



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: February 27, 2020
To: Design Commission
From: Staci Monroe, Design / Historic Review Team
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Re: LU 20-102914 DZM AD GW – Alamo Manhattan Blocks
Type III Design Review– March 5, 2020

Attached are drawing sets for the Type III Design and Greenway Reviews scheduled on March 5th. The **Commission will be discussing the Greenway and Blocks 41 & 44 only at the upcoming hearing.** Proposed development on Blocks 42 & 45 will be discussed at the 3/12 hearing. Drawings for the latter hearing will be provided next week.

Please note the change in case file number (previously LU 19-225732 DZM GW). The applicant withdrew the previous application and submitted a new one after the last Design Commission hearing on 12/12/2019. This was done to utilize Zoning Code regulations in effect in April of 2017, which the project has vesting rights to, rather than current code. The overall project is similar to the previous application with some changes that reflect different code requirements (e.g. no ecoroof or bird-safe glazing requirements).

I. PROGRAM OVERVIEW

Proposed four block development in South Waterfront with approximately 1,200 residential units, 20,000 SF retail, 738 parking spaces and greenway improvements. Specifically:

- Eastern blocks (41 & 44) - Two 250' tall buildings that include towers atop podiums.
- Western blocks (42 & 45) - Two \pm 74' and one 55' tall buildings with a paseo.
- Greenway trail with separated bike and pedestrian paths, seating & landscaping.
- New streets (River Parkway, Abernethy and Lowell) and east-west greenway accessways (Lane, Abernethy and Lowell).
- Modifications to vehicle & bike parking standards & Adjustment to vehicle access requested.

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
- Zoning Code Section 33.825.040 – Adjustment 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 being modified.

Modifications requested:

1. To allow stacked parking spaces (tandem) without having an attendant on-site.
2. To reduce the long-term bike parking space width from 2' to 18".

VI. ADJUSTMENT

Subject to the following applicable approval criteria:

- Proposal will equally or better meet the purpose of the regulation to be modified.
- Proposal will be consistent with the street classifications and the desired character of the area.

Adjustment requested:

1. To allow vehicle and loading access off of River Parkway, which is access restricted.

VII. STAFF RECOMMENDATION

Staff recommends **denial** of the Design and Greenway Reviews based on unresolved design and greenway issues and outstanding service bureaus items. Staff is supportive of the two Modifications and Adjustment requests. Upon resolution of these issues, staff could support a project that meets the approval criteria at this site. Specifically:

Design Review outstanding items::

Context

- Erosion of footprint and façade along the greenway
- Design and amount of cladding of L-shape tower of Block 44

Public Realm

- River Parkway – building entries, weather protection, arcade, plazas, garage entries
- Abernethy - porch enclosures, eastern end (setback, active uses, plaza, bonus open space)
- Lowell – active uses, transparency
- Lane – porch enclosures
- Greenway – setback, active uses, bonus open space, plaza/overlook

Quality and Permanence

- Block 41 - tower coherency
- Block 44 - tower and podium coherency
- Materials - material & color samples needed, wood
- Details needed – rooftop, site elements, cladding and building elements, diagrams, lighting

Greenway Review outstanding items:

- Landscaping standards not met - 20,452 SF required 16,860 proposed), 63 trees required (53 proposed).
- Not yet demonstrated proposal goes beyond the standard requirements to *better* enhance the qualities of the greenway.

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

- BES – address pet relief areas, plan discrepancies, provided recommendations for greenway
- Parks – concerns with overlook/plaza, bonus open space areas, concrete pier barrier, benches

- ## VIII. PROCEDURAL NOTES

- Attachments: Revised Staff Report and Recommendation dated 2/24/20
Drawing Sets 2/6/20
Summary of 12/12/19 Design Commission comments & applicant responses
Public Comments received to-date (total of 6)
Design Guidelines matrix (blank)