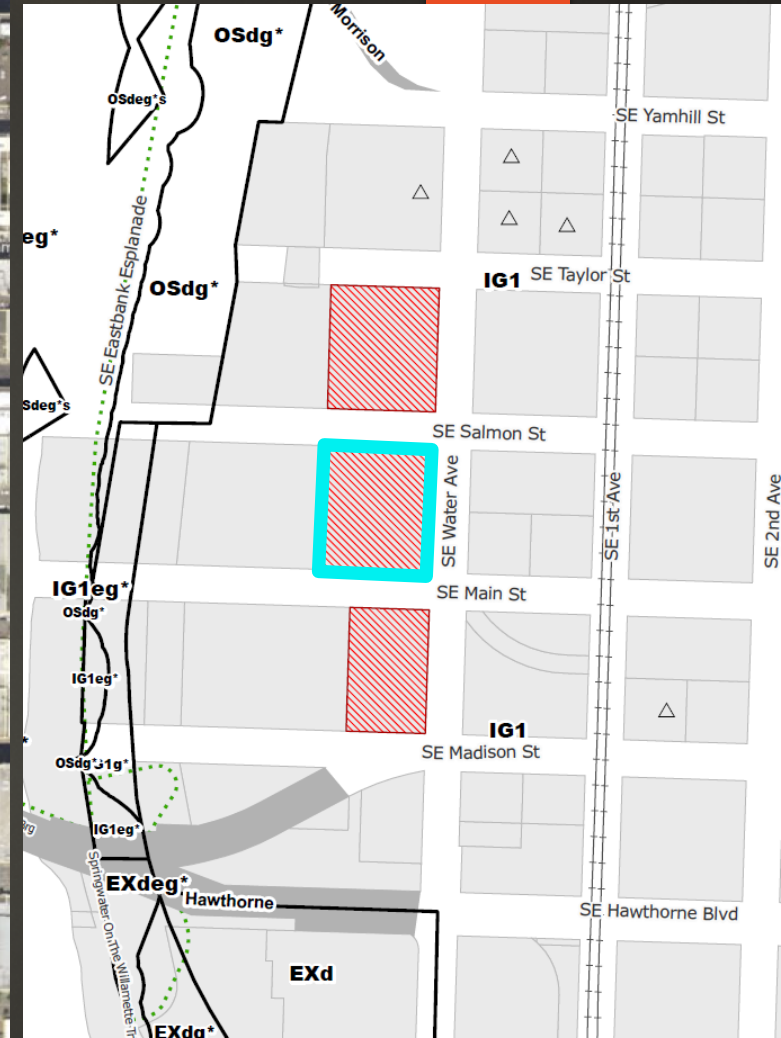
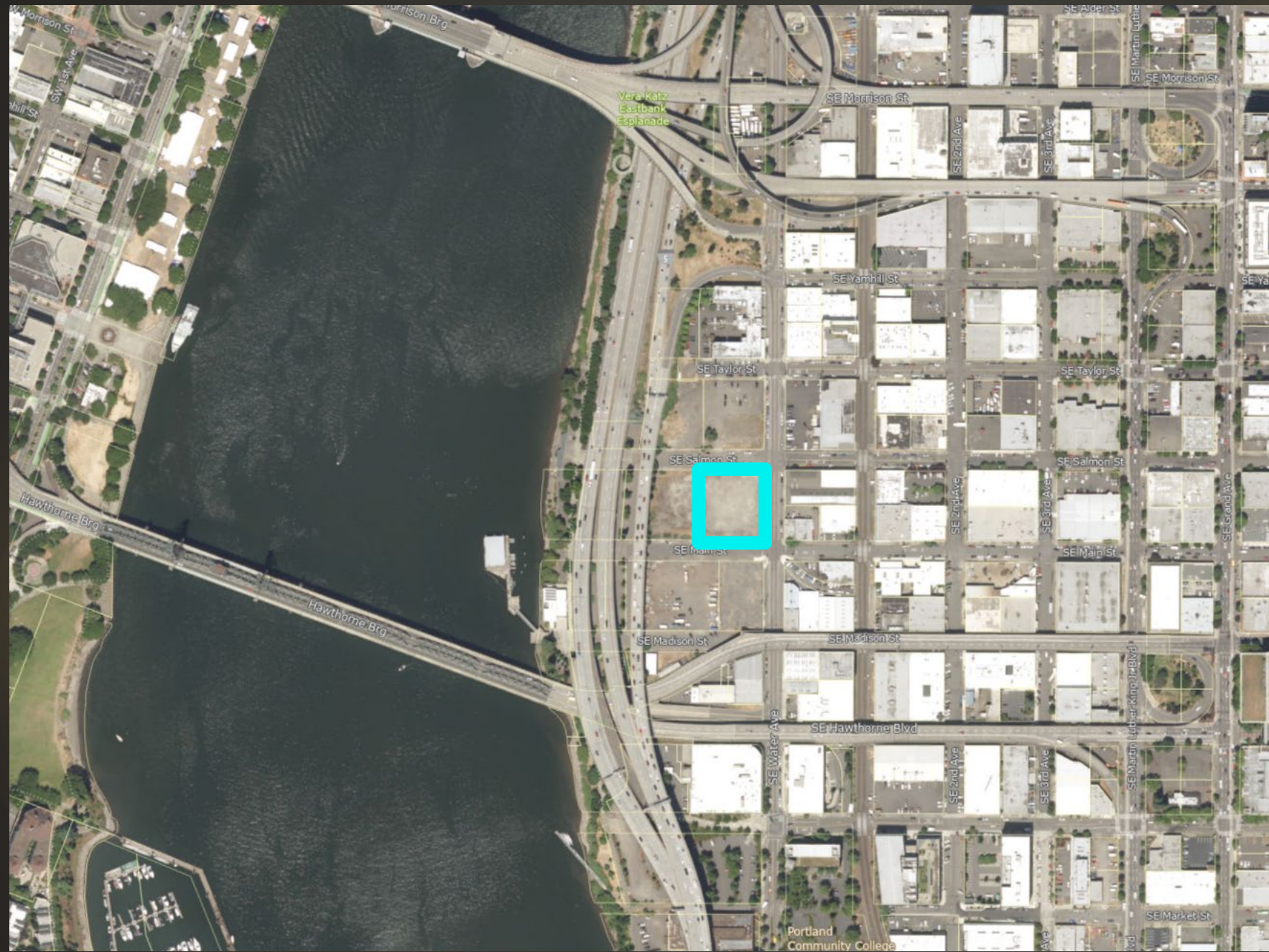


**LU 23-111784 CU AD**  
Conditional Use Review  
and Adjustment Review  
for a Major Event  
Entertainment use

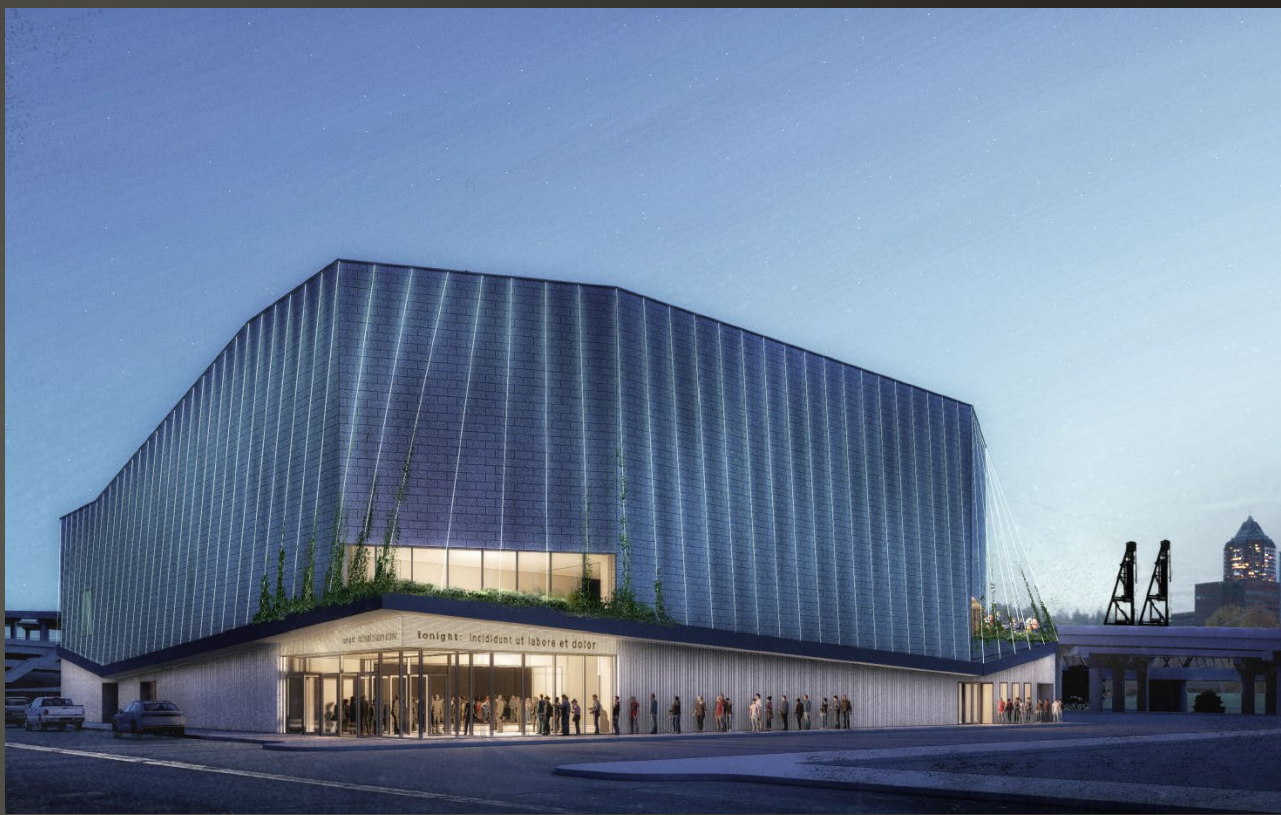
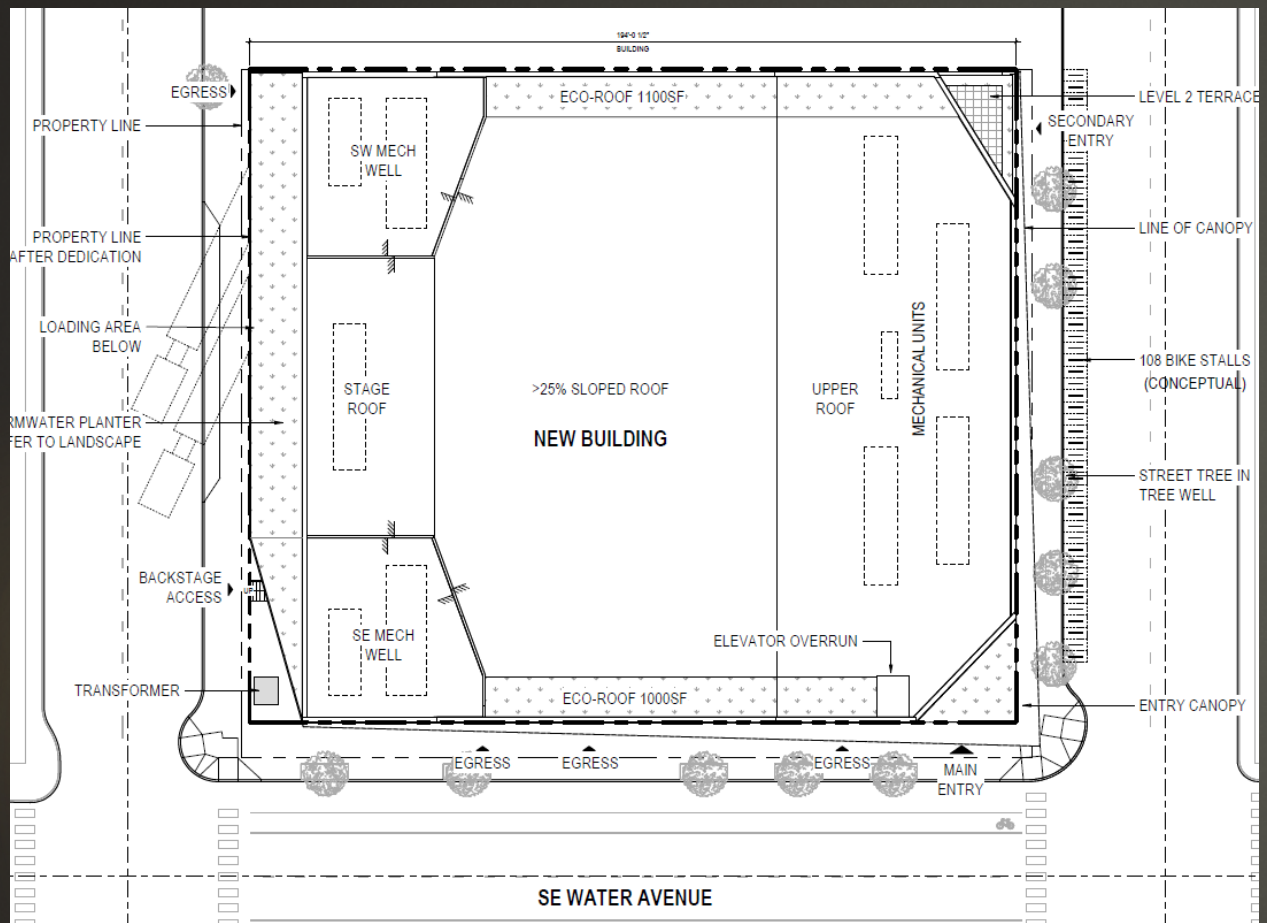
PP&D STAFF PRESENTATION TO  
CITY COUNCIL APPEAL HEARING  
SEPTEMBER 19, 2024



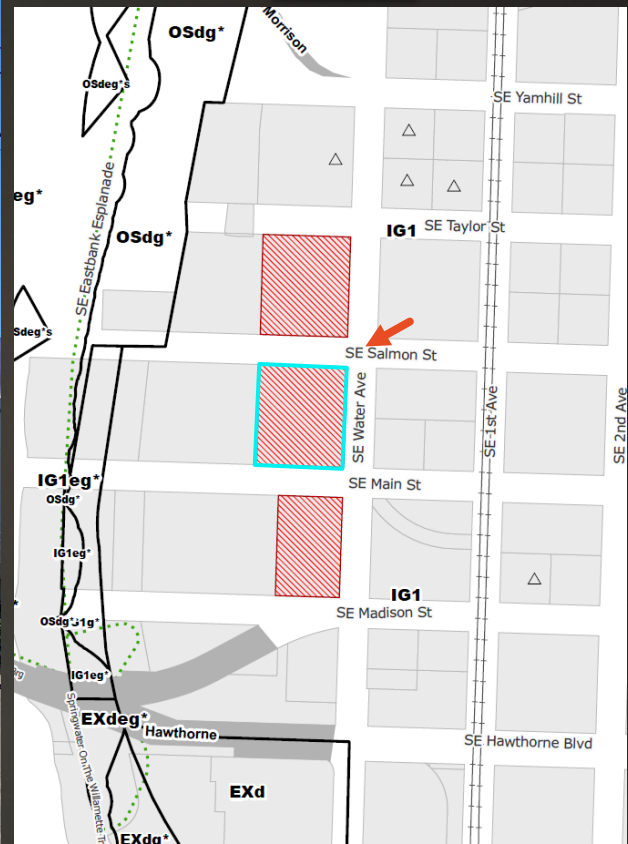






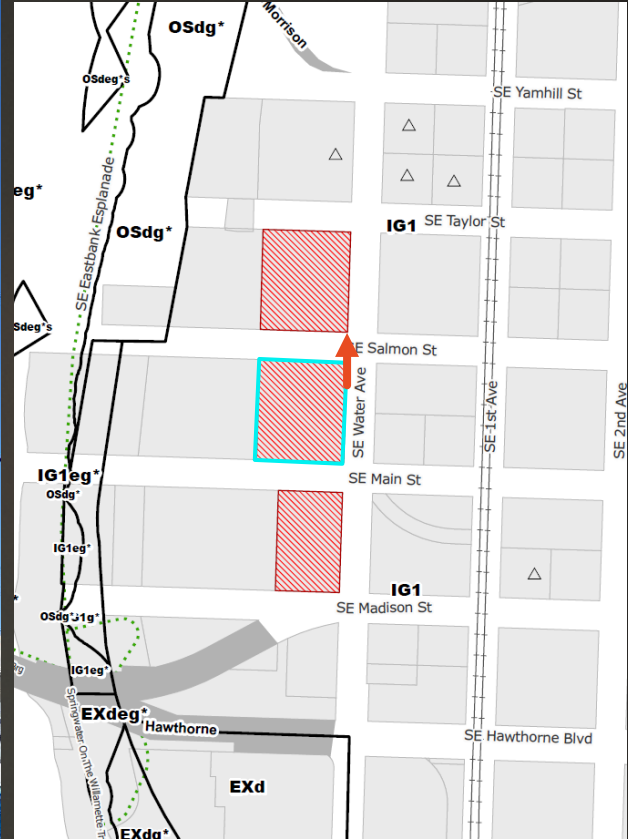








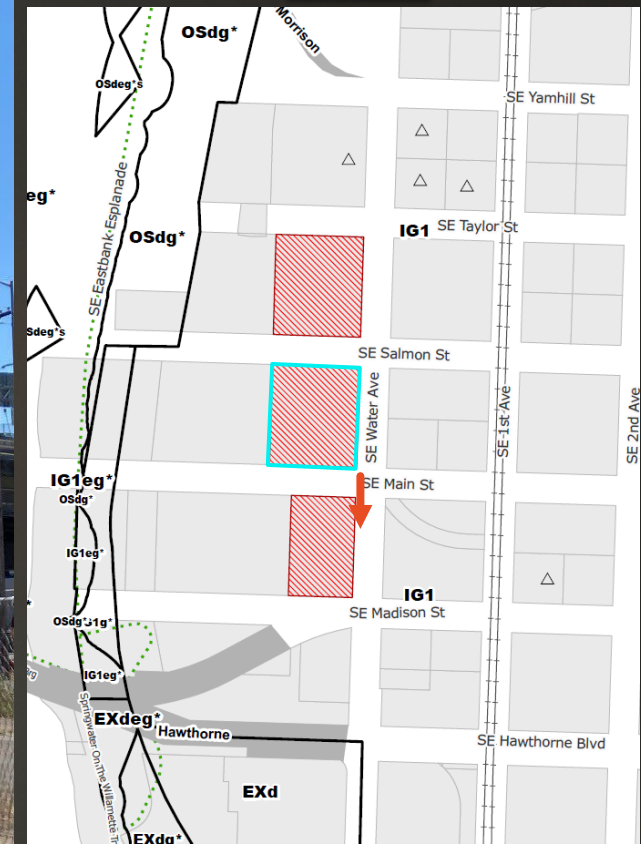
SE Salmon 1200 St







2 HOUR  
VISITOR  
PARKING  
7AM-6PM MON-FRI  
EXCEPT BY  
ZONE G  
PERMIT  
←





# Conditional Use Approval Criteria

## 33.815.215

- A. Public services
- B. Appearance
- C. Public benefit





# Conditional Use Approval Criteria

## 33.815.215

- A. Public services
- B. Appearance
- C. Public benefit

**Benefit.** Public benefits of the proposed use outweigh any impacts that cannot be mitigated



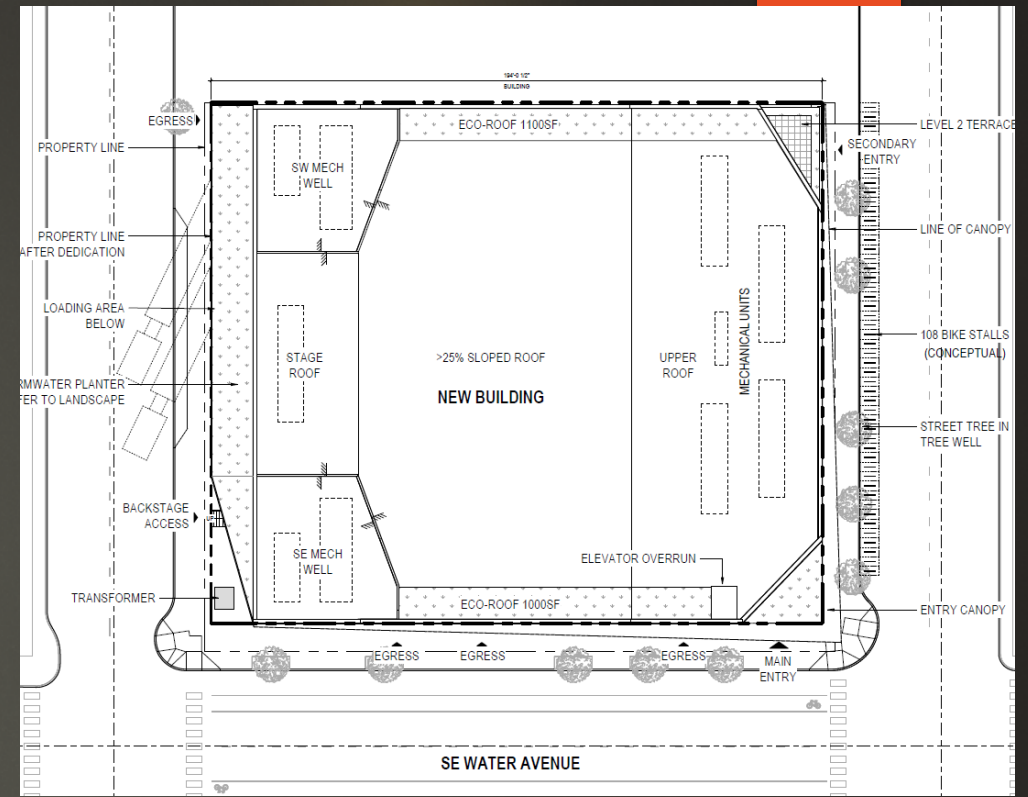


## Adjustment 1:

Waive the requirement for two truck loading spaces to be within the site

Approval criteria (33.805.040):

- Consistent with purpose of standard
- Consistent with street classifications and desired character
- Consistent with purpose of IG1 zone
- Impacts mitigated to the extent practical



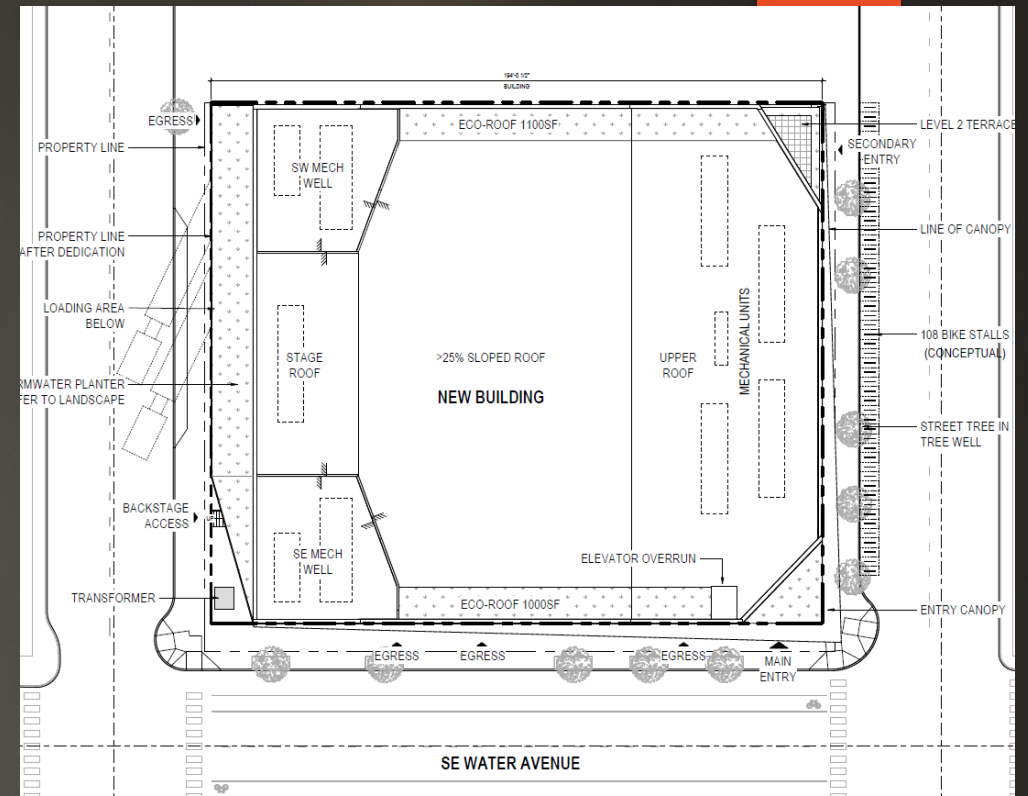


## Adjustment 2:

Reduce required ecoroof area from 14,617 square feet to 4,670 square feet (original proposal was 2,100 square feet)

Approval criteria (33.805.040):

- Consistent with purpose of standard
- Consistent with street classifications and desired character
- Consistent with purpose of IG1 zone
- Impacts mitigated to the extent practical





# HEARINGS OFFICER'S DECISION

Approval of Conditional Use Review and two Adjustments, with conditions:

- A. Building permit plans must be consistent with the approved land use review plans.
- B. Prior to issuance of a building permit, the applicant must obtain 30% concept approval for public improvements and make any required bond payment.
- C. Prior to issuance of a building permit, the applicant obtain permit approval from PBOT for truck loading in SE Main Street.
- D. The transportation demand management (TDM) measures in the proposal must be continually implemented.
- E. Bike parking counts must be reported to PBOT annually for the first 3 years and then every other year until year 11. The operator must work with PBOT to ensure adequate bike parking is available.



Objection	Response
<p>Train tracks nearby will cause delays and safety issues that make this location unsuitable for a concert venue.</p>	<ul style="list-style-type: none"><li>• Train crossing delays may affect employees and visitors to all existing and future development in this part of the Central Eastside.</li><li>• The Hearings Officer found this situation was not the responsibility of the applicant, even if individuals may make unsafe decisions.</li></ul>
<p>Negative impacts from the business practices of the intended operator (Live Nation) should be considered.</p>	<ul style="list-style-type: none"><li>• The review focused on the characteristics and scale of the proposed land use and development.</li><li>• The Hearings Officer found that the choice of operator was not relevant to any of the approval criteria for the land use review.</li><li>• The Hearings Officer noted the operator of the music venue could change over time.</li></ul>



Objection	Response
<p>Truck parking will block the street and truck movements will endanger pedestrians, cyclists, and drivers.</p>	<ul style="list-style-type: none"><li>• Truck parking was not approved to block any street.</li><li>• Truck parking and truck movements in streets would be subject to PBOT regulations.</li><li>• Truck movements in streets would be required even if a loading area was provided on-site (without the need for an Adjustment).</li></ul>
<p>The proposal does not provide the full benefits intended by the ecoroof requirement.</p>	<ul style="list-style-type: none"><li>• The Hearings Officer found the proposal adequately addressed the benefits intended to be provided by ecoroofs and that the approval criteria for the Adjustment were met.</li><li>• The Hearings Officer noted the Zoning Code allows Adjustments to reduce the ecoroof requirement, subject to the approval criteria.</li></ul>