



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

FROM CONCEPT TO CONSTRUCTION

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MEMORANDUM

DATE: July 10, 2014
TO: **Design Commissioners & Interested Persons**
FROM: Mark Walhood, City Planner
503.823.7806, mark.walhood@portlandoregon.gov
RE: **LU 14-125908 DZM AD, LOCA/Goat Blocks: 7/17/14 Hearing**

The applicant has made significant changes to the project since the original hearing. With the exception of some minor clarifying discussion points and information requested by staff, this report is largely in support of the project with regards to meeting the design guidelines. The material palette has simplified, the two grand stairs and public plaza areas are dramatically improved, and the street level interface along both Belmont and 11th at the North Block has been repaired. The few outstanding Design Review approvability issues are expected to be resolved pending receipt of new and revised drawings from the applicant prior to or at the public hearing.

Unfortunately, there is an outstanding street dedication issue along SE 10th Avenue that remains unresolved, and PBOT cannot recommend approval. Without a letter from the Central Eastside Industrial Council stating specific support for the shifting of the curb line along the 10th Avenue frontage 2.7 feet further into the roadway, the applicant will be required to dedicate 3 feet of land to public right-of-way along that entire frontage. Practically speaking, this ripples back into the buildings, stairs, underground superstructure/parking, etc. and needs to be addressed prior to our approval.

The minor* 'punch-list' items with regards to Design Review approvability, to be presented for discussion at the next hearing, include the following:

1. NEW SHEET - Site Plan of superblock focusing on spatial alignments and relationship of Yamhill Alley/Plaza to the historic Yamhill lot lines and block structure on the blocks immediately to the west (A3);
2. NEW SHEET - Seating and bike rack plan with locations/type of all outdoor seating, updated exterior short term bike rack detail and 2' rack spacing diagram (B4);
3. NEW SHEET - Overhead 'utility bridge' details and wrapping plaza wooden table/bench feature details;
4. NORTH BLOCK - Bring back full canopy along the Belmont frontage, change upper floor windows to a dark color such as gray, black or bronze (A4, B6, B6-1);
5. EAST BLOCK - Add street canopy at detached micro retail on Belmont, provide gated vs. open parking area entry along Belmont, provide ecoroof atop mechanical parking structure* (A4, B6, B6-1, C1-1 *parking screening is a more significant vs. minor concern);
6. PUBLIC SPACES - Create Original Art Mural on west façade grocery building, consider stucco/concrete base for mural vs. metal panel but retain brick piers to create segmented mural frame, add one long bench in Market Walk near mural, replace corten steel bike racks with another material (A4, A5-4, B4, B5); and
7. ROOFTOP MECHANICAL - Corral and screen units on East Block, show both units with sizes and screening/equipment sections for North Block, RN series unit size and screening/equipment sections for South Block (C11).

The applicant has done an excellent job of summarizing the changes made, including same-page before and after pictures, in the first 35 pages of their updated 7/1/14 drawing packet.

Thanks - please don't hesitate to contact me directly with questions.