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18-2022

Report

Consider appeal of the Goose Hollow Foothills League against the Design Commission's decision to approve with conditions a 17-story, 175-foot tall residential building with 337 dwelling units and 403 structured parking spaces in the Goose Hollow Sub-District of the Central City Plan District (Hearing; LU 21-038539 DZ)

Findings Adopted

DATE: November 17, 2021

TO: Mayor Ted Wheeler
Commissioner Jo Ann Hardesty
Commissioner Mingus Mapps
Commissioner Carmen Rubio
Commissioner Dan Ryan

FROM: Rebecca Esau, Director
Bureau of Development Services

RE: City Council hearing on LU 21-038539 DZ (Modera Main)

The purpose of this memorandum is to provide a summary and brief description of the land use review that will be presented to you in public hearing on December 1, 2021 at 2:00pm, time certain.

1. Land Use Reviews Requested: Type III Design Review.

2. Key Elements of Proposal:

Applicant:
Francis Dardis, Anrkom Moisan Architects, 38 NW Davis St, Suite 300,
Portland, OR 97209

Site Location:
Full Block bounded by SW MADISON ST, SW MAIN ST, SW 20th AVE, & SW
19th AVE

Introduced by

[Commissioner Dan Ryan](#)

Bureau

[Development Services \(BDS\)](#)

Prepared by

Benjamin Nielsen, Gabby
Bruya

Date Prepared

November 9, 2021

Requested Agenda Type

Time Certain

Site Size: 43,556 square feet

Zoning:

RM4d –Multidwelling Residential 4 with Design Overlay, Central City Plan District – Goose Hollow Subdistrict

Proposal:

The applicant requests Design Review approval for a proposed 17-story, approximately 175'-0" tall residential apartment building with 337 residential dwelling units, comprising a mix of studio to 3-bedroom apartments and structured parking, totaling approximately 434,720 square feet of new floor area. Structured parking proposed on the site includes 403 spaces spread across levels B2 (basement 2) to 5, and it includes a tunnel under SW Main St to the MAC parking garage to the north of the site. (Note: this tunnel, which is not subject to Design Review approval, has been evaluated under a separate Major Encroachment Review under case number 20-211803 TR, and approved by City Council through emergency Ordinance No. 190495 on 7/14/2021.) The proposal also includes a large amenity deck for residents on level 6 and another amenity deck on level 17. Together, these two amenity decks include outdoor seating areas, barbeque ranges, fire pits, and a small pool.

As part of the Design Review, the applicant also requests an exception to the Window Projections Into Public Right-of-Way Code Guide standards (<https://www.portlandoregon.gov/bds/article/68600>) to allow window projections on the north side of the building to be separated by fewer than the required 12 feet. Two pairs of window projections on the north elevation each have separations between windows within each pair of approximately 4'-0".

3. Design Commission Decision: The Design Commission voted to approve the proposal with five conditions by a vote of 4 in favor to 1 opposed at the final continued hearing on September 23, 2021.

4. Appellant: Scott A. Schaffer, President of the Goose Hollow Foothills League

5. Alternatives Facing Council

- Deny the appeal, and uphold the Design Commission's decision to approve the application with conditions.
- Deny the appeal, and uphold the Design Commission's decision to approve the application, with revisions.
- Grant the appeal and overturn the Design Commission's decision, thereby denying the application.

Documents and Exhibits

-  [Memo to Council](#) (42.5 Kb)
-  [Design Commission Final Findings and Decision](#) (13.17 Mb)
-  [Appeal](#) (2.32 Mb)
-  [Hearing Notice](#) (2.74 Mb)
-  [Council Findings and Conclusions](#) (549.76 Kb)

Impact Statement

-  [Impact Statement](#) (24.86 Kb)

Budget Office Financial Impact Analysis

No fiscal impact.

Agenda Items

853 Time Certain in [December 1, 2021 Council Agenda](#)

Tentatively deny appeal and uphold decision of Design Commission

Oral and written record are closed.

Motion to tentatively deny the appeal, uphold the decision of the Design Commission, and ask the applicant and staff to return with revised findings:

Moved by Mapps and seconded by Ryan.

Prepare Findings for January 12, 2021 at 10:30 a.m. Time Certain.

Commissioner Mingus Mapps Yea

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Commissioner Jo Ann Hardesty Nay

Mayor Ted Wheeler Yea

18 Time Certain in [January 12, 2022 Council Agenda](#)

Findings Adopted

Motion to deny the appeal, uphold the decision of the Design Commission and adopt the findings: Moved by Hardesty and seconded by Ryan.

Commissioner Carmen Rubio Yea

Commissioner Dan Ryan Yea

Commissioner Jo Ann Hardesty Yea

Commissioner Mingus Mapps Yea

Mayor Ted Wheeler Yea