



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

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Portland, Oregon 97201
503-823-7300
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www.portlandonline.com/bds

Date: February 10, 2011
To: Interested Person
From: Mark Bello, Land Use Services
503-823-7810 / Mark.Bello@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 10-203936 DZ
620 SW WASHINGTON STREET BUILDING

GENERAL INFORMATION

Applicant

Mark Schlesinger
BPM Associates
610 SW Alder St
Ste 1221
Portland, OR 97205

Bernice W Schlesinger
610 SW Alder St #1221
Portland, OR 97205

Dan Petrescu
Hennebery Eddy Architects
921 SW Washington
Suite 250
Portland, OR 97205

Site Address: 620 SW Washington Street [Proposed Alterations on Alder façade]

Legal Description: BLOCK 177 LOT 1 EXC NWLY 1' N 1/2 OF LOT 2 EXC NWLY 1' LAND ONLY SEE R246304 (R667718062) FOR IMPS, PORTLAND; E 60' OF LOT 3&4 BLOCK 177, PORTLAND; W 40' OF LOT 3&4 BLOCK 177, PORTLAND; BLOCK 177 S 1/2 OF LOT 2 EXC NWLY 1', PORTLAND

Tax Account No.: R667718060, R667718120, R667718140, R667718090
State ID No.: 1N1E34CC 07500, 1N1E34CC 07200, 1N1E34CC 07100, 1N1E34CC 07501

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 City, "d" design overlay

Case Type: DZ Design Review

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

PROPOSAL:

This building has an address on SW Washington but the proposed work is at the SW Alder Street Frontage.

The applicant proposes to replace the existing double entry doors and overhead door at the existing SW Alder Street Service entrance:

- Replace existing overhead roll-up door with new aluminum and glass overhead door.
- Replace existing double entry door with new aluminum & glass entry doors.

Because the proposal is for exterior alterations in a design zone, design review is required.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The parking garage occupies a 7,425-square-foot lot in the northeast corner of the block bounded by SW 6th Avenue, SW Broadway, SW Washington Street and SW Alder Street. The site is located in the heart of the downtown retail core, and in close proximity to a number of historic landmark buildings. It is between the northbound transit mall of SW 6th Avenue and major retail and hotels of SW Broadway.

Portland's Transportation System Plan classifies SW Washington Street as a Transit Access Street, Local Service Bikeway, and City Walkway. SW 6th Avenue is classified as a Regional Transitway, Local Service Bikeway, Central City Transit/Pedestrian Street, and Community Main Street. SW Broadway is designated as a Traffic Access Street, City Bikeway and Walkway, and Community Main Street. SW Alder Street is a Local Service Bikeway and a City Walkway. The site is also within the Downtown Pedestrian District.

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.

The **design (d) overlay zone** 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 must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

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

- LUR 92-009882 CU (Reference File # 92-00763): Conditional Use Approval for a new, 8-story parking structure with retail space on the ground floor.
- LUR 93-010105 DM (Reference File # 93-00106): Demolition Approval for Hibernian Building (at 505 SW 6th Avenue).
- LUR 94-011139 DZ (Reference File # 94-00237): Design Review Approval for 3/4 block of commercial retail and parking development for BPM Associates garage.
- LUR 94-011530 CU (Reference File # 94-00628): Conditional Use Approval of uncontested proposal for BPM Associates' proposal for an 11-story building with retail space on the first two above-grade levels and nine levels of parking above.
- LUR 95-012496 CU (Reference File # 95-00603): Conditional Use Approval which amended LUR 94-00628 to allow up to 56 spaces to be used as accessory parking for retail uses

- LUR 95-012568 DZ (Reference File # 95-00675 DZ): Design Review Approval of the modifications to the garage that were approved through the Conditional Use Review, LUR 95-012496.
- LUR 96-013025 AD (Reference File # 96-00138): Adjustment Approval to waive requirement for one on-site loading space for the proposed development on the site.
- LUR 96-013140 AD (Reference File # 96-00253): Adjustment Approval to reduce aisle widths and parking space stall sizes.
- LUR 96-013715 DZ (Reference File # 96-00828): Design Review Approval to modify previous design review approval for hotel design – Add three stories, increasing from 17 to 20 stories (at 510-520 SW Broadway).
- LUR 97-014668 DZ (Reference File # 97-00622): Design Review Approval for signage.
- LUR 99-016797 DZ (Reference File # 99-00392): Design Review Approval for awnings and signs.
- LU 03-175777 PR: Central City Parking Review Approval of the proposal to convert 200 Visitor Parking spaces to Preservation Parking spaces.
- LU 07-151996 DZ: Design review Approval for installation of eyebolts for span wire for new Max line

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 30, 2007**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Bureau of Development Services, Site Development
6. Bureau of Parks, Forestry Division
7. Bureau of Development Services, Life Safety Plans Examiner

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

Central City Fundamental Design Guidelines

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

The Central City Fundamental Design Guidelines 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 guides 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.

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

Findings: The proposed entry doors and canopy will use a material and color palette that matches the existing design of the ground floors: clear glazing, clear anodized aluminum, and grey painted metal. In general, the additional amount of glazing will reinforce the building bay configuration of existing glazing between existing precast concrete pilasters elsewhere on the building. Also, the amount of solid doors and panels at the ground floor will be minimized. *This guideline is therefore met.*

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

Findings: The proposed building entrance redesign maintains existing elements and replaces elements that do not contribute to the pedestrian environment. The new canopy and entrance uses the design and material language of the existing building. The existing utilitarian double doors & overhead door assembly will be replaced with similar assemblies using higher quality materials and finishes. *This guideline is 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.

Findings: The proposed design provides additional transparency into the building with large glazed entrance doors and a glazed overhead door. *This guideline is therefore met.*

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.

Findings: Pedestrian safety will be enhanced by removal of the existing fabric awnings, solid panels, and solid doors that currently create a somewhat dark, constrained urban sidewalk space on SW Alder Street. The new canopy will provide shade and cover for pedestrians with increased glazing and transparency. No mechanical or exhaust louvers are proposed. Existing pilaster-mounted lights will be maintained and new lighting will be incorporated into the canopy. *This guideline is therefore met.*

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: The larger steel and glass canopy will provide additional weather protection at the building entry on SW Alder Street. *This guideline is therefore met.*

B7. Integrate Barrier-Free Design.

Findings: The SW Alder building entrance will be ADA accessible. *This guideline is therefore met.*

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

Findings: The existing fabric awnings will be replaced by a new canopy that uses high quality steel and glass materials to promote permanence. The existing solid entry doors will also be replaced with high quality aluminum and glass doors. The utilitarian, solid overhead roll-up door will be replaced with a high-quality aluminum and glass overhead door. *This guideline 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.

Findings: The new canopy and entrance will use building materials and colors that match the existing material and color palette. The entrance redesign will contribute to the existing building design by removing solid panels and incorporating additional glazing. *This guideline is therefore met.*

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings: Other buildings nearby feature aluminum and glass overhead doors. The building canopy will also match the vocabulary of similar steel and glass canopies along SW Alder Street. *This guideline is therefore met.*

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: Proposed materials such as the steel and glass are the same as other building elements. The new canopy will be painted silver grey to match the color of existing storefront and existing metal panels. *This guideline is therefore met.*

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: The sidewalk level of the existing building is differentiated by the height of the double height curtain wall and detailing of the façade. The proposed alteration will maintain this differentiation. *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: Exterior lighting is integrated with the canopy: downlights are attached to the canopy structure between the canopy and the building. *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 proposed exterior alterations meet the applicable findings. The proposed new entrances and canopy respect the architectural design and enhance the public realm.

ADMINISTRATIVE DECISION

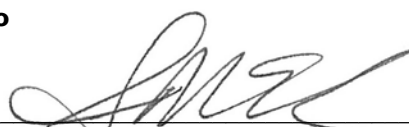
Approval of Design Review of exterior alteration of the 620 Washington Street building in the Central City Plan District by replacing the existing double entry doors and overhead door at the existing SW Alder Street service entrance:

- Replace existing overhead roll-up door with new aluminum and glass overhead door, and
- Replace existing double entry door with new aluminum & glass entry doors,

per the approved site plans, Exhibits C-1 through C-10, signed and dated February 7, 2011, subject to the following conditions:

- 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.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-203936 DZ. No field changes allowed."

Staff Planner: Mark Bello

Decision rendered by:  **on February 7, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 10, 2011

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 23, 2010, and was determined to be complete on January 6, 2011.

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 December 23, 2010.

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: May 6, 2011.**

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 24, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal from BDS in the Development Services Center. Please see the appeal form for additional information.

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

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA

at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision. 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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Partial Exterior Elevation
 - 3. Exterior Improvements
 - 4. Diagrammatic Rendering
 - 5. Demolition Site Plan
 - 6. Demolition Elevation – south
 - 7. Enlarged Floor Plan (attached)
 - 8. Canopy RCP & Roof Plan (attached)
 - 9. Partial Exterior Elevation
 - 10. Canopy Details (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 8. Bureau of Environmental Services
 - 9. Bureau of Transportation Engineering and Development Review
 - 10. Water Bureau
 - 11. Fire Bureau
 - 12. Bureau of Development Services, Site Development
 - 13. Bureau of Parks, Forestry Division
 - 14. Bureau of Development Services, Life Safety Plans Examiner
- F. Correspondence: (none)
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

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



ZONING



Site



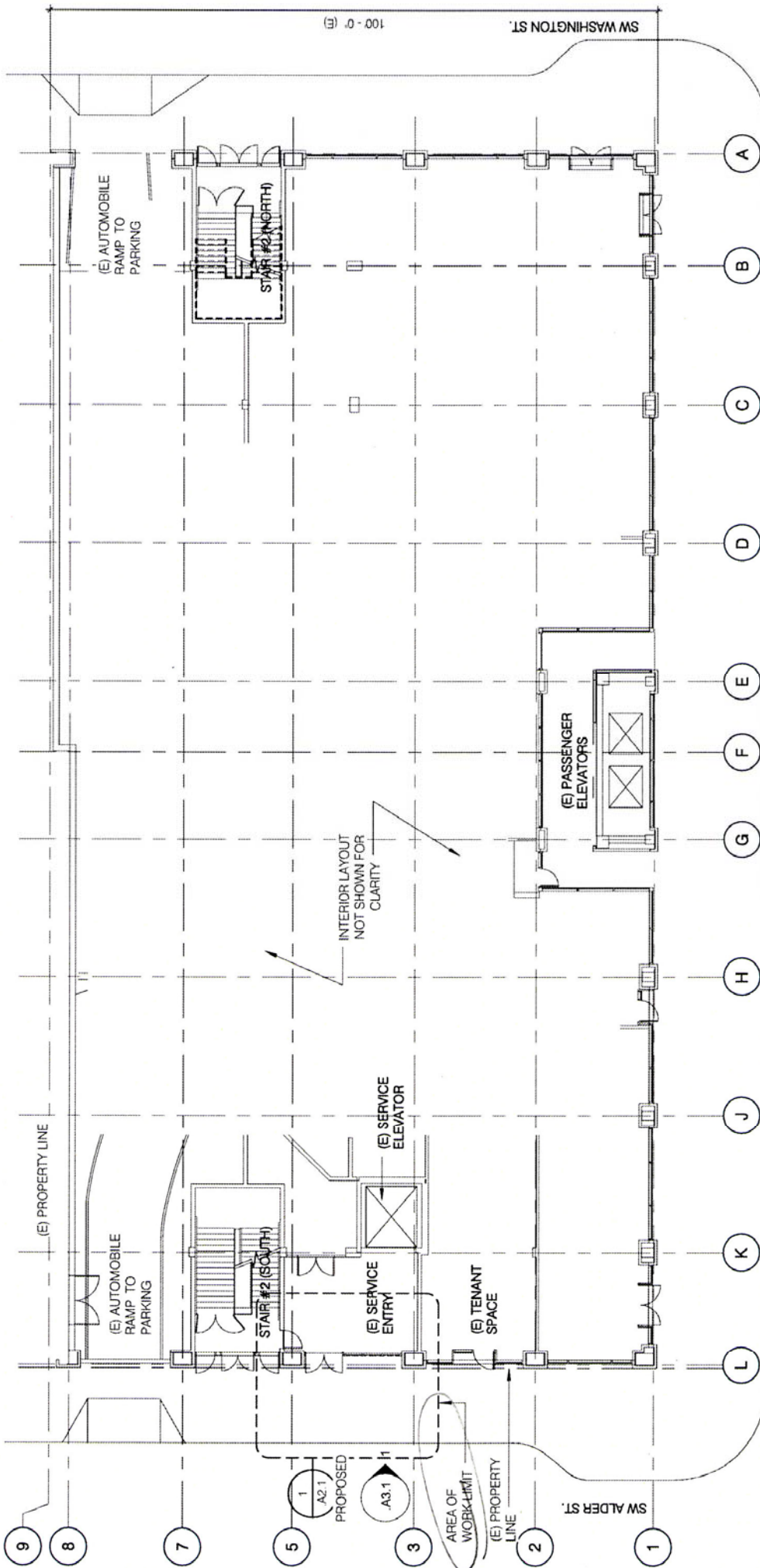
Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 10-203936 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CC 7200
Exhibit	B (Dec 30, 2010)



SW SIXTH AVE.

Hennebery Eddy Architects

121 SW WASHINGTON STREET SUITE 250
PORTLAND, OREGON 97204
(503) 227-8800 FAX
Copyright 2010 Hennebery Eddy Architects, Inc.

Approved
Bureau of Development Services



SITE PLAN

6TH AVE. CENTER - EXTERIOR IMPROVEMENTS
620 SW Washington Street
Portland, Oregon

Date: 23 December, 2010 HEA Project no. 10120

Not For Construction

CASE NO. **A1.1**

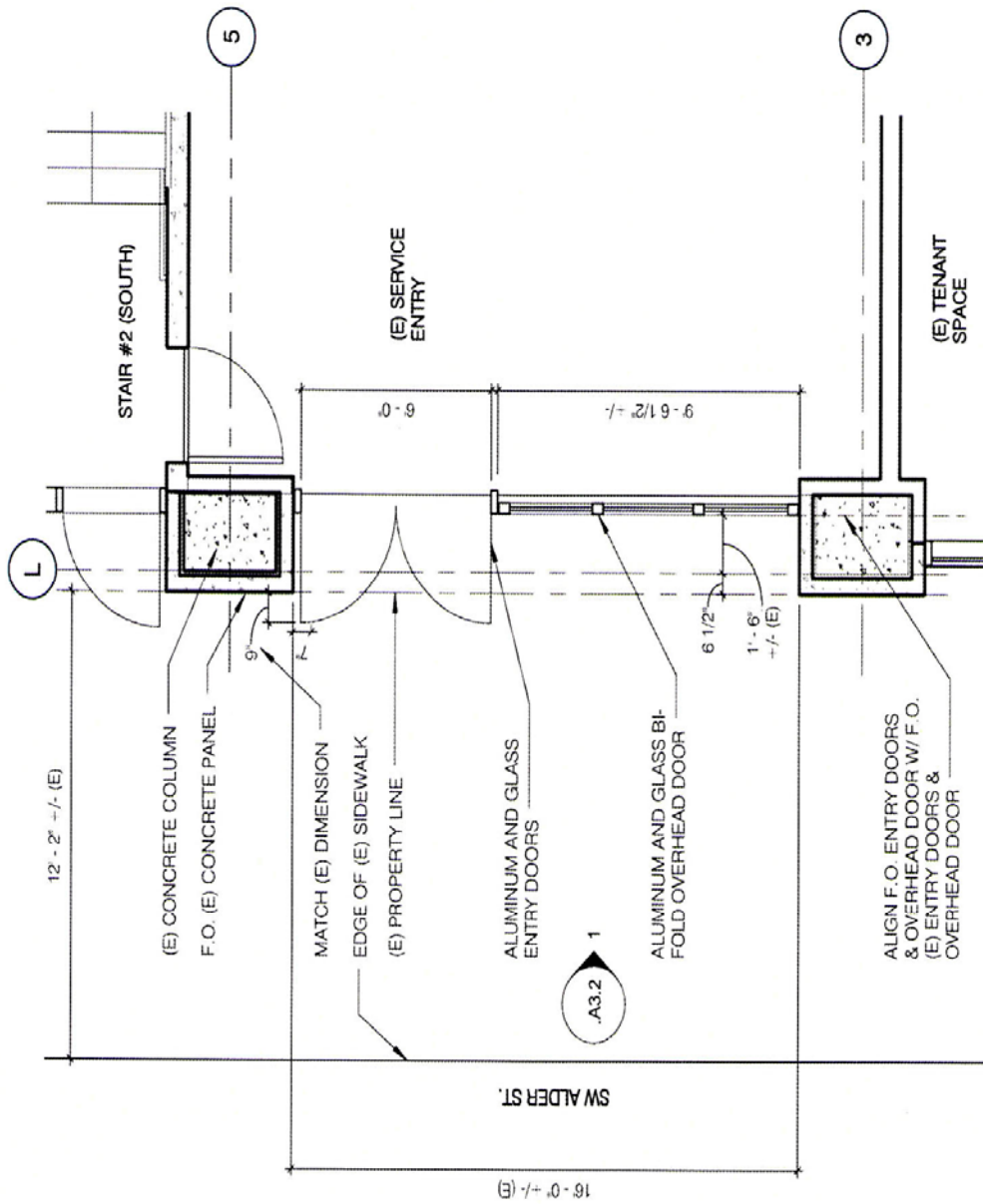
EXHIBIT **C1**

Date 2/2/11

Planner

U10-203936 DZ

* This approval applies only to the reviews requested and is not valid under conditions of approval. Additional zoning requirements may apply.



1 ENLARGED FLOOR PLAN
A2.1 1/4" = 1'-0"

ENLARGED FLOOR PLAN

6TH AVE. CENTER - EXTERIOR IMPROVEMENTS
620 SW Washington Street
Portland, Oregon

Date: 23 December, 2010 HEA Project no. 10120

Not For Construction

CASE NO. 27

EXHIBIT 17

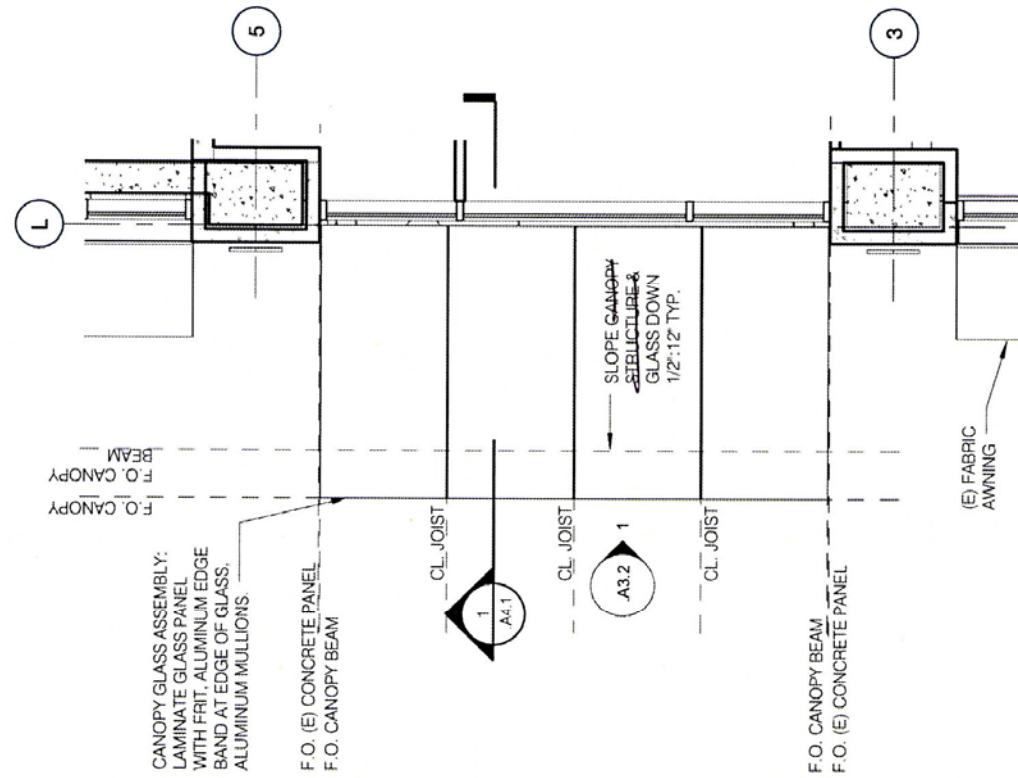
* Approved

City of Portland - Bureau of Development Services

WB Date 2/2/11

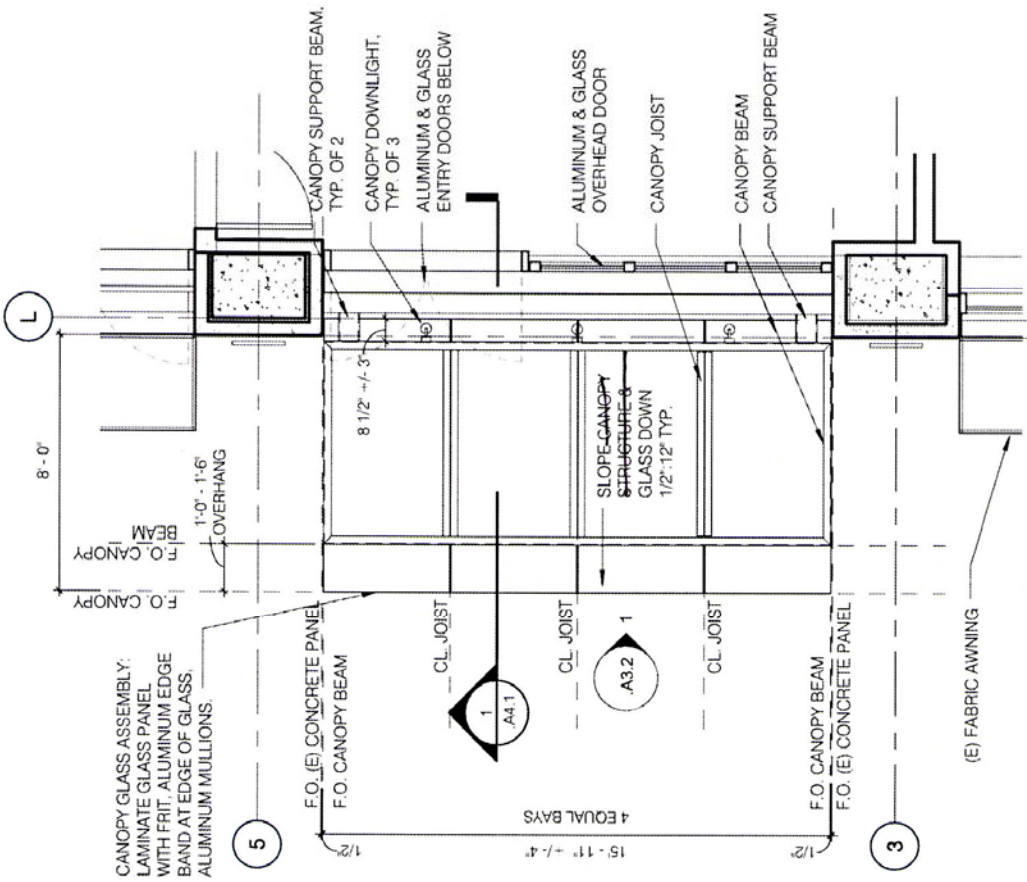
* This drawing is for informational purposes only. It is not to be used for construction without the approval of the City of Portland. Additional zoning requirements may apply.

1110-203936 DZ



2 CANOPY ROOF PLAN
A2.2 1/4" = 1'-0"

1 CANOPY REFLECTED CEILING PLAN
A2.2 1/4" = 1'-0"



Hennebery Eddy Architects
131 SW WASHINGTON STREET, SUITE 250
PORTLAND, OREGON 97204
(503) 227-8900 FAX
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6TH AVE. CENTER - EXTERIOR IMPROVEMENTS
620 SW Washington Street
Portland, Oregon

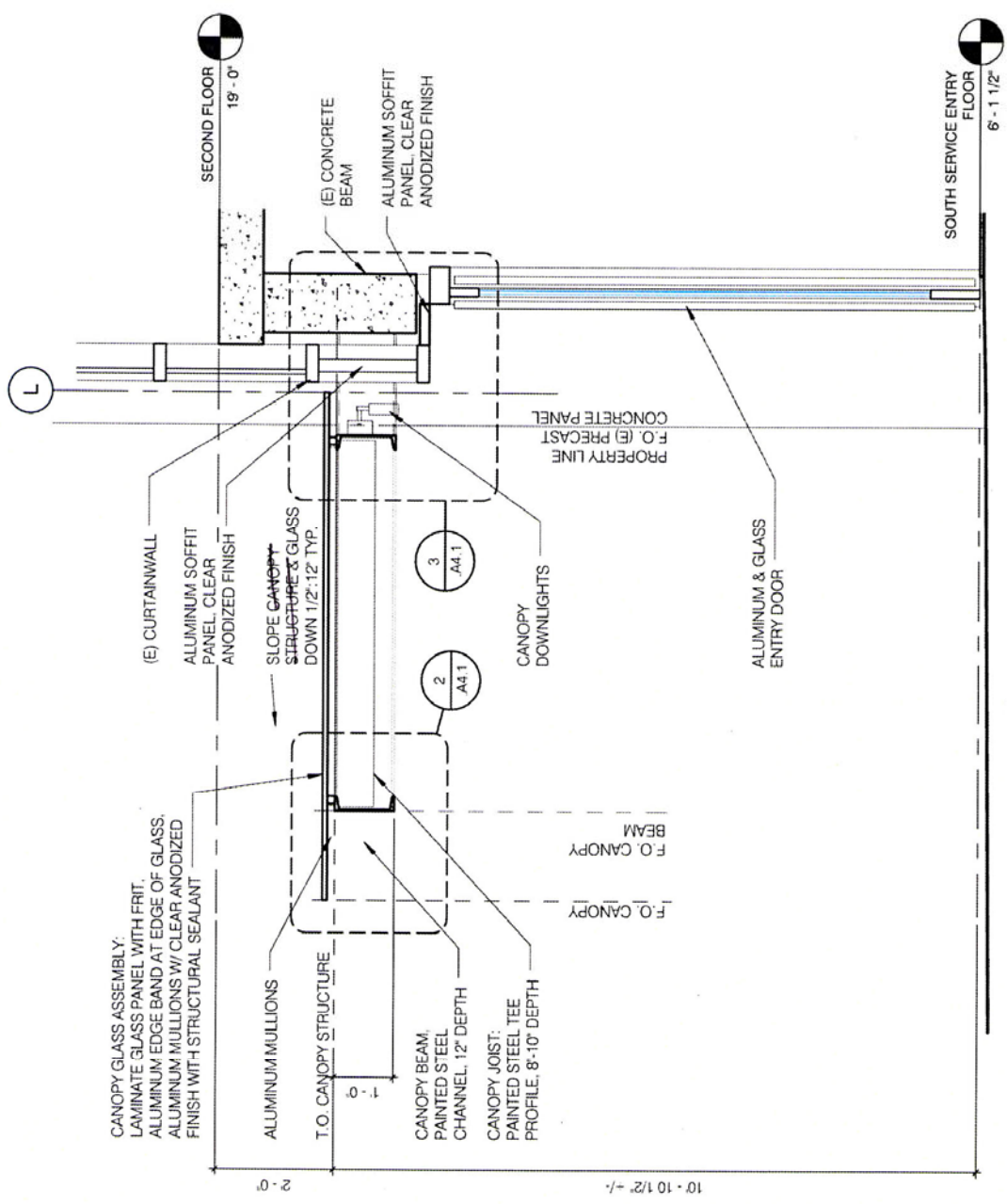
Approved *
City of Portland
Bureau of Development Services

Date: 23 December, 2010 HEA Project no. 10120
Not For Construction

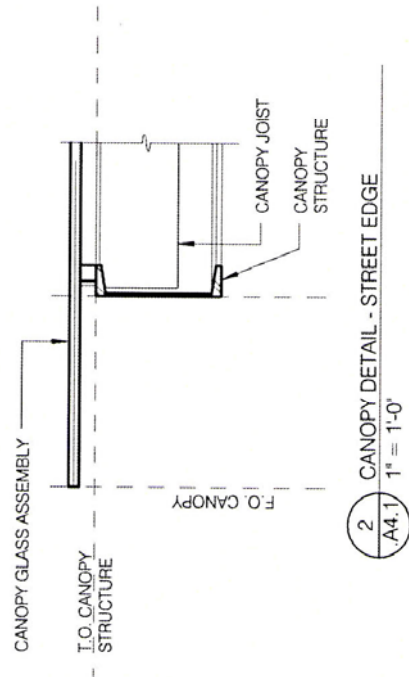
Case No. WM 10-20393608

Exhibit CS

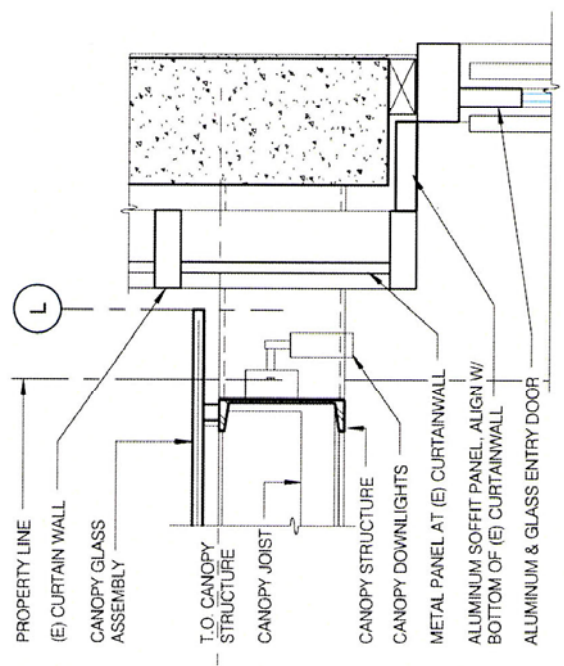
A2.2



1 WALL SECTION
A4.1 1/2" = 1'-0"



2 CANOPY DETAIL - STREET EDGE
A4.1 1" = 1'-0"



3 CANOPY DETAIL - BUILDING EDGE
A4.1 1" = 1'-0"

Hennebery Eddy Architects

111 SW WASHINGTON STREET, SUITE 500
PORTLAND, OREGON 97204
503.227.4641
Copyright 2010 Hennebery Eddy Architects, Inc.

* Approved *
Bureau of Development Services

Planner: MB Date: 2/7/11
* This plan is to be used only to the reviews requested and shall not be used for any other purpose without the approval of Hennebery Eddy Architects, Inc.

6TH AVE. CENTER - EXTERIOR IMPROVEMENTS
620 SW Washington Street
Portland, Oregon
Date: 23 December, 2010
HEA Project no. 10120
Not For Construction

CASE NO. LU 10-203936 DB
EXHIBIT C/D
A4.1