



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: May 12, 2014

From: Mark Walhood, City Planner
503-823-7806 / mark.walhood@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 14-125908 DZM AD – LOCA/Goat Blocks
Pre App: PC #13-203772

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 Mark Walhood at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. 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: Thursday May 29th, 2014**
(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: Monday June 2nd, 2014**
- **A public hearing before the Design Commission is tentatively scheduled for June 12, 2014 @ 1:30pm**

Applicant: Mike Cline / Ankrom Moisan Architects, Inc. / (503) 245-7100
6720 SW Macadam Ave., Suite 100 / Portland, OR 97219

Owners: Belmont Investments LLC
500 E. Broadway, #110 / Vancouver, WA 98660

Site Address: 1004-1036 SE BELMONT ST.

Legal Description: BLOCK 216 INC PT VAC ST LOT 1-4 LOT 5-8 SPLIT MAP R176892
(R366702130), HAWTHORNE PK; BLOCK 217 LOT 1-4 INC PT VAC ST

LOT 5-8 SPLIT MAP R176891 (R366702110), HAWTHORNE PK; BLOCK 246 LOT 1&2&7&8, HAWTHORNE PK; BLOCK 247 LOT 4, HAWTHORNE PK

Tax Account No.: R366702110, R366702130, R366702290, R366702410, R366702370
State ID No.: 1S1E02BD 02500, 1S1E02BA 04100, 1S1E02BA 04000, 1S1E02BD 02000, 1S1E02BD 02400

Quarter Section: 3131

Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.
Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: **EXd** (Central Employment base zone with Design overlay zone), **Central City Plan District/Central Eastside Subdistrict**

Case Type: **DZM AD** (Design Review with Modifications and 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 has proposed the complete redevelopment of a large vacant superblock in the Central Eastside, as well as a portion of the adjacent block to the east. Bound by SE Belmont, 10th Avenue, Taylor and 11th Avenues, the site was home until recently for a herd of goats. A 20,000 square-foot parcel just east of the superblock across SE 11th Avenue immediately south of SE Belmont is also within the Design overlay zone and part of this proposal. The project does continue to the south in the IG1 zone on the east side of SE 11th, with a parking garage access point onto SE 12th Avenue, but the portion in the IG1 zone does not trigger Design Review, and is therefore not part of this application.

The proposal includes over 96,000 square feet of retail space in a broad range of sizes running from a few hundred square feet to over 40,000 square feet. There are 247 apartments in a range of sizes within three different ‘buildings’. 246 retail parking stalls are proposed, as are 152 residential stalls, most of which are contained within covered below-grade garages.

Technically the interconnected structure on the superblock is considered a single building in the Zoning Code, but the above-grade appearance is of three distinct buildings. The distinct ‘buildings’ on the superblock are separated by an east-west walkway and stairs roughly in alignment with Yamhill Street, as well as an internal north-south walkway and stairs connecting the Yamhill walkway to Belmont Street. A four-story apartment building over a single-level grocery store occupies the northeast portion of the superblock, with main entries oriented to Belmont and 11th Avenue. A two-story retail building occupies the northwest portion of the superblock, between the north-south walkway and 10th Avenue. The south portion of the superblock is five stories of apartments over a single story of smaller retail spaces and a hardware store. On the easterly block across SE 11th Avenue, the building has three stories of apartments over a story of smaller retail spaces oriented to SE 11th Avenue.

Exterior materials include metal panel systems with masonry at the ground floor of the north building, exposed wood and metal panel for the two-story retail building along SE 10th, and brick, metal panel and wood at the south building. The east block building has a skin of stucco, with some areas of exposed steel or wood siding. Above-grade windows for the apartments are commercial grade vinyl windows, with metal rolling garage doors and aluminum storefront window systems used at the ground floor lobby and retail spaces.

The project includes both extensive and intensive green roofs on every building, including a majority of all the roof surfaces except for the uppermost roof level above the two largest apartment structures. The stormwater management system is designed to maximize stormwater detention and treatment before disposal to the sewer system, primarily through the use of vegetated stormwater planters.

The superblock has two large ‘A’ loading spaces, one each for the grocery store (off SE 10th) and another for the hardware store (off SE Taylor). The single parking garage entry for the superblock is off of SE 10th Avenue. No loading is required or provided for the building east of SE 11th Avenue, as the structure has only 39 dwelling units and less than 20,000 square feet

of retail space. Parking access for the east building is provided with a driveway off of SE Belmont Street.

The east-west Yamhill walkway begins at grade along SE 11th Avenue between the two larger apartment buildings, rises up slightly as it travels west towards 10th Avenue, and finally descends down a flight of stairs to 10th Avenue. Four small retail spaces front onto the Yamhill walkway with doors and large windows. At the highest grade level of the Yamhill walkway, a stairway connects to the north-south walkway that runs north to meet Belmont Street. The north-south walkway is elevated above the sidewalk grade and accessible from a grand stair at the corner of SE 10th and Belmont. Retail in the 2-story building along 10th Avenue connects to the north-south walkway on the upper level, and to 10th Avenue on the lower level. Public elevators provide access to both internal walkways at the Belmont and Yamhill/10th ends of the walkways.

The applicant has requested three concurrent Modifications and one Adjustment:

1. Modification to reduce the amount of **Ground Floor Windows** (33.140.230), normally required to be 50% of the length and 25% of the area of all ground floor walls, are requested as follows:
 - a. On the south elevation of the south building (hardware store) windows are only 3.7% of the length and 3% of the area;
 - b. On the east elevation of the north building (grocery store) windows are only 45% of the length; and
 - c. On the north elevation of the north building (grocery store) windows are only 21% of the area.
2. Modification to reduce the minimum width of 90° **parking stalls** (33.266.130.F.2/Table 266-4) from 8'-6" to 8'-4" for 38 stalls where a structural column protrudes into part of the stall, and from 8'-6" to 8'-2" for 124 stalls provided in a stacking mechanical parking machine.
3. Modification to the **superblock regulations** regarding the layout of the required public plaza, where the ratio of the length of the plaza to the width may not exceed 3 to 1 (33.293.030.A.1.a). Given the linear layout of the Yamhill walkway plaza area as proposed, with a width of 24'-0" and a length of just under 200'-0", the proportion of length to width exceeds 8 to 1.
4. Adjustment to allow **parking access onto SE Belmont**, a Parking Access Restricted Street (33.510.265.F.6.b/Map 510-9).

The portion of the project within a central city Design overlay zone triggers a mandatory Design Review. Given the project valuation of \$57,000,000, the application is handled through the Type III procedure. Concurrently with this Design Review application, the applicant has requested the above-mentioned Modifications and Adjustment.

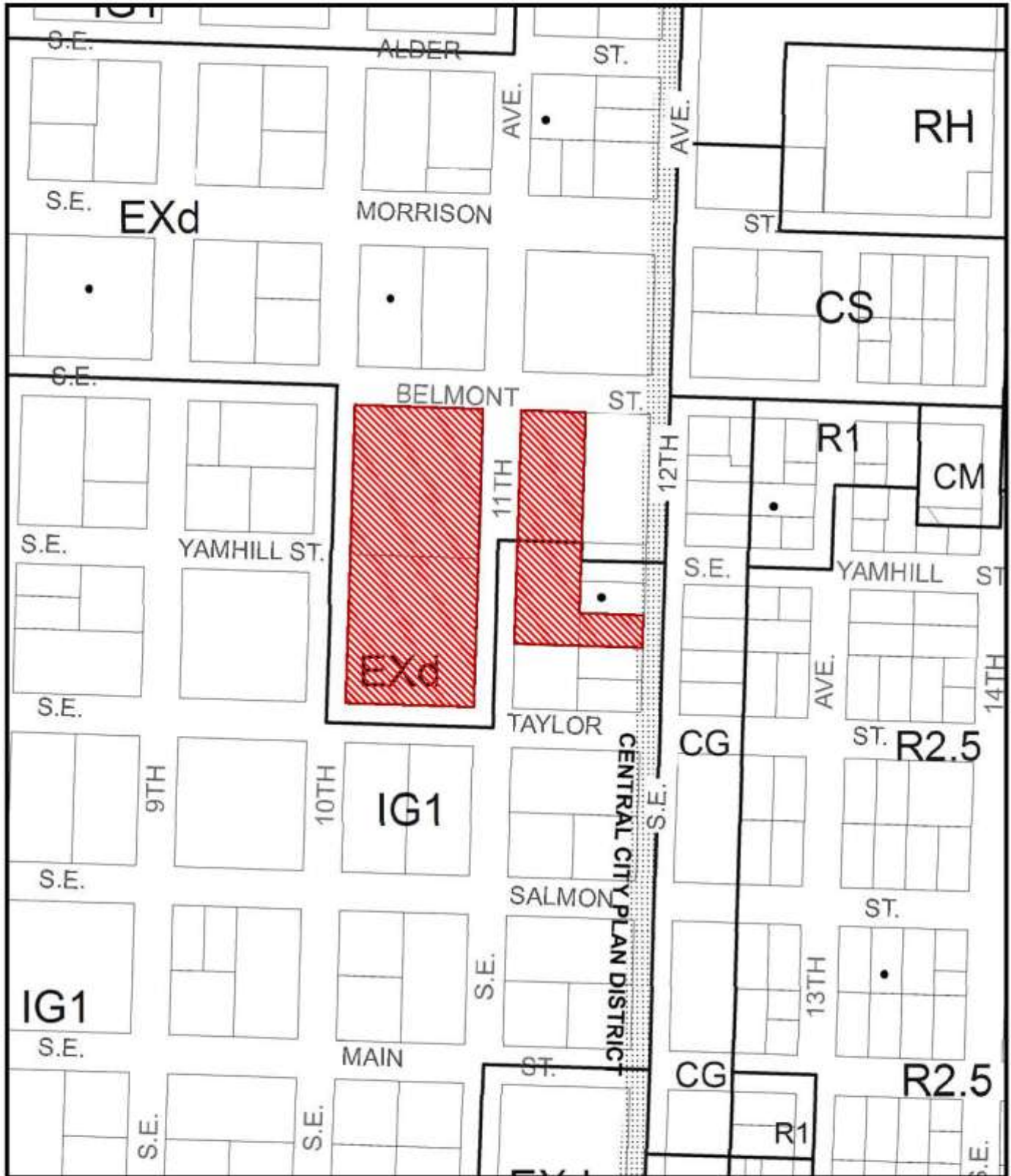
Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- The *Central City Fundamental Design Guidelines*;
- The *Central Eastside District Design Guidelines*;
- **33.825.040.A-B**, Modification Approval Criteria; and
- **33.805.040.A-E**, Adjustment Approval Criteria.

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 March 11, 2014 and determined to be complete on May 5, 2014.


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, Superblock Site Plan, SE 10th Elevations – West, SE 10th Elevations – East, East Building Elevation – West and East



ZONING

 Site

 Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No. LU 14-125908 DZM AD

1/4 Section 3131

Scale 1 inch = 200 feet

State_Id 1S1E02BD 2400

Exhibit B (Mar 12, 2014)

C.53 Overall Street Elevations - West

LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



S.E. 10th Ave. Elevation - West Overall 1" = 32'-0"



W 14-125908 02M AD

KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS
05.05.2014



C.55 Overall Street Elevations - East

LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



S.E. 11th Ave. Elevation - East Overall. 1" = 32'-0"



W 14-175908 02M AD



KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS

05.05.2014

C.73 OEG Building Detailed Elevations - West & East

LOCA - THE GOAT BLOCKS / CENTRAL EASTSIDE - PORTLAND, OR



Elevation - West 1"=20'-0"



Elevation - East 1"=20'-0"

- REVISIONS - ELEVATIONS**
- 03.40 PRECAST CONCRETE
 - 04.01 CONCRETE MASCARRY UNITS
 - 04.20 RECLAIMED BRICK VENEER
 - 05.14 DECORATIVE BUILT-UP C-SHAPED STEEL CHIMNEL
 - 05.30 METAL FRAMED CANOPY
 - 05.40 METAL FRAMED BALCONY
 - 05.81 DECORATIVE METAL GUARDRAIL
 - 05.83 DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
 - 07.06 RECESSED PERFORATED METAL WALL PANEL SIDING
 - 07.25 FORMED METAL PANELS
 - 07.37 WOOD SIDING
 - 07.40 FIBER CEMENT PANEL SIDING
 - 07.41 FIBER CEMENT PLANK SIDING
 - 08.30 ALUMINUM FRAMED STOREFRONT
 - 08.40 VINYL WINDOW
 - 08.90 LOUVER - PAINTED TO MATCH ADJACENT MATERIAL
 - 08.10 MIRROR CEMENT PLASTER, STUCCO



KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS
05.05.2014

W 14-12598 02M AD