



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

Dan Saltzman, Commissioner
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Date: August 28, 2012
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 12-134885 DZM – Stadium Fred Meyer
PC # 11-112104
REVIEW BY: Design Commission
WHEN: Thursday, September 20, 2012 AT 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

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.

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

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 2-4 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 Deign 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 submitted, provided that the application is complete at the time of submittal or complete within 180 days. This application was submitted on April 26, 2012 and determined to be complete on **August 3, 2012**.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee

equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197>

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

We are seeking your comments on this proposal. The evidentiary proceeding before the Design Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Design Commission decision and the evidence in the record compiled by the Design Commission in support of that decision.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the planning staff listed in this document.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria is satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the Design Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Design Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Design Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Design Commission findings are not supported by the evidence submitted to the Design Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Design Commission.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue, in person or by letter, by the close of the record by the Design Commission in this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation, an appeal to LUBA on that issue may not be allowed.

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

HEARING CANCELLATION

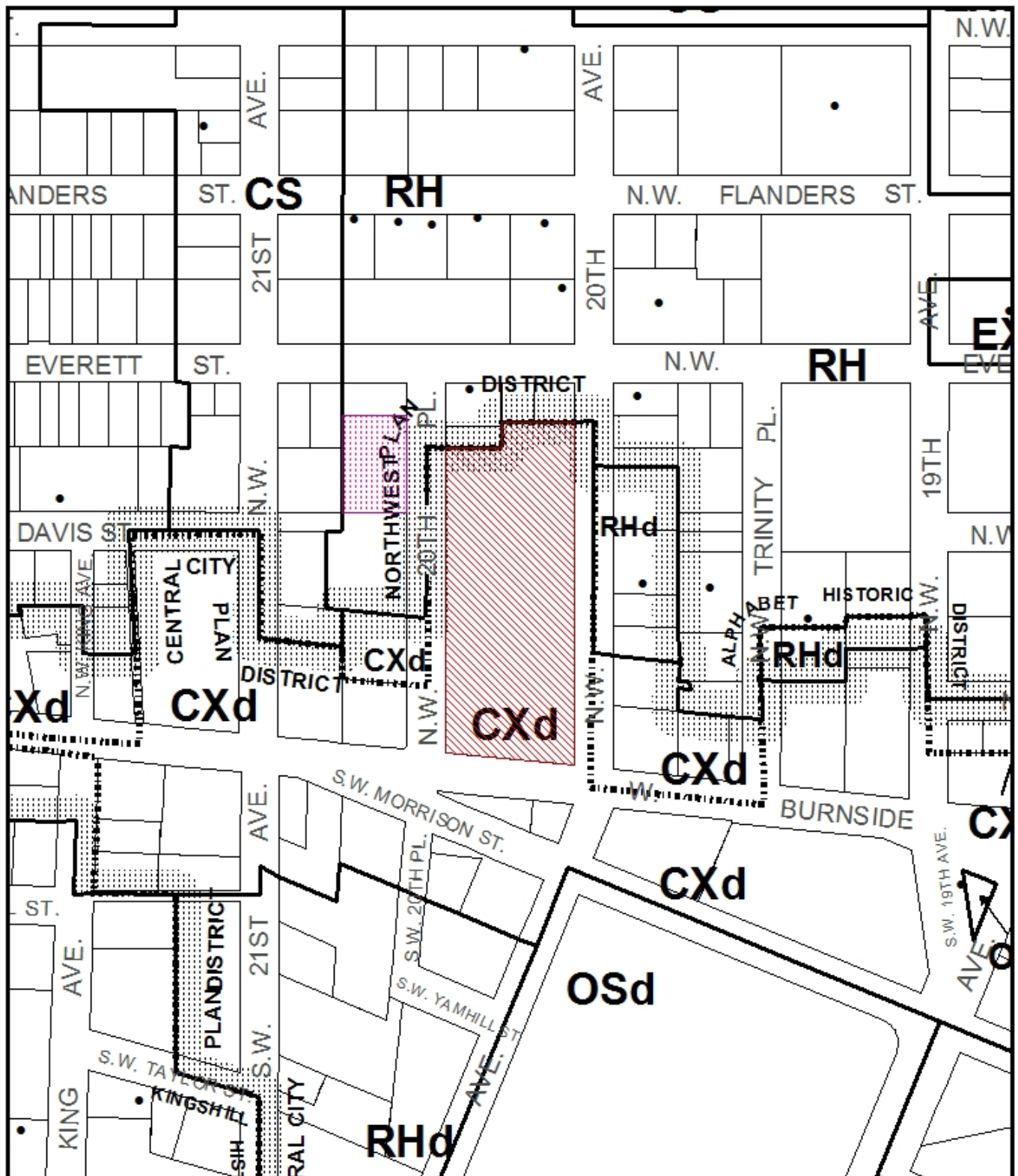
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A re-notification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, 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.trimet.org/schedule/allroute.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
Floor Plans
Renderings



ZONING

-  Site
-  Also Owned
-  Historic Landmark



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)



C3.1 LOCATE BUILDINGS TO PROVIDE FOR FUTURE INFILL ON SURFACE PARKING LOTS
The proposed store expansion is replacing the existing surface parking and structured parking located on the south portion of the site.



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)

BUILDING

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

- KEYNOTES AND LEGEND**
- PARKING & LOADING SIGNAGE**
- ① 90 MIN. VISITOR PARKING EXCEPT BY ZONE L PERMIT
 - ② NO PARKING
 - ③ 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
- LEGEND**
- PROPOSED STREET TREE
 - EXISTING STREET TREE



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: 465'-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.

SOUTH BUILDING ELEVATION



BIKE PARKING AT SOUTHEAST CORNER



SIGN AT PARKING LEVEL ENTRANCE



CONCEPT - METAL PANEL SYSTEM



WEST ELEVATION

EAST 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 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

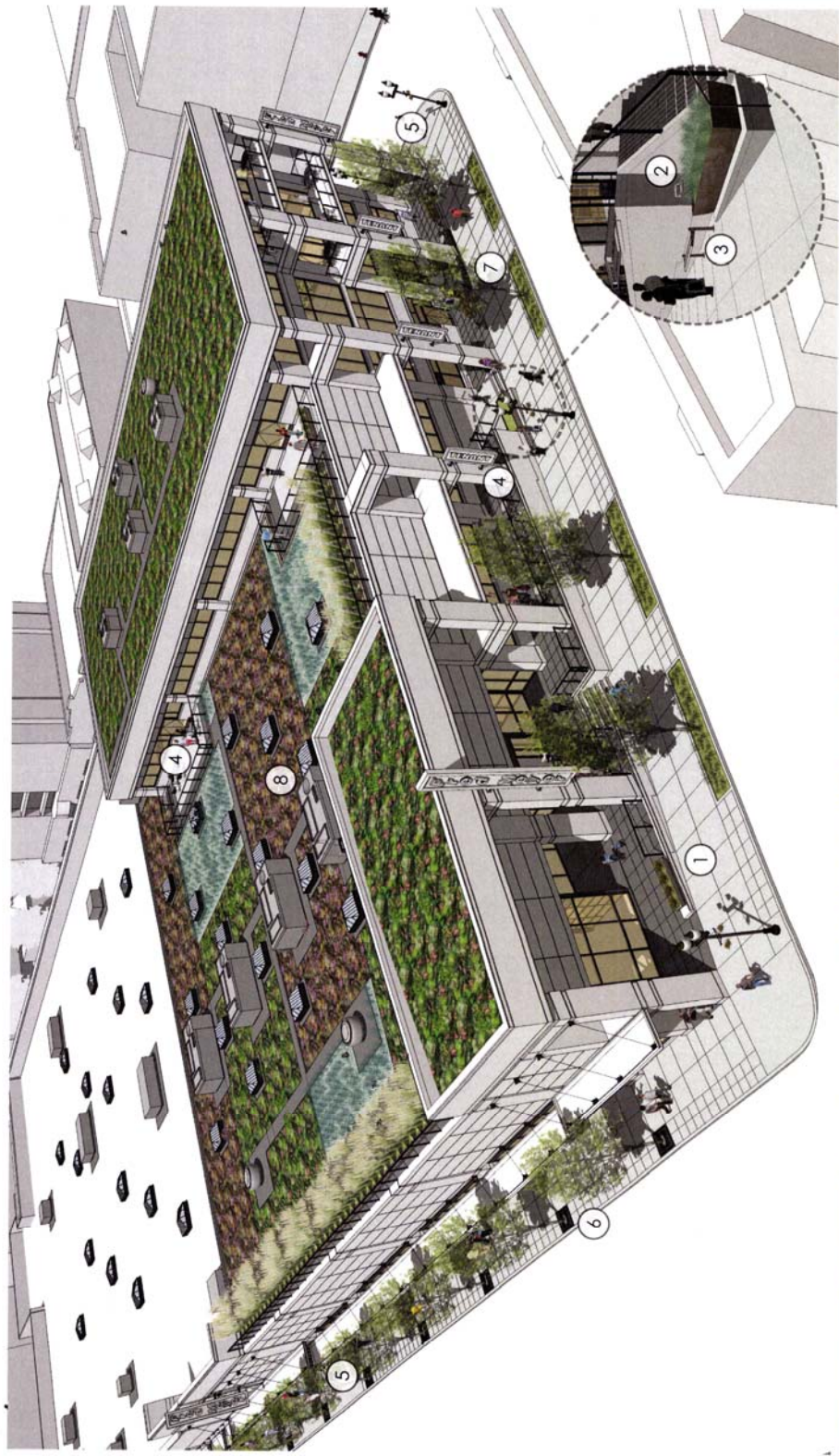
C8 DIFFERENTIATE THE SIDEWALK LEVEL OF BUILDINGS
 Differentiation in building materials and elements in the design helps create a human scale at the sidewalk level. For instance, the bays between the structural columns are infilled with large expanses of glass at the sidewalk level to provide pedestrians 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 support/pour feature on the side of terrace wall will provide pedestrians an opportunity to view rainwater from the canopies being discharged into the landscape planter.



1 LINEAR PLANTERS



2 STORMWATER



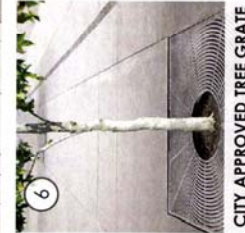
3 BENCHES



4 CAFE TABLES



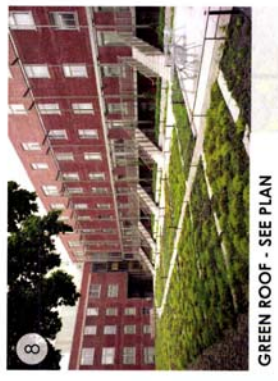
5 BIKE RACKS



6 CITY APPROVED TREE GRATE



7 CITY APPROVED STREET TREE



8 GREEN ROOF - SEE PLAN