



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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**NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL ON AN APPEAL OF A
PORTLAND DESIGN COMMISSION DECISION**

CASE FILE: LU 14-125908 DZM AD (LOCA/Goat Blocks)
WHEN: WEDNESDAY, OCTOBER 8TH, 2014 @ 2:00 PM
WHERE: COUNCIL CHAMBERS, 1221 SW FOURTH AVENUE

Date: September 15, 2014
To: Interested Person
From: Mark Walhood, City Planner, 503-823-7806

A public hearing will be held to consider an appeal of the Design Commission's decision to conditionally approve a mixed-use project on a site at 1004-1036 SE Belmont Street. The Design Commission decision of approval with conditions has been appealed by the Central Eastside Industrial Council. At the hearing City Council will consider the appeal. You are invited to testify at the hearing.

This will be an evidentiary hearing, one in which new evidence can be submitted to the City Council. For a general explanation of the City Council hearing process please refer to the last page of this notice.

GENERAL INFORMATION

Applicant: Mike Cline
Ankrom Moisan Architects, Inc.
6720 SW Macadam Ave., Suite 100
Portland, OR 97219

Appellant: Debbie Kitchin
Central Eastside Industrial Council
P.O. Box 14251
Portland, OR 97293

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

Belmont Investments II 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 503-274-2744.
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.

REVISED Proposal: Following the second hearing on July 17, 2014, the applicant made a second suite of changes in response to Design Commission concerns. These changes include the following:

- A steel beam and aluminum 'egg crate' trellis feature was added above most of the driveway at the exposed East Block vehicle area, along with new lighting and a segregated pedestrian zone behind bollards for residents;
- Additional enclosure with metal cladding was applied to the mechanical parking at the East Block, and climbing vegetation was added to the area;
- Wood cladding was eliminated on the ground floor of the East Block;
- Rooftop mechanical on the East Block was corralled and screened, and details showing full screening of rooftop mechanical on the other buildings was provided;
- Additional bike parking was added in Yamhill and near the garden center; and
- Brick module size at the south building was clarified (Norman size).

Following the first hearing on June 12, 2014, the applicant made a series of changes in response to community and Design Commission concerns. These include the following:

South Building

- Upper metal-clad volumes changed to brick;
- Glass removed from canopies;
- Garden center roof changed from gable to shed form with translucent roof;
- Signage support element removed for future Type II sign review; and
- Mechanical screening area increased to enclose mechanical.

North Building

- West sunshades: wider shutters, horizontal orientation changed;
- Apartments venting with louvers versus projecting hooded vents;
- Grocery: NE entry expanded with more bike parking;
- Grocery: Belmont façade glazing increased and recessed;
- Grocery: Base changed from Arriscraft to brick;
- Grocery: Refined transom openings at Belmont and 11th;
- Increased glass area, lowered sills, and provided ledge seating at Belmont façade;
- Added display windows to meet Ground Floor Windows along 11th;
- Corten and metal panel at entries removed; two metal wall profiles remain;

- Public Art no longer associated with RACC, large mural-like space for art along Market Walk at west grocery façade remains;
- and
- Mechanical screening added to enclose mechanical.

East Building

- Roof at parking machine expanded;
- Retail square footage increased, 5 parking stalls removed; and
- Decks removed.

West Building

- South upper retail space reduced and trellis removed to expand public plaza area along SE 10th at Yamhill;
- Wood cladding replaced with metal cladding;
- Glass removed from canopies; and
- Mechanical screen added for future mechanical.

Public Spaces

- Yamhill plaza area refined and consolidated at western edge;
- Yamhill stairs expanded and simplified;
- Yamhill stairs recessed bike parking redistributed;
- Market Walk elevator moved to eastern edge of revised plaza; and
- Market Walk internal ramp/stairs removed.

Other changes between the first and second hearings included fewer light fixture and paving material types, elimination of the corten steel, and slightly less landscaping.

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 111,000 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'. 195 retail parking stalls are proposed, as are 144 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 two concurrent Modifications and one Adjustment:

1. Modification to reduce the amount of **Ground Floor Windows** (33.140.230), on the south elevation of the south building (hardware store) from 50% to 3% of the length, and from 25% to 2% 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. 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.

DESIGN COMMISSION DECISION

Approval of Design Review for the LOCA/Goat Blocks project, in the Central Eastside Subdistrict of the Central City Plan District, including approximately 110,000 square feet of retail space, 247 apartments, 339 parking spaces, and a public access easement over the internal Yamhill Alley and public plaza area, with all exterior design elements, materials, and details as shown on the approved Exhibits C.1 through C.183, all signed and dated August 14, 2014, and subject to conditions of approval A, B, C, E, and F, below.

Approval of the Modification to reduce the Ground Floor Window area on the south elevation of the south building (hardware store), with windows occupying only 3% of the length and 2% of the ground floor wall area (33.140.230), subject to condition A, below.

Approval of the 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, subject to condition A, below.

Approval of the Adjustment to allow parking access onto SE Belmont, a Parking Access Restricted Street (33.510.265.F.6.b), subject to condition D, below.

Conditions of Approval:

- A. As part of the building permit submittal, all approved exterior building elements and designs, as well as the ground floor window layout and interior parking stall dimensions, must be as shown on the relevant approved drawings, Exhibits C.1 through C.183. The sheets on which this information appears must be labeled "Design as approved in Case File LU 14-125908 DZM AD".
- B. In the areas for public art shown on the west façade of the main North Block building (Exhibits C.65 & C.66), and on the north façade of the South Block building (Exhibits C.79 & C.80), the applicant shall obtain permits and install Original Art Murals prior to receiving a final certificate of occupancy for the project, unless an alternative art/display proposal is approved through a follow-up Type II Design Review. On the west façade of the North Block, the mural may be either four smaller panels or one large panel, as indicated on Exhibits C.65 & C.66.
- C. Rooftop mechanical equipment and layout for the East Block as shown on sheet C.164 of the approved drawing set is not approved. The earlier version of four centralized equipment corrals with perimeter screens shown on sheet C.164 of the August 4th plan set (Exhibit H.24) is approved instead.
- D. A curb cut extension shall be provided at SE 11th & Belmont on the eastern block, and the applicant shall coordinate with Tri-Met staff to develop a bus shelter configuration that maximizes available intersection sight distance.
- E. The raised planting boxes for the egg crate trellis at the vehicle area on the East Block must be planted with an evergreen vine, such as evergreen clematis, or other similar evergreen species.
- F. The aluminum egg crate trellis material over the vehicle area on the East Block must be replaced with the same translucent, "clear" shade of Pentaglas roofing material used on the nursery volume at the South Block for 25% of the trellis surface area (measured in plan view).

By: 
Guenevere Millius, Design Commission Chair

Application Filed: May 5, 2014.
Decision Filed: August 15, 2014

Decision Rendered: August 14, 2014
Decision Mailed: August 27, 2014

APPEAL

The Design Commission decision of approval with conditions has been appealed by the Central Eastside Industrial Council. According to the appellants' statement, the appeal of the decision is based on arguments that right-of-way issues remain unresolved, findings on impacts to nearby industrial activities were not made, and that the applicable Zoning Code approval criteria are not met (see attached appeal statements for more information).

Review of the case file: The Design Commission's decision and all evidence on this case are now available for review at the Bureau of Development Services, 1900 SW 4th Avenue, # 5000, Portland OR 97201. Copies of the information in the file can be obtained for a fee equal to the City's cost for providing those copies. I can provide some of the information over the phone.

We are seeking your comments on this proposal. The hearing will be held before the City Council. To comment, you may write a letter in advance, or testify at the hearing. In your comments, you should address the approval criteria, as stated above. Please refer to the file number when seeking information or submitting testimony. Written comments **must be received by the end of the hearing** and should include the case file number and the name and address of the submitter. It must be given to the Council Clerk, in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204. A description of the City Council Hearing process is attached.

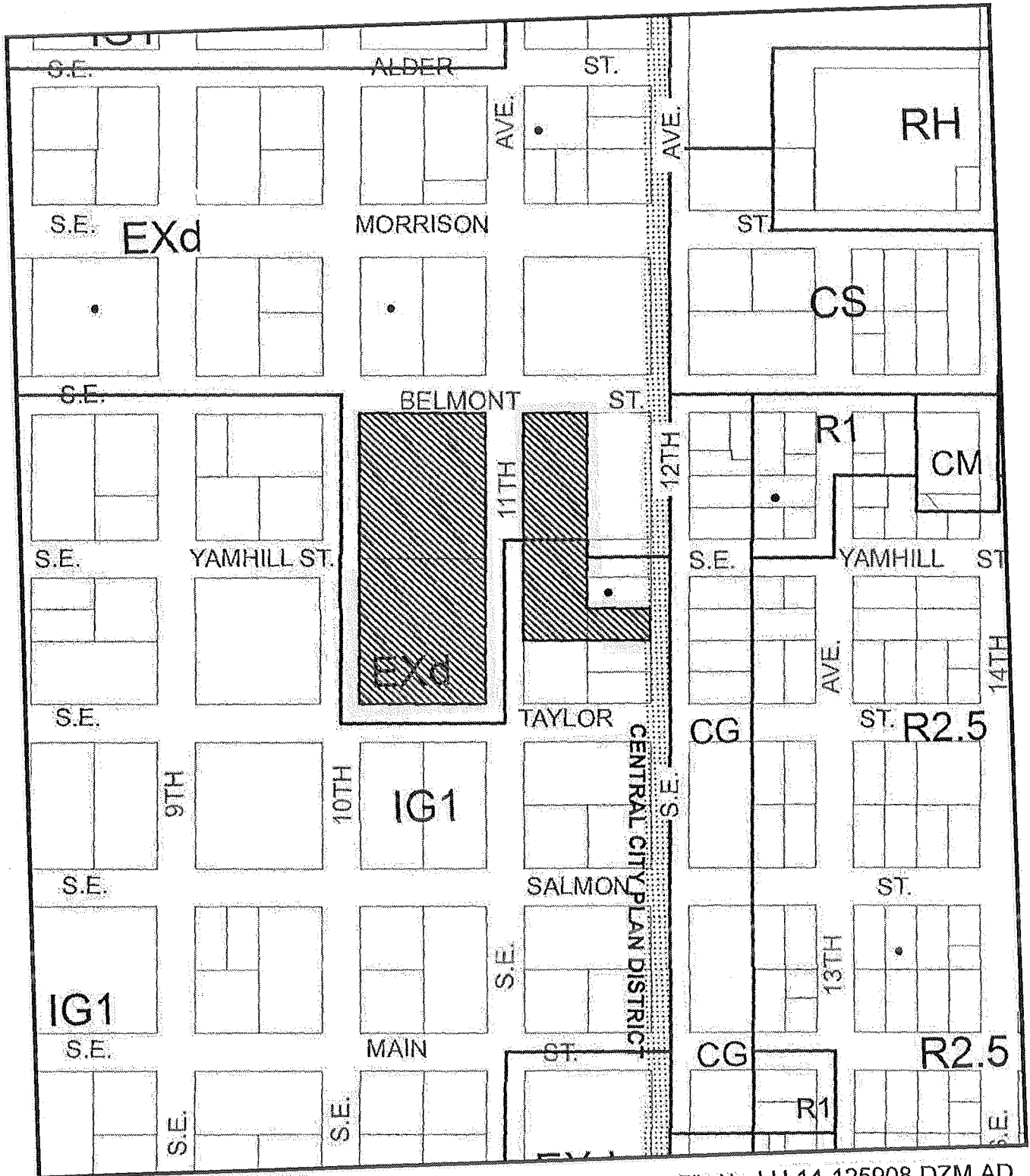
If you choose to provide testimony by electronic mail, please direct it to the Council Clerk [karla.Moore-Love@portlandoregon.gov]. Due to legal and practical reasons, City Council members cannot accept electronic mail on cases under consideration by the Council. Any electronic mail on this matter must be received no less than one hour prior to the time and date of the scheduled public hearing. The Council Clerk will ensure that all City Council members receive copies of your communication.

City Council's decision is final. Any further appeal must be filed with the Oregon Land Use Board of Appeals (LUBA). Failure to raise an issue in a hearing, in person or by letter, by the close of the record or at the final hearing on the case or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the City Council, they may not be able to respond to the issue you are trying to raise. For more information, call the Auditor's Office at (503) 823-4086.

If you have a disability and need accommodations, please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.

Attachments

1. Zoning Map
2. Site plan
3. Appeal Form and Statements (3 pages)
4. City Council Appeal Process



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

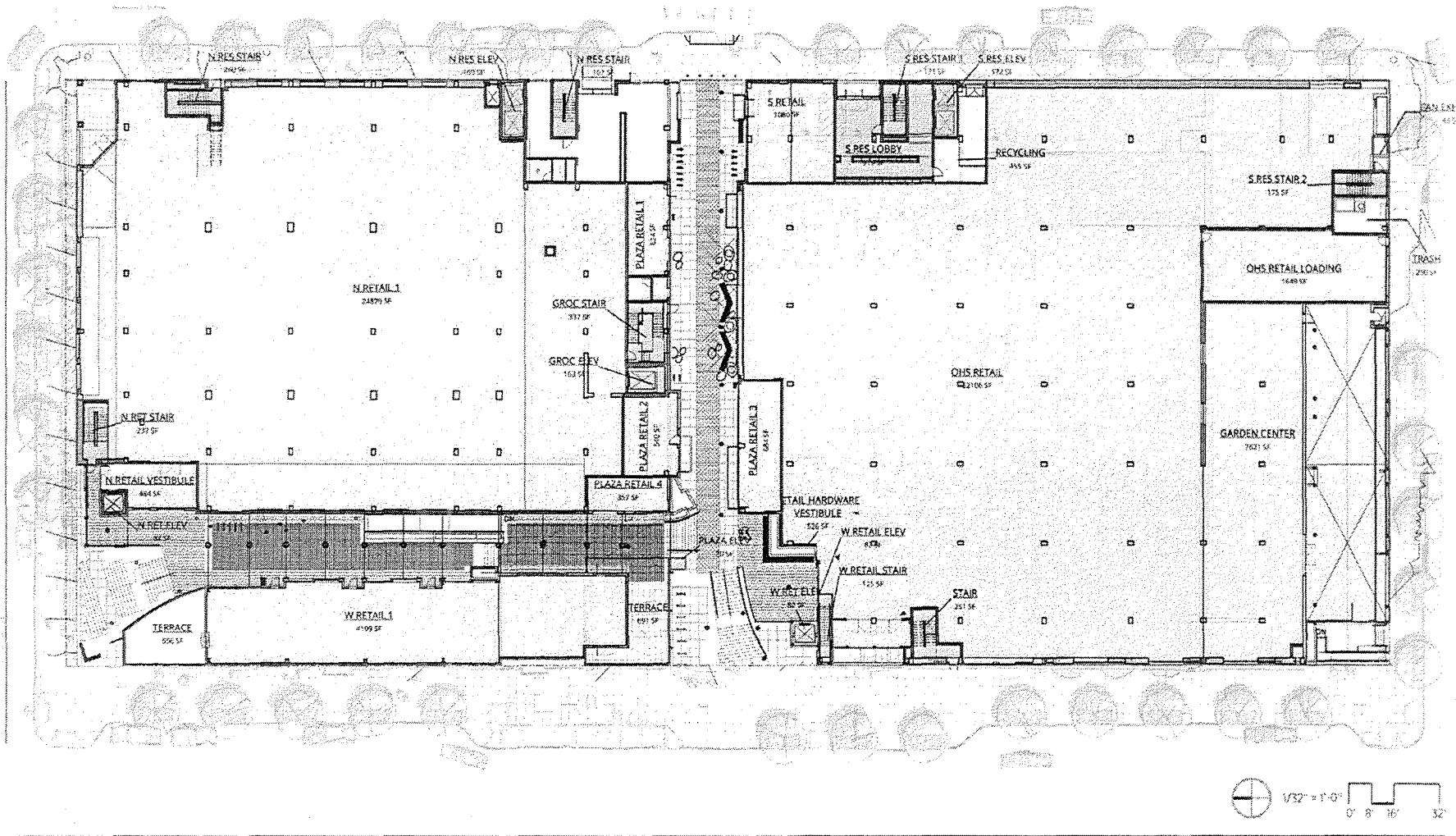
Scale 1 inch = 200 feet

State_Id 1S1E02BD 2400

Exhibit B (Mar 12, 2014)

C.29 Superblock Plan - Grocery & Market Terrace Retail

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



CU 14-125908 DZM AD



KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS

05.05.2014

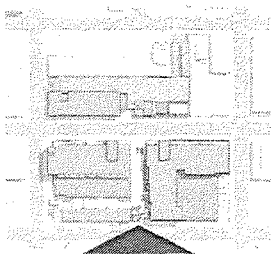
C.53 Overall Street Elevations - West

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



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

W 14-125908 02M AD



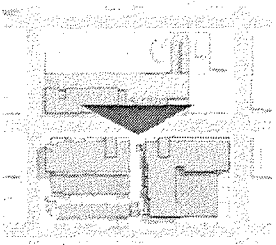
KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS

05.05.2014



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



W 14-125908 DZM AD



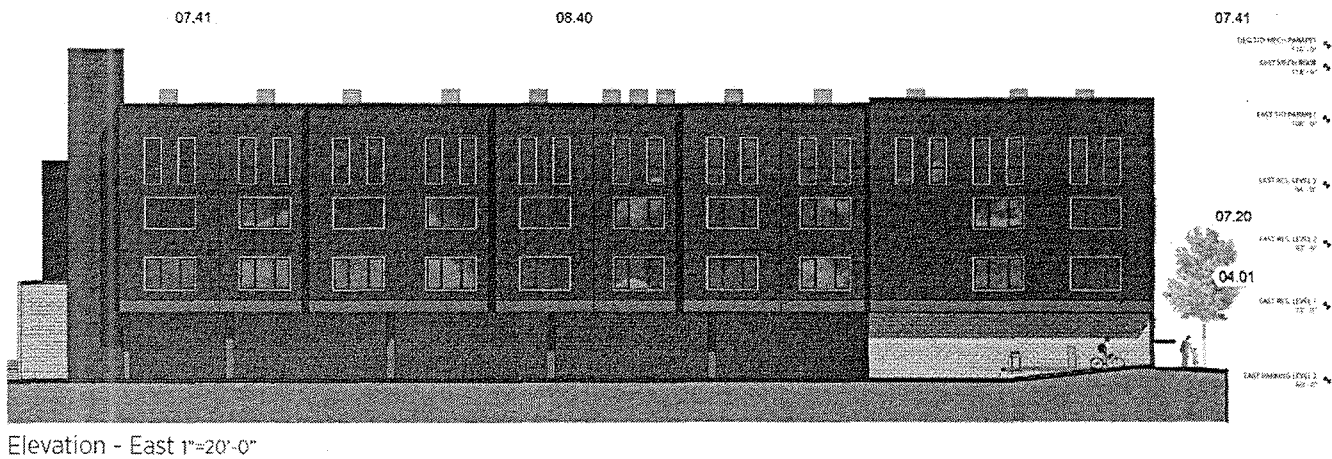
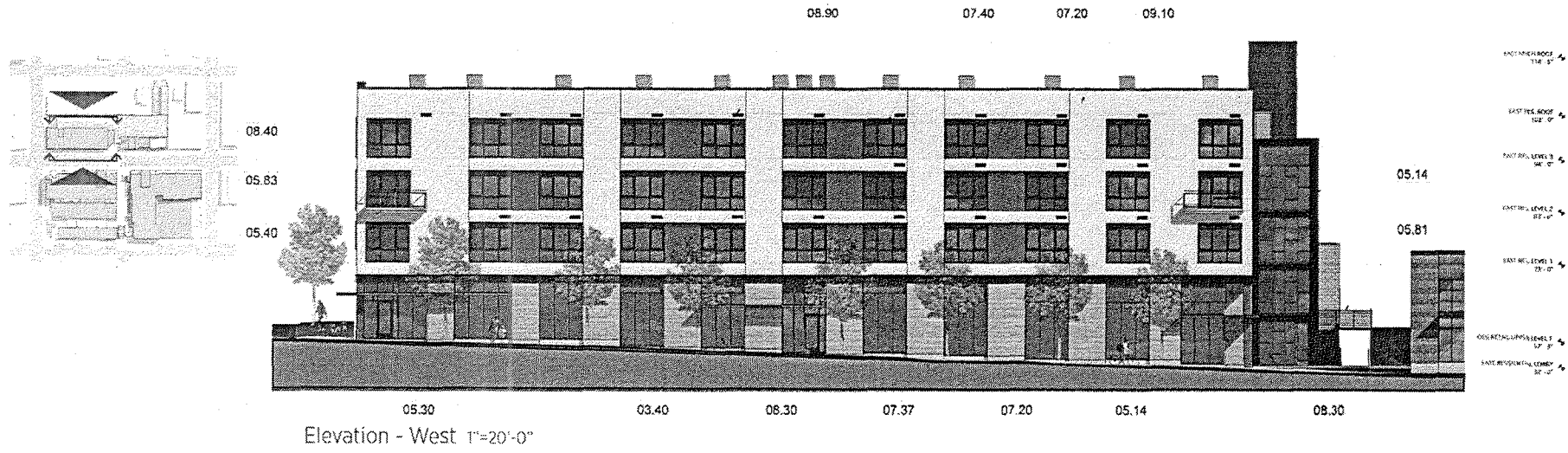
KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS

05.05.2014

C.73 OEG Building Detailed Elevations - West & East

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



- 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
 - 06.83 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
 - 09.10 MODIFIED CEMENT PLASTER, STUCCO

M 14-125908 02M AD



KILLIAN PACIFIC
ANKROM MOISAN ARCHITECTS, INC.

DESIGN REVIEW EXHIBITS

05.05.2014

BDS

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SUSANNE STAHL
PORTLAND COMMISSION ON
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PORTLAND, OR 97293

LU 14-125908 DZM
DATE MAILED: 9/12/2014
26 LABELS

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C/O MICHAEL REDMOND
1036 SE TAYLOR ST.
PORTLAND, OR 97214-2527

METRO
SUSTAINABILITY CENTER
600 NE GRAND AVE.
PORTLAND, OR 97232

KEN DEINER
BUCKMAN NEIGHBORHOOD
536 SE 17TH AVE.
PORTLAND, OR 97214

ODOT REGION 1
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123 NE FLANDERS ST.
PORTLAND, OR 97209

GXI INC
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PORTLAND, OR 97214-2507

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C/O DOUG KLOTZ
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PORTLAND, OR 97214