



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: December 6, 2018
To: Portland Design Commission
From: Benjamin Nielsen, Design Review
503-823-7812 / benjamin.nielsen@portlandoregon.gov
Re: LU 18-210124 DZM AD – Block 216
Type III Design Review– December 13, 2018

Attached is a drawing set and staff report recommending *denial* for the block 216 proposal. The review criteria are Central City Fundamental Design Guidelines, zoning code section 33.805.040 (Adjustment), zoning code section 33.825.040 (Modifications), and the Oregon Statewide Planning Goals. This is the second Design Review hearing for this project. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Design Review for a proposed 35-story, 460-foot tall mixed-use building comprising approximately 853,641 SF in the West End Subdistrict of the Central City Plan District. The building will include retail, commercial office, hotel, residential, structured parking, and shared amenity uses. The proposal also includes nonstandard improvements in the right-of-way for the entire length of SW 9th Ave, including special paving, clustered planting areas, non-standard lighting, and seating areas. One Adjustment is requested to parking and loading access standards, to allow a parking garage entry and covered drop-off area off SW Washington St and to allow loading access from SW Alder St. Four Modifications are requested: to the stacked parking standard, the long-term bicycle parking standard, the required building line standard along SW 9th Ave, and to the ecoroofs standard.

II. DEVELOPMENT TEAM BIO

Architect	Phillip Beyl and Kyle Andersen, GBD Architects
Owner	Block 216 LLC
Owner's Rep	Brian Owendoff, BMO Commercial Real Estate LLC
Project Valuation	\$ 245,000,000

III. Approval Criteria

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals
- 33.805.040 – (Adjustments) Approval Criteria
- 33.825.040 – Modifications That Will Better Meet Design Review Requirements

III. STAFF RECOMMENDATION

Issues related to the design of SW 9th Ave have not yet been sufficiently resolved to recommend approval for the overall project, since the project is essentially contingent on the approval of the design of SW 9th Ave. Portland Public Works staff have many unresolved issues related to the conceptual-level (30%) engineering for this street, which could result in significant redesign or rethinking of elements in the street. If these street design issues were more restricted to individual design elements—i.e., proposed street light fixtures are not supportable, but a different type may be—that could be handled through a follow-up, staff level design review. However, the unresolved issues are larger than this. Therefore, staff will recommend denial for Modification #3 to the Required Building Lines (aka: Green Loop setback) standard. If the public works issues are resolved and PBOT's recommendation changes between now and the hearing on the 13th, I will issue another revised staff report reflecting this.

For now, the full, revised staff report is still being prepared. However, it seems likely that, were staff able to recommend approval to Modification #3, that staff would also recommend approval with conditions for the Design Review as well as recommending approval for the remaining three Modifications and the requested Adjustment.

Along with the staff report, I will send along another staff memo calling out any other issues and recommended areas for discussion at the Dec 13th hearing.

Attachments: Drawing Package dated 12/13/2018

Links: *Central City Fundamental Design Guidelines*
 (<https://www.portlandoregon.gov/bps/article/187174>)

33.805.040 – (Adjustments) Approval Criteria
 (<https://www.portlandoregon.gov/bps/article/54249>)

33.825.040 – Modifications That Will Better Meet Design Review Requirements
 (<https://www.portlandoregon.gov/bps/article/53477>)

Oregon Statewide Planning Goals
 (<https://www.oregon.gov/lcd/OP/Pages/Goals.aspx>)