



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 14, 2013  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Review, 503-823-0624

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

**FILE:** **13-111755 DA, DESIGN ADVICE REQUEST**  
*Burnside Bridgehead, Block 67*  
*NE Couch Street between NE 3<sup>rd</sup> Ave. & NE 2<sup>nd</sup> Ave.*

**REVIEW BY:** Design Commission

**WHEN:** Thursday, April 4, 2013 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:** Brent Grubb (architect), 503-525-9315 / Skylab Architecture  
413 SW 13th Avenue, Suite 200 / Portland, OR 97205

Portland Development Commission  
222 NW 5th Avenue / Portland, OR 97209-3812

**Owners:** Key Development Corporation  
PO Box 208 / Bend OR 97709

**Site Address:** Block Bounded by E Burnside & NE Couch Streets, and NE 2<sup>nd</sup> & NE 3<sup>rd</sup> Avenues

**Legal Description:** BLOCK 67 LOT 3&4 TL 2000, EAST PORTLAND; BLOCK 67 LOT 3&4 TL 2100, EAST PORTLAND; BLOCK 67 LOT 5 EXC PT IN ST LOT 6, EAST PORTLAND; BLOCK 67 LOT 7&8 TL 2500, EAST PORTLAND; BLOCK 67 LOT 3&4 TL 2200, EAST PORTLAND; BLOCK 67 LOT 3&4 TL 2300, EAST PORTLAND; BLOCK 67 LOT 1&2 TL 2001, EAST PORTLAND

**Tax Account No.:** R149993, R149995, R149997, R149999, R150000, R150001  
R651723, R651718, R651724

**State ID No.:** 1N1E34DA 02000, 1N1E34DA 02100, 1N1E34DA 02400, 1N1E34DA 02500,  
1N1E34DA 02200, 1N1E34DA 02300, 1N1E34DA 02001

**Quarter Section:** 3030

**Neighborhood:** Kerns, contact Steve Russell at 503-784-8785.

**Business District:** Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.

**Plan District:** Central City - Central Eastside

**Zoning:** EXd - Central Employment zone with a Design overlay

**Design District:** Central City - Central Eastside

**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 land use review application.

**Proposal:**

The applicant seeks design advice on the potential development of a 21-story mixed use development, with residential and commercial components on the property bounded by NE 2<sup>nd</sup>, NE 3<sup>rd</sup>, the Burnside Bridge and a vacated portion of Couch Street. The proposed program includes up to 300 residential apartments on top of 4 above-grade trays of parking for approximately 220 spaces. Amenity spaces would include roof top residential social space and roof level garden space on top of the podium at the northeast and southwest corners that result from the diagonal position of the tower atop the podium. Commercial spaces are located in the podium parking structure along 2<sup>nd</sup> and 3<sup>rd</sup> avenues as well as the north side along the NE Couch Street Plaza.

The main entrance to the residential lobby would be off 3<sup>rd</sup> Avenue. Additional entrances to the ground level retail spaces are intended to be located along 2<sup>nd</sup> & 3<sup>rd</sup> Avenue as well as the north side of the site along the NE Couch Street Plaza. A raised dock is proposed along the entire length of the ground level along 2<sup>nd</sup> Avenue, which would include a ramp for access up to the entrances on this façade. Pedestrian access from 3<sup>rd</sup> Avenue to the podium roof level and garden space would occur through the interior stairs in the residential lobby.

The topography of the site results in a grade change from east to west of approximately 21'. One-way parking access would be from the higher side along 3<sup>rd</sup> Avenue with cars exiting onto the lower grade at NE Couch Street Plaza then out to 2<sup>nd</sup> Avenue. The majority of the parking is intended to be for the residential units and less than 60 spaces would be for commercial use, which would not trigger a Central City Parking Review. Loading spaces would be located within the parking structure and accessed off of SW 2<sup>nd</sup> Avenue via the NE Couch Street Plaza with the potential for additional loading spaces within the NE Couch Street Plaza.

The proposed project would include up to 300,292 SF of floor area (7.58:1 FAR), which is less than the 9:1 FAR allowed for the site, without any bonuses. A potential phase 2 atop the podium could include an additional 50,040 SF of commercial space for a total FAR of 8.85:1.

Potential modifications to development standards include:

- Ground Floor Windows (Section 33.140.230) – Exterior walls on the ground level within 20' of the street lot line must contain windows for 50% of the length and 25% of the area of the ground level façade up to 9'. The south elevation along the base of the Burnside Bridge would not meet this requirement.
- Transit Street Main Entrance (Section 33.140.242) – At least one main entrance for each tenant spaces facing a transit street (Burnside) must be within 25' of the transit street, allow pedestrians to enter and exit and face or be at a 45 degree angle of the transit street. The proposal does include commercial space along Burnside, however the entry would be off of 2<sup>nd</sup> 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 includes the Central City Fundamental Design Guidelines and the Central Eastside 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 February 1, 2013.*

**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 Design Commission, public comment, informal discussion about the proposal between the Design Commission and the applicants, and Design Commission's final comment. There will be no final decision about this proposal during this Design Advice Request process.

At the request of the Design 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, may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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. 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 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.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds).

### **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 Design Commission. The Design 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**

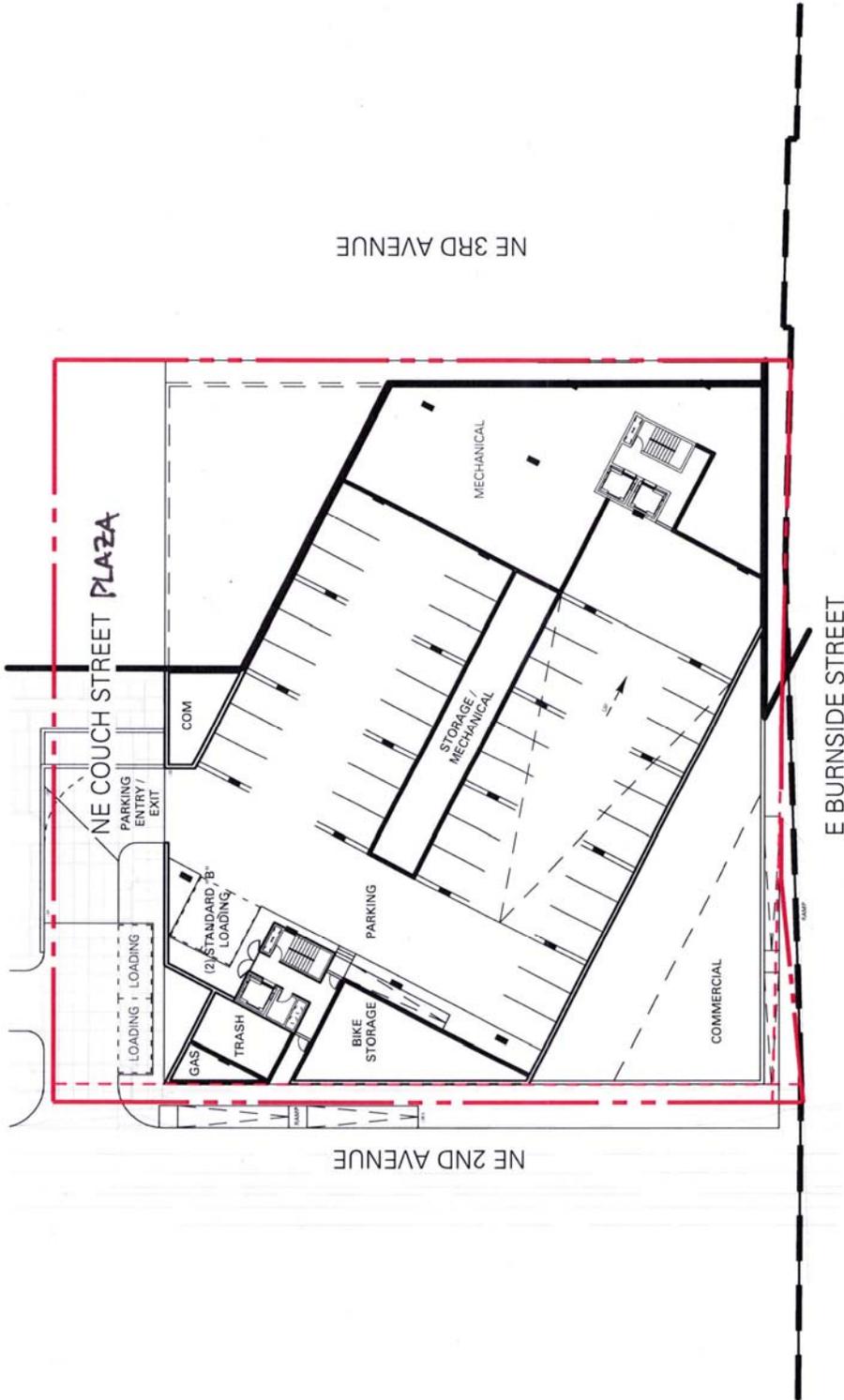
This public meeting will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The meeting will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call 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](http://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, Building Elevations



Lower Parking Plan  
1" = 40'-0" N^A



Block 67 Schematic Design  
March 11 2013

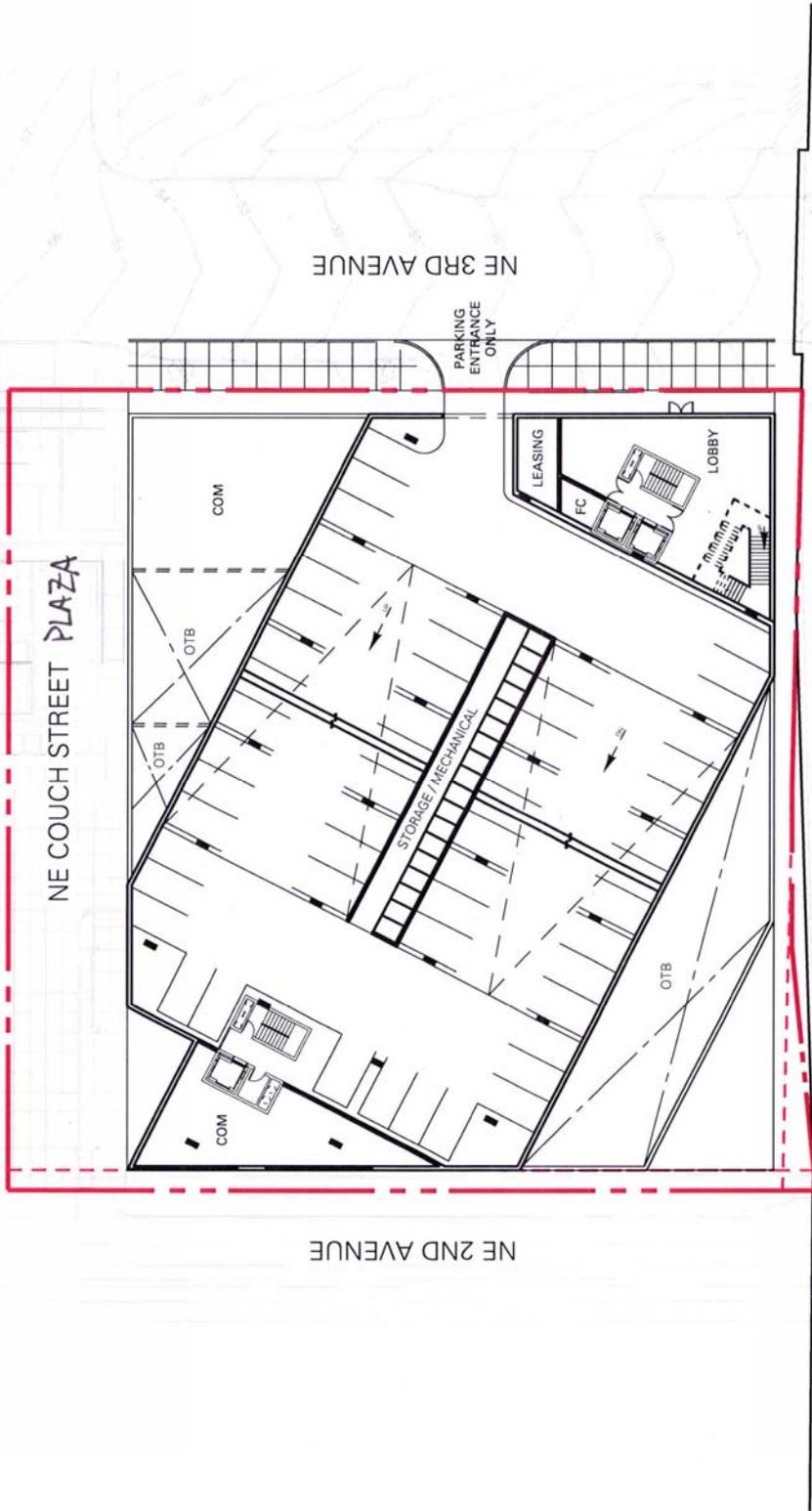
**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architecture

EA 13 - 111755 DAP2

Upper Parking Plan  
 1" = 40'-0" N/A



**Burnside Bridgehead**  
 NE 3rd Avenue / E Burnside Street  
 Portland OR 97214

Block 67 Schematic Design  
 March 11 2013

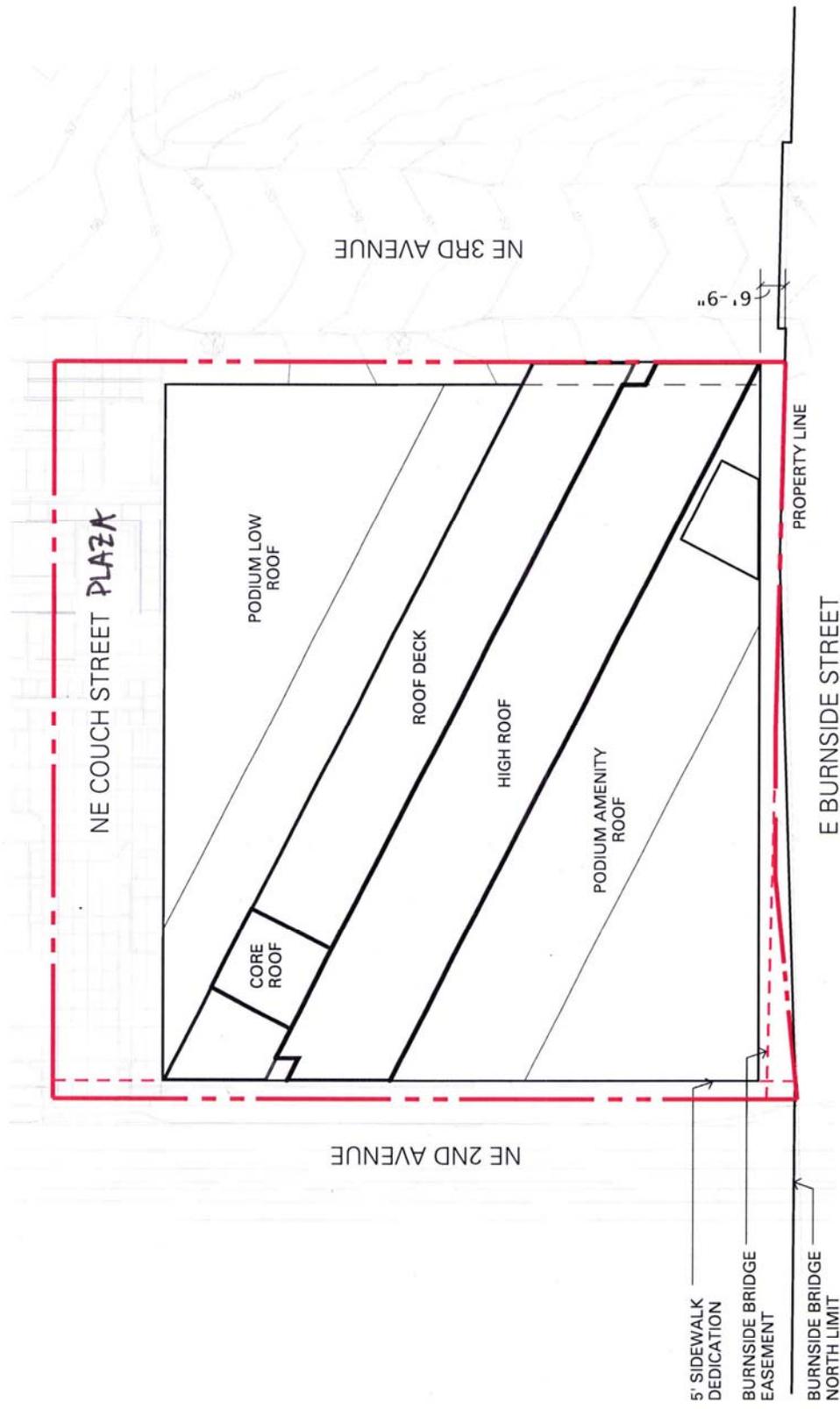
413 SW 13th Ave. Suite 200  
 Portland, Oregon 97205 USA  
 +1 503 525 9315 Office  
 +1 503 525 0028 Fax  
 www.skylabarchitecture.com

© 2013 Skylab Architecture. This document is the property of Skylab Architecture and the accuracy of the Architectural drawings are not to be used for any other purpose without the written consent of Skylab Architecture.

Skylab Architecture

EA B-111755 DAR

Roof Plan  
1" = 40'-0" N^



413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0025 Fax  
www.skylabarchitecture.com

**Skylab Architecture**

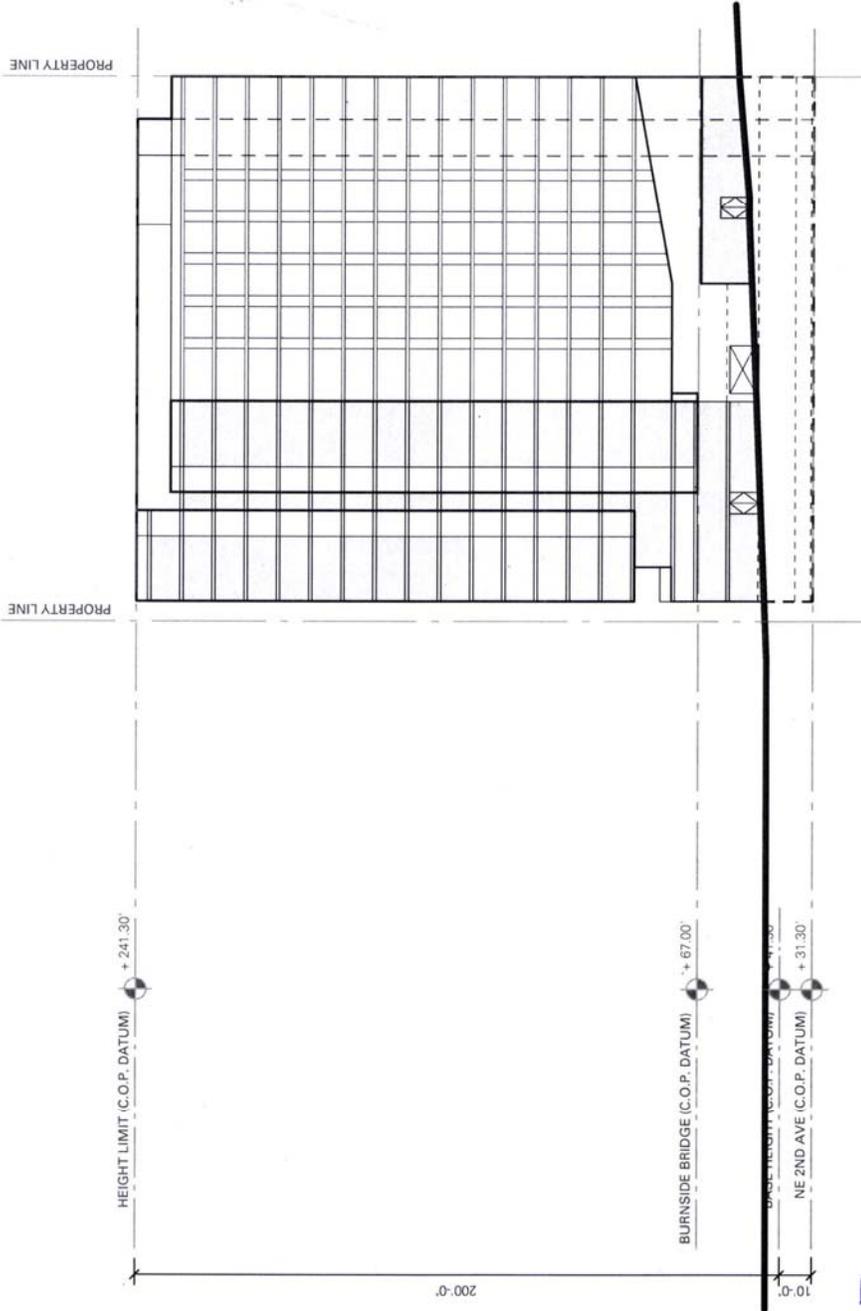
Block 67 Schematic Design  
March 11 2013

**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

© 2013 Skylab Architecture. This document is an instrument of service of the property of the Architect and may not be duplicated, stored, or reproduced without the written consent of Skylab Architecture.

EA 13-111755 DAR

Exterior Elevation East  
1" = 50'-0"



+237'-10"	ROOFTOP / MECHANICAL	21
+227'-10"	RESIDENTIAL	20
+217'-10"	RESIDENTIAL	19
+207'-10"	RESIDENTIAL	18
+197'-10"	RESIDENTIAL	17
+187'-10"	RESIDENTIAL	16
+177'-10"	RESIDENTIAL	15
+167'-10"	RESIDENTIAL	14
+157'-10"	RESIDENTIAL	13
+147'-10"	RESIDENTIAL	12
+137'-10"	RESIDENTIAL	11
+127'-10"	RESIDENTIAL	10
+117'-10"	RESIDENTIAL	09
+107'-10"	RESIDENTIAL	08
+97'-10"	RESIDENTIAL	07
+87'-10"	RESIDENTIAL	06
+75'-4"	RESIDENTIAL / AMENITY	05
+63'-4"	COMMERCIAL / PARKING	04
+53'-4"	COMMERCIAL / PARKING	03
+43'-4"	COMMERCIAL / PARKING	02
+32'-0"	COMMERCIAL / PARKING	01

EA-13-111755 JAR

**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

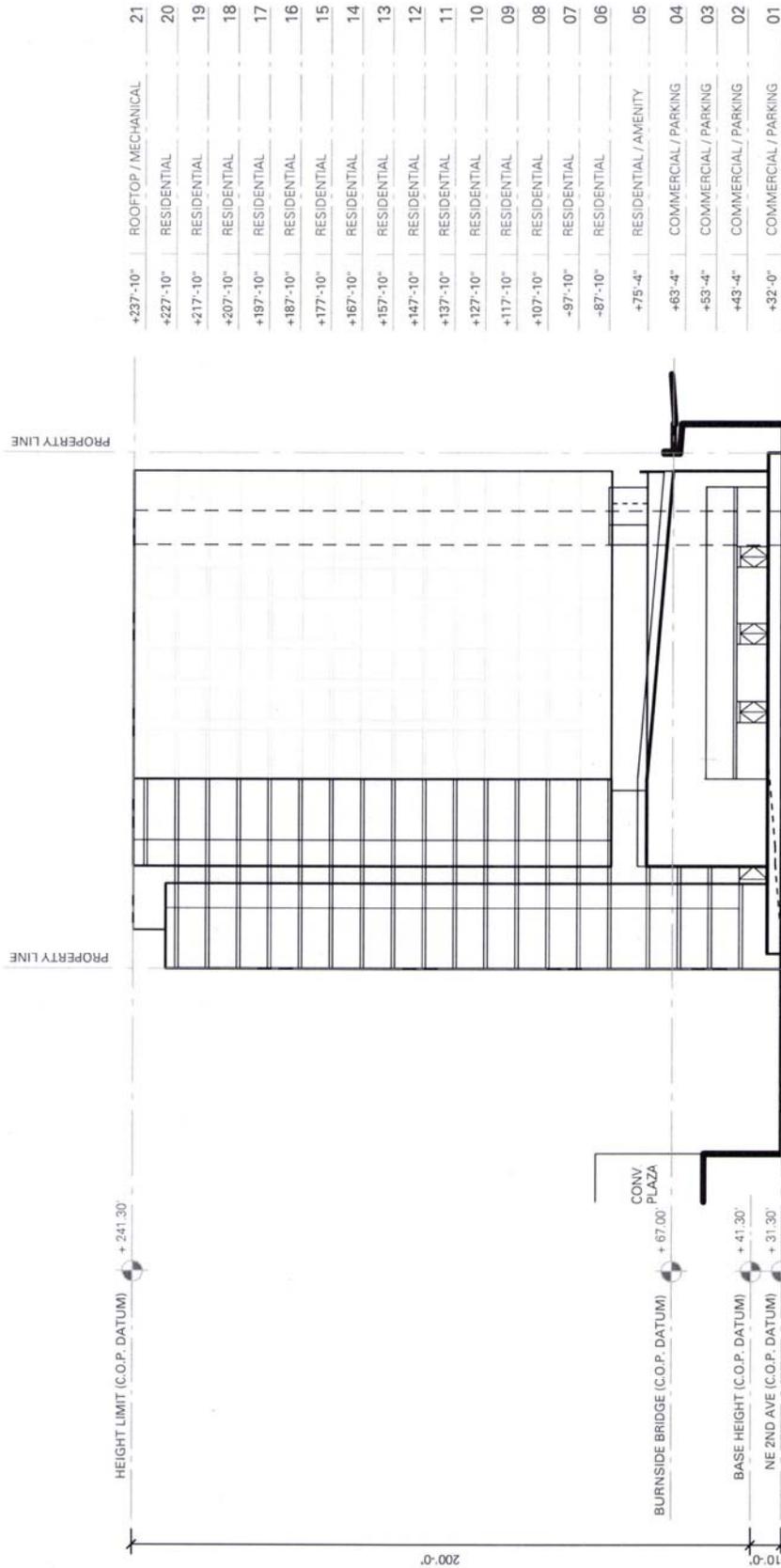
Block 67 Schematic Design  
March 11 2013

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

© 2013 Skylab Architecture. This document and its contents are the property of Skylab Architecture and may not be reproduced, distributed, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written consent of Skylab Architecture.

Skylab Architecture

Exterior Elevation West  
1" = 50'-0"



Block 67 Schematic Design  
March 11 2013

**Burnside Bridgehead**  
NE 3rd Avenue / E Burnside Street  
Portland OR 97214

413 SW 13th Ave, Suite 200  
Portland, Oregon 97205 USA  
+1 503 525 9315 Office  
+1 503 525 0028 Fax  
www.skylabarchitecture.com

Skylab Architecture

EA 13-111755 DAT.