



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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: August 9, 2012

From: Chris Caruso, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 12-134885 DZM – Stadium Fred Meyer Remodel
Pre App: PC # 11-112104

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You may also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: August 30, 2012 – 21 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: September 10, 2012**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday September 20, 2012 at 1:30 PM**

Applicant: Fred Meyer Stores Inc.
3800 SE 22nd Avenue/Portland, OR 97202

Representative: Ryan Schera, Group Mackenzie
1515 SE Water Ave Ste 100/Portland, OR 97214

Architect: Terry Krause, Group Mackenzie
1515 SE Water Ave Ste 100/Portland, OR 97214

Owner: Fred Meyer Stores Inc.
1014 Vine St., 7th Floor/Cincinnati, OH 45202

Site Address: 100 NW 20th Ave

Legal Description: BLOCK 29 TL 14500, KINGS 2ND ADD; S 150' OF N 200' OF E 100' OF BLOCK 30, KINGS 2ND ADD

Tax Account No.: R452304430, R452304780

State ID No.: 1N1E33CA 14500, 1N1E33CA 13800

Quarter Section: 3027

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Patricia Fielder at 503-407-6163.

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

Plan District: Central City - Goose Hollow

Zoning: CXd, Central Commercial with design overlay

Case Type: DZM, Design Review with Modifications

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks design review approval for a Major Renovation and expansion to the existing Stadium Fred Meyer in the Goose Hollow Subdistrict of the Central City Plan District. The project includes the demolition of structured parking (two levels) and the construction of a 2 to 4 level store expansion comprised of retail on the ground level and community rooms/office and retail on the upper levels. Exterior building materials include brick, concrete, aluminum storefront and windows, steel accent channels and canopies, metal wall panels, custom metal railings, and multiple LED signs. An ecoroof and roof deck is proposed and non-conforming upgrades will be made to the site. The existing Tri-Met bus stop is shown integrated into the center of the W Burnside frontage. The development will pay into the Bike Fund for short-term bicycle parking.

The three Modifications requested include:

1. 33.510.220.B & 33.130.230.B.2 and B.3 Ground Floor Windows – To allow the amount of ground floor windows on the western façade to be less than 50% of the length and 25% of the wall area.
2. 33.510.215.D.2 Required Building Lines – To allow the colonnade along W Burnside to project into the Special Building Line.
3. 32.32.030 Signs – To allow the three “Fred Meyer” blade signs to be greater than 30 SF in area, at 98 SF, 62 SF and 49.5 SF respectively. To allow two of the “Fred Meyer” blade signs to project above the roof more than 6” to 3’-6” each. To allow the “Parking” blade sign to be greater than 30 SF in area, at 63.5 SF.

A Type III Design Review is required for proposals in the Goose Hollow District with a value over \$1,932,750.

Approval Criteria:

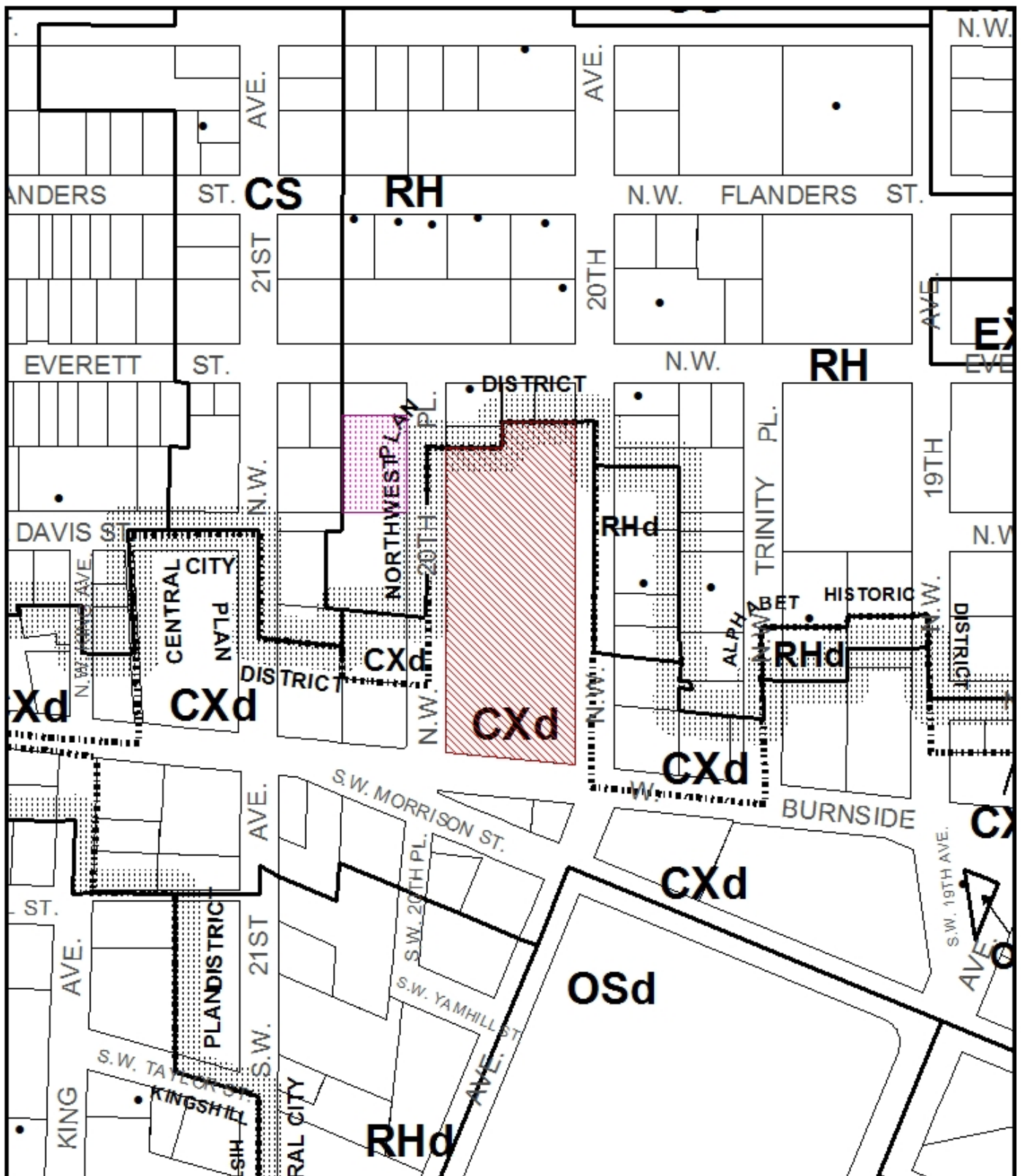
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- 33.825.040 Modifications
- Central City Fundamental Design Guidelines
- Goose Hollow Design Guidelines

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 filed, provided that the application is complete at the time of filing or complete within 180 days. This application was filed on April 26, 2012 and determined to be complete on **August 3, 2012**.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Elevations



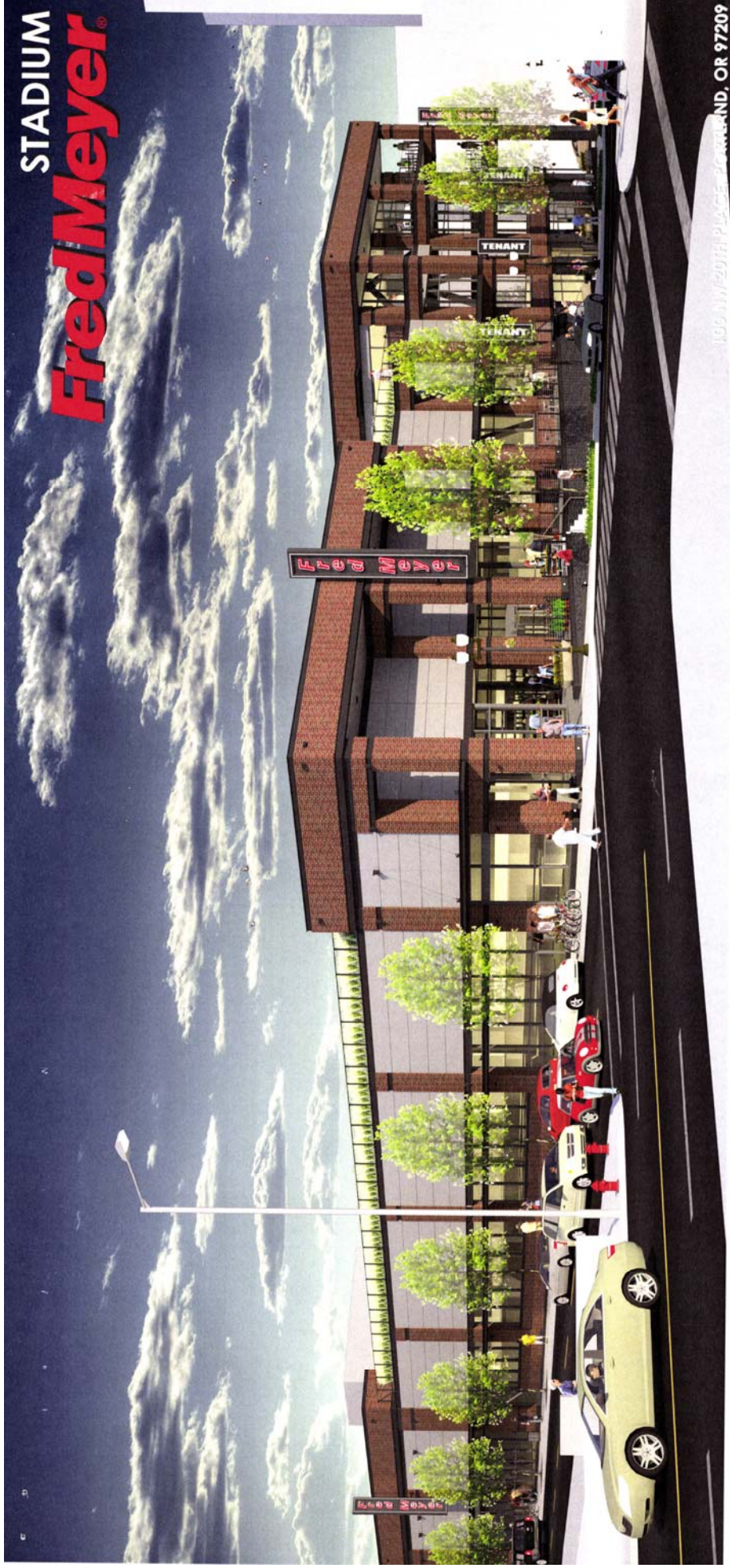
ZONING

- Site
- Also Owned
- Historic Landmark



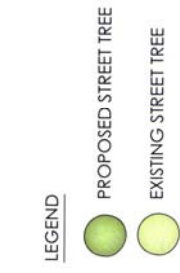
NORTH

File No. LU 12-134885 DZM
 1/4 Section 3027,3028
 Scale 1 inch = 200 feet
 State_Id 1N1E33CA 14500
 Exhibit B (Apr 27,2012)



DESIGN REVIEW APPLICATION - JULY 30TH, 2012

GROUP
MACKENZIE



C3.1 LOCATE BUILDINGS TO PROVIDE FOR FUTURE INFILL ON SURFACE PARKING LOTS

KEYNOTES AND LEGEND

PARKING & LOADING SIGNAGE

- ① 90 MIN. VISITOR PARKING EXCEPT BY ZONE L PERMIT
 ② NO PARKING
 30 MIN. LOADING ZONE
 7-11AM MON-FRI
 90 MIN. VISITOR PARKING
 EXCEPT BY ZONE L PERMIT
 ③ NO PARKING
 30 MIN. LOADING ZONE
 7-11AM MON-FRI

BUILDING

BUILDING AREA - NON-PARKING

LOWER LEVEL FLOOR:	
ENTRY VESTIBULE:	3,312 SF
TENANT & LOBBY:	5,580 SF
MISCELLANEOUS:	2,277 SF
SALES FLOOR:	92,448 SF
MEZZANINE FLOOR:	5,740 SF
OFFICE FLOOR:	8,594 SF
TOTAL:	117,951 SF

PARKING

EXISTING CONDITION:

EXISTING SURFACE PARKING:	36 (2 HC)
EXISTING LOWER LEVEL PARKING:	253 (3 HC)
PROPOSED:	
PROPOSED SURFACE PARKING:	36 (NO CHANGE)
PROPOSED LOWER LEVEL PARKING:	187 (2 HC)
TOTAL:	223 (7HC) (-66)



STEPS AT SOUTHWEST ENTRY



BUS STOP AND STORMWATER PLANTER



STANDARD PLANTER AT COLONNADE



SOUTH ELEVATION

MATERIALS KEYNOTES

- 1 - BRICK (NORMAN RED BLEND)
- 2 - BRICK (NORMAN GREY BLEND)
- 3 - STEEL CHANNEL
- 4 - METAL PANEL SYSTEM
- 5 - ALUM. STOREFRONT GLAZING SYSTEM
- 6 - STEEL CANOPY
- 7 - METAL LOUVERS
- 8 - BUS STOP CANOPY/BENCH
- 9 - PLANTER
- 10 - STORMWATER PLANTER
- 11 - CABLE GUARDRAIL
- 12 - SKYLIGHT (BEYOND)
- 13 - FM SIGNAGE
- 14 - TENANT SIGNAGE
- 15 - ROOF TOP MECHANICAL EQUIPMENT

GROUND FLOOR WINDOW CALCULATIONS

- SOUTH**
- GROUND LEVEL WALL AREA: 1,475 SF
GROUND LEVEL WINDOW AREA: 842 SF (368 SF REQUIRED)
BUILDING LENGTH: 200'-0"
WINDOW LENGTH: 136'-0" (100'-0" REQUIRED)
- WEST**
- GROUND LEVEL WALL AREA: 4,048 SF
GROUND LEVEL WINDOW AREA: 2,185 SF (1,012 SF REQUIRED)
BUILDING LENGTH: 449'-10"
WINDOW LENGTH: 242'-0" (225'-0" REQUIRED)
- EAST**
- GROUND LEVEL WALL AREA: 4,185 SF
GROUND LEVEL WINDOW AREA: 188 SF (1,046 SF REQUIRED)
BUILDING LENGTH: 445'-0"
WINDOW LENGTH: 28'-6" (232'-6" REQUIRED)

C2 PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

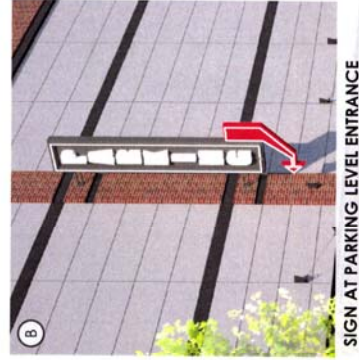
The store expansion consists of a variety of exterior materials, including brick and cast stone masonry, metal panel systems and wire guardrails, steel canopies, aluminum storefront window systems, and scored concrete walkways. To create building facades that provide a range of visual experiences and promote a sense of permanence. These materials are proposed to be integrated into the existing store facades in order to create a cohesive relationship between the old and new segments.

C3 RESPECT ARCHITECTURAL INTEGRITY

The existing store does not feature facade elements desired to be extended to West Burnside Street. In response, the design for the expansion incorporates elements and materials prevalent within the surrounding area, integrating these into both the old and new segments of the store to encourage an architectural integrity respectful of the neighborhood.



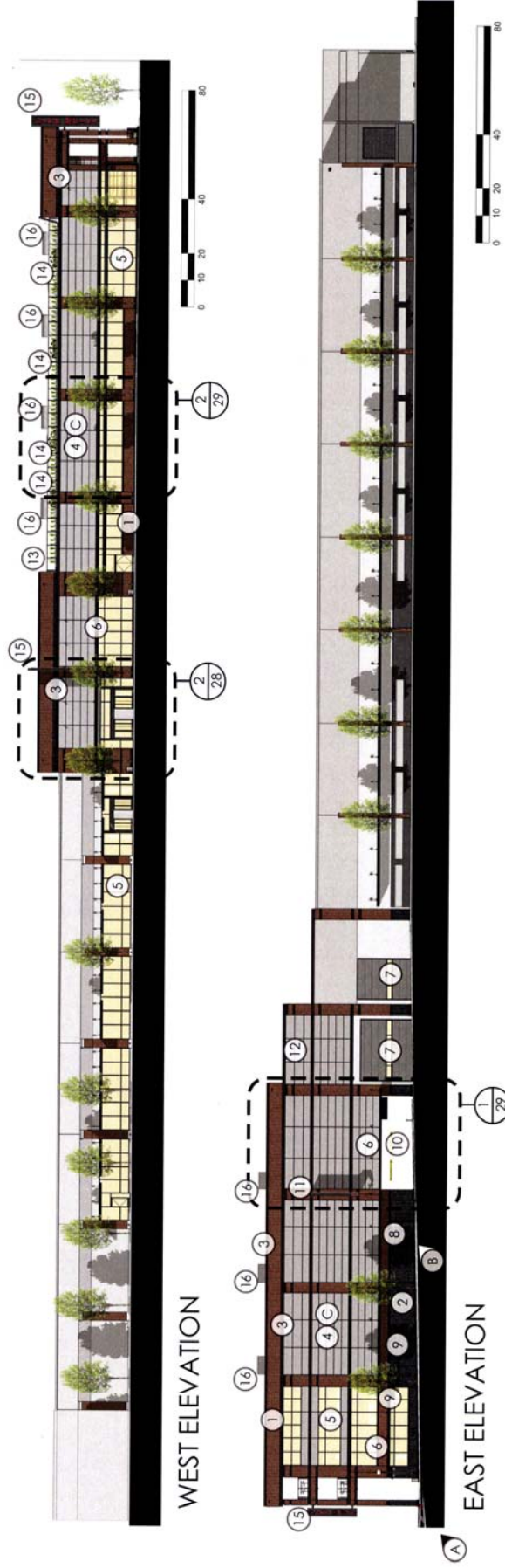
BIKE PARKING AT SOUTHEAST CORNER



SIGN AT PARKING LEVEL ENTRANCE



CONCEPT - METAL PANEL SYSTEM



MATERIALS KEYNOTES

- 1 - BRICK (NORMAN RED BLEND)
- 2 - BRICK (NORMAN GREY BLEND)
- 3 - STEEL CHANNEL
- 4 - METAL PANEL SYSTEM
- 5 - ALUM. STOREFRONT GLAZING SYSTEM
- 6 - STEEL CANOPY
- 7 - METAL COILING DOOR W/ WINDOWS
- 8 - HM DOOR
- 9 - METAL LOUVERS
- 10 - PARKING LEVEL ENTRANCE
- 11 - PARKING SIGNAGE
- 12 - NEW PARAPET
- 13 - CABLE GUARDRAIL
- 14 - SKYLIGHTS (BEYOND)
- 15 - FM SIGNAGE
- 16 - ROOF TOP MECHANICAL EQUIPMENT

C8 DIFFERENTIATE THE SIDEWALK LEVEL OF BUILDINGS

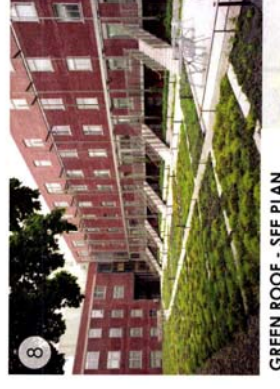
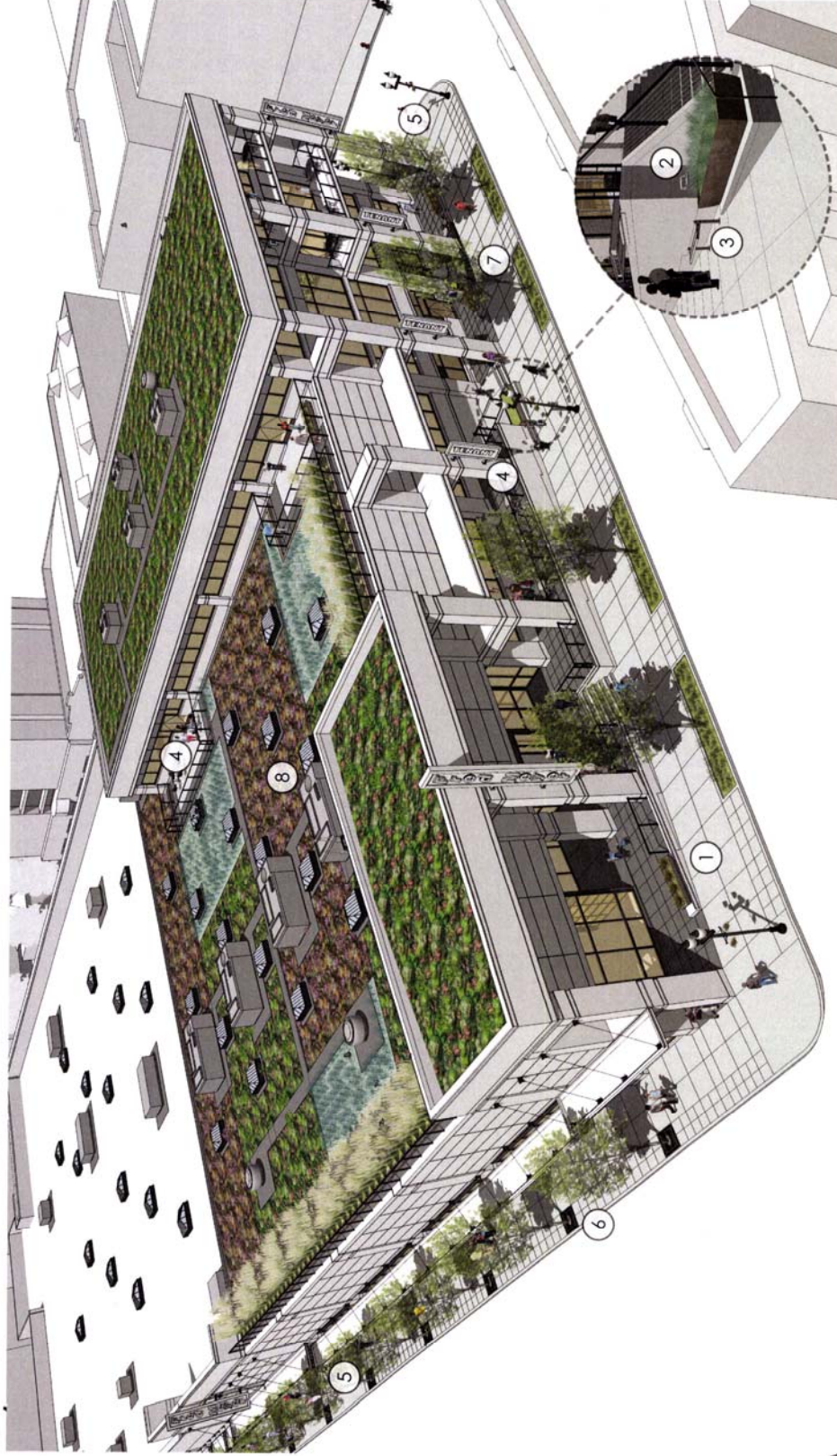
Differentiation in building materials and elements in the design helps create a human scale at the sidewalk level. For instance, the bays between the structural columns are infilled with large expanses of glass at the sidewalk level to provide pedestrians a visual connection to the active interior spaces. In contrast, the upper levels of the expansion consist of metal paneling and the upper levels of the existing store consist of painted concrete.

GROUP
MACKENZIE

A5.5 INCORPORATE WATER FEATURES OR WATER THEMES WHICH ENHANCE THE QUALITY, CHARACTER, AND IMAGE OF THE GOOSE HOLLOW DISTRICT

A5.6 INCORPORATE WORKS OF ART OR OTHER SPECIAL DESIGN FEATURES THAT INCREASE WHICH ENHANCE THE PUBLIC ENJOYMENT OF THE DISTRICT

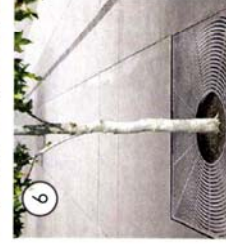
Located between the stairs and the public sidewalk, a raised stormwater planter is incorporated into the pedestrian corridor. A metal scupper/spout fixture on the side of terrace wall will provide pedestrians an opportunity to view rainwater from the canopies being discharged into the landscape planter.



GREEN ROOF - SEE PLAN



CITY APPROVED STREET TREE



CITY APPROVED TREE GRATE



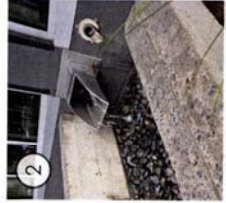
BIKE RACKS



CAFE TABLES



BENCHES



STORMWATER



LINEAR PLANTERS