



City of Portland Bureau of Development Services

Staff Presentation to the
City Council

Land Use Review 11-103310 CP ZC AD

Summary of the Proposal

Comprehensive Plan Map and Zoning Map Amendment from R1, Multi-Dwelling Residential 1,000 to CG, General Commercial for Tax Lots 4301 and 4302.

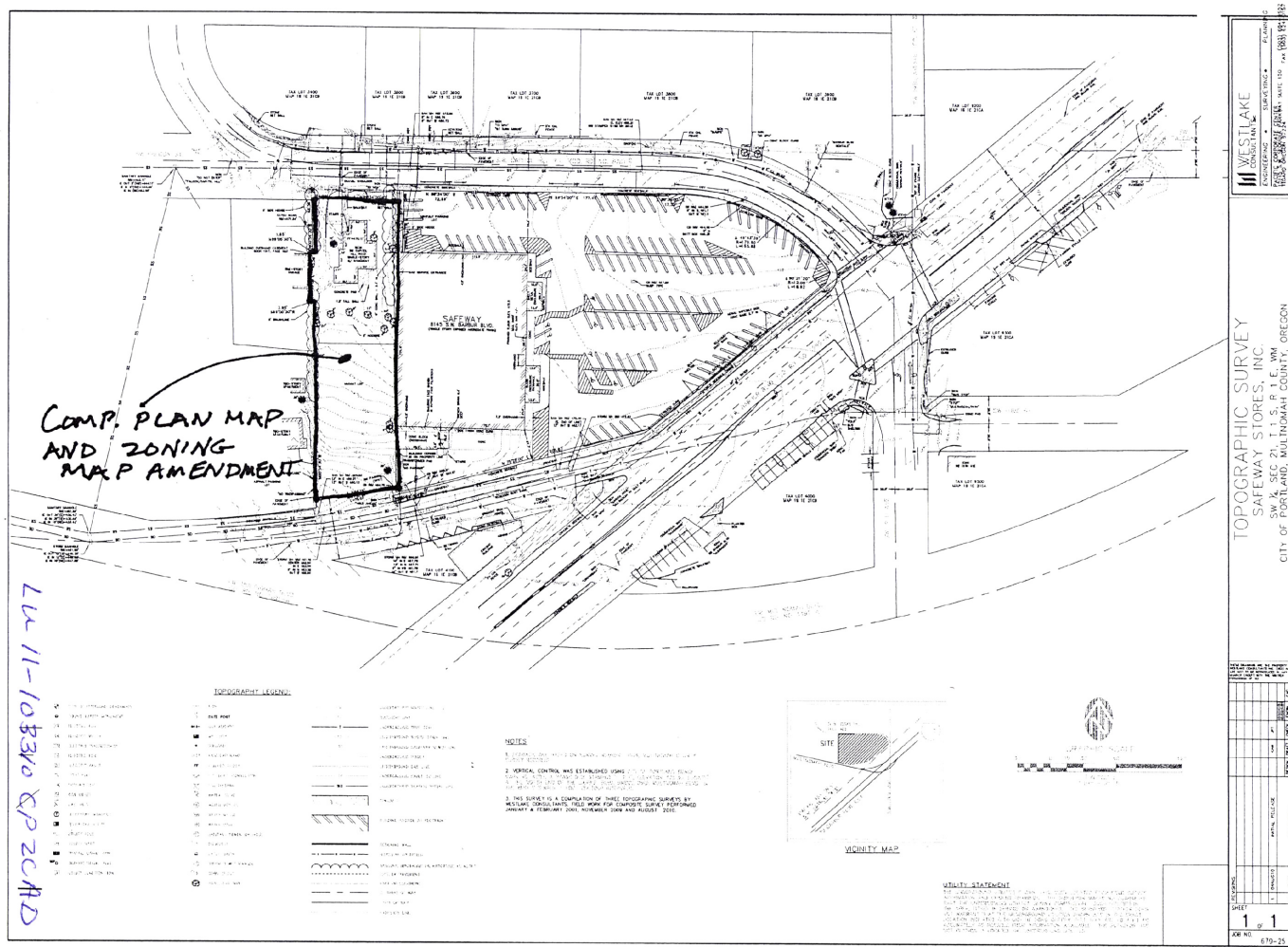
Specific Development Proposal: New 62,925 sq. ft. Safeway grocery store.

Preliminary plans identify on-site improvements and right-of-way improvements.

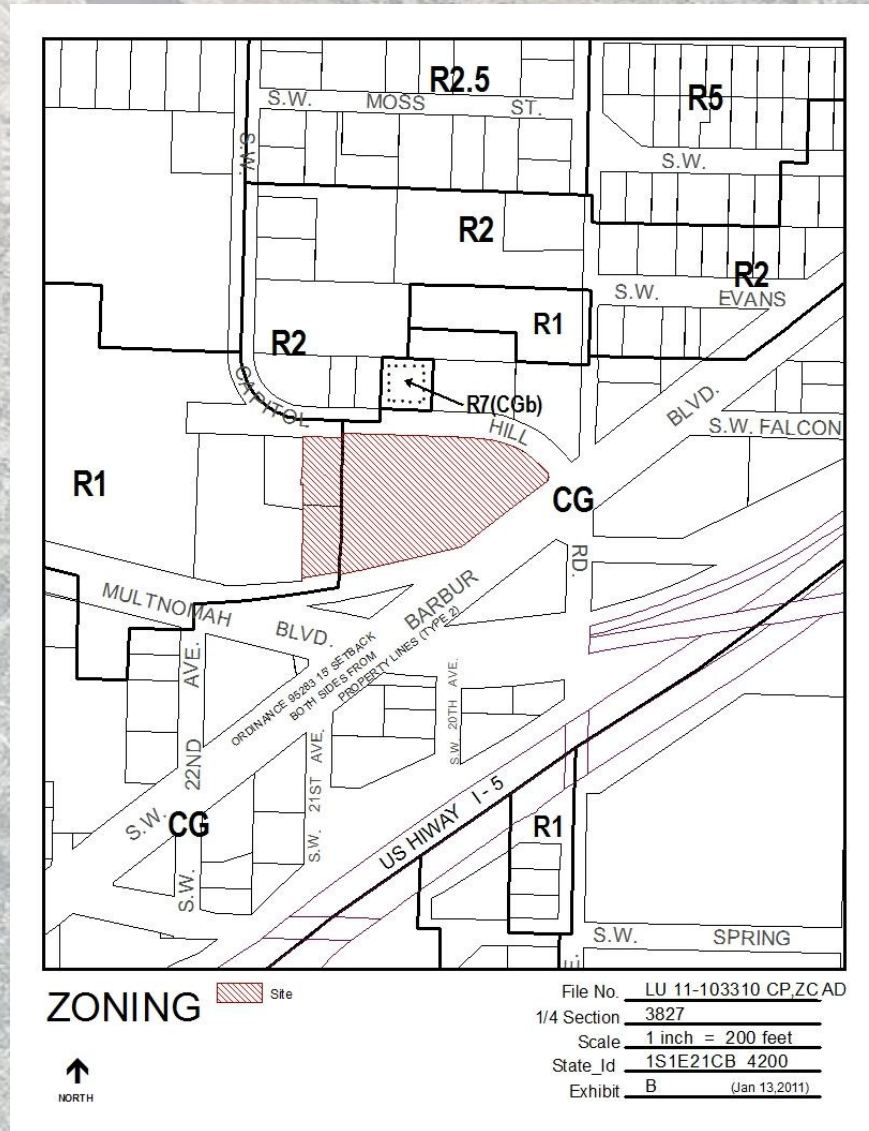
Adjustment Review to reduce the minimum required on-site landscaping from 15 percent to 14.4 percent.

Fulfill the No Net Housing Loss requirement with a covenant to protect 20 existing residential units.

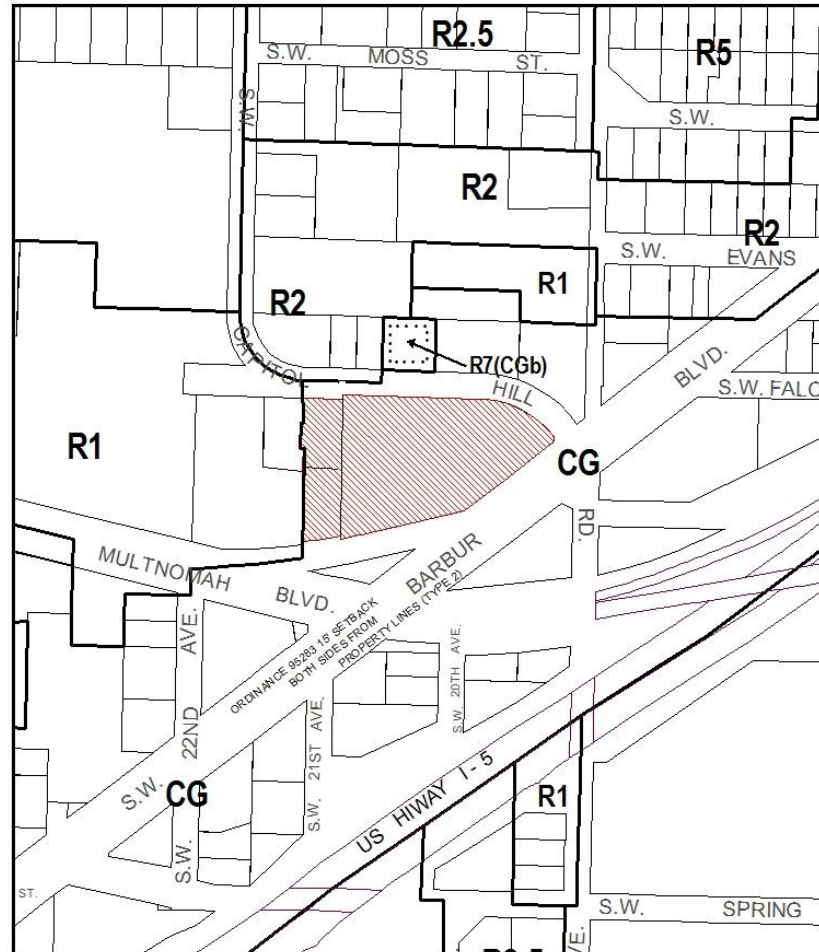
Existing Site/Proposed Map Change



Current Zoning



Proposed Zoning

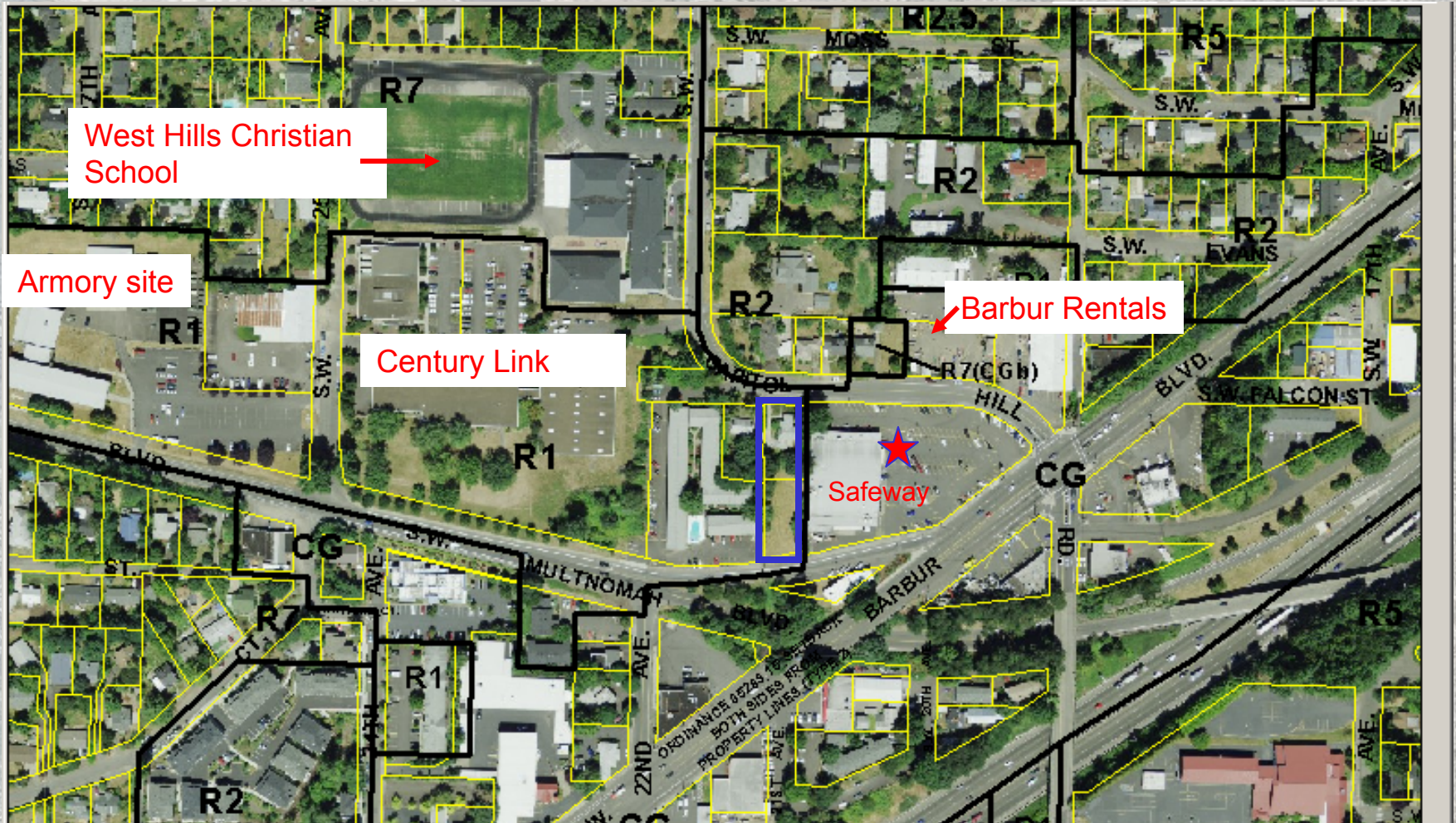


ZONING PROPOSED



File No. LU 11-103310 CP,ZC AD
 1/4 Section 3827
 Scale 1 inch = 200 feet
 State_Id 1S1E21CB 4200
 Exhibit B (Jan 13, 2011)

Aerial View – Current Zoning



Proposed Site Plan

LA 11-103310 CP 20 AD



PARKING DATA

PARKING GARAGE:	PARKING REQUIRED:
HANDICAP: 4	1 STALL PER 500 SF
COMPACT: 13	50,430 SF RETAIL AREA
STANDARD: 97	REQUIRED PARKING STALLS: 115
EXTERIOR:	
HANDICAP: 1	REQUIRED BIKE PARKING:
STANDARD: 20	5 LONG TERM
TOTAL: 135	17 SHORT TERM
BIKE: 20	

SITE DATA

TOTAL SITE AREA (AFTER DEDICATION):	92,800 SF (2.25 AC)
BUILDING FOOT AREA:	50,430 SF (1.15 AC) 0.75%
PAVED AREA:	29,016 SF (0.67 AC) 29.7%
LANDSCAPE AREA REQUIRED 10% OF SITE:	
TOTAL REQUIRED LANDSCAPE AREA:	14,056 SF
LANDSCAPE AREA:	12,586 SF (0.24 AC) 10.8%
LANDSCAPE PLANT AREA:	1,471 SF (0.03 AC) 3.1%
WATER QUALITY PLANTER / UTILITY AREA:	1,550 SF
TOTAL LANDSCAPE AREA PROVIDED:	14,057 SF (14.4%)
PARKING LOT LANDSCAPE AREA:	1,011 SF
PARKING LOT LANDSCAPE REQUIRED:	45 SF PER EXTERIOR STALL
21 EXTERIOR STALLS @ 45 SF PER STALL =	945 SF REQUIRED

BUILDING DATA

LOWER LEVEL AREA:	
LOWER LEVEL VERTICAL CIRCULATION AREA:	2,924 SF
LOWER LEVEL LOADING / UTILITY AREA:	1,550 SF
TOTAL LOWER LEVEL BUILDING AREA:	6,495 SF
UPPER LEVEL AREA:	
UPPER LEVEL VERTICAL CIRCULATION AREA:	2,049 SF
UPPER LEVEL GENERAL SALES / STOCK AREA:	54,381 SF
TOTAL UPPER LEVEL BUILDING AREA:	56,430 SF

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SAFEWAY
SAFEWAY STORE
8145 SW BARBUR BLVD
PORTLAND, OR 97219

SITE PLAN

C2.1

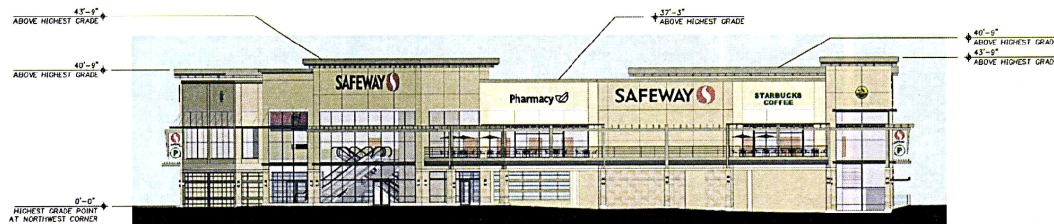
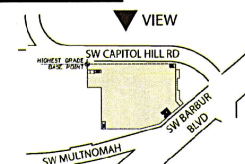
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CITY PLAN REVIEW RESPONSE - JULY 7, 2011

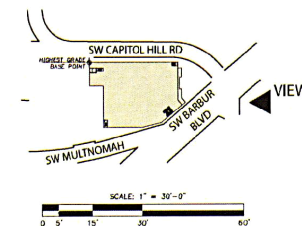
LC 11-103310 CP 2C AD



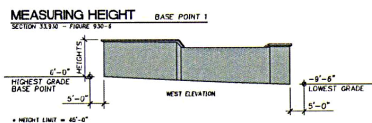
NORTH ELEVATION



EAST ELEVATION



NORTH AND EAST ELEVATIONS

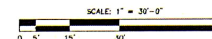


LEGEND

- CONCRETE MASONRY W/ REVEALS AND CONTROL JOINTS
- NATURAL STONE - GOLDEN SUN SLATE TILE
- BLACK ANODIZED WINDOW SYSTEM W/ LOW T, CLEAR GLAZING

PAINT SCHEDULE

- P-1 GARDIORE
- P-2 SILENT GRAY
- P-3 RANGALUM TAPE
- P-4 GRANT BEIGE
- P-5 BLACK



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2100140.00

CITY PLAN REVIEW RESPONSE - JULY 7, 2011

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Proposed R-O-W Improvements

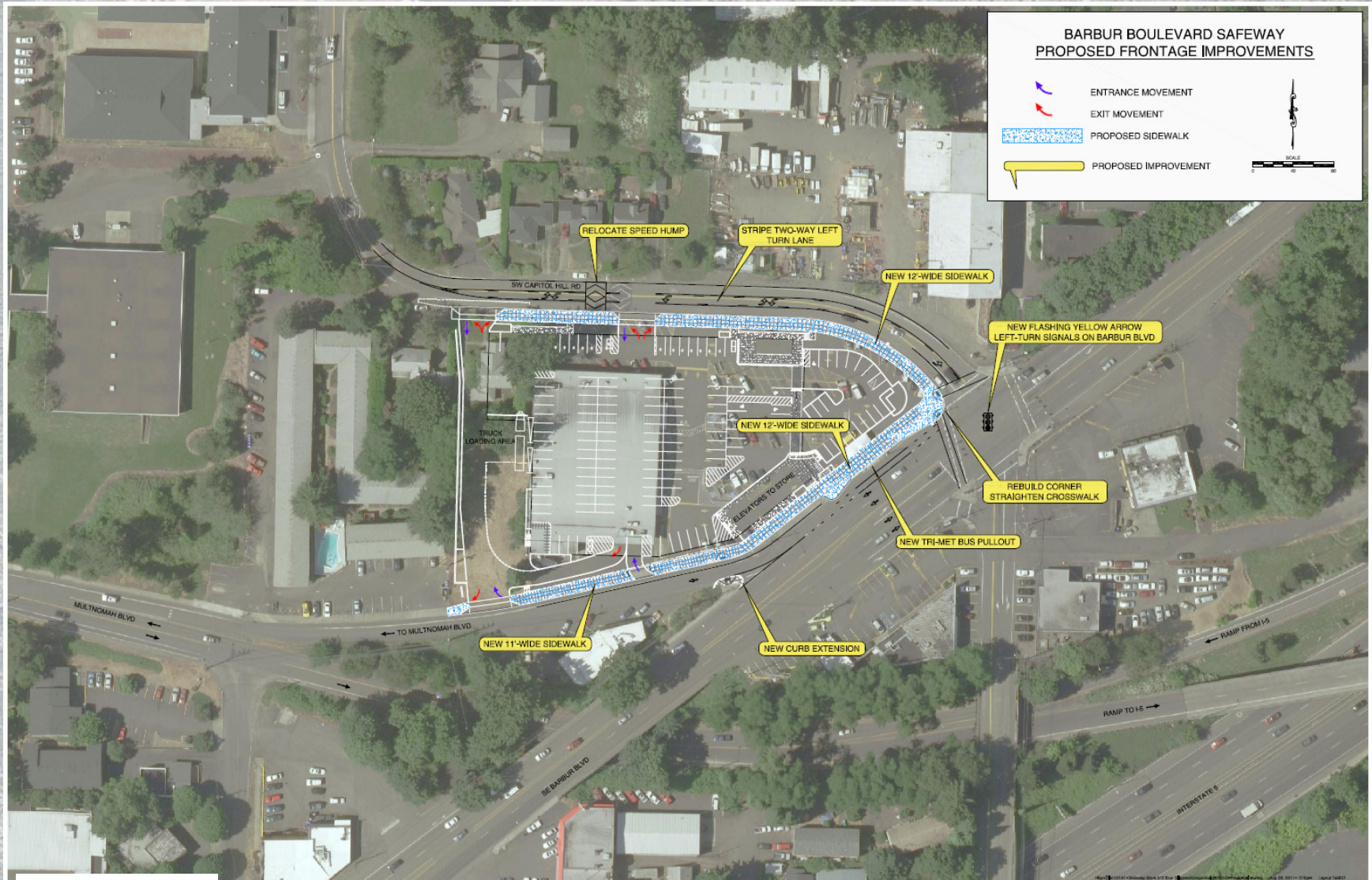


Exhibit C.14

An aerial photograph of a river flowing through a city. The river is dark and winding, with a bridge crossing it in the upper left. The surrounding area is a mix of urban development, including buildings and parking lots, and green spaces with trees. The overall tone is muted, with a light beige or tan overlay.

Approval Criteria

Approval Criteria

33.810.050, Comprehensive Plan Map Amendments

33.855.050, Zoning Map Amendments

33.805.040.A-F, Adjustments

Concerns/Opposition

Delivery trucks will adversely impact the Multnomah neighborhood.

Safety concerns about potential cut-thru traffic in loading area and security for bike parking.

A designated pedestrian crossing and slower traffic speeds are needed on SW Multnomah Blvd.

Too much impervious surface will create stormwater impacts.

The right-of-way improvements for SW Capitol Hill Rd should include a designated bicycle lane.

Hearings Officer Recommendation

Approval of Comprehensive Plan Map Amendment and Zoning Map Amendment from R1 to CG for the following two lots:

- 1. 8039 SW Capitol Hill Road
Partition Plat 2003-21, Lot 1
State ID: 1S1E21CB 4301**
- 2. Partition Plan 2003-21, Lot 2
State ID: 1S1E21CB 4302**

Conditions

- Execute and record covenant to protect 20 units of housing**
- Prior to building permit issuance, consolidate the 3 lots**

Building Permit – Project must include:

- Surveillance cameras at back of store**
- Speed bumps or traffic calming in loading area**
- Dedications and frontage improvements**
- Trip Cap – Verify compliance based on use and floor area**
- Ladder-style crosswalk on SW Multnomah, per ODOT approval**
- Safeway trucks must use only designated Truck Access streets**

Hearings Officer Recommendation

ADJUSTMENT

Approval of Adjustment to reduce total landscaping from 15 to 14.4 percent

Conditions:

- **CP ZC must be approved and recorded.**
- **60 percent of plant selection must be native plants, Portland Plant List**
- **Landscaping and hardscape improvements must be completed as proposed.**





















Proposed R-O-W Improvements

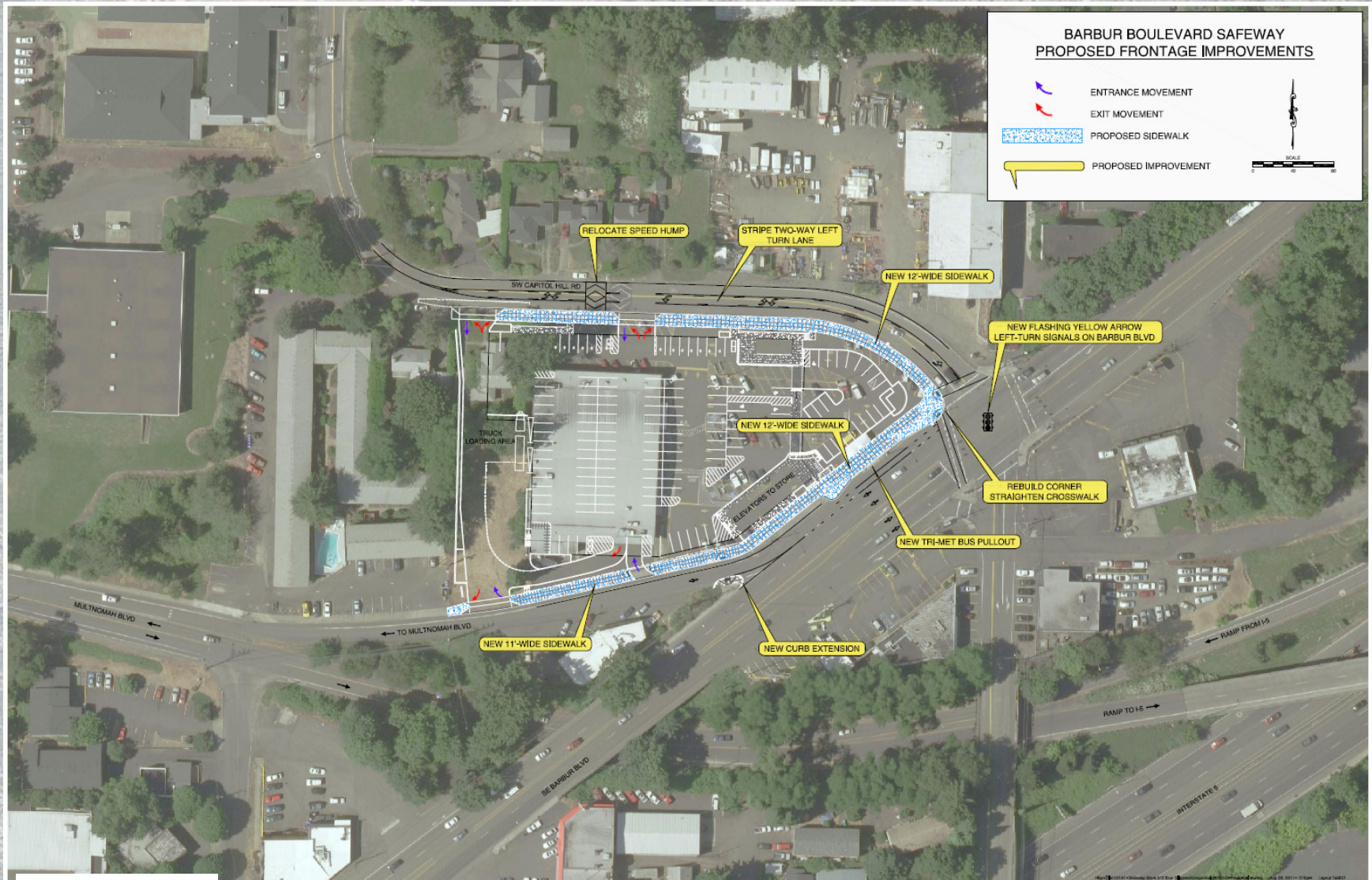


Exhibit C.14



end



