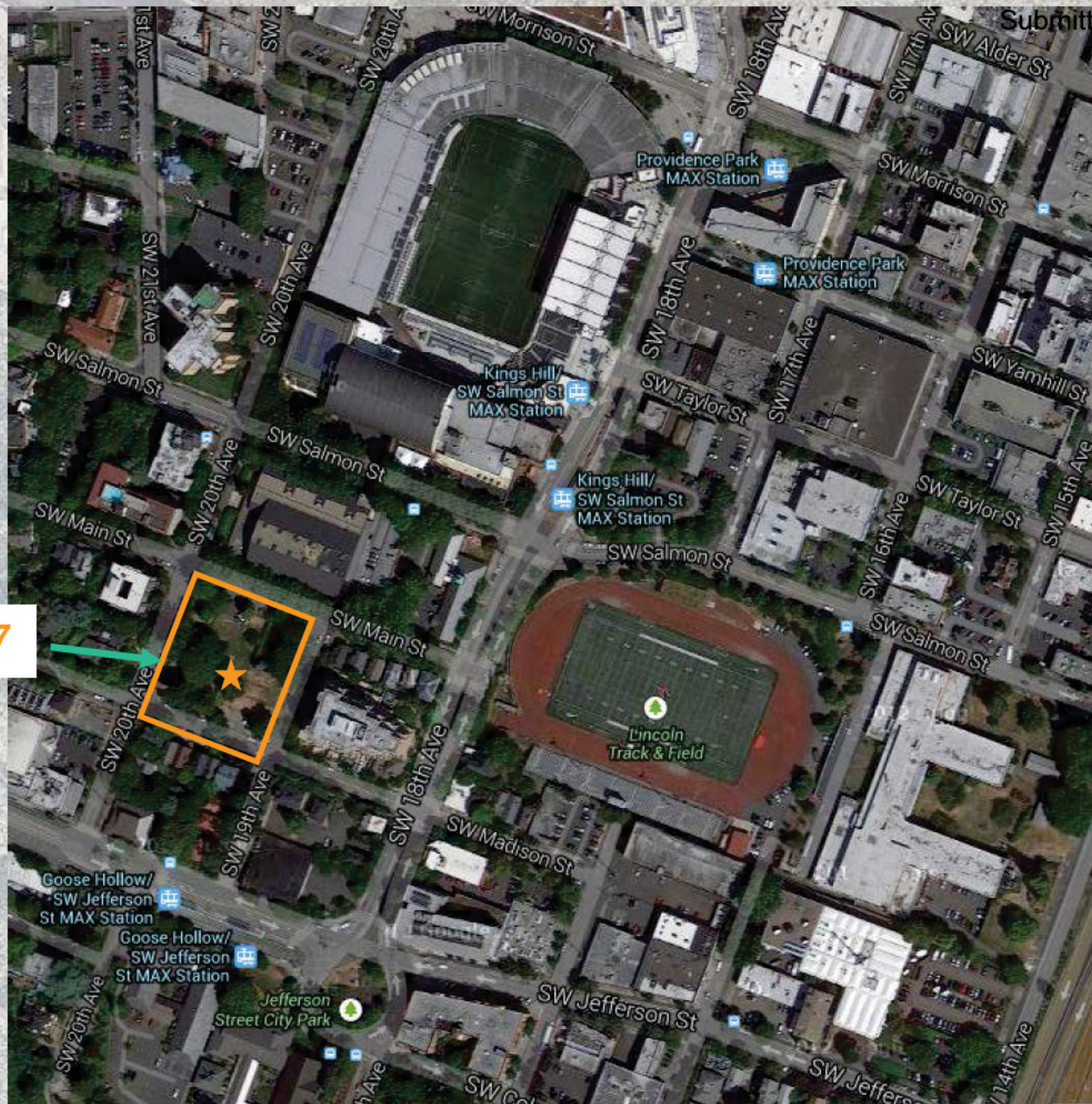
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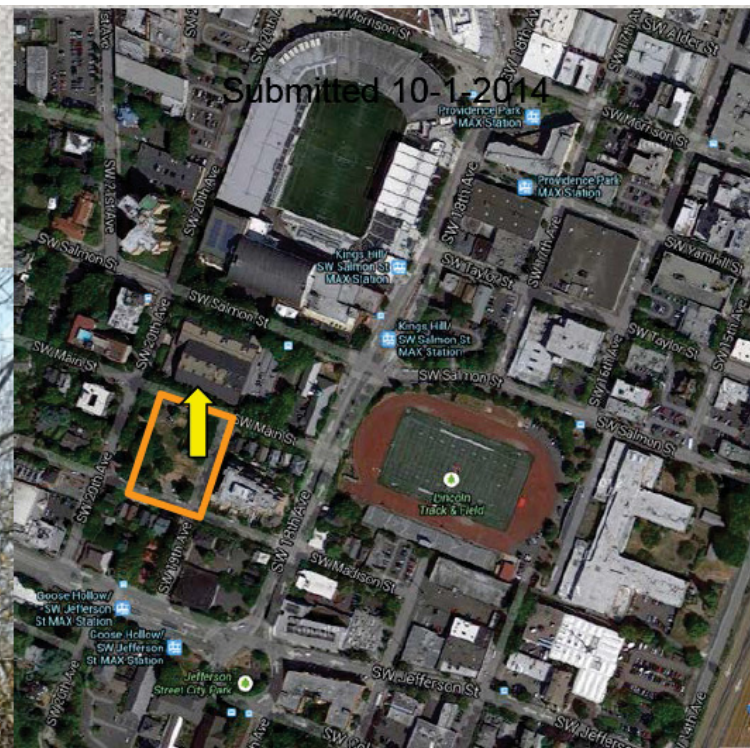
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BLOCK 7



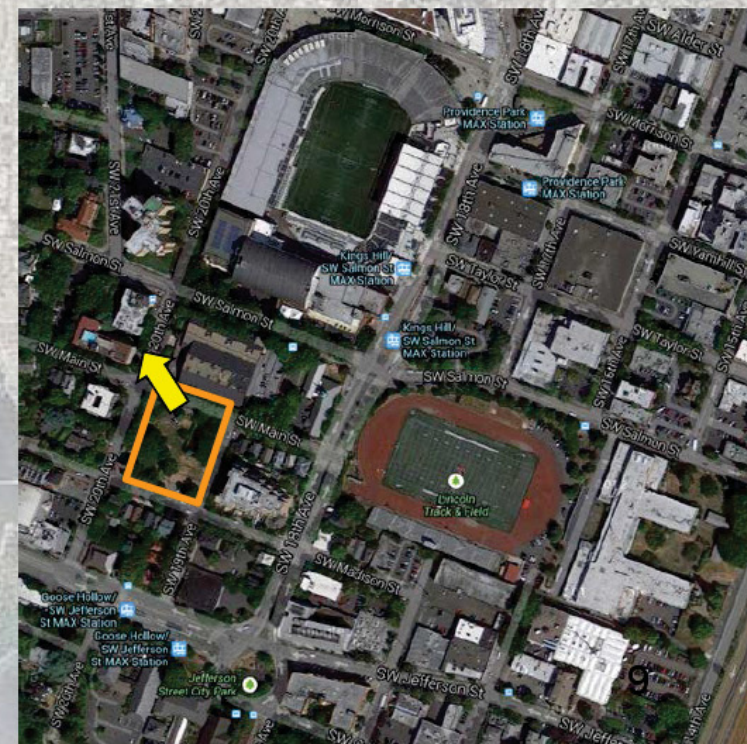


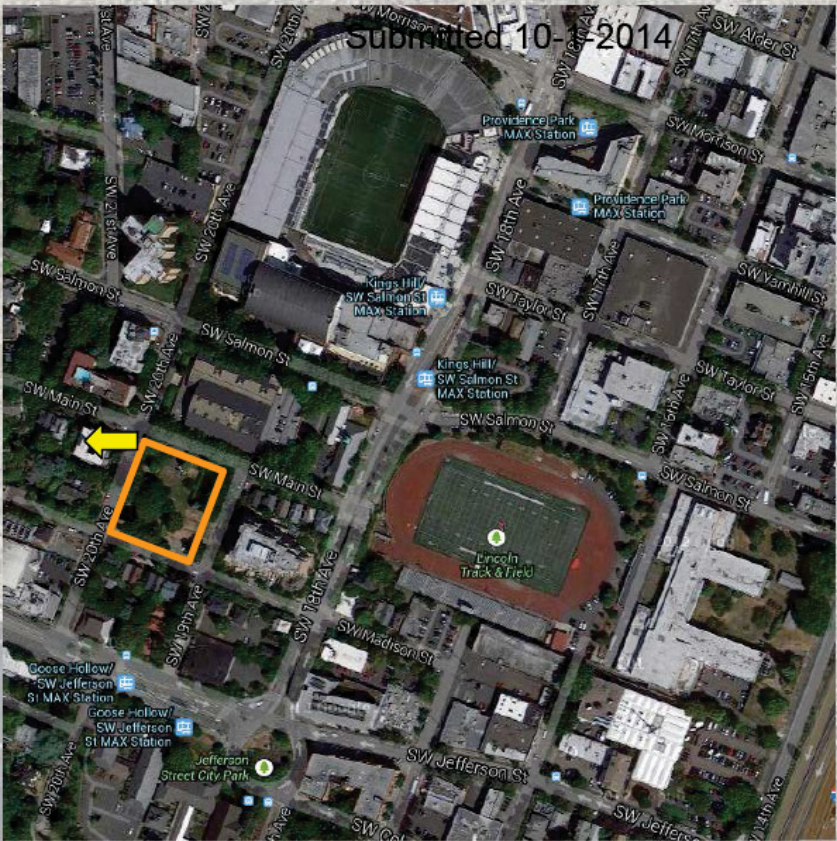






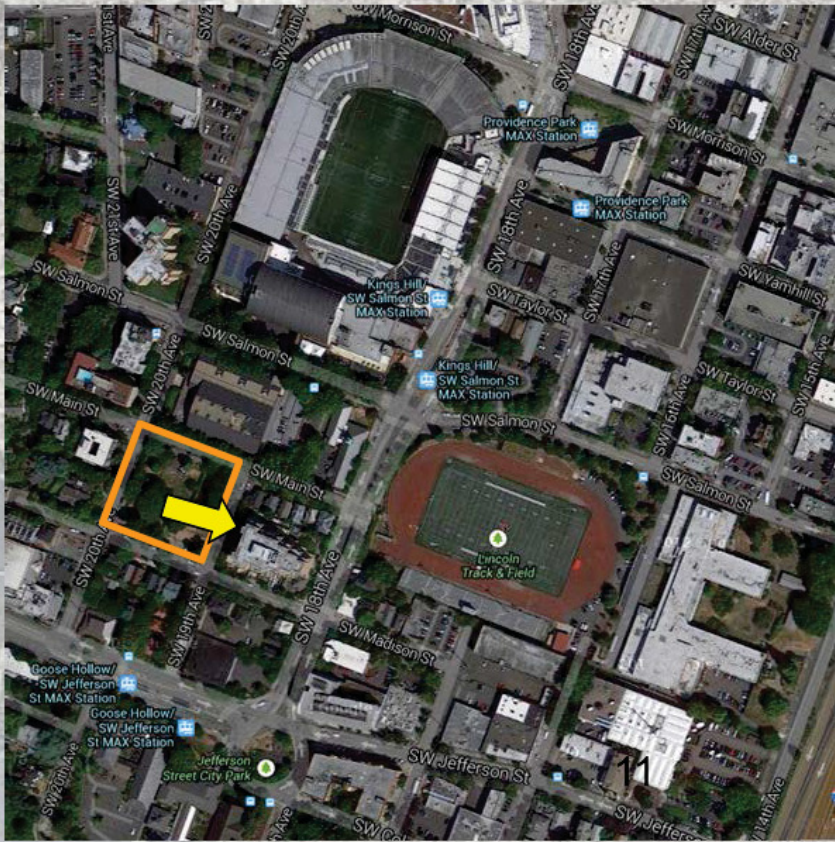
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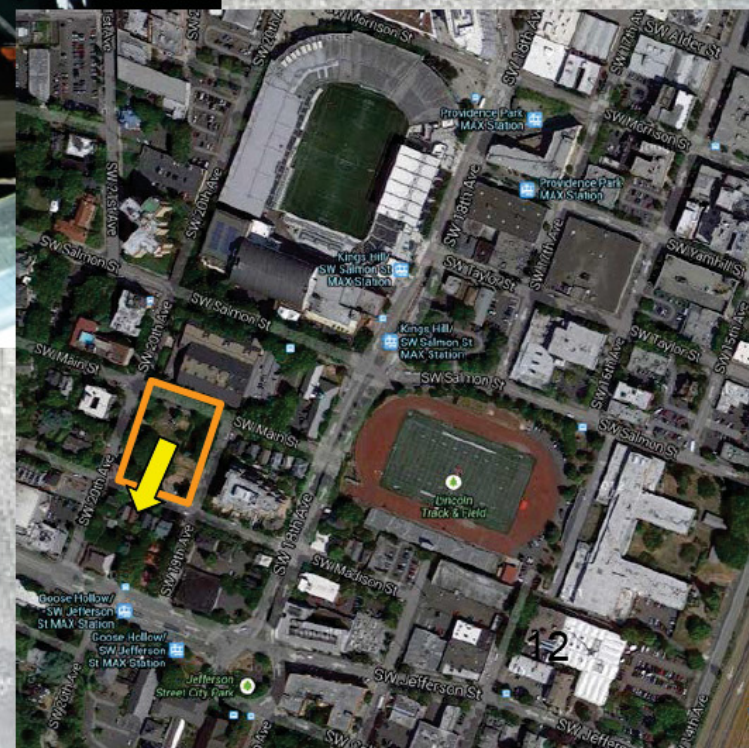


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Approval Criteria & Findings

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33.810.050 Comprehensive Plan Map
Amendment

- Policy Analysis
- No Net Housing Loss

33.855.050.A-D Zoning Map Amend.
- Adequacy of Services

Key Findings

On balance, the proposal equally or better meets relevant policies.

MAC will prepare a TDM and Parking Management Plan, to address key transportation-related policies.

Block 7 is privately-owned, not zoned or designated as Open Space.

Hotel suites will not create adverse impacts.

City Services are adequate.

Proposal will not generate additional traffic than currently allowed in RH zone.

MAC is not expanding. Additional MAC parking could reduce traffic/parking impacts.

The subsequent Central City Parking Review will determine the appropriate number of MAC parking space.



Hearings Officer Recommendation

Approval of Comprehensive Plan Map and Zoning Map Amendment from RH, High Density Residential to CX, Central Commercial.

Conditions

- A. Conditions must be identified in Building Permit submittal.
- B. Minimum of 194 residential units.
- C. Maximum 296 dwelling units and up to 16 short-stay suites/studios (hotel). No other uses allowed.
- D. Central City Parking Review (CCPR) required for up to 225 MAC parking.
- E. Parking Management Plan and TDM Plan for MAC prior to CCPR.
- F. Prohibit vehicle access to MAC parking at Block 7.



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end







