



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

FROM CONCEPT TO CONSTRUCTION

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**Date:** July 1, 2016  
**To:** Interested Person  
**From:** Staci Monroe, Land Use Services  
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## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 16-128846 DZM** *EXTERIOR ALTERATIONS TO UNITED WAY BUILDING*

#### **GENERAL INFORMATION**

**Applicant:** David Horsley | 503-388-3680 | DAO Architecture LLC  
310 SW 4th Avenue Suite 810 | Portland, OR 97204

**Owner:** Tim Wolf | 503-228-9131 | United Way of the Columbia-Willamette  
619 SW 11th Ave Suite #300 | Portland, OR 97205-2646

**Site Address:** 619 SW 11<sup>th</sup> Avenue

**Legal Description:** BLOCK 257 LOT 1&2, PORTLAND; BLOCK 257 LOT 3&4, PORTLAND  
**Tax Account No.:** R667728480, R667728500  
**State ID No.:** 1N1E33DD 04100, 1N1E33DD 04200  
**Quarter Section:** 3028, 3029  
**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Downtown - West End  
**Zoning:** RXd – Central Residential zone with a Design overlay  
**Case Type:** DZM – Design Review with Modifications  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

#### **PROPOSAL:**

The applicant seeks Design Review approval for exterior alterations to the United Way Building at 619 SW 11th Avenue in the West end sub area and Downtown sub district of Central City. United Way currently occupies both buildings on the eastern half of the block, more specifically described as Lots 3 and 4, Block 257 (Tax Lot 4200) and Lots 1 and 2, Block 257 (Tax Lot 4100) ("site"). The site is being redeveloped as a two-phased project. The first phase involves United Way's proposed alterations to the existing building at the southeast corner of the site, as further described below. The second phase involves moving unused floor area within the site,

demolishing the existing building at the northeast corner of the site, and constructing a future 15-story hotel. This Type II decision addresses only Phase 1 of the project. Phase 2 of the project will be considered in a separate land use review (case file number LU 16-144846 DZM AD).

United Way is consolidating their offices in the building to remain at the southeast corner of the block, which requires alterations to the exterior to accommodate *a new trash room, rooftop access and mechanical services*. Specifically:

*South Façade.* The following alterations are proposed:

- A perforated metal enclosure and overhead coiling door at west end of the south façade on SW Morrison Street as part of the garbage removal system for the south building.
- A public art mural approved by the Regional Arts and Culture Council to be painted by muralist Kristen Ramirez – total square footage of 2,38SF (45% of overall building length of 100’.)

*Rooftop.* The following alterations are proposed:

Removal of

- existing louver and encroaching ductwork on the west wall of the penthouse and
- existing ships ladder over south wall of penthouse.

Addition of

- new fresh air intake and ductwork (approximately 3’ high) and louver on the roof of the penthouse,
- new louver on west wall of the penthouse (approximately 3’x3’) and
- new roof hatch for access.

Please note that the new skylight proposed is exempt from Design Review. The proposed improvements to the building (interior and exterior) qualifies the project as a Major Remodel, which is when the cost of remodeling is greater than the assessed value of the existing improvements on the site. The building must come into compliance with three development standards of the Central City Plan District - Required Building Lines, Ground Floor Windows and Ground Floor Active Uses. Rather than meet these three development standards, the Applicant is requesting the following Modifications:

1. Required Building Line (PZC Section 33.510.215) - 75% of the building must be within 12’ of street lot line *and* the space between designed as an extension of the sidewalk with active uses or stopping places:
  - SW Morrison Street - To allow the building to extend within 12’ of the street lot line for only 71% of the frontage.
  - SW 11<sup>th</sup> Avenue - To not provide active uses or stopping areas for a portion of the area within the 12’ setback.
2. Ground Floor Windows (PZC Section 33.510.220) - 50% of the length and 25% of the ground level wall area must be windows:
  - SW Morrison Street – To reduce both the window length and area requirements to zero.
  - SW 11<sup>th</sup> Avenue - To reduce the window length to 42’.
3. Ground Floor Active Uses (PZC Section 33.510.225): 50% of the ground floor of the walls along both street frontages must be designed (12 tall, 25’ deep, include windows/doors) to accommodate active uses:
  - SW Morrison Street – To not meet the standard due to the slope of the adjacent sidewalk grade and the existing finished floor and depth of the ground level.
  - SW 11<sup>th</sup> Avenue – To not meet the standard due similar existing conditions as the Morrison frontage.

To the extent phase 2 of the site’s redevelopment project triggers major remodel requirements for the site, this Type II design review decision satisfies such requirements for purposes of the southeast corner of the site owned and operated by United Way. Phase 1 of the site’s

redevelopment project will not be subject to reconsideration or review during the Type III design review process for phase 2 of the project (case file number LU 16-144846 DZM AD).

**RELEVANT APPROVAL CRITERIA:**

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

- Central City Fundamental Design Guidelines
- Section 33.825.040 – Modifications through Design Review

## ANALYSIS

**Site and Vicinity:** The subject site is located in the eastern half of the block bounded by SW Alder Street, 11<sup>th</sup> Avenue, Morrison Street, and 12<sup>th</sup> Avenue. The 10,000 SF site is occupied by a modern three-story concrete office building. The northern portion of the building is proposed to be demolished in order to construct a 15-story hotel. The 3-story building on the south portion of the site where the alterations are proposed will remain.

The surrounding area has undergone changes in the past decades. New buildings have been constructed, and existing buildings have been renovated for new retail, restaurant, and office tenants. The Portland Streetcar now runs south along SW 11<sup>th</sup> Avenue and the MAX Light Rail runs west along SW Morrison Street.

**Zoning:** The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

**Land Use History:** City records indicate that prior and currently active land use reviews include the following:

- LU 13-159355 DZ – A 2013 Design Review approval for new signs and furnishings at the United Way building.
- LU 15-259364 CU – A 2015 Conditional Use Review approval for up to 179,140 of net building area in non-residential use (Retail Sales and Service and Office).
- LU 16-144846 DZ – A pending Design Review for a new 15-story, 221 room hotel building on the north half of the site.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 1, 2016**. The Bureau of Transportation Engineering has responded with the following comments:

- There are no transportation-related approval criteria associated w/the proposed land use request - PBOT therefore has no objections. However, as was identified at the time of the early assistance meeting for this project (EA 15-279513), to minimize impacts to the abutting ROW along SW Morrison, and especially with regard to the operation of the light-rail line along this street, at the time of Building Permit review, the applicant will be required to provide PBOT with documentation from the contracted waste/garbage hauler committing that all garbage hauling activities at the site must be completed prior to 6:00 AM (Exhibit E.1).

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on April 1, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

### **(1) Design Review**

#### **Chapter 33.825 Design Review**

##### **Section 33.825.010 Purpose of Design Review**

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

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

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

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

#### **Central City Fundamental Design Guidelines**

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

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

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

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

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

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

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

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

**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.

**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.

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

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

**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.

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

**Findings for A7, B2, B5, C2, C5, C8 and C11.** The ground level alterations will help to reinforce the street edge and enhance the abutting pedestrian realm – the perforated metal enclosure will in-fill an existing building void and the public art mural will serve to reinforce a sense of enclosure by adding an element of visual interest to the SW Morrison St public right-of-way.

The public art mural will be oriented directly to the sidewalk-frontage abutting the SW Morrison St ROW. Together with the existing seating abutting the SW 11<sup>th</sup> Ave frontage the mural will embody many place-making attributes that will humanize this highly visible corner within Portland's Central City. The result will be a significant enhancement to the functionality and safety of these public places.

The perforated metal enclosure and coiling door will be coherently composed within the ground level building wall – they will be constructed of like materials, flush mounted to abutting pilasters and transparent (22%) enough to allow transmission of building wall color behind. They will be of quality materials (24 ga galvanized steel) and color (bronze prime) complimentary to existing architectural character (storefront mullion color commonality), and will screen the alcove while providing visual transparency for safety.

The public art mural will be a complimentary addition to the ground level that will add visual interest to an otherwise blank wall and serve to further differentiate the sidewalk level of the building.

The rooftop alterations – removal of existing louver and ductwork on the penthouse façade, new louver and roofhatch – will result in the net reduction of projecting mechanical elements thereby creating a more cohesive penthouse appearance.

*Therefore these guidelines are met.*

## **(2) Modifications**

### **33.825.040 Modifications That Will Better Meet Design Review Requirements:**

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

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

**Modification #1 Required Building Line** (PZC Section 33.510.215) - 75% of the building must be within 12' of street lot line *and* the space between designed as an extension of the sidewalk with active uses or stopping places:

- SW Morrison Street - To allow the building to extend within 12' of the street lot line for only 71% of the frontage.
- SW 11<sup>th</sup> Avenue - To not provide active uses or stopping areas for a portion of the area within the 12' setback.

- A. Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines as described in the following findings.*

**Findings:** *A7 Establish and Maintain a Sense of Urban Enclosure:* To continue the Central City's sense of urban enclosure, the perforated metal enclosure at west end of the south façade on SW Morrison Street will be constructed at the lot line on SW Morrison St thereby reinforcing a sense of enclosure where a void in the building wall previously existed.

*A8 Contribute to a Vibrant Streetscape:* In combination with the previously installed planter and seating fronting SW 11<sup>th</sup> Ave, the perforated metal enclosure and public art mural will encourage and support diverse human activity by enhancing areas intended for public use.

*C8 Differentiate the Sidewalk-Level of Buildings:* Along the SW Morrison St frontage, the sidewalk level is currently differentiated by the building's double-height volume overhang. This condition will be reinforced by the addition of the public art mural – total square footage of 2,38SF (45% of overall building length of 100').

*Therefore this criterion is met.*

- B. Purpose of the standard.** *The purpose of required building lines is to enhance the urban quality of the Central City plan district.*

**Findings.** Buildings that enhance the “urban quality” of the district are designed as an extension of the sidewalk with activity, interest and stopping places which are assets to urban quality. The 45 foot long mural will be a RACC-approved urban amenity

which, combined with the projecting overhead building mass and seating, will diversify the public realm and enhance pedestrian comfort. *Therefore this criterion is met.*

*Therefore this Modification merits approval.*

**Modification #2 Ground Floor Windows** (PZC Section 33.510.220) - 50% of the length and 25% of the ground level wall area must be windows:

- SW Morrison Street – To reduce both the window length and area requirements to zero.
- SW 11<sup>th</sup> Avenue - To reduce the window length to 42’.

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

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

**Modification #3 Ground Floor Active Uses** (PZC Section 33.510.225): 50% of the ground floor of the walls along both street frontages must be designed (12 tall, 25’ deep, include windows/doors) to accommodate active uses:

- SW Morrison Street – To not meet the standard due to the slope of the adjacent sidewalk grade and the existing finished floor and depth of the ground level.
- SW 11<sup>th</sup> Avenue – To not meet the standard due similar existing conditions as the Morrison frontage.

**Findings for Modifications 2 & 3:** Given the context of the existing building – exterior cladding in pre-cast concrete panels, the desire to continue the existing use and a 7’ grade differential – creating new entrances or glazing while maintaining at-grade accessibility would require cost-prohibitive structural modifications. On balance therefore, the proposed configuration better meets guidelines as follows:

**A. *Better meets design guidelines.*** *The resulting development will better meet the applicable design guidelines as described in the following findings.*

**Findings.** *A4 Use Unifying Elements:* The screened enclosure and public art mural serve to unify the streetscape by extending and distinguishing the wall plane abutting the public right-of-way. The art material palette, color and theme contribute to the diversity of the Central City.

*B2 Protect the Pedestrian.* Concealing the trash lift within a screened enclosure and perforated metal roll-up door will serve to conceal this service area from direct views from the abutting pedestrian environment.

*B5 Make Plazas, Parks and Open Space Successful:* The concealed trash lift, public art mural and previously installed seating are complimentary strategies for enhancing the public realm.

*Therefore this criterion is met.*

**B. *Purpose of the standard.*** *The purpose of this standard is to limit blank walls on the ground level of buildings in order to: provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas, or allowing public art at the ground level; encourage continuity of retail and service uses;*

*encourage surveillance opportunities by restricting fortress-like facades at street level; and avoid a monotonous pedestrian environment.*

**Findings.** On balance, the alterations meet the purpose of this standard by visually and physically integrating façade components adjacent to sidewalk areas. The public art mural, and the garbage enclosure screening and door will meet the purpose of this standard specifically by

- Disrupting a monotonous blank wall condition with original artwork,
- Diversifying the pedestrian experience with aesthetic variety abutting the public realm,
- Enhancing pedestrian safety with a visually transparent perforation pattern,
- Adding high quality building materials that are well integrated with the building wall thereby enhancing ground level continuity.

The Regional Arts and Culture Council's Public Art Advisory Committee (PAAC) unanimously selected Kristen Ramirez as the muralist. She has prior experience with numerous public art murals, an overall aesthetic that was anticipated to fit well with the existing building's characteristics, and was able to tap into an understanding of the United Way of the Columbia-Willamette mission of celebrating diversity. The specific art location, materials, budget, maintenance plan, etc were approved by the PAAC as meeting the guidelines for RACC-certified public art. *Therefore this criterion is met.*

*Therefore this Modification merits approval.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of a **Design Review** for a new perforated trash enclosure painted to match existing window frames, alterations to rooftop enclosure and a RACC approved mural on the south wall.

Approval of the following **Modifications**:

1. Required Building Line (PZC Section 33.510.215) - 75% of the building must be within 12' of street lot line *and* the space between designed as an extension of the sidewalk with active uses or stopping places:
  - SW Morrison Street - To allow the building to extend within 12' of the street lot line for only 71% of the frontage.
  - SW 11<sup>th</sup> Avenue - To not provide active uses or stopping areas for a portion of the area within the 12' setback.
2. Ground Floor Windows (PZC Section 33.510.220) - 50% of the length and 25% of the ground level wall area must be windows:



- SW Morrison Street – To reduce both the window length and area requirements to zero.
  - SW 11<sup>th</sup> Avenue - To reduce the window length to 42'.
3. Ground Floor Active Uses (PZC Section 33.510.225): 50% of the ground floor of the walls along both street frontages must be designed (12 tall, 25' deep, include windows/doors) to accommodate active uses:
- SW Morrison Street – To not meet the standard due to the slope of the adjacent sidewalk grade and the existing finished floor and depth of the ground level.
  - SW 11<sup>th</sup> Avenue – To not meet the standard due similar existing conditions as the Morrison frontage.

Per the approved site plans, Exhibits C-1 through C-8, signed and dated June 28, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 16-128846 DZM. "All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. A covenant for the proposed Regional Arts and Culture Council (RACC) art installation will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art. The Covenant must be provided prior to approval of the main building permit. The covenant must document approval by the RACC.
- C. The public art will be approved by RACC and installed prior to issuance of final occupancy of the building.

**Staff Planner: Staci Monroe**



**Decision rendered by:** \_\_\_\_\_ **on June 28, 2016.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: July 1, 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 March 1, 2016, and was determined to be complete on March 30, 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 March 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 42 days, as stated with Exhibits G.3 and G.4. Unless further extended by the applicant, **the 120 days will expire on: September 8, 2016.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has

independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

**Appealing this decision.** This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 15, 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

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

**Recording the final decision.**

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

- *Unless appealed,* The final decision may be recorded on or after **July 18, 2016 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

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

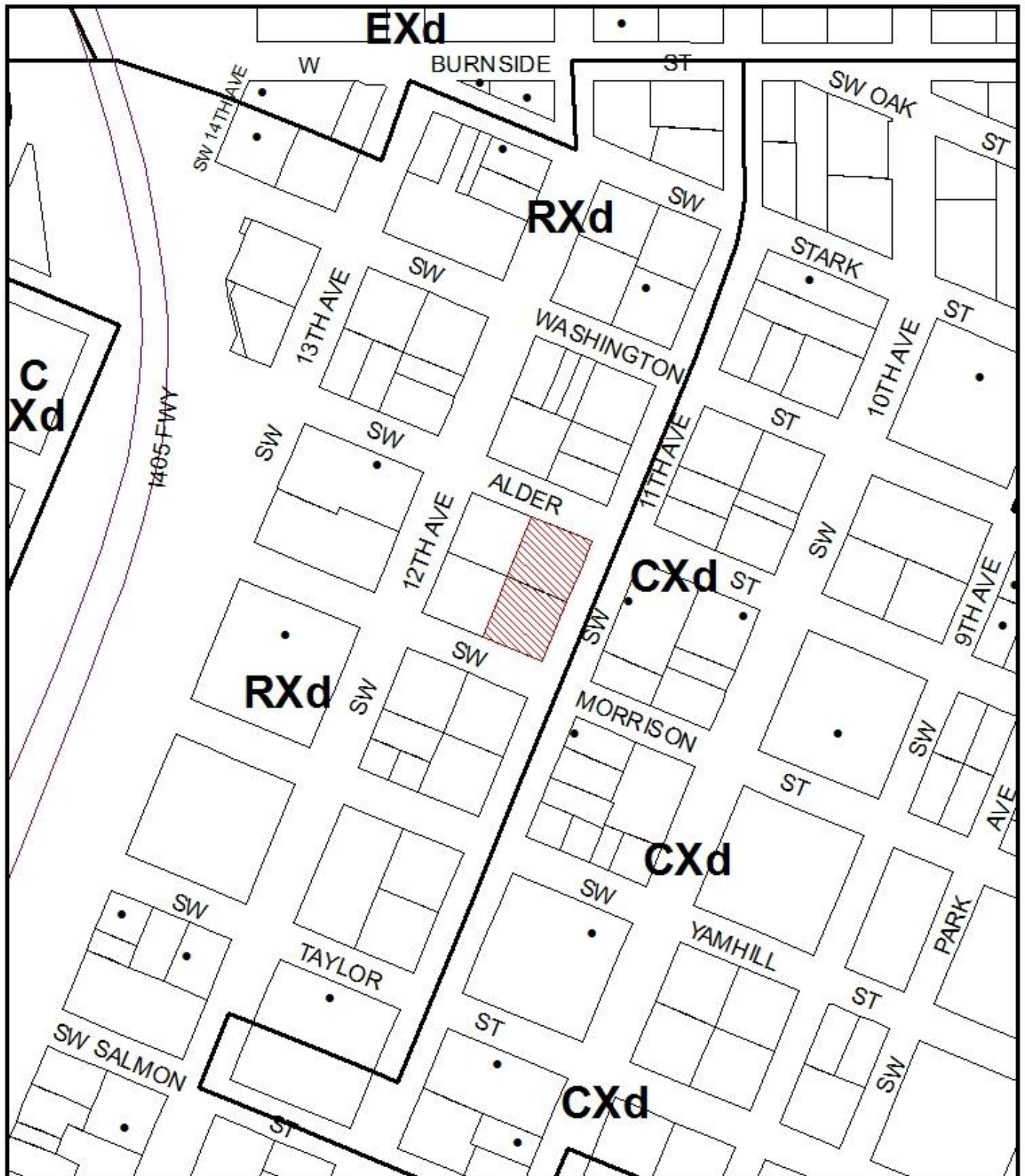
### EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Original submittal dated 4/29/16 (narrative, approval criteria responses, plans)
  - 2. Revised submittal dated 3/28/16 (narrative & approval criteria responses)
  - 3. Letter from trash hauler dated 1/21/16 regarding service
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Proposed floor and roof plan and building elevations (attached)
  - 2. Existing site plan
  - 3. Proposed site plan
  - 4. Trash lift enclosure details
  - 5. Sidewalk & building sections
  - 6. Rooftop alterations
  - 7. Image of proposed metal screen for trash enclosure
  - 8. Image of approved art through RACC for south façade (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Transportation Engineering and Development Review
- F. Correspondence: none
- G. Other:

1. Original LU Application
2. Incomplete Letter dated 3/17/16
3. 120-day Extension Form signed 5/4/16
4. 120-day Extension Form signed 6/18/16

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



# ZONING



This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
DOWNTOWN Sub District  
WEST END Sub Area

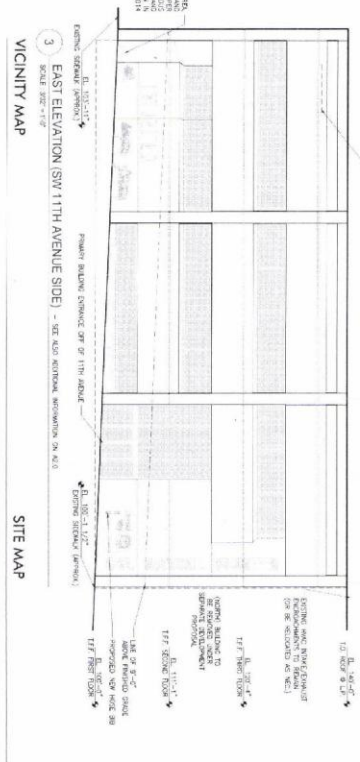
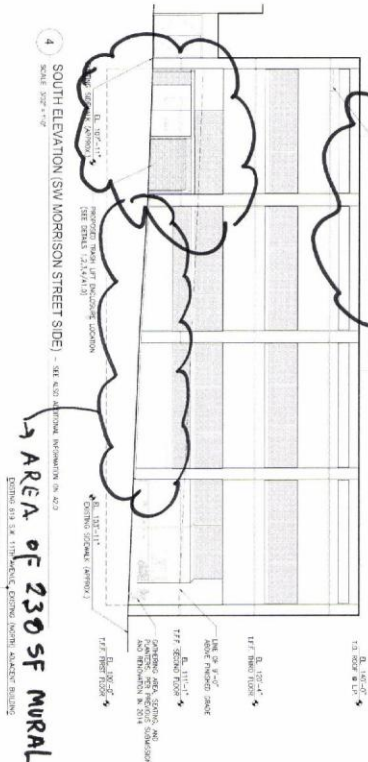
- Site
- Historic Landmark

File No.	<u>LU 16-128846 DZM</u>
1/4 Section	<u>3028</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N1E33DD 4200</u>
Exhibit	<u>B</u> (Mar 02, 2016)

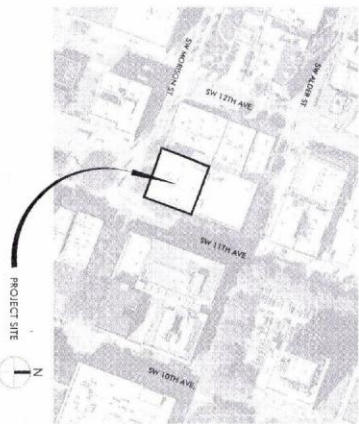


AREAS OF WORK.

EXISTING BUILDING, EXISTING 111.5' x 111.5' FLOOR PLATE - NEW ROOF WITH  
MECHANICAL ROOM (NEW BUILDING) EXISTING FRAMEWORK (NEW BUILDING)



SITE MAP



# UNITED WAY OF THE COLUMBIA - WILLAMETTE

## LAND USE REVIEW FOR EXTERIOR RENOVATIONS

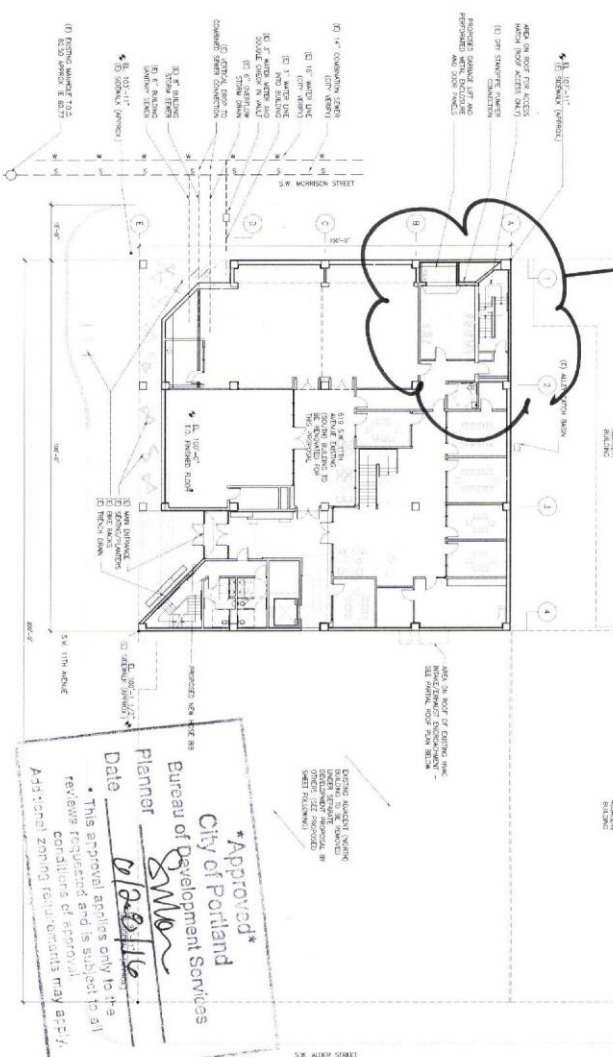
619 SW 11TH AVENUE PORTLAND, OREGON 97205  
29 FEBRUARY 2016  
(UPDATED 28 MARCH 2016)

EXISTING BUILDING

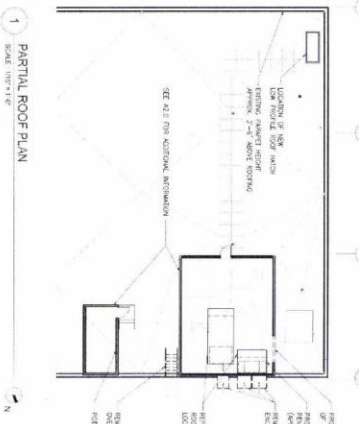
EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING



SITE PLAN



DRAWING LIST

NO.	DESCRIPTION	DATE
1	ARCHITECTURAL	2/29/16
2	LANDSCAPE ARCHITECTURE	2/29/16
3	MECHANICAL ENGINEERING	2/29/16
4	ELECTRICAL ENGINEERING	2/29/16
5	CIVIL ENGINEERING	2/29/16
6	STRUCTURAL ENGINEERING	2/29/16
7	ENVIRONMENTAL ENGINEERING	2/29/16
8	PLUMBING ENGINEERING	2/29/16
9	HEATING, VENTILATION & AIR CONDITIONING ENGINEERING	2/29/16
10	TRANSPORTATION ENGINEERING	2/29/16
11	WATER RESOURCES ENGINEERING	2/29/16
12	COASTAL & OCEANOGRAPHIC ENGINEERING	2/29/16
13	INDUSTRIAL ENGINEERING	2/29/16
14	MINING ENGINEERING	2/29/16
15	NUCLEAR ENGINEERING	2/29/16
16	POWER ENGINEERING	2/29/16
17	SAFETY ENGINEERING	2/29/16
18	SYSTEMS ENGINEERING	2/29/16
19	TELECOMMUNICATIONS ENGINEERING	2/29/16
20	VEHICLE ENGINEERING	2/29/16
21	WATER SUPPLY ENGINEERING	2/29/16
22	WIND ENGINEERING	2/29/16
23	WOOD ENGINEERING	2/29/16
24	ENGINEERING	2/29/16

LU 16-128846-02

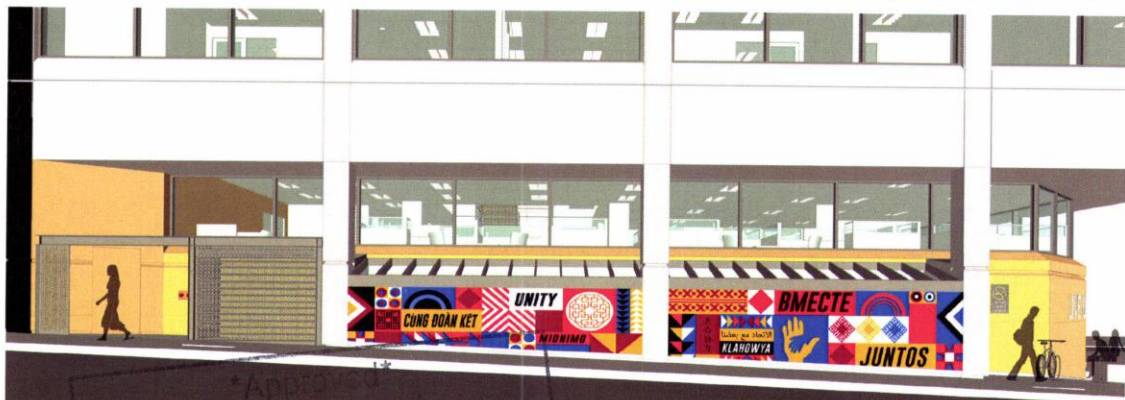
LU 16-128846-02  
EX. C-1

**PROPOSED EXTERIOR IMPROVEMENTS  
ARTWORK INCORPORATION**

(June 13, 2016 Update)

To address the existing structure's relative lack of ground floor window length and area on the Morrison Street facade of the building, the design has incorporated artwork per the provision of 33.510.220.C Optional Artwork. Following the protocols outlined in the Regional Arts & Culture Council's *Art Substitute for Ground Floor Window Guidelines*, a number of artists were researched and contacted, with Kristen Ramirez selected on the basis a number of factors. She has prior experience with numerous public art murals, an overall aesthetic that was anticipated to fit well with the existing building's characteristics, was able to tap into an understanding of UWCW's mission and how to capture this essence with the artwork, as well as was a person of color, aligning with UWCW's goals of supporting cultural diversity in our communities.

Several meetings and iterations of the murals were created in collaboration with UWCW, and were subsequently presented to RACC's Public Art Advisory Committee. The art location, materials, budget, maintenance plan, and other attributes were discussed with RACC's PAAC, and was unanimously approved by the committee. Minor refinements are still anticipated as the artwork is finalized, but the art concept shown on the images at right and below has met the guidelines and the City has received notification by RACC of its approval.



City of Portland

Bureau of Development Services

Planner [Signature]

Date 6/28/16

\* This approval applies only to the reviews requested and is subject to all conditions of approval.

Additional zoning requirements may apply.

LU 16-128046 02m EX -C-8-