



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

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Date: September 8, 2017

From: Jeff Mitchem, Land Use Services  
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

## **REQUEST FOR RESPONSE**

**Case File:** LU 17-222650 DZM  
**Pre App:** 10<sup>th</sup> Ave & Yamhill St Smart Park Garage  
PC # 16-275088

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 Jeffrey Mitchem at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. 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: September 28, 2017**  
(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: October 9, 2017**
- **A public hearing before the Design Commission is tentatively scheduled for October 19, 2017, 1:30 pm**

**Applicant:** Christine Rumi | FFA Architecture & Interiors  
520 SW Yamhill St #900  
Portland OR 97204 | 503-327-0328 | [Crumi@Ffadesign.Com](mailto:Crumi@Ffadesign.Com)

**Owner:** City of Portland  
1120 SW 5TH AVE #1204  
PORTLAND, OR 97204

**Representative:** Kim Knox | Shiels Obletz Johnsen, Inc.  
11140 SW 11th Ave, Suite 500  
Portland, OR 97205 | 503-242-0084 | [Knox@Sojpdx.Com](mailto:Knox@Sojpdx.Com)

**Site Address:** 730 SW 10TH AVE

**Legal Description:** BLOCK 218 LOT 1-8 SEE ALSO SUB-ACCT -3301, PORTLAND  
**Tax Account No.:** R667723300  
**State ID No.:** 1N1E34CC 09500  
**Quarter Section:** 3029, 3129

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** Downtown Retail Council, contact Sandra McDonough at 503-552-6762.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - West End  
**Zoning:** CXd, Central Employment 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:**

The Portland Bureau of Transportation and Prosper Portland (formerly Portland Development Commission) are proposing renovation of the full block SmartPark garage bounded by SW 9<sup>th</sup> Ave, SW 10<sup>th</sup> Ave, SW Yamhill St and SW Morrison St. The \$17.5 million renovation consists of the following key components:

- *Stairs & Elevators.* Consolidation of stairs and elevators from the current configuration of one at each corner to one stair and two elevators at the SW and NE corners.
- *Retail Expansion.* Approximately 800 sf of additional retail floor area on the corners of the garage where stairs and elevators will be removed.
- *Mechanical.* Upgrades to mechanical and lighting to improve energy efficiency.
- *Accessibility.* ADA improvements including retail access and re-stripping of some parking stalls.
- *Building Infrastructure.* Solar panels integrated into roof-top canopies, new signage, new canopies on corner and mid-block retail entrances.

Because the valuation of the project designates the proposal as a Major Remodel (per Portland Zoning Code Chapter 33.910), the following development standards apply – 33.510.215 *Required Building Lines*; 33.510.225 *Ground Floor Active Use*; 33.510.230 *Ground Floor Windows*; 33.510.226 *Minimum Active Floor Area*. Of those standards, the proposal requires the following Modifications through design review.

- **33.510.220, 33.140.230 Ground Floor Windows** – This standard is required for all building frontages if the proposal is a Major Remodeling project. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. *Proposal: SW 9<sup>th</sup> Ave – 46% window length, 36% window area; SW 10<sup>th</sup> Ave – 12% window length, 10% window area.*

- **33.510.225, Map 510-7 Ground Floor Active Uses** – Applies to all block frontages if the proposal is a Major Remodeling project. The ground floor height must be at least 12 feet clear, must be at least 25 feet deep measured from the street-facing façade, must meet the standards of the Accessibility Chapter of the State of Oregon Structural Specialty Code, and the street-facing facade must include windows and doors, or be structurally designed so doors and windows can be added when the space is converted to active building uses. *Proposal: SW Yamhill Street façade – existing height, 12'-7" will be reduced to 11'-7" (3% reduction) in a portion of the ground floor active use spaces (insulation installed to improve energy efficiency and noise attenuation).*

Additionally, the proposal requires the following Modification related to parking space size due to re-striping:

- **33.266.130.F, Table 266-4 Parking Space Dimension** – Parking space dimension for 30 degree angled stalls is required to be 8'-6" wide by 15' long. *Proposal: to allow the 781 re-configured regular parking spaces on Levels 2-7 of the garage to have substandard dimensions of 7'-6" X 13'-3".*

Design Review is necessary because the proposal is for new construction in a Design Overlay Zone.

#### **Approval Criteria:**

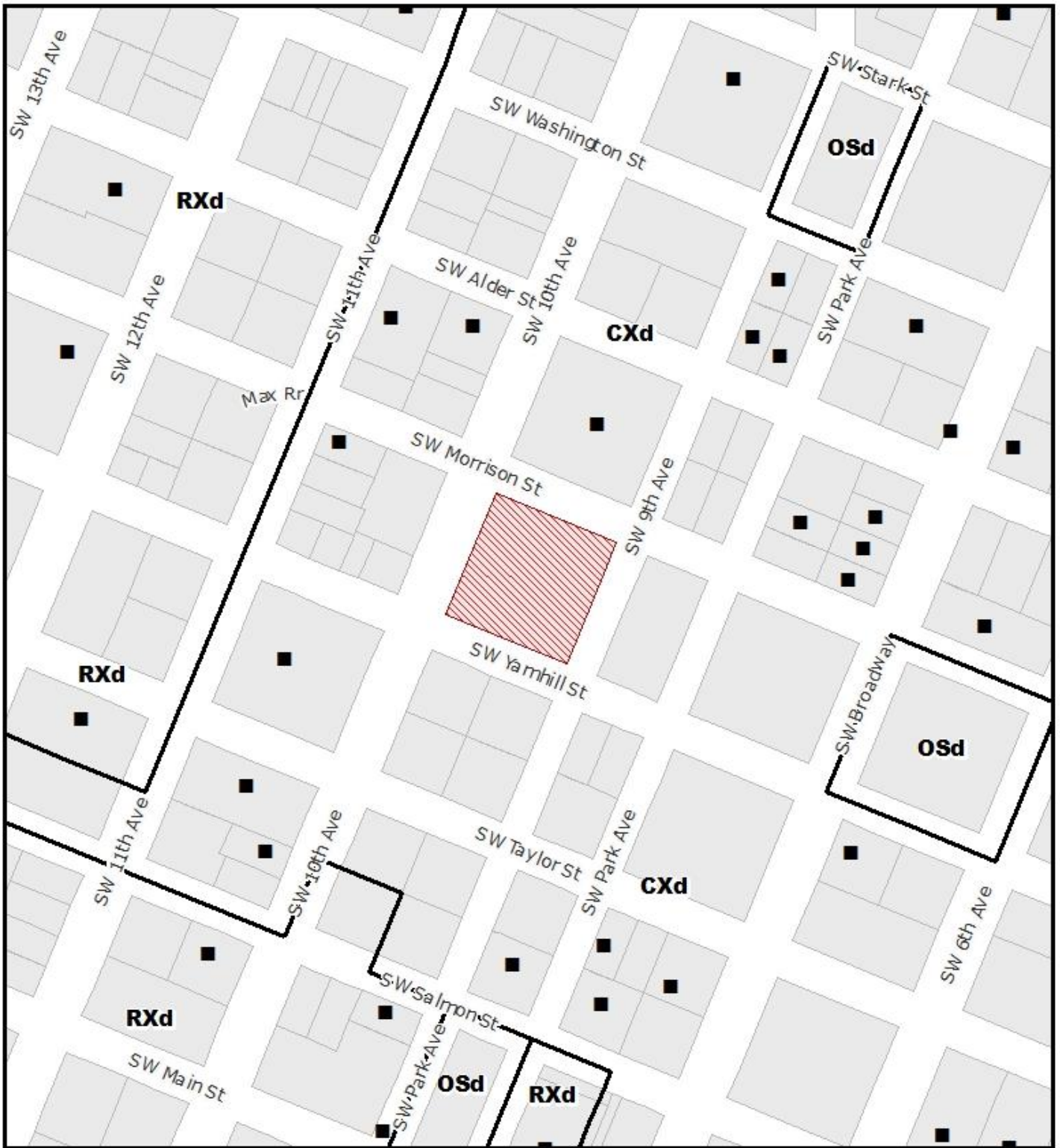
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines
- 33.825 Design Review

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 14, 2017 and determined to be complete on September 1, 2017.

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, Elevations



# ZONING



THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 WEST END SUBAREA



Site

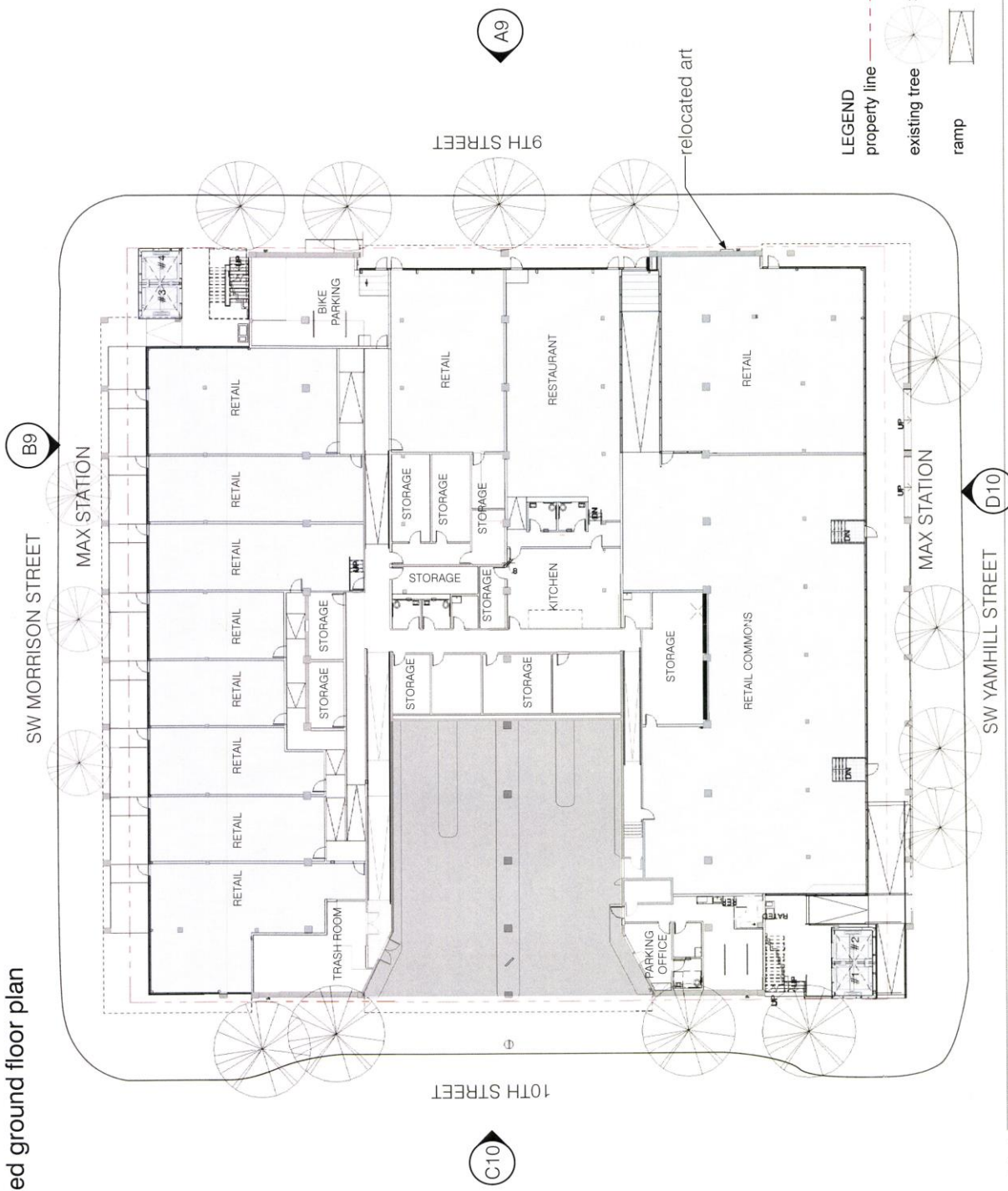


Historic Landmark

File No.	LU 17-222650 DZM
1/4 Section	3129 3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 9500
Exhibit	B Aug 16, 2017

**DESIGN** proposed ground floor plan

2017.08.14



10th and Yamhill Smart Park | LAND USE HEARING PRESENTATION E417-116921

LA 17 - 222650 DZM

0 8 16 32

FFA  
AN ARCHITECT

**DESIGN** proposed elevations (rendered)

existing building:



proposed elevations:



**A. east elevation**



**B. north elevation**