



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: December 5, 2019
To: Design Commission
From: Staci Monroe, Design / Historic Review Team
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Re: LU 19-225732 DZM SWGW – Alamo Manhattan Blocks
Type III Design Review– December 12, 2019

Attached is a drawing set for the Type III Design and Greenway Reviews scheduled on December 12th. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Proposed four block development in South Waterfront with approximately 1,232 residential units, 20,000 SF retail, 965 parking spaces and greenway improvements. Specifically:

- Eastern blocks (41 & 44) - Two 244'-9" tall buildings that include towers atop podiums.
- Western Blocks (42 & 45) - Three ±73' tall buildings with a paseo between the southern two.
- Greenway trail with separated bike and pedestrian paths, an overlook, seating & landscaping.
- New streets (River Parkways, Abernethy and Lowell) and east-west greenway accessways (Lane, Abernethy and Lowell).
- Modifications requested to bonus height along the greenway, and vehicle & bike parking.

II. DEVELOPMENT TEAM BIO

Architects	Jeancarlo Saenz HLR Architects & Shaney Mullen WDG Architects
Applicant	Wade Johns Alamo Manhattan
Project Valuation	\$ 175 million

III. DESIGN REVIEW APPROVAL CRITERIA:

- Central City Fundamental and South Waterfront Design Guidelines
- Zoning Code Section 33.825.040 - Modifications Through Design Review
- Oregon Statewide Planning Goals

IV. GREENWAY REVIEW APPROVAL CRITERIA:

- South Waterfront Greenway Design Guidelines
- Zoning Code Section 33.851.300 – South Waterfront Greenway Reviews

V. MODIFICATIONS

Subject to the following approval criteria:

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

Modifications requested:

1. To allow 25' of bonus height within the 125'-150' area west of the height reference line.
2. To allow stacked parking spaces (tandem) without having an attendant on-site.
3. To reduce the long-term bike parking space width from 2' to 18".

VI. STAFF RECOMMENDATION

Staff recommends **denial** of the Design and Greenway Reviews and the Modification to the Bonus Height Option based on insufficient drawings, unresolved design and greenway issues and outstanding service bureaus items. Upon resolution of these issues, staff could support a project that meets the approval criteria at this site. Specifically:

Design Review outstanding items in addition to the missing information & details:

Context

- Erosion of footprint and façade along greenway
- Solid full-block massing of Block 42
- Tower locations as they relate to existing view shed along River Pkwy
- Design and amount of cladding of L-shape tower of Block 44
- Rooftop lighting on Block 44
- Height, scale and lack of detail and articulation of ground floors of Block 45 buildings.

Public Realm

- Transitions between public and private spaces - within accessways, the paseo and along street and greenway frontages
- Active ground levels uses - along Bond, River, and the greenway
- Quality of open spaces - within the paseo and carved out plazas at each building
- Weather protection - along all street frontage
- Recessed ground floor of Block 44 along River Pkwy

Quality and Permanence

- Coherency - towers and podiums, fenestrations and articulation, massing and material shifts of Buildings on Block 42 & 45, gabled roof, vents/louvers, hierarchy of building entries.
- Materials - longevity of Nichiha, number and authenticity of materials, material samples.

South Waterfront Greenway Review outstanding items:

- Lawn in-lieu of diverse, native and riparian landscaping that support habitat
- Implications of re-grading the riverbank to 38% - 43% slopes
- Amount of cut and fill proposed
- Location of the overlook in the floodway
- Residential patios in the greenway
- Need for art, found objects, etc. that relate to the history of the waterfront in the greenway
- Submittal deficiencies & discrepancies - demonstrating the proposed design "better" meets the standards and how building elements can be constructed without projecting into the greenway setback, responses to guidelines and enhanced construction plans.

Following City Bureaus are also not yet recommending support of the project:

- PBOT - garage entry offset for Blocks 41 & 44 and utility locations
- BES - additional technical information needed, overlook cannot be in floodway
- Site Development - additional technical information needed

VII. PROCEDURAL NOTES

- The subject proposal was heard before at two voluntary Design Advice Request (DAR) meetings held on 2/7/19 and 8/29/19. See the attached summary of Commission comments.
- The application was deemed complete on October 25, 2019.

Attachments: Staff Report and Recommendation dated 12/2/19
 Drawing Sets 11/12/19
 Summary Notes from the DAR held on 8/29/19 (19-205006 DA)
 Public Comments received to-date (total of 4)