



# City of Portland Design Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** November 8, 2019  
**To:** Design Commission  
**From:** Hillary Adam, Design Review Team  
503.823.3581 | Hillary.Adam@portlandoregon.gov  
**Re:** LU 19-208247 DZMAD – 1120 SE Morrison  
Type III Design Review – November 21, 2019

Attached is a drawing set for the Type III Design Review scheduled on November 21, 2019. Please contact me with any questions or concerns.

#### I. PROGRAM OVERVIEW

The applicant is seeking Design Review approval for a new 7-story mixed-use building with retail and lobby/amenity space at the ground level, 247 residential units above, and two levels of below-grade parking for 175 vehicles and two loading spaces. Exterior materials include stucco and metal panel. Modifications are requested to reduce the width of bicycle and vehicle parking spaces. An Adjustment is requested to allow vehicular access on SE 11<sup>th</sup> Avenue. The proposal is within the Central Eastside subdistrict of the Central City Plan District.

#### II. DEVELOPMENT TEAM BIO

**Architect** Kurt Schultz | SERA  
**Project Valuation** \$ 50,000,000

- **III. DESIGN REVIEW APPROVAL CRITERIA** – Central City Fundamental Design Guidelines and the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan.

#### III. MODIFICATIONS

Subject to the following approval criteria (33.825.040):

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

##### Modifications requested:

1. 33.266.130.F.2 – To reduce the 8'-6" required width of some parking stalls by 8" due to structural column locations;
2. 33.266.220.C.3.b – To reduce the width of bicycle parking spaces from 24" to 18" wide.

#### IV. ADJUSTMENT

Subject to the following approval criteria (33.805.040), the proposal must meet wither A-F or G-I:

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D. City-designated scenic resources and historic resources are preserved; and
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; or
- G. Application of the regulation in question would preclude all reasonable economic use of the site; and
- H. Granting the adjustment is the minimum necessary to allow the use of the site; and
- I. Any impacts resulting from the adjustment are mitigated to the extent practical.

Adjustment requested:

1. 33.510.263.B.2.a(3) – To allow vehicle access on SE 11<sup>th</sup>, which is a Major Truck Street.

#### IV. STAFF RECOMMENDATION

Staff found that the proposal with Modifications and Adjustment meets the applicable Design Review criteria, Modification criteria, and Adjustment criteria, therefore, the Staff Report recommends approval with conditions for that approval. From the Staff Report conclusion:

The proposed building will provide 247 residential units and over 10,000 square feet of ground floor retail space in a close-in area at the edge of the Central City Plan District, well served by transit on all four surrounding streets. The proposed building, which occupies the full block breaks down its perceived mass through volumetric changes with a significant massing break at the east courtyard facing the residential portion of the Buckman neighborhood. At the ground level, back-of-house uses are minimized, and active uses surround a substantial majority of the street level which will provide additional retail options for the larger neighborhood. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. With the added conditions, the proposal meets the applicable design guidelines, Modification criteria, and Adjustment criteria and therefore warrants approval.

#### V. CONDITIONS OF APPROVAL

In addition to the three standard conditions of approval, four additional conditions have been added.

- D. The applicant shall provide details at the November 21, 2019 hearing for the proposed art and exposed stormwater management features.
- E. Sconce light fixtures shall be added to the five columns of the central volume on SE Morrison, at the five columns of the central volume on SE 11<sup>th</sup>, and at the courtyard entrances.

- F. All louver vents shall either be integrated behind the perforated boxed-rib metal panel or within the fenestration pattern.
- G. The “flat pan” standing seam metal panel shall have a minimum gauge of 20 or be 22-gauge and “pencil ribbed” with the ribs at 6” on center.

Each of these conditions may be struck if the applicant provides adequate responses to these conditions at the November 21<sup>st</sup> hearing.

## **VI. PROCEDURAL NOTES**

- The subject proposal was heard before at two voluntary Design Advice Requests (DAR) meeting, held on May 16, 2019 (Commissioners present: Livingston, Vallaster, Molinar, Santner, McCarter; Rodriguez - recused) and again on July 18, 2019 (Commissioners present: Livingston, Molinar, Santner, McCarter, Robinson; comments provided by Vallaster; Rodriguez – recused). See the attached summaries of Commission comments.
- The application was deemed complete on October 7, 2019.

Attachments:                      Drawing Set November 21, 2019  
    Summary Notes from the EA 19-131007 DA held on May 16, 2019 and July 18, 2019