



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
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**Date:** May 23, 2014  
**To:** Interested Person  
**From:** Mark Walhood, City Planner  
503-823-7806 / mark.walhood@portlandoregon.gov

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

**CASE FILE:** LU 14-125908 DZM AD – LOCA/Goat Blocks  
**Pre-App.:** PC # 13-203772  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday June 12, 2014 @ 1:30pm  
**WHERE:** 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

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

**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, 10<sup>th</sup> Avenue, Taylor and 11<sup>th</sup> 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 11<sup>th</sup> 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 11<sup>th</sup>, with a parking garage access point onto SE 12<sup>th</sup> 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 11<sup>th</sup> Avenue. A two-story retail building occupies the northwest portion of the superblock, between the north-south walkway and 10<sup>th</sup> 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 11<sup>th</sup> Avenue, the building has three stories of apartments over a story of smaller retail spaces oriented to SE 11<sup>th</sup> 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 10<sup>th</sup>, 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 10<sup>th</sup>) and another for the hardware store (off SE Taylor). The single parking garage entry for the superblock is off of SE 10<sup>th</sup> Avenue. No loading is required or provided for the building east of SE 11<sup>th</sup> 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 11<sup>th</sup> Avenue between the two larger apartment buildings, rises up slightly as it travels west towards 10<sup>th</sup> Avenue, and finally descends down a flight of stairs to 10<sup>th</sup> 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 10<sup>th</sup> and Belmont. Retail in the 2-story building along 10<sup>th</sup> Avenue connects to the north-south walkway on the upper level, and to 10<sup>th</sup> Avenue on the lower level. Public elevators provide access to both internal walkways at the Belmont and Yamhill/10<sup>th</sup> 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on March 11, 2014 and determined to be complete on **May 5, 2014**.

#### **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](http://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.

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. The Hearings Officer does not accept comments via e-mail. 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 . Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are 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 decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

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

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on 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 based on that issue may not be allowed.

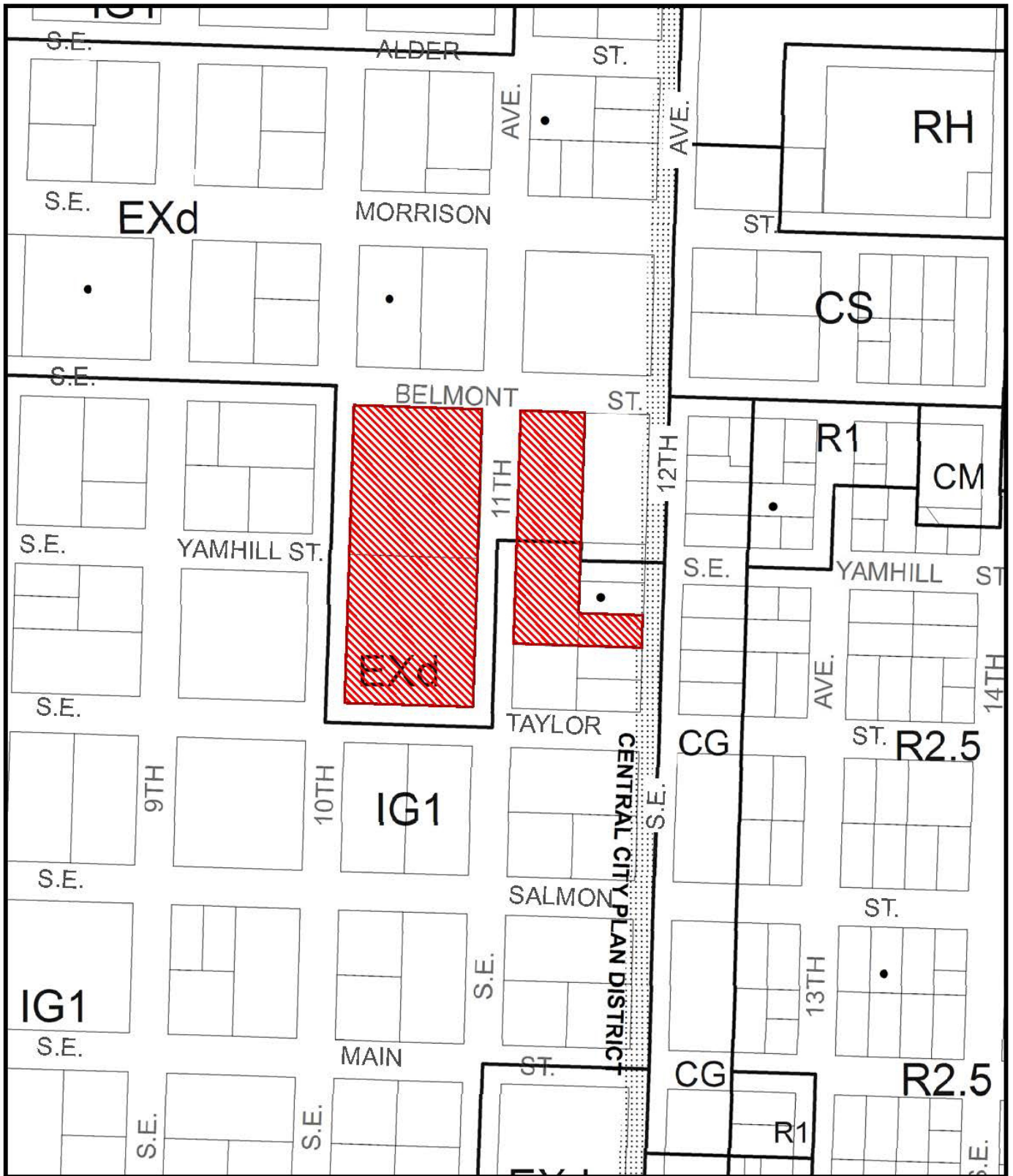
#### **HEARING CANCELLATION**

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 renotification 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](http://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, Superblock Site Plan, SE 10<sup>th</sup> Elevations – West, SE 10<sup>th</sup> 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

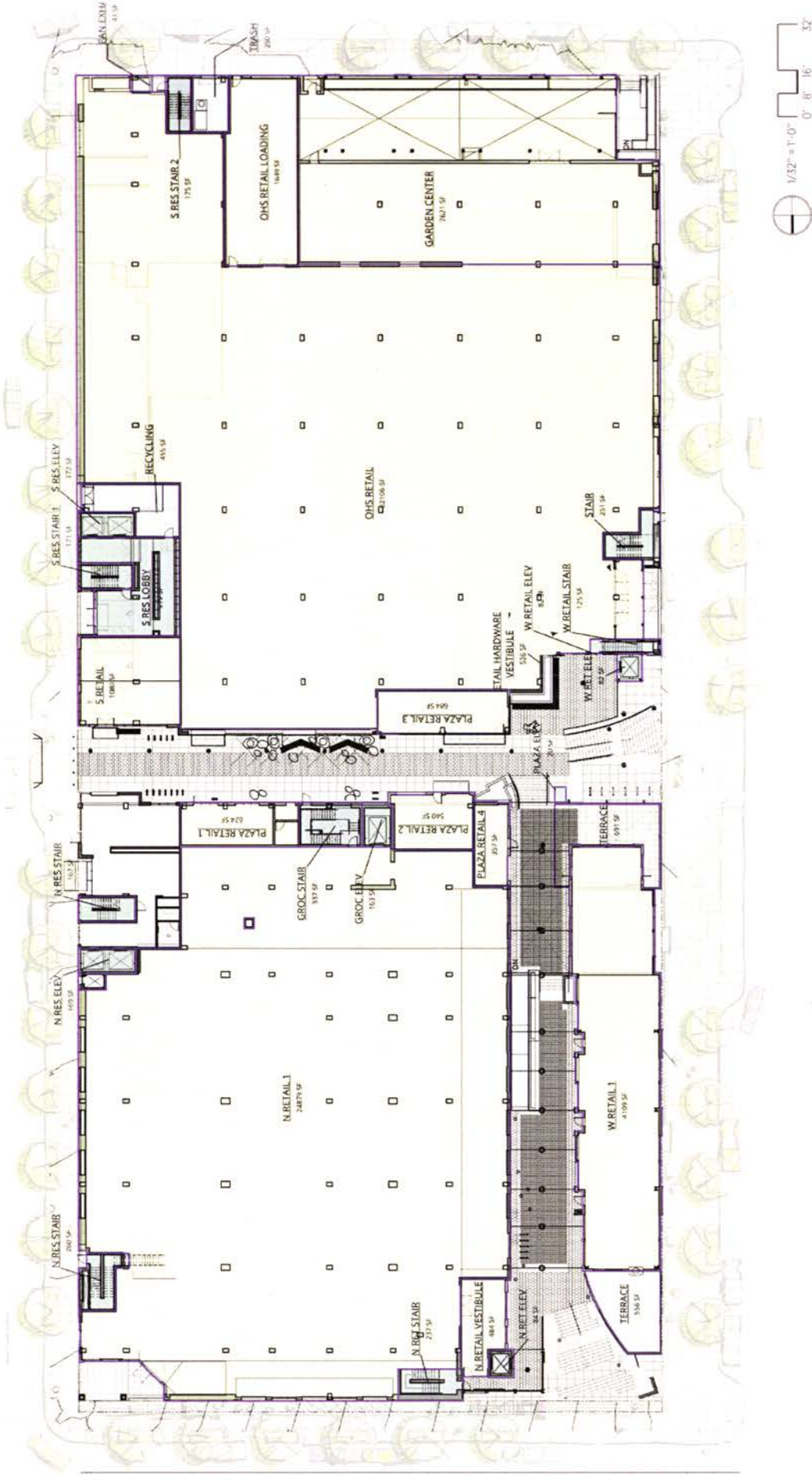
1/4 Section 3131

Scale 1 inch = 200 feet

State\_Id 1S1E02BD 2400

Exhibit B (Mar 12, 2014)





KILLIAN PACIFIC  
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS  
05.05.2014



LU 14-125908 02M AO

**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

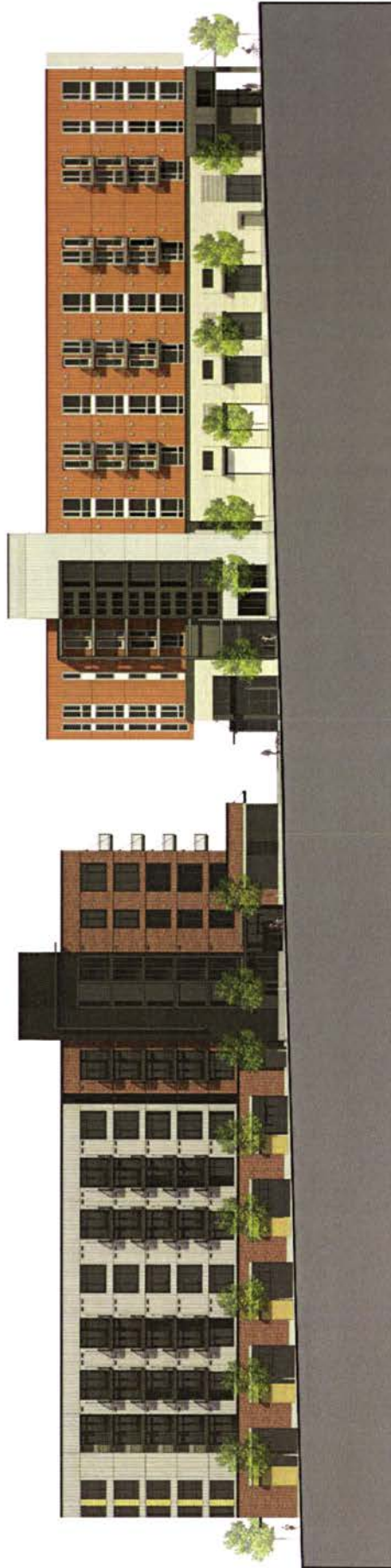


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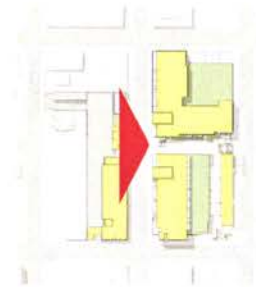
DESIGN REVIEW EXHIBITS  
05.05.2014

C.55 Overall Street Elevations - East

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



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



KILLIAN PACIFIC  
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS  
05.05.2014



W 14-125908 02M AD



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"

KEYNOTES - ELEVATIONS

- 03.40 PRECAST CONCRETE
- 04.01 CONCRETE MASONRY UNITS
- 04.23 RECLAIMED BRICK VENEER
- 05.14 DECORATIVE BUILT-UP C-SHAPED STEEL CHANNEL
- 05.30 METAL FRAMED CANOPY
- 05.40 METAL FRAMED BALCONY
- 05.81 DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
- 05.83 DECORATIVE METAL GUARDRAIL WITH GLASS INFILL PANELS
- 07.06 RECESSED PERFORATED METAL WALL PANEL SIDING
- 07.20 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 MODIFIED CEMENT PLASTER, STUCCO



KILLIAN PACIFIC  
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS

05.05.2014

W 14-125908 02M AD