

# City of Portland, Oregon **Bureau of Development Services**

# **Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868

www.portlandoregon.gov/bds

#### RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/4500/BDS LUR

Please bill City of Portland, Account #1113

**Multnomah County Official Records** E Murray, Deputy Clerk

2018-071242



\$106.00

07/06/2018 12:08:44 PM Pgs=7 Stn=56 KINGAD

2R-L U A \$35.00 \$11.00 \$60.00

Date:

6/19/18

To:

Interested Person

From:

Santiago Mendez, Land Use Services

503-823-1361 / Santiago.Mendez@portlandoregon.gov

# NOTICE OF A TYPE II DECISION ON A PROPOSAL IN **YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision.

The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

## CASE FILE NUMBER: LU 18-165499 DZ - EXTERIOR ALTERATIONS

#### GENERAL INFORMATION

Applicant:

Jason Mourray | Interior Architects, PC

1120 NW Couch Street, Suite 450 | Portland, OR 97209

j.mourray@interiorarchitects.com

Owner:

PR Block 300 LLC

308 SW 2nd Avenue | Portland, OR 97204-3402

Tenant:

Tracy Martin | Hewlett Packard Enterprise

3000 Hanover Street | Palo Alto, CA 94304

Site Address:

308 SW 2nd Avenue

Legal Description:

BLOCK 41 N 1/2 OF LOT 6 S 1/2 OF LOT 7, PORTLAND

Tax Account No.:

R667705320

State ID No.: 1N1E34CD 04500 Quarter Section: 3029

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: Downtown Retail Council, contact Lisa Frisch at 503-224-8684.

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

**Plan District:** Central City - Downtown

Other Designations: None

**Zoning:** CXd – Central Commercial with Design Overlay

Case Type: DZ – Design Review

Procedure: Type II, an administrative decision with appeal to the Design

Commission.

#### PROPOSAL:

The applicant requests Design Review Approval for two new architectural mechanical louvers to replace existing brick panels within the existing curtainwall system at 308 SW 2<sup>nd</sup> Ave. The new louvers will match louvers along the same facades.

Design review is required for proposed, non-exempt exterior alterations in the "d" design overlay zone.

#### RELEVANT APPROVAL CRITERIA:

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

Central City Fundamental Design Guidelines

#### 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 therefore warrants approval.

#### **ADMINISTRATIVE DECISION**

Approval of Exterior Alterations to Block 300, as per the approved site plans, Exhibits C-1 through C-3, signed and dated 6/11/18, 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 18-165499 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<a href="https://www.portlandoregon.gov/bds/article/623658">https://www.portlandoregon.gov/bds/article/623658</a>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Santiago Mendez

Decision rendered by: \_\_\_\_\_\_ on 6/11/1

By authority of the Director of the Bureau of Development Services

Decision mailed: 6/19/18

Last date to Appeal: July 3, 2018 by 4:30-pm

Effective Date (if no appeal): July 5, 2018. Decision may be recorded on this date

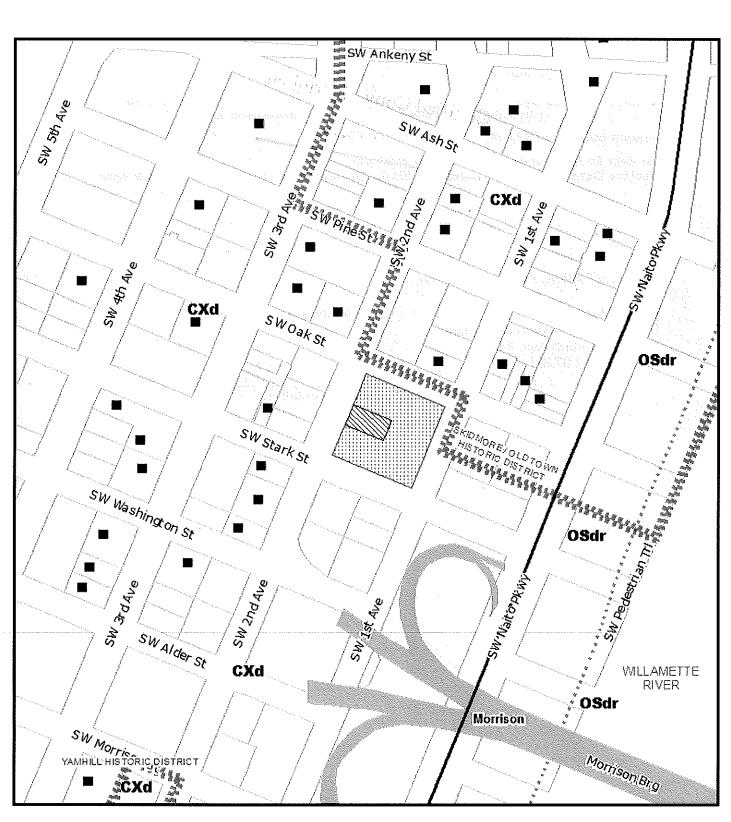
#### City Stamp

#### Kimberly Tallant, Principal Planner

**City of Portland** 

Bureau of Development Services 1900 SW Fourth Ave, #4500 Portland, OR 97201 Date: July 5, 2018

Representative

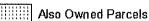






THIS SITE LIES WITHIN THE: CENTRAL CITY PLAN DISTRICT DOWNTOWN SUBDISTRICT

Site



Historic Landmark

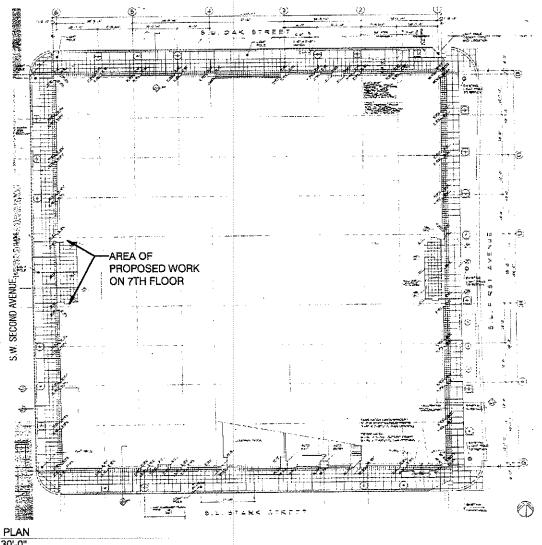


· Recreational Trails

LU 18-165499 DZ File No. 3029 1/4 Section

1 inch = 200 feet Scale 1N1E34CD 4500 State ID

**Exhibit** May 08, 2018 В



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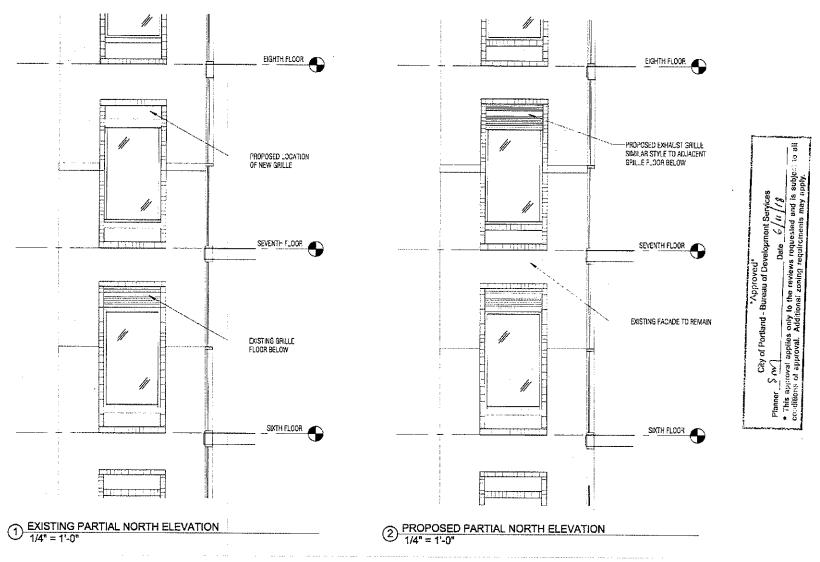
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A INTERIOR ARCHITECTS

CITY OF PORTLAND DESIGN REVIEW ARUBA NETWORKS

05/03/2018

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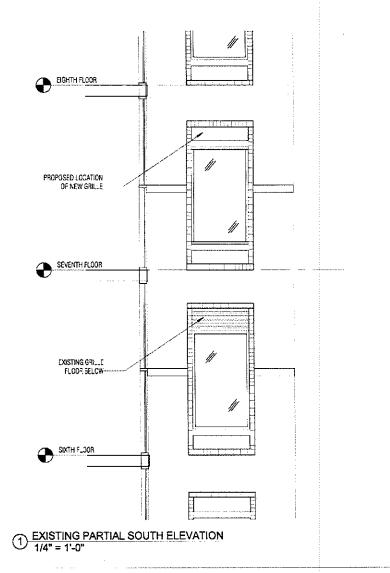
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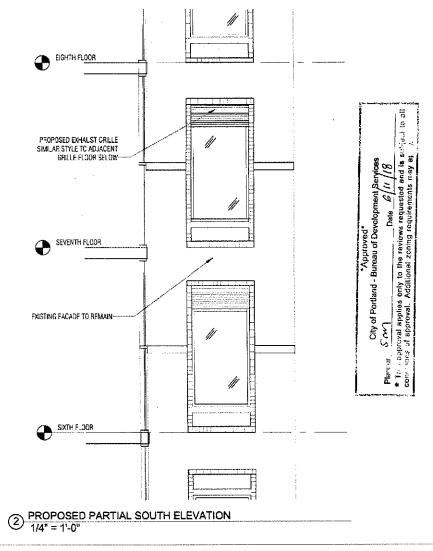
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EXHIBIT (-2

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A INTERIOR

CITY OF PORTLAND DESIGN REVIEW ARUBA NETWORKS

05/03/2018

A3
308 SW 2ND AVE. SUITE 700
PORTLAND OR 97204
LA 18-165499 DZ





# City of Portland, Oregon Bureau of Development Services

# **Land Use Services**

FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

**Date:** 6/19/18

**To:** Interested Person

**From:** Santiago Mendez, Land Use Services

503-823-1361 / Santiago.Mendez@portlandoregon.gov

# NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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# CASE FILE NUMBER: LU 18-165499 DZ – EXTERIOR ALTERATIONS

#### **GENERAL INFORMATION**

**Applicant:** Jason Mourray | Interior Architects, PC

1120 NW Couch Street, Suite 450 | Portland, OR 97209

j.mourray@interiorarchitects.com

Owner: PR Block 300 LLC

308 SW 2nd Avenue | Portland, OR 97204-3402

**Tenant:** Tracy Martin | Hewlett Packard Enterprise

3000 Hanover Street | Palo Alto, CA 94304

Site Address: 308 SW 2<sup>nd</sup> Avenue

**Legal Description:** BLOCK 41 N 1/2 OF LOT 6 S 1/2 OF LOT 7, PORTLAND

**Tax Account No.:** R667705320 **State ID No.:** 1N1E34CD 04500

Quarter Section: 3029

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: Downtown Retail Council, contact Lisa Frisch at 503-224-8684.

Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown

Other Designations: None

**Zoning: CXd** – Central Commercial with Design Overlay

**Case Type: DZ** – Design Review

**Procedure:** Type II, an administrative decision with appeal to the Design

Commission.

#### PROPOSAL:

The applicant requests Design Review Approval for two new architectural mechanical louvers to replace existing brick panels within the existing curtainwall system at 308 SW 2<sup>nd</sup> Ave. The new louvers will match louvers along the same facades.

Design review is required for proposed, non-exempt exterior alterations in the "d" design overlay zone.

#### RELEVANT APPROVAL CRITERIA:

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

Central City Fundamental Design Guidelines

#### ANALYSIS

**Site and Vicinity:** The subject property, Block 300, was design by ZGF Architects and constructed in 1991. This ten-story building borders the Skidmore/Old Town Historic District. The boundaries of the full block site are SW 1<sup>st</sup> and SW 2<sup>nd</sup> Avenues, and SW Oak and SW Stark Streets. Existing development on the site consists of a full-block, 354,677SF building. The building has a steel frame and is clad in brick, metal and glass panels. The development pattern in the site's vicinity includes a mixture of medium scale office and commercial development to the south and smaller scale storefront and residential uses to the north, within the Skidmore/Old Town Historic District.

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

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

- VZ 063-66, approval to have more than one identification sign in an "s" (sign control) zone;
- DZ 114-89, Design review approval of the construction of a full block building and parking;
- CU 102-89, conditional use approval of parking for an new downtown building; and
- LUR 01-00131 DZ, design review approval to install new louvers within recessed brick panels nearby the east and west building entries.
- LUR 02-105136 DZ, design review approval of the alteration to the building's entrance.
- LUR 02-135535 DZ, design review approval of the replacement of a satellite dish and tower.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **May 22, 2018**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Life Safety Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on May 22, 2018. No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

#### **ZONING CODE APPROVAL CRITERIA**

#### Chapter 33.825 Design Review Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and

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

#### Section 33.825.055 Design Review Approval Criteria

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

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

#### Central City Fundamental Design Guidelines

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

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

#### Central City Plan Design Goals

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

- **1.** Encourage urban design excellence in the Central City;
- **2.** Integrate urban design and preservation of our heritage into the development process:
- **3.** Enhance the character of the Central City's districts;
- **4.** Promote the development of diversity and areas of special character within the Central City;
- **5.** Establish an urban design relationship between the Central City's districts and the Central City as a whole;
- **6.** Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
- **7.** Provide for the humanization of the Central City through promotion of the arts;
- **8.** Assist in creating a 24-hour Central City which is safe, humane and prosperous;
- 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.

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

**Findings for A4, C3 & C5:** The proposed mechanical louvers will match existing louvers in size, location relative to fenestration, color, material and aperture. This will ensure that the addition is compatible with the existing building. *Therefore, these guidelines have been 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 requirements of Title 11 can be met, and 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 therefore warrants approval.

#### ADMINISTRATIVE DECISION

Approval of Exterior Alterations to Block 300, as per the approved site plans, Exhibits C-1 through C-3, signed and dated 6/11/18, 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 18-165499 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<a href="https://www.portlandoregon.gov/bds/article/623658">https://www.portlandoregon.gov/bds/article/623658</a>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Santiago Mendez

Decision rendered by:

By authority of the Director of the Bureau of Development Services

On 6/11/18

Decision mailed: 6/19/18

**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 May 4, 2018, and was determined to be complete on May 17, 2018.

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 May 4, 2018.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: 9/14/18** 

#### 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 7/3/18** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 <a href="https://www.portlandonline.com">www.portlandonline.com</a>.

**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 will be recorded with the Multnomah County Recorder.

• *Unless appealed*, the final decision will be recorded after **7/5/18** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

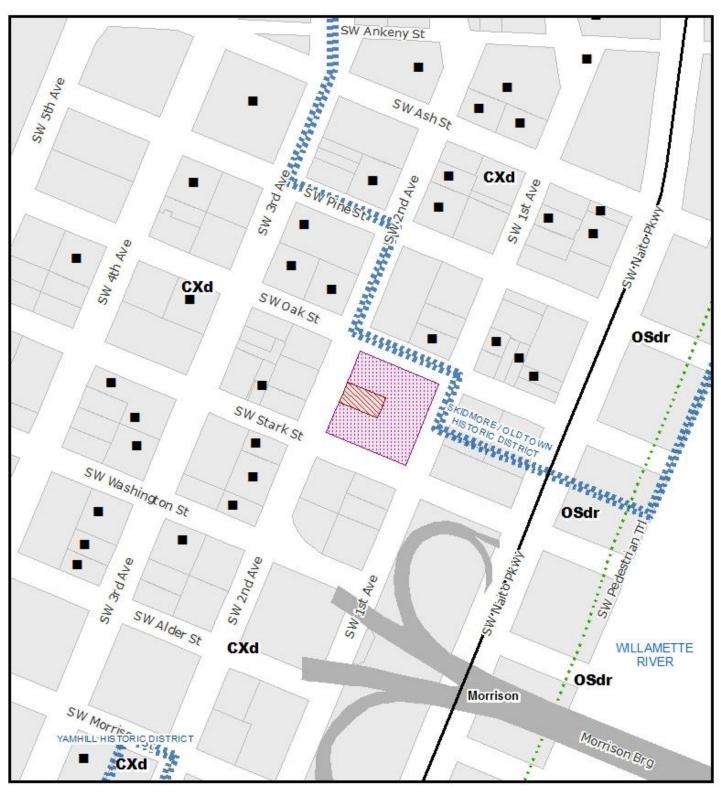
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

#### NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  - 1. Project Description
  - 2. Project Location and Site Photos
  - 3. Enlarged Façade Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Existing and Proposed Partial North Elevation (attached)
  - 3. Existing and Proposed Partial South Elevation (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Fire Bureau
  - 2. Life Safety Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application

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





CENTRAL CITY PLAN DISTRICT DOWNTOWN SUBDISTRICT



Also Owned Parcels

Historic Landmark

Bridge

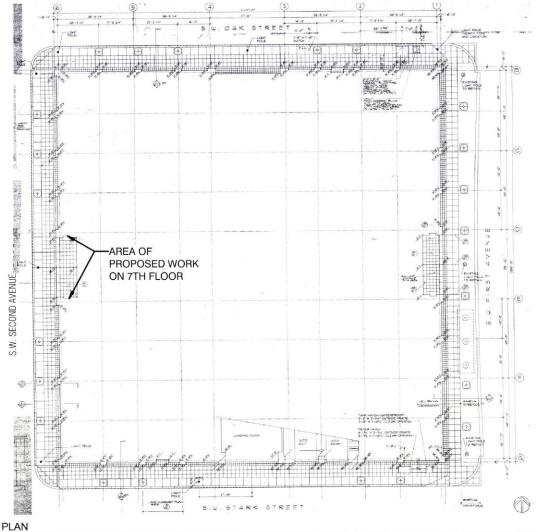
Recreational Trails

File No.	LU 18-165499 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 4500
- CA	

May 08, 2018

Exhibit

В





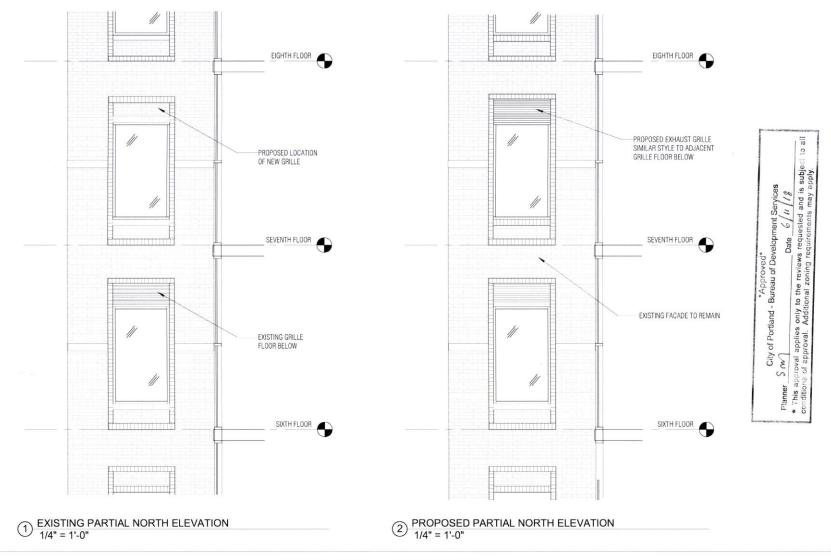
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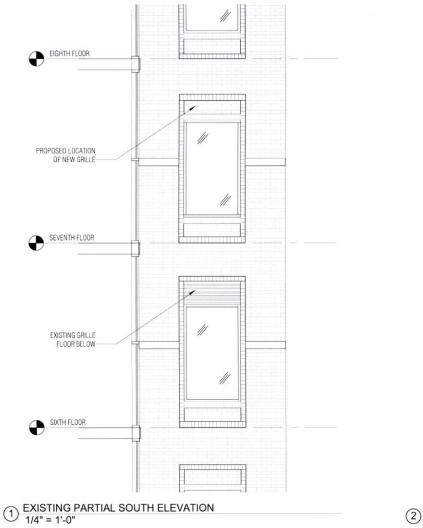


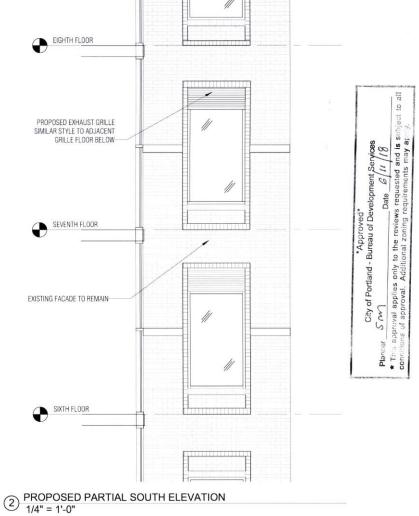
ARCHITECTS

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308 SW 2ND AVE. SUITE 700 PORTLAND OR 97204 LM 18 - 16 5 4 9 9 DZ





A INTERIOR ARCHITECTS

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05/03/2018

A3
308 SW 2ND AVE. SUITE 700
PORTLAND OR 97204
LN 18 - 165499 DZ

Г	A	В	С	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E34CD 8800	LAMAR ADVERTISING OF EUGENE	PO BOX 66338	BATON ROUGE LA 70896-6338
3	RETURN SERVICE REQUESTED		1N1E34CD 3800	GREMAR LLC-1/4 & LOT-49 LLC-3/4	920 SW 6TH AVE	PORTLAND OR 97204
4	RETURN SERVICE REQUESTED	1N1E34CD 4700	FRONT & PINE LLC ET AL	DOWNTOWN DEVELOPMENT GROUP LL	920 SW 6TH AVE #223	PORTLAND OR 97204
5	RETURN SERVICE REQUESTED	1N1E34CD 4700	PACIFIC OUTDOOR ADVERTISING	ATTN JAMI KNUTSON	715 NE EVERETT ST	PORTLAND OR 97232-2724
6	RETURN SERVICE REQUESTED		1N1E34CD 4100	LAUREN LOUISE LLC	111 SW COLUMBIA ST #1380	PORTLAND OR 97201
7	RETURN SERVICE REQUESTED	1N1E34CD 8800	UPTOWN LLC	& GOODMAN GENERATIONS LLC	920 SW 6TH AVE #223	PORTLAND OR 97204-1207
8	RETURN SERVICE REQUESTED	1N1E34CD 8500	ACKERLEY COMMUNICATIONS	OF THE NORTHWEST INC	3601 6TH AVE S	SEATTLE WA 98134-2212
9	RETURN SERVICE REQUESTED			CURRENT RESIDENT	506 SW 6TH AVE #1100	PORTLAND OR 97204
10	RETURN SERVICE REQUESTED			CURRENT RESIDENT	418 SW 2ND AVE	PORTLAND OR 97204
11	RETURN SERVICE REQUESTED			CURRENT RESIDENT	408 SW 2ND AVE	PORTLAND OR 97204
12	RETURN SERVICE REQUESTED			CURRENT RESIDENT	400 SW 2ND AVE	PORTLAND OR 97204
13	RETURN SERVICE REQUESTED			CURRENT RESIDENT	338 SW 2ND AVE	PORTLAND OR 97204
14	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #L	PORTLAND OR 97204
15	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #K	PORTLAND OR 97204
16	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #C	PORTLAND OR 97204
17	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #B	PORTLAND OR 97204
18	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #A	PORTLAND OR 97204
19	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #400	PORTLAND OR 97204
20	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #200	PORTLAND OR 97204
21	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #199	PORTLAND OR 97204
22	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #100	PORTLAND OR 97204
23	RETURN SERVICE REQUESTED			CURRENT RESIDENT	321 SW 2ND AVE	PORTLAND OR 97204
24	RETURN SERVICE REQUESTED			CURRENT RESIDENT	235 SW 1ST AVE	PORTLAND OR 97204
25	RETURN SERVICE REQUESTED			CURRENT RESIDENT	120 SW STARK ST	PORTLAND OR 97204
26	RETURN SERVICE REQUESTED			CURRENT RESIDENT	111 SW OAK ST	PORTLAND OR 97204
27	RETURN SERVICE REQUESTED	APPLICANT	MOURRAY JASON	INTERIOR ARCHITECTS PC	1120 NW COUCH ST SUITE 450	PORTLAND OR 97209
28	RETURN SERVICE REQUESTED	TENANT	MARTIN TRACY	HEWLETT PACKARD ENTERPRISE	3000 HANOVER ST	PALO ALTO CA 94304
29	RETURN SERVICE REQUESTED	OWNER'S REPRESENTATIVE	COLLIER BETH	JLL	308 SW 2ND AVE MAILBOX C	PORTLAND OR 97204-3402
30	RETURN SERVICE REQUESTED	OWNER 1N1E34CD 4500 PR BLOCK	300 LLC JONES LANG LASALLE AMERICAS	ATTN BUILDING MANAGEMENT	308 SW 2ND AVE	PORTLAND OR 97204-3402
31	RETURN SERVICE REQUESTED		REQUIRED NOTICE CONTACT	NEIGHBORS WEST/NORTHWEST	2257 NW RALEIGH ST	PORTLAND OR 97210
32	RETURN SERVICE REQUESTED		REQUIRED NOTICE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST SUITE 150	PORTLAND OR 97201
33	RETURN SERVICE REQUESTED		REQUIRED NOTICE CONTACT	PORTLAND DWTN NEIGHBORHOOD ASSOC	2257 NW RALEIGH STREET	PORTLAND OR 97210
34	RETURN SERVICE REQUESTED		LAND USE CONTACT	OLD TOWN CHINATOWN COMMUNITY ASSOC	2257 NW RALEIGH ST	PORTLAND OR 97210
35	RETURN SERVICE REQUESTED		OLD TOWN COMMUNITY ASSOCIATION	PETER ENGLANDER	221 NW 2ND AVE BOX 15	PORTLAND OR 97209
36	RETURN SERVICE REQUESTED		LAND USE CONTACT	MULTNOMAH COUNTY BRIDGES	1403 SE WATER AVENUE	PORTLAND OR 97217
37	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
38	RETURN SERVICE REQUESTED		LAND USE CONTACT	OREGONIAN	1500 SW FIRST AVE SUITE 400	PORTLAND OR 97201
39	RETURN SERVICE REQUESTED		DOWNTOWN RETAIL COUNCIL	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST STE 150	PORTLAND OR 97201
40	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
41	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
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46	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
47	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
48					ATTN LAND USE CONTACT	128/METRO
49					DAWN KRANTZ	B299/R5000
50					PDC	B129
51	RETURN SERVICE REQUESTED		18-165499 DEC 06-19-18	CASE FILE MENDEZ	1900 SW 4TH AVE #5000	PORTLAND OR 97201



#### LAND USE REVIEW APPLICATION RESPONSE

Project:

Aruba Networks PDX 7<sup>th</sup> Floor Expansion

**Site Address:** 

308 SW 2<sup>nd</sup> Ave. Portland, Oregon 97204

**Plan District:** 

Central City, Downtown

Zoning:

**CX Central Commercial** 

#### Land Use Review Type/Procedure:

Per City of Portland Zoning Code 33.825.025 Review Procedures:

Proposals in the Downtown Design District up to 1,000 square feet in area or requiring an exterior alteration valued at \$459,450 or less are processed through a Type II procedure.

This project proposes an exterior alteration of approximately 16 square feet of façade.

**Applicable Approval Criteria:** 

Central City Fundamental Design Guidelines

#### **Project Description:**

Block 300, designed by ZGF and constructed in 1991, is a ten story office building adjacent to the Skidmore/Old Town Historic District. The project initiating a design review includes a tenant expansion on the 7<sup>th</sup> floor of the building, necessitating the introduction of additional outside air (and subsequent exhaust). The method of introduction of this outside air is the replacement of two prefabricated brick panels with louvers in the façade of the building above the 7<sup>th</sup> floor fenestration.

Proposed exterior alterations are limited to:

• (2) new architectural mechanical louvers

#### **New Architectural Mechanical Louvers**

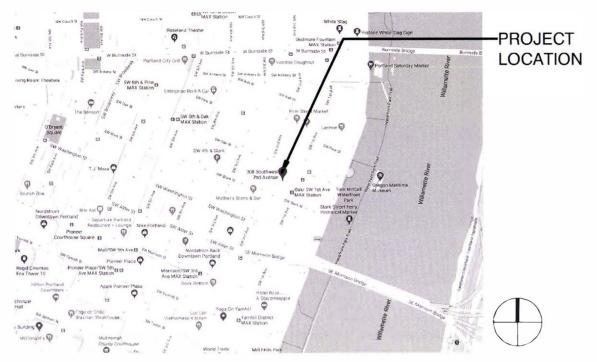
Two new architectural mechanical louvers are proposed, replacing existing nonstructural brick panels within the existing curtain wall system. The new louvers will match louvers along the same façade(s): one on the short north façade within the recess in the overall west façade, and one on the opposite short south façade within the same recess. The louvers will match the existing louvers on other floors in: size, location relative to fenestration, color, material, and aperture. This will allow the new louvers to remain largely unnoticed within the building's façade, as the existing louvers do.

#### **Approval Criteria Responses:**

#### **CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES**

	Portland Person	onality
A1	Integrate the River	N/A
A2	Emphasize Portland Themes	N/A
A3	Respect the Portland Block Structures	N/A
A4	Use Unifying Elements	All proposed introductions will match existing conditions on site. The louvers will match the brick in color.
<b>A</b> 5	Enhance, Embellish & Identify Areas	N/A
A6	Re-Use / Rehabilitate / Restore Buildings	The introduction of new louvers upgrades the ventilation system, allowing the building to accommodate more users and contributing to its longevity.
A7	Establish and Maintain a Sense of Urban Enclosure	N/A
A8	Contribute to a Vibrant Streetscape	N/A
A9	Strengthen Gateways	N/A
	Pedestrian Em	phasis
B1	Reinforce and Enhance the Pedestrian System	N/A
82	Protect the Pedestrian	N/A
B3	Bridge Pedestrian Obstacles	N/A
B4	Provide Stopping and Viewing Places	N/A
B5	Make Plazas, Parks and Open Space Successful	N/A
В6	Develop Weather Protection	N/A
B7	Integrate Barrier-Free Design	N/A
	Project Des	sign
C1	Enhance View Opportunities	N/A
C2	Promote Permanence and Quality in Development	N/A
С3	Respect Architectural Integrity	Addition of proposed louvers will be compatible with existing architecture
C4	Complement the Context of Existing Buildings	New construction will inherently be integrated with the existing fabric; the proposed louvers

		will match the louvers already installed on the building's façade.
C5	Design for Coherency	See previous.
C6	Develop Transitions Between Buildings and Public Spaces	N/A
C7	Design Corners that Build Active Intersections	N/A
C8	Differentiate the Sidewalk-Level of Buildings	N/A
C9	Develop Flexible Sidewalk-Level Spaces	N/A
C10	Integrate Encroachments	N/A
C11	Integrate Roofs and Use Rooftops	N/A
C12	Integrate Exterior Lighting	N/A
C13	Integrate Signs	N/A



AREA OF PROPOSED WORK

**VICINITY MAP** 

KEY PLAN - 7TH FLOOR



STREET VIEW



**EXISTING FACADE** 



FACADE - ENLARGED



**EXISTING GRILLE** 



CITY OF PORTLAND DESIGN REVIEW
ARUBA NETWORKS
05/03/2018

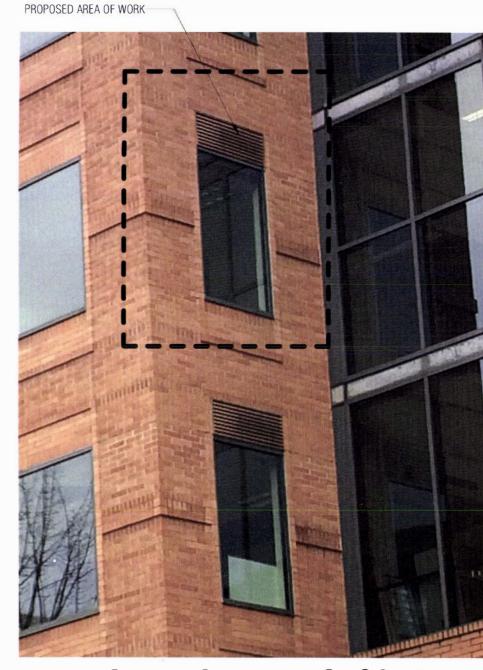
**A1** 308 SW 2ND AVE. SUITE 700 PORTLAND OR 97204



STREET VIEW - PROPOSED

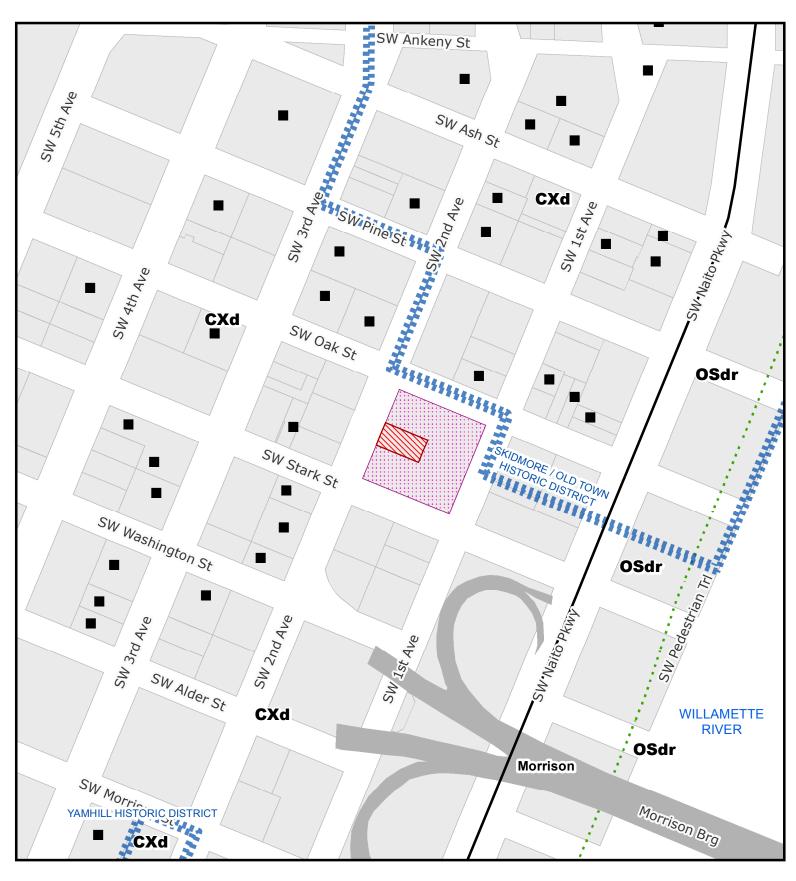


FACADE - PROPOSED



ENLARGED FACADE - PROPOSED







NORTH

THIS SITE LIES WITHIN THE: CENTRAL CITY PLAN DISTRICT DOWNTOWN SUBDISTRICT



Site

Also Owned Parcels

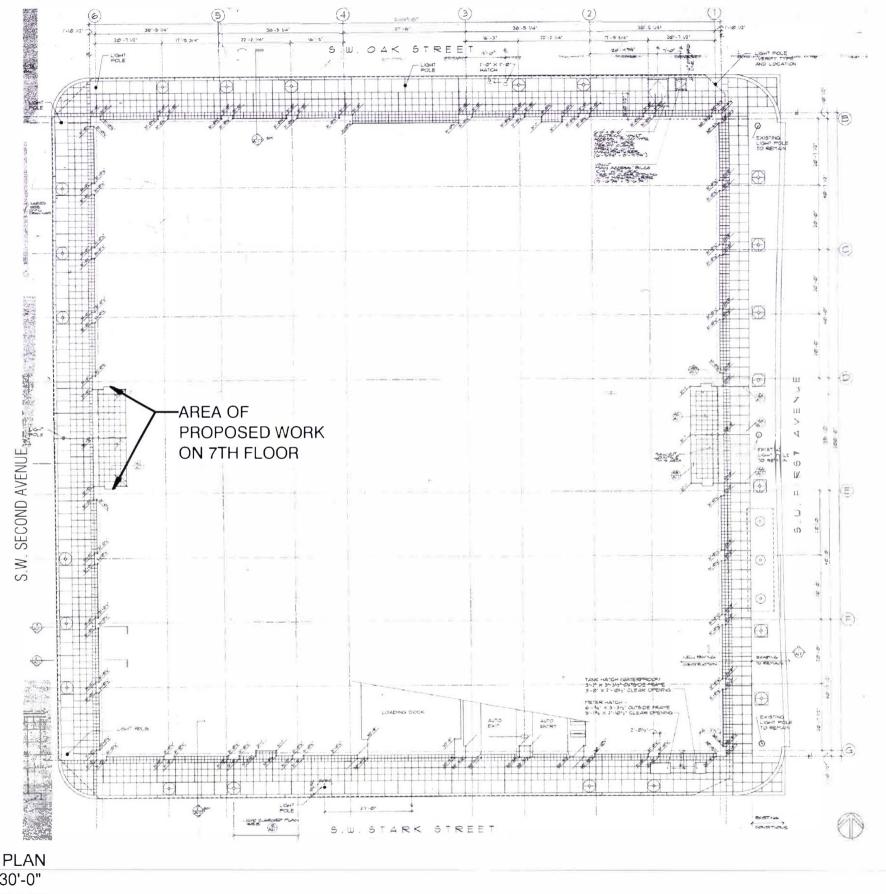
■ Historic Landmark

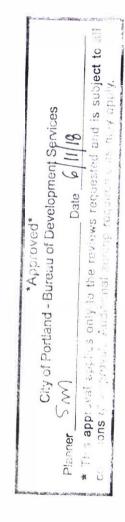
Bric

Bridge

Recreational Trails

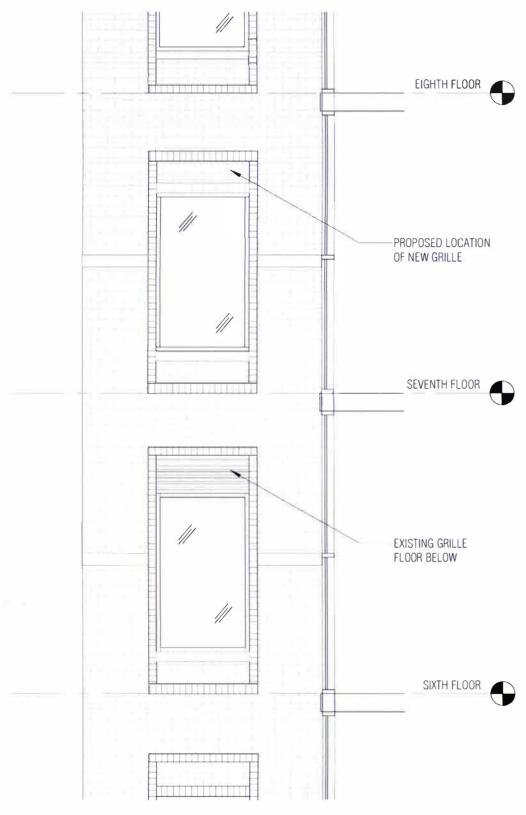
File No.	LU 18-165499 DZ	
1/4 Section	3029	
Scale	1 inch = 200 feet	
State ID	1N1E34CD 4500	
Exhibit	B May 08, 201	8



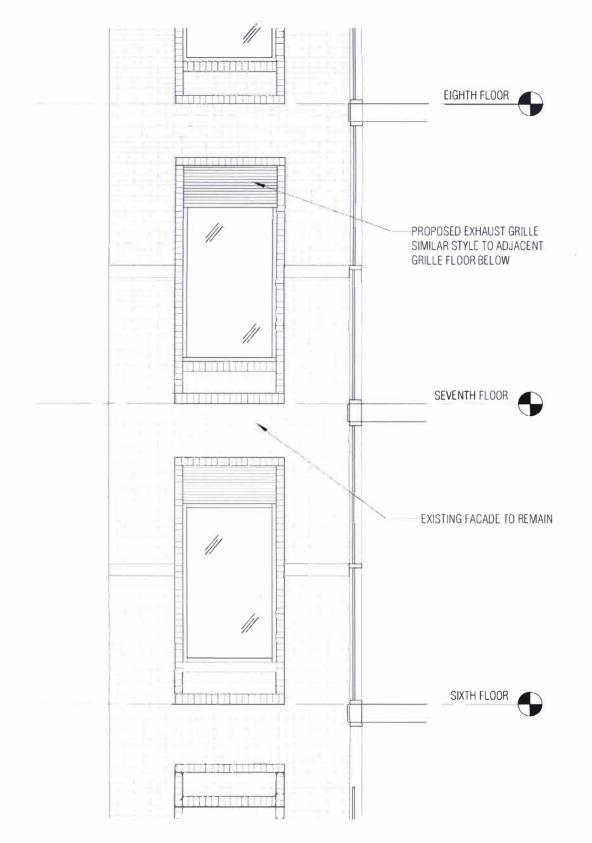


2 SITE PLAN 1" = 30'-0"









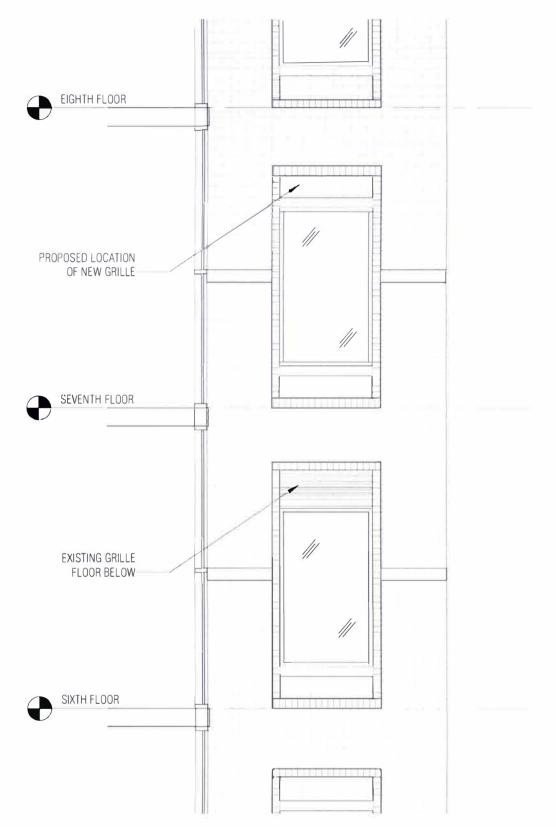
2 PROPOSED PARTIAL NORTH ELEVATION 1/4" = 1'-0"



CITY OF PORTLAND DESIGN REVIEW
ARUBA NETWORKS
05/03/2018

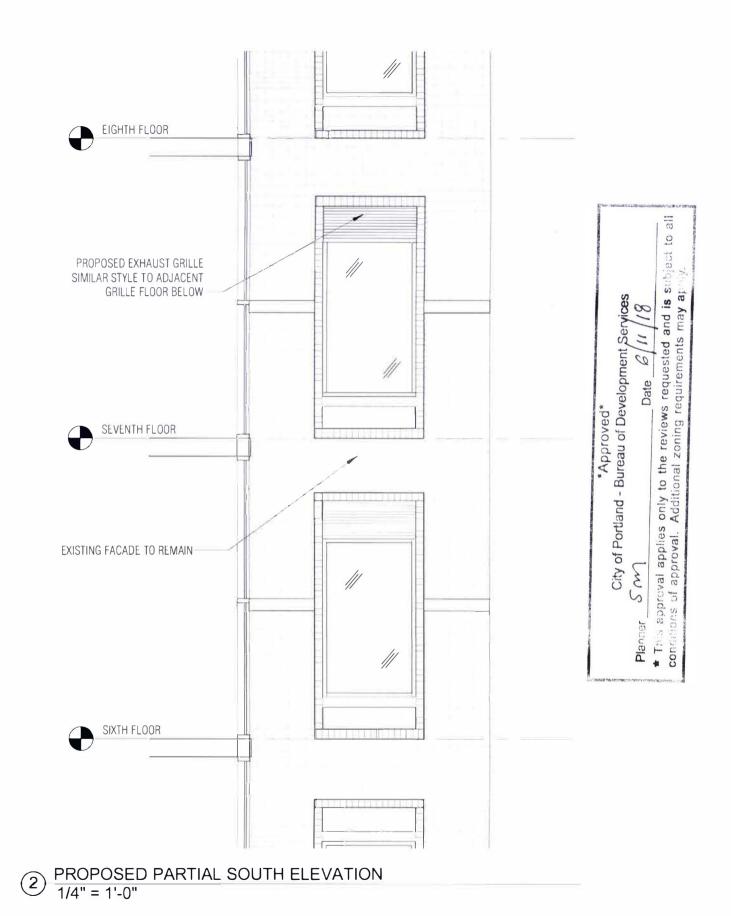
Planner S  $\mathcal{M}$  Date O(H)  $\mathcal{O}$  Date O(H)  $\mathcal{O}$   $\mathcal{O}$   $\mathcal{O}$  Additional zoning requirements may apply.

\*Approved\*
City of Portland - Bureau of Development Seryices



1 EXISTING PARTIAL SOUTH ELEVATION

INTERIOR ARCHITECTS



CITY OF PORTLAND DESIGN REVIEW ARUBA NETWORKS

A3
308 SW 2ND AVE. SUITE 700
PORTLAND OR 97204

	А	В	С	D	E	F
1	ENDORSEMENT	NFO1 INFO2		NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			CURRENT RESIDENT	506 SW 6TH AVE #1100	PORTLAND OR 97204
3	RETURN SERVICE REQUESTED			CURRENT RESIDENT	418 SW 2ND AVE	PORTLAND OR 97204
4	RETURN SERVICE REQUESTED			CURRENT RESIDENT	408 SW 2ND AVE	PORTLAND OR 97204
5	RETURN SERVICE REQUESTED			CURRENT RESIDENT	400 SW 2ND AVE	PORTLAND OR 97204
6	RETURN SERVICE REQUESTED			CURRENT RESIDENT	338 SW 2ND AVE	PORTLAND OR 97204
7	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #L	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #K	PORTLAND OR 97204
9	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #C	PORTLAND OR 97204
10	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #B	PORTLAND OR 97204
11	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #A	PORTLAND OR 97204
12	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #400	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #200	PORTLAND OR 97204
14	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #199	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	333 SW 1ST AVE #100	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	321 SW 2ND AVE	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	235 SW 1ST AVE	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	120 SW STARK ST	PORTLAND OR 97204
	RETURN SERVICE REQUESTED			CURRENT RESIDENT	111 SW OAK ST	PORTLAND OR 97204
	RETURN SERVICE REQUESTED		1N1E34CD 8800	LAMAR ADVERTISING OF EUGENE	PO BOX 66338	BATON ROUGE LA 70896-6338
	RETURN SERVICE REQUESTED		1N1E34CD 3800	GREMAR LLC-1/4 & LOT-49 LLC-3/4	920 SW 6TH AVE	PORTLAND OR 97204
	RETURN SERVICE REQUESTED	1N1E34CD 4700	FRONT & PINE LLC ET AL	DOWNTOWN DEVELOPMENT GROUP LL	920 SW 6TH AVE #223	PORTLAND OR 97204
		1N1E34CD 4700	PACIFIC OUTDOOR ADVERTISING	ATTN JAMI KNUTSON	715 NE EVERETT ST	PORTLAND OR 97232-2724
	RETURN SERVICE REQUESTED		1N1E34CD 4100	LAUREN LOUISE LLC	111 SW COLUMBIA ST #1380	PORTLAND OR 97201
		1N1E34CD 8800	UPTOWN LLC	& GOODMAN GENERATIONS LLC	920 SW 6TH AVE #223	PORTLAND OR 97204-1207
		1N1E34CD 8500	ACKERLEY COMMUNICATIONS	OF THE NORTHWEST INC	3601 6TH AVE S	SEATTLE WA 98134-2212
		APPLICANT	MOURRAY JASON	INTERIOR ARCHITECTS PC	1120 NW COUCH ST SUITE 450	PORTLAND OR 97209
		TENANT	MARTIN TRACY	HEWLETT PACKARD ENTERPRISE	3000 HANOVER ST	PALO ALTO CA 94304
	_	OWNER'S REPRESENTATIVE	COLLIER BETH	JLL	308 SW 2ND AVE MAILBOX C	PORTLAND OR 97204-3402
30		OWNER 1N1E34CD 4500 PR BLOCK	300 LLC JONES LANG LASALLE AMERICAS	ATTN BUILDING MANAGEMENT	308 SW 2ND AVE	PORTLAND OR 97204-3402
	RETURN SERVICE REQUESTED		REQUIRED NOTICE CONTACT	NEIGHBORS WEST/NORTHWEST	2257 NW RALEIGH ST	PORTLAND OR 97210
	RETURN SERVICE REQUESTED		REQUIRED NOTICE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST SUITE 150	PORTLAND OR 97201
	RETURN SERVICE REQUESTED RETURN SERVICE REQUESTED		REQUIRED NOTICE CONTACT	PORTLAND DWTN NEIGHBORHOOD ASSOC	2257 NW RALEIGH STREET	PORTLAND OR 97210
	_		LAND USE CONTACT OLD TOWN COMMUNITY ASSOCIATION	OLD TOWN CHINATOWN COMMUNITY ASSOC	2257 NW RALEIGH ST	PORTLAND OR 97210
	RETURN SERVICE REQUESTED RETURN SERVICE REQUESTED			PETER ENGLANDER	221 NW 2ND AVE BOX 15	PORTLAND OR 97209
		BRIDGE WITHIN CITY OF PORTLAND	1000 FOOT BUFFER	MULTNOMAH COUNTY BRIDGES	1403 SE WATER AVENUE	PORTLAND OR 97217
	RETURN SERVICE REQUESTED RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN OREGONIAN	232 NW 6TH AVE 1500 SW FIRST AVE SUITE 400	PORTLAND OR 97209 PORTLAND OR 97201
	RETURN SERVICE REQUESTED RETURN SERVICE REQUESTED		DOWNTOWN RETAIL COUNCIL	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST STE 150	PORTLAND OR 97201 PORTLAND OR 97201
	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201 PORTLAND OR 97201
	RETURN SERVICE REQUESTED		EMB COL CONTROL	DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97201 PORTLAND OR 97214
	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97214 PORTLAND OR 97209
	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
45	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE FISH & WILDLIFE	18330 NW SAUVIE ISL RD	PORTLAND OR 97231
	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
48					ATTN LAND USE CONTACT	128/METRO
49					DAWN KRANTZ	B299/R5000
50					PDC	B129
	RETURN SERVICE REQUESTED		18-165499 PROP 05-22-18	CASE FILE MENDEZ	1900 SW 4TH AVE #5000	PORTLAND OR 97201





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

FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Date: May 22, 2018 Interested Person To:

From: Santiago Mendez, Land Use Services

503-823-1361/Santiago.Mendez@portlandoregon.gov

## NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on June 12, 2018. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-165499 DZ, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

## CASE FILE NUMBER: LU 18-165499 DZ-EXTERIOR **ALTERATIONS**

Applicant: Jason Mourray | Interior Architects, PC

1120 NW Couch Street, Suite 450 | Portland, OR 97209

j.mourray@interiorarchitects.com

Owner: PR Block 300 LLC

308 SW 2nd Avenue | Portland, OR 97204-3402

Tenant: Tracy Martin | Hewlett Packard Enterprise

3000 Hanover Street | Palo Alto, CA 94304

Site Address: 308 SW 2nd Avenue

Legal Description: BLOCK 41 N 1/2 OF LOT 6 S 1/2 OF LOT 7, PORTLAND

Tax Account No.: R667705320

State ID No.: 1N1E34CD 04500

**Ouarter Section:** 3029

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979. **Business District:** Downtown Retail Council, contact Lisa Frisch at 503-224-8684. **District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Other Designations: None

CXd - Central Commercial with Design Overlay Zoning:

Case Type: DZ - Design Review

Procedure: Type II, an administrative decision with appeal to the Design

Commission.

#### Proposal:

The applicant requests Design Review Approval for two new architectural mechanical louvers to replace existing brick panels within the existing curtainwall system at 308 SW 2<sup>nd</sup> Ave. The new louvers will match louvers along the same facades.

Design review is required for proposed, non-exempt exterior alterations in the "d" design overlay zone.

#### Relevant Approval Criteria:

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

Central City Fundamental 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 May 4, 2018 and determined to be complete on May 17, 2018.

#### **DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

*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 extended at the request of the applicant.

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 <a href="https://www.portlandonline.com">www.portlandonline.com</a>.

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

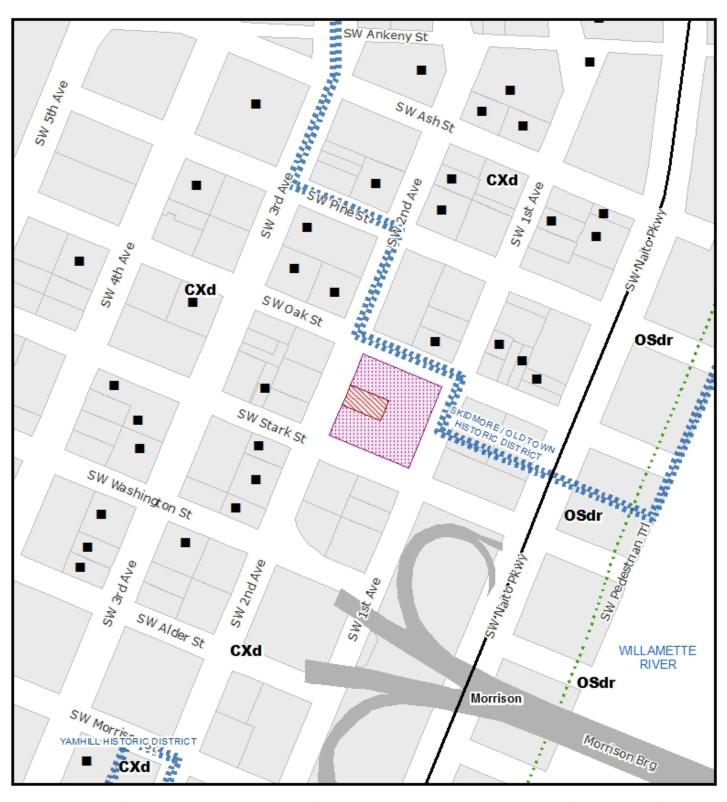
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

#### APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures: Zoning Map, Site Plan, North Elevation, South Elevation





NORTH

THIS SITE LIES WITHIN THE: CENTRAL CITY PLAN DISTRICT DOWNTOWN SUBDISTRICT



Also Owned Parcels

Historic Landmark

Bridge

· · · · Recreational Trails

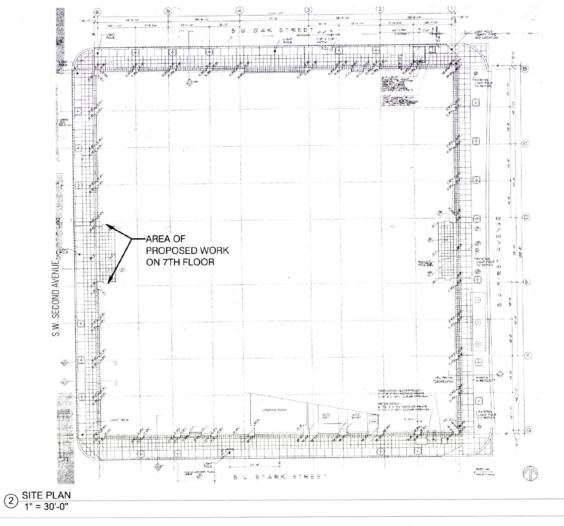
File No.	LU 18-165499 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 4500

May 08,

2018

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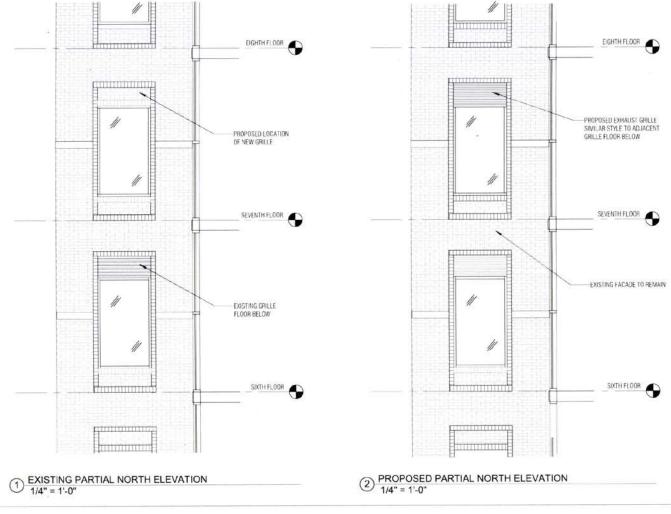
Exhibit



ARCHITECTS

CITY OF PORTLAND DESIGN REVIEW
ARUBA NETWORKS
05/03/2018

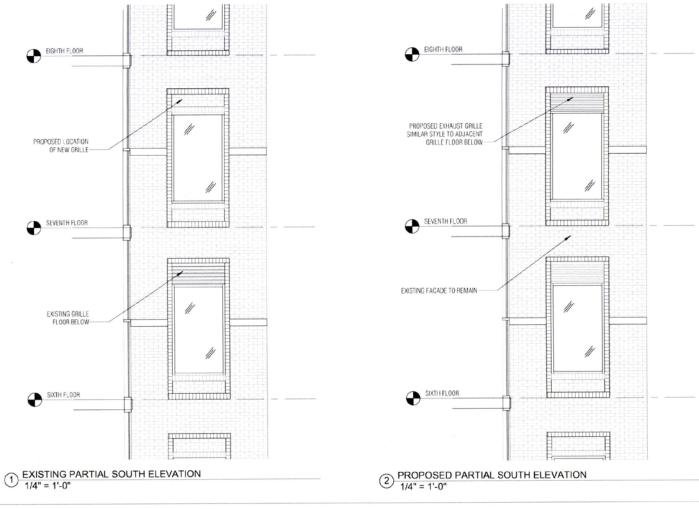
A0 308 SW 2ND AVE. SUITE 700 PORTLAND OR 97204



A INTERIOR

CITY OF PORTLAND DESIGN REVIEW
ARUBA NETWORKS
05/03/2018

A2 308 SW 2ND AVE. SUITE 700 PORTLAND OR 97204



ARCHITECTS

CITY OF PORTLAND DESIGN REVIEW ARUBA NETWORKS 05/03/2018 A3 308 SW 2ND AVE. SUITE 700 PORTLAND OR 97204



# **CITY OF**

# PORTLAND, OREGON

#### FIRE PREVENTION DIVISION

Ted Wheeler, Mayor, City of Portland Dan Saltzman, Commissioner

Mike Myers, Division Chief Prevention Division 1300 SE Gideon Street Portland, OR 97202 (503) 823-3700 Fax (503) 823-3969

### LAND USE REVIEW RESPONSE

TO:

Santiago Mendez, City of Portland, Land Use Review

FROM:

Dawn Krantz, Portland Fire Bureau 503-823-3718

DATE:

May 24, 2018

SUBJECT:

LU 18-165499 DZ

**SITE LOCATION:** 

The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2016 Portland Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com.

Appeals: Pursuant to City Code Chapters 31.10 and 28.03, you may appeal any code provision cited in this Checksheet to the Fire Marshal's Administrative Board of Appeals within 180 calendar days of the review date. For information on the appeals process, costs, including forms, appeal fee and payment methods, go to www.portlandoregon.gov/fire/31187, call (503) 823-3712 or come in to the Fire Marshal's office, 1300 SE Gideon. If you have questions please call the phone number listed above. Permit application expiration will not be extended pending resolution of any administrative appeal.

#### CONDITIONS OF APPROVAL AT TIME OF DEVELOPMENT

A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development.





# City of Portland, Oregon Bureau of Development Services

FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner Rebecca Esau, Director Phone: (503) 823-7300 Fax: (503) 823-6983 TTY: (503) 823-6868 www.portlandoregon.gov/bds

#### LIFE SAFETY COMMERCIAL PLAN REVIEW RESPONSE

To: Santiago Mendez

From: Chanel Horn, Life Safety Plans Examiner

Date: June 11, 2018 RE: 18-165499-LU

The following comments are based on the plans and documents provided to the Life Safety Plan Reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect this Land Use review and/or future Building Permit reviews. The comments may not identify all conflicts between this proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on the 2014 Oregon Structural Specialty Code (OSSC), or the 2014 Oregon Mechanical Specialty Code (OMSC), henceforward referred to as the Building Code.

#### **RESPONSE SUMMARY**

Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

#### **GENERAL LIFE SAFETY COMMENTS**

# Item Comment

- A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Center 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: http://www.portlandonline.com/bds/, or by calling (503) 823-1456.
- A Building Permit is required to change the use of a building to a different occupancy classification, and the building must be made to comply with building code requirements for the proposed new use or occupancy. It is recommended the applicant visit the Development Services Center to research the current Occupancy Classification and Building Code requirements associated with a possible change of use or occupancy, including but not limited to: seismic upgrades and system development fees. OSSC 3408 For more information, see <a href="http://www.portlandonline.com/bds/index.cfm?c=49394&">http://www.portlandonline.com/bds/index.cfm?c=49394&</a>
- It is recommended the applicant visit the Development Services Center for more information at 1900 SW 4<sup>th</sup> Ave, 1<sup>st</sup> floor.

4	A separate Mechanical Permit is required for the work proposed. OMSC 106.1



# City of Portland, Oregon - Bureau of Development Services



1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds

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Land Use Review Application	File Number: 4/8 - 165999 DZ
FOR INTAKE, STAFF USE ONLY	Qtr Sec Map(s) 3029 Zoning CKd
Date Rec <u>5/4/18</u> by <u>AP</u>	Plan District <u>CC- Down town</u>
☐ Type   ☐ Type  x ☐ Type    ☐ Type   x ☐ Type    ☐ Type  V	Historic and/or Design District <u>CC-Down-town</u>
LU Reviews	Neighborhood Portland Downtown
[Y] [M] Unincorporated MC	District Coalition NW/NW
[Y] [N] Flood Hazard Area (LD & PD only)	Business Assoc Downtown Retail Council
[Y] [N] Potential Landslide Hazard Area (LD & PD only)	
[Y] [M] 100-year Flood Plain [Y] [M] DOGAMI	Related File #
APPLICANT: Complete all sections below that a	pply to the proposal. Please print legibly.
Development Site Address or Location 308 SW 2nd Avenue, Portland C	DR 97204
Cross Street SW Oak Street	Sq. ft./Acreage 0.11 Acres (4,750 SF)
Site tax account number(s)	
R 246061 R	R
R R	R
Adjacent property (in same ownership) tax account num! R	per(s) R
Project includes a tenant expansion of two pre fals brick panelsw!  The FI. fenes tration.	on 7th Floorfor a replace ment lov versus the forcede of blog above
Describe proposed stormwater disposal methods N/A	
Identify requested land use reviews  Type II Design Review  Tier E	
Design & Historic Reviews - For new development, pro	
For <b>renovation</b> , provide exterior alterate <b>AND</b> provide total project valuation.	\$\frac{20,000.00}{1,535,847.00}\$
• Land Divisions - Identify number of lots (include lots for	
New street (public or private)?	☐ yes ☐ no
Affordable Housing - For buildings containing five or more 50% or more of the units be affordatincomes equal to or less than 60% income for the county or state, which is the county or state, which is the county or state.	able to households with of the median family continued / over

#### Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your
  property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included
  in public notices.
- · For all reviews, the applicant must sign the Responsibility Statement.
- · For land divisions, all property owners must sign the application.

PRIMARY CONTACT:				1 1-11				
Name Jason T. Moure			Signature	Gazit Moniay				
Company/Organization	Company/Organization Interior Architects, P.C.							
Mailing Address 1120 NW Couch Street Suite 450								
City Portland			State_OR	Zip Code 97209				
Day Phone 503-523-1	103	FAX		email j.mourray@interiorarchitects.com				
Check all that apply	Applicant	Owner	Other					
Name Tracy Martin			Signature	Mary Martin				
Company/Organization	Hewlett Packa	rd Enterprise						
Mailing Address 3000	Hanover Street							
City Palo Alto			State CA	Zip Code 94304				
Day Phone 713-854-9		FAX		email				
Check all that apply	☐ Applicant	Owner	Other Tena					
Name Beth Collier			Signature	Beth Collier				
Company/Organization			•					
Mailing Address 308 5	SW 2nd Ave. Ma	ailbox C						
City Portland			State OR	Zip Code 97204				
Day Phone 503-224-7	'223	FAX	***************************************	email beth.collier@am.jil.com				
Check all that apply	☐ Applicant	☐ Owner	Other Own	ners Representative				
Name			Signature					
Company/Organization	1		-					
Mailing Address								
City			State	Zip Code				
Day Phone		FAX		email				
	☐ Applicant	Owner	Other					
Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.  Print name of person submitting this application  Jason T. Mourray  Signature  Date  04/05/2018								



#### CITY OF

#### PORTLAND, OREGON

BUREAU OF DEVELOPMENT SERVICES 1900 SW 4th Ave., Suite 5000 Portland, OR 97201



**RECEIPT #**: 2112188

5/4/2018

Site Address:

IVR Number: 4206901

308 SW 2ND AVE

Permit Number: 18-165499-000-00-LU

Land Use Review

APPLICANT	INTERIOR ARCHITECST, PC *JASON MOURRAY*			Phone: (503) 523-1103		
Fee Code	Fee Description	Fee Amount	Paid to Date	Balance	This Transaction	New Balance
2504	Life Safety Review - Land Use	\$100.00				
2522	Design / Historic Review Type E	\$1,260.00				
Bill #4309500	Sub Total	\$1,360.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00
	TOTAL	\$1,360.00	\$0.00	\$1,360.00	\$1,360.00	\$0.00

#### Shaded items indicate fees not yet calculated.

\* Fees marked with an asterisk are due at application.

CITY CONTACT Phone:				
Payment #	: 2112188	Method of Payment: 214092 VISA JASON NOUR	Receipt By: Carn	nen Adkins
PAYOR	INTERIOR ARCHITECST, PC *JASON MOURRAY*		Phone:	(503) 523-1103

E-Mail:

Fax: (503) 823-4172

Notice: This document is not a permit. This document may not represent all fees owing for this permit. All fees are subject to change based on new or corrected information. For more information, consult your City of Portland Contact listed above.