GOOSE HOLLOW DISTRICT - AERIAL TO THE NORTH

HIGH-DENSITY DEVELOPMENT IN, OR SOON TO BE IN CONSTRUCTION

BLOCK 7
SITE ANALYSIS - DISTRICT ACCESS

HIGHEST TRAFFIC VOLUMES:
- SW JEFFERSON (SUNSET HIGHWAY OFF/ON RAMPS) AND FROM DOWNTOWN
- SW 18TH FROM BURNSIDE
ZONING DESIGNATIONS

BLOCK 7 IS IN THE CENTRAL CITY PLAN DISTRICT WITH THE CURRENT ZONING DESIGNATION RH

RH - HIGH DENSITY RESIDENTIAL ZONE WILL BE RENAMED RM4 - RESIDENTIAL MULTI-DWELLING 4

(ANTICIPATED ADOPTION: MARCH 1, 2020)
HEIGHT ALLOWANCE

MAXIMUM HEIGHT ALLOWED ON BLOCK 7 SITE IS 175’

HEIGHT ALLOWANCES IN THE GOOSE HOLLOW DISTRICT STEP DOWN FROM 325’ IN THE FLATS TO 175’ ADJACENT TO THE FOOTHILLS

BORDER CODE - BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED ON BLOCK 7 SITE IS 175’

HEIGHT ALLOWANCES IN THE GOOSE HOLLOW DISTRICT STEP DOWN FROM 325’ IN THE FLATS TO 175’ ADJACENT TO THE FOOTHILLS
FAR CALCULATION

BASE FLOOR AREA RATIO 4 TO 1
INCLUSIONARY HOUSING BONUS 3 TO 1
TRANSFER FAR ALLOWANCE UNLIMITED

FLOOR AREA RATIO
SITES IN THE DISTRICT WITH SIMILAR FAR POTENTIAL

Maximum Floor Area Ratios

Map 510-2

Legend
- Central City Plan District boundary
- Maximum FAR area boundary
- Area where floor area ratio (FAR) is determined by base zone

X:Y Maximum FAR
X = Gross square foot of building
Y = Square foot of site

Residential required see 33.530.200 C.2.

BLOCK 7
PRELIMINARY PROGRAM

330 - 340 RESIDENTIAL HOMES
A MIX OF STUDIO, 1-BEDROOM, 2-BEDROOM AND
3-BEDROOM APARTMENTS

INCLUSIONARY / AFFORDABLE HOUSING
10% OF UNITS AT 60% AMI

400 PARKING STALLS
- 225 MINIMUM FOR MAC
- 175 FOR RESIDENTIAL UNITS (.53 TO 1)

500 BIKE PARKING STALLS
DESIGN ADVICE REQUEST AND TYPE III DESIGN REVIEW PROCESSES

DESIGN ADVICE REQUEST (DAR)

FEEDBACK ON EARLY DESIGN CONCEPTS
INFORMAL PROCESS
PUBLIC TESTIMONY IS ALLOWED

TYPE III DESIGN REVIEW

THIS IS A QUASI-JUDICIAL PROCEDURE
OFFICIAL CITY OF PORTLAND PROCESS
PUBLIC TESTIMONY IS ALLOWED

APPROVAL CRITERIA FOR TYPE III DESIGN REVIEW

CITY OF PORTLAND DESIGN COMMISSION WILL EVALUATE THE PROJECT FOR COMPATIBILITY WITH:
1. THE CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES
2. THE GOOSE HOLLOW DESIGN GUIDELINES
LINKS FOR THESE GUIDELINES CAN BE FOUND ON THE GOOSE HOLLOW NEIGHBORHOOD ASSOCIATION WEBSITE:

http://goosehollow.org/resources/land-use-and-planning
# ANTHICIPATED SCHEDULE OF NEIGHBORHOOD MEETINGS AND CITY PROCESSES

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TYPE III LAND USE REVIEW PROCESS

ANTICIPATED DATES

JUNE 10, 2020
TARGETED SUBMITTAL DATE

JULY 7, 2020
SUBMITTAL

JULY 24, 2020
TYPE III PROCESS SITE
POSTING

SEPTEMBER 17
DESIGN REVIEW COMMISSION
HEARING OPEN TO PUBLIC
TESTIMONY

NOVEMBER 18
DECISION FINALIZED

TYPE III PROCEDURE

JUNE 10, 2020
TARGETED SUBMITTAL DATE

JULY 7, 2020
SUBMITTAL

JULY 24, 2020
TYPE III PROCESS SITE
POSTING

SEPTEMBER 17
DESIGN REVIEW COMMISSION
HEARING OPEN TO PUBLIC
TESTIMONY

NOVEMBER 18
DECISION FINALIZED
ZONING CODE - LOT COVERAGE DIAGRAM

SITE IS 43,556 SQUARE FEET (208.7’ X 208.7’)
MAXIMUM LOT COVERAGE = 85%
MINIMUM OPEN AREA = 15%
2/3 MIN. OF OPEN AREA IS GREEN SPACE
1/3 OF OPEN AREA CAN BE HARDSCAPE

60’ RIGHT-OF-WAY AT ALL (4) FRONTAGES
ALL FRONTAGES WILL BE REPLACED PER PBOT

37,023 SQUARE FEET
= 85% COVERAGE

6,533 SQUARE FEET
= 15% OPEN AREA

OPEN AREA TO BE USED FOR POCKET PARKS, ART,
WATER FEATURES AND TRIBUTE TO TANNER CREEK
(GOOSE HOLLOW DESIGN GUIDELINES)
• PRE-APPLICATION SUBMITTAL
• 13 STORIES / 140’ HEIGHT
• VOLUME DISTRIBUTED EVENLY AROUND SITE
• 16 STORIES / 158’ HEIGHT
• MOST RESPONSIVE TO CONTEXT
• VOLUME DISTRIBUTED TOWARDS URBAN CONTEXT
MAC AND RESIDENTIAL GARAGE ENTRANCES

TUNNEL BELOW MAIN STREET CONNECTING MAC PARKING TO BLOCK 7

RESIDENTIAL PARKING ENTRY @ 2ND FLOOR

MAC PARKING ENTRY @ GROUND FLOOR

TUNNEL BELOW MAIN STREET CONNECTING MAC PARKING TO BLOCK 7

RESIDENTIAL PARKING ENTRY @ 2ND FLOOR

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