

CITY OF PORTLAND, OREGON



**Bureau of
Development
Services** FROM CONCEPT
TO CONSTRUCTION

Staff Presentation to the **Portland Design Commission**

Type III Design Review + Central City Master Plan Review

LU 15-281248 DZM MS

Broadway Tower

April 21, 2016

Continued from March 24, 2016

CODE CONTEXT

ZONING:

CXd – Central Commercial w/ Design overlay

RXd – Central Residential w/Design overlay (not within current development area)

FLOOR AREA RATIO

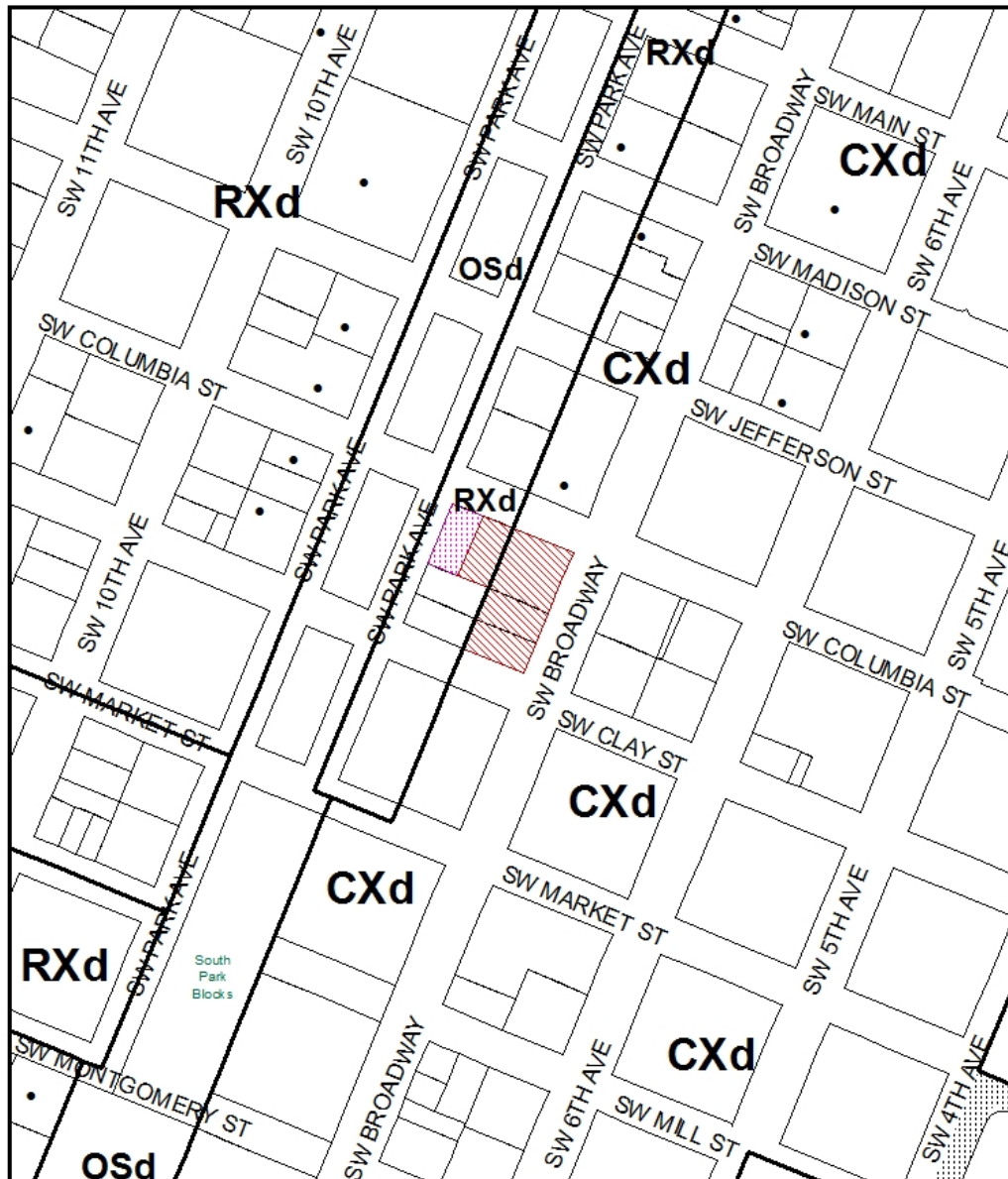
9:1 max. – CX + 3:1 bonus

6:1 max. - RX



HEIGHT

300' max. – CX

100' max. – RX



ZONING

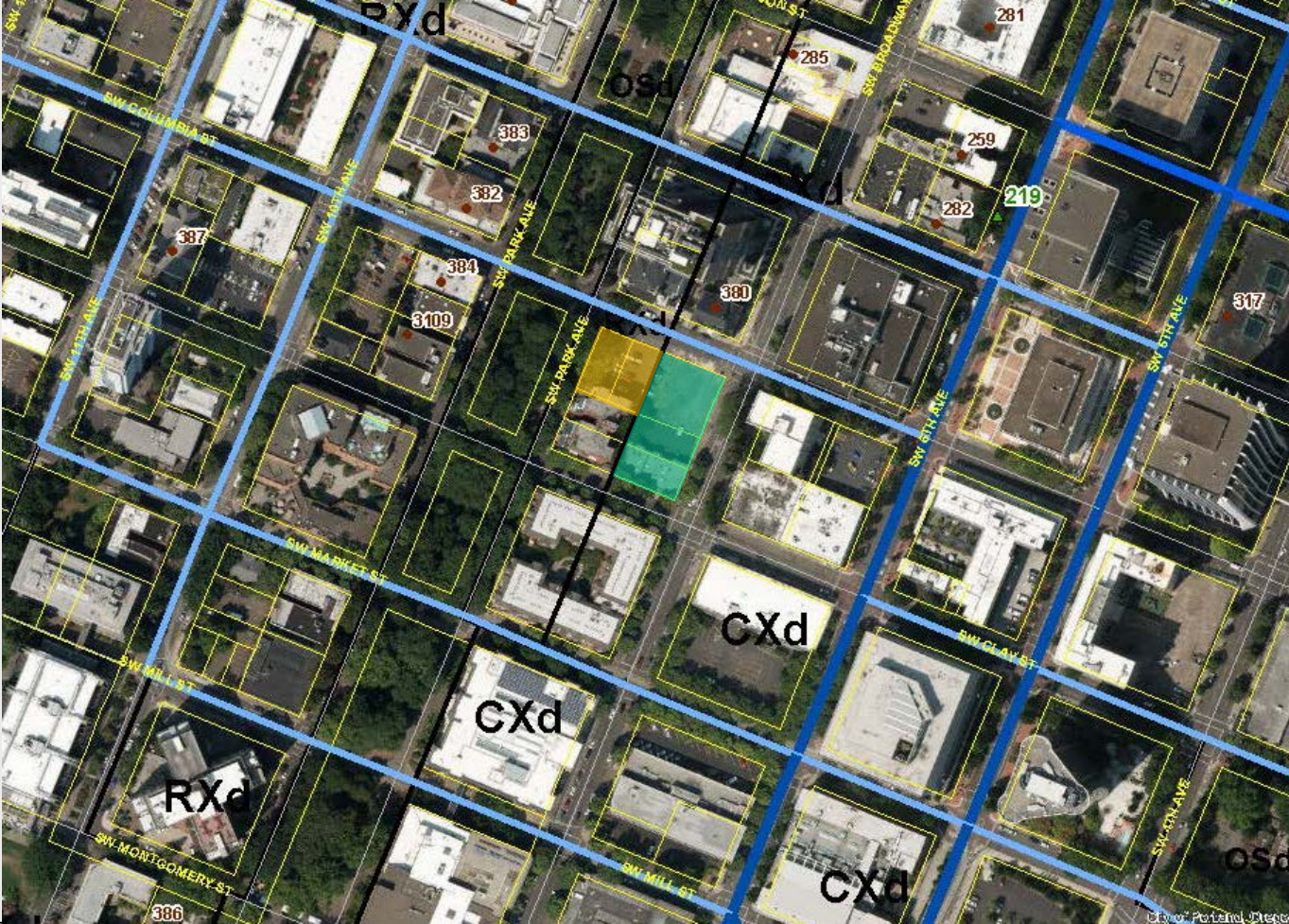
-  Site
-  Also Owned Parcels
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

File No. LU 15-281248 DZM MS
 1/4 Section 3128
 Scale 1 inch = 200 feet
 State_Id 1S1E04AD 3500
 Exhibit B (Dec 31, 2015)





SITE DESCRIPTION

Site Area

Lot Area: **20,000 SF – CXd**
10,000 SF - RXd

Site Disposition

Sloped down NW to SE

Existing Condition

Vacant, surface Parking Lots,
Existing 2-story 1917 building

Street Frontages

- SW Columbia – N
- SW Broadway – E
- SW Clay – S
- SW Park - W

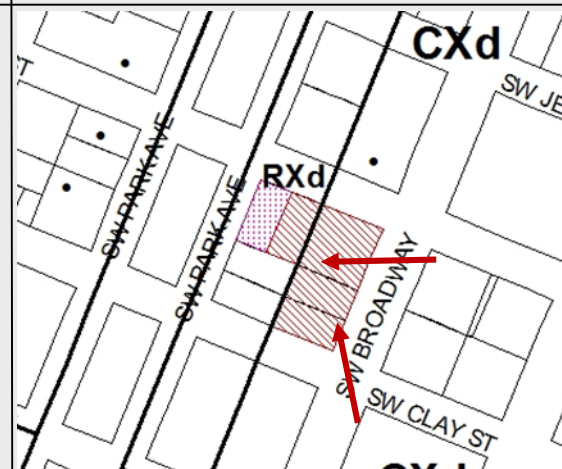
Plan Districts / Approval Criteria

Central City Plan District, Downtown SubDistrict

Central City Fundamental Design Guidelines

33.825.040 Modifications That Wil Better Meet Design Review Requirements

33.510.255.E [Central City Master Plan] Approval criteria



PROJECT OVERVIEW

New 19-story building w/
180 hotel rooms (6 floors)
175,000 sf office (10 floors)
Ground floor retail, lobbies, and
restaurant space
9:1 + 3:1 (bonus) = 12:1 FAR

Central City Master Plan Request
68,600sf (3.43:1 FAR) additional
for total 15.43:1 FAR
(to be transferred from one of
two Landmarks)

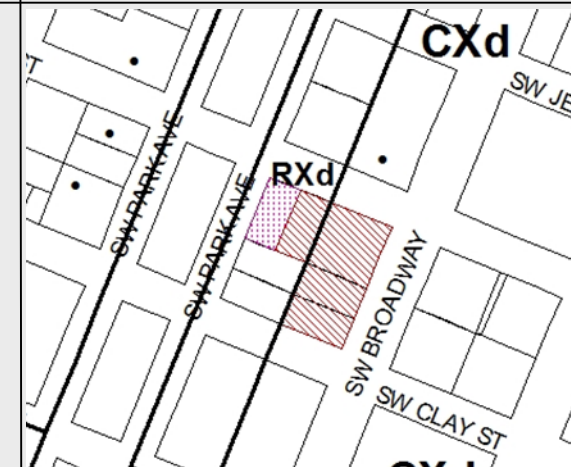
Height
130'

Exterior Materials
Glass Curtain Wall, Terra Cotta,
Composite Metal Panel



Modifications Requested

1. **33.266.310** – to reduce the size of one of the two required loading spaces from a Standard A to a Standard B; and
2. **33.266.220.C** – to reduce the width of all long-term bike parking spaces from 24” to 18”.



Proposal– Construct Affordable Housing AND Contribute to Portland Parks

Central City Master Plan

As described in Staff Report

Affordable Housing Component

- Construction of a minimum 60-unit multi-dwelling structure on the RX-zoned portion of the site with 33% of the units deemed affordable at 80% MFI for a period of 40 years, with annual check-ins with PHB to ensure compliance with affordability thresholds. Entitlements (to be obtained through the Type III process) and permits for this development are to be secured prior to obtaining a Certificate of Occupancy for the Broadway Tower and the building will be constructed to substantial completion by June 30, 2020.

Parks Contribution and Implementation

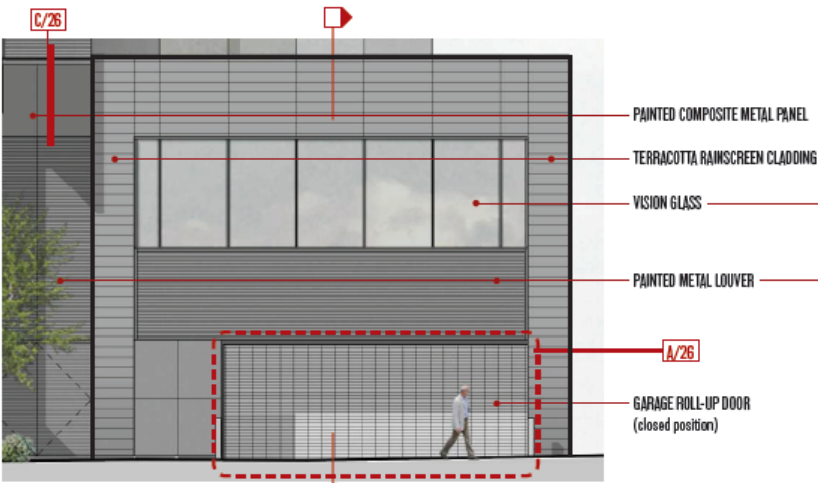
- Contribution of \$375,000 on or before June 1, 2017 to the Portland Parks Foundation for the purpose of funding a Master Plan for the south Park Blocks to address vegetation management, restorative improvements to historic elements of the park, replacement of infrastructure, and expanded use of the park. The master plan is envisioned to begin in January 2018, ending approximately one year later. Improvements to Block 11 will be undertaken by the developer either simultaneously or immediately following construction of the affordable housing component on the RX-zoned portion of the site.



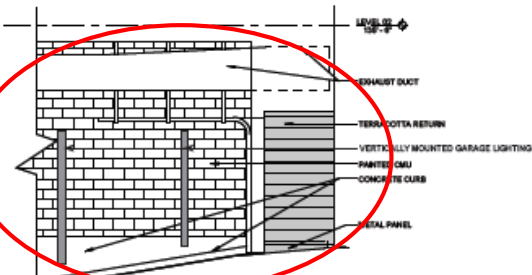
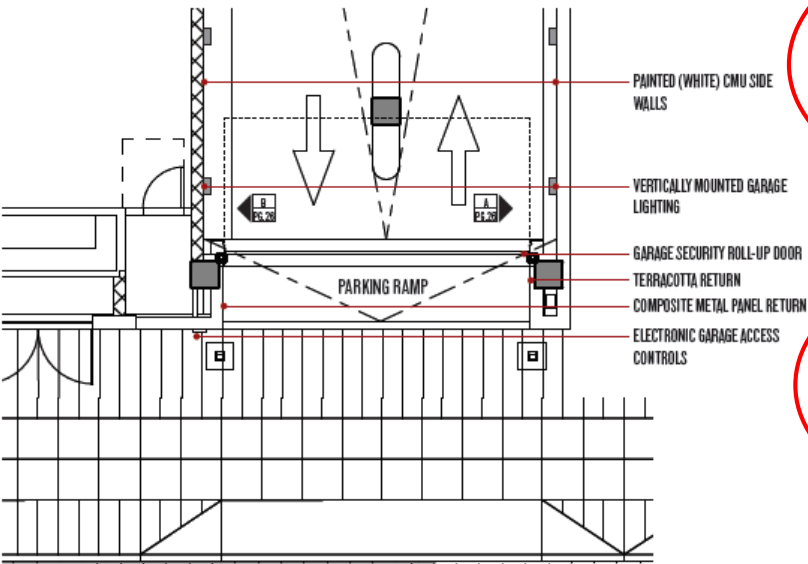
Recommended Conditions

(per Staff Report)

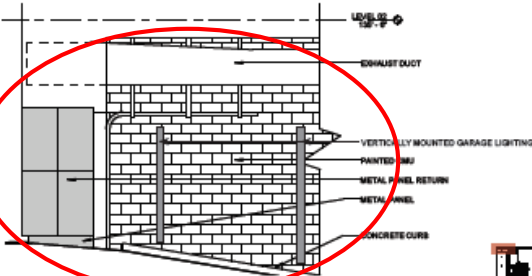
B. Any original materials, or materials of good quality, that can be salvaged from the existing building, shall be salvaged. (A3, A6, A7, C3)



A. REPRESENTATIVE IMAGE OF GARAGE DOOR

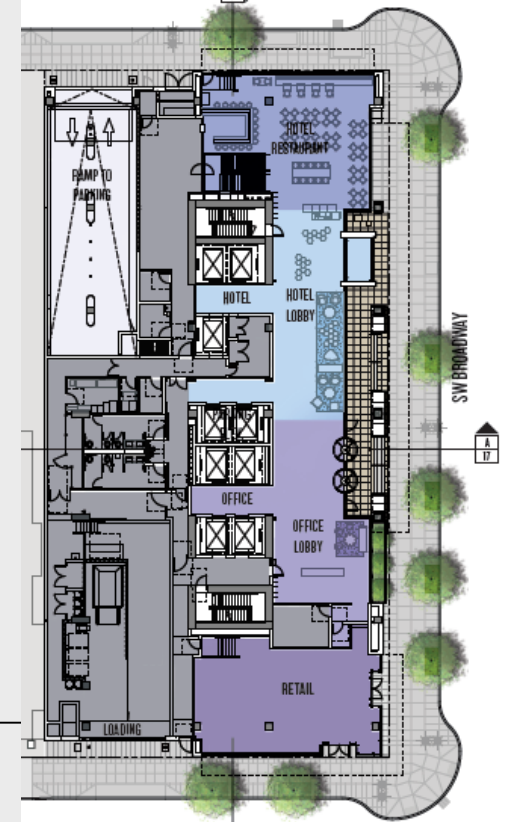


A. GARAGE ENTRY SIDE ELEVATIONS



B. GARAGE ENTRY SIDE ELEVATIONS

Recommended Conditions (per Staff Report)



C. The garage sidewalls shall be finished with a plaster coating for a horizontal distance of 60 feet.

Staff recommends Approval with Conditions:

Staff Recommendation

(per Staff Report)

- B. Any original materials, or materials of good quality, that can be salvaged from the existing building, shall be salvaged.
- C. The garage sidewalls shall be finished with a plaster coating for a horizontal distance of 60 feet.
- D. A multi-dwelling structure shall be constructed on the RX-zoned portion of the site with the following parameters:
 - Developer will enter into a development agreement with Portland Housing Bureau by June 30, 2017 for the multi-dwelling development.
 - The multi-dwelling development shall contain a minimum 60 residential units with 33% of those units deemed affordable at 80% MFI. The units deemed affordable shall continue to be affordable for a period of forty (40) years from initial tenancy. A covenant shall be recorded against the property ensuring affordability as outlined.
 - The square footages and number of bedrooms in the affordable units shall be proportional to the market-rate units.
 - Entitlements shall be obtained through the Type III process and permits for construction shall be obtained prior to receipt of a temporary or permanent Certificate of Occupancy for Broadway Tower at 1455 SW Broadway. The multi-dwelling development will be constructed to substantial completion by June 30, 2020.
 - The developer shall have annual check-ins with Portland Housing Bureau to ensure compliance with affordability thresholds
- E. The applicant shall provide the proposed contribution to Portland Parks and Recreations and make improvements to Park Block 11 according to the following parameters:
 - Developer shall donate \$375,000 to the Parks Foundation by June 1, 2017 to be used exclusively for the development of a South Park Blocks master plan to begin during fiscal year 2017-2018.
 - Developer shall construct improvements on Park Block 11, per the scope outlined in the resultant master plan. These improvements shall be constructed simultaneously or immediately following construction of the Phase II affordable housing development, which will be substantially completed by June 30, 2020.

Options:

1. **Approve the proposal with conditions, as recommended;**
2. **Approve the proposal with revised conditions;**
3. **Reject the staff report, request applicant return with revisions.**



END

questions

