



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: Monday, April 15, 2013
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@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, via this link: <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 13-122234 DZ

New Rooftop Mechanical Units for Multnomah Whiskey Library

GENERAL INFORMATION

Applicant: Aron Faegre, Aron Faegre & Assoc. | (503) 222-2546
520 SW Yamhill St, Roofgarden 1 | Portland, OR 97204

Owners: Chris Kopca, Downtown Developers | (503) 819-4480
920 SW 6th Ave, Suite 223 | Portland, OR 97204

AP&J Corporation and 12th & Alder LLC
920 SW 6th Ave, #2 | Portland, OR 97204-1207

Site Address: 1122-1136 SW Alder Street / 610 SW 12th Avenue

Legal Description: LOT 7&8 BLOCK 257, PORTLAND
Tax Account No.: R667728540
State ID No.: 1N1E33DD 04000
Quarter Section: 3028
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 Plan District; Downtown Subdistrict
Zoning: Central Residential (RX) base zone; Design (d) overlay zone
Case Type: Design Review (DZ)
Procedure: Type II (an administrative decision with appeal to the Design Commission)

Proposal: The applicant requests Design Review approval for five new rooftop mechanical units, as follows:

- Make-up air fan, 77" long x 28" wide x 30" tall; mounted on a 16.25"-tall curb
- Exhaust Fan, 40" in diameter, 34" tall; mounted on a 20"-tall curb
- Heating, ventilation, and air conditioning (HVAC) unit, 34" wide x 14" deep x 38" tall
- Fireplace flue, 16" in diameter, 72" tall
- Cooler compressor/condensing unit mounted on a rack, 35.75" long x 26.25" wide x 22-5/8" tall

Because the proposal is for non-exempt exterior alterations to an existing building on a site with design overlay zoning in the Central City Plan District, Design Review is required prior to the issuance of building permits.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33 (Portland Zoning Code). The relevant criteria are the Central City Fundamental Design Guidelines.

ANALYSIS

- I. Site and Vicinity:** The subject site is located in the northwest portion of the block bounded by SW Alder Street, 11th Avenue, Morrison Street, and 12th Avenue in the Downtown Subdistrict of the Central City Plan District. The site is occupied by a 10,000-square-foot building that was constructed in 1913. The building is a simple one-story brick commercial structure with storefront bays. It appears that the storefront bays have been altered significantly over the years with respect to window and door configuration and materials.

The surrounding area has undergone changes in the past few years. New buildings have been constructed, and existing buildings have been renovated for new retail, restaurant, and office tenants.

II. Zoning:

The Central Residential (RX) zone is a high-density multi-dwelling zone that allows the highest density of dwelling units of the residential zones. The maximum size of buildings and intensity of use are regulated by floor area ratio limits and other site development standards. The major types of new housing development will be medium- and high-rise apartments and condominiums, often with allowed retail, institutional, or other service-oriented uses.

The Design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

III. Land Use History: City records indicate the following land use reviews for the site:

- DZ 028-90 (reference file number LU 90-004033 DZ)
Design review approval to sandblast paint and alter windows. (Exact nature of window alterations is unclear.)
- LUR 94-00446 (reference file number LU 94-011348 DZ)
Design review approval, with conditions, for a new exit door and windows.
- LUR 98-00958 (reference file number LU 98-016264 DZ)
Design review approval for a new awning.
- LU 12-170420 DZ
Design review approval for storefront alterations and one new rooftop mechanical unit.
- LU 13-106800 DZ
Design review approval for two new rooftop mechanical units.

IV. Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on March 18, 2013. The Life Safety/Building Code Section of the Bureau of Development Services responded with comments and with no objections to the proposal (Exhibit E-1).

V. Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on March 18, 2013. No written comments in response to the proposal have been received from the

neighborhood association (Portland Downtown Neighborhood Association) or notified property owners.

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 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 has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts 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 that is safe, humane and prosperous; and
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.

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 for B2: The proposed mechanical units will be located on the rooftop, far from the two street-facing roof edges. The west roof edge is the roof edge closest to the fireplace flue, make-up air and exhaust fans, and the HVAC unit. The fireplace flue is about 74 feet from the west roof edge; the make-up air and exhaust fans are about 57 feet away; and the HVAC unit is about 60 feet away. The north roof edge is the roof edge closest to the condensing unit. The unit will be about 14 feet away.

Additionally, the units are relatively short in height, and the existing parapet on the building is 18 inches tall. Each unit's protrusion above the parapet is as follows: make-up air fan, 28¾ inches; exhaust fan, 36 inches; HVAC unit, 20 inches; fireplace flue, 54 inches; and condensing unit, five inches. The tallest – the fireplace flue – is only 16 inches in diameter and it is cylindrical in shape. It will appear as the type of small, utilitarian chimney commonly found on the rooftop of a commercial building.

Because of the units' relatively small protrusion above the parapet and their substantial setbacks from roof edges, there will be no adverse impact on the surrounding pedestrian environment. *Therefore this guideline is met.*

C2. Promote Quality and Permanence in Development.

Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity.

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

C5. Design for Coherency.

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

Findings for C2, C3, C5: The proposed mechanical units are integrated with the subjecting building by virtue of their considerable setback from both street-facing roof edges, their small size in proportion to the overall rooftop, and their organized placement on the rooftop. The mechanical units will not be easily viewable from adjacent sidewalks, allowing the building to remain a coherent composition. *Therefore these guidelines are met.*

C11. Integrate Roofs and Use Rooftops.

Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for C11: The proposed mechanical units are a relatively minor addition to the subject building, as follows:

- The units will be set back substantially from the two street-facing roof edges, so they will not be easily viewable from nearby sidewalks.
- The units will be installed adjacent to existing mechanical units and skylights. Thus rooftop elements are in consolidated locations, which maintains a sense of order.
- The total area of the proposed mechanical units is about 35 square feet. The units are a comparatively small addition to the approximately 10,000-square-foot rooftop.

Therefore this guideline 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 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 rooftop mechanical units respect the architectural integrity of the subject building and allow it to remain a coherent composition. The proposal meets the applicable design guidelines and therefore warrants approval.


ADMINISTRATIVE DECISION

Approval of one make-up air fan, one exhaust fan, one HVAC unit, one fireplace flue, and one condensing unit, on the rooftop of 1122-1136 SW Alder Street/610 SW 12th Avenue, in the Central City Plan District.

Approval per the approved plans and drawings, Exhibits C-1 through C-6, signed and dated April 9, 2013, subject to the following condition:

- A. As part of the building permit application submittal, each of the four 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 through C-6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-122234 DZ. No field changes allowed."

Staff Planner: Kate Marcello

Decision rendered by:  **on April 9, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 15, 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 March 1, 2013, and was determined to be complete on March 12, 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 March 1, 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. Unless extended by the applicant, **the 120 days will expire on July 10, 2013.**

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 April 29, 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 **April 30, 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/Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site/Roof Plan (attached)
 - 2. Manufacturer's Cutsheet for Unit 1 (Exhaust Fan)
 - 3. Manufacturer's Cutsheet for Unit 2 (Make-up Air Fan)
 - 4. Manufacturer's Cutsheet and Information for Unit 3 (HVAC Unit)
 - 5. Manufacturer's Cutsheet for Unit 4 (Fireplace Flue)
 - 6. Manufacturer's Cutsheet and Information for Unit 5 (Condensing Unit)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Response:
 - 1. Life Safety/Building Code Section of BDS
- F. Correspondence: None received.
- G. Other:
 - 1. Original Land Use Review Application

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
DOWNTOWN

File No. LU 13-122234 DZ

1/4 Section 3028

Scale 1 inch = 200 feet

State_Id 1N1E33DD 4000

Exhibit B (Mar 07 2013)

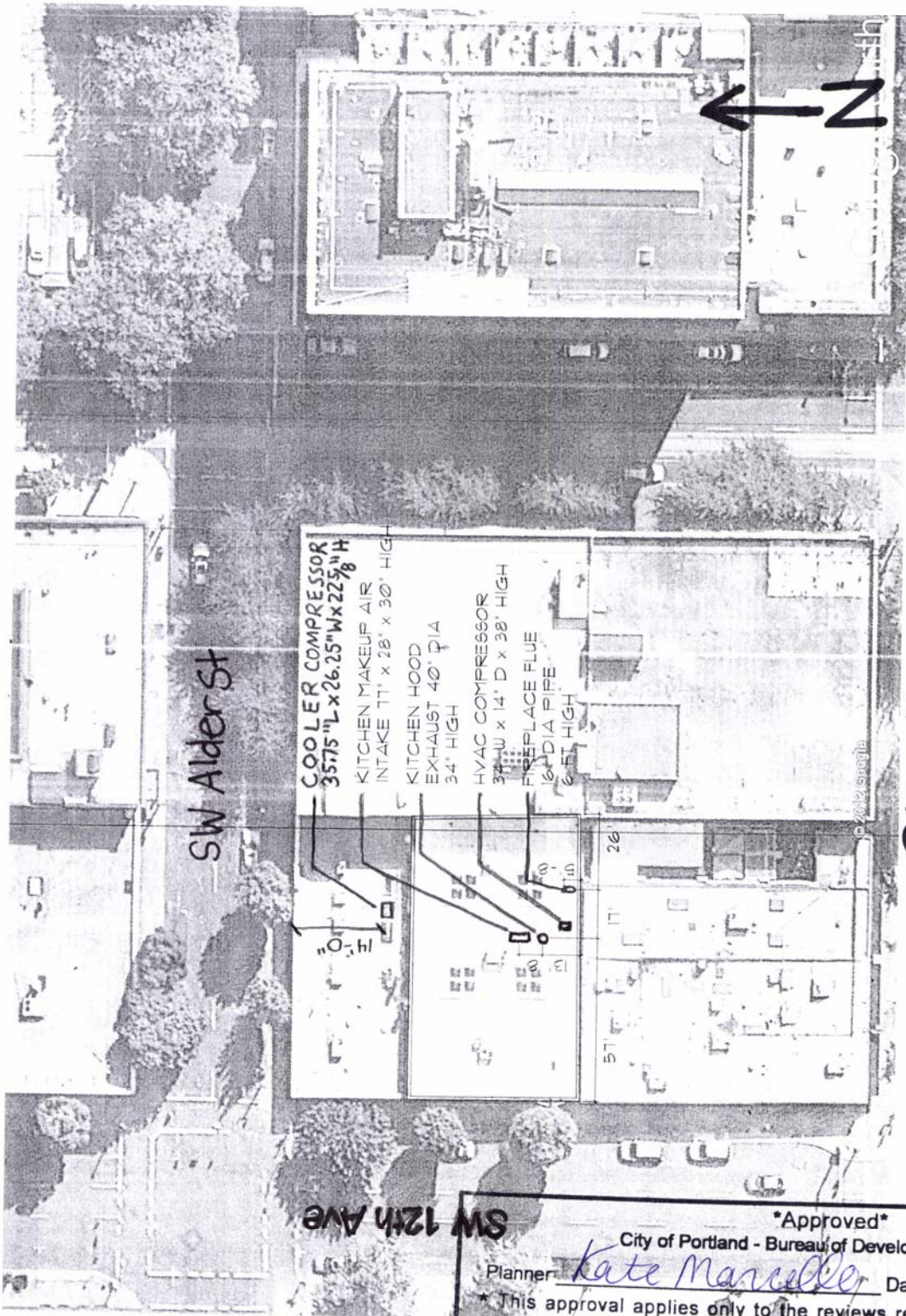
ARON
GORE
ARCHITECT
330 SW HANFORD
PORTLAND
OR 97204
503-222-2546
www.aron-gore.com

REGISTERED ARCHITECT - NUMBER 001245
STATE OF OREGON
OFFICE: 330 SW HANFORD
PORTLAND, OR 97204

MULTNOMAH WHISKEY LIBRARY
SW 12TH & ALDER

| ROOF PLAN | | |
|-----------------------|------------------------|----------------------------------|
| DATE: 7/20/13 | DESIGNED BY: ARON GORE | |
| CHECKED BY: ARON GORE | DATE: 7/20/13 | |
| REVISIONS | | |
| NO. | DATE | DESCRIPTION |
| 1 | 7/20/13 | COMPLETION OF MECH UNIT DRAWINGS |

PAGE: 1
DRI



Notes:

- Cooler compressor height includes mounting rack.
- Mounting curb for makeup air fan is 16 1/4" tall.
- Mounting curb for exhaust fan is 20" tall.

Site/Roof Plan

1122-1136 SW Alder St / 610 SW 12th Ave

Case number LU 13-122234 DZ

Approved
City of Portland - Bureau of Development Services
Planner: Kate Marselle Date: April 9, 2013
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.