



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

Dan Ryan, Commissioner  
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www.portland.gov/bds

**Date:** January 21, 2022  
**To:** Interested Person  
**From:** Amanda Rhoads, Land Use Services  
503-865-6514 / Amanda.Rhoads@portlandoregon.gov

**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 21-100161 AD**

**GENERAL INFORMATION**

**Applicant:** Gerald Gotschall | Portland State University  
617 SW Montgomery St., Ste 302 | Portland, OR 97201  
(503) 998-6597 | grg4@pdx.edu

**Property Owner:** Oregon State (Bd of Higher Education Campus Planning Office)  
PO Box 751 | Portland, OR 97207-0751

**Site Address:** 2000 SW 5th Avenue, 1914 SW Park Avenue, 310 SW Lincoln Street

**Legal Description:** BLOCK 21 LOT 5-8 TL 500, CARUTHERS ADD; INC VAC ST BLOCK 197&198, PORTLAND; BLOCK C LOT 1 TL 800, SOUTH AUDITORIUM ADD

**Tax Account No.:** R140902090, R667720870, R777501150

**State ID No.:** 1S1E04DD 00500, 1S1E04DA 07000, 1S1E03CC 00800

**Quarter Section:** 3228 & 3229

**Neighborhood:** Portland Downtown, contact Wendy Rahm at wwrahm@aol.com

**Business District:** None

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

**Plan District:** Central City - University District & South Auditorium

**Zoning:** CXd – Central Commercial with Design (“d”) overlay

**Case Type:** AD – Adjustment Review

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

**Proposal:**

The Portland Zoning Code requires upgrades to certain existing development when that development does not meet current Zoning Code standards and when new site improvements exceed a valuation threshold (currently \$306,300) (Zoning Code Section 33.258.070.D.2). These improvements are called nonconforming upgrades. In 2016, Portland State University (PSU) entered into a covenant with the City of Portland to complete all nonconforming upgrades to existing development on the campus within a period of 5 years (PR 16-205228). While most

of the required upgrades have been completed, some required landscape screening for three existing parking lots has not been completed. Due to the pandemic and changes to a planned construction project, PSU requests an Adjustment to Zoning Code Section 33.258.070.D.2.d(2) to extend the time limit for these nonconforming upgrades for approximately an additional two years, to December 31, 2023.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

## ANALYSIS

**Site and Vicinity:** The three parcels under review in this case are located in the southern section of the Portland State University (PSU) Campus:

- **Block C.** The first is the parking lot at the University Place Hotel and Conference Center (Site #5 as identified in Exhibit I of the Nonconforming Development Option 2 covenant developed in 16-205228 PR). This parcel is in both the Central City Plan District and the South Auditorium Plan District.
- **Block 156.** The second is the site of the Art Building and Annex at SW 5<sup>th</sup> Ave and SW Lincoln St (within Site #2).
- **Block 197.** The final area under consideration is the lot containing a parking lot and tennis courts south of Shattuck Hall between SW Park Ave and SW Broadway, and north of SW Jackson St (also part of Site #2).

The full PSU site covers approximately 38 blocks on the south end of Portland's Downtown area. The main campus area is bounded on the south and west by the I-405 freeway and extends east to 5<sup>th</sup> Avenue and north to Market Street. A portion of the South Park Blocks runs through the center of campus. Some campus buildings are located to the east of the main campus, between SW 4<sup>th</sup> and 5<sup>th</sup> Avenues and east of SW 4<sup>th</sup> in the South Auditorium Plan District.

**Zoning:** The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a

vibrant public realm and a healthy urban river. The site is within the University District/South Downtown Subdistrict of this plan district.

The South Auditorium Plan District protects the unique character of the former South Auditorium urban renewal district. The district is an award-winning development, with its high-rise buildings, generous setbacks and landscaping, numerous plazas and fountains, and elaborate pedestrian walkway system. Maintenance of this character is achieved by requiring additional landscaping requirements, the preservation of existing trees, screening of roof-top equipment, and additional regulations which limit the type, number, and size of signs.

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

- **LU 83-0044688 DZ (36-83).** Remove surface parking in order to construct new tennis courts and a roof structure.
- **LU 83-0044689 DZ (36-83).** Remove surface parking in order to construct new tennis courts.
- **LU 08-123371 DZ.** Design Review approval for modest façade and mechanical changes to the art buildings at 2000 SW 5<sup>th</sup> Ave.
- **LU 09-113431 DZ.** Design Review approval for modest façade and mechanical changes to the art buildings at 2000 SW 5<sup>th</sup> Ave.
- **LU 17-140655 DZM.** Approval of the placement of temporary modular structures on two sites including four buildings on the tennis courts south of Shattuck Hall and four buildings on the parking lot at SW 4<sup>th</sup> Ave and SW Jackson St. The structures were required to be removed by October 31, 2019.
- **LU 17-237165 DZ.** Approval of the placement of a temporary modular classroom at the corner of SW Broadway and SW College St adjacent to Shattuck Hall during the renovation of EcoPlaza Hall. The structure was required to be removed by Dec 31, 2019.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **November 23, 2021**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5);
- Life Safety Plans Examiner (Exhibit E.6); and
- Bureau of Parks – Urban Forestry (Exhibit E.7).

**Neighborhood Review:** No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### 33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

**33.805.040 Approval Criteria**

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

**Findings:** The applicant requests an Adjustment to extend the nonconforming development compliance period for approximately two years, through December 31, 2023. The remaining nonconforming standards that must be brought into conformance include perimeter and interior landscape standards for surface parking lots. The specified parking lots are identified in Exhibit C.1.

Application has already been made for parking lot upgrades for both Block C (the University Place Hotel and Conference Center, 21-078026 CO) and for Block 197 (the Shattuck Hall parking lot, 21-078026 CO). Block 156, the Art Building lot at SW 4<sup>th</sup> Ave and SW Lincoln St, had been slated for redevelopment with the Gateway Center, so no parking lot upgrades had been designed. However, this development is now proposed on the tennis courts south of Shattuck Hall on the western half of Block 197 instead of replacing the Art Building and associated parking lot on Block 156. The Shattuck Hall parking lot will now become a staging area for the Gateway Center construction adjacent to it. The applicant makes the case that any landscaping added now to the Shattuck Hall lot to address the Option 2 requirements would suffer during the construction period and likely need to be replaced after construction is completed. Planning work must now also be done for the Art Building parking lot to bring it into compliance.

The applicant also points to many delays and challenges in moving these projects forward during the pandemic, including delayed City permitting processes; PSU staffing challenges including mandatory furloughs, a hiring freeze, and loss of several planning staff; and challenges finding contractors to bid on or complete the work in the planned-for timelines.

The purpose for regulations regarding upgrades to nonconforming development, as stated in Zoning Code Section 33.258.070.A, is as follows:

*This section is primarily aimed at upgrading nonconforming development elements that affect the appearance and impacts of a site. It is not intended to require extensive changes that would be extremely impractical such as moving or lowering buildings.*

Furthermore, the purpose statement introducing the Nonconforming Situation chapter of the Zoning Code (33.258.010) states in part:

*Nonconforming situations are created when the application of a specific zone to a site changes, or a zoning regulation changes. As part of the change, existing uses, density, or development might no longer be allowed. The intent of the change is not to force all noncomplying situations to be immediately brought into conformance. Instead, the intent is to guide future uses and development in a new direction consistent with City policy, and, eventually, bring them into conformance.*

As stated above, the overall intent of the Zoning Code is not to force the development to be immediately brought into conformance. The requested extension provides PSU with a reasonable amount of additional time to prepare for the required improvements given the stated challenges in moving the projects forward, and the changes to the location of a capital project on campus. The extension will allow PSU to plan for the development and upgrades required on Block 197 more holistically, and prevent the need to install

landscaping that might need to be removed and replaced with a likely reconfiguration of the parking lot. The additional time will allow PSU to get the University Place permit issued and hire contractors to complete the proposed work, as well as plan for upgrades on the Art Building parking lot, where previously development had been proposed.

The applicant also notes in his written narrative that City Council recently granted an extension to the standard three-year expiration period for land use reviews approved between March 2017 and January 2021 through an exception added to Zoning Code Section 33.730.130.B.1.b. The exception extends the date of expiration to January 1, 2024, granting land use decisions from the early end of the exception period 6 or more years to get a permit issued. This exception was enacted through Ordinance 190076, which made several changes to expiration dates for development-related projects as a result of the COVID-19 state of emergency declarations. The Ordinance states, “Property owners subject to a nonconforming upgrade covenant face the same economic disruption and construction delays as those facing development review delays” (<https://efiles.portlandoregon.gov/Record/13915460/File/Document>). The Ordinance extended the compliance period for nonconforming upgrades until January 1, 2022. However, the PSU compliance period was scheduled to end September 15, 2021, so the extension only allowed three and a half additional months for PSU’s work.

PSU had the opportunity to exclude Site 5, the University Place Hotel and Conference Center, from the Option 2 agreement, but chose to include it, knowing significant upgrades would be required to the parking lot. Other nonconforming standards have been addressed, both on the subject parcels and on the rest of the PSU campus. This demonstrates PSU is a partner in the nonconforming upgrades process, and provides evidence the extension request is likely justified.

The extension request has no impact on the surrounding neighborhood. While additional landscaping is required along the perimeter and within the interior of the surface lots which are the subject of the covenant, the applicant has taken steps to resolve the largest of these lots, the University Place Hotel and Conference Center, with permit application 21-078026 CO. The Shattuck parking lot permit (21-078026 CO) is approved to issue; if this application were to be denied, the landscaping would be installed, then removed later when the parking lot was redeveloped as part of the Gateway Center development. This would not serve the neighborhood nor the goal to improve the appearance of sites, with one conforming development being replaced so quickly with another.

For the reasons above, this criterion is met.

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

**Findings:** Since the site is zoned CX, the Adjustment Review proposal must be consistent with the classifications of the adjacent streets and the desired character of the area.

Street classifications

The classifications of the adjacent streets in the Transportation Element of the Comprehensive Plan are as follows:

	Traffic	Transit	Bikeway	Pedestrian	Freight
SW Lincoln St	Local Service	Regional Transitway & Major Transit Priority Street	City Bikeway	Major City Walkway	Local Service

SW 4 <sup>th</sup> Ave	Traffic Access Street	Transit Access Street	Major City Bikeway	Major City Walkway	Local Service
SW Grant St	Local Service	Major Transit Priority Street	City Bikeway	Major City Walkway	Local Service
SW Broadway	Traffic Access Street	Local Service	Major City Bikeway	Major City Walkway	Local Service
SW Jackson St	Local Service	Local Service	Major City Bikeway	Major City Walkway	Local Service
SW Park Ave	Local Service	Local Service	Major City Bikeway	Major City Walkway	Local Service

The requested Adjustment will not increase the allowable intensity of development on the site, so the Adjustment will not affect traffic levels or demand for transit, bike, pedestrian, or freight facilities. The Portland Bureau of Transportation (PBOT) reviewed the proposal and responded with no objections to the Adjustment request (Exhibit E.2). Therefore, staff finds the proposed Adjustment is consistent with the adjacent street classifications.

Desired character of area

“Desired character” is defined in Zoning Code Chapter 33.910. Pursuant to this definition, the desired character of this site is determined by the character statement of the CX zone, the purpose statements for the Design “d” overlay zone, the Central City Plan District and, for Block C, the South Auditorium Plan District. These are stated under the Zoning section above. The Central City Fundamental Design Guidelines are also relevant for determining desired character.

The proposal to extend the time in which nonconforming upgrades can occur will not affect the ultimate intensity of development or attractiveness of the streetscape. The uses are not proposed to be changed with this proposal. No changes to development standards or minimum densities are requested. Because the proposal is limited to postponing landscape upgrades to existing surface parking lots, the Adjustment has no adverse impact on the economic viability or intensity of commercial uses in this area. The applicable design guidelines will continue to apply to any proposed work requiring Design Review; the extension will not alter requirements or change the quality of the ultimate development.

For the reasons stated above, this criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** Only one adjustment is requested. This criterion is not applicable.

- D.** City-designated scenic resources and historic resources are preserved; and

**Findings:** City designated resources are shown on the zoning map by the ‘s’ overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

**Findings:** Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is not applicable.

## 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 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

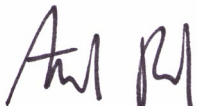
The applicant has demonstrated that the applicable approval criteria have been met for an Adjustment that extends the period in which required nonconforming upgrades must be made. The request for a two-year extension of this period equally meets the intent of the regulation that is being adjusted. The Adjustment will have no significant adverse impacts on the livability or appearance of the surrounding residential area, and will be consistent with the desired character of the commercial area and with classifications of adjacent streets. There are no adverse impacts for which mitigation would be required. The approval criteria can be met; therefore, this proposal should be approved.

## ADMINISTRATIVE DECISION

**Approval** of an Adjustment to Zoning Code Section 33.258.070.D.2.d(2) to extend until December 31, 2023 the compliance period for required nonconforming landscape upgrades to the surface parking lots identified in Exhibit C.1 (signed and dated January 19, 2022), and subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibit C.1. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 21-100161 AD."

**Staff Planner: Amanda Rhoads**

**Decision rendered by:**  on **January 19, 2022**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: January 21, 2022**

**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 October 26, 2021, and was determined to be complete on November 19, 2021.

*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 October 26, 2021.

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: March 19, 2022.**

**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 Adjustment Committee, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on February 4, 2022. The completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

**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 Adjustment Committee 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 Adjustment



Committee 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 **February 4, 2022** 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:

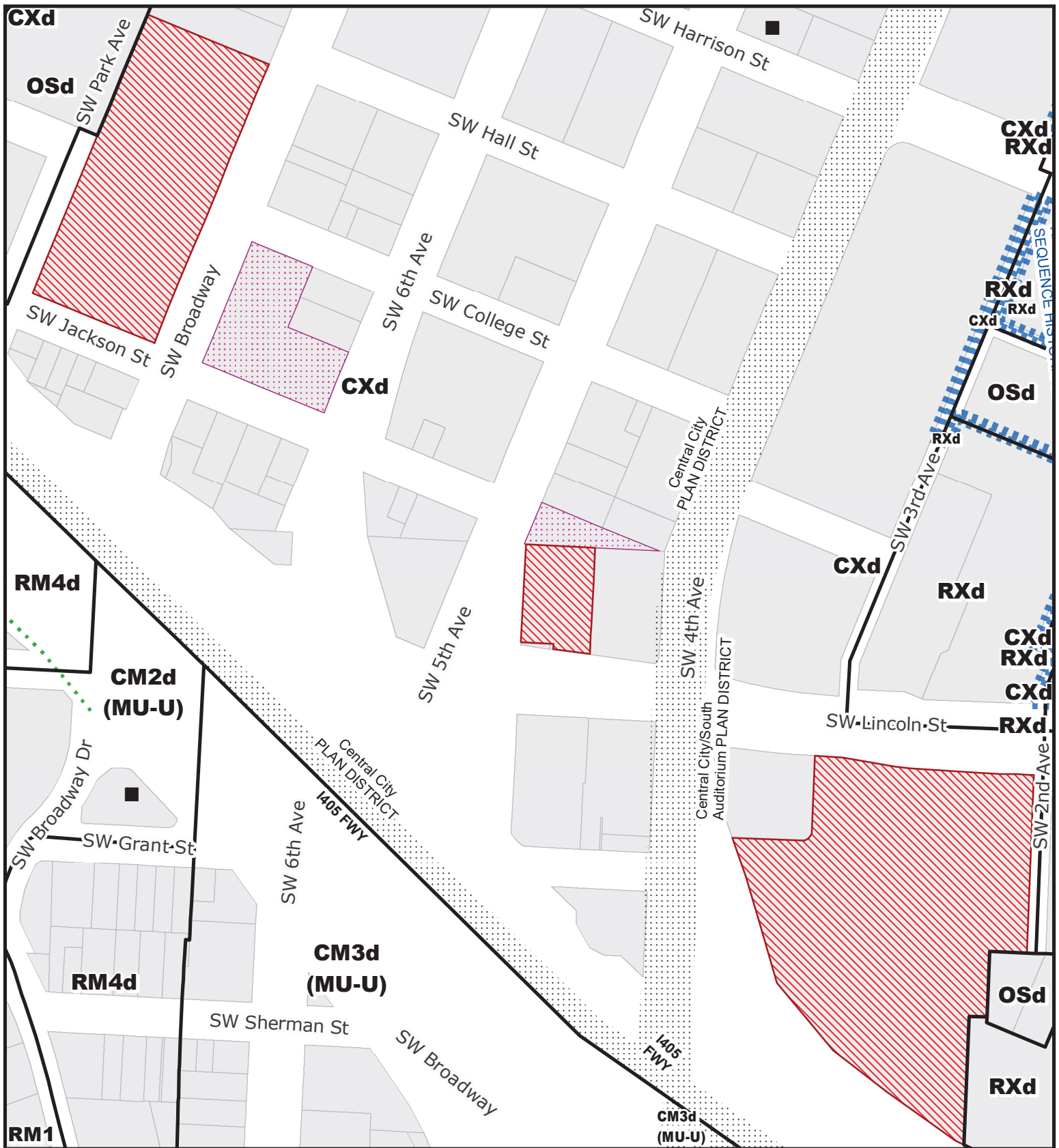
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Applicant Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation
  - 3. Water Bureau
  - 4. Fire Bureau
  - 5. Site Development Review Section of BDS
  - 6. Life Safety Plans Examiner
  - 7. Bureau of Parks – Urban Forestry
- F. Correspondence: none received
- G. Other:
  - 1. Original Land Use Application

**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



For Zoning Code in effect Post August 1, 2021

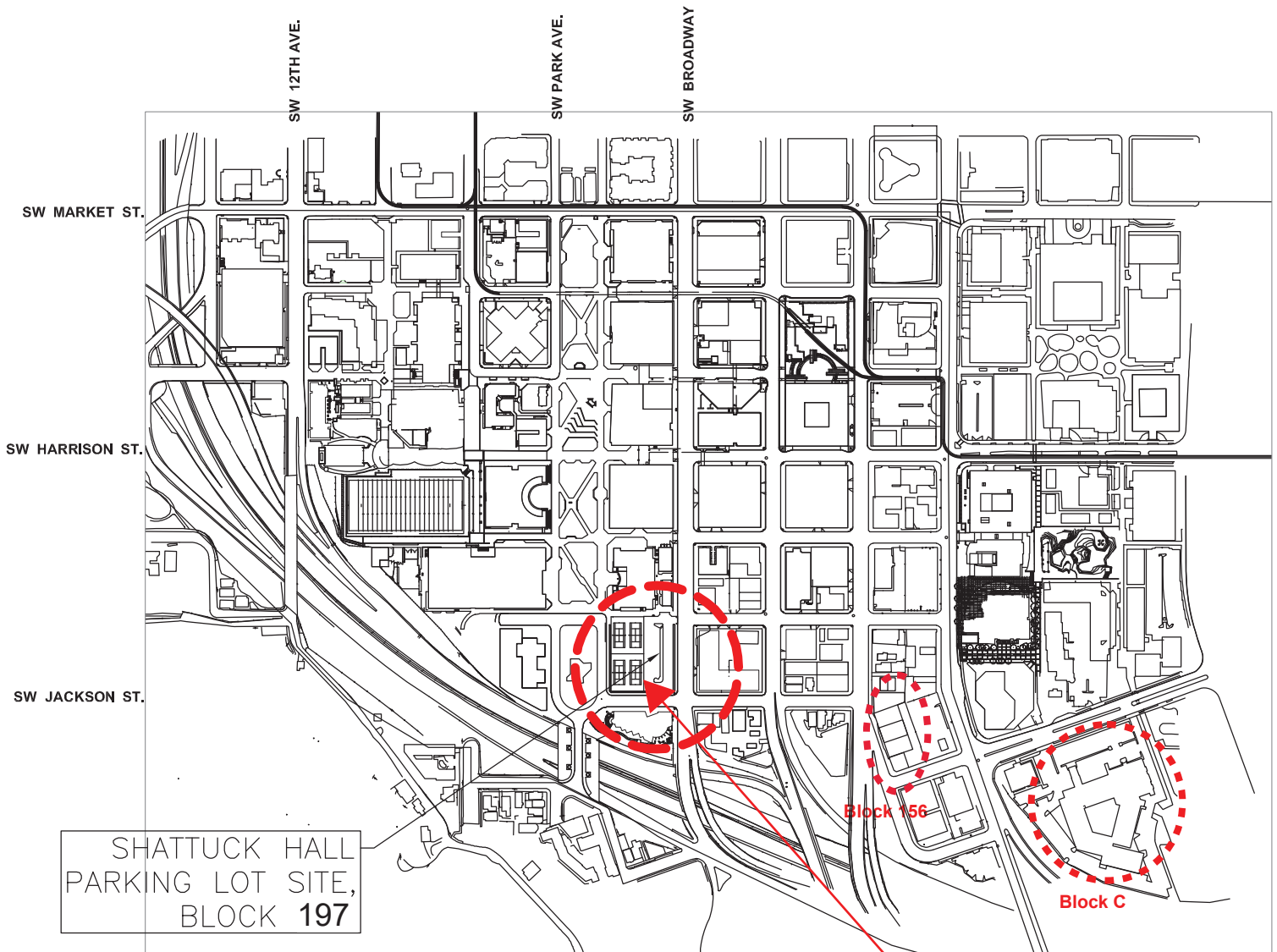
CENTRAL CITY PLAN DISTRICT  
UNIVERSITY DISTRICT/SOUTH  
DOWNTOWN SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	LU 21 - 100161 AD
1/4 Section	3228,3229
Scale	1 inch = 200 feet
State ID	1S1E04DD 500
Exhibit	B Oct 27, 2021

# EXHIBIT A

## LOCATION OF GATEWAY CENTER PROJECT AND OTHER SITES



Site Map - City Blocks around PSU Campus



The new Gateway Center will transform four abandoned tennis courts into a new building, taking more than half of the Block 197 and utilizing the Shattuck lot to enable construction.

\*Approved\*  
 City of Portland  
 Bureau of Development Services

Planner Amanda Rhoads

Date January 19, 2022

\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.