



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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STAFF REPORT AND RECOMMENDATION TO THE LANDMARK & DESIGN COMMISSION

CASE FILE: LU 16-114403 DZ, Design Review
LU16-141377 HR, Historic Resource Review
PC # 15-244532
One Pacific Square Building Ground Floor
Expansion
REVIEW BY: Landmarks & Design Commission
WHEN: May 9, 2016 at 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

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

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GENERAL INFORMATION

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

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

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

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

Site Address: 220 NW 2ND AVENUE
Legal Description: BLOCK 14 LOT 1-8 EXC PT IN ST, COUCHS ADD
Tax Account No.: R180200680
State ID No.: 1N1E34CA 04500
Quarter Section: 3029

Neighborhood: Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515.

Business District: Old Town Chinatown Business Association, contact at discover2010@gmail.com.

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

Plan District: Central City Plan District - River District Sub-district

Other Designations: Non-contributing resource in the Skidmore-Old Town Historic District

Zoning: CXd, Central City Commercial with a Design Overlay Zone

Case Type: HR, DZ- Historic Resource and Design Review

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

Proposal:

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

The proposal includes:

- Renovation of the ground floor level to include retail, services, meeting rooms, indoor bicycle parking, exercise and shower room.
- Extending the ground floor storefront, by approximately 7,200 sqft, to the existing brick columns on the east, west and south elevations. The north façade will remain largely as existing with the exception of glazing on the small addition in the north east corner.
- The loading bay configuration will not change from existing conditions.
- Landscape alterations to the plaza around the base of the building include new raised planters, seating, and upgrades to paving materials.
- New façade materials are a combination of glass, metal, and brick. Refinished gray brick, in three shades, is proposed for the north façade.

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

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

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

Relevant Approval Criteria:

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

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

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

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

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

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

ANALYSIS

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

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

The OPS building is a non-contributing resource in the S/OT historic district. Primary tenants include Northwest Natural Gas Company and the Lan Su Chinese Gardens administrative offices. OPS features panoramic views of the West Hills, the Willamette River, Downtown Portland, the Lan Su Chinese Garden and Mount Hood. The Lan Su Chinese Garden is an important public attraction and asset for the Chinatown area and considered the “jewel” of Old Town. The two contributing historic structures are the Merchant hotel at the SW corner (Italianate style/tall first floor/cast iron store front system) and the Lyndon Musolf Manor directly west of OPS. Although most of the recent adjacent buildings incorporate red brick; several (including the upper stories of the Merchant Hotel, the Lyndon Musolf Manor, and the walls of the Chinese Garden) use gray and off-white tones on stuccoed or exposed brick.

The S/Old Town Historic District was listed in the National Register of Historic Places on December 6, 1975, and due to its significance, later listed as a National Historic

Landmark on May 7, 1977. The district was listed for being nationally significant for both its historical association with the early development and economic growth of the city of Portland, which was the most important urban center of the late 1800s, as well as for its exceptional architectural collection, including mid- to-late 19th Century cast iron commercial buildings.

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

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

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

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

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

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

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

- Site Development
- Urban Forestry

The Bureau of Transportation Engineering responded with the following comment. “PBOT has no objections to this request. However, the applicant is advised that there are several outstanding issues that must be resolved prior to Building Permit approval.”

These include street improvements, existing vault lid improvements in pedestrian through zones, revocable encroachment permit for below grade spaces within the ROW and a Driveway Design Exception. These issues must be resolved prior to a Building Permit approval. As indicated in PBOT's response, these issues have the potential to cause a significant delay in the Building Permit process and should be addressed as soon as possible. Please see Exhibit E.1 for additional details.

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

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

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

The Bureau of Environmental Services have not yet approved the proposal. They stated that a Special Circumstances application stills needs to be submitted, and noted that an in-lieu offsite-management fees might be approvable. However, BES will need to approve these before the design review approval, as a denial would potentially have an impact on the site and landscaping design. Staff cannot support the project until BES grants approval. BDS staff will work closely with BES to obtain required approvals. Please see Exhibit E.5 for additional details.

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

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

ZONING CODE APPROVAL CRITERIA

1) Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

Findings: The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is within the

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

2) Chapter 33.846, Historic Reviews

Section 33.846.010 Purpose of Historic Resource Review

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

Section 33.846.060 Historic Resource Review Approval Criteria

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

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

Central City Fundamental Design Guidelines (Approval criteria for both Design & Historic Resource Review)

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

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

Central City Plan Design Goals

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

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

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

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

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

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

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

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

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

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

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

Finally, the red brick on the north façade and southeast columnar exhaust kiosk will be sanded and refinished with gray stain. This will help integrate the brick facade better with the existing building, and is also consistent with the some of

the adjacent buildings including the upper stories of the Merchant Hotel, the Lyndon Musolf Manor, and the walls of the Chinese Garden, that use gray and off-white tones on stucco or exposed brick. Staff is not familiar with the proposed NawKaw application and questions its maintenance, longevity and success. A stucco application, consistent with the treatment of the existing brick columns, might be more approvable. If it is demonstrated that Nawkaw staining system is equal or better than a more permanent solution, then staff would recommend the application of one gray stain as versus three different stain colors. This would impart a less busy, cleaner appearance, which would be easier to maintain in the long term. A condition to this effect has been included in the tentative decision.

The existing twin ornamental lights along Davis will be removed and replaced with single ornamentals, in order to comply with the existing lighting pattern and the River District Lighting Standards. Furthermore, the proposed landscaping including planters and benches will help soften the transition to the neighboring historic and design districts. *This criterion is met.*

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

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

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

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

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

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

Findings for A7, A8, B4, B5, C1 & C9: The proposal to expand the ground floor out till the existing brick columns eliminates the existing dark arcade and creates a more defined street wall. This is consistent with the design vocabulary of the historic districts, wherein historic buildings are built to the property lines with no setback from the street. The proposed storefront modules also help visually breakdown the full block facades.

The proposal also eliminates blank brick wall sections on all facades, except the north, and now features a significant amount of glazing at the ground level on these façades. The replacement full length storefront glazing that has been pulled

out to the sidewalk provides a significantly stronger visual connection to the building's interior from the adjacent sidewalks. The brick walls on the east façade have been replaced with full glazed windows for the bike room and wellness center, establishing a stronger visual connection with the landscaped LRT station area. The landscape plan also provides clear pathways from the LRT station to the east main entrance and from SW 2nd Avenue to the west main entrance.

The building setbacks have been activated and integrated with adjacent sidewalks for public use. The landscape plan provides series of planters with benches within the east setback adjacent to the light rail station area. A publicly-accessible mid-level terrace defines the northwest corner setback of the building. This corner serves as the staging area for guided tours of the Chinese garden, and the terrace was provided in response to this need. The wrap around steps along the north east corner encourages public use. The sidewalks along NW Davis Street and NW 2nd Avenue will be reconstructed which will allow the building setback area to be maintained at the same level, and seamlessly transition, to the adjacent sidewalks. As per PHLC advice, the two areas will be differentiated by different color and textured concrete paving. *These criteria are therefore met.*

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

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

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

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

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

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

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

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

The existing NW Everett Street frontage is a large expanse of inactive uses and includes enclosed recycling area, below-ground garage access, and a loading area. As part of the original OPC approval in 1980-81, these functions were moved from NW Davis Street to NW Everett Street, to minimize conflicts with the Historic District and to provide more pedestrian interest along NW Davis Street and NW 1st and 2nd and Avenues. Staff has worked with the applicant to add more glazing, specifically on the north-east corner, but the back of house functions have proved problematic. Staff notes, that since the proposal does not qualify as a major remodel, it would not trigger compliance with ground floor active uses and ground floor windows for this façade.

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

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

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

Findings: The proposal includes Kawneer aluminum storefront system with a satin finish and sterling gray color, to blend with the color of the mullions on the main tower. Stanley metal sliding main entrance doors are proposed on the east and west elevation. The bi folding doors on the west elevation will be Arcadia 8000 series, center top hung with narrow stiles. The color and finish of all doors will match the satin, sterling gray of the storefront system. Solarban 60 Sapphire ultra-clear glass is proposed as the glazing material. Metal mechanical louvers with a 50% pattern openness, inset into the transom of one of the storefront bays facing NW Davis Street, are also proposed.

The existing brick columns will be re-clad with cement plaster, to match the exposed concrete columns on the north elevation. The column returns for the storefront system are proposed as rigid metal panels over 3/8 inch gypsum boards. The existing brick overhang on the north and south facades will be clad with Alpolic aluminum composite, 4mm thick metal panels. The metal panels seams will be aligned with existing vertical window mullions directly above and also match it in color and finish.

All existing red brick on the north elevation and exhaust kiosk on the east elevations is proposed to sanded and re-stained gray using the Nawkaw water repellant treatment. Three shades of gray, applied individually on each brick to maintain existing color of mortar joints, are proposed. The three shades of gray are intended to match the different shades in the existing red brick. A sample has been prepared on the inside wall of the stairway on the northwest corner (see C81 for exact location) for the Commission's review. Staff is not familiar with the proposed application and questions its maintenance, longevity and success. A stucco application, consistent with the treatment of the existing brick columns, might be more approvable. If it is demonstrated that Nawkaw staining system is equal or better than a more permanent solution, then staff would recommend the application of one gray stain as versus three different stain colors. This would impart a less busy, cleaner appearance, which would be easier to maintain in the long term. A condition to this effect has been included in the tentative decision.

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

Staff is of the opinion that the proposed materials and details proposed are of good quality and will promote a sense of durability and permanence. *This criterion is therefore met.*

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

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

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

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

The heavy brick overhangs on the east and west facades will be wrapped with metal to be consistent with the metal cornices on the north and south facades. The metal panels seams will be aligned with existing vertical window mullions directly above. The successful treatment of this heavy overhang is critical, as it is an important element of the building which helps differentiate and integrate the design of the base of the building with the main tower. Specifically, it allows the ground floor storefront to remain its own system in terms of mullion grid pattern and transparent glass; but still blend in with the more reflective glass and mullion pattern of the tower above. Finally, the red brick on the north façade and southeast columnar exhaust kiosk will be sanded and refinished with gray stain. This will help integrate the brick facade better with the metal color of the existing building. As mentioned above, the tentative decision carries a condition for a stucco application, or only one gray stain. *These criteria are therefore met.*

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

Findings: The proposed storefront and landscape design seeks to activate the building corners and hence create active intersections as follows:

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

Southwest Corner, NW 2nd & NW Everett: features corner stairway that have been revised to be wider and angled the towards the Chinese Garden, resulting in a more inviting and functional corner design. Planters and a mid-level terrace that is open to the public and provides a staging area for visitors to the Chinese Garden is also proposed.

Northeast Corner, NW Everett & NW 1st: The existing brick wall on the west façade has been replaced with a full glazed store front system that wraps around the corner addition on Everett: A full lite door facing 1st Avenue has been provided at the corner, to access the indoor bicycle parking and exercise areas. A path defined by planters provides access from these doorways to the east main entrance.

Southeast Corner, NW 1st & NW Davis: Retail uses along NW Davis are wrapped around this corner. Raised planter with a wood bench softens this corner that is the parking level exit and from around the exhaust kiosk. The red brick exterior of the kiosk will be refinished to gray to better blend with the steel and glass building.

Staff believes that the proposed full glazed storefront system that has been pulled out till the existing brick columns, the retail uses and the landscape treatment and amenities successfully activates the building corners. *This criterion is therefore met.*

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting

to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

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

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

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

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

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

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

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

- 1) Organizing land areas and groupings of buildings to visually define the river's linkage to the community.
- 2) Focusing and articulating roadways and pedestrian ways to emphasize the river.
- 3) Developing projects that celebrate the river and contribute to creating centers of interest and activity that focuses on the Willamette.

- 4) Connecting the internal areas of the District to the Willamette Greenway Trail.

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

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

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

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

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

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

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

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

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

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

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and

interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

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

Findings for A8-1 & B1-1: The building setbacks have been activated and integrated with adjacent sidewalks for public use. The landscape plan provides series of planters with benches within the east setback adjacent to the light rail station area. A publicly-accessible mid-level terrace defines the northwest corner setback of the building. This corner serves as the staging area for guided tours of the Chinese garden, and the terrace was provided in response to this need. The wrap around steps along the north east corner encourages public use. The sidewalks along NW Davis Street and NW 2nd Avenue will be reconstructed which will allow the building setback area to be maintained at the same level, and seamlessly transition, to the adjacent sidewalks. As per PHLC advice, the two areas will be differentiated by different color and textured concrete paving.

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

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

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

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

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

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

- 1) Orienting surrounding building entrances, lobbies, terraces, windows, and active use areas to the Classical Chinese Garden.

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

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

Findings for B5-2: The northwest corner of the OPS site is within 200 feet of the Chinese Garden; the entire site is within 400 feet. The proposed streamlined and glazed storefront system uses clear glass and will be a transparent and muted ground floor neighbor to the Lan Su Chinese Garden. The North West corner of the building has been wrapped with wide stairway and a publicly-accessible mid-level terrace so that it continue to serve as the staging area for guided tours of the Chinese garden. The red brick on the north façade is proposed to be refinished with a gray stain, which will be consistent with the lighter off-white stucco and granite walls of the Chinese garden. As mentioned above, the tentative decision carries a condition for a stucco application, or only one gray stain for refinishing existing brick.

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

This criterion is therefore met.

Historic Skidmore/Old Town Design Guidelines (For Historic Resource Review Only)

The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

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

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

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

Findings: The existing OPC building is a non contributing resource that is located partially within the subject historic district. Hence, the proposal does not entail modification or removal of historic material and details. The storefront system does preserve and expose the existing character defining brick columns at the base, as per PHLC's direction. These will be re-clad with cement plaster, to match the exposed concrete columns on the north elevation. Furthermore, the columns

are framed and emphasized by the projection of the storefront system on each side. The red brick on the north façade and southeast columnar exhaust kiosk is being preserved, and will be sanded and refinished with gray stain so as to blend in with the existing building. It is also consistent with the some of the adjacent buildings including the upper stories of the Merchant Hotel, the Lyndon Musolf Manor, and the walls of the Chinese Garden, that use gray and off-white tones on stuccoed or exposed brick. As mentioned above, the tentative decision carries a condition for a stucco application, or only one gray stain as the refinishing treatment for the existing red brick.

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

This criterion is therefore met.

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

Findings: *This criterion is not applicable.*

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

- The added height complies with requirements of the building and zoning codes. The Historic District has a FAR (Floor Area Ratio) designation of 4:1. The FAR may be increased to 5:1 if the 1:1 increase is for residential only. This residential bonus was established to stimulate new housing construction in order to enhance the vitality and economy of Downtown.
- The added height does not exceed that which was traditional for the style of the building. Example: Portland's cast iron buildings did not exceed four stories. The majority of Portland's masonry buildings did not exceed six stories.
- The added height does not alter the traditional scale and proportions of the building style.
- The added height is visually compatible with adjacent historic buildings.

Findings: *This criterion is not applicable.*

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

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

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

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

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

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

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

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

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

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

At the DAR, the PHLC was of the opinion that the existing building's modern design and materials did not blend in with the adjacent historic district. Consequently, they suggested that the proposed storefront design, while referencing the historic district, should respond to the glass and steel modern design of the existing building. The proposed storefront system includes a strong and consistent transom line, which acknowledges and ties it in with the ground

floor design of the adjacent historic buildings, especially Merchant Hotel and Union Block. However, the simple storefront design, with glass all the way down to the curb, seeks to blend in with the existing metal and glass modern building. The entrance portals have been recessed, per PHLC's direction, to better reflect the entrance sequence in neighboring historic buildings. This also results in a more streamlined and clean façade that reflects the modern main tower.

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

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

1. Walls

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

Findings. The red brick on the north façade and southeast columnar exhaust kiosk will be sanded and refinished with gray stain using the Nawkaw water repellent treatment. Three shades of gray, applied individually on each brick to maintain existing color of mortar joints, are proposed. The three shades of gray are intended to match the different shades in the existing red brick. Staff is not familiar with the proposed application and questions its maintenance, longevity and success. A stucco application, consistent with the treatment of the existing brick columns, might be more approvable. If it is demonstrated that Nawkaw staining system is equal or better than a more permanent solution, then staff would recommend the application of one gray color as versus three stain colors. This would impart a less busy, cleaner appearance, which would be easier to maintain in the long term. *This criterion is therefore met.*

2. Storefronts, Doors and Windows. The shape, size, placement and trim of storefront openings are a key element in establishing the character of a building.

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

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

Findings for G1, G2 & H: The OPC building is a non-contributing resource in the historic district; therefore no historic storefronts are being removed or changed. As per the PHLC advice the proposed storefront, while referencing the historic district, responds to the glass and steel modern design of the existing building. The proposed system consistently wraps around each façade. The proposal includes Kawneer aluminum storefront system with a satin finish and sterling gray color, to blend with the color of the mullions on the main tower. Stanley metal sliding main entrance doors are proposed on the east and west elevation. The bi folding doors on the west elevation will be Arcadia 8000 series, center top hung with narrow stiles. The color and finish of all doors will match the satin, sterling gray of the storefront system. Solarban 60 Sapphire ultra-clear glass is proposed as the glazing material.

Building equipment is located within the building itself. The existing exhaust kiosk for the garage is located above-ground and no practical options could be identified for removing it. Mechanical louvers, integrated with the storefront system, are proposed on one bay facing Davis Street. *These criteria are therefore met.*

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

- Historically, in the era of the late 1800's and early 1900's, painting was usually done using earth colors, i.e., hues tending towards brown, soft greens, and beiges.

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

Findings: The storefront addition does not propose any bright colors or whites. Sterling gray metal storefront system is proposed in order to blend in with the existing modern glass and steel structure. The red bricks will be either clad with cement plaster on the columns or re-stained gray. This will help integrate the brick façade better with the existing building, and is also consistent with some of the adjacent buildings including the upper stories of the Merchant Hotel, The Lyndon Mulsof Manor, and the walls of the Chinese Garden, that use gray and off-white tones on stuccoed or exposed brick. However, staff is concerned about the 3 different shades of gray stain proposed. If it is demonstrated that Nawkaw staining system is equal or better than a more permanent solution, then staff would recommend the application of one gray color as versus three stain colors. This criterion is therefore met.

J. Signs. Exterior building signage should be visually compatible with the traditional architectural character of the historic buildings in the District. A variety in signage is encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, good mounting, readability, and materials, all of which are compatible with and sensitive to the character of the building. Lighting may also be permissible which is creative without being overwhelming. Sign design should be done in an “identification” sense rather than an “advertising” sense. All types of exterior signs are reviewed.

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

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

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

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

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

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

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

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design and materials of the proposed storefront addition will better integrate with existing modern building, while including appropriate references to the adjacent historic district. The addition, which expands the ground floor out to the existing columns, will provide a stronger, more activated street edge, consistent with those in the historic district. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise design standards and their ability to convey historic significance. The purpose of Design Review is to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This proposal meets the applicable Historic and Design Resource Review criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

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

If BES can support the project prior to the 5/9/2016 hearing, then BDS recommends approval of the renovation of the ground floor level of the existing One Pacific Square Building, with a total additional ground floor area of approximately 7,200 SF.

The proposal includes:

- Renovation of the ground floor level to include retail, services, meeting rooms, indoor bicycle parking, exercise and shower room.
- Extending the ground floor storefront, by approximately 7,200 sqft, to the existing brick columns on the east, west and south elevations. The north façade will remain largely as existing with the exception of glazing on the small addition in the north east corner.
- Landscape alterations to the plaza around the base of the building include new raised planters, seating, and upgrades to paving materials.
- New façade materials are a combination of glass, metal, and brick. Refinished gray brick, in three shades, is proposed for the north façade.

Approved as per Exhibits C-1 through C-109, signed and dated April 27, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-114403 DZ & CASE FILE LU 16-141377 HR ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The existing red bricks on the North façade and exhaust kiosk on the east will either be clad with cement plaster similar to that on the brick columns or re-stained gray if it is demonstrated that Nawkaw staining system is equal or better than a more permanent solution. If Nawkaw staining system is preferred then only one gray color stain will be applied.
- C. No field changes allowed.

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Procedural Information. The application for this land use review was submitted on February 1, 2016, and was determined to be complete on March 24, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 1, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on July 22, 2016.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of

Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the 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 our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

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 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).

Puja Bhutani
April 26, 2016

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Original narrative.
2. Original storm water management analysis
3. Original plan set before revisions – NOT APPROVED/reference only
4. Original manufacturers cut sheets- NOT APPROVED/reference only
5. Applicant response to Incompleteness letter- sent 3/24/2016

6. Revised Narrative
7. Revised Sign packet (NOT APPROVED)
8. Revised storm water analysis and improvements
9. Exceptions to public work standards
10. Green practices
11. Revised manufacturers cutsheets - NOT APPROVED/reference only
12. Revised plan set in response to incomplete letter- NOT APPROVED/reference only.
13. OPS project description, context and evolution of the design proposal. (attached)
14. Recorded Covenant transferring FAR
- B. Zoning Map (attached)
- C. Plan & Drawings (attached)
 1. Cover
 2. Table of Contents
 - 3-9 Vicinity and Context information
 - 10-13 Site & Floor Plans
 - 14-25 Elevations
 - 26-32 Perspectives
 - 33-38 Sections
 - 39-49 Details
 - 50-72 Landscaping
 - 73-75 Signage
 - 76-77 Lighting Plan
 - 78-79 Site Utility Plan
 - 80-109 Appendix: Demolition floor plans; perspectives; structural
 - 110 Second revised manufacturers cut sheets (not attached)
- D. Notification information:
 1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
 1. PBOT (attached)
 2. Water Bureau
 3. Bureau of Life-Safety
 4. Fire Bureau
 5. Bureau of Environmental Services
- F. Letters
 1. Zachary J. Fruchtengarten, Co-Chair, Sarah J. Stevenson, Co-Chair, Land Use and Design Review Committee, Old Town Chinatown, 2/17/2016, wrote in support of the proposal. (attached)
- G. Other
 1. Original LUR Application
 2. Incomplete letter from staff to applicant, sent 2/22/2016
 3. PBOT, Request for Completeness Response, 2/9/2016
 4. BES, Request for Completeness Response, 2/22/2016
 5. PHLC Design Advice Summary (attached)
 6. Pre-Application Conference Summary
 7. Staff memo to the PHLC/DC joint hearing on 5/9/2016

