



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Type III Land Use Review

MEMORANDUM

Date: June 4, 2020
To: Design Commission
From: Staci Monroe, Design / Historic Review Team
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.

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 33.805.040 – 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:

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".

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

- 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 ecoroofs 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.*

Attachments: Revised Staff Report and Recommendation dated 6/4/20
Matrix of Design Guideline