



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

**FINAL FINDINGS AND DECISION BY THE DESIGN
COMMISSION & HISTORIC LANDMARKS COMMISSION
RENDERED ON 6/13/2016**

The Design Commission has **approved** a proposal in your neighborhood. 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 16-114403 DZ, DESIGN REVIEW
LU 16- 141377 HR, HISTORIC REVIEW
PC # 15-244532**

One Pacific Square Building Ground Floor Expansion

BUREAU OF DEVELOPMENT SERVICES STAFF: Puja Bhutani 503-823-7226 /
Puja.Bhutani@portlandoregon.gov

GENERAL INFORMATION

Applicant:

Greg Winterowd, Applicant
Winterbrook Planning
310 SW 4th, #1100
Portland, OR 97204

Mary Valmonte, Project Manager
ABKJ Architects And Engineers
1402 Third Avenue, Suite #200
Seattle, WS 98101

Chelsea Mccann, Landscape Architect
Walker-Macy
111 SW Oak Street, Suite #200
Portland, OR 97204

Rick Holmstrom, Owner
Portland Office Partners LLC
490 California Avenue, 4th Floor
Palo Alto, Ca 94306

Site Address:

220 NW 2ND AVENUE

Legal Description:

BLOCK 14 LOT 1-8 EXC PT IN ST, COUCHS ADD

Tax Account No.:

R180200680

State ID No.:

1N1E34CA 04500

Quarter Section: 3029
Neighborhood: Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtingarten 503-227-1515.
Business District: Old Town Chinatown Business Association, contact at chair@oldtownchinatown.org.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City Plan District - River District Sub-district
Other Designations: Non-contributing resource in the Skidmore-Old Town Historic District
Zoning: CXd, Central City Commercial with a Design Overlay Zone
Case Type: HR,DZ- Historic Resource and Design Review
Procedure: Type III, with a public hearing before the Landmarks & Design Commission. The decision of the Landmarks & Design Commission can be appealed to City Council.

Proposal:

The proposal is for the renovation of the ground floor level of the existing One Pacific Square Building. Total additional ground floor area proposed is approximately 7,200 SF. Of this, 4,850 SF is being added to the south half and 2,350 SF is proposed on the north half of the building. The allowed base FAR for this site is 4:1 and the site qualifies for a bonus FAR of 3:1 for a total FAR of 7:1. The lot size is 38,000 sf and the existing building, with a total floor area of 235,709 sf, has already used bonus FAR of 2.2:1. The additional 7,200 SF floor area for the proposed first floor expansion is being provided by an FAR transfer from The Deschutes Property, a landmark at 210 NW 11th Avenue. The applicant is transferring 8,500SF resulting in a total 6.4:1 FAR on this site. A recorded covenant for this FAR transfer can be found in Exhibit A 14.

The proposal includes:

- Renovation of the ground floor level to include retail, services, meeting rooms, indoor bicycle parking, exercise and shower room.
- Extending the ground floor storefront, by approximately 7,200 sqft, to the existing brick columns on the east, west and south elevations. The north façade will remain largely as existing with the exception of glazing on the small addition in the north east corner and the north west corner. The existing metal garage door has been replaced with translucent glass door. A green screen is proposed above the west planter.
- The loading bay configuration will not change from existing conditions.
- Landscape alterations to the plaza around the base of the building include new raised planters, seating, and upgrades to paving materials.
- New façade materials are a combination of glass, and metal. Existing red brick will be retained on the north wall and southeast exhaust kiosk.

The proposal is requesting approval from PBOT for the following exceptions:

- Driveway Design Exception (DDE) to permit more than one driveway per frontage.
- City Engineer's exception for pavement and street light improvements on N.E. Everett Street.

Historic and Design Review required because the proposal is for non-exempt exterior alterations within the historic district and the design overlay. The north half of the building is subject to design review because it's in the 'd' overlay. The south half of the block is subject to historic resource review because it's in a historic district.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. While the entire project is subject to the Central City Fundamental Design Guidelines, the north half

will also be reviewed under the River District Design Guidelines and the south half under the Skidmore / Old Town Design Guidelines

The relevant approval criteria for **Historic Resource review** are:

- Central City Fundamental Design Guidelines
- Skidmore / Old Town Design Guidelines

The relevant criteria for **Design Review** are:

- Central City Fundamental Design Guidelines
- River District Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 1, 2016 and determined to be complete on March 24, 2016.

ANALYSIS

Site and Vicinity: Campbell Yost Grube Architects designed One Pacific Square (OPS); the City approved OPS in 1980-81; it was constructed in 1984. This 13-story modernist building occupies an entire city block (Block 14 of the Davis's Addition). The Portland City Council approved One Pacific Square as part of a 6.5 block master plan (CU 7-80), and was the first and only building constructed as part of the 1980 master plan. Many existing design features were intended to achieve greater compatibility with the Historic District: the shorter and angled atrium near NW Davis Street; the red brick-clad terrace, spandrels and exposed columns; the large covered 14' arcades; and the NW Everett Street garage access (moved from NW Davis) were incorporated into building design based on direction from the 1980-81 Portland Historic Landmarks Commission (PHLC) review process.

The full block, 38,000 SF, site straddles two districts, with the south half located in Skidmore/Old Town Historic District (S/OT); and the north half in the Central City Plan District – River District Sub district. It is located in the Pedestrian District and flanked by Everett Street on the North, NW Davis on the South, NW 2nd Avenue on the West, and NW 1st Avenue on the East. The max light rail (LRT) runs along NW 1st Avenue, which is a regional transit street. Everett Street provides access to the Steel Bridge and is classified as transit access street and local service bikeway. 2nd Avenue and NW Davis are classified as city and local service street.

The OPS building is a non-contributing resource in the S/OT historic district. Primary tenants include Northwest Natural Gas Company and the Lan Su Chinese Gardens administrative offices. OPS features panoramic views of the West Hills, the Willamette River, Downtown Portland, the Lan Su Chinese Garden and Mount Hood.

The Lan Su Chinese Garden is an important public attraction and asset for the Chinatown area and considered the “jewel” of Old Town. The two contributing historic structures are the Merchant hotel at the SW corner (Italianate style/tall first floor/cast iron store front system) and the Lyndon Musolf Manor directly west of OPS. Although most of the recent adjacent buildings incorporate red brick; several (including the upper stories of the Merchant Hotel, the Lyndon Musolf Manor, and the walls of the Chinese Garden) use gray and off-white tones on stuccoed or exposed brick.

The S/Old Town Historic District was listed in the National Register of Historic Places on December 6, 1975, and due to its significance, later listed as a National Historic Landmark on May 7, 1977. The district was listed for being nationally significant for both its historical association with the early development and economic growth of the city of Portland, which was

the most important urban center of the late 1800s, as well as for its exceptional architectural collection, including mid- to-late 19th Century cast iron commercial buildings.

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 Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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 Sub district of this plan district.

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

1. LU05-176629, Approval of metal and wood trellis, glass windscreen and benches/planters.
2. LU90-200450, Approval of Conditional Use Review
3. LU83- 006452; LU90-005582; HL006-90, Approval of signage
4. LU82-005835, Approval of material design and color.
5. LU81-006197; LU80-100031; LU80-005822; approval of the Master Plan, and Phase I-Pacific Square building.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **April 15, 2016**. The following Bureaus have responded with no issue or concerns:

- Site Development
- Urban Forestry

The Bureau of Transportation Engineering responded with the following comment. "PBOT has no objections to this request. However, the applicant is advised that there are several outstanding issues that must be resolved prior to Building Permit approval." These include street improvements, existing vault lid improvements in pedestrian through zones, revocable encroachment permit for below grade spaces within the ROW and a Driveway Design Exception. These issues must be resolved prior to a Building Permit approval. As indicated in PBOT's response, these issues have the potential to cause a significant delay in the Building

Permit process and should be addressed as soon as possible. Please see Exhibit E.1 for additional details.

The Water Bureau, responded with no concerns regarding the proposal. Please see Exhibit E.2 for additional details.

The Portland Life-Safety, responded with “A complete Life Safety plan review will be provided at the time of Building Permit submittal.” Please see Exhibit E.3 additional details.

The Fire Bureau, responded with “Fire Bureau requirements are generated from the 2014 Oregon Fire Code. All current Fire Code requirements apply and are required to be met.” Please see Exhibit E.4 additional details.

The Bureau of Environmental Services revised their response on May 5th, and responded with no objection to the proposal stating that:

“The applicant submitted a stormwater report from Humber Design Group (revised date March 16, 2016). The report indicates that no stormwater management facilities will be proposed with the project, and that a separate Special Circumstances (SC) application would be submitted under separate cover to request to pay the offsite management fee (OSMF) in lieu of designing stormwater management facilities for the redeveloped impervious areas. BES received the SC application on May 2nd 2016, and although BES has not had sufficient time to issue a final decision letter on the request, the decision body has decided to approve the applicant’s request. The final decision letter is pending, and payment of the OSMF will be required during building plan review. Because the SC request has been approved, BES has no objections to approval of the design of the project.”

Please refer to Exhibit E6 for additional comments.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 15, 2016**. One written responses have been received from the Neighborhood Association.

1. Zachary J. Fruchtengarten, Co-chair, 2/17/2016, wrote in support of the proposal. They stated that they were pleased with the team’s efforts to incorporate their requested design elements, and that the resulting design references and respects surrounding historic buildings and improves the existing structure.

Procedural History: The first joint public hearing with the Landmarks and Design Commission was held on May 9th, 2016. At the hearing the Commissions asked for the following additional revisions to the proposal:

1. North Elevation:

- a) Soften and make this façade more pedestrian friendly by providing vertical landscaping or substantial and meaningful art.
- b) Provide translucent glass for recycling area garage door, while maintaining a consistent transom window line.
- c) Continue the storefront system around the northeast and northwest corner.
- d) Wrap landscaping around the northeast corner.

2. West Elevation:

- a) Remove the ADA ramp on the north and replace with planters and benches
- b) Simplify the proposed railings, providing at most two railing types, with a preference for only one type. The glass panes enclosing the outdoor terrace should be removed.

3. Store Front System:

- a) Keep the transom windows above recessed entrances in the same plane as the storefront windows.
- b) Primary entrance doors on the east and west elevation should maintain the transom window line.
- c) Explore options for making the folding doors, on the west elevation, more consistent with the vertical mullion lines of the transom window. This could be achieved by either matching the vertical lines of the doors with the transom window mullions, **or** resizing the doors to have equal widths and matching them with the transom window mullion lines.

4. Material Options:

- a) Provide cladding options for the existing columns, in either metal **or** concrete.
- b) Retain the existing red brick **or** if the bricks are proposed to be stained gray, then provide an onsite sample of the Nawkaw brick stain in the proposed gray colors on the north elevation.

Staff response: The applicants have revised the drawings to comply with the Commission's design recommendations, stated above. Regarding the potential material and design alternatives per 1a, 3c, 4a and 4b the applicants have chosen to provide:

- 1a) Two living green wall and a green screen as versus art on the north elevation. The living walls are located just west of the new translucent garage door and just east of the vehicle entrance to the parking garage (Exhibit C29). A green screen consisting of metal trellis and vine is provided above the planter on the west.

Staff is concerned about the long term success and longevity of the proposed living walls given the lack of a buffer or setback from the street edge and the adjacent predominantly back of the house functions. Therefore staff proposes the following as conditions of approval for the living walls.

- The green wall installation shall include Wallter liners in a color that blends in with the plant material. The edge trim boards shall be made of metal in a color and finish to match the metal overhang.
- Plant design and selection shall include shade plants that are hardy, and grow tall and fast enough to cover the Wallter inserts (wall planter boxes).
- Pre-planted and pre-grown Wallter liners shall be provided for the Wallter inserts, and should cover the inserts according to the specified design, as mentioned above.
- Automatic irrigation via electronic moisture sensor method of watering shall be provided.
- A maintenance agreement, prior to issuance of building permit, shall be provided that outlines the care and management of the living wall for long term longevity and success.

Alternatively, the applicants could provide RAAC approved art for the north wall mitigation. If the Commissions support a RAAC alternative, the following conditions of approval would be required:

- A. The public art in two noted locations on the north wall will be approved by the Regional Arts & Culture Council (RACC) and installed prior to issuance of final occupancy of the building.
- B. A covenant for each of the public art pieces 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 pieces must be provided prior to approval of the main building permit. The covenants must document approval by the Regional Arts and Culture Council.

- 3c) Folding doors: Applicants studied different options for making these doors more consistent with the transom windows (Exhibit C55). Staff recommends retaining the original version in order to maintain the proportion of the storefront system and transom windows. Specifically:
- A recessed doorway would compete with the main entrance to the building and reduce building coherency.
 - A single recessed door reduces the activation at that corner.
 - Changing the transom mullion lines to match with the folding door vertical lines, breaks the consistency of the transom windows.
- 4a) Concrete plaster over the existing brick columns as versus metal clad columns (Exhibit C30), so as to maintain consistency with existing concrete columns on the north elevation, and the proposed raised planters around the building base.
- 4b) Retain the existing red brick on the north elevation and south-east kiosk, as versus Nawkaw stain treatment in grey.

At the second joint Commission hearing on June 13th, 2016, staff informed the Commission that RAAC would not support an art project on the north wall given its location adjacent to the back of house functions of the building. At this hearing, the Commissions

- removed the conditions of approval requiring living green walls or art on the north elevation.
- added one additional condition of approval regarding retail signage as follows:
The blade signs must retain a transparent backing as designed.

ZONING CODE APPROVAL CRITERIA

1) 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 the site is within the Central City Plan District- River Sub-district, the applicable approval criteria are listed in Central City Fundamental Design Guidelines and River District Design Guidelines.

2) Chapter 33.846, Historic Reviews

Section 33.846.010 Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Section 33.846.060 Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Skidmore/Old Town Historic District. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are the Central City Fundamental Design Guidelines and the Skidmore/Old Town Historic Design Guidelines.

<h3>Central City Fundamental Design Guidelines (Approval criteria for both Design & Historic Resource Review)</h3>

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

These sets 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.

The Commission has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop access ways for pedestrians that provide connections to the Willamette River and greenway.

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

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.

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 A1, A2 A5 & C6: The OPS (One Pacific Square) building includes second, third and upper level story terraces with views to the Willamette River. Connections to the Willamette River are provided by NW Davis and NW Everett Streets. Storefront and streetscape improvements on NW Davis Street will improve the pedestrian experience as one walks east towards the Willamette River.

The design concept for the proposed landscape plan is intended to reference the historic logging uses that made use of the Willamette River. This is represented in the oblique patterned paving strips in three types of concrete finishes and colors. The proposed concrete and custom wood plank seating references the site's historic use as a lumberyard and the wood products economy that originally depended on the Willamette River. The plant species selected for the landscape plant were inspired by the collection in the Chinese Garden. Furthermore, the *Brewster Hotel stone marker* has been preserved and shows the historic elevation of the 1894 Willamette River flood. *These criteria are therefore met.*

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

Findings: At the Design Advice Request, the Portland Historic Landmarks Commission was of the opinion that the existing building's modern design and materials did not blend in with the adjacent historic district. Consequently, they suggested that the proposed storefront design, while referencing the historic district, should respond to the glass and steel modern design of the existing building. The proposed storefront system includes a strong and consistent transom line, which acknowledges and ties it in with the ground floor design of the adjacent historic buildings, especially Merchant Hotel and Union Block. However, the simple storefront design, with glass all the way down to the curb, seeks to blend in with the existing modern building. The entrance portals have been recessed, per PHLC's direction, to better reflect the entrance sequence in neighboring historic buildings. At the May 9, 2016 hearing the Commissions stated that the **transom windows** above the recessed doorways should be in the same plane as the rest of the storefront. The east and west main entrances should also maintain the transom lines for consistency. The applicant has revised the drawings to comply with these recommendations. As per the Commission's direction, the applicant also studied different options for making the **bi-folding doors** on the west elevation more consistent with the transom windows. (Exhibit C55). Commission recommends retaining the original version in order to maintain the proportion of the storefront system and transom windows for reasons articulated earlier. This will result in a more streamlined and clean façade that reflects the modern main tower.

The Commission also recommended that **the ADA ramp** on the west elevation be replaced with planters and benches to soften and activate this corner. The applicant has revised the west elevation to provide a private mid-level terraces that does not need ADA access. The ramp has been replaced with step-down planters and benches at the sidewalk level. These improvements help soften the building and help it transition and connect with the neighboring buildings and historic district.

The Commission expressed concern about the lack of pedestrian orientation of the

existing **north wall**. As per the Commissions direction, the applicant is replacing the existing solid metal recycling area **garage door** with a translucent glass garage door, while maintaining a consistent transom window line. They are also proposing to wrap the storefront system and landscaping around **the northeast and northwest corners**. A **green screen** consisting of metal trellis and vine is provided above the planter on the west. Two living **green walls** that had been earlier proposed for the north elevation were eliminated as the Commission was concerned about the long term success and longevity of the proposed living walls given the lack of a buffer or setback from the street edge and the adjacent predominantly back of the house functions. The Commission also removed any requirement for RAAC approved art for the north wall as mitigation.

The Commission also recommended that the existing **red brick** be retained on the north wall and the southeast kiosk. This would help the north elevation blend in with the red brick facades of the neighboring buildings including the NWEA building, parking garage and the Aschenbrener Center. The red brick would also complement the proposed live green wall landscaping proposed for this façade. The applicant has revised the design to reflect these recommendations. **Concrete plaster over the existing brick columns** is also being proposed (Exhibit C30), so as to maintain consistency with existing columns on the north elevation, and the proposed raised planters around the building base.

The existing twin ornamental lights along Davis will be removed and replaced with single ornamentals, in order to comply with the existing lighting pattern and the River District Lighting Standards. Additionally, three new **double globe street lights** will be provided along NW Everett Street. Furthermore, the proposed landscaping including planters and benches will help soften the transition to the neighboring historic and design districts. *This criterion 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.

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.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

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.

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

Findings for A7, A8, B4, B5, C1 & C9: The proposal to expand the ground floor out till

the existing brick columns eliminates the existing dark arcade and creates a more defined street wall. This is consistent with the design vocabulary of the historic districts, wherein historic buildings are built to the property lines with no setback from the street. The proposed storefront modules also help visually breakdown the full block facades.

The proposal also eliminates blank brick wall sections on all facades, except the north, and now features a significant amount of glazing at the ground level on these façades. The replacement full length storefront glazing that has been pulled out to the sidewalk provides a significantly stronger visual connection to the building's interior from the adjacent sidewalks. The brick walls on the east façade have been replaced with full glazed windows for the bike room and wellness center, establishing a stronger visual connection with the landscaped LRT station area. The landscape plan also provides clear pathways from the LRT station to the east main entrance and from SW 2nd Avenue to the west main entrance.

The building setbacks have been activated and integrated with adjacent sidewalks for public use. The landscape plan provides series of planters with benches within the east setback adjacent to the light rail station area. The wrap around steps along the north east former encourages public use. At the May 9th, 2016 hearing the Commission recommended removing the **ADA ramp** and replacing it with planters and benches to soften and activate this corner. The applicant has revised the west elevation to provide a private mid-level terraces that does not need ADA access. The ramp has been replaced with step-down planters and benches at the sidewalk level. These improvements help soften the building and provide safe, comfortable places where people can stop, view, socialize and rest.

The Commission expressed concern about the lack of pedestrian orientation of the existing **north wall**. As per the Commissions direction, the applicant is replacing the existing solid metal recycling area garage door with a translucent glass garage door, while maintaining a consistent transom window line. They are also proposing to wrap the storefront system and landscaping around the northeast and northwest corners. A green screen consisting of metal trellis and vine is provided above the planter on the west. Two living **green walls** that had been earlier proposed for the north elevation were eliminated as the Commission was concerned about the long term success and longevity of the proposed living walls given the lack of a buffer or setback from the street edge and the adjacent predominantly back of the house functions. The Commission also removed any requirement for RAAC approved art for the north wall as mitigation.

The sidewalks along NW Davis Street and NW 2nd Avenue will be reconstructed which will allow the building setback area to be maintained at the same level, and seamlessly transition, to the adjacent sidewalks. As per PHLC advice, the two areas will be differentiated by different color and textured concrete paving. *These criteria are therefore met.*

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

Findings: While not an official “Gateway”, this block serves as the built edge to the Skidmore/Old Town Historic District and therefore serves as a gateway for anyone traveling along NW Naito Parkway and intending to head west into the district. The proposed storefront addition re-establishes a strong built edge not only to this lot, but to the district as well. The landscape plan provides public amenities that help define and strengthen the light rail station area.

OPS has two prominent public uses in the vicinity – Chinese Garden on the northwest and light rail station to the east. The northwest corner step, landscaping and ADA access

direct people to the mid-level terrace or to its main entrance to the south. The eastern LRT station gateway is defined by concrete planters with wood seating elements, and a prominent sign above the recessed main entryway. *This criterion is therefore 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.

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.

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.

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.

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

Findings for B1, B2, B3, B6 & B7: The applicant is required to provide street right of way improvements, including sidewalk and street improvements, consistent with the River District ROW standards for NW 2nd Avenue and NW Davis Street. The required improvement will help define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb, providing a convenient and consistent access route for pedestrian travel along these streets. Furthermore, their reconstruction will allow the building setback area to be maintained at the same level, and seamlessly transition, to the adjacent sidewalks. Distinct paving styles clearly differentiate the sidewalk from walkways on private property. The proposed landscaping design and the streamlined fully glazed store front system help activate the sidewalk, define entrances and also provide amenities for public use. The main entrance on the west elevation, is accessible by an ADA ramp.

The existing NW Everett Street frontage is a large expanse of inactive uses and includes enclosed recycling area, below-ground garage access, and a loading area. As part of the original OPC approval in 1980-81, these functions were moved from NW Davis Street to NW Everett Street, to minimize conflicts with the Historic District and to provide more pedestrian interest along NW Davis Street and NW 1st and 2nd and Avenues.

The Commission expressed concern about the lack of pedestrian orientation of the existing **north wall**. Since the proposal does not qualify as a major remodel, it would not trigger compliance with ground floor active uses and ground floor windows for this façade. As per the Commissions direction, the applicant is replacing the existing solid metal recycling area garage door with a translucent glass garage door, while maintaining a consistent transom window line. They are also proposing to wrap the storefront system and landscaping around the northeast and northwest corners. A **green screen** consisting of metal trellis and vine is provided above the planter on the west. Two living **green walls** that had been earlier proposed for the north elevation were eliminated as the Commission was concerned about the long term success and longevity of the proposed living walls given the lack of a buffer or setback from the

street edge and the adjacent predominantly back of the house functions. The Commission also removed any requirement for RAAC approved art for the north wall as mitigation.

Building equipment is located within the building itself. The existing exhaust kiosk for the garage is located above-ground and no practical options could be identified for removing it. Mechanical louvers, integrated with the storefront system, are proposed on one bay facing Davis Street. The lighting plan provides LED downlights (face-or recess-mounted on soffits and recessed entryways) that will illuminate walkways adjacent to the building; street lights will illuminate the reconstructed sidewalk.

The existing building is surrounded by cantilevered overhangs that extend out from the face of storefront on the south by approximately eight feet; and on the west and east sides by approximately 2 feet. The retail storefront and main entrances will be further recessed for rain protection. This integrated weather protection system at the sidewalk level mitigates the effects of rain, wind, glare, shadow, reflection and sunlight on the pedestrian environment. Large street trees along NW Davis Street and 2nd Avenue provide shade for pedestrians. *This criterion are therefore met.*

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

Findings: The proposal includes Kawneer aluminum storefront system with a permadize matte finish and sterling gray color, to blend with the color of the mullions on the main tower. Stanley metal sliding main entrance doors are proposed on the east and west elevation. The bi folding doors on the west elevation will be Arcadia 8000 series, center top hung with narrow stiles. The color and finish of all doors will match the permadize matte finish sterling gray of the storefront system. The existing brick overhang on the north and south facades will be clad with Alpolic aluminum composite metal panels. In order to ensure the consistency of the storefront system and treatment of the brick overhang, the following conditions of approval are proposed:

- The existing brick overhang on the north and south facades will be clad with Alpolic aluminum composite, 4mm thick metal panels. These custom fabricated panels are proposed in a mica grey color to match the color and finish of the existing metal overhang. The metal panel seams will be aligned with the existing vertical windows mullions directly above.
- The Kawneer aluminum storefront system, Stanley metal sliding doors and Aracadia 800 series bi folding doors will be sterling grey with a permadize matte finish.

Solarban 60 Sapphire ultra-clear glass is proposed as the glazing material. Metal mechanical louvers with a 50% pattern openness, inset into the transom of one of the storefront bays facing NW Davis Street, are also proposed.

At the May 9th hearing, the Commissioners recommended that the existing **brick columns should be clad in either metal or concrete plaster** for a more unified architectural and material expression. The applicants studied this option (Exhibit C30), and have proposed to reclad the brick columns with concrete plaster in order to be consistent with the existing exposed concrete columns on the north elevation and also the proposed raised planters along the building base. The column returns for the storefront system are proposed as rigid metal panels over 3/8 inch gypsum boards.

The Commission also recommended an option for the existing red brick to be retained on the north wall and the southeast kiosk. This would help the north elevation blend in with

the red brick facades of the neighboring buildings including the NWEA building, parking garage and the Aschenbrener Center. The red brick would also complement the proposed live green wall landscaping proposed for this façade. The applicant has revised the design to reflect these recommendations.

The landscape materials include wood benches, concrete paving in broom finish and exposed concrete finish and non directional brushed finished steel bicycle racks.

The proposed materials and details proposed are of good quality and will promote a sense of durability and permanence. *This criterion is therefore 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.

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.

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 C3, C5, & C8: The PHLC had advised the applicant, during the DAR, that the proposed storefront design, while referencing the historic district, should respond to the glass and steel modern design of the existing building. Consequently, the storefront system with glass all the way down to the curb, seeks to blend in with the existing modern building. The earlier protruding entry portals have been recessed which help stream line the storefront system. The strong transom line and recessed doorways reference the adjacent historic district. The use of similar materials -steel and glass – and colors also help tie in this system with the main tower. The prominent brick columns on the ground floor have been exposed and re-clad with cement plaster, to match the exposed concrete columns on the north elevation. Furthermore, the columns are framed and emphasized by the projection of the storefront system on each side.

At the May 9, 2016 hearing the Commissions stated that the **transom windows** above the recessed doorways should be in the same plane as the rest of the storefront. The east and west main entrances should also maintain the transom lines for consistency. The applicant has revised the drawings to comply with these recommendations. As per the Commission's direction, the applicant also studied different options for making the **bi-folding doors** on the west elevation more consistent with the transom windows. (Exhibit C55). Commission recommends retaining the original version in order to maintain the proportion of the storefront system and transom windows for reasons articulated earlier.

The heavy brick overhangs on the east and west facades will be wrapped with metal to be consistent with the metal cornices on the north and south facades. The metal panels seams will be aligned with existing vertical window mullions directly above. The successful treatment of this heavy overhang is critical, as it is an important element of the building which helps differentiate and integrate the design of the base of the building with the main tower. Specifically, it allows the ground floor storefront to remain its own system in terms of mullion grid pattern and transparent glass; but still blend in with the more reflective glass and mullion pattern of the tower above.

The Commission also recommended an option for the **existing red brick** to be retained on the north wall and the southeast kiosk. This would help the north elevation blend in with the red brick facades of the neighboring buildings including the NWEA building, parking garage and the Aschenbrener Center. The red brick would also complement the

proposed live green wall landscaping proposed for this façade. The applicant has revised the design to reflect these recommendations. *These criteria are therefore 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 storefront and landscape design seeks to activate the building corners and hence create active intersections as follows:

- Southwest Corner, NW 2nd & NW Davis: Retail uses along NW Davis are wrapped around this corner. Operable bi-fold doors are provided on the west facing corner that would invite pedestrians/patrons into the corner store or restaurant use. The existing overhangs and recessed entrance ways along Davis further articulate and scale down the ground floor frontage.

As per the Commission's direction, the applicant studied different options for making the bi-folding doors on the west elevation more consistent with the transom windows. (Exhibit C55). Commission recommends retaining the original version in order to maintain the proportion of the storefront system and transom windows for reasons articulated earlier.

- Northwest Corner, NW 2nd & NW Everett: features corner stairway that have been revised to be wider and angled towards the Chinese Garden, resulting in a more inviting and functional corner design-

The Commission also recommended, at the May 9th, 2016 hearing, that the ADA ramp on the west elevation be replaced with planters and benches to soften and activate this corner. The applicant has revised the west elevation to provide a private mid-level terraces that does not need ADA access. The ramp has been replaced with step-down planters and benches at the sidewalk level. The number of new railings have been reduced to two, and include a metal handrail and metal guardrail design. The glass panes around the mid-level terrace have been reduced and the existing railing around the southwest exhaust kiosk will be retained. These improvements help soften the building and help it transition and connect with the neighboring buildings and historic district.

- Northeast Corner, NW Everett & NW 1st: The existing brick wall on the west façade has been replaced with a full glazed store front system that wraps around the corner addition on Everett: A full lite door facing 1st Avenue has been provided at the corner, to access the indoor bicycle parking and exercise areas. A path defined by planters provides access from these doorways to the east main entrance. The applicants are also proposing an additional raised planter to further enhance this corner as recommended by the Commissions.
- Southeast Corner, NW 1st & NW Davis: Retail uses along NW Davis are wrapped around this corner. Raised planter with a wood bench softens this corner that is the parking level exit and from around the exhaust kiosk.

The proposed full glazed storefront system that has been pulled out to the existing brick columns, the retail uses and the landscape treatment and amenities successfully activates the building corners. *This criterion is therefore 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: A simple lighting scheme with down-lighting to emphasize recessed entrances is proposed. As per the PHLC direction, strip lighting has been replaced with LED down lighting, to be face and recess mounted in the entrance way soffits. Landscape lighting includes two recessed lights in the west planter walls and three tree up light at tree plantings on the west. The proposed lighting is subtle and its location has been integrated with the proposed storefront and landscape design. *This criterion is therefore 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: Six signs are proposed- two main entry signs, 30 SF each, above the east and west lobby entrances, and four tenant signs, 16 SF each, facing NW Davis street. The main entrance signs are made of metal, mounted on a continuous steel angle, with LED's on the rear of the letters. Recessed LED strip lighting is proposed to light the sign from the front. The 18-inch Swiss 721 font style signs fit in with its brushed stainless steel finish and blend well with the OPS building's modernistic design concept. The smaller, 24 inch tenant signs, consist of clear acrylic with frosted vinyl graphics. It will be down lit by LED's housed in a continuous metal angle on top of the sign. The size and design of the proposed signs are sensitive to the historic district and respond well to the modern design of the existing building and storefront system. The Commission felt that the clear acrylic material used for sign made it a less dominant feature on the building façade. Therefore, the following condition of approval was proposed:

- The blade signs will retain a transparent backing as designed in the submittal.

This criterion is therefore met.

<p style="text-align: center;">River District Design Goals (Approval criteria for Design Review Only)</p>

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

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

A1-1. Link the River to the Community. Link the Willamette River to the community reinforcing the river's significance. This guideline may be accomplished by:

- 1) Organizing land areas and groupings of buildings to visually define the river's linkage to the community.

- 2) Focusing and articulating roadways and pedestrian ways to emphasize the river.
- 3) Developing projects that celebrate the river and contribute to creating centers of interest and activity that focuses on the Willamette.
- 4) Connecting the internal areas of the District to the Willamette Greenway Trail.

A3-1. Provide Convenient Pedestrian Linkages. Provide convenient linkages throughout the River District that facilitate movement for pedestrians to and from the river, and to and from adjacent neighborhoods. This guideline may be accomplished by:

- 1) Using visual and physical cues within the design of the building and building entries to express connections to the river and to adjacent neighborhoods.
- 2) Orienting integrated open spaces and trails that physically and visually link the river and/or surrounding neighborhoods.
- 3) Reusing or retaining cobblestone within the design of new development.
- 4) Encouraging flexibility and creativity along streets enhancing their historic or cultural role.
- 5) Creating visual and physical links across major corridors such as I-405, Burnside, and Front/Naito to strengthen connections to the river and other neighborhoods.

A5-4. Integrate Works of Art. Integrate works of art or other special design features that increase the public enjoyment of the District. This guideline may be accomplished by:

- 1) Integrating art into open spaces or along pathways.
- 2) Incorporating art within the structure of the building.
- 3) Using “found objects” that are remnants from the area’s history.

C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:

- 1) Designing and locating development projects to visually link their views to the river.
- 2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
- 3) Designing and orienting open space and landscape areas to emphasize views of the river.

Findings for A1-1, A3-1, A5-4, & C1-1: The OPS (One Pacific Square) building includes second, third and upper level story terraces with views to the Willamette River. Connections to the Willamette River are provided by NW Davis and NW Everett Streets. Storefront and streetscape improvements on NW Davis Street will improve the pedestrian experience as one walks east towards the Willamette River.

The design concept for the proposed landscape plan is intended to reference the historic logging uses that made use of the Willamette River. This is represented in the oblique patterned paving strips in three types of concrete finishes and colors. The proposed concrete and custom wood plank seating references the site’s historic use as a lumberyard and the wood products economy that originally depended on the Willamette River. The plant species selected for the landscape plant were inspired by the collection in the Chinese Garden. Furthermore, the Brewster Hotel stone marker has been preserved and shows the historic elevation of the 1894 Willamette River flood.

The Commission expressed concern about the lack of pedestrian orientation of the existing **north wall**. As per the Commissions direction, the applicant is replacing the existing solid metal recycling area garage door with a translucent glass garage door, while maintaining a consistent transom window line. They are also proposing to wrap the storefront system and landscaping around the northeast and northwest corners.. A green screen consisting of metal trellis and vine is provided above the planter on the west. Two living green walls that had been earlier proposed for the north elevation were eliminated as the Commission was concerned about the long term success and longevity of the proposed living walls given the lack of a buffer or setback from the street edge and the

adjacent predominantly back of the house functions. The Commission also removed any requirement for RAAC approved art for the north wall as mitigation.

The Commission also recommended, at the May 9th, 2016 hearing, that the **ADA ramp** on the west elevation be replaced with planters and benches to soften and activate this corner. The applicant has revised the west elevation to provide a private mid-level terrace that does not need ADA access. The ramp has been replaced with step-down planters and benches at the sidewalk level. The number of new railings have been reduced to two, and include a metal handrail and metal guardrail design. The glass panes around the mid-level terrace have been reduced and the existing railing around the southwest exhaust kiosk will be retained. These improvements help soften the building and help it transition and connect with the neighboring buildings and historic district. *These criteria are therefore met.*

A8-1. Design Fences, Walls and Gateways to be Seen Over. Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction. This guideline may be accomplished by:

- 1) Elevating building entries higher than the public sidewalk or path.
- 2) Creating a low fence or wall to visually separate but not hide semi-private spaces.
- 3) Using a low or stepped-down planting area or terraces to separate private development from a public sidewalk.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

Findings for A8-1 & B1-1: The building setbacks have been activated and integrated with adjacent sidewalks for public use. The landscape plan provides series of planters with benches within the east setback adjacent to the light rail station area. The wrap around steps along the north east corner encourages public use.

The Commission recommended, at the May 9th, 2016 hearing, that the **ADA ramp** on the west elevation be replaced with planters and benches to soften and activate this corner. The applicant has revised the west elevation to provide a private mid-level terraces that does not need ADA access. The ramp has been replaced with step-down planters and benches at the sidewalk level. The number of new railings have been reduced to two, and include a metal handrail and metal guardrail design. The glass panes around the mid-level terrace have been reduced and the existing railing around the southwest exhaust kiosk will be retained. These improvements help soften the building, provide public amenities and help transition and connect the building with the neighboring buildings and historic district.

The sidewalks along NW Davis Street and NW 2nd Avenue will be reconstructed which will allow the building setback area to be maintained at the same level, and seamlessly transition, to the adjacent sidewalks. As per PHLC advice, the two areas will be differentiated by different color and textured concrete paving.

The existing overhang is being retained and will provide weather protection at the ground floor level. It extends out from the face of storefront on the south by approximately eight feet; and on the west and east sides by approximately 2 feet *These criteria are therefore met.*

A9-1. Provide a Distinct Sense of Entry and Exit. When developing at gateway locations, provide a distinct sense of entry and exit that relates to the special qualities of an area. This guideline may be accomplished by:

- 1) Orienting building massing and form towards the intersection of a major district entrance.
- 2) Creating structures or art or using special historic structures to frame a key district or special area entry.

Findings for A9-1: While not an official “Gateway”, this block serves as the built edge to the Skidmore/Old Town Historic District and therefore serves as a gateway for anyone traveling along NW Naito Parkway and intending to head west into the district. The proposed storefront addition re-establishes a strong built edge not only to this lot, but to the district as well. The landscape plan provides public amenities that help define and strengthen the light rail station area.

OPS has two prominent public uses in the vicinity – Chinese Garden on the northwest and LRT station to the east. The northwest corner step, landscaping and ADA access direct people to the mid-level terrace or to its main entrance to the south. The eastern LRT station gateway is defined by concrete planters with wood seating elements, and a prominent sign above the recessed main entryway. *This criterion is therefore met.*

B5-2. Strengthen the Significance of the Classical Chinese Garden.¹ This guideline may be accomplished by:

- 1) Orienting surrounding building entrances, lobbies, terraces, windows, and active use areas to the Classical Chinese Garden.
- 2) Using muted, light, or reflective building materials.
- 3) Orienting primary building masses away from the garden.
- 4) Reflecting an Asian-influenced level of articulation and architectural texture and detail in new development surrounding the Classical Chinese Garden.

Findings for B5-2: The northwest corner of the OPS site is within 200 feet of the Chinese Garden; the entire site is within 400 feet. The proposed streamlined and glazed storefront system uses clear glass and will be a transparent and muted ground floor neighbor to the Lan Su Chinese Garden.

The proposed landscape plan has been designed to include plantings found in the Classical Chinese Garden. It includes Golden Variegated Sweet Flag, Cast Iron Plant, Japanese Mondo Grass, Lilac Beauty Lilyturf and Japanese Snowbell. All of these occur on the east side of the site, and all but the tree (the Japanese Snowbell) occur on the northwest corner. Three additional species in the plant list were selected to complement the species drawn from the garden, and are in keeping with the palette of the garden, and respond to the climatic and site conditions specific to the project. *This criterion is therefore met.*

<p style="text-align: center;">Historic Skidmore/Old Town Design Guidelines (For Historic Resource Review Only)</p>

The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which

¹ The B5-2 guideline is to be applied to projects on sites located adjacent to or within 200 feet of the garden and visible from the garden within 400 feet. Projects at other locations need not address this guideline.

there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

The Commission has considered all guidelines and has addressed only those guidelines considered applicable to this project.

General Guidelines: Alterations and Additions to Historic Landmarks, Potential Landmarks, and other Compatible Buildings

A. Retention of Original Construction. So far as practicable, all original exterior materials and details shall be preserved.

Findings: The existing OPC building is a non contributing resource that is located partially within the subject historic district. Hence, the proposal does not entail modification or removal of historic material and details. The storefront system does preserve and expose the existing character defining brick columns at the base, as per PHLC's direction. These will be re-clad with cement plaster, to match the exposed concrete columns on the north elevation. Furthermore, the columns are framed and emphasized by the projection of the storefront system on each side. At the May 19th hearing, the Commission recommended that an option for the existing red **brick** to be retained on the north wall and the southeast kiosk. This would help the north elevation blend in with the red brick facades of the neighboring buildings including the NWEA building, parking garage and the Aschenbrener Center. It will also be consistent with the brick masonry building in the historic district.

The Brewster Hotel stone floor marker will be moved relocated and placed on a standalone "blade" in the planter next to the east entrance to the building, within the historic district. The present stone marker, located near the West entrance of One Pacific Square, is from the former Brewster Hotel (constructed 1892), once located at the N.E. corner of Third and Flanders (property then owned by the Portland Gas Co., which later become the Lan Su Chinese Garden). When the stone and brick building was demolished in the early 1980s, various artifacts were salvaged by the Gas Co. and reinstalled in the Skidmore Historic District. Included in the salvaged artifacts was the stone carving, originally located in the Brewster Hotel's First Floor stone work. The stone marker measures 2 ft. 9 1/4 in. wide x 14 3/4 in. high and may have been cut down to fit within the brick module of the existing wall. It states "High Water, June 7, 11 AM, 1894. Cut horizontally into the stone is the height of the flood waters of 1894, which is 3 ft. 9 3/4 in. above the existing sidewalk (33.00 ft.). This would translate roughly into 36.80 ft. (above mean sea level). As the floor level of the Conference level is 37.00 ft., it suggests that the marker will project slightly above the floor line.

This criterion is therefore met.

B. Cast Iron. In the case of cast iron structures which have lost cast iron elements, every effort shall be made to replace such elements with appropriate cast iron parts available in the City. If this is not feasible, replicas matching the exterior appearance of the existing features may be permitted.

Findings: *This criterion is not applicable.*

C. Height. Additional stories may be added to historic buildings provided that the following are addressed:

- The added height complies with requirements of the building and zoning codes. The Historic District has a FAR (Floor Area Ratio) designation of 4:1. The FAR may be increased to 5:1 if

the 1:1 increase is for residential only. This residential bonus was established to stimulate new housing construction in order to enhance the vitality and economy of Downtown.

- The added height does not exceed that which was traditional for the style of the building.
Example: Portland's cast iron buildings did not exceed four stories. The majority of Portland's masonry buildings did not exceed six stories.
- The added height does not alter the traditional scale and proportions of the building style.
- The added height is visually compatible with adjacent historic buildings.

Findings: *This criterion is not applicable.*

D. Width. Horizontal additions may be added to historic buildings provided that the following are addressed:

- The width of the addition does not exceed that which was traditional for the building style.
- The addition maintains the traditional scale and proportion of the building style.
- The addition is visually compatible with adjacent historic buildings.

E. Visual Integrity of Structure. The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained. Such structural lines should be restored if previous alterations have substantially changed such elements.

- The modulation of building facades was determined by lot parceling. Generally, buildings were built at 25, 50 or 100-foot widths. Within those general building widths, the building was further divided into smaller bay storefront systems.
- Where structural lines cannot be carried to the ground, integrate the upper and lower floor design with color, materials and form simplicity.

F. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (i.e. openings such as doors and windows to walls and column elements) shall be visually compatible with the traditional architectural character of the Historic District. An important element within the Historic District was the emphasis on the pedestrian scale activities, which were characterized with the addition of canvas awnings or permanent canopies. This defined an important scale and proportion element of the District and to the extent possible, this relationship at pedestrian level should be re-established within the District.

Findings for D, E & F: The proposal to expand the ground floor out till the existing brick columns eliminates the existing dark arcade and creates a more defined street wall. This is consistent with the design vocabulary of the historic districts, wherein historic buildings are built to the property lines with no setback from the street. The proposed storefront modules also help visually breakdown the full block facades.

The storefront system does preserve and expose the existing character defining brick columns at the base, which will be re-clad with cement plaster, to match the exposed concrete columns on the north elevation. Furthermore, the columns are framed and emphasized by the projection of the storefront system on each side.

The basic ground-level proportions were determined in 1980-81 when the PHLC approved the building design with:

- The original 14-foot ground-floor height was intended to be consistent with the typical ground-floor heights of nearby historic buildings.
- The original columns (approximately three feet in diameter) were spaced at 30-foot intervals, creating the ground-floor modules.

The proportions and modulation of the proposed storefront addition work is derived from this 30 foot column interval. The storefront is further subdivided into 5 foot grids for a system of recessed entrances and glazed panels that is wrapped consistently around each façade.

At the DAR, the PHLC was of the opinion that the existing building's modern design and materials did not blend in with the adjacent historic district. Consequently, they suggested that the proposed storefront design, while referencing the historic district, should respond to the glass and steel modern design of the existing building. The proposed storefront system includes a strong and consistent transom line, which acknowledges and ties it in with the ground floor design of the adjacent historic buildings, especially Merchant Hotel and Union Block. However, the simple storefront design, with glass all the way down to the curb, seeks to blend in with the existing metal and glass modern building. The entrance portals have been recessed, per PHLC's direction, to better reflect the entrance sequence in neighboring historic buildings. This also results in a more streamlined and clean façade that reflects the modern main tower.

At the May 9, 2016 hearing the Commissions stated that the **transom windows** above the recessed doorways should be in the same plane as the rest of the storefront. The east and west main entrances should also maintain the transom lines for consistency. The applicant has revised the drawings to comply with these recommendations. As per the Commission's direction, the applicant also studied different options for making the **bi-folding doors** on the west elevation more consistent with the transom windows. (Exhibit C55). Commission recommends retaining the original version in order to maintain the proportion of the storefront system and transom windows for reasons articulated earlier.

The heavy brick overhangs on the east and west facades is being preserved and will be wrapped with metal to be consistent with the metal cornices on the north and south facades. The metal panels' seams will be aligned with existing vertical window mullions directly above. The successful treatment of this heavy overhang is critical, as it is an important element of the building which helps differentiate and integrate the design of the base of the building with the main tower. *These criteria are therefore met.*

G. Exterior Building Materials. Most of the buildings within the District were constructed of bearing wall brick masonry (left exposed or covered with plaster), or stone. This feature gives the area much of its textual surface character. Surfaces need to be treated, repaired, and maintained in a manner which is sympathetic to the District.

1. Walls

- Original building materials shall be preserved wherever possible. Cleaning and/or repointing masonry is preferred over replacement.
- If masonry has to be replaced, repair or replace existing masonry with masonry of matching color, texture, size, and coursing. Avoid using "used" brick in replacement. This conflicts with traditional masonry surfaces.
- Mortar should match the color and joint configuration of the existing masonry wall.
- Masonry was painted to seal soft bricks from the weather or painted later for other reasons. Where soft brick surfaces are found to be painted, surfaces should not be stripped but should be repainted.
- Plastered surfaces should be cleaned, repaired with a similar plaster texture and repainted. Avoid exposing brick to the weather by removing finish plaster as this will speed deterioration of the brick.
- Do not apply artificial and/or inappropriate coverings to masonry surfaces. Examples are metal, plastic or wood sidings.

Findings. At the May 19th hearing, the Commissions recommended an option for the existing **red brick** to be retained on the north wall and the southeast kiosk. This would help the north elevation blend in with the red brick facades of the neighboring buildings including the NWEA building, parking garage and the Aschenbrener Center. The red brick will be consistent with the brick masonry building in the historic district and also complement the live green wall landscaping proposed for the north façade. The applicant has revised the design to reflect these recommendations.

The Commission expressed concern about the lack of pedestrian orientation of the existing north wall. As per the Commissions direction, the applicant is replacing the existing solid metal recycling area garage door with a translucent glass garage door, while maintaining a consistent transom window line. They are also proposing to wrap the storefront system and landscaping around the northeast and northwest corners. A green screen consisting of metal trellis and vine is provided above the planter on the west. Two living **green walls** that had been earlier proposed for the north elevation were eliminated as the Commission was concerned about the long term success and longevity of the proposed living walls given the lack of a buffer or setback from the street edge and the adjacent predominantly back of the house functions. The Commission also removed any requirement for RAAC approved art for the north wall as mitigation. *This criterion is therefore met.*

- 2. Storefronts, Doors and Windows.** The shape, size, placement and trim of storefront openings are a key element in establishing the character of a building.
- Where original storefronts remain, preserve and repair. Where covered with other materials remove and determine condition of original materials.
 - Storefronts requiring new materials could consider a wide variety of replacement systems. Building Codes require non-combustible materials (steel, aluminum, etc.), but wood systems may be acceptable provided other means of fire protection are installed. Wood systems should be painted, rather than stained or treated naturally.
 - New window and door openings should maintain a similar horizontal and vertical relationship as the originals. Traditionally, windows were two-over-two or one-over-one. Large panes of glass, as used in contemporary storefronts, should be avoided.
 - Glazed portions of windows were important elements to the building and should not be altered, painted over or eliminated.
 - Clear glass is traditional and should be used instead of tinted glass. Additionally, signs cannot be painted on tinted glass without the possibility of breakage due to the effect of sunlight.
 - Re-use original hardware whenever possible. If possible, new hardware should be in keeping with original designs.
 - On sidewalls, avoid walling-in openings with masonry, if possible. Rather, maintain the opening and replace the glazing if necessary with appropriate hard surface materials.

H. Rear and Side Walls. Generally, the standards which apply to the fronts of buildings also apply to rear and side walls, although the conditions to meet are usually much more simple. The chief concern lies with the removal of redundant additions to each building including signs, pipes, non-functioning stacks, grills, television aerials, etc. The repair and repainting of brick or masonry, painting of wood or certain masonry surfaces, and an effort to coordinate and subdue the clutter of the mechanical equipment are all recommended.

Findings for G1, G2 & H: The OPC building is a non-contributing resource in the historic district; therefore no historic storefronts are being removed or changed. As per the PHLC advice the proposed storefront, while referencing the historic district, responds to the glass and steel modern design of the existing building. The proposal includes Kawneer aluminum storefront system with a ~~satin~~ permadize matte finish and sterling

gray color, to blend with the color of the mullions on the main tower. Stanley metal sliding main entrance doors are proposed on the east and west elevation. The bi folding doors on the west elevation will be Arcadia 8000 series, center top hung with narrow stiles. The color and finish of all doors will match the permadize matte finish sterling gray of the storefront system. The existing brick overhang on the north and south facades will be clad with Alpolic aluminum composite metal panels. In order to ensure the consistency of the storefront system and treatment of the brick overhang, the following conditions of approval are proposed:

- The existing brick overhang on the north and south facades will be clad with Alpolic aluminum composite, 4mm thick metal panels. These custom fabricated panels are proposed in a mica grey color to match the color and finish of the existing metal overhang. The metal panel seams will be aligned with the existing vertical windows mullions directly above.
- The Kawneer aluminum storefront system, Stanley metal sliding doors and Aracadia 800 series bi folding doors will be sterling grey with a permadize matte finish.

Solarban 60 Sapphire ultra-clear glass is proposed as the glazing material. Metal mechanical louvers with a 50% pattern openness, inset into the transom of one of the storefront bays facing NW Davis Street, are also proposed.

I. Color. The colors used in alterations or additions within the District shall be visually compatible with the traditional architectural character of the historic buildings within the area.

- Historically, in the era of the late 1800's and early 1900's, painting was usually done using earth colors, i.e., hues tending towards brown, soft greens, and beiges.
- Bright colors and white were rarely used. Buildings, therefore, are perhaps most appropriately painted using subdued colors. Little or nothing is gained by the use of strong or loud colors, especially those with no tradition of local usage.
- Color combinations will occur, as nearly all buildings will have wood trim or metal ornamentation in addition to their base materials. This, plus the further elaboration of wood storefronts, suggests the use of an overall wall color plus one or two trim colors.
- A method for determining the original wall and trim colors consists of scraping chips from the existing surface and analyzing them microscopically. This should be done whenever the original color is unknown and major repainting is contemplated.

Findings: The storefront addition does not propose any bright colors or whites. Sterling gray metal overhang and storefront system is proposed in order to blend in with the existing modern glass and steel structure.

At the May 19th hearing, the Commission recommended an option for the existing **red brick** to be retained on the north wall and the southeast kiosk. This would help the north elevation blend in with the red brick facades of the neighboring buildings including the NWEA building, parking garage and the Aschenbrener Center. The red brick will \ be consistent with the brick masonry building in the historic district and also complement the live green wall landscaping proposed for the north façade. The applicant has revised the design to reflect these recommendations.

J. Signs. Exterior building signage should be visually compatible with the traditional architectural character of the historic buildings in the District. A variety in signage is encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, good mounting, readability, and materials, all of which are compatible with and sensitive to the character of the building. Lighting may also be permissible which is

creative without being overwhelming. Sign design should be done in an “identification” sense rather than an “advertising” sense. All types of exterior signs are reviewed.

Signs are controlled by three ordinances. One is the Signboard Control Zone (S Zone) which includes the area at the Morrison and Burnside Bridgeheads and along Front Avenue; another is the newly adopted ordinance which regulates signs in C1 Zones (downtown); and finally, the Landmarks Ordinance provides for sign review. Projects should address all ordinances in addition to District compatibility.

Findings: Six signs are proposed- two main entry signs, 30 SF each, above the east and west lobby entrances, and four tenant signs, 16 SF each, facing NW Davis street. The main entrance signs are made of metal, mounted on a continuous steel angle, with LED’s on the rear of the letters. Recessed LED strip lighting is proposed to light the sign from the front. The 18-inch Swiss 721 font style signs fit in with its brushed stainless steel finish and blend well with the OPS building’s modernistic design concept. The smaller, 24 inch tenant signs, consist of clear acrylic with frosted vinyl graphics. It will be down lit by LED’s housed in a continuous metal angle on top of the sign. The size and design of the proposed signs are sensitive to the historic district and respond well to the modern design of the existing building and storefront system. The Commission felt that the clear acrylic material used for sign made it a less dominant feature on the building façade. Therefore, the following condition of approval was proposed:

- The blade signs will retain a transparent backing as designed in the submittal.

This criterion is therefore met.

K. Lighting. Historically, lighting within the District was provided by lighting in the public right-of-way with the use of gas lamps, electrical lights, etc. First floor storefront lighting should be consistent with the overall character of the building and the District.

Findings: A simple lighting scheme with down-lighting to emphasize recessed entrances is proposed. As per the PHLC direction, strip lighting has been replaced with LED down lighting, to be face and recess mounted in the entrance way soffits. Landscape lighting includes two recessed lights in the west planter walls and three up-lights at tree plantings on the west. The lighting is subtle and its location has been integrated with the proposed storefront and landscape design.

Existing twin ornamental lights along Davis will be removed and replaced with single ornamentals, in order to comply with the existing lighting pattern and the River District Lighting Standards. *This criterion is met.*

L. Awnings/Canopies. Alterations and/or additions to historic buildings within the District should consider the use of awnings and/or canopies. These should be consistent with the function of the building and the relationship of the awning to adjacent buildings and to the District.

Findings: The heavy brick overhangs on the east and west facades are being preserved and will be wrapped with metal to be consistent with the metal cornices on the north and south facades. The metal panels’ seams will be aligned with existing vertical window mullions directly above. The successful treatment of this heavy overhang is critical, as it is an important element of the building which helps differentiate and integrate the design of the base of the building with the main tower. *This criterion is 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 and materials of the proposed storefront addition will better integrate with existing modern building, while including appropriate references to the adjacent historic district. The addition, which expands the ground floor out to the existing columns, will provide a stronger, more activated street edge, consistent with those in the historic district. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise design standards and their ability to convey historic significance. The purpose of Design Review is to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This proposal meets the applicable Historic and Design Resource Review criteria and therefore warrants approval.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve Design Review of the renovation of the ground floor level of the existing One Pacific Square Building, with a total additional ground floor area of approximately 7,200 SF. The proposal includes:


- Renovation of the ground floor level to include retail, services, meeting rooms, indoor bicycle parking, exercise and shower room.
- Extending the ground floor storefront, by approximately 7,200 sqft, to the existing brick columns on the east, west and south elevations. The north façade will remain largely as existing with the exception of glazing on the small addition in the north east corner and the north west corner. The existing metal garage door has been replaced with translucent glass door. A green screen is proposed above the west planter.
- The loading bay configuration will not change from existing conditions.
- Landscape alterations to the plaza around the base of the building include new raised planters, seating, and upgrades to paving materials.
- New façade materials are a combination of glass, and metal. Existing red brick will be retained on the north wall and southeast exhaust kiosk.

Approved as per Exhibits C-1 through C-56, signed and dated June 13, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 16-114403 DZ & CASE FILE LU 16-141377 HR ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The **blade signs** will retain a transparent backing as designed in the submittal.
- C. The existing **brick overhang** on the north and south facades will be clad with Alpolic aluminum composite, 4mm thick metal panels. These custom fabricated panels are proposed in a mica grey color to match the color and finish of the existing metal overhang. The metal panel seams will be aligned with the existing vertical windows mullions directly above.

- D. The Kawneer aluminum **storefront system**, Stanley metal sliding doors and Aracadia 800 series bi folding doors will be sterling grey with a permadize matte finish.
- E. No field changes allowed.

=====

By:  _____

David Work, Design Commission Chair

Application Filed: 2/1/2016
Decision Filed: 6/14/2016

Decision Rendered: 6/13/2016
Decision Mailed: 6/21/2016

PORTLAND HISTORIC LANDMARKS DECISION

It is the decision of the Landmarks Commission to approve historic review of the renovation of the ground floor level of the existing One Pacific Square Building, with a total additional ground floor area of approximately 7,200 SF. The proposal includes:

- Renovation of the ground floor level to include retail, services, meeting rooms, indoor bicycle parking, exercise and shower room.
- Extending the ground floor storefront, by approximately 7,200 sqft, to the existing brick columns on the east, west and south elevations. The north façade will remain largely as existing with the exception of glazing on the small addition in the north east corner and the north west corner. The existing metal garage door has been replaced with translucent glass door. A green screen is proposed above the west planter.
- The loading bay configuration will not change from existing conditions.
- Landscape alterations to the plaza around the base of the building include new raised planters, seating, and upgrades to paving materials.
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- D. The Kawneer aluminum **storefront system**, Stanley metal sliding doors and Aracadia 800 series bi folding doors will be sterling grey with a permadize matte finish.
- E. No field changes allowed.

=====

By: _____

Kirk Ranzetta,, Landmarks Commission Chair

Application Filed: 2/1/2016

Decision Filed: 6/14/2016

Decision Rendered: 6/13/2016

Decision Mailed: 6/21/2016

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 1, 2016, and was determined to be complete on March 24, 2016.

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 1, 2016.

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 by 28 days as stated in Exhibit (Exhibit H5). The **120 days expire on 8/19/2016.**

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. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on July 5, 2016 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 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$ 5,000 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. 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. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 **July 6, 2016**.
- 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.

Puja Bhutani

Date prepared: 6/14/2016

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).

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Original narrative.
2. Original storm water management analysis
3. Original plan set before revisions – NOT APPROVED/reference only
4. Original manufacturers cut sheets- NOT APPROVED/reference only
5. Applicant response to Incompleteness letter- sent 3/24/2016
6. Revised Narrative
7. Revised Sign packet (NOT APPROVED)
8. Revised storm water analysis and improvements
9. Exceptions to public work standards
10. Green practices
11. Revised manufacturers cutsheets- NOT APPROVED/reference only
12. Revised plan set in response to incomplete letter- NOT APPROVED/reference only.
13. OPS project description, context and evolution of the design proposal.
14. Recorded Covenant transferring FAR
15. Plans and drawings from 1st hearing, dated 5/21/2016 (NOT APPROVED)
 - C1 Cover
 - C2. Table of Contents
 - C 3-9 Vicinity and Context information
 - C10-13 Site & Floor Plans
 - C14-25 Elevations
 - C26-32 Perspectives
 - C33-38 Sections
 - C39-49 Details
 - C50-72 Landscaping
 - C73-75 Signage
 - C76-77 Lighting Plan
 - C78-79 Site Utility Plan
 - C80-109 Appendix: Demolition floor plans; perspectives; structural
16. Revised cut sheets from 1st hearing, dated 5/21/2016

B. Zoning Map (attached)

- C. Plan & Drawings, dated 5/31/2016 (RECOMMENDED FOR APPROVAL)
1. Cover sheet
 2. Table of Contents
 - 3-7 Context
 - C8 Site and Ground level Plan
 - 9-10 Full building elevations (attached)
 - C11-14 Enlarged Elevations
 - C15-24 Perspectives
 - C25 Landscape Plan (attached)
 - C26-29 Landscape details
 - C30 Alternative column treatment
 - C31-33 Lighting and Signage
 - C34-54 Details
 - C55 Bi folding door alternatives
 - C56 Manufacturers cut sheets
- 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. PBOT
 2. Water Bureau
 3. Bureau of Life-Safety
 4. Fire Bureau
 5. Bureau of Environmental Services
 6. Revised BES response
- F. Letters
1. Zachary J. Fruchtagarten, Co-Chair, Sarah J. Stevenson, Co-Chair, Land Use and Design Review Committee, Old Town Chinatown, 2/17/2016, wrote in support of the proposal.
- G. Other
1. Original LUR Application
 2. Incomplete letter from staff to applicant, sent 2/22/2016
 3. PBOT, Request for Completeness Response, 2/9/2016
 4. BES, Request for Completeness Response, 2/22/2016
 5. PHLC Design Advice Summary
 6. Pre-Application Conference Summary
- H. **[Received before the 1st Hearing]**
1. Staff memo to the PHLC/DC joint hearing on 5/9/2016
 2. Staff report and recommendation to the Landmark and Design Commission
 3. PBOT Comment
- [Received at the 1st Hearing]**
4. Storefront Proportion Study
 5. Request for Extension of 120 day review period.
 6. Staff power point presentation.
 7. Applicant power point presentation.
- [Received before the 2nd Hearing]**
8. PBOT: Driveway Design Exception Approval
 9. Applicant memo, dated 5/24/2016
 10. Revised drawings, dated 5/24/2016, NOT APPROVED –FOR REFERENCE ONLY
 11. Staff memorandum, dated 6/2/2016
 12. Staff report and recommendation to the Landmark and Design Commission

[Received at the 2nd Hearing]

13. Staff power point presentation.
14. Applicant power point presentation.

ZONING

This site lies within the:

- CENTRAL CITY PLAN DISTRICT
- RIVER DISTRICT SUBDISTRICT
- SKIDMORE / OLD TOWN HISTORIC DISTRICT



NORTH



 Site



★ Recreational Trails



- Historic Landmark

File No. LU 16-114403 DZ

LU 16-141377 HR

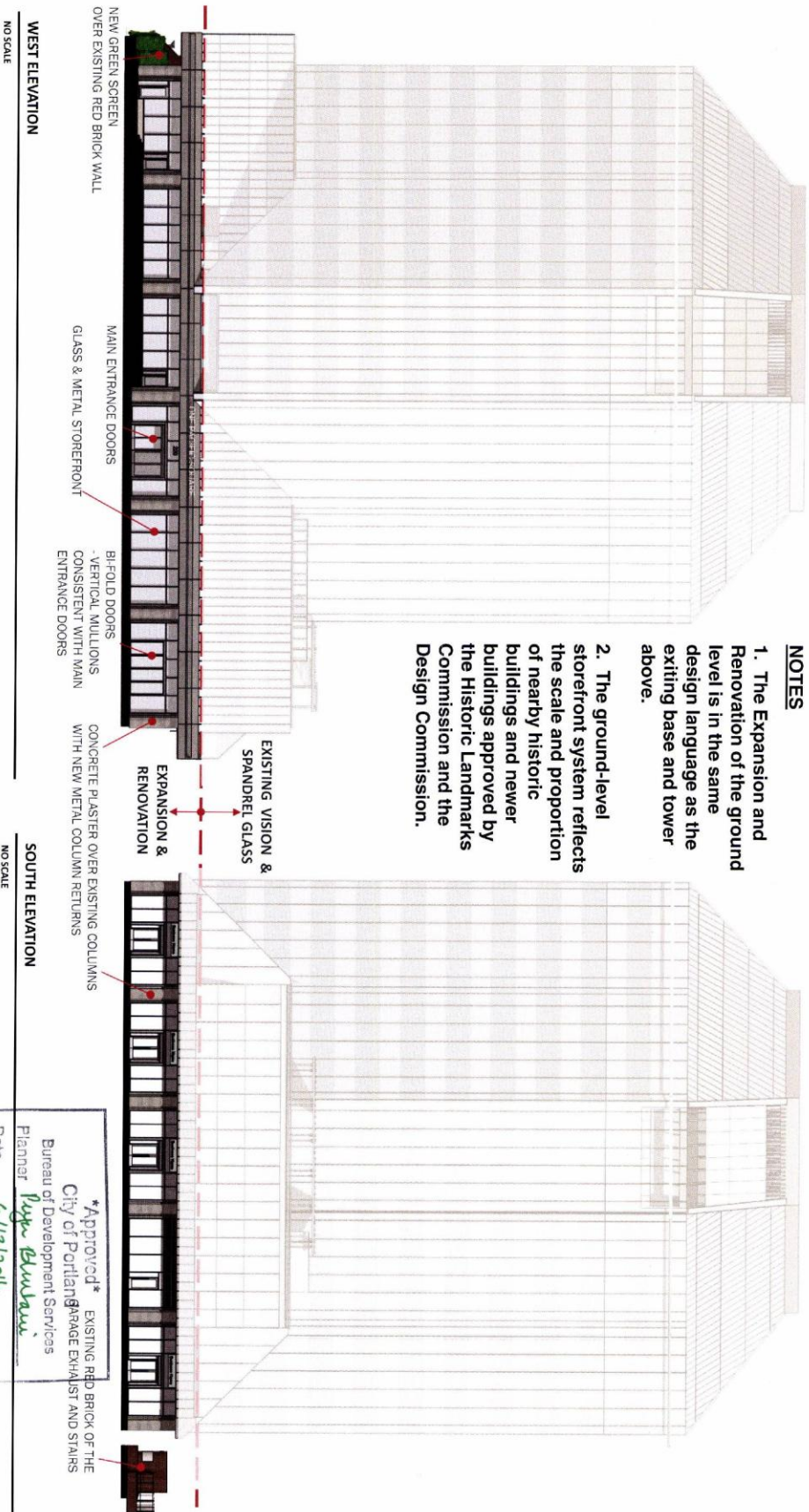
1/4 Section 3029

Scale 1 inch = 200 feet

State Id 1N1E34CA 4500

Exhibit B (Mar 28, 2016)

- NOTES**
1. The Expansion and Renovation of the ground level is in the same design language as the existing base and tower above.
 2. The ground-level storefront system reflects the scale and proportion of nearby historic buildings and newer buildings approved by the Historic Landmarks Commission and the Design Commission.



FULL BUILDING ELEVATIONS - WEST & SOUTH

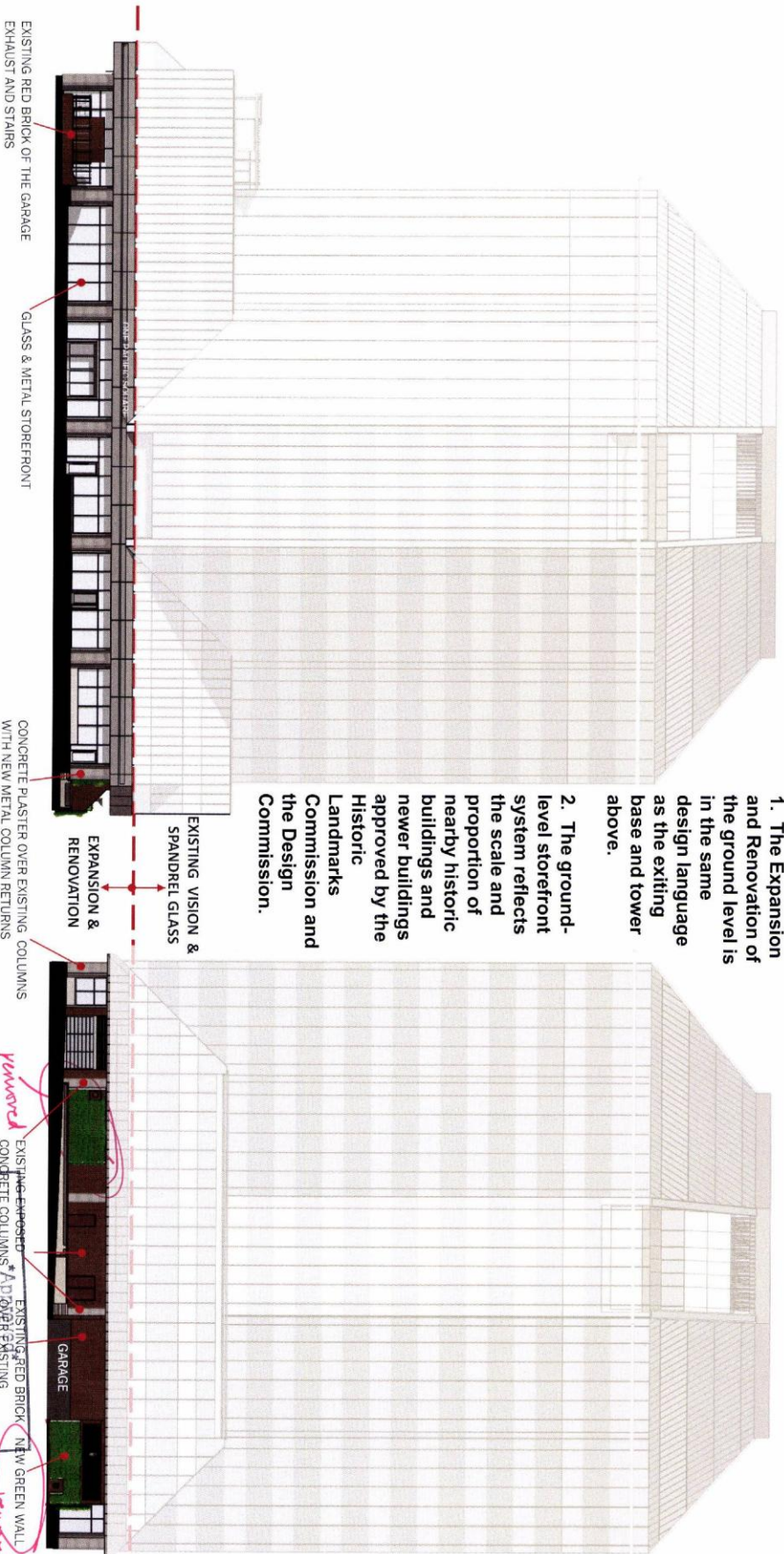
Approved EXISTING RED BRICK OF THE
City of Portland
Bureau of Development Services
Planner *Pete Ewurh*

Date *6/13/2016*

* This approval applies only to this revision submitted and is not valid for all subsequent revisions.

NOTES

1. The Expansion and Renovation of the ground level is in the same design language as the exiting base and tower above.
2. The ground-level storefront system reflects the scale and proportion of nearby historic buildings and newer buildings approved by the Historic Landmarks Commission and the Design Commission.



EAST ELEVATION

NO SCALE

NORTH ELEVATION

NO SCALE

FULL BUILDING ELEVATIONS - EAST & NORTH



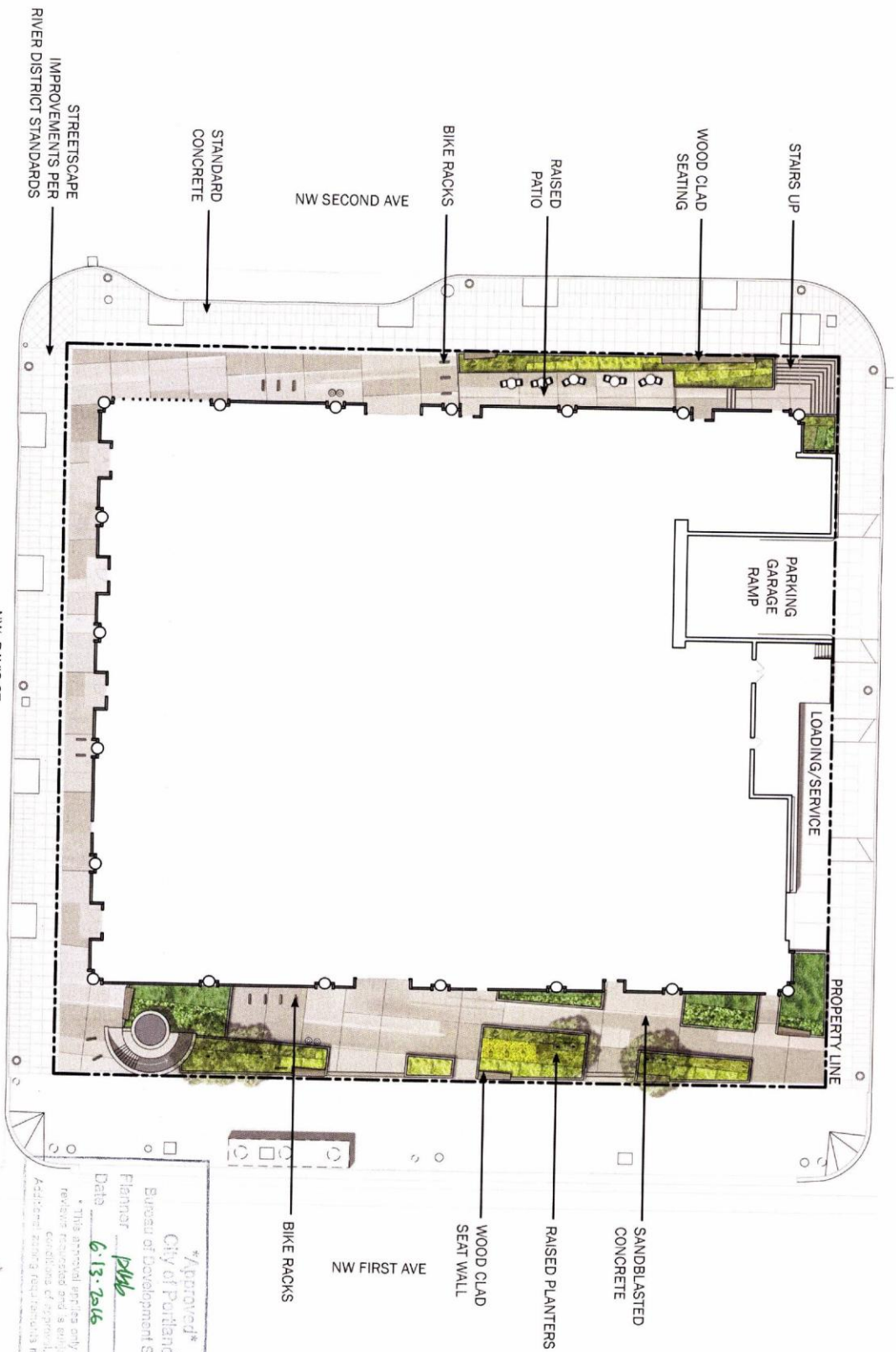
LU 16-114403 DZ / LU 16-141377 HR - 05/31/2016

ELEVATIONS & PARTIAL PLANS

C10

Planner: *ABK*
 Date: *10/19/2016*
 Bureau of Development Services
 City of Redding
 EXISTING EXPOSED CONCRETE COLUMNS * APPROVED EXISTING
 EXISTING RED BRICK * NEW GREEN WALL
 * This approval applies only to the revisions requested and is subject to all conditions of approval.

NW EVERETT ST.



NW DAVIS ST.
RENDERED SITE PLAN

Approved
City of Portland
Bureau of Development Services
Planner *PLW*
Date *6-13-2016*
* This approval pertains only to the
revised conditions and is subject to all
Applicable zoning requirements may apply.

ABKJ LU 16-114403 DZ / LU 16-141377 HR - 05/31/2016

LANDSCAPE C25