



December 4, 2014

City of Portland Bureau of Development Services

Staff Presentation to the
Portland City Council
Continued Hearing

Land Use Review 14-105474 CP ZC

Recap

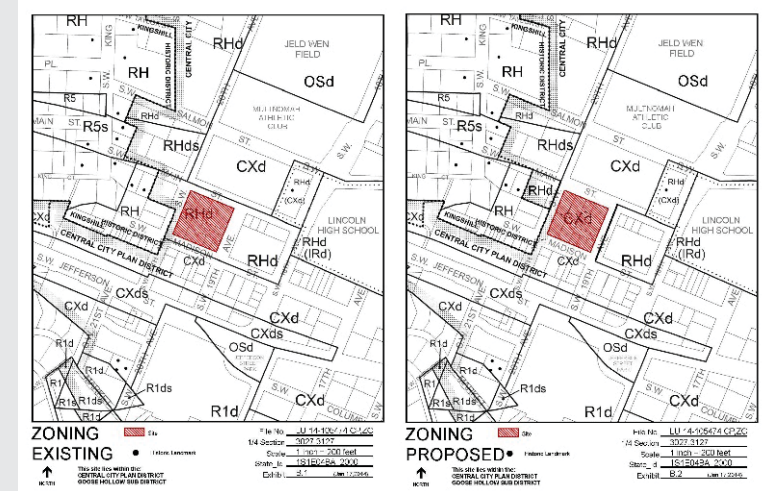
Proposal – Comprehensive Plan Map /Zoning Map Amendment for Block 7.

October 1, 2014 – City Council Hearing

- Staff presented the HO Recommendation
- The applicant and supporters offered testimony
- Opponents testified
- 7 remain on the list to testify

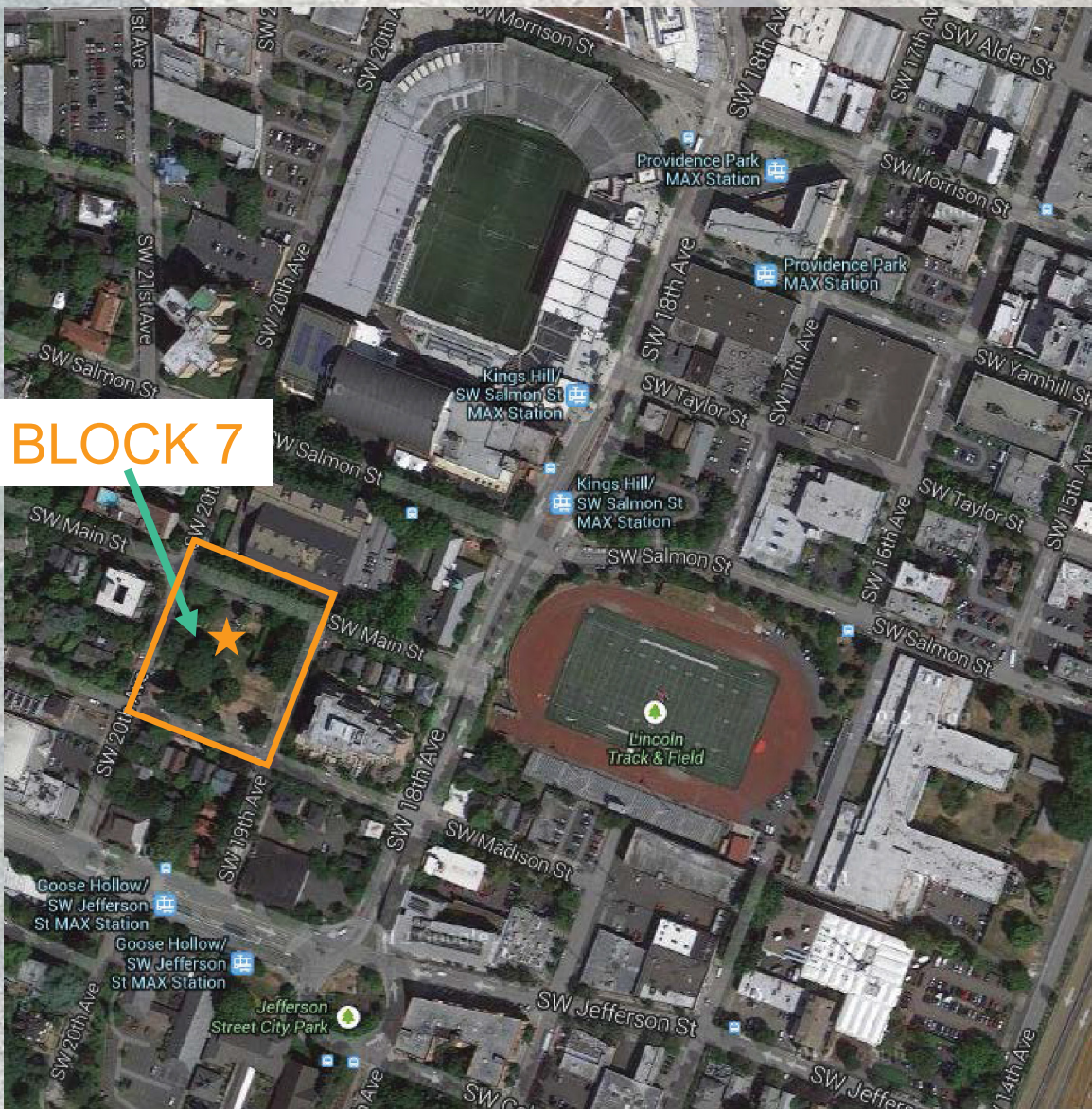
Record has been held open: Numerous letters have been submitted.

Council may close the record and deliberate today.



Proposal Summary

- 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.*



BLOCK 7

Hearings Officer Recommendation

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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.

Approval Criteria

33.810.050 Comprehensive Plan Map
Amendment

- Policy Analysis
- No Net Housing Loss

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

Public Testimony

Opposition

- Loss of open space, habitat area.
- Short-stay suites (hotel) creates instability to residential neighborhood.
- There will be insufficient parking for the proposed residential units.
- The MAC has ample parking.
- The MAC should not provide “free parking”.
- The site has excellent transit options.
- The transportation analysis of this proposal is insufficient.
- MAC parking will create additional traffic, diminish safety to pedestrians and bicyclist and degrade the air quality.
- MAC’s Conditional Use Master Plan still has status and should apply to Block 7.
- MAC is breaking a promise.

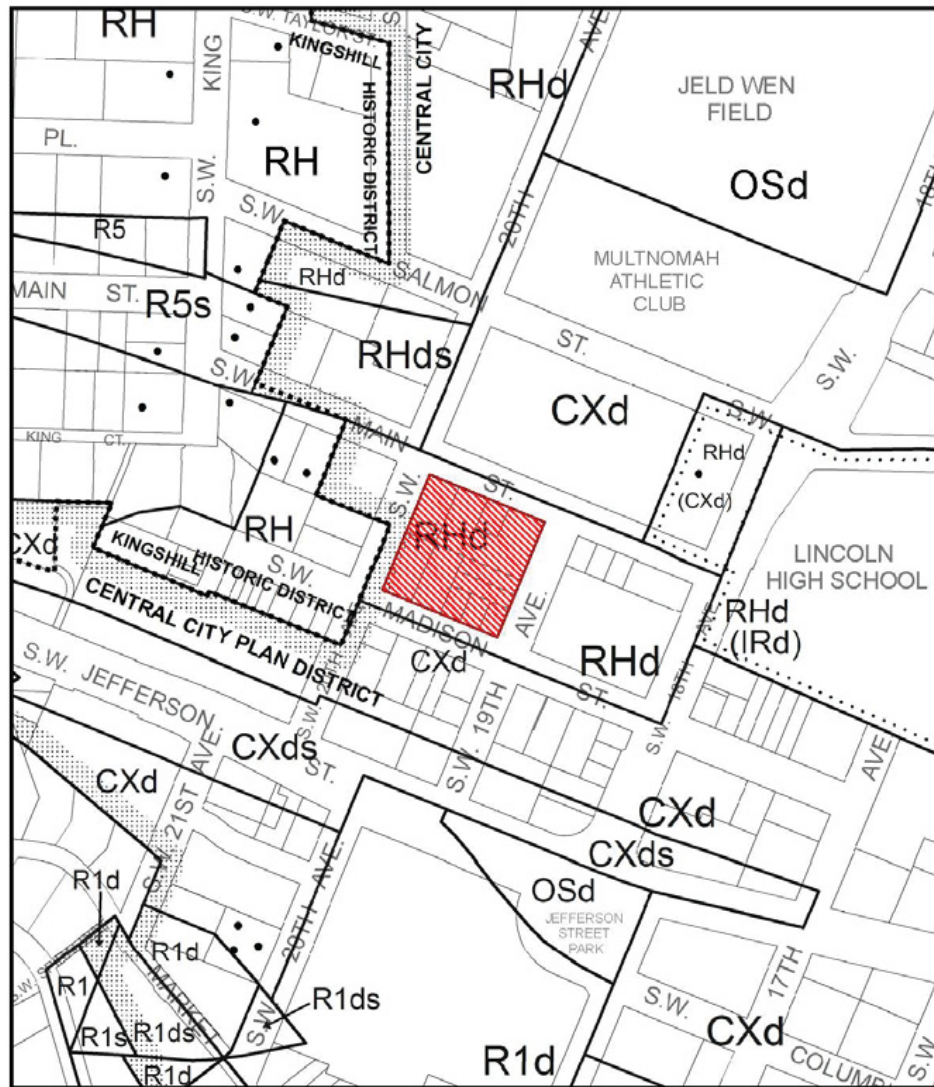
Support

- The scale of the proposal is consistent with current RH zone allowances.
- Proposal will not generate additional traffic than currently allowed in RH zone.
- MAC is not expanding. Additional MAC parking will address current need and will reduce traffic/parking impacts.

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end

Existing Zoning



ZONING EXISTING

- Site
- Historic Landmark

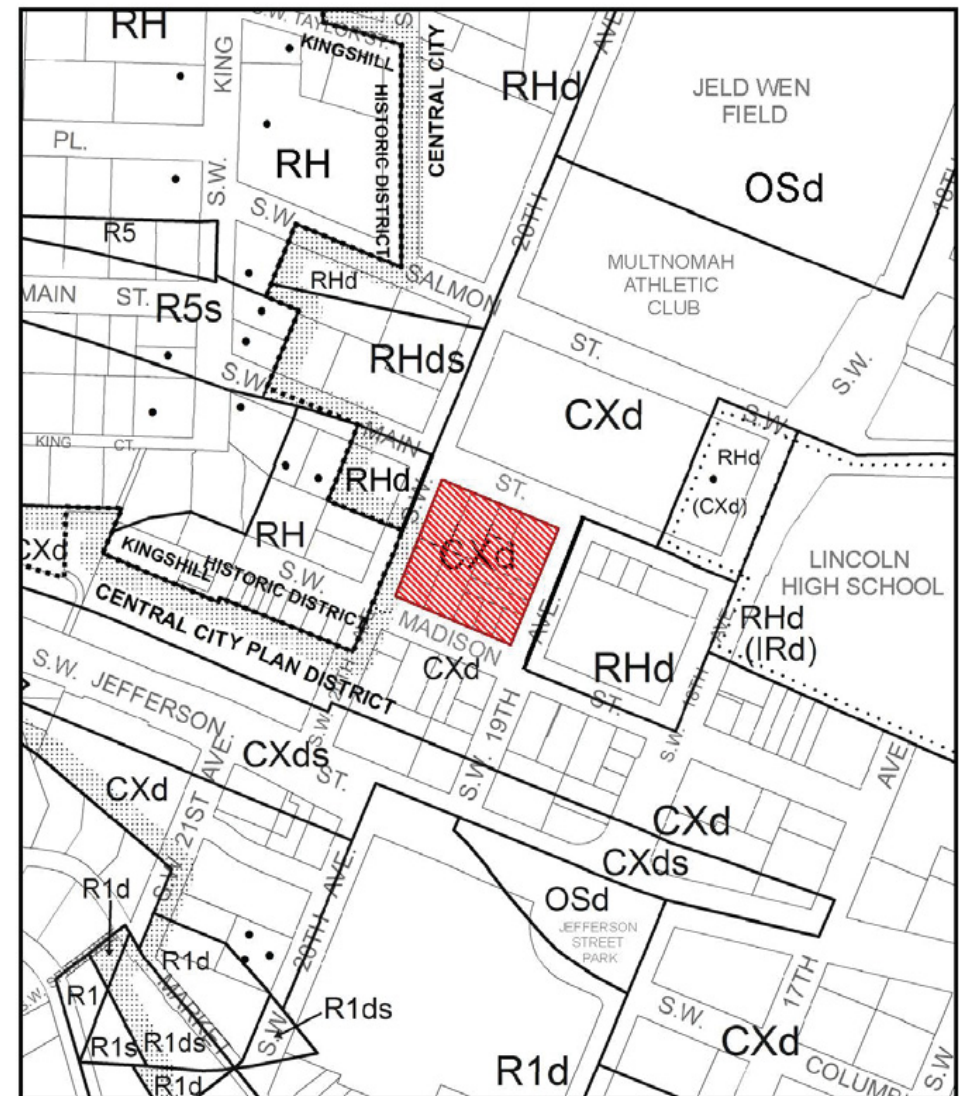


This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUB DISTRICT

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)

Preliminary Drawing

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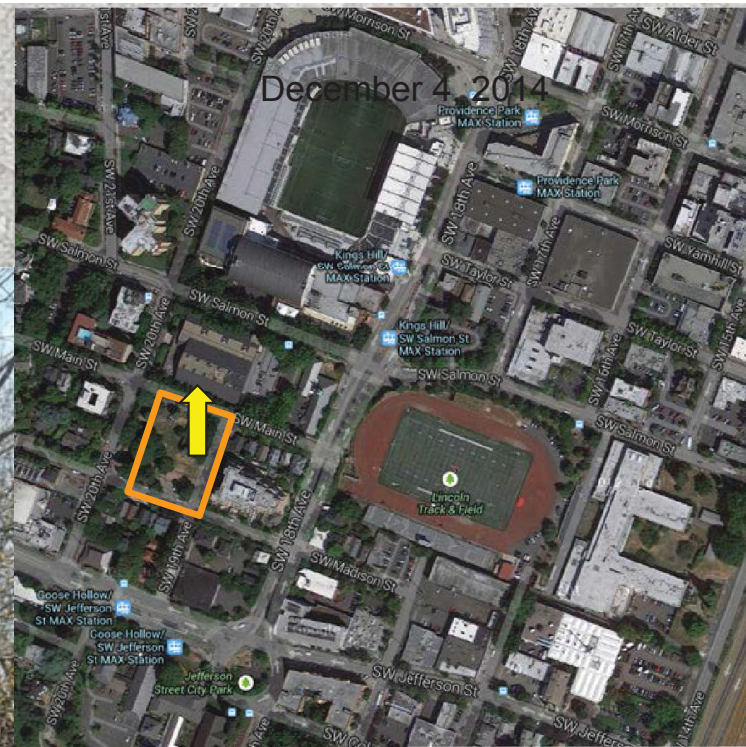
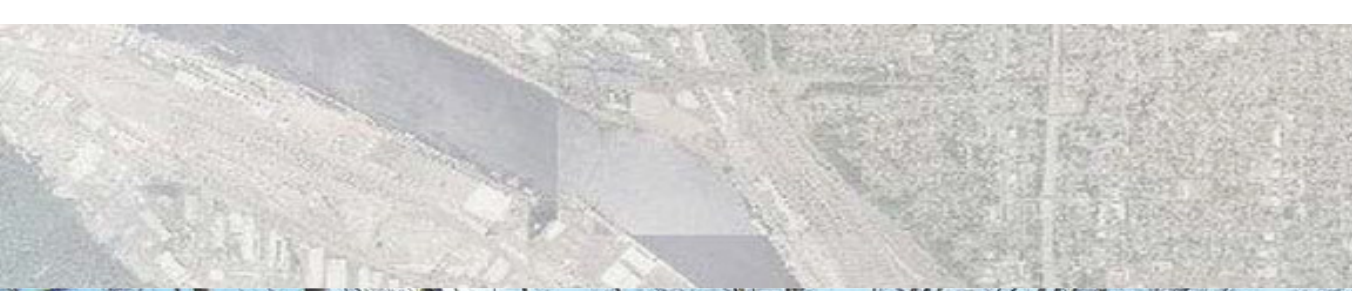


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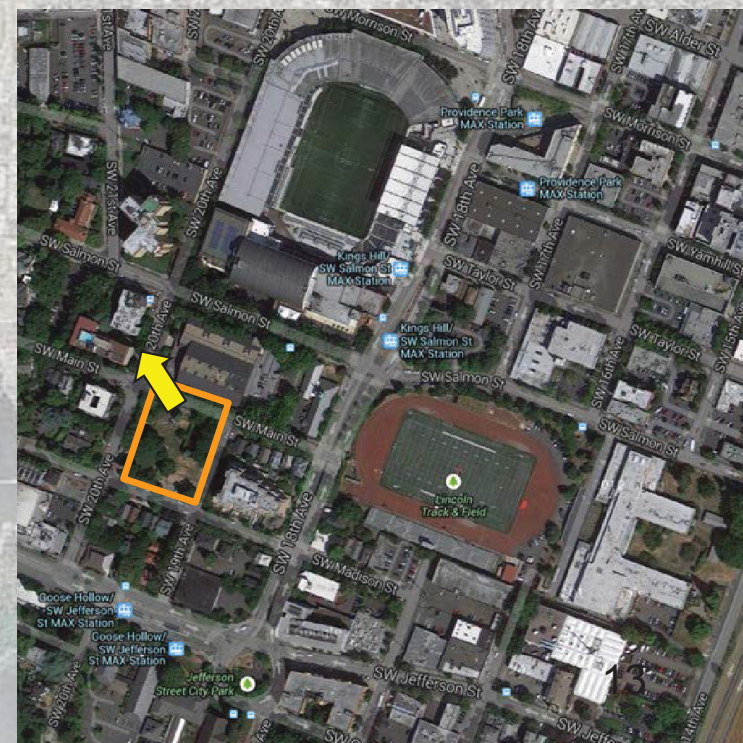


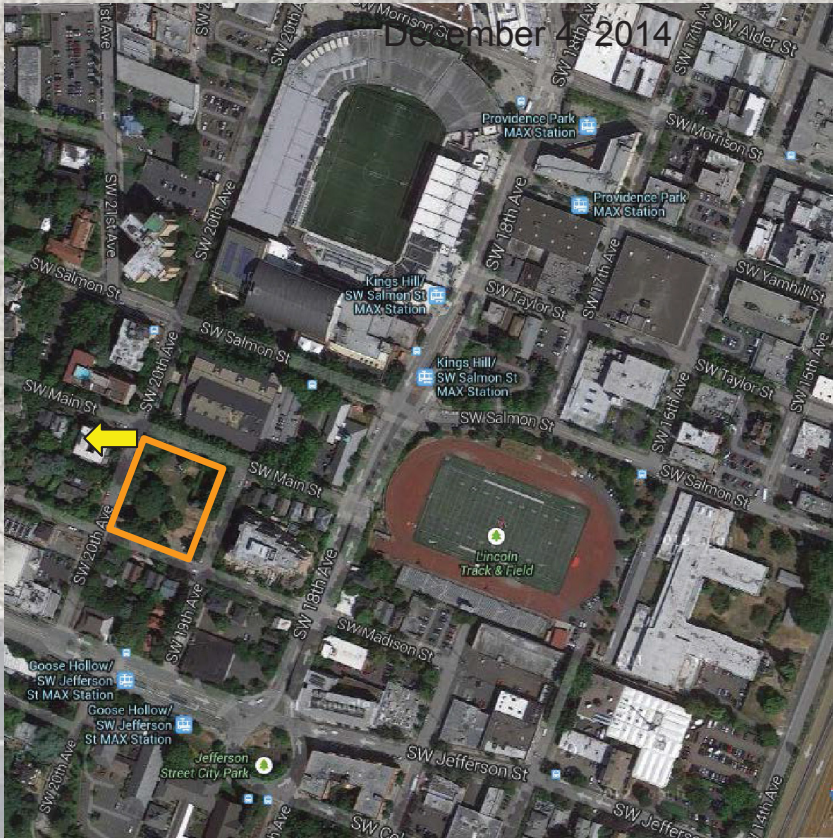
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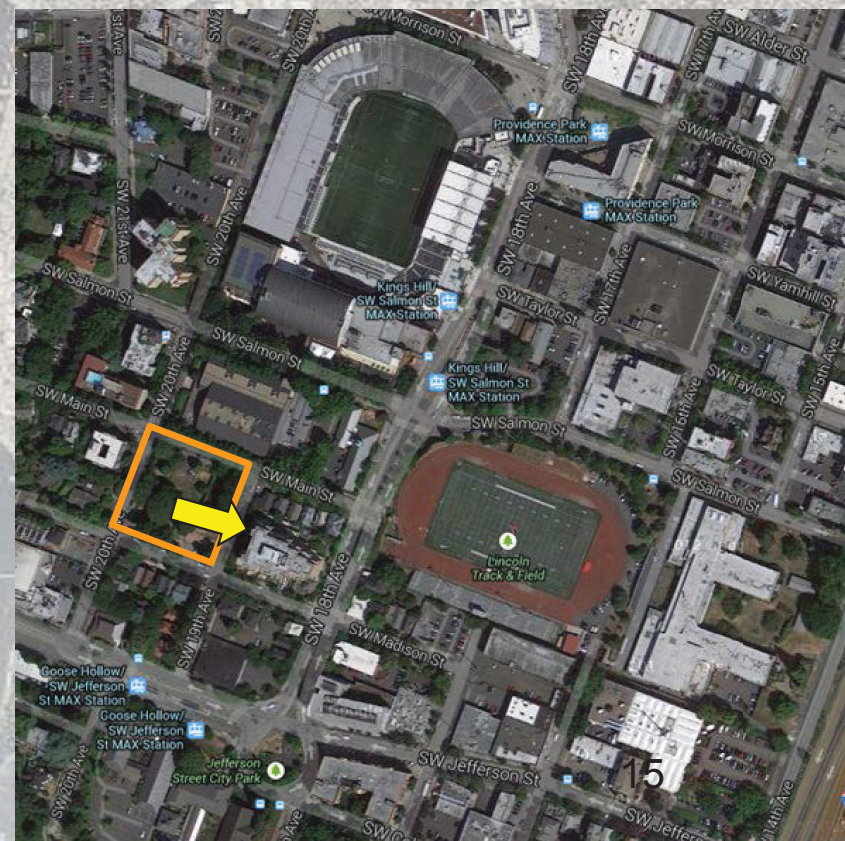


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