



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

Amanda Fritz, Commissioner
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Date: April 28, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
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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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-106102 DZ: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Gabe Dominek, Dominek Architecture | 503.380.6143
330 SE Mlk Blvd #350 | Portland, OR 97214

Owner: TR Southpark Square Corporation
PO Box 847 | Carlsbad, CA 92018

Site Address: 1525 SW Park Avenue

Legal Description: BLOCK 226 LOT 1-8, PORTLAND
Tax Account No.: R667724200
State ID No.: 1S1E04AD 04200
Quarter Section: 3128
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: RXd: Central Residential (RX) with a design (d) overlay
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for the following alterations to Tower A and Tower B:

- Tower A:
 - Redesign of the existing main entry canopy and vestibule, accessed from the central building courtyard.
- Tower B:
 - Redesign of the existing main entry canopy, accessed from the central building courtyard

- Alterations to the existing north façade including the replacement of an existing window with an aluminum storefront system and removal and replacement of existing adjacent planter areas.
- Removal of existing solarium to be replaced with new planter to match existing adjacent planters.
- Removal of two existing windows and a portion of the planter on the west façade to be replaced with a new aluminum storefront system including a new door and two new windows to match existing.
- The addition of two new aluminum windows on the second floor of the south façade:
 - A 6'-0" x 10'-8" window, similar to those regarding materiality, size and number of lites, existing on this façade spanning the fourth and fifth floors.
 - A 4'-0" x 5'-0" window, similar to those regarding materiality, size and number of lites, existing on this façade.
- Additional improvements to the site include ten new short-term bicycle parking spaces located within the central pedestrian courtyard.

Per Zoning Code Section 33.420.041.B, Design review is required since the proposal includes an exterior alteration to existing development.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity:

Constructed in 1988 the project site encompasses the full block from SW Market Street to SW Clay Street to the north and from SW 10th Avenue to SW Park Avenue to the east. The site features two primarily residential towers with ground floor retail off of both SW Park Ave and SW 10th Ave. Between the two towers, and the locations of both of the main tower entries, is a large courtyard area providing east-west movement through the site. The courtyard area is also programmed and activated with retail and office space.

Regarding area amenities, the site is within a five minute walk (roughly a quarter mile) of numerous commercial, retail and open space venues. The Portland Art Museum, Arlene Schnitzer Concert Hall, Portland State University, Portland City Hall, as well as scores of local shops, restaurants and cafes. The site also fronts the Midtown Park Blocks and is within a five minute walk of the Keller Fountain, both to the east.

Regarding transportation amenities, the site is well served by a number of alternatives. MAX Light Rail lines are a few blocks east of the site on SW 6th and 5th Avenues. The Portland Streetcar runs immediately adjacent to the site on both SW 10th Ave to the west and SW Market Street to the south. Bus transit service is provided to the site by the following lines: 6, 38, 45, 55, 58, 68, 92, and 96. Designated City Bikeways surround the site on SW Jefferson St to the north, SW Broadway to the east, SW Montgomery St to the south and SW 12th Ave to the west. The site is also located within the Downtown Pedestrian District.

Zoning:

The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing

development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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.

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

- LUR 66-001248 (Ref. File # CU 025-66: Design review for surface parking lot.
- LUR 66-001249 (Ref. File # CU 025-66: Design review for parking.
- LUR 66-004826 (Ref. File # DZ 5-66: Design review for surface parking lot.
- LUR 80-004521 (Ref. File # DZ 21-80: Design review for development of 83 unit condos.
- LUR 84-002275 (Ref. File # CU 055-84: Design review for off-street parking and ground level commercial space.
- LUR 85-004451 (Ref. File # DZ 170-85: Design review for residential development.
- LUR 86-000760 (Ref. File # CU 010-86: Design review for off-street parking.
- LUR 88-004857 (Ref. File # DZ 51-88: Design review for the installation of a satellite dish.
- LUR 90-023635 (Ref. File # PC 5399C):

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 9, 2015**. No Bureaus have responded about the proposal except:

- Bureau of Development Services Life Safety/Building Code Section (Exhibit E-1)
 - Comments address the requirement of a separate Building Permit, required landings on both sides of a doorway, exit discharge, accessible routes, and Energy Code requirements.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 9, 2015. 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.

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 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.

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

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

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

Findings for A4, A5 and A6: The proposed alterations, including the addition of two windows to the south elevation, storefront additions within the courtyard area to Tower B and courtyard entrance alterations to both Tower A and Tower B integrate seamlessly into the existing structure through the utilization of unifying and matching elements to existing features. The proposed windows to the south elevation are consistent in size, construction and installation with the current pattern and location of other windows on this façade. The proposed aluminum storefront systems to Tower B are integrated into the building through adaptive reuse of exterior areas that have either been underused or unusable, namely the solarium area and the solid brick wall to the southwest. Both of these systems are proposed in areas where there are existing planter beds and storefront glazing. The proposed systems take advantage of and enhance these areas through providing increased glazing and access. The brick planter beds in the impacted areas will be rebuilt to incorporate the new access so as to better integrate the proposed alterations into the site. The proposed main entryway canopies to Tower A and Tower B are consistent with the character of the site in regards to materials and massing while adding improved emphasis and orientation for pedestrians. *Therefore these criteria have been met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by

creating and maintaining a sense of urban enclosure.

Findings: While the areas of the proposed alterations are not within the public right-of-way the two towers on the site, Tower A and Tower B, enclose and define the existing courtyard where much of the work is proposed. The alterations to Tower B are within the existing courtyard area and provide additional access and utilization to the building at the courtyard level. *Therefore this criteria has been 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 storefront alterations include increased glazing and access-ways to the building that will be visible from the adjacent right-of-way. The proposed storefront alterations will contribute to the existing vibrant streetscape through providing improved activity and development. *Therefore this criteria has been 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.

Findings: The proposed alterations enhance the pedestrian system within the courtyard through providing increased visibility, access into the building and retail spaces where there previously had been solid brick walls. Access to the proposed storefronts is clear and direct from the public right of way. *Therefore this criteria has been 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.

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.

Findings B2 and B4: The proposed alterations provide additional interest and amenities within the courtyard area helping to draw pedestrians away from adjacent environments with vehicle movement. Clear wayfinding, well lighted spaces and additional storefronts providing increased activity also help to protect the pedestrian. In addition, the proposed alterations increase activity within the courtyard which is an area for pedestrians to stop, see and be seen, view, socialize and rest. *Therefore these criteria have been*

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.

Findings: The proposed alterations and storefront additions are oriented to the existing courtyard area helping to ensure that the space continue to be active and successful as a pedestrian space. The proposed new entryways add increased emphasis to help pedestrians clearly identify access points into Tower A and Tower B. The entranceways are also inline with the park blocks helping to orient pedestrians to the open space amenities that it is adjacent to. *Therefore this criteria has been 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 proposed alterations and storefront additions include weather protection for the pedestrian. The proposed entryways offer additional areas for the pedestrian to orient and rest out of the sun and rain. The two proposed storefronts offer additional protection for the pedestrian as they allow access out of the elements where there previously were none. *Therefore this criteria has been met.*

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

Findings: The proposed at-grade alterations off of the courtyard of Tower A and Tower B provide increased access through barrier free design to the site(s). The proposed alterations, including two new storefronts in areas where there were previously windows or walls will allow greater access to the site for all users. *Therefore this criteria has been met.*

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.

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 C1 and C6: The proposed alterations are adding over 200 square feet of glazing and storefront access to the existing courtyard area, noticeably increasing visibility into and out of the site. The increase of glazing and storefronts on the southwest corner provides an improved transition into the site from the adjacent public right-of-way. *Therefore these criteria have been 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.

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

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, C4 and C5: The proposed alterations are compatible and consistent with the existing systems and features on the site. Aluminum storefronts, brick planter boxes and steel and glass canopies help the proposed design to integrate into and respect the integrity of the rest of the site. The proposed features, specifically the storefront systems, are also integrated into the site in areas that take advantage of existing underused or under-performing spaces. Most notably this is proposed in the location of the existing solarium. The solarium and at grade brick wall are to be removed and replaced with a new 145 square foot aluminum storefront system and new brick planter. These features, although new, will complement the existing adjacent buildings through consistency of materials and design. *Therefore these criteria have been 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 alterations help to provide greater activation to this area of the site off of the southwest corner. The addition of two proposed storefronts to this area of the site helps to provide increased pedestrian interest and activity off of the southwest corner and into the existing courtyard. *Therefore this criteria has been 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: The existing lighting within the courtyard area will not be negatively impacted by the proposed storefront and entryway alterations. The proposed alterations have been located so as to successfully integrate the existing lighting into the overall courtyard design scheme. *Therefore this criteria has been met.*

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: While the east façade of the site fronts the south park blocks the majority of the proposed alterations are within the site. The courtyard between Tower A and Tower B will have increased glazing and access providing additional visibility to the Park Blocks helping to strengthen the site's connection to the adjacent amenity. In addition, the site currently is home to a relief sculpture on the north side of Tower A, adjacent to the right-of-way. This piece provides connection between the North and South Park Blocks. *Therefore this criteria has been 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 proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of proposed new storefront systems, windows, entry canopies, planter areas and short-term bike racks, per the approved site plans, Exhibits C-1 through C-21, signed and dated April 23, 2015, 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.21. The sheets on which this information appears

must be labeled, "Proposal and design as approved in Case File # LU 15-106102 DZ. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on April 23, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed: Tuesday, April 28, 2015.

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 16, 2015, and was determined to be complete on **March 5, 2015**.

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 16, 2015.

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: Friday, July 03, 2015.**

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 Tuesday, May 12, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **Wednesday, May 13, 2015 – (the day following the last day to appeal)**.
- 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:

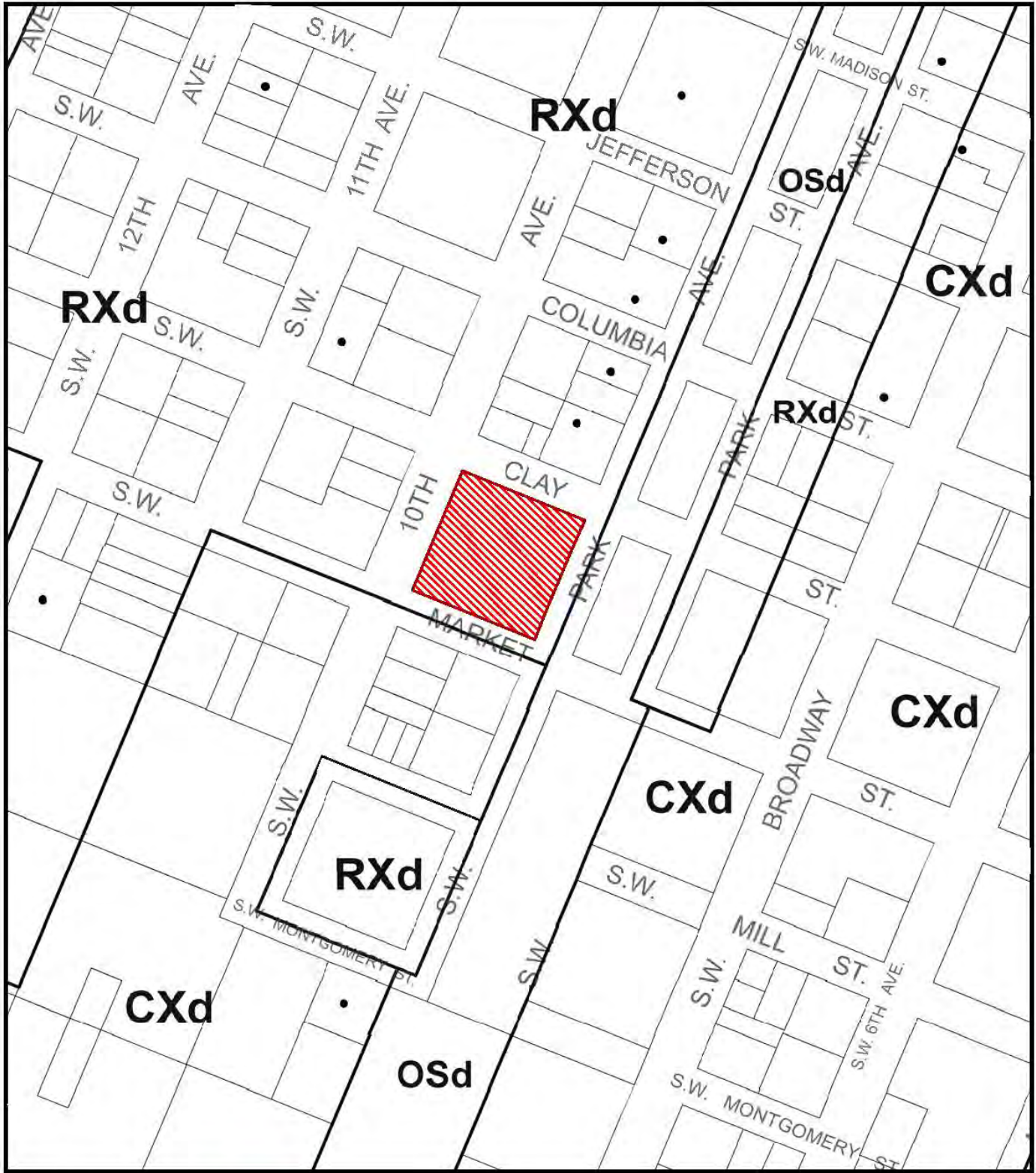
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Statement
 - 2. Applicant's Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Set Title Page
 - 2. Set Table of Contents Page
 - 3. Aerial Plan
 - 4. Site Plan (attached)
 - 5. Storefront System Plan: Proposed to Replace Existing Solarium
 - 6. Storefront System Elevation: Proposed to Replace Existing Solarium (attached)
 - 7. Storefront System Section: Proposed to Replace Existing Solarium
 - 8. Storefront System Plan: Proposed to Replace Existing Windows and Brick Wall
 - 9. Storefront System Elevation: Proposed to Replace Existing Windows and Brick Wall (attached)
 - 10. Window Alterations Plan: Market Street
 - 11. Window Alterations Elevation: Market Street (attached)
 - 12. Window Alterations Details: Market Street
 - 13. North Tower Vestibule Plan
 - 14. North Tower Vestibule Elevations, Sections and Details (attached)
 - 15. South Tower Vestibule Plan
 - 16. South Tower Vestibule Elevations, Sections and Details
 - 17. Storefront Details
 - 18. Bicycle Parking Details
 - 19. Manufactures Product Cut Sheets
 - 20. Proposed Landscape Vegetation
 - 21. Proposed Materials Pallet to Match Existing
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety/Building Code Section of the Bureau of Development Services: March 30, 2015.
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter: February 05, 2015
 - 3. Staff: Site Photos

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 15-106102 DZ

1/4 Section 3128

Scale 1 inch = 200 feet

State_Id 1S1E04AD 4200

Exhibit B (Jan 20, 2015)

Southpark Square Renovations

1525 SW Park Avenue, Portland Oregon 97010



*Approval	
City of Portland	
Bureau of Development Services	
Planner	
Date	4/2/15
* This approval applies only to the revised requests and is subject to all conditions of approval.	
Address/zoning requirements may apply.	

DONINEK ARCHITECTURE, LLC
330 SE MLK Blvd, Suite 350
Portland, OR 97214
503 380 6143 v
<http://www.doninekarch.com>
2015-0612-02

Southpark Square Renovations - 1525 SW Park Avenue, Portland Oregon 97010

C1	Cover Page
C2	Drawing Index
C3	Site Zoning + Transportation Diagram
C4	Site Photos + Context
C5	Site Plan
C6	Exterior Courtyard Renovation A - Narrative + Detail Plan
C7	Exterior Courtyard Renovation A - Diagrams + Elevations
C8	Exterior Courtyard Renovation B - Narrative + Detail Plan
C9	Exterior Courtyard Renovation B - Diagrams
C10	Exterior Courtyard Renovation B - Elevation + Section
C11	Exterior Courtyard Renovation C - Narrative + Detail Plan
C12	Exterior Courtyard Renovation C - Diagrams + Elevations
C13	SW Market Street Facade Renovation D - Narrative + Detail Plan
C14	SW Market Street Facade Renovation D - Diagrams
C15	SW Market Street Facade Renovation D - Elevation
C16	Typical Details
C17	Exterior Courtyard Canopy Renovation E - Narrative + Detail Plan
C18	Exterior Courtyard Canopy Renovation E - Renderings
C19	Exterior Courtyard Canopy Renovation E - Elevations + Details
C20	Exterior Courtyard Canopy Renovation F - Narrative + Detail Plan
C21	Exterior Courtyard Canopy Renovation F - Renderings + Elevations
C22	Landscape Information
C23	Building Materials

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 4.24.15
*This approval applies only to the
revisions indicated and is subject to all
other conditions of approval.
Approved: _____ City 902.2

3-24-15
15-1661022

Approved by
City of Portland
Bureau of Development Services
Planner
Date 02.17.15

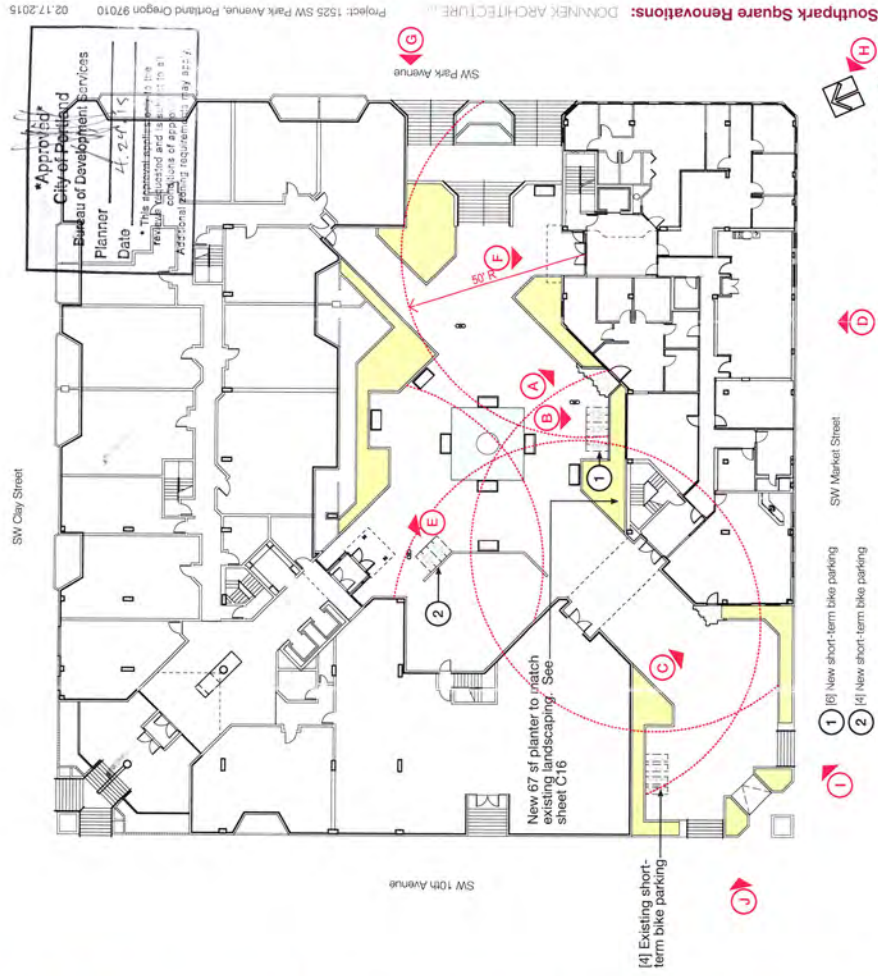
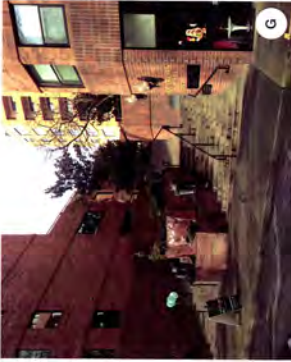


South Park Blocks

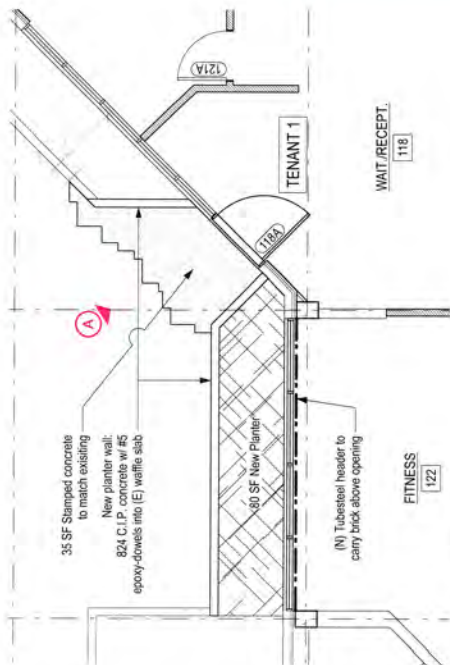
Streetcar



EXH-3
015-106102-03

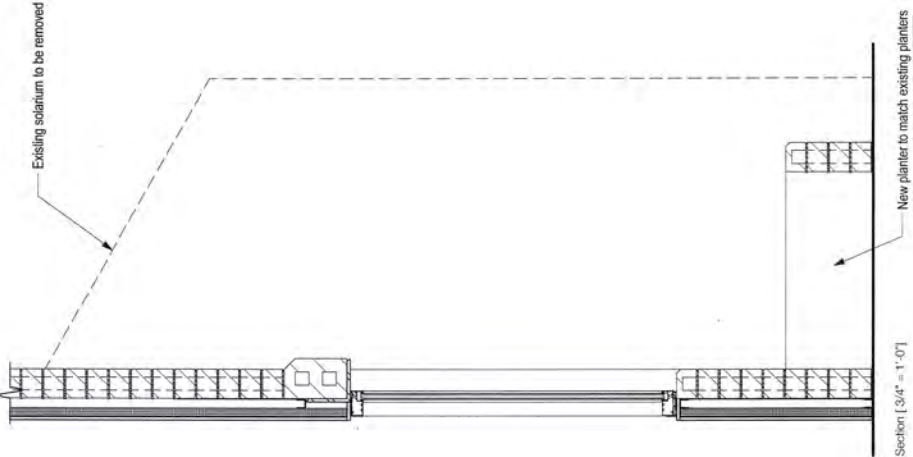


The addition of a new storefront entry to Tower B will allow greater ease of access to retail and commercial spaces within the Tower and increase movement and flow through the courtyard. The new entry door includes removal of a portion of the existing planter and incorporation of a new door into the existing windows. The new door will match the existing conditions.



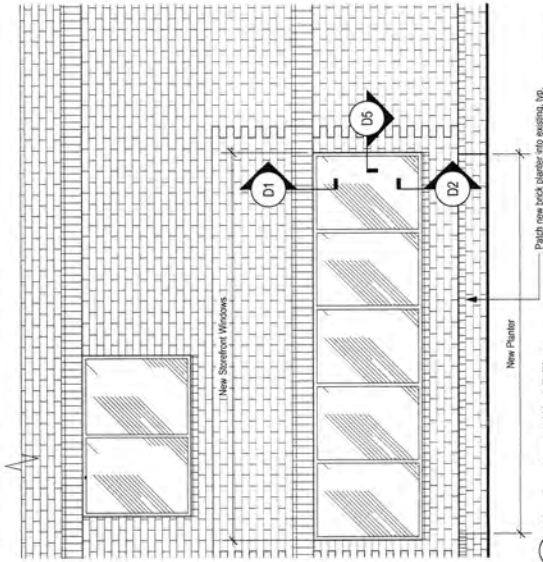
Detail Plan [3'-15" = 1'-0"]

EXH 2-5
15-106102



B

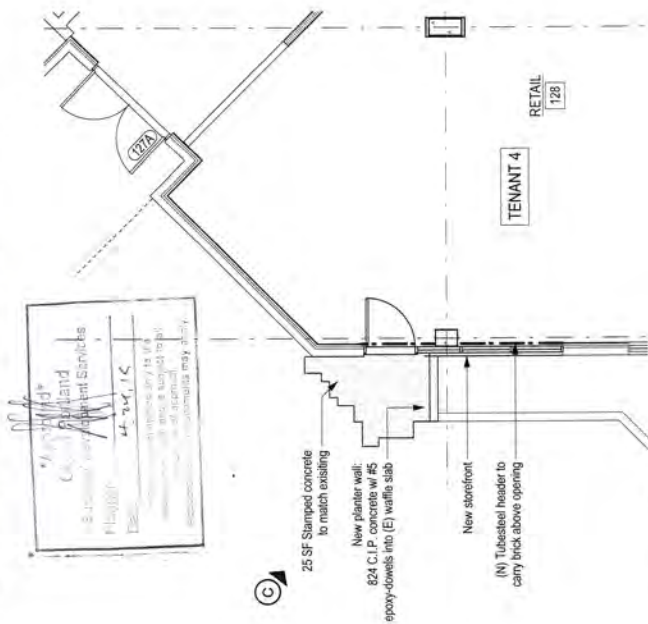
Approved
 City of Portland
 Bureau of Development Services
 Planner _____
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 * This approval applies only to the
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 Additional zoning requirements may apply.



B Elevation - Tower B West @ Plaza
 Scale: 1/4" = 1'-0"

EXH C-7
 15-10612-010

The addition of a new storefront entry to Tower B will allow greater ease of access to retail and commercial spaces within the Tower and increase movement and flow through the courtyard. The new entry door includes removal of a portion of the existing planter and incorporation of a new door and windows into the existing facade. The new door and windows will match the existing conditions.



Detail Plan [3/16" = 1'-0"]

EXH 2-8
15-106102 DZ
G11



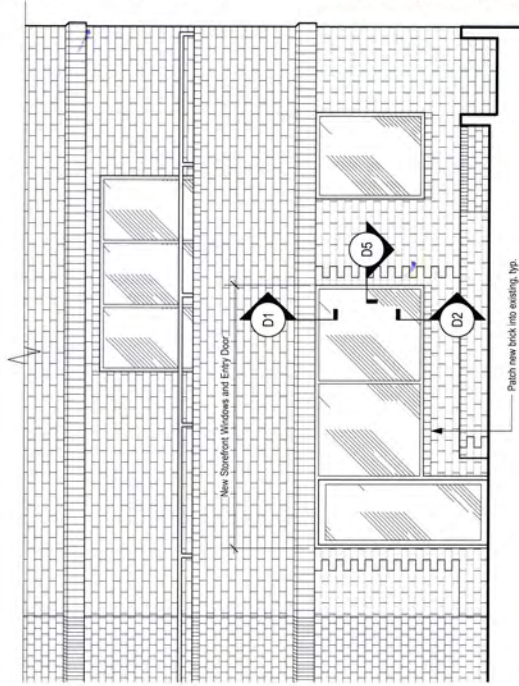
View of Existing Conditions



Diagram of Proposed Renovation

C

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4-24-15
 * This approval applies only to the review requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

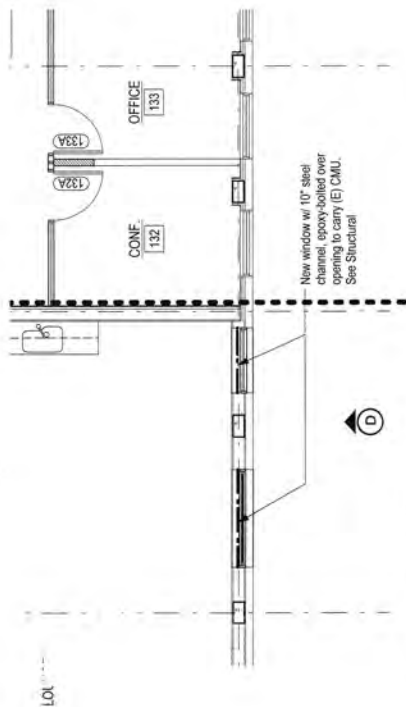
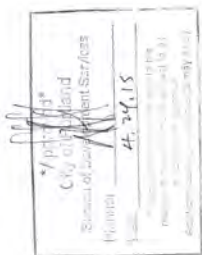


C Elevation - Tower B West @ Plaza
 Scale: 1/4" = 1'-0"

EX-12-9
 15-10-102 D2

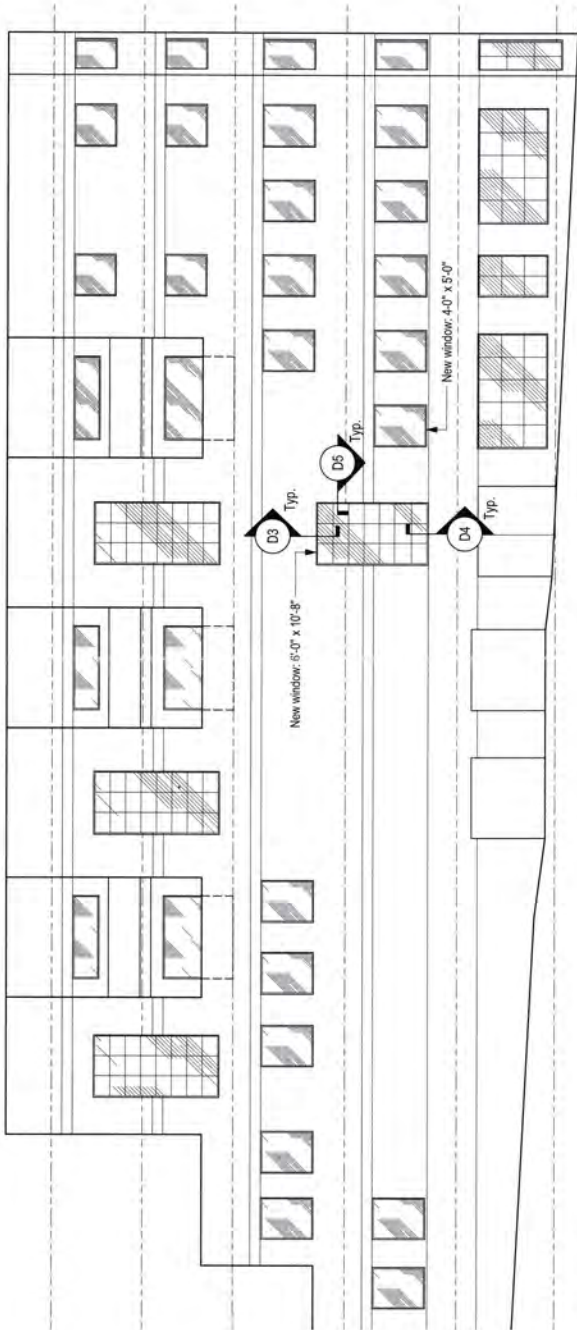
The addition of a new windows to the Market Street facade of Tower B will increase the overall transparency of the facade and allow more natural light into the interior spaces. The windows will also reduce the monolithic look of the lower western portion of the facade. The new windows will match the existing conditions.

U



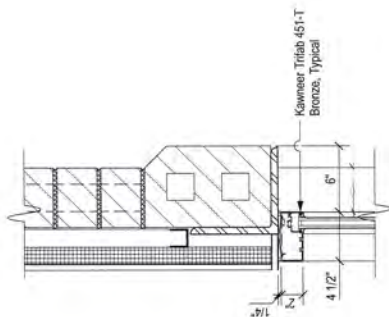
Detail Plan (3/16" = 1'-0")

EXH 2-12
C13
201915102
24

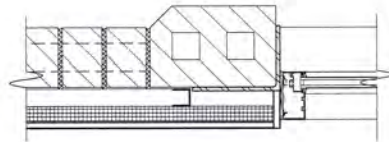


South Elevation
Scale: 1/100

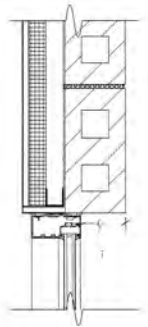
Appraised
City of Portland
Bureau of Development Services
Planner
Date 4.24.15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply



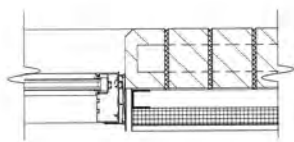
D1 Detail at Typical Window/Door Head
Scale: 1 1/2" = 1'-0"



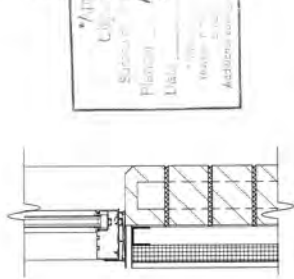
D3 Detail at Window Head
Scale: 1 1/2" = 1'-0"



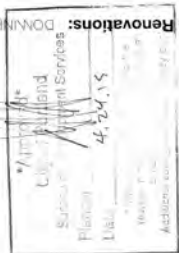
D5 Detail at Typical Window/Door Jamb
Scale: 1 1/2" = 1'-0"



D4 Detail at Window Sill
Scale: 1 1/2" = 1'-0"



D2 Detail at Typical Window/Door Head
Scale: 1 1/2" = 1'-0"



EXH C-12 C16
15-06-02-02

The existing canopy at the main entry to Tower A has been redesigned. The new canopy will have a more modern and visually slimmer look, removing the existing degrading materials. New landscape elements will be incorporated on either side of the new canopy. The existing vestibule will remain and be re-clad to match the surrounding building.



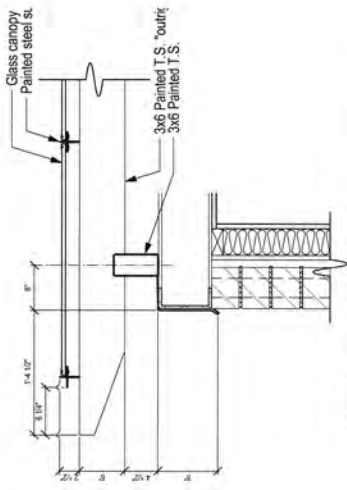
STORAGE

New steel & glass canopy. See

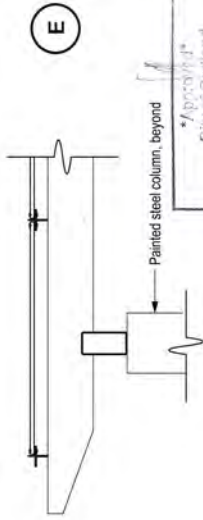
Detail Plan [3/16" = 1'-0"]

Expt. 13
15.10.18

2015-10-06 10:20
City of Portland
C-147

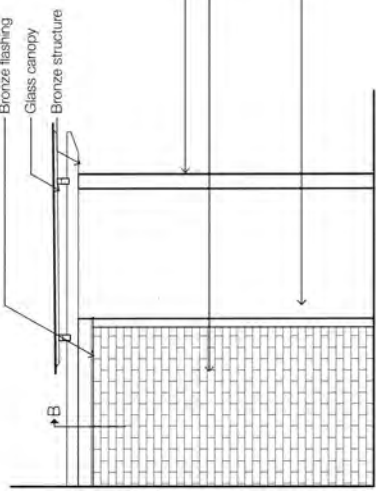


B Section B Detail at New Canopy Framing
Scale: 1" = 1'-0"

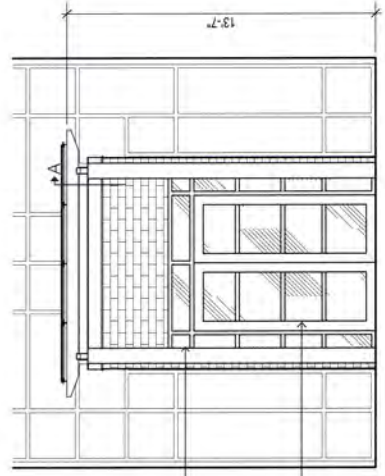


A Section A Detail at New Canopy Framing
Scale: 1" = 1'-0"

City of Portland
Bureau of Development Services
Planner: [Signature]
Date: 4.2.15
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E Side Elevation at New Canopy
Scale: 1/4" = 1'-0"

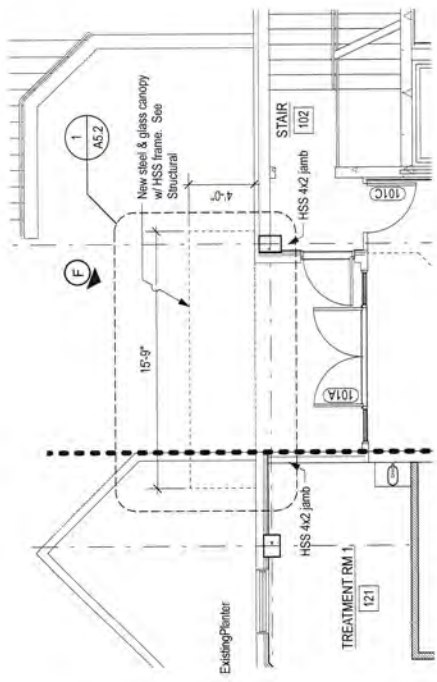


E Front Elevation at New Canopy
Scale: 1/4" = 1'-0"

F

A new canopy will be added to the main entry of Tower B. The new canopy will be have a modern look, matching the redesigned canopy on Tower A. The canopy will bring prominence to the primary entry to Tower B, which is currently understated and hidden.

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 City of Portland
 Bureau of Development Services
 Planning
 LBA
 12.24.15
 This document applies only to the
 project shown and is subject to all
 applicable codes and regulations.
 All other building requirements may apply.



Detail Plan | 3/16" = 1'-0"

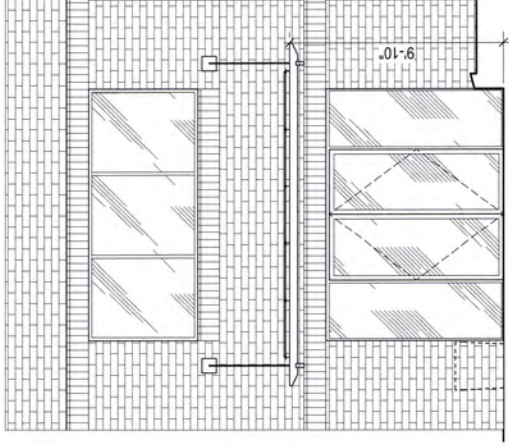
5-11-15
 15-10-15
 15-10-15



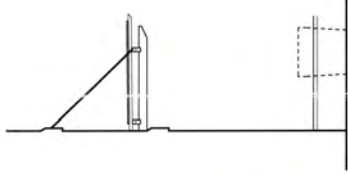
View of Existing Entry



View of Proposed Entry with Canopy



F Front Elevation at New Canopy
Scale: 1/4" = 1'-0"

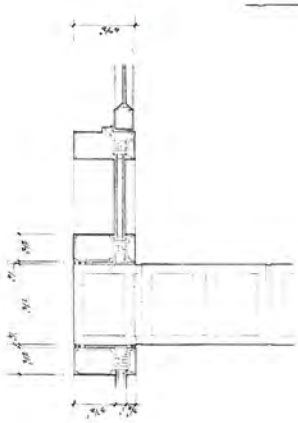


F Side Elevation at New Canopy
Scale: 1/4" = 1'-0"

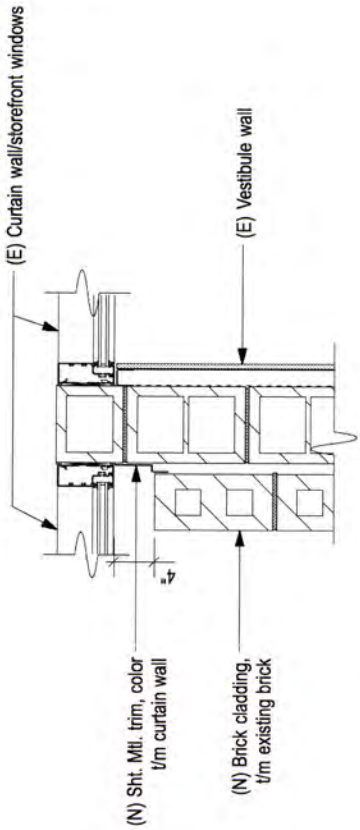
Approved
City of Portland
Bureau of Development Services
Planner _____
Date 4.24.15
* This approval applies only to the
project as shown and is subject to all
relevant provisions of the applicable
ordinances and rules of approval.
Additional zoning requirements may apply.

F

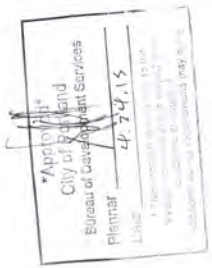
EXH. C-17
2015-10-10-20



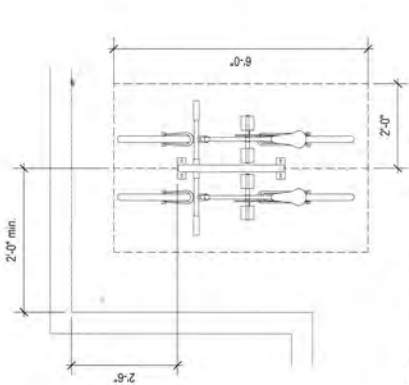
Plan Detail - Existing Vestibule / Storefront Connection



Plan Detail - Proposed Vestibule / Storefront Connection



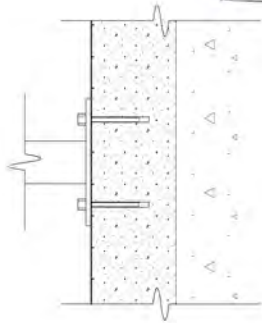
Plan Detail - Existing Vestibule / Storefront Connection



Enlarged Plan: Temporary Bike Parking

Scale: 1/2" = 1'-0"

K1



Detail: Bike Rack Mounting

Scale: 3" = 1'-0"

K2

APPROVED
City of Portland
Division of Street & Transit Services
Planning
Date: 4/22/15
The City of Portland only is the
subject for all
approval.
Other agencies may apply.

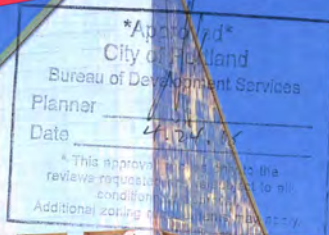
Bicycle Parking Required / Provided			
Use	Size/Units	Long Term	Short Term
Retail	5,005 SF	2 / 0*	2 / 2
Office	3,540 SF	2 / 0*	2 / 2
Residential	191 Units	287 / 0*	10 / 10

*Not required per 33.258.070.D.2.b(3)

Trifab® VG (VersaGlaze®)

Trifab VG 450, 451 & 451T (Thermal) Framing Systems

Design Versatility
with Unmatched
Fabrication Flexibility



Preston Delp, Louisville, KY

Architect: Potter & Associates Architects PLLC, Louisville, KY

Glazing Contractor: Kentucky Mirror & Plate Glass Company, Louisville, KY

Trifab® VG (VersaGlaze®) is built on the proven and successful Trifab platform – with all the versatility its name implies. Trifab set the standard and Trifab® VG improves upon it. There are enough fabrication, design and performance choices to please the most discerning building owner, architect and installer. Plus the confidence a tried and true framing system instills. Select from four glazing applications, four fabrication methods and multiple infill choices. Consider thermal options and performance, SSG and Weatherseal alternatives and your project takes an almost custom shape whether your architecture is traditional or modern and the building is new or retrofitted.

Aesthetics

Trifab® 450 has 1-3/4" sight lines and both Trifab® 451 and Trifab® 451T have 2" sight lines, while all three have a 4-1/2" frame depth. Designers can not only choose front, center or back glass planes, they can now add the versatility of multi-plane glass applications, thus allowing a greater range of design possibilities for specific project requirements and architectural styles. Structural Silicone Glazing (SSG) and Weatherseal options further expand the designer's choices.



EXH C-19
LU 15-106102 D2.

Trifab® VG can be used on almost any project due to virtually seamless incorporation of Kawneer entrances, Sellar® windows or GLASSvent™ for visually frameless ventilators. These framing systems can also be packaged with Kawneer curtain walls and overhead glazing, thereby providing owner, architect and installer with proven, tested and quality products from a single source supplier.

Economy

Trifab® VG offers four fabrication choices to suit your project:

- **Screw Spline** – for economical continuous runs utilizing two piece vertical members. Provides the option to pre-assemble units with controlled shop labor costs and smaller field crews for handling and installation.
- **Shear Block** – for punched openings or continuous runs using tubular moldings. Provides the option to pre-assemble multi-lite units using shear block clips under controlled shop labor conditions. Clips provide tight joints for transporting large units. Loss field time is necessary to fill large openings.
- **Stick** – for fast, easy field fabrication. Field measurements and material cuts can be done when metal is on the job.
- **Type B** – for multi-lite punched openings. Provide option for pre-assembled units for installation into single openings and controlled shop labor costs. Head and sill running through provide fewer joints and require less time to fill large openings.



Brighton Landing, Cambridge, MA
Architects: ADD Inc., Cambridge, MA
Glazing Contractors: Ipswich Bay Glass Company Inc., Rowley, MA

Trifab® VG 450, 451 and 451T can be flush glazed from either the inside or outside. The Weatherseal option provides an alternative to the structural silicone glazed vertical mullions. This ABS/ASA rigid polymer extrusion allows complete inside glazing and creates a flush glass appearance on the building exterior, without the added labor of scaffolding or swing stages. Optional patented HP Flashing™ and HP Interlock clip are engineered to eliminate the perimeter sill fasteners and their associated blind seals and are compatible with all glass planes.

Performance

Kawneer's Isolock™ Thermal Break option is available on Trifab® VG 451T. This process creates a composite section and prevents dry shrinkage.

U-factor, CRF values and STC ratings for Trifab® VG vary depending upon the glass plane application. Project specific U-factors can now be determined for each individual project. (See Kawneer Architectural Manual or Website for additional information)

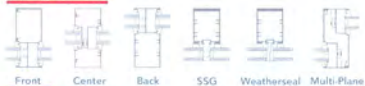
Performance Test Standards

Air Performance	ASTM E 283
Water	AAMA 501 and ASTM E 331
Structural	ASTM E 330
Thermal	AAMA 1503
Thermal Break	AAMA 505 and AAMA TIR-A8
Acoustical	AAMA 1801 and ASTM E 1425

Trifab VG 450



Trifab VG 451/451T



Finishes

Permadonic Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

Kawneer Company, Inc.
Technology Park / Atlanta
555 Guthridge Court
Norcross, GA 30092

kawneer.com
770.449.5555

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KAWNEER
AN ALCOA COMPANY

EXH - 19 LU 15-106102 D2.

190, 350 and 500 Standard Entrances

Single Source
Packages
Generate Versatile
First Impressions



Garland Special Events Center, Garland, TX
Architect: HK5, Inc., Dallas, TX
Glazing Contractor: B & B Glass, Inc., Dallas, TX

Tough yet attractive, the clean lines of Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction, modern or traditional architecture, they are engineered, constructed and tested to make good first impressions while withstanding the rigors of constant use by occupants and visitors.

Performance

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a Limited Lifetime Warranty, good for the life of the door under normal use operation. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer Door.

 **KAWNEER**
AN ALCOA COMPANY

EXH C-19
LU 15-106102 DZ



1. Thermoplastic elastomer weatherstrip in blade-stop of frame jambs, header or transom bar.
2. Integral polymeric fin is attached to adjustable astragal creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide a continuous contact surface for bottom weatherstrip.
4. Standard 1/4" beveled glass stops sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

The 190 Narrow Stile Entrance

- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings.
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8".
- Results in a slim look that meets virtually all construction requirements.

The 350 Medium Stile Entrance

- Provides extra strength for applications such as schools, institutions and other high traffic applications.
- Vertical stiles and top rails measure 3-1/2".
- Bottom rail measures 6-1/2" for extra durability.

The 500 Wide Stile Entrance

- Creates a monumental visual statement for applications such as banks, libraries and public buildings.
- Vertical stiles and top rail are 5"; bottom rail measures 6-1/2".
- Results in superior strength for buildings experiencing heavy traffic conditions.

Economy

Kawneer's Sealair® bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear and temperature-resistant and replaces conventional weathering. Bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold enhancing the air and water infiltration performance characteristics.

For the Finishing Touch

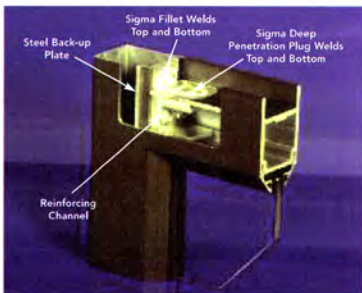
Permanodic® Anodized finishes are available in Class I and Class II in seven different colors.

Painted Finishes, including fluoropolymer that meet or exceed AAMA 2605, are offered in many standard choices and an unlimited number of specially-designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

General

- Heights vary to 10', widths range from approximately 3' to 4'.
- Door frame face widths range to a maximum of 4", while depths range to 6".
- Door operation is single or double-acting with maximum security locks or Touch Bar Panics standard.
- Architect's Classic one inch round, bent bar push/pull hardware is available in various finishes and sizes.
- Infills range from under 1/4" to more than 1".



Kawneer Company, Inc.
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Norcross, GA 30092

kawneer.com
770.449.5555

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EXH C-19 LU 15-106102 D2.



Hosta brassingtonii
Hosta



Nandina domestica
Nandina



Camellia japonica
Camellia



Polystichum munitum
Western sword fern



Magnolia grandiflora
Golf Magnolia



Linum catharticum
Linum





Existing Jumbo Brick



Bronze Storefront



Stamped Concrete

Approved
City of Portland
Bureau of Development Services

Platinal
Date 4/24/15

to the
to all
Addition

14 0257