



City of Oregon City

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Oregon City, OR 97045
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Staff Report

File Number: PC 17-105

Agenda Date: 9/25/2017

Status: Agenda Ready

To: Planning Commission

Agenda #: 3b.

From: Community Development Director Laura Terway

File Type: Land Use Item

SUBJECT:

Abernethy Place Hotel and Mixed Use Development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004 (Tentative Approval and Continuance).

RECOMMENDED ACTION (Motion):

Take further testimony, then close the record, give tentative approval and and continue the public hearing to the date certain of October 9, 2017.

BACKGROUND:

The applicant has provided a summary letter and indicated that they will request tentative approval of the application September 25. Staff will summarize the current submittal and issues raised to date at the September 25 public hearing, and return with final revised findings for the Planning Commission's consideration on October 9, 2017.

Since the September 11 public hearing, staff has reviewed the applicant's suggested revisions to the recommended conditions of approval and is generally supportive of them. The revisions are minimal and serve to clarify the timing of the conditions to either phase 1 or phase 2 of the development. The attached revisions and summary of them prepared by the applicant are attached.

Additionally, the applicant's architect, civil engineer, and traffic engineer have prepared additional memoranda dated 9.22.2017 responding to issues raised on September 11.

James Nicita also added more items into the record on 9.22.2017, consisting of documents related to access and connectivity between 17th Street and the Train Station which is addressed in revised Condition of Approval 45.

The Planning Commission continued this item from September 11, 2017, and August 14, 2017. On September 11, 2017 the Commission heard the applicant's request for two additional adjustment requests from development standards in addition to the previous four adjustments discussed in the original staff report through the General Development Plan adjustment process in OCMC 17.65.070. The six adjustment requests are:

(1) 17.34.060.D.2 - Adjustment to Maximum building height of 45' within 500 feet of the End of the Oregon Trail Interpretive Center (66' 1" requested as measured from street grade).

- (2) 17.62.055.F - Adjustment to minimum ceiling height of fourteen feet for first floor of commercial building (12 feet requested).
- (3) 17.54.100.B.4 - Adjustment to maximum combined height of fence and retaining wall of eight feet (15 feet requested).
- (4) 17.62.057.L.2 - Adjustment to window projection / recess requirement for hotel windows.
- (5) 17.62.055.H.2 - Adjustment to minimum wall articulation to reduce the depth of required wall plane projections or recesses from 3 percent to 2.8 percent for floors 2-5.
- (6) 17.62.055.D.3 - Adjustment to side orient the main facade with a primary vehicular entry Porte Cochere on the side of the building for Phase 1 and to allow an enhanced façade and pedestrian entry facing Washington Street.

The applicant has requested revisions to the recommended Conditions of Approval. Staff is generally supportive of the applicant's requests for revisions to the Conditions of Approval.

The applicant requests approval of a General Development Plan and Detailed Development Plan in two phases located close to the intersection of 17th Street and Washington Street directly across from the End of the Oregon Trail Interpretive Center. Phase 1 which is the subject of the Detailed Development Plan consists of a 5-story hotel with approximately 99 rooms with associated parking lot, site improvements and street frontage improvements. Phase 2 consists of 181 apartment units, 9,500 square-feet of retail space, a 2,500 coffee shop and associated parking and site improvements. The project proposal includes preservation and retention of the Hackett House, a designated historic landmark which is currently used for offices.