



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

FROM CONCEPT TO CONSTRUCTION

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FINAL FINDINGS AND DECISION BY THE DESIGN
COMMISSION RENDERED ON July 7, 2016

The Design Commission has **approved** a proposal in your neighborhood. 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 16-111127 DZM AD
PC # 15-229299

SW 3rd & Salmon

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-3581 /
Hillary.Adam@portlandoregon.gov

GENERAL INFORMATION

Applicant:

Brad Bane, Architect
Ankrom Moisan Associated Architects
6720 SW Macadam Ave.
Portland, OR 97219

House Of Gold Inc, Owner
3604 Agate St
Eugene, OR 97405-4489

Jack Onder, Party of Interest
Jeff Arthur, Party of Interest
3rd & Taylor Development LLC
1100 NE Glisan, Ste 2a
Portland, OR 97209

Site Address:

930 SW 3rd Avenue & 939 SW 2nd Avenue

Legal Description:

BLOCK 23 LOT 3 EXC PT IN ST E 93.5' OF LOT 4 EXC PT IN ST
LAND ONLY SEE R245991 (R66770-3541) FOR IMPS,
PORTLAND;
BLOCK 23 LOT 3 EXC PT IN ST E 93.5' OF LOT 4 EXC PT IN ST
IMPS ONLY SEE R245990 (R66770-3540) FOR LAND, PORTLAND;
BLOCK 23 W 1.5' OF LOT 4 LOT 5, PORTLAND

Tax Account No.:

R667703540, R667703541, R667703560

State ID No.:

1S1E03BA 04000, 1S1E03BA 04000A1, 1S1E03BA 06400

Quarter Section:

3129

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: CXd – Central Commercial with Design overlay

Case Type: DZM AD – Design Review with Modification and Adjustment request

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

Proposal: The applicant proposes a new 20-story hotel building with an FAR of 11.7:1; the additional 2.7:1 FAR above the 9:1 base allowed is achieved via the locker room bonus (33.510.210.C.8). The building is proposed to feature ground level retail, with restaurants at both corners and a central lobby facing SW Salmon. A secondary entrance at SW 2nd would lead to a rooftop bar with rooftop terraces, including a shallow pool. One loading space is proposed at SW 2nd Avenue. Exterior materials include dark burgundy brick, warm gray metal panel, dark gray spandrel glass, and glass curtain wall. The proposal will require the demolition of the existing Albion Hotel (Lotus Cardroom & Café).

A Modification is requested to:

- 33.266.220 – to reduce the width of required long-term bicycle parking spaces from 2'-0" to 1'-6".

An Adjustment is requested to:

- 33.266.310.C – to reduce the number of required loading spaces from 2 to 1 Standard A spaces.

Note: The previous proposal included a Modification request to 33.130.230 – to reduce the length of required ground floor windows from 50% to 43% on the SW 2nd Avenue façade. This has since been removed from the proposal.

Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.825.040 Modifications That Will Better Meet Design Review Guidelines
- 33.805.040 [Adjustment] Approval criteria

ANALYSIS

Site and Vicinity: The subject property is located on the south half of the block bound by SW 3rd Avenue, SW Salmon Street, SW 2nd Avenue, and SW Taylor Street in the Downtown subdistrict of Central City. Both SW Salmon and SW 2nd are designated Transit Access Streets. The site is currently occupied with a three-story brick commercial building, constructed in 1906, known as the Albion Hotel. The ground floor of the building has operated as the Lotus Cardroom and Café since 1924. To the east of the building, also part of the subject property, is a ¼ block surface parking lot with a small kiosk. At the northeast corner of the block is a 6-story brick building, constructed

in 1892, known as the Ancient Order of United Workmen Temple. At the northwest corner are two 1-story commercial buildings constructed in 1919 for use as retail stores and an auto garage. These buildings are also intended for redevelopment through a separate land use process. Just north of the subject property and fronting on SW 3rd Avenue is the Landmarked Auditorium Building, designed by F. Manson White and constructed in 1894.

Across SW 3rd Avenue is a half-block 9-story parking garage with ground floor retail; directly to its north is a 1/8-block gated courtyard and 1-story retail buildings. To the southwest across 3rd and Salmon is Lownsdale Square with Chapman Square to its south. Across Salmon to the south is the United States Courthouse tower. Across Salmon and 2nd to the southeast is the One Main Place office tower. Across 2nd to the east is the World Trade Center office tower. Further north is the Yamhill Historic District. The site is located two blocks west of Waterfront Park, two blocks northeast of the Portland Building and two blocks northwest of the Morrison Bridge ramps.

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

The Design Overlay Zone [d] 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.

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

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

- EA 15-221480 PC – Pre-Application Conference for the current proposal; and
- EA 15-229299 DA – Design Advice Request for the current proposal.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **April 13, 2016**.

The **Bureau of Transportation Engineering** originally responded on April 18, 2016, noting support for the Adjustment to reduce the number of loading spaces from two Standard A spaces to one Standard A space. PBOT also noted that the initial utility plan showed a vault in the pedestrian through zone on SW 2nd Avenue, which was not supported and advised the applicant to work with PGE on a more acceptable vault design. Please see Exhibit E-1 for additional details. On June 7, 2016, PBOT issued a revised response, noting that the revised design for the transformer vault and lid in the right-of-way was acceptable, however final location and lid material will be determined during the Public Works Permit process. See Exhibit E-1b.

The **Life Safety Division of BDS** responded, suggesting that the applicant request a Preliminary Life Safety Meeting. Please see Exhibit E-2 for additional details.

The following Bureaus have responded with no issue or concerns:

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

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 13, 2016**.

Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Steven Martini, on May 4, 2016, wrote with concerns that the Auditorium Building currently has a fire escape on the east façade which exits onto the existing parking lot, an egress path which will be ineffective once the proposed building is erected. As such, he requested that the Design Commission not approve the proposal until the city has approved a new emergency access for the east side of the Auditorium Building. (See Exhibit F-1.)
- Peggy Moretti, Restore Oregon, on June 6, 2016, wrote in response to the prior staff report, stating that the proposal did not respond to its historic context with regard to material and color and suggested that the building should be something other than gray metal and gray glass. (See Exhibit F-2.)

Staff Response: The applicant has been working with Steven Martini regarding the egress issues at the Auditorium Building. The applicant has applied for two separate Building Code appeals to resolve this issue and report the results of these appeals at the hearing on June 16, 2016. However, staff notes that approval of the current proposal is not subject to approval of either of these Building Code appeals. Staff has addressed issues relating to the color of the building in the findings below.

Procedural History: At the May 5, 2016 hearing, Commissioners Savinar, Livingston, Molinar, Simpson, and Clarke were present. Commissioner Wark provided comments ahead of time which were read into the record. The Commission expressed concerns with the west façade articulation and the variation in façade treatments at the tower. The Commission believed the building was overly complicated and generally suggested simplification of the façades and the composition of the western volume. They noted a lack of support for the ground floor windows Modification, the metal screen, and the extent of louver screening at the west façade. At the June 16, 2016 hearing, Commissioners Wark, Savinar, Livingston, Molinar, and Simpson were present. While the majority of the Commission noted that the building had significantly improved, there was concern that the building, which had shifted from a light gray on May 5th to a darker gray on June 16th would be too dark, especially when coupled with tinted vision and spandrel glazing. As such, staff suggested continuing the hearing to July 7, 2016 so that these issues could be resolved in a way that would inspire confidence in the proposed building.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

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.

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

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.

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

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

Findings for A1, A5, B5, and C1: The proposed building is located two blocks from Waterfront Park and has oblique views toward the river as well as direct views where the World Trade Center tower is justified to the north of its block. The applicant has responded to this opening in the neighboring block with a vertical architectural gesture which highlights the building's direct visual connection to the river at the southeast corner. The building has two rooftop terraces; one is oriented northeast and provides views to the east while the second is tucked into the rear of the building and is oriented north and northwest toward the river in the distance. The rear terrace includes a shallow pool, thereby providing a physical connection to water in addition to potential visual connections. The proposed primary entrance to the building is oriented to SW Salmon Street which has a direct visual and physical connection to the Salmon Street Springs water fountain 2½ blocks to the east.

In addition, while the applicant does not propose alterations in the right-of-way, the west side of the building is designed to highlight views to Lownsdale Square, which is catty-corner to the proposed development, via a glazed west façade and an open-air in-set balcony at the west end of the second floor on the south façade, which may indirectly encourage visits to the park. At the ground level, the west façade and southwest are also proposed to be primarily glazed with operable storefronts at the west. The proposed use of the ground level recessed area for outdoor dining will help foster interaction between the building and the park.
These guidelines are met.

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

Findings: While the symbolic “themes” noted in the Central City Fundamental Design Guidelines as examples, are not explicitly proposed, the applicant intends to promote current Portland values through the incorporation of a green roof and sloped green wall. Staff initially raised concerns about the sloped wall, which does not have an obvious architectural reference; however, the applicant has indicated that the intent of this wall is for it to be seen and experienced from different angles both in and around the building. The sloped angle of the wall continues the green roof at the western portion of the building into the lobby via a continuous landscape element which will provide visitors to the City with a tangible connection to a representation of contemporary Portland values, which are not often accessible as eco-roofs are typically located on a roof where access is limited. Green wall systems have been a repeated concern of the Design Commission, generally, noting that they are often not maintained to a sufficient degree and end up failing or dying. This concern was repeated at the July 7, 2016 hearing and the Design Commission elected to impose a condition of approval that if the green wall elements, visible from the street, are to be removed, then the building owner will have to seek design review approval for the replacement system.

With the condition that if those elements of green roof and/or wall system that are visible from street are to be removed and replaced with a non-vegetated system, the building owner shall seek design review approval, this guideline is met.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City’s ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

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

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.

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.

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 A3, A7, B1, B4, and C6: The building is proposed to be built to the property line at the upper levels, however, the ground level is pulled back from the street lot lines 4 feet on the west, 2 feet on the south, and nearly 3 feet on the east, intended to provide additional sidewalk and outdoor seating area. While no benches are provided, the renderings indicate that the ground level restaurant will have seating which will provide an opportunity for stopping and resting. Main entrances are further recessed to provide a transition zone between the building and passing pedestrians. *These guidelines are met.*

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

C4. Complement the Context of Existing Buildings. Complement the context of

existing buildings by using and adding to the local design vocabulary.

Findings for A4 and C4: Nearby tower developments in the immediate vicinity are generally light in color or gray and feature either strong vertical elements or strong horizontal elements. The United States Courthouse to the south features both strong vertical and horizontal elements with limestone panels, metal, and glazing. The Standard Insurance Building two blocks west also has a strong vertical and horizontal expression with an elongated grid-like concrete façade. The recently approved AC Hotel, currently under construction one block to the north, will feature a strong vertical expression at the southwest corner; however it will be constructed of dark gray brick and metal panel. In contrast, the World Trade Center complex immediately east features strong horizontals in the form of ribbon windows and the primary materials, other than glazing, is gray granite. The concrete One Main Place to the southeast also has a horizontal expression despite its height. Staff also notes that, while a few blocks further to the southwest, the Wells Fargo Center and PacWest Center are among the most architecturally distinct buildings in the vicinity and feature strong verticals and horizontals in marble and aluminum, respectively.

The proposed building has strong vertical elements, particularly at the east and west and is proposed to be clad primarily in a medium gray metal panel and glass curtain wall, with a dark burgundy brick at the base and at the gasket adjacent to the Auditorium Building.

The first version of the building featured three façade articulations including a glazed curtain wall, a light gray metal panel window wall with a grid expression, and a dark gray metal panel window wall with a more vertical expression. Staff and the Commission expressed support for the use of metal panel and curtain wall on the tower but noted concern about the lack of cohesion across the tower and suggested the building should relate better to the adjacent Auditorium Building, a historic Landmark built in 1894 and immediately north of the subject property at the western frontage.

When the north half of the block is redeveloped, the Auditorium Building is likely to be the only vintage building on the block, and could potentially be surrounded by buildings constructed of metal and glass. The western portion of the proposed building is designed to be shorter so as to establish a relationship with the Auditorium Building, and some of the horizontal datums of the Auditorium Building are carried over to the proposed building to strengthen this relationship. The first version of the building was lighter in color, was generally more complicated in its design, featured an eroded corner, illuminated laser-cut metal screen at the gasket, and large top floor louvers facing SW 3rd Avenue. The second and current proposals are much more simplified, particularly on this façade. The west façade is now organized in a single curtain wall element, wrapped in a beveled bronze metal frame and set apart from the Auditorium with a vertical brick gasket that is in the same continuous plane as the brick at the ground level. The datums are now more aligned, particularly between the first and second levels, and the west-facing louvers have been minimized. While the western volume is still taller than the Auditorium Building, the medium gray and bronze metal panel are more complementary to the richness of the red brick, and the simplified and elegant design will not detract from the articulation of the Auditorium façade.

As is noted above, staff and the Commission had concerns about the relative darkness of the building as the material samples for the metal panel, the vision

glazing, and the spandrel glazing were all rather dark in color. The Commission expressed concern about the building absorbing light rather than reflecting light. The applicant was advised to investigate glazing with greater reflectivity as well as a lighter metal panel. Staff also suggested that the proposed metal panel be compared to both the Yard and the Cyan so that staff and the Commission could gain a better understanding of the tone of the proposed shade of gray; these comparisons are captured on sheet C.30. While the tone of the metal panel will change depending on the weather, the proposed product “Duranar SunStorm Medium Gray”, as represented in the photos on C.30, alleviated staff’s concerns that the building will be too dark and the Commission, on July 7, 2016, expressed appreciation for the lighter shade of gray proposed. While darker in tone than One Main Place, the World Trade Center, or the United States Courthouse, the newly proposed color strikes a balance between the taller lighter buildings and the landmark Auditorium Building. In addition, the applicant has revised the vision glazing to clear and increased the reflectivity of the glazing. Samples were provided at the hearing on July 7, 2016.

With the condition that the proposed metal panel not be revised at time of Permit from the “Duranar SunStorm Medium Gray”, as represented in the comparison photos, and that if “Duranar SunStorm Medium Gray” becomes unavailable, the substitute metal panel must be similar in color and tone, and must be confirmed by staff prior to installation, these guidelines are met.

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

Findings: The proposed development seeks to maximize the development potential of the property. As such, the applicant proposes to demolish the existing Albion Hotel on site. While reuse of the building in its current form may not be feasible, reuse of building elements may be feasible. Because of the storied history of the building and the date of its original construction, staff notes that there may be architectural elements worthy of salvage, despite the relatively dilapidated state of the building. As such, staff suggested that any original or otherwise quality materials that can be salvaged should be salvaged. The applicant has indicated that most of the quality elements worth saving are located in the Lotus Cardroom and Café and will be removed by the proprietor. This salvage, and any other potential salvage of interior or exterior building elements should be confirmed with a letter at the time of Permit.

With salvage of any original or otherwise quality interior or exterior materials or building elements, to be confirmed with a letter at the time of Permit, this guideline is 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: A healthy amount of glazing is proposed at the ground level. The west façade also features operable storefronts at the ground level where a restaurant is expected to occupy the space. This will provide the opportunity for activity to easily flow between the interior and exterior, contributing to a vibrant streetscape experience.

In the previous version, the applicant was requesting a Modification to ground floor windows requirements on the east façade. Staff and the Commission did not support this request and the applicant revised the ground floor program at the northeast corner of the building in order to increase the total window length and area and eliminate corridor redundancies in the design. The applicant also eliminated the previously-proposed laser-cut metal screen which blocked views to the interior on the south façade and created concerns with overall coherency. *This guideline is met.*

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

Findings: The subject property is not at an identified gateway location. *This guideline is not applicable.*

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

Findings: The proposal will maintain existing sidewalks or rebuild the sidewalks to City standards if they are damaged during the construction process. *This guideline is 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: As is noted elsewhere, significant canopies are proposed at the ground level, which will provide protection from sun, rain, and glare. Because the building is recessed approximately 4'-0" from the western street lot line, the 6'-0" deep canopies primarily provide protection for those who are situated within the boundary of the property, such as restaurant patrons. At the May 5, 2016 hearing, the Commission suggested that the canopies should be deeper in order to provide more protection for pedestrians walking down the street, rather than primarily serving those who may be patronizing the restaurant. The building is located closer to the property line on the south and east so the 6'-0" canopies at the southeast corner provide additional weather protection at these areas. According to the 2nd Floor Plan, the canopies at the speakeasy entrance and above the loading bay appear to extend only 2'-0" over the right-of-way; however, according to the ground level plan, they are shown to extend approximately 3'-0" into the right-of-way. While this may be appropriate given the uses at this location, a depth more consistent with the depth at the southeast corner may be more appropriate for consistency as well as to provide weather protection for people who may have to stand in line to get into the speakeasy entrance. The southwest canopy has also been extended along the south façade since the May 5, 2016 hearing, providing additional coverage. Extending the depth of the canopy at the west façade would make it deeper than the majority of the canopies and approximately the same depth as the primary entrance canopy as well as potentially blocking views toward the Auditorium Building.

With a condition of approval that the canopies at the speakeasy entrance and the loading bay be revised to match the depth of the canopy at the southeast corner, this guideline is met.

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

Findings: Barrier-free access is provided at the majority of street entrances, with the exception being the southeast corner bar entrance, which has two other accessible entrances, one through the hotel lobby and one through the speakeasy entrance. *This guideline is met.*

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

Findings: The proposal is for a new building. *This guideline is not applicable.*

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

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 and C5: The building is comprised of two relatively distinct volumes including a southeast tower which holds the majority of the hotel rooms and a smaller volume at the southwest which is designed to generally reflect the scale of the adjacent landmark Auditorium Building. Staff and the Commission expressed support for the concept of a smaller volume at this location in order to respect the Auditorium Building and noted the positive changes in the design from the previous version considered at the May 5, 2016 hearing.

Staff previously noted concerns for the angled wall at the south façade, which was continued to the ground level via the main hotel canopy and an angled metal screen, the latter two elements have been removed from the proposal. As is noted above under A2, the applicant intends to utilize this angled wall in order to promote Portland values which will be expressed through a continuous green wall that extends from the roof into the lobby. Staff and the Commission had previously noted that while the angled wall seemed to lack a meaningful architectural reference, it did add interest and with the elimination of the other angled elements, this single expression is now made stronger.

The building is composed of quality materials, including dark burgundy brick at the base with 18 gauge metal panel and glazed curtain wall above. Louvers are integrated into the design in a relatively clean manner at the rooftop mechanical enclosures and above the ground level canopies, which will help minimize their impact on pedestrians.

At the November 19, 2015 Design Advice Request, the Design Commission noted that the tower was relatively small and, as such, did not require multiple façade expressions. The previous version, considered on May 5, 2016, featured three distinct façade articulations on the tower, two of which were continued at the western volume. Staff and the Commission expressed concerns about the multiple articulations, as well as the relative flatness of the south façade and the lack of clarity at the north façade. Staff and the Commission suggested that greater cohesion was needed for the overall façade, with additional consideration toward adding texture to the window walls. The applicant has since eliminated the window wall pattern with the vertical expression and the building now features curtain wall set within a beveled frame and a window wall system with texture added through the various depths of vision glazing, spandrel glazing, and metal

panel set within this system.

As previously noted, the proposed vertical frame at the south end of the tower responds to the south setback of the World Trade Center building and therefore adds a certain logic to the articulation of this façade. Since the May 5, 2016 hearing, the applicant has refined the detailing of this vertical expression, which is repeated on the west façade, by adding a bevel and bronze accent color to the frame. This bronze is repeated at canopies and upper level louvers. Staff believes that the bevel adds a touch of elegance and interest while the change in color to medium gray with bronze accents helps the building relate better to the Auditorium which is a deep red brick.

The plans have been revised and a detail added, indicating that the bronze metal panel at the bevel will be 12-gauge, which is a significantly sufficient quality to ensure that the beveled frame will maintain its integrity. Because the beveled west- and east-facing frames are the signature design elements of the building, the proposed 12-gauge metal or composite metal panel will be required for this feature through a condition of approval. The applicant has also made revisions based on prior recommendations including, closing the frame at the east end, and revising the base of the sidelights adjacent to the speakeasy entrance to glass. The metal panel at the loading bay is also now indicated as 12-gauge.

With a condition of approval that the bronze metal frame elements be either 12-gauge metal or composite metal panel, these guidelines are 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: Both ground level corners of the building feature significant glazing, canopies, and entrances. The interior program of the building will ensure that the ground level corners of the building will be activated. The southwest corner, which is slightly recessed from the rest of the ground floor, includes a restaurant that will be able to spill out onto the street and the southeast corner features a bar/market, while the mid-block portion of the building features the less intensely activated lobby space. *This guideline is met.*

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

Findings: The ground level is differentiated from the upper levels of the building through materials and articulation. The ground level features dark burgundy brick and storefront systems whereas the upper levels are proposed to be metal panel and glazed curtain and window wall. The ground level also features a significant amount of canopy to provide human scale for pedestrians. *This guideline is met.*

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

Findings: The proposed building is for a hotel, the ground level of which is designed to be fairly free-flowing, with the central lobby connected to the adjacent

bar/market at the east and the restaurant at the west. While the restaurant is designed to be somewhat separate, the ground floor is designed with a relatively open floor plan so that it can be easily divided if the program changes over time. *This guideline is met.*

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: No encroachments are proposed. *This guideline is not applicable.*

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.

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 B2 and C11: The applicant proposes canopy and entry lighting, further discussed below, which will provide for a safer pedestrian experience. Vehicular access to the site is limited to loading trucks and only one space is proposed which will further limit potential conflicts.

The applicant proposes to enclose the rooftop mechanical equipment with extensions of the building's architecture within the east-west bar as seen on sheets C.32 and C.33, as well as at the lower portion of the building. Staff had previously expressed concerns that the remainder of the rooftop mechanical equipment was not cohesively screened; this has been resolved with a simplified screen. Staff and the Commission also had concerns that the mechanical equipment at the 5th floor had the potential to negatively impact the pedestrian realm. Staff had noted that this mechanical equipment had the unfortunate consequence of resulting in a building height which is taller than the adjacent Landmark Auditorium Building, however with the revised design, this is no longer a concern. The louvers facing SW 3rd Avenue have been reduced in area and will be less visible while those on the south façade are articulated with bronze louver and back-lit screening, which is the same expression as at the top of the tower. *These guidelines are 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: Staff previously had concerns with the amount of lighting proposed and the applicant has addressed these concerns by reducing the overall amount of lighting on the building. The proposed canopy down lights and additional lighting to highlight the main entry canopy are reasonable. A soft wash at the green wall may also be reasonable to highlight this roof treatment. Lantern lighting at the mechanical enclosure of the tower portion of the building is elegant and

helps to obscure the function of the louvered vents, while the lighting at the lower mechanical enclosure is now limited to the south façade, thus no longer detracting from the adjacent Auditorium Building. *This guideline is met.*

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

Findings: No details were provided for the proposed signage, however it appears that the amount of proposed signage is within the total amount allowed and each sign appears to be less than 32 square feet, making them exempt from design review. Generally, signs are proposed to be typically located, above or at entrances, at corners, and at the parapet. Because the signs are all 32 square feet or much less, including the parapet sign, they will not dominate the skyline or the pedestrian experience. *This guideline is 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.

D2. South Waterfront Area. Develop a pedestrian circulation system that includes good connections to adjacent parts of the city and facilitates movement within and through the area. Size and place development to create a diverse mixture of active areas. Graduate building heights from the western boundary down to the waterfront. Strengthen connections to North Macadam by utilizing a related system of right-of-way elements, materials, and patterns.

D3. Broadway Unique Sign District. Provide opportunities for the development of large, vertically oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.

D4. New China/Japantown Unique Sign District. Provide opportunities for the development of suitably ornate signs, using motifs, symbols, bright colors, and celebrative forms that add to the atmosphere and character of New China/Japantown. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.

Findings: The subject property is not located in any of these special areas. *These guidelines are not applicable.*

(2) MODIFICATION REQUESTS (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use,

number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modifications are requested:

1. Section 33.266.220 – to reduce the width of required long-term bicycle parking spaces from 2'-0" to 1'-6".

Purpose Statement: These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.

Standard: 33.266.220.C.3.b – A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

Findings: The requested Modification to reduce bicycle parking standards has become fairly common and has been found to be approvable in many instances, provided a 6" vertical stagger is provided for adjacent bicycles. The 6" vertical stagger reduces the potential for conflicts between adjacent handlebars and pedals while still providing a reasonable space for storing bicycles within a reduced distance. The applicant is required to provide 16 long-term bicycle parking spaces in order to achieve the intended bike locker room bonus per 33.510.210C.8; however, as a result of the proposed width reduction, they are able to propose 27 long-term spaces. *The purpose of the standard is met and the guidelines are better met by the proposal.*

(3) ADJUSTMENT REQUESTS (33.805)

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

The approval criteria for signs are stated in Title 32. All other adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met.

The following adjustments are requested:

1. 33.266.310.C – to reduce the number of required loading spaces from 2 to 1 Standard A spaces.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The purpose statement for the Loading Standards is as follows: “A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.”

The Bureau of Transportation has reviewed the applicant’s loading analysis and has determined that the anticipated loading activities associated with the hotel can be accommodated in one Standard A space, as proposed. BDS staff defers to PBOT’s expertise with regard to the adequacy of service, but notes that the reduced number of spaces will minimize conflicts between pedestrians and loading vehicles, thereby better protecting pedestrians. *This approval criterion is met.*

- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with the desired character of the area; and

Findings: The proposal to reduce the number of loading spaces is consistent with the desired character of the C zone as it minimizes conflicts between pedestrians and loading vehicles and allows more space for on-street parking which helps to support commercial activities. *This approval criterion is met.*

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one Adjustment is requested. *This criterion does not apply.*

- D. City-designated scenic resources and historic resources are preserved; and

Findings: There are no city-designated scenic or historic resources on this site. *This criterion does not apply.*

- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: No negative impacts requiring mitigation, as a result of the proposed Adjustment, have been identified by either BDS or PBOT staff. *This criterion does not apply.*

- F. If in an environmental zone, the proposal has a few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: This site is not within an environmental zone. *This criterion does not apply.*

This Adjustment warrants approval.

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 team has resolved the majority of the previously stated concerns. The proposed building has resolved staff's major ground level concerns by adjusting the northeast corner program and eliminating the request to reduce ground floor windows on the east façade. The building façade articulation has been simplified into two major expressions – the framed glazed curtain wall and the textured window wall. The design of the western volume is now more coherent and the reduction in mechanical louvers on the west façade will not detract from the Auditorium Building will ensure that the new building will not significantly detract from the Auditorium Building. The revised colors of the proposed building are now more compatible with the adjacent Auditorium Building and the proposed shade of gray, which is significantly lighter in tone that that proposed in the second version, is not so dark that it will overwhelm the skyline. The Modification to reduce bike parking stall widths and the requested Adjustment to reduce the number of required Standard A loading spaces from two to one are also supported.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve Design Review for Approval of a new 20-story hotel building in the Central City Plan District with an FAR of 11.7:1; the additional 2.7:1 FAR above the 9:1 base allowed is achieved via the locker room bonus (33.510.210.C.8). The building is proposed to feature ground level retail, with restaurants at both corners and a central lobby facing SW Salmon. A secondary entrance at SW 2nd would lead to a rooftop bar with rooftop terraces, including a shallow pool. One loading space is proposed at SW 2nd Avenue. Exterior materials include dark burgundy brick, warm gray metal panel, dark gray spandrel glass, and glass curtain wall.

Approval of the following **Modification** requests:

1. Section 33.266.220 – to reduce the width of required long-term bicycle parking spaces from 2'-0" to 1'-6".

Approval of the following **Adjustment** requests:

1. 33.266.310.C – to reduce the number of required loading spaces from 2 to 1 Standard A spaces.

review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 63 days (see Exhibits H-4 and H-8). The **120 days expire on:** September 13, 2016

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on July 29, 2016 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 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 **August 1, 2016 –(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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

Hillary Adam
July 8, 2016

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five

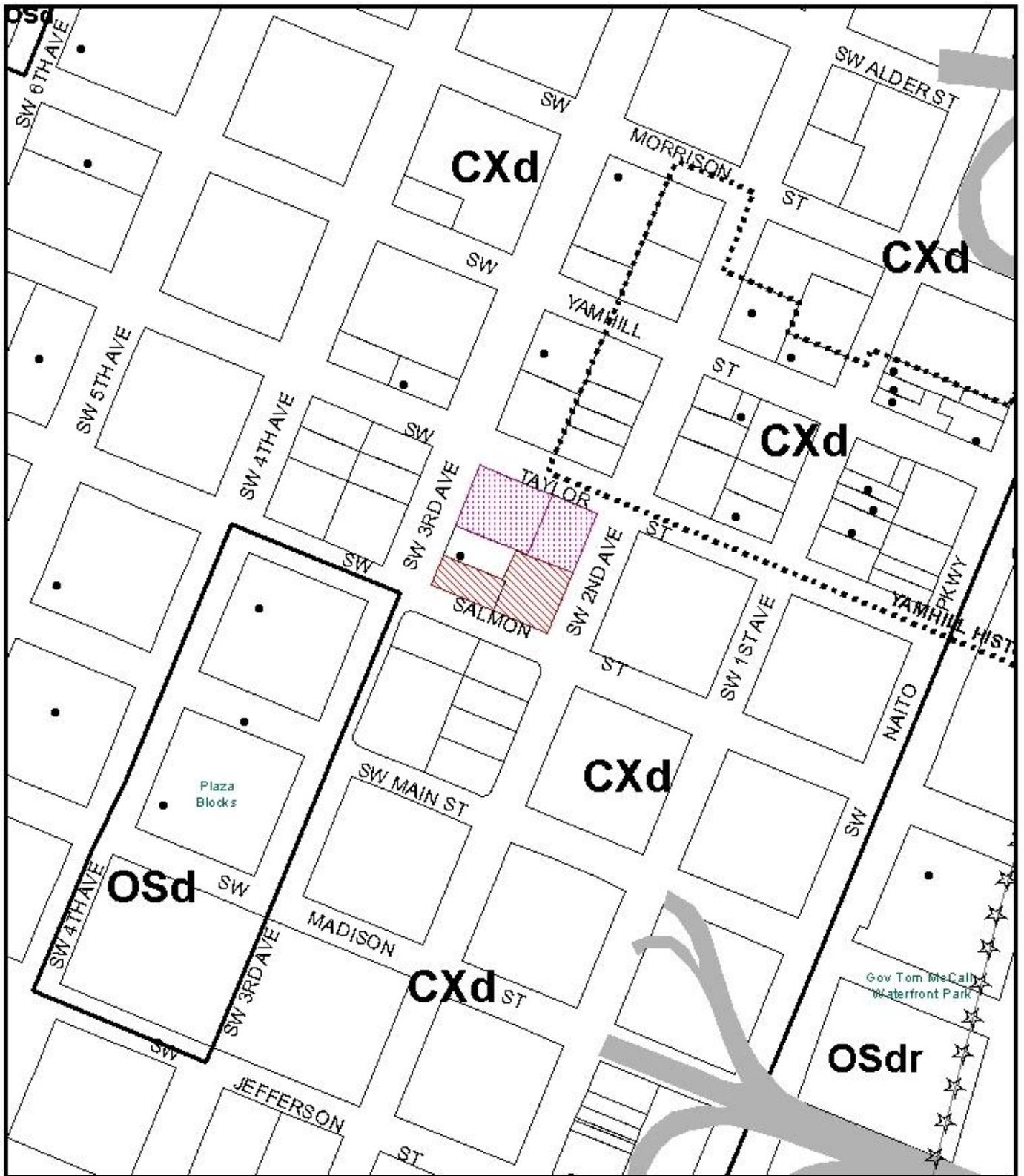
business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Original Drawing Set, dated January 26, 2016
 - 3. Revised Drawing Set, date February 16, 2016
 - 4. Stormwater Management Report, received February 16, 2016
 - 5. Supplementary Electrical and Mechanical Cutsheets, received February 16, 2016
 - 6. Completeness Response Letter, dated March 14, 2016
 - 7. Revised Narrative, dated March 14, 2016
 - 8. Supplementary Electrical and Mechanical Cutsheets, dated March 14, 2016
 - 9. Stormwater Management Report, received March 14, 2016
 - 10. Revised drawing Set, dated March 14, 2016
 - 11. Drawing Set for May 5, 2016 hearing
 - 12. Drawing Set for June 16, 2016 hearing
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Cover Sheet
 - 2. Project Directory
 - 3. View from Southeast
 - 4. View from Southwest
 - 5. Site Plan
 - 6. Floor Plans – Level B
 - 7. Floor Plan – Level 1 (attached)
 - 8. Floor Plan – Level 2
 - 9. Floor Plan – Level 3
 - 10. SW 2nd and Salmon Street Perspective
 - 11. SW 3rd and Salmon Street Perspective
 - 12. Floor Plan – Level 4
 - 13. Floor Plan – Level 5
 - 14. Floor Plan – Level 6
 - 15. Floor Plan – Level 7-18
 - 16. Floor Plan – Level 19
 - 17. Floor Plan – Level 20
 - 18. Floor Plan – Level 21
 - 19. Floor Plan – Level 21 Mechanical
 - 20. Axonometric – Rooftop
 - 21. Landscape – Axonometric
 - 22. Landscape – Planted Wall Assembly
 - 23. Landscape – Planted Wall Views from Lobby
 - 24. View from Hawthorne Bridge
 - 25. View from Salmon Street Fountain
 - 26. Precedent Images
 - 27. Overall Material Palette
 - 28. Metal Panel Comparisons
 - 29. Elevations – East (attached)
 - 30. Elevations – South (attached)
 - 31. Elevations – West (attached)
 - 32. Elevations – North (attached)
 - 33. SW 3rd Ave Perspective
 - 34. SW 2nd Ave Perspective

35. Elevations – Ground Floor
 36. Elevations – Ground Floor
 37. Elevations – Ground Floor
 38. Formed Metal Panel Detail
 39. Ground Floor Glazing Percentages
 40. Signage
 41. Enlarged Elevation – West Restaurant
 42. Enlarged Elevation – South – Restaurant Entry
 43. Enlarged Elevation – South – Hotel Entry
 44. Enlarged Elevation – East – Bar entry
 45. Enlarged Elevation – East – Loading
 46. Enlarged Elevation – East – Bar Entry
 47. Enlarged Elevation – South – Tower
 48. Enlarged Elevation – South – Tower
 49. View from Southeast
 50. SW 3rd and Salmon Street
 51. Product Information – Side-Lit Rooftop Louvers
 52. Exterior Lighting – Perspective
 53. Exterior Lighting – Perspective
 54. Product Information – Curtain Wall Fins
 55. Product Information – Window Wall
 56. Curtain Wall Details
 57. Long-Term Bike Parking
 58. Product Information – Mechanical Louvers
 59. Stormwater Management Plan
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant’s statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Bureau of Transportation Engineering and Development Review
 2. Life Safety Division of BDS
 3. Bureau of Environmental Services
 4. Water Bureau
 5. Site Development Review Section of BDS
 6. Fire Bureau
- F. Letters:
1. Steven Martini, on May 4, 2016, wrote with concerns that the project not be approved until the egress for the Auditorium Building, which empties onto the subject property, can be resolved.
 2. Peggy Moretti, Restore Oregon, on June 6, 2016, wrote in response to the prior staff report, stating that the proposal did not respond to its historic context with regard to material and color and suggested that the building should be something other than gray metal and gray glass.
- G. Other
1. Original LUR Application
 2. Incomplete Letter, dated February 25, 2016
 3. Staff Report, dated April 25, 2016
- H. Hearing:
1. Staff Presentation, dated May 5, 2016
 2. Applicant Presentation, dated May 5, 2016
 3. David Wark comments, dated May 4, 2016

4. Extension Form, dated May 5, 2016
5. Staff Report, dated June 6, 2016
6. Staff Presentation, dated June 16, 2016
7. Applicant Presentation, dated June 16, 2016
8. Extension Form, dated June 17, 2016
9. Staff Report, dated June 29, 2016
10. Applicant Presentation, dated July 7, 2016



ZONING

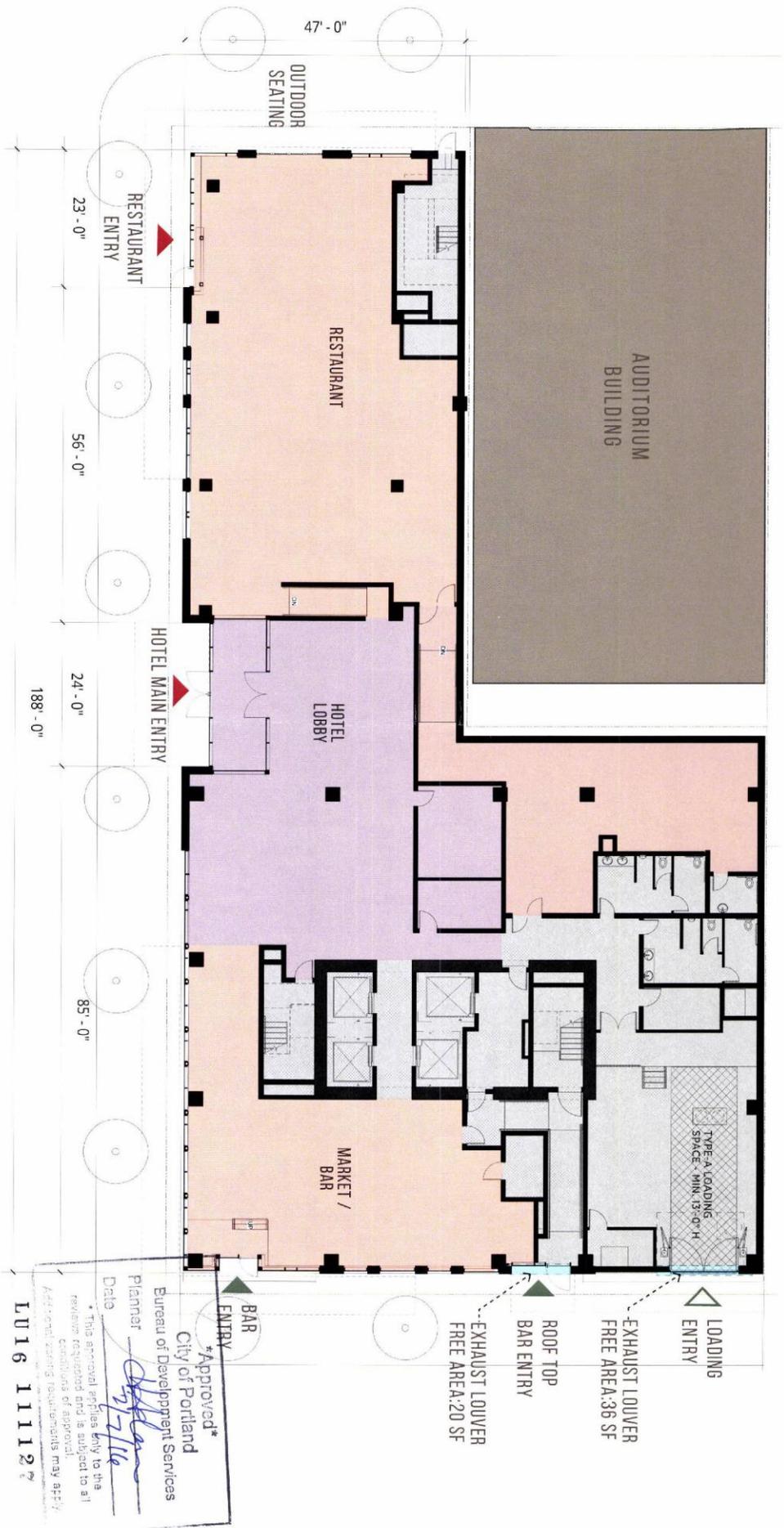
This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT



-  Site
-  Also Owned Parcels
-  Recreational Trails
-  Historic Landmark

File No.	LU 16-111127 DZM AD
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 6400
Exhibit	B (Mar 16, 2016)

3RD & SALMON / PORTLAND, OR
 C.8 FLOOR PLANS - LEVEL 1

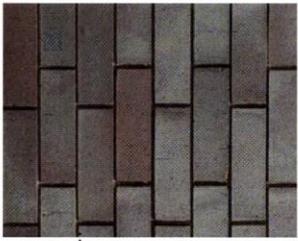
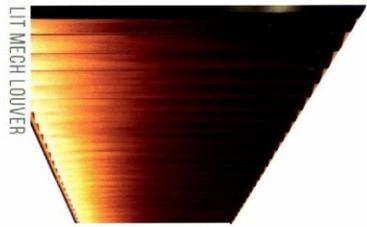


ANKROM MOSAN ARCHITECTS AND THIRD & TAYLOR DEVELOPMENT LLC.
 JULY 7, 2016 / LU-16-111127-02M AD

C-7

3RD & SALMON / PORTLAND, OR
 C-32 ELEVATIONS - EAST - SW 2ND

-  SPANDREL GLASS
-  VISION GLASS
-  BRICK
-  METAL PANEL #1 (DARK)
-  METAL PANEL #2 (LIGHT)
-  BRONZE METAL

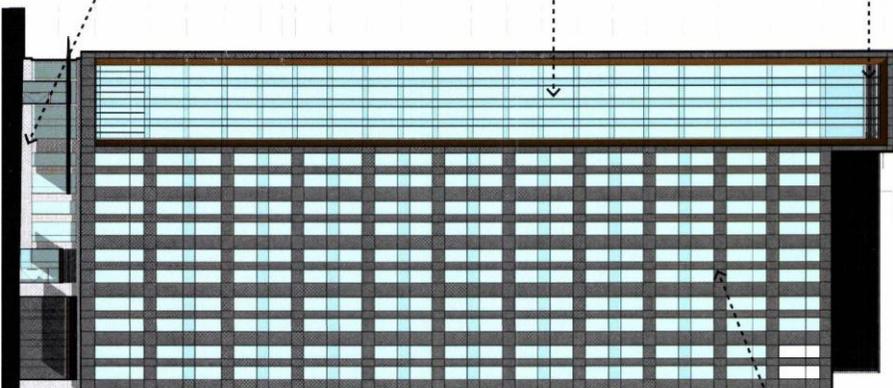


- TOUR SIGNAGE
- 2ND FLOOR
- 3RD FLOOR
- 4TH FLOOR
- 5TH FLOOR
- 6TH FLOOR
- 7TH FLOOR
- 8TH FLOOR
- 9TH FLOOR
- 10TH FLOOR
- 11TH FLOOR
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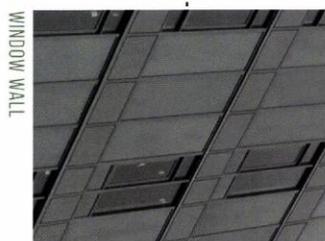


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SW SALMON



FUTURE
 OFFICE BUILDING

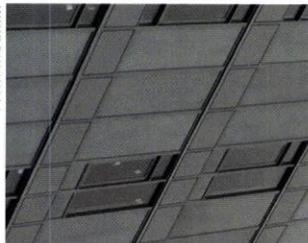
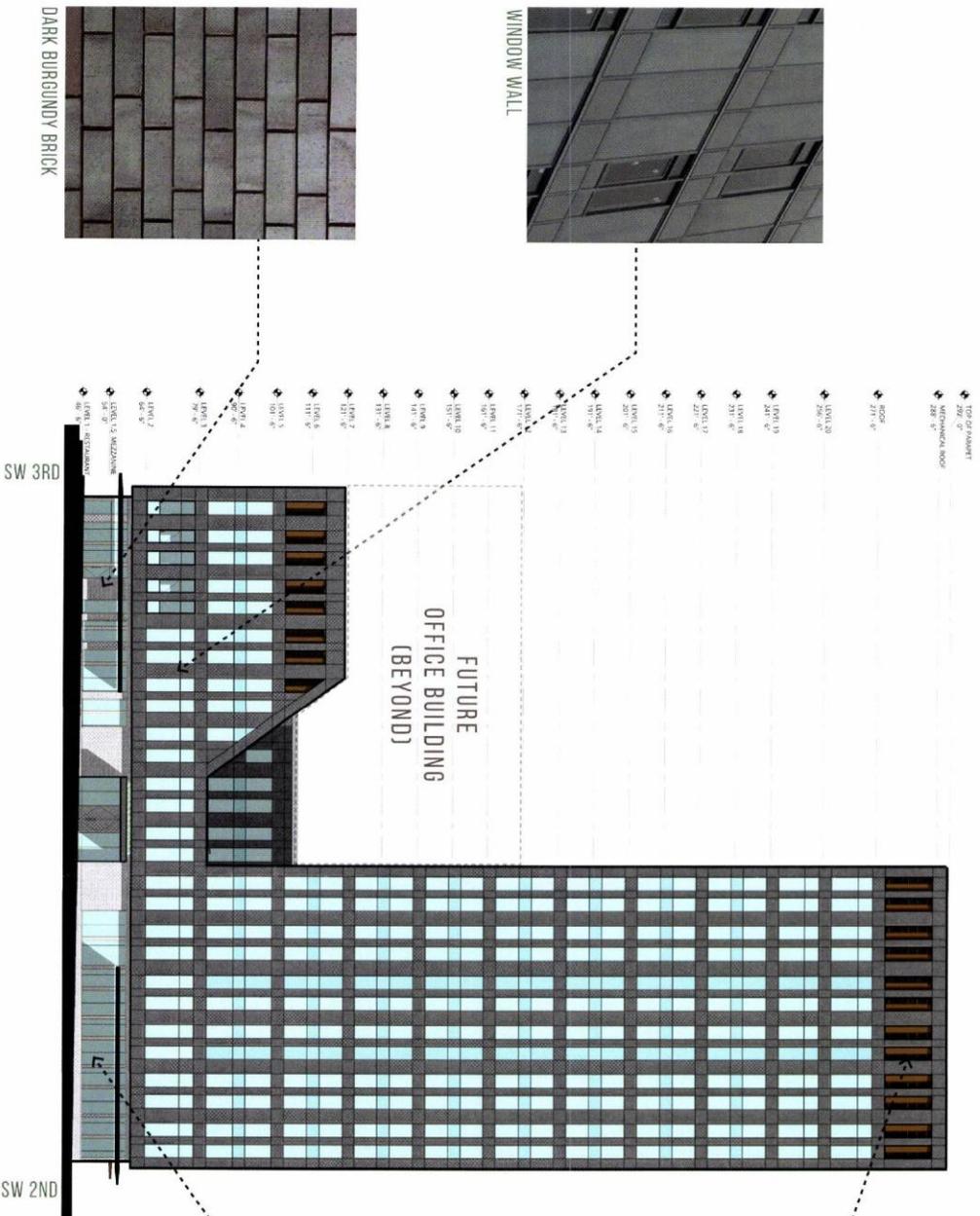


Approved
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: 7/7/16
 This approval is not a warranty to the reviewer and is subject to all conditions of the code.
 Additional reports, notes, results may apply.

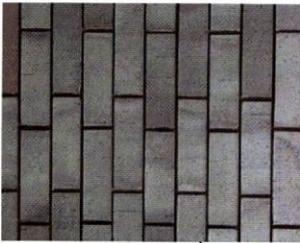
SW TAYLOR
 1616 11112

C-29

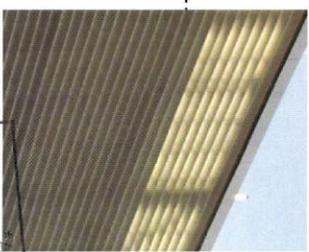
3RD & SALMON / PORTLAND, OR
 ELEVATIONS - SOUTH - SW SALMON C.33



WINDOW WALL



DARK BURGUNDY BRICK



LIT MECH LOUVER



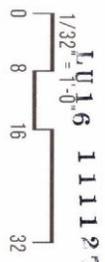
CURTAIN WALL

Approved*
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: 5/7/16
 * This approval applies only to the project as shown and is subject to all applicable codes and regulations.

SW 2ND

SW 3RD

FUTURE
 OFFICE BUILDING
 (BEYOND)



ANKROM MOISAN ARCHITECTS AND THIRD & TAYLOR DEVELOPMENT LLC,
 JULY 7, 2016 / LU-16-111127-DZM AD

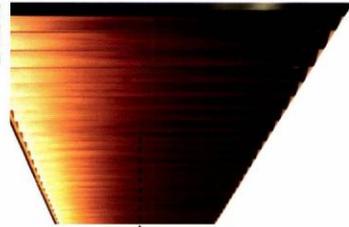
C-30

3RD & SALMON / PORTLAND, OR
 C.34 ELEVATIONS - WEST - SW 3RD

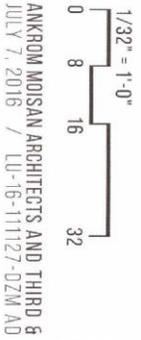
-  SPANDREL GLASS
-  VISION GLASS
-  METAL PANEL #1 (DARK)
-  METAL PANEL #2 (LIGHT) (NORTH ELEV)
-  BRICK
-  BRONZE METAL



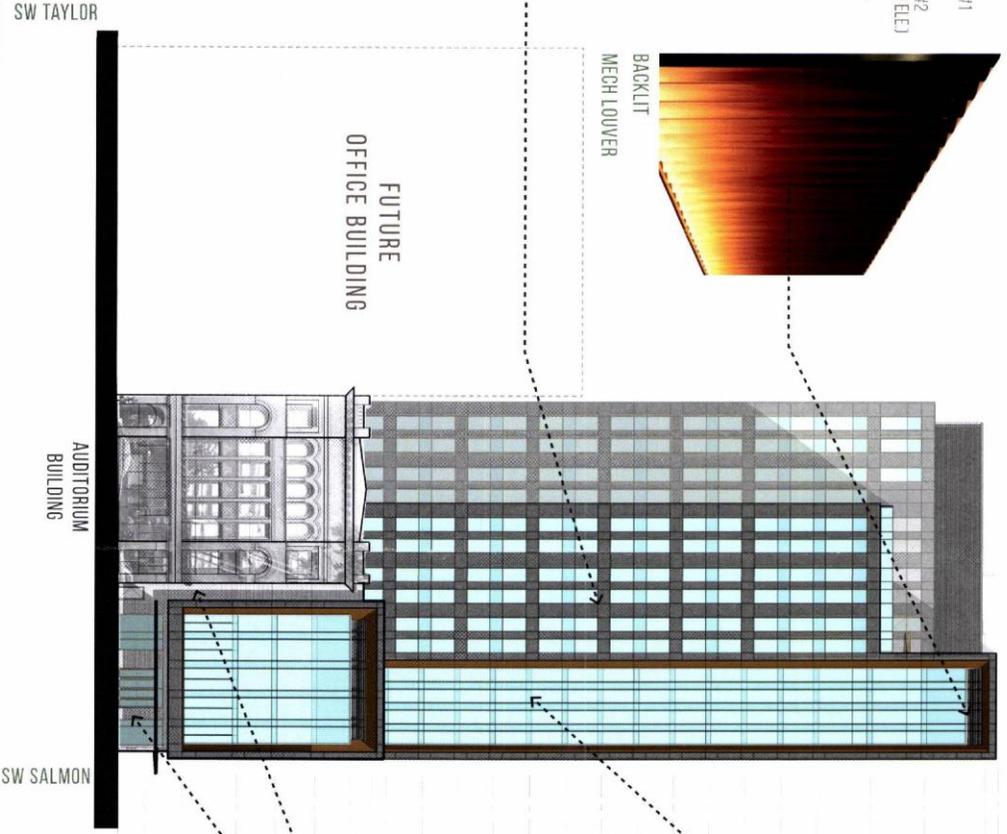
WINDOW WALL



BACKLIT MECH LOUVER



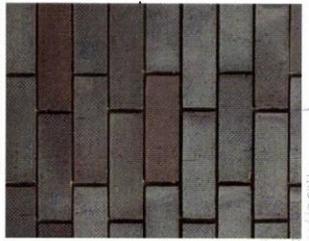
ANKROM MOISAN ARCHITECTS AND THIRD & TAYLOR DEVELOPMENT LLC.
 JULY 7, 2016 / LU-16-111127-D2M AD



- TOP OF MARKET
- MECHANICAL ROOM
- ROOF
- LEVEL 20
- LEVEL 19
- LEVEL 18
- LEVEL 17
- LEVEL 16
- LEVEL 15
- LEVEL 14
- LEVEL 13
- LEVEL 12
- LEVEL 11
- LEVEL 10
- LEVEL 9
- LEVEL 8
- LEVEL 7
- LEVEL 6
- LEVEL 5
- LEVEL 4
- LEVEL 3
- LEVEL 2
- LEVEL 1
- MECHANICAL ROOM
- LEVEL 1.5 RESTAURANT
- LEVEL 1.5 RESTAURANT



CURTAIN WALL



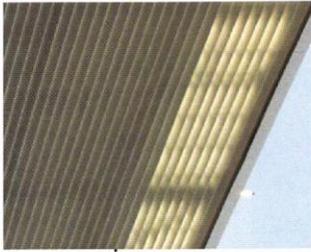
DARK BURGUNDY BRICK

Approved*
 City of Portland
 Bureau of Development Services
 Planner
 Date: 7/7/16
 * This approval applies only to the project and is subject to all conditions of approval.
 Conditions only apply.

LU16 111127

C-31

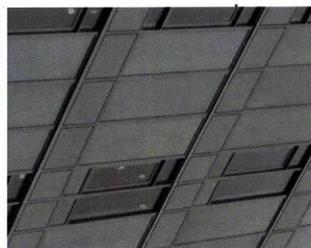
3RD & SALMON / PORTLAND, OR
ELEVATIONS - NORTH C.35



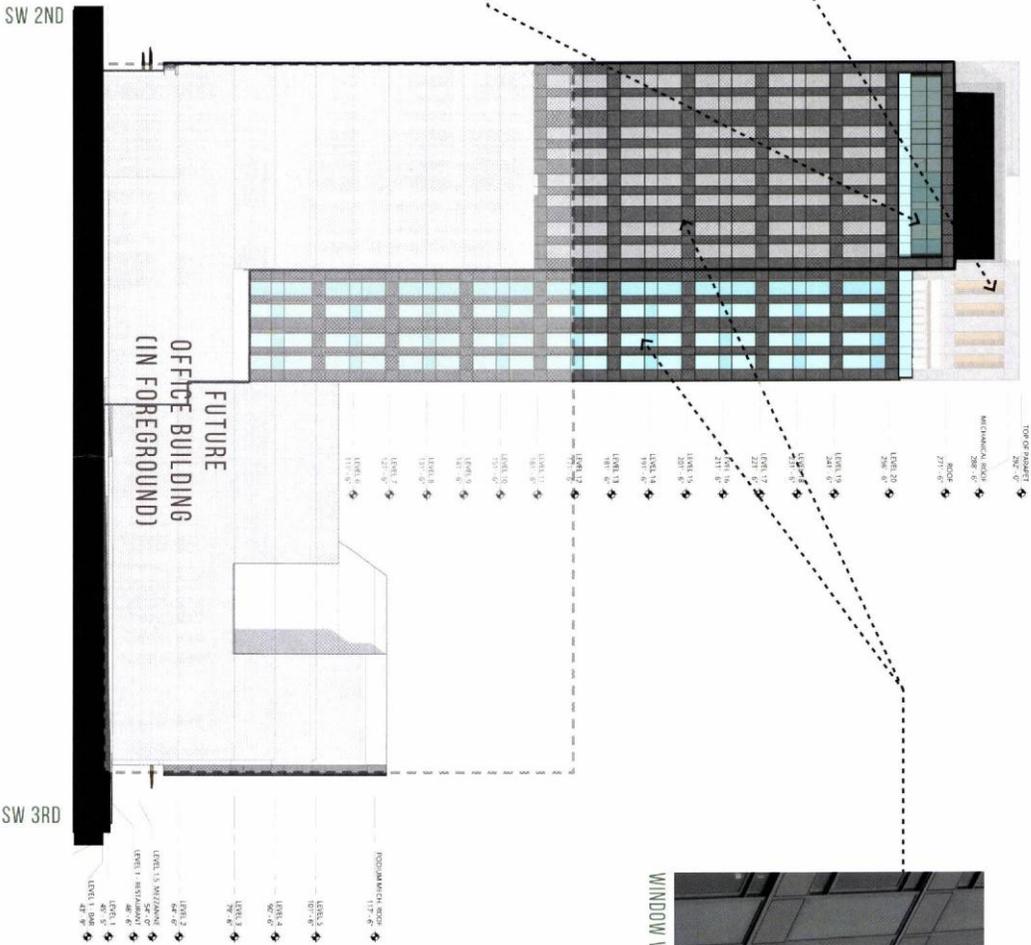
BACKLIT
MECH LOUVER



CURTAIN WALL



WINDOW WALL

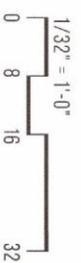


Approved

City of Portland
Bureau of Development Services

Planner: *[Signature]*
Date: *[Signature]*

* This approval expires only to the review requested and is subject to all conditions of approval.
Aerial and aerial photographs may apply.



ANKROM MOISAN ARCHITECTS AND THIRD & TAYLOR DEVELOPMENT LLC.
JULY 7, 2016 / LU-16-111127-DZM AD
C-32