



## **STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION**

CASE FILE: LU 14-208117 DZ AD  
PC # 14-169399  
**Jefferson Street Apartments**  
REVIEW BY: Design Commission  
WHEN: 1:30 pm, December 11, 2014  
WHERE: 1900 SW Fourth Ave., Room 2500A  
Portland, OR 97201

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.

**Bureau of Development Services Staff:** Jeffrey Mitchem 503-823-7011 /  
Jeffrey.Mitchem@portlandoregon.gov

### **GENERAL INFORMATION**

**Applicant/Owner:** Liapes Property LLC  
3225 NE Couch St | Portland, OR 97232-3230  
Vic Remmers | Russ Lockrem | VWR Development LLC  
735 SW 158th Ave, Suite 180 | Beaverton, OR 97006-4952

**Representative:** Robert Thompson | Richard Rapp | TVA Architects  
920 SW 6th Ave, Ste 1500 | Portland, OR 97204

**Site Address:** 1450 SW JEFFERSON ST

**Legal Description:** BLOCK S1/2W TL 3200, PORTLAND; BLOCK S1/2W TL 3100,  
PORTLAND

**Tax Account No.:** R667740140, R667740160  
**State ID No.:** 1S1E04AB 03200, 1S1E04AB 03100  
**Quarter Section:** 3128

**Neighborhood:** Goose Hollow, contact Greg Wimmer at 503-222-7173.  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at  
503-223-6376.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-  
4212.

**Plan District:** Central City - Goose Hollow

**Zoning:** CXd, Central Commercial with a design overlay.

**Case Type:** DZ AD, Design Review, Adjustment Review  
**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 applicant seeks Design Review approval for a new residential development with 61 residential units in the Goose Hollow sub district of the Central City Plan District. The proposal includes demolishing an existing single-family residence and constructing the following:

- 66'-6" tall residential building, 6 stories (180' is allowed)
- 38,106 SF of floor area
- 3.6:1 FAR (the base FAR is 6:1)
- 4 short-term bike parking spaces at NE corner off SW Jefferson St and 32 long-term bike spaces within bike parking room, 61 additional spaces within individual units.
- Main entrance at NE corner on SW Jefferson St.
- Landscape area with softscape and stormwater (~400 SF in size) adjacent to eastern edge of building. Perimeter landscaping proposed along north, and south edges of the building and site.
- Ground floor residential units have exterior patio space with sidewalk access and street-facing landscaped buffer.
- Exterior finishes include cast-in-place concrete base, ribbed metal panel as a primary cladding material, and smooth metal panel and fiber cement panels as accent cladding materials.
- Wood storefront system and crank-out casement vinyl windows in units.

Adjustment requested:

- The **number of loading spaces** (Section 33.266.310.C.1.a.) required is one (1) Standard B. The proposal includes no on-site loading. PBOT supports adjustment request.

Design review is needed because the project proposes new development in a design overlay within the Central City Plan District.

**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:

- |                                    |  |
|------------------------------------|--|
| ▪ Goose Hollow Design Guidelines   | ▪ Central City Fundamental Design Guidelines |
| ▪ Adjustments – Section 33.805.040 |  |

**ANALYSIS**

**Site and Vicinity:** The 10,500 SF site, which consists of two tax lots, is located on the south side of SW Jefferson St, mid-block between SW 14<sup>th</sup> Ave and SW 16<sup>th</sup> Ave. The site is currently developed with a single-story residence on the western lot. The eastern lot is vacant. An approximate change in elevation of approximately 15' occurs on the property between the highest point (southeast corner) and the lowest point (northwest corner).

The property is located in the Goose Hollow sub district of the Central City Plan District. It resides just outside and southwest of the Goose Hollow Pedestrian District. The abutting SW Jefferson St is one of two main boulevards that go through Goose Hollow and is a Major City Traffic and Traffic Access street with light rail. The area's main MAX-line stop is three blocks to the west on SW Jefferson St and is the last stop within the Central City before it leaves for the surrounding western suburban neighborhoods. SW Jefferson St is at the bottom of a small ravine (formerly Tanner Creek) that runs from the west hills to downtown and is spanned by the Vista Bridge to the west.

The Goose Hollow neighborhood contains a mix of residential and commercial uses. Uses in the immediate vicinity are diverse, ranging from commercial, multi-dwelling residential and office.

**Zoning:** The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**Land Use History:** City records indicate there are no prior land use reviews for this site.

**Agency Review:** A "Request for Response" was mailed on October 9, 2014. The following Bureaus have responded with no issue or concerns:

- Fire Bureau (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Bureau of Parks-Forestry Division (Exhibit E-3)
- Life Safety Plans Examiner (Exhibit E-4)
- Bureau of Environmental Services (Exhibit E-5)
- Site Development Section of BDS (Exhibit E-6)
- Bureau of Transportation Engineering (Exhibit E-7)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 20, 2014. At the time of this staff report, no written responses had been received from either the Neighborhood Association or notified property owners in response to the proposal.

**Procedural History:** A Request for Response was mailed on October 9, 2014 to public agencies and recognized organizations within 1,000 feet of the site. The proposal was originally scheduled for a Design Review Commission hearing on November 20, 2014, but was delayed and re-scheduled for the December 18, 2014 hearing.

## ZONING CODE APPROVAL CRITERIA

### (1) DESIGN REVIEW (33.825)

#### Chapter 33.825 Design Review

##### Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design

review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

### **Section 33.825.055 Design Review Approval Criteria**

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design district guidelines.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental and Goose Hollow Special Design Guidelines.

### **Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines**

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

### **Goose Hollow District Design Goals**

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community.
- Provide open spaces to accommodate active public life.
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment.
- Preserve and enhance the community's history and architectural character.

### **Central City Plan Design Goals**

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;

7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

*Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.*

**A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept.

**Findings for A2:** Water, trees and greenery are consistent Portland themes, which have been integrated into the design. Landscaping is provided within the building setbacks around the perimeter of the site and areas within the site as buffers between private patios. A 400 square-foot flow-through planter area along the eastern property edge will be cast as a rain garden feature, contributing to both seasonal storm-water management, and a year-round landscape element germane to district and regional northwest aesthetic.

*This guideline has been met.*

**A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

**A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

**A5-2. Strengthen the Identity of the Jefferson Street Station Area.** This guideline may be accomplished by any or all of the following:

- a. Integrating Lincoln High School and the First United Methodist Church into the Jefferson Street Station area by providing pedestrian-friendly treatment along the surrounding streets. Streets lacking the pedestrian-friendly treatment of the light rail alignment can use elements such as street trees, landscaping, street furniture, art work, awnings, seating, special lighting and textured paving to improve the pedestrian environment;
- b. Recognizing the historic "Goose" theme and incorporating it in projects within the station area, where appropriate, in the form of art work, symbols or other design features;
- c. Strengthening the neighborhood focal point located in the station area. Arcades, awnings and/or balconies can provide pedestrian scale along all developments facing the Circle and can enhance pedestrian access to the Circle. To emphasize the Circle's importance as a focal point adjacent development can orient their entrances and ground level windows towards the Circle and garage entries can be avoided on the streets fronting it where feasible;
- d. Orienting buildings around the public plaza to create an enclosed public place and providing seating and other amenities to ensure safety and convenient pedestrian access; or
- e. Using architectural vocabulary and materials that maintain continuity with existing developments and add to the character of the station area.

**A5-4. Enhance SW Jefferson Street.** Enhance SW Jefferson Street as a boulevard connecting Washington Park on the west to the Park Blocks in downtown. This guideline may be accomplished by any or all of the following:

- a. Enhancing the pedestrian environment using street furniture, art work and other amenities to make it a pleasant walkway;
- b. Orienting buildings to have the front entrances facing the street, and punctuating

- the ground floors with stopping places and display windows;
- c. Locating driveways and garage entrances on side streets where feasible, rather than across the sidewalks along SW Jefferson Street; or
  - d. Buffering the pedestrian from the traffic on the street by separating the sidewalk from the street, using street trees, plantings or street furniture.
- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**Findings for A4, A5, A5-2, A5-4 and C4:** Context development presents an eclectic mix of uses including commercial to the east and north, and mixed-residential to the south and west. Abutting development to the east is a single-story concrete building and parking lot. Across SW Jefferson St to the north is KGW's two-story, concrete structure, surface parking lot and semi-circular brick drop-off drive-aisle. These commercial buildings contain similar modern design vocabulary as the proposed development – metal, concrete, and considerable glazing. Abutting development to the south (fronting SW Columbia Street) and west include a 2 ½-story professional building, surface parking, and a mix of masonry and wood-clad SFR and multi-family apartment buildings.

If there is a unifying development pattern, it is neither historical, nor stylistic, nor civic in nature. The distinctly eclectic context is most unified where there is a cohesive, well-activated pedestrian realm. The proposal enhances SW Jefferson St with pedestrian-scaled introduced features, consistent with central city and neighborhood development goals, such as:

- an entry court providing a place to meet, socialize, and transition
- transparency from street to Lobby interior
- direct bicycle access to secure interior storage
- individual apartment unit entries along SW Jefferson St offering transparency and interior views from the public ROW
- a prominent, lantern-like main entry at the entry court
- landscape design providing design and way-finding clarity without sacrificing design complexity,
- well integrated hardscape, landscape, lighting, seating and signage
- scaling devices, massing and canopies to highlight entry, providing visual interest and pedestrian comfort

In general, the proposed building is designed to a high standard within a multi-modal context – a porous ground floor and a layered pedestrian realm will activate the sidewalk and help nudge the 1400 block toward Goose Hollow's vision of transforming a nondescript one-way urban street into a healthy transit supportive boulevard.

*These guidelines have been met.*

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

**Findings for A7 and A8:** The building is nearly built to all the abutting property lines providing a strong built edge in this urban environment. The exceptions occur along the ground level along SW Jefferson St where the setback ranges from

approximately 4 to 8 feet to accommodate ground floor patios and provide variety and articulation along the pedestrian environment. Each ground floor patio will have direct pedestrian access to the sidewalk. Upper floors that extend over the setback by as much as 4 feet reinforce the urban frame. The entry court gathering area and seating reinforce connections to the public right-of-way, while the ground floor transparency creates a welcoming sense of enclosure.

*These guidelines have been met.*

**B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

**B1-2. Orient Building Entries to Facilitate Transit Connections.** Orient primary building entries at pedestrian circulation points which conveniently and effectively connect pedestrians with transit services.

**B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

**Finding for B1, B1-2 and B7:** The primary building entrance is located at the northeast corner on SW Jefferson St. This entrance is designed to be accessible for all people and actively engage the sidewalk with a pedestrian amenity-rich entry court.

The existing frontage will be improved – a 12' pedestrian corridor, 4' furnishing zone, 6' pedestrian through zone and a 1.5' frontage zone. Street trees, lighting and furnishings will be preserved or provided. These right-of-way improvements will ensure convenient access for pedestrian travel around the site and to adjoining properties and transit.

*These guidelines have been met.*

**B1-1. Provide Human Scale to Buildings along Walkways.** Provide human scale and interest to buildings along sidewalks and walkways.

**Findings for B1-1:** The pedestrian environment along SW Jefferson St is enhanced by providing smaller scale elements and interesting features. These include patios at ground floor units, planters, landscape lighting and an entry canopy with an appropriately sized sign. The ground floor unit patios will have stair access through landscaped planters reinforcing site circulation aisles and interest along the sidewalk.

*This guideline has been met.*

**B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

**B6-1. Provide Outdoor Lighting at Human Scale.** Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

**C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at

night.

**Findings for B2, B6-1 and C12:** Vehicle access to the site is not provided so there will be no interruption of the sidewalk along the entire frontage. The entire SW Jefferson St frontage will be exclusively pedestrian oriented. The applicant is pursuing a signage and striping configuration on SW Jefferson St to accommodate loading demand. The applicant will continue to coordinate with PBOT, Public Works and Traffic Operations regarding configuration and signage.

The entry landscape lighting and recessed lights in the soffits of the entry canopy will focus light on the sidewalk without over-illuminating the building, and provide interest and diversity along the pedestrian environment. The lobby will be illuminated at night, creating a ground floor 'lantern effect' along SW Jefferson St after dark. Fixtures cast into planter walls, exterior stairs provide additional way finding illumination and accent. The SW Jefferson St façade architectural lighting will graze cladding downward. No up lighting is included in the project design.

The current mechanical design shows all exhaust (kitchen and bath) running vertically, therefore no horizontal exhaust and venting is proposed. One exterior wall-expressed vent is proposed – a single exterior ground floor louver (east elevation) which exhausts ground floor public space, discharging to a small areaway partitioned within larger water quality planter. This louver is hidden from pedestrian view (occurs below adjacent grade).

*These guidelines have been met.*

**B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

**C9. Develop Flexible Sidewalk-Level Spaces.** Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

**Findings for B4 and C-9:** Several features providing a variety of opportunities to stop, linger and socialize are incorporated in the design: a series of landscaped, street-front courtyard patios, a landscaped circulation aisle connecting the right of way with residential lobby and interior bicycle storage, and a furnished building entry forecourt. The building's north-facing orientation dampens the possibility of positive, (year-round) sunny outdoor space; therefore, the design of public outdoor space is geared toward ensuring a richly developed but primarily transitional experience more than longer term occupancy. Softened landscape edges are integrated with deep and varied 'thresholds', marking entry and celebrating passage. The variety of exterior stairs descending toward the sidewalk along with entry forecourt seating will provide an inviting place to stop briefly, socialize, and rest.

*These guidelines have been met.*

**B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

**C1-2. Integrate Signs and Awnings.** Integrate signs and awnings to be complementary and respectful of a building's architecture. This guideline may be accomplished by any or all of the following:

- a. Placing signs and awnings to fit with and respect a building's architecture.
- b. Avoiding large, excessively illuminated or freestanding signs that contribute to



visual clutter; or

- c. Integrating with a building's design an exterior sign program/system for flexible sidewalk level space that accommodates changing tenants.

**C13. Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

**Findings for B6, C1-2 and C13:** Building signage is limited to the main entrance canopy that wraps the façade along the northeast corner. The sign wraps the canopy so that it is visible from the east and north. The 16" tall steel letters are individually attached to the canopy frame by a support plate. The letters are externally illuminated with lights set within the canopy frame in front of the letters, casting a shadow on the wall behind. This design is appropriately scaled for the pedestrian environment, well integrated in the canopy and results in an element that is interesting to view along this pedestrian and transit corridor. Given the location on a ground level canopy, the signs will have no impact on the Portland skyline.

The 4' deep steel canopy combined with the 4'-6" deep recessed lower floor provides sufficient weather protection for those accessing the building and along the pedestrian environment. The steel canopy design complements the materials and modern aesthetic of the building.

*These guidelines have been met.*

**C1. Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

**C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

**Findings for C-1 and C-11:** The Project's high degree of north, east and south-facing glazing at the lobby and residential units will maximize views toward, between and beyond neighboring buildings. Views from elevated floors toward downtown and Mount Hood beyond looking east and to NW Portland and Mount St Helens beyond looking north are similarly maximized.

A single rooftop mechanical unit is anticipated, and no rooftop program is proposed beyond HVAC, Elevator and MEP requirements. With natural grade sloping along and across the lot and with taller buildings located immediately to the east and south, no significant skyline impact is anticipated. The elevator overrun and stair hatch are located to the east and rear of the roof. Mechanical enclosures are centrally located on the rooftop with low profiles, projecting 4'-6" above the roof surface. The mechanical screens and the stairs and elevator tower incorporate the fiber cement board from the building. The minimal number, central location and simple, complementary design of the rooftop elements will result in a clean rooftop that does not adversely affect the views from vicinity buildings, public right-of-way, vantage points or on the Portland Skyline.

*These guidelines have been met.*

**C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

**Findings for C8:** Sidewalk level hardscape, landscape and flow-through water quality planter vegetation are organized to satisfy a range of functional and aesthetic needs, from storm-water management to privacy screening to visual excitement and tactile delight, to reinforcing a property 'threshold'. The ground floor exterior palette will diverge from typical residential floor level cladding as follows

- *Ground floor.* Combination of cast-in place concrete and adhered porcelain tile, mahogany storefront and entries with ultra-clear glazing, wood soffit at canopies and projecting building elements; painted steel canopy framing, where exposed.
- *Elevated floors.* Combination of smooth and ribbed metal panel, steel reinforced vinyl windows with decorative metal window 'shadow trim' profiles.

The color palette, vertical metal ribs and offset window pairings will unify base and elevated floor levels. Ground floor entries are signaled by protective canopies over heavily glazed exteriors; signage will be pin-mounted lettering, affixed to CIP/Veneer-clad wall. The ground floor level will be differentiated with a variety of circulation and architectural accent lighting, storefront glazing at the main entry, a steel canopy with signage above the main building entry, rounded concrete columns and recessed first floor residential patio entries.

*This guideline has been met.*

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings for C2 and C5:** The building facades, ground floor public spaces, and interior and exterior finishes are crafted from high quality materials detailed for durability and long-lasting appearance. Ground floor building materials will include concrete, custom wood storefront and entries, natural stone pavers and porcelain tile. Elevated floor levels will be clad in a combination of smooth and ribbed heavy gauge ribbed and sheet metal panel, and steel reinforced vinyl windows.

The building's parties is intentionally expressed – interlocking blocks of horizontally layered units and vertical circulation. The building's mass is extruded upward from an inset ground floor volume up through repetitive elevated floor plates providing visual interest corresponding to internal organization. The resultant sculptural quality is resolved at the roof level cleanly and simply.

The building's overall design conveys an ordered and well integrated, yet lyrical whole. The result is a unified and coherent composition greater than the sum of its parts. The following features are key to this conveyance – massing and

formal balance, cladding differentiation and interplay of materials, detailed elaboration and façade syntax, proportion and harmony of parts in relation to whole, refined exterior envelope color palette (nuanced by changing light and shadow), contrast and harmony with landscape texture and transition, hierarchy and differentiation of ground floor program elements, service and utility management to minimize visual impact, and grading managed to provide accessibility, comfort and public realm activation.

*These guidelines have been met.*

## **ADJUSTMENT REQUEST (33.805)**

### **33.805.010 Purpose**

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

### **33.805.040 Approval Criteria**

The approval criteria for signs are stated in Title 32. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met.

The following one Adjustment is requested: The loading regulations require one (1) on-site Standard B loading space. The proposal provides no on-site loading (Section 33.266.310).

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- B. Any impacts resulting from the adjustment are mitigated to the extent practical; and

**Findings:** The purpose of the loading standards is found in Code Section 33.266.310.A and is stated as follows: “A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of the loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way”. This purpose statement will be addressed below.

The applicant proposes no on-site loading space. Given contextual and programmatic considerations acknowledged by City staff – topography, limited site frontage, proximity of MAX light-rail alignment, lack of commercial loading demand and low residential loading demand – staff supports the proposal for no on-site loading.

*This approval criterion is met.*

- C. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with the desired character of the area; and

**Findings:** The site is located in the CXd (Central Commercial zone). The proposal will enhance livability of neighboring residential area by reinforcing the integrity of the pedestrian realm for the entire project frontage. Through uninterrupted pedestrian-oriented frontage improvements (including a 12' pedestrian corridor, street trees, lighting and furnishings) without vehicle driveway interruptions, the residential character of the Goose Hollow Neighborhood will be maintained and enhanced.

*This criterion is met.*

- D. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

**Findings:** Only one adjustment is requested. *This criterion does not apply.*

- E. City-designated scenic resources and historic resources are preserved; and

**Findings:** The property does not fall within the scenic resource overlay. *This criterion does not apply.*

- F. If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable;

**Findings:** This site is not within an environmental zone. *This criterion does not apply.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The applicant has addressed all major concerns expressed by staff and designed a building that embodies the spirit intended by the applicable design guidelines, and responds well to the natural, cultural and built context. The proposal meets, and in some cases exceeds the applicable design guidelines and Adjustment criteria and therefore warrants approval.

## TENTATIVE STAFF RECOMMENDATION

*(May be revised upon receipt of new information at any time to the Design Commission decision)*

Staff recommends Design Review approval to construct a 66'-6" tall building with 61 residential units in the Goose Hollow Sub District of the Central City Plan District.

Staff recommends approval of the following Adjustment:

- To reduce the loading space requirements for one on-site space to no on-site loading space (Section 33.266.310).

If approved, staff recommends the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.25. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-208117 DZ AD. No field changes allowed."

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**Procedural Information.** The application for this land use review was submitted on September 4, 2014, and was determined to be complete on October 3, 2014.

*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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on September 4, 2014.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on January 31, 2015:**

**Some of the information contained in this report was provided by the applicant.** As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

**This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case.** This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

**Appeal of the decision.** The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

**Who can appeal:** You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final

decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

**Applying for your permits.** A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

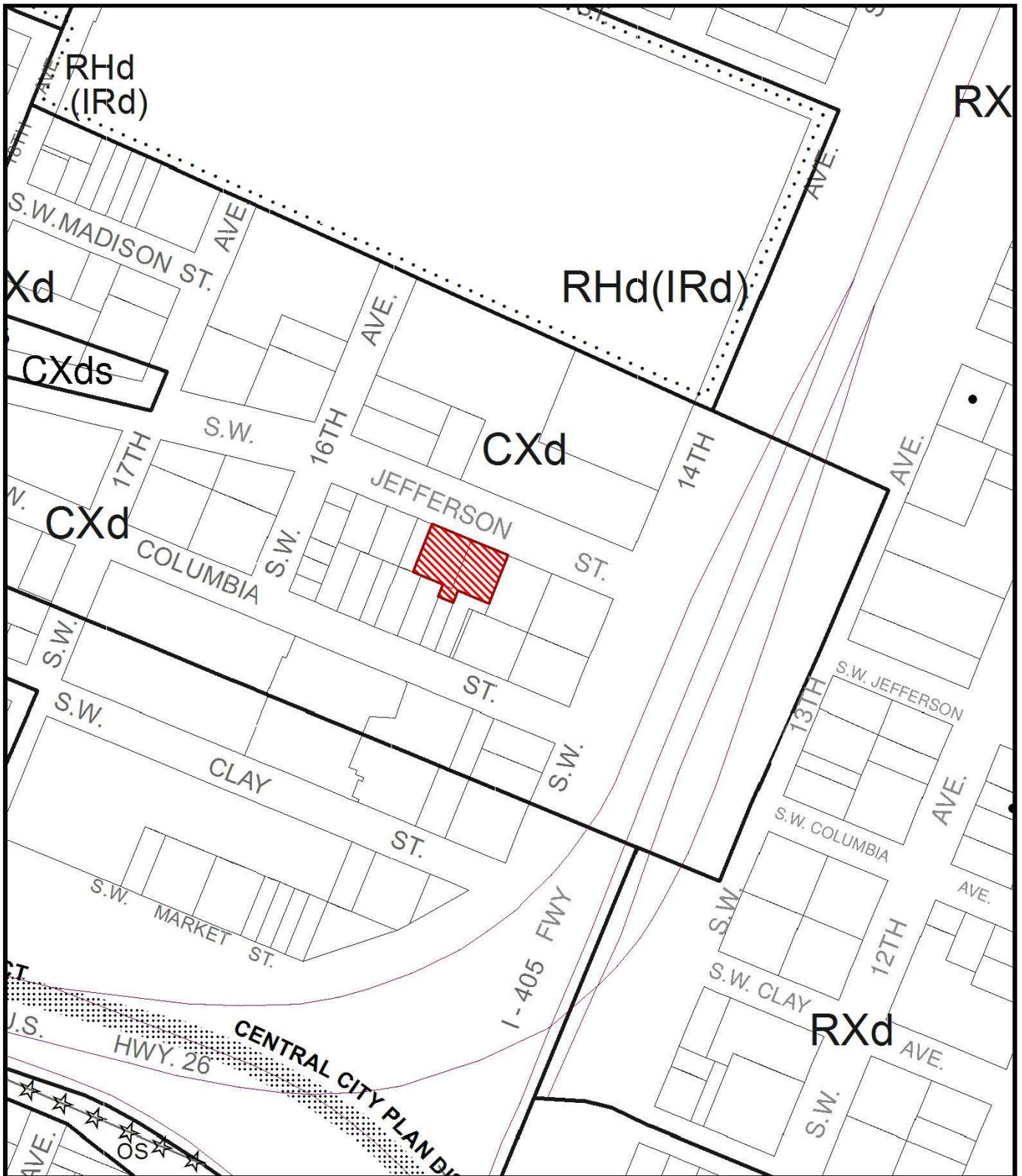
Jeffrey Mitchem  
December 1, 2014

**EXHIBITS – NOT ATTACHED UNLESS INDICATED**

- A. Applicant's Statement
  1. Project Summary & Response to Design Review Guidelines
  2. Preliminary Stormwater Report
  3. Loading Adjustment Narrative
  4. Alternative Loading Zone Studies
- B. Zoning Map (attached)
- C. Plan & Drawings
  1. Site Plan (attached)
  2. Existing Site Survey
  3. Landscape Materials (attached)
  4. Site Utilities
  5. Level 01 Floor Plan
  6. Level 02-06 Floor Plan
  7. Roof Plan
  8. North Elevation (attached)
  9. East Elevation (attached)
  10. South Elevation (attached)
  11. West Elevation (attached)
  12. Building Section
  13. N/S Building Section
  14. Composite Sheet
  15. Composite Sheet
  16. Composite Sheet
  17. Details
  18. Details
  19. Details
  20. Rendered View – NW
  21. Rendered View – Northeast Corner
  22. Rendered View – North

23. Rendered View – NE
24. Rendered View – SW
25. Exterior Building Materials
- D. Notification information:
  1. Request for response
  2. Posting letter sent to applicant
  3. Notice to be posted
  4. Applicant’s statement certifying posting
  5. Mailed notice
  6. Mailing list
- E. Agency Responses:
  1. Fire Bureau
  2. Water Bureau
  3. Bureau of Parks, Forestry Division
  4. Life Safety Plans Examiner
  5. Bureau of Environmental Services
  6. Site Development Review Section of BDS
  7. Bureau of Transportation Engineering and Development Review
- F. Letters
  1. No public comments received.
- G. Other
  1. Original LUR Application
  2. Pre-Application Conference 14-169399 PC Summary Memo Addendum dated August 12, 2012.





# ZONING

-  Site
-  Historic Landmark
-  Recreational Trail

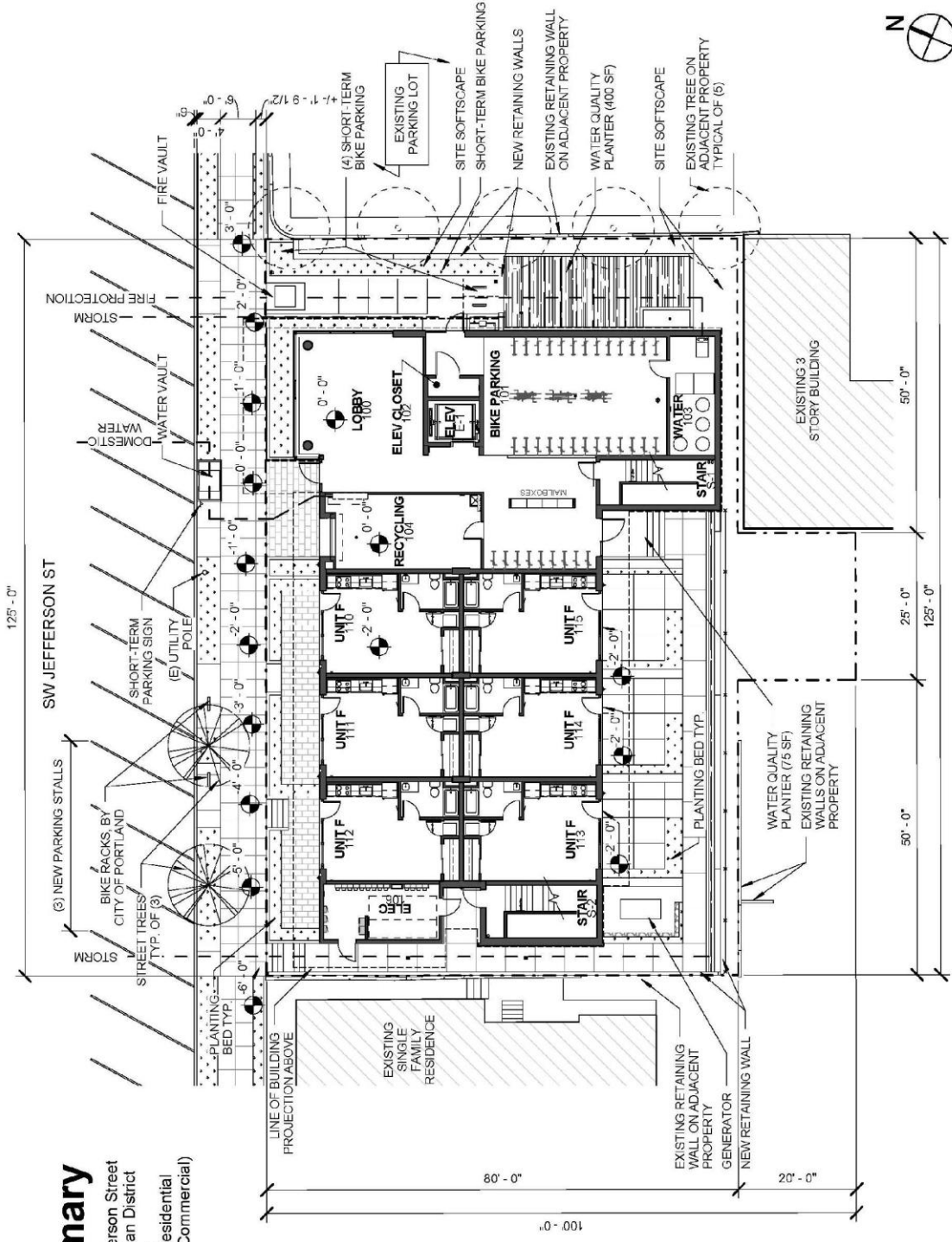


This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**GOOSE HOLLOW SUBDISTRICT**

File No.	<u>LU 14-208117 DZ</u>
1/4 Section	<u>3128</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E04AB 3100</u>
Exhibit	<u>B (Sep 04, 2014)</u>

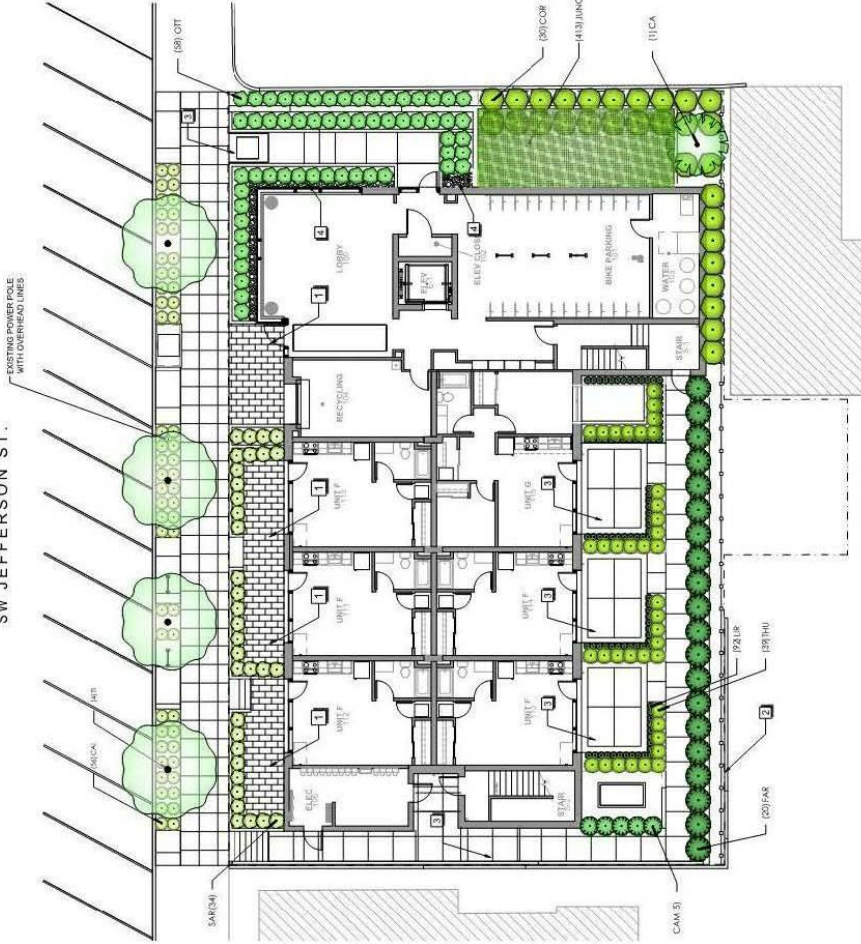
# Project Summary

Address: 1450 SW Jefferson Street  
 Plan District: Central City Plan District  
 Neighborhood: Goose Hollow  
 Use: Multi-Family Residential  
 Zoning: CXd (Central Commercial)  
 Site Area: 10,500 SF



**SITE PLAN 028 JEFFERSON.14**  
 1/16" = 1'-0" 11.28.2014  
 Goose Hollow Neighborhood  
 1450 SW JEFFERSON

SW JEFFERSON ST.



PLANT SCHEDULE

TREES CODE BOTANICAL NAME / COMMON NAME CONT. CAL. SIZE

CA	CARPINUS BETULUS	FRANZ FONTAINE / FRANZ FONTAINE HORNBREAM	8 & B	2' CAL
TI	TILIA CORDATA	'HALKA' / SUMMER SPRITE LINDEN	8 & B	3.5' CAL 12-15' H

SHRUBS

CAL	CALAMAGROSTIS X ACUTIFLORA	'AVALANCHE' / FEATHER REED ORGRASS	1 GAL	
COR	CORNUS SANGUINEA	'ARCTIC FIRE' TM / ARCTIC FIRE DOGWOOD	1 GAL	
CAM	FARGESIA ROBUSTA	'CAMPBELL' / FCUNTAIN BAMBOO	1 GAL	5 FT.
FAR	FARGESIA ROBUSTA	'GREEN SCREEN' / GREEN SCREEN BAMBOO	10 GAL	6'
LIR	LIRIOPE MUSCARI	'BIG BLUE' / BIG BLUE LILYTURF	1 GAL	
OTT	PRUNUS LAUROCEPATUS	'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL	
SAR	SARCOCCOA RUSCIFOLIA	'FRAGRANT SARCOCCOA	5 GAL	
THU	THUJA OCCIDENTALIS	'EMERALD' / EMERALD ARBORVITAE	5-6'	

GROUND COVERS CODE BOTANICAL NAME / COMMON NAME CONT.

JUNC	JUNCUS EFFUSUS VAR. PACIFICUS / PACIFIC RUSH	1 GAL
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	CONCRETE PAVEMENT 14.75" X 24.125" X 1.5" MAX CHARCOAL 6 FOOT METAL PICKET FENCE - BLACK POWDER COATED
2	CONCRETE - MEDIUM BROOM FINISH
3	BASALT RUBBLE

1 LANDSCAPE PLAN

T=20'-0"

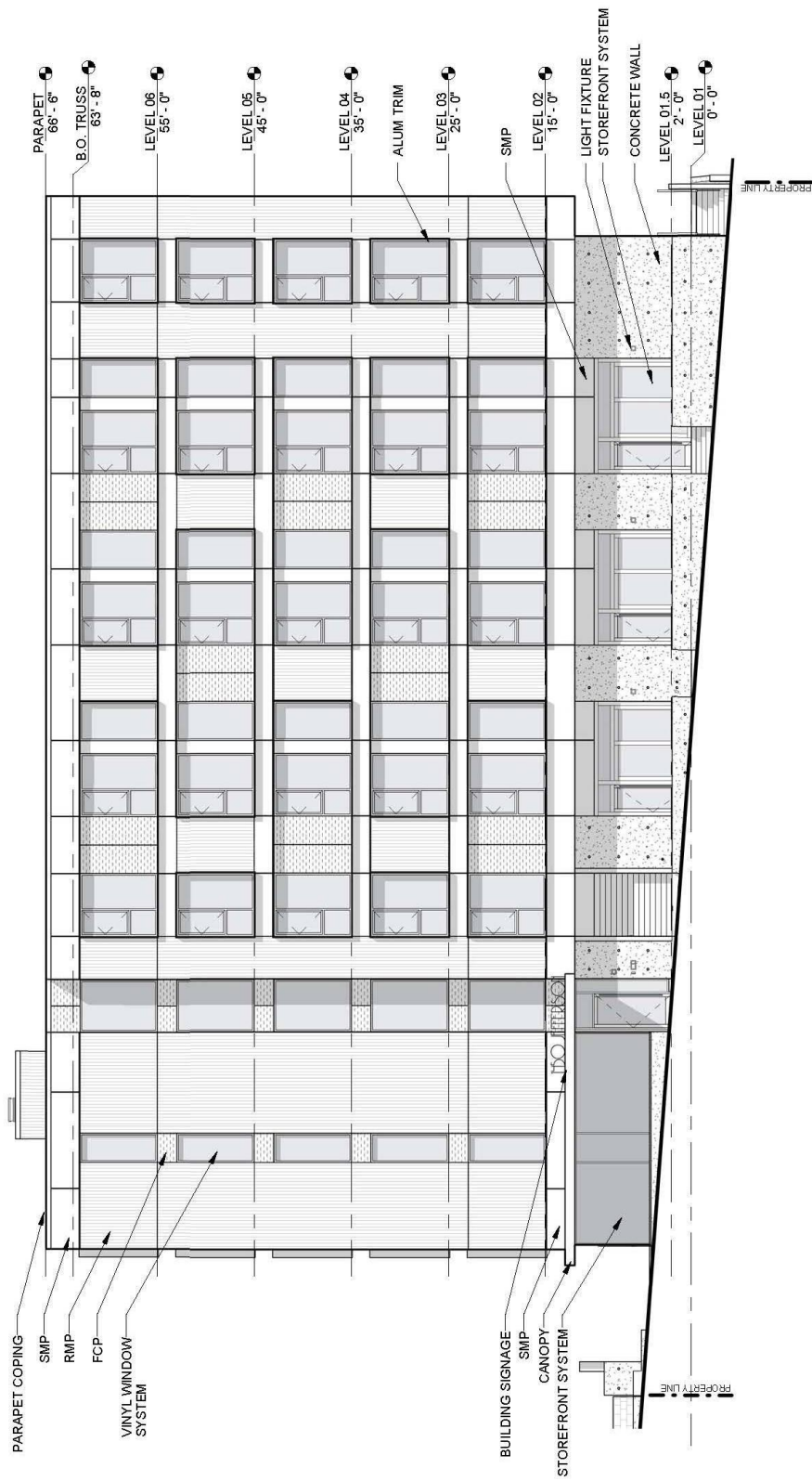


tva architects inc.  
520 sw estbanaville | suite 1001 | portland, oregon 97234  
PHONE: 503.222.0666 | www.tvaarchitects.com

LANDSCAPE MATERIALS 026 JEFFERSON.14

11.28.2014

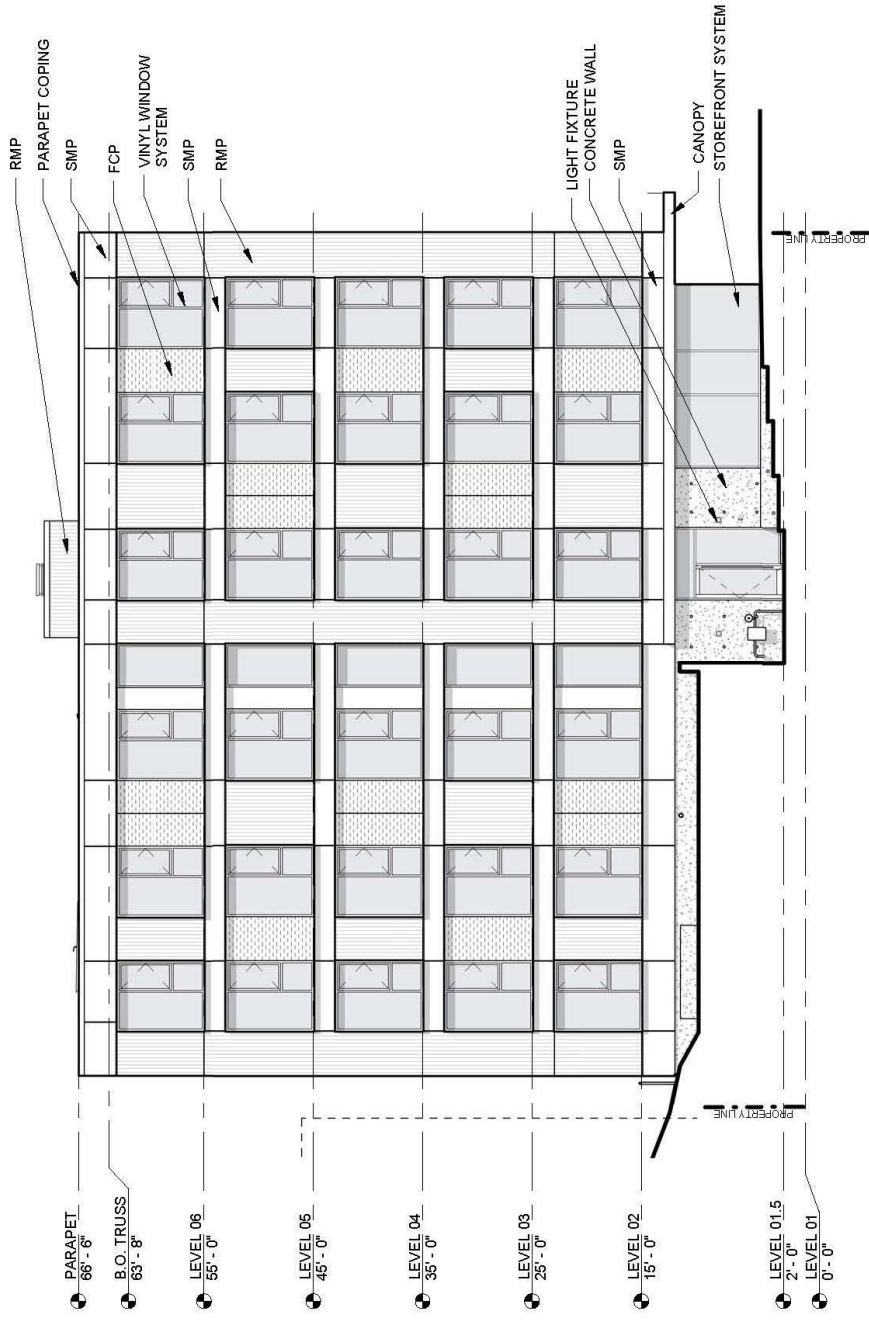
Goose Hollow Neighborhood  
1450 SW JEFFERSON



Goose Hollow Neighborhood  
1450 SW JEFFERSON

**NORTH ELEVATION 032 JEFFERSON.14**

3/32" = 1'-0" 11.28.2014

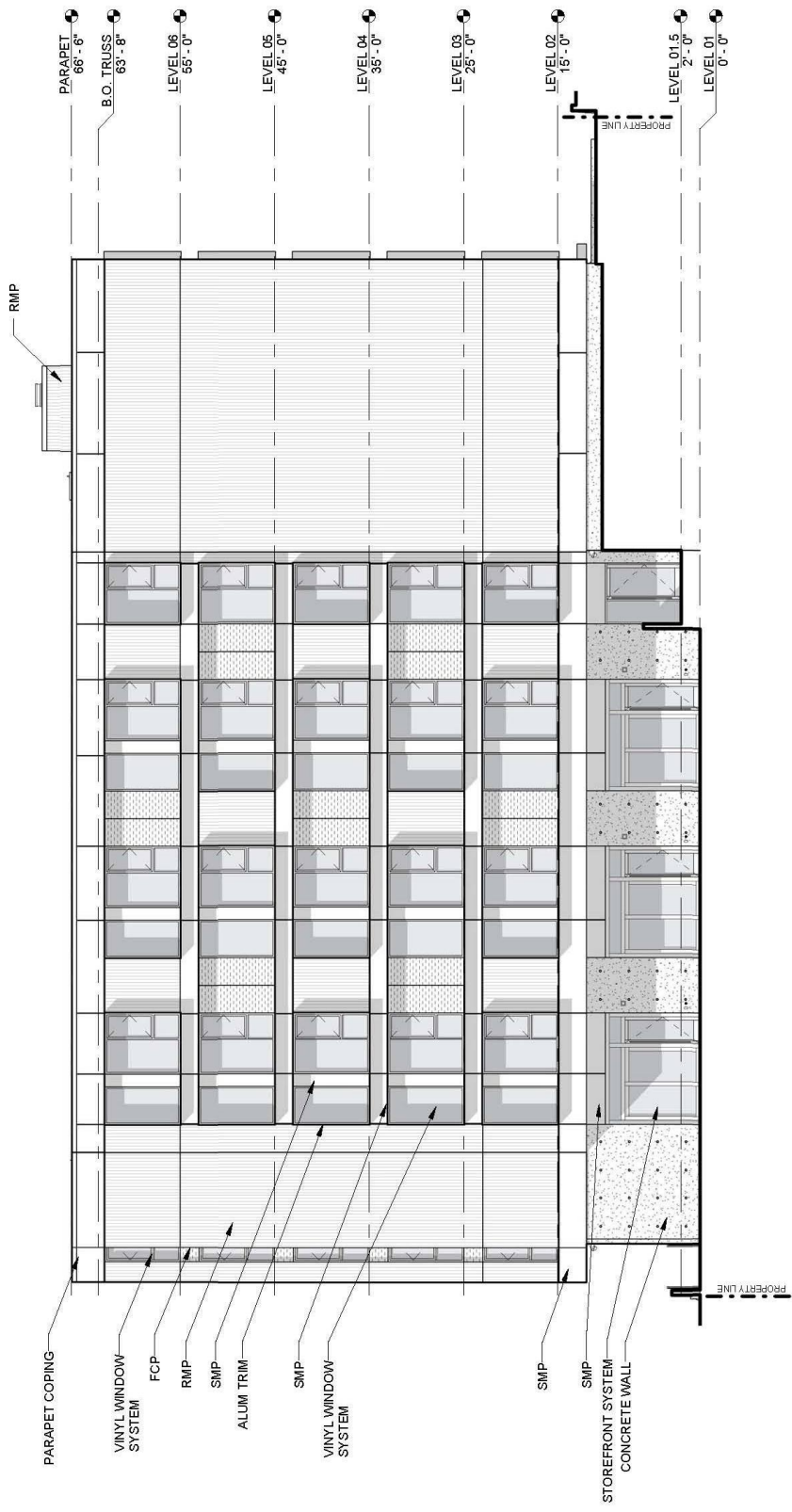


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 928 sw sixth avenue | suite 1500 | portland, oregon 97204  
 phone: 503.220.0608 | www.tvaarchitects.com

**EAST ELEVATION 033 JEFFERSON.14**

3/32" = 1'-0" | 11.28.2014

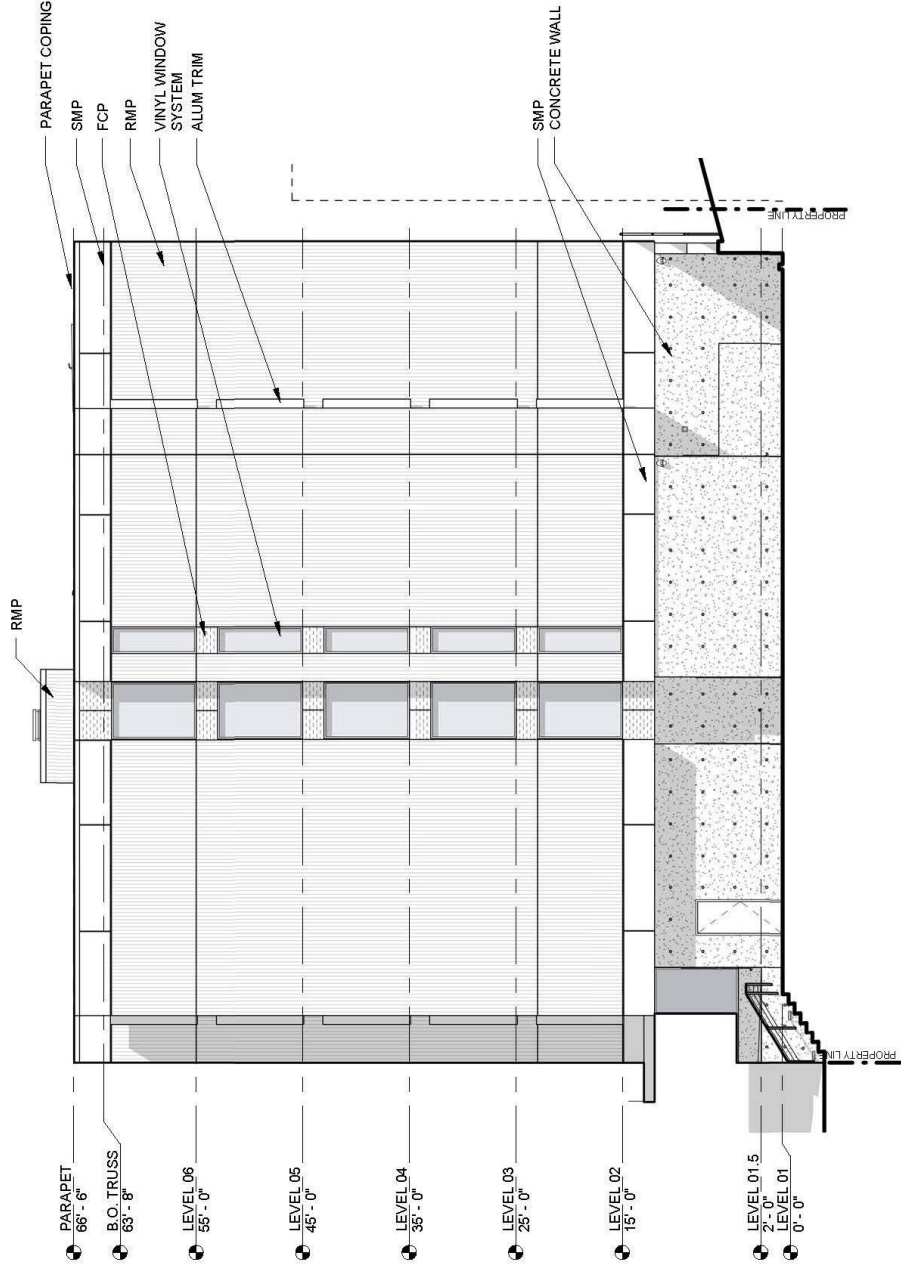
Goose Hollow Neighborhood  
 1450 SW JEFFERSON



**SOUTH ELEVATION 034 JEFFERSON.14** | 3/32" = 1'-0" | 11.28.2014 | Goose Hollow Neighborhood | 1450 SW JEFFERSON



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 phone: 503.220.0548 | www.tvaarchitects.com

**WEST ELEVATION 035 JEFFERSON.14**

Goose Hollow Neighborhood  
 1450 SW JEFFERSON

3/32" = 1'-0" 11.28.2014