



City of Portland, Oregon **Bureau of Development Services**

Land Use Services

FROM CONCEPT TO CONSTRUCTION

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Type III Land Use Review

MEMORANDUM

Date: June 4, 2020

To: **Design Commission**

Staci Monroe, Design / Historic Review Team From:

503-823-0624 | Staci.Monroe@portlandoregon.gov

Re: LU 20-102914 DZM AD GW - Alamo Manhattan Blocks

Type III Design Review- June 11, 2020 Hearing

Attached is the Staff Report for the Type III Design and Greenway Reviews scheduled on June 11th. Hard copies of the revised drawings were mailed to each Commissioner. Digital copies can be accessed here. The Commission will be discussing the entire project at the upcoming hearing.

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 +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.

DEVELOPMENT TEAM BIO

Architects Jeancarlo Saenz | HLR Architects & Shaney Mullen | WDG Architects

Wade Johns | Alamo Manhattan Applicant

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 33.805.040 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 **approval** of the <u>Design and Greenway Reviews</u> as prior design and greenway issues and outstanding service bureaus items have all been addressed by the applicant to meet the approval criteria. Staff is also **supportive** of the two <u>Modifications</u> and <u>Adjustment</u> requests. The Staff Report has been updated to reflect the revisions (see the <u>red</u> text).

Design Review item to note:

- Staff has identified minor items that require further discussion at the upcoming hearing. These
 are limited to glazing samples of green/grey glass proposed on the eastern buildings and
 options for electrical vault locations (in landscape planters or paved accessways with standard
 grey lid).
- At the prior hearings in March 2020, two Commissioners indicated without ecoroofs the project did not meet the approval criteria, citing South Waterfront Design Guideline A4-1 (Integrate Ecological Concepts in Site and Development Design). The applicant was encouraged to seek out the assistance of Tom Lipton, a testifier with knowledge and experience with ecoroofs, including low cost and maintenance options. The applicant met with Mr. Lipton, but opted not to pursue the inclusion of ecrooofs in the project. If the majority of the Commission finds that ecoroofs are necessary to meet the approval criteria, Staff has prepared the following condition of approval which can be further discussed at the upcoming hearing.
 - Ecoroofs are required on each of the buildings on Blocks 41, 42, 44, and 45, which must cover X% of roof area of each building.

VIII. PROCEDURAL NOTES

- Project has had two voluntary Design Advice Request (DAR) meetings, 2/7/19 and 8/29/19.
- Proposal originally submitted and processed under LU 19-225732 DZM GW with a hearing before the Design Commission on 12/12/19. Applicant withdrew the 2019 application and submitted a new application in 2020 to utilize Zoning Code regulations in effect in April of 2017, which the project can utilize due to state laws for subdivision vesting.
- New application (20-102914 DZM AD GW) was deemed complete on 1/9/20.
- The eastern blocks (41 and 44) and the Greenway were discussed at a hearing on 3/5/20.
- The western blocks (42 and 45) were discussed at a hearing on 3/12/20.
- The project was continued to 4/28/20 then rescheduled to 6/11/20 due to complications associated with COVID19.

Attachments: Revised Staff Report and Recommendation dated 6/4/20

Matrix of Design Guideline