



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: October 26, 2012

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 12-186554 DZM AD – Grant Park Village
Pre App: PC # 12-139528

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 can 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: November 26, 2012** (If I receive comments after this date, I WILL NOT be able to include them in the staff report).
- **We must publish our report by: November 27, 2012**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday December 6, 2012**

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

**Owner/
Contact:** Lauren Golden-Jones/Capstone Partners LLC (503-226-1972)
1015 NW 11th Ave, Ste 243/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 BRDWDY, BROADWAY ADD;
BLOCK 5 LOT 3-5 EXC N 10' TKN FOR E BRDWDY, BROADWAY ADD;
BLOCK 5 LOT 6 EXC N 10' TKN FOR E BRDWDY, BROADWAY ADD;
BLOCK 5 LOT 7&8 EXC N 10' TKN FOR E BRDWDY W 48' OF LOT 9 EXC
N 10' TKN FOR E BRDWDY, BROADWAY ADD; BLOCK 5 E 2' OF LOT 9
EXC N 10' TKN FOR BRDWDY LOT 10 EXC N 10' TKN FOR E BRDWDY,
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.

Business District: Northeast Broadway Business Association, contact Murray Koodish at
info@nebroadway.com

District Coalition: Northeast Coalition of Neighborhoods, contact Chris Lopez at 503-823-
4575.

Plan District: None

Design District: None

Zoning: CS along Broadway; RXd for the remainder of the site

Case Type: DZM AD, Design Reviw with Modifications and an Adjustment

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 with Modifications and Adjustment Review approval for a mixed use project including residential over retail and structured parking in the Sullivan's Gulch neighborhood. The proposal includes a large retail anchor tenant at NE 32nd and NE Broadway, 211 dwelling units in five, four- and five-story buildings. Main pedestrian entries to the residential areas are provided along NE Broadway as well as near the end of NE Weidler Street. The parking is on two levels accessed from NE Weidler and accommodates 261 spaces that are shared between retail and residential users. The parking area is partially covered by landscaped roof terraces. Exterior building materials include brick, cement board panels and siding, stucco plaster, exposed concrete, metal canopies and other metal elements such as grilles, vents, and railings, vinyl windows, and rooftop equipment screens. Pedestrian walkways and a large landscaped outdoor area are provided at the building's southern edge to connect

public sidewalks along NE Weidler Street through the project area to the future Sullivan's Gulch Trail and NE 33rd Avenue. This proposal is part of a planned multi-phase development but only this first phase is being proposed at this time.

The development team is concurrently requesting a Type III Zone Change amendment (LU 12-189581) to LUR 00-00672 CP ZC for a new signal and left turn at NE Broadway and NE 32nd Avenue. This land use review will go before the Hearings Officer as a separate procedure.

One Adjustment is requested to reduce the required minimum number of dwelling units on the three RXd-zoned parcels, part of this project area, from the 173 units required to 105 units. The remaining 106 of the total 211 proposed units are in the CS zone portion of the project area which has no minimum required number of dwelling units.

Modifications requested include:

1. Title 32 Projecting Sign Size – To allow signs projecting into the right-of-way to be larger than 30 SF each. Two projecting signs at 100 SF each are proposed.
2. 33.120.232.B.2 & 33.130.230.B.2 Ground Floor Windows – To reduce the amount of ground floor windows to below the required standards for non-residential development walls facing public and private rights-of-way around the site.
3. 33.130 Table 130-3 Building Height – To increase portions of the building height in the CS zone from 45 feet to as tall as 60'-8" above grade.
4. 33.266.310.F Loading – To allow trucks to enter the loading area off of NE Weidler with rearward motion rather than forward motion.

Changes to the proposal since the initial internal Request for Completeness (RFC) include:

1. A Modification for Ground Floor Windows;
2. A Modification for projecting sign size;
3. Removal of two of the exterior water storage tanks from the southeast façade; and
4. Filing an appeal with PBOT for a pedestrian easement at NE 33rd and Broadway.

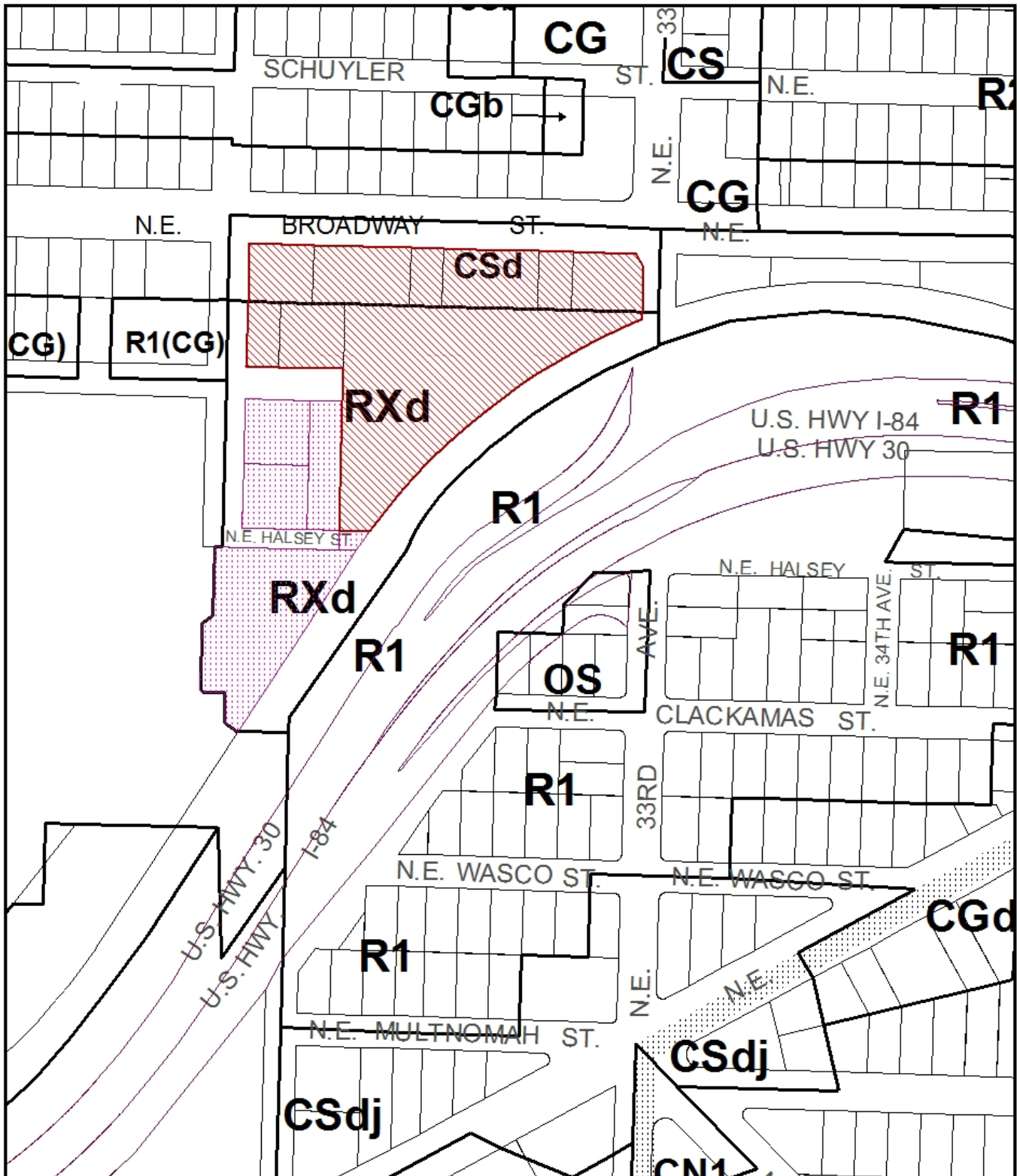
Approval Criteria:

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 thru Design Review
- 33.805 Adjustments
- Community 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 September 25, 2012 and determined to be complete on **October 25, 2012**.

Enclosures: Zoning Map, Site Plan, Elevations



ZONING

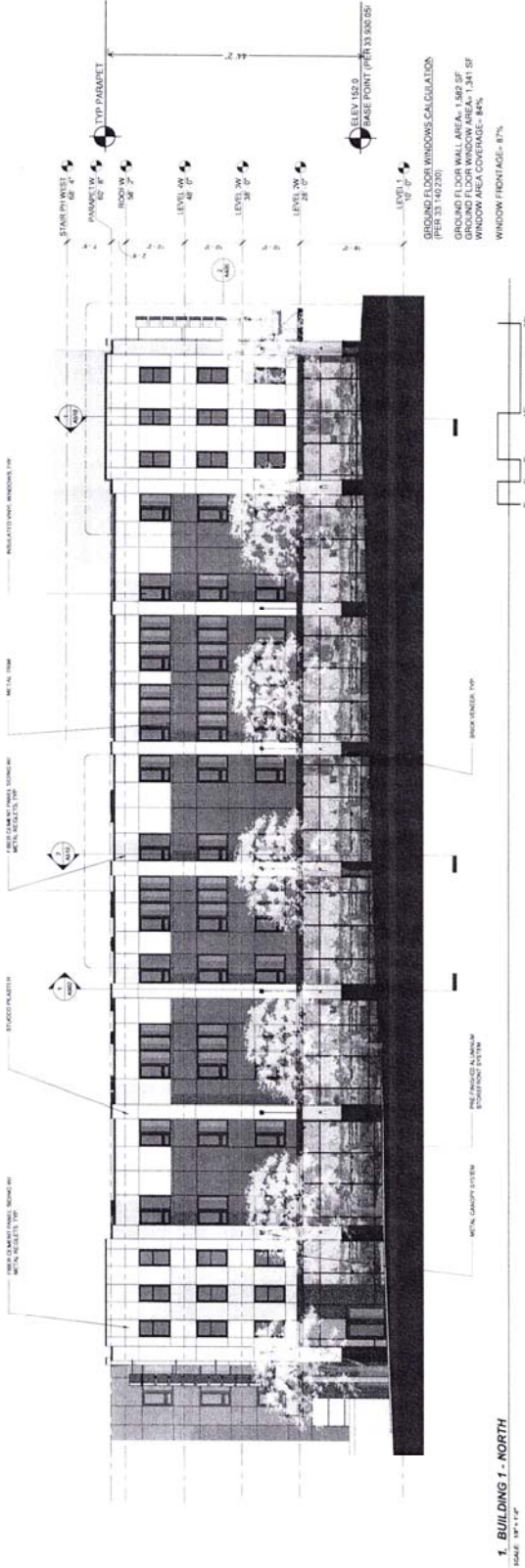
- Site
- Also Owned



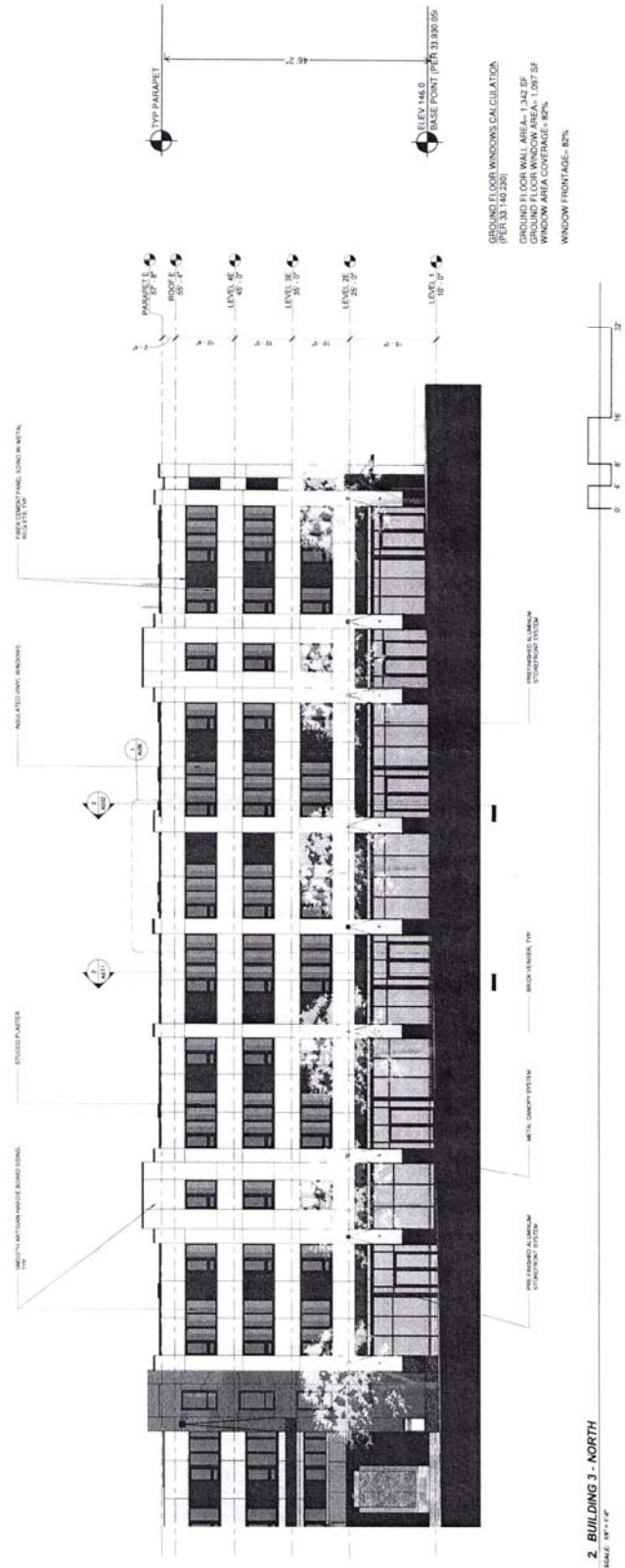
File No.	LU 12-186554 DZM
1/4 Section	2833,2933
Scale	1 inch = 300 feet
State_Id	1N1E25CD 11900
Exhibit	B (Sep 27, 2012)

GRANT PARK VILLAGE
NE 33RD & BROADWAY
PORTLAND, OR

EXTERIOR ELEVATIONS



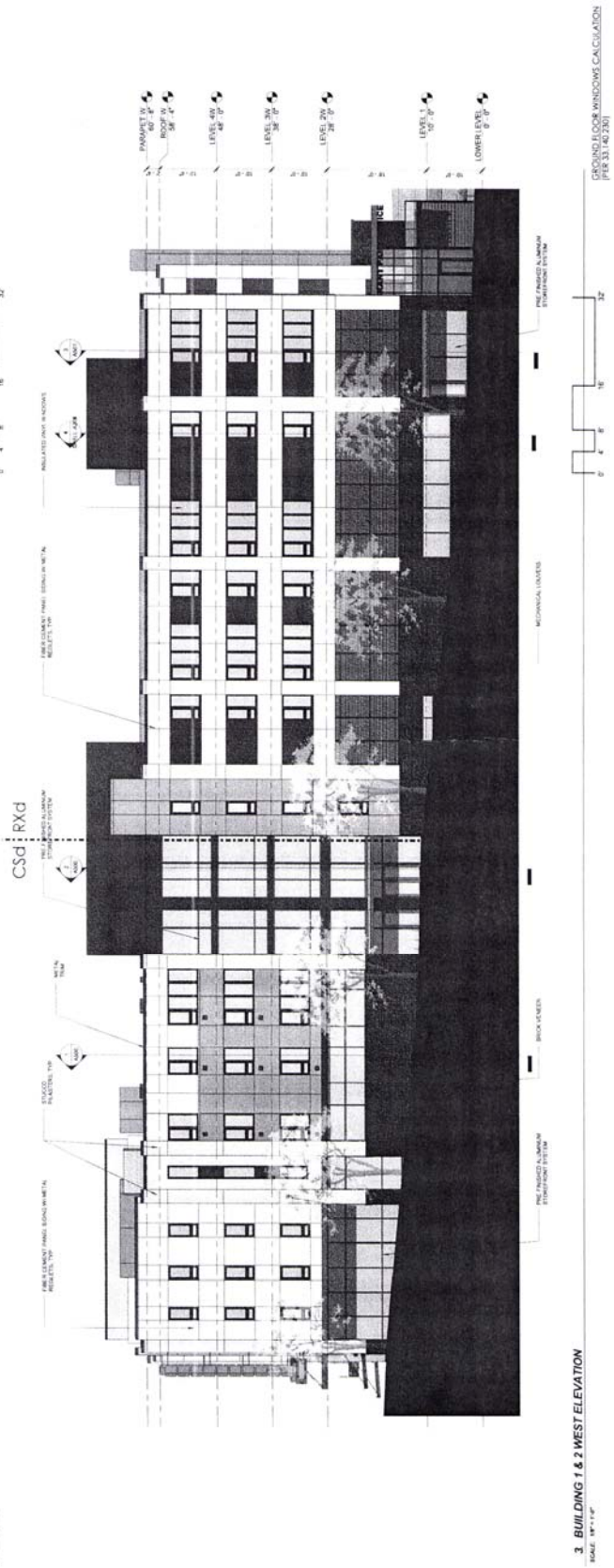
1. BUILDING 1 - NORTH
SCALE: 1/8" = 1'-0"



2. BUILDING 3 - NORTH
SCALE: 1/8" = 1'-0"



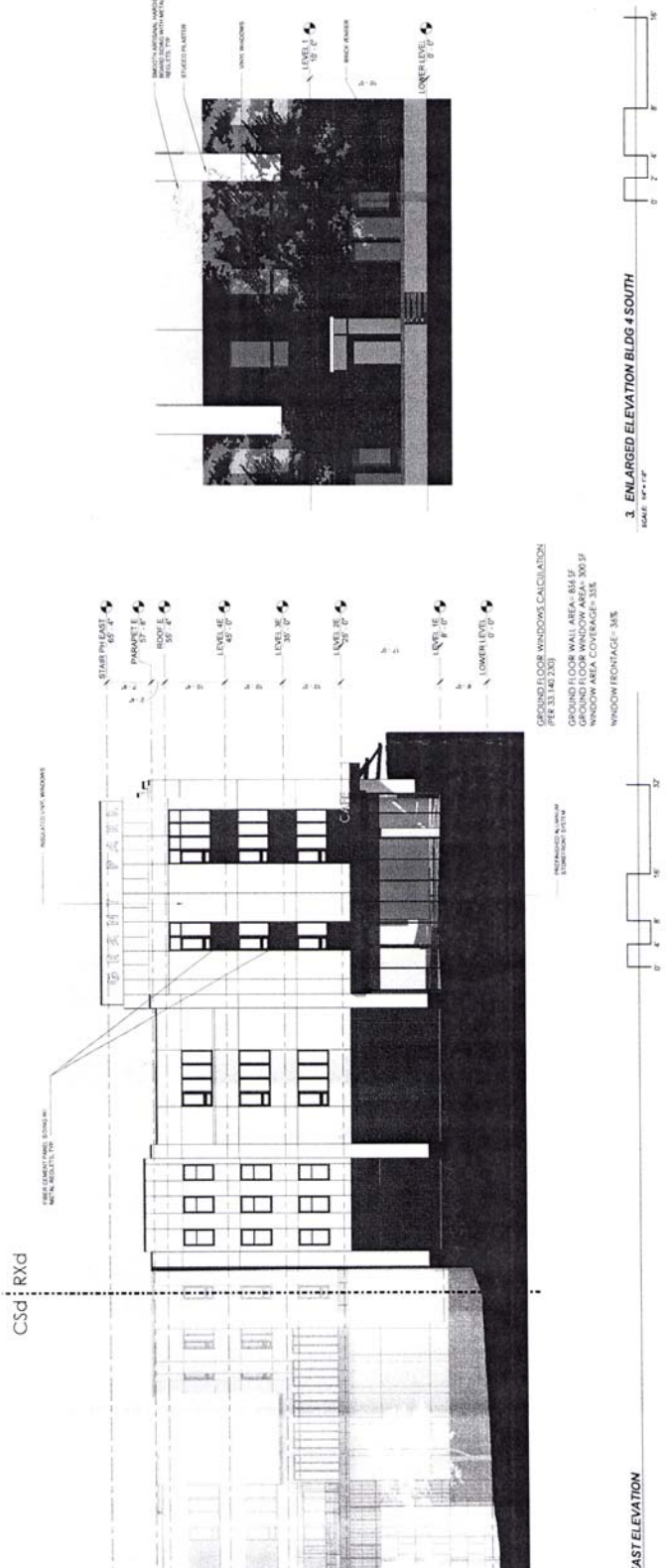
1. BUILDING 5 - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3. BUILDING 1 & 2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



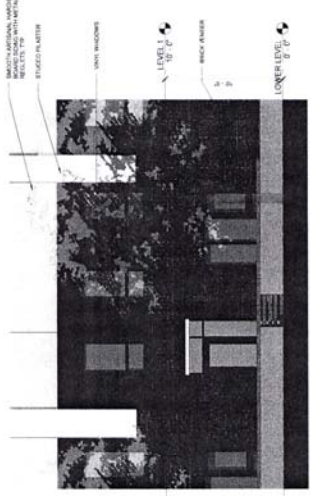
1. ELEVATION BLDG 4 SOUTH
 SCALE: 1/8" = 1'-0"

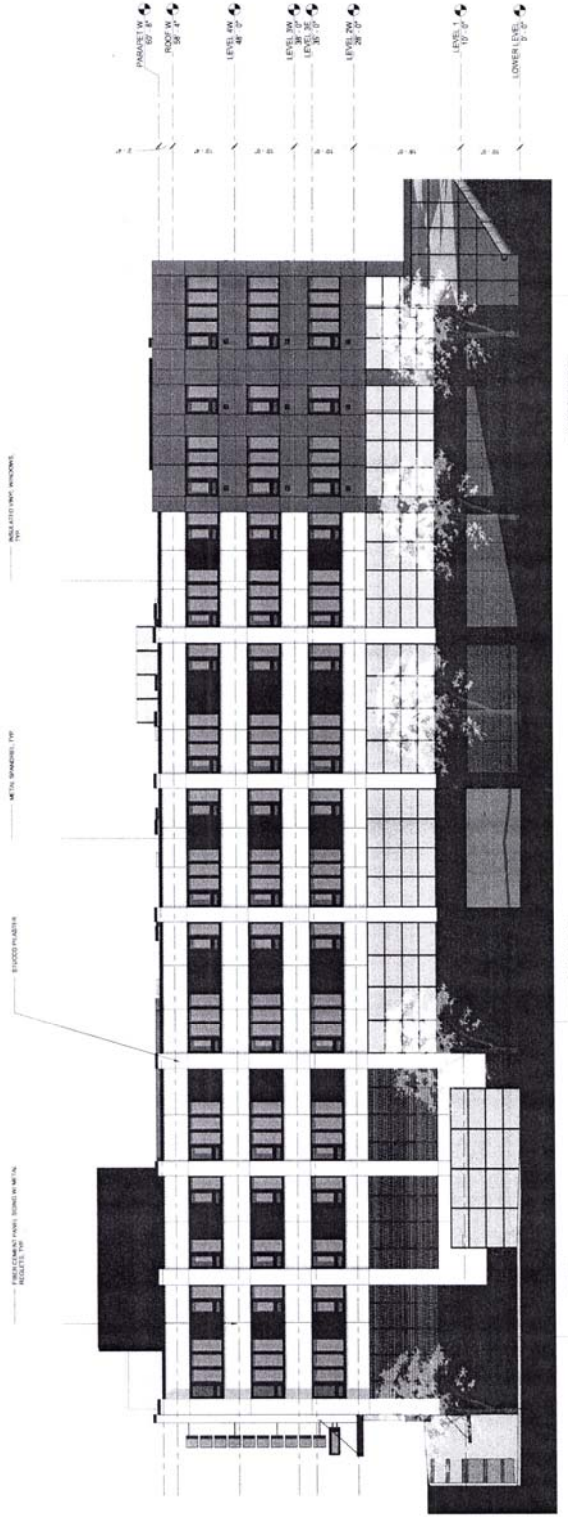


2. BUILDING 5 EAST ELEVATION
 SCALE: 1/8" = 1'-0"

GROUND FLOOR WINDOWS CALCULATION
 (PER 3.1.141.203)
 GROUND FLOOR WALL AREA = 864 SF
 GROUND FLOOR WINDOW AREA = 300 SF
 WINDOW AREA COVERAGE = 35%
 WINDOW FRIEGRADE = 38"

3. ENLARGED ELEVATION BLDG 4 SOUTH
 SCALE: 1/4" = 1'-0"



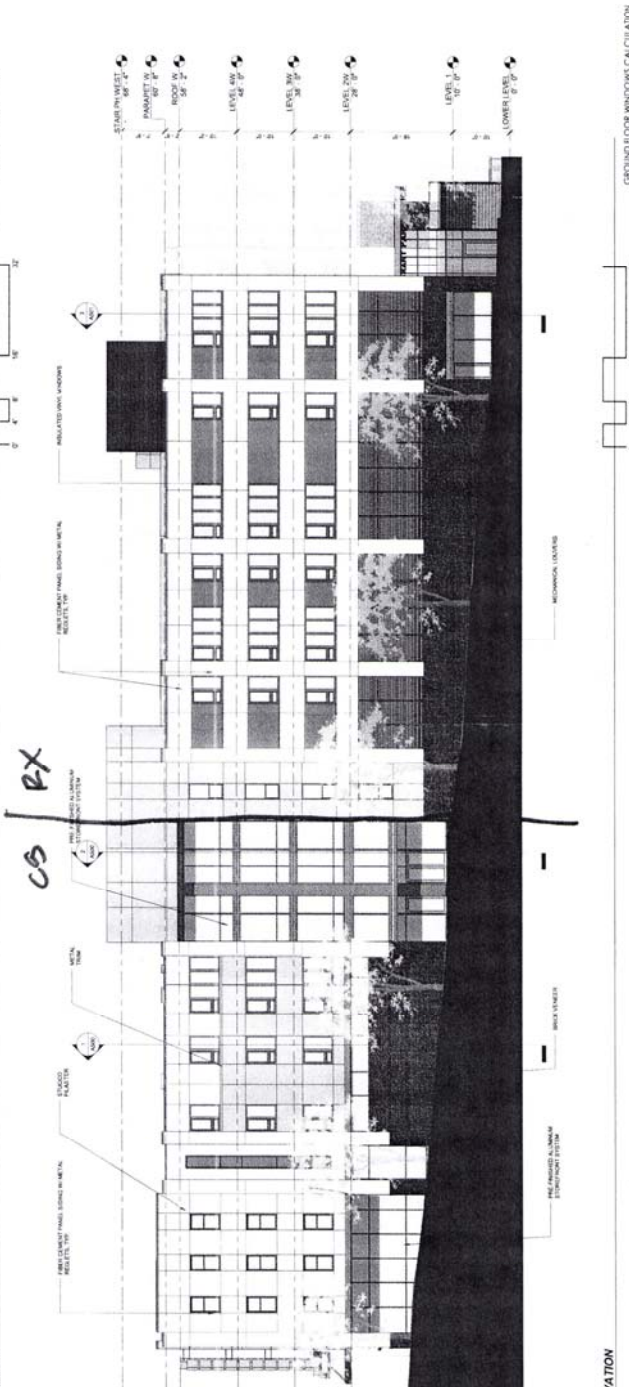


1. BUILDING 2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"





1. BUILDING 5 - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



3. BUILDING 1 & 2 WEST ELEVATION
 SCALE: 1/8" = 1'-0"

GROUND FLOOR WINDOW CALCULATION
 PER 33.140.230
 GROUND FLOOR WALL AREA = 1,751 SF
 GROUND FLOOR WINDOW AREA = 335 SF
 WINDOW AREA COVERAGE = 30%
 WINDOW RATIO = 33%