



Legislation Details (With Text)

File #: PC 17-091 **Version:** 1 **Name:**
Type: Land Use Item **Status:** Agenda Ready
File created: 8/4/2017 **In control:** Planning Commission
On agenda: 8/14/2017 **Final action:**
Title: Abernethy Place Hotel and Mixed Use Development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004.
Sponsors: Laura Terway
Indexes:
Code sections:

Attachments: 1. Commission Report, 2. Staff Report and Recommendation, 3. General Development Plan Application (Includes plans), 4. Phase I DDP Application and Supporting Documents, 5. Phase I Hotel Detailed Development Plan Plans, 6. Traffic Impact Study, 7. Traffic Impact Study Update 2017-04-26, 8. Replinger and Associates Review of TIS, 9. Abernethy Place Geotechnical Study, 10. Confederated Tribes of the Grand Ronde Comments, 11. State Historic Preservation Office (SHPO) Comments, 12. Washington Street Elevation Architectural Analysis, 13. Building Height Calculation Schematic 07.07.14, 14. Facade Articulation Measurements Schematic, 15. Two Rivers Neighborhood Association Meeting Letter 01.25.2017, 16. Oregon Dept. of Transportation Comments 7.14.2017, 17. Clackamas Heritage Partner Support Letter, 18. FEMA Flood Plain Map 41005C0276D, 19. HR 17-02 Packet, 20. HR 17-02 Letter of Voting Decision

Date	Ver.	Action By	Action	Result
8/14/2017	1	Planning Commission	continue to a date certain	Pass

Abernethy Place Hotel and Mixed Use Development - Planning Files CP-17-0002, DP-17-0003, and NR-17-0004.

RECOMMENDED ACTION (Motion):

Approval with Conditions.

BACKGROUND:

This is a public hearing.

The proposed Abernethy Place Mixed-Use Development will include a 99-room hotel, 131 apartment units, 9,500 square-feet of retail space, and a 2,500 square-foot coffee shop located at 1737 Washington Street, LLC 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.

The applicant seeks approval for four (4) adjustments from development standards through the General Development Plan adjustment process in OCMC 17.65.070 which are described in the Staff Report and Recommendation.