



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: April 21, 2015
To: Interested Person
From: Gina Tynan, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-119457 DZ – STOREFRONT ALTERATIONS FOR ATM MACHINE

GENERAL INFORMATION

Applicant/Rep: Andrei Shupenka / ZCS Engineering Inc
524 Main Street, Suite 2 / Oregon City, OR 97045

Applicant/Tenant: Brian Starnes / Washington Federal Savings
425 Pike Street / Seattle, WA 98101

Owner: IEH Portland LLC / 1 World Trade Center / 0510-Corporate Tax Dept
121 SW Salmon Street / Portland, OR 97204

Site Address: 121-127 SW SALMON ST

Legal Description: BLOCK 12 LOT 1-4 5-8 EXC PT IN ST, PORTLAND
Tax Account No.: R667702030
State ID No.: 1S1E03BA 02100
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with Design Overlay Zone
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicants request Design Review approval for new exterior alterations limited to the installation of a new Automated Teller Machine (ATM) into the existing glass storefront of the building. The proposed location is recessed from the public sidewalk, facing the entry plaza of the building (at the SW Salmon Street side, near SW 2nd Avenue). New glass to match the

existing storefront will be installed around the new ATM. Design Review is required for exterior alterations in the 'd' Design overlay.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are Chapter 22.825 Design Review and the City Fundamental Design Guidelines.

ANALYSIS

Site and Vicinity: The subject property is located on the block bounded by SW Taylor Street, SW 2nd Avenue, SW Salmon Street and SW 1st Avenue in the Central City Plan Area. The building at 121 – 127 SW Salmon Street is a 19-story steel-framed structure built in 1975. The walls above the ground floor retail level are clad in granite; the storefront system at the base of the building consists of vertically butt-glazed glass above a granite base. The proposed location for the ATM is under the existing soffit at the SW Salmon Street entry and fronting the pedestrian plaza. An existing ATM with a similar design to the proposed fixture is located on the north façade of this building facing SW Taylor Street. The site is within the Central City Pedestrian District and SW 2nd Avenue, west of the proposed ATM location, is a City Walkway.

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 "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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 that prior land use reviews include the following:

- **LUR 99-00931 DZM:** Approval with conditions of a 1999 Design Review with Modifications to remove an existing illuminated monument sign and replace it with a non-illuminated monument sign. The new sign is to be a stainless steel and aluminum cut-out "world map" on top of a granite base incorporating 10" high aluminum letters. The new "map" element is proposed to be 5'-3" high, atop a 2'-3" high x 14'-6" long base, for a total sign area of 108.75 square feet
- **LUR 98-00880 DZ:** Approval of a 1998 Design Review to install a new Automated Teller Machine (ATM) into the existing glass storefront of the building.
- **LUR 95-00240 DZ:** Approval of a 1995 Design Review for a new signing and directional system.
- **LUR 92-00758 DZ:** Approval with conditions of a 1992 Design Review for the installation of a roof satellite dish.
- **LUR 91-00710 DZ:** Approval with conditions of a 1991 Design Review to add flagpoles in front of 121 SW Salmon St and to finish potting pavers at SW 25 Salmon St.
- **DZ 68-85:** Approval of a 1985 Design Review for changes in the signage for the Oregon Bank.
- **DZ 53-85:** Approval of a 1983 Design Review for signage of the electric outlet.
- **CU 092-76:** Approval of a 1976 Conditional Use Review for the proposed helistop on the roof of the building under construction, subject to approval by the noise control board.
- **DZ 5-74:** Approval with conditions of a 1974 Design Review for a new building complex.

Agency Review: The Life Safety Division of BDS reviewed the proposal and had no concerns.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 17, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

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 guidelines for the area.

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 Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental 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.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the 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.

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.

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.

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

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

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

Findings for A8, B1, C2, C3 and C9: The proposed ATM adds to the usability of the public space at this location. It allows another activity to occur in the public pedestrian plaza to contribute to the vitality of the area. The proposed location recognizes the need for pedestrians to conduct transactions within a semi-private zone of the public space; the ATM is setback from the sidewalk to provide this physical space. The integrity of the storefront will not be substantially damaged by the addition of the ATM; portions of the ATM at the exterior of the building will be limited to the facing of the machine, which is approximately 2'-0" high by 2'-4" wide. There will be new vertical joints at tempered glass panels at either side of the machine where it penetrates the glass storefront. The new glass panels and joints will match the existing at the windows and at the adjacent night deposit box and will be as minimally disruptive as possible. The proposed ATM is a high-quality design, with metal facing. The ATM surround, cabinet and equipment will be installed at the interior of the building and will be visible through the glass storefront. *Therefore, these guidelines are met.*

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. An ATM adds to the usability of the public space at this location and is set back from the sidewalk to provide a physical privacy zone. The integrity of the storefront will not be substantially damaged by the addition of the ATM. The ATM will be of high-quality design and materials and the replacement glazing and joints will match the existing windows and joints. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to install a new Automated Teller Machine (ATM) into the existing ground floor glass storefront at 121-127 SW Salmon Street in the Central City Plan District, per the approved site plans, Exhibits C-1 through C-3, signed and dated April 16, 2015 subject to the following conditions:

- 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-119457 DZ. No field changes allowed."

Staff Planner: Gina Tynan

Decision rendered by:  **on April 16, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 21, 2014

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 13, 2015, and was determined to be complete on **March 10, 2015**.

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 February 13, 2015.

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: July 8, 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 decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 5, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws.

Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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.

- *Unless appealed*, The final decision may be recorded on or after **May 6, 2015**.
- 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.

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

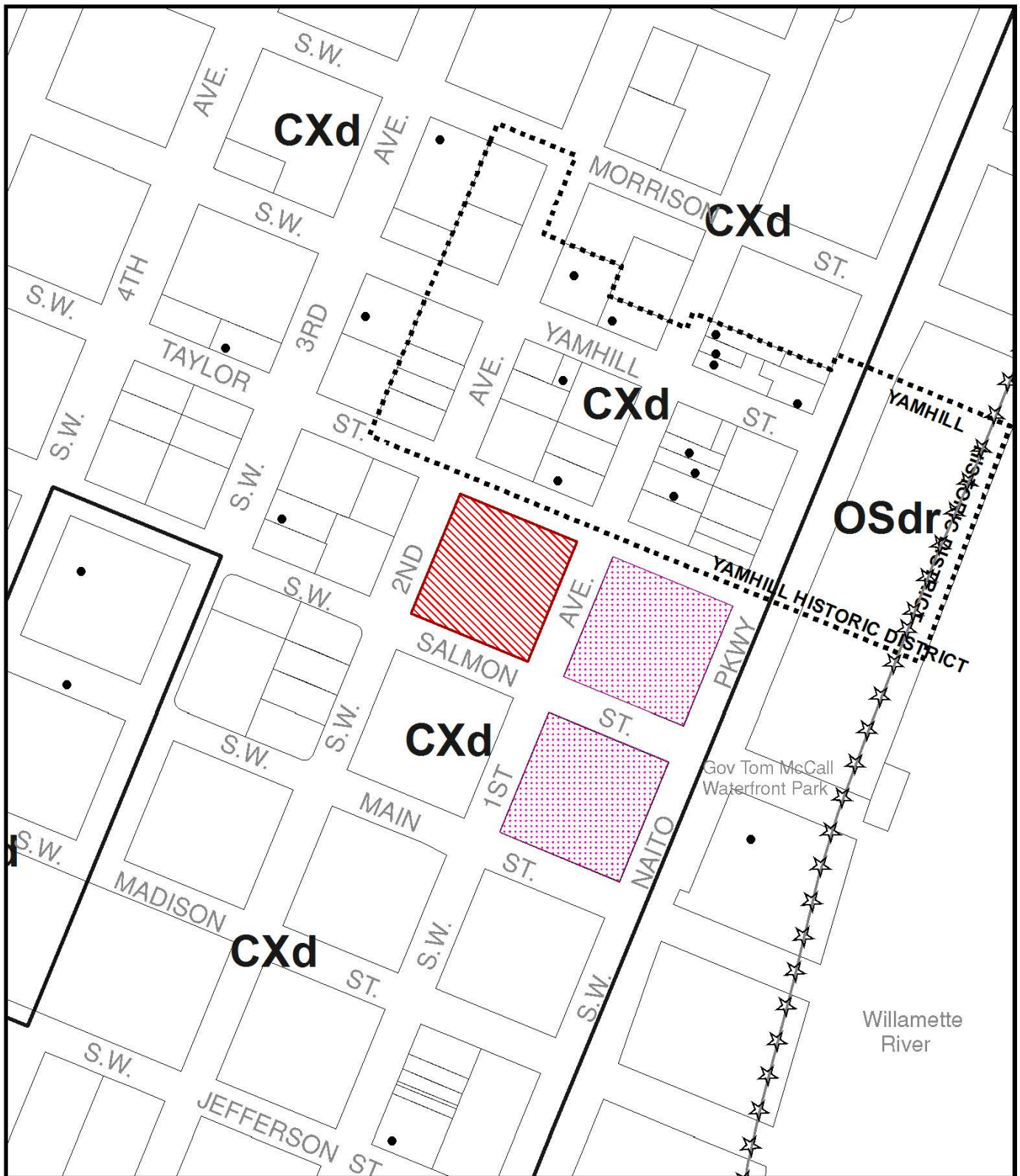
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Site Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation (attached)
 - 3. Section and Partial Floor Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Division of BDS
- F. Correspondence: No responses were received.
- G. Other:
 - 1. Original LU Application

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).



ZONING



Site



Also Owned



Historic Landmark



Recreational Trail



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT


File No. LU 15-119457 DZ

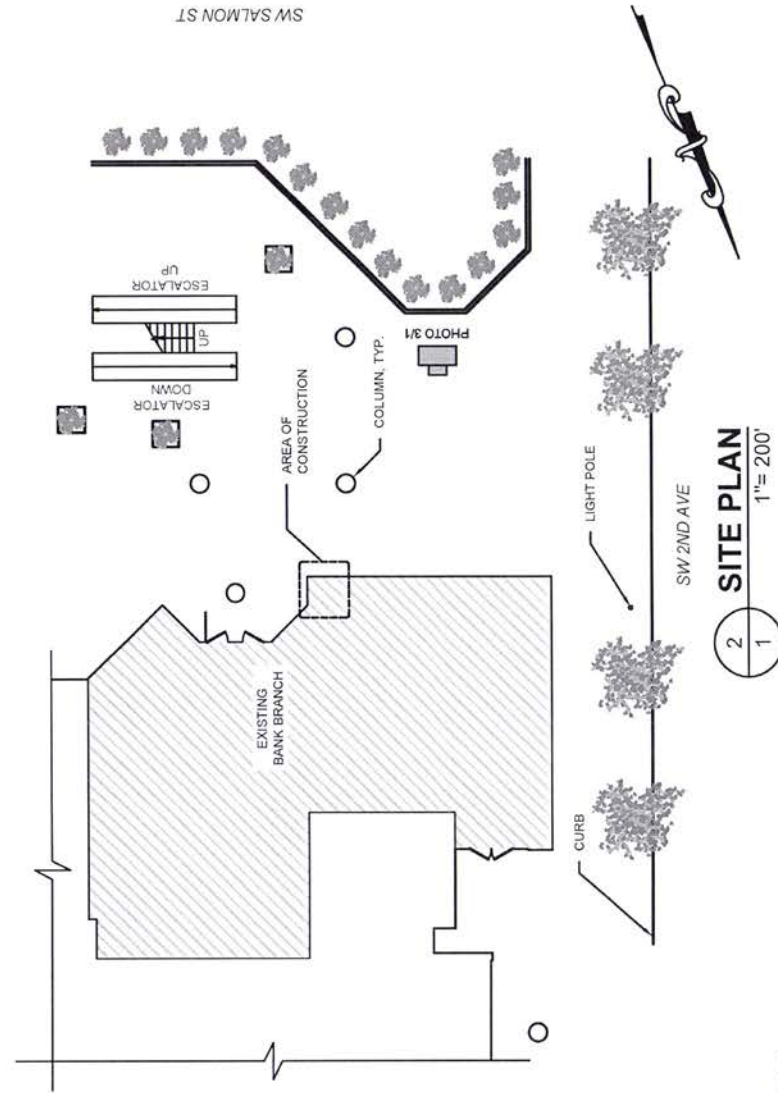
1/4 Section 3129

Scale 1 inch = 200 feet

State_Id 1S1E03BA 2100

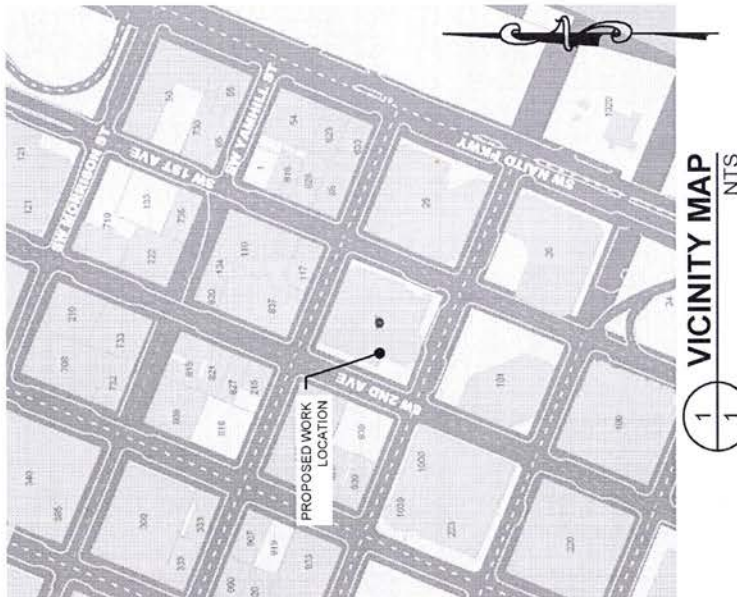
Exhibit B (Feb 18, 2015)

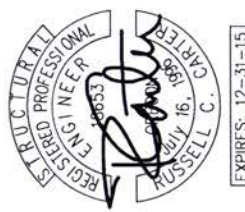
		WASHINGTON FEDERAL ATM ADDITION BRANCH 67 (PORTLAND SALMON)	
ZBINDER • CARTER • SOUDERS ENGINEERING 524 Main Street - Suite 02, Oregon City, OR 97045 (503) 608-2225 Fax (503) 608-2433		PROJECT NO: P-1801-14 DRAWN: ABO CHECKED: ZAG DATE: 02.06.15	
IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE ENTIRE DRAWING IS NOT TO SCALE		ATM INSTALLATION SITE PLAN 1 OF 2	



Approved
 City of Portland
 Bureau of Development Services
 Planner J. Tyner
 Date 4/16/15

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.





WASHINGTON FEDERAL

ATM ADDITION

BRANCH 67 (PORTLAND SALMON)

ZCS

ZBRINDEN • CARTER • SOUDERS
ENGINEERING

554 Main Street - Suite 02, Oregon City, OR 97045
(503) 659-2275 Fax: (503) 659-2433

PROJECT NO. P-1501-14

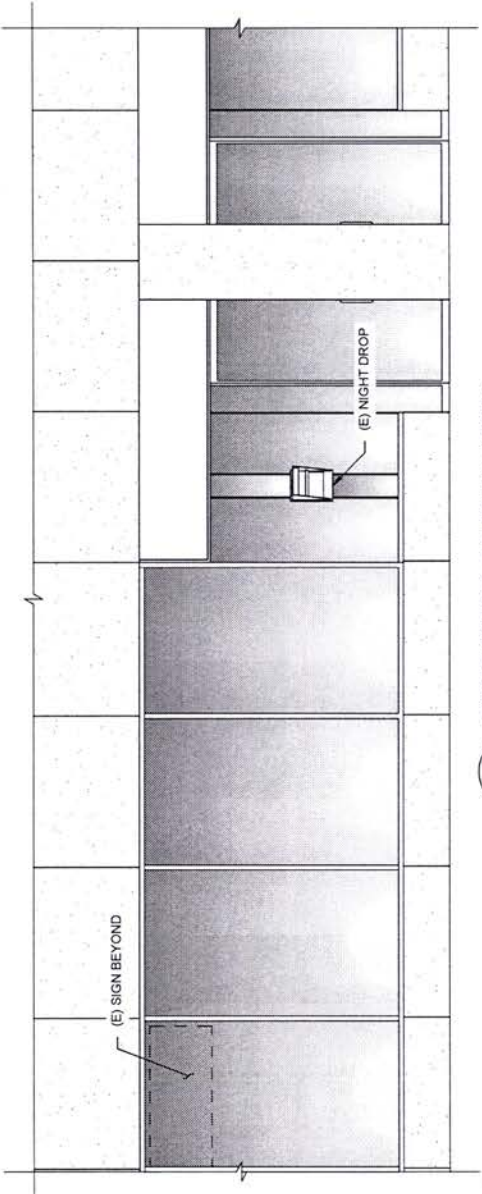
DRAWN: AMS

CHECKED: ZAG

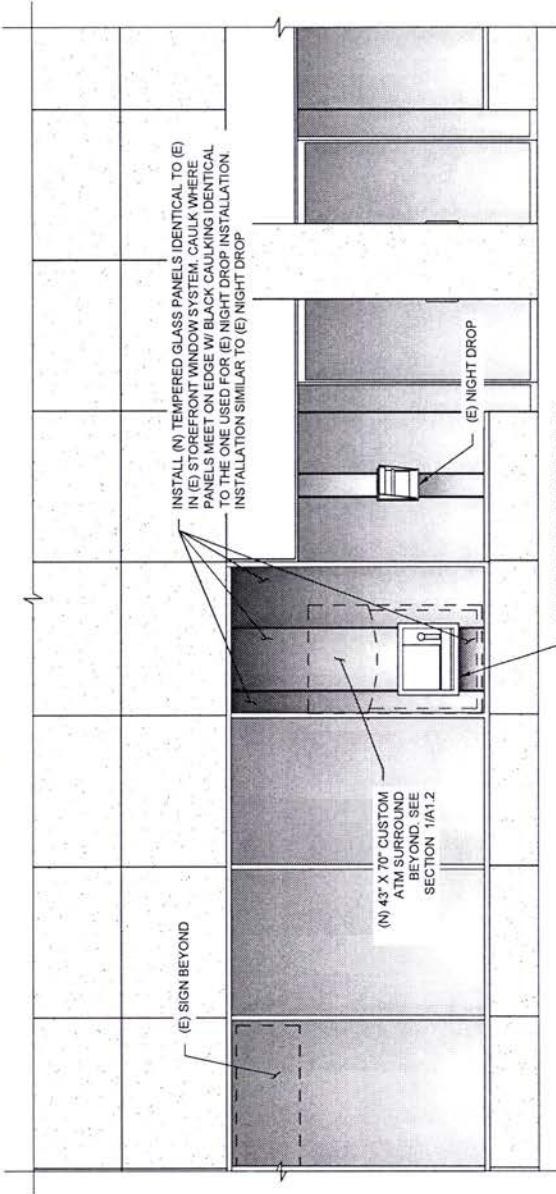
DATE: 02-08-15

ATM INSTALLATION ELEVATIONS

A1.1

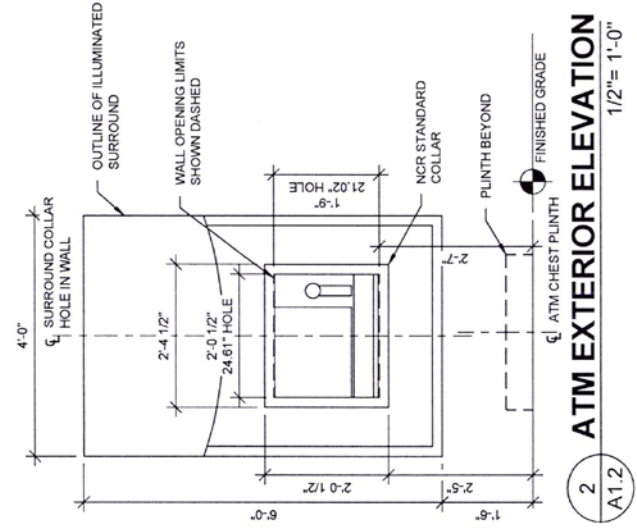


1
A1.1
EXISTING ELEVATION
1/4" = 1'-0"

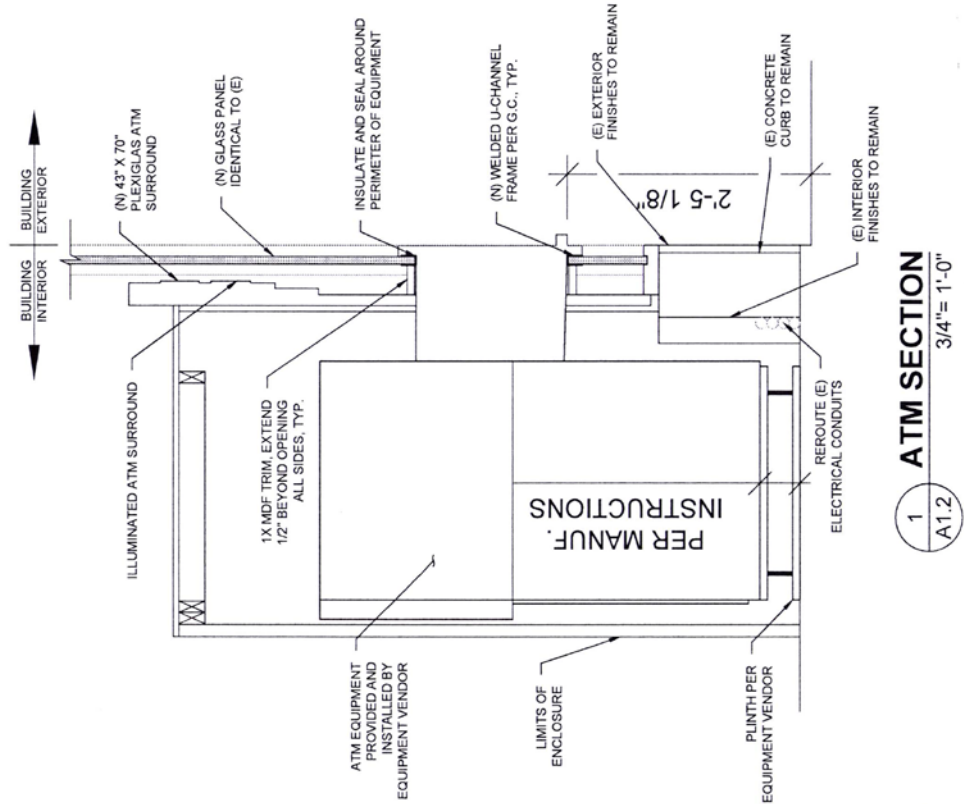


2
A1.1
PROPOSED ELEVATION
1/4" = 1'-0"

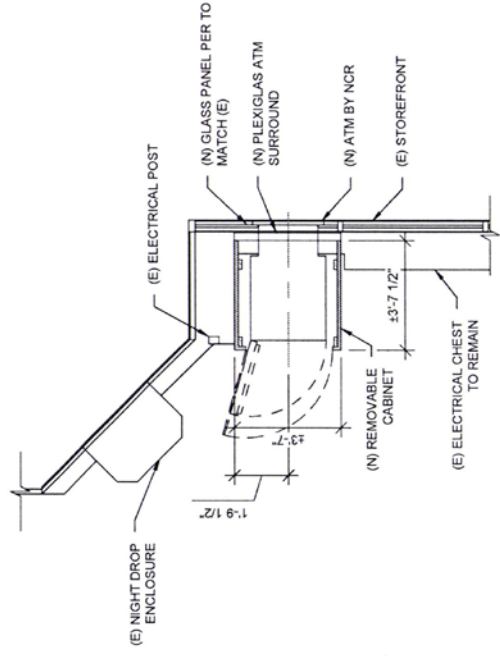
Approved
City of Portland
Bureau of Development Services
Planner J. Tynan
Date 4/16/15
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Additional zoning requirements may apply.



2 ATM EXTERIOR ELEVATION
1/2" = 1'-0"



1 ATM SECTION
3/4" = 1'-0"



3 PARTIAL FLOOR PLAN
1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner J. Tyner
Date 4/16/15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

ZCS
ENGINEERING
ZBINDEN • CARTER • SOUDERS
524 Main Street • Suite 02, Oregon City, OR 97045
(503) 666-3100

WASHINGTON FEDERAL
ATM ADDITION
BRANCH 67 (PORTLAND SALMON)

PROJECT NO.	P 1821-14
DRAWN	AMS
CHECKED	JAC
DATE	02-06-15
ATM INSTALLATION ELEVATIONS & PLANS	
A1.2	