



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 7, 2012
To: Interested Person
From: Chris Caruso, Design Review, 503-823-5747/chris.caruso@portlandoregon.gov

NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE DEVELOPMENT IN YOUR NEIGHBORHOOD

FILE: EA 12-139539 DA
3246 NE BROADWAY – Grant Park Village
REVIEW BY: Portland Design Commission
WHEN: Thursday, August 16, 2012 at 1:30 pm
WHERE: 1900 SW Fourth Ave, Ste. 2500A
Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: Greg Mitchell/LRS Architects (503-221-1121)
720 NW Davis St. #300/Portland, OR 97209

Owners: Jeff Sackett/Capstone Partners, LLC
1015 NW 11th Ave, Ste 243/Portland, OR 97209

KAL LLC
111 N Post, Ste 200/Spokane, WA 99201

Site Address: 3246 NE BROADWAY

Legal Description: BLOCK 5 LOT 1&2 EXC N 10' TKN FOR E BRDWY, BROADWAY ADD; BLOCK 5 LOT 3-5 EXC N 10' TKN FOR E BRDWY, BROADWAY ADD; BLOCK 5 LOT 6 EXC N 10' TKN FOR E BRDWY, BROADWAY ADD; BLOCK 5 LOT 7&8 EXC N 10' TKN FOR E BRDWY W 48' OF LOT 9 EXC N 10' TKN FOR E BRDWY, BROADWAY ADD; BLOCK 5 E 2' OF LOT 9 EXC N 10' TKN FOR BRDWY LOT 10 EXC N 10' TKN FOR E BRDWY, BROADWAY ADD; BLOCK 5 LOT 11&12 TL 11800 LAND & IMPS SEE R121899 (R105500591) FOR BILLBOARD, BROADWAY ADD; BLOCK 5 LOT 13&14, BROADWAY ADD; BLOCK 5 LOT 15, BROADWAY ADD; LOT 13&16 TL 11900 LAND & IMPS SEE R162223 (R276000701) FOR BILLBOARD & R162224 (R276000702) FOR BILLBOARD, FERNWOOD

Tax Account No.: R105500480, R105500500, R105500530, R105500540, R105500570, R105500590, R105500610, R105500630, R276000700

State ID No.: 1N1E25CD 11300, 1N1E25CD 11400, 1N1E25CD 11500, 1N1E25CD 11600, 1N1E25CD 11700, 1N1E25CD 11800, 1N1E25CD 12000, 1N1E25CD 12100, 1N1E25CD 11900

Quarter Section: 2833

Neighborhood: Sullivan's Gulch, contact Carol Gossett at 503-449-1253.
District Coalition: NE Coalition of Neighborhoods, contact Paige Coleman at 503-823-4575.
Neighborhoods within 1,000 feet: Grant Park, contact Ron Laster at 503-282-9923
Kerns, contact Steve Russell at 503-784-8785
Laurelhurst, contact Eric Fruits at 503-928-6635
Zoning: RXd – High-Density Residential and CSd – Storefront Commercial
Design District: d overlay - no district
Case Type: DA, Design Advice Request
Procedure: A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future Type III land use review application.

Proposal:

The applicant seeks design advice for a Phase I of a three-phased mixed-use residential development on the former Albina Fuels site. This initial proposal is for a 3 and 4-story building on a parking podium. The building will include 196 dwelling units, 48,428 SF of ground floor commercial space, and 271 parking spaces. An interior landscaped court will be provided as part of Phase I with future connections to the Sullivan's Gulch Trail. Street improvement will be done to NE 32nd Avenue, NE Weidler Street, and NE Halsey Street to allow vehicle and truck access to the new building as well as to all future phases. Additional improvements will be made to the sidewalks along NE Broadway Street and NE 33rd Avenue.

Approval Criteria:

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria could include some or all of the following: 33.120, Multi-Dwelling Zones; 33.130, Commercial Zones; 33.420, Design Overlay Zone; 33.825, Design Review; and the Community Design Guidelines.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements. If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

This application was submitted on May 10, 2012.

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Historic Landmarks Commission or Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do

not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Historic Landmarks Commission or Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association listed on the first page of this notice, and other neighborhood associations near the proposal, may take positions on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the people listed as the neighborhood contacts to determine the time and date of any meetings.

The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.ci.portland.or.us.

Design Advice Request Results

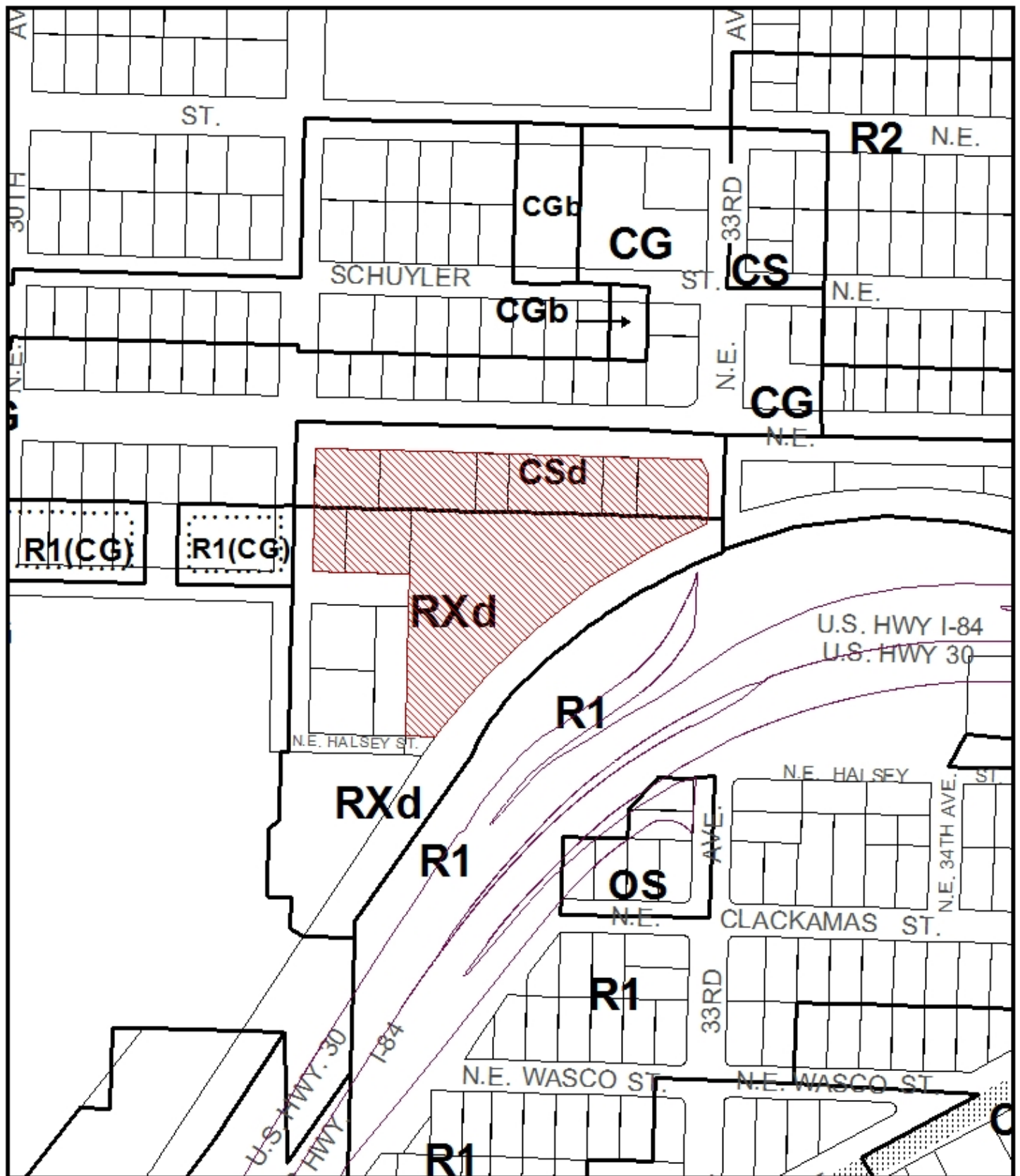
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Meeting Cancellation

This public meeting will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The meeting will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for immediate information regarding cancellations or rescheduling. To attend the meeting, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.tri-met.org/routes_times.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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).

Enclosures: Zoning Map, Site Plan, Elevations and Renderings



ZONING

 Site



File No.	EA 12-139539 DAR
1/4 Section	2833, 2933
Scale	1 inch = 200 feet
State Id	1N1E25CD 11900
Exhibit	B (Jun 19, 2012)



PHASE 1
 48,428 Commercial
 196 Residential Units
 100 Retail Parking Spaces
 62 Shared Parking Spaces
 109 Residential Parking Spaces
 271 Actual Parking Spaces

FUTURE
 PHASE 2

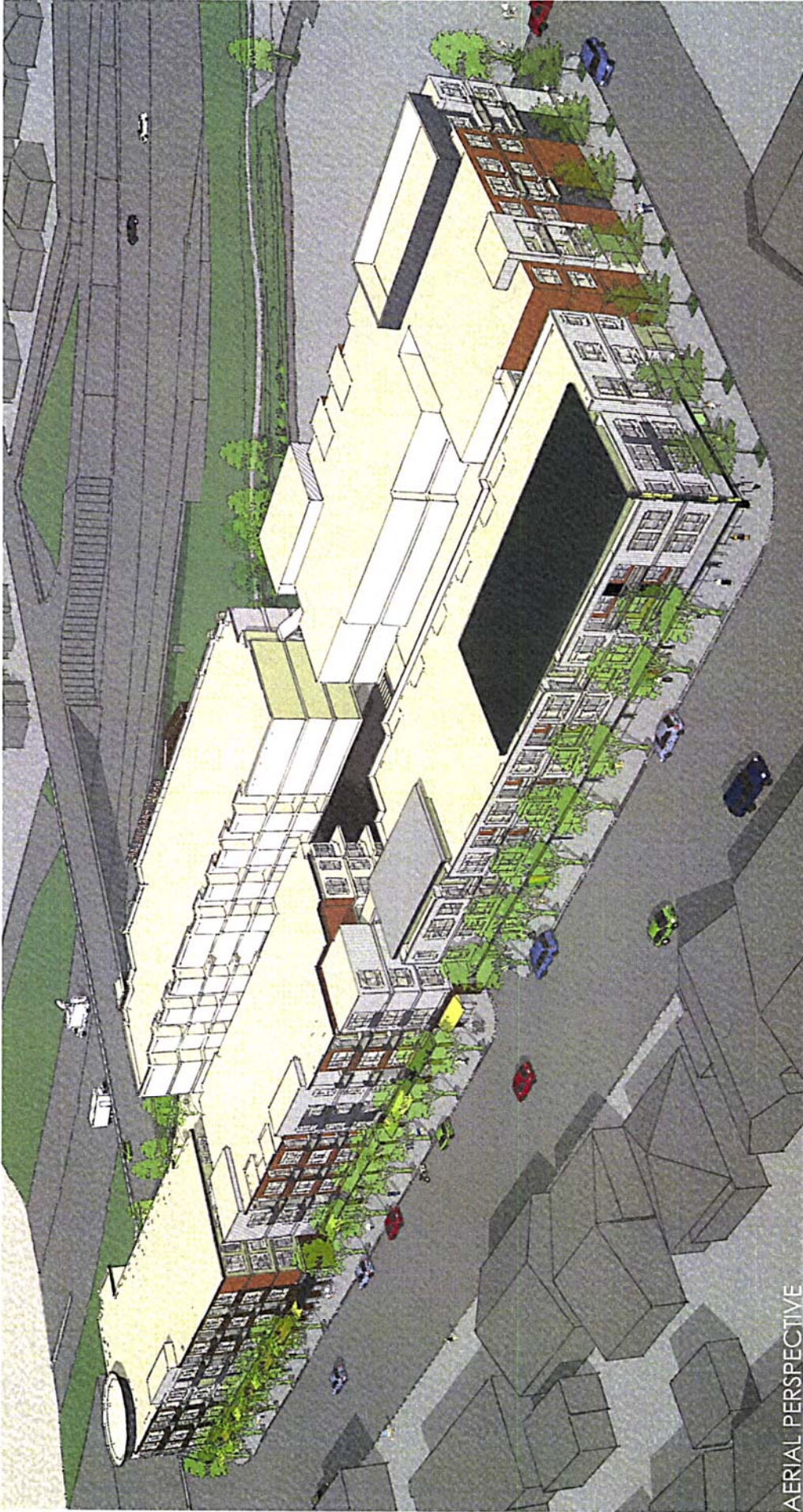
FUTURE
 PHASE 3

- COMMERCIAL
- RESIDENTIAL
- COMMERCIAL
- AMENITY AUXILIARY
- PARKING
- CIRCULATION





LEVEL 3 FLOOR PLAN



AERIAL PERSPECTIVE

LRS ARCHITECTS
R:

GRANT PARK VILLAGE

 **CAPSTONE**
Partners LLC