



STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 13-165620 DZ
PC # 13-139295
US Bancorp Tower Renovations
REVIEW BY: Design Commission
WHEN: Thursday September 5, 2013 at 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Bureau of Development Services Staff: Chris Caruso 503-823-5747/
Chris.Caruso@portlandoregon.gov

GENERAL INFORMATION

Applicant: Kent Pottebaum/GBD Architects Inc. (503-224-9656)
1120 NW Couch St., Ste 300/Portland, OR 97209

Owner: 555 SW Oak LLC
c/o LaSalle Investment Management Inc.
200 E Randolph Dr./Chicago, IL 60601

Owner/Contact: Brian Pearce/Unico Properties LLC
111 SW Fifth Avenue, Suite 975/Portland, OR 97204

Site Address: 555 SW OAK ST

Legal Description: GENERAL COMMON ELEMENTS, ONE ELEVEN TOWER
CONDOMINIUM; LOT 1, ONE ELEVEN TOWER
CONDOMINIUM; LOT 2, ONE ELEVEN TOWER
CONDOMINIUM

Tax Account No.: R628200010, R628200030, R628200060, R140471, R140472,
R496362, R496363, R496358

State ID No.: 1N1E34CD 80000, 1N1E34CD 80001, 1N1E34CD 80002,
1N1E34CD 01300

Quarter Section: 3029

Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.

Business District: None

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

Plan District: Central City - Downtown

Zoning: CXd - Central Commercial with design overlay

Case Type: DZ - Design Review

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks design review approval for exterior alterations to the US Bancorp Tower which includes: a new multi-story glass vestibule with roof deck along the south façade; new curtainwall glazing in the other two south façade bays; replacement of the plaza pavers; new landscaped planters and seating in the plaza; new building floor area infilling the breezeway space between the building and the southeast stair tower; three new glass and metal canopies with stainless steel panels above and one area of new storefront at the main public entries on SW 5th and 6th Avenues; and one area of new infill storefront along SW 5th Avenue. Eleven parking spaces will be made available as Growth Parking for the newly created floor area. The spaces will be located in the nearby parking garage and will come out of the 171 spaces in the garage that are currently unassigned.

Design review is required for exterior alterations to existing buildings in the Central City Plan District.

Relevant Approval Criteria:

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

- 33.420 Design Overlay
- 33.825 Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The building is located on a multi-block lot that was developed in the 1970's & 1980's starting with the vacation of SW Ankeny Street in 1971 for the construction of the bank plaza building, underground parking, and off-street parking in 1974. The bank tower was built later and opened in 1983 along with the associated parking garage across SW 5th Avenue on SW Pine Street. The building complex, known affectionately as Big Pink for its rose colored granite cladding and colored glass curtainwall, has become an iconic feature of the Portland skyline and marks the northern entry point into the downtown core. The building complex was designed to align with both the orthogonal street grid to the north and the shifted street grid south of Burnside. Many elements of the building's original interior design reflected the intersection of the two street grids through the use of trapezoidal finish elements such as pavers, ceiling tiles, and wall panels. Much of this was removed during a remodel done in the 1980's. The connection between the tower and plaza buildings features an angled interior "street" that follows the SW Ankeny Street alignment between SW 5th and SW 6th Avenues. The site is surrounded by a few surface parking lots, several structured parking garages, and a number of commercial buildings from all eras and styles. Portions of the SW 5th, SW 6th and W Burnside facades are located in the Broadway Bright Lights District.

According to the City's *Transportation System Plan*, SW 5th and 6th Avenues are designated Community Main Streets, Major Transit Priority Streets/Regional Transitways, Regional City Transit/Pedestrian Streets, and Local Service Bikeways. West Burnside is designated a Regional Main Street, Major Transit Priority Street, City Walkway, and Local Service Bikeway. SW Oak Street is designated a Traffic Access Street, Local Service Walkway and Local Service Bikeway. The site is located in the Central City Pedestrian District and has the MAX Light Rail and multiple frequent

service bus lines running along both SW 5th and SW 6th Avenues, all of which stop at the transit station located in the middle of the block on both streets.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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

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

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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.

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

1. CU 035-72 – Conditional Use approval for a 7 story structure “Plaza Building” with banking operations and plaza level retail shops with underground parking and off-street parking for 260 cars with a condition that public access be granted during reasonable hours from SW 5th to SW 6th along SW Ankeny (vacated) to allow for Ankeny Mall continuity.
2. DZ 3-81/CU 26-81 – Design review and Conditional Use approval for a 608 space parking garage to the east on SW Pine and 4th.
3. DZ 26-81 – Design review approval of final materials for the Bancorp Tower.
4. CU 39-82 – Withdrawn request for a 901 space parking garage to the east.
5. DZ 15-83/CU 017-83 – Design review and Conditional Use approval for a helistop on the Bancorp Tower.
6. CU 056-83 – Conditional Use approval for a drive-in banking facility in the parking garage to the east
7. DZ 76-84 – Design review approval for a mechanical penthouse on the Bancorp Tower.
8. DZ 77-84 – Design review approval for aluminum storefronts in existing openings and signage on the parking garage building to the east.
9. DZ 164-85 – Design review approval for café signage on the Plaza building.
10. DZ 1-87/CU 7-87 – Design review and Conditional Use approval for two microwave dishes on top of the Bancorp Tower.

11. DZ 091-90 – Design review approval for revolving door modifications to the complex.
12. LUR 92-00743 – Design review approval for windows on the 7th floor of the Plaza.
13. LUR 93-00063 – Design review approval for seismic upgrades to the complex.
14. LU 02-145506 – Design review approval for renovations to Oak Street outdoor plaza with an amphitheater and freestanding canopies. This was never constructed and has since expired.
15. LU 05-159171 DZ – Design review approval of a new entry gate on SW 5th Ave from SW Pine to the commercial parking.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **August 13, 2013**. The following Bureaus have responded with no issue or concerns:

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

The Portland Commission on Disability responded with the following comment: Please see Exhibit E-7 for additional details.

Expressing concern regarding the building alterations that may affect accessibility of the site. Would like the existing accessible route retained at the main entrance to the tower.

The Facilities Permit section of BDS and the Office of Equity and Human Rights may respond with comments prior to or at the September 5, 2013 hearing.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 13, 2013**.

One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Doug Klotz, August 14, 2013 – Would like to know how the public access through the building along the vacated Ankeny Street alignment will be maintained and does this include accessibility for disabled persons? It appears that street access to the current ADA ramp is being closed off with storefront and the remaining Ankeny easement access from SW 5th Avenue has a set of stairs that will create a barrier for some people. Would like to see a ramp added to the SW 5th entry stairs so every person can access this historic street alignment through the building with ease.

Staff Response: The original vacated SW Ankeny Mall connection was an open-air sidewalk along the north façade of the newly built 7-story Plaza Building. The future Bancorp Tower site was a landscaped area which, along with the Ankeny passageway, was all enclosed when the Tower was built. Staff has reviewed all available microfiche sheets and archived paper files, has asked PBOT to review their records, and has asked the building owner to review the title. No one has found any record of an Easement or Condition attached to the current building complex that would require the vacated Ankeny alignment to remain open as public space after the Tower was completed.

Staff has spoken with members of the other City agencies, including the Office of Equity and the Portland Commission on Disability, and has alerted the architect of the issues around closing the current SW 5th Avenue main ADA entry.

DEVELOPMENT STANDARDS

CX Base Zone Development Standards (33.130)

The CX zone is intended to provide for commercial development within Portland's most urbane 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.

Central City Plan District Development Standards (33.510)

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 Downtown Parking and Circulation Policy. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area.

Note: The proposal does not have to meet all development standards in order to be approved during this process, but will have to meet those standards (or appropriate adjustments/modifications be approved) before a building permit can be issued.

Central Residential Zone Primary Uses (Table 130-1)

Development Standard

Retail Sales and Service and Office uses are allowed by right. These activities currently occur in the building and will continue after this proposal is constructed. This standard is met.

Floor Area Ratios (33.510.200 & Map 510-2)

Development Standard

Maximum FAR 15:1 allowed, Bonus FAR 3:1

Proposal

- Total FAR will increase by 6,893 SF for a total FAR of 12.8:1. This standard is met.

Maximum Height (Table 130-3, 33.510.205 & Map 510-3)

Development Standard

Maximum height 460 feet. No bonus height available.

Proposal

- There is no proposal to increase the building's height. This standard is met.

Minimum and Maximum Setbacks (Table 130-3 & 33.130.215)

Development Standard

The maximum building setback is 10 feet for 100% of the ground-level street-facing facades along a street in a Pedestrian District (applies to all 4 frontages).

Proposal

- The street-facing building wall is within the maximum allowed setback on the SW 5th, SW 6th, and W Burnside frontages and is coming closer to conformance on the SW Oak Street frontage with the alterations to the three glazed bays. This standard is met.

Building Coverage (Table 130-3)

Development Standard

No limit.

Proposal

- The building can occupy 100% of the site. The proposed alterations do create more site coverage but not more than 100%. This standard is met.

Minimum Landscaped Area (Table 130-3)

Development Standard

None.

Proposal

- New landscape planters are proposed in the plaza but are not required. This standard is met.

Ground Floor Windows (33.130.230.B.2)

Development Standard

In the CX zone, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of-way must meet the general window standard in Paragraph 3.

General Standard. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units, and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard.

Proposal

- Proposed ground floor windows on the three affected frontages will continue to meet the standard.

Ground Floor Active Uses (33.510.225 & Map 510-7)

Development Standard

The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards are also to help maintain a healthy urban district through the interrelationship of ground floor occupancy and street-level accessible public uses and activities. Active uses include but are not limited to: lobbies, retail, residential, commercial, and office. The standard must be met along at least 50% of the ground floor of walls that front onto a sidewalk, plaza, or other public open space. The distance from the finished floor to the underside of structure must be at least 12 feet. The area must be at least 25 feet deep measured from the street-facing façade and must include windows or doors, or be structurally designed so doors and windows can be added in the future.

Proposal

- Ground floor active use areas will continue to be provided on the three affected frontages. This standard is met.

Screening (33.130.235)

Development Standard

All exterior garbage and recycling areas must be screened from the street and any adjacent properties. Mechanical equipment on the roof must be screened if within 50 feet of an R zone.

Proposal

- No changes are proposed to the current garbage and recycling procedures. This standard is met.
- No changes are proposed to the existing mechanical system. This standard is met.

Pedestrian Standards (33.130.240)

Development Standard

These pedestrian standards implement the State Transportation Planning Rule. Under the pedestrian standards, the site must contain a pedestrian circulation system

connecting all adjacent streets to the main entrance and provide connections to other areas of the site.

Proposal

- The building will continue to provide direct access to all entrances via the public sidewalk and the area between the building and the street lot line will remain hardscaped for use by pedestrians. This standard is met.

Nonconforming Upgrades (33.258.070)

Development Standard

Upgrades to nonconforming development are required when the value of the proposed alterations on the site is more than \$137,650.00. Up to 10% of the project cost must be spent toward bringing the site into conformance with the zoning code.

Proposal

- The site is already compliant with the Portland Zoning Code and is not required to do any nonconforming upgrades. This standard is met.

Parking (33.266 & 33.510.263)

Development Standard

There is no required parking in the CX zone. More than 20 spaces in a structure is allowed. Maximum Retail Parking = 1 per 1,000 SF. Maximum Office Parking = 0.7 per 1,000 SF

Proposal

- Parking for the site is already provided in a below-grade garage as well as within a separate parking garage across SW 5th Avenue. Eleven new Growth Parking spaces will be created in the separate parking garage. These will be taken from the previously constructed 171 spaces that are available but currently roped off for future use such as this. The project is adding 3,034 nsf of Retail area for 3 new parking spaces and 11,588 nsf of Office area for 8 new parking spaces. This allows the project to acquire up to 11 additional parking spaces. This standard is met.

Bicycle Parking (33.266.210 & Table 266-6)

Development Standard

The project consists of 37,951 NSF of Retail Sales and Service space and 866,175 NSF of Office space. Bicycle Parking requirements are:

Proposal

- | | | |
|----------------------------------|----------|--------------|
| ▪ Retail Sales Short-Term Spaces | 8 req'd | 10 provided |
| ▪ Retail Sales Long-Term Spaces | 4 req'd | 7 provided |
| ▪ Office Short-Term Spaces | 22 req'd | 23 provided |
| ▪ Office Long-Term Spaces | 87 req'd | 110 provided |

This standard is met.

Loading Spaces (33.266.310 & Map 510-9)

Development Standard

No loading spaces are required.

Proposal

- No new loading spaces are being provided. This standard is met.

Signs (33.130.295 & Title 32] No signs are proposed for approval in this review.

Street Trees (33.130.300) Street Trees will be provided as required by the City Forester.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

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 and the River District 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 the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

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

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

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

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space.

Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings for A2 & A3: The project continues the theme of wide public spaces around transit stops by retaining the open south plaza as a walkway and gathering place for people moving between station stops. The existing brick sidewalks that designate SW 5th and SW 6th Avenues as part of the transit mall will be retained and will be further distinguished by the use of different pavers in the south plaza and SW Oak Street sidewalk. Due to the vacation of SE Ankeny Street through the site in the 1970's, existing development continues over two historic blocks. Further delineation of the traditional block pattern is provided at the southern edge of the site by locating a line of landscape planters at the property edge. These planters will also help enhance the pedestrian environment around the south plaza by providing a green edge to what is now a rather unrelenting, hard urban space. *These guidelines are therefore met.*

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

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

Findings for A4 & A5: This area of the Downtown Core is a dense commercial corridor featuring an assortment of building types from early in Portland's history to the modern era. The use of high quality materials such as granite, curtainwall, and metal finishes, the consistent architectural composition of matching materials, canopies, and plaza furnishings, all contribute to the enhancement and identification of the area. The ground floor of the building will continue to have storefront windows which activate the pedestrian experience along the streets. New projecting glass and metal canopies, which are another common theme seen in the area, will be added to enhance the building entries. Existing brick sidewalks will remain along SW 5th & 6th Avenues, marking these streets as special areas for transit riders. The sidewalk along SW Oak Street will remain at its current city standard width and will have street trees along the furnishing zone as well as space for other urban elements such as trash receptacles and street lights. All of the above elements contribute to unify the various components of this project with its urban surroundings. *These guidelines are therefore met.*

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings: The proposed renovation and additions to the US Bancorp Tower of a new south vestibule, canopies, reconfigured entry storefront, and in-filled breezeway allows for the creation of new floor area. This will in turn allow for continued occupation by new and existing tenants. Landscape planters in the south plaza will be constructed stacks of the pink granite that is being removed for the new south vestibule. *This guideline is therefore met.*

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

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture

zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

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

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

Findings for A7, B1, B3 & B7: The existing building walls will remain in place tight to the street lot line, retaining the sense of urban enclosure on these blocks. The reconfigured storefront on SW 5th Avenue will bring a deeply recessed wall plane out closer to the street edge as will the addition of the south vestibule and curtainwall systems. The existing public sidewalks that run along all four sides of the site will be maintained and any damaged or missing areas will be replaced to City standards. The street furniture zone will continue to have street trees and transit stop furnishings. Landscape planters along the south property line will be angled and located in such a way as to allow for continued movement of pedestrians across the plaza to the connecting streets and sidewalks. Public entries into the building will comply with the requirements of the Americans With Disabilities Act (ADA), creating barrier-free access to the building interior. *These guidelines are therefore met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings for A8 & C1: The building's ground level has multiple street-level entries and large areas of glazing around the entire building that allow views into numerous and different active areas such as lobbies, offices, and retail spaces. The proposal will retain these views in the areas affected by the renovations by installing glazed curtainwall in these areas that matches the existing building. New views to downtown areas of interest such as the south plaza and surrounding buildings will be provided at the top of the plaza entry structure's roof deck. While there are no adjacent public spaces such as parks, the orientation of the main retail spaces and lobby entrances along both SW 5th and 6th Avenues enhances visual connections to the transit mall stops. *These guidelines are therefore met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings for B4 & B6: The pedestrian realm is enhanced by the renovation of the south plaza with new landscape planters that have integral seating. The plantings and design materials will add new visual interest in what is currently a rather barren area. The seating and planters will also create new places for people to stop, socialize, and rest that will not conflict with pedestrians on the adjacent

sidewalks. The building currently has ground level spaces that are recessed from the lot lines. These will remain and will continue to provide additional stopping and resting places protected from the weather by the building overhang above. Three projecting glass and metal canopies are proposed at the main SW 5th and 6th Avenue entries. These will provide new weather protection for building visitors and passersby. *These guidelines are therefore met.*

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

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 C2, C3 & C5: Proposed building materials include granite, stainless steel and tempered glass panels, wood decking and seating, glass and aluminum framed curtainwall and storefront systems, and masonry pavers. All of these materials are of the highest quality and are already present on the building. They are used throughout urban environments and are proven to stand the test of time, giving a sense of permanence to the existing building. The original character of the existing building is respected by the location of the storefront and curtainwall systems within existing structural bays and attached in a manner that does not cover or interfere with the established pattern of columns and windows. The placement of the south vestibule in the middle bay, and holding it below the third floor ceiling, allows this façade to maintain its overall symmetry and balance. This feature is distinguished as something new through the use of interior clear anodized aluminum mullions and doors that add a visual highlight to the surrounding bays of dark bronze curtainwall. The plaza pavers and reclaimed granite planters will highlight this new entrance while also allowing the original open space between the building and SW Oak Street to remain quite open.

All of granite wall panels, curtainwall and storefront that is proposed within structural bays as well as within the southeast corner breezeway will match the existing building systems in material, scale, and color, allowing these areas to seamlessly blend in with the building's architecture. The three glass and steel canopies with the stainless steel panels above them will not cover much of the existing façade and will still allow views up to the top of the building arcade from the street level, again allowing these elements to seamlessly blend into the overall façade. The proposed renovations and additions to the US Bancorp tower and plaza building works together to form a cohesive composition of regular forms that replicate the existing pattern of solids and voids already present around the building. The south vestibule structure and roof deck, while materially different, become part of the overall composition through the simple rectangular forms and strong vertical orientation that mimics the bays on either side. *These guidelines are therefore met.*

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

Findings: While the building is not across the street from a public park or open space, it does abut the transit mall station stops on SW 5th and SW 6th Avenues. The redesigned Oak Street plaza will feature landscape planters with integral seating angled in such a way as to help direct pedestrians through the plaza and out onto the sidewalks to the station stops. The plaza pavers will extend across the entire site and south out over the public sidewalk right-of-way. The transition between the public realm of the sidewalk and private development is defined by the landscape planters. *This guideline is therefore met.*

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

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.

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

Findings for C7, C8 & C9: The proposed renovations of the ground floor and the new south entry vestibule allows for completely open views into active tenant areas including the lobby and plaza, as well as views out onto the street from inside. Additional views out to the active central downtown area will be available from the south vestibule roof deck that is oriented to the plaza and streets. The new glass curtainwall and storefront systems and projecting canopies create a strong line of demarcation between the more open areas on the ground and mezzanine floors and the more closed window openings of the upper floors. The spaces created behind the new storefront and curtainwall systems are flexible and can be reconfigured for other uses in the future while still retaining the multiple main public entries. *These guidelines are therefore met.*

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

Findings: The proposed canopies are placed high enough above the sidewalk to not interfere with pedestrian traffic. There are no other proposed encroachments as all the entry and tenant doors are recessed from the lot lines. *This guideline is therefore met.*

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: Proposed building lighting is purposefully kept to a minimum to not impact the skyline at night and is positioned along the street to enliven the pedestrian realm. The new roof deck above the Oak Street vestibule will have no lighting so it will have no adverse impact on the building's overall design. The recessed canopy lights are directed down, not up, to provide sidewalk lighting and will not adversely impact the Portland skyline. *This guideline is therefore met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The overall design results in a coherent composition that is interesting to view and is both reflective and supportive of its urban environment. Building elements and site design features such as the plaza planters with integral seating, vestibule roof deck, and canopies create environments that enhance the pedestrian and tenant experience. The proposal meets the applicable design guidelines and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of design review for exterior alterations to the US Bancorp Tower that includes:

- A new two-story glass and clear anodized aluminum vestibule with a wood roof deck in the center bay of the south façade;
- New dark bronze curtainwall glazing in the other two south façade bays to extend up three floors and to match the existing building materials;
- Replacement of the trapezoidal plaza pavers with new interlocking rectangular masonry pavers in two sizes;
- Landscape planters with integral seating in the plaza;
- New building floor area to infill the breezeway space at the southeast corner, exterior windows and wall materials to match the existing building;
- Three new glass and steel canopies with stainless steel panels above, and one area of new dark anodized storefront at the main public entries on SW 5th and 6th Avenues;
- One area of new dark anodized infill storefront along SW 5th Avenue to infill this ADA entry; and
- Eleven of the 171 currently roped off parking spaces in the parking garage across the site on SW 5th Avenue made available for the building’s use as Growth Parking.

Recommended approval with the following Condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.38. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-161785 DZ. No field changes allowed."

=====

Procedural Information. The application for this land use review was submitted on June 7, 2013, and was determined to be complete on July 18, 2013.

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 June 7, 2013.

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.

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 recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at the Development Services Building, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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.

- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

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).

Chris Caruso
August 26, 2013

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Information
 - 1. Narrative & Zoning Summary
 - 2. Supplemental Information
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan/General Scope of Work (attached)
 - 2. Existing Ground Floor Plan
 - 3. Proposed Ground Floor Plan (attached)
 - 4. Existing Second Floor
 - 5. Proposed Second Floor (attached)
 - 6. Existing Third Floor
 - 7. Proposed Third Floor (attached)
 - 8. Elevations (attached)
 - 9. Elevations (attached)
 - 10. South Plaza Entrance Elevation
 - 11. South Plaza Entrance
 - 12. Wall Section at South Plaza
 - 13. Wall Section at South Entry Vestibule
 - 14. South Vestibule Roof Plan
 - 15. East Elevation Breezeway Infill
 - 16. Wall Sections
 - 17. Typical Infill Glass Entry/Partial East Elevation
 - 18. Plaza East Entry Elevation
 - 19. Wall Section at East Plaza Entry/East Plaza Canopy
 - 20. Link Entrance and Infill East Elevation
 - 21. Link Entrance West Elevation
 - 22. East/West Link Canopy Plan and Section
 - 23. Exterior Materials
 - 24. Bike Parking Street Level
 - 25. Bike Parking Parking Level
 - 26. Proposed South Plaza
 - 27. Proposed South Plaza (attached)
 - 28. Section Through Planter
 - 29. Landscape Plants
 - 30. Planter Details
 - 31. South Plaza Aerial View
 - 32. South Plaza from 5th Street
 - 33. South Plaza from 6th Street
 - 34. South Plaza from 6th Street
 - 35. Plaza Pavers
 - 36. Solarban
 - 37. Terrace Wood Deck
 - 38. SuperWall SSG
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:

1. Water Bureau
 2. Fire Bureau
 3. Site Development Section of BDS
 4. Life Safety Review Section of BDS
 5. Bureau of Environmental Services
 6. Bureau of Transportation Engineering and Development Review
- F. Letters
1. Doug Klotz, August 14, 2013, would like public access easement altered for ADA
- G. Other
1. Original LUR Application
 2. Incomplete Letter
 3. Pre-Application Conference Summary Memo
 4. Design Advice Request Summary Memo
 5. Ordinance 132075
 6. CU 035-72 Conditions of Approval
 7. Permit 477192 Plaza Plan from 1972
 8. Permit 477192 Tower Concept Plan from 1972
 9. Staff Memo, August 26, 2013

ARCHITECTURAL DRAWINGS

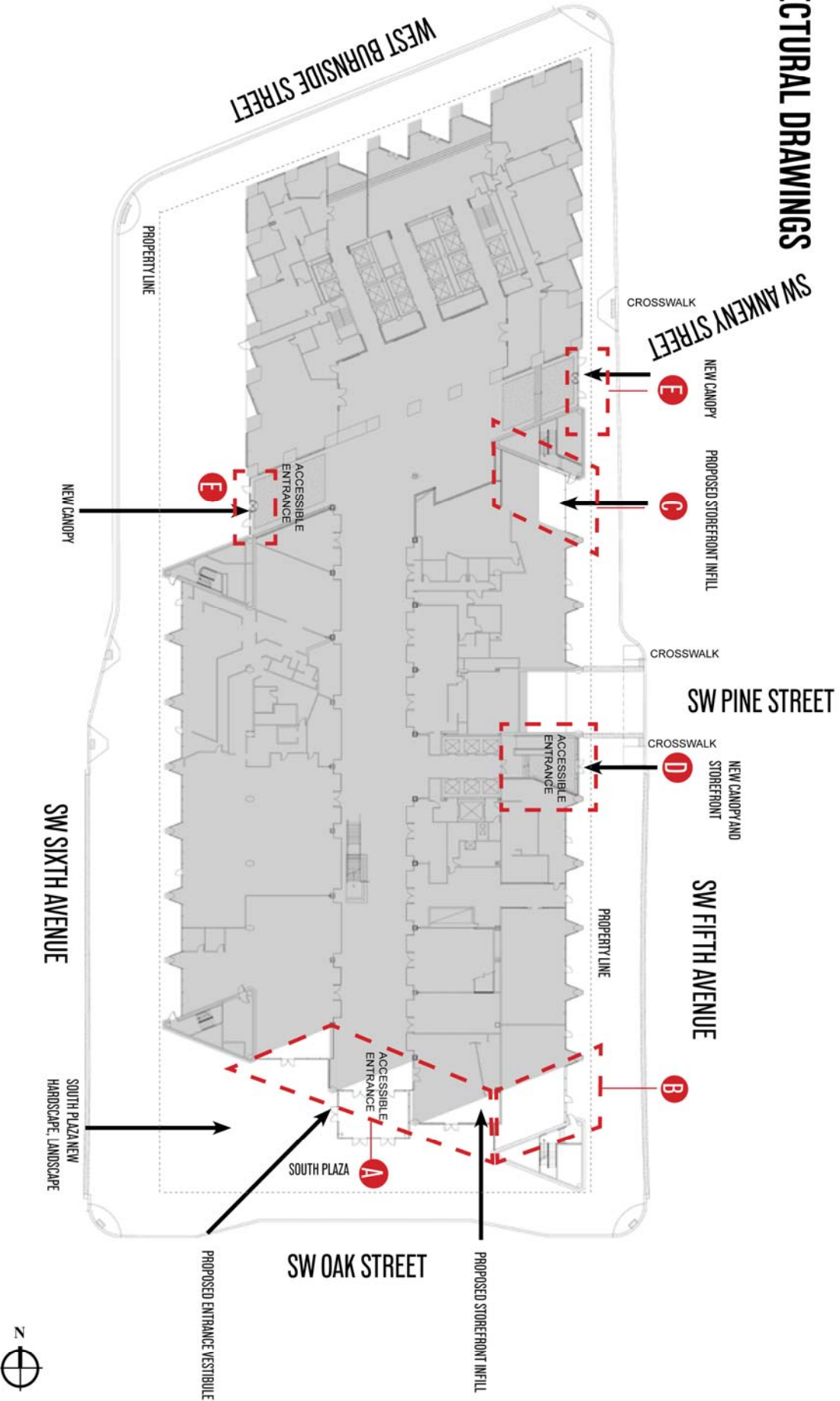


EXHIBIT A

GROUND FLOOR PLAN - GENERAL SCOPE OF WORK



EXHIBIT 2

PROPOSED GROUND FLOOR PLAN

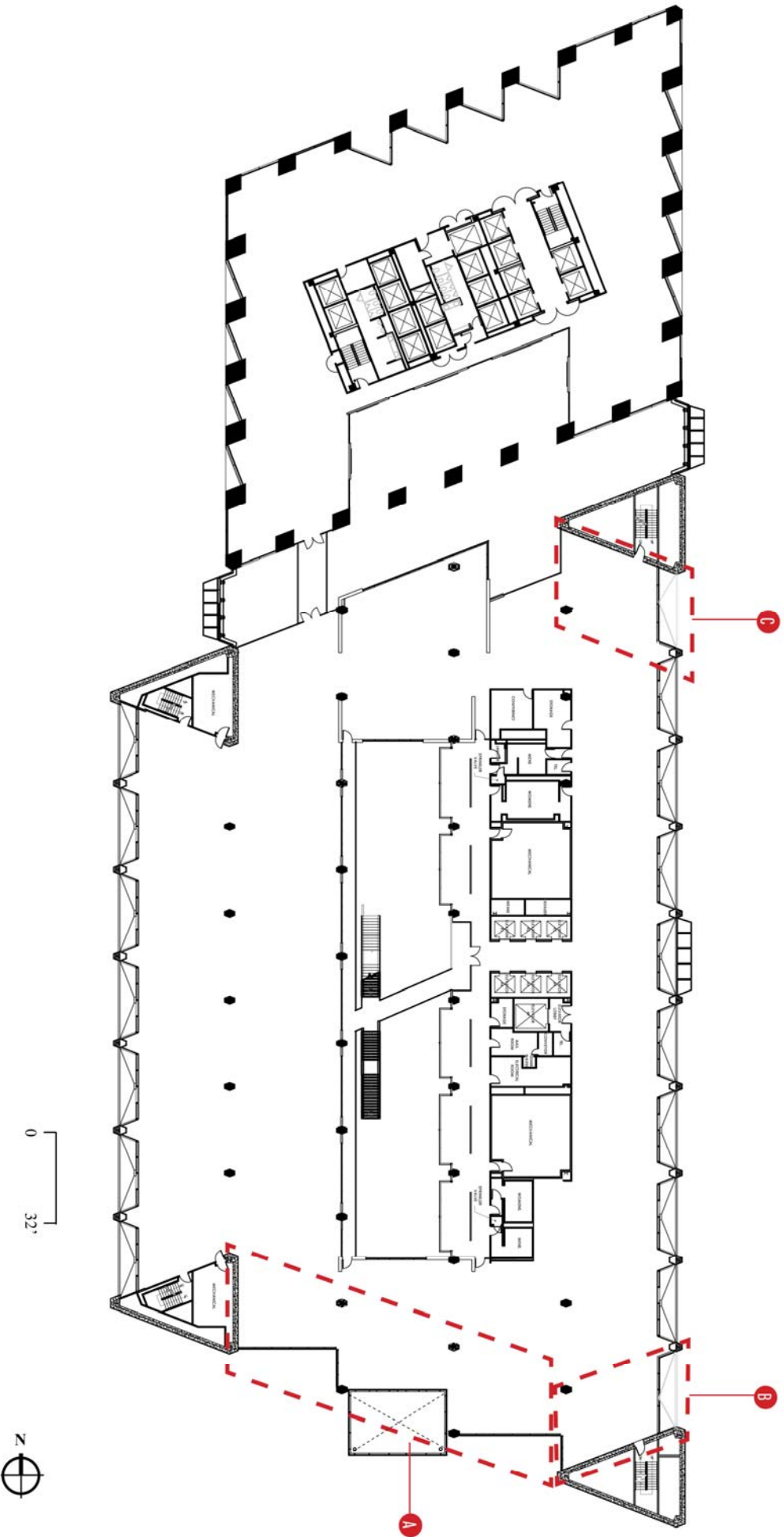
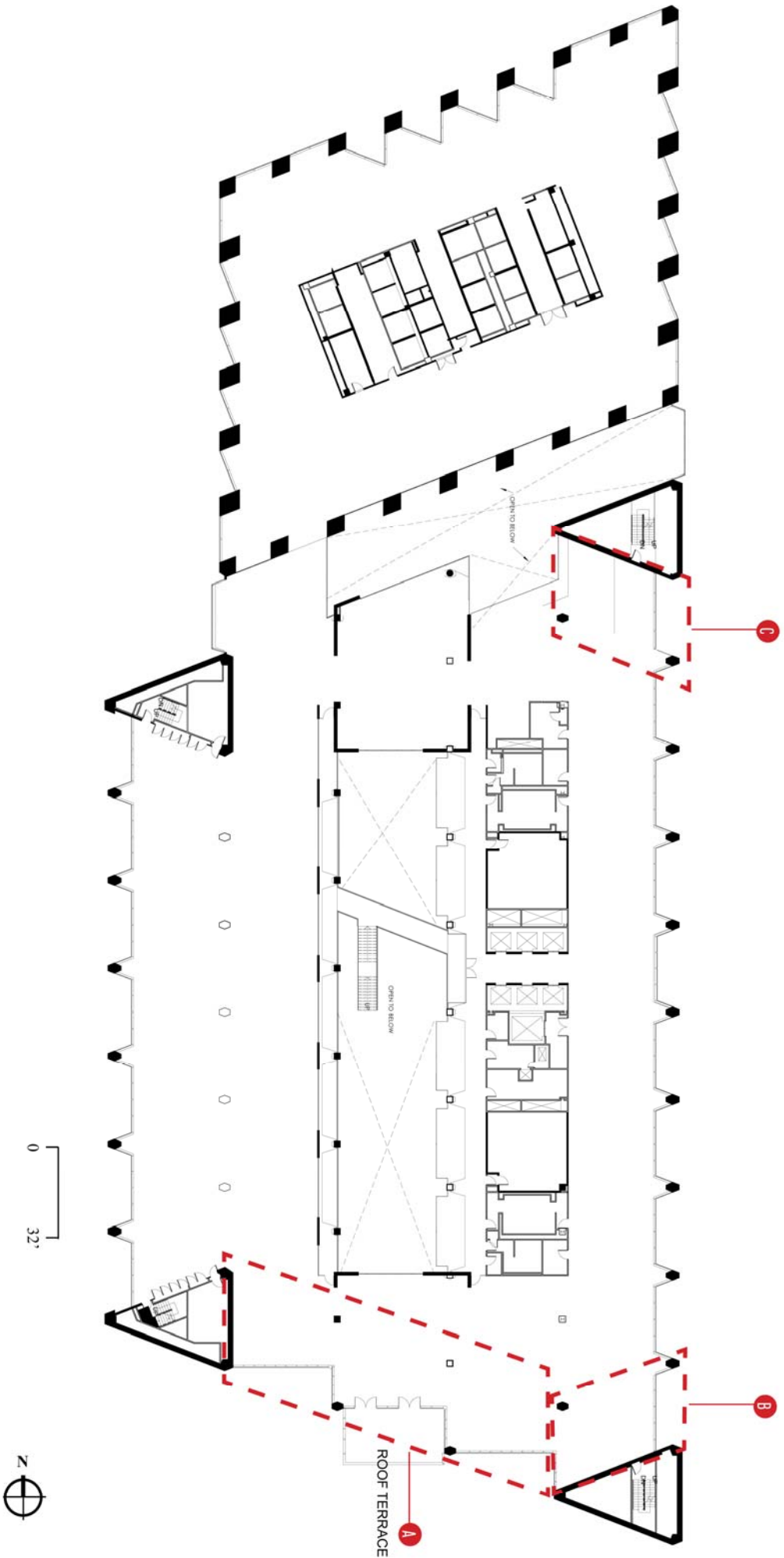


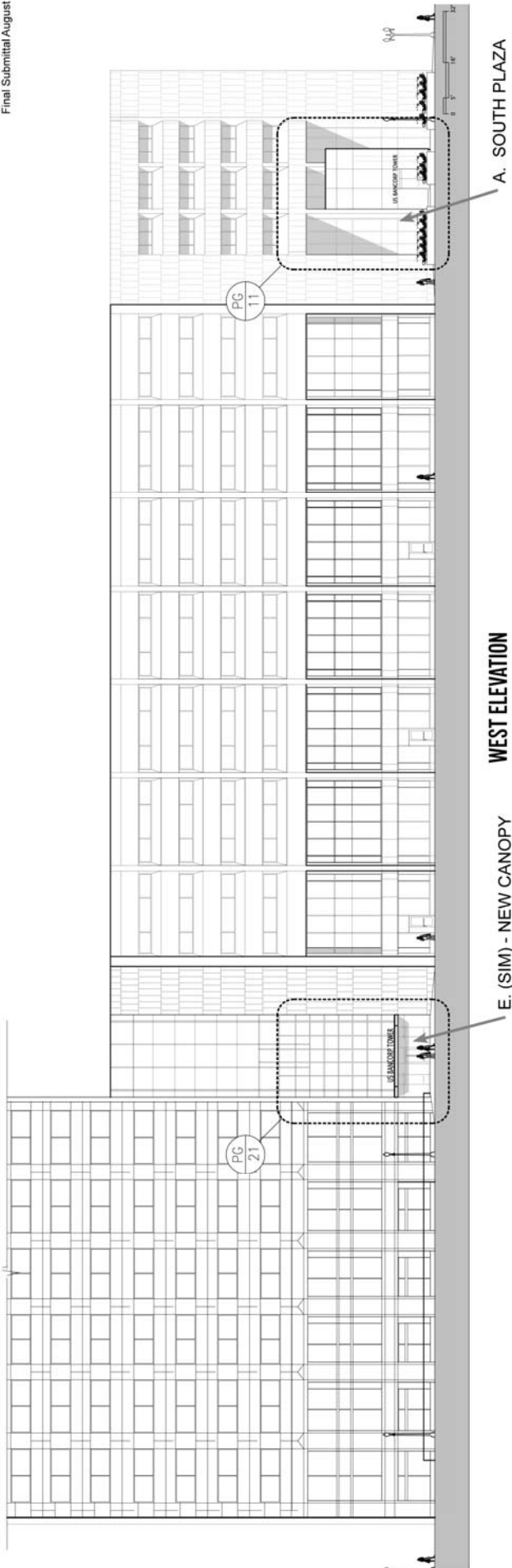
EXHIBIT 4

PROPOSED SECOND FLOOR PLAN

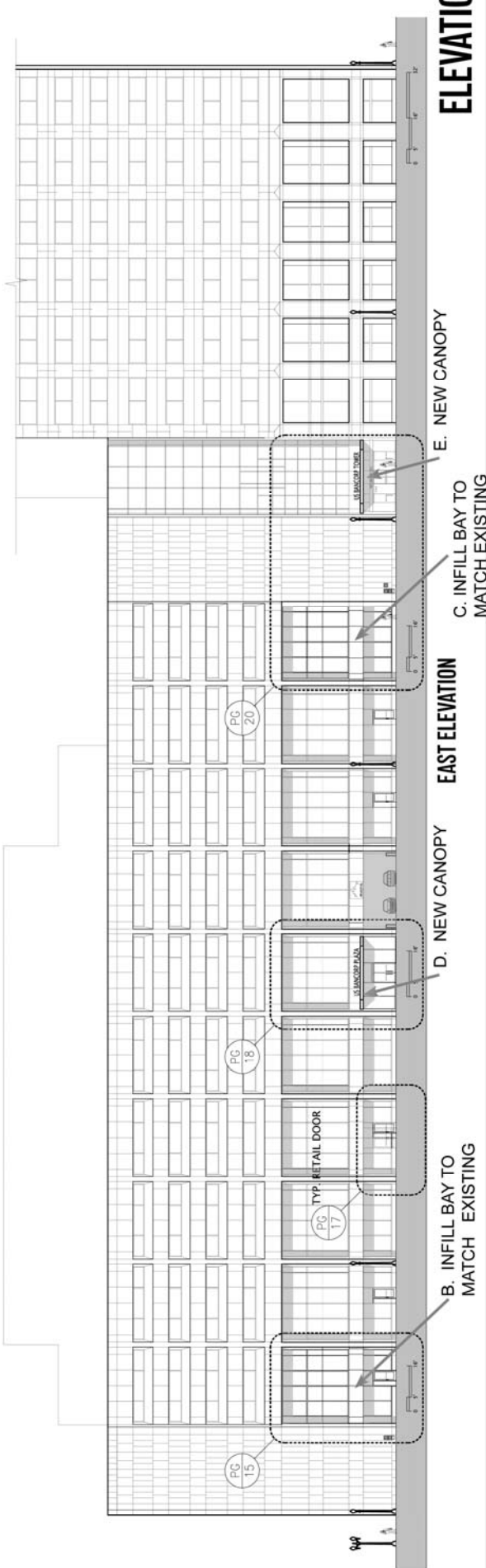


PROPOSED THIRD FLOOR PLAN

EXHIBIT 6



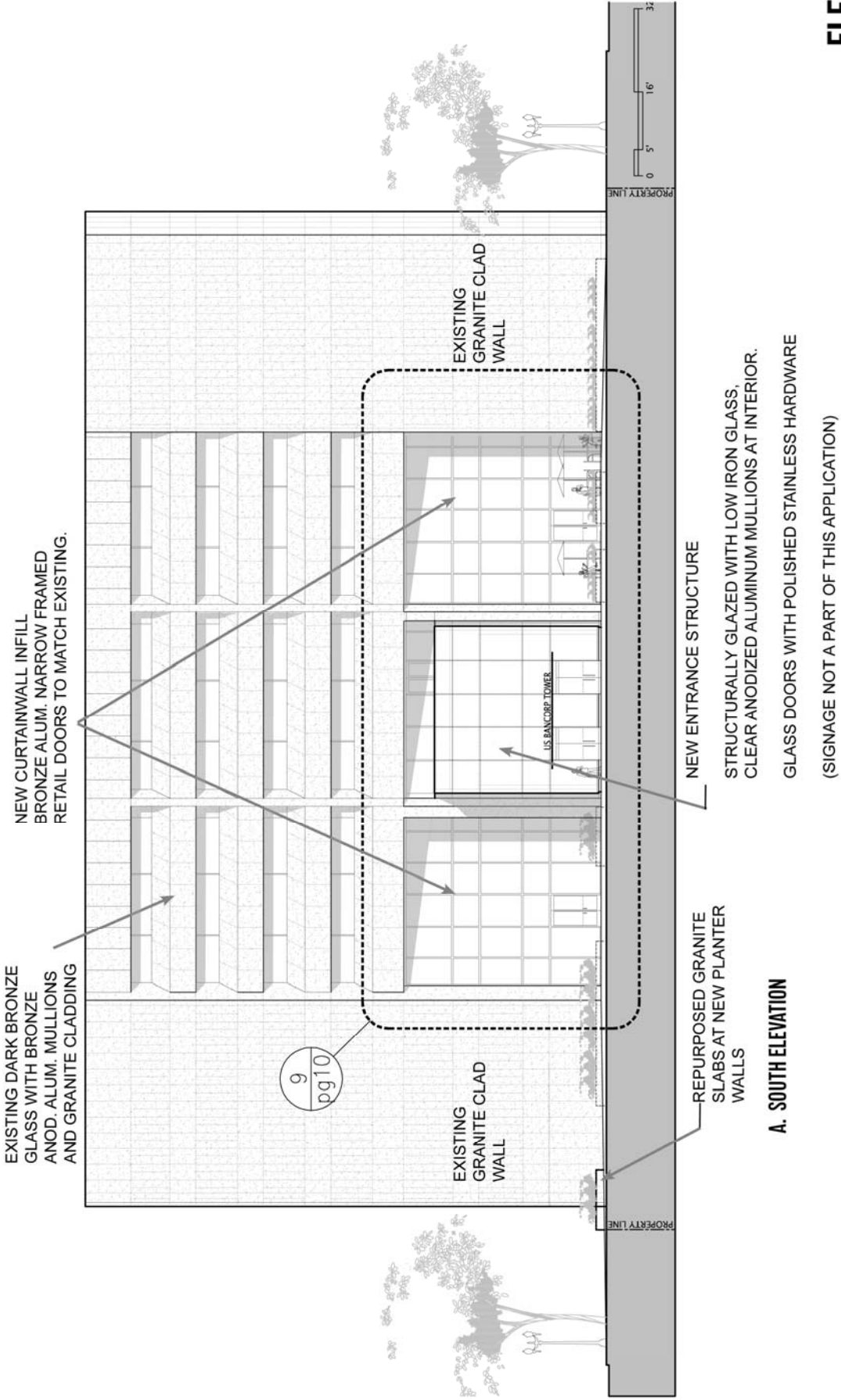
WEST ELEVATION



EAST ELEVATION

ELEVATIONS

EXHIBIT 7



A. SOUTH ELEVATION

ELEVATIONS

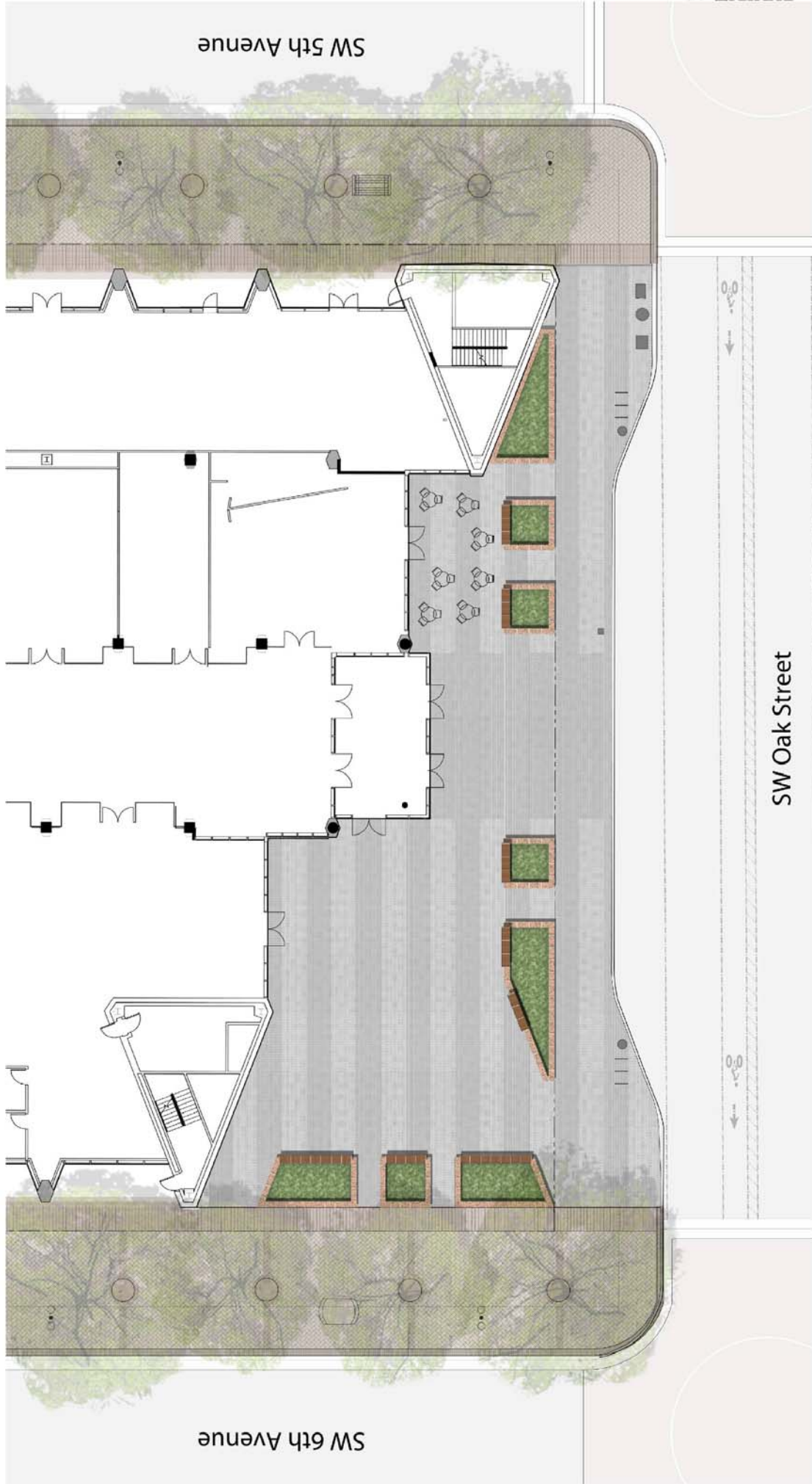


EXHIBIT 25

PROPOSED SOUTH PLAZA

US BANCORP TOWER, 111 SW 5th Avenue | Portland, Oregon 26