



City of Portland, Oregon - Bureau of Development Services

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Type II and IIX Decision Appeal Form

LU Number: 13-131079

FOR INTAKE, STAFF USE ONLY

Date/Time Received 7/26/13 - 11:50 AM Action Attached

Received By S. Van Staveren Fee Amount 250.00

Appeal Deadline Date 8/6/13 Fee Waived

Entered in Appeal Log Bill # _____

Notice to Dev. Review Neighborhood _____

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 115 N. COOK DEADLINE OF APPEAL AUGUST 6, 2013

Name GREG MITCHELL, LRS ARCHITECTS

Address 720 NW DAVIS, SUITE 300 City PORTLAND State/Zip Code OR 97201

Day Phone (503) 221-1121 Email gmitchel@lrsarchitects

Interest in proposal (applicant, neighbor, etc.) APPLICANT

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. 505 _____ Zoning Code Section 33. _____

Zoning Code Section 33. 210 _____ Zoning Code Section 33. _____

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

SEE ATTACHED.

Appellant's Signature _____

FILE THE APPEAL - Submit the following:

- This completed appeal form
- A copy of the Type II or IIX Decision being appealed
- An appeal fee as follows:
 - \$250, payable to City of Portland
 - No appeal fee is charged when appeal is filed by ONI recognized organizations for properties within organization's boundaries
 - Fee waiver for low income individual approved (attach letter from Director)
 - Fee waiver for Unicorporated Multnomah County recognized organizations is signed and attached

The appeal must be filed by the deadline listed in the Decision. To ensure the appeal is received within this deadline, the appeal should be filed in the Development Services Center at 1900 SW 4th Ave, 1st Floor, Suite 1500, Portland, Oregon, between 8:00 a.m. and 3:00 p.m. on Tuesday through Friday. On Mondays, and between 3:00 - 4:30 p.m. on Tuesday through Friday, the form(s) must be submitted at the Reception Desk on the 5th Floor.

The Portland City Council will hold a hearing on this appeal. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.



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



RECEIPT #: 1664813

7/26/2013

Site Address: 115 N COOK ST

IVR Number: 3290539

Permit Number: 13-131079-000-00-LU

Land Use Review

APPLICANT LRS ARCHITECTS * GREG MITCHELL*

Phone: (503) 221-1121

Fee Code	Fee Description	Fee Amount	Paid to Date	Balance	This Transaction	New Balance
1090	Site Development - Land Use Reviews	\$578.00				
2504	Life Safety Review - Land Use	\$100.00				
2524	Design / Historic Review Type G	\$27,000.00				
324	BES Land Use Rvw-Engineering	\$745.00				
375	PDOT Design Review (Type III)	\$1,761.00				
404	Water Available Plan Rvw - Type C	\$110.00				
Bill #3451444	Sub Total	\$30,294.00	\$30,294.00	\$0.00	\$0.00	\$0.00
136	BDS Administrative Services	\$2,700.00				
Bill #3451468	Sub Total	\$2,700.00	\$2,700.00	\$0.00	\$0.00	\$0.00
136	BDS Administrative Services					
Bill #3458543	Sub Total		\$0.00	\$0.00	\$0.00	\$0.00
2457	Design Rvw-Modifications	\$900.00				
2457	Design Rvw-Modifications	\$900.00				
2457	Design Rvw-Modifications	\$900.00				
Bill #3464405	Sub Total	\$2,700.00	\$2,700.00	\$0.00	\$0.00	\$0.00
2524	Design / Historic Review Type G	\$250.00				
Bill #3499548	Sub Total	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00
TOTAL		\$33,244.00	\$35,694.00	\$250.00	\$250.00	\$0.00

Shaded items indicate fees not yet calculated.

* Fees marked with an asterisk are due at application.

PAYOR LRS ARCHITECTS * GREG MITCHELL* Phone: (503) 221-1121
 Payment #: 1664813 Method of Payment: 9361 CK COLLINS INVEST Receipt By: Barbara Elwess

CITY CONTACT Phone:
 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.

Cook Street Apartments
115 N. Cook Street
Project # 212037
Applicant: LRS Architects

Appeal Response to Type II Decision
Case File Number: LU 13-131079 DZM—115 N Cook
July 26, 2013

Planning Staff has determined that the following Community Design Guidelines have not been met:

Guideline P2: Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Our Design Review submittal narrative correctly noted that this building site is not within a historic district nor within the Eliot conservation district. *This is an important distinction because it has directed this proposal's design (and the Planning Staff's very active participation in this design) towards the contemporary design presented herein.* Staff has stated, however, that since it sits 160' away from the nearest historic property, that they wish the project to pick up certain building design features from these districts, specifically the detailing of the fenestration (placement of the window frames relative to the exterior skin of the building), a limitation in the number of different window patterns and a regular placement of windows with regards to head and sill heights.

Aside from churches and wood clad single family residences (which Planning Staff has determined to not be relevant to this proposal), the Williams/ Vancouver couplet is not an architecturally rich environment—in fact, the blocks that reside between Williams and Vancouver have been described as an "island" by the neighborhood association we met with—a more eclectic, transitional area that is more related to bicycle and vehicular traffic than to the notion of architectural character that is suggested by this guideline. In fact, Staff findings in Guideline D7 note the changing complexion of buildings in this corridor (mixed use buildings on Williams Avenue), and this proposal is consistent and compatible with this new context. The few historic buildings cited in the Staff Decision are 2 to 3-story brick buildings that are not truly relevant to this stretch of the Williams / Vancouver couplet nor to the program of this modern-era building. Not only are they not immediate to the site (hence the reason for this stretch of Williams not residing in a historic *nor* a conservation district), but they are low brick buildings built for their time and within the prevalent means of construction available at the time of construction. The relatively narrow openings, recessed window depth and regular repetition of the windows are based upon 1) the modules of a common brick used in a structural bearing capacity (with the windows framed within the recessed wood and plaster finish walls behind the brick—hence the greater depth of the windows) and; 2) the regular repetition of narrow double hung windows is based upon the small single room occupancy type apartment dwellings typical of this era.

Our contemporary exterior wall assembly design (vertical and horizontal metal panels and Nichiha fiber cement over wood-frame construction) is an honest expression of the present time and the current realities of this area. Although Planning Staff does not allow the realities of economics to come into play, market forces and demographics play a significant role in the design of apartments in the City of Portland and, in our case, have defined the type of apartments, the appropriate mix, the numbers and the design intent. These, in concert with Zoning Code standards, have led us to this design.

The number of window types—eight in all—is the deliberate result of designing openings to relate to the interior function of the spaces within and the exterior aesthetic. "Chaotic" and "irregular" were terms used in the Staff Decision, both of which are poorly used in their application here. In this design, the

Cook Street Apartments
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large window types relate to the larger living spaces within and to special corner conditions that allow views to the skyline of Downtown, the West Hills, Mt. St. Helens and Mt. Hood as well as views up and down Vancouver and Williams. The smaller windows allow light and air into bedrooms and kitchens and are appropriately scaled to those spaces. Varying sill and head heights are typical in a wood-framed structure such as this and express the use of the space within. A raised sill height in this composition relates directly to kitchen and bedroom windows where counter heights and furniture placements below these window sills define their height. Similarly, the lower head height of the bedroom windows exist because a higher window would not yield more natural light to the space due to the deep shadows cast by the deck above. From an exterior design approach, we strongly feel that the smaller openings give interesting variation to the various parts of the façade. This is a large building that we've worked hard to break into understandable parts and have used the window openings as one of the architectural features to give the parts variation within the greater whole.

Guideline D7: Reduce the impact of new development on established neighborhoods by incorporating elements of nearby quality buildings such as building details, massing, proportions, and materials.

Planning staff has already stated that the building massing and proportions do meet the intent of this guideline, so the concern here is centered around the quality of the building details and materials.

A great deal of effort and thought on the part of the architect and client was put into finding quality materials and fenestration that fit together well in their detailing and fit within the limitations of budget and availability.

There are two metal panels selected for this project's exterior cladding system. The vertical metal panel is a very rigid 22 gauge panel whose 12" face consists of (18) continuous vertical "flutes" which not only provide a fine surface articulation but also serves to resist "oil canning" prevalent in lesser quality metal panels. We have specified a "green shimmer" finish that provides a variation of color as the light changes and as one moves around the building. This is a very high quality finish system and was specified to comply with the client's requirement of a low to no maintenance exterior finish.

The second metal panel is a heavy 22 gauge horizontal ribbed metal panel consisting of (6) alternating flat portions of panel that likewise provide interesting shadow lines while creating a rigid panel resistant to oil canning.

The third material of the residential exterior finish material palate is the Nichiha fiber cement panel, which was approved by Planning Staff during the Design Review process. It features a very clean and well-designed fastening system with a finely detailed beveled edge condition which results in fine score joints.

The specified vertical and horizontal metal panels (both from the same manufacturer) are designed to be compatible and to be installed adjacent to one another. The manufacturer-provided details are simple and refined. We have similarly utilized these transitional trim details for the Nichiha to metal panel transitions, and have done so very well.

Guideline D8: All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Guideline D8 relates directly to Guideline D7 above in that it starts with the quality of the material itself and extends to how it is applied. A little background here is important. The proposal's initial

Cook Street Apartments
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Project # 212037
Applicant: LRS Architects

concept of the building was to break it into three distinct buildings that utilized the two corner courtyards as a means of a breaking the building into three volumes, each with its own material palate, relating to the neighborhoods and conditions of the three street frontages adjacent to the building, Vancouver Avenue, Cook Street and Williams Avenue, respectively.

This design was introduced at the Pre-Application meeting and comments including simplification of the material palate were noted and integrated into the design. This design was then presented to the Eliot Neighborhood Association where it was well received. In addition, the project was submitted to, and approved by, New Seasons Market, the building owners north of this proposal.

This revised design was submitted for Design Review and was "deemed incomplete" due to the need for some additional details and clarifications and modifications to exterior cladding material choices. The architect and client sat down with Planning Staff and further discussed ways (based upon their direction from listening to the Design Commission) to further simplify the material palate. We came out of this meeting having been told that the project was approvable if those changes were made. A number of phone conversations and emails led to the present design which, when submitted, the applicant felt confident would be approved.

In the overall conception of this project's exterior design composition, the primary building materials function as follows:

- 1) The vertical metal panels are used architecturally on the Vancouver and Williams "buildings" as a frame that serves as a cornice to these portions of the building, a horizontal transition between the apartment and retail levels as well as defining vertical elements in the elevations.
- 2) The horizontal metal panels serving as a "field" of contrasting color and texture that provides visual punch and interest to the Cook Street "building" and;
- 3) The Nichiha fiber cement siding used as an "accent" or infill panel

Our response to the Planning Staff's findings are as follows:

- + The material shifts within the same plane are minimal (occurring on the South (NE Cook) Elevation and are done to further define a building "corner" or to distinguish between a frame (as defined by the horizontal metal panel frame in the middle of this façade as it abuts the Nichiha panels. The details and perspectives we provided tell the story better than do the small scale elevation drawings.
- + The changes in pattern are intentional as it sets up a repetition on the upper facades that is dynamic
- + The extension of the fiber cement panel system to the ground level at the south elevation in the two courtyards is intended as a device to visually "separate" the two wings from the Cook St building at the inside corner of the courtyards and add to the sense that these volumes / "buildings" are "sliding" past each other.
- + The variation with regards to extension and size of storefront windows at the retail level is due to the several steps in the top of slab elevation (the building steps down 6' from SE corner to NW corner) and due to the greater viability of Williams Avenue as a retail- oriented side of the building, thus requiring more and larger openings.
The introduction of the brick veneer at areas on the Vancouver and Williams Elevations is a way to recall what is on the Cook Street base and break up the length of the concrete base with an interesting contrasting material and texture. Likewise, since the ebony brick veneer (laid up in a stack bond) is

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a modern veneer, peeling it back at the two recessed surfaces on the South Elevation exposes the "concrete core" of the building, again making reference to the other elevations.

- + There are actually (8) different window types (mirroring windows does not constitute another window type but rather reflects that the unit floor plan is mirrored). This is a large building with a variety of apartment units. See explanation at Guideline P2 above.
- + Arrangement of proposed windows: see Guideline P2 above.
- + Intersection of windows with cladding systems: the location of the windows relative to the cladding system is deliberate (remember we have been pushed away from the Hardie panel system which integrated exceptionally well with the windows). Planning Staff's concern with panel score joints extends past the realm of this Guideline and the applicant requests that the architect's technical expertise be allowed to be employed during the design development and construction document phases of the project.
- + Variation of vent types: To clarify, the louver vents on the four exterior faces of the building are all the same and feature an integrated high/ low louver system that has been carefully designed as an architectural element that works on the "public faces" of the building and integrates nicely to the exterior finishes. The louver vents at the three exterior walls that face the interior courtyard constitute a separate high and low vent, that are simpler in design due to the fact that they don't face the public streets. Furthermore, the public face apartment units feature a vertical ptac unit (heating/ cooling unit) whereas the interior courtyard units, which are mostly shaded, feature a simpler unit type that necessitates less vent area.

With regards to the extent of the use of the approved Nichiha fiber cement panel, whereas it appears to be plentiful in its use, it really does serve an "accent" role in the composition of the facades. It appears in the recessed deck areas, at the corner window expressions and to infill areas between the windows and the adjacent metal frames. It's color was chosen to play off the metal sidings which are the primary feature of the facades.

End of Response