



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: October 7, 2013
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-192030 DZM – Burnside Bridgehead Block 67
Pre App: PC # 13-111743

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Staci Monroe at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: 11/1/13** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: 11/11/13**
- **A public hearing before the Design Commission is tentatively scheduled for November 21, 2013**

Applicant: Susan Barnes, 503-525-9315 / Skylab Architecture
413 SW 13th Avenue, Suite 200 / Portland, OR 97205

Owners: Jeff Pickhardt / Key Development Corporation
340 South Lemon Avenue / Walnut, CA 91789

City of Portland – PDC / Attn: Real Estate Dept
222 NW 5th Ave / Portland, OR 97209

Jonathan Malsin / Beam Development
1001 SE Water Avenue, Suite 120 / Portland, OR 97214

Site Address: **Block 67 btwn NE 3rd, NE 2nd, NE Couch & N Burnside and the vacated portion of NE Couch Street between NE 2nd & NE 3rd.**

Legal Description: BLOCK 67 LOT 3&4 TL 2000, EAST PORTLAND; BLOCK 67 LOT 3&4 TL 2100, EAST PORTLAND; BLOCK 67 LOT 5 EXC PT IN ST LOT 6, EAST PORTLAND; BLOCK 67 LOT 7&8 TL 2500, EAST PORTLAND; BLOCK 67 LOT 3&4 TL 2200, EAST PORTLAND; BLOCK 67 LOT 3&4 TL 2300, EAST PORTLAND; BLOCK 67 LOT 1&2 TL 2001, EAST PORTLAND, EAST PORTLAND, BLOCK 68 TL 2602

Tax Account No.: R226504190, R226504240, R226504250, R226504270, R226504280, R226504290, R226504200, R226504320

State ID No.: 1N1E34DA 02000, 1N1E34DA 02100, 1N1E34DA 02400, 1N1E34DA 02500, 1N1E34DA 02200, 1N1E34DA 02300, 1N1E34DA 02001, 1N1E34DA 02602

Quarter Section: 3030

Neighborhood: Kerns, contact Steve Russell at 503-784-8785.

Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: Central City - Central Eastside

Zoning: EXd – Central Employment zone with a Design overlay

Case Type: DZM – Design Review with Modifications

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Design Review for a mixed-use 21 story building; 16 stories of apartments (276 units) over 5 story podium with retail and office space (21,000 SF) and parking garage for 200 spaces. An alternative design (Option B) is proposed for a reduced tower; 13 stories with 8 residential floors (132 units) over 5 story podium (same amount of retail and parking spaces).

The project would encompass all of Block 67 and a portion of the Couch Street Pedestrian Plaza (vacated Couch Street) immediately north. A concept has been provided for the adjacent Block 76 to the east, however, it is for reference only. The ground level improvements include partial redesign of the western portion of the Couch Street Plaza, which preserves the existing vehicle access to the surface parking lot to the north while modifying the landscape and plaza area. An elevated dock with a canopy is proposed along the majority of the NE 2nd frontage. A dog run is proposed along the ground level at the SE corner. Garage entry points are located at the south end of the project along 2nd (2-way) and 3rd (1-way) Avenues. The residential entry is proposed at the north end off of the Couch Street Plaza, with commercial storefronts and entries off of NE 2nd and 3rd. The podium roof above the 5th floor would contain 8,300 SF of commercial space, enclosed and outdoor amenity space for the residents and a 9,327 SF eco-roof. Long-term bike parking (416 spaces) would be provided in the parking garage and in the residential units and 19 short term spaces would be provided along the site's frontage.

The following Modifications are requested:

- Provide 3 small (9' wide x18' long x10' vertical clearance) loading spaces within the podium garage instead of the 1 large (10' wide x 35' long x13' vertical clearance) loading space required (Section 33.266.310.C)
- Exceed the 200' height limit by 6' for a sloped parapet (Section 33.510.205.B)

- Not provide ground floor windows along Burnside at the finished grade level below the bridge deck (Section 33.140.230)

Approval Criteria:

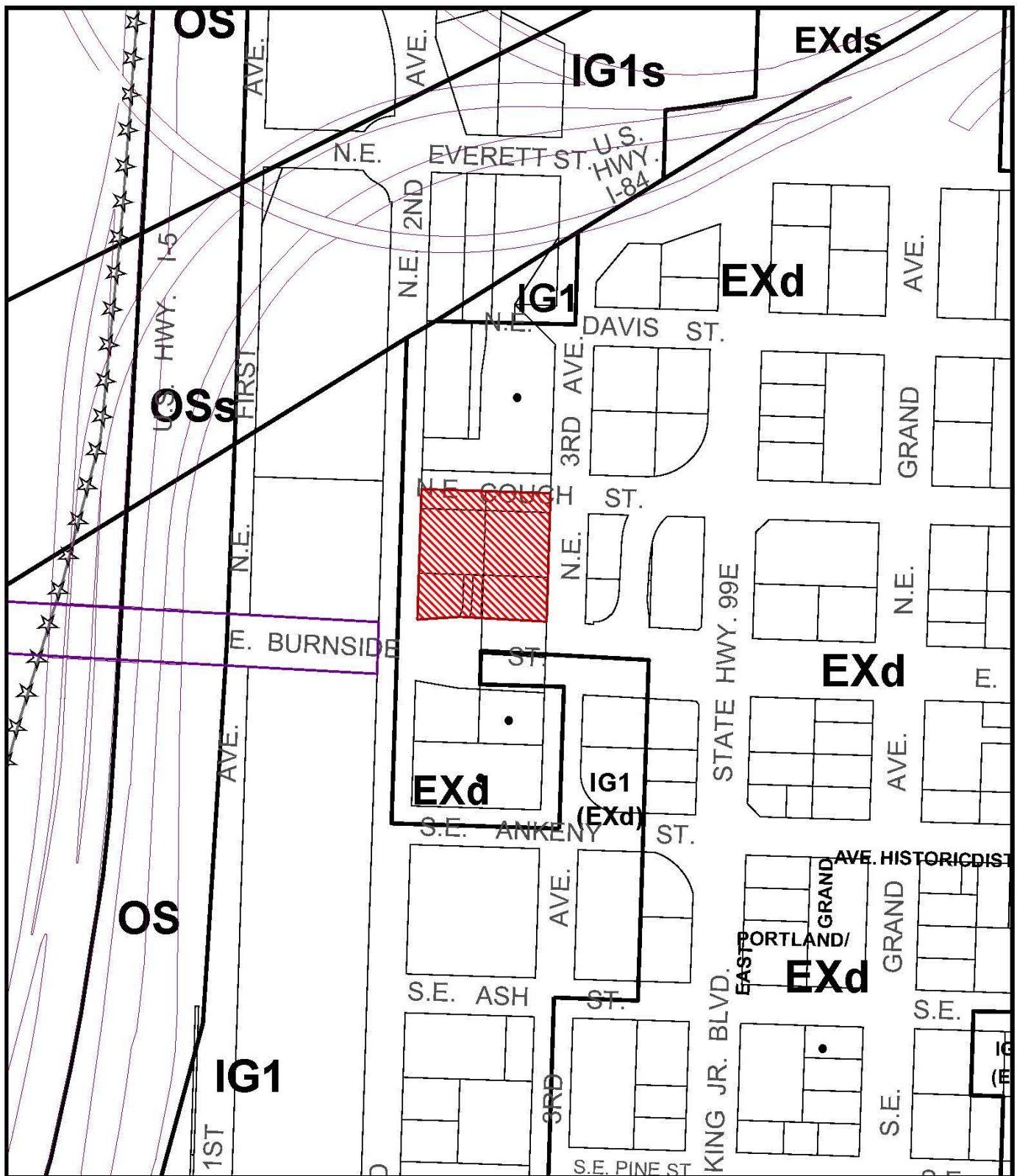
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- Modifications Through Design Review – Section 33.825.040
- Central Eastside Design Guidelines

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on August 13, 2013 and determined to be complete on **October 1, 2013**.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Building Elevations



ZONING



Site



Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE



NORTH

File No. LU 13-192030 DZM

1/4 Section 3030

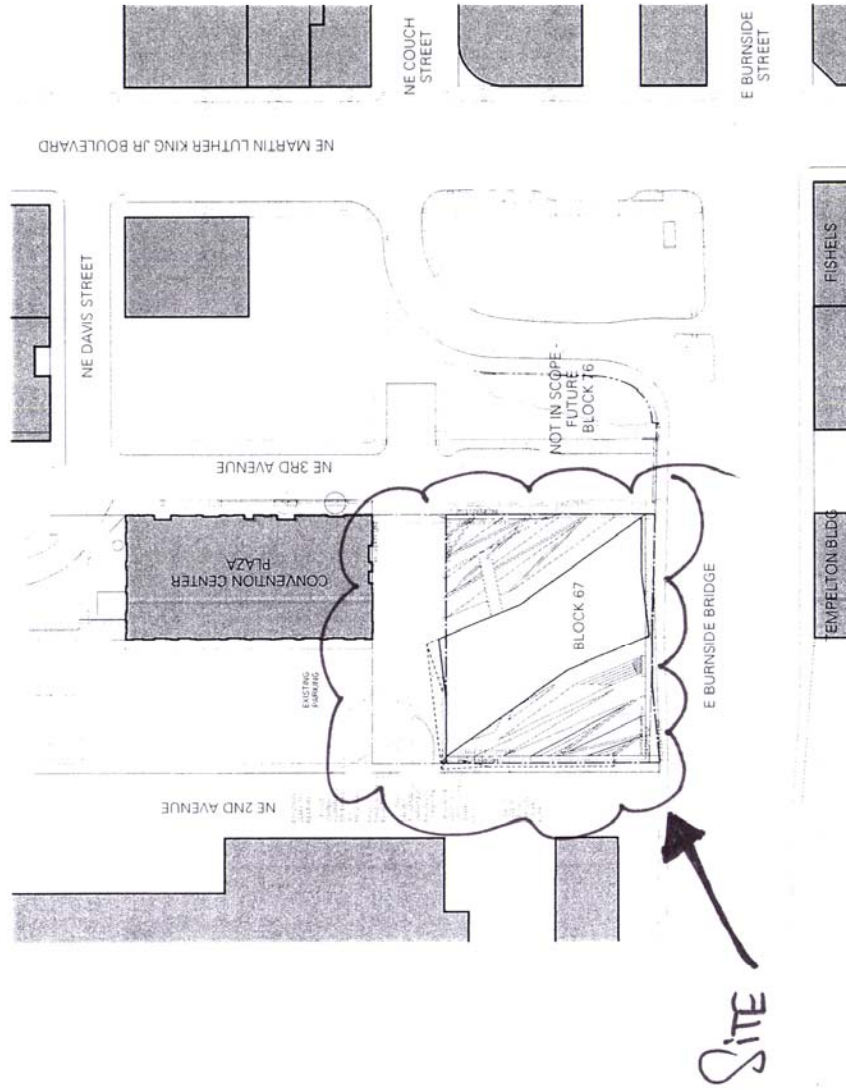
Scale 1 inch = 200 feet

State_Id 1N1E34DA 2501

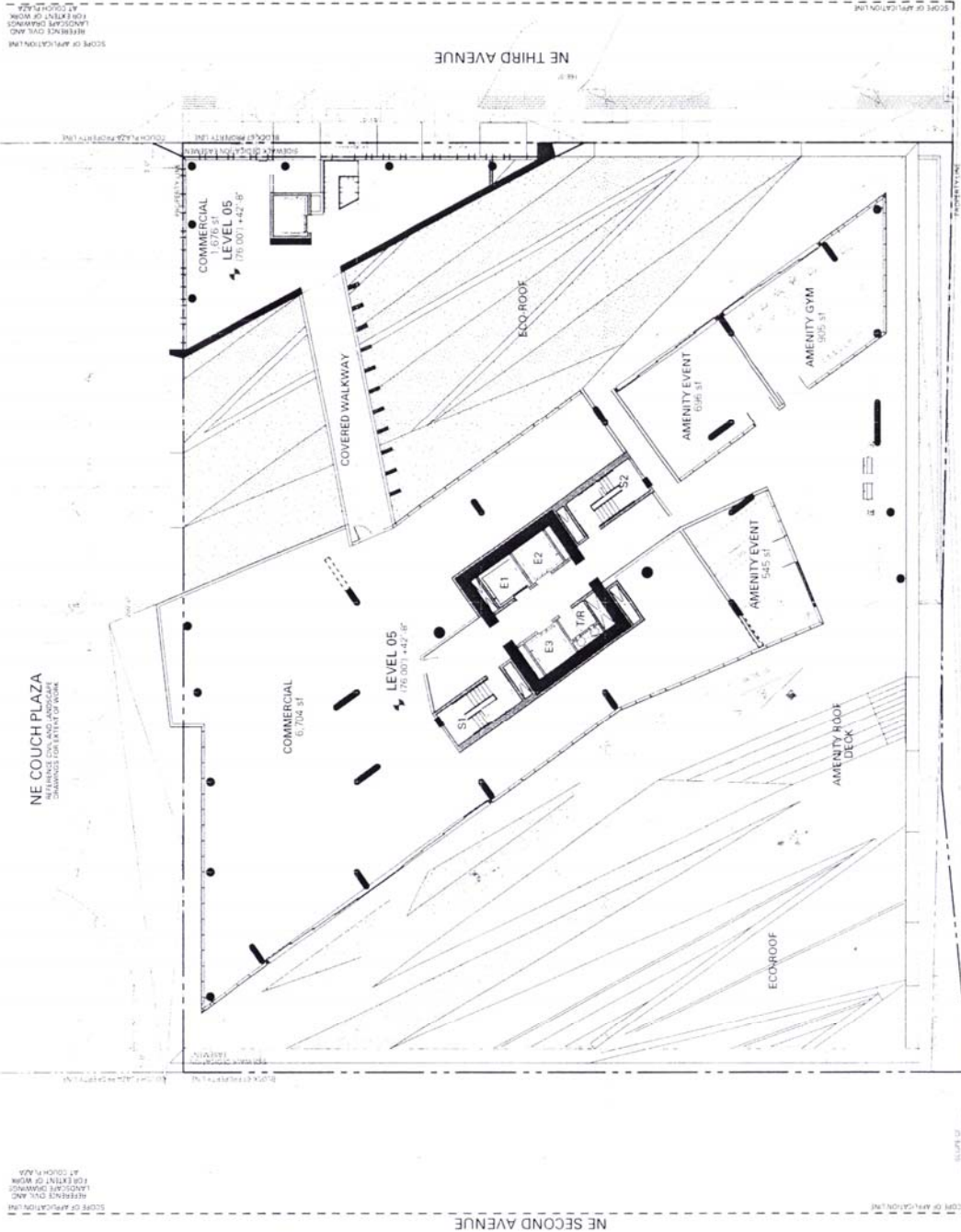
Exhibit B (August 13, 2013)

LEGAL DESCRIPTION
Portland Block 67, lots TL2000,
2100, 2200, 2300 (Lot 3 + part of
Lot 4), TL 2400 (Lot 6 + part of Lot
5), TL 2001, (Lot 1 & 2), TL 2500
(Lot 7 & 8) located between NE
2nd Avenue and NE 3rd Avenue.
Site is located in the Central East
Side Sub-district of Portland's Cen-
tral City Plan District of
Portland, County of Multnomah,
State of Oregon

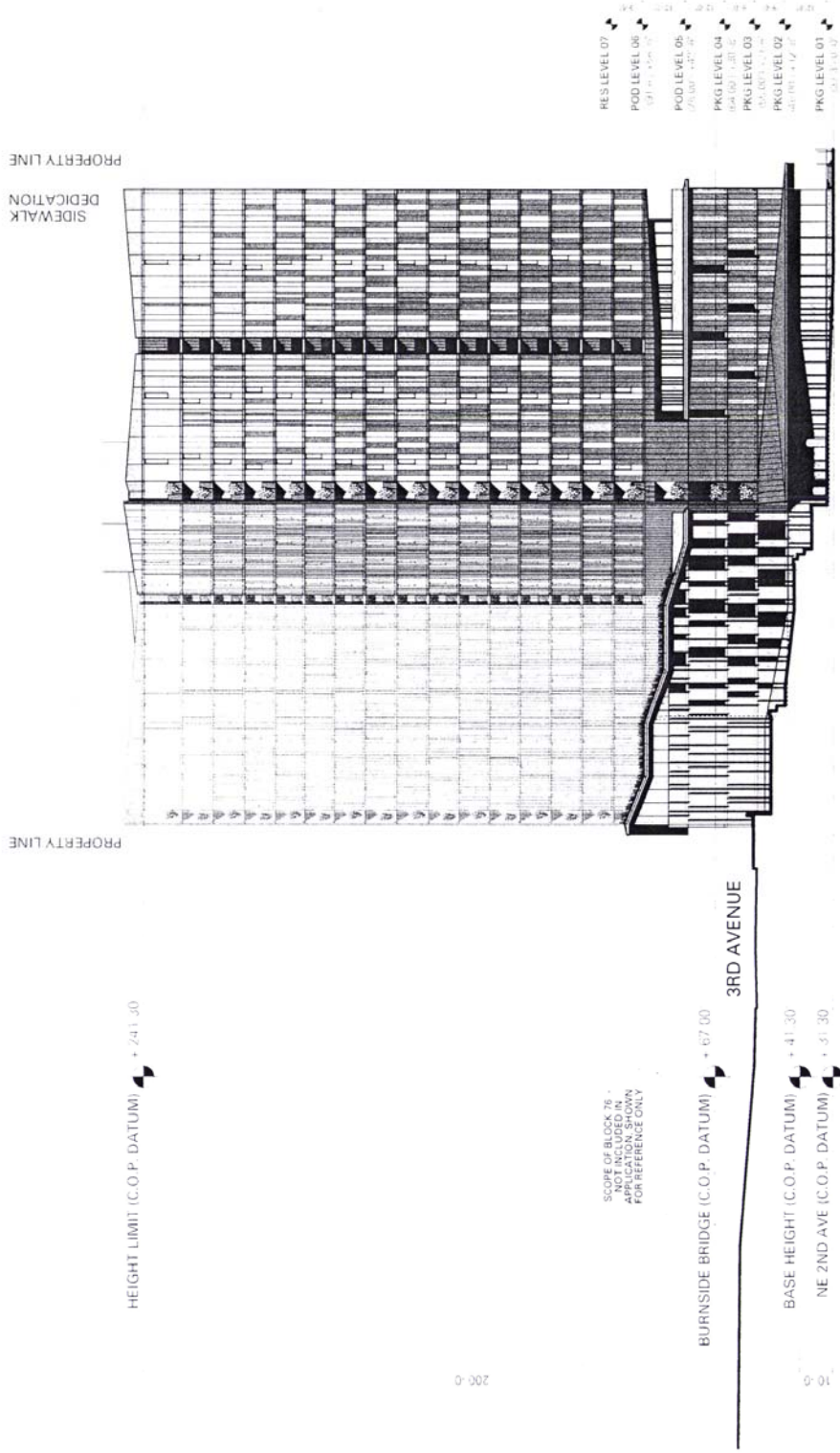
Total Lot Area : 33,586 SF
Total Building Footprint : 30,453 SF
91% of plot area



LV 13.192030 D2M



LU 13. 192030 DZM



LV 13-192030 D2M

PROPERTY LINE

PROPERTY LINE

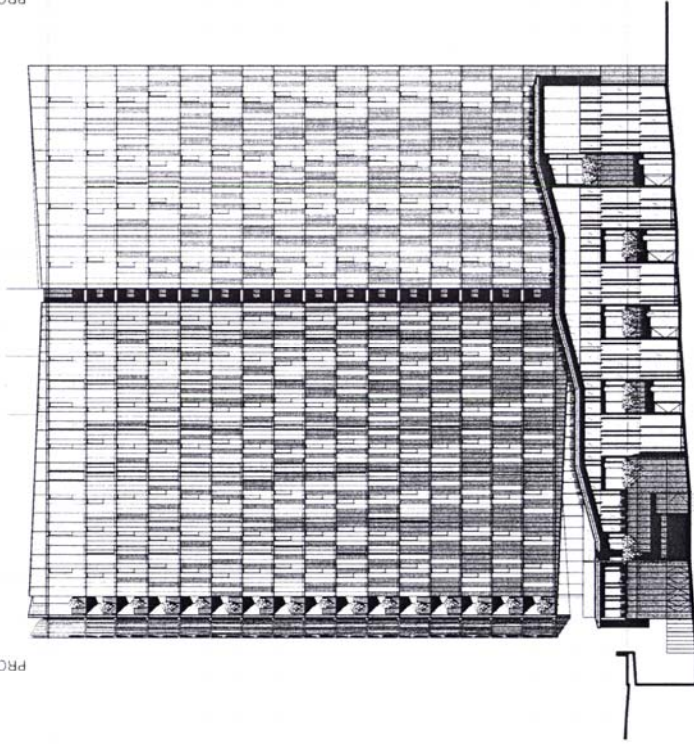
HEIGHT LIMIT (C.O.P. DATUM) + 241.80

BURNSIDE BRIDGE (C.O.P. DATUM) + 67.00

BASE HEIGHT (C.O.P. DATUM) + 41.30

NE 2ND AVE (C.O.P. DATUM) + 31.30

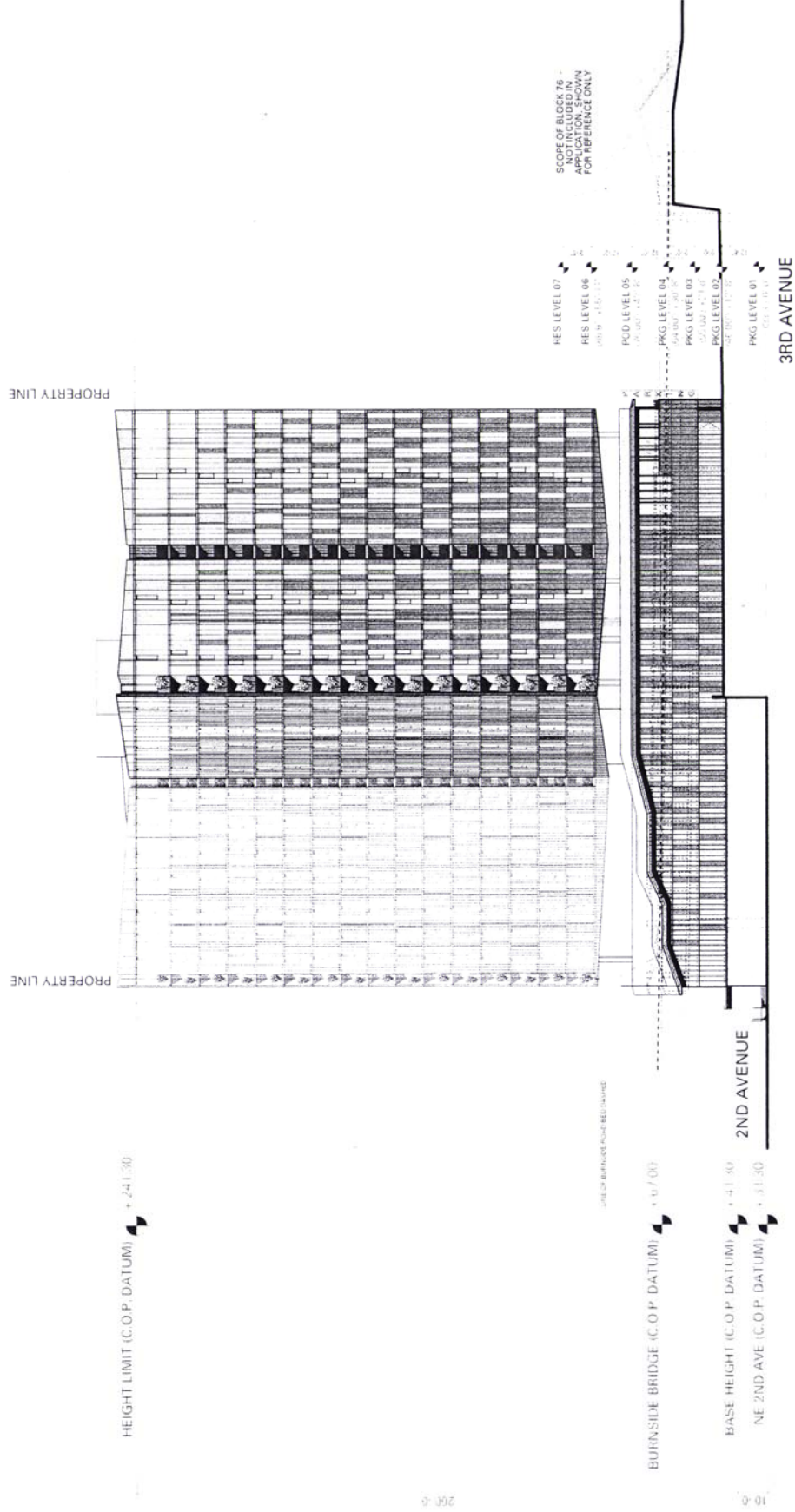
RES LEVEL 07
RES LEVEL 06
POD LEVEL 05
PKG LEVEL 04
PKG LEVEL 03
PKG LEVEL 02
PKG LEVEL 01



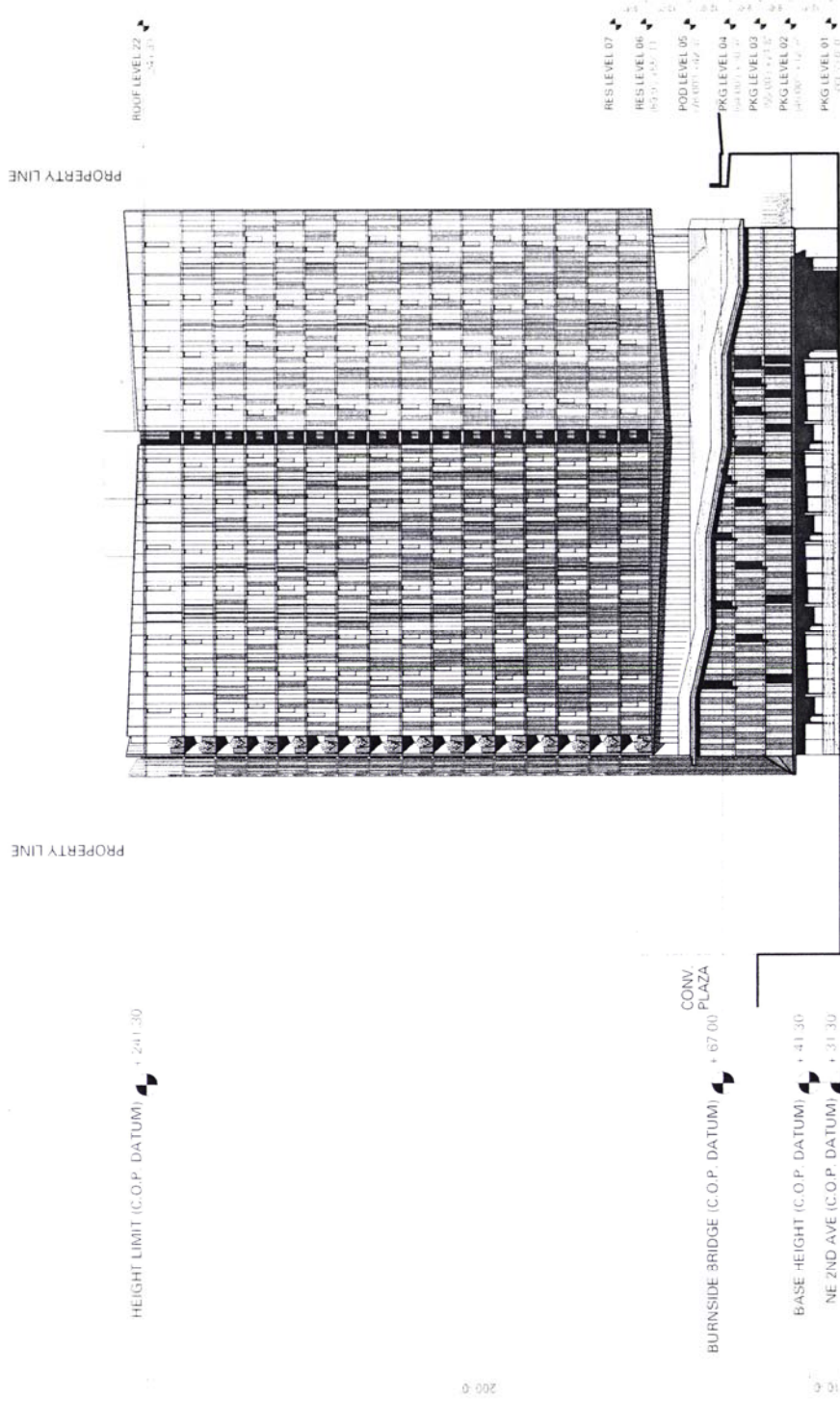
200.0

10.0

W 13-192030 02m



LV 13-192030 02m



L013-192030DZ