



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

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Date: August 20, 2018
To: Interested Person
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 18-106676 DZ – PROVIDENCE PARK STADIUM NEW RETAIL STORE

GENERAL INFORMATION

Applicant: John Weil | John Weil Architecture
1620 SE Hawthorne Blvd | Portland, OR 97214
503-360-7837 | john@johnweilarchitecture.com

Owner: City Of Portland
1120 SW 5th Ave #1250 | Portland, OR 97204-1912

Site Address: **1844 SW Morrison Street**

Legal Description: TL 800 6.95 ACRES SEE R645766 (R941330531) FOR LEASED ACCOUNT, SECTION 33 1N 1E

Tax Account No.: R941330530

State ID No.: 1N1E33DC 00800

Quarter Section: 3027 & 3028

Neighborhood: Goose Hollow, contact planning@goosehollow.org.

Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at Tina.wyszynski@gmail.com

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Goose Hollow

Zoning: OSd, Open Space with Design Overlay

Case Type: DZ, Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for a new single story 1,200 square foot retail pavilion located on the southern end of the northwest plaza of Providence Park Stadium, in the Goose Hollow Subdistrict of the Central City Plan District. The height of the building varies from around 8'-0" at its southwest corner along the sidewalk, to approximately 17'-6" at its northeast corner by the plaza. This new pavilion will replace an existing store located at the southeast corner of the stadium. The proposal includes a small storage area, and an ecco-roof covering the entire roof area. The new building is fully glazed with bird-safe glazing above a low concrete curb. The storefront system is made of black anodized aluminum with butt glazed joints. The parapet is made of painted formed aluminum coping. Six existing trees will be removed, and the existing stairs will be reconfigured to allow a new plaza at the southern corner by the sidewalk level. The existing fence and gates will be reconfigured. All existing light posts are to remain. No new exterior lighting or signs are proposed.

Because the proposal is for new construction less than \$2,297,050 in a design overlay zone of the Goose Hollow Subdistrict, Type II Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are:

- Central City Fundamental Design Guidelines
- Goose Hollow District Design Guidelines

ANALYSIS

Site and Vicinity: The Providence Park stadium was built in 1926 with architectural plans by A.E. Doyle and Morris H. Whitehouse. Prior to the construction of the stadium, the site was occupied by the Pacific Industrial Exposition Building. Although the existing stadium building is not a Landmark, it is listed in the Historic Resource Inventory of Portland as a Rank III resource. The open-air building is constructed of reinforced concrete, with concrete tiered seating and concrete walls with round-arch openings and coping and belt cornices.

In 2000, Design Review approval was granted for a major renovation of the stadium. The approved renovation included: a seismic upgrade of the structure; ADA compliant modifications, bringing the field configuration into regulation standards for football, baseball, and soccer; a remodel of the lower concourse, the concession facilities, and the public restrooms; new business boxes behind home plate under the existing roof; reconfigured plaza areas at Morrison and 18th Ave and Morrison and 20th Ave, with the addition of new ticket booths, trees, lighting, art, signage, and other "furnishings"; the removal of the tall concrete wall along SW 18th Ave and replacement with open fencing and concrete fence supports; and new signage and lighting throughout the site.

In 2017, Design Review approval was granted to remove the covered seating area along SW 18th Ave and to replace it with a new 4,000-seat expansion. This expansion included a 100-foot tall covered seating and arcade structure, area balconies, restaurants, restrooms and kitchen areas. The arcade portion of the addition projected approximately 14-feet over the SW 18th Ave Right-of-Way, and was subject to a Major Encroachment Review before the City Council.

Currently two team stores are located on the site. The first store, built in 2011, is located below the existing stadium bleachers at the northeast end of the stadium along SW 18th Avenue. The second store, built in 2015, is located at the southeast end of the stadium along SW 18th Avenue and in the Providence Sports Clinic building. The latter is proposed to be removed as part of the current expansion of the stadium. The new team store in this proposal will replace it.

The Central City Transportation Management Plan classifies SW 20th Avenue as a City Walkway, a Central City Bikeway, and the site is within the Goose Hollow Pedestrian District.

A bank and a surface parking lot are located west of the subject site, across SW 20th Avenue. A retail building and a surface parking lot are located north of the subject site, across SW Morrison St. Apartments and condominiums are located to the southwest, to the north, and northeast of the site.

Zoning: The Open Space (OS) zone is intended to preserve public and private open, natural, and improved park and recreation areas identified in the Comprehensive Plan. These areas serve many functions including: providing opportunities for outdoor recreation; providing contrasts to the built environment; preserving scenic qualities; protecting sensitive or fragile environmental areas; preserving the capacity and water quality of the stormwater drainage system; and providing pedestrian and bicycle transportation connections.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Goose Hollow Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- **LU 17-252155 DZ** Type III Design Review approval for revised language to Conditions of Approval D and E and revisions to some elements of the original design of Providence Park Stadium Expansion LU 17-184917 DZ.
- **LU 17-184917 DZ** Type III Design Review approval for the removal of the covered seating area along SW 18th Ave, and the addition of a 4,000-covered seat expansion within a 100’ tall arcade structure, balconies, restaurants, bathrooms, and kitchen areas with Conditions of Approval.
- **LU 16-107325 DZM** Design Review approval for 29 protection bollards that include 3 types, located at both the NE and NW plazas of the Providence Park stadium, and Modifications to freestanding signs.
- **LU 10-175769 DZM** Design Review approval of a comprehensive signage package for the MLS stadium.
- **LU 10-116154 TPA** Type III Traffic and Parking Analysis approval. This land use review was required because some of the PGE Park MLS renovation is proposed on the MAC site, which is the CXd portion of the site. The development on the MAC site includes the PGE Park Physical Therapy Clinic and some south-end seating for the PGE Park stadium. Pursuant to Condition of Approval ‘A’ of the 1995 Zone Change approval for the MAC (LUR 95-00743 ZC), the proposed development for the PGE Park MLS renovation is subject to a Type III Traffic and Parking Analysis.
- **LU 09-179009 DZ** Type III Design Review approval for the MLS stadium upgrade/addition which included: a new grandstand along the east sideline complete with permanent seating terraces, a restaurant below grade, concourse, concessions, and restrooms.
- **LU 07-105046 DZM** Design Review approval of a remodel of the south scoreboard at PGE Park, including two Modifications to allow the sign to have 313.8 SF of “changing image” area on a 618 SF sign, and to allow the freestanding sign to be larger than 100 SF overall.
- **LUR 01-00162 DZM** Design Review approval with Modification for 242.5 SF of changing image sign within a new 605 SF scoreboard, and eight new banners.

- **LUR 01-00049 DZM** Design Review approval for two freestanding sculptures at the entry plaza areas.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 10, 2018**. The following Bureaus have responded with comments:

The Life Safety Section of BDS responded with the following comments: Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. A separate building permit is required for the work proposed, and the proposal must be designed to meet all applicable building codes and ordinances. It is strongly recommended the applicant request a Preliminary Life Safety Meeting to verify building code requirements. Please see Exhibit E-1 for additional details.

The Fire Bureau responded with the following comment: A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development. Please see Exhibit E-2 for additional details.

The Bureau of Environmental Services responded with the following comment: BES does not object to approval of the Design Review application. The proposed development will be subject to BES standards and requirements during the permit review process. Staff finds the applicant’s proposed sanitary sewer service and stormwater management plan acceptable for the purpose of reviewing the design review application. Please see Exhibit E-3 for additional details.

The Portland Bureau of Transportation responded with the following comment: PBOT has no objection to approval as long as any new structures are no closer to the existing sidewalk on SW 20th Ave than the existing ornamental lights and rod iron fencing. The amount of sidewalk along this section of frontage is only 10 feet wide in the Right-of-Way. The remaining 5 feet of this 15-foot corridor is on Providence Park property. Please see Exhibit E-4 for additional details.

The Urban Forestry Service responded with the following comment: Urban Forestry does not object to approval of the proposed development. The development will be subject to Urban Forestry standards and requirements during the permit review process. This portion of the project impacts five site trees. All five will be removed. Only one of these trees is of a size and condition that will require mitigation. The mitigation requirement will be two trees or a fee in-lieu of \$487.50 per tree not planted. Please see Exhibit E-5 for additional details.

The following Bureaus have responded with no issues or concerns:

- The Site Development Section of BDS
- The Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 10, 2018. A total of two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Noel Jones, neighbor; July 12, 2018, responded with concerns regarding the removal of the existing five trees. She suggested relocating the existing trees or planting new trees of comparable size and type as the existing trees. Please see Exhibit F-1 for additional details.
2. Kate Griggs, neighbor; July 21, 2018, also responded with concerns regarding the removal of the existing trees. She suggested incorporating the existing trees within the proposal. Please see Exhibit F-2 for additional details.

Staff Response: Staff forwarded the responses to the applicant. Please review staff’s response to neighbors’ concerns in the findings below.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design district guidelines.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental and Goose Hollow Special Design Guidelines.

Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Goose Hollow District Design Goals

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community.
- Provide open spaces to accommodate active public life.
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment.
- Preserve and enhance the community's history and architectural character.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;

8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

Findings for A2: Providence Park stadium is a successful urban sports facility within the Goose Hollow neighborhood, and along major transit routes of the Central City District. The stadium houses one of Portland residents' favorite sport: soccer. It is a significant public facility experienced by residents of Portland as well as many visitors to the city. This proposal, to add a 1,200 square feet retail pavilion in the southern end of the northwest plaza of the stadium, will add vitality to this area of the neighborhood during non-game days when the retail store will be open. *This guideline is met.*

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Strengthen the Identity of the Civic Stadium Station Area. This guideline may be accomplished by any or all of the following:

- a. Integrating the Civic Stadium and Multnomah Athletic Club into the station area. This can be done by making their ground level street walls more pedestrian-friendly.
- b. Incorporating the history of the Stadium and Tanner Creek in the form of art work, murals, and other design features;
- c. Strengthening the neighborhood focal point located within the station area. Street trees, awnings, lighting and other amenities can emphasize pedestrian connections to the focal point (the Park, Plaza/Station). Buildings can orient their openings and entries towards the focal point to create a sense of enclosure and enhance the sense of entry into the District; or
- d. Using architectural vocabulary and materials that maintain continuity with the existing developments and add to the character of the station area.

Findings for A4, A5 and A5-1: The original stadium made of reinforced concrete, round-arch openings, coping, and belt cornices, stands over 4-story tall. Its iconic colonnade and arches have a strong presence in this area of the Goose Hollow neighborhood along SW Morrison Street and SW 20th Avenue. In addition, the elements of the plazas: stairs, light posts, bollards, and trees add to the strong architectural vocabulary of the original building. Within the main stadium, secondary elements were added over the years. These elements include the ticket windows, an interior retail store, and gates and security screens all made of black painted metal and glass. This project, with its all glass walls and black metal storefront system, takes clues from all these elements to unify the site as a whole.

The transparency of the fully glazed pavilion allows the colonnade to be seen from SW 20th Avenue sidewalk, while on the east side the glazing acts as a mirror to the arches, making the new pedestrian alley between the original stadium and the new pavilion, perceived to be lined with arches on both sides.

A significant level of focus was given to the materiality, detailing, and orientation of the proposed retail pavilion to add to the character of the area without taking away from the importance of the strong architectural presence of the original stadium. The materials

used respect the architectural integrity of the original stadium as well as the elements that were added overtime.

These guidelines are met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

A9-1. Provide a Distinct Sense of Entry and Exit. When developing at gateway locations, provide a distinct sense of entry and exit that relates to the special qualities of an area.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways.

Findings for A7, A8, A9, A9-1, and B1-1: The proposed retail building will greatly contribute to a vibrant streetscape. The transparency of the fully glazed new pavilion will allow passersby to see activity within the store and will energize the streetscape with increased pedestrian retail traffic. In addition, the project maintains a strong urban edge along SW 20th Avenue while respecting the focus of the existing plaza, which is one of two main entries to the stadium.

The proposed building, located in the southern corner of the northwest plaza, is tucked-in into the existing plaza, in place of an existing stairway, as to minimize its impact on the colonnade, the plaza layout, as well as provide human scale to the proposal along SW 20th Avenue sidewalk. Because of this tucked-in location along the SW 20th Avenue sidewalk and behind the existing lamp posts, the massing of the proposed building appears minimized.

During non-game days, the building's activity will extend beyond the retail use as people occupy the plaza to mingle, sit, and observe. People will also be able to stroll along the arcade. Original stadium, existing plaza, and new pavilion will contribute to the city's diverse pedestrian experience by opening outward, both physically and visually.

The new pavilion gives new character and definition to the existing plaza. Currently, the plaza serves the role of gateway to the stadium. The proposal respects the nature of this entry plaza by not blocking access or views into the stadium, but also establishing an edge to the plaza.

These guidelines are met.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

Findings for B1 and B3: The existing sidewalk along SW 20th Avenue is to remain unchanged. The existing light posts along SW 20th Avenue are also to remain, maintaining the separation between the sidewalk and the new retail pavilion.

The new walkway located between the Stadium and the new retail pavilion is organized into three areas separated by two sets of stairs. This walkway is generous in width, making the two areas closest to the sidewalk act like mini-plazas. The stairs that separate these mini-plazas, have the opportunity to be used as seating. The third area acts as a transition area between the Stadium and the retail pavilion, as well as the Stadium and the main plaza. This area will also be used as a gathering place during game days when users will be lining up to buy merchandise from the retail pavilion.

The walkway will be open to the public during non-game days. Maintaining a convenient and exploratory access route between the sidewalk and the existing plaza along the original stadium colonnade and reinforcing the pedestrian connections within the stadium site have been some of the strong focus for this location of the retail pavilion. The key design concept generated was to create a building that did not obstruct access to different parts of the site. Similar to prior Conditions of Approval LU 09-179009 DZ regarding the retail team store, to ensure its use as being open to the public, a Condition of Approval was added to require that the gates remain open as depicted in Exhibits C-1 and C-3 from 9 AM to dusk seven days/week. However, the gates will be closed 4 hours prior to ticketed event at the Stadium.

With Condition of Approval C that all proposed gates along SW 20th Avenue and along the plaza are to remain open as depicted in Exhibits C-1 & C-3 from 9 Am to dusk seven days/week. However, the gates will be closed 4 hours prior to ticketed event at the Stadium, these guidelines are met.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B6-1. Provide Outdoor Lighting at Human Scale. Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for B2, B6-1, C11, C12, and C13: As noted above, the project maintains the existing sidewalk without impeding on the pedestrian movement. The proposed design also retains the existing outdoor lighting. These human-scaled light posts grace the edges of both plazas and are strong elements of the stadium. The proposed pavilion will be illuminated in the evening by the existing light posts, as well as interior lighting shining through the all glass walls of the pavilion.

All mechanical equipment will be located within the existing Providence Park stadium, and away from the sidewalk and passersby. No rooftop mechanical units are proposed, instead an eco-roof covers the entire roof area of the proposed building to capture rainwater and enhance the top of the building for surrounding buildings that are looking down on to it. No signage is proposed at this time.

These guidelines are met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for B4, B5, B6, C6, and C9: The proposed retail pavilion is set away from the original stadium to create a nice wide public access during non-game days, and a seating area during game days when users of the stadium will be lining up to access the retail store.

The eight-foot-tall “*Facing the Crowd*” statue, installed in 2001, stands at the corners of both the 18th and 20th Streets Plazas. The proposed pavilion is set at a distance from the statue so that the experience and views of the sculpture are maintained. In addition, the proposed pavilion is tucked-in the southern corner of the northwest plaza, as to not impact the activities of the plaza as well as the busier SW Morrison Street. Though existing trees will be impacted in this location to make room for the retail pavilion, only one large tree will require mitigation per Urban Forestry requirements. The mitigation requirement will be two trees planted or a fee in-lieu of \$487 per tree not planted. In addition, the original location of the proposed pavilion along SW Morrison, which was not supported by staff, would have impacted a greater number of large trees along a very busy street.

The proposed retail pavilion, with full height glazing, provides good visual connections to the adjacent sidewalk, and brings activity to the street edge of NW 20th Avenue. The main door of the retail store opens unto the existing plaza and help activate it during non-event hours by ensuring pedestrian flow along the adjacent sidewalk. During events, the public access between stadium and pavilion will act as a bridge between stadium and pavilion.

These guidelines are met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building’s overall design concept.

Findings for B7: Through the existing accessible plaza, the retail store is designed to be also accessible to all people. *This guideline is met.*

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C1-2. Integrate Signs and Awnings. Integrate signs and awnings to be complementary and respectful of a building’s architecture. This guideline may be accomplished by any or all of the following:

- a. Placing signs and awnings to fit with and respect a building’s architecture.
- b. Avoiding large, excessively illuminated or freestanding signs that contribute to visual

clutter; or

- c. Integrating with a building's design an exterior sign program/system for flexible sidewalk level space that accommodates changing tenants.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for A6, C1, C1-2, C2, C3, C4, and C5: The building is composed of two distinct parts: a sculptural glass volume topped by a green "thin" roof. The new glass facades are designed to dissolve the boundary between exterior and interior, with a full-height structurally glazed aluminum curtainwall system with butt glazed joints. The roof shape, surface materials, and color have been carefully selected and detailed to create a clean transition between the glass box and the roof. The roof surface is kept free of mechanical equipment. All mechanical equipment will be located within the existing Stadium. This allows for a continuous ecoroof for the entire flat portion of the roof.

The project is also designed to utilize some of the materials used elsewhere on the site, and thus provide architectural continuity. Among these materials are the black anodized aluminum storefront system and the black painted gates. This continuity is critical so that the original stadium remains timeless.

The proposal is finely detailed and crafted from very high-quality materials for permanence. The project also incorporates a 6" concrete curb to provide increased durability to the system at grade level. No new exterior signage, mechanical, or lighting are proposed. The canopy over the plaza entry is integrated into the form of the building to create a visually clean look of the pavilion building. All of the components used in this project add to the thoughtful overall coherency of this proposal.

These guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

Providence Park stadium is a successful urban sports facility within the Goose Hollow neighborhood, and along major transit routes of the larger Central City boundaries. It is a significant public facility experienced by residents of Portland as well as many visitors to the city. This proposal, to add a 1,200 square feet retail pavilion in the southern end of the northwest plaza of the stadium, will add vitality to this corner of the stadium as well as this area of the Goose Hollow neighborhood.

Through the course of this Design Review, the proposal has seen many improvements with regard to its location, its impact on the original stadium's curved wall and iconic arches, and its impacts on the existing plaza's distinctive features including trees. It is important that the

final design not only respects the existing stadium building, but also provides meaningful public spaces with an easy pedestrian flow. Additionally, a significant level of attention was given to the materiality, detailing, and orientation of the proposed building.

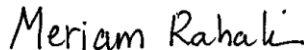
The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval to construct a new 1,200 square feet single story building for retail, with a small storage area, and an ecco-roof covering the entire roof area, per the approved site plans, Exhibits C-1 through C-14, signed and dated August 13, 2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-106676 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. All proposed gates along SW 20th Avenue and along the plaza are to remain open as depicted in Exhibits C-1 and C-3 from 9 AM to dusk seven days/week. However, the gates will be closed 4 hours prior to ticketed event at the Stadium.
- D. No field changes allowed.

Staff Planner: Meriam Rahali



Decision rendered by: _____ **on August 13, 2018**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 20, 2018

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on January 12, 2018 and was determined to be complete on July 5, 2018.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on January 12, 2018.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: November 2, 2018.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 4, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **September 5, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's:
 - 1. Original Statement
 - 2. Original Drawing Set, 1/12/2018
 - 3. Drawing Set, 3/2/2018
 - 4. Drawing Set, 3/19/2018
 - 5. Drawing Set, 3/21/2018
 - 6. Drawing Set, 4/9/2018
 - 7. Drawing Set, 4/23/2018
 - 8. Final Statement
 - 9. Precedent Images
 - 10. Existing Conditions Site Plan
 - 11. Photos of Existing Conditions
 - 12. Drawing Set Cover Sheet
 - 13. Miscellaneous Email Correspondence
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Overall Plan
 - 3. Floor Plan
 - 4. Roof Plan
 - 5. Building Sections
 - 6. Elevations including Providence Park Stadium
 - 7. Partial Elevations
 - 8. Wall Sections
 - 9. Fence and Gate Elevations
 - 10. Utility Feasibility Plan
 - 11. Rendering looking at the retail plaza entrance
 - 12. Rendering looking at the retail plaza entrance
 - 13. Rendering along SW 20th Avenue
 - 14. Door and Storefront Cutsheet

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Life Safety Section of BD
2. Fire Bureau
3. Bureau of Environmental Services
4. Portland Bureau of Transportation
5. Urban Forestry Section of Bureau of Parks & Recreation

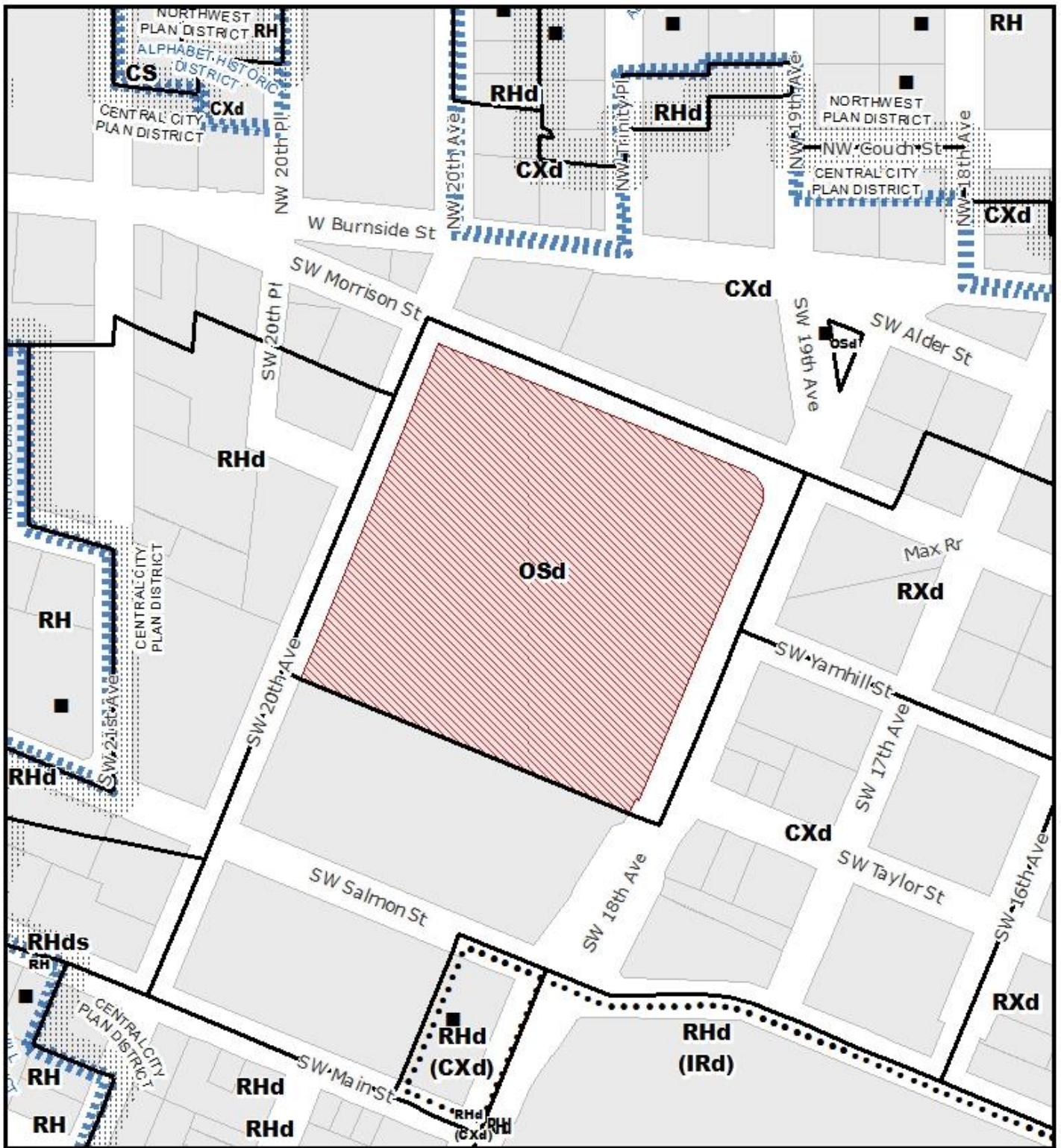
F. Correspondence:

1. Noel Jones, neighbor, 7/12/18, concerns regarding the removal of existing trees
2. Kate Griggs, neighbor, 7/21/18, concerns regarding the removal of existing trees.

G. Other:

1. Original LU Application
2. Incomplete Letter, dated January 25, 2018
3. Photos
4. Early Assistance Summary Notes for EA 17-260529
5. Miscellaneous Email Correspondence

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUBDISTRICT



Site



Historic Landmark

File No.	LU 18-106676 DZ
1/4 Section	3027,3028
Scale	1 inch = 200 feet
State ID	1N1E33DC 800
Exhibit	B Jan 17, 2018

WBA
WELL KIRBY ARCHITECTURE
1400 SW HAWTHORNE
PORTLAND, OR 97214
503-660-7837

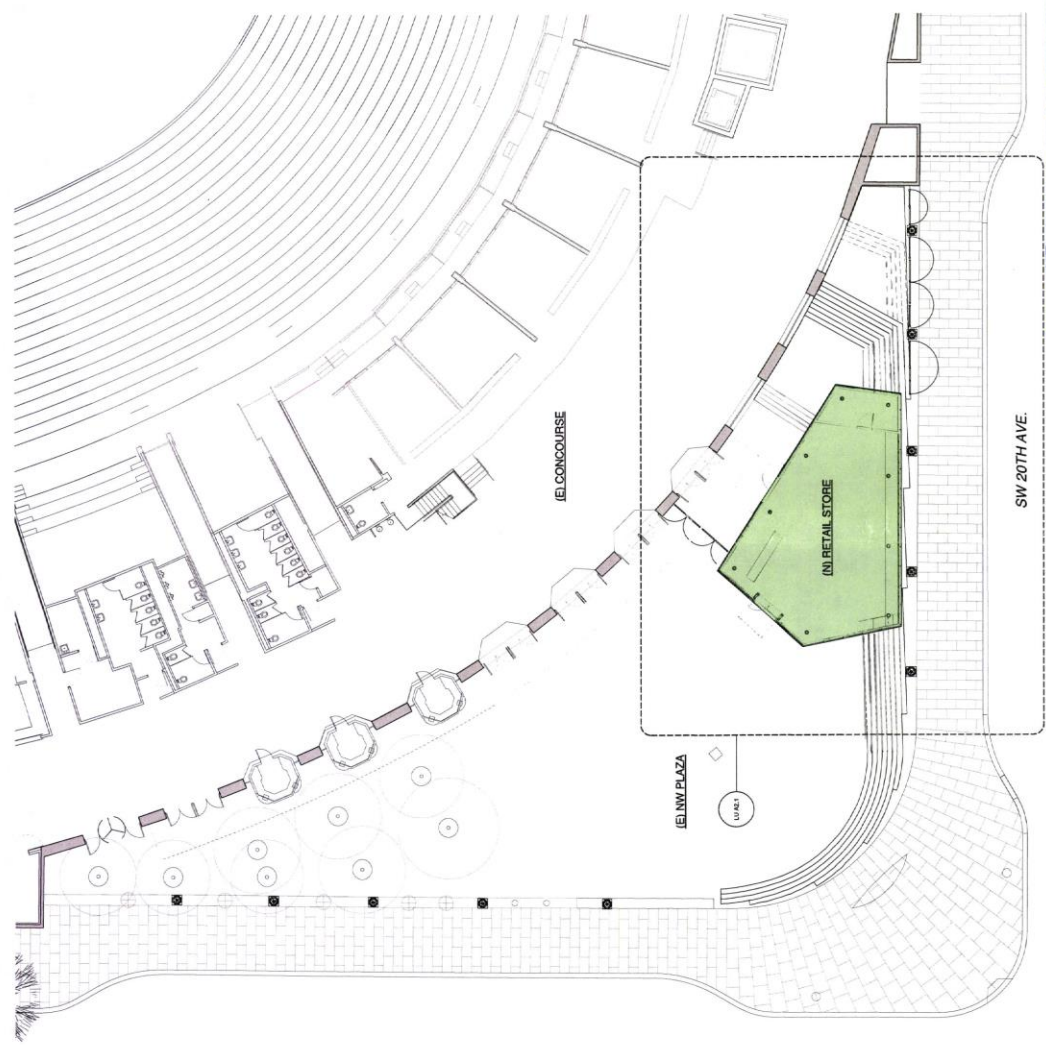
REVISIONS	DATE	BY

PROVIDENCE PARK RETAIL
1844 SW MORRISON STREET, PORTLAND OREGON 97205

SITE PLAN
SCALE: SHEET SCALE
DATE: 08/20/18
DRAWN: JZF

LU A1.0

Approved
City of Portland - Bureau of Development Services
Planner: *Merran Kahala*
Date: *August 13, 2018*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Condition of Approval:
C. All proposed gates along SW 20th Avenue and along the plaza are to remain open as depicted in Exhibits C1 & C3 from 9 AM to dusk 7 days a week. However, the gates will be closed 4 hours prior to ticketed event at the Stadium.

Exh. C-1

SITE PLAN - PLAZA
SCALE: 1/4" = 1'-0"