



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

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 9, 2013
To: Interested Person
From: Chris Beanes, Land Use Services
503-823-6979 / Chris.Beanes@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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-110693 DZ, NEW STOREFRONT AND OVERHEAD DOOR REPLACEMENT

GENERAL INFORMATION

Applicant: Harrison Royce, SRM Architecture & Marketing Inc
221 SE Main Street / Portland, OR 97214

Owner: Jeff and Tammy Miller
8906 NW Rockwell Ln / Portland OR 97229

Site Address: 1104 NW 15TH AVE

Legal Description: BLOCK 204 LOT 2, COUCHS ADD
Tax Account No.: R180218320
State ID No.: 1N1E33AA 02600
Quarter Section: 2928
Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.
Business District: Pearl District Business Association, Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Zoning: EXd, Central Employment with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests design review approval for alterations to an existing building located in the North Pearl subarea of the River District of the Central City Plan District. The alterations include replacement of a wood overhead door with a dark aluminum and glass overhead door along the NW 15th Avenue elevation. In addition, the applicant proposes a new dark aluminum storefront system with double doors along the NW Marshall Street elevation, replacing a non-original CMU/window infill. The storefront will include an overhead open-air steel awning with a metal blade sign underneath the canopy. Exterior alterations to design overlay sites within the Central City Plan District require design review.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

ANALYSIS

Site and Vicinity: This 5,000 square foot site is located on the southwest corner of the block at NW Marshall Street and NW 15th Avenue. Existing development on the site includes a 20,000 SF, four-story, brick warehouse building dating from the early 20th century. Additional development on the block includes a 23,840 SF single-story, concrete-frame warehouse located north of the site and a single-story, concrete-frame building is located to the east. Interstate 405 is located just west of the site. Adjacent land uses include commercial activity, parking and freeway development. The site is in the central city pedestrian district.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

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.

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

- LU 02-115581 DZ – approved rooftop telecommunications equipment.
- LU 03-153273 DZ – approved rooftop telecommunications equipment.
- LU 07-166151 DZ – Rooftop telecommunications equipment. Case withdrawn.
- LU 10-109816 DZ- approved telecommunications equipment.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 21, 2013**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 21, 2013. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA**Chapter 33.825 Design Review****Section 33.825.010 Purpose of Design Review**

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

Section 33.825.055 Design Review Approval Criteria

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

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

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region's population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

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.

River District Design Goals

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.

Central City Plan Design Goals

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

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

Findings for A4 & A6: The proposal for exterior alterations to the ground floor of the existing brick warehouse building is limited to the southwest corner of the building at the intersection of NW 15th Avenue and NW Marshall Street. The modest proposal includes a new storefront and canopy treatment at the NW Marshall Street frontage and a new

overhead door along the NW 15th Avenue frontage. The new storefront is located within an existing opening to the building which is currently enclosed by a solid concrete block wall with an aluminum slider window. The concrete block wall was clearly introduced without regard to the warehouse structure due to materiality, patterning, and enclosure of an existing entry to the building. A wood overhead garage door along the NW 15th Avenue frontage maintains its utilitarian entry function; however there are some condition issues which the proposal will address.

The proposed alterations will give new appearance to the southwest corner of the building. Material for both the storefront and overhead door will consist of a dark bronze anodized finish, providing a new identity for tenants of the building. The proposal will allow for continued use of the building and new identity, particularly for the NW Marshall elevation, where no entryway is present. Increased functionality of the building will allow for the continued use of this historic structure. *These guidelines are therefore met.*

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

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

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

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 C2, C3, C5 & C8: The proposal includes reuse of an existing entry to the building which is currently enclosed by a concrete block wall. The replacement of the solid wall with a modern glass storefront system is the reintroduction of functional entry to the building. The modern glass and steel storefront helps distinguish the base of the building with a pedestrian friendly presence, including a weatherproof, covered canopy entry (*see Condition of Approval B.*) for weather protection. The proposed glass overhead door provides a modern interpretation of the solid wood overhead door to be replaced. With the condition that the finish of both the storefront and overhead door systems include a dark bronze anodized finish, further coherency of the overall design will be achieved (*see Condition of Approval C.*) Through transparency and lightness of materials, the proposal distinguishes itself through a solid (masonry walls) and transparent contrast. The proposal will include high quality durable materials consisting of a 2x4 aluminum storefront system. The overhead door would be similarly finished and will include true divided lites. *These guidelines are therefore met with Conditions of Approval B and C.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed overhead door, storefront system, and canopy will provide continued use of the building and re-

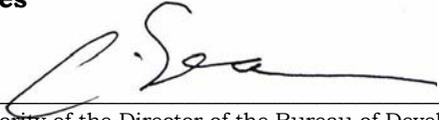
introduction of a functional main door entry. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of alterations to an existing building located in the North Pearl subarea of the River District of the Central City Plan District. The alterations include replacement of a wood overhead door with a dark aluminum and glass overhead door along the NW 15th Avenue elevation. Design Review approval of a new dark aluminum storefront system with double doors and canopy along the NW Marshall Street elevation per the approved site plans, Exhibits C-1 through C-6, signed and dated May 6, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition B. & C. must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 13-110693 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The proposed canopy must include a functional and durable weatherproof covering for 100% of the canopy roof.
- C. Finish of both the storefront and overhead door system must be dark bronze anodized.

Staff Planner: Chris Beanes

Decision rendered by:  **on May 6, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 9, 2013

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 January 30, 2013, and was determined to be complete on **February 14, 2013**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 30, 2013.

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

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the 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 May 23, 2013** 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 and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

- *Unless appealed,* The final decision may be recorded on or after **May 24, 2013.**
- 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.

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:

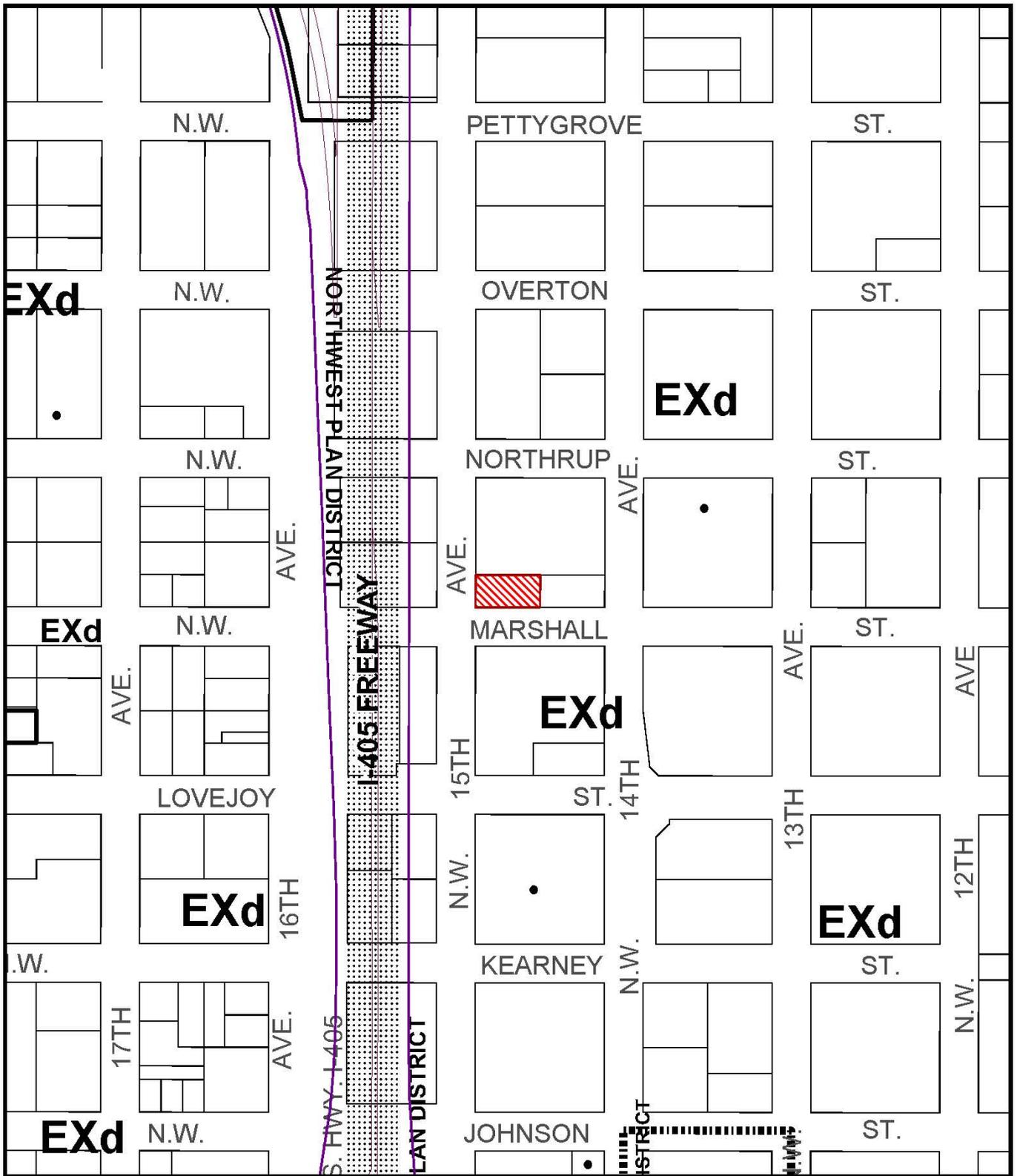
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation, NW 15th Avenue (attached)
 - 3. Elevation, NW Marshall Street (attached)
 - 4. Elevation Detail and Section (attached)
 - 5. Storefront Detail (attached)
 - 6. Overhead Door Detail (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: none received
- F. Correspondence: none received
- 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



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT

File No. LU 13-110693 DZ
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AA 2600
 Exhibit B (Jan 30, 2013)

NOT FOR CONSTRUCTION

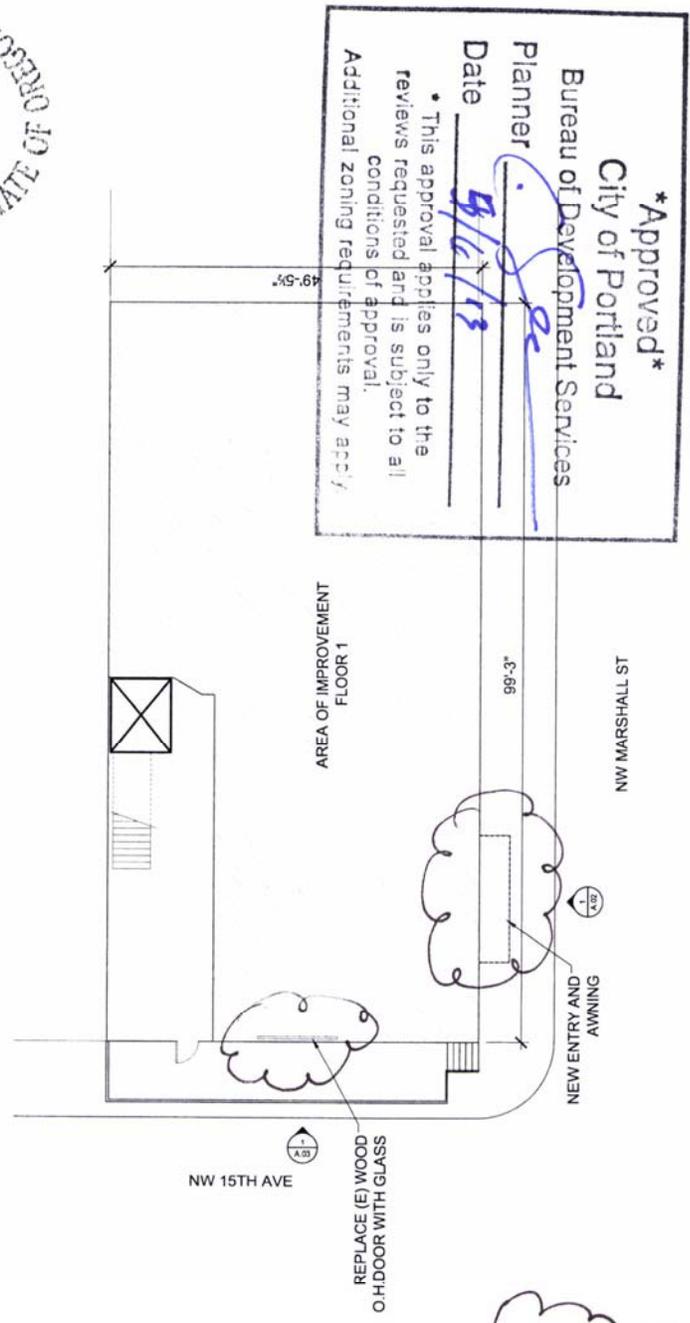
White Space Studio & Tasting Room

1104 NW 15TH AVE, PORTLAND, OR 97209
 JOB # 12011

ISSUES & REVISIONS
 010001 DESIGN REVIEW SUBMITTAL

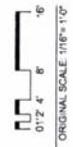
A.01

© 2011 SRM ARCHITECTURE & MARKETING, INC.
 ALL RIGHTS RESERVED. DESIGN / PERMISSION



Approved
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: *9/16/13*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



01. SITEPLAN

area of work

CASE NO. 13-110693DZ
 EXHIBIT C.1



Architecture and Marketing, Inc.
 211 S. Main Street
 Portland, OR 97114
 Office: 503.237.1404
 Fax: 503.237.5085
 www.srmarch.com

NOT FOR CONSTRUCTION

White Space Studio & Tasting Room

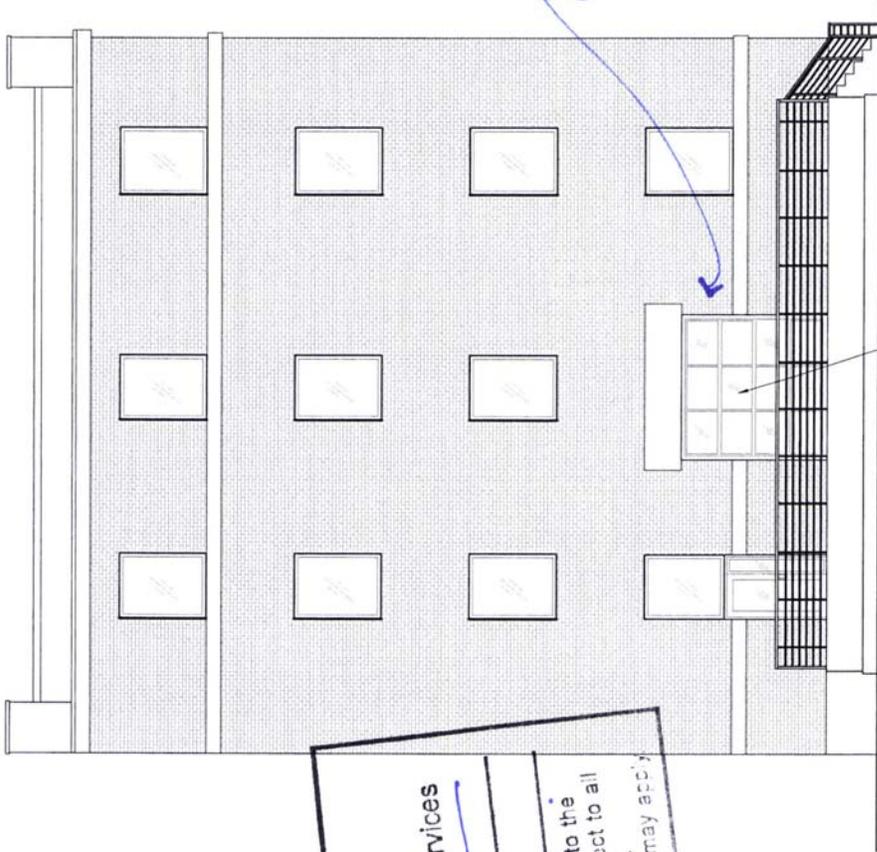
1104 NW 15TH AVE, PORTLAND OR 97209

JOB # 12011

ISSUES & REVISIONS
 01/26/13 DESIGN REVIEW SUBMITTAL

A.03

© 2013 SRM ARCHITECTURE & MARKETING, INC.
 DO NOT REPRODUCE WITHOUT PERMISSION



*dark bronze
 anodized finish*



REPLACE (E)
 O.H. DOOR

01. ELEVATION - NW 15th



ORIGINAL SCALE: 1/8"=1'-0"

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *5/16/13*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CASE NO. 17-110693-DZ
 EXHIBIT C.2

NOT FOR CONSTRUCTION

White Space Studio & Tasting Room

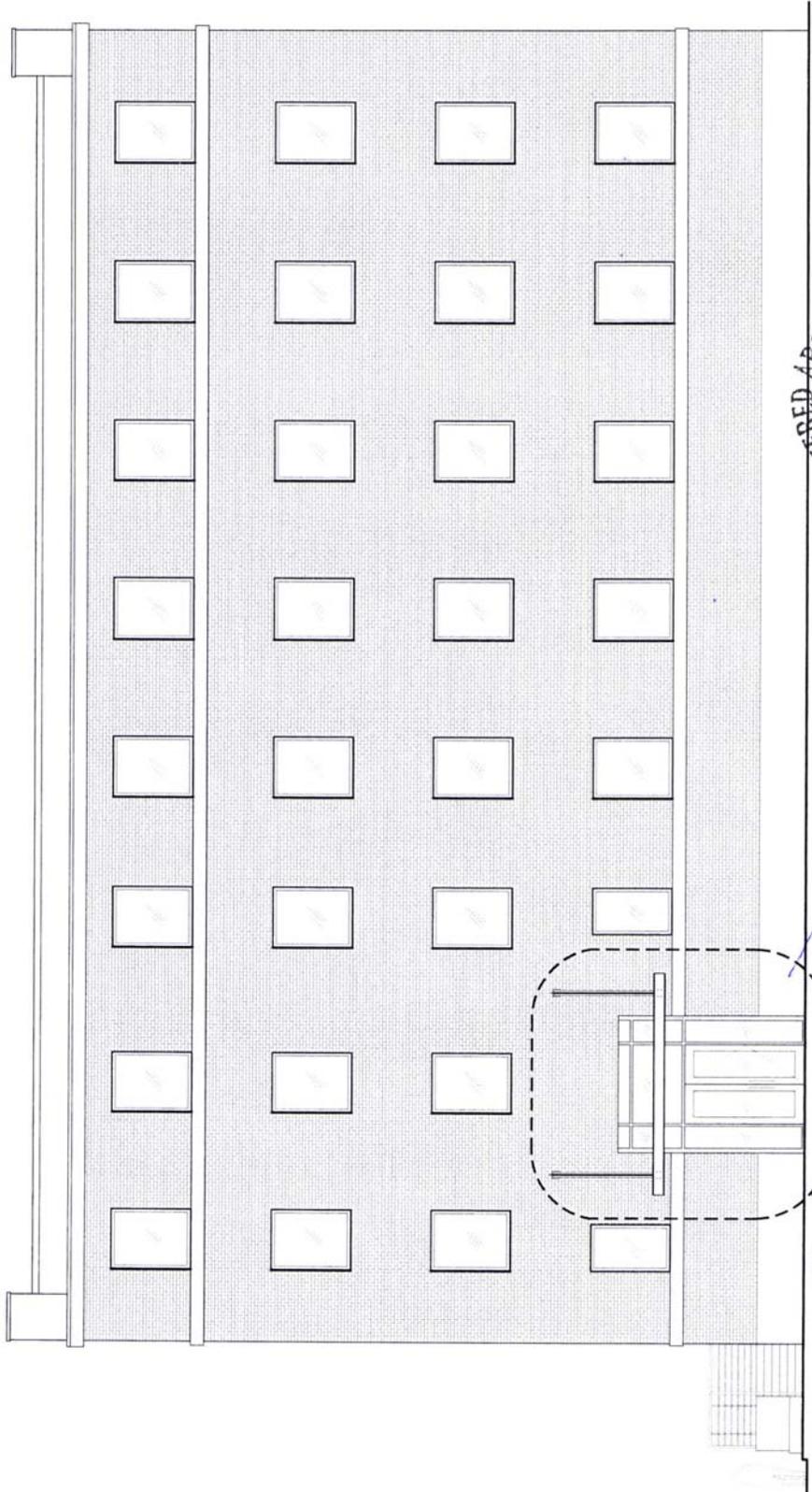
1504 NW 15TH AVE, PORTLAND, OR 97209

JOB # 12011

ISSUES & REVISIONS
 02/07/13 - DESIGN REVIEW SUBMITTAL

A.02

© 2013 SRM ARCHITECTURE & MARKETING, INC.
 ALL RIGHTS RESERVED. NO PART MAY BE REPRODUCED WITHOUT PERMISSION.



*dark bronze anodized finish
 + 100% covering on canopy*

01. SOUTH ELEVATION * Approved James Marshall

City of Portland
 Bureau of Development Services
 Planner [Signature]
5/6/13

This approval applies only to the project as shown and is subject to all applicable codes and regulations. Any other conditions of approval may apply.

CASE NO. 13-110693 DZ
 EXHIBIT C-3

NOT FOR CONSTRUCTION

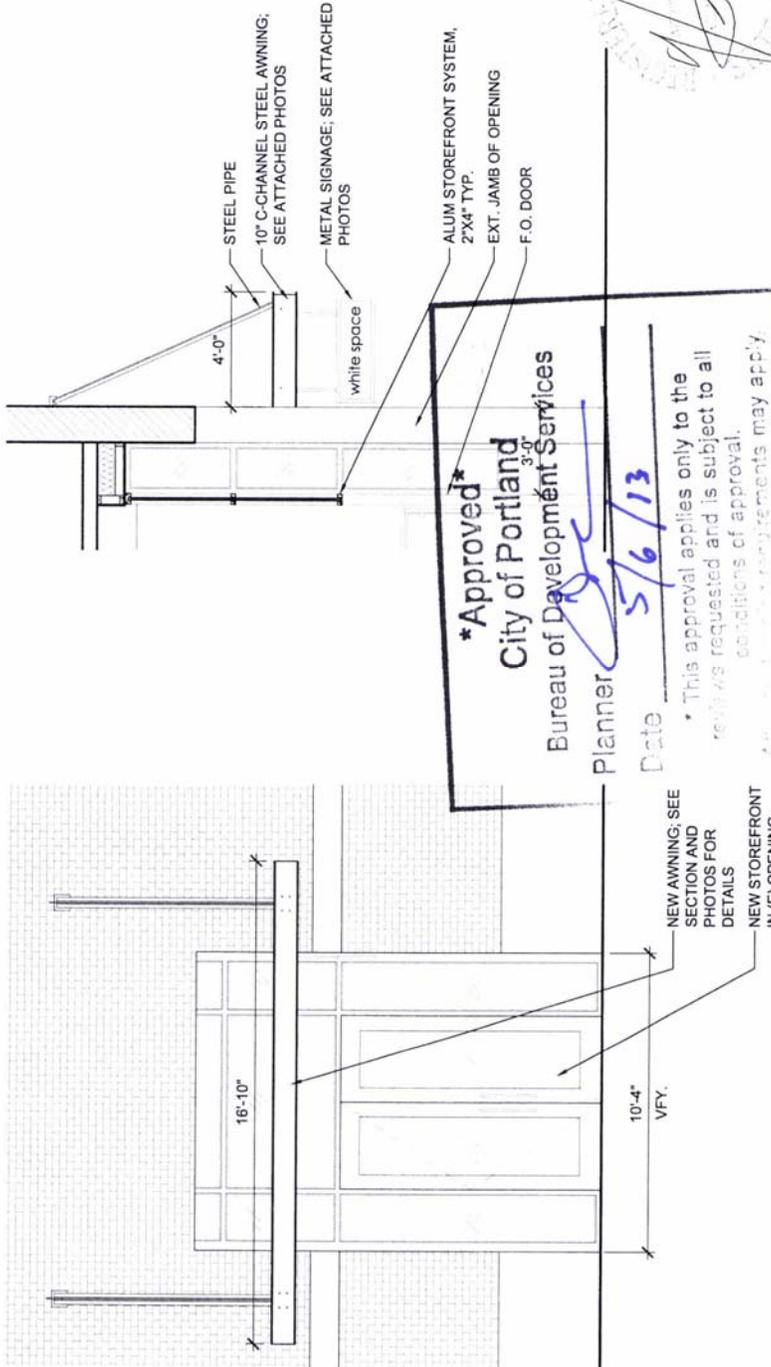
White Space Studio & Tasting Room

1104 NW 15TH AVE, PORTLAND OR 97209
JOB # 12011

ISSUES & REVISIONS
02/07/13 DESIGN REVIEW SUBMITTAL

A.04

© 2013 SRM ARCHITECTURE & MARKETING, INC.
DO NOT REPRODUCE WITHOUT PERMISSION



02. ELEVATION AT NEW SOUTH ENTRANCE ORIGINAL SCALE 1/4" = 1'-0"

01. SECTION AT NEW SOUTH ENTRANCE ORIGINAL SCALE 1/4" = 1'-0"

CASE NO. 13-110693 02
EXHIBIT C.4

