



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

MEMORANDUM

Date: May 5, 2016
To: Portland Design Commission
From: Tim Heron, Design & Historic Resource Review
503-823-7726, tim.heron@portlandoregon.gov
Re: EA 16-137261 DA – Kaiser Permanente Block 80 Plaza and Parking Garage

Attached is a drawing set for the Design Advice Request of a proposed development of the Kaiser Permanente Block 80 Plaza and Parking Garage.

The Kaiser Permanente tower at 500 NE Multnomah Street is served by two surface parking lots to the north across NE Multnomah Street and a 418-stall parking garage to the east. This existing garage occupies 3/4 of the double-block straddling the NE Hassalo Street alignment and includes a full level of parking below-grade with service access to the KPB Tower. This project seeks to replace the existing garage, which has begun to structurally fail and is partially closed to use, with a new 484-stall parking structure. Additional features proposed include a pedestrian plaza, covered public seating, space for a lunchtime food cart pod, a new rain garden adjacent to the streetcar station, and a public bicycle parking facility proposed as part of the Lloyd District Bicycle Parking Program.

DEVELOPMENT TEAM BIO

Architect Karl Sonnenberg, ZGF Architects LLP, Portland OR 97205
Owner/Developer Willy Paul, Kaiser Permanente, Portland, OR 97232
Project Valuation unknown

The Zoning is Central Employment (CX) base zone with Design (d) overlay zone, in the Central City Plan District, and the Lloyd sub District. 12:1 FAR is allowed, with a potential 3:1 bonus FAR available; and the allowed height is 250’.

The approval criteria of Title 33, Portland Zoning Code are the *Central City Fundamental Design Guidelines* and the *Special Design Guidelines for the Lloyd District of the Central City Plan*.

Areas for discussion on May 19, 2016:

- 1. Two additional full block surface-level parking lots in Central City**
- 2. Master Plans - future development potential and opportunities**
- 3. NE Hassalo Plaza design and through connection**
- 4. Bike parking structure**
- 5. Surface parking lot screening walls**

Please contact me with any questions or concerns.

Encl: Zone Map
11x17 Drawing set
Design Guidelines Cheat Sheet
January 27, 2016 Early Assistance Land Use Planner Response