



City of Portland Bureau of Development Services

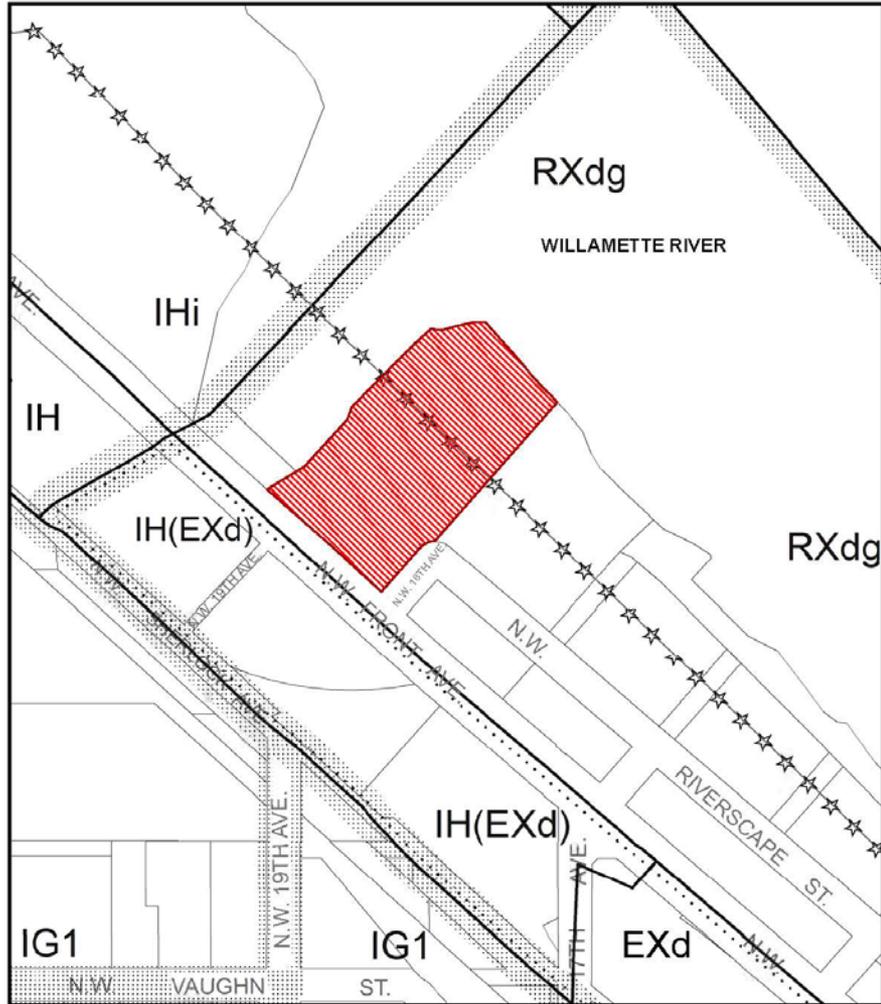
Staff Presentation to the
Design Commission

**LU 14-167875 DZM GW
Riverscape Lot 8**

Summary of the Proposal

- New 250-unit apartment building on north end (Lot 8) of Riverscape Subdivision;
- 6 stories above a single parking garage level in two distinct 'buildings' (one building per Zoning Code definition);
- 200 below-grade parking stalls, 25 at-grade stalls, long-term bike parking in units and basement bike storage rooms;
- New greenway trails and landscaping on the north and east edges, with expanded emergency vehicle/pedestrian accessway abutting Pacifica condominium tower to the south; and
- Reconfiguration of vehicle access and parking for Sheriff's River Patrol use, with gangway and floating structures to remain in place at riverbank/cove at north edge of site. 2

Zoning Map



ZONING  Site
 Recreational Trail



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 14-167875 DZM,GW
 1/4 Section 2828
 Scale 1 inch = 200 feet
 State_Id 1N1E28D 322
 Exhibit B (Jun 12,2014)

- RXdg, Central City plan district, Recreational Trail
- FAR 2:1 (2.14:1 w/ ecoroof bonus)
- Height 100'
- Ground Floor Windows at Non-Residential areas

Project valuation triggers Type III Design Review

River General (g) overlay triggers Greenway Review

Modifications (Parking and Bike Stall Width)

Central City Fundamental Design Guidelines

River District Design Guidelines

33.440.350.A-H

Willamette Greenway Design Guidelines

33.825.040.A-B

Aerial View from North



Staff Recommendation

DESIGN REVIEW

Tentative approval, subject to Commissioner discussion today

- Need Eco-roof acceptance from BES to achieve FAR

MODIFICATIONS (per PBOT reply on 9/4/14)

- Approve Modification to reduce width of 94 parking spaces from 8'-6" to 7'-10"; and
- Approve Modification to reduce width of 304 LT bike stalls from 2'-0" to 1'-6".

GREENWAY REVIEW

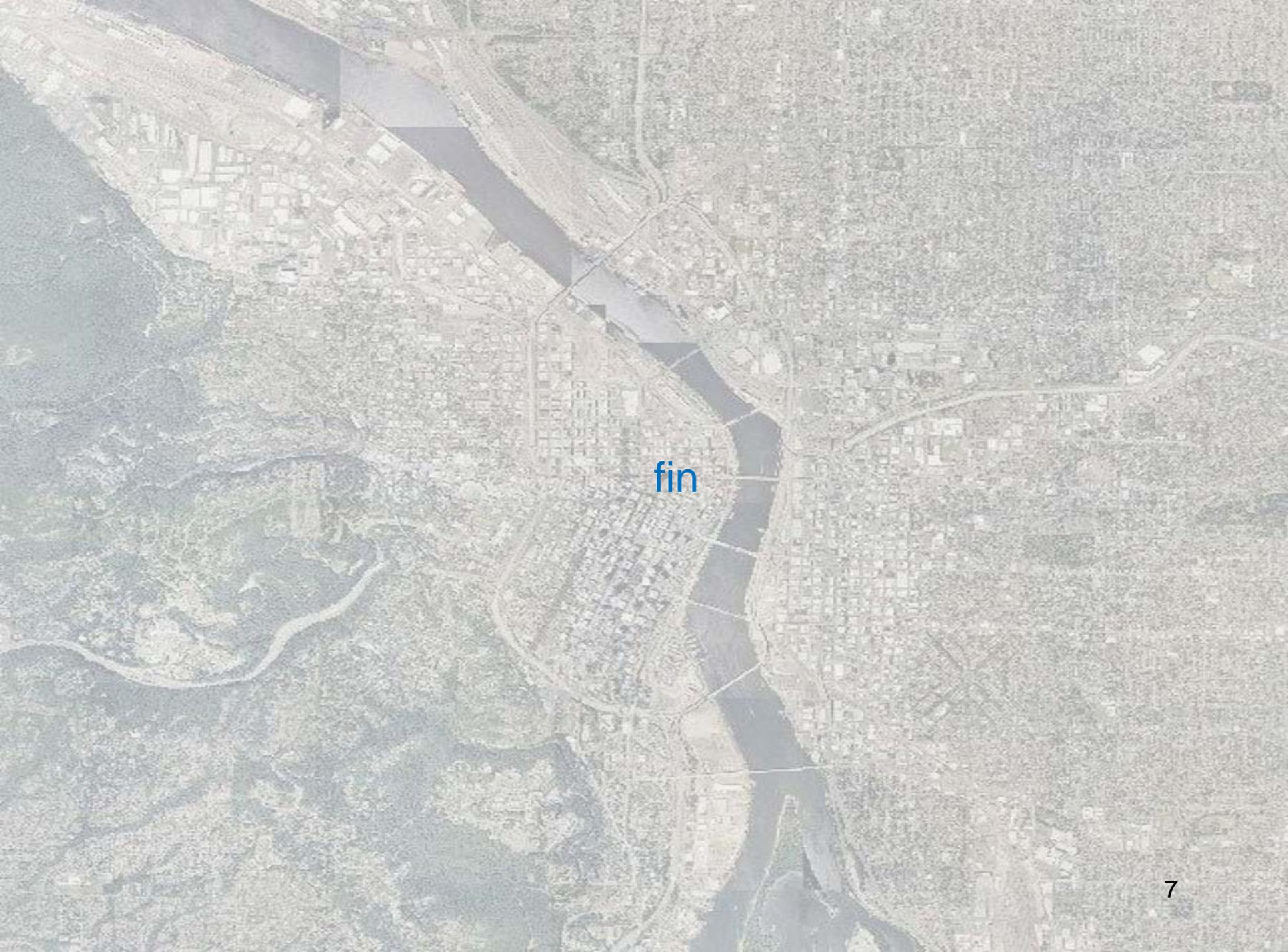
Tentative approval, subject to conditions of approval

- Installation and maintenance of riverbank plantings
- Future maintenance work out of GW setback
- Coordinate with Parks on trail construction, etc. per 33.272
- Potential Pier-related condition, per City Attorney

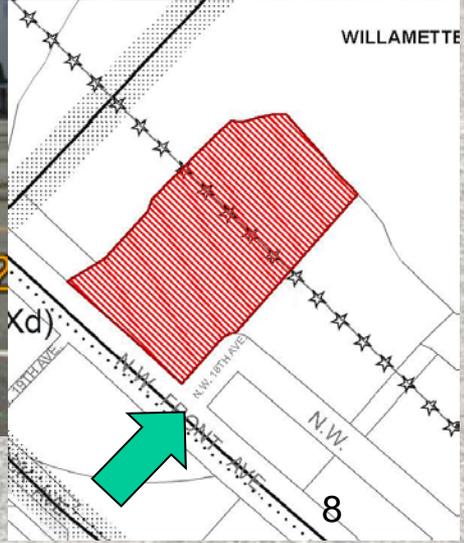
Commission Alternatives

- Accept Staff Recommendation to tentatively support proposal, subject to BES eco-roof acceptance & Pier/Attorney issues resolution*
- Overturn Staff Recommendation and tentatively approve proposal but with further changes requested (+BES eco-roof and Pier issues)*
- Overturn Staff Recommendation and deny proposal*

** No staff report today, must return for new report, findings and vote*



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WILLAMETTE

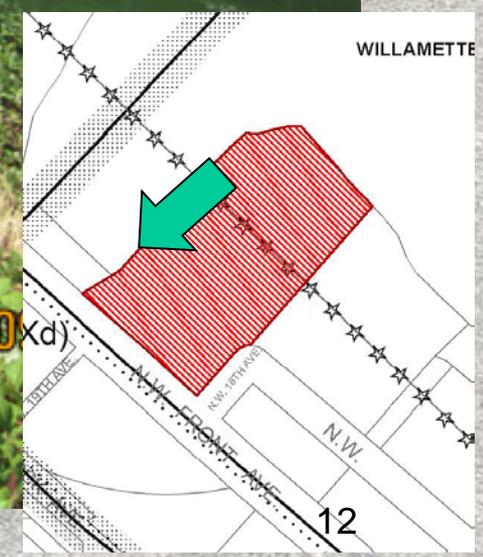


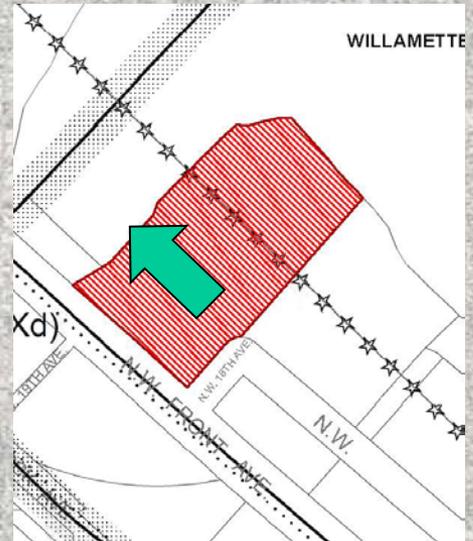
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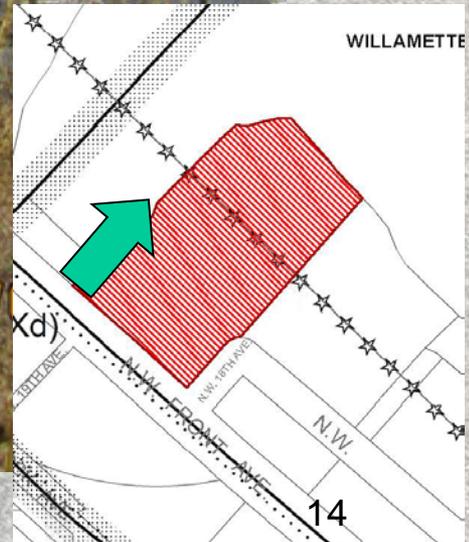


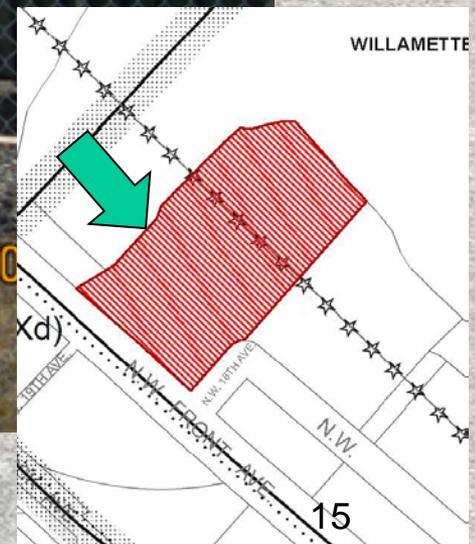
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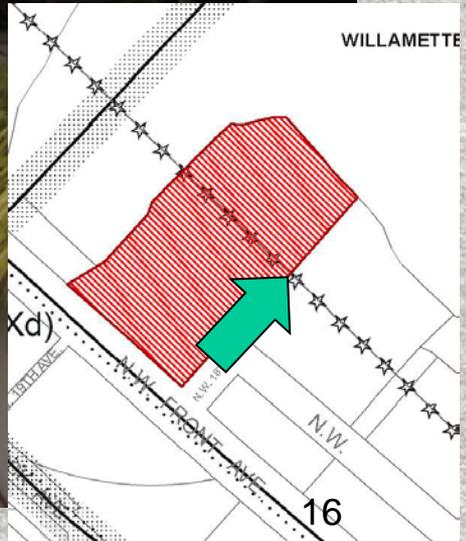


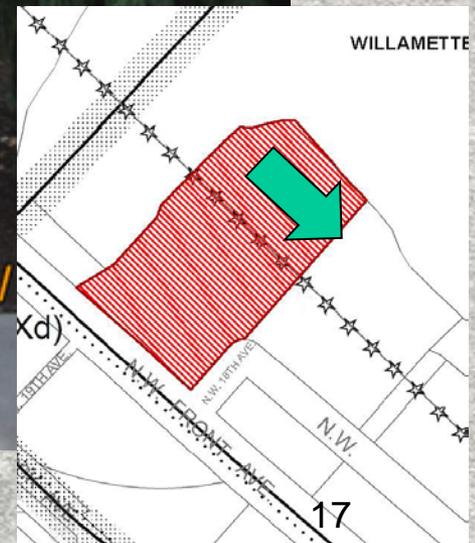














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