



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 4, 2015
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@portlandoregon.gov

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 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 15-132324 DZM *OREGONIAN BUILDING REMODEL*

GENERAL INFORMATION

Applicant: Rashmi Vesavada, Allied Works Architecture
1532 SW Morrison St, 3rd Floor, Portland OR 97205

Representative: 1320 Broadway LLC
1425 4th Ave #500, Seattle, Wa 98101-2264

Site Address: **1320 SW BROADWAY**

Legal Description: BLOCK 185, PORTLAND
Tax Account No.: R667718940
State ID No.: 1S1E03BC 02000
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 a design (d) overlay
Case Type: **DZM**, Design Review with Modifications
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks design review approval for exterior alterations to an existing six-story building with a basement and to add new rooftop terraces. Exterior alterations include:

- Parking / Loading Entrances: Convert office and storage areas in the basement to parking and provide new parking barrier gate set back approximately 50 feet from new parking entrance on SW Columbia Street. Refurbish existing roll-up doors at entrances. (Central City Parking Review LU 15-132320 PR approval was obtained for an increase in the number

of vehicle parking spaces in the basement from 12 spaces to 68 spaces. A condition of approval was added that required the new gate to be 20' minimum behind the back of the sidewalk.)

- Main Entry at SW Broadway Ave: Create five new glazed bays by replacing existing granite bays either side of existing entrance with storefront systems, and widening existing entrance. Provide new metal canopy with integrated lighting along the length of these new openings;
- Ground Floor Façade at SW Broadway Ave: Remove suspended ceilings at windows along SW Broadway.
- Ground Floor Façade at SW 6th Ave: Remove suspended ceilings and replace spandrel glass with clear glass along SW 6th Avenue. Provide display boxes with permanent Regional Arts Council (RACC) approved art installations at Basement Level glazing.
- New Entry at the corner of SW Broadway Ave & SW Jefferson Street. Provide a new setback glazed entry on corner with open stepped entry.
- New Entry on SW Jefferson Street. Provide a new approx. 20' recessed glazed pedestrian and bicycle entry on SW Jefferson, adjacent to the existing truck way entrance. Provide new metal canopy with integrated lighting above entry.
- New Entry on SW Columbia Street. Provide a new approx. 4' recessed glazed entry on SW Columbia. Provide new metal canopy with integrated lighting above entry.
- New Windows: Provide two new windows on SW Columbia Street at Level 1;
- Restored Rooftop Terrace Level 4: Provide new glazed door to east elevation. Add rooftop terrace on the east side of Level 4, restoring the original use of this space.
- New Roof Terraces Level 4M: Provide new glazed doors and window to west elevation. Add rooftop terrace and railings on the west side of Level 4M.
- Mechanical Units: Remove existing mechanical units and add new equipment on Levels 4M and 6.

The value of the improvements proposed constitutes a Major Remodel as defined in the Zoning Code. As such, two development standards, Ground Floor Windows (PZC Section 33.510.220) and Ground Floor Active Uses (PZC Section 33.510.225), are triggered. The proposed alterations would not meet either of these regulations in their entirety and therefore the following Modifications are requested:

1. **Ground Floor Windows (PZC Section 33.510.220/33.130.230)** – To reduce the ground floor window requirements along SW Columbia Street, SW Jefferson Street and SW 6th Avenue as follows:
 - SW Columbia – reduce the window length from 50 percent to 11.7 percent and window area from 25 percent to 9.4 percent.
 - SW Jefferson – reduce the window length from 50 percent to 33.3 percent and window area from 25 percent to 24.8 percent.
 - SW 6th – RACC approved art installations within display windows proposed as an alternative to ground floor windows below the Lower Level.
2. **Ground Floor Active Uses (PZC Section 33.510.225)** – To reduce the ground floor active use requirement from 50 percent to 18 percent along the Jefferson Street frontage.

Because this proposal is for a site with a design overlay zone and non-exempt exterior alterations are proposed, design review is required.

Relevant Approval Criteria:

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

- | | |
|--|--|
| <ul style="list-style-type: none"> ■ Design Review 33.825 ■ Central City Fundamental Design Guidelines | <ul style="list-style-type: none"> ■ Modifications Through Design Review – Section 33.825.040 |
|--|--|

ANALYSIS

Site and Vicinity: The project site is the “Oregonian Building” located on a 40,000 square foot site occupying a full block in the Downtown Subdistrict of the Central City Plan District. The building was designed by Portland’s renowned mid-century architect, Pietro Belluschi, and was originally constructed in 1948 to house the entire operations of the Oregonian newspaper. The structure is 6 stories with a basement, and has 1 story grade change from SW Broadway Avenue to SW 6th Avenue. The block fronts SW Columbia Street to the south and SW Jefferson Street to the north. It fronts SW Broadway to the west and SW 6th Avenue to the east. The basement has vehicle access points from SW Columbia Street and SW Jefferson Street.

The entire Central City Plan District is a pedestrian district. SW Broadway is classified as Traffic Access, City Bikeway, City Walkway, Community Main Street, and a Local Service Street for all other transportation modes. SW 6th is classified as Regional Transitway/Major Transit Priority, Central City Transit/Pedestrian Street, Community Main Street, and a Local Service Street for all other transportation modes. SW Jefferson is classified as Transit Access Street, City Bikeway, and a Local Service Street for all other transportation modes. SW Columbia is classified as Transit Access, City Walkway, and a Local Service Street for all other transportation modes.

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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- LU 89-004241 DZ (DZ 115-89) – Design Review approval for interior parking request.
- LU 96-013259 DZ (LUR 96-00372) – Design Review approval for new spandrel glass to replace plywood.
- LU 96-013947 DZ (LUR 96-01060) – Design Review approval to install new cooling tower and a new power generator.
- LU 97-015008 DZ (LUR 97-00962) – Design Review approval to replace 20 failed window units on East Elevation.
- LU 15-132320 PR – Central City Parking Review approval for “growth” parking to add 56 spaces to the existing 12 spaces, with the condition that the gate access to the parking garage to be located a minimum of 20-feet behind the back of the sidewalk.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 30, 2015**. The following Bureaus have responded with no issues or concerns:

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

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 30, 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

(1) DESIGN REVIEW – CHAPTER 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 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.

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

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.

Findings for A.2, A.4 and A.5: The proposed design will maintain the character of the original building, designed by Portland's renowned mid-century architect, Pietro Belluschi and originally constructed in 1948 to house the entire operations of the Oregonian newspaper. The design of the original building followed a common theme of modern architecture that focused on the simplicity and clarity of forms and eliminated unnecessary detail. The design and detailing of the new windows, entries, and canopy build on this restrained character of this mid-century modern design.

Following in the footsteps of Common Wealth building with similar detailing and materials and inspiring the Fifth Avenue Building (1400 SW Fifth Avenue), this building contributes to the greater story of modernism in Portland. By taking opportunities to restore the building to its original design and integrating modifications through order, material use, and detailing, its relationship to the history of the city is reinforced. *These guidelines are met.*

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings: The building occupies the entire block and the original footprint will not be affected in this scope of work. *This guideline is 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.

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.

Findings for A.7, A.8 and B.1: While the building footprint will not be affected in this scope of work, new retail space will be added on Level 1, drawing a greater public to the building at the street level. Revisions to the ground floor include new canopies and glazing as well as high-level clear glazing along SW Broadway, new recessed glazed entries and canopies along SW Jefferson and SW Columbia Streets, and new pedestrian level display windows with RACC-approved art installations and high-level clear glazing on SW 6th, will all help articulate the building's edges and provide a diverse pedestrian experience along the length of the building's facades.

Both visual and physical connections to an active interior are made with the new glazed entries and window openings on the ground floor of the building. The proposed new window openings along SW Broadway Avenue will dramatically increase the active street frontage, as well as reveal the original double height volume of the main lobby, which is designed and programmed to be an active and lively civic space. The proposed three new recessed glazed entries will provide additional protected exterior space within the building footprint for pedestrian use as well as increase visual and physical connections into buildings' active interior spaces from adjacent sidewalks. These are located at the corner of SW Broadway Avenue and SW Jefferson Street, mid-block on SW Jefferson Street frontage, and along the eastern edge of the block SW Columbia Street frontage. Along SW 6th, display windows with RACC approved artwork will enhance the pedestrian level experience.

Through the addition of new retail opportunities and increased visual and physical connections to an active interior with the new glazed entries and window openings on the ground floor of the building, these proposed alterations will help to activate the street level and enhance the building's interaction with the street environment. *These guidelines are 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.

Findings: Existing sidewalk widths will be maintained to provide a safe pedestrian right of way. Exterior lighting located in the recessed entries and new canopies will enhance the perception of safety during evening hours and will offer weather protection at or near the primary entrances. *This guideline is met.*

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

Findings: The existing sidewalk system is complete and consistent around the perimeter of the building. *This guideline is 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.

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.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings for B4, B6 and C6: The new recessed entries at the corner of SW Broadway Avenue and SW Jefferson Street and mid-block on SW Jefferson, as well as the new canopies at entries along SW Broadway Ave, SW Jefferson Street, and SW Columbia Street, will provide protected, safe spaces for pedestrians to stop without interfering with the movement zone of the sidewalk, as well as semi-public/semi-private transition areas between the building and sidewalk and weather protected areas for pedestrians. *This guideline is met.*

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

Findings: Entries on SW Broadway Avenue, SW Jefferson Street and SW Columbia Street will provide accessible entry to the building. Due to the significant grade change along SW Broadway Avenue, and the existing height of the ground floor, the new recessed entry at the corner of SW Broadway Ave and SW Jefferson will not be able to integrate an accessible means of entry so access to the spaces served by this entry will be through the main lobby. *This guideline is 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.

Findings: While the building footprint will not be affected in this scope of work, the existing closed façades of the ground floor will be opened up to allow for more physical and visual access to the surrounding streets through additional glazing and entries at the street level as well as the restoration of double height spaces on SW Broadway and SW 6th Avenues, allowing views through the high windows to be opened up as noted under findings for A.7, A.8 and B.1 above.

On three frontages, solid sections of the façade at the street level will be removed and replaced with new glazed entries which will allow for visual connections to adjacent public spaces. Along SW 6th Avenue, behind the new clear glazing at the basement level, display boxes with RACC approved art installations level will provide visual interest at the pedestrian level. Additionally, along SW Broadway and SW 6th Avenues, double spaces will be restored, and existing spandrel glass at the double spaces will be replaced with clear glazing, allowing views through the high windows to be opened up. *This guideline is met.*

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

Findings: Proposed modifications draw from the principles of the original design and match original building materials to promote quality and permanence. *This guideline is met.*

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.

Findings: Maintaining the architectural integrity of the original design of this building will contribute to continuing Portland's architectural history. This design will maintain and restore the character of the original building, while allowing for greater access and activity on the ground floor and rooftop spaces. While continuing to primarily house office space, new retail space will be added on Level 1, drawing a greater public to the building at the street level. The main entry will be retained, but additional opportunities to open up the closed façade of the ground floor will allow for more physical and visual access. On three frontages, solid sections of the façade at the street level will be removed and replaced with new glazing entries which will revitalize the ground floor. The original building character will be maintained through careful placement of these interventions, as well as detailing and material use consistent with the original building.

Along Broadway Ave. and SW 6th Avenue, double height spaces will be restored which earlier interior renovations, including the addition of suspended ceilings throughout the building, significantly altered. This will allow views through the high windows to be opened up, providing light to the spaces adjacent to the street and views of the activities within the building. The design takes advantage of the stepping façade and roof areas by providing new rooftop decks on two floors.

What the proposed interior alterations do not restore are the sidewalk views down into the basement level, since the area is becoming parking. This area originally provided views from the sidewalk down into a three-story high open space which contained the printing presses for the newspaper. Current storage and office spaces at the Basement Level will be converted to parking for 68 automobiles and bicycle parking for 200 bicycles. Showers, restrooms and lockers will also be provided for bicycle commuters. *This guideline is met.*

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings: Belluschi's design for the Commonwealth Building and the Oregonian Building inspired a vocabulary for other office buildings in the downtown core. The proposed design will preserve the vocabulary of this mid-century modern style. *This guideline is met.*

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: The building order will be preserved through the alignment of new windows and entries with existing openings and the material order will be preserved through the use of the original granite, limestone, and aluminum. The proposed modifications reflect the language of the original building to create a coherent design. *This guideline is met.*

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: The proposed recessed entry at the corner of SW Broadway Avenue and SW Jefferson Street will provide access to new retail space and introduce additional pedestrian activity at this corner. Setting the doors back from the street is necessary to address grade change along SW Broadway, but also provides exterior space to bring retail presence to the street and allow building users or pedestrians to gather. *This guideline is 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: While the building is fairly uniform, Belluschi's original design designated a material change between the sidewalk level and the floors above. A deep rose-colored granite wraps the sidewalk level facade with lighter limestone cladding the floors above. This differentiation will be maintained. The proposed canopies along Broadway Avenue, Jefferson Street and Columbia Street will further differentiate the sidewalk level from the floor above. *This guideline is met.*

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

Findings: The façade on SW Broadway Avenue has been dramatically opened up with four new large window openings, two each side of the existing main entry located center block. These match the order of the original design but create greater opportunities for visual connections between the interior and exterior spaces, and will be attractive to variety of future retail tenants, which will in turn support an active street. *This guideline is met.*

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: The new canopies at SW Broadway Avenue, SW Jefferson Street and SW Columbia Street create a human-scaled and pedestrian-oriented streetscape, visually and physically enhancing the adjacent streetscapes. *This guideline is met.*

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: The original stepped building design provides multiple opportunities for building tenants to occupy rooftop space. Proposal includes refurbishing a terrace on Level 4 facing east and adding a new terrace on Level 4M facing west. These rooftop terraces will provide views of the city, the west hills, and even glimpses down to the river. Rooftop mechanical equipment has been consolidated and is pulled back from the building's edge so as to obscure it from view. *This guideline is met.*

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: To enhance the nighttime pedestrian environment, light fixtures will be located at all new canopies in the form of recessed can lights and in the recessed entry. *This guideline is met.*

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: Applicant has indicated that signage will accommodate changing retail tenants and will be integrated with the building design so as not to dominate the character of the original building. Any signage over the 32-square foot exemption for design review will be subject to further design review. *This guideline is met.*

(2) MODIFICATION REQUESTS – SECTION 33.825.040

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following Modification is requested:

Modification #1: Ground Floor Windows (PZC Section 33.510.220/33.130.230) – To reduce the ground floor window requirements along SW Columbia Street, SW Jefferson Street and SW 6th Avenue as follows:

- SW Columbia – reduce the window length from 50 percent to 11.7 percent and window area from 25 percent to 9.4 percent.
- SW Jefferson – reduce the window length from 50 percent to 33.3 percent and window area from 25 percent to 24.8 percent.
- SW 6th Avenue – RACC approved art installation within display windows proposed as an alternative to ground floor windows below the Lower Level.

Standard: 33.130.230 In CX zone, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. 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. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

Purpose Statement: In the Central City plan district, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
- Encourage continuity of retail and service uses;
- Encourage surveillance opportunities by restricting fortress-like facades at street level; and
- Avoid a monotonous pedestrian environment.
- The plan district modifications to the base zone standards for ground floor windows are intended to promote ground floor windows in a larger number of situations than in the base zones and to provide additional flexibility in meeting the standard.

Findings: Due to the value of the improvements proposed, the project is considered a Major Remodel as defined in the Zoning Code and as such, Ground Floor Windows standards are required to be met. But, because this is a remodel of a building originally constructed in 1948 as opposed to new construction, there are a number of existing constraints that restrict opportunities to meet this standard.

The standard calls for windows for 50 percent of the length and 25 percent of the ground level wall area. And while the aggregate of all four frontages exceeds this standard by providing windows for 51 percent of the length and 39 percent of the ground level wall area, each frontage is reviewed separately and the individual frontages along SW Jefferson, SW Columbia and SW 6th Avenue do not meet this standard.

Several factors constrain options for meeting the 50 percent linear/25 percent area requirement along SW Columbia Street and SW Jefferson Street, including:

- Structural requirements for existing shear walls that are required to remain intact (with additional openings limited to 10 percent; see Exhibit C.42);
- Existing vehicular access and truck loading facilities serving the building;
- Mechanical equipment room and existing structural shafts containing emergency egress stairs and elevators; and
- Substantial grade changes between SW Broadway and SW 6th Avenues.

The Applicant's architectural design team has worked very hard to add windows and doorways to satisfy the Ground Floor Windows requirements; however, the building's fundamental structural design is reflected in its existing window locations, particularly with respect to the essential structural shear wall areas on the north and south sides of

the building along SW Jefferson and SW Columbia Streets. The fundamental architectural concept and structure of the building emphasizes visual access on the east and west sides of the building along SW Broadway and SW 6th Avenues where the relationship between interior floor levels and exterior sidewalk grades differs less than along the north and south sides, SW Jefferson and SW Columbia Streets. This orientation reinforces pedestrian movements along the SW Broadway and SW 6th Avenue corridors. Visually, the lack of windows between grid columns A and B on the east side of the north and south facades (Exhibits C.36 and C.37) is a deliberate part of the building's original design by Pietro Belluschi. It clearly differentiates that part of the building from the rest, and it visually represents a supporting bulwark on the downhill side of the structure. The resulting massive appearance reflects the essential structural role the north and south walls play in the building's supporting frame.

As mitigation, the following changes are proposed:

- Ground floor window and glazed door openings have been added at key locations that will provide stronger visual connections to the interior active spaces at the pedestrian level along the sidewalk, including 5 large window bays along SW Broadway, 3 new entry lobbies, and additional windows carefully located within structural and programmatic constraints;
- Along SW Broadway and SW 6th Avenues, double height interior rooms will be opened up by eliminating existing dropped ceilings behind, and high level opaque spandrel glass will be replaced with clear glass at the top level of the glass curtain wall. This will open up upward views into tall, grand active use spaces along both street edges; and
- Display windows below the Lower Level floor elevation glazing along SW 6th augmented by a RACC-approved art installation will be used to maximize compliance with the Modification criteria.

Guideline A8 “Contribute to a Vibrant Streetscape” encourages visual and physical connections into building's active interior spaces from adjacent sidewalks. The existing building was originally designed with its formal entrance on SW Broadway, its First Floor level matching grade with the sidewalk at a mid-block location, and very limited fenestration on the SW Broadway frontage. The proposed remodeling plan adds new entries and windows to reinforce visual relationships between interior spaces and the exterior pedestrian streetscape, responding to constraints arising from the existing topography and structural needs within the building. On SW Jefferson and SW Columbia, the three new entry lobbies and the additional windows have been located within structural and programmatic constraints. Along SW 6th, display windows with RACC-approved artwork will enhance the pedestrian level experience, as well as the double-height space above the display cases. It is the RACC portion of the display cases that will ensure a vibrant streetscape, therefore as a condition of approval RACC installation is required prior to a Certificate of Occupancy.

As design objectives, Guidelines C3. “Respect Architectural Integrity”, C4. “Complement the Context of Existing Buildings”, and C5. “Design for Coherency” suggest tailoring the remodel's fenestration compliance strategy to maximize the addition of new windows and doorways, while focusing on façades and locations that produce the least conflict – structurally, visually or aesthetically – with fundamental aspects of the building's character and structure. The current closed, stone-faced Broadway façade at street level, with only a single, central doorway at the street, will see all nine columnar grid units (1-2, 2-3, 3-4, etc.) opened up with new glazing or doorways. Similarly, the existing stunted glass curtain wall along SW 6th Avenue, where the incumbent interior dropped ceiling and opaque spandrel glass have hunkered down the height of the grand arcade by a third or more, will be replaced by an exposed interior ceiling that is 25 feet above the interior floor (... making it 29 to 33 feet above the sidewalk outside) with full-height transparent windows rising to the full height of the glazed arcade at the street level.

These adaptations of the fenestration strategy are consistent with the purpose of the Ground Floor Windows requirements because they substantially improve the visual

relationship between the sidewalk and the building interior, and also help better meet Guideline A8. “Contribute to a Vibrant Streetscape”, while simultaneously respecting fundamental aspects of the existing building’s design, character, setting, and structural realities for shear loading and stability, thereby better meeting Guidelines C3. “Respect Architectural Integrity”, C4. “Complement the Context of Existing Buildings”, and C5. “Design for Coherency”. The proposed remodeling plan strikes an appropriate balance in response to separate design guidelines and standards that come into conflict in this particular situation, and the resulting development will better meet the applicable design guidelines.

With a Condition of Approval requiring RACC approved art in the display cases within all glazed areas at the Basement Level of the SW 6th Avenue façade as shown hatched on Exhibit C.17, the applicable design guidelines and the purpose of the standard are equally or better met. Therefore, this modification merits approval.

Modification #2: Ground Floor Active Uses (PZC Section 33.510.225) – To reduce the ground floor active use requirement from 50 percent to 32 percent along the Jefferson Street frontage;

Standard: 33.510.225 Buildings must be designed and constructed to accommodate active uses such as lobbies, retail, residential, commercial, and office. Areas designed to accommodate these uses may be developed at the time of construction, or may be designed for later conversion to active uses. This standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space and meet the following standards:

- The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams;
- The area must be at least 25 feet deep, measured from the street-facing facade;
- The area may be designed to accommodate a single tenant or multiple tenants. In either case, the area must meet the standards of the Accessibility Chapter of the State of Oregon Structural Specialty Code. This code is administered by BDS; 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.

Purpose Statement: The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards are also to help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities. Active uses include but are not limited to: lobbies, retail, residential, commercial, and office.

Findings: The standard calls for at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space be designed and constructed to accommodate active uses. For this site, this standard applies to the eastern half of the block, with the mid-block boundary line running parallel to SW Broadway/SW 6th Avenue. Therefore, these Code provisions apply to the eastern half of the SW Jefferson and SW Columbia Street frontages (north and south, respectively), and along the entire length of the SW 6th Avenue (eastern) frontage.

Proposed frontages that will accommodate active uses:

- SW 6th Avenue: 185’-2” of 200’ (200’ minus 14’-10”) or 92.5 percent of the frontage;
- SW Columbia: 50’ of 100’, or 50 percent of the frontage;
- SW Jefferson Street: 18’-5” (32’ minus 13’-7”) of 100’, or 18.5 percent of the frontage;
- Aggregate: 282 feet of 400 feet, or 63.5 percent of total frontages.

If the façades to which the Ground Floor Active Use requirement applies were considered together, approximately 63 percent of the required frontages will accommodate active uses, exceeding the minimum requirement of 50 percent, but since each frontage is

reviewed separately for this standard, while SW 6th Avenue and SW Columbia Street frontages meet the Ground Floor Active Use standards, the SW Jefferson frontage does not.

At the Basement floor level, only an approximately 201.5 square-foot rectangular area (13'-7" by 14'-10") at the northeast building corner has a floor level less than four feet below the adjacent sidewalk grade, but architectural modifications to create a minimum 625 square foot space would be necessary to create a compliant space for a Ground Floor Active Use occupancy at that location.

The proposed remodeling will include use changes within the building and window changes that further its compliance with the Ground Floor Active Use requirements; however, constraints related to topography, the existing building's fundamental structure and other factors complicate efforts to bring it 100 percent into compliance at sidewalk grade on all three of the façades where the standard applies.

In the approximately 18-foot wide part of the SW Jefferson Street façade adjacent to the restrooms (the area for which the Modification is requested) the Lower Level finish floor is between five and seven feet above sidewalk grade, so the opportunity to create a strong visual relationship between the street and interior activity at that position is very limited. The Applicant has focused on adding window views into interior spaces on the SW Broadway frontage and a pedestrian-level installation of art approved by RACC on the SW 6th Avenue frontage, which offer better (if imperfect) opportunities to improve the interior/exterior visual relationships than the steeper Columbia and Jefferson Street frontages. At the Basement floor level, all but about 201.5 square feet of which is more than four feet below the abutting sidewalk grade, the Applicant proposes to construct display windows in which art approved by RACC will be installed along the SW 6th Avenue frontage.

The proposed floor plan for office use, Lower Level windows and Basement-level window displays containing installation of art approved by the Regional Arts and Culture Commission (RACC) along all of SW 6th Avenue (which exceeds the minimum code requirement for Ground Floor Windows along that frontage), encourages the continuity of pedestrian activity along the street frontages, and is a reasonable adaptation to the sloping topography of the site.

The proposed remodeling plan strikes an appropriate balance in response to separate design guidelines and standards, and the resulting development will better meet the applicable design guideline A8. "Contribute to a Vibrant Streetscape" because they will reinforce the continuity of pedestrian-active ground-level building uses, while simultaneously respecting fundamental aspects of the existing building's design, character, setting, and structural realities for shear loading and stability, thereby better meeting Guidelines C3. "Respect Architectural Integrity", C4. "Complement the Context of Existing Buildings", and C5. "Design for Coherency".

The applicable design guidelines and the purpose of the standard are equally or better met. Therefore, this modification merits approval.

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 proposal for alterations to the original "Oregonian" building are carefully considered and respectful of the

existing architecture while creating a much more active and engaged building, and the proposal meets the applicable design guidelines and modification criteria and therefore warrants approval. **With the condition that**

ADMINISTRATIVE DECISION

Approval of exterior alterations to an existing six-story building with a basement in the Downtown Subdistrict of the Central City Plan District. Exterior alterations include:

- Parking / Loading Entrances: Convert office and storage areas in the basement to parking and provide new parking barrier gate set back approximately 50 feet from new parking entrance on SW Columbia Street. Refurbish existing roll-up doors at entrances. (Central City Parking Review LU 15-132320 PR approval was obtained for an increase in the number of vehicle parking spaces in the basement from 12 spaces to 68 spaces. A condition of approval was added that required the new gate to be 20' minimum behind the back of the sidewalk.)
- Main Entry at SW Broadway Ave: Create five new glazed bays by replacing existing granite bays either side of existing entrance with storefront systems, and widening existing entrance. Provide new metal canopy with integrated lighting along the length of these new openings;
- Ground Floor Façade at SW Broadway Ave: Remove suspended ceilings at windows along SW Broadway.
- Ground Floor Façade at SW 6th Ave: Remove suspended ceilings and replace spandrel glass with clear glass along SW 6th Avenue. Provide display boxes with permanent RACC approved art installations at Basement Level glazing.
- New Entry at the corner of SW Broadway Ave & SW Jefferson Street. Provide a new setback glazed entry on corner with open stepped entry.
- New Entry on SW Jefferson Street. Provide a new approx. 20' recessed glazed pedestrian and bicycle entry on SW Jefferson, adjacent to the existing truck way entrance. Provide new metal canopy with integrated lighting above entry.
- New Entry on SW Columbia Street. Provide a new approx. 4' recessed glazed entry on SW Columbia. Provide new metal canopy with integrated lighting above entry.
- New Windows on SW Columbia Street: Provide two new windows on SW Columbia Street at Level 1;
- Restored Rooftop Terrace Level 4: Provide new glazed door to east elevation. Add rooftop terrace on the east side of Level 4, restoring the original use of this space.
- New Roof Terraces Level 4M: Provide new glazed doors and window to west elevation. Add rooftop terrace and railings on the west side of Level 4M.
- Mechanical Units: Remove existing mechanical units and add new equipment on Levels 4M and 6.

Approval for the following Modification requests:

1. Ground Floor Windows (PZC Section 33.510.220) – To reduce the ground floor window requirements along both SW Columbia and Jefferson Streets and allow Optional Artwork along SW 6th Avenue as follows:
 - SW Columbia – reduce the window length from 50 percent to 11.7 percent and window area from 25 percent to 9.4 percent.
 - SW Jefferson – reduce the window length from 50 percent to 33.3 percent and window area from 25 percent to 24.8 percent.
 - SW 6th - Optional Artwork within display windows proposed as an alternative to ground floor windows below the Lower Level.
2. Ground Floor Active Uses (PZC Section 33.510.225) – To reduce the ground floor active use requirement from 50 percent to 18 percent along the Jefferson Street frontage.

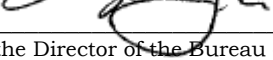
This approval is per the approved site plans, Exhibits C-1 through C-40, signed and dated December 2, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as

a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 15-132324 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Installation of public art approved by the Regional Arts and Culture Council (RACC) and applicant will be required to be completed and installed before final certificate of occupancy of the building. The installation will be within all glazed areas at the basement level. If the installation of the RACC option is not concluded by the time occupancy is desired by the applicant, the City shall issue a temporary occupancy permit allowing full occupancy of the building, until the public art is completed and installed.
- C. A covenant for the public art installation will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art piece must be provided prior to final certificate of occupancy of the building. The covenant must document approval by RACC. If the covenant with RACC is not concluded by the time occupancy is desired by the applicant, the City shall issue a temporary occupancy permit allowing full occupancy of the building, until a signed/recorded covenant is submitted to the City.
- D. No field changes allowed

Staff Planner: Grace Jeffreys

Decision rendered by:  **on December 2, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 4, 2015

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 March 11, 2015, and was determined to be complete on **July 27, 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 March 11, 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 requested that the 120-day review period be extended 14, 50 and 7 days, for a total of 71 days, as stated with Exhibits A.8, A.9 and A.11. Unless further extended by the applicant, **the 120 days will expire on: February 3, 2016.**

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 December 18, 2015** at 1900 SW Fourth Avenue. 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 **December 21, 2015 – (the day following the last day to appeal).**
- 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:

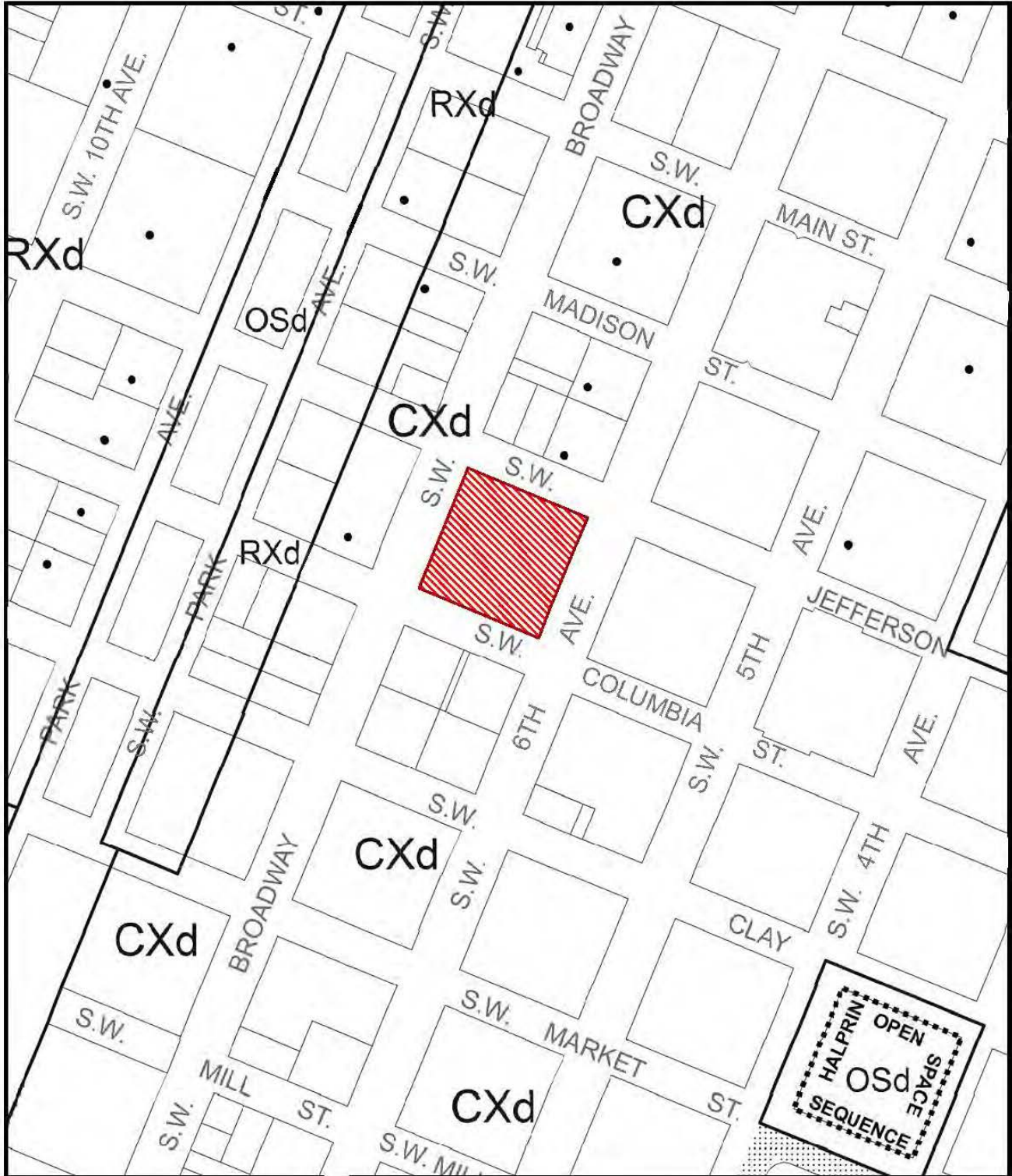
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS - NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicants narrative, 3/11/15
 2. Original drawing submittal, 3/11/15
 3. Specifications, 3/11/15
 4. Letter from KPFF regarding structural constraints, 6/4/15
 5. Project Valuation, received 7/22/15
 6. Revised narrative, received 7/22/15
 7. Revised context, existing elevations, structural assessment, 7/22/15
 8. Request for Extension of 120-Day Review Period, 8/27/15
 9. Request for Extension of 120-Day Review Period, 9/18/15
 10. Revised Modification Submittal, 10/22/15
 11. Request for Extension of 120-Day Review Period, 10/16/15
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Plans (attached)
 3. Plans (attached)
 4. Plans
 5. Plans
 6. Plans
 - 6A. Mechanical Roof Plan
 7. West Elevation (SW Broadway) (attached)
 8. West Elevation/details
 9. West Elevation/details
 10. West Elevation/details
 11. West Elevation/details
 12. North Elevation (SW Jefferson) (attached)
 13. North Elevation/details
 14. North Elevation/details
 15. North Elevation/details
 16. North Elevation/details
 17. East Elevation (SW 6th) (attached)
 18. East Elevation/details

19. East Elevation/details
 20. South Elevation (SW Columbia) (attached)
 21. South Elevation/details
 22. South Elevation/details
 23. Sections
 24. Sections
 25. Sections
 26. Sections
 27. Sections
 28. Sections
 29. Sections
 30. Roof terrace details
 31. MEP Section Studies
 32. MEP Section Studies
 33. MEP Section Studies
 34. GF Window diagrams
 35. GF Window diagrams
 36. GF Window diagrams
 37. GF Window diagrams
 38. Active Use diagrams
 39. Active Use diagrams
 40. Display window details
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Life Safety Review Section of BDS
- F. Correspondence: none received
- G. Other:
1. Original LU Application
 2. Early Assistance Summary memo, 2/11/15
 3. Incomplete Letter, 4/8/15
 4. Demo plan excerpts from permit 14-217862

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



Historic Landmark

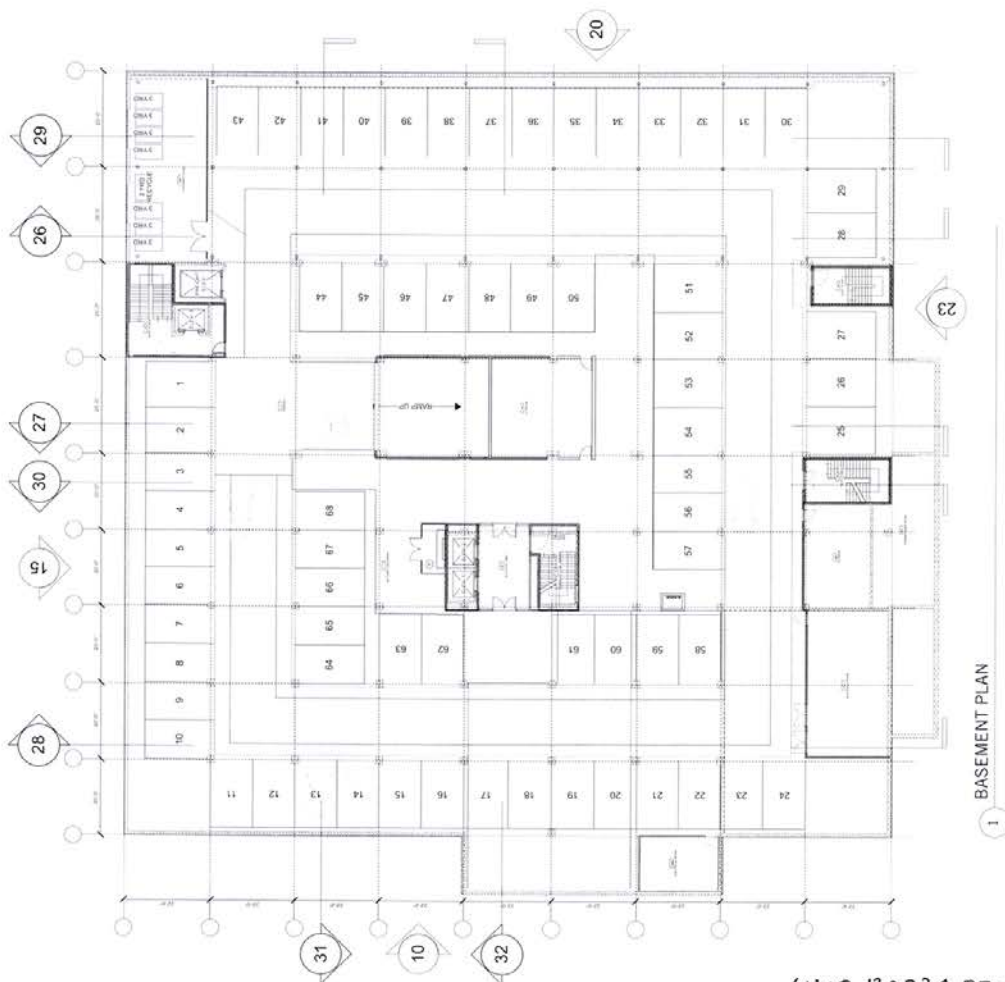


NORTH

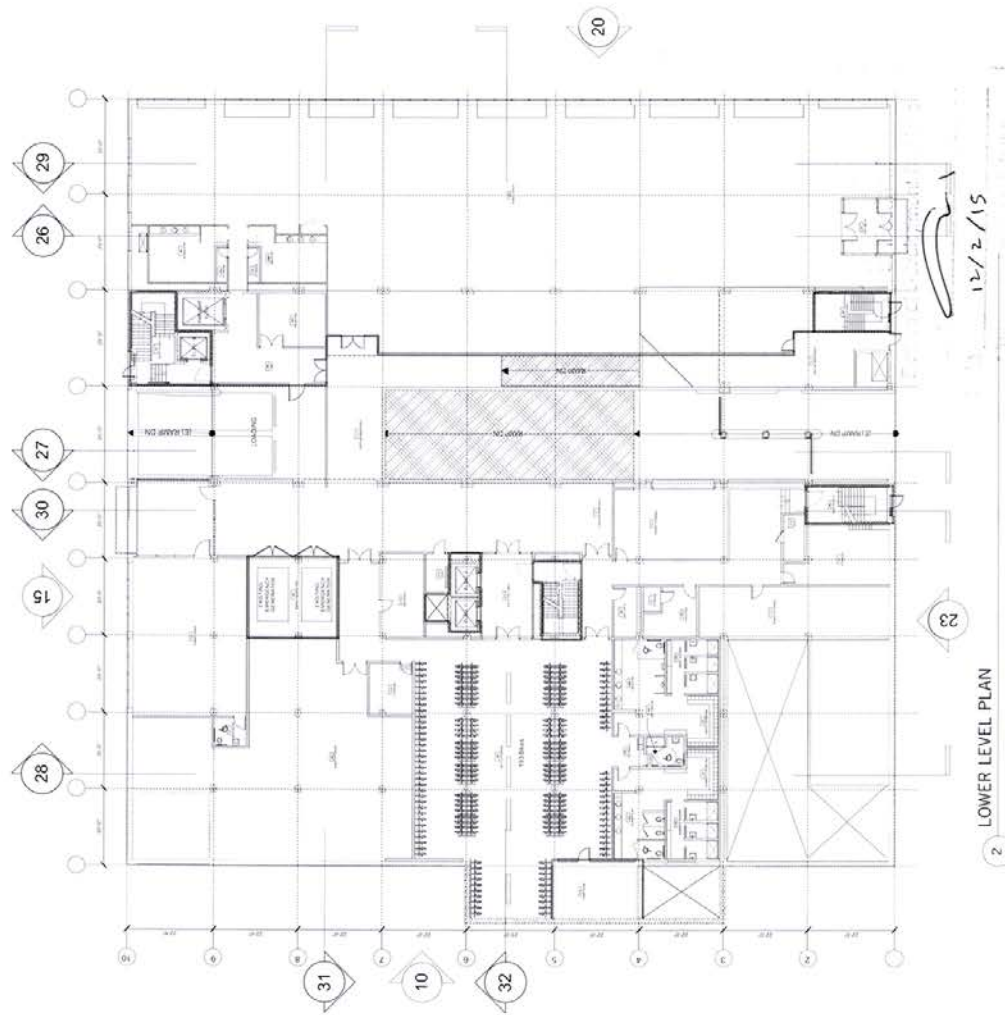
This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN

File No. LU 15-132324 DZM
1/4 Section 3129
Scale 1 inch = 200 feet
State_Id 1S1E03BC 2000
Exhibit B (July 28, 2015)





1 BASEMENT PLAN

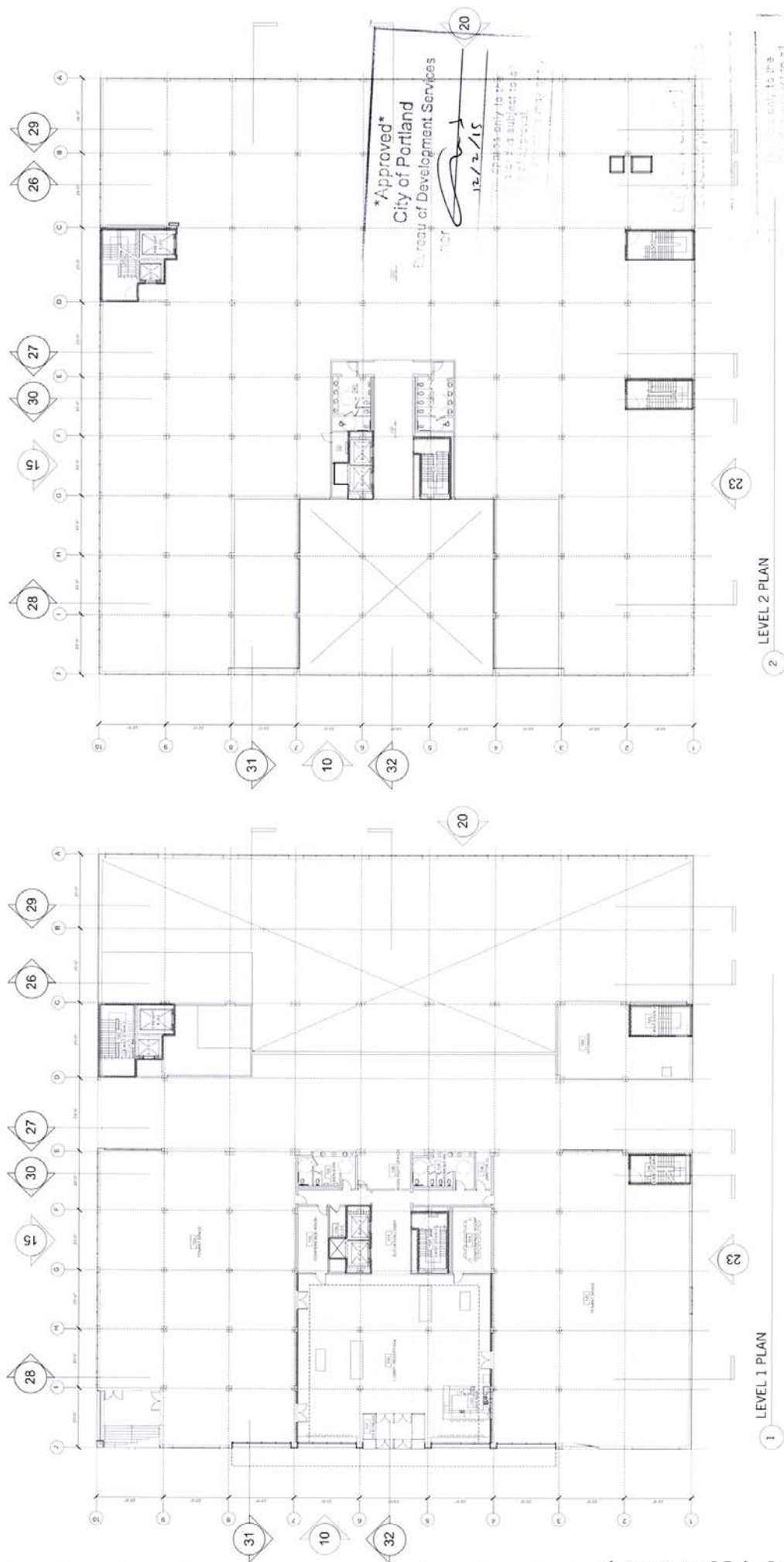


2 LOWER LEVEL PLAN

1320 SW BROADWAY (LU 15-132324) LAND USE REVIEW / TYPE II
ALLIED WORKS ARCHITECTURE | MARCH 11, 2015 | JULY 22, 2015 (REVISED)

BASEMENT LEVEL & LOWER LEVEL FLOOR PLANS
1/32" = 1'-0"

LU 15-132324 OZM EXH. C.2



1 LEVEL 1 PLAN

2 LEVEL 2 PLAN



WEST ELEVATION - SW BROADWAY
1/16" = 1'-0"
10

1320 SW BROADWAY (LU 15-132324) LAND USE REVIEW / TYPE II
ALLIED WORKS ARCHITECTURE | MARCH 11, 2015 | JULY 22, 2015 (REVISED)

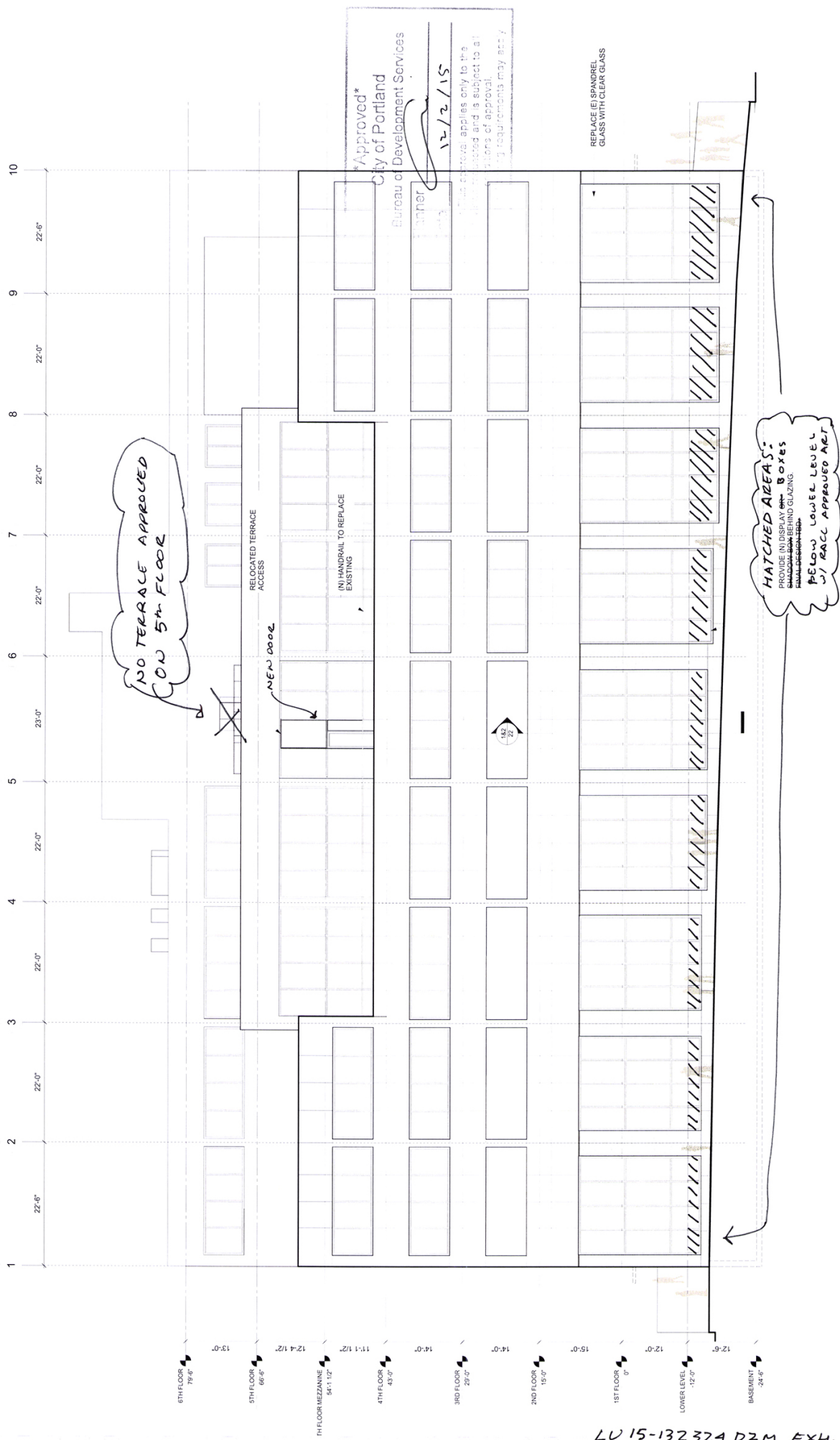
15-132324 D2M EXH. C. J



1320 SW BROADWAY (LU 15-132324) LAND USE REVIEW / TYPE II
 ALLIED WORKS ARCHITECTURE | MARCH 11, 2015 | JULY 22, 2015 (REVISED)

NORTH ELEVATION - SW JEFFERSON
 1/16" = 1'-0"

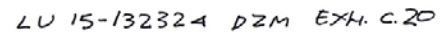
LU 15-132324 P2M EXH. C12



1320 SW BROADWAY (LU 15-132324) LAND USE REVIEW / TYPE II
ALLIED WORKS ARCHITECTURE | MARCH 11, 2015 | JULY 22, 2015 (REVISED)

EAST ELEVATION - SW 6TH AVE.
1/16" = 1'-0"

LU 15-132324 D2M EXH. C.17



SOUTH ELEVATION - SW COLUMBIA
1/16" = 1'-0" 23