



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

Carmen Rubio, Commissioner
 Rebecca Esau, Director
 Phone: (503) 823-7300
 TTY: 711
www.portland.gov/bds

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/5000/BDS LUR

Multnomah County Official Records		2023-062112
E Murray, Deputy Clerk		10/05/2023 08:53:50 AM
LUA-LUA	Pgs=7 Stn=67 ATMH	\$106.00
\$35.00	\$11.00 \$60.00	

Date: September 19, 2023
To: Interested Person
From: Grace Jeffreys, Land Use Services
 503-865-6521 / Grace.Jeffreys@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <https://www.portland.gov/bds/zoning-land-use/news/notices>. Enter the land use case file number in the keyword search. 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 23-069985 DZ - ALDERWAY STOREFRONTS

GENERAL INFORMATION

Applicant: Jason Smith, Hennebery Eddy Architects
 921 SW Washington St., Suite 250, Portland OR 97205
 503-542-1256, Jsmith@Henneberyeddy.Com

Representative/Owner: Nick Ehlen, Melvin Mark Investors (MMI)
 111 SW Columbia, Suite 1380, Portland OR 97201
 503-546-4512, Nehlen@Melvinmark.Com

Site Address: 539 SW BROADWAY

Legal Description: BLOCK 213 LOT 3&4, PORTLAND
Tax Account No.: R667722940
State ID No.: 1N1E34CC 06800, 1N1E34CC 06800 U1
Quarter Section: 3029

Neighborhood: Portland Downtown, contact Marian DeBardelaben at
 debardelabenmarian@gmail.com
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at
 darlene@nwnw.org

Plan District: Central City - Downtown
Other Designations: None
Zoning: CXd, Central Commercial with a design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes exterior alterations to an existing development located in the Central City Plan District, which is listed on the Historic Resource Inventory as the Alderway Building. These include:

- The replacement of the existing ground floor façade with new retail storefronts, signage, canopies, lighting and associated site work.
- The addition of a rooftop terrace with planters to provide amenity space for the building tenants.

Design review is required for non-exempt exterior alterations within a design overlay per Portland Zoning Code 33.420.041.

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

CONCLUSIONS

The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. This proposal to replace the existing ground floor façade with new high-quality retail storefronts, metal and glass canopies, and associated site work and a new rooftop terrace, will:

- Upgrade the building while at the same time maintain continuity with the existing design and surrounding area.
- Activate the existing building and the street corner.
- Enhance the adjacent pedestrian experience.
- Be of high quality and thoughtfully detailed to integrate with and also elevate the existing structure.

The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations the Alderway Building. These include:

- The replacement of the existing ground floor façade with new retail storefronts, signage, canopies, lighting and associated site work.
- The addition of a rooftop terrace with planters.

Approval per the approved site plans, Exhibits C-1 through C-28, signed and dated September 14, 2023, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 23-069985 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Grace Jeffreys



Decision rendered by: _____ **on September 14, 2023**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 19, 2023

Last date to Appeal: October 3, 2023 by 4:30 pm

Effective Date (if no appeal): October 4, 2023 Decision may be recorded on this date

Kimberly Tallant, Principal Planner

City of Portland
Bureau of Development Services
1900 SW Fourth Ave, #5000
Portland, OR 97201

Date: October 4, 2023




Representative

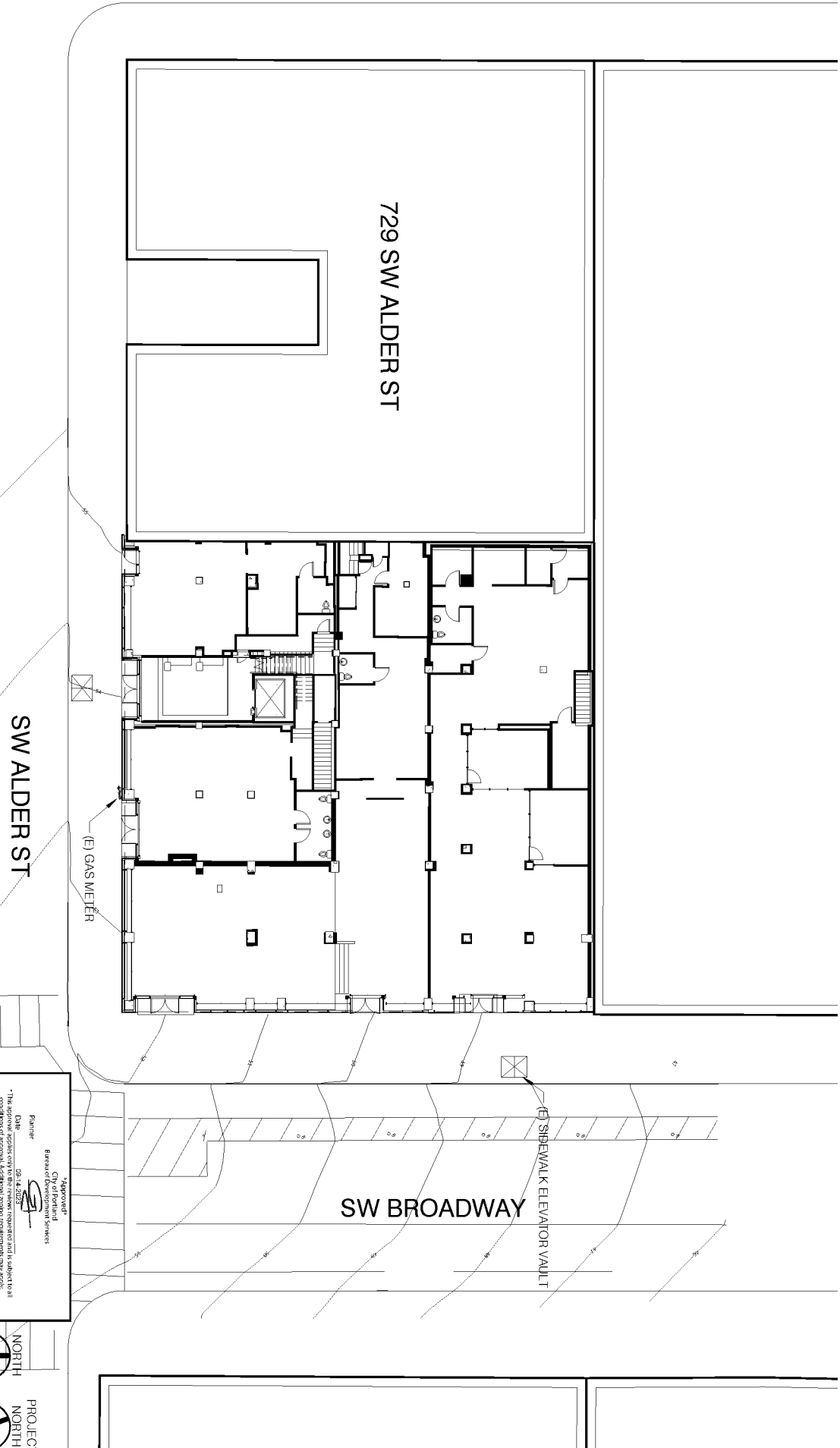


For Zoning Code in Effect Post October 1, 2022

ZONING 
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No. LU 23 - 069985 DZ
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State ID 1N1E34CC 6800
 Exhibit B Jul 31, 2023



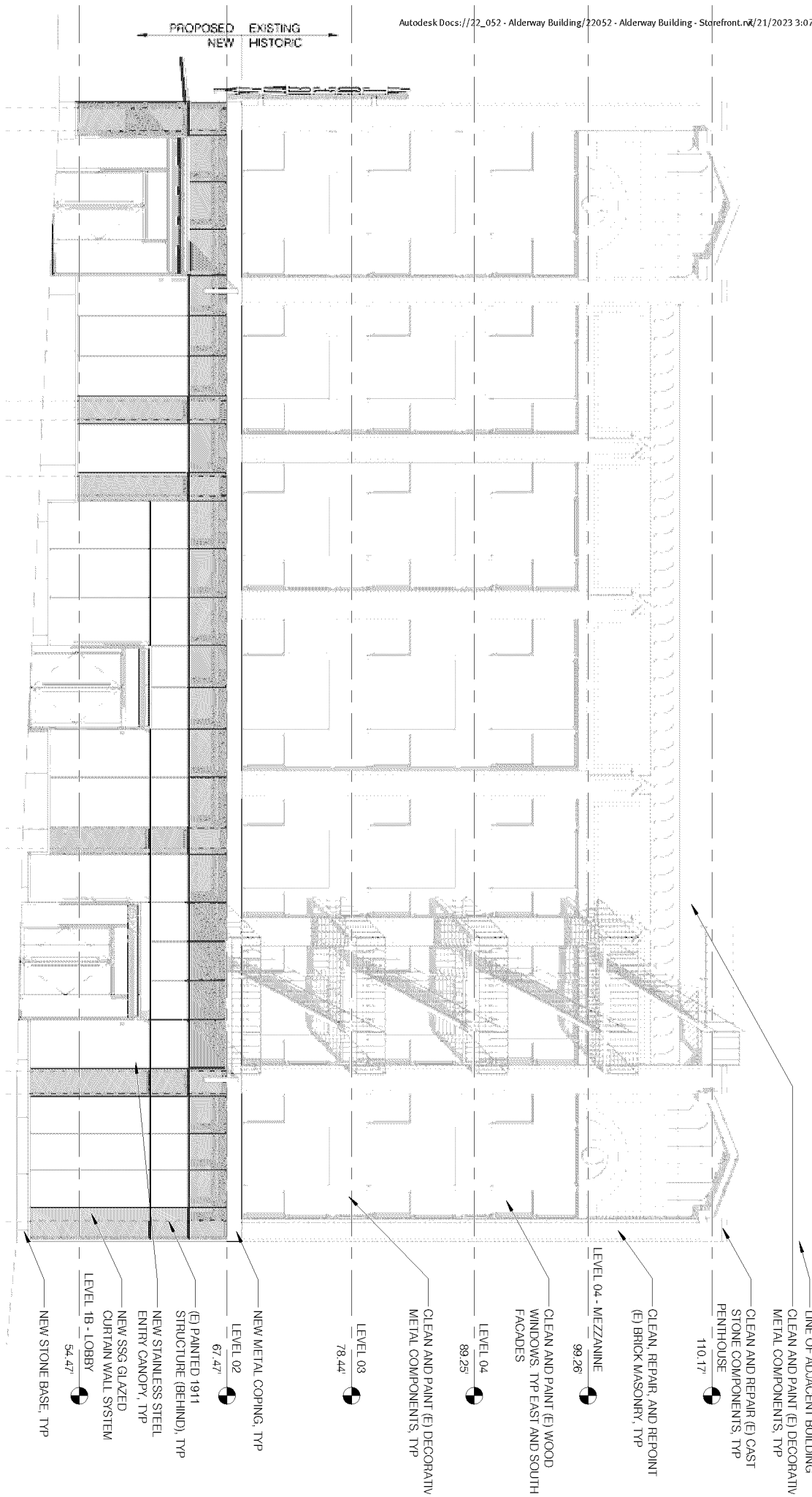
Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 7/28/2023
 Date: 7/28/2023
 This date represents the date of the final condition of approval. Approval is subject to the requirements of the applicable code.

0' 5' 10' 20' 40'

NORTH

PROJECT NORTH

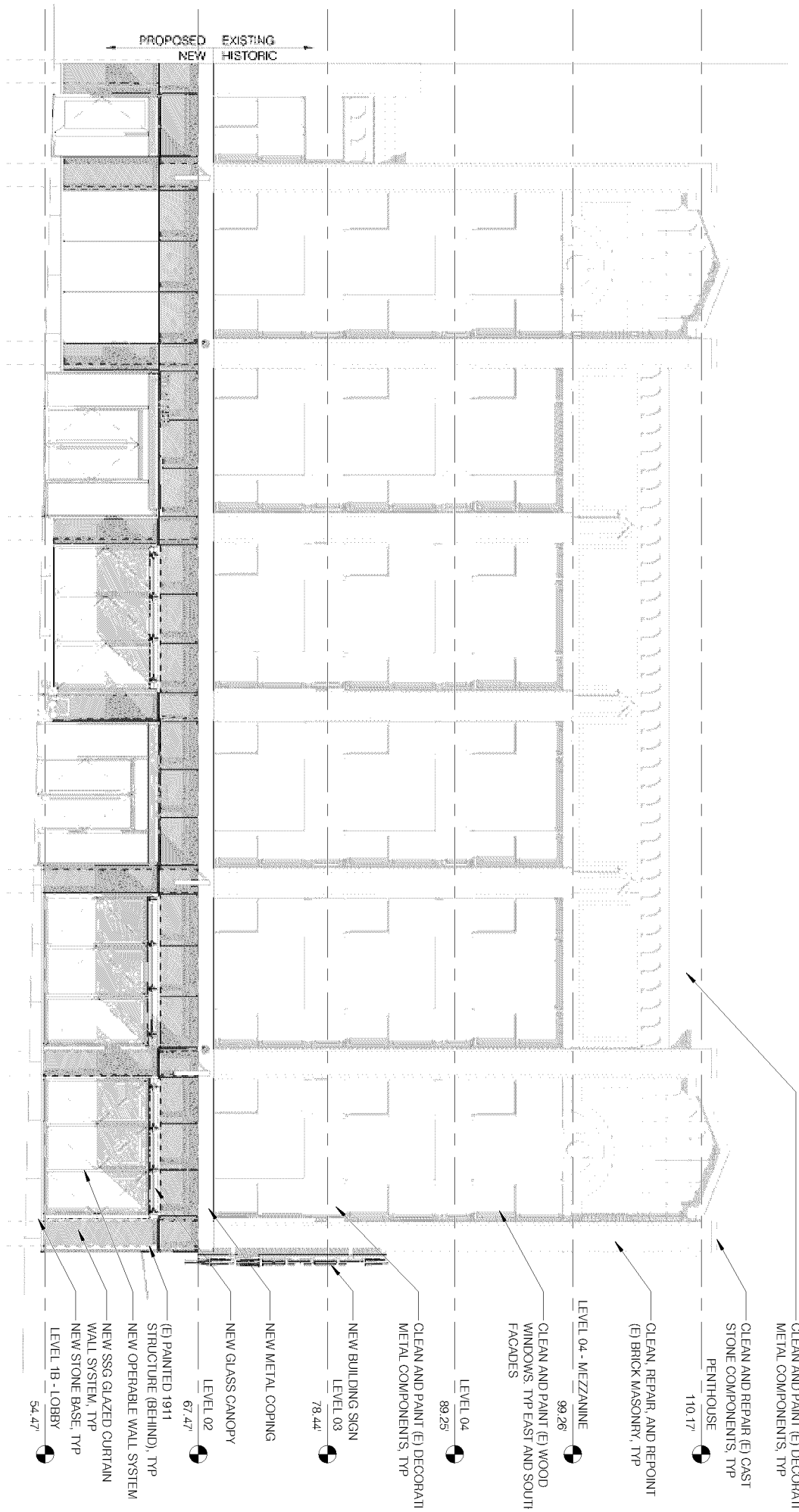
2 EAST ELEVATION
1/8" = 1'-0"



Alderway Building Renovation | Land Use Review | 28 July 2023

Approval
City of Portland
Bureau of Development Services
Date: 08.14.2023
*The approval applies only to the review indicated and is subject to all conditions of approval. Additional conditions apply to all reviews.
100%





1 SOUTH ELEVATION
1/8" = 1'-0"

Approval
City of Portland
Bureau of Development Services

Permit No. 18-14-0228

Date 08-14-2023

*The approval applies only to the review indicated and is subject to all conditions of approval. Additional conditions may apply.





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

Carmen Rubio, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/bds

Date: September 19, 2023
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-865-6521 / Grace.Jeffreys@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <https://www.portland.gov/bds/zoning-land-use/news/notices>. Enter the land use case file number in the keyword search. 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 23-069985 DZ - ALDERWAY STOREFRONTS

GENERAL INFORMATION

Applicant: Jason Smith, Hennebery Eddy Architects
921 SW Washington St., Suite 250, Portland OR 97205
503-542-1256, Jsmith@Henneberyeddy.Com

**Representative/
Owner:** Nick Ehlen, Melvin Mark Investors (MMI)
111 SW Columbia, Suite 1380, Portland OR 97201
503-546-4512, Nehlen@Melvinmark.Com

Site Address: 539 SW BROADWAY

Legal Description: BLOCK 213 LOT 3&4, PORTLAND
Tax Account No.: R667722940
State ID No.: 1N1E34CC 06800, 1N1E34CC 06800 U1
Quarter Section: 3029

Neighborhood: Portland Downtown, contact Marian DeBardelaben at debardelabenmarian@gmail.com

Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: Central City - Downtown
Other Designations: None
Zoning: CXd, Central Commercial with a design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes exterior alterations to an existing development located in the Central City Plan District, which is listed on the Historic Resource Inventory as the Alderway Building. These include:

- The replacement of the existing ground floor façade with new retail storefronts, signage, canopies, lighting and associated site work.
- The addition of a rooftop terrace with planters to provide amenity space for the building tenants.

Design review is required for non-exempt exterior alterations within a design overlay per Portland Zoning Code 33.420.041.

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: The project site occupies the southeast quarter of block 213 bounded by SW Broadway Ave to the east, SW Alder St. to the south and existing buildings to the north and west. The site is also within the Downtown Subdistrict of the Central City Plan District, and the Broadway Unique Sign District. The existing development on the site includes the Alderway Building; a yellow 4-story brick retail and office building with dark green accents built in the 20th Century Commercial Style with distinctive Romanesque details across the top story. The site also includes the Jacoby Jewelry Clock that sits in the right-of-way along SW Broadway and is a designated local landmark.

The building was initially built in 1911 as the Pantages Theater, which intended to bring the vaudeville circuit to Portland. The theater operated for several years before closing its doors in the mid-to-late 20's. In 1928 a major renovation was completed by Chicago Architects Clausen & Clausen transforming it into what is now known as the Alderway Building. The building is listed by the City of Portland as a significant historic resource; however, it is not listed on the national register of historic places. A simultaneous, ongoing effort is being undertaken to nominate and list the building as historic with the NPS and SHPO. The proposed design has been reviewed by NPS and developed in accordance with their recommendations to best meet the requirements for approval.

West Broadway is designated as a traffic access street, city bikeway, city walkway and community main street. Additionally, the entire Central City Plan District is a pedestrian district.

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

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and

- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the Downtown Subdistrict of this plan district.

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

- LU 83-005110 (DZ 8-83), approved storefront remodel at 529 SW Broadway.
- LU 84-004237 DZ (DZ 115-84), approval for a boiler at 711 SW Alder.
- LU 84-004681 DZ (DZ 35-84), approval for new illuminated awnings at 717 SW Alder.
- LU 85-004124 DZ (DZ 10-85), approved storefront remodeling program for the Alderway Building at 525 SW Broadway. From the DEC, conditions included: "1. Openings shall be framed with brick wherever possible, to express existing columns. 2. Colors and signage shall be consistent with the overall renovation program referred to in the March 18, 1985 staff report."
- LU 88-004973 DZ (DZ 64-88), approved storefront remodel at 711 SW Alder.
- LU 89-004352 DZ (DZ 134-89), approval for new awnings at 521 SW Broadway.
- LU 91-008961 DZ (LUR 91-00706), approval for a storefront remodel of new double glass doors and new awning
- LU 94-011731 DZ (LUR 94-00829), approval for new awnings at 529 SW Broadway.
- LU 95-011918 DZ (LUR 95-00025), approval to install a new rooftop exhaust vent at 705 SW Alder.
- LU 96-132265 DZ (LUR 96-00378), approval for new awnings at 539 SW Broadway.
- LU 97-014544 DZ (LUR 97-00498), approval for one new awning at 539 SW Broadway.
- LU 98-015526 DZ (LUR 98-002220 DZ), approved awnings at 529 SW Broadway.
- LU 00-007175 DZ (LUR 00-00620 DZ), approved storefront remodel, cast stone, glazing, awnings, and signage for corner tenant at 539 SW Broadway.
- LU 02-138941 DZ, approved awning at 539 SW Broadway.
- LU 08-148217 DZ, approved storefront remodel, awnings, and signage at 529 SW Broadway.
- LU 11-185528 DZ, approved storefront remodel combine corner units, with awnings, and signage at 539 SW Broadway.
- LU 12-189752 DZM, projecting corner blade sign (withdrawn)
- LU 14-242953 DZ, storefront remodel to combine units with two midblock bays at 521-539 SW Broadway.
- LU 15-198380 DZ, 3 mechanical units towards back of lower roof at 539 SW Broadway.
- LU 21-063924 DZ, Painted sign (withdrawn)
- LU 21-073356 DZ, Painted sign (withdrawn)

Procedural History:

- EA 22-202537 DA. A voluntary Design Advice Request meeting was held with the Design Commission on December 15, 2022. (Exhibit G.4). The Commission appreciated the opportunity to review this unique project at this early stage in the design process. From the Executive Summary, the Commission:
 - Commended the innovative approach to upgrading the existing building with a fully curtain walled base, with an appreciation of its history while looking towards the future.
 - Supported the proposed high-quality materials, the increased activation and clear glazing, and the potential for increased coherency of the entire base.
 - Encouraged adding a stronger connection to the building above and to those in the area.
 - Expected better and more weather protection given the very pedestrian-oriented, central city location.

BDS Staff note: *In response to this feedback, additional canopy coverage was provided, and a stronger top was added to the base to visually support the building above.*

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

- Fire Bureau (Exhibit E.1)
- Life Safety Section of BDS (Exhibit E.2)
- Urban Forestry (Exhibit E.3)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 11, 2023. 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 implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

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.

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 A4, A5, A6, C3, C4 and C5: This project proposes to replace the existing ground floor façade with new retail storefronts, canopies, and associated site work and to add a new rooftop terrace. The scope includes:

- **New Ground Floor Façades:** A new ground floor façade aims to increase the buildings presence on the street by incorporating high-end materials and detailing that includes full height ultra-clear glazing that increases visibility for the retail experience and enhances the connection to pedestrian activity on the street.
- **New Canopies:** New metal canopies with integrated lighting at the office and tenant entries and new glass canopies at the operable storefront locations.
- **New Tenant Signage:** A new standard for tenant signage to unify the building.
- **A Future Corner Sign:** A future large corner sign, indicative of the building's historic period of significance, to enhance its identity. Because details have not yet been provided for this sign, it may be subject to a future design review.
- **New Rooftop terrace:** A new rooftop terrace and planters at the top level of the building to provide amenity space for the building tenants.
- **New Interior Systems:** Interior and building system improvements will be limited to the work as necessary to accommodate the listed architectural improvements. Further updates to the tenant spaces will be carried out as separate TI projects.

These proposed new elements are intended to substantially upgrade the building while at the same time maintain continuity with the existing design and surrounding area in the following ways:

- Use the surrounding buildings' use of ground floor and upper floor differences as an example to keep the design language consistent throughout the area.
- Embrace the existing columns and expose them at the ground floor to express the unusual history and original construction of the building.
- Use structural silicone glazing system for a clean and seamless look to building storefront.
- Use a frit design that reflects the historic period of significance for the building, which has been developed with input from NPS as part of historic nomination process.
- Use stone cladding at the base of the storefront to compliment elements of the existing facade above.
- The building is listed by the City of Portland as a significant historic resource; however, it is not listed on the national register of historic places. A simultaneous, ongoing effort is being undertaken to nominate and list the building as historic with the National Park Service (NPS) and the Oregon State Historic Preservation Office (SHPO). The proposed design has been reviewed by the NPS and developed in accordance with their recommendations to best meet the requirements for approval.

These guidelines are 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.

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.

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.

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.

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.

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.

Findings for A8, B4, C7, C10, C13 and D3: The proposal is designed to activate the building and the street corner in the following ways:

- Provide direct visual connections to the adjacent sidewalk by incorporating large full height glazed walls with partitions that open to the sidewalk.
- Offer a consistent standard for new tenant signage to highlight new retail destinations for pedestrians.
- Plan for a future new large building corner signage to embrace the Broadway Unique Sign District. Since details have not yet been provided for this sign, it is not part of this approval, and may be subject to a future design review.
- Provide cover at all entries by installing new metal canopies.
- Increase the square footage of canopies with added glass canopies at operable storefront systems.
- Install new lighting that highlights the architectural elements of the building and allows the corner to remain safe and active past sunset.

These guidelines are 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.

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.

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.

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.

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 for B1, B2, B6, C8 and C12: The proposal is designed to enhance the pedestrian experience in the following ways:

- **Glazing:** Increasing glazing at the first floor to differentiate ground level retail from upper-level offices.
- **Lighting:** Increasing outdoor lighting to allow both visitors to the building and passing pedestrians to utilize the space safely at night.
- **Entries:** Providing recessed entrances for better protection from precipitation
- **Signage:** Take advantage of Broadway Unique Sign District in the future with a large corner marquee sign. As noted above, details have not yet been provided for this sign so it is not part of this approval, and may be subject to a future design review.
- **Security:** Provide minimal building recesses and clearly indicate tenant entries to limit opportunities for illicit activities.
- **Canopies:** Increase the square footage of canopies to provide more pedestrian cover.

These guidelines are met.

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

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 B7, C1 and C6: The proposal is designed to increase permeability between the building and the streets in the following ways:

- **Storefronts:** Completely replace the existing non-original ground floor storefront and faux brick with high quality glass storefront system to celebrate the historic structure that will be clearly seen by the pedestrian walking outside.
- **Glazing:** Install full height high-efficiency clear glazing and large operable windows.
- **Frit:** Place a frit pattern on the glass for better visibility at night from the inside of the building.
- **Lighting:** Install integrated exterior and interior lighting for better visibility at night for pedestrians to see signage.

These guidelines are met.

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

Findings for C2: The proposed materials are of a high quality and have been thoughtfully detailed to integrate with and to also elevate the existing structure:

- **Glazing:** Remove and replace existing non-original storefronts with a new high quality but-glazed glazing system that presents a unified frontage and uses frit to protect birds. This includes full height ultra-clear glazing for increased visibility for the retail experience and enhancement of the connection to pedestrian activity on the street.
- **Stone base:** Use stone cladding at the base of the storefront to compliment elements of the existing facade above.

- **Canopies:** Install and replace existing canopies with a reflective metal canopy and add new glass canopies at the operable storefront locations.
- **Tenant Signage:** Provide a new standard for tenant signage integrated into the building design.
- **Interior Systems:** Interior and building system improvements will be limited to the work as necessary to accommodate the listed architectural improvements. Further updates to the tenant spaces will be carried out as separate TI projects.

This guideline is met.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. This proposal to replace the existing ground floor façade with new high-quality retail storefronts, metal and glass canopies, and associated site work and a new rooftop terrace, will:

- Upgrade the building while at the same time maintain continuity with the existing design and surrounding area.
- Activate the existing building and the street corner.
- Enhance the adjacent pedestrian experience.
- Be of high quality and thoughtfully detailed to integrate with and also elevate the existing structure.

The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations the Alderway Building. These include:

- The replacement of the existing ground floor façade with new retail storefronts, signage, canopies, lighting and associated site work.
- The addition of a rooftop terrace with planters.

Approval per the approved site plans, Exhibits C-1 through C-28, signed and dated September 14, 2023, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 23-069985 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Grace Jeffreys

Decision rendered by:  _____ **on September 14, 2023**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 19, 2023

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 July 31, 2023, and was determined to be complete on August 9, 2023.

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 July 31, 2023.

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: December 7, 2023.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477> . Appeals must be received **by 4:30 PM on October 3, 2023. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s

boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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 will be recorded with the County Recorder. *Unless appealed*, the final decision will be recorded by the Bureau of Development Services.

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.

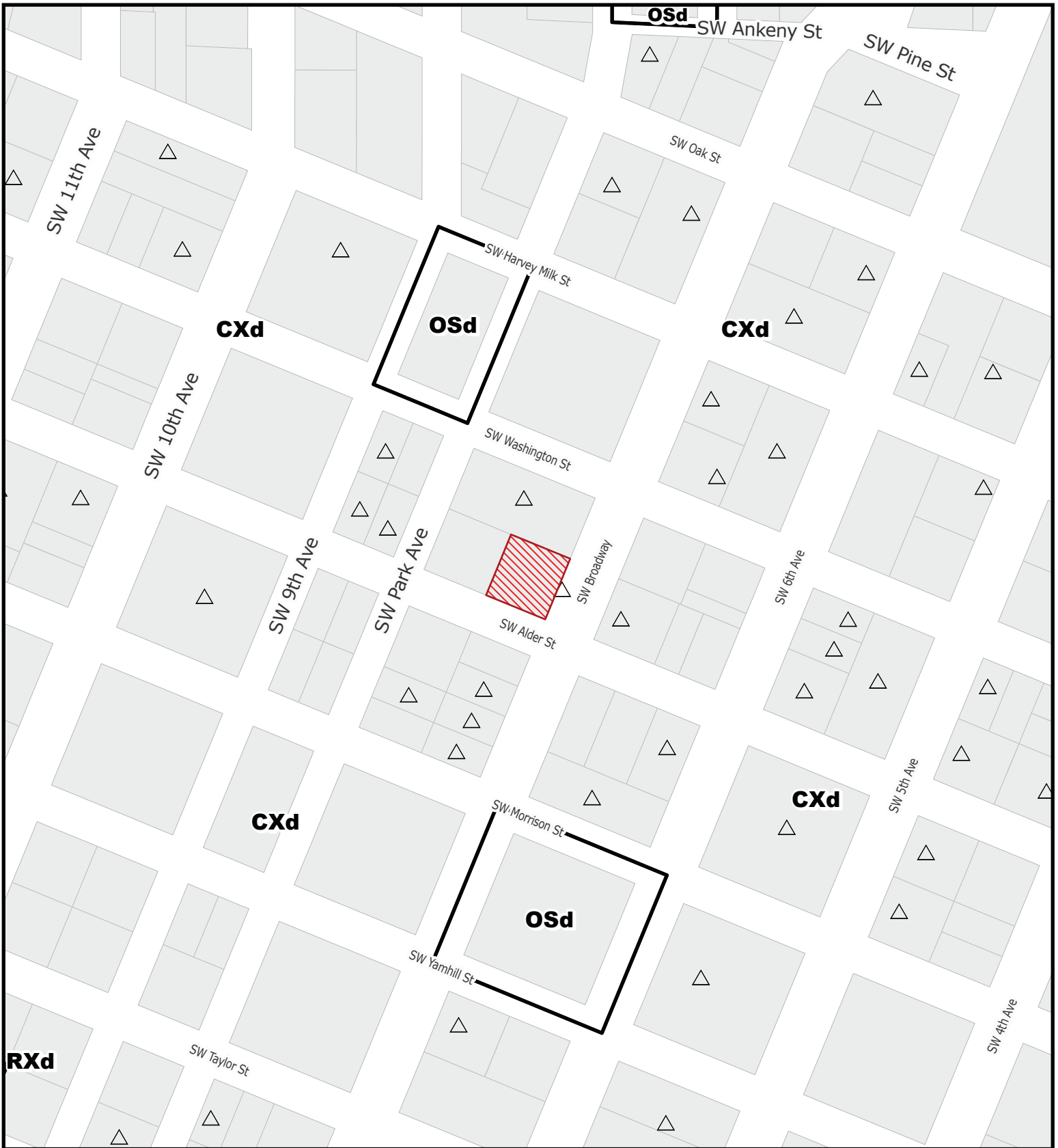
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Submittals
 - 1. Narrative
 - 2. Drawings and supplemental analysis
 - 3. Signage and storefront details
 - 4. SHPO Part 2 review form
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. CIVIL SURVEY
 - 2. SITE PLAN **(attached)**
 - 3. LEVEL 01 - EXISTING PLAN
 - 4. EXISTING PLANS
 - 5. LEVEL 01 - DEMOLITION PLAN
 - 6. PENTHOUSE - DEMOLITION PLAN
 - 7. EXISTING ELEVATION EAST
 - 8. EXISTING ELEVATION WEST
 - 9. LEVEL 01 - PROPOSED PLAN
 - 10. PENTHOUSE - PROPOSED PLAN
 - 11. EAST ELEVATION – PROPOSED **(attached)**
 - 12. WEST ELEVATION – PROPOSED **(attached)**
 - 13. PENTHOUSE ELEVATIONS
 - 14. ENLARGED ELEVATIONS - ENTRY
 - 15. ENLARGED ELEVATIONS - STOREFRONT
 - 16. ENLARGED ELEVATIONS - OPERABLE
 - 17. DETAILS - EXTERIOR
 - 18. DETAILS - EXTERIOR
 - 19. DETAILS - PENTHOUSE
 - 20. DETAILS – SIGNAGE
 - 21. DETAILS - SIGNAGE
 - 22. Cutsheets – Glazing
 - 23. Cutsheets – Curtain Wall
 - 24. Cutsheets - Curtain Wall
 - 25. Cutsheets - Curtain Wall
 - 26. Cutsheets - Frit
 - 27. Cutsheets – Security Grill
 - 28. Cutsheets – Roof Decking
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Life Safety Review Section of BDS
 - 3. Urban Forestry
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. HRI form
 - 3. Summary EA 22-187207 APPT
 - 4. Summary EA 22-202537 DA
 - 5. Drawings EA 22-202537 DA



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).



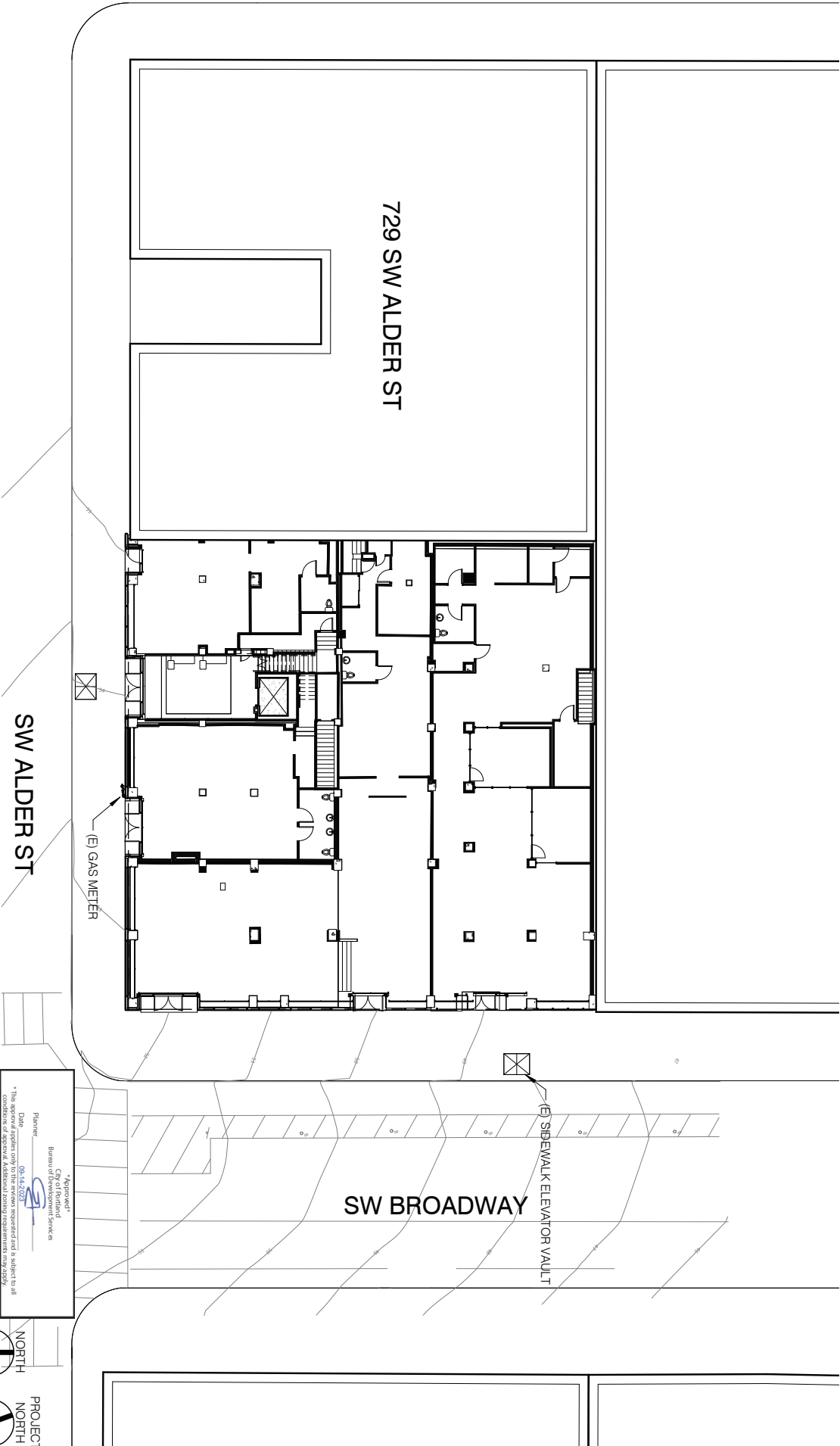
For Zoning Code in Effect Post October 1, 2022

ZONING

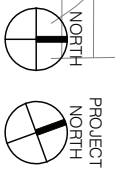
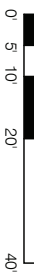
THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No. LU 23 - 069985 DZ
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State ID 1N1E34CC 6800
 Exhibit B Jul 31, 2023



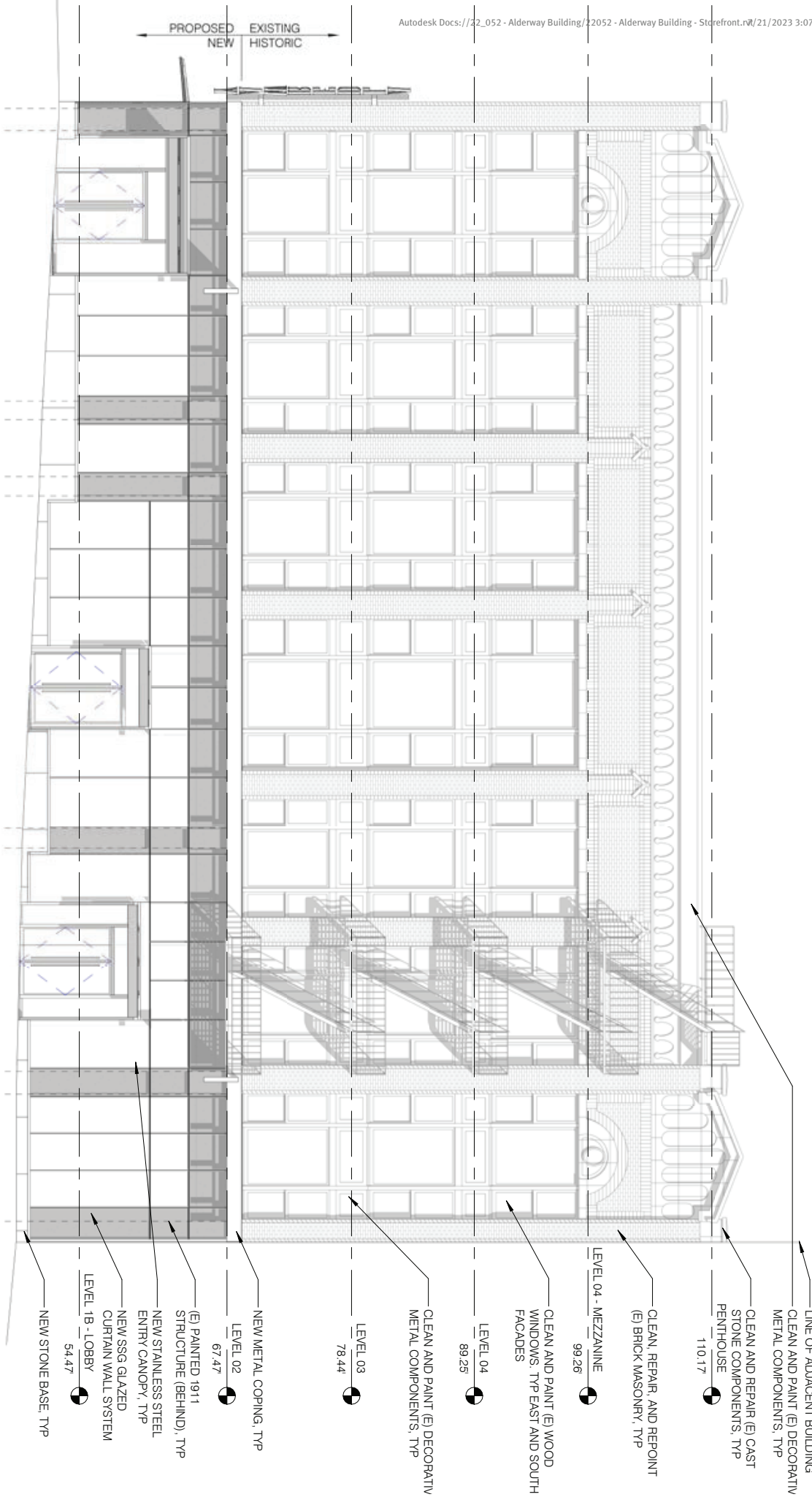
Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 08-14-2023
 *This approval is subject to all conditions of approval. Additional fees may be required in the future.



Alderway Building Renovation | Land Use Review | 28 July 2023

LU 23-069985 DZ, Exhibit C-2

2 EAST ELEVATION
1/8" = 1'-0"



LINE OF ADJACENT BUILDING
CLEAN AND PAINT (E) DECORATIVE METAL COMPONENTS, TYP

CLEAN AND REPAIR (E) CAST STONE COMPONENTS, TYP
PENTHOUSE
110.17

CLEAN, REPAIR, AND REPOINT (E) BRICK MASONRY, TYP

LEVEL 04 - MEZZANINE
99.26

CLEAN AND PAINT (E) WOOD WINDOWS, TYP EAST AND SOUTH FACADES

LEVEL 04
89.25

CLEAN AND PAINT (E) DECORATIVE METAL COMPONENTS, TYP

LEVEL 03
78.44

NEW METAL COPING, TYP
LEVEL 02
67.47

(E) PAINTED 1911 STRUCTURE (BEHIND), TYP
NEW STAINLESS STEEL ENTRY CANOPY, TYP

NEW SSG GLAZED CURTAIN WALL SYSTEM
LEVEL 1B - LOBBY
54.47

NEW STONE BASE, TYP

Approved

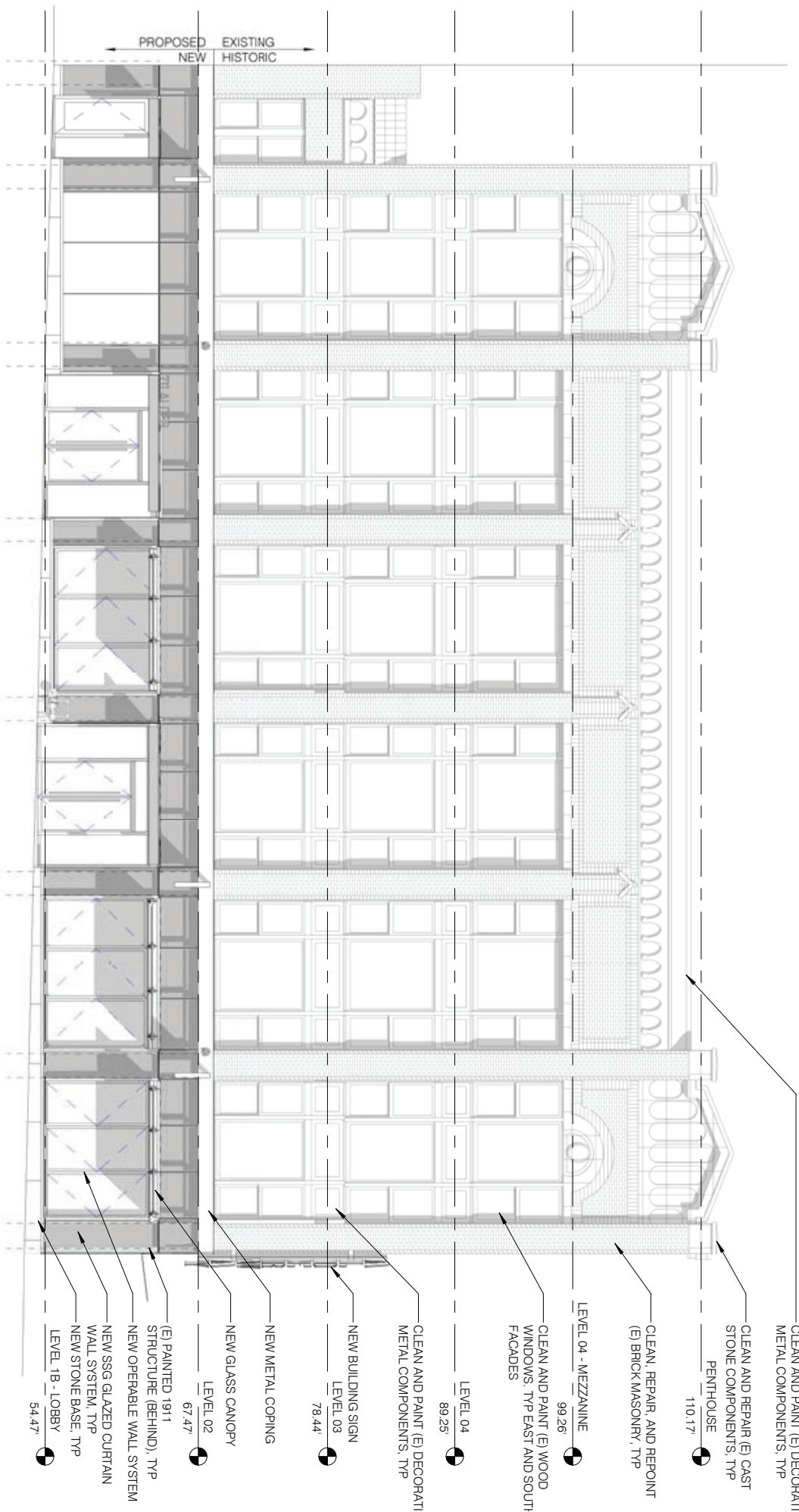
City of Portland
Bureau of Development Services

Permit No. 08-14-2023

Date 08-14-2023

This approval applies only to the review requested and is subject to all conditions of approval. Additional density requirements may apply.





1 SOUTH ELEVATION
 1/8" = 1'-0"

Approved
 City of Portland
 Bureau of Development Services
 Date 08-14-2023
 Permit #
 This approval applies only to the extent requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Land Use Review Application Attachment

In 1911 the Pantages Theater opened at Broadway and Alder bringing the vaudeville circuit to Portland. The theater operated for several years before closing its doors in the mid-to-late 20's. In 1928 a major renovation was completed by Chicago Architects Clausen & Clausen transforming it into what is now known as the Alderway Building. The building is a 4-story plus penthouse office building with retail at the ground level. This building occupies the southeast quarter of block 213 bounded by SW Broadway Ave to the east, SW Alder St. to the south and existing buildings to the north and west.

The building is listed by the City of Portland as a significant historic resource; however, it is not listed on the national register of historic places. A simultaneous, ongoing effort is to nominate and list the building as historic with the NPS and SHPO. The proposed design has been reviewed by NPS and developed in accordance with their recommendations to best meet the requirements for approval.

This project proposes to replace the existing ground floor façade with new retail storefronts, canopies, and associated site work. The new ground floor façade aims to increase the building's presence on the street by incorporating high-end materials and detailing that includes full height ultra-clear glazing that increases visibility for the retail experience and enhances the connection to pedestrian activity on the street. New metal canopies with integrated lighting are proposed at the office and tenant entries while glass canopies are proposed at the operable storefront locations. A new standard for tenant signage will unify the building and a large corner sign, indicative of the building's historic period of significance, will enhance its identity.

At the top level of the building, a rooftop terrace and planters will be constructed to provide amenity space for the building tenants.

Interior and building system improvements will be limited to the work as necessary to accommodate the listed architectural improvements. Further updates to the tenant spaces will be carried out as separate TI projects.

ALDERWAY BUILDING RENOVATION

LAND USE REVIEW



TABLE OF CONTENTS

Project Overview_01

- Project Description
- Project Data
- Site Context
- Existing Conditions

Zoning Code_02

- Base Zone Standards
- Central City Plan District Standards
- Previous Land Use Reviews

Design Guidelines & Project Goals_03

- Applicable Design Guidelines
- Project Goals
- Responding to Design Guidelines

Drawings_04

- Site Plans
- Floor Plans
- Elevations
- Enlarged Elevations + Sections
- Details

Product Data_05

- Manufacturer Cut sheets

Renderings_06

- Perspectives

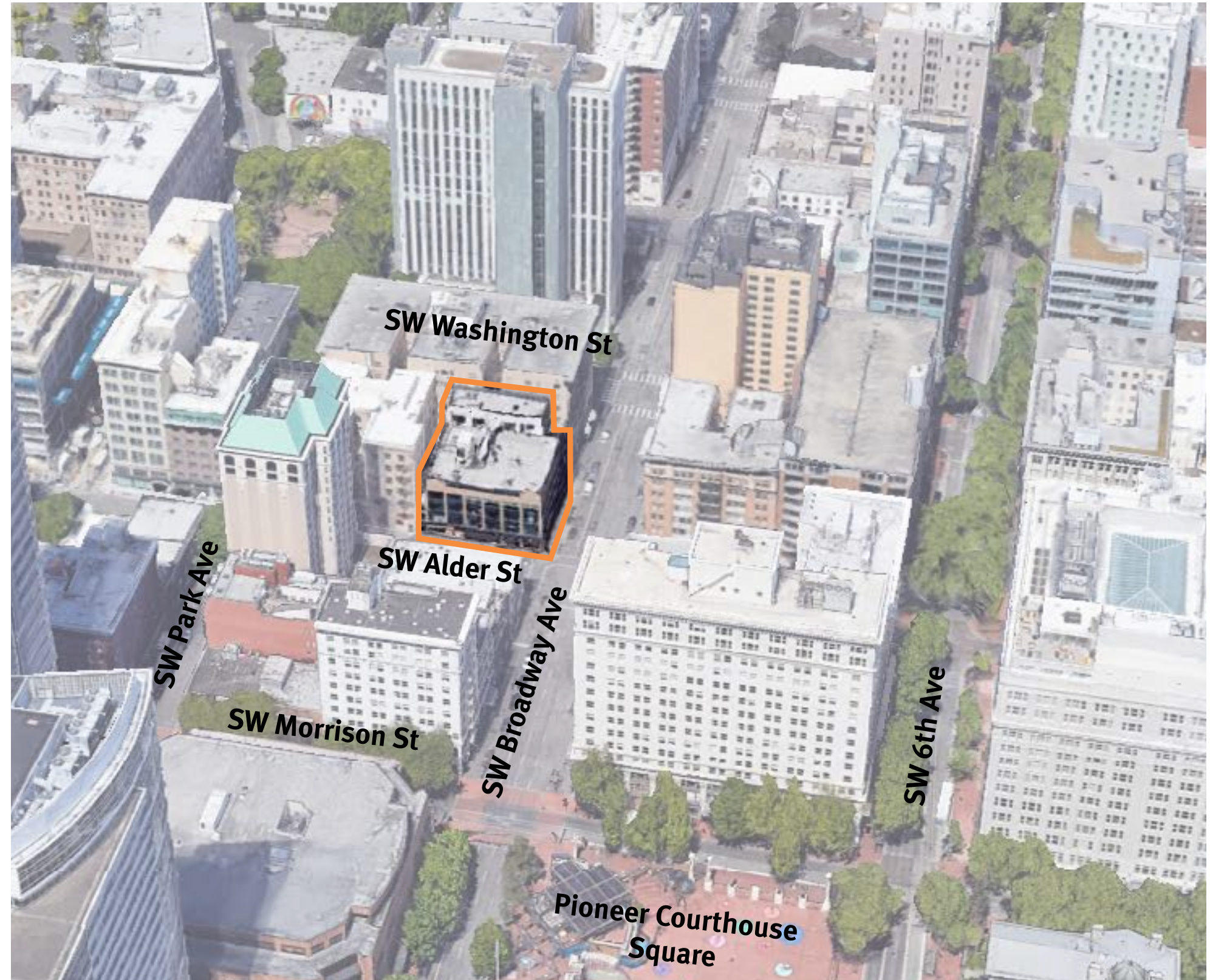
In 1911 the Pantages Theater opened at Broadway and Alder bringing the vaudeville circuit to Portland. The theater operated for several years before closing its doors in the mid-to-late 20's. In 1928 a major renovation was completed by Chicago Architects Clausen & Clausen transforming it into what is now known as the Alderway Building. The building is a 4-story plus penthouse office building with retail at the ground level. This building occupies the southeast quarter of block 213 bounded by SW Broadway Ave to the east, SW Alder St. to the south and existing buildings to the north and west.

The building is listed by the City of Portland as a significant historic resource; however, it is not listed on the national register of historic places. A simultaneous, ongoing effort is to nominate and list the building as historic with the NPS and SHPO. The proposed design has been reviewed by NPS and developed in accordance with their recommendations to best meet the requirements for approval.

This project proposes to replace the existing ground floor façade with new retail storefronts, canopies, and associated site work. The new ground floor façade aims to increase the building's presence on the street by incorporating high-end materials and detailing that includes full height ultra-clear glazing that increases visibility for the retail experience and enhances the connection to pedestrian activity on the street. New metal canopies with integrated lighting are proposed at the office and tenant entries while glass canopies are proposed at the operable storefront locations. A new standard for tenant signage will unify the building and a large corner sign, indicative of the building's historic period of significance, will enhance its identity.

At the top level of the building, a rooftop terrace and planters will be constructed to provide amenity space for the building tenants.

Interior and building system improvements will be limited to the work as necessary to accommodate the listed architectural improvements. Further updates to the tenant spaces will be carried out as separate TI projects.



Project Data:

Address:
711 SW Alder Street
Portland, OR 97205

Request:
Type II Design Review for the renovation of a ground-floor exterior

Base Zone:
CX - Central Commercial

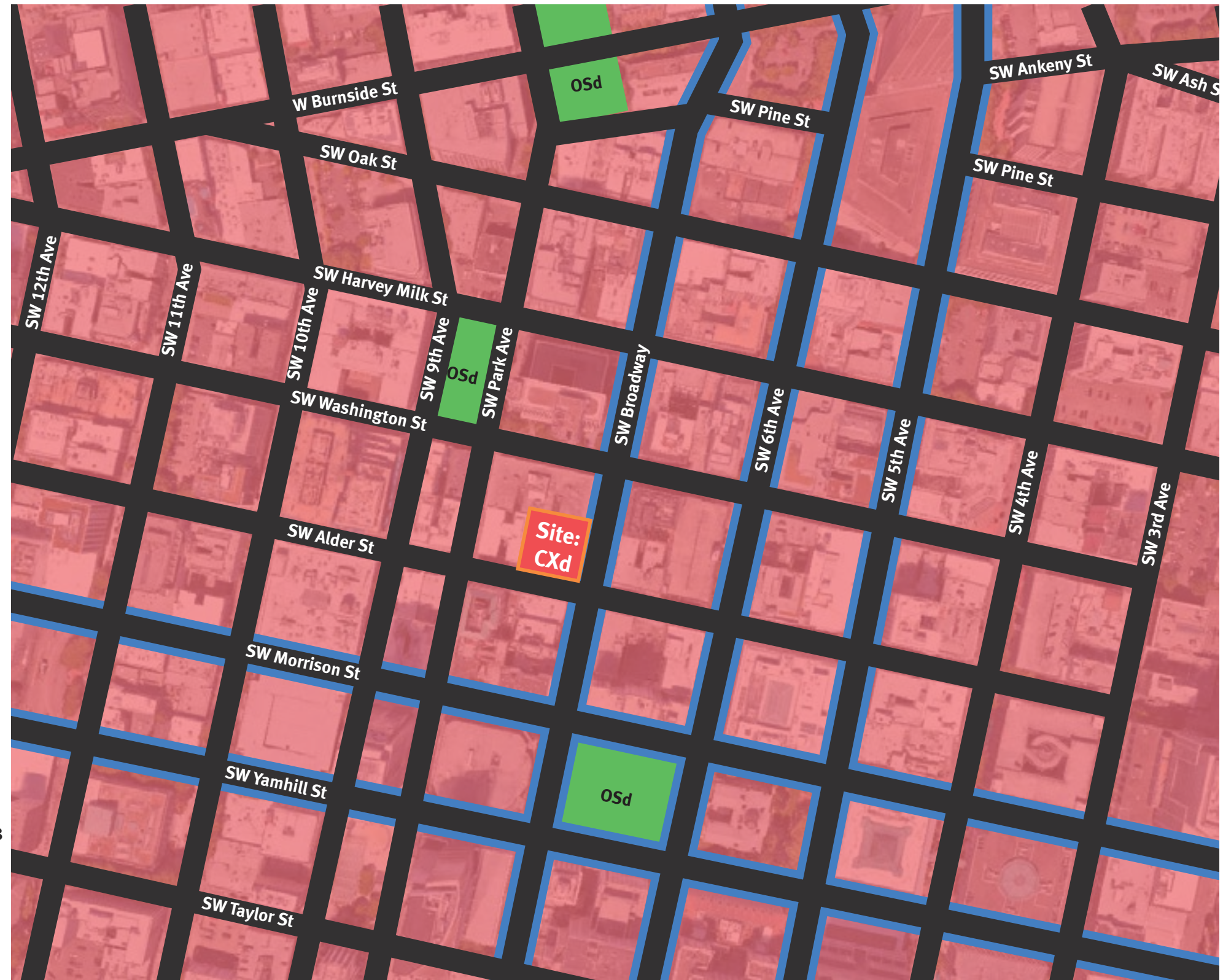
Overlay:
d - Design Zone

Plan District:
CC - Central City

Subdistrict:
Downtown

LEGEND:

- BUILDING SITE-CXd ZONING
- OSd ZONING
- CXd ZONING
- GROUND FLOOR WINDOW REQUIREMENTS @ 60% PER MAP 510-8



Site Context:

FOOD

- 1 Bamboo Sushi
- 2 Cheryl's on 12th
- 3 Toki
- 4 Petunia's Pies
- 5 Ramen Ryoma
- 6 Mucca Osteria
- 7 Mayas Taqueria
- 8 Case Study Coffee
- 9 Virginia Cafe
- 10 TartBerry
- 11 Wailua Shave Ice
- 12 Kevin and Frankys
- 13 Stumptown Coffee
- 14 Sizzle Pie Downtown
- 15 Maurice
- 16 Thai Peacock
- 17 Bullard Tavern
- 18 Hamono Sushi
- 19 Flying Elephants
- 20 Villa Angel Taqueria
- 21 St. Honore Bakery
- 22 Capital One Cafe
- 23 Starbucks
- 24 Fried Egg I'm In Love
- 25 The Whole Bowl
- 26 Ruth's Chris Steak
- 27 Potbelly

ENTERTAINMENT

- 1 Living Room Theaters
- 2 Director Park
- 3 Regal Fox Tower
- 4 Pioneer Courthouse Sqr

RESIDENTIAL

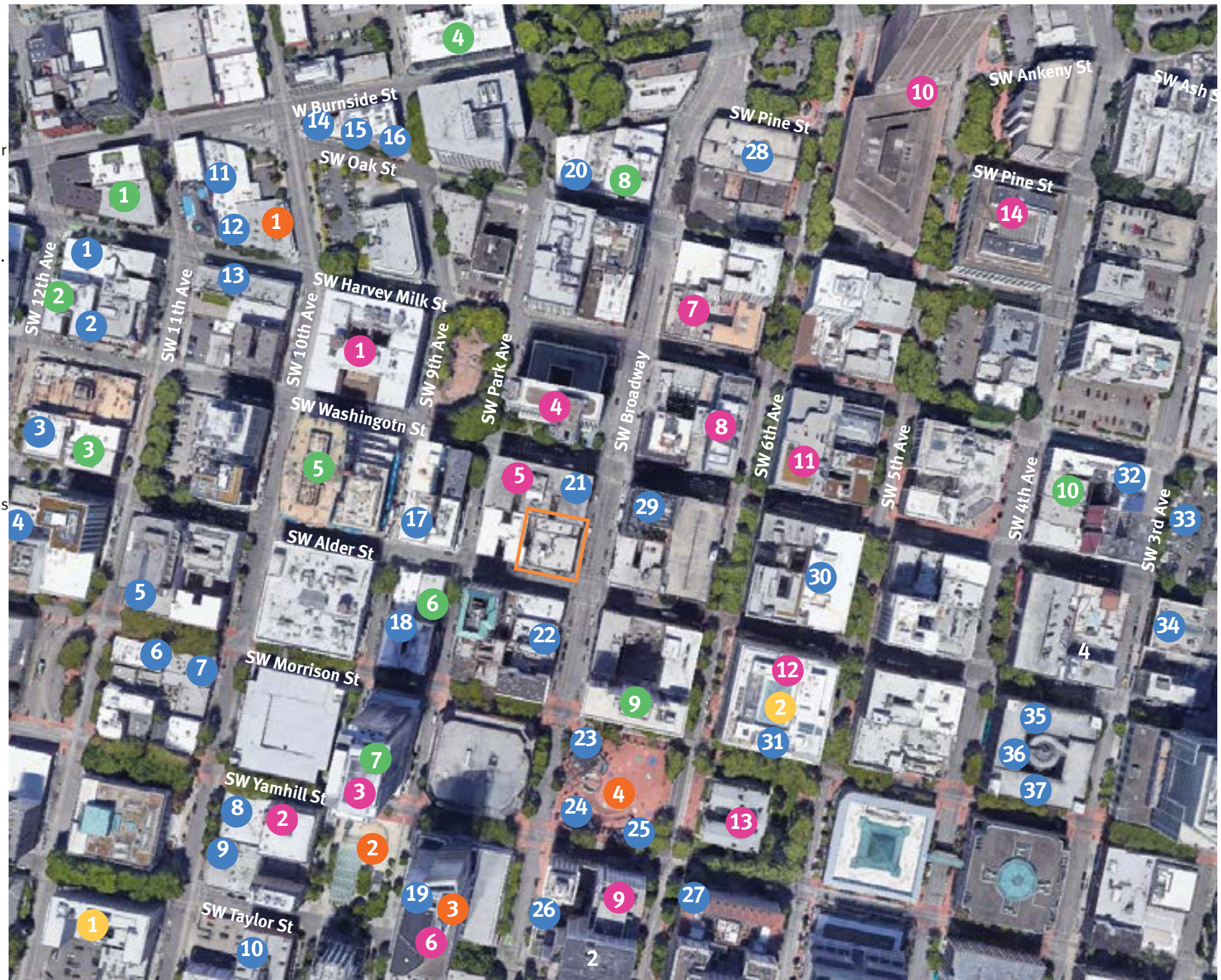
- 1 Fairfield Apartments
- 2 Washington Plaza Apts.
- 3 Beverly-Alder Apts.
- 4 Amara Apartments
- 5 Ritz Carlton
- 6 Morrison Park Apts.
- 7 Park Ave. West Apts.
- 8 Jefferson West Apts.
- 9 Village Park Apartments
- 10 St. James Studio Apts.

OFFICE

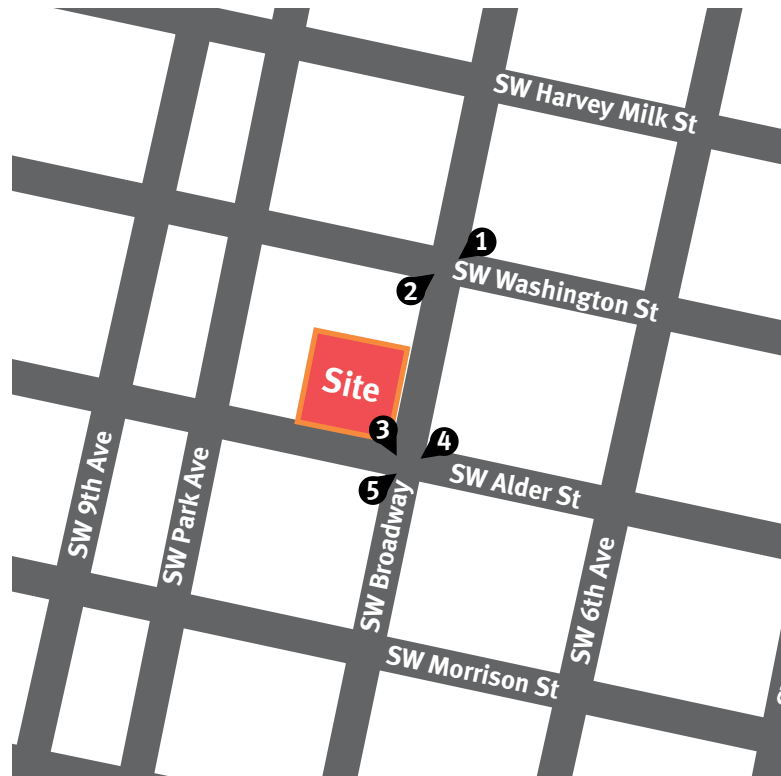
- 1 Pittock Block
- 2 Pythian Bldg
- 3 Guardian
- 4 Union Bank Building
- 5 Morgan Building
- 6 Fox Tower
- 7 U.S. National Bank
- 8 Commonwealth Bldg
- 9 Industrious
- 10 U.S. Bancorp
- 11 Aspect on Sixth
- 12 The Meier & Frank Bld
- 13 Pioneer Courthouse
- 14 Five Oak Building

EDUCATION

- 1 Emporia State Uni.
- 2 OSU Portland Center



Site Context:



Site Context:



Existing Conditions:



Existing Conditions:



Base Zone Standards:

City of Portland Zoning Code, Title 33, Planning and Zoning, Chapter 33.130 Commercial/Mixed Use Zones

General

33.130.010 Purpose

Subject Property is located in the Central Commercial (CX) Zone.

33.130.030 Characteristics of the Zones

Subject property is located with the Central Commercial zone. Proposal intends to reinforce the commercial-oriented nature of the zone and add visual permeability to the storefront

33.130.040 Other Zoning Regulations

Subject property is located in Design (d) Overlay Zone and in the Central City District (CC) Plan District

33.130.050 Neighborhood Contact

N/A - Proposal adds less than 10,000 square feet of net building area on site and zero new dwelling units, therefore, neighborhood contact is not required for this proposal.

Use Regulations

33.130.100 Primary Uses

N/A - No changes to use proposed. Existing uses are allowed per proposed uses are allowed in the CX zone per Table 130-1.

33.130.110 Accessory Uses

N/A - No accessory uses proposed

33.130.130 Nuisance-Related Impacts

Subject property is located within the CX zone, therefore, the standards in Chapter 33.262 apply.

- A. Off-site impacts - Proposal will comply with the standards of Chapter 33.262.
- B. Other nuisances - Proposal will comply with the standards of Title 29.

Development Standards

33.130.200 Lot Size

N/A - No changes proposed. There is no minimum lot size for development of land in commercial/mixed use zones.

33.130.205 Floor Area Ratio

N/A - No changes proposed

33.130.207 Minimum Density

N/A - subject property is located within the CX zone, where no minimum density exists.

33.130.210 Height

N/A - No changes to height of building proposed. Base height allowed is 75', existing building height is Max 64'-0".

33.130.212 Floor Area and Height Bonus Options

N/A - no changes to height of building proposed

33.130.215 Setbacks

N/A - None required, existing building is built to property line with no setbacks, no alterations to existing building footprint are proposed

33.130.220 Building Coverage

N/A - existing building covers 100% of site, no changes proposed

33.130.222 Building Length and Facade Articulation

N/A - Subject property located in the CX zone, therefore, no maximum building length applies.

33.130.225 Landscaped Areas

N/A - Per Table 130-2, no minimum landscaped area required in CX district.

33.130.227 Trees

All existing street trees to remain and be protected during construction.

33.130.228 Required Outdoor Areas

N/A - none required, none proposed

Base Zone Standards:

33.130.230 Windows

A. *Windows in street-facing facades*

Applicant chooses to apply this standard to the portion of the building being altered.

This structure is subject to ground floor window requirements. Please see the chart provided below for an analysis of the percentage of the ground floor window area in this proposal.

B. *Ground floor windows*

If the lot has more than one street frontage, then the ground floor window standard in Subparagraph B.2.a(1). Applies to the façade that faces the highest transit street classification.

See below for an analysis of the windows shown at each ground floor façade in this proposal.

Percentage of ground floor area of each façade that is occupied by windows		
Façade	Required Percentage	Percentage Shown
East (SW Broadway Ave.) Façade	40%	88%
South (SW Alder St.) Façade	25%	89%

33.130.235 Screening

N/A – No existing or proposed exterior garbage or recycling collection areas, ground-level mechanical equipment, or other areas that require additional screening.

33.130.240 Pedestrian Standards

N/A - none required, none proposed

33.130.242 Transit Street Main Entrance

Existing tenant entry locations to remain. No changes to number of building entrances proposed.

Transit Classification

SW Alder St: local service traffic street - 3 entries including office lobby

SW Broadway Ave: traffic access street - 3 entries

33.130.245 Exterior Display, Storage, and Work Activities

Exterior display of allowed goods is permitted.

N/A - No exterior storage proposed.

N/A - No prohibited work activities are proposed.

N/A - No exterior display or storage areas proposed.

33.130.250 General Requirements for Small Housing Types

N/A - No residential uses exist or are proposed

33.130.255 Trucks and Equipment

N/A - No trucks and equipment parking proposed

33.130.260 Drive Through Facilities

N/A - No drive-through facilities proposed

33.130.265 Detached Accessory Structures

N/A - No detached accessory structures proposed

33.130.270 Fences

N/A - No fences proposed

33.130.275 Demolitions

Proposed demolition will conform with the tree preservation and protection requirements of Title 11, Trees

33.130.285 Nonconforming Development

N/A - Existing development conforms to the development standards of this chapter, see 33.258.

33.130.290 Parking, Loading, and Transportation and Parking Demand Management

N/A - No changes to building square footages or uses proposed, therefore, no changes to existing parking required. No changes to parking proposed.

33.130.292 Street and Pedestrian Connections

N/A - Proposal is for a renovation on a site that is less than 5 acres in size and within the central-city plan district, therefore, no large site pedestrian connectivity required.

33.130.295 Signs

See responses to Title 32, Signs and Related Regulations.

33.130.305 Superblock Requirements

N/A - Subject property does not include vacated rights-of-way.

33.130.310 Recycling Areas

N/A - No changes to recycling areas proposed.

Base Zone Standards:

City of Portland Zoning Code, Title 33, Planning and zoning, Chapter 33.258 Nonconforming Situations

33.258.050 Nonconforming Uses

N/A - Subject property does not include any nonconforming uses. No conforming uses proposed.

33.258.060 Nonconforming Residential Densities

N/A - No nonconforming residential densities proposed.

33.258.065 Nonconforming Lots, Lots of Record, and Lot Remnants in Single-Dwelling Zones

N/A - Subject property does not include any nonconforming lots, lots of record, or lot remnants and is not located in a single-dwelling zone. None of the above proposed.

33.258.070 Nonconforming Development

N/A - Subject property does not include any nonconforming development. No nonconforming development proposed.

City of Portland Zoning Code, Title 33, Planning and Zoning. Chapter 33.266 Parking, Loading, And Transportation And Parking Demand Management

33.266.110.B - Minimum Required Parking Spaces

N/A - None required, none proposed.

33.266.200 - Bicycle Parking

Minimum number of spaces required

Retail Sales and Services - 7,779 SF

Long-term Spaces - Standard A: 2 or 1 Bicycle Parking Spaces

Short-term Spaces - Standard A: 4 or 2 Bicycle Parking Spaces

Office - 30,530 SF

Long-term Spaces - Standard A: 32 or 16 Bicycle Parking Spaces

Short-term Spaces - Standard A: 2 or 1 Bicycle Parking Spaces

City of Portland Zoning Code, Title 33, Planning and Zoning. Chapter 33.420 Design Overlay Zone

33.420.030 Neighborhood Contact

N/A - Proposal will not add more than 10,000 set SF to the site.

33.420.041 When Design Review is Required

Proposal includes an exterior alteration to an existing building, therefore, design review is required.

33.420.045 Items Exempt from Design Review and Design Standards

N/A - proposal does not meet any of the requirements for an exemption from design review, therefore, design review is required.

33.420.050 Design Standards

N/A - Building is located in the central city plan district and may not be eligible to use design standards as an alternative to design review.

33.420.060 Design Guidelines

Per Map 420-1, subject property is located within the Central City District, therefore, guidelines applicable to that district are applicable to this proposal.

Central City Plan District Standards:

City of Portland Zoning Code, Title 33, Planning and Zoning, Chapter 33.510 Central City Plan District

33.510.030 Application of Regulations Along Proposed Rights of Way and Accessways
Applicant's Response: N/A - no proposed right-of-way or proposed accessway, way is adjacent to the site.

Use Regulations

33.510.100 Vehicle Repair Uses
Applicant's Response: N/A - no rights-of-way or accessways existing or proposed on or adjacent to property.

33.510.110 Mixed Use Waterfront Development
Applicant's Response: N/A - subject property is not located on the waterfront.

33.510.112 Commercial Parking
Applicant's Response: N/A - proposal does not include any new commercial parking.

33.510.114 Exemptions for Portland State University
Applicant's Response: N/A - subject property is not associated with Portland State University.

33.510.115 Additional Uses Allowed in the Open Space Zone
Applicant's Response: N/A - subject property not zoned OS.

33.510.116 Retail Sales And Service Uses for Specified Sites in the CX and EX Zones
Applicant's Response: N/A - subject property not located within the South Waterfront Subdistrict.

33.510.117 Retail Sales And Service and Office Uses in the RX Zone
Applicant's Response: N/A - subject property not located within the RX Zone.

33.510.119 Retail Sales And Service and Office Use in the IG1 Zone
Applicant's Response: N/A - subject property not located within the IG1 zone.

33.510.120 Retail Sales And Service and Office Uses in Specified Historic Resources in the IH Zones
Applicant's Response: N/A - subject property not located within the IH zone.

33.510.121 Residential Uses in the EX Zone
Applicant's Response: N/A - subject property not located within the EX zone.

Development Standards

33.510.200 Floor Area Ratios
Applicant's Response: N/A - no change to existing floor area proposed.

33.510.205 Floor Area Bonus and Transfer Options
Applicant's Response: N/A - no change to existing floor area or height proposed

33.510.210 Height
Applicant's Response: N/A - no change to existing height proposed.

33.510.211 Shadow Study Required
Applicant's Response: N/A - none required, no changes to building mass proposed

33.510.215 Required Building Lines
Subject property is subject to a required building line standard along SW Alder St and SW Broadway
Applicant's Response: Existing building meets the standards of Subparagraph a above (over 75% of the building extends to the street lot lines along SW Alder St and SW Broadway). No changes that would affect the building meeting this standard are proposed.

33.510.220 Ground Floor Windows
Applicant's Response: Proposal will meet the ground floor window standard of the base zone.

33.510.221 Windows Above the Ground Floor
Applicant's Response: N/A - subject property not located near the streetcar alignment shown on Map 510-12, therefore, regulations in this section do not apply

33.510.223 Bird-Safe Exterior Glazing
Applicant's Response: Proposal will meet Bird-Safe Exterior Glazing Standards 1 (Windows and glazing, including glazed balcony railings, located within the first 60 feet of the building measured from the grade adjacent to the facade).

33.510.225 Ground Floor Active Uses
Applicant's Response: Subject property is located in a ground floor active use area and will be designed to accommodate uses that meet the standard.

Central City Plan District Standards:

33.510.230 Required Residential Development Areas

Applicant's Response: N/A - subject property is not located in a required residential development area.

33.510.240 Drive Through Facilities

Applicant's Response: N/A - no existing or proposed drive-through facilities.

33.510.242 Demolitions

Applicant's Response: N/A - subject property is not located within the R, C, and E zones, therefore, subject property is not subject to the regulations in this section.

33.510.243 Ecoroofs

Applicant's Response: N/A - none required. Subject property is existing

33.510.244 Low Carbon Buildings

Applicant's Response: N/A - none required. Subject property is existing

33.510.250 Additional Standards in the North Pearl Subarea

Applicant's Response: N/A - subject property is not located within the North Pearl Subarea.

33.510.251 Additional Standards in the South Waterfront Subdistrict

Applicant's Response: N/A - subject property is not located within the South Waterfront Subdistrict

33.510.252 Additional Standards in the Central Eastside Subdistrict

Applicant's Response: N/A - subject property is not located within the Central Eastside Subdistrict.

33.510.253 Greenway Overlay Zone in South Waterfront Subdistrict

Applicant's Response: N/A - subject property is not located within the South Waterfront Subdistrict.

33.510.255 Central City Master Plans

Applicant's Response: N/A - no Central City Master Plan sought.

33.510.257 Signs for Additional Uses Allowed in the Open Space Zone

Applicant's Response: Refer to Title 32 Signs and Related Regulations for response

Parking and Access

33.510.261 Parking Built After July 9, 2018

Applicant's Response: N/A - no change to existing parking proposed.

33.510.262 Parking Built Before July 9, 2018

Applicant's Response: N/A - no change to existing parking proposed.

33.510.263 Parking and Loading Access

Applicant's Response: N/A - no change to existing parking proposed.

Previous Land Use Reviews:

ID	Permit	Number	Name	Year	Category	Created
201944	4851812	187207	EA 22 - 187207 APPT	22	EA	2022-10-28 08:36:29.0
147896	4811738	149123	PR 22 - 149123 ZCL	22	PR	2022-06-03 15:08:09.0
466708	4713331	073356	LU 21 - 073356 DZ	21	LU	2021-08-03 12:46:00.0
458308	4703562	063924	LU 21 - 063924 DZ	21	LU	2021-07-06 16:26:00.0
56943	3661695	198380	LU 15-198380 DZ	15	LU	2015-07-13 09:25:01.0
55488	3549001	242953	LU 14-242953 DZ	14	LU	2014-12-02 12:16:33.0
51865	3228507	189752	LU 12-189752 DZM	12	LU	2012-11-07 13:31:45.0
50487	3118167	185528	11-185528 DZ	11	LU	2011-10-21 14:25:27.0
28926		00025	LUR 95-00025	95	LUR	2009-03-31 11:54:31.0
29431		00378	LUR 96-00378	96	LUR	2009-03-31 11:54:31.0
29227			DZ 8-83	83	DZ	2009-03-31 11:54:31.0
28653			DZ 10-85	85	DZ	2009-03-31 11:54:31.0
28929			DZ 134-89	89	DZ	2009-03-31 11:54:31.0
28654		00829	LUR 94-00829	94	LUR	2009-03-31 11:54:31.0
28651			DZ 35-84	84	DZ	2009-03-31 11:54:31.0
28927			DZ 64-88	88	DZ	2009-03-31 11:54:31.0
28701	2251913	138941	LU 02-138941	2	LU	2009-03-31 11:54:31.0
48070	2778220	148217	LU 08-148217	8	LU	2009-03-31 11:54:31.0
28652			DZ 115-84	84	DZ	2009-03-31 11:54:31.0
29519		00220	LUR 98-00220	98	LUR	2009-03-31 11:54:31.0
28928		00706	LUR 91-00706	91	LUR	2009-03-31 11:54:31.0
29130		00620	LUR 00-620	0	LUR	2009-03-31 11:54:31.0
29226		00498	LUR 97-00498	97	LUR	2009-03-31 11:54:31.0

Previous Land Use Reviews:

LUR 97-00498	DZ 8-83
LUR 00-620	LUR 96-00378
LUR 91-00706	LUR 95-00025
LUR 98-00220	11-185528 DZ - Design Review for exterior alterations to an existing building <u>Conditions of approval status: no conditions required</u>
DZ 115-84	LU 12-189752 DZM
LU 08-148217 - Approved remodel of Kassab Jewelers entry bay in he mid-block, east facade of the Alderway Building located at 529 SW Broadway in the Central City <u>Conditions of approval status: no conditions required</u>	LU 14-242953 DZ - Approval of storefront remodel including signage within the Downtown Subdistrict of the Central City Plan District <u>Conditions of approval status: no conditions required</u>
LU 02-138941 - Design review approval of a new entrance awning to be installed on the building's east facade along SW Broadway. <u>Conditions of approval status: no conditions required</u>	LU 15-198380 DZ - Approval of three mechanical units towards the back of the lower roof top area in the Central City Plan District, Downtown subdistrict <u>Conditions of approval status: no conditions required</u>
DZ 64-88	LU 21 - 063924 DZ
DZ 35-84	LU 21 - 073356 DZ
LUR 94-00829	PR 22 - 149123 ZCL - Zoning verification request - bank letter <u>Conditions of approval status: no conditions required</u>
DZ 134-89	EA 22 - 187207 APPT - Early Assistance for existing ground floor, cladding, storefront glazing, signs, and awning upgrade <u>Conditions of approval status:</u>
DZ 10-85	

DESIGN GUIDELINES & PROJECT GOALS_03

Applicable Design Guidelines:

CENTRAL CITY FUNDAMENTAL DESIGN GUIDELINES

NOTE: HALFTONE GUIDELINES IS NOT APPLICABLE PER TABLE 2

A Portland Personality

- A1 Integrate the River
- A2 Emphasize Portland Themes
- A3 Respect the Portland Block Structures
- A4 Use Unifying Elements
- A5 Enhance, Embellish and Identify Areas
- A6 Re-Use / Rehabilitate / Restore Buildings
- A7 Establish and Maintain a Sense of Urban Enclosure
- A8 Contribute to a Vibrant Streetscape
- A9 Strengthen Gateways

B Pedestrian Emphasis

- B1 Reinforce and Enhance the Pedestrian System
- B2 Protect the Pedestrian
- B3 Bridge Pedestrian Obstacles
- B4 Provide Stopping and Viewing Places
- B5 Make Plazas, Parks, and Open Space Successful
- B6 Develop Weather Protection
- B7 Integrate Barrier-Free Design

C Project Design

- C1 Enhance View Opportunities
- C2 Promote Permanence and Quality in Development
- C3 Respect Architectural Integrity
- C4 Complement the Context of Existing Buildings
- C5 Design for Coherency
- C6 Develop Transitions Between Buildings and Public Spaces
- C7 Design Corners that Build Active Intersections
- C8 Differentiate the Sidewalk-Level of Buildings
- C9 Develop Flexible Sidewalk-Level Spaces
- C10 Integrate Encroachments
- C11 Integrate Roofs and Use Rooftops
- C12 Integrate Exterior Lighting
- C13 Integrate Signs

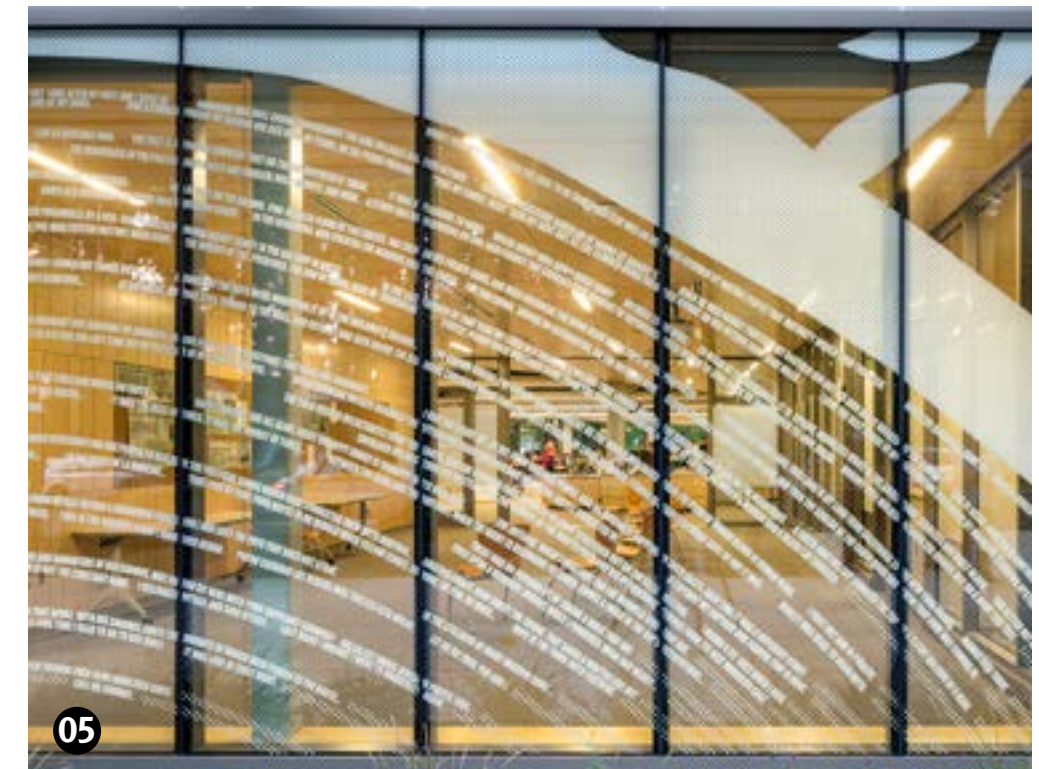
D Special Areas

- D1 Park Blocks
- D2 South Waterfront Area
- D3 Broadway Unique Sign District
- D4 New China / Japantown Unique Sign District

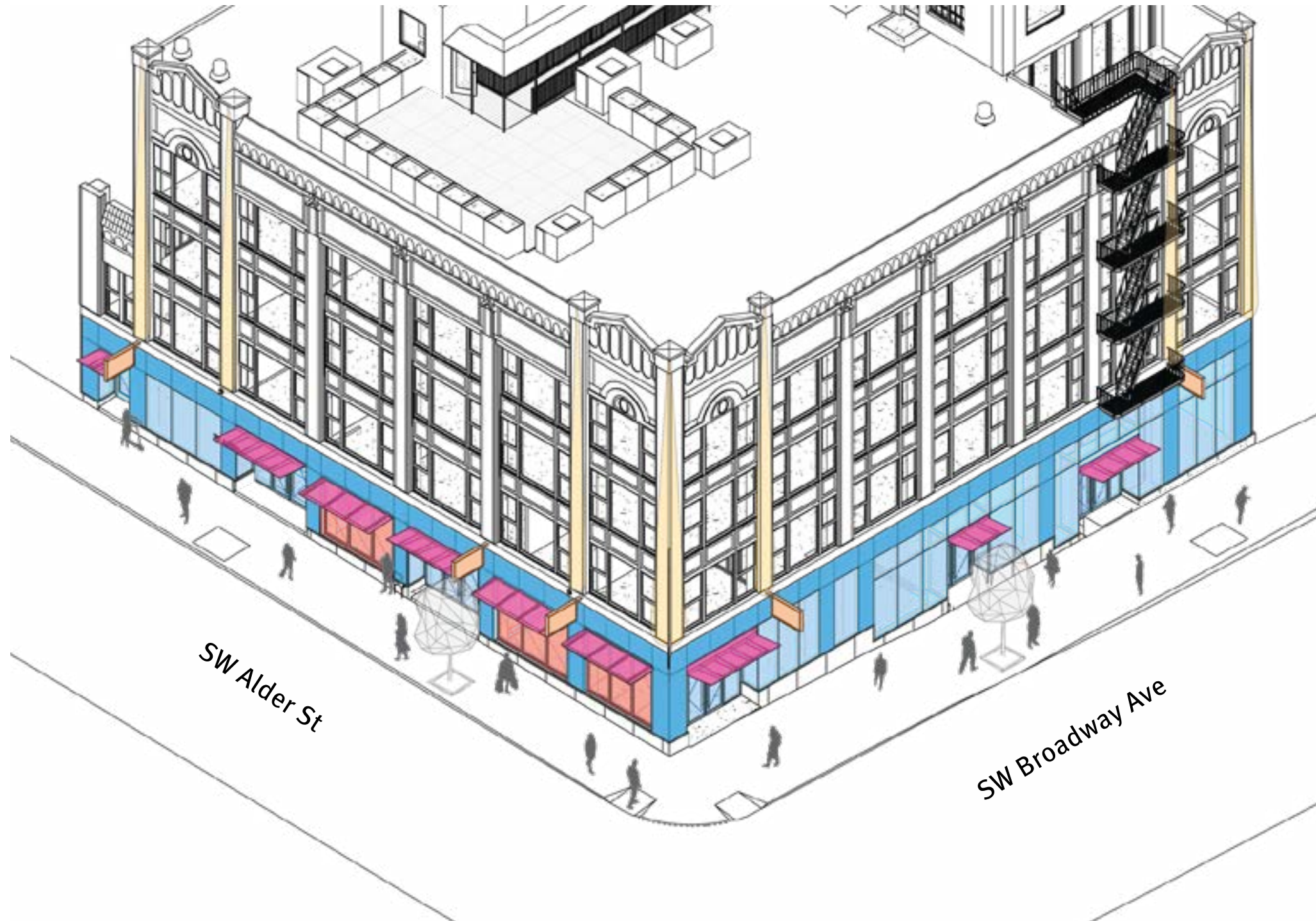
Project Goals:

In approaching this design problem, five distinct project goals emerged. These project goals were informed and shaped by the Central City Fundamental Design Guidelines, and illustrate how the proposed project accomplishes each of them.

- **01 ACTIVATE** THE BUILDING & STREET CORNER
- **02 ENHANCE** THE PEDESTRIAN EXPERIENCE
- **03 INCREASE PERMEABILITY** BETWEEN BUILDING & STREET
- **04 REFRESH AND ELEVATE** EXISTING BUILDING
- **05 PROVIDE CONTINUITY** IN DESIGN LANGUAGE



Responding to Design Guidelines:



01 ACTIVATE THE BUILDING & STREET CORNER:

How are we doing this?

- Provide direct visual connections to the adjacent sidewalk by incorporating large full height glazed walls with partitions that open to the sidewalk
- Tenant Signage to highlight new retail destinations for pedestrians including a potential building corner marquee sign
- Install metal canopies at every entrance of the building
- Install lighting that highlights the architectural elements of the building and allows the corner to remain safe and active past sunset
- Increase SF of canopies and provide consistent architectural language

Responding to Design Guidelines:

EXISTING



PROPOSED



01 ACTIVATE THE BUILDING & STREET CORNER:

How does this relate to the Design Guidelines?

- A5. Enhance, Embellish, and Identify Areas - Remove additive elements to reveal historic theatre structure
- A6. Re-Use / Rehabilitate / Restore Buildings - Upgrade ground floor of historic building & add to National Register
- A8. Contribute to a Vibrant Streetscape - Develop visual and physical connections into buildings active interior spaces from adjacent sidewalks
- B2. Protect the Pedestrian - 325 SF Total Canopy
- C7. Design Corners that Build Active Intersections -
- C10. Integrate Encroachments -
- C13. Integrate Signs -

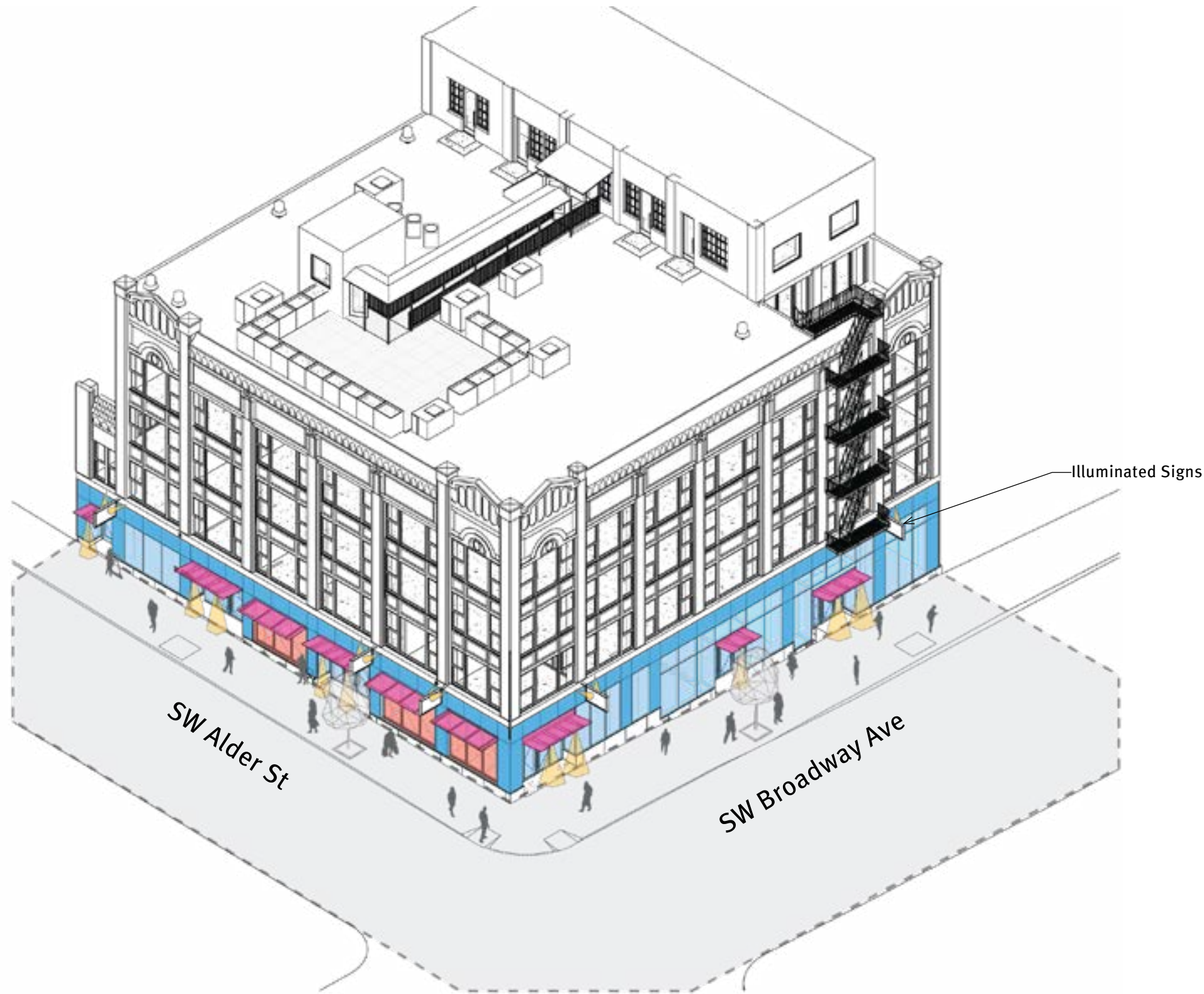


With a site located one block away from Pioneer Courthouse Square and located in the Broadway Unique Sign District, this renovation has the opportunity to become an important way finding element for pedestrians on their way to and from the Square or along Broadway Avenue.

EXTERIOR LIGHTING AND SIGNAGE:



Responding to Design Guidelines:



02 ENHANCE THE PEDESTRIAN EXPERIENCE:

How are we doing this?

- Increasing glazing at the first floor to differentiate ground level retail from upper-level offices
- Increasing outdoor lighting to allow both visitors to the building and passing pedestrians to utilize the space safely at night
- Providing recessed entrances for better protection from precipitation
- Take advantage of Broadway Unique Sign District to place a large corner marquee
- Minimal building recess provide protection and indicate tenant entries and limiting opportunities for illicit activities
- Increase SF of canopies and provide consistent architectural language

Responding to Design Guidelines:



02 ENHANCE THE PEDESTRIAN EXPERIENCE:

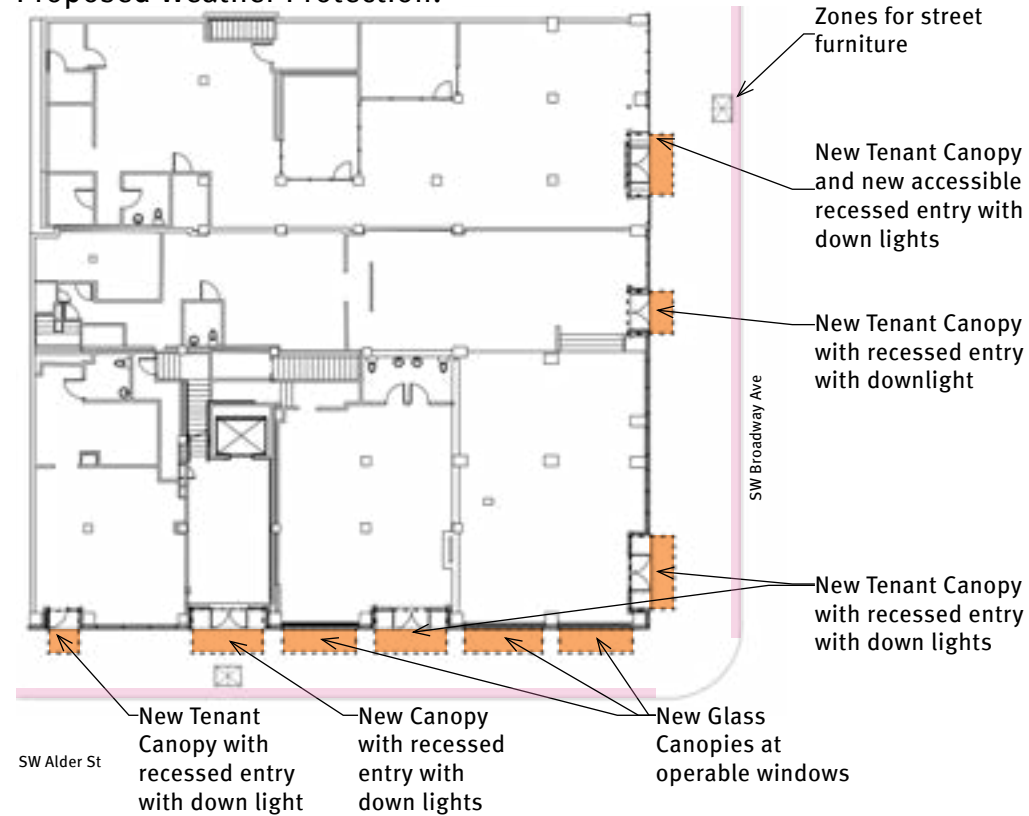
How does this relate to the Design Guidelines?

- B1. Reinforce and Enhance the Pedestrian System -
- B2. Protect the Pedestrian -
- B6. Develop Weather Protection -
- C8. Differentiate the Sidewalk-Level of Buildings -

Existing Weather Protection:

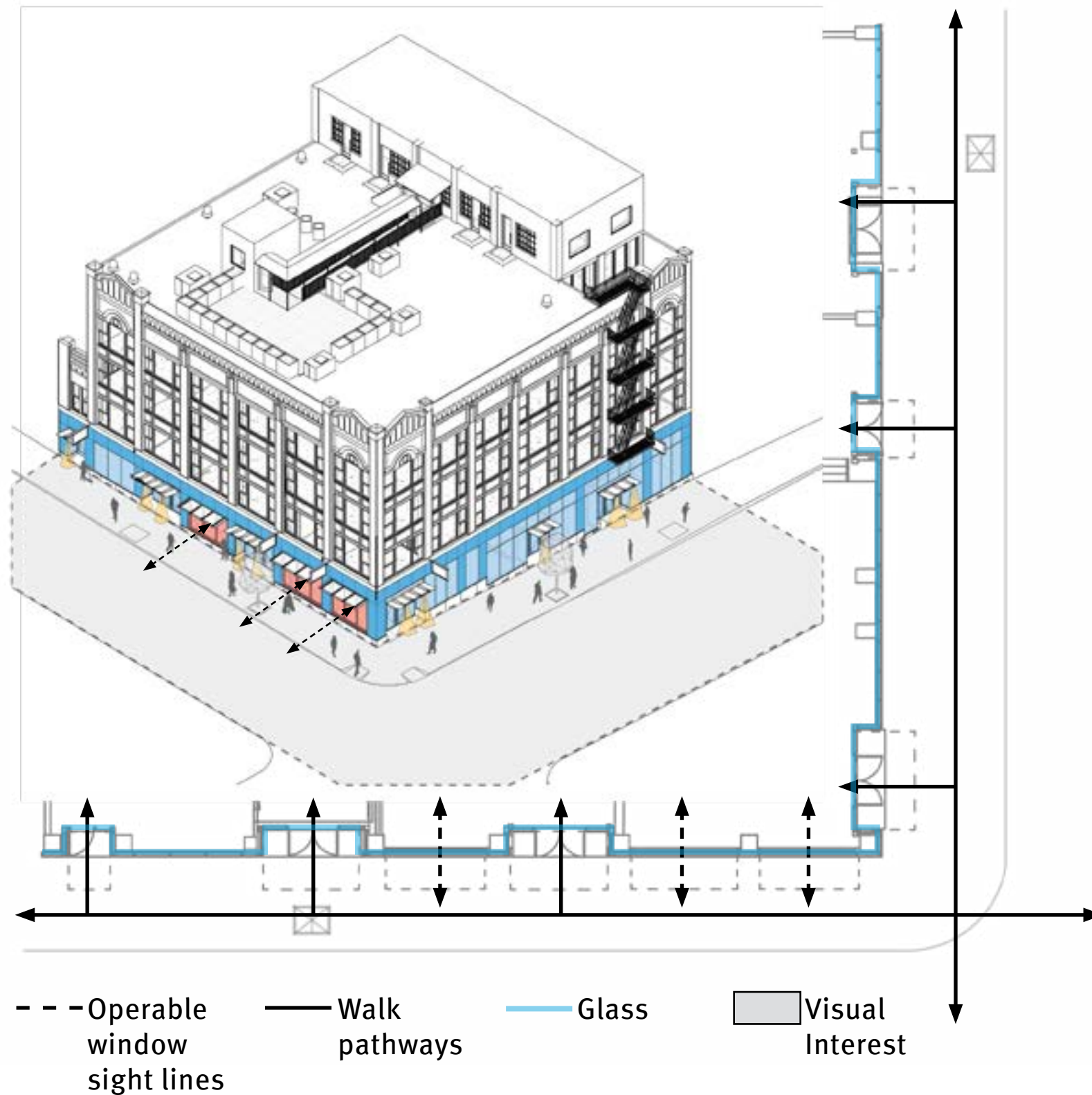


Proposed Weather Protection:



- C12. Integrate Exterior Lighting -

Responding to Design Guidelines:



03 INCREASE PERMEABILITY BETWEEN BUILDING & STREET:

How are we doing this?

- Installing high-efficiency clear glazing and large operable windows
- Completely replace the existing ground floor storefront and faux brick with high quality glass storefront system to celebrate the historic structure that will be clearly seen by the pedestrian walking outside
- Place a frit pattern on the glass for better visibility at night from the inside of the building
- Install exterior and interior lighting for better visibility at night for pedestrians to see signage

Responding to Design Guidelines:

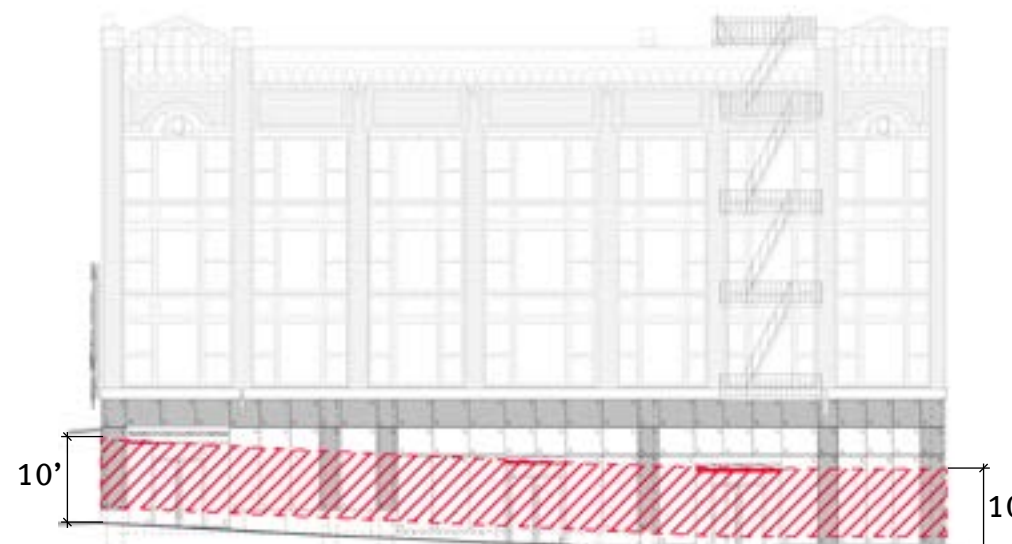
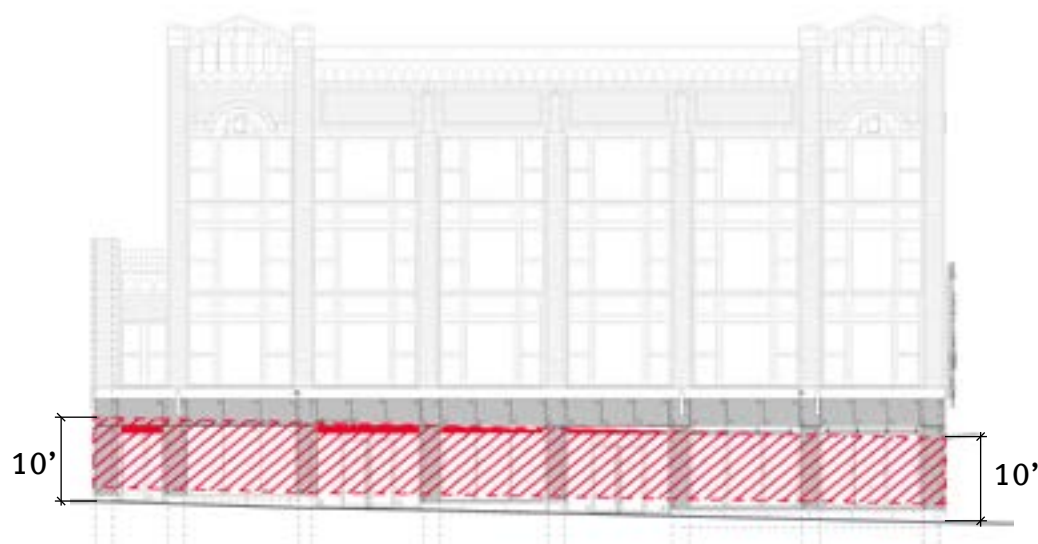


03 INCREASE PERMEABILITY BETWEEN BUILDING & STREET:

How does this relate to the Design Guidelines?

- B7. Integrate Barrier-Free Design -
- C1. Enhance View Opportunities -
- C6. Develop Transitions Between Buildings and Public Spaces -

Percentage of ground floor area of each facade that is occupied by windows: ■ Covered Shown



Required Percentage - 40%
Percentage Shown - 99%

Required Percentage - 25%
Percentage Shown - 97%

Responding to Design Guidelines:



04 REFRESH AND ELEVATE EXISTING BUILDING:

How are we doing this?

- Remove and replace existing storefront modifications w/ new high quality glazing system that presents a unified frontage and protects birds
- Install and replace existing canopies with a reflective metal canopy
- Renovate existing lobby with new lighting, paint, and material finish
- Fix entry points of existing building and sidewalk to be ADA accessible
- Integrate large corner signage to embrace Broadway Unique Sign District

DARK FRITTED GLASS



SSG GLAZING SYSTEM



STONE CLADDING BASE



METAL CANOPY



Responding to Design Guidelines:

EXISTING



HISTORIC



04 REFRESH AND ELEVATE EXISTING BUILDING:

How does this relate to the Design Guidelines?

- A6. Re-Use / Rehabilitate / Restore Buildings -
- C2. Promote Permanence and Quality in Development -
- C4. Complement the Context of Existing Buildings -
- D3. Broadway Unique Sign District -

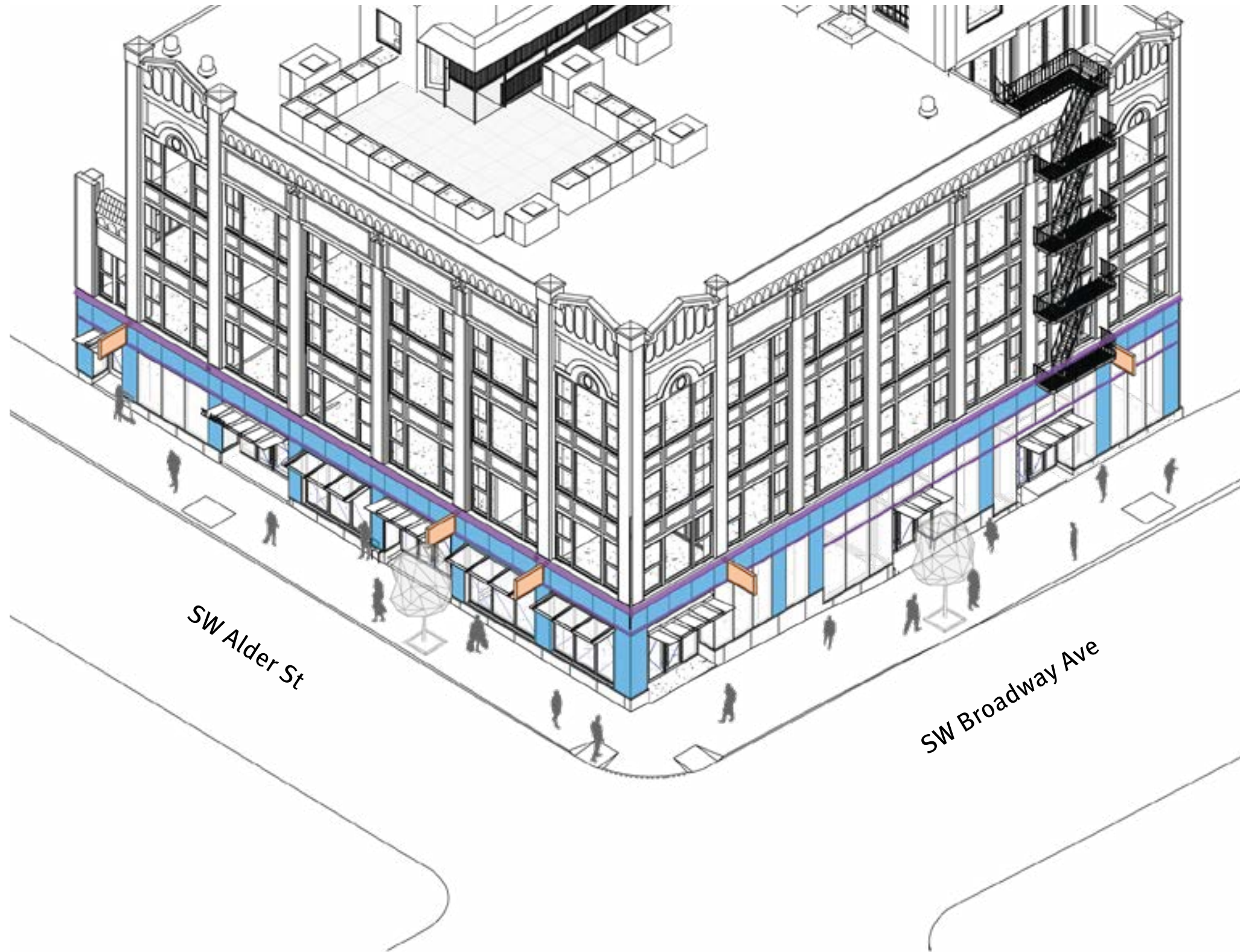
PROPOSED



PROPOSED



Responding to Design Guidelines:



05 PROVIDE CONTINUITY IN DESIGN LANGUAGE:

How are we doing this?

- Use the surrounding building's use of ground floor and upper floor difference to keep the design language consistent throughout the area
- Embrace the existing columns and expose them in the ground floor to accept the history and original construction of the building
- Use structural silicone glazing system for a clean and seamless look to building storefront
- Frit design reflects historic period of significance for the building which has been developed with input from NPS as part of historic nomination process
- Use stone cladding at the base of the storefront to compliment elements of the existing facade above

Responding to Design Guidelines:

EXISTING



PROPOSED



05 PROVIDE CONTINUITY IN DESIGN LANGUAGE:

How does this relate to the Design Guidelines?

- A4. Use Unifying Elements -
- A5. Enhance, Embellish and Identify Areas -
- C3. Respect Architectural Integrity -
- C5. Design for Coherency -

EXISTING DATUM LINES



EXISTING INCONSISTENT MATERIALS



Drawing Sheet Index

30	CIVIL SURVEY
31	SITE PLAN
32	LEVEL 01 - EXISTING PLAN
33	EXISTING PLANS
34	LEVEL 01 - DEMOLITION PLAN
35	PENTHOUSE - DEMOLITION PLAN
36	EXISTING ELEVATION EAST
37	EXISTING ELEVATION WEST
38	LEVEL 01 - PROPOSED PLAN
39	PENTHOUSE - PROPOSED PLAN
40	EAST ELEVATION - PROPOSED
41	WEST ELEVATION - PROPOSED
42	PENTHOUSE ELEVATIONS
43	ENLARGED ELEVATIONS - ENTRY
44	ENLARGED ELEVATIONS - STOREFRONT
45	ENLARGED ELEVATIONS - OPERABLE
46	DETAILS - EXTERIOR
47	DETAILS - EXTERIOR
48	DETAILS - PENTHOUSE
49	DETAILS - SIGNAGE



BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 3 AND 4, BLOCK 213, "CITY OF PORTLAND"
 LOCATED IN THE SW QUARTER OF SECTION 34
 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 FIELD SURVEYED: 22 MAY 2023

NOTES:

- 1.) VERTICAL DATUM: CITY OF PORTLAND
 BENCHMARK: 2-1/2 INCH BRASS DISK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SW 4TH AVENUE AND SW ALDER STREET
 BENCHMARK NO. 3126 ELEVATION = 36.567'
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF S.W. BROADWAY IS NORTH 20°47'28" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY REPORT ORDER NO. 36262202965, SUPPLEMENT 3, BY TICOR TITLE COMPANY OF OREGON, EFFECTIVE DATE JULY 15, 2022.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS, UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

LEGEND:

	BUILDING OUTLINE WITH DOOR		ELECTRICAL MANHOLE
	CONCRETE SURFACE		OVERHEAD LIGHT
	ASPHALT SURFACE		HANDICAP RAMP
	WALL		GAS METER
	BUILDING OVERHANG		GAS VALVE
	CURB LINE		COMBINED MANHOLE WITH STRUCTURE
	EDGE OF ASPHALT		CATCH BASIN
	RIGHT-OF-WAY LINE		SANITARY/STORM CLEAN OUT
	EASEMENT LINE		SANITARY/STORM STRUCTURE #
	LOT LINE		TELECOMMUNICATIONS MANHOLE
	PROPERTY LINE		PEDESTRIAN CONTROL SIGNAL ARM
	BRUSH LINE		WATER VALVE
	FIBER OPTIC LINE		FIRE HYDRANT
	ELECTRICAL LINE		WATER METER
	TRAFFIC SIGNAL LINE		FIRE DEPARTMENT CONNECT
	TELECOMMUNICATIONS LINE		WATER VAULT
	STORM LINE		HOSE BIB
	SANITARY SEWER LINE		TRASH CAN
	WATER LINE		UNKNOWN VAULT
	GAS LINE		UNKNOWN MANHOLE
	OVERHEAD UTILITY LINES		UNKNOWN VENT
	UNDERGROUND LINE PER AS-BUILTS		DECIDUOUS TREE
	SIGN		-PERIMETER REPRESENTS DRIPLINE
	BOLLARD		CONIFEROUS TREE
	BIKE RACK		-PERIMETER REPRESENTS DRIPLINE
	PARKING PAY STATION		FOUND MONUMENT
			PROJECT CONTROL POINT
			PER "CITY OF PORTLAND" MULTNOMAH COUNTY PLAT RECORDS

SANITARY TABLE:

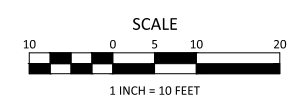
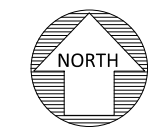
1. COMBINED MANHOLE
 RIM = 44.98'
 IE 16" IN (NW) = 30.53'
 IE 18" OUT (SE) = 30.43'
2. COMBINED MANHOLE
 RIM = 52.44'
 IE 12" IN (NW) = 33.24'
 IE 12" IN (SW) = 41.64'
 IE 8" IN (SE) = 43.31'
 IE 12" IN (SE) = 42.44'
 IE 8" IN (NE) = 42.64'
 IE 16" OUT (SE) = 33.04'
3. COMBINED MANHOLE
 RIM = 52.98'
 IE 18" IN (NW) = 33.78'
 IE 12" OUT (SE) = 33.73'
4. COMBINED MANHOLE
 RIM = 58.31'
 IE 18" IN (NW) = 37.39'
 IE 18" IN (NE) = 47.31'
 IE 18" OUT (SE) = 37.39'

STORM TABLE:

1. CATCH BASIN
 RIM = 51.82'
 IE 8" OUT (NW) = 49.62'
2. CATCH BASIN
 RIM = 52.03'
 IE 8" OUT (SW) = 50.03'

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
7	1-1/8" BRASS CAP "KPF" CONTROL"	171447.16	345996.32	57.21'
8	1-1/8" BRASS CAP "KPF" CONTROL"	171312.88	346243.76	51.15'



REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF OREGON
 JUNE 30, 1997
 TROY T. TETSUKA
 2841
 RENEWAL 6/30/2024

JOB NO. 2200365

 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.224.4681
 www.kpff.com

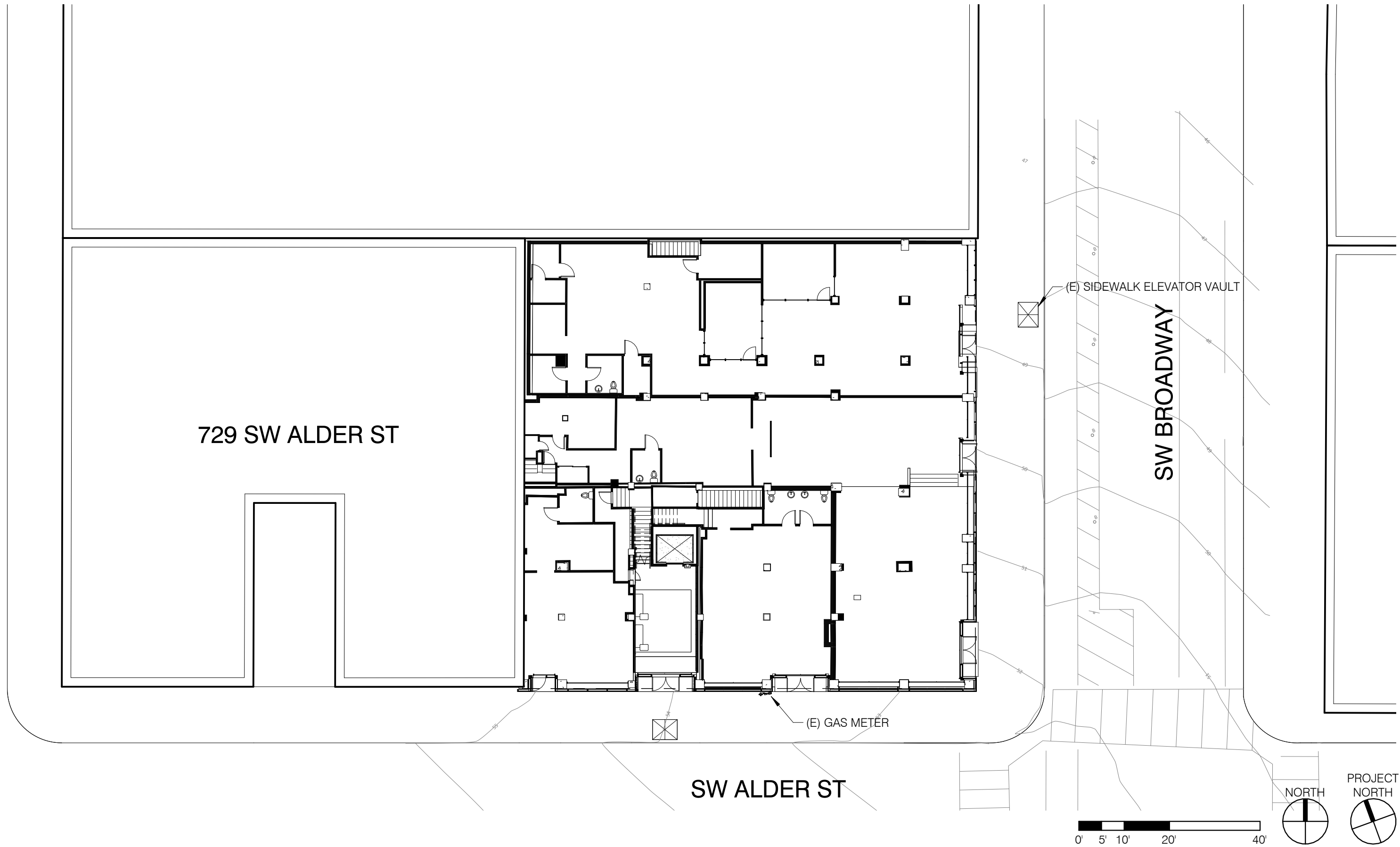
REV.	DATE	BY	DESCRIPTION

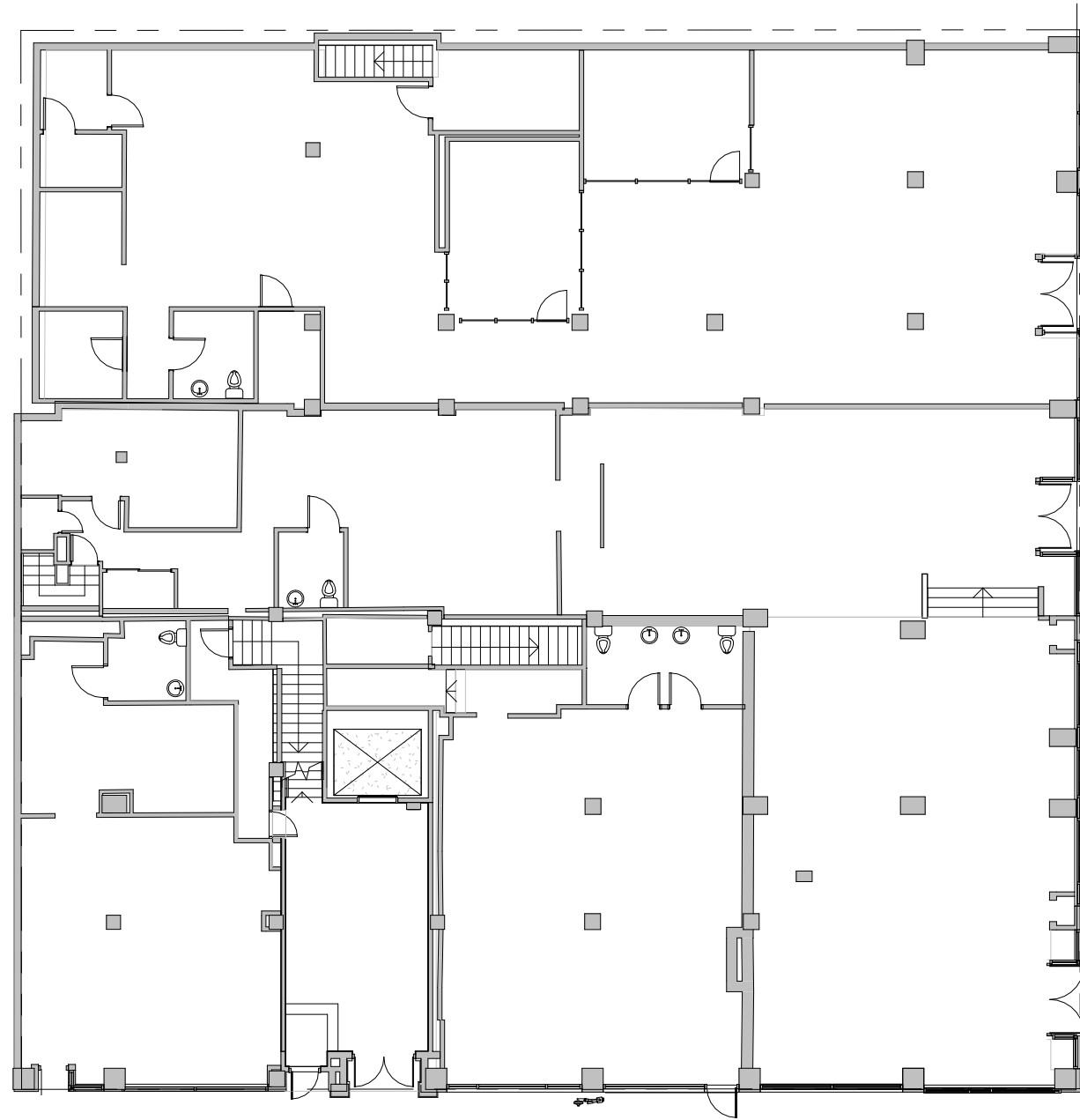
kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.224.4681
 www.kpff.com

SURVEYED BY: CB
 DRAWN BY: CMR
 CHECKED BY: TTT
 PROJECT NO.: 2300365
 FILE: 2300365_SB.dwg

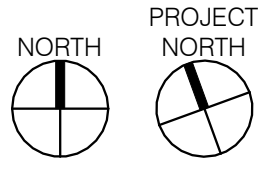
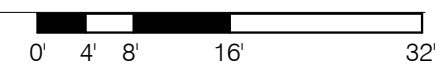
BOUNDARY & TOPOGRAPHIC SURVEY
ALDERWAY BUILDING
 MELVIN MARK INVESTORS
 CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE: 5 JUNE 2023
 CONTOUR INTERVAL: 1 FOOT
 SHEET NO.
1 OF 1

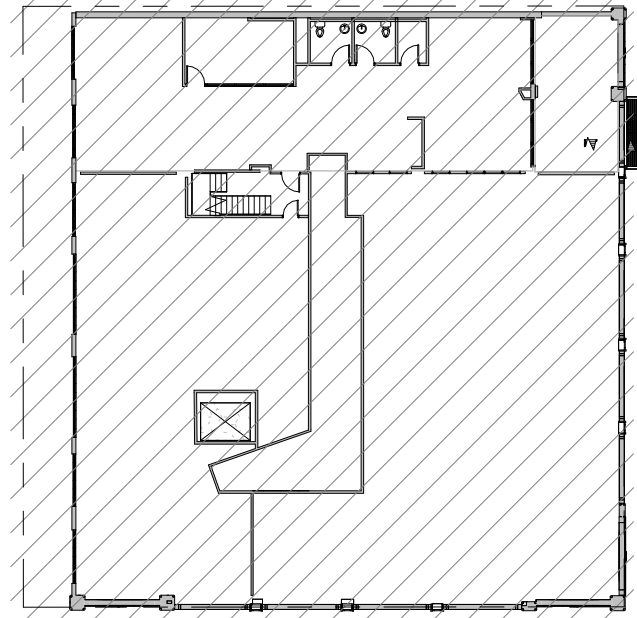




1 LEVEL 01 - EXISTING
1/16" = 1'-0"

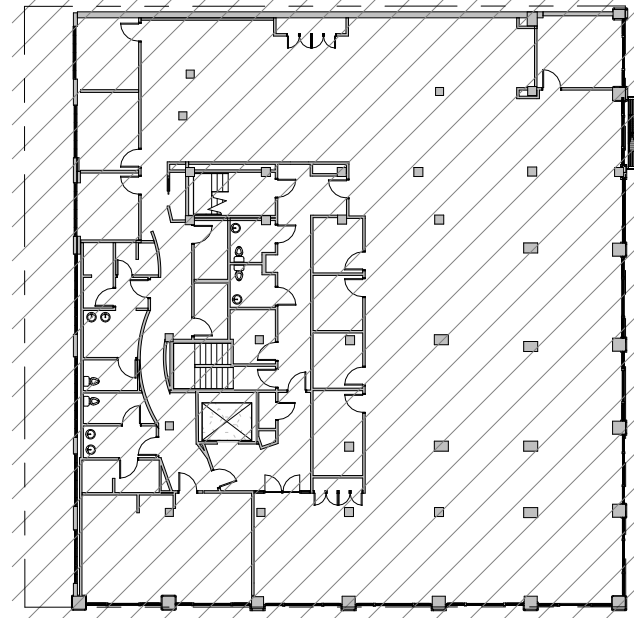


HATCHED AREAS OUTSIDE OF SCOPE



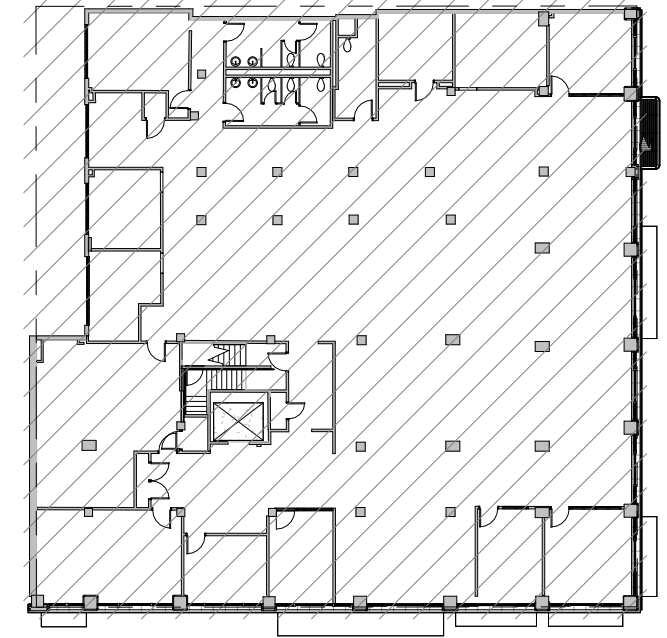
5 LEVEL 04M - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



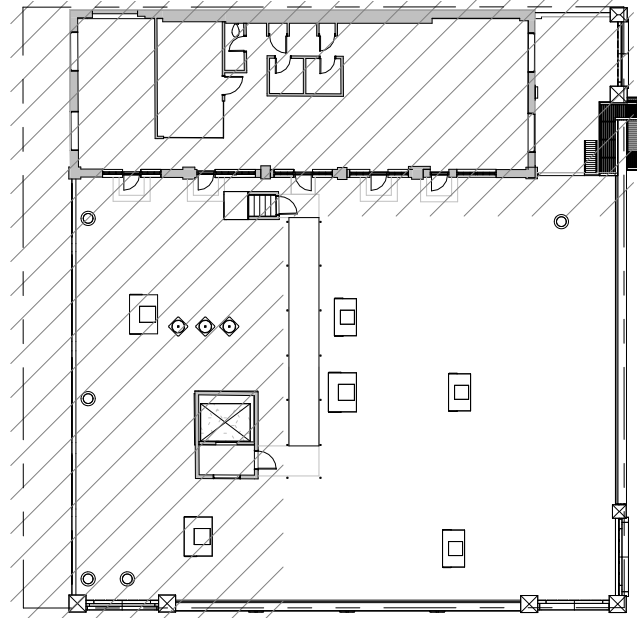
4 LEVEL 04 - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



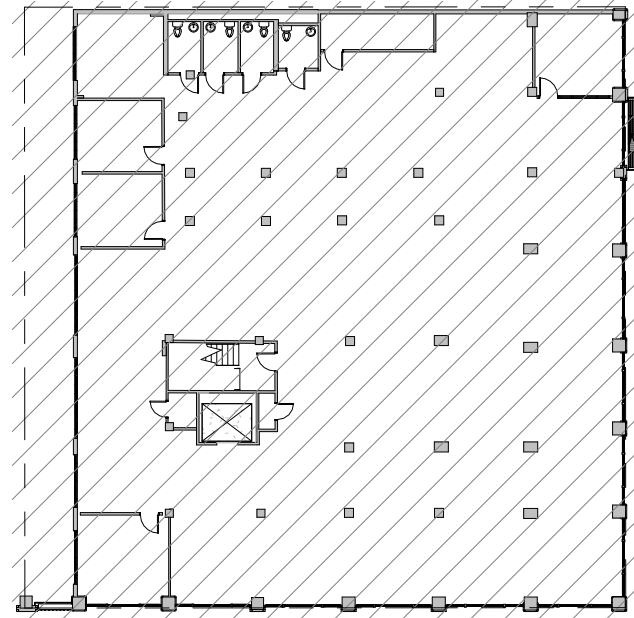
1 LEVEL 02 - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



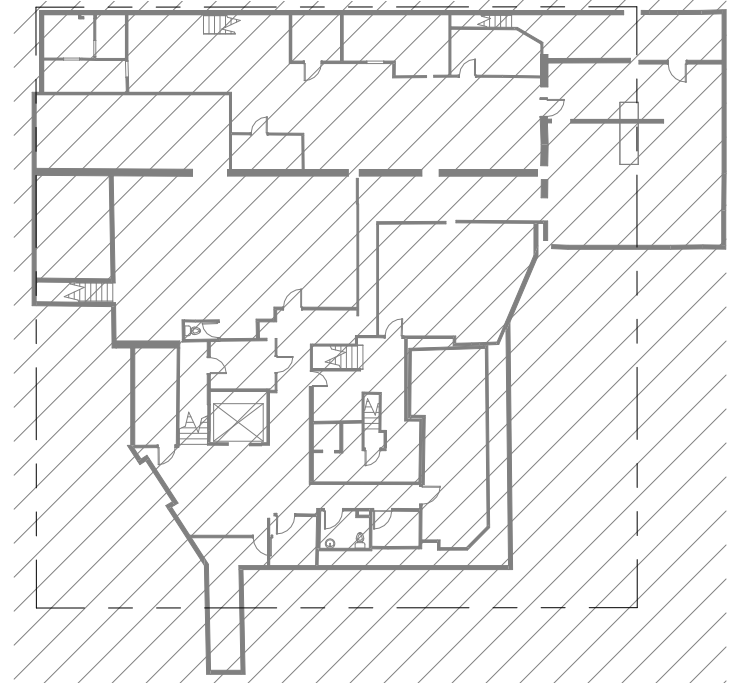
6 PENTHOUSE - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE

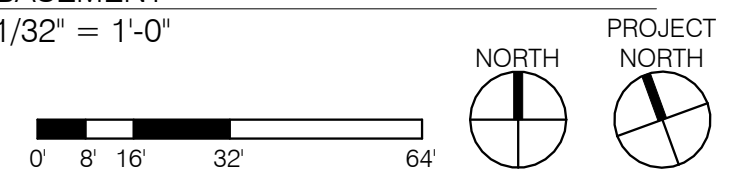


3 LEVEL 03 - EXISTING
1/32" = 1'-0"

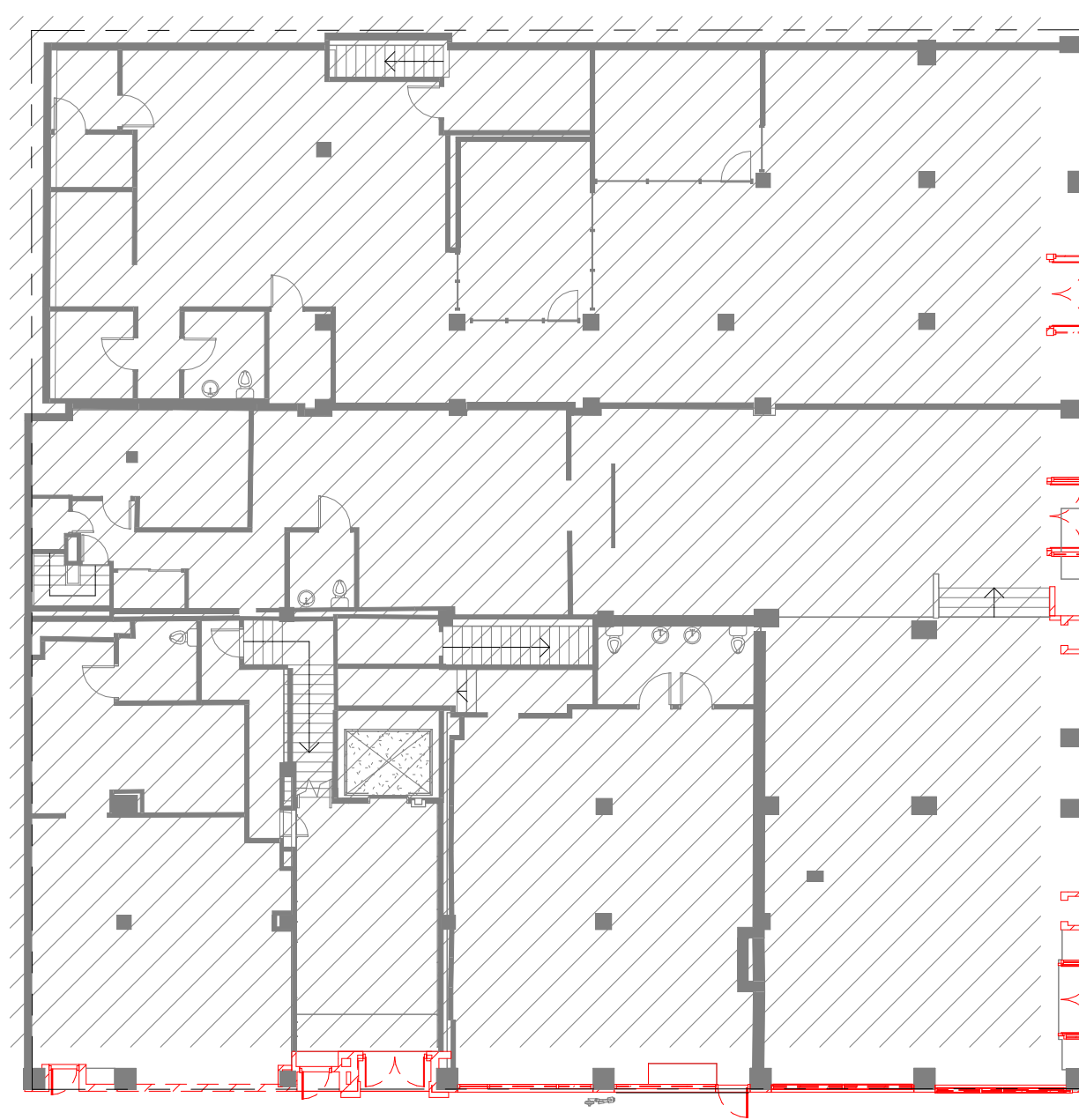
HATCHED AREAS OUTSIDE OF SCOPE



2 BASEMENT
1/32" = 1'-0"



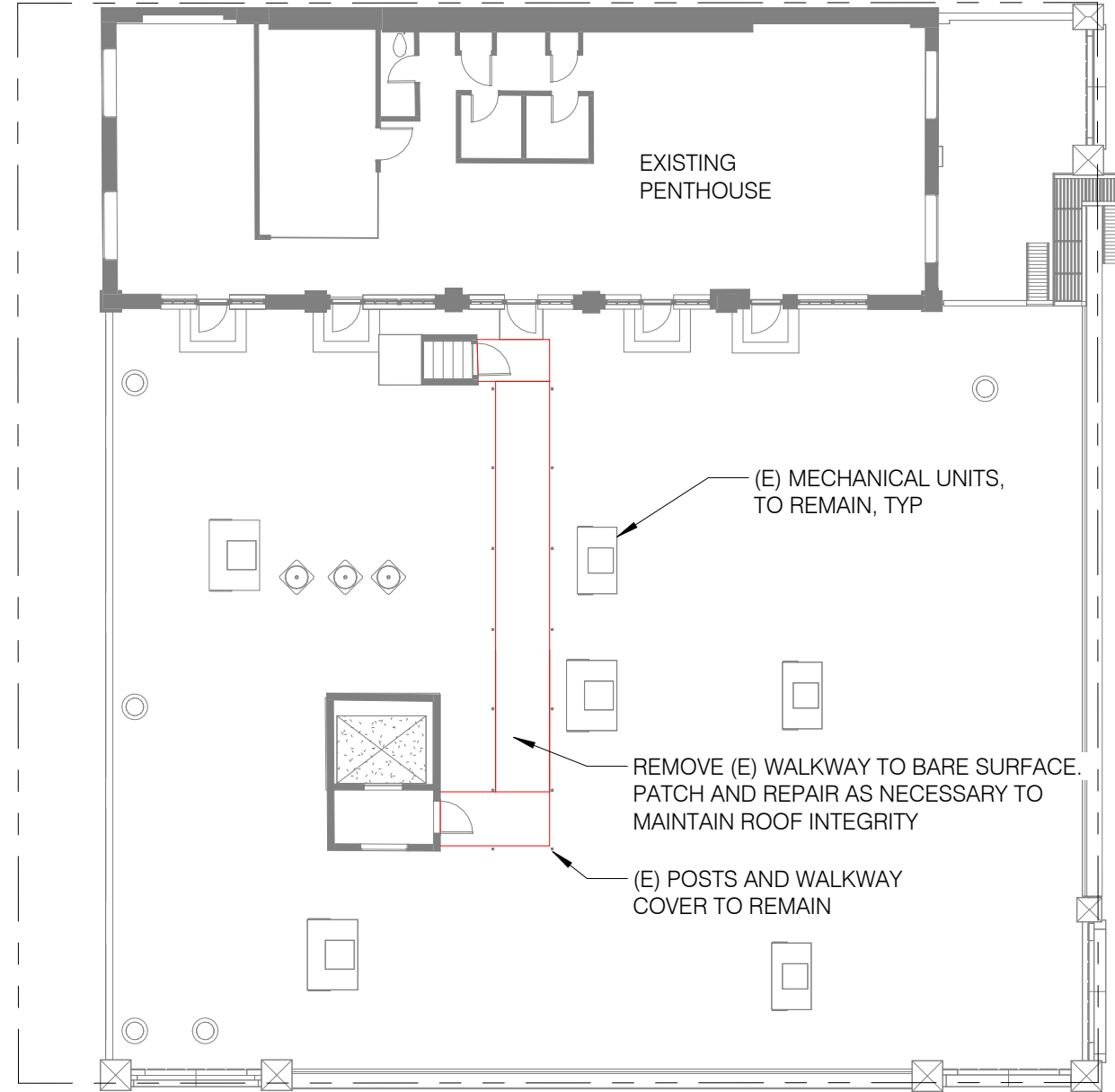
HATCHED AREAS OUTSIDE OF SCOPE



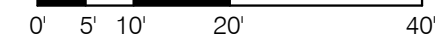
1 DEMOLITION PLAN - LEVEL 01
1/16" = 1'-0"

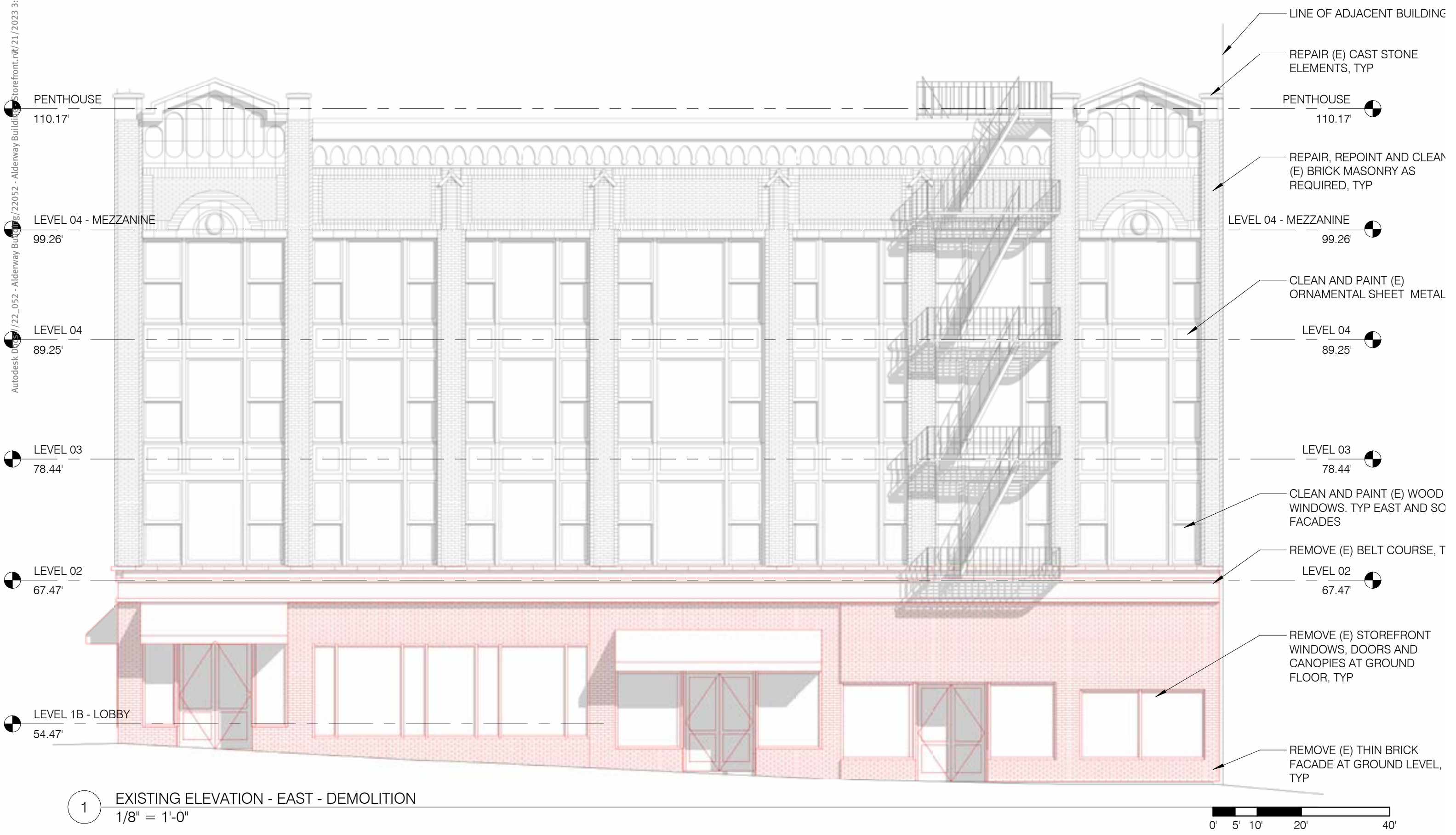
0' 4' 8' 16' 32'





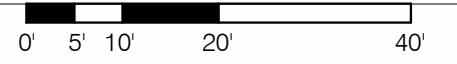
1 DEMOEXISTINGPENTHOUSE 1
1/16" = 1'-0"



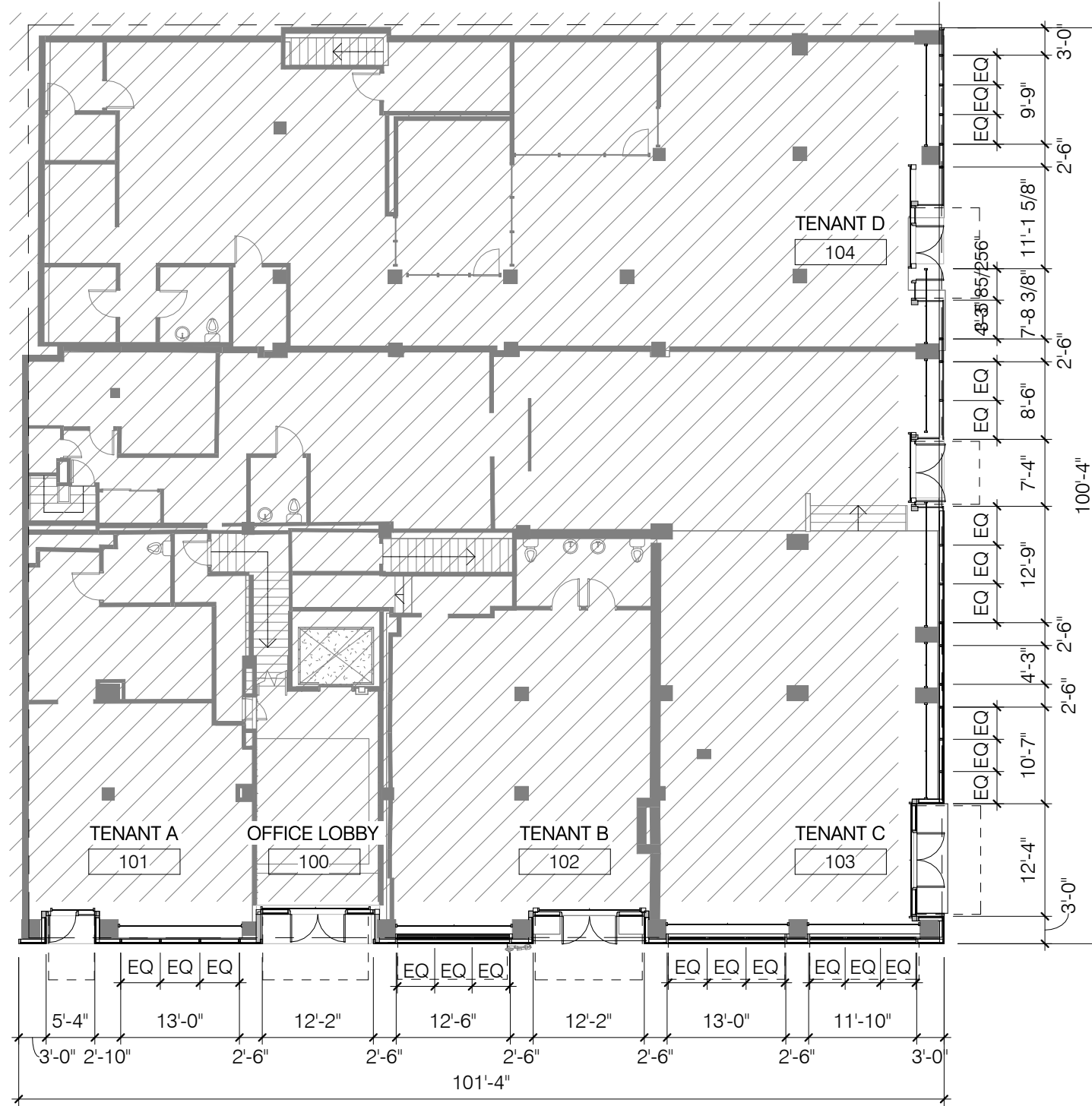




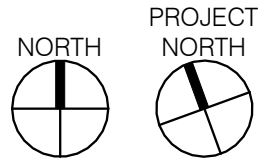
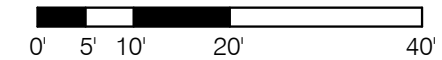
1 EXISTING ELEVATION - SOUTH - DEMOLITION
1/8" = 1'-0"

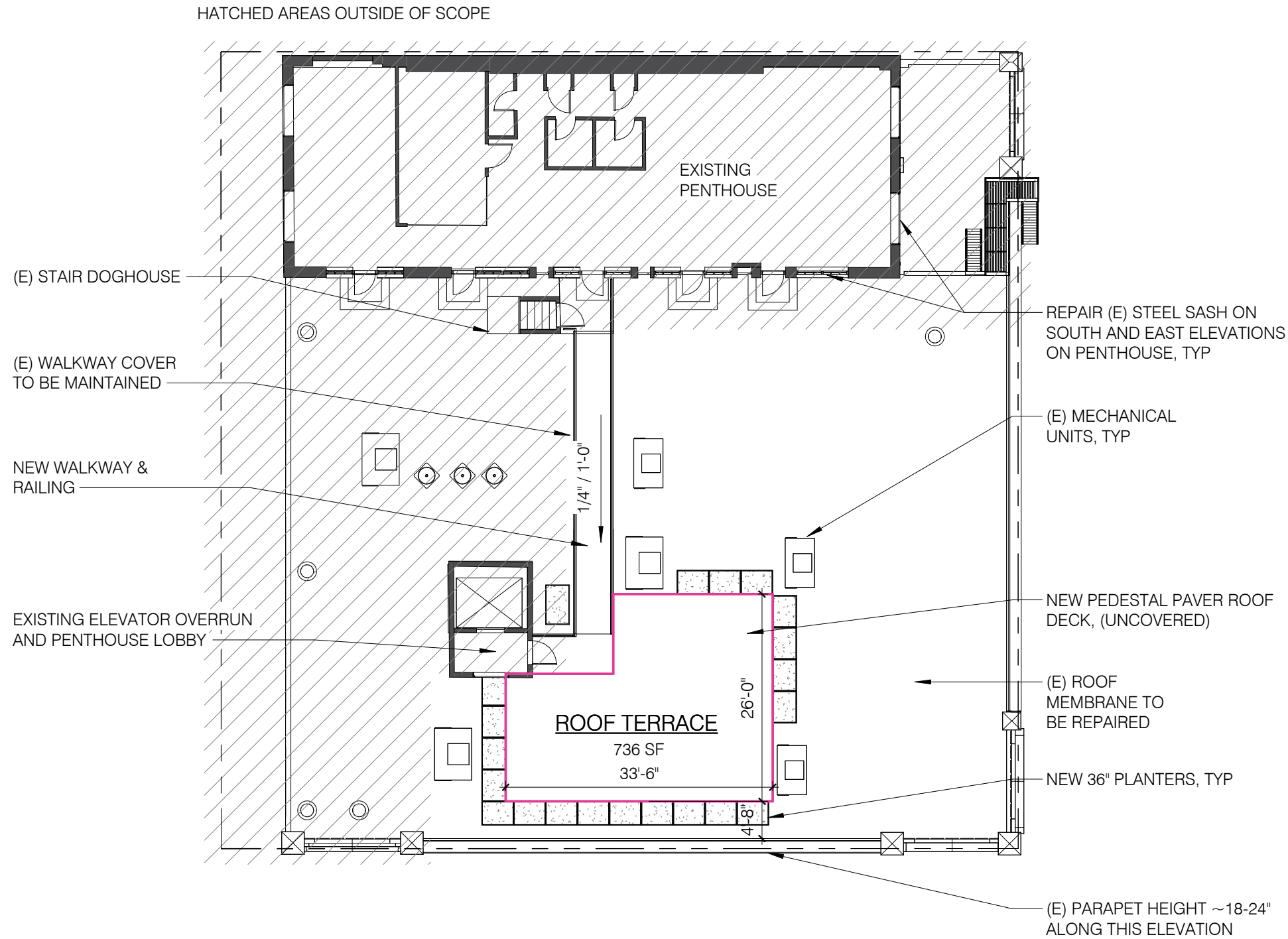


HATCHED AREAS OUTSIDE OF SCOPE

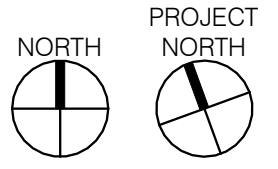


1 LEVEL 01 - PROPOSED
A 06 1/16" = 1'-0"





1 PENTHOUSE 1
1/16" = 1'-0"



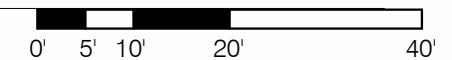


2 EAST ELEVATION
1/8" = 1'-0"





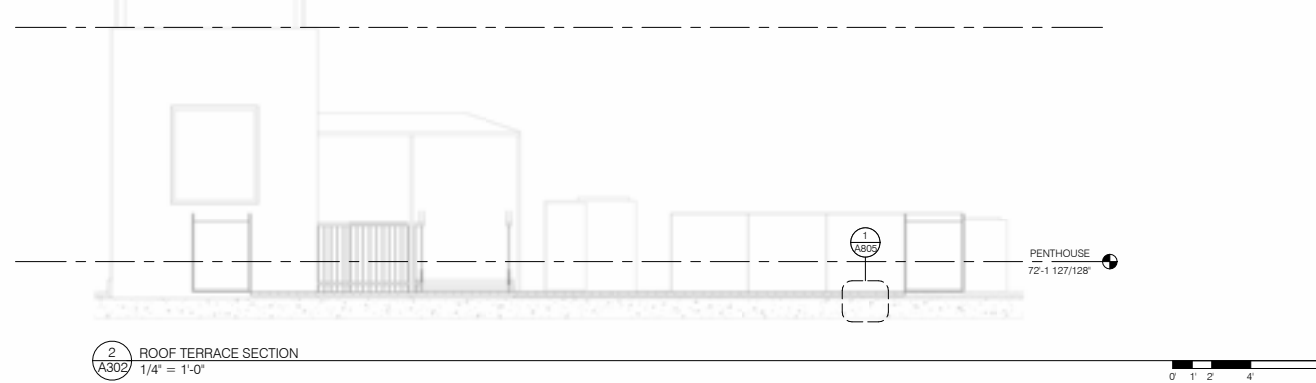
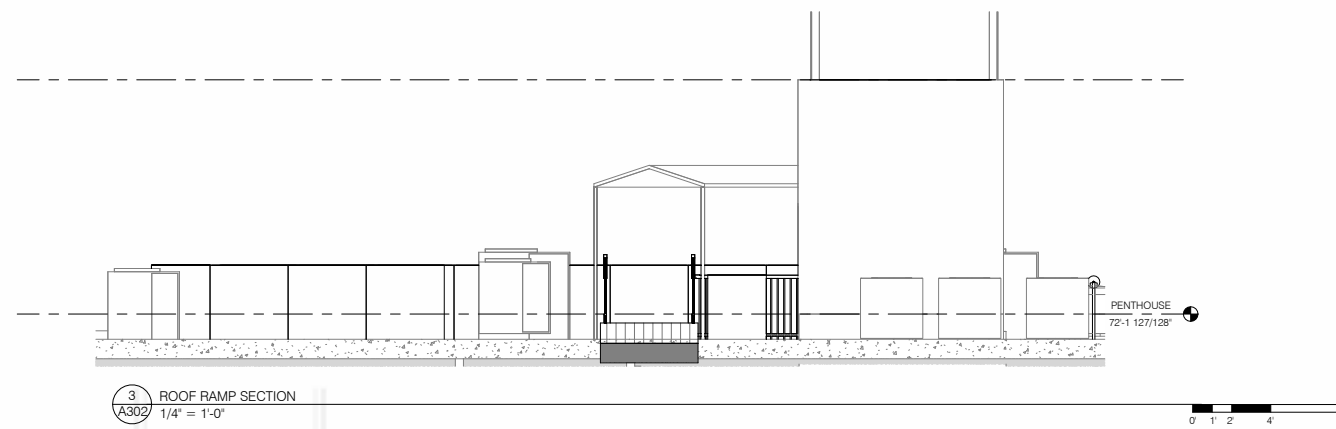
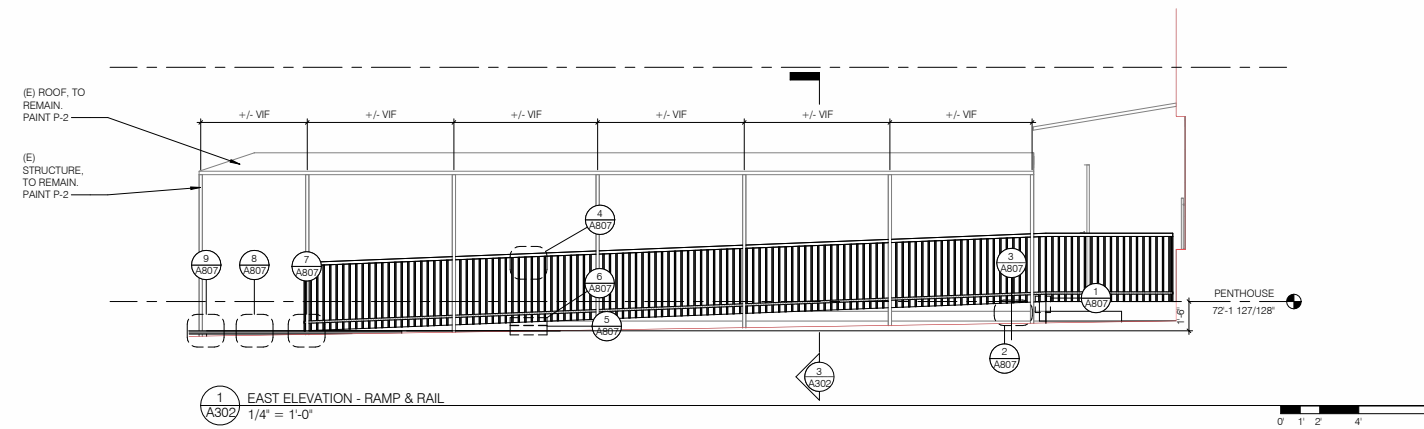
1 SOUTH ELEVATION
1/8" = 1'-0"



EXTERIOR ELEVATION NOTES

1. SEE SHEET A300 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LINE OF FOUNDATIONS (SHOWN DASHED) ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
4. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
5. ALIGN MATERIAL CONTROL AND EXPANSION JOINTS VERTICALLY AND HORIZONTALLY WITH ADJACENT JOINTS AND DOOR, WINDOW AND LOUVER HEADS/JAMBS/SILLS AS INDICATED ON THE DRAWINGS. VERIFY DIMENSIONS WITH DETAIL CONDITIONS. VERIFY LOCATION AND ALIGNMENT WITH ARCHITECT.
6. MOUNTING LOCATION OF DEVICES AS INDICATED. VERIFY WITH ARCHITECT IF NOT INDICATED ON ARCHITECTURAL DRAWINGS.

LEAVE BLANK FOR CITY APPROVAL STAMP



PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: ER
 Checked by: MM
 Sheet:

EXTERIOR
 ELEVATION AND
 SECTION - ROOF
 TERRACE

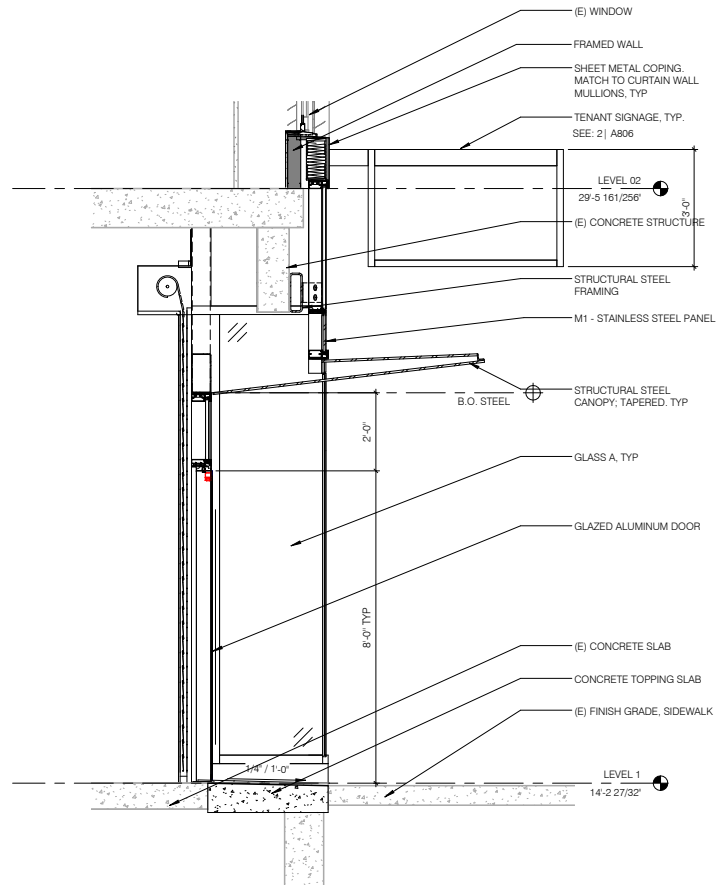
A302
 Copyright 2022 Hennebery Eddy Architects, Inc.

5/1/2023 1:53:19 PM
 Autocad, Docrs/02_032 - Alderway Building/20032 - Alderway Building.rvt
 THE PLOTTING AND PRINTING COUNTRY ARE OPTIMIZED WHEN ALL THREE LOGOS ARE VISIBLE.
 THIS GUIDANCE IS FOR REFERENCE ONLY.

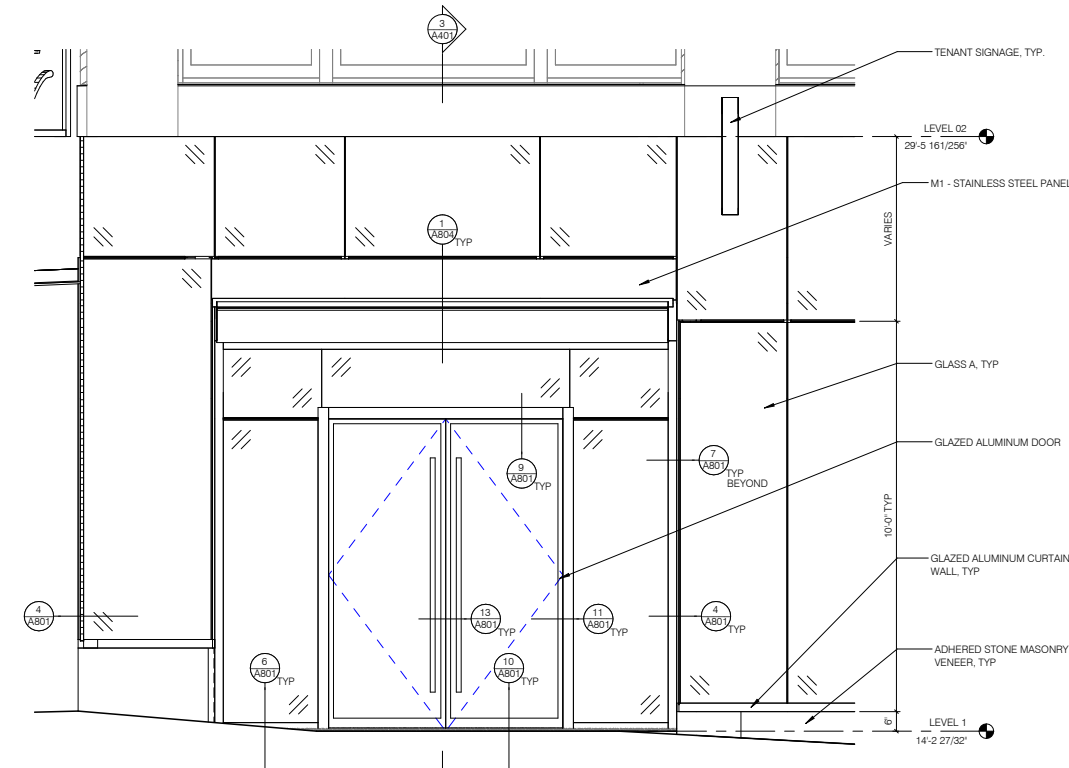
WALL SECTION & ENLARGED VIEW NOTES

1. SEE SHEET A600 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LEVELS INDICATED ARE BASED ON CONSTRUCTION DRAWINGS FROM 1928. LEVELS HAVE BEEN PLACED AT ASSUME T.O. STRUCTURAL FLOOR SLABS OR AS NOTED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
6. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

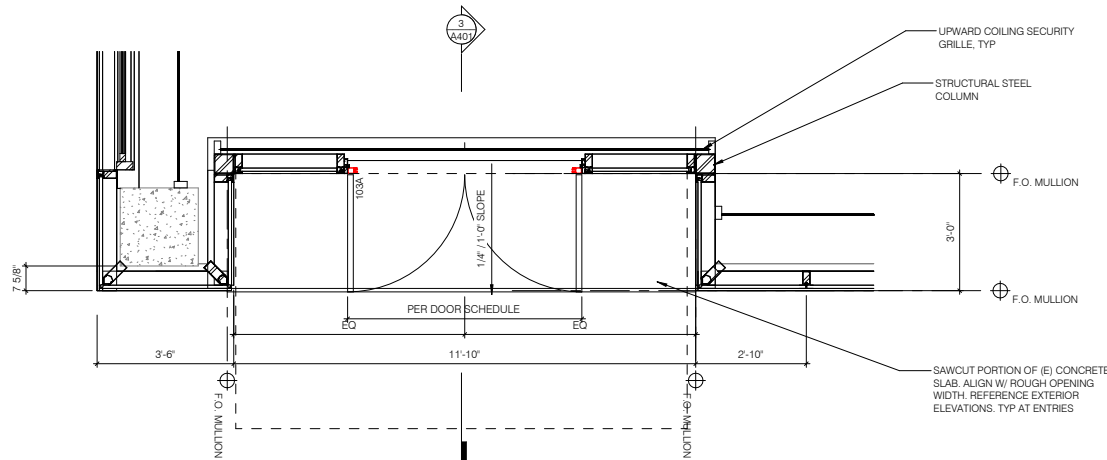
LEAVE BLANK FOR CITY APPROVAL STAMP



3 WALL SECTION - STOREFRONT WIDE ENTRY TYP
1/2" = 1'-0"
0 6' 1' 2' 4'



1 ENLARGED ELEVATION - STOREFRONT WIDE ENTRY TYP
1/2" = 1'-0"
0 6' 1' 2' 4'



2 ENLARGED PLAN - STOREFRONT WIDE ENTRY TYP
1/2" = 1'-0"
0 6' 1' 2' 4'

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
PORTLAND OFFICE
921 SW WASHINGTON ST, SUITE 250
PORTLAND OREGON 97205
503 227 4860 TEL
503 227 4920 FAX
BEND OFFICE
1465 SW KNOLL AVE, SUITE 210
BEND OREGON 97702
541 313 6779 TEL
BOZEMAN OFFICE
109 NORTH ROUSE AVE, SUITE 1
BOZEMAN MONTANA 59715
406 585 1112 TEL
www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052
Date: 04/21/2023
100% DESIGN DEVELOPMENT
Revisions:

100% DESIGN DEVELOPMENT
Drawn by: JS
Checked by: MM
Sheet:
ENLARGED
ELEVATIONS AND
WALL SECTIONS

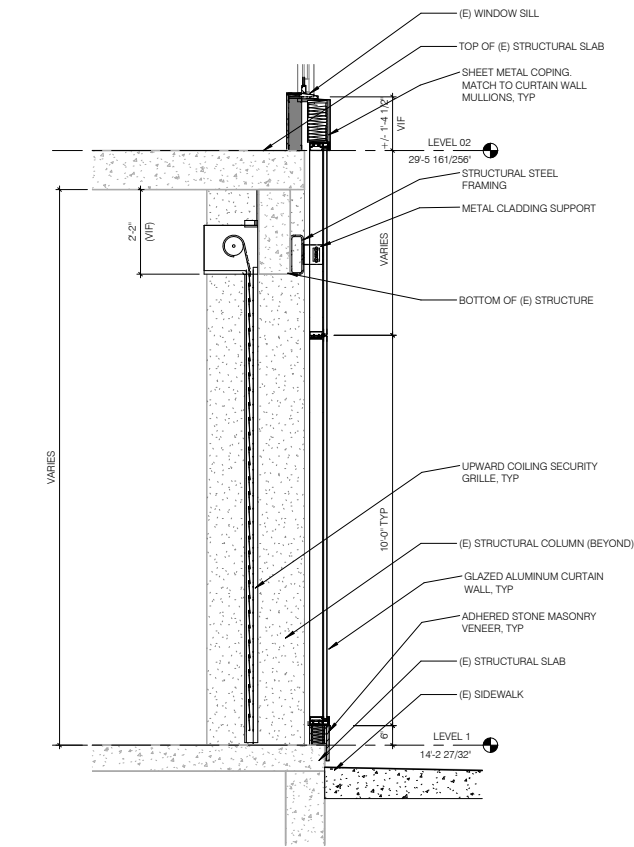
A401
Copyright 2022 Hennebery Eddy Architects, Inc.

5/1/2023 1:50:21 PM
 AutoCAD Docx/02_032 - Alderway Building/2023 - Alderway Building.rvt
 THE DRAWING AND ANY PRINTING THEREOF ARE THE PROPERTY OF HENNEBERY EDDY ARCHITECTS, INC. ALL RIGHTS ARE RESERVED.
 SETTINGS FOR VIEWING AND PRINTING CONTROLS ARE OPTIMIZED WHEN ALL THREE TOOLS ARE VISIBLE.
 THIS DRAWING IS FOR REFERENCE ONLY.

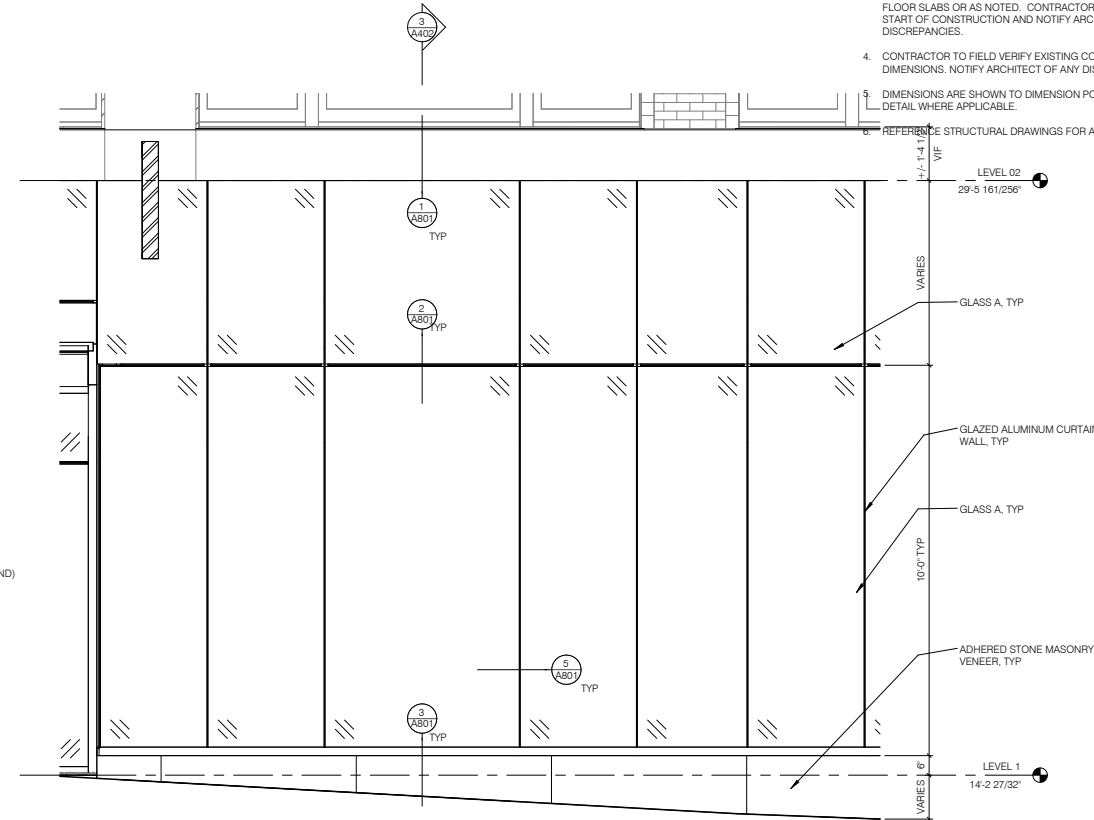
WALL SECTION & ENLARGED VIEW NOTES

1. SEE SHEET A400 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LEVELS INDICATED ARE BASED ON CONSTRUCTION DRAWINGS FROM 1928. LEVELS HAVE BEEN PLACED AT ASSUME T.O. STRUCTURAL FLOOR SLABS OR AS NOTED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

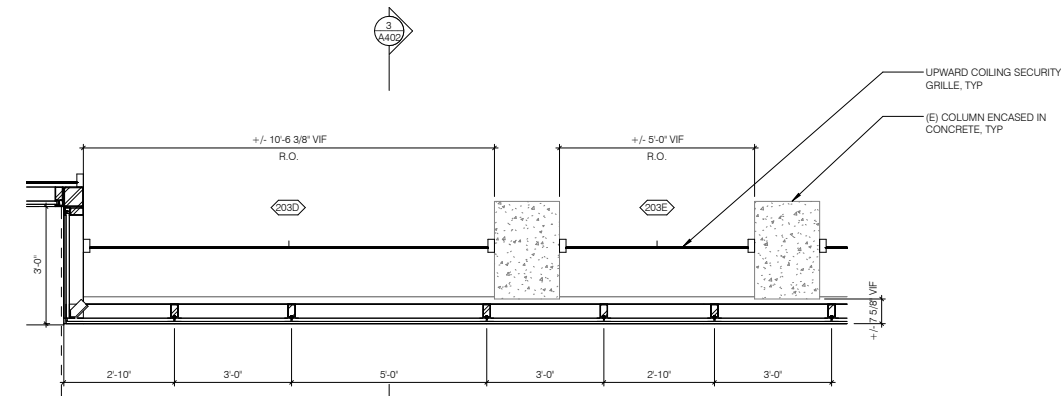
LEAVE BLANK FOR CITY APPROVAL STAMP



3 WALL SECTION - CURTAIN WALL TYP 5
1/2" = 1'-0"



1 ENLARGED ELEVATION - STOREFRONT TYP
1/2" = 1'-0"



2 ENLARGED PLAN - STOREFRONT TYP
1/2" = 1'-0"

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: JS
 Checked by: MM
 Sheet:

ENLARGED
 ELEVATIONS AND
 WALL SECTIONS

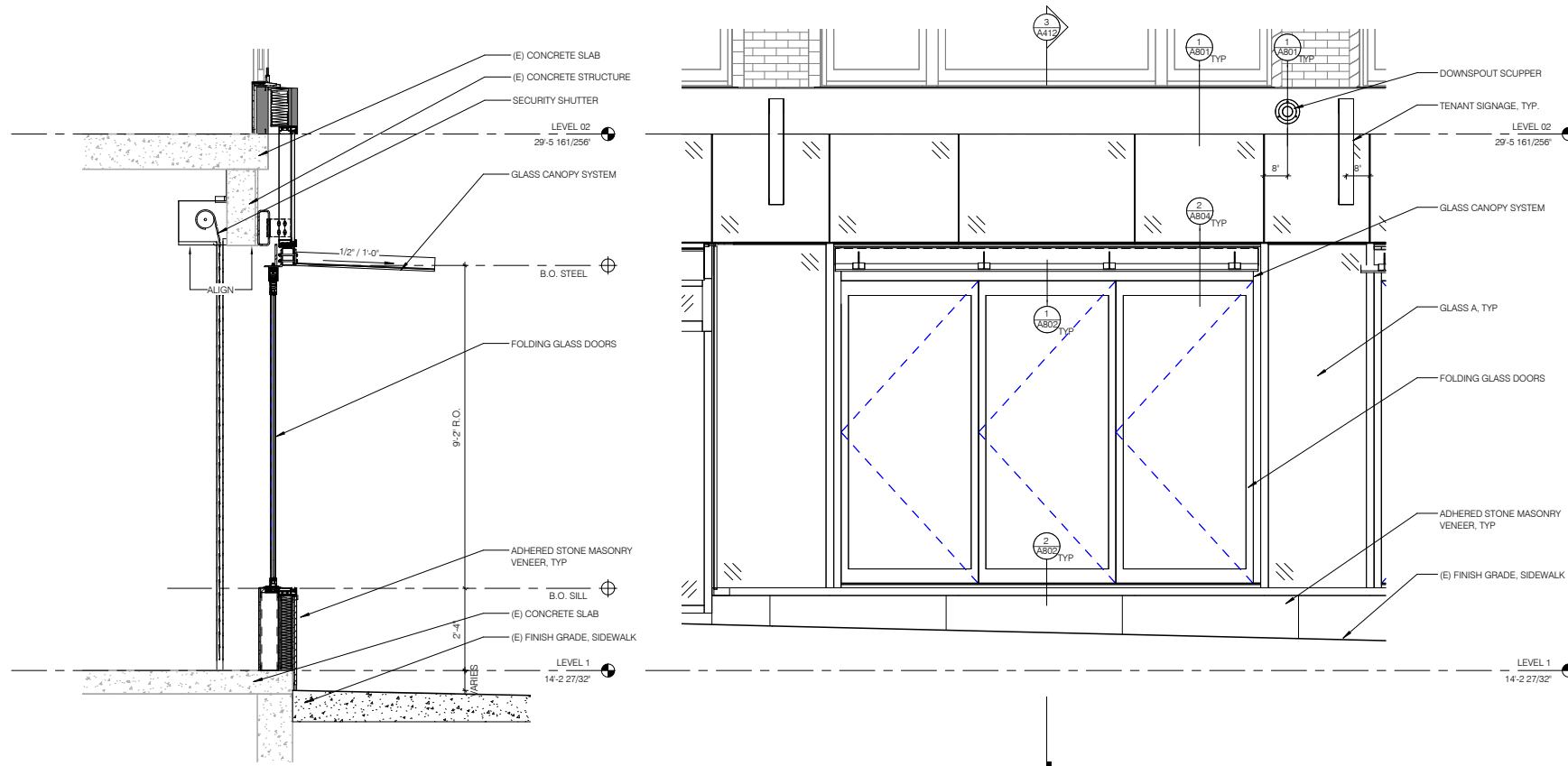
A402
 Copyright 2022 Hennebery Eddy Architects, Inc.

5/1/2023 1:53:28 PM
 AutoCAD Docx/22_02_02 - Alderway Building/2023 - Alderway Building.rvt
 THE DRAWING AND ANY PRINTING THEREON ARE THE PROPERTY OF HENNEBERY EDDY ARCHITECTS, INC. ALL RIGHTS ARE RESERVED.
 SETTING FOR VIEWING AND PRINTING COPIES ARE OPTIMIZED WHEN ALL SHEETS ARE VISIBLE.
 THIS DRAWING IS FOR REFERENCE ONLY.

WALL SECTION & ENLARGED VIEW NOTES

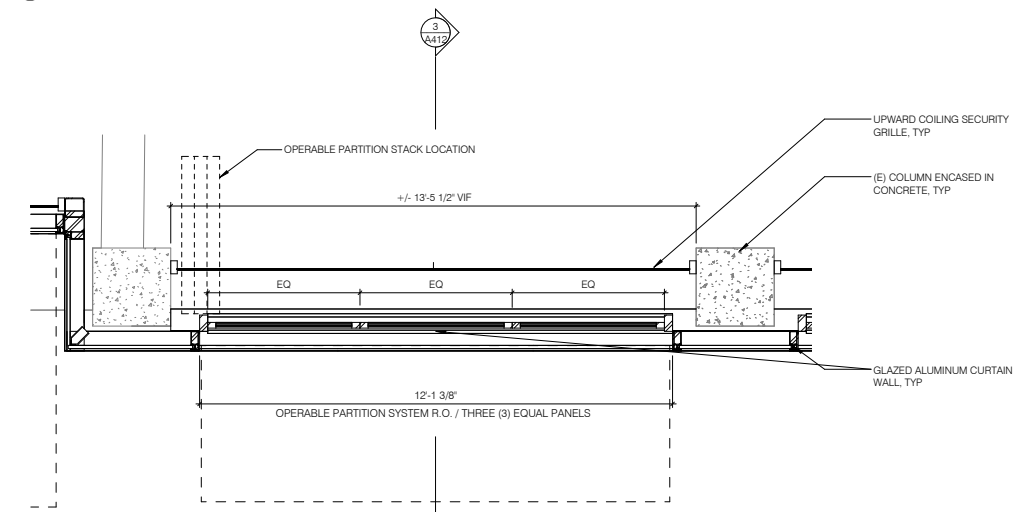
1. SEE SHEET AG00 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LEVELS INDICATED ARE BASED ON CONSTRUCTION DRAWINGS FROM 1928. LEVELS HAVE BEEN PLACED AT ASSUME T.O. STRUCTURAL FLOOR SLABS OR AS NOTED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
6. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

LEAVE BLANK FOR CITY APPROVAL STAMP



3 WALL SECTION - OPERABLE STOREFRONT TYP 2
A412 1/2" = 1'-0"

1 ENLARGED ELEVATION - OPERABLE STOREFRONT TYP 2
A412 1/2" = 1'-0"



2 ENLARGED PLAN - OPERABLE STOREFRONT 2
A412 1/2" = 1'-0"

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT
 Drawn by: JS
 Checked by: MM
 Sheet:

ENLARGED
 ELEVATIONS AND
 WALL SECTIONS

A412
 Copyright 2022 Hennebery Eddy Architects, Inc.

Autodesk Docs: 02_002 - Alderway Building 2023 - Alderway Building.rvt
 5/1/2023 1:53:25 PM
 THE DRAWING AND ITS CONTENTS ARE THE PROPERTY OF HENNEBERY EDDY ARCHITECTS, INC. ALL RIGHTS ARE RESERVED.
 SETBACKS FOR VIEWING AND PRINTING COPIES ARE OPTIMIZED WHEN ALL THREE LOGOS ARE VISIBLE.
 THIS DRAWING IS FOR REFERENCE ONLY.

LEAVE BLANK FOR CITY APPROVAL STAMP

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

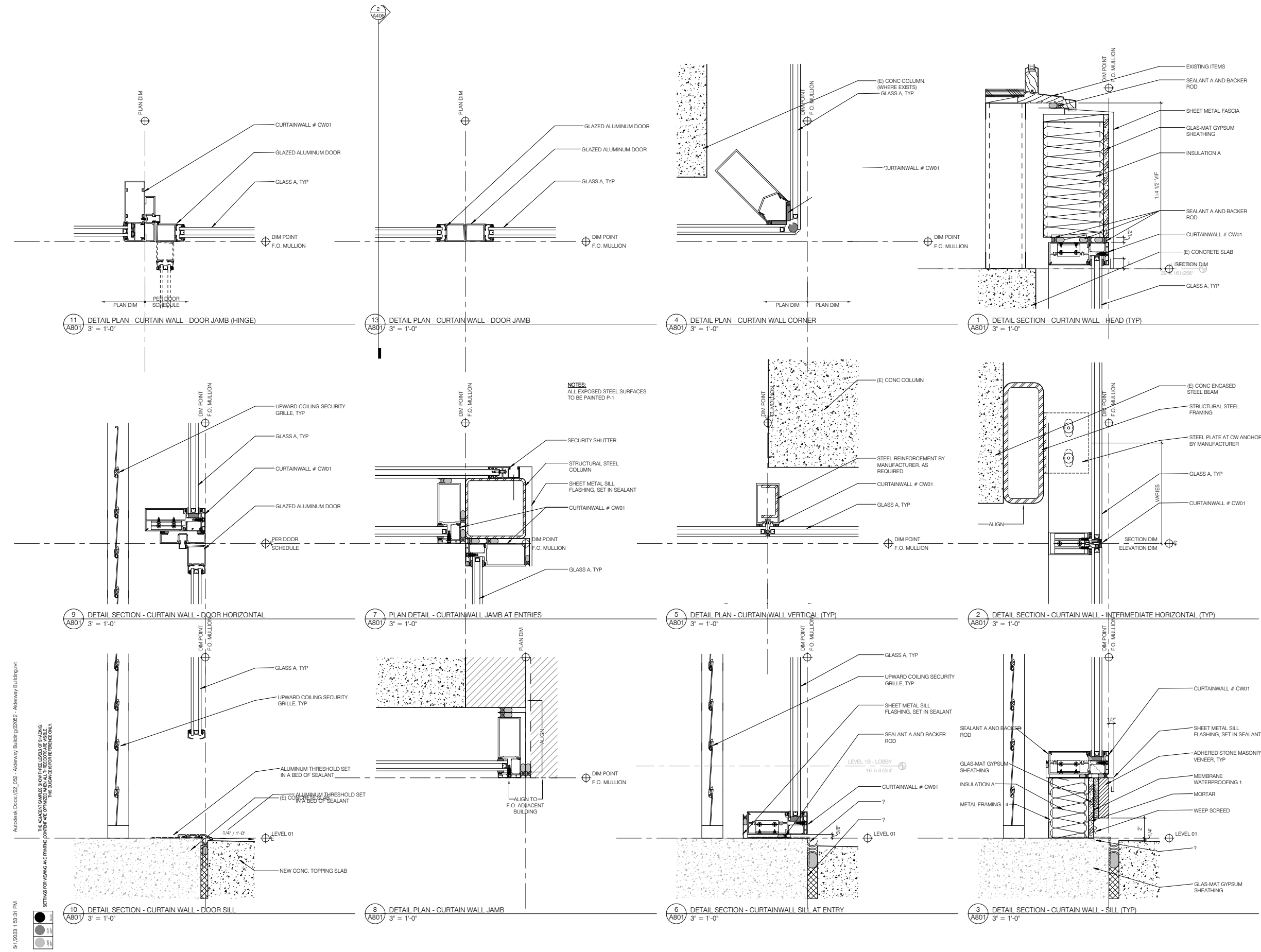
MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

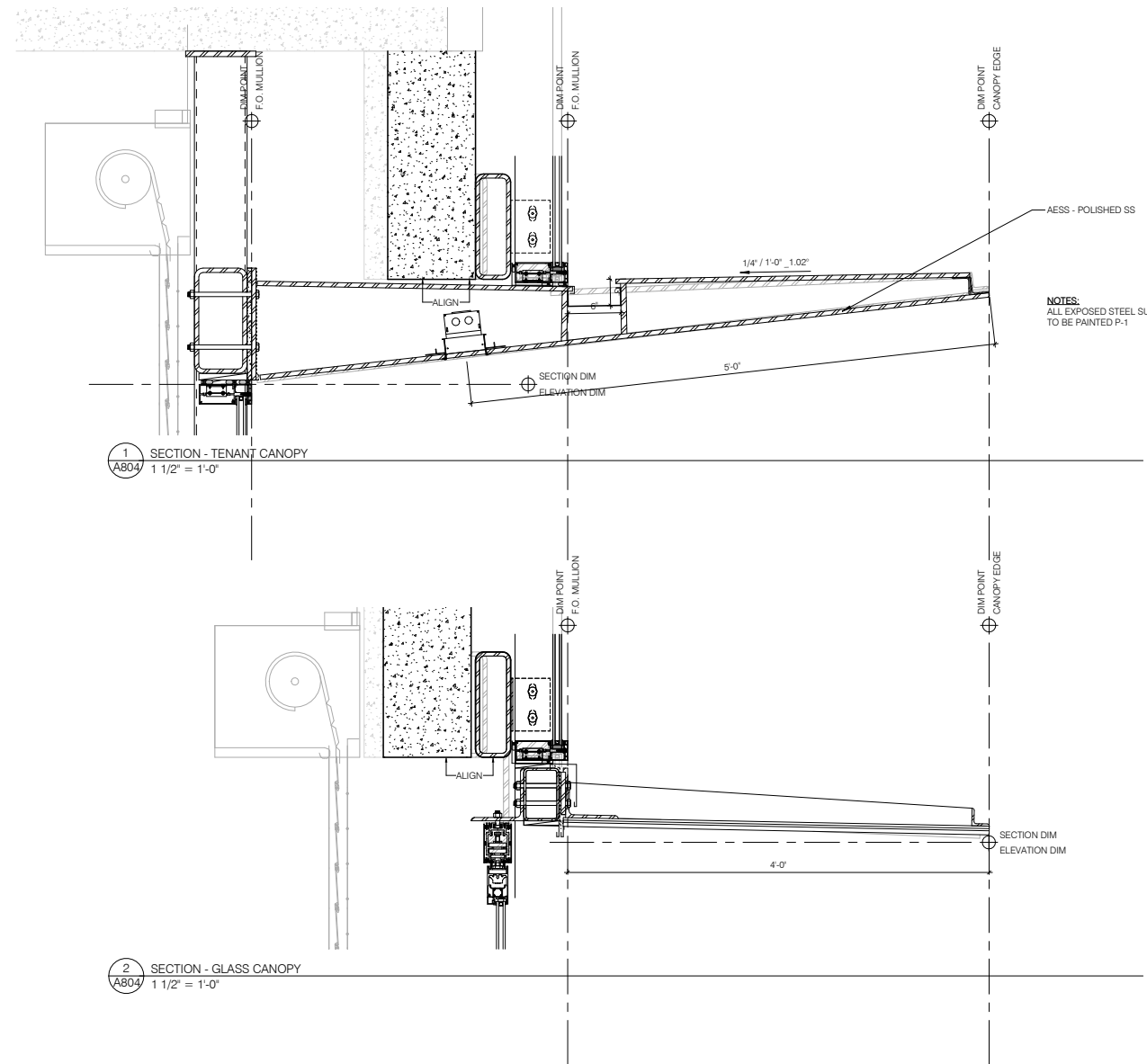
100% DESIGN DEVELOPMENT
 Drawn by: JS
 Checked by: MM
 Sheet:
 EXTERIOR DETAILS
 - CURTAIN WALL

A801
 Copyright 2022 Hennebery Eddy Architects, Inc.



Autodesk Docs/22_02 - Alderway Building/22052 - Alderway Building.rvt
 5/1/2023 1:50:31 PM
 THE DRAWING IS FOR INFORMATION ONLY. ALL DIMENSIONS AND MATERIALS ARE TO BE VERIFIED BY THE CONTRACTOR. THIS DRAWING IS FOR REFERENCE ONLY.

LEAVE BLANK FOR CITY APPROVAL STAMP



PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

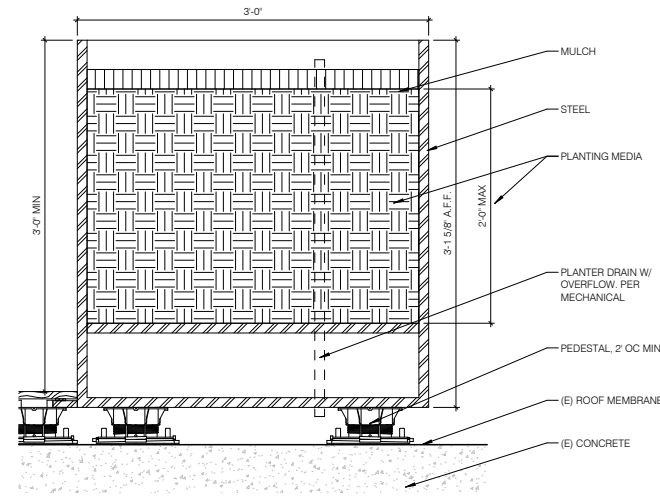
HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

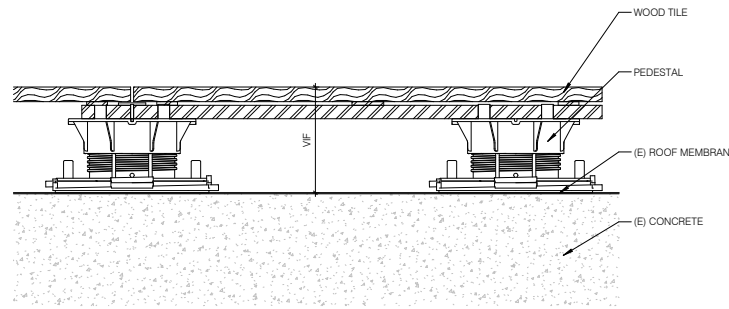
Drawn by: JS
 Checked by: MM
 Sheet:
 EXTERIOR DETAILS
 - CANOPY

A804
Copyright 2022 Hennebery Eddy Architects, Inc.

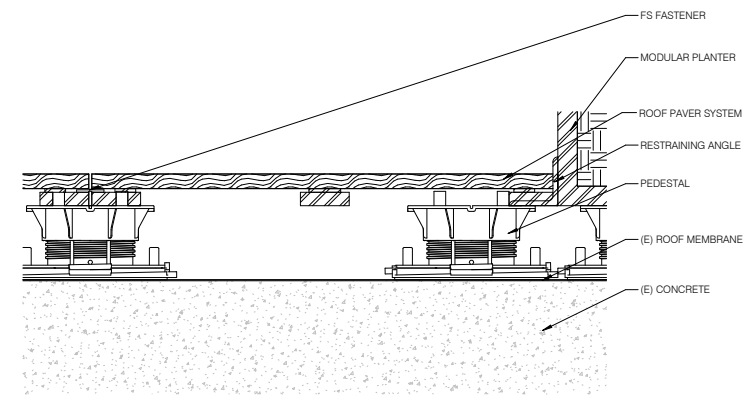
5/7/2023 1:53:38 PM
 Autodesk Docs\22_052 - Alderway Building\22052 - Alderway Building.rvt
 THE DRAWING AND ANY PRINTING THEREOF ARE UNLESS OTHERWISE SPECIFIED TO BE IN METRIC UNITS. ALL DIMENSIONS ARE IN METRIC UNITS. DIMENSIONS IN PARENTHESES ARE FOR REFERENCE ONLY.
 SETTINGS FOR VIEWING AND PRINTING CONTROLS ARE OPTIMIZED WHEN ALL THREE LOGOS ARE VISIBLE.



3 WOOD TERRACE BISON PLANTER
A805 1 1/2" = 1'-0"



2 SECTION - PEDESTAL SYSTEM, TYP
A805 3" = 1'-0"



1 SECTION - PEDESTAL SYSTEM AT PLANTERS
A805 3" = 1'-0"

LEAVE BLANK FOR CITY APPROVAL STAMP

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT
 Drawn by: ER
 Checked by: MM
 Sheet:
 EXTERIOR DETAILS
 - ROOF TERRACE

A805
 Copyright 2022 Hennebery Eddy Architects, Inc.

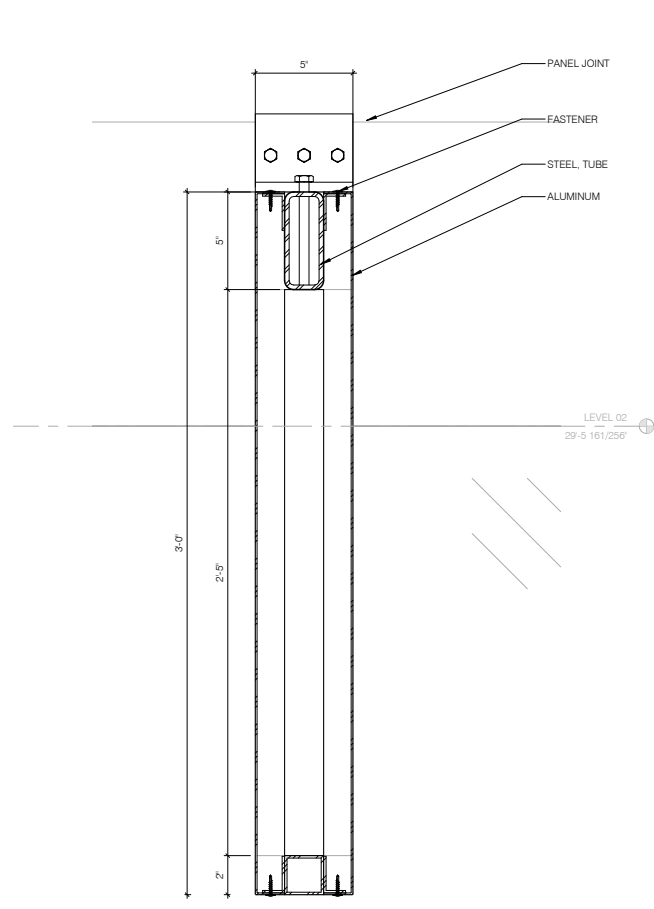
Autodesk Docs/22_052 - Alderway Building/2023 - Alderway Building.rvt

5/1/2023 1:53:34 PM

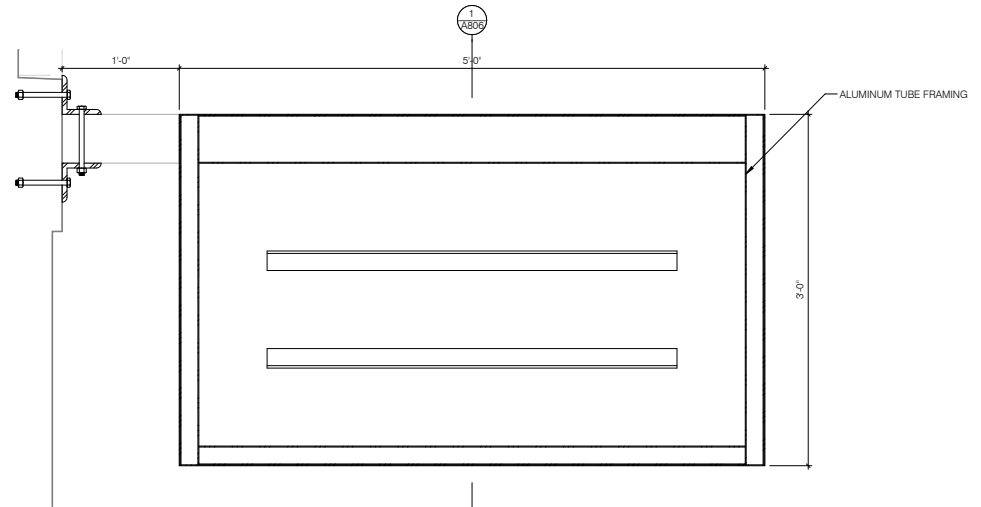
IF ANY DIMENSIONS ARE IN CONFLICT WITH THE GRAPHIC REPRESENTATION, THE GRAPHIC REPRESENTATION SHALL TAKE PRECEDENCE.
 DIMENSIONS FOR MARKING AND PRINTING COORDINATE ARE OPTIMIZED FOR ALL THREE STATES AND VISIBLE.
 THIS DOCUMENT IS FOR REFERENCE ONLY.



LEAVE BLANK FOR CITY APPROVAL STAMP



1 SECTION - TENANT SIGN, TYP
3' = 1'-0"



2 ELEVATION - TENANT SIGN, TYP
1 1/2' = 1'-0"

5/1/2023 1:53:36 PM
Autodesk Docs/22_032 - Alderway Building/22032 - Alderway Building.rvt
THE DRAWING IMAGES ARE FOR INFORMATION ONLY. ALL DIMENSIONS ARE IN FEET AND INCHES. THIS DRAWING IS FOR REFERENCE ONLY.

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
PORTLAND OFFICE
921 SW WASHINGTON ST, SUITE 250
PORTLAND OREGON 97205
503 227 4860 TEL
503 227 4920 FAX
BEND OFFICE
1465 SW KNOLL AVE, SUITE 210
BEND OREGON 97702
541 313 6779 TEL
BOZEMAN OFFICE
109 NORTH ROUSE AVE, SUITE 1
BOZEMAN MONTANA 59715
406 585 1112 TEL
www.henneberyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052
Date: 04/21/2023
100% DESIGN DEVELOPMENT
Revisions:

100% DESIGN DEVELOPMENT

Drawn by: JS
Checked by: MM
Sheet:
EXTERIOR DETAILS
- SIGNS

A806
Copyright 2022 Hennebery Eddy Architects, Inc.





Amazon Spheres
Products
 Solarban® 60 Starphire® Glass
Location
 Seattle, Washington — USA
Architect
 NBBJ
Vitro Certified™ Fabricator
 Northwestern Industries, Inc.
Glazing Contractor
 Enclos
 Photography: Bruce Damonte

LOW-IRON GLASS | STARPHIRE®

APPLICATIONS

Exteriors

Starphire Ultra-Clear® glass provides an unprecedented option for curtainwall glass applications, such as vision glazings and spandrel glass, offering brilliant clarity, true-to-life views of the outdoors and true-to-life colors that conventional coated, insulated or laminated glass simply can't match.

Extra Heavy Glass

When conventional clear glass is laminated into multiple layers, or specified in increasing thicknesses, its appearance becomes progressively greener. Starphire® glass, with its signature azure blue edge, maintains its clarity and true color transmittance at all thicknesses. Architects can take advantage of this unique attribute by specifying Starphire® extra-heavy glass in thicknesses of up to 3/4-inch or 19 millimeters for heavy glass applications, such as entrances, storefronts and security glazing.

Interiors

The unique Starphire® glass edge brings more light into interior spaces while offering unmatched levels of brightness, clarity and visual excitement. When used for shelves, shower enclosures, showcases, tabletops, back splashes, doors, side lites, decorative panels, clerestories and partitions, Starphire® glass provides the ultimate color fidelity while remaining crystal clear as thickness increases.

APPEARANCE
87% ↓
 Less Green than Clear Glass

PERFORMANCE
7% ↑
 Higher VLT than Clear Glass in 1/2-Inch Thickness

PERFORMANCE
16% ↑
 Higher VLT than Clear Glass in 1-3/8-Inch Laminated

Acuity™ Low-Iron Glass

Elevate aesthetics for just a modest investment, without sacrificing performance.

Where conventional clear glass was once a given — such as spandrel and vision glass applications — pure clarity is now within reach. Acuity™ glass by Vitro Architectural Glass provides an affordable low-iron solution and joins Starphire® glass in the Vitro family of low-iron options. Available with all Solarban® solar control low-e coatings, Acuity™ glass offers vivid views with minimal green cast.

When used with low-e coatings, Acuity™ low-iron glass delivers a natural aesthetic, improves visible light transmittance (VLT) by 1 to 4 percent and gives you the solar heat gain coefficients (SHGCs) you expect from Vitro high-performance glasses — all without compromising stringent project budgets.

Acuity™ glass is available in 6, 8 and 10 millimeter thicknesses.

APPEARANCE
60% ↓
 Less Green than Conventional Clear Glass



Solarban® Acuity™ glass is stocked at all Vitro facilities for immediate shipment with the same lead time as all Solarban® glass products. All configurations include uncoated Acuity™ glass as the interior lite:

VERSATILE NEUTRALITY
 Solarban® 60 Acuity™ Glass

Solarban® 60 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.41	73%

A NEW MEASURE OF PERFORMANCE
 Solarban® 90 Acuity™ Glass

Solarban® 90 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.23	53%

EXCEPTIONALLY TRANSPARENT
 Solarban® 72 Acuity™ Glass

Solarban® 72 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.28	67%

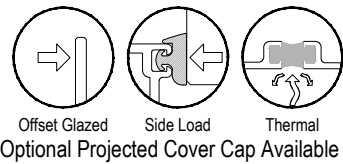
NEUTRAL-REFLECTIVE
 Solarban® R100 Acuity™ Glass

Solarban® R100 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.23	43%

SOFT & NEUTRAL
 Solarban® 67 Acuity™ Glass

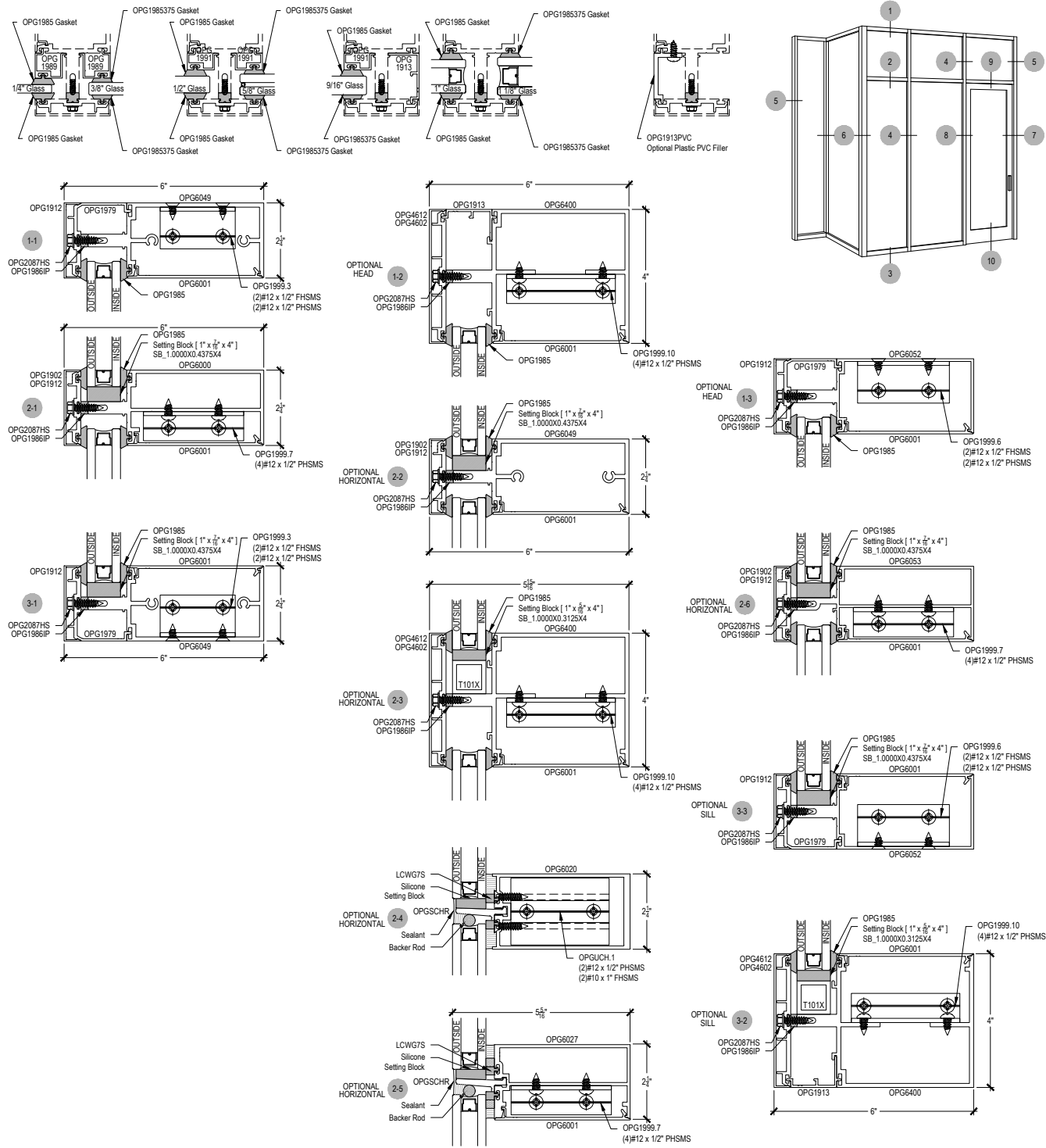
Solarban® 67 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.30	56%

LOW-IRON GLASS | STARPHIRE® | ACUITY™



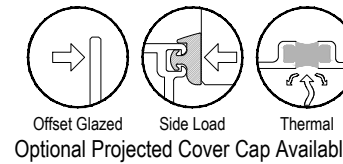
T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Horizontals
 Scale: 3" = 1'-0"

SHEET 1 OF 4



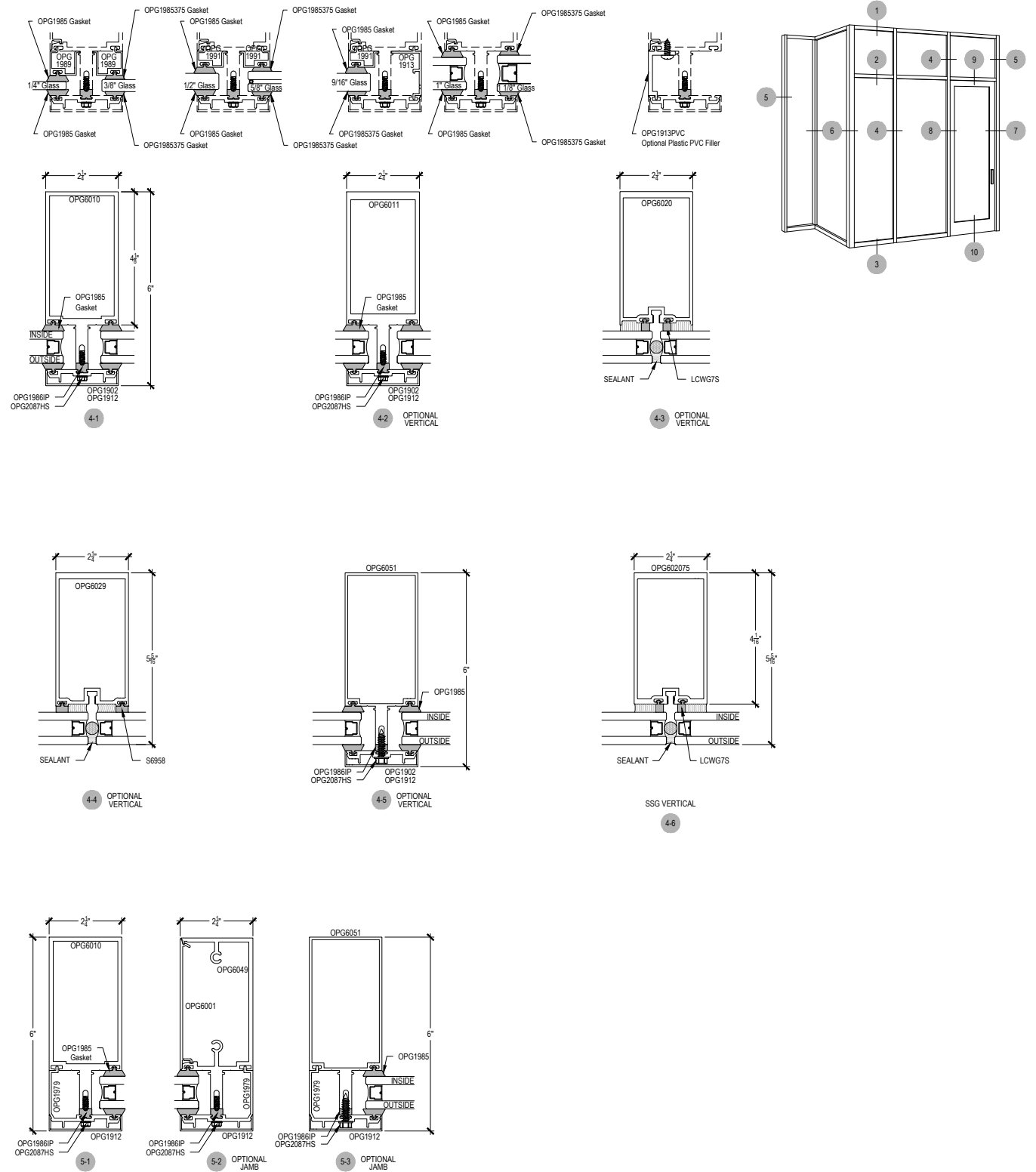
FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



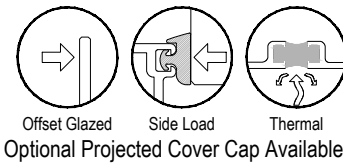
T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Verticals
 Scale: 3" = 1'-0"

SHEET 2 OF 4



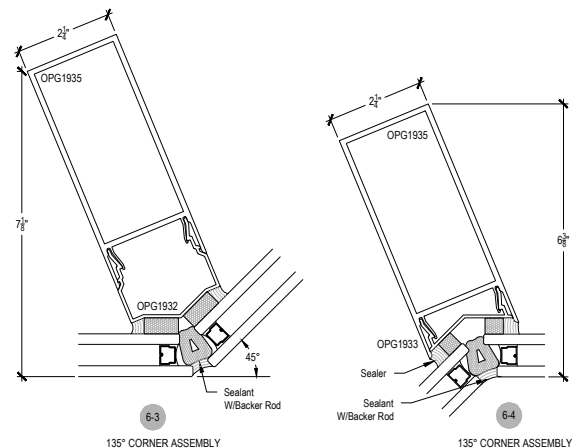
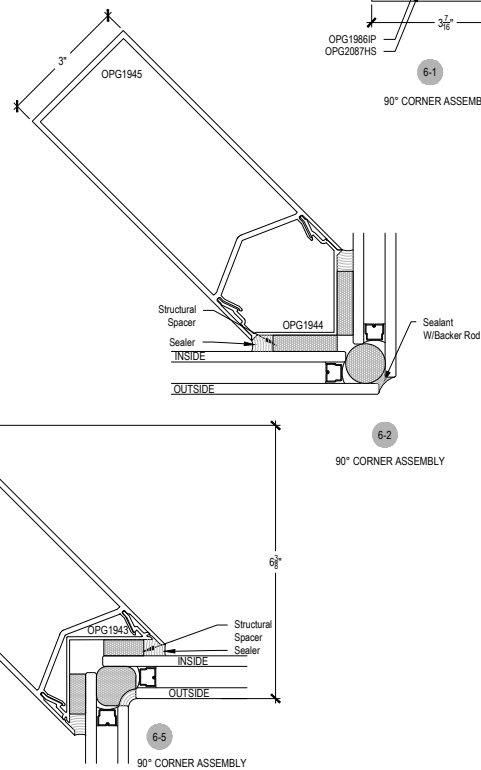
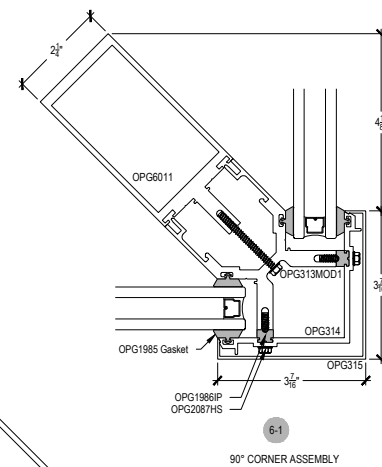
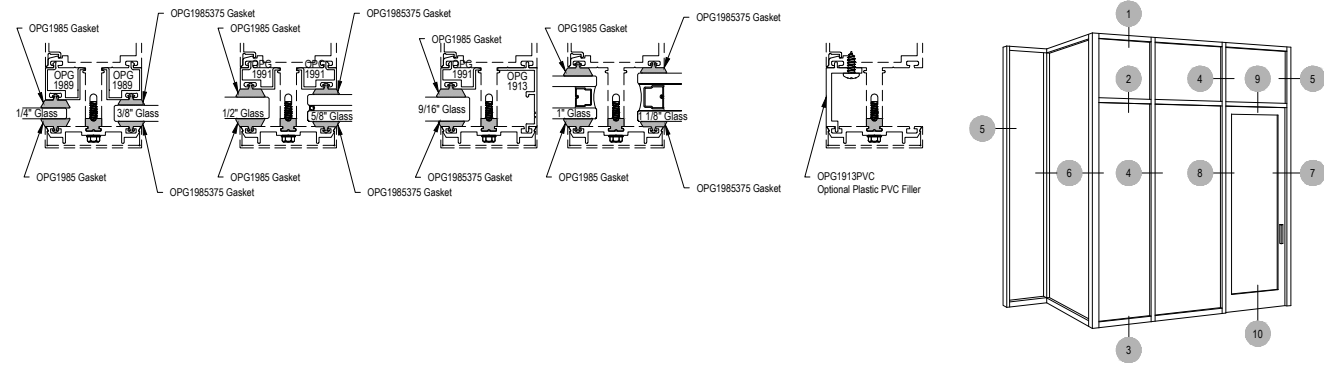
FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



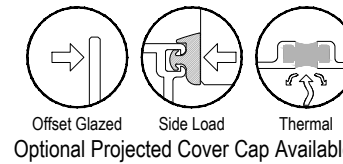
T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Corners
 Scale: 3" = 1'-0"

SHEET 3 OF 4



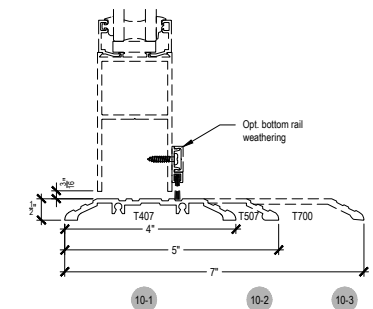
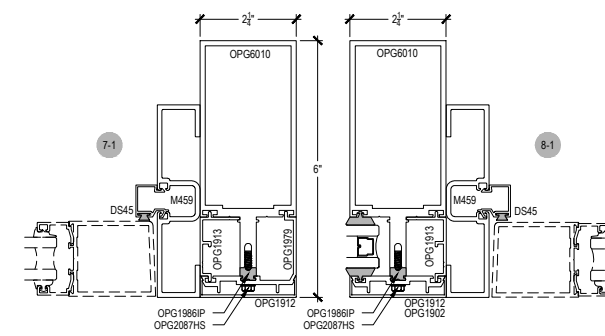
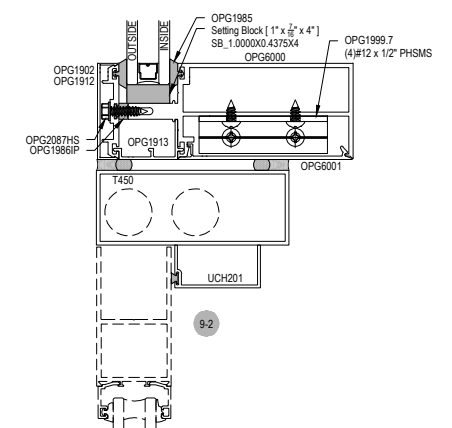
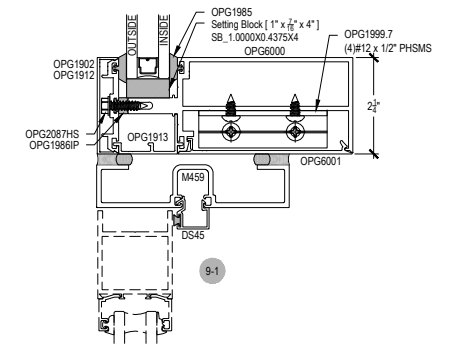
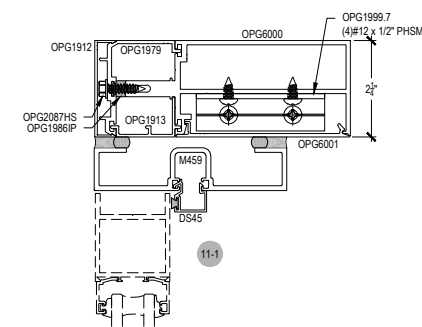
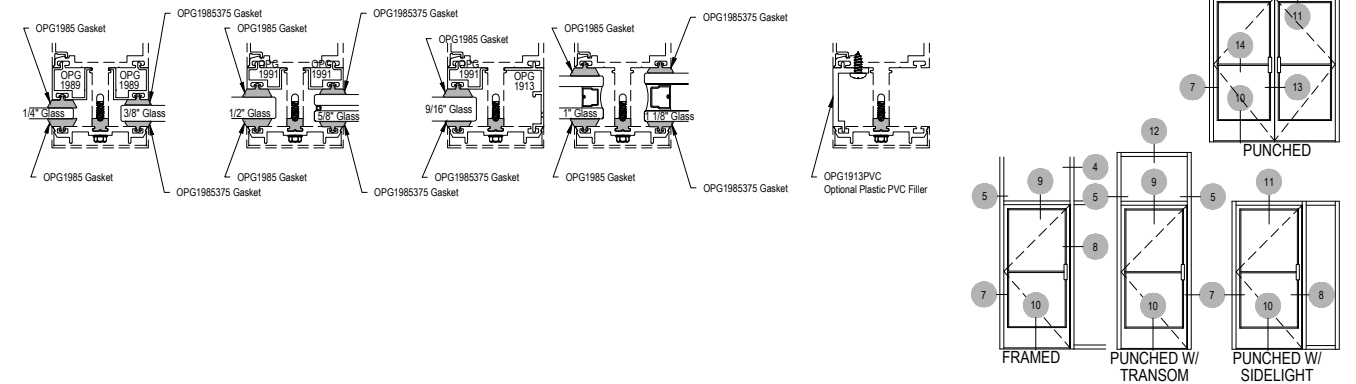
FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Doors
 Scale: 3" = 1'-0"

SHEET 4 OF 4



FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



Photos © Kuraray - Mit freundlicher Genehmigung von LACKER Metallbau GmbH

Guidelines and characteristics

Handling and Processing Guidelines

- Trosifol® BirdSecure needs to be combined with Trosifol® products
- SentryGlas® BirdSecure needs to be combined with SentryGlas®*
- The pattern may not be facing towards the glass surface (see graphic page 7)
- Products can be laminated in nipp-roll, vacuum bag and autoclave free systems
- In combination with insulated glass BirdSecure needs to be in the outer pane

* Laminate SentryGlas® directly to the tin-side of the glass (an orientation of ATTA - glass airside / glass tin-side / SentryGlas® / glass tin-side / glass airside).

Characteristics of Kuraray BirdSecure

- Outstanding threat level
 - Tested at American Bird Conservatory
 - No need for own bird testing
 - Monolithic and in combination with solar control coating
- Relevant safety features remain unchanged
 - Culletts are glued to the interlayer in case of glass breakage
- Outstanding optic in combination with BirdSecure
 - From a distance of more than 2 m the dot pattern disappears (see pictures)
- Solar control performance
 - Measured at notified body (Fraunhofer ISE)
 - Calculations can be done using WinSLT or Optics (Berkely Lab) (see table)
- BirdSecure versus screenprinting on glass
 - Faster delivery times (esp. for replacements)
 - Thinner glass combinations
 - Combination with annealed glasses for better optical properties

Physical properties

Design		Light transmittance [%]	Light reflexion outside [%]	g-value [%]	Absorption outer pane [%]
Monolithic glass					
4 mm - 1.52 mm UltraClear - 4 mm		89	8	78	20
4 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 4 mm		67	6	69	33
Insulated glass unit with low-E coating					
4 mm - 1.52 mm UltraClear - 4 mm - cavity - 4 mm Low-E		74	16	50	25
4 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 4 mm - cavity - 4 mm Low-E		56	11	41	40
BirdSecure Solar Control vs. BirdSecure Low-E					
6 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 6 mm solar 70/40 - cavity - 6 mm		54	7	33	53
6 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 6 mm - cavity - 6 mm Low-E		55	11	39	44
BirdSecure tested design including threat-level					
	Threat-Factor [%]	Light transmittance [%]	Light reflexion outside [%]	g-value [%]	Absorption outer pane [%]
Monolithic glass					
6 mm - 0.76 mm Trosifol® BirdSecure + 0.76 mm UltraClear - 6 mm	15	66	6	67	37
6 mm - 0.76 mm SentryGlas® BirdSecure + 0.76 mm SentryGlas® - 6 mm	12	67	6	67	36
Insulated glass unit with Solar control coating					
6 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 6 mm 68/33 - cavity - 6 mm	11	52	9	28	52

TAB1 •

676

RAPIDGRILLE® AP



SECURITY GRILLE SYSTEMS



ADVANCED SECURITY.
DURABILITY.
HIGH PERFORMANCE.
LOW MAINTENANCE.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

RAPIDGRILLE® SECURITY GRILLE

SECURITY GRILLE SYSTEM



Standard features at a glance

Max. standard height	14'4" (4,369 mm)*
Max. standard width	30'4" (9,246 mm)*
Curtain	Galvanized steel links and rods with mill aluminum spacer tube
Curtain pattern	Straight lattice 9" center vertical links with 2" center rod spacing
Door roll	Directly driven, springless steel tube roll with integral shafts, keyed on the drive end and supported by self-aligning greaseable sealed bearings
Hood	24 gauge black painted steel
Guides	Three structural steel angles with PowderGuard® Premium powder coat in black
Bottom bar	Tubular extruded aluminum with mill finish
Standard mounting	Face of wall
Operation	Direct drive integrated gear/motor/brake assembly (up to 24" per second up speed / 12" per second down speed); Drive assembly and limit sensors are factory pre-assembled. Manual hand chain for power outage. Horsepower is appropriate to door size/weight; 230V AC 3-phase motor (operating range 208-245V)
Control panel	NEMA 4X rated; variable frequency drive, self-diagnostics, built-in cycle counter, and timer to close
Safety features	Built-in braking mechanism, photoelectric sensors with commercial grade guards, wireless, monitored sensing edge, motor cover
Limited warranty	60-month on motor; 24-month/300,000 cycles on door components

Options

- **Motor options:** Available options for supply voltages: 220-240V AC 1-phase; 440-480V AC 3-phase; 575V AC 3-phase (575 V requires additional transformer)
- **Curtain pattern:** Brick 9" on center vertical links with 2" on center rods spacing
- **Curtain material:** Mill aluminum link, galvanized steel rod, with mill aluminum spacer tube; Clear anodized aluminum link, galvanized steel rod, and clear anodized aluminum spacer tube; #4 or #2B stainless steel link, rod, and spacer tube
- **Guides:** PowderGuard® Premium finish PowderGuard® Zinc or Textured finish
- **Hood:** 24 gauge powder coated steel, stainless steel with brush finish, powder coated aluminum
- **Actuators:** Loop detectors, radio control, push buttons, motion detectors and pull cords (wireless accessories available)

* Dependent upon the curtain material and pattern. Consult factory for sizes not listed above.



Beautifully natural wooden
DECKING

Accoya decking gives you superb durability whatever the weather

- > **Highly durable**
Accoya decking withstands the test of time. Whatever the weather or climate.
- > **Highly stable**
Accoya decking has smaller gaps, a more even surface and stays smoother for longer than other woods
- > **Insect resistant**
Accoya decking is highly resistant to damage from insects
- > **Barefoot friendly**
Accoya decking remains cool in hot weather and is less prone to splinters
- > **Non toxic**
Accoya decking is safe for your family, your pets... and the planet



Accoya decking out-performs traditional hardwoods but has the natural, real wood beauty to out-shine plastic composites.

Get in touch

Please email us with enquiries and the responsible sales manager will follow up promptly:
sales@accsysplc.com

United Kingdom and World Wide Enquiries

Brettenham House
19 Lancaster Place
London WC2E 7EN
+44 (0) 207 421 4300

Benelux enquiries

Postbus 2147
6802 CC Arnhem
+31 (0) 26 320 1400

North American enquiries

5000 Quorum Drive #620
Dallas, Texas 75254
+01 972 233 6565

Performance

- HIGHLY STABLE
- HIGHLY DURABLE
- INSECT RESISTANT
- 25 YEAR WARRANTY

Finish

- BAREFOOT FRIENDLY
- NATURAL WOOD

Sustainability

- SUSTAINABLY SOURCED
- NON TOXIC
- LOW ENVIRONMENTAL IMPACT

For more inspiration visit
www.accoya.com

Copyright © Accsys Technologies 2020, Accsys Technologies is a trading name of Titan Wood Limited. Accoya® and the Trimarque Device are registered trademarks owned by Titan Wood Limited and may not be used or reproduced without written permission.

Index

SE CORNER PERSPECTIVE
S ALDER LOBBY PERSPECTIVE
S ALDER PERSPECTIVE
ROOFTOP PERSPECTIVE





Hennebery Eddy Architects

Hennebery Eddy Architects

MMI MELVIN MARK INVESTORS

Alderway Building Renovation | Land Use Review | 28 July 2023

LU 23-069985 DZ, Exhibit A.2

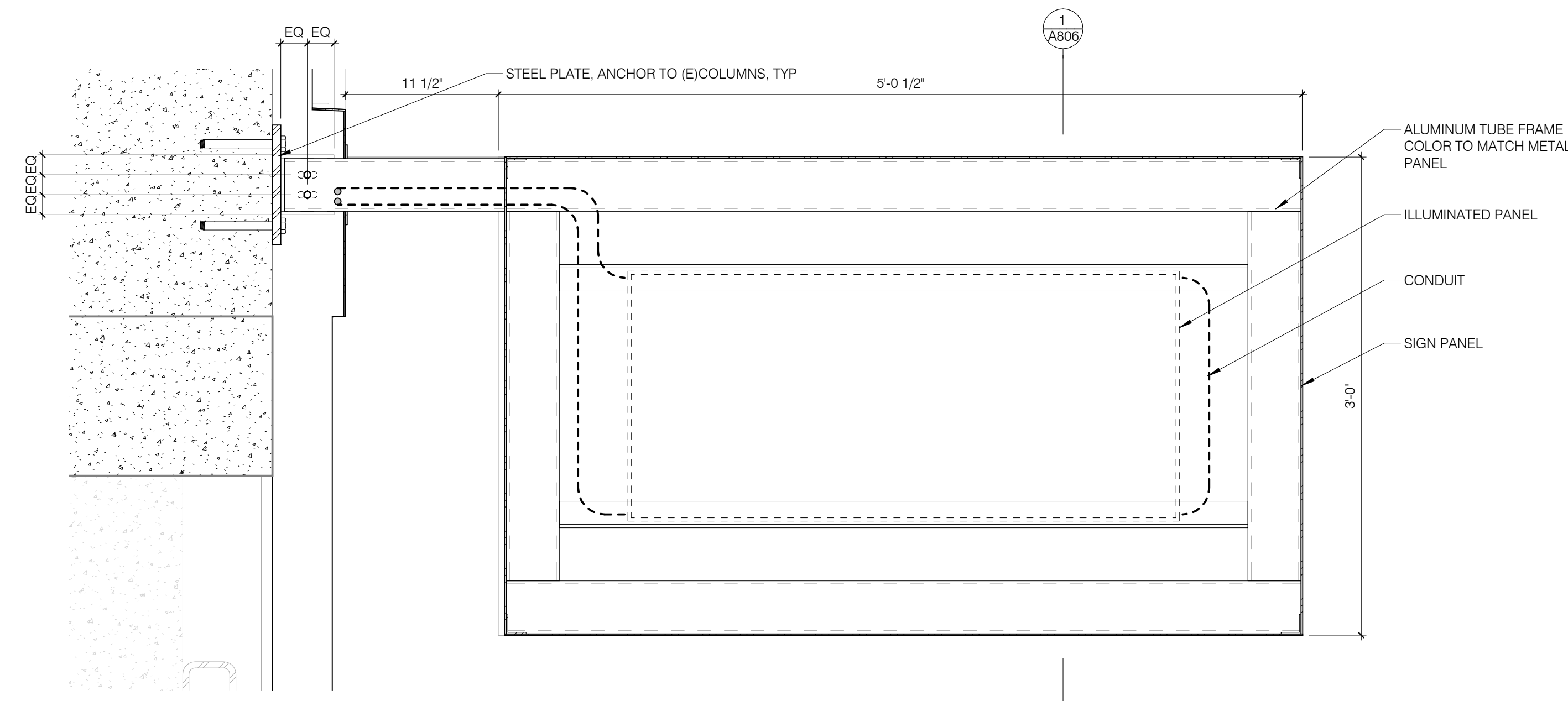


Hennebery Eddy
Architects

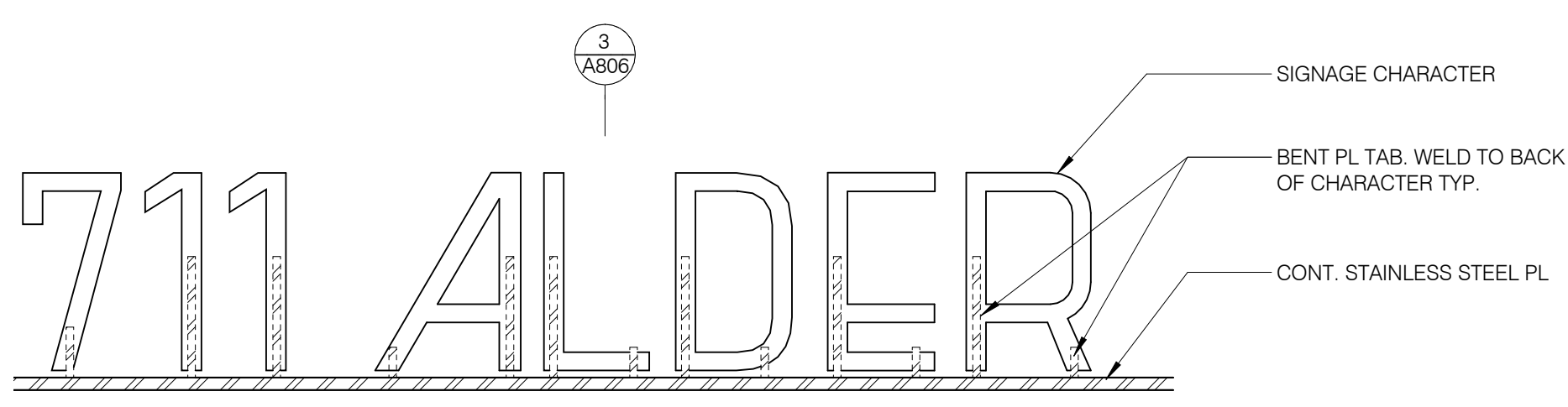




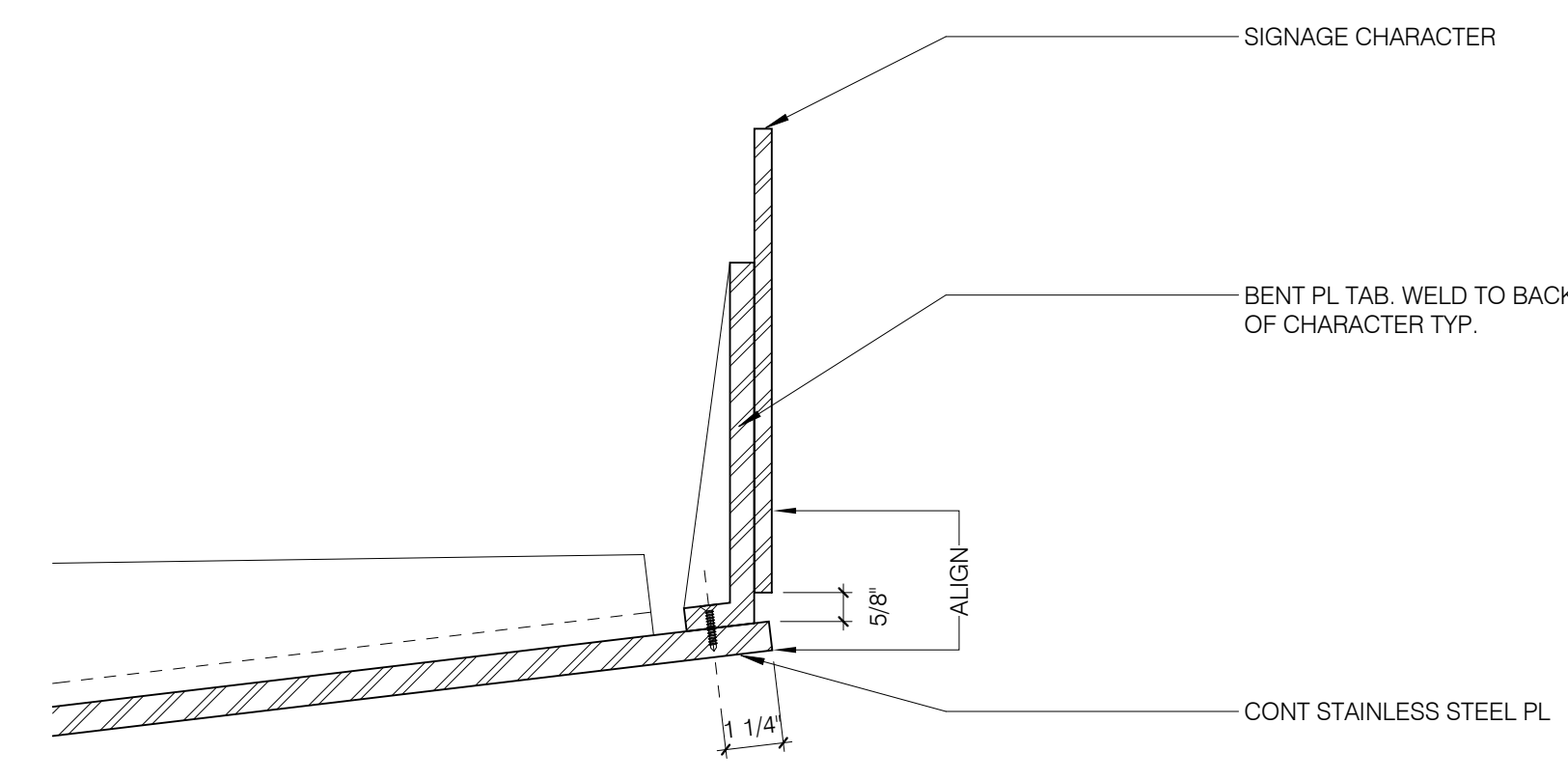
Hennebery Eddy
Architects



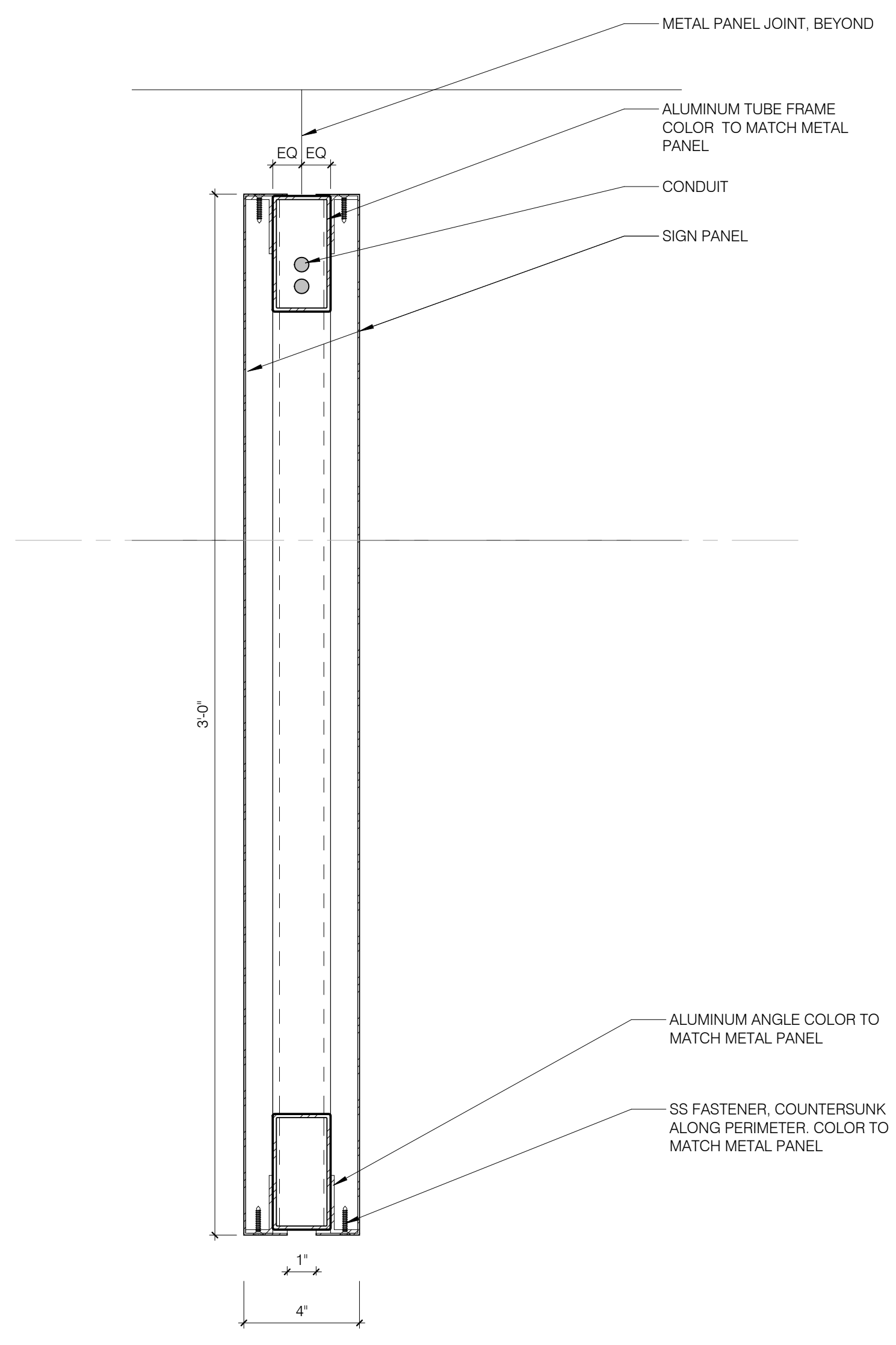
2
A806
DETAIL ELEVATION - TENANT SIGN, TYP
1 1/2" = 1'-0"



4
A806
DETAIL ELEVATION - ADDRESS SIGN
1 1/2" = 1'-0"



3
A806
DETAIL SECTION - ADDRESS SIGN
3" = 1'-0"



1
A806
DETAIL SECTION - TENANT SIGN, TYP
3" = 1'-0"

LEAVE BLANK FOR CITY APPROVAL STAMP

PRELIMINARY,
NOT FOR
CONSTRUCTION

**Hennebery Eddy
Architects**

HENNEBERY EDDY ARCHITECTS, INC.
PORTLAND OFFICE
921 SW WASHINGTON ST., SUITE 250
PORTLAND OREGON 97205
503 227 4869 TEL
503 227 4920 FAX

BEND OFFICE
1465 SW KNOLL AVE., SUITE 210
BEND OREGON 97702
541 313 6779 TEL

BOZEMAN OFFICE
109 NORTH ROUSE AVE., SUITE 1
BOZEMAN MONTANA 59715
406 585 1112 TEL

www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052

Date: 8/9/2023

100% DESIGN DEVELOPMENT

Revisions:

Drawn by: JS

Checked by: MM

Sheet: EXTERIOR DETAILS
- SIGNS

100% DESIGN DEVELOPMENT
A806
Copyright 2023 Hennebery Eddy Architects, Inc.



**HISTORIC PRESERVATION CERTIFICATION APPLICATION
STATE HISTORIC PRESERVATION OFFICE
REVIEW & RECOMMENDATION SHEET
PART 2 / PART 3—REHABILITATION**

SECTION 1. APPLICATION INFORMATION PROJECT NUMBER 46128

Historic Property Name Alderway Building

Property Address 521-539 SW Broadway, Portland, Multnomah County, Portland OR 97205

Certified Historic Structure (select one) Yes Pending

- Part 2
 - Preliminary consultation (date) _____
 - Applying for state tax credit
- Part 3 (Part 2 previously reviewed)
 - Completed rehabilitation work conforms to work previously approved
 - Completed rehabilitation work differs substantively from work previously approved (describe divergences from Part 2 scope of work in Section 5)
- Part 3 (Part 2 not previously reviewed) Application received (date) 7/24/2023
- Amendment (applicant signature date _____) Additional information requested (date/s) _____
- Request for an advisory determination for a phase Complete information received (date) 7/24/2023
- Property visited by SHPO staff (date/s): Transmitted to NPS (date) 8/7/2023
Before _____, during _____, and/or after _____ rehab.

SHPO REVIEW SUMMARY

- No outstanding concerns
- In-depth NPS review requested
- Applicant informed of SHPO recommendation

SECTION 2. APPLICATION MATERIALS

Sent previously: Photographs Other (list) _____

Attachments: Photographs Rolled plans Flat plans, large size Flat plans, 11" x 17" or smaller Other (list)

Sent separately: Photographs Rolled plans Flat plans, large size Flat plans, 11" x 17" or smaller Other (list)

Documentation remaining on file in SHPO (e.g., masonry repointing samples, specifications) _____

SECTION 3. SHPO RECOMMENDATION

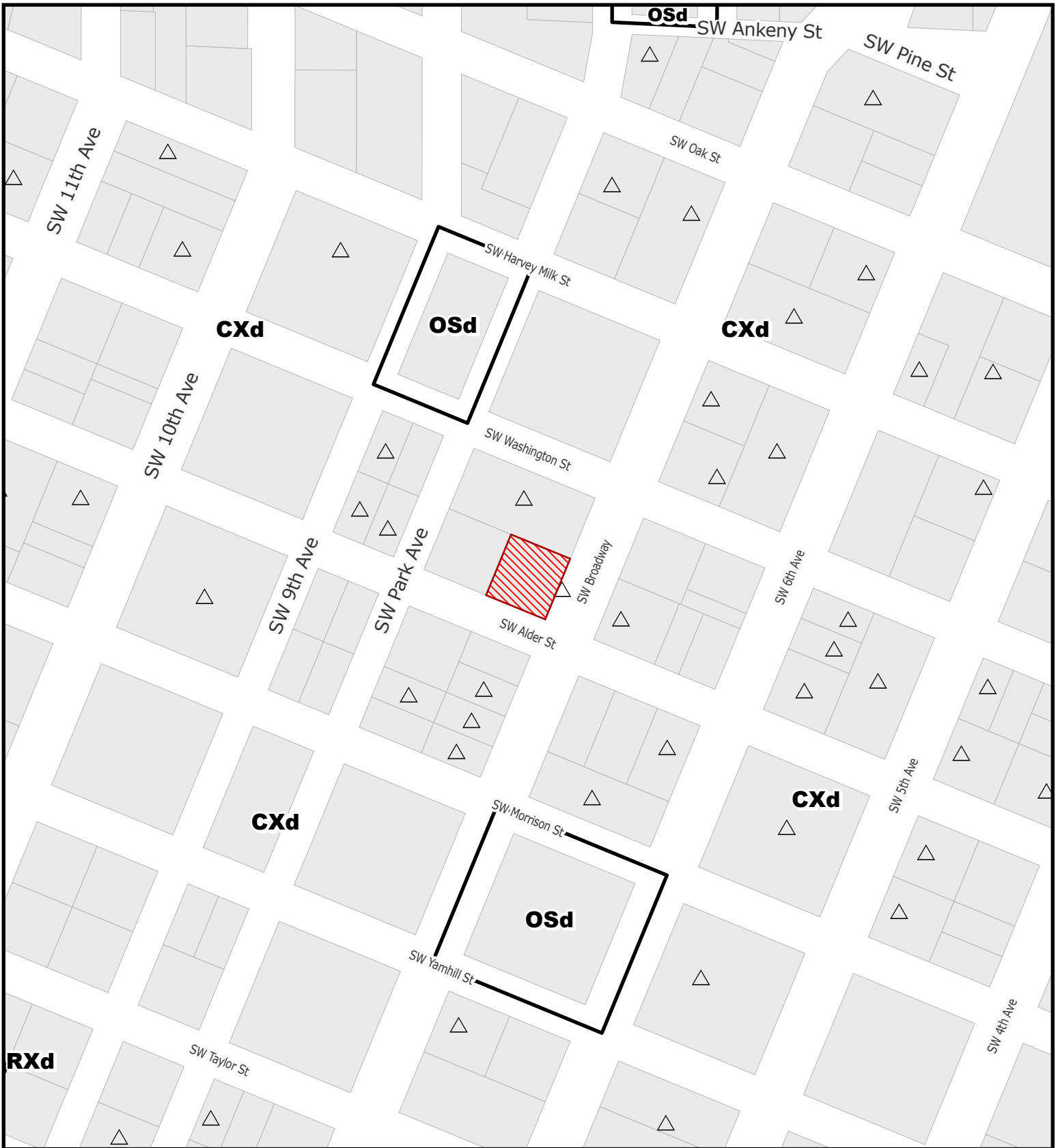
Joy E Sears, who meets the Secretary of the Interior's Professional Qualification Standards, has reviewed this application.

This rehabilitation work (select only one):

- meets the Standards.
- meets the Standards with concerns.
- meets the Standards *only* if the attached conditions are met (Part 2 and Amendments only).
- does not meet Standard number(s) _____ and for the reasons described in Section 5.
- does not meet Standard number(s) _____ as completed, but could be brought into conformance with the Standards if the remedial work recommended in Section 5 is completed (Part 3 only).
- warrants denial for lack of information.
- is being forwarded without recommendation.



8/7/2023
Date

J o y E S e a r s
State Historic Preservation Office Signature



For Zoning Code in Effect Post October 1, 2022

ZONING 
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No. LU 23 - 069985 DZ
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State ID 1N1E34CC 6800
 Exhibit B Jul 31, 2023

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 3 AND 4, BLOCK 213, "CITY OF PORTLAND"
 LOCATED IN THE SW QUARTER OF SECTION 34
 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON
 FIELD SURVEYED: 22 MAY 2023

NOTES:

- 1.) VERTICAL DATUM: CITY OF PORTLAND
 BENCHMARK: 2-1/2 INCH BRASS DISK AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF SW 4TH AVENUE AND SW ALDER STREET
 BENCHMARK NO. 3126 ELEVATION = 36.567'
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF S.W. BROADWAY IS NORTH 20°47'28" EAST.
- 3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON PRELIMINARY REPORT ORDER NO. 36262202965, SUPPLEMENT 3, BY TICOR TITLE COMPANY OF OREGON, EFFECTIVE DATE JULY 15, 2022.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS, UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

LEGEND:

	BUILDING OUTLINE WITH DOOR		ELECTRICAL MANHOLE
	CONCRETE SURFACE		OVERHEAD LIGHT
	ASPHALT SURFACE		HANDICAP RAMP
	WALL		GAS METER
	BUILDING OVERHANG		GAS VALVE
	CURB LINE		COMBINED MANHOLE WITH STRUCTURE
	EDGE OF ASPHALT		CATCH BASIN
	RIGHT-OF-WAY LINE		SANITARY/STORM CLEAN OUT
	EASEMENT LINE		SANITARY/STORM STRUCTURE #
	LOT LINE		TELECOMMUNICATIONS MANHOLE
	PROPERTY LINE		PEDESTRIAN CONTROL SIGNAL ARM
	BRUSH LINE		WATER VALVE
	FIBER OPTIC LINE		FIRE HYDRANT
	ELECTRICAL LINE		WATER METER
	TRAFFIC SIGNAL LINE		FIRE DEPARTMENT CONNECT
	TELECOMMUNICATIONS LINE		WATER VAULT
	STORM LINE		HOSE BIB
	SANITARY SEWER LINE		TRASH CAN
	WATER LINE		UNKNOWN VAULT
	GAS LINE		UNKNOWN MANHOLE
	OVERHEAD UTILITY LINES		UNKNOWN VENT
	UNDERGROUND LINE PER AS-BUILTS		DECIDUOUS TREE
	SIGN		-PERIMETER REPRESENTS DRIPLINE
	BOLLARD		CONIFEROUS TREE
	BIKE RACK		-PERIMETER REPRESENTS DRIPLINE
	PARKING PAY STATION		FOUND MONUMENT
			PROJECT CONTROL POINT
			PER "CITY OF PORTLAND" MULTNOMAH COUNTY PLAT RECORDS

SANITARY TABLE:

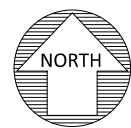
1. COMBINED MANHOLE
 RIM = 44.98'
 IE 16" IN (NW) = 30.53'
 IE 18" OUT (SE) = 30.43'
2. COMBINED MANHOLE
 RIM = 52.44'
 IE 12" IN (NW) = 33.24'
 IE 12" IN (SW) = 41.64'
 IE 8" IN (SE) = 43.31'
 IE 12" IN (SE) = 42.44'
 IE 8" IN (NE) = 42.64'
 IE 16" OUT (SE) = 33.04'
3. COMBINED MANHOLE
 RIM = 52.98'
 IE 18" IN (NW) = 33.78'
 IE 12" OUT (SE) = 33.73'
4. COMBINED MANHOLE
 RIM = 58.31'
 IE 18" IN (NW) = 37.39'
 IE 18" IN (NE) = 47.31'
 IE 18" OUT (SE) = 37.39'

STORM TABLE:

1. CATCH BASIN
 RIM = 51.82'
 IE 8" OUT (NW) = 49.62'
2. CATCH BASIN
 RIM = 52.03'
 IE 8" OUT (SW) = 50.03'

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
7	1-1/8" BRASS CAP "KPF" CONTROL"	171447.16	345996.32	57.21'
8	1-1/8" BRASS CAP "KPF" CONTROL"	171312.88	346243.76	51.15'

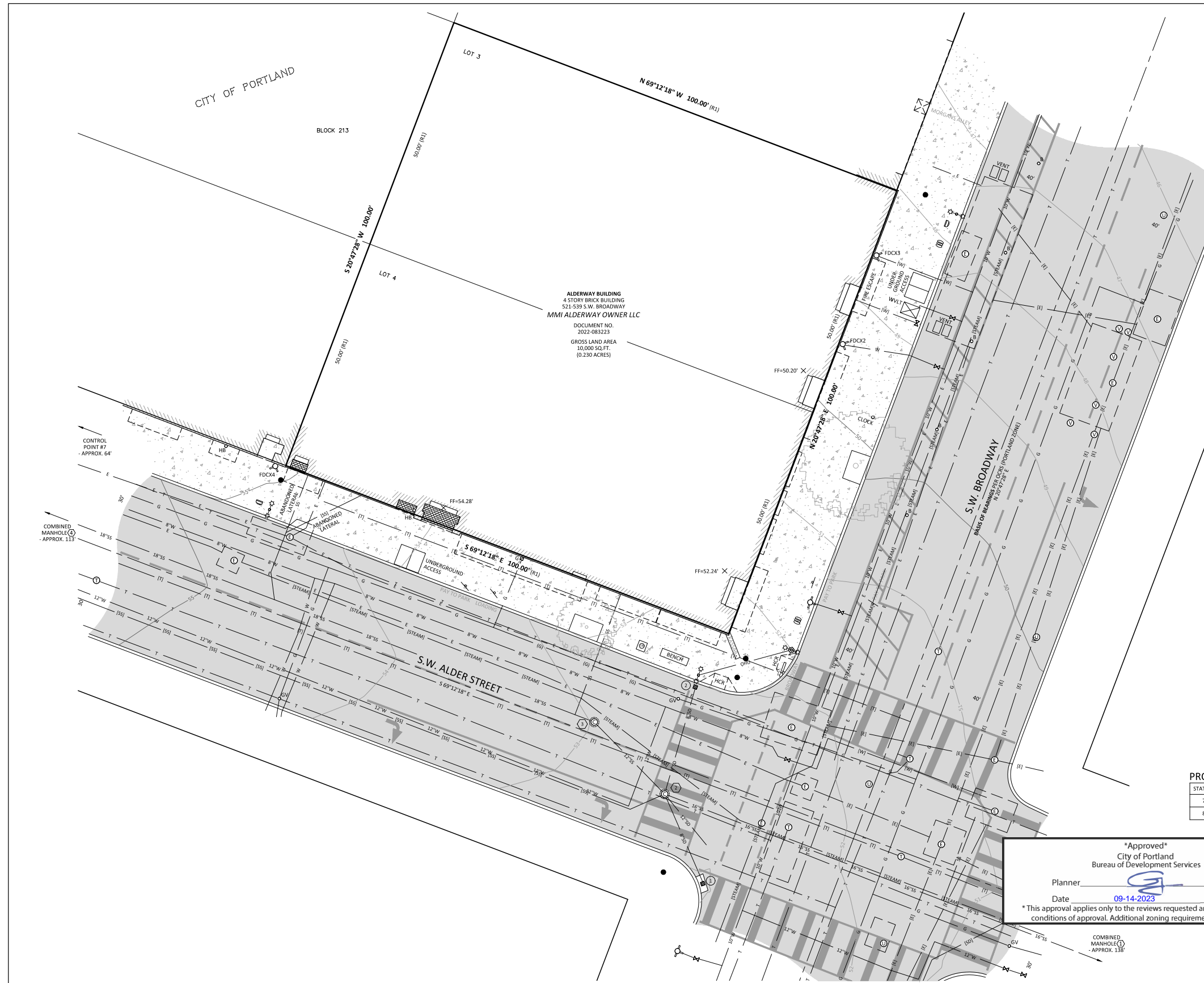


JOB NO. 2200365



REGISTERED PROFESSIONAL LAND SURVEYOR
 TROY T. TETSUKA
 2841
 RENEWAL 6/30/2024

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



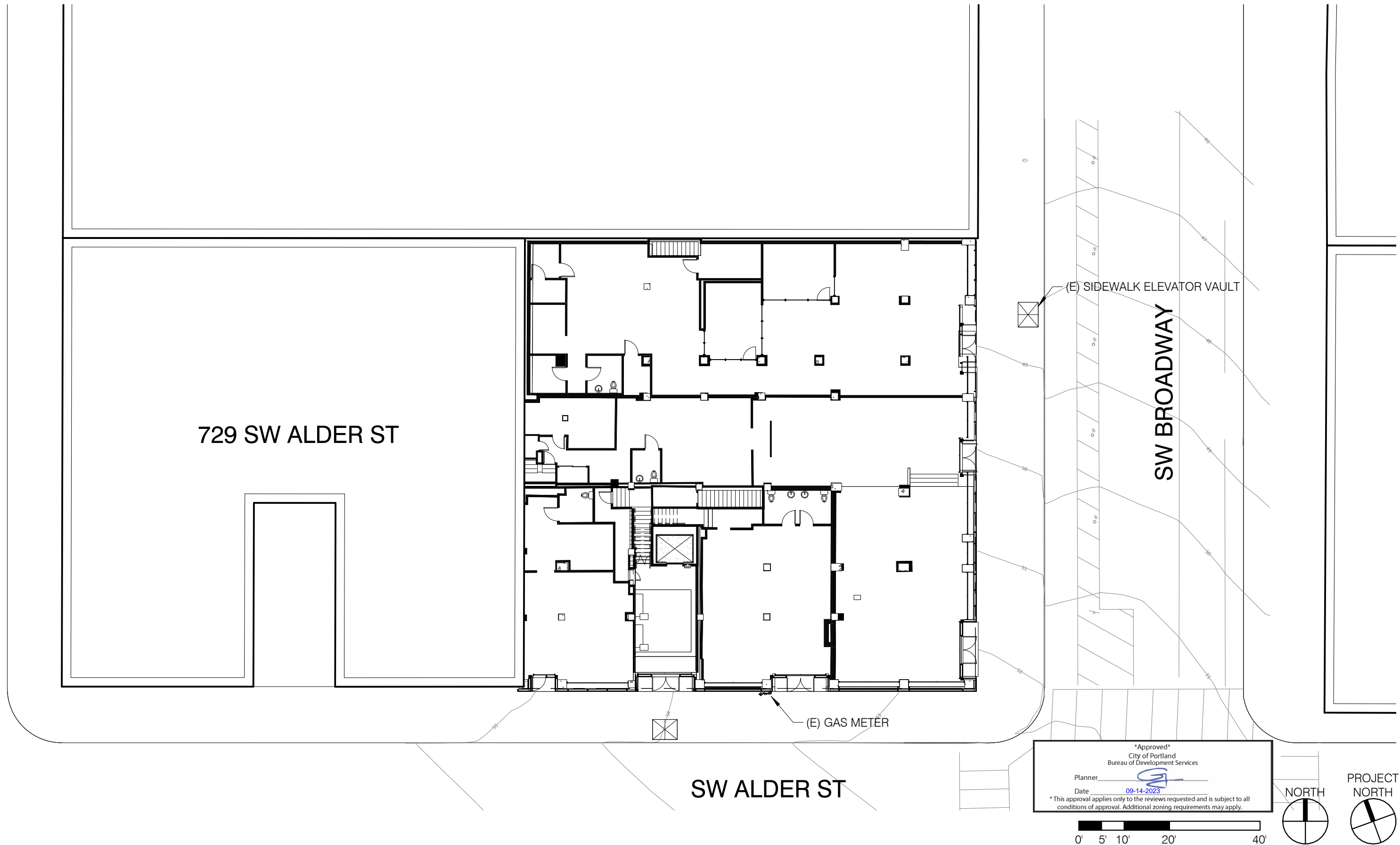
REV.	DATE	BY	DESCRIPTION

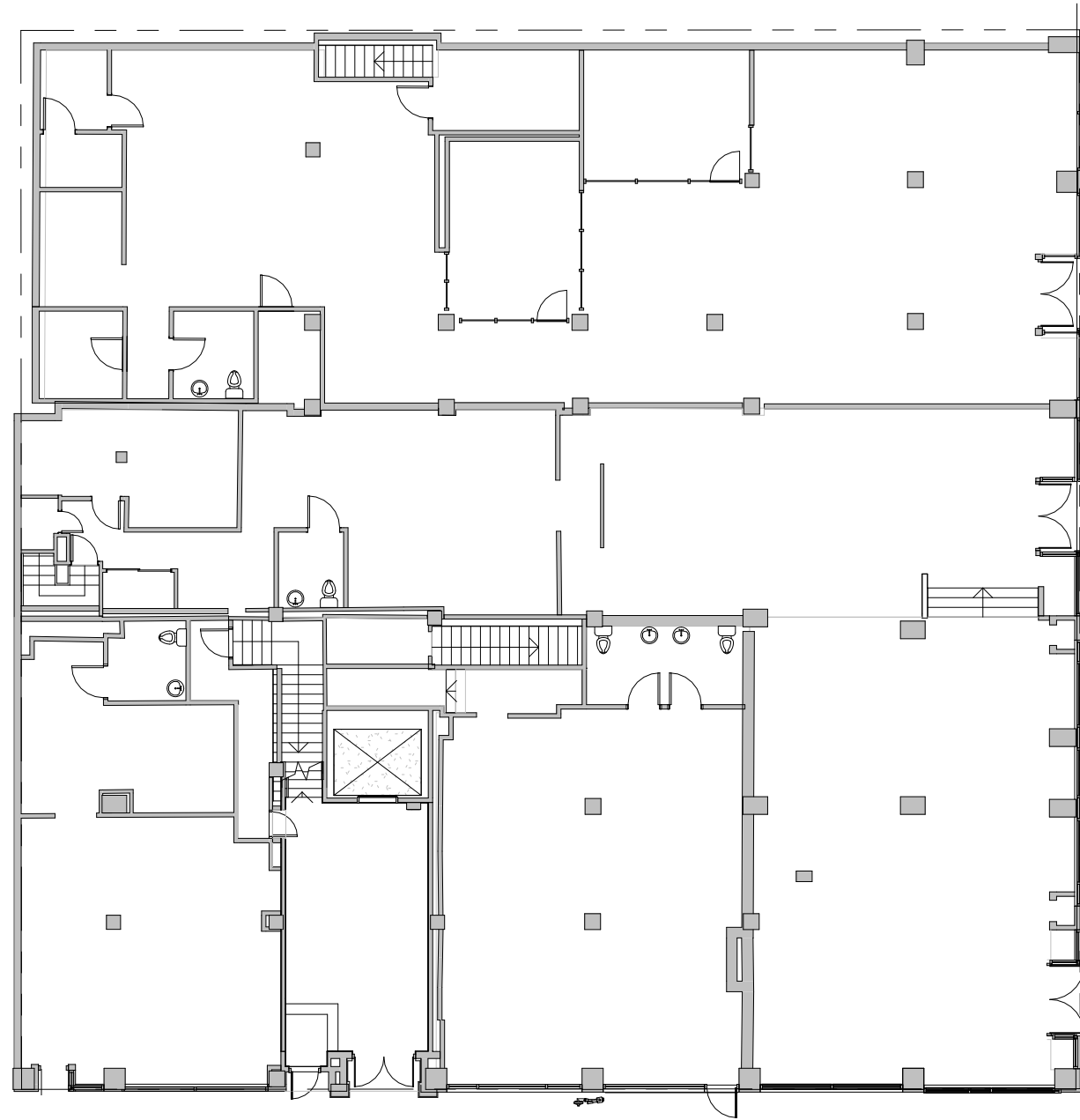
kpff
 111 SW Fifth Ave., Suite 2400
 Portland, OR 97204
 O: 503.227.3251
 F: 503.224.4681
 www.kpff.com

SURVEYED BY:	CB
DRAWN BY:	CMR
CHECKED BY:	TTT
PROJECT NO.:	2300365
FILE:	2300365_SB.dwg


BOUNDARY & TOPOGRAPHIC SURVEY
 ALDERWAY BUILDING
 MELVIN MARK INVESTORS
 CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

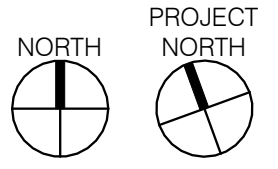
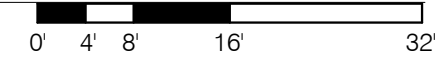
DATE:	5 JUNE 2023
CONTOUR INTERVAL:	1 FOOT
SHEET NO.	1 OF 1



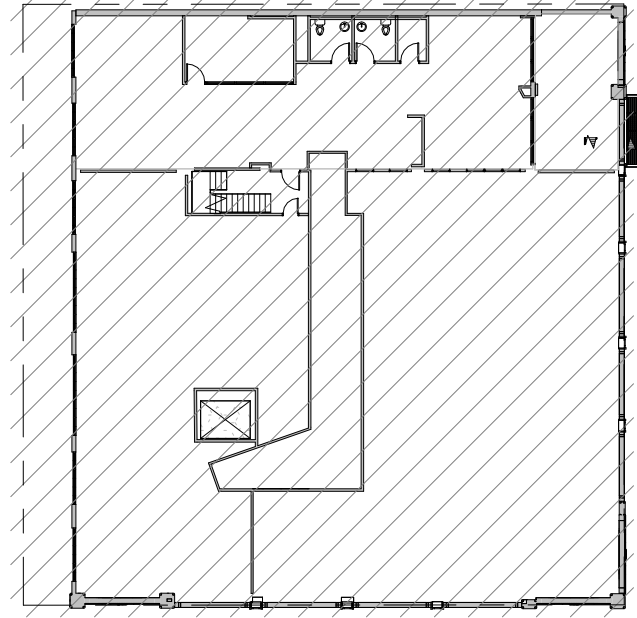


1 LEVEL 01 - EXISTING
1/16" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner 
Date 09-14-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

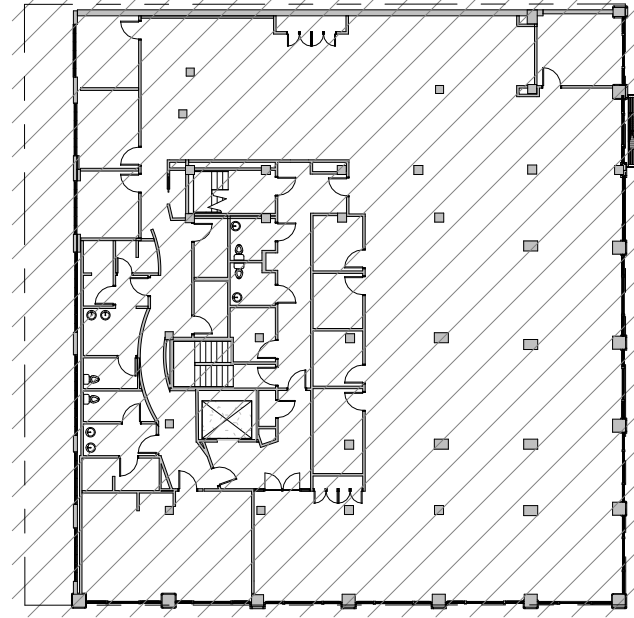


HATCHED AREAS OUTSIDE OF SCOPE



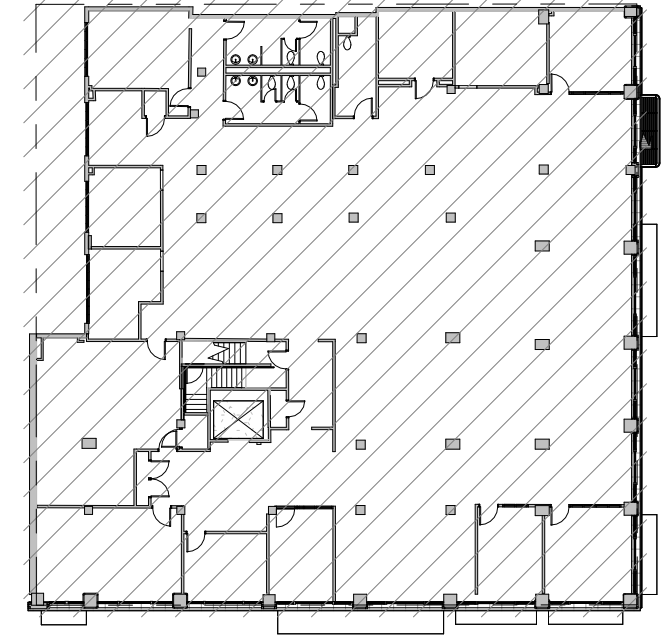
5 LEVEL 04M - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



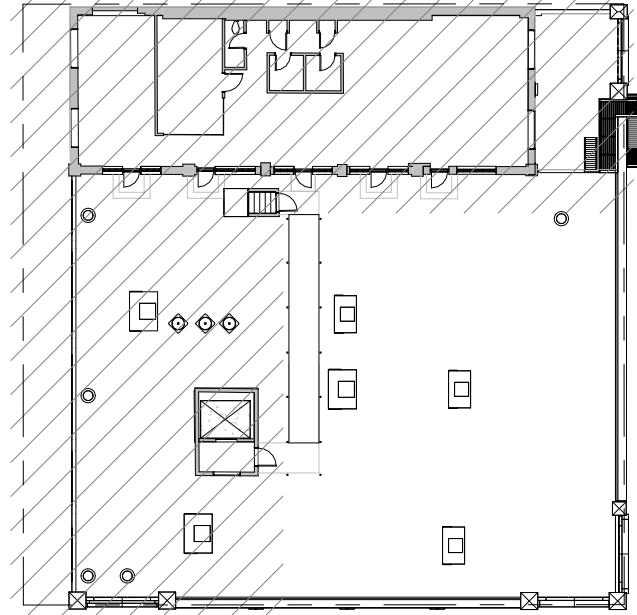
4 LEVEL 04 - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



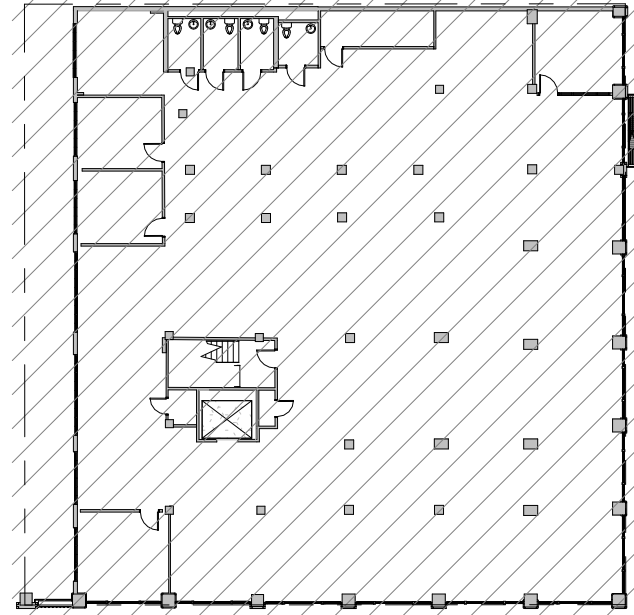
1 LEVEL 02 - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



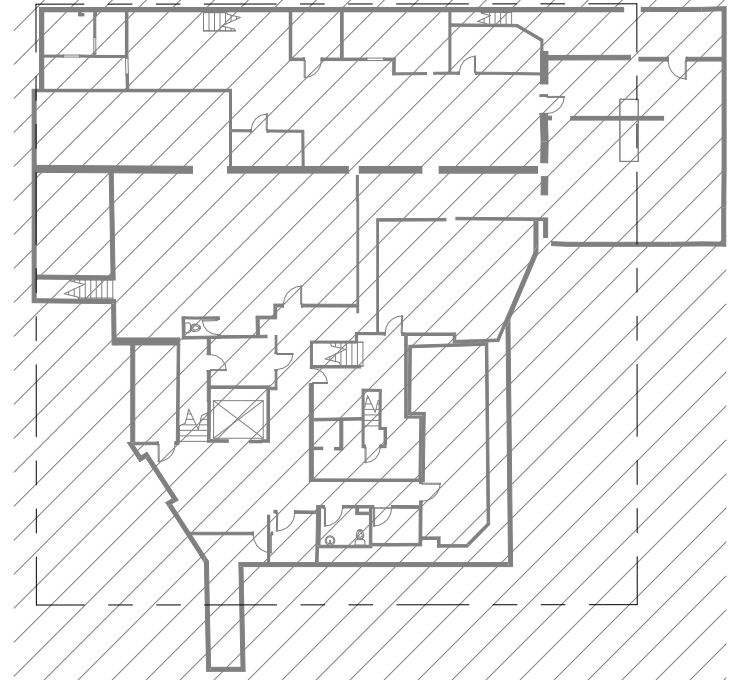
6 PENTHOUSE - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE



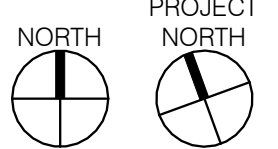
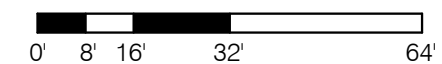
3 LEVEL 03 - EXISTING
1/32" = 1'-0"

HATCHED AREAS OUTSIDE OF SCOPE

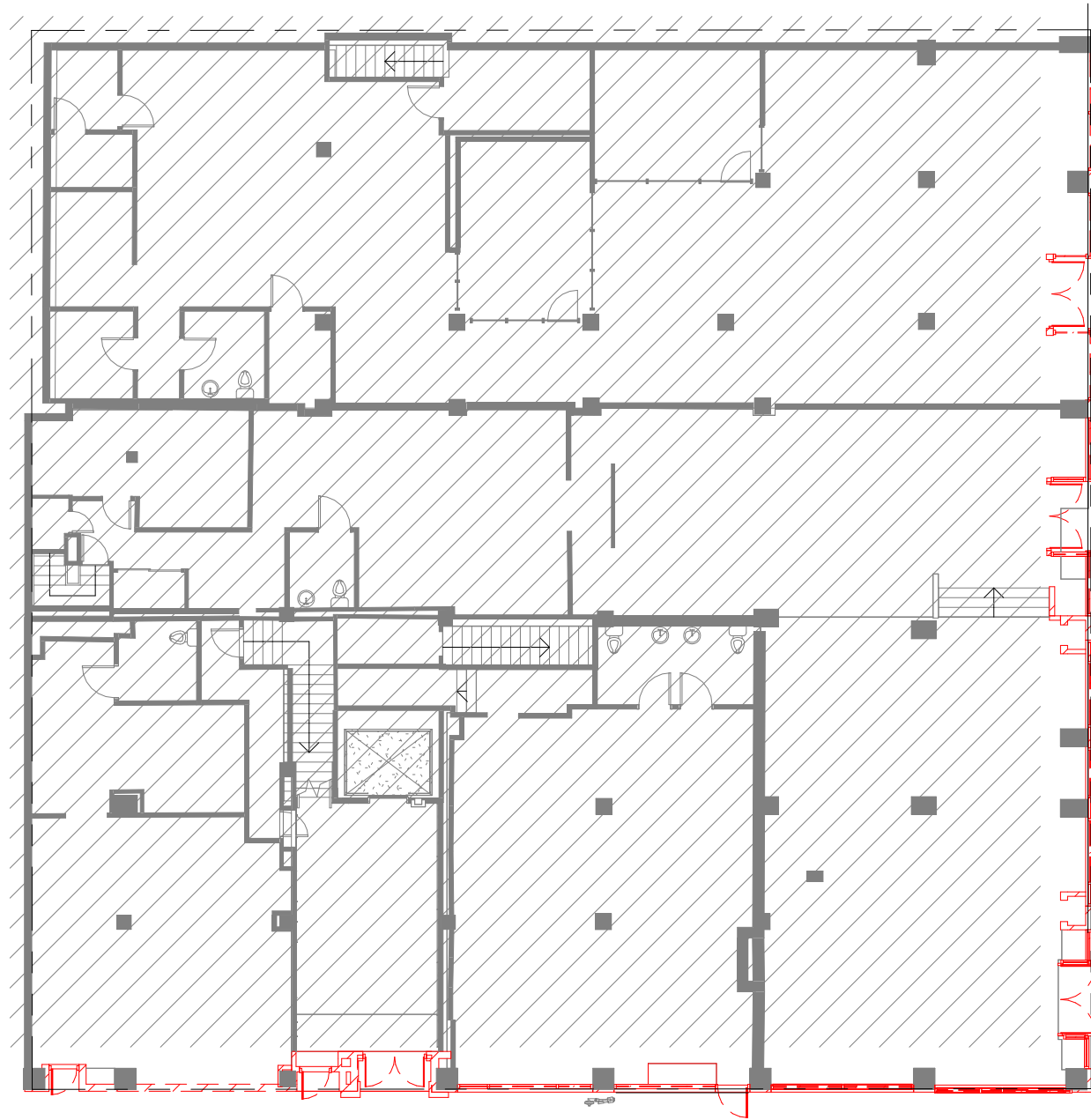


2 BASEMENT
1/32" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 09-14-2023
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



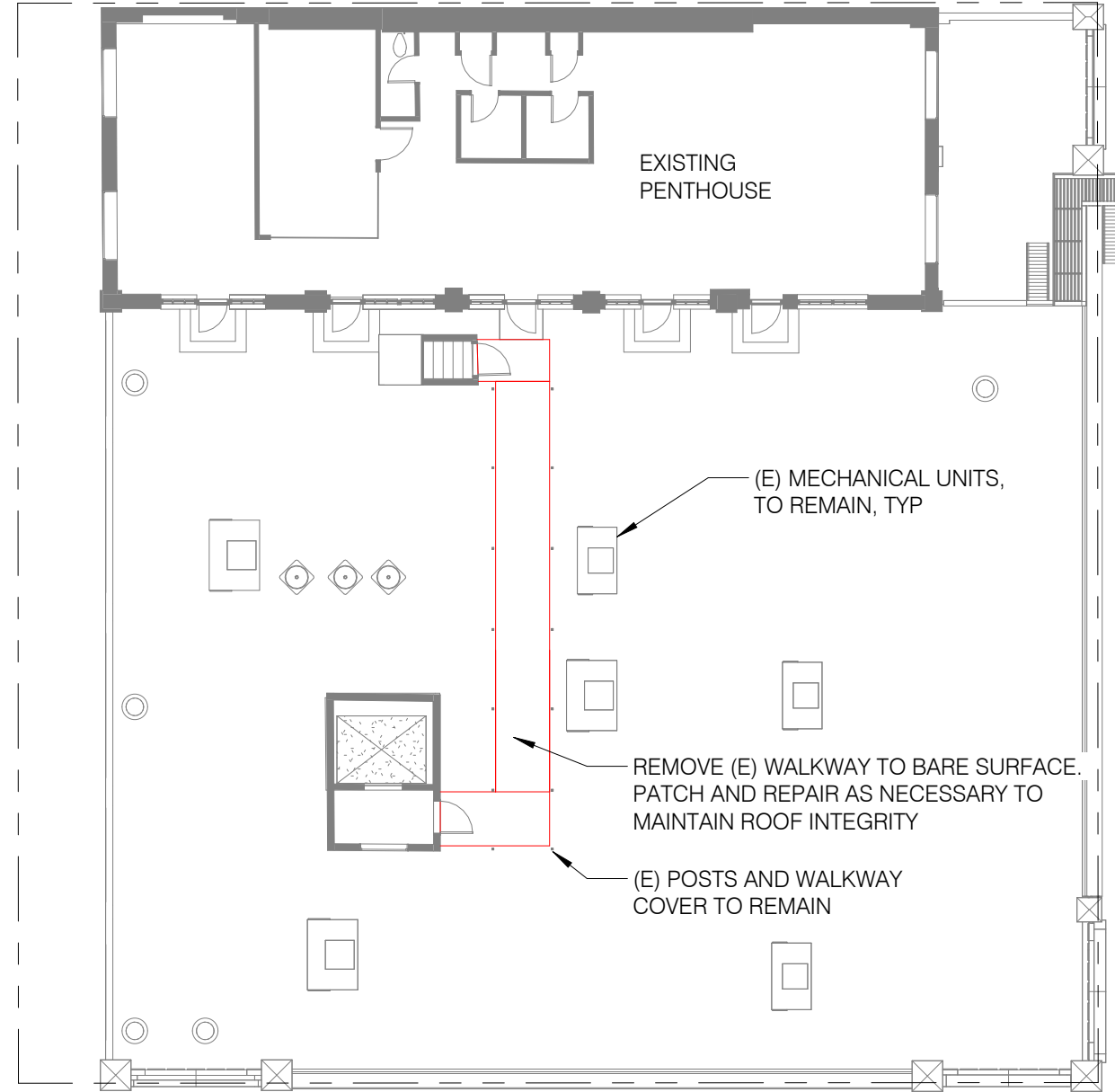
HATCHED AREAS OUTSIDE OF SCOPE



1 DEMOLITION PLAN - LEVEL 01
1/16" = 1'-0"

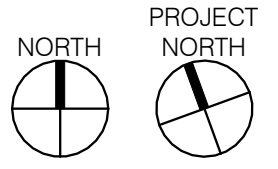
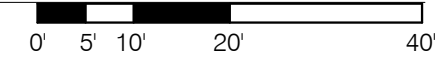
Approved
City of Portland
Bureau of Development Services
Planner _____
Date 09-14-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.





1 DEMOEXISTINGPENTHOUSE 1
1/16" = 1'-0"


Approved
City of Portland
Bureau of Development Services
Planner _____
Date 09-14-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.






1 EXISTING ELEVATION - EAST - DEMOLITION
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner 
Date 09-14-2023


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



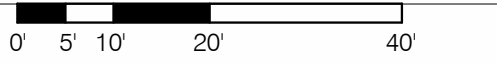


1 EXISTING ELEVATION - SOUTH - DEMOLITION
1/8" = 1'-0"

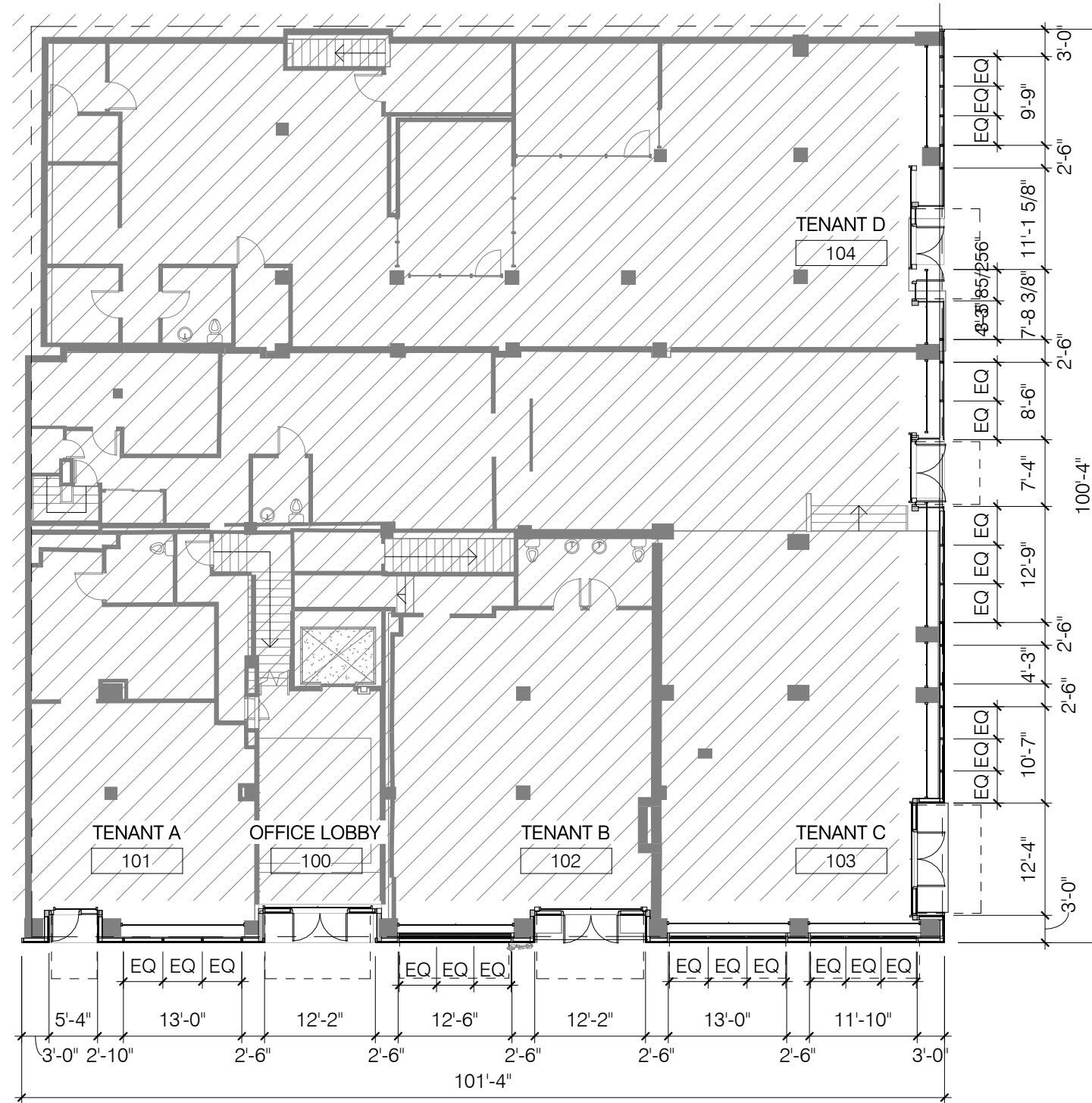
Approved
City of Portland
Bureau of Development Services

Planner 
Date 09-14-2023

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

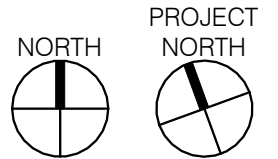
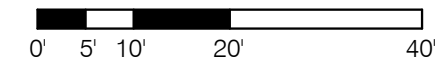


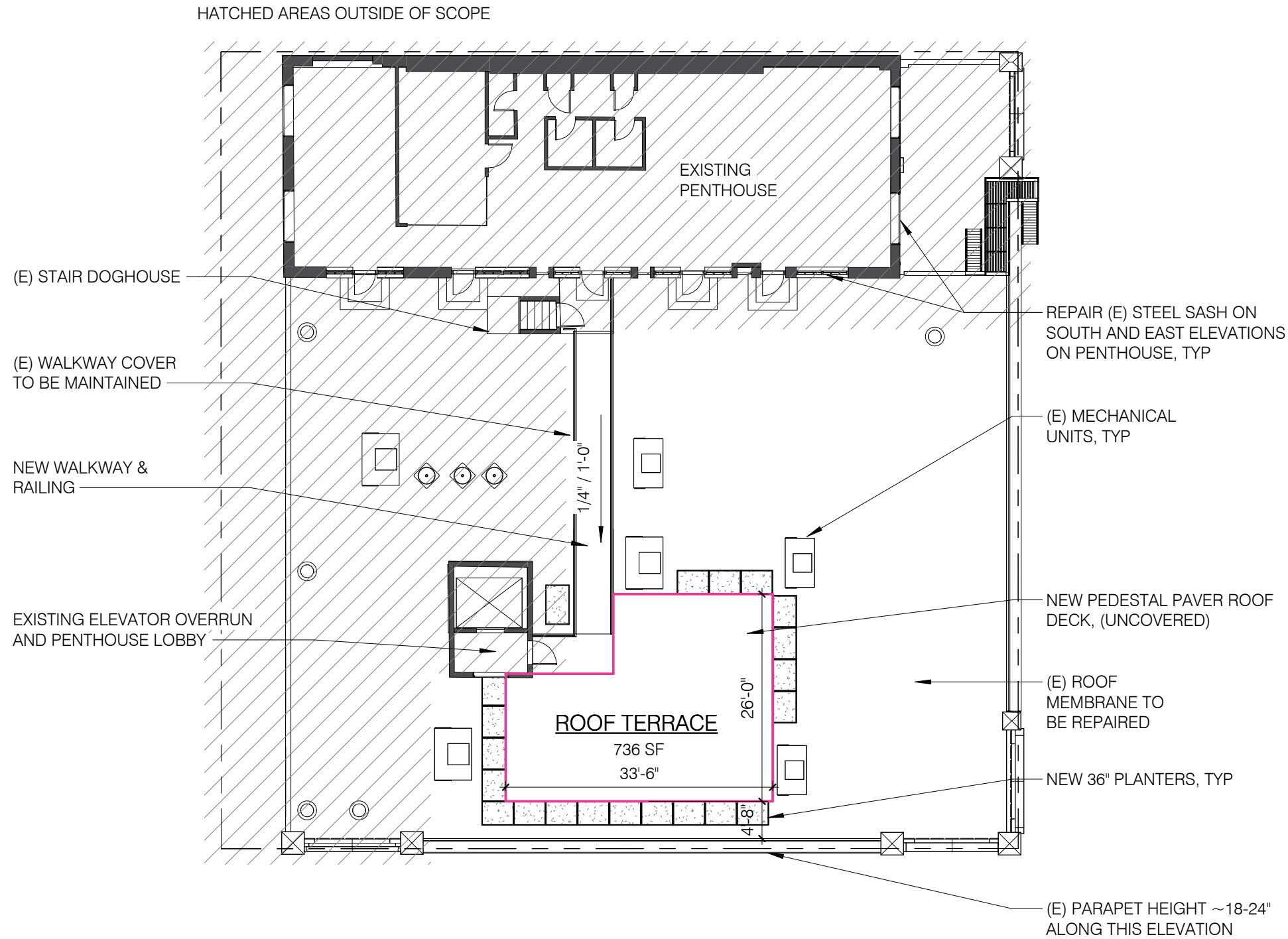
HATCHED AREAS OUTSIDE OF SCOPE



1 LEVEL 01 - PROPOSED
A 06 1/16" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 09-14-2023
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.





1 PENTHOUSE 1
1/16" = 1'-0"

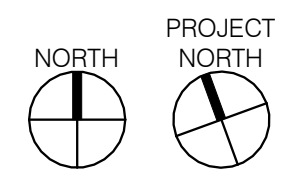
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 09-14-2023


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

0' 5' 10' 20' 40'





2 EAST ELEVATION
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner 
Date 09-14-2023
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.





1 SOUTH ELEVATION
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner

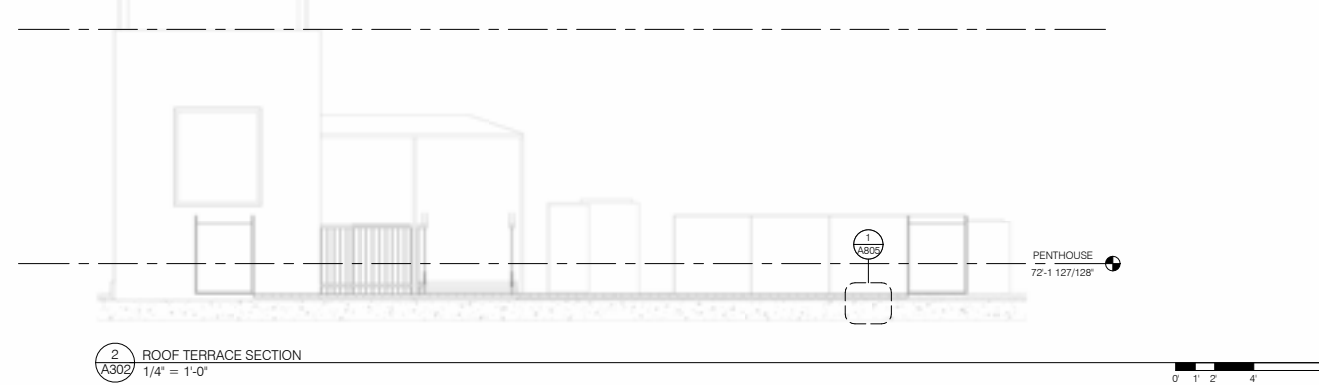
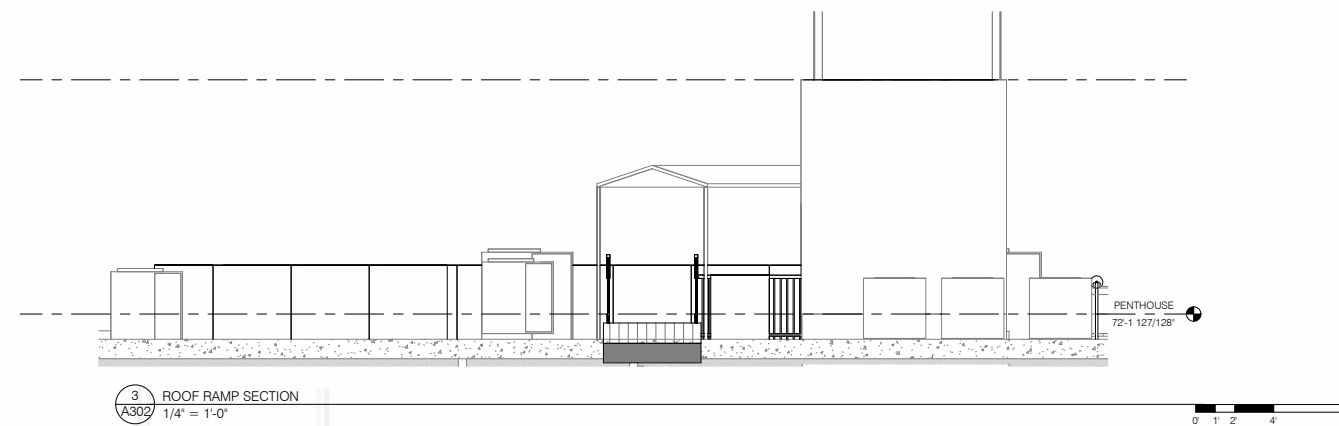
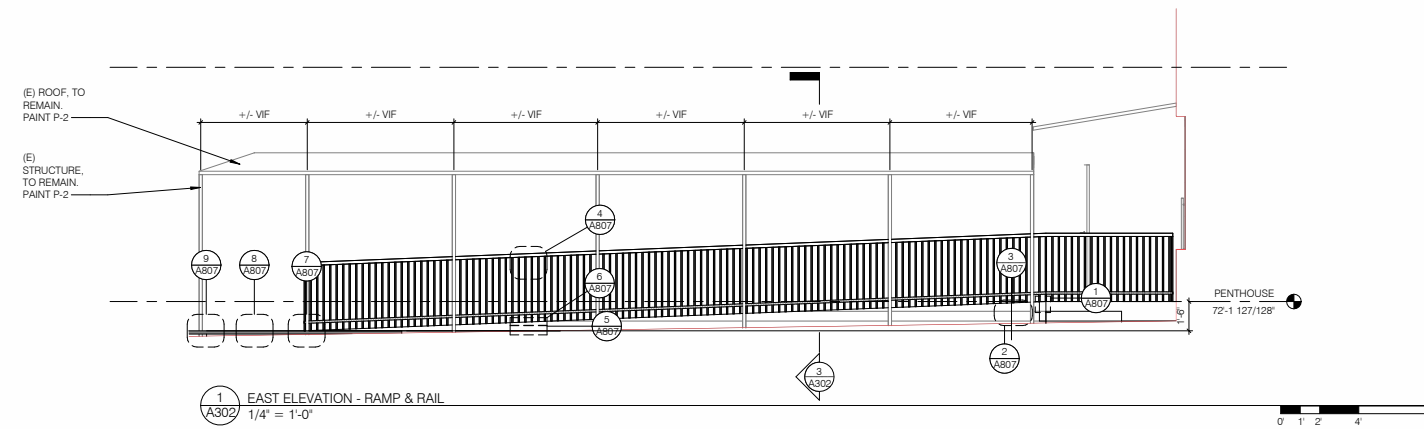
Date 09-14-2023

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

EXTERIOR ELEVATION NOTES

1. SEE SHEET A300 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LINE OF FOUNDATIONS (SHOWN DASHED) ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL DRAWINGS FOR FOOTING ELEVATIONS.
4. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
5. ALIGN MATERIAL CONTROL AND EXPANSION JOINTS VERTICALLY AND HORIZONTALLY WITH ADJACENT JOINTS AND DOOR, WINDOW AND LOUVER HEADS/JAMBS/SILLS AS INDICATED ON THE DRAWINGS. VERIFY DIMENSIONS WITH DETAIL CONDITIONS. VERIFY LOCATION AND ALIGNMENT WITH ARCHITECT.
6. MOUNTING LOCATION OF DEVICES AS INDICATED. VERIFY WITH ARCHITECT IF NOT INDICATED ON ARCHITECTURAL DRAWINGS.

LEAVE BLANK FOR CITY APPROVAL STAMP



PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: ER
 Checked by: MM
 Sheet:
 EXTERIOR
 ELEVATION AND
 SECTION - ROOF
 TERRACE

A302
 Copyright 2022 Hennebery Eddy Architects, Inc.

Approved
 City of Portland
 Bureau of Development Services
 Planner:
 Date: 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Autodesk Docs\22_032 - Alderway Building\22032 - Alderway Building.rvt

5/1/2023 1:53:19 PM

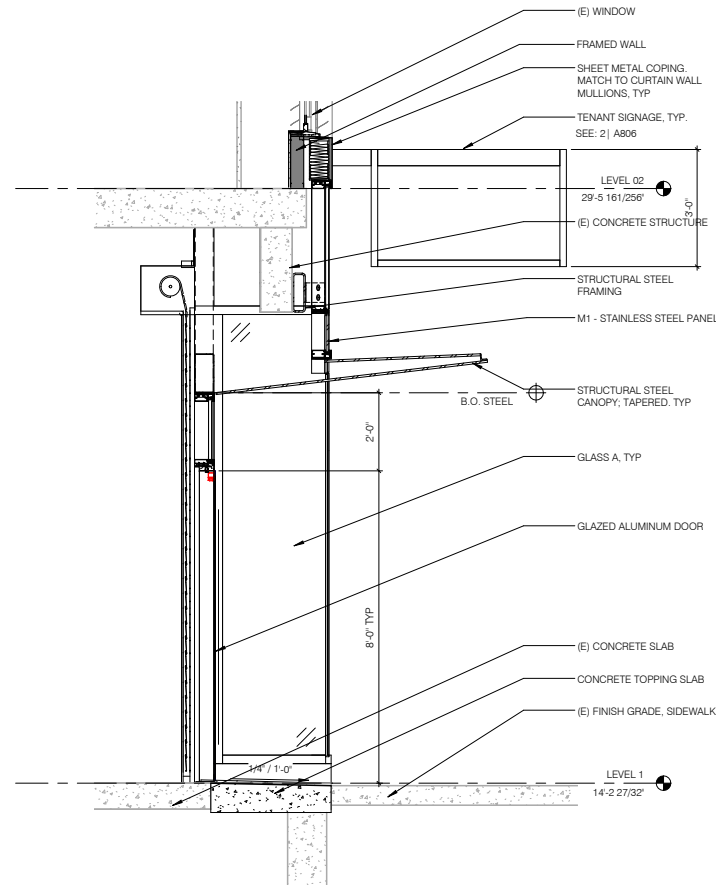
IF ANY DIMENSIONS ARE SHOWN IN RED, THEY ARE FOR INFORMATION ONLY. DIMENSIONS FOR MARKING AND PRINTING COORDINATE ARE DIMENSIONS WHEN ALL THREE LOCATIONS ARE VISIBLE. THIS DIMENSION IS FOR REFERENCE ONLY.



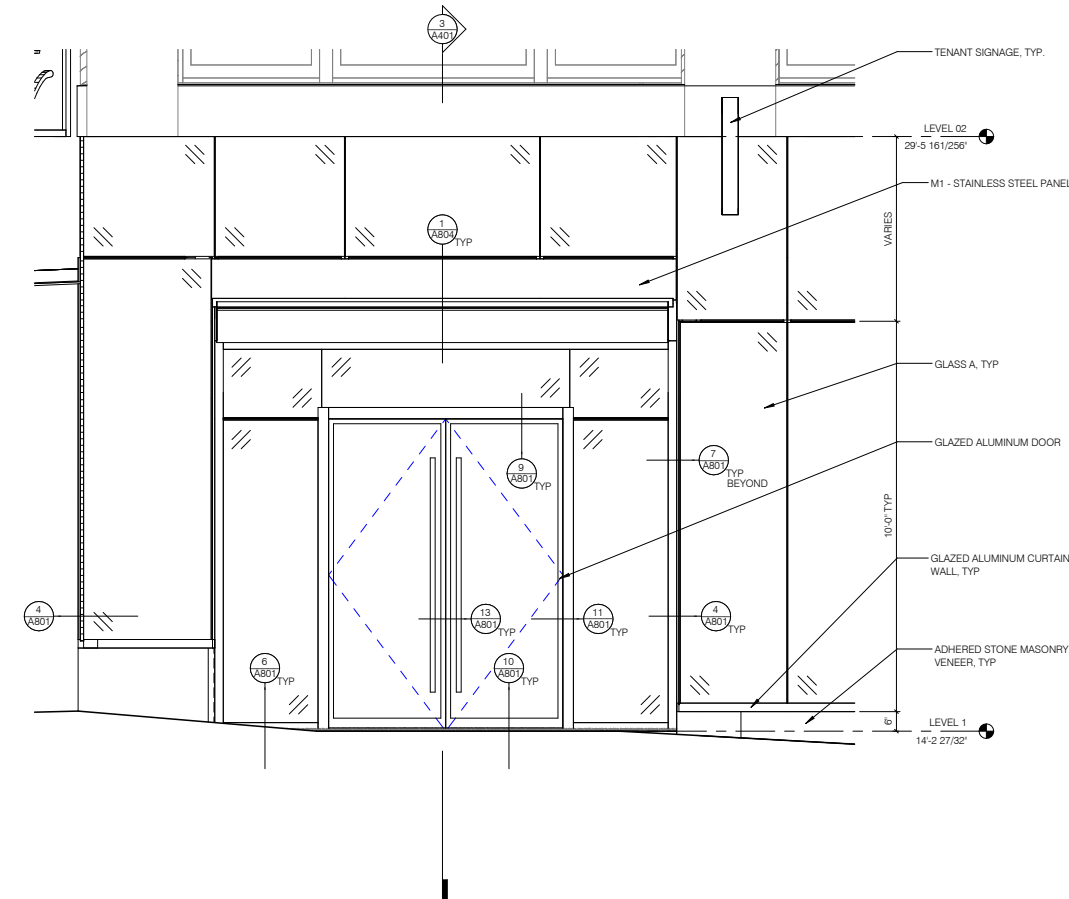
WALL SECTION & ENLARGED VIEW NOTES

- SEE SHEET AG00 FOR GENERAL NOTES.
- GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
- LEVELS INDICATED ARE BASED ON CONSTRUCTION DRAWINGS FROM 1928. LEVELS HAVE BEEN PLACED AT ASSUME T.O. STRUCTURAL FLOOR SLABS OR AS NOTED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
- REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

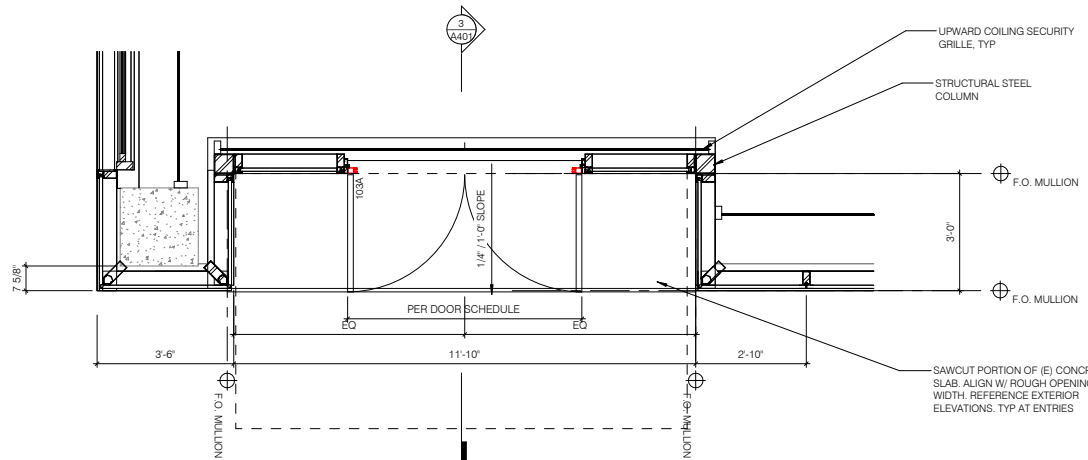
LEAVE BLANK FOR CITY APPROVAL STAMP



3 WALL SECTION - STOREFRONT WIDE ENTRY TYP
A401 1/2" = 1'-0" 0 6' 1' 2' 4'



1 ENLARGED ELEVATION - STOREFRONT WIDE ENTRY TYP
A401 1/2" = 1'-0" 0 6' 1' 2' 4'



2 ENLARGED PLAN - STOREFRONT WIDE ENTRY TYP
A401 1/2" = 1'-0" 0 6' 1' 2' 4'

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
PORTLAND OFFICE
921 SW WASHINGTON ST, SUITE 250
PORTLAND OREGON 97205
503 227 4860 TEL
503 227 4920 FAX
BEND OFFICE
1465 SW KNOLL AVE, SUITE 210
BEND OREGON 97702
541 313 6779 TEL
BOZEMAN OFFICE
109 NORTH ROUSE AVE, SUITE 1
BOZEMAN MONTANA 59715
406 585 1112 TEL
www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052
Date: 04/21/2023
100% DESIGN DEVELOPMENT
Revisions:

100% DESIGN DEVELOPMENT

Drawn by: JS
Checked by: MM
Sheet:
ENLARGED
ELEVATIONS AND
WALL SECTIONS

A401
Copyright 2022 Hennebery Eddy Architects, Inc.

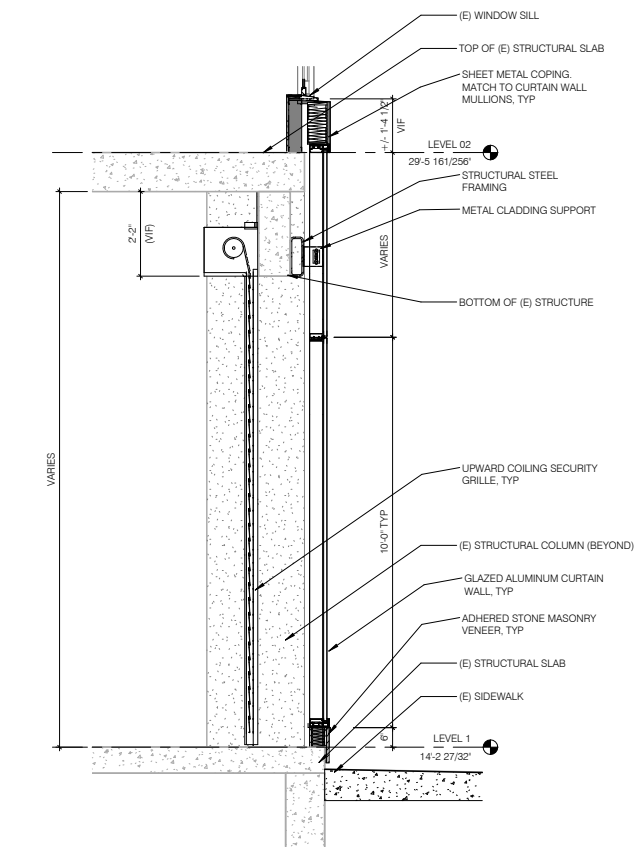
Approved
City of Portland
Bureau of Development Services
Planner:
Date: 09-14-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

5/1/2023 1:50:21 PM
 AutoDesk Docs/02_032 - Alderway Building/2023 - Alderway Building.rvt
 THE DRAWING AND ANY PRINTING THEREON ARE THE PROPERTY OF HENNEBERY EDDY ARCHITECTS, INC. ALL RIGHTS ARE RESERVED. THIS DRAWING IS FOR REFERENCE ONLY.

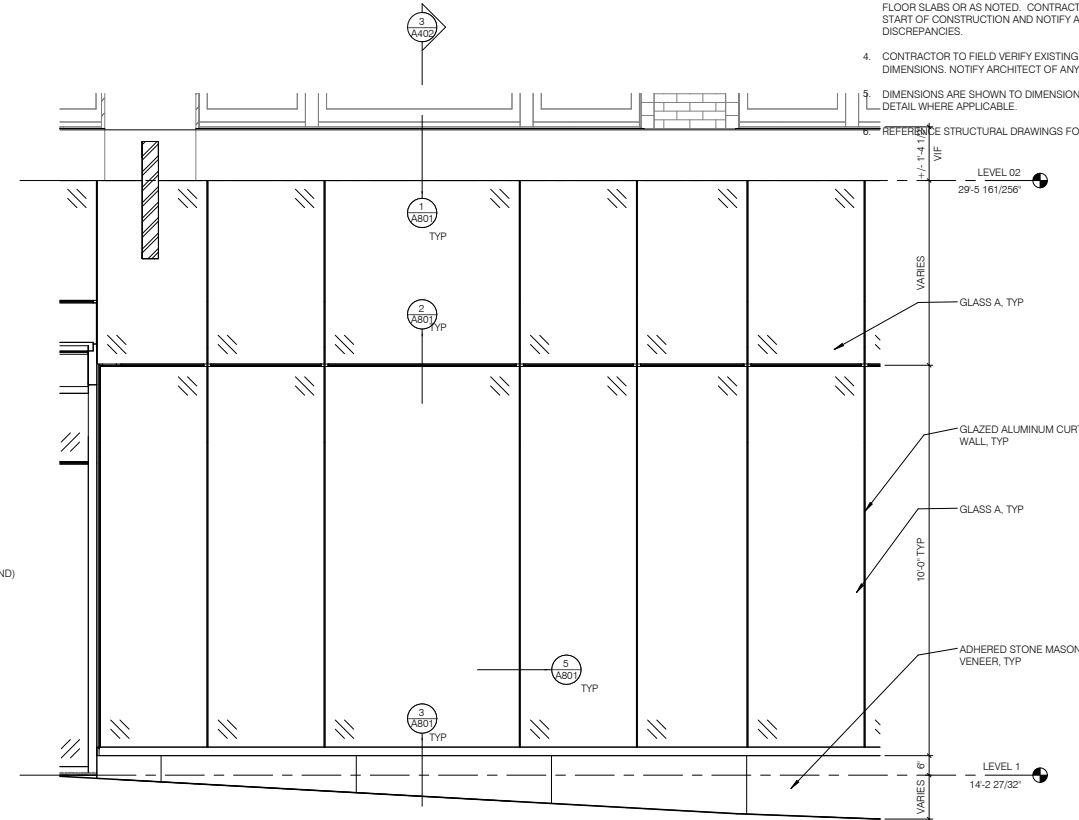
WALL SECTION & ENLARGED VIEW NOTES

1. SEE SHEET A400 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LEVELS INDICATED ARE BASED ON CONSTRUCTION DRAWINGS FROM 1928. LEVELS HAVE BEEN PLACED AT ASSUME T.O. STRUCTURAL FLOOR SLABS OR AS NOTED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
6. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

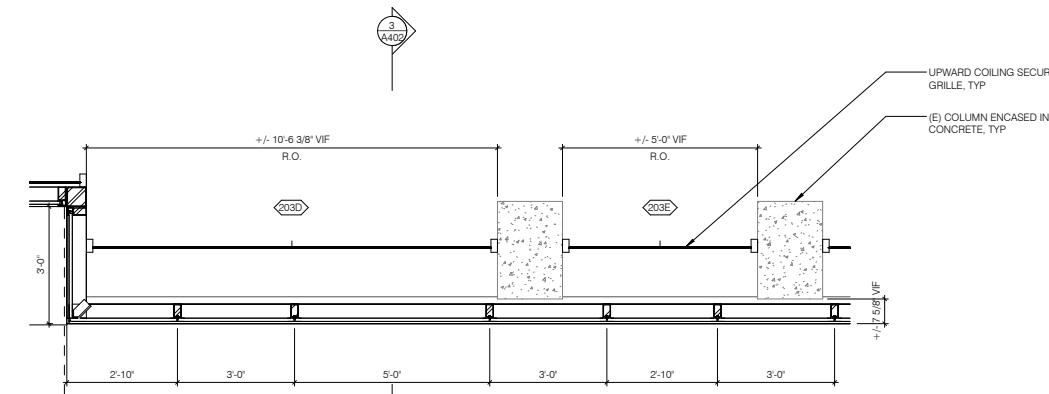
LEAVE BLANK FOR CITY APPROVAL STAMP



3 WALL SECTION - CURTAIN WALL TYP 5
1/2" = 1'-0"
0 6' 1' 2' 4'



1 ENLARGED ELEVATION - STOREFRONT TYP
1/2" = 1'-0"
0 6' 1' 2' 4'



2 ENLARGED PLAN - STOREFRONT TYP
1/2" = 1'-0"
0 6' 1' 2' 4'

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: JS
 Checked by: MM
 Sheet:
 ENLARGED
 ELEVATIONS AND
 WALL SECTIONS

A402
 Copyright 2022 Hennebery Eddy Architects, Inc.

Approved
 City of Portland
 Bureau of Development Services
 Planner:
 Date: 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Autodesk Docs\22_02_Alderway Building\22052 - Alderway Building.rvt

5/1/2023 1:53:28 PM

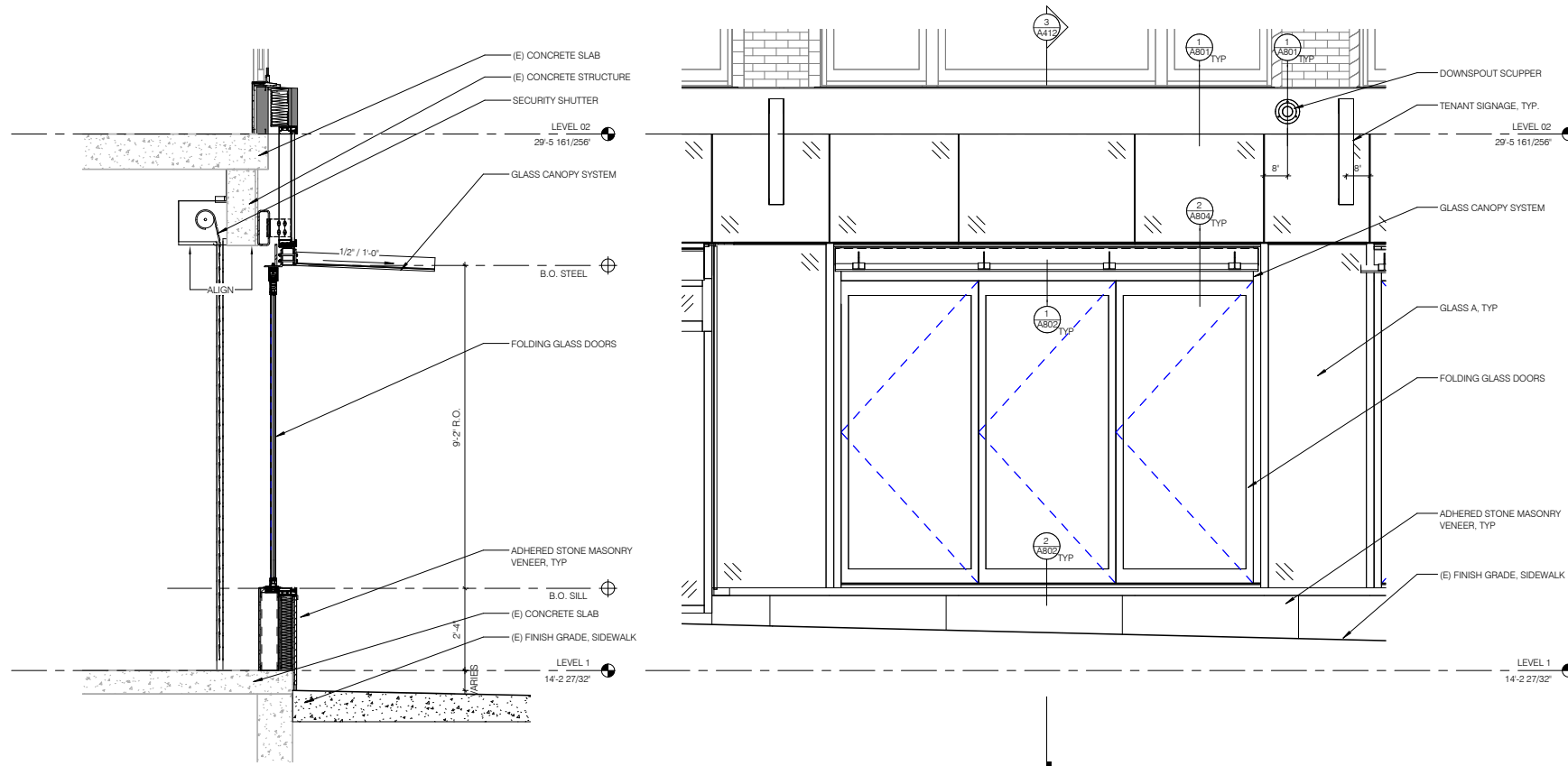
IF ANY DIMENSIONS ARE SHOWN IN RED, THEY ARE FOR INFORMATION ONLY. DIMENSIONS FOR MARKING AND PRINTING COVERT ARE OPTIMIZED WHEN ALL THREE LOCATIONS ARE VISIBLE. THIS DIMENSION IS FOR REFERENCE ONLY.



WALL SECTION & ENLARGED VIEW NOTES

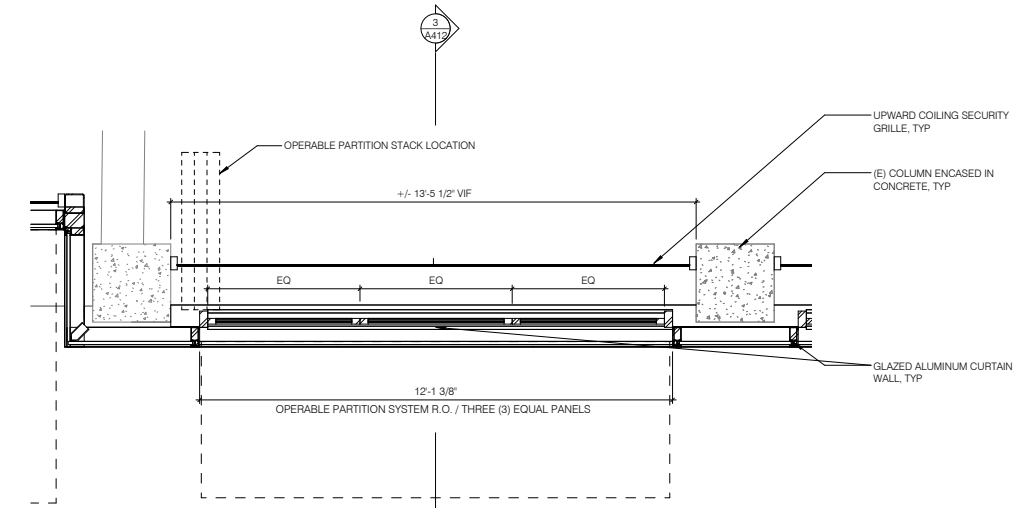
1. SEE SHEET AG00 FOR GENERAL NOTES.
2. GRADE LINES INDICATED ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING INFORMATION.
3. LEVELS INDICATED ARE BASED ON CONSTRUCTION DRAWINGS FROM 1928. LEVELS HAVE BEEN PLACED AT ASSUME T.O. STRUCTURAL FLOOR SLABS OR AS NOTED. CONTRACTOR TO VERIFY PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
5. DIMENSIONS ARE SHOWN TO DIMENSION POINT OF REFERENCED DETAIL WHERE APPLICABLE.
6. REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

LEAVE BLANK FOR CITY APPROVAL STAMP



3 WALL SECTION - OPERABLE STOREFRONT TYP 2
1/2" = 1'-0"

1 ENLARGED ELEVATION - OPERABLE STOREFRONT TYP 2
1/2" = 1'-0"



2 ENLARGED PLAN - OPERABLE STOREFRONT 2
1/2" = 1'-0"

5/1/2023 1:53:25 PM
 AutoDesk Docs/02_002 - Alderway Building/2002 - Alderway Building.rvt
 THE DRAWING AND ANY PRINTING THEREON ARE UNLESS OTHERWISE SPECIFIED TO BE IN THE PUBLIC DOMAIN AND NOT BE SUBJECT TO ANY PATENT OR COPYRIGHT. THIS DRAWING IS FOR REFERENCE ONLY.

PRELIMINARY,
 NOT FOR
 CONSTRUCTION

Hennebery Eddy Architects
 HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS
 ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR
 HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: JS
 Checked by: MM
 Sheet:
 ENLARGED
 ELEVATIONS AND
 WALL SECTIONS
A412
 Copyright 2022 Hennebery Eddy Architects, Inc.

Approved
 City of Portland
 Bureau of Development Services
 Planner:
 Date: 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LEAVE BLANK FOR CITY APPROVAL STAMP

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

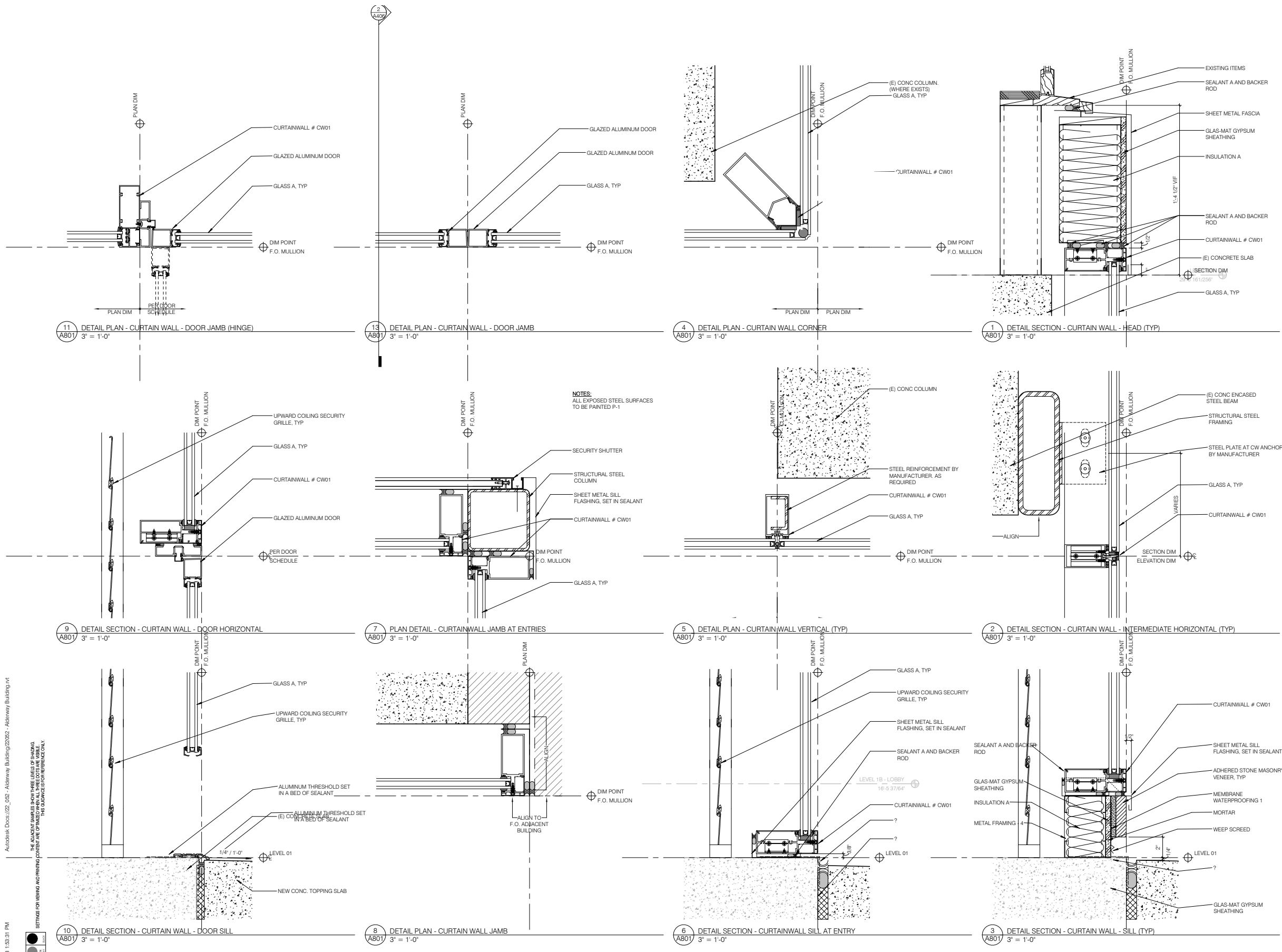
ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: JS
 Checked by: MM
 Sheet:
 EXTERIOR DETAILS
 - CURTAIN WALL

A801
 Copyright 2022 Hennebery Eddy Architects, Inc.



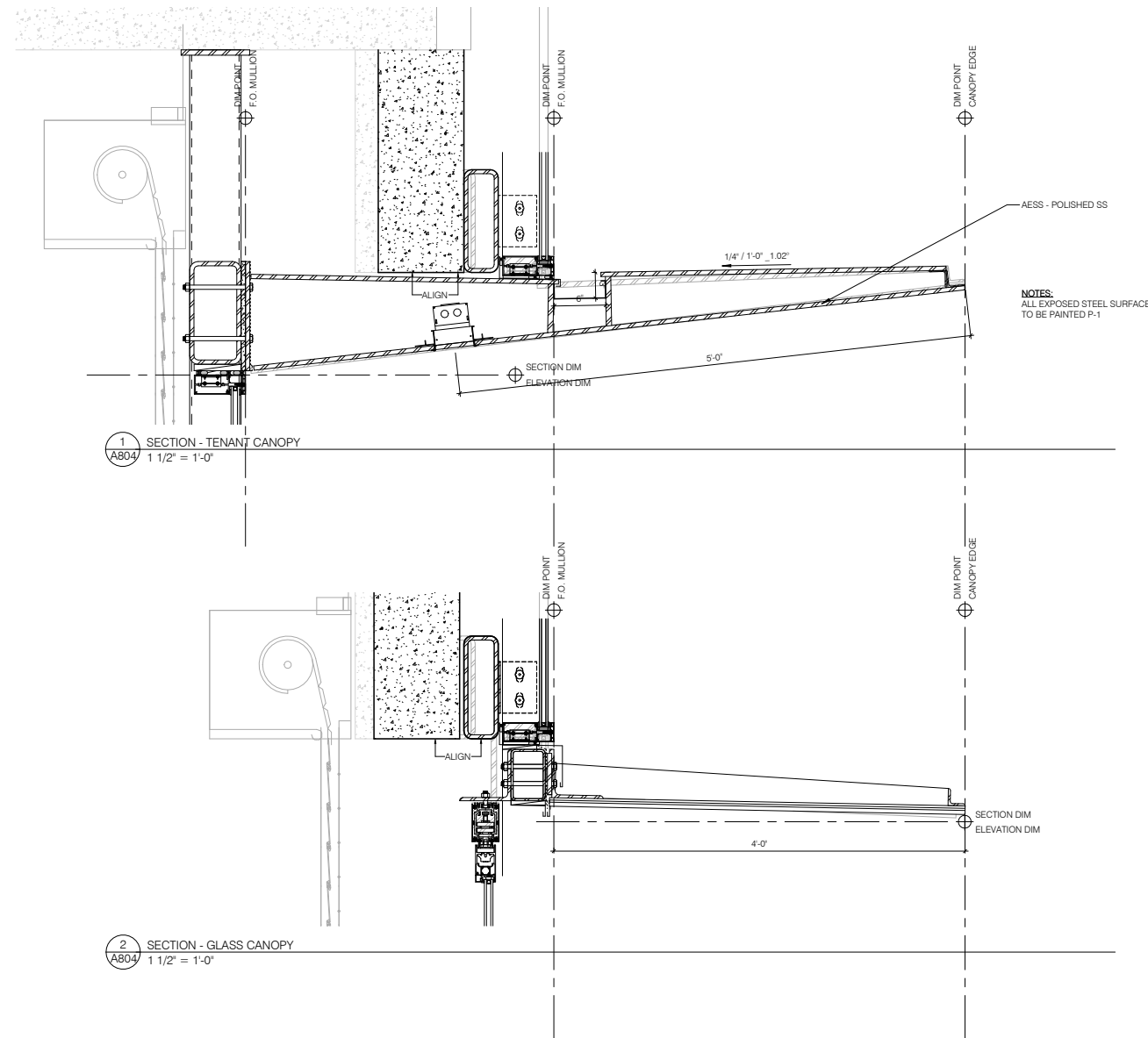
Autodesk Docs/22_052 - Alderway Building/22052 - Alderway Building.rvt
 5/17/2023 1:50:31 PM
 THE DRAWING IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS DRAWING IS FOR REFERENCE ONLY.
 BETTING ON WINNING AND PRINTING CONTRACTS ARE PROHIBITED BY LAW. ALL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THIS DRAWING IS FOR REFERENCE ONLY.

Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Alderway Building Renovation | Land Use Review | 28 July 2023

LEAVE BLANK FOR CITY APPROVAL STAMP



NOTES:
ALL EXPOSED STEEL SURFACES
TO BE PAINTED P-1

1 SECTION - TENANT CANOPY
1 1/2" = 1'-0"

2 SECTION - GLASS CANOPY
1 1/2" = 1'-0"

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
 EXTERIOR RENOVATION
 711 SW ALDER AVE
 PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

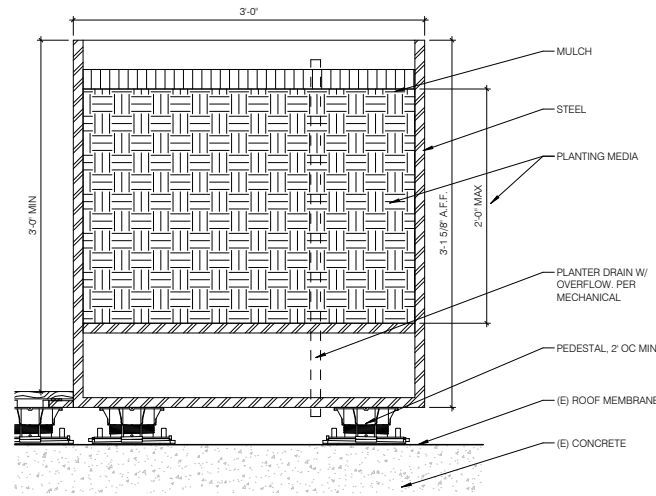
100% DESIGN DEVELOPMENT

Drawn by: JS
 Checked by: MM
 Sheet:
 EXTERIOR DETAILS
 - CANOPY

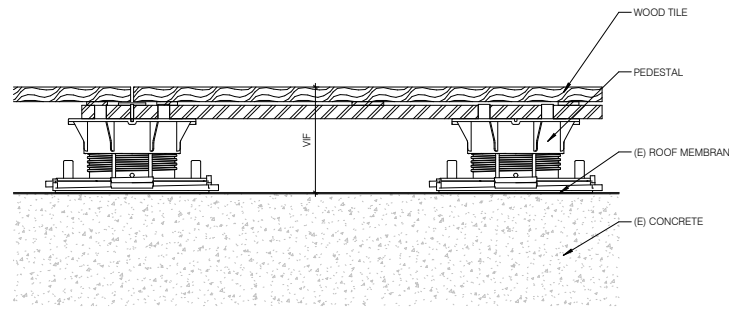
A804
Copyright 2022 Hennebery Eddy Architects, Inc.

Approved
 City of Portland
 Bureau of Development Services
 Planner:
 Date: 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

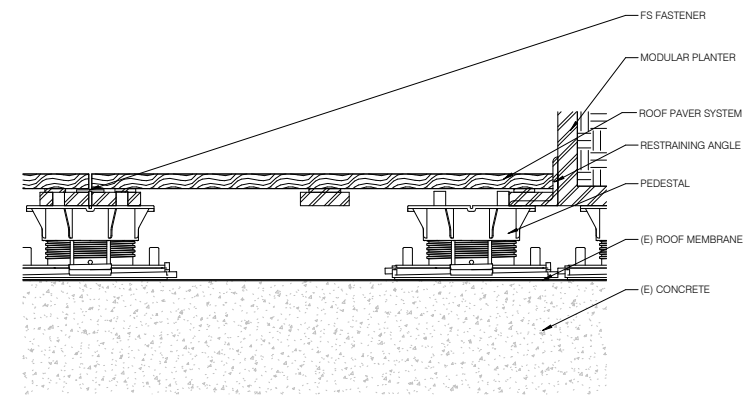
5/7/2023 1:53:38 PM
 Autodesk Docs/02_002_Alderway Building/2023 - Alderway Building.rvt
 THE DRAWING AND ALL RIGHTS RESERVED. ALL RIGHTS ARE RESERVED.
 SETTING FOR VIEWING AND PRINTING. COORDINATE SYSTEMS ARE OPTIMIZED FOR ALL THREE DISPLAY MODES.
 THIS DRAWING IS FOR REFERENCE ONLY.



3 WOOD TERRACE BISON PLANTER
A805 1 1/2" = 1'-0"



2 SECTION - PEDESTAL SYSTEM, TYP
A805 3" = 1'-0"



1 SECTION - PEDESTAL SYSTEM AT PLANTERS
A805 3" = 1'-0"

LEAVE BLANK FOR CITY APPROVAL STAMP

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
 PORTLAND OFFICE
 921 SW WASHINGTON ST, SUITE 250
 PORTLAND OREGON 97205
 503 227 4860 TEL
 503 227 4920 FAX
 BEND OFFICE
 1465 SW KNOLL AVE, SUITE 210
 BEND OREGON 97702
 541 313 6779 TEL
 BOZEMAN OFFICE
 109 NORTH ROUSE AVE, SUITE 1
 BOZEMAN MONTANA 59715
 406 585 1112 TEL
 www.henneberyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052
 Date: 04/21/2023
 100% DESIGN DEVELOPMENT
 Revisions:

100% DESIGN DEVELOPMENT

Drawn by: ER
 Checked by: MM
 Sheet:
 EXTERIOR DETAILS
 - ROOF TERRACE

A805
 Copyright 2022 Hennebery Eddy Architects, Inc.

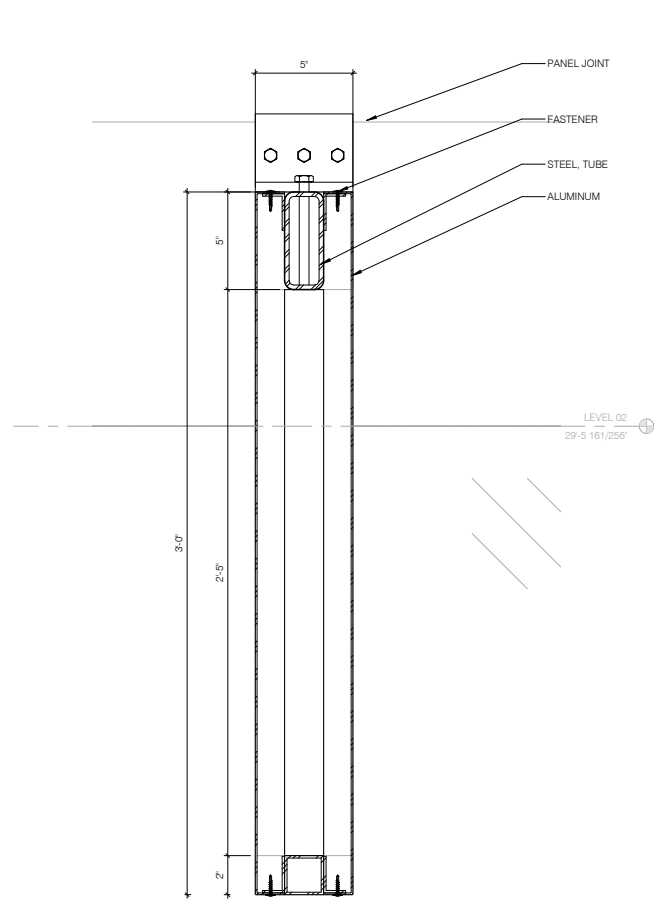
Autodesk Docs/22_052 - Alderway Building/2023 - Alderway Building.rvt
 5/1/2023 1:53:34 PM
 THE DRAWING AND ANY PRINTING THEREOF ARE THE PROPERTY OF HENNEBERY EDDY ARCHITECTS, INC. ALL RIGHTS ARE RESERVED.
 SETTINGS FOR VIEWING AND PRINTING CONTROLS ARE OPTIMIZED FOR ALL THREE DISPLAY MODES.
 THIS DRAWING IS FOR REFERENCE ONLY.



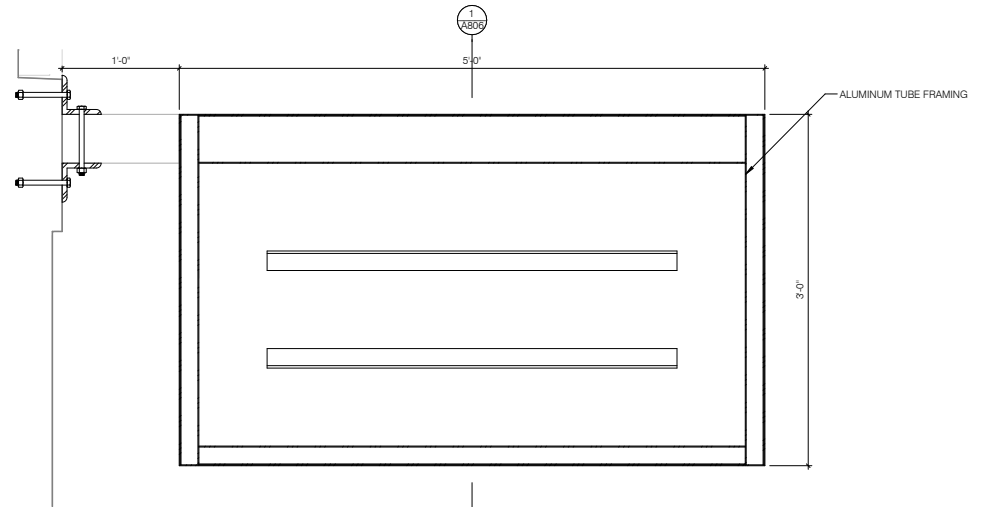
Alderway Building Renovation | Land Use Review | 28 July 2023

Approved
 City of Portland
 Bureau of Development Services
 Planner:
 Date: 09-14-2023
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LEAVE BLANK FOR CITY APPROVAL STAMP



1 SECTION - TENANT SIGN, TYP
3" = 1'-0"



2 ELEVATION - TENANT SIGN, TYP
1 1/2" = 1'-0"

Autodesk Docs\22_02_02 - Alderway Building\22022 - Alderway Building.rvt
5/1/2023 1:53:36 PM
IF ANY DIMENSIONS ARE IN CONFLICT WITH THE DIMENSIONS SHOWN ON THE DRAWING, THE DIMENSIONS SHOWN ON THE DRAWING SHALL TAKE PRECEDENCE.
SETTINGS FOR VIEWING AND PRINTING CONTROLS ARE OPTIMIZED FOR ALL THREE DISPLAY MODES.
THIS GUIDANCE IS FOR REFERENCE ONLY.

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
PORTLAND OFFICE
921 SW WASHINGTON ST, SUITE 250
PORTLAND OREGON 97205
503 227 4860 TEL
503 227 4920 FAX
BEND OFFICE
1465 SW KNOLL AVE, SUITE 210
BEND OREGON 97702
541 313 6779 TEL
BOZEMAN OFFICE
109 NORTH ROUSE AVE, SUITE 1
BOZEMAN MONTANA 59715
406 585 1112 TEL
www.henneberyeddy.com

MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052
Date: 04/21/2023
100% DESIGN DEVELOPMENT
Revisions:

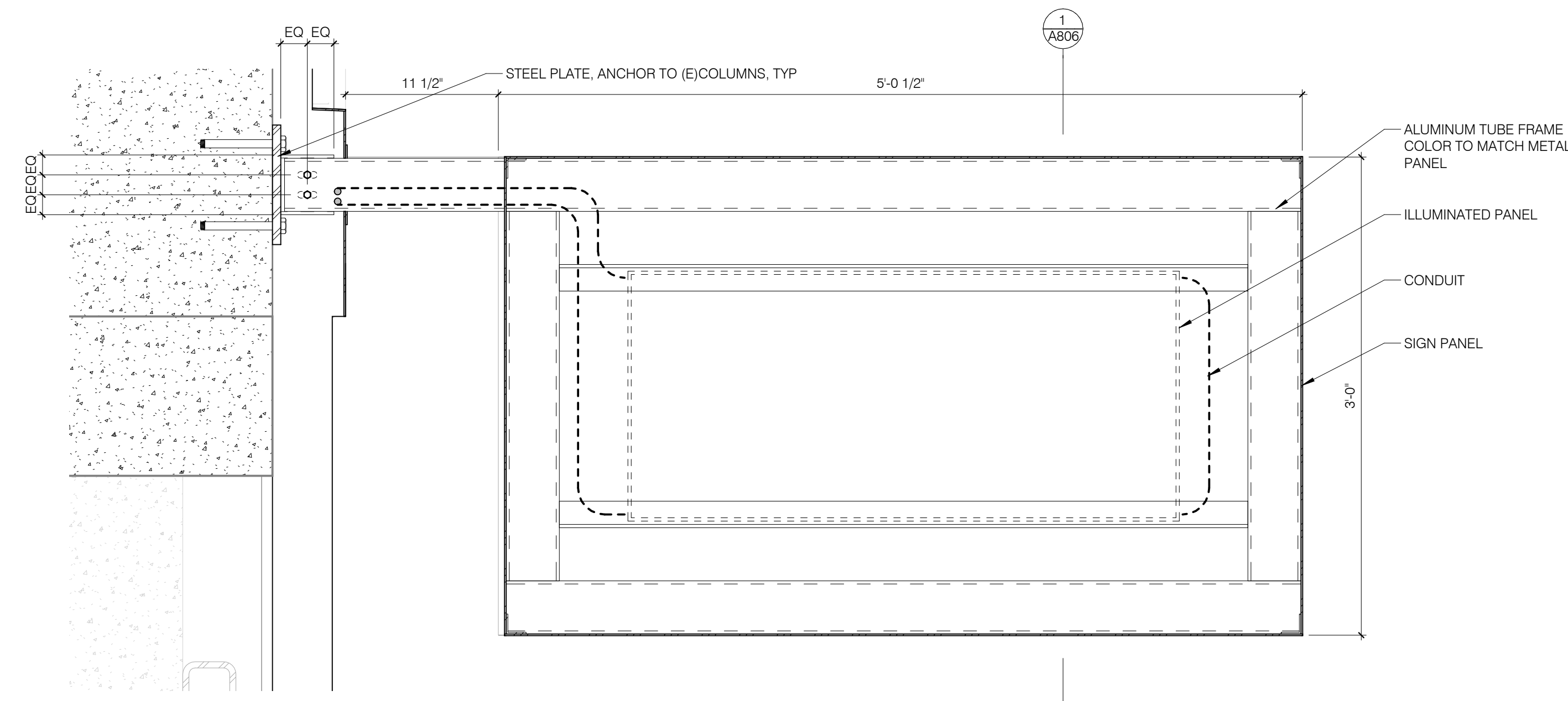
100% DESIGN DEVELOPMENT

Drawn by: JS
Checked by: MM
Sheet:
EXTERIOR DETAILS
- SIGNS

A806
Copyright 2022 Hennebery Eddy Architects, Inc.

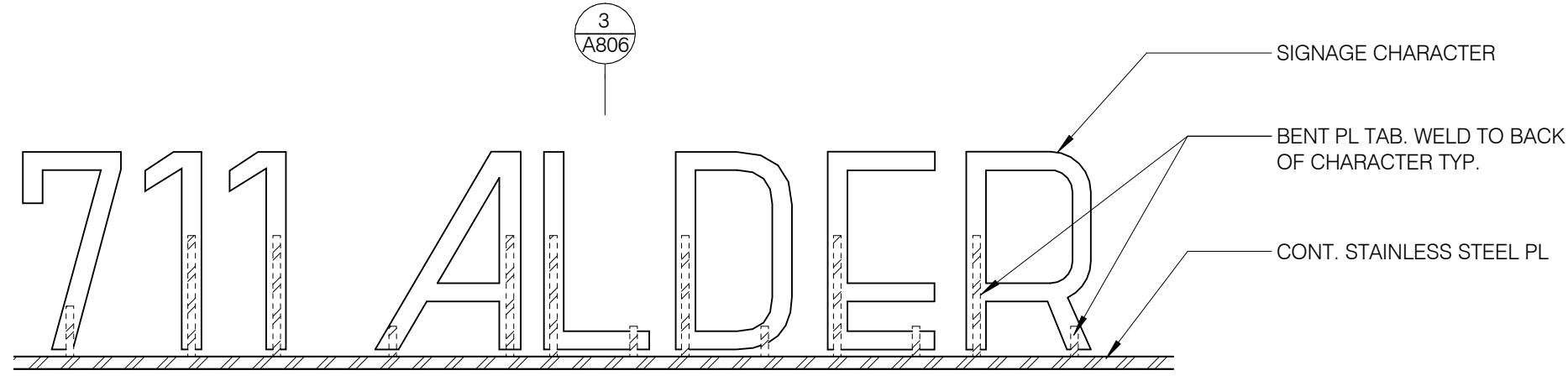
Approved
City of Portland
Bureau of Development Services
Planner:
Date: 09-14-2023
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



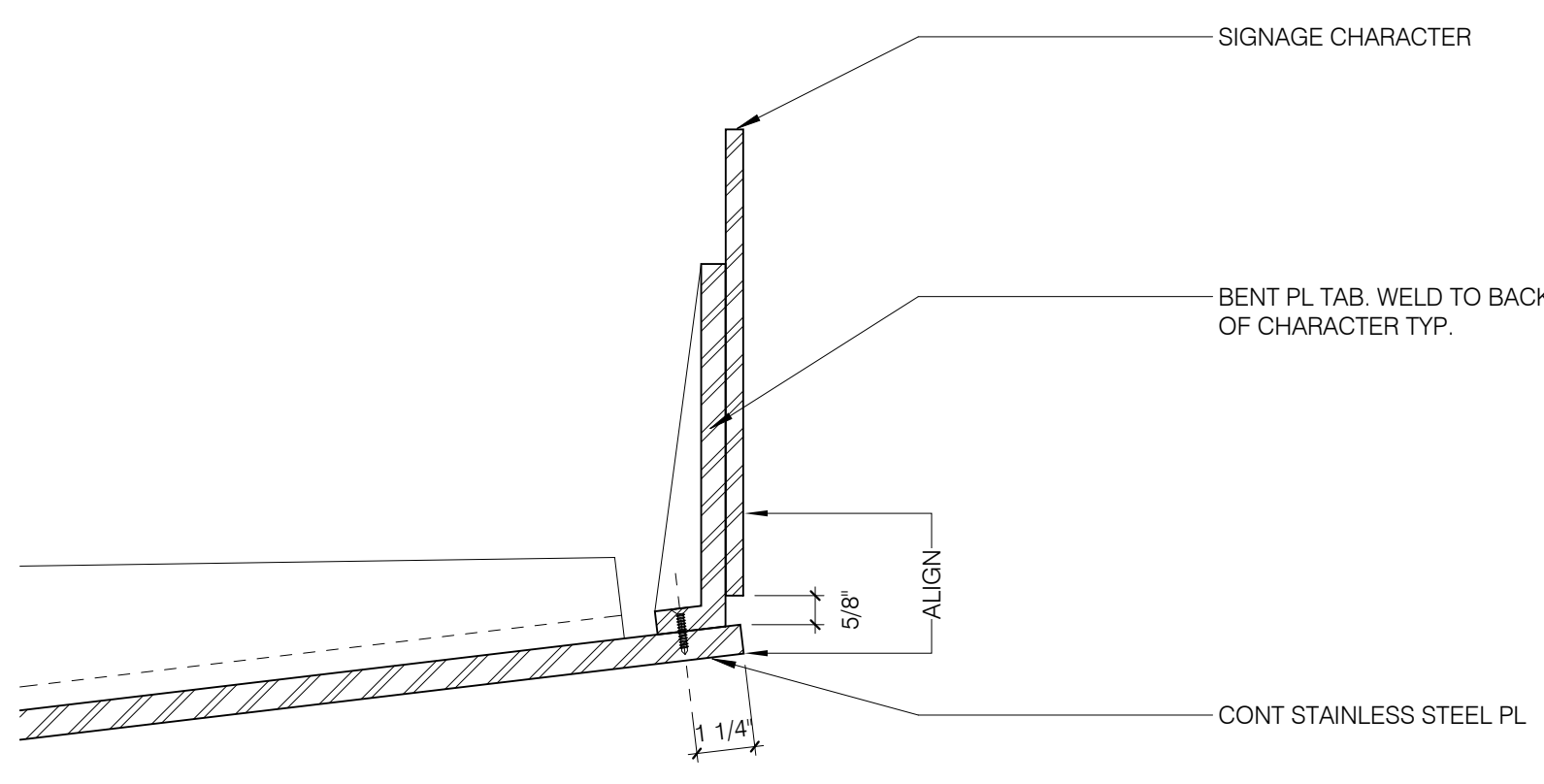


2
A806
DETAIL ELEVATION - TENANT SIGN, TYP
1 1/2" = 1'-0"

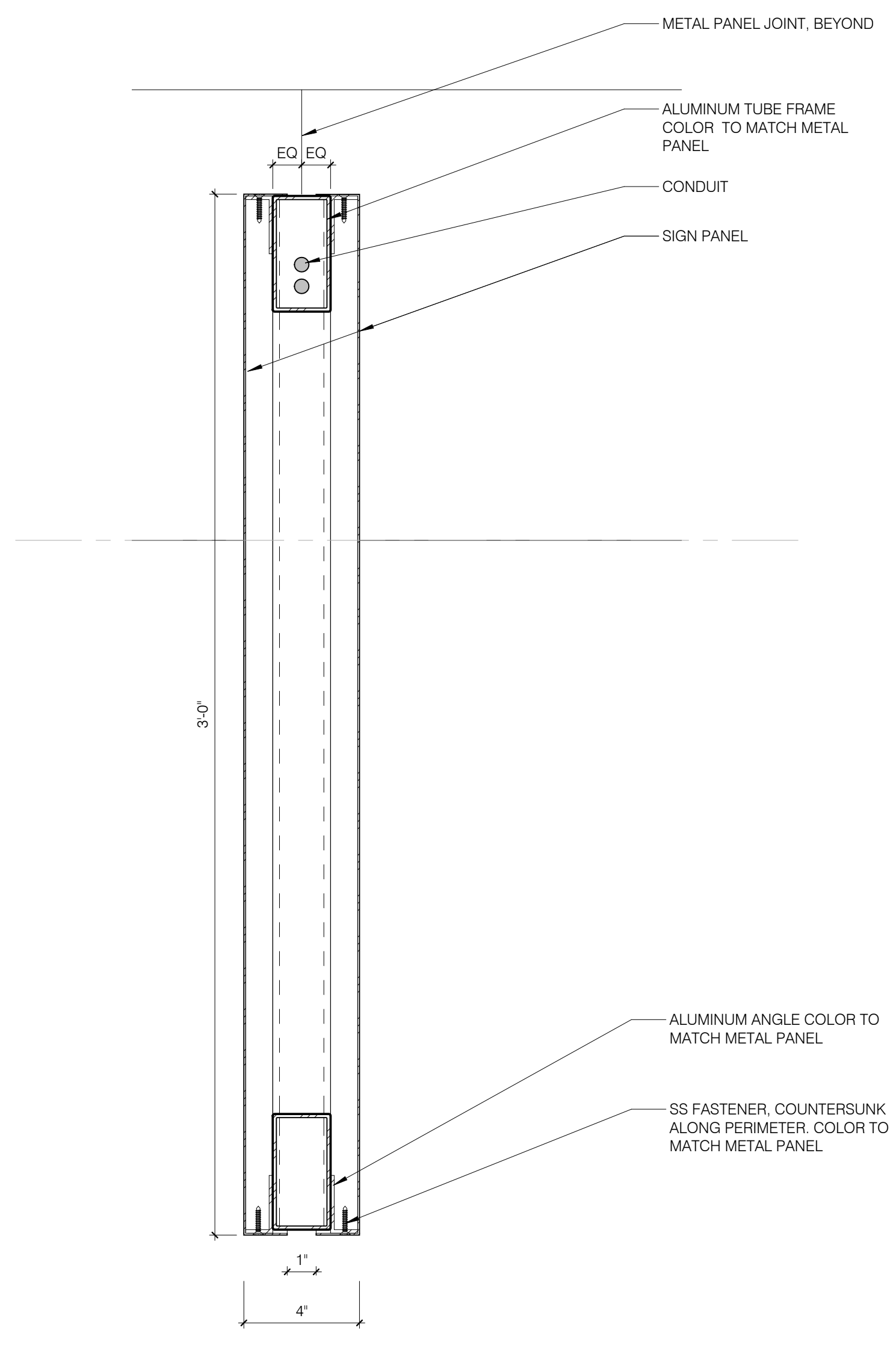
LEAVE BLANK FOR CITY APPROVAL STAMP



4
A806
DETAIL ELEVATION - ADDRESS SIGN
1 1/2" = 1'-0"



3
A806
DETAIL SECTION - ADDRESS SIGN
3" = 1'-0"



1
A806
DETAIL SECTION - TENANT SIGN, TYP
3" = 1'-0"

PRELIMINARY,
NOT FOR
CONSTRUCTION



HENNEBERY EDDY ARCHITECTS, INC.
PORTLAND OFFICE
921 SW WASHINGTON ST., SUITE 250
PORTLAND OREGON 97205
503 227 4869 TEL
503 227 4920 FAX

BEND OFFICE
1465 SW KNOLL AVE., SUITE 210
BEND OREGON 97702
541 313 6779 TEL

BOZEMAN OFFICE
109 NORTH ROUSE AVE., SUITE 1
BOZEMAN MONTANA 59715
406 585 1112 TEL

www.henneberyeddy.com

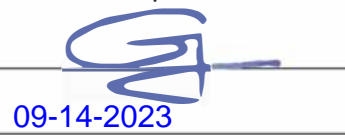
MELVIN MARK INVESTORS

ALDERWAY BUILDING -
EXTERIOR RENOVATION
711 SW ALDER AVE
PORTLAND, OR

HEA Project no. 22052
Date: 8/9/2023
100% DESIGN DEVELOPMENT

Revisions:

Drawn by: JS
Checked by: MM
Sheet: EXTERIOR DETAILS - SIGNS

Approved
City of Portland
Bureau of Development Services
Planner 
Date: 09-14-2023
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

100% DESIGN DEVELOPMENT

A806
Copyright 2023 Hennebery Eddy Architects, Inc.



Amazon Spheres
Products
 Solarban® 60 Starphire® Glass
Location
 Seattle, Washington — USA
Architect
 NBBJ
Vitro Certified™ Fabricator
 Northwestern Industries, Inc.
Glazing Contractor
 Enclos
 Photography: Bruce Damonte

LOW-IRON GLASS | STARPHIRE®

APPLICATIONS

Exteriors

Starphire Ultra-Clear® glass provides an unprecedented option for curtainwall glass applications, such as vision glazings and spandrel glass, offering brilliant clarity, true-to-life views of the outdoors and true-to-life colors that conventional coated, insulated or laminated glass simply can't match.

Extra Heavy Glass

When conventional clear glass is laminated into multiple layers, or specified in increasing thicknesses, its appearance becomes progressively greener. Starphire® glass, with its signature azure blue edge, maintains its clarity and true color transmittance at all thicknesses. Architects can take advantage of this unique attribute by specifying Starphire® extra-heavy glass in thicknesses of up to 3/4-inch or 19 millimeters for heavy glass applications, such as entrances, storefronts and security glazing.

Interiors

The unique Starphire® glass edge brings more light into interior spaces while offering unmatched levels of brightness, clarity and visual excitement. When used for shelves, shower enclosures, showcases, tabletops, back splashes, doors, side lites, decorative panels, clerestories and partitions, Starphire® glass provides the ultimate color fidelity while remaining crystal clear as thickness increases.

APPEARANCE
87% ↓
 Less Green than Clear Glass

PERFORMANCE
7% ↑
 Higher VLT than Clear Glass in 1/2-Inch Thickness

PERFORMANCE
16% ↑
 Higher VLT than Clear Glass in 1-3/8-Inch Laminated

Acuity™ Low-Iron Glass

Elevate aesthetics for just a modest investment, without sacrificing performance.

Where conventional clear glass was once a given — such as spandrel and vision glass applications — pure clarity is now within reach. Acuity™ glass by Vitro Architectural Glass provides an affordable low-iron solution and joins Starphire® glass in the Vitro family of low-iron options. Available with all Solarban® solar control low-e coatings, Acuity™ glass offers vivid views with minimal green cast.

When used with low-e coatings, Acuity™ low-iron glass delivers a natural aesthetic, improves visible light transmittance (VLT) by 1 to 4 percent and gives you the solar heat gain coefficients (SHGCs) you expect from Vitro high-performance glasses — all without compromising stringent project budgets.

APPEARANCE
60% ↓
 Less Green than Conventional Clear Glass



Acuity™ glass is available in 6, 8 and 10 millimeter thicknesses.

Solarban® Acuity™ glass is stocked at all Vitro facilities for immediate shipment with the same lead time as all Solarban® glass products. All configurations include uncoated Acuity™ glass as the interior lite:

VERSATILE NEUTRALITY
 Solarban® 60 Acuity™ Glass

Solarban® 60 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.41	73%

EXCEPTIONALLY TRANSPARENT
 Solarban® 72 Acuity™ Glass

Solarban® 72 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.28	67%

SOFT & NEUTRAL
 Solarban® 67 Acuity™ Glass

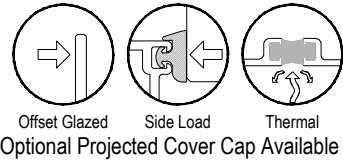
Solarban® 67 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.30	56%

A NEW MEASURE OF PERFORMANCE
 Solarban® 90 Acuity™ Glass

Solarban® 90 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.23	53%

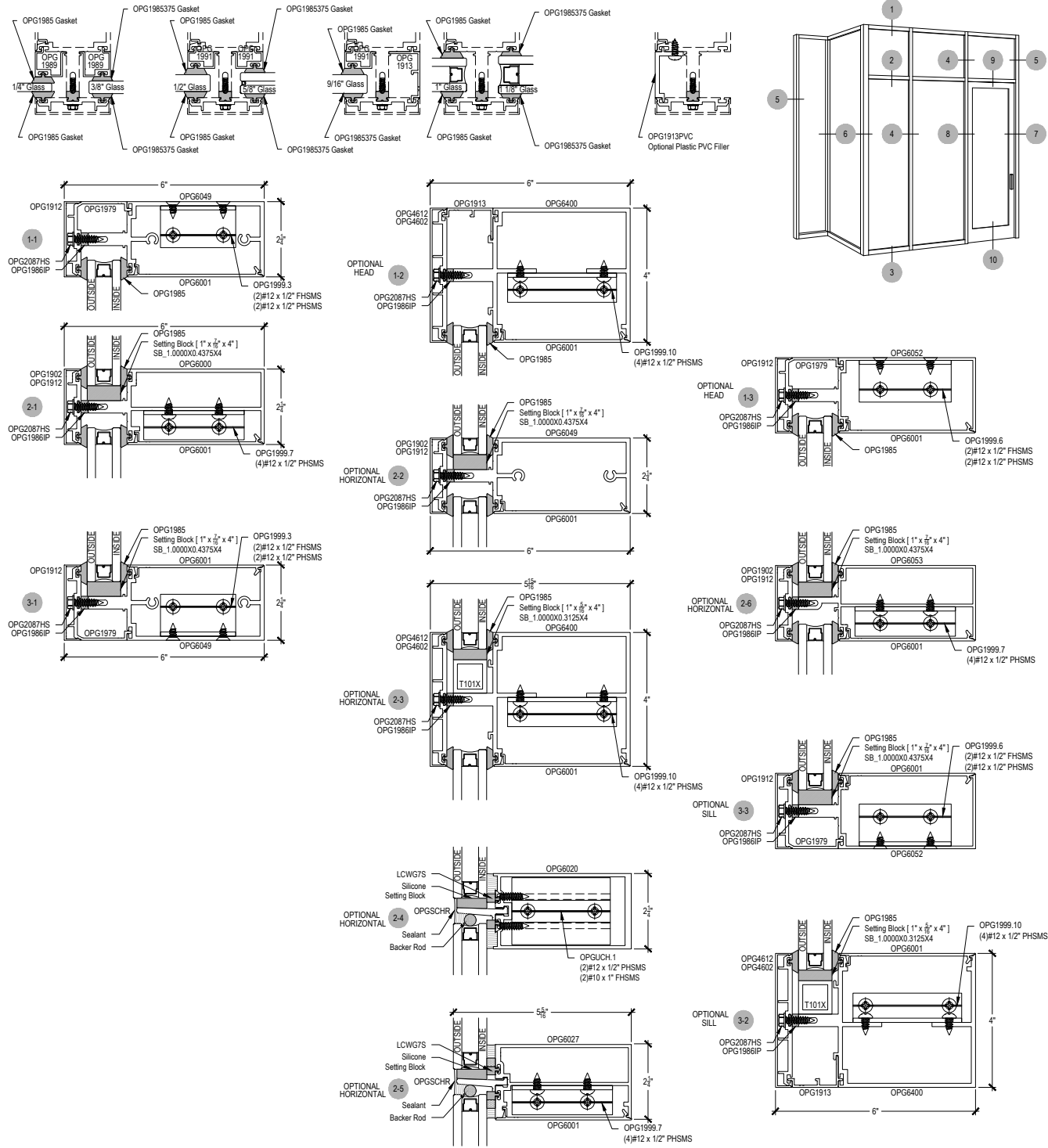
NEUTRAL-REFLECTIVE
 Solarban® R100 Acuity™ Glass

Solarban® R100 (2) Acuity™ + Acuity™		
	SHGC	VLT
	0.23	43%



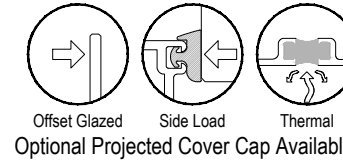
T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Horizontals
 Scale: 3" = 1'-0"

SHEET 1 OF 4



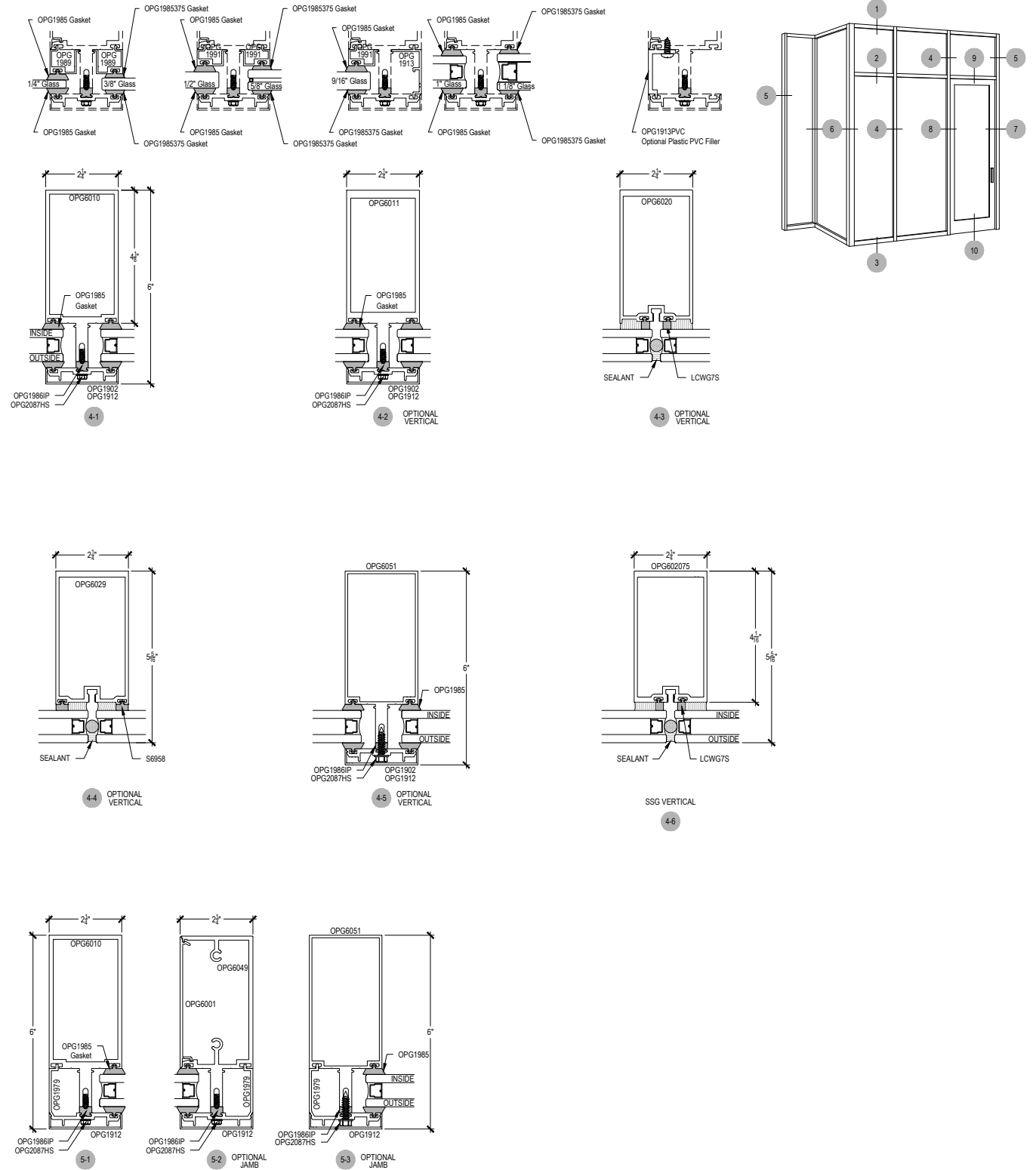
FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



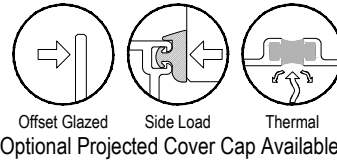
T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Verticals
 Scale: 3" = 1'-0"

SHEET 2 OF 4



FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

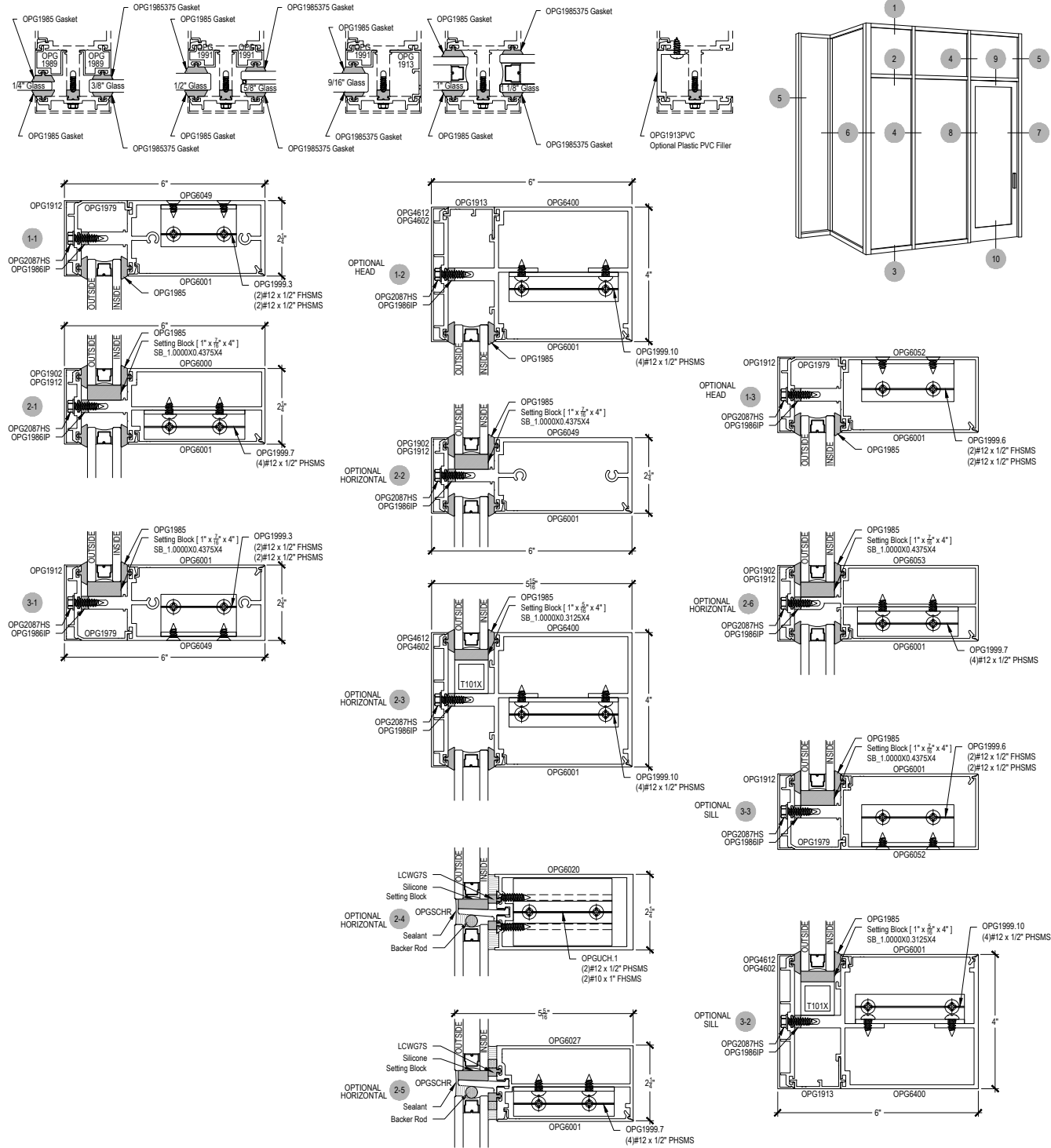
As of: 05/06/20



T500 (OPG6000) Series

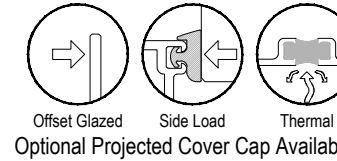
Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
Function: Curtain Wall
Detail: Horizontals
Scale: 3" = 1'-0"

SHEET 1 OF 4



FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

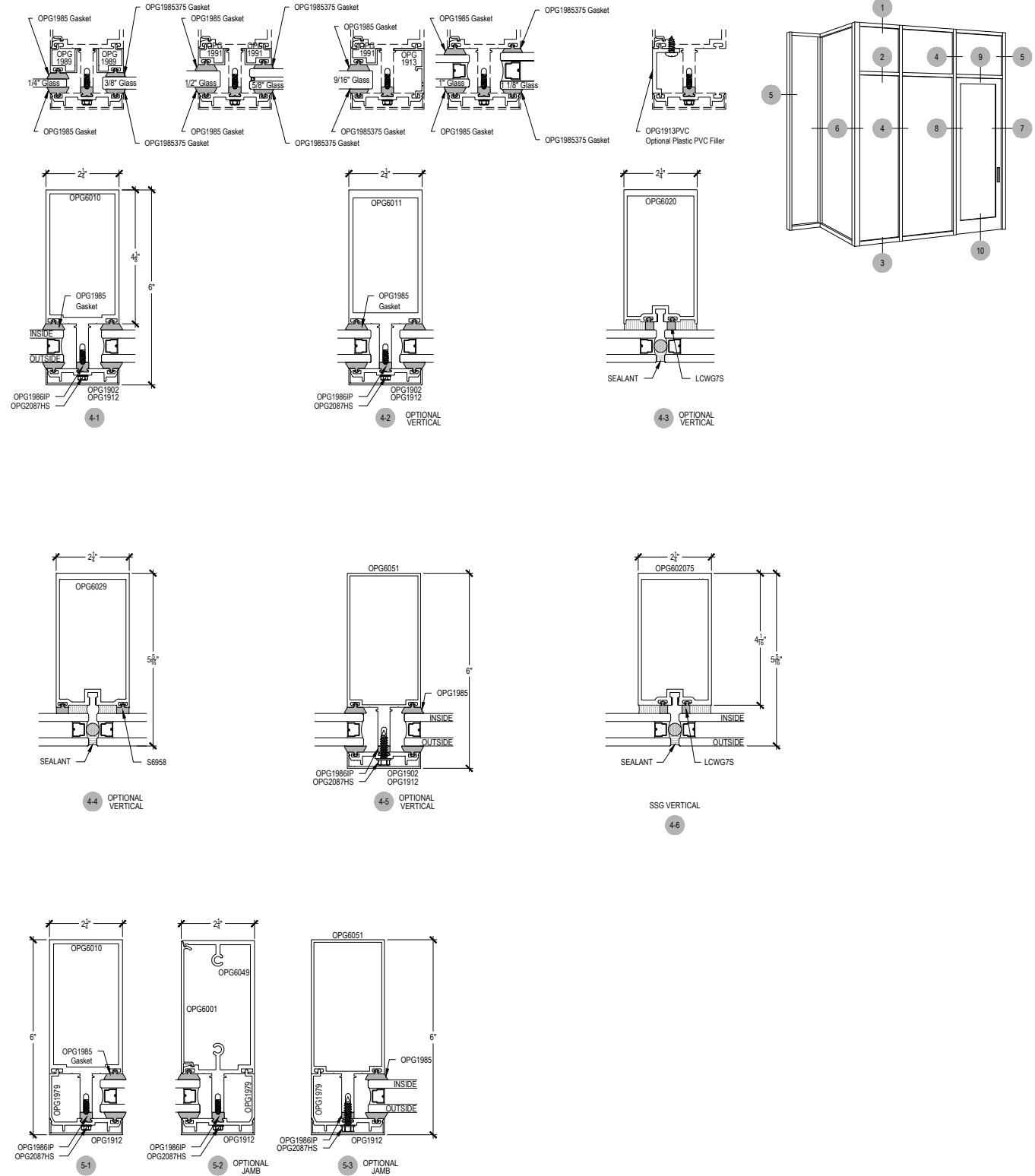
As of: 05/06/20



T500 (OPG6000) Series

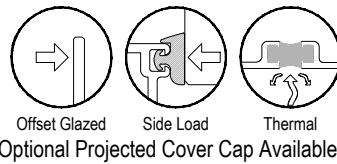
Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
Function: Curtain Wall
Detail: Verticals
Scale: 3" = 1'-0"

SHEET 2 OF 4



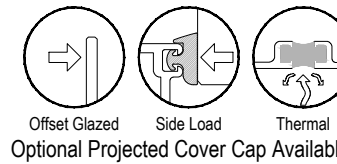
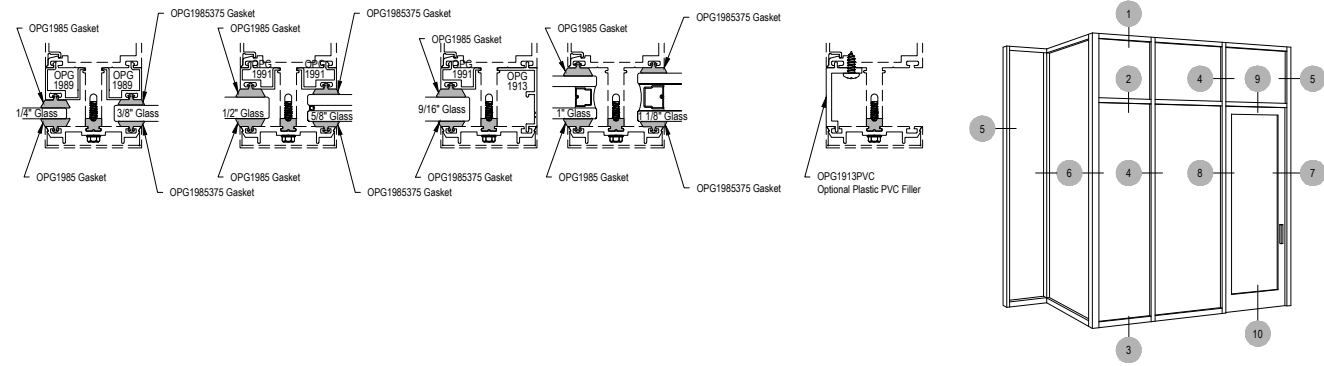
FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



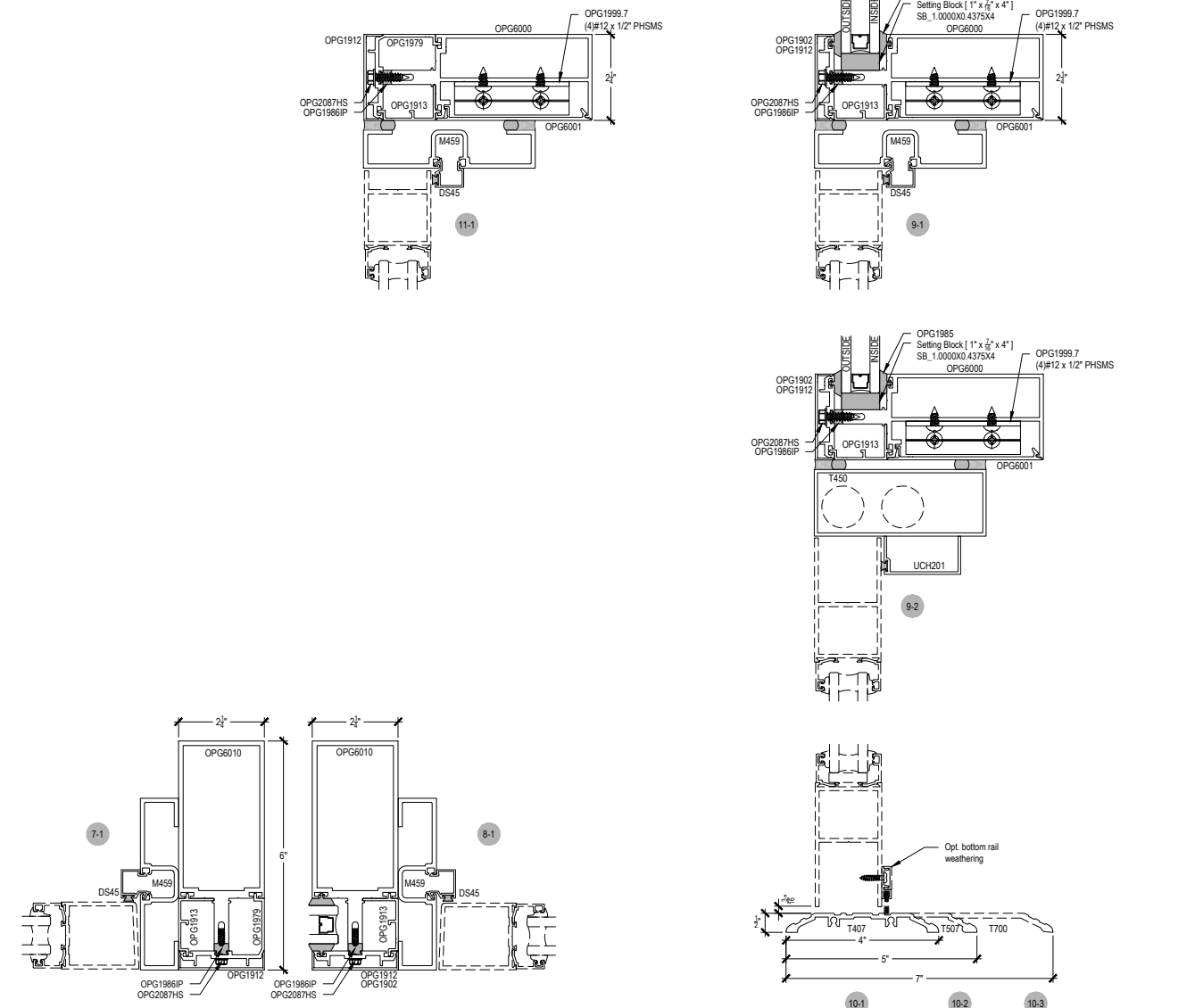
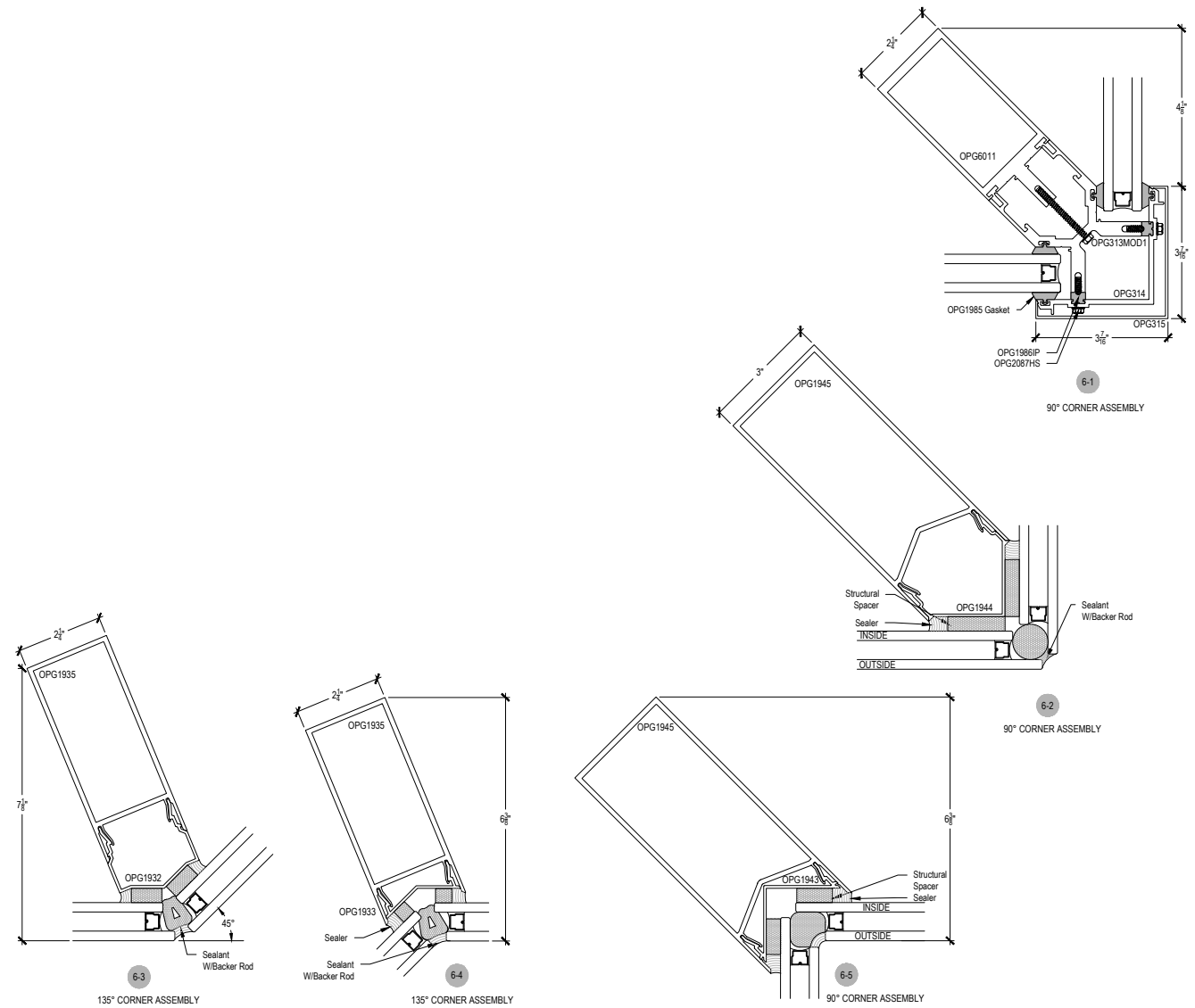
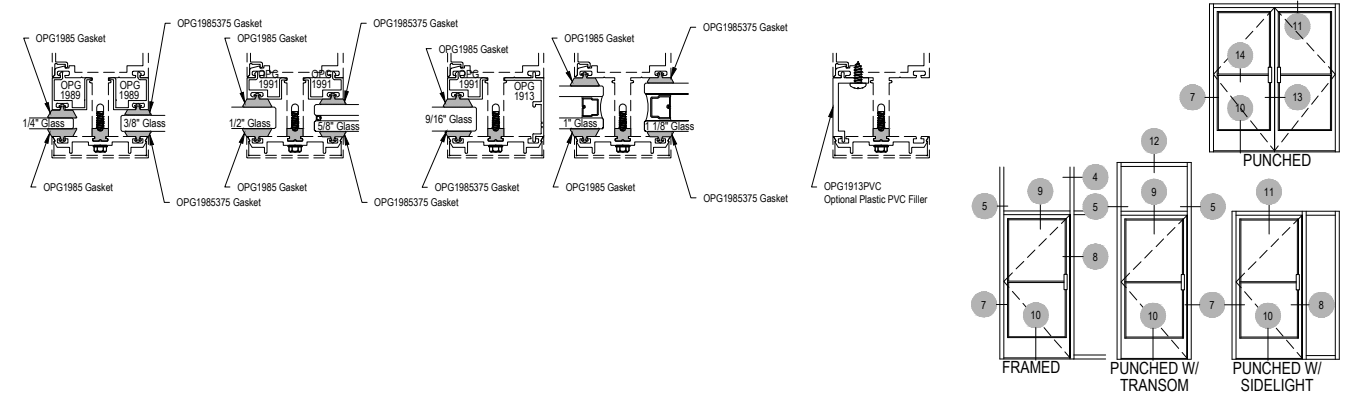
T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Corners
 Scale: 3" = 1'-0"

SHEET 3 OF 4



T500 (OPG6000) Series
 Description: 2 1/4" X 6" With 1/4" - 1 1/8" Glass
 Function: Curtain Wall
 Detail: Doors
 Scale: 3" = 1'-0"

SHEET 4 OF 4



FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20

FRAMING-ARCADIA-THERMAL-OPG6000-ALL-SERIES.pdf

As of: 05/06/20



Photos © Kuraray - Mit freundlicher Genehmigung von LÄCKER Metallbau GmbH

Guidelines and characteristics

Handling and Processing Guidelines

- Trosifol® BirdSecure needs to be combined with Trosifol® products
- SentryGlas® BirdSecure needs to be combined with SentryGlas®*
- The pattern may not be facing towards the glass surface (see graphic page 7)
- Products can be laminated in nipp-roll, vacuum bag and autoclave free systems
- In combination with insulated glass BirdSecure needs to be in the outer pane

* Laminate SentryGlas® directly to the tin-side of the glass (an orientation of ATTA - glass airside / glass tin-side / SentryGlas® / glass tin-side / glass airside).

Characteristics of Kuraray BirdSecure

- Outstanding threat level
 - Tested at American Bird Conservatory
 - No need for own bird testing
 - Monolithic and in combination with solar control coating
- Relevant safety features remain unchanged
 - Culletts are glued to the interlayer in case of glass breakage
- Outstanding optic in combination with BirdSecure
 - From a distance of more than 2 m the dot pattern disappears (see pictures)
- Solar control performance
 - Measured at notified body (Fraunhofer ISE)
 - Calculations can be done using WinSLT or Optics (Berkely Lab) (see table)
- BirdSecure versus screenprinting on glass
 - Faster delivery times (esp. for replacements)
 - Thinner glass combinations
 - Combination with annealed glasses for better optical properties

Physical properties

Design		Light transmittance [%]	Light reflexion outside [%]	g-value [%]	Absorption outer pane [%]
Monolithic glass					
4 mm - 1.52 mm UltraClear - 4 mm		89	8	78	20
4 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 4 mm		67	6	69	33
Insulated glass unit with low-E coating					
4 mm - 1.52 mm UltraClear - 4 mm - cavity - 4 mm Low-E		74	16	50	25
4 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 4 mm - cavity - 4 mm Low-E		56	11	41	40
BirdSecure Solar Control vs. BirdSecure Low-E					
6 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 6 mm solar 70/40 - cavity - 6 mm		54	7	33	53
6 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 6 mm - cavity - 6 mm Low-E		55	11	39	44
BirdSecure tested design including threat-level					
	Threat-Factor [%]	Light transmittance [%]	Light reflexion outside [%]	g-value [%]	Absorption outer pane [%]
Monolithic glass					
6 mm - 0.76 mm Trosifol® BirdSecure + 0.76 mm UltraClear - 6 mm	15	66	6	67	37
6 mm - 0.76 mm SentryGlas® BirdSecure + 0.76 mm SentryGlas® - 6 mm	12	67	6	67	36
Insulated glass unit with Solar control coating					
6 mm - 0.76 mm BirdSecure + 0.76 mm UltraClear - 6 mm 68/33 - cavity - 6 mm	11	52	9	28	52

TAB1 •

676

RAPIDGRILLE® AP



SECURITY GRILLE SYSTEMS



ADVANCED SECURITY.
DURABILITY.
HIGH PERFORMANCE.
LOW MAINTENANCE.



INDUSTRY LEADING
COMMERCIAL & INDUSTRIAL SOLUTIONS

RAPIDGRILLE® SECURITY GRILLE

SECURITY GRILLE SYSTEM



Standard features at a glance

Max. standard height	14'4" (4,369 mm)*
Max. standard width	30'4" (9,246 mm)*
Curtain	Galvanized steel links and rods with mill aluminum spacer tube
Curtain pattern	Straight lattice 9" center vertical links with 2" center rod spacing
Door roll	Directly driven, springless steel tube roll with integral shafts, keyed on the drive end and supported by self-aligning greaseable sealed bearings
Hood	24 gauge black painted steel
Guides	Three structural steel angles with PowderGuard® Premium powder coat in black
Bottom bar	Tubular extruded aluminum with mill finish
Standard mounting	Face of wall
Operation	Direct drive integrated gear/motor/brake assembly (up to 24" per second up speed / 12" per second down speed); Drive assembly and limit sensors are factory pre-assembled. Manual hand chain for power outage. Horsepower is appropriate to door size/weight; 230V AC 3-phase motor (operating range 208-245V)
Control panel	NEMA 4X rated; variable frequency drive, self-diagnostics, built-in cycle counter, and timer to close
Safety features	Built-in braking mechanism, photoelectric sensors with commercial grade guards, wireless, monitored sensing edge, motor cover
Limited warranty	60-month on motor; 24-month/300,000 cycles on door components

Options

- **Motor options:** Available options for supply voltages:
220-240V AC 1-phase;
440-480V AC 3-phase;
575V AC 3-phase (575 V requires additional transformer)
- **Curtain pattern:** Brick 9" on center vertical links with 2" on center rods spacing
- **Curtain material:** Mill aluminum link, galvanized steel rod, with mill aluminum spacer tube;
Clear anodized aluminum link, galvanized steel rod, and clear anodized aluminum spacer tube;
#4 or #2B stainless steel link, rod, and spacer tube
- **Guides:** PowderGuard® Premium finish
PowderGuard® Zinc or Textured finish
- **Hood:** 24 gauge powder coated steel, stainless steel with brush finish, powder coated aluminum
- **Actuators:** Loop detectors, radio control, push buttons, motion detectors and pull cords (wireless accessories available)

* Dependent upon the curtain material and pattern. Consult factory for sizes not listed above.

Approved
City of Portland
Bureau of Development Services
Planner _____
Date 09-14-2023
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Beautifully natural wooden
DECKING

Accoya decking gives you superb durability whatever the weather

- > **Highly durable**
Accoya decking withstands the test of time. Whatever the weather or climate.
- > **Highly stable**
Accoya decking has smaller gaps, a more even surface and stays smoother for longer than other woods
- > **Insect resistant**
Accoya decking is highly resistant to damage from insects
- > **Barefoot friendly**
Accoya decking remains cool in hot weather and is less prone to splinters
- > **Non toxic**
Accoya decking is safe for your family, your pets... and the planet



Accoya decking out-performs traditional hardwoods but has the natural, real wood beauty to out-shine plastic composites.

Get in touch

Please email us with enquiries and the responsible sales manager will follow up promptly:
sales@accsysplc.com

United Kingdom and World Wide Enquiries
Brettenham House
19 Lancaster Place
London WC2E 7EN
+44 (0) 207 421 4300

Benelux enquiries
Postbus 2147
6802 CC Arnhem
+31 (0) 26 320 1400

North American enquiries
5000 Quorum Drive #620
Dallas, Texas 75254
+01 972 233 6565

Performance

- HIGHLY STABLE
- HIGHLY DURABLE
- INSECT RESISTANT
- 25 YEAR WARRANTY

Finish

- BAREFOOT FRIENDLY
- NATURAL WOOD

Sustainability

- SUSTAINABLY SOURCED
- NON TOXIC
- LOW ENVIRONMENTAL IMPACT

For more inspiration visit
www.accoya.com

Copyright © Accsys Technologies 2020, Accsys Technologies is a trading name of Titan Wood Limited. Accoya® and the Trimarque Device are registered trademarks owned by Titan Wood Limited and may not be used or reproduced without written permission.



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E34CC 6400	LYFT BIKES & SCOOTERS LLC	185 BERRY ST #5000	SAN FRANCISCO CA 94107
3	RETURN SERVICE REQUESTED		1N1E34CC 6400	WOODLARK OWNER LLC	9 SE 3RD AVE #100	PORTLAND OR 97214-1247
4	RETURN SERVICE REQUESTED		1N1E34CC 6500	CHENG KOU PING TR ET AL	4915 SW GRIFFITH DR #300	BEAVERTON OR 97005
5	RETURN SERVICE REQUESTED		1N1E34CC 6500	IMMIGRATION COUNSELING SERVICE INC	PO BOX 40248	PORTLAND OR 97240
6	RETURN SERVICE REQUESTED		1N1E34CC 6500	ACOUSTIC DESIGN STUDIO INC	519 SW PARK AVE STE 305	PORTLAND OR 97205
7	RETURN SERVICE REQUESTED		1N1E34CC 6500	CHUCK BARNES CONSULTING CORPORATION	3956 SE YAMHILL ST	PORTLAND OR 97214-4443
8	RETURN SERVICE REQUESTED		1N1E34CC 6600	24TH & MEATBALLS LLC	1271 NE HWY 99W #113	MCMINNVILLE OR 97128
9	RETURN SERVICE REQUESTED		1N1E34CC 6600	GPO MORGAN LLC	720 SW WASHINGTON ST STE 640	PORTLAND OR 97205
10	RETURN SERVICE REQUESTED		1N1E34CC 6600	NITA SILVIAN	515 SW BROADWAY #25	PORTLAND OR 97205
11	RETURN SERVICE REQUESTED		1N1E34CC 6600	THE CADMUS GROUP LLC	410 TOTTEN POND RD FL 4	WALTHAM MA 02451-2004
12	RETURN SERVICE REQUESTED		1N1E34CC 6600	TRICOL BIOMEDICAL INC	720 SW WASHINGTON ST STE 200	PORTLAND OR 97205
13	RETURN SERVICE REQUESTED		1N1E34CC 6600	URBANTOPIA LLC	728 SW WASHINGTON ST	PORTLAND OR 97205
14	RETURN SERVICE REQUESTED	1N1E34CC 6600	CAROLLO ENGINEERS INC	ATTN ACCOUNTS RECEIVABLE	4600 E WASHINGTON ST STE 500	PHOENIX AZ 85034
15	RETURN SERVICE REQUESTED		1N1E34CC 6600	DURHAM & BATES AGENCIES INC	1211 SW 5TH AVE STE 2800	PORTLAND OR 97204-3728
16	RETURN SERVICE REQUESTED		1N1E34CC 6600	KEARNS AND WEST INC	1990 K ST NW #620	WASHINGTON DC 20006-1189
17	RETURN SERVICE REQUESTED		1N1E34CC 6600	THE SHUTTERBUG INC	2418 13TH ST SE	SALEM OR 97302
18	RETURN SERVICE REQUESTED		1N1E34CC 6600	BORA ARCHITECTS INC	1705 SE 3RD AVE	PORTLAND OR 97214
19	RETURN SERVICE REQUESTED		1N1E34CC 6600	DKS ASSOCIATES INC	1050 SW 6TH AVE STE 600	PORTLAND OR 97204
20	RETURN SERVICE REQUESTED		1N1E34CC 6600	DOWL INC	222 N 32ND ST #700	BILLINGS MT 59101-1976
21	RETURN SERVICE REQUESTED		1N1E34CC 6600	DVQ CORP	1733 PEARL ST	EUGENE OR 97401
22	RETURN SERVICE REQUESTED		1N1E34CC 6600	HAGGARD DENISE ET AL	PO BOX 16432	PORTLAND OR 97292
23	RETURN SERVICE REQUESTED		1N1E34CC 6600	MARGINALIA LLC	511 SW BROADWAY	PORTLAND OR 97205
24	RETURN SERVICE REQUESTED		1N1E34CC 6600	MICHAEL N GUTZLER PC	720 SW WASHINGTON ST STE 700	PORTLAND OR 97205-3564
25	RETURN SERVICE REQUESTED		1N1E34CC 6600	URBAN RENAISSANCE GROUP LLC	720 SW WASHINGTON ST STE 640	PORTLAND OR 97205
26	RETURN SERVICE REQUESTED		1N1E34CC 6600	CONVERGENT WEALTH ADVISORS	12505 PARK POTOMAC AVE STE 400	POTOMAC MD 20854
27	RETURN SERVICE REQUESTED		1N1E34CC 6600	EMBODEE OR LLC	PO BOX 13365	SAN JUAN PR 00908-3365
28	RETURN SERVICE REQUESTED		1N1E34CC 6600	KKB WINES LLC	515 SW BROADWAY	PORTLAND OR 97205
29	RETURN SERVICE REQUESTED		1N1E34CC 6600	L & L INVESTMENT PARTNERS LLC	4216 N MISSISSIPPI AVE #407	PORTLAND OR 97217
30	RETURN SERVICE REQUESTED	1N1E34CC 6600	MILL CREEK RESIDENTIAL TRUST LLC	C/O RYAN LLC	500 E BROWARD BLVD STE 1130	FT LAUDERDALE FL 33394
31	RETURN SERVICE REQUESTED		1N1E34CC 6600	ROE PURVEYORS INC	3137 SE BROOKLYN ST	PORTLAND OR 97202
32	RETURN SERVICE REQUESTED		1N1E34CC 6600	ROSS CREATIONS INC	15008 TWIN FIR RD	LAKE OSWEGO OR 97035-3575
33	RETURN SERVICE REQUESTED		1N1E34CC 6600	SAINT HONORE BAKERY INC	PO BOX 10171	PORTLAND OR 97296
34	RETURN SERVICE REQUESTED		1N1E34CC 6700	IMELDA'S INC	717 SW ALDER ST	PORTLAND OR 97205
35	RETURN SERVICE REQUESTED		1N1E34CC 6700	ASPEN LODGING GROUP LLC	808 SW ALDER ST STE 300	PORTLAND OR 97205
36	RETURN SERVICE REQUESTED		1N1E34CC 6700	WISDOM FASHION INC	729 SW ALDER ST	PORTLAND OR 97205-3413
37	RETURN SERVICE REQUESTED		1N1E34CC 6700	PHP-PARK BUILDING LLC	808 SW ALDER ST #300	PORTLAND OR 97205
38	RETURN SERVICE REQUESTED		1N1E34CC 6800	XANDR INC	1010 PINE ST9E-L-01	ST LOUIS MO 63101
39	RETURN SERVICE REQUESTED		1N1E34CC 6800	KASSAB JEWELERS INC	529 SW BROADWAY	PORTLAND OR 97205
40	RETURN SERVICE REQUESTED		1N1E34CC 6800	ALTERNATIVE LEGAL SOLUTIONS INC	11080 CIRCLE POINT ROADSTE 200	WESTMINSTER CO 80021
41	RETURN SERVICE REQUESTED		1N1E34CC 7000	CHASE LAW PC	2014 NE BROADWAY ST	PORTLAND OR 97232-1511
42	RETURN SERVICE REQUESTED		1N1E34CC 7000	CLARK/KJOS ARCHITECTS LLC	621 SW ALDER ST FL 7	PORTLAND OR 97205
43	RETURN SERVICE REQUESTED		1N1E34CC 7000	JONES ALAN	621 SW ALDER ST RM 840	PORTLAND OR 97205
44	RETURN SERVICE REQUESTED		1N1E34CC 7000	PROTOCOL SERVICES INC	621 SW ALDER ST #400	PORTLAND OR 97205
45	RETURN SERVICE REQUESTED		1N1E34CC 7000	TYL W BAKKER LLC	621 SW ALDER ST #600	PORTLAND OR 97205-3621
46	RETURN SERVICE REQUESTED		1N1E34CC 7000	511 SW 10TH LLC	621 SW ALDER ST #800	PORTLAND OR 97205
47	RETURN SERVICE REQUESTED		1N1E34CC 7000	GOLDEN TORCH INC	2221 SW 1ST AVE #321	PORTLAND OR 97201
48	RETURN SERVICE REQUESTED		1N1E34CC 7000	KARPINSKI ALAN W PC	621 SW ALDER ST #600	PORTLAND OR 97205-3621
49	RETURN SERVICE REQUESTED		1N1E34CC 7000	KORN FERRY HAY GROUP INC	1900 AVE OF THE STARS #1500	LOS ANGELES CA 90067-4400
50	RETURN SERVICE REQUESTED		1N1E34CC 7000	OREGON HEALTH & SCIENCE UNIVERSITY	3181 SW SAM JACKSON PARK RD	PORTLAND OR 97239-3098
51	RETURN SERVICE REQUESTED		1N1E34CC 7000	PIXELPOOL INC	621 SW ALDER ST STE 300	PORTLAND OR 97205
52	RETURN SERVICE REQUESTED		1N1E34CC 7000	THE S GROUP INC	621 SW ALDER ST STE 900	PORTLAND OR 97205-3627
53	RETURN SERVICE REQUESTED		1N1E34CC 7000	ELECTRIC BUILDING LLC	621 SW ALDER ST #800	PORTLAND OR 97205
54	RETURN SERVICE REQUESTED		1N1E34CC 7000	MENASHE PROPERTIES INC	621 SW ALDER ST #800	PORTLAND OR 97205
55	RETURN SERVICE REQUESTED		1N1E34CC 7000	T-MOBILE USA INC	635 SW ALDER ST	PORTLAND OR 97205
56	RETURN SERVICE REQUESTED		1N1E34CC 8200	JOSEPH RHINEWINE PHD PC	610 SW BROADWAY #306	PORTLAND OR 97205-3404
57	RETURN SERVICE REQUESTED		1N1E34CC 8200	PARRILLI RENISON LLC	610 SW BROADWAY STE 505	PORTLAND OR 97205
58	RETURN SERVICE REQUESTED		1N1E34CC 8200	LUXOTTICA RETAIL NORTH AMERICA INC	PO BOX 331429	NASHVILLE TN 37206
59	RETURN SERVICE REQUESTED		1N1E34CC 8200	SLY RICHARD A	610 SW BROADWAY STE 405	PORTLAND OR 97205
60	RETURN SERVICE REQUESTED	1N1E34CC 8200	610 BROADWAY LLC	MENASHE R BARRY	621 SW ALDER ST #800	PORTLAND OR 97205
61	RETURN SERVICE REQUESTED		1N1E34CC 8200	610 BROADWAY LLC	621 SW ALDER ST #800	PORTLAND OR 97205
62	RETURN SERVICE REQUESTED		1N1E34CC 8200	STAFFING SOLUTIONS LLC	610 SW BROADWAY #500	PORTLAND OR 97205
63	RETURN SERVICE REQUESTED		1N1E34CC 8200	CITIZEN'S UTILITY BOARD	610 SW BROADWAY #400	PORTLAND OR 97205
64	RETURN SERVICE REQUESTED		1N1E34CC 8200	DR MARTENS AIRWAIR USA LLC	616 SW BROADWAY	PORTLAND OR 97205
65	RETURN SERVICE REQUESTED		1N1E34CC 8200	OREGON CVS PHARMACY LLC	PO BOX 71130	PHOENIX AZ 85050
66	RETURN SERVICE REQUESTED		1N1E34CC 8300	COFFEE BEAN INTERNATIONAL INC	1912 FARMER BROTHERS DR	NORTHLAKE TX 76262

	A	B	C	D	E	F
67	RETURN SERVICE REQUESTED		1N1E34CC 8300	OREGON PROPERTY FACTORS	PO BOX 353	PORTLAND OR 97207-0353
68	RETURN SERVICE REQUESTED		1N1E34CC 8300	DESIGN 10301 LLC	2401 S BAYVIEW ST	SEATTLE WA 98144
69	RETURN SERVICE REQUESTED		1N1E34CC 8400	DISCOVER-E LEGAL LLC	12730 SE STARK ST	PORTLAND OR 97233-1539
70	RETURN SERVICE REQUESTED		1N1E34CC 8400	PARK MICHAEL	75 GLEN ALPINE RD	PIEDMONT CA 94611
71	RETURN SERVICE REQUESTED		1N1E34CC 8900	PORTLAND HOTEL LLC	750 SW ALDER ST	PORTLAND OR 97205
72	RETURN SERVICE REQUESTED	1N1E34CC 90000	BROADWAY & WASHINGTON CONDO	OWNERS ASSN	3445 PEACHTREE RD NE #700	ATLANTA GA 30326
73	RETURN SERVICE REQUESTED		1N1E34CC 90001	BPM ASSOCIATES(1995) L L C	610 SW ALDER ST #1221	PORTLAND OR 97205
74	RETURN SERVICE REQUESTED		1N1E34CC 90003	WB SUNSTONE-PORTLAND LLC	15 ENTERPRISE STE 200	ALISO VIEJO CA 92656
75				CURRENT RESIDENT	515 SW BROADWAY #1	PORTLAND OR 97205
76				CURRENT RESIDENT	515 SW BROADWAY #28	PORTLAND OR 97205
77				CURRENT RESIDENT	515 SW BROADWAY #9	PORTLAND OR 97205
78				CURRENT RESIDENT	519 SW PARK AVE #205	PORTLAND OR 97205
79				CURRENT RESIDENT	519 SW PARK AVE #209	PORTLAND OR 97205
80				CURRENT RESIDENT	519 SW PARK AVE #304	PORTLAND OR 97205
81				CURRENT RESIDENT	519 SW PARK AVE #306	PORTLAND OR 97205
82				CURRENT RESIDENT	519 SW PARK AVE #321	PORTLAND OR 97205
83				CURRENT RESIDENT	519 SW PARK AVE #401	PORTLAND OR 97205
84				CURRENT RESIDENT	519 SW PARK AVE #407	PORTLAND OR 97205
85				CURRENT RESIDENT	519 SW PARK AVE #503	PORTLAND OR 97205
86				CURRENT RESIDENT	519 SW PARK AVE #604	PORTLAND OR 97205
87				CURRENT RESIDENT	519 SW PARK AVE #621	PORTLAND OR 97205
88				CURRENT RESIDENT	525 SW BROADWAY	PORTLAND OR 97205
89				CURRENT RESIDENT	550 SW PARK AVE #200	PORTLAND OR 97205
90				CURRENT RESIDENT	610 SW BROADWAY #505	PORTLAND OR 97205
91				CURRENT RESIDENT	610 SW BROADWAY #600	PORTLAND OR 97205
92				CURRENT RESIDENT	610 SW BROADWAY #604	PORTLAND OR 97205
93				CURRENT RESIDENT	615 SW BROADWAY #400	PORTLAND OR 97205
94				CURRENT RESIDENT	621 SW ALDER ST #300	PORTLAND OR 97205
95				CURRENT RESIDENT	621 SW ALDER ST #520	PORTLAND OR 97205
96				CURRENT RESIDENT	621 SW ALDER ST #530	PORTLAND OR 97205
97				CURRENT RESIDENT	621 SW ALDER ST #540	PORTLAND OR 97205
98				CURRENT RESIDENT	621 SW ALDER ST #605	PORTLAND OR 97205
99				CURRENT RESIDENT	621 SW ALDER ST #680	PORTLAND OR 97205
100				CURRENT RESIDENT	621 SW ALDER ST #820	PORTLAND OR 97205
101				CURRENT RESIDENT	621 SW ALDER ST #830	PORTLAND OR 97205
102				CURRENT RESIDENT	711 SW ALDER ST #200	PORTLAND OR 97205
103				CURRENT RESIDENT	711 SW ALDER ST #400	PORTLAND OR 97205
104				CURRENT RESIDENT	718 SW ALDER ST #108	PORTLAND OR 97205
105				CURRENT RESIDENT	720 SW WASHINGTON ST #200	PORTLAND OR 97205
106				CURRENT RESIDENT	720 SW WASHINGTON ST #215	PORTLAND OR 97205
107				CURRENT RESIDENT	720 SW WASHINGTON ST #305	PORTLAND OR 97205
108				CURRENT RESIDENT	720 SW WASHINGTON ST #500	PORTLAND OR 97205
109				CURRENT RESIDENT	720 SW WASHINGTON ST #550	PORTLAND OR 97205
110				CURRENT RESIDENT	720 SW WASHINGTON ST #605	PORTLAND OR 97205
111				CURRENT RESIDENT	720 SW WASHINGTON ST #630	PORTLAND OR 97205
112				CURRENT RESIDENT	720 SW WASHINGTON ST #645	PORTLAND OR 97205
113				CURRENT RESIDENT	720 SW WASHINGTON ST #650	PORTLAND OR 97205
114				CURRENT RESIDENT	720 SW WASHINGTON ST #800	PORTLAND OR 97205
115				CURRENT RESIDENT	740 SW WASHINGTON ST	PORTLAND OR 97205
116				CURRENT RESIDENT	809 SW ALDER ST	PORTLAND OR 97205
117				CURRENT RESIDENT	501 SW BROADWAY	PORTLAND OR 97205
118				CURRENT RESIDENT	519 SW PARK AVE #210	PORTLAND OR 97205
119				CURRENT RESIDENT	519 SW PARK AVE #301	PORTLAND OR 97205
120				CURRENT RESIDENT	519 SW PARK AVE #305	PORTLAND OR 97205
121				CURRENT RESIDENT	519 SW PARK AVE #418	PORTLAND OR 97205
122				CURRENT RESIDENT	519 SW PARK AVE #420	PORTLAND OR 97205
123				CURRENT RESIDENT	519 SW PARK AVE #421	PORTLAND OR 97205
124				CURRENT RESIDENT	519 SW PARK AVE #502	PORTLAND OR 97205
125				CURRENT RESIDENT	519 SW PARK AVE #601	PORTLAND OR 97205
126				CURRENT RESIDENT	550 SW PARK AVE #220	PORTLAND OR 97205
127				CURRENT RESIDENT	603 SW BROADWAY	PORTLAND OR 97205
128				CURRENT RESIDENT	609 SW BROADWAY	PORTLAND OR 97205
129				CURRENT RESIDENT	621 SW ALDER ST #810	PORTLAND OR 97205
130				CURRENT RESIDENT	621 SW ALDER ST #900	PORTLAND OR 97205
131				CURRENT RESIDENT	621 SW ALDER ST #940	PORTLAND OR 97205
132				CURRENT RESIDENT	711 SW ALDER ST #300	PORTLAND OR 97205

	A	B	C	D	E	F
133				CURRENT RESIDENT	720 SW WASHINGTON ST #315	PORTLAND OR 97205
134				CURRENT RESIDENT	720 SW WASHINGTON ST #330	PORTLAND OR 97205
135				CURRENT RESIDENT	720 SW WASHINGTON ST #400	PORTLAND OR 97205
136				CURRENT RESIDENT	720 SW WASHINGTON ST #628	PORTLAND OR 97205
137				CURRENT RESIDENT	508 SW BROADWAY	PORTLAND OR 97205
138				CURRENT RESIDENT	515 SW BROADWAY #26	PORTLAND OR 97205
139				CURRENT RESIDENT	515 SW BROADWAY #3	PORTLAND OR 97205
140				CURRENT RESIDENT	515 SW BROADWAY #5	PORTLAND OR 97205
141				CURRENT RESIDENT	515 SW BROADWAY #H	PORTLAND OR 97205
142				CURRENT RESIDENT	519 SW PARK AVE #215	PORTLAND OR 97205
143				CURRENT RESIDENT	519 SW PARK AVE #310	PORTLAND OR 97205
144				CURRENT RESIDENT	519 SW PARK AVE #405	PORTLAND OR 97205
145				CURRENT RESIDENT	519 SW PARK AVE #406	PORTLAND OR 97205
146				CURRENT RESIDENT	519 SW PARK AVE #410	PORTLAND OR 97205
147				CURRENT RESIDENT	519 SW PARK AVE #417	PORTLAND OR 97205
148				CURRENT RESIDENT	519 SW PARK AVE #501	PORTLAND OR 97205
149				CURRENT RESIDENT	519 SW PARK AVE #606	PORTLAND OR 97205
150				CURRENT RESIDENT	536 SW BROADWAY	PORTLAND OR 97205
151				CURRENT RESIDENT	610 SW BROADWAY #303	PORTLAND OR 97205
152				CURRENT RESIDENT	610 SW BROADWAY #308	PORTLAND OR 97205
153				CURRENT RESIDENT	610 SW BROADWAY #310	PORTLAND OR 97205
154				CURRENT RESIDENT	610 SW BROADWAY #401	PORTLAND OR 97205
155				CURRENT RESIDENT	610 SW BROADWAY #405	PORTLAND OR 97205
156				CURRENT RESIDENT	610 SW BROADWAY #510	PORTLAND OR 97205
157				CURRENT RESIDENT	610 SW BROADWAY #603	PORTLAND OR 97205
158				CURRENT RESIDENT	610 SW BROADWAY #605	PORTLAND OR 97205
159				CURRENT RESIDENT	615 SW BROADWAY #102	PORTLAND OR 97205
160				CURRENT RESIDENT	615 SW BROADWAY #103	PORTLAND OR 97205
161				CURRENT RESIDENT	621 SW ALDER ST #380A	PORTLAND OR 97205
162				CURRENT RESIDENT	621 SW ALDER ST #380B	PORTLAND OR 97205
163				CURRENT RESIDENT	621 SW ALDER ST #621	PORTLAND OR 97205
164				CURRENT RESIDENT	621 SW ALDER ST #630	PORTLAND OR 97205
165				CURRENT RESIDENT	621 SW ALDER ST #660	PORTLAND OR 97205
166				CURRENT RESIDENT	621 SW ALDER ST #700	PORTLAND OR 97205
167				CURRENT RESIDENT	621 SW ALDER ST #710	PORTLAND OR 97205
168				CURRENT RESIDENT	621 SW ALDER ST #840	PORTLAND OR 97205
169				CURRENT RESIDENT	625 SW ALDER ST	PORTLAND OR 97205
170				CURRENT RESIDENT	640 SW BROADWAY	PORTLAND OR 97205
171				CURRENT RESIDENT	708 SW ALDER ST	PORTLAND OR 97205
172				CURRENT RESIDENT	718 SW ALDER ST #200	PORTLAND OR 97205
173				CURRENT RESIDENT	718 SW ALDER ST #210	PORTLAND OR 97205
174				CURRENT RESIDENT	720 SW WASHINGTON ST #300	PORTLAND OR 97205
175				CURRENT RESIDENT	720 SW WASHINGTON ST #310	PORTLAND OR 97205
176				CURRENT RESIDENT	720 SW WASHINGTON ST #340	PORTLAND OR 97205
177				CURRENT RESIDENT	720 SW WASHINGTON ST #350	PORTLAND OR 97205
178				CURRENT RESIDENT	720 SW WASHINGTON ST #620	PORTLAND OR 97205
179				CURRENT RESIDENT	720 SW WASHINGTON ST #660	PORTLAND OR 97205
180				CURRENT RESIDENT	720 SW WASHINGTON ST #700	PORTLAND OR 97205
181				CURRENT RESIDENT	720 SW WASHINGTON ST #710	PORTLAND OR 97205
182				CURRENT RESIDENT	801 SW ALDER ST	PORTLAND OR 97205
183				CURRENT RESIDENT	515 SW BROADWAY #2	PORTLAND OR 97205
184				CURRENT RESIDENT	519 SW PARK AVE #202	PORTLAND OR 97205
185				CURRENT RESIDENT	519 SW PARK AVE #208	PORTLAND OR 97205
186				CURRENT RESIDENT	519 SW PARK AVE #302	PORTLAND OR 97205
187				CURRENT RESIDENT	519 SW PARK AVE #303	PORTLAND OR 97205
188				CURRENT RESIDENT	519 SW PARK AVE #315	PORTLAND OR 97205
189				CURRENT RESIDENT	519 SW PARK AVE #408	PORTLAND OR 97205
190				CURRENT RESIDENT	519 SW PARK AVE #510	PORTLAND OR 97205
191				CURRENT RESIDENT	519 SW PARK AVE #521	PORTLAND OR 97205
192				CURRENT RESIDENT	519 SW PARK AVE #602	PORTLAND OR 97205
193				CURRENT RESIDENT	519 SW PARK AVE #610	PORTLAND OR 97205
194				CURRENT RESIDENT	520 SW BROADWAY	PORTLAND OR 97205
195				CURRENT RESIDENT	539 SW BROADWAY	PORTLAND OR 97205
196				CURRENT RESIDENT	540 SW BROADWAY	PORTLAND OR 97205
197				CURRENT RESIDENT	550 SW PARK AVE #201	PORTLAND OR 97205
198				CURRENT RESIDENT	610 SW BROADWAY #200	PORTLAND OR 97205

	A	B	C	D	E	F
199				CURRENT RESIDENT	610 SW BROADWAY #407	PORTLAND OR 97205
200				CURRENT RESIDENT	610 SW BROADWAY #408	PORTLAND OR 97205
201				CURRENT RESIDENT	610 SW BROADWAY #602	PORTLAND OR 97205
202				CURRENT RESIDENT	610 SW BROADWAY #606	PORTLAND OR 97205
203				CURRENT RESIDENT	611 SW BROADWAY	PORTLAND OR 97205
204				CURRENT RESIDENT	614 SW PARK AVE	PORTLAND OR 97205
205				CURRENT RESIDENT	615 SW BROADWAY #200	PORTLAND OR 97205
206				CURRENT RESIDENT	615 SW BROADWAY #210	PORTLAND OR 97205
207				CURRENT RESIDENT	615 SW BROADWAY #300	PORTLAND OR 97205
208				CURRENT RESIDENT	621 SW ALDER ST #200	PORTLAND OR 97205
209				CURRENT RESIDENT	621 SW ALDER ST #303	PORTLAND OR 97205
210				CURRENT RESIDENT	621 SW ALDER ST #740	PORTLAND OR 97205
211				CURRENT RESIDENT	631 SW ALDER ST	PORTLAND OR 97205
212				CURRENT RESIDENT	705 SW ALDER ST	PORTLAND OR 97205
213				CURRENT RESIDENT	711 SW ALDER ST #PNTHS	PORTLAND OR 97205
214				CURRENT RESIDENT	714 SW WASHINGTON ST	PORTLAND OR 97205
215				CURRENT RESIDENT	718 SW ALDER ST #300	PORTLAND OR 97205
216				CURRENT RESIDENT	720 SW WASHINGTON ST #250	PORTLAND OR 97205
217				CURRENT RESIDENT	720 SW WASHINGTON ST #325	PORTLAND OR 97205
218				CURRENT RESIDENT	720 SW WASHINGTON ST #600	PORTLAND OR 97205
219				CURRENT RESIDENT	720 SW WASHINGTON ST #665	PORTLAND OR 97205
220				CURRENT RESIDENT	720 SW WASHINGTON ST #670	PORTLAND OR 97205
221				CURRENT RESIDENT	724 SW WASHINGTON ST	PORTLAND OR 97205
222	RETURN SERVICE REQUESTED	OWNER/AGENT 1N1E34CC 6800	MELVIN MARK INVESTORS (MMI ALDERWAY	OWNER LLC) EHLEN NICK	111 SW COLUMBIA ST #1380	PORTLAND OR 97201
223	RETURN SERVICE REQUESTED	PARTY OF INTEREST/APPLICANT	HENNEBERY EDDY ARCHITECTS	MCGREW JON & SMITH JASON	921 SW WASHINGTON ST STE 250	PORTLAND OR 97205
224	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	DARLENE URBAN GARRETT	434 NW 6TH AVE STE 202	PORTLAND OR 97209
225	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN NA	DEBARDELABEN MARIAN C/O NWNW	434 NW 6TH AVE STE 202	PORTLAND OR 97209
226	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST SUITE 150	PORTLAND OR 97201
227	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
228	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
229	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
230	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
231	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
232	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REP	1600 SW FOURTH AVE #109	PORTLAND OR 97201
233	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
234	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
235					PROSPER PORTLAND	129/PROSPER
236					DAWN KRANTZ	B299/R5000

Date: August 11, 2023
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-865-6521/Grace.Jeffreys@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The development proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Public comments must be received within 21 days of the mail date of this notice. If you would like to submit written comments, they must be received by 5 p.m. on September 1, 2023. Your comments must be emailed to the assigned planner listed above; please include the Case File Number, LU 23-069985 DZ, in your email. If you do not have access to email, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 23-069985 DZ – ALDERWAY STOREFRONTS

Applicant: Jason Smith, Hennebery Eddy Architects
921 SW Washington St., Suite 250, Portland OR 97205
503-542-1256, Jsmith@Henneberyeddy.Com

Owner/Agent: Nick Ehlen, Melvin Mark Investors (MMI)
111 SW Columbia, Suite 1380, Portland OR 97201
503-546-4512, Nehlen@Melvinmark.Com

Site Address: 539 SW BROADWAY

Legal Description: BLOCK 213 LOT 3&4, PORTLAND
Tax Account No.: R667722940
State ID No.: 1N1E34CC 06800, 1N1E34CC 06800 U1
Quarter Section: 3029

Neighborhood: Portland Downtown, contact Marian DeBardelaben at
debardelabenmarian@gmail.com

Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at
darlene@nwnw.org

Plan District: Central City - Downtown
Other Designations: None

Zoning: CXd, Central Commercial with a design overlay

Case Type: DZ, Design Review

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

Proposal:

The applicant proposes exterior alterations to an existing development located in the Central City Plan District, which is listed on the Historic Resource Inventory as the Alderway Building. These include:

- The replacement of the existing ground floor façade with new retail storefronts, signage, canopies, lighting and associated site work.
- At the top level of the building, a rooftop terrace and planters will be constructed to provide amenity space for the building tenants.

Design review is required for non-exempt exterior alterations within a design overlay per Portland Zoning Code 33.420.041.

Relevant Approval Criteria:

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

- [Central City Fundamental Design Guidelines](#)

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>.

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. This application was submitted on July 31, 2023 and determined to be complete on August 9, 2023.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments, we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you

can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

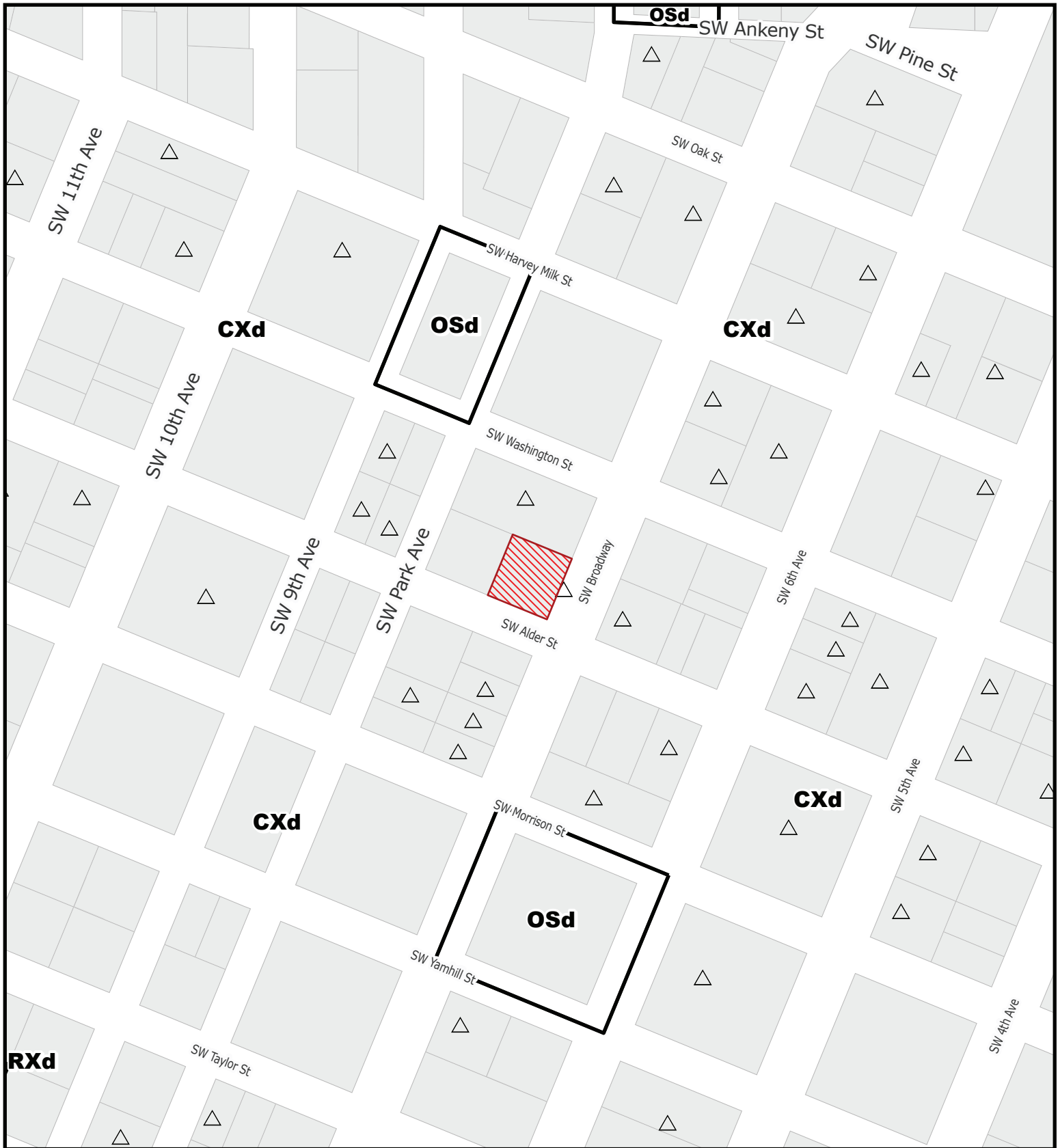
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:



Zoning Map
Site Plan
Elevations



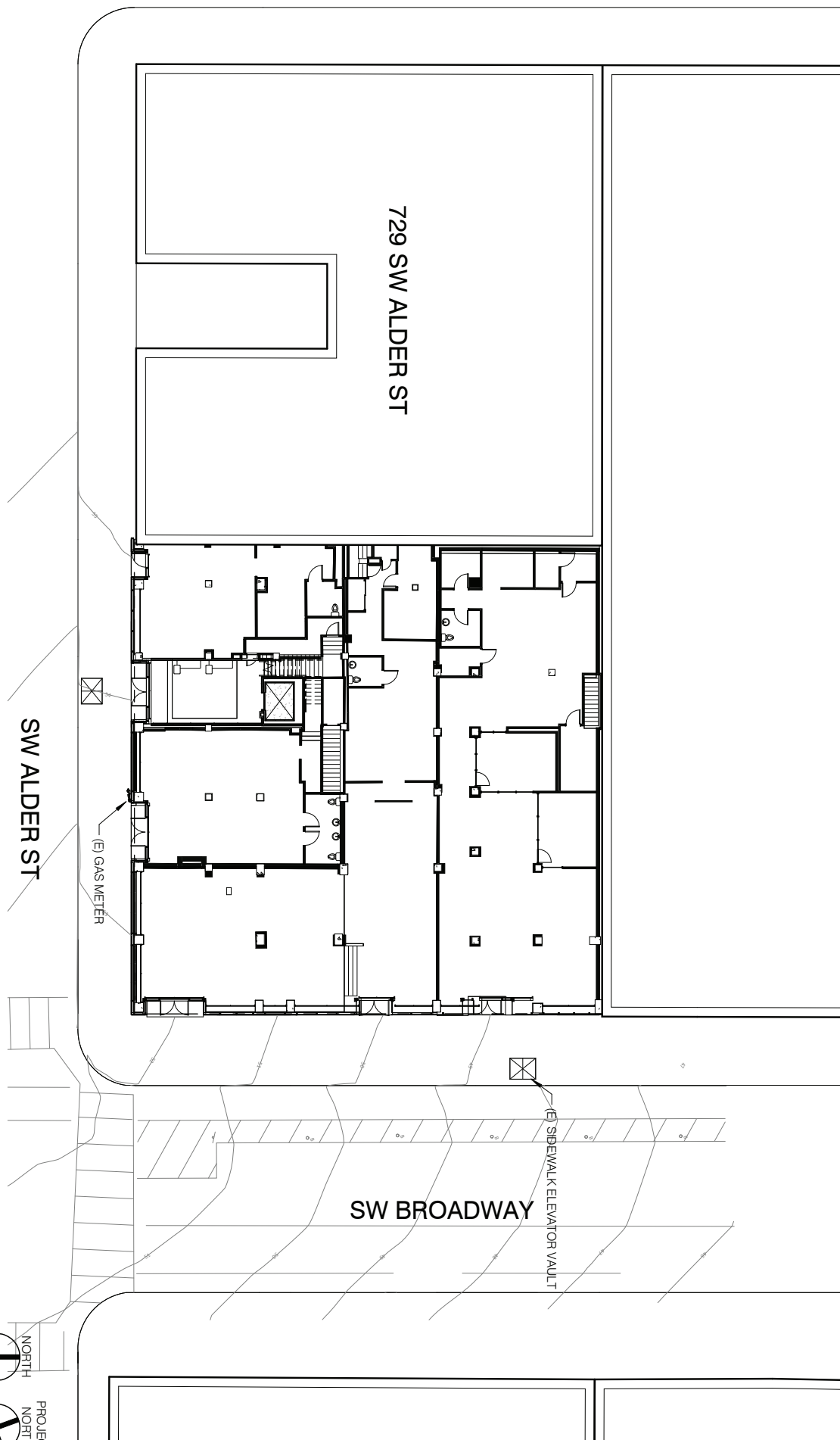
For Zoning Code in Effect Post October 1, 2022

ZONING

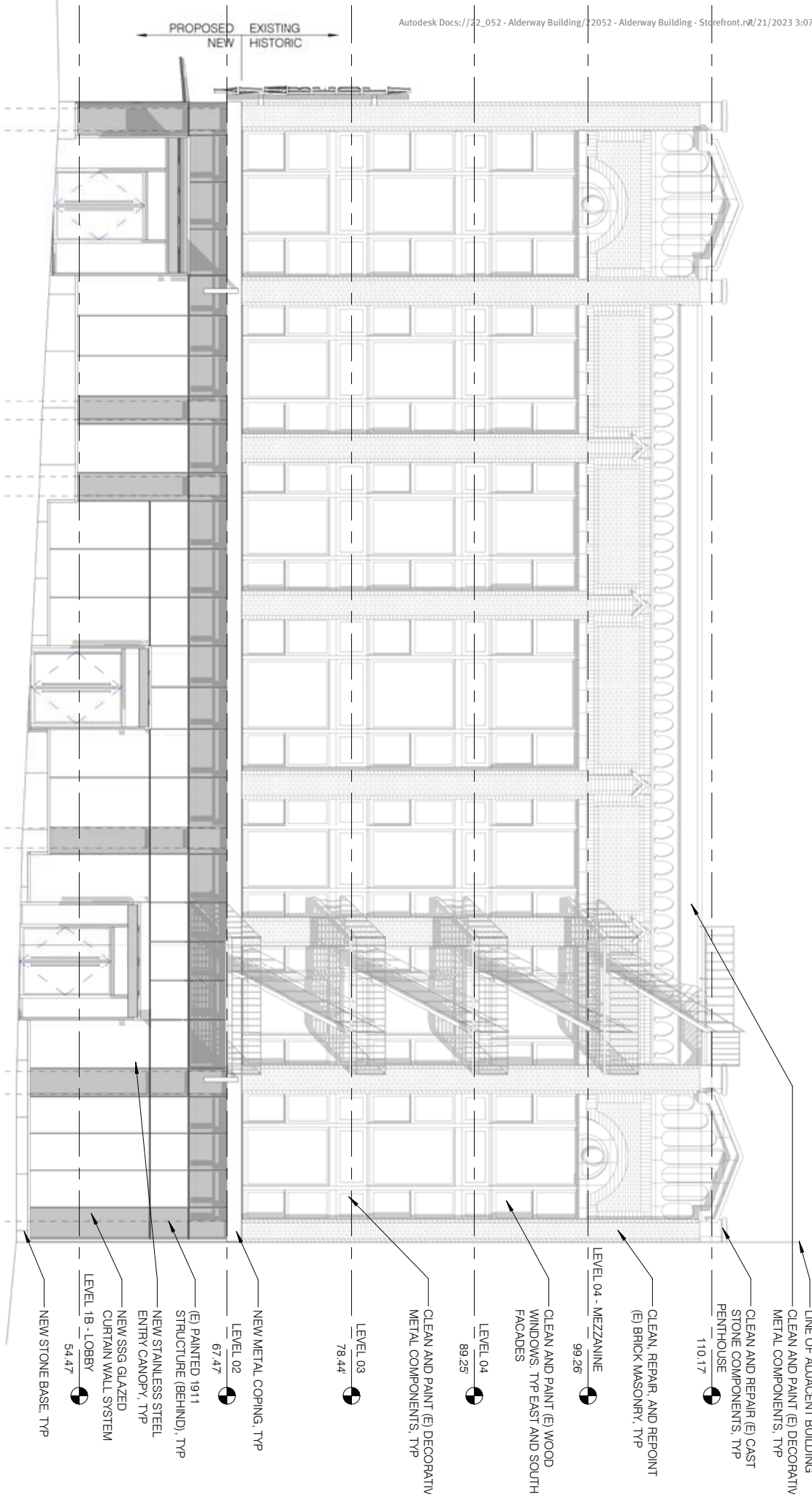
THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No.	<u>LU 23 - 069985 DZ</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E34CC 6800</u>
Exhibit	<u>B Jul 31, 2023</u>



2 EAST ELEVATION
1/8" = 1'-0"



LINE OF ADJACENT BUILDING
CLEAN AND PAINT (E) DECORATIVE
METAL COMPONENTS, TYP

CLEAN AND REPAIR (E) CAST
STONE COMPONENTS, TYP
PENTHOUSE
110.17

CLEAN, REPAIR, AND REPOINT
(E) BRICK MASONRY, TYP

LEVEL 04 - MEZZANINE
99.26

CLEAN AND PAINT (E) WOOD
WINDOWS, TYP EAST AND SOUTH
FACADES

LEVEL 04
89.25

CLEAN AND PAINT (E) DECORATIVE
METAL COMPONENTS, TYP

LEVEL 03
78.44

NEW METAL COPING, TYP

LEVEL 02
67.47

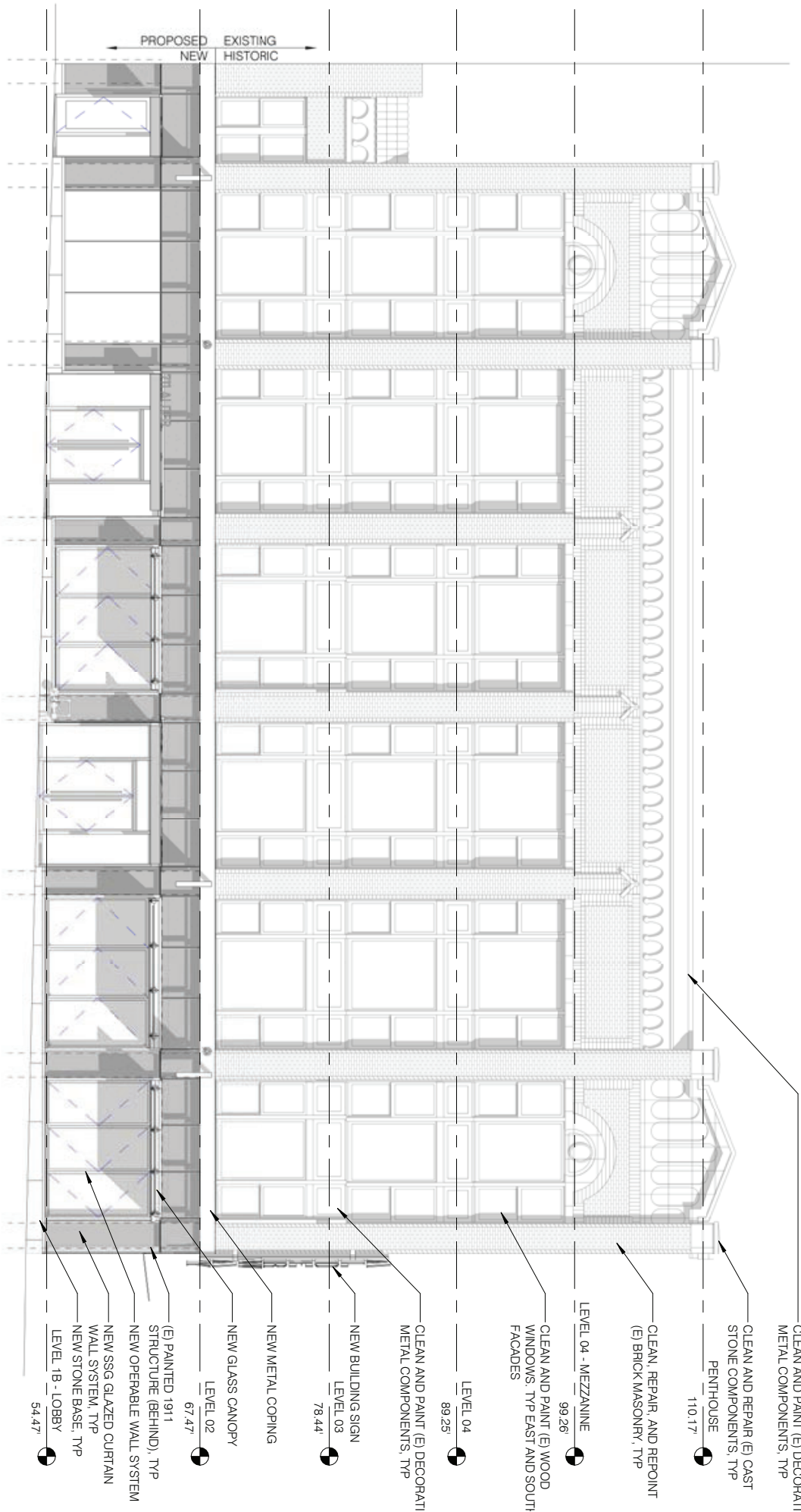
(E) PAINTED 1911
STRUCTURE (BEHIND), TYP

NEW STAINLESS STEEL
ENTRY CANOPY, TYP

NEW SSG GLAZED
CURTAIN WALL SYSTEM

LEVEL 1B - LOBBY
54.47

NEW STONE BASE, TYP





PORTLAND FIRE & RESCUE



Rene Gonzalez, Commissioner
Ryan Gillespie, Fire Chief
Kari Schimel, Fire Marshal
Prevention Division
1300 SE Gideon St.
Portland, OR, 97202
Phone: (503)823-3770

LAND USE REVIEW RESPONSE

TO: Grace Jeffreys, City of Portland, Land Use Review
FROM: Dawn Krantz, Portland Fire Bureau 971-313-3675
DATE: September 1, 2023
SUBJECT: LU 23-069985 DZ
SITE LOCATION : 539 SW BROADWAY

The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2021 Portland Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com.

FIRE APPARATUS ACCESS

The fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building. Where a building is protected with an approved fire sprinkler system, an exception to the maximum distance is increased to 250 feet. The applicant is required to provide an Acknowledgement of Special Land Use Conditions form to be recorded and noted on the plat when the exception is taken.

Note: when the exception is taken, the following applies:

Note 1. The applicant shall execute an Acknowledgement of Special Land Use conditions. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat. **Note: a notarized copy of the Acknowledgement must be provided prior to approval of the plat.**

Note 2. System design and installation shall be in accordance with NFPA 13D, "Installation of Sprinkler Systems in One- and Two Family Dwellings and Manufactured Homes", published by National Fire Protection Association.

Note 3. Minimum 1 inch service and meter shall be provided to dwelling.

Note 4. A plumbing permit from Bureau of Development Services shall be obtained prior to system installation.

Note 5. A single control valve arranged to shut off both the domestic system and the sprinkler system shall be installed. A separate control valve to shut off the sprinkler system only is not allowed.

THIS PRIVATE STREET/LANE IS REQUIRED TO BE DESIGNATED AS A FIRE DEPARTMENT ACCESS LANE

This private street and/or driveway are required to be designated as a fire department access lane. The applicant must provide an emergency vehicle access easement, EVAE over the access drive. Please identify this on your final plat survey.

DEAD END ACCESS ROADS GREATER THAN 500 FEET

Dead end fire apparatus access roads in excess of 500 feet in length shall have a driving surface width of not less than 26 feet, in addition to the required turnaround.

FIRE APPARATUS ACCESS ROADS - ACCESS SPECIFICATIONS 20 FEET

Fire Apparatus access roads shall be installed and arranged in accordance with specifications adopted by the Fire Marshal, outlined in the Fire Code Appendix D. Dimensions for access drive: Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Note that when a fire hydrant is located on fire department access road the road width must be increased to 26 feet within 20 feet of the fire hydrant.

ACCESS SPECIFICATIONS 26 FEET WITH HYDRANT

Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet within 20 feet of the hydrant to provide a staging area for apparatus on the access road. See Fire Code Appendix D for specific dimensions.

PARKING ALLOWANCES ROADS 20-26 FEET

Fire apparatus access roads 20 to 26 feet wide (6096 to 7925 mm) shall be posted on both sides as a fire lane.

PARKING ALLOWANCES ROADS MORE THAN 26-32 FEET

Fire apparatus access roads more than 26 feet wide (7925 mm) to 32 feet wide (9754 mm) shall be posted on one side of the road as a fire lane.

NO PARKING SIGN REQUIREMENTS

Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305mm) wide by 18 inches (457mm) high and have red letters on a white reflective background to meet Code Section D103.6.1 or D103.6.2. The applicant shall post signs on one or both sides of the fire apparatus road as required.

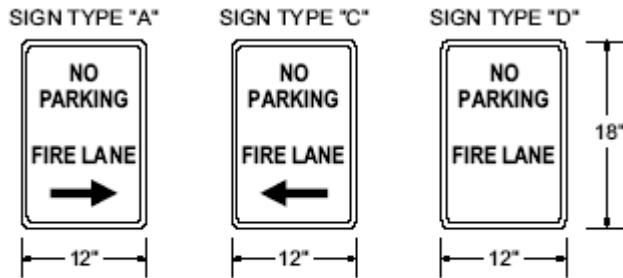


FIGURE D103.6
FIRE LANE SIGNS

DEAD END ON ACCESS ROADS

Dead-end fire apparatus access roads in excess of 300 feet in length shall be provided with an approved area for turning around fire apparatus. See Fire Code Appendix D for approved turnaround dimensions.

FIRE FLOW/WATER SUPPLY

One and two family dwellings. The minimum fire-flow requirements for one and two family dwellings having a fire flow calculation area, which does not exceed 3,600 square feet, shall be 1,000 gallons per minute. Fire flow and flow duration for dwellings having a fire flow calculation area in excess of 3,600 square feet shall not be less than that specified in Table B105.1.

EXCEPTION: A reduction in required fire flow of 50 percent, as approved, is allowed when the building is provided with an approved automatic sprinkler system.

Buildings other than one and two family dwellings: The minimum fire flow and flow duration for buildings other than one and two family dwellings shall be as specified in Table B105.1.

There are exceptions to this if the building is provided with an approved automatic sprinkler system. See Appendix B for details.

Within the boundaries of Portland Fire and Rescue, the minimum available flow shall be 1,750 gpm at 20 psi for structures less than 3600 square feet, in areas designated wildfire Hazard Zones.

FIRE HYDRANT SPACING (RESIDENTIAL)

Fire hydrant systems shall comply with the Fire Code. Where a portion of the facility or building hereafter constructed or moved, into the jurisdiction, that is Group R-3 or Group U is more than 600 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire marshal. Spacing and number of fire hydrants must meet the requirements of Appendix C, of the Portland Fire Code.

A PUBLIC FIRE HYDRANT IS REQUIRED

The applicant is required to have a fire hydrant installed in the public-right-of-way. Work may only be completed by the Portland Water Bureau. Contact the Portland Water Bureau's Development Services office at 503-823-7368 for fee and installation information. Proof of payment in full to the Portland Water Bureau must be provided to the Fire Bureau to satisfy this condition.

FIRE HYDRANT SPACING (COMMERCIAL)

Fire hydrant systems shall comply with the Fire Code. Where a portion of the facility or building hereafter constructed or moved into within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire marshal. Spacing and number of fire hydrants must meet the requirements of Appendix C, of the Portland Fire Code.

EXCEPTION: For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, the distance requirement shall be 600.

TURNING RADIUS

All fire access lanes shall have a turning radius of 28 ft. inside, 48 ft. outside. Portland Fire and Rescue may reduce to 25 inside and 45 outside feet. Please scale this turning radius on an 8" by 11" sheet and provide prior to approval. When determining turning radius, take into account any allowed on street parking.

WILDLAND FIRE HAZARD FIRE FLOW

The fire flow requirement for buildings less than 3600 sq feet that are located within the Wildland Fire Hazard designation is 1750 gpm at 20 psi. **Oregon Fire Code Metro Guide.** For buildings that are greater than 3600 sq feet, see Appendix B, Table B105.1

ACCESS FOR BUILDINGS 30 FEET OR THREE STORIES IN HEIGHT/COMMERCIAL/INDUSTRIAL

Building or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure. Where two roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

ACCESS FOR BUILDINGS EXCEEDING 62,000 SQ FT

Buildings or facilities exceeding having a gross building area of more than 62,000 square feet shall be provided with two separate and approved fire apparatus access roads.

EXCEPTION: Projects having a gross building area of up to 124,000 square feet that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

AERIAL FIRE DEPARTMENT ACCESS ROADS

Buildings or portions of buildings exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

Width: Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. Aerial fire apparatus road width may be reduced to not less than 20 feet (no parking allowed) when the building being served is fully sprinklered and access to the building face is from at least 2 directions. The sprinkler system shall be of a greater design than the minimum specified by the OSSC.

Proximity: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building.

ONE OR TWO FAMILY DWELLING RESIDENTIAL DEVELOPMENTS

Developments of one-or-two family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.

EXCEPTION: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. An Acknowledgement of Special Land Use Conditions form is required when this exception is applied. A notarized copy of this Acknowledgement must be provided prior to approval of the plat.

MAINTENANCE AGREEMENT FOR THE PROPOSED PRIVATE STREET

The applicant is required to provide a maintenance agreement for the private street. This maintenance agreement must detail the responsible parties for maintenance of the private street and the required “NO Parking” signs. Details on responsibility and process on how replacement signs for no parking and street signs will be addressed must be included in the maintenance agreement.

FIRE CODE APPEAL REQUIRED

The applicant is required to obtain an approved Fire Code Appeal prior to approval of this review, from the Fire Bureau. The applicant shall contact the Fire Marshal’s Office at 1300 SE Gideon or 55 SW Ash Street, to obtain information regarding the Fire Code Appeal process or obtain Fire Code Appeal online at www.portlandonline.com/fire. Requirements of the appeal will be required to be incorporated into the requirements of the Fire Bureau within the land division.

FIRE DEPARTMENT ACCESS SERVING TWO OR LESS DWELLING UNITS AND ACCESSORY BUILDINGS

The driving surface when serving two or less dwelling units and accessory buildings may be reduced to 12 feet wide and there is at least 5 feet of separation from the dwelling. Please verify with a site plan that turning radius onto the driveway can meet the 28 inside and 48 outside radius requirement, if the driveway will be used for fire department access. Driveway will be required to meet surface and load requirement of 75,000 lbs, and a vertical clearance of 13 feet 6 inches.

CONDITIONS OF APPROVAL AT TIME OF DEVELOPMENT

A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development.

To: Grace Jeffreys
From: Sloan Shelton, Life Safety Plans Examiner
Date: August 22, 2023
RE: 539 SW BROADWAY, 23-069985-LU

LIFE SAFETY PLAN REVIEW RESPONSE

The following comments are based on the plans and documents provided to the Life Safety Plan reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect the Land Use Review, Public Records request and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal at which time any additional Building Code issues will be noted. The comments are based on the Oregon Structural Specialty Code (OSSC), the International Existing Building Code (IEBC), the Oregon Mechanical Specialty Code (OMSC), or the Oregon Residential Specialty Code (ORSC).

RESPONSE SUMMARY

Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

Item #	GENERAL LIFE SAFETY COMMENTS
1	Building Permit Required - A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. Information about submitting a permit application request is available online at https://www.portland.gov/bds/permit-review-process/apply-or-pay-permits .

Urban Forestry

Land Use Review Response

Date: September 01, 2023
From: Dan Gleason
503-823-1691, Daniel.Gleason@portlandoregon.gov
Case File: 23-069985-000-00-LU
Location: 539 SW BROADWAY
Proposal: The applicant proposes exterior alterations to an existing development located in the Central City Plan District, which is listed on the Historic Resource Inventory as the Alderway Building. These include:
• The replacement of the existing ground floor façade with new retail storefronts, signage, canopies, lighting and associated site work.
• At the top level of the building, a rooftop terrace and planters will be constructed to provide amenity space for the building tenants.

Design review is required for non-exempt exterior alterations within a design overlay per Portland Zoning Code 33.420.041.

Urban Forestry has reviewed the proposal for its impact on existing city trees, street trees and heritage trees, street tree planting requirements and related mitigation in accordance with Title 11, Trees and for potential impacts upon urban tree canopy. It is the applicant's responsibility to disclose all aspects of their land use proposal that may impact required street tree plantings and existing street trees during the land use review process.

UNLESS EXPLICITLY STATED HEREIN, THIS REVIEW DOES NOT APPROVE STREET TREE REMOVALS AND DOES NOT PROVIDE ANY EXEMPTIONS TO TITLE 11 REQUIRMENTS.

Permits required after land use approval are subject to all applicable development standards and all provisions of the City Code, including Title 11. Title 11 regulations will be applied during the permit review process.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not object to approval of the land use proposal. The proposed development will be subject to Title 11 regulations during the permit review process.

B. Recommendations

Urban Forestry has no objection to the proposed project.



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

Type I Type Ix Type II Type Iix Type III Type IV ELD

LU Reviews _____

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address or Location _____

Cross Street _____ Sq. ft./Acreage _____

Site tax account number(s)

R _____ R _____ R _____

R _____ R _____ R _____

Describe project (attach additional page if necessary)

Describe proposed stormwater disposal methods

Identify requested land use reviews

• **Design & Historic Reviews** - For **new development**, provide project valuation. \$ _____

For **renovation**, provide exterior alteration value. \$ _____

AND provide total project valuation. \$ _____

• **Land Divisions** - Identify number of lots (include lots for existing development). _____

New street (public or private)? yes no

• **Affordable Housing** - For buildings containing five or more dwelling units, will yes no N/A

50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name _____ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other

Typed Full Name _____ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other

Typed Full Name _____ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other

Typed Full Name _____ I acknowledge this typed name as my signature
Company/Organization _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ FAX _____ email _____

Check all that apply Applicant Owner Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

_____ Date: _____

Phone number: _____

Email this application and supporting documents to LandUseIntake@portlandoregon.gov | Submittal of locked or password protected documents will delay intake of your application. 2

Historic
Resource
Inventory
CITY OF PORTLAND, OREGON



0-010-00711

711 S.W. Alder Street

Portland, Block 213, Lots 3, 4
QUARTER SECTION MAP #: 3029.5
Downtown Community Association

OTHER NAMES: Alderway Building

ORIGINAL FUNCTION: Office, Retail

DATE BUILT: 1928

STYLE: Twentieth Century Classical

ARCHITECTURAL PLANS BY: Claussen and Claussen, Incorporated

TAX ASSESSOR'S ACCOUNT #: R-66772-2941

ZONING: C1Z

Rank III

HISTORIC DISTRICT: Glazed Terra Cotta (potential)

SPECIAL FEATURES AND MATERIALS:

Yellow smooth-faced brick with cast-stone decoration on parapet pediment, above fourth story windows, and capping brick pilasters. Sheet-metal corbelling at parapet; sheet-metal spandrels at third and fourth floors, some with swags. Cast-stone spiral columns at edges of pilasters for corner bay. Chicago windows. Wrought-iron fire escape. Basic structure may date from earlier building.

AREAS OF SIGNIFICANCE: Architecture, Performing Arts as site of Pantages Theater.

0-010-00711

BIBLIOGRAPHY:

City of Portland Buildings Bureau microform and card files.

Marlitt, Richard. Notes, 1983.

Multnomah County Tax Assessor records, microform, automated data files, and card files (Portland, 1980).

Claussen and Claussen, Inc., working drawings, City of Portland Buildings Bureau Microfiche Colleciton.

OLD ADDRESS: 343 S.W. Alder Street

*Present owners, as of May 1980: United States National Bank of Oregon,
Margaret Wilcox*

MAILING ADDRESS: c/o Norris and Stevens, 610 S.W. Broadway, Portland 97205

No Preservation Funding

Negative: 122-1

Score - Design/Construction: 8

Score - Historical:

Score - Rarity:

Score - Environment: 8

Score - Integrity: 6

Score - Intrinsic: 8

Score - Contextual: 14

Score - Total: 42

22

66



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Early Assistance Summary Memo

Date: November 18, 2022

To: JON MCGREW AND JASON SMITH, HENNEBERY EDDY ARCHITECTS
921 SW WASHINGTON ST., SUITE 250
PORTLAND OR 97205

MMI ALDERWAY OWNER LLC
111 SW COLUMBIA ST STE 1380
PORTLAND, OR 97201

From: Desiree Alva, Office Support Specialist III

Case File: **EA 22-187207**
Early Assistance Application for Project Site Located at 539 SW BROADWAY, R246447

Please find attached project specific comments related to your Early Assistance application for the property identified above.

This Early Assistance Summary is neither a land use review nor a final decision regarding the proposed project. The information has not been supplemented or independently verified. Additionally, no site visit was conducted, notice was not provided to neighbors, and a full plan check of applicable development standards was not completed.

If you have questions about comments included in the attached memo(s), please contact the representative identified in the memo. Please note that these comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration and you have additional questions, an additional early assistance application and review must be requested in order to get responses.

Upcoming Legislative Changes

Following is a list of upcoming legislative Bureau of Planning and Sustainability projects that propose to amend the Zoning Code, Tree Code, and/or Zoning Maps. Your project will be reviewed under the code in effect at the time of submittal of building permit or land use review. The notes are addressing the code in effect at the time of your early assistance application, and that code may change between the time of your early assistance application and submittal of a permit or land use review. It is recommended that you review these code projects to determine impacts on your proposal.

- **E-zones Map Correction Project** is correcting the maps of conservation and protection overlay zones (e-zones) to better align with existing rivers, streams, wetlands, flood area, vegetation, steep slopes, and wildlife habitat. Minor code amendments are also proposed. Information about the project can be viewed at Ezones Map Correction Project | Portland.gov. The project will have hearings before the City Council in Spring 2022 with an expected effective date of October 1, 2022. Electric Vehicle (EV) Ready Code Project is establishing requirements for Electric Vehicle (EV) charging infrastructure requirements for new multi-dwelling and mixed use development. Information about the project can

be viewed at [Electric Vehicle \(EV\) Ready Code Project | Portland.gov](#). The project will have hearings before the Planning & Sustainability Commission in Summer 2022.

- **Floodplain Resilience Plan** is updating regulations in the Zoning Code and Title 24 related to development and vegetation removal in the floodplain and areas flooded in 1996. Information about the project can be viewed at [Floodplain Resilience Plan | Portland.gov](#). The project is expected to have hearings before the Planning & Sustainability Commission in Summer 2022.

Building Codes

Please note that the comments provided herein do not address building and mechanical code related issues per the Oregon Residential, Structural, and Mechanical Specialty Codes. These codes may have an impact on your proposed design, especially with regard to exterior openings or projections that are close to property lines not along a public right of way. For early assistance with building code related items, you may request a separate Life Safety Preliminary Meeting. Additional information is included in the request packet located online at <https://www.portlandoregon.gov/bds/article/94545>. Please be aware of which Oregon Residential, Structural and Mechanical Specialty Codes will be in effect at the time of your building permit submittal. More information about current and future code adoption can be found here: <https://www.oregon.gov/bcd/codes-stand/Pages/index.aspx>

Portland Housing Bureau Financial Incentives

The Portland Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: portland.gov/phb/inclusionary-housing.

Tree Requirements

For more information on Urban Forestry Tree Requirements please use the following link: www.portlandoregon.gov/trees/earlyassistance. These requirements refer to any early assistance meetings or land use reviews that will involve street trees, heritage trees, and trees on City-owned or City-managed sites.



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

BDS – Early Assistance Land Use Planner Response

Date: November 8, 2022

To: JON MCGREW and JASON SMITH
HENNEBERY EDDY ARCHITECTS, INC.
921 SW WASHINGTON ST., STE 250
PORTLAND, OR 97205

From: Grace Jeffreys, City Planner
503-865-6521, Grace.Jeffreys@portlandoregon.gov

Case File: EA 22-187207

Location: 539 SW BROADWAY

Property ID: R246447, R246447

Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

Limitation

This letter serves as a summary of the information we discussed at the Early Assistance appointment on November 2, 2022, and is intended to highlight preliminary requirements and next steps. This summary is advisory and preliminary in nature, and is neither a complete land use review nor a final decision regarding the project. This summary is based on the preliminary information you provided BDS staff. I have not supplemented or independently verified this information. Additionally, no site visit was conducted, notice was not provided to neighbors, and a full plan check of applicable development standards was not completed. Any future land use review application for your proposed project must include the necessary plans, elevations, detail drawings, a narrative addressing the approval criteria, and fees.

The information provided at your appointment was based on the current Zoning Code. It is possible that the code could change before you apply, and those changes could affect your proposal. Your land use review application will be reviewed based on the Zoning Code in effect when you submit your application.

Zoning:

- **Base:** CX, Central Commercial
- **Overlay(s):** d, Design
- **Plan District:** Central City/ Downtown Subdistrict
- **Pattern Area:** Inner
- **Pedestrian District:** Central City
- **Streets:** Adjacent streets are classified as follows:
 - SW Broadway – Local Service Transit, Traffic Access, Major City Bikeway, Major City Walkway.

- SW Alder – Transit Access, Local Service Traffic, Major City Bikeway, Major City Walkway.
- **Transit:** Considered “close to transit”
- **Corridors:** Not considered Civic or Neighborhood Corridor
- **Neighborhood Plan:**
- **Historic Designation:** None

A. KEY ISSUES AND REQUIREMENTS

The following issues and requirements have been summarized for the applicant to pay special attention to as they may impact the proposed project.

1. Design Overlay Review Options

- a. **Design Standards Track.** The proposal is not eligible to use the non-discretionary design standards track based on the thresholds in Section 33.420.050.
- b. **Design Review Track.** A Type II Design Review will be required per Table 825-1 of Section 33.825.025. Additional information about Design Review can be found below in the sections below, including Design Review submittal requirements in Section D.
- c. **Neighborhood Contact Requirement (33.420.030).** For proposals in the Design Overlay Zone that will add at least 10,000 square feet of net building area to a site, the neighborhood contact steps of 33.705.020.C., Neighborhood Contact III, are required. This requirement must be completed 14 days before submitting a Design Review application (or building permit for projects utilizing the Design Standards). Additional information on the requirements of Neighborhood Contact III requirements at portland.gov/bds/neighborhood-contact. A timeline of the process is available at <https://www.portland.gov/sites/default/files/2022/Neighborhood%20Contact%203%20Timeline%202022.04.pdf>

2. Design Review and Other Land Use Review Processes

- a. **Design Review Approval Criteria.** The applicable approval criteria are the Central City Fundamental Design Guidelines and can be found at portlandoregon.gov/designguidelines. A matrix of the guidelines for your use has been attached.
- b. **Additional Land Use Reviews.** Additional land use reviews can be requested in addition to the Design Review. The development standards of the Zoning Code are expected to be met. However, if a standard cannot be met, a *Modification* or *Adjustment* review can be requested. Please note, requests for Modifications or Adjustments must mitigate **and** better meet the purpose of the standard and applicable Design Guidelines.
 - A **Modification** review may be requested for site-related standards (such as setbacks, size of loading spaces) that are not met.
 - An **Adjustment** review may be requested as part of the design review for use-related development standards (such as floor area ratios, number of loading spaces, number of parking spaces) that are not met.

All additional land use reviews should be listed on the land use application, the respective fees paid, and a response provided that addresses the additional approval criteria listed in the relevant Portland Zoning Code Chapters.

- c. **Other Approval Criteria.** May apply if Modifications (Section [33.825.040](#)) or Adjustments (Section [33.805.040](#)) to development standards are requested.
- d. **Fee(s).** Current fee(s) for land use reviews can be found at [Land Use Services Fee Schedule](#).
- e. **Design Advice Request Recommended.** **Based on the issues identified by staff (see the Matrix in Section G), a Design Advice Request (DAR) is strongly recommended before the Design Commission.** The items noted in Section G below would be potential topics of

discussion at the DAR meeting. Please refer to the *DAR Information Sheet* for process details and submittal requirements at portland.gov/bds/zoning-land-use/documents/design-advice-request-information-sheet.

- f. **2022 Guide to Design Review.** You are encouraged to review the Guide to the Design Review Process prepared by the Design Commission, which provides guidance and expectations of the Design Review process. This guide was adopted by the Design Commission in January 2022. The guide can be found at https://www.portland.gov/sites/default/files/2022/2022-dz-guide-to-design-review_2.pdf.
- g. **Certificate of Compliance.** Approval of a Design Review allows for the proposed work to be built. The expectation is that the building permit will reflect the project (including the details) that was approved. To ensure this, a Certificate of Compliance will be required at the time of building permit as indicated in a condition of approval. The Certificate of Compliance form can be found at portland.gov/bds/documents/certificate-compliance-design-and-historic-resource-review-approvals.

3. Design Review Issues to Address

This preliminary feedback is a response to the information in your Early Assistance submittal and based on the approval criteria of the Central City Fundamental Design Guidelines (CCFDG).

- a. **Overall - Specific issues** (please refer to the Matrix in Section G at the end of this response for further detail per each criterion).

Please note: Although a new proposal was brought to the EA meeting, the feedback in this memo was prepared in preparation for that meeting. Therefore, this memo is based on the proposal submitted with the EA application.

Staff has concerns that the proposal (submitted with the EA application) did not yet demonstrate that it met the approval criteria, including that it promotes a vibrant streetscape, respects the integrity of the existing building and provides coherency in this important, central downtown location:

- Moves which would not meet the approval criteria:
 - Narrowing and loss of glazed bays,
 - Removal of entrances,
 - Removal/ replacement of brick columns which align and express structure of building above,
 - Misalignment of new piers from upper structural bays,
 - Random joint patterns and large panel sizes of new solid cladding,
 - Removal of (possibly original) main building entrance surround on Alder,
 - Removal of awning coverage,
 - Creation of a less active and less coherent backdrop to landmark clock on SW Broadway.
- Moves which may meet approval criteria:
 - Increasing vertical glazing and the addition of transoms may be in keeping with the building character/ era of construction. However, while it may be supportable to add vertical glazing and new transoms, it does not necessarily enhance views or contribute to a vibrant streetscape.
 - If it can be shown to be compatible with the building and its history, changing the cladding material of the piers at the base may be supportable. However, the pier design (size, location and alignment with building above), scale of material (brick/ panel size) and detailing must maintain the building's integrity.
- More information will be needed about the existing piers, storefronts, and the main entry surround, and when, how and why they have changed over the history of the building.

- b. **Context – general notes**

c. Public Realm – general notes

- Ground Floor Activation - Maximize the ground floor glazing and active uses behind it, especially on corners (CCFDG A8).
- Ground level weather protection - Pedestrian weather protection should be provided. This can be achieved with generous canopies that project out over the sidewalk or ground level setbacks for at least a majority of all street frontages (CCFDG B6).
- Gas & Electric Meters - Locate gas and electric meters inside the building to minimize their impact. Gas regulators may be placed on the building's exterior and should be well integrated and, ideally, screened within the façade (CCFDG B2, C5).
- Signs - Signs should be sized appropriately for the building, the district and the pedestrian realm and should incorporate district-appropriate materials. Note that this site is located in the BROADWAY UNIQUE SIGN DISTRICT (CCFDG D.3) which encourages the development of large, vertically-oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. (CCFDG A8, C4, C5, C8, C13).

d. Quality & Permanence – general notes

- Ground level materials - Materials at the ground floor should be durable enough for use adjacent to public sidewalks, such as brick and masonry (CCFDG C2).
- Building materials - High quality, durable building materials (building skin, storefronts, windows, doors, canopies, signs, etc.), that respond to the context of the surrounding area or district, are expected. At ground level facades facing pedestrian areas, provide robust materials that ensure longevity (CCFDG C2, C4).
- Vents/Louvers & Mechanical - Vents through the roof are preferable. If wall-mounted on the facade, vents/louvers should be integrated into the window openings. The Code Guide specific to the screening of dryer vents can be found at portlandoregon.gov/bds/article/726141. Associated rooftop mechanical units should be organized and screened (CCFDG B2, C5, C11).
- Exterior Lighting - Exterior lighting should be integrated into the building's overall concept and ensure a safe pedestrian condition along the adjacent sidewalk and within open spaces on the site. Exterior lighting can be used to highlight the building's architecture, however, should not impact the skyline at night (CCFDG B2, C4, C5, C8, C11).

4. Applicable Development Standards

Please note, meeting the minimum Title 33 standards does **not** ensure that a project will meet the Design Review approval criteria and receive approval. It is recommended you design to meet/exceed the approval criteria, and not begin with just meeting the minimum Title 33 standards.

a. Development standards that will apply to the project. These include, but are not necessarily limited to, those from the following chapters in the Zoning Code (Title 33) and other City codes available online at portland.gov/code/33.

- [33.825 Design Review](#)
- [33.510 Central City Plan District, Downtown Sub District](#) - development standards in the plan district may supersede those in the base zone and chapters below.
- [33.425 Design Overlay Zone](#)
- [33.266 Parking and Loading](#)
- [33.258 Nonconforming Upgrades](#) - interior or exterior improvements to a site totaling more than \$330,800 requires up to 10% of the project cost must be spent toward bringing the site into conformance with identified zoning code standards. The Relief and Recovery ordinance adopted by Council in July 2021 waives this requirement for the following projects until March 23, 2023:
 - Daycare uses

- Affordable housing projects when 50% of dwelling units are under 60% median family income or as defined by Title 30
- Community Service uses
- Retail Sales and Services uses with a valuation of under \$1,000,000
- 33.248 Landscaping and Screening
- 33.245 Inclusionary Housing - applies to new development with 20 or more dwelling units.
- 33.130 Commercial Mixed-Use Zones (Central Commercial base zone)
- Title 32 Sign Code – signs over 32 SF in size in the Design Overlay zone require Design Review.
- Title 11 Tree Code – Exemptions for tree density and preservation of this Title only apply to private trees on properties zoned IH, on sites with more than 85% building coverage, and sites less than 5,000 SF in area.

b. Specific Development Standards to note for this project. This list is not intended to be comprehensive. Always reference Title 33 for all applicable development standards and the exact language of each standard.

- 33.130.230.B Ground Floor Windows. When the lot has more than one street frontage, the ground floor window standard of at least 40 percent applies to the facade that faces the highest transit street classification (SW Alder). All other ground level street-facing facades (SW Broadway) must have windows that cover 25 percent of the ground level wall area.
- 33.510.220 Ground Floor Windows. Applies to “new development” and “major remodels”.
- 33.510.225 Ground Floor Active Uses. Applies to “new development” and “major remodels”.

5. Coordination with Other Agencies

Refer to individual responses from all participating bureaus, review groups and agencies for more detailed information.

B. QUESTIONS RAISED AT THE MEETING

1. *How will the Design Review process align with outside reviews such as SHPO?*

Staff Response: You are encouraged to proceed with the SHPO process prior to submitting a DAR. While a final approval from SHPO is not necessary before a DAR, it will be important for you to understand their requirements first so these can be incorporated into your DAR submittal.

C. PREVIOUS LAND USE REVIEWS

As part of your application, address relevant conditions of approval from previous land use reviews on the site and discuss the current status of compliance. Below are the relevant land use case reviews that the City of Portland has on record for the subject site:

- LU 83-005110 (DZ 8-83), approved storefront remodel at 529 SW Broadway.
- LU 84-004237 DZ (DZ 115-84), approval for a boiler at 711 SW Alder.
- LU 84-004681 DZ (DZ 35-84), approval for new illuminated awnings at 717 SW Alder.
- LU 85-004124 DZ (DZ 10-85), approved storefront remodeling program for the Alderway Building at 525 SW Broadway. From the DEC, conditions included: “1. *Openings shall be framed with brick wherever possible, to express existing columns.* 2. *Colors and signage shall be consistent with the overall renovation program referred to in the March 18, 1985 staff report.*”
- LU 88-004973 DZ (DZ 64-88), approved storefront remodel at 711 SW Alder.
- LU 89-004352 DZ (DZ 134-89), approval for new awnings at 521 SW Broadway.
- LU 91-008961 DZ (LUR 91-00706), approval for a storefront remodel of new double glass doors and new awning
- LU 94-011731 DZ (LUR 94-00829), approval for new awnings at 529 SW Broadway.
- LU 95-011918 DZ (LUR 95-00025), approval to install a new rooftop exhaust vent at 705 SW Alder.
- LU 96-132265 DZ (LUR 96-00378), approval for new awnings at 539 SW Broadway.
- LU 97-014544 DZ (LUR 97-00498), approval for one new awning at 539 SW Broadway.
- LU 98-015526 DZ (LUR 98-002220 DZ), approved awnings at 529 SW Broadway.

- LU 00-007175 DZ (LUR 00-00620 DZ), approved storefront remodel, cast stone, glazing, awnings, and signage for corner tenant at 539 SW Broadway.
- LU 02-138941 DZ, approved awning at 539 SW Broadway.
- LU 08-148217 DZ, approved storefront remodel, awnings, and signage at 529 SW Broadway.
- LU 11-185528 DZ, approved storefront remodel combine corner units, with awnings, and signage at 539 SW Broadway.
- LU 12-189752 DZM, projecting corner blade sign (withdrawn)
- LU 14-242953 DZ, storefront remodel to combine units with two midblock bays at 521-539 SW Broadway.
- LU 15-198380 DZ, 3 mechanical units towards back of lower roof at 539 SW Broadway.
- LU 21-063924 DZ, Painted sign (withdrawn)
- LU 21-073356 DZ, Painted sign (withdrawn)

D. SUBMITTAL REQUIREMENTS FOR LAND USE REVIEWS

This list identifies the materials you must submit for your Land Use application to be considered complete. For additional details, see Zoning Code Section [33.730.060](#).

GENERAL

- Digital submittal required.
- For final drawings (C Exhibits) and Appendix set (APP Exhibits):
 - Use 11"x17" format
 - Leave a 1.5"x5" blank space at the bottom right corner for Staff to add the case number, exhibit number and stamp.
- Conduct a thorough review before submitting your drawing packet.
- Review all color quality in submittal to ensure it accurately represent the colors intended.
- When returning for a 2nd hearing, revisions to the prior submittals should be illustrated and clearly marked in a side-by-side comparison.

PROJECT INFORMATION & NARRATIVE

- Land Use Review application form
- Project team and project cost
- Project description
- Zoning summary
- Response to guidelines/approval criteria (Word doc.)
- Modifications and Adjustments requests & approval criteria responses (Word doc.)
- Response to DAR (narrative)
- Technical Reports - Stormwater Loading Analysis, Queuing Study, etc.

DRAWINGS

"C" Exhibits should represent proposed development/alterations, be at an architectural or engineering scale and use 11"x17" format:

- Title Page
- Table of Contents
- Site Plan
- Floor and Roof Plans - roof plan should show all rooftop elements, including mechanical
- Elevations - B/W and color, and without shade or shadows, include material key, street-facing elevations in their immediate context, including adjacent buildings
- Building Sections - Include some depicting relationships to adjacent buildings
- Enlarged Details - windows/doors, storefronts, canopies, balconies, signage, and their attachments, etc., control joints, seismic joints, and other visible construction details
- Materials / Colors - clearly identify each building material by name
- Landscape Plans
- Lighting Plans
- Civil Plans
- Cut Sheets - only pertinent product info like type, finish, color, dimensions

SUPPORTING INFORMATION

Appendix (“APP” Exhibits) should include information that supports the drawings and use 11”x17” format:

- Renderings - day and night in context, must be simple and not enhanced marketing-type images, avoid dramatic lighting effects
- Context - plan area, urban (3-block radius), site
- Sightlines - sightline drawings from relevant vantage points
- Material Photos & Examples
- Massing & Design Concept
- Miscellaneous Diagrams - FAR, ground floor windows, clear vs. spandrel panels, height, Modifications, Adjustments, etc.
- Responses to DAR (diagram)

E. NEIGHBORHOOD NOTIFICATION

When you apply for a Type II Land Use Review, all property owners within 150 feet, and all neighborhood associations and recognized organizations within 400 feet of your site will receive notification of your proposal.

- Contact information for neighborhood associations, neighborhood district coalitions, and business associations is available at portlandoregon.gov/civic/search.
- A Summary of the Land Use Review Procedure Types and what Public Notice requirements exist can be found here portland.gov/bds/zoning-land-use/land-use-review-fees-and-types.

F. SUBMITTAL – LAND USE REVIEWS & PERMITS

PLEASE BE ADVISED - If a Land Use Review is required, permits for the work subject to the Land Use Review cannot be accepted until the Land Use Review approval is issued and recorded.

Land Use Reviews and other LUS application submittals:

When you are ready to submit a land use review application, please see the BDS Website at portland.gov/bds/land-use-review-fees-and-types/land-use-reviews-and-final-plat-applications for current submittal requirements. Currently, we are accepting electronic land use applications via email at LandUseIntake@portlandoregon.gov. A Land Use Services technician will contact you with instructions for providing payment for emailed applications.

Permit submittals:

When you are ready to submit a permit, please see our website for updated information on how to apply for permits at portland.gov/bds/permit-review-process/apply-or-pay-permits.

G. APPROVAL MATRIX - CCFDG

CENTRAL CITY FDG (2003)	PROJECT NAME:	CASE NUMBER
CONTEXT		
A1: Integrate the River	N/A	
A2: Emphasize Portland Themes	More info is needed. Does not yet appear to promote a vibrant streetscape, respect the integrity of the building or promote coherency in this important, central downtown location.	
A3: Respect the Portland Block Structures	N/A	

<p>A5: Enhance, Embellish & Identify Areas</p>	<p>Moves which may reduce enhancement of the area, especially on Broadway:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances, • Removal/ replacement of brick columns which align and express structure of building above, • Misalignment of new piers from upper structural bays, • Random joint patterns and large panels size of new cladding, • Removal of (possibly original) main building entrance surround on Alder, • Removal of awnings, • Creation of a less active and coherent backdrop to landmark clock on SW Broadway. <p>Moves which may help enhancement of area:</p> <ul style="list-style-type: none"> • Addition of vertical glazing and new transoms may be in keeping with the building character/ era of construction.
<p>A6: Re-use, Rehabilitate, Restore Buildings</p>	<p>See A5</p>
<p>A9: Strengthen Gateways</p>	<p>N/A</p>
<p>C1: Enhance View Opportunities</p>	<p>Moves which may reduce view opportunities, especially on Broadway:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays. <p>While it may be supportable to add vertical glazing and new transoms, glazing higher up does not necessarily enhance view opportunities.</p>
<p>C4: Complement the Context of Existing Buildings</p>	<p>Proposal creates a less active and coherent backdrop to landmark clock on SW Broadway. See A5</p>
<p>D1: Park Blocks</p>	<p>N/A</p>
<p>D2: South Waterfront Area</p>	<p>N/A</p>
<p>D3. Broadway Unique Sign District</p>	<p>More info needed about signage.</p>
<p>D4. New China/Japantown Unique Sign District</p>	<p>N/A</p>
<p>PUBLIC REALM</p>	
<p>A4: Use Unifying Elements</p>	<p>See A5</p>
<p>A7: Establish and Maintain a Sense of Urban Enclosure</p>	<p>N/A</p>
<p>A8: Contribute to a Vibrant Streetscape</p>	<p>Moves which may reduce the vibrancy of the streetscape, especially on Broadway:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances,

	<ul style="list-style-type: none"> • Removal of awnings. <p>While it may be supportable to add vertical glazing and new transoms, glazing higher up does not necessarily contribute to a vibrant streetscape.</p>
B1: Reinforce and Enhance the Pedestrian System	Removal of amount of horizontal glazing, entrances and awnings greatly reduces pedestrian comfort and safety. See A8
B2: Protect the Pedestrian	Removal of horizontal glazing, entrances and awnings greatly reduces pedestrian comfort and safety. See A8
B3: Bridge Pedestrian Obstacles	N/A
B4: Provide Stopping and Viewing Places	Removal of horizontal glazing, entrances and awnings greatly reduces protected stopping and viewing opportunities. See A8
B5: Make Plazas, Parks & Open Space Successful	N/A
B6: Develop Weather Protection	Removal of awnings greatly reduces weather protection. See A8
B7: Integrate Barrier-Free Design	More info needed about barrier free design
C6: Develop Transitions Between Buildings & Public Spaces	Removal of horizontal glazing, entrances and awnings greatly reduces transitions. See A8
C7: Design Corners that Build Active Intersections	Removal of horizontal glazing, entrances and awnings greatly reduces activation of corner. See A8
C8: Differentiate the Sidewalk Level of Buildings	<p>Moves which may reduce differentiation of the sidewalk level:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances, • Removal of (possibly original) main building entrance surround on Alder, • Removal of awnings. <p>Moves which may help differentiation of the sidewalk level:</p> <ul style="list-style-type: none"> • Addition of vertical glazing and new transoms may be in keeping with the building character/ era of construction <p>While it may be supportable to change the cladding material of the piers at the base, the width, scale, design, detailing and material must be coherent with the existing building. See C3.</p>
C9: Develop Flexible Sidewalk Level Spaces	More info needed about ground level uses.
C10: Integrate Encroachments	N/A

C11: Integrate Roofs and Use Rooftops	More info needed about rooftop proposal.
C12: Integrate Exterior Lighting	More info needed about lighting.
C13: Integrate Signs	More info needed about signage.
QUALITY & PERMANENCE	
C2: Promote Permanence & Quality in Design	More info needed about all proposed materials and details.
C3: Respect Architectural Integrity	<p>Moves which do not respect the integrity:</p> <ul style="list-style-type: none"> • Narrowing and loss of glazed bays, • Removal of entrances, • Removal/ replacement of brick columns which align and express structure of building above, • Misalignment of new piers from upper structural bays, • Random joint patterns and large panels size of new cladding, • Removal of (possibly original) main building entrance surround on Alder, • Removal of awnings <p>Moves which may respect integrity:</p> <ul style="list-style-type: none"> • Addition of vertical glazing and new transoms may be in keeping with the building character/ era of construction
C5: Design for Coherency	See C3.



1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
 Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation
 Jo Ann Hardesty Commissioner Chris Warner Director

PBOT – Development Review Early Assistance Conference Response

Date: October 26, 2022

To: Jon McGrew, HENNEBERY EDDY ARCHITECTS
 971-363-2826, jmcgrew@henneberyeddy.com

From: Michael Pina, PBOT Development Review
 503-823-4249, Michael.Pina@portlandoregon.gov

Case File: EA 22-187207

Location: 711 SW Alder

R#: R246447, R246447

Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

Portland Transportation/Development Review staff has reviewed the Early Assistance conference materials to identify potential issues and requirements.

A. KEY ISSUES AND REQUIREMENTS

- One trigger for which PBOT can require frontage improvements is if the scope of the project reaches the Significant Alteration threshold (17.88.020.A), which for the site is calculated as \$2,113,097. Application materials indicate proposed improvements will be \$1.5 million. If project valuation exceeds the above amount, the corner and both abutting frontages will be required to be upgraded to the greatest extent feasible, to be determined through the Public Works permit process.
- The applicant is advised to refer to PBOT’s Encroachment policy (TRN 8.08) in relation to proposed projections into the public Right-of-Way. See more information below.

B. GENERAL COMMENTS

TSP Classifications: At this location, the City’s Transportation System Plan (TSP) classifies the abutting street(s) as follows:

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight	Emergency Response	Street Design
SW Alder St	Local Service	Transit Access Street	Major City Bikeway	Major City Walkway in a Ped. Dist.	Local Service	Minor Response	N’hood Main Street
SW Broadway St	Traffic Access Street	Local Service	Major City Bikeway	Major City Walkway in a Ped. Dist.	Local Service	Major Response	Civic Main Street

Existing Improvements: At this location, according to the City’s GIS data, the site’s abutting rights-of-way are improved as follows:

Street Name	ROW Width*	Roadway Width*/Condition	Pedestrian Corridor Width*/Configuration			
			Curb	Furnishing	Sidewalk	Frontage
SW Alder St	60-ft	36-ft, paved	0.5-ft	N/A	11.5-ft	N/A
SW Broadway St	80-ft	50-ft, paved	0.5-ft	N/A	14.5-ft	N/A

NOTE: The applicant is advised the information contained herein is derived from City GIS and other databases typically used by city staff, as well as information from the applicant. It has not been confirmed via a survey. This evaluation is not implied to be more accurate than the sources that the information was obtained from. It is the applicant’s responsibility to provide a current survey to document the location of the abutting rights-of-way to challenge any anticipated dedication amount that is being required.

- 1. ROW Improvement Requirements:** As noted above, Title 17.88.020.A outlines two thresholds in which frontage improvements are necessary to accommodate the City’s pedestrian corridor standards; one of which is a “Significant Alteration”, defined as “changes to a property that are 35 percent or greater than the assessed value of all improvements on the site. Mandatory improvements for fire, life safety and accessibility do not count towards the threshold” (17.88.010). According to PortlandMaps, the most recent assessed improvement value for the property is \$6,037,420. Therefore, the Significant Alteration threshold is \$2,113,097. If project valuation exceeds the above amount, the corner and both abutting frontages will be required to be upgraded to the greatest extent feasible, to be determined through the Public Works permit process.
- 2. Architectural Features Projection:** Section D, *Encroachments and Building Projections as per Building Code* states, “Columns or pilasters, including bases and moldings shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm)” The full Encroachment policy can be found here: <https://www.portland.gov/sites/default/files/2020-03/409066.pdf>. You may also want to contact our Encroachment division at encrochmetns@portlandoregon.gov.
- 3. Awning / Canopies:** The applicant at the meeting noted that canopies may be proposed with the remodel. Formal application materials will need to demonstrate portions which project into the public Right-of-Way (ROW) complies with PBOT’s Encroachment Policy section D.3. For more information see section 1.3 (page 44) of PBOT’s Encroachment Policy, found here: <https://www.portlandoregon.gov/transportation/article/409066>.

C. BUILDING PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. System Development Charges (SDCs) may be assessed for this development. To receive an estimate of the SDC amount, the applicant is advised to leave a voicemail message to include the case file number, at (503) 823-7002, Option 2. Additional information about PBOT SDCs can be found at: <https://www.portlandoregon.gov/transportation/46210>.
2. For right-of-way improvements less than 100 liner feet, a Minor Improvement Permit (MIP) will be required for reconstruction of the sidewalk. For projects 100 liner feet and greater and or include a corner or BES stormwater element, a Public Works permit would be required, in which must be designed by an Oregon licensed civil engineer. For more information on the Public Works process, call (503) 823-1987 or email pwp@portlandoregon.gov.

3. The applicant is advised that the City cannot guarantee the accuracy of location of utilities in the street, and that the information used by the City and furnished to the applicant or their representatives may be incorrect. Verification of private and public utility locations, as well as the responsibility for any and all damage caused by work in the right-of-way, will be the responsibility of the permittee at the time of performing work and right-of-way improvements associated with their project.

4. When proposed development will prohibit use of an area of within the public right-of-way, a separate street temporary closure permit will be required. Additionally, closures that do not allow safe passage and unobstructed flow of normal public use in a partially open area or lane, will also require a City approved Traffic Control Plan. For information on obtaining a separate temporary street closure permit, please contact:
<http://www.portlandoregon.gov/transportation/permitting> (503-823-7611), for an application, general information, cost and submittal information Jesse Long (503-823-7611)
Jesse.Long@portlandoregon.gov.



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Michael Jordan, Director

Early Assistance Comments

Date: November 15, 2022

To: HENNEBERY EDDY ARCHITECTS *JON MCGREW* & HENNEBERY EDDY ARCHITECTS, INC. *JASON SMITH*, Applicant

From: Ella Indarta, BES Systems Development
503-823-8068, Ella.Indarta@portlandoregon.gov

Case File: EA 22-187207

Location: 539 SW BROADWAY

The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office [Online Charter and Code](#).

A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a site plan showing the existing sanitary sewer connection location(s) and stormwater disposal system(s) for the structures to remain on this site as well as all proposed sanitary connections and stormwater systems.
2. If requirements of the Stormwater Management Manual are triggered The applicant must submit a stormwater report with the land use application.

B. SANITARY SERVICE

1. *Sanitary Infrastructure:* According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
 - a. Public 18-inch CSP combined sewer in SW Alder St (BES as-built # 0721). BES models predict that this sewer may surcharge during the 2-year storm event.
 - b. Public 12-inch CSP combined sewer in SW Alder St (BES as-built # 0048). BES models predict that this sewer may surcharge during the 2-year storm event.
2. *Water Main and Sewer Main Locations:* According to available GIS data, a water main is located between the proposed development site and the combined mains in SW Alder. Any new connection(s) to the sewer main will cross the water main and will require a [Water Utility Protection Plan](#). Sanitary laterals must meet required separation distances according to the Water Bureau; the applicant should contact the assigned Water Bureau reviewer or the Water Bureau general email (devrev@portlandoregon.gov) with questions related to required separation distances.
3. *Connection Requirements:* Connections to the City sewer system must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#), [PCC 17.32.090](#), administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-

way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

C. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property. The combined sewer described above may provide the only offsite discharge location for stormwater from the development.
 - b. Currently, stormwater from the public right-of-way discharges to existing combined sewer infrastructure.
2. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).
3. *Public Right-of-Way Stormwater Management:* Stormwater runoff from the public right-of-way must comply with all applicable standards of the SWMM and Sewer and Drainage Facilities Design Manual and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Additional guidance on meeting the 2020 SWMM for projects in the public right-of-way is available at <https://www.portland.gov/bes/stormwater/swmm-and-right-way-projects>.
 - a. Under the 2020 SWMM, sidewalk improvements behind an existing curb that create or replace 500 SF or more of impervious area are no longer exempt from stormwater management requirements unless they fall under a specific exemption described in Section 1.2.1.2 of the SWMM. Based on the scope of PBOT requirements, the length of project frontage and existing conditions, BES does not expect that the required sidewalk improvements will exceed 500 SF of triggered impervious area. However, if the scope of work changes or future analysis shows that the triggered area will exceed 500 SF, then the applicant should note that this area is eligible to pay an Offsite Stormwater Management Fee in lieu of building a stormwater facility through the Staff Review Special Circumstances (SRSC) process. Refer to Section 1.8.1 of the SWMM and contact BES Development Engineering staff to confirm SWMM requirements.
4. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. *SWMM Triggers:* Stormwater management requirements described in the SWMM are triggered for projects that develop or redevelop greater than 500 SF of impervious area. Pavement removal and replacement within an existing paved area will trigger

stormwater management requirements only if soil (subgrade) is exposed or the pavement is replaced with a different material. Vertical additions to a structure within the existing building footprint will trigger the SWMM if the addition exceeds 10,000 SF. Stormwater management requirements are not triggered for re-roofing or repairs of an existing roof. Adding or modifying decking or paving material over an existing impervious surface does not trigger SWMM requirements. The applicant may refer to Section 1.2.1 of the SWMM and coordinate with BES staff for information on what qualifies as development and redevelopment for this project. If stormwater management requirements of the SWMM are triggered, a stormwater report will be required.

- b. If stormwater management requirements of the SWMM are triggered, the applicant must submit a stormwater report and preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The applicant should refer to Section 2.1.2 of the SWMM and/or coordinate with BES staff to determine the appropriate design approach for this project.

D. GENERAL PUBLIC WORKS PERMIT INFORMATION

For questions related to the public improvements described throughout these notes, please contact Andre Duval at (503) 823-7214 or andre.duval@portlandoregon.gov or the BES Development Engineering hotline at (503) 823-7761, option 3.

1. *General Public Works Permit Information:* Information on the City's public works permit (PWP) process, including submittal requirements and review timelines, is available at www.portlandoregon.gov/publicworks. All submitted public works plans must meet the City's Sewer and Drainage Facilities Design Manual (SDFDM), SWMM, and public works permitting plan submittal requirements and drafting standards. Contact Public Works Permitting at (503) 823-1987 or pwp@portlandoregon.gov with questions related to the general public works permit process.
2. *Hazardous Substances Code:* The City's Hazardous Substances Code (PCC 17.24.067) requires the excavation and removal of disturbed contaminated soils from right-of-way access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils (Section 8.2.1 of the SCM) must be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

E. SUBMITTAL REQUIREMENTS FOR LAND USE

1. Full land use plan set, including preliminary utility plan showing all existing and proposed sanitary and storm facilities and connections.
2. A stormwater report, if required, as described in this memo.

F. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees:* Sewage system connection fees and system development charges are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees, navigate [here](#) or call the BES Development Review Team at 503-823-7761.
2. *Connection Requirements:* Connection to public sewers must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#).
3. *Source Control Requirements:* Source control requirements from the [Source Control Manual](#) (SCM), [Portland City Code \(PCC\) Title 17](#), and [BES Administrative Rules](#) that may be

applicable to this project are listed below with the corresponding chapter, section, code, or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122.

- a. *Site Use and Activity-Based Source Control Requirements (SCM Chapter 6)*: BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.
 - 1) *Waste and Recycling Storage (SCM Section 6.1)*
- b. *Grease Management Program (PCC 17.34, ENB 4.26)*: The City requires grease management (GM) devices in all food service establishments and for any business/industry that may introduce fats, oils, or grease (FOG) into the public sewer. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. For additional information, go to the [Cut Through the FOG](#) webpage.
- c. *Extra Strength Sewer Charge Program (PCC 17.34, PCC 17.36, ENB 4.25)*: Food service establishments and some other industries incur a surcharge on their sewer bills. A monitoring access structure (MAS) may also be required. Please refer to the MAS discussion below regarding MAS requirements. Establishments that employ best management practices can apply for a rate reduction. Call 503-823-7093 for more information.

Water Bureau

Early Assistance Appointment Response

Date: November 2, 2022
From: Benjamin Kersens, 503-865-6370, Ben.Kersens@portlandoregon.gov
Case File: EA 22-187207
Location: 539 SW BROADWAY
Property ID: R246447
Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

The Portland Water Bureau (PWB) has reviewed the early assistance materials to identify potential issues and requirements.

A. KEY ISSUES

1. City GIS indicates that a county document was recorded (2007-010199) in reference to a water meter in the basement. The document has not been reviewed under this submittal/application. A 2019 building permit review by Water Available indicated that the domestic meter issue has been resolved. The applicant should verify and document that Title [21.12.260](#) continues to be met with submittal of the commercial building permit.

B. WATER AVAILABILITY

1. Water is available to this site from the 10" CI water main in SW Broadway and a 4" CI main in SW Alder Street. The static water pressure is estimated as 62 - 77 psi at 51 feet in elevation.
2. The site is currently served through a 3" domestic meter and service and 4" fireline in SW Broadway. Service line and meter sizes are determined by the total fixture units being served by that line and meter.

If the services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant.

Submission of the fixture count is required at permit application. Please refer to the [W3](#) and [W4](#) forms on our website for more information.

C. OTHER CATEGORY

1. Backflow prevention assemblies are required for all dedicated irrigation services, dedicated fire lines, mixed-use/multi-tenant developments, certain occupancies, and meters larger than 1.5". A backflow assembly may be required on smaller services based on the use of the property. Dedicated fire sprinkler water services are to be equipped with a state-approved detector style backflow prevention assembly.

Backflow prevention assemblies can significantly impact property frontage development. Water Bureau required backflow assembly installations are required on private property, at the public right of way line, centered on the city's water service. Some installations are required to be installed above finished grade in an approved insulated outdoor enclosure. Assemblies installed inside of buildings must be approved prior to installation. Water services to high rise buildings (measured 75-feet from lowest finished floor to top of structure) are required to be equipped with Reduced Pressure type backflow assemblies.

Premises-Isolation backflow prevention appears to meet current requirements based on a check from the Water Quality review group.

Please reference possible backflow assembly requirements for your project at <https://www.portland.gov/water/backflow-prevention/backflow-assembly-installation-requirements> or contact Water Quality Inspection at 503-823-7479 for more information.

2. To obtain fire flow information fill out a "Fire Flow Request Form" found at our website, <https://www.portland.gov/water/water-development-services/request-fire-flow-information> or by calling 503-823-1408.
3. If there is contamination in or near the ROW at the location of proposed water mains or services, PWB requires:
 - a. Verification of clean soils at the location of the installations; or
 - b. Identification of the extent and degree of contamination such that appropriate remediation plans can be generated prior to any PWB construction. The remediation, disposal fees, and charges are the responsibility of the applicant.
4. The developer will be required to confirm through permit review that the existing and proposed PWB infrastructure will meet City standards relative to the proposed improvements. Water Bureau infrastructure may need to be adjusted or fully reconstructed at the expense of the developer if standards cannot be met. Please review the Portland Water Bureau Engineering and Technical Standards Administrative Rule that was instituted June 2022 at <https://www.portland.gov/water/water-development-services/engineering-admin-rule>

D. WATER CODE REQUIREMENTS

Separate Water Service Requirements for Commercial Development

The Portland Water Bureau's guiding code, [Title 21](#) was updated in January 2021.

- **New mixed-use structures** are required to have separate meters for the commercial and residential portions of the development.
 - **Existing mixed-use structures, and those converted to mixed-use**, are not affected.

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water
Engineering and Technical Standards	Administrative Rule	Administrative Rule

E. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. Meters will be sized during the building permit process. Sizing is based on total count of all fixtures supplied by the identified service. Applicant will provide an SDC Form, W-3, or W-4 for each meter as part of the building permit submittal. There will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures.
2. All new domestic service taps and upsized meters will be assessed a [System Development Charge](#) (SDC). Fee is based on meter size except when a header service is installed, in which case the fee is based on the shared meter equivalent. See PWB Code Guide for more information: <https://www.portland.gov/water/water-development-services/separate-meter/>.
3. SDC credit will be given for meters that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.
4. Fire lines are excluded from Systems Development Charges.
5. The applicant can consider the use of a combination domestic and fire service for domestic services of 2" or less.
6. Service/Mains work may fall outside of our Rate Ordinance requiring a Site Specific estimate. Ordinance rates for service installations and water main extensions can be found in Exhibit A of the current Water Fee Schedule: <https://www.portland.gov/water/water-development-services/water-development-fees/>.



Urban Forestry

Early Assistance Response

Date: November 02, 2022
From: Mariano Masolo
503-823-4560, Mariano.Masolo@portlandoregon.gov
Case File: EA 22-187207
Location: 539 SW BROADWAY
Proposal: This project will upgrade existing ground floor tenant spaces, redesigning and replacing cladding, storefront glazing, signs, and awnings including the office lobby entry and any associated sitework. Improvements will include updates to mechanical, electrical, and plumbing improvements as necessary as part of the listed architectural improvements. The project will also include a rooftop terrace of less than 750 sq ft.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. Response Summary

The development will be subject to Urban Forestry standards and requirements during the permit review process as detailed below.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The plan must include the following information for street trees:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).

C. Street Trees

1. Existing Street Conditions

- a. SW Alder St: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutout and sidewalks. There are no overhead high voltage power lines.

There is 1 street tree: Honeylocust (*Gleditsia triacanthos*) 3" DBH. Tree is in good condition.



- b. SW Broadway St: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutout and sidewalks. There are no overhead high voltage power lines.
There is 1 street tree: Honeylocust (*Gleditsia triacanthos*) 3” DBH. Tree is in good condition.

2. *Street Tree Preservation* (11.50.040)

Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

The 2 existing street trees must be preserved at all phases of construction.

If the applicant believes the tree(s) must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree(s) cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)

Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030).

Tree protection shall follow either the Prescriptive or Performance path.

Protection methods must be shown on the tree plan.

4. *Street Tree Planting* (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan.

One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1).

Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through the building permit and public works permit.

Existing utilities and underground vaults on both street frontages will prevent the planting of more street trees.





URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3 " DBH including size and location;
- existing on-site trees ≥ 6 " DBH within 15' of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6 " DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥ 12 " DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6 " DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard



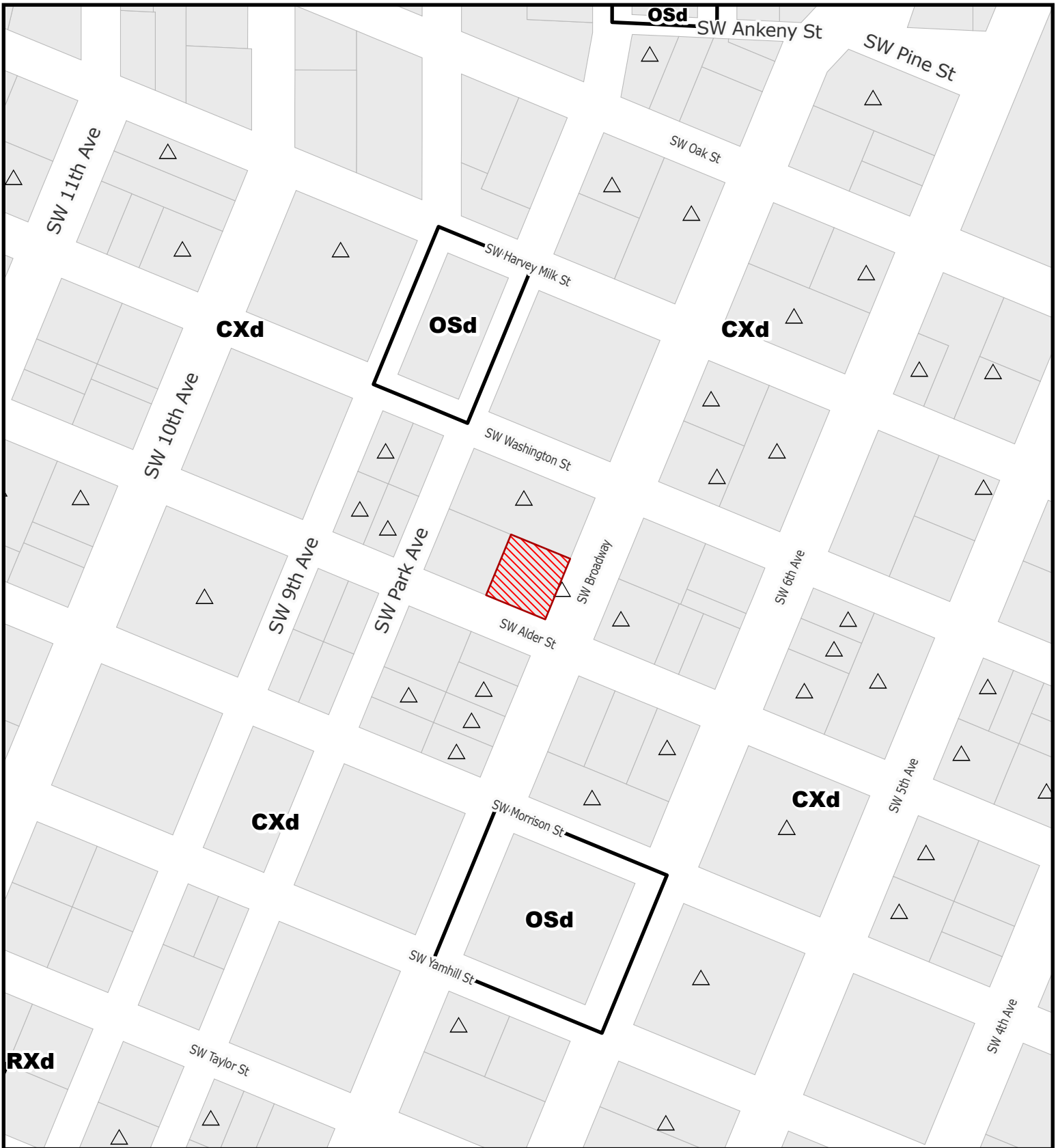
Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.





For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT



Site



Historic Landmark

File No. EA 22 - 187207 APPT

1/4 Section 3029

Scale 1 inch = 200 feet

State ID 1N1E34CC 6800

Exhibit B Oct 28, 2022



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: January 5, 2023
To: Jon McGrew | Henneberry Eddy Architects
From: Grace Jeffreys, Design & Historic Review Team
503-865-6521 | grace.jeffreys@portlandoregon.gov
Re: EA 22-202537 DAR – 711 SW Alder | Alderway Storefronts
Design Advice Request Commission Summary Memo – December 15, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the December 15, 2022 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/15617295/>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on December 15, 2022. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type II Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary.

The Commission appreciated the opportunity to review this project at this early stage in the design process. The Commission:

- Commended the innovative approach to upgrading the existing building with a fully curtain walled base, with an appreciation of its history while looking towards the future.
- Supported the proposed high-quality materials, the increased activation and clear glazing, and the potential for increased coherency of the entire base.
- Encouraged adding a stronger connection to the building above and to those in the area.
- Expected better and more weather protection given the very pedestrian-oriented, central city location.

Commissioners Present. *Commissioners Rodriguez, Livingston, McCarter, Santner, and Vallaster were present. Commissioner Molinar was absent. Commissioner Robinson provided written comments.*

Summary of Comments. Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

1. Elements of the proposal which help to meet guidelines:

- a. **Coherency of base.** The Commission commended the upgrading of the existing dated storefronts. The proposed curtain wall clad base is a light, innovative and elegant solution to updating and adding coherency to the base of this building with many its unique history. (CONTEXT - CCFDG C3, C4, C5, C6, C7, C8).
- b. **Ground Floor Activation.** The transparency of the extensive glazing of the curtain wall will add to the vibrancy of the area. The low, stone clad pony wall stepping down the grade along the frontages enhances this transparent base. (PUBLIC REALM - CCFDG A4, A5, A8, B1, B2, B4, B6, C6, C8)
- c. **Exterior materials.** The proposed materials are of a high quality suitable for this central city location. (QUALITY & PERMANENCE - CCFDG C2, C3, C4, C5)

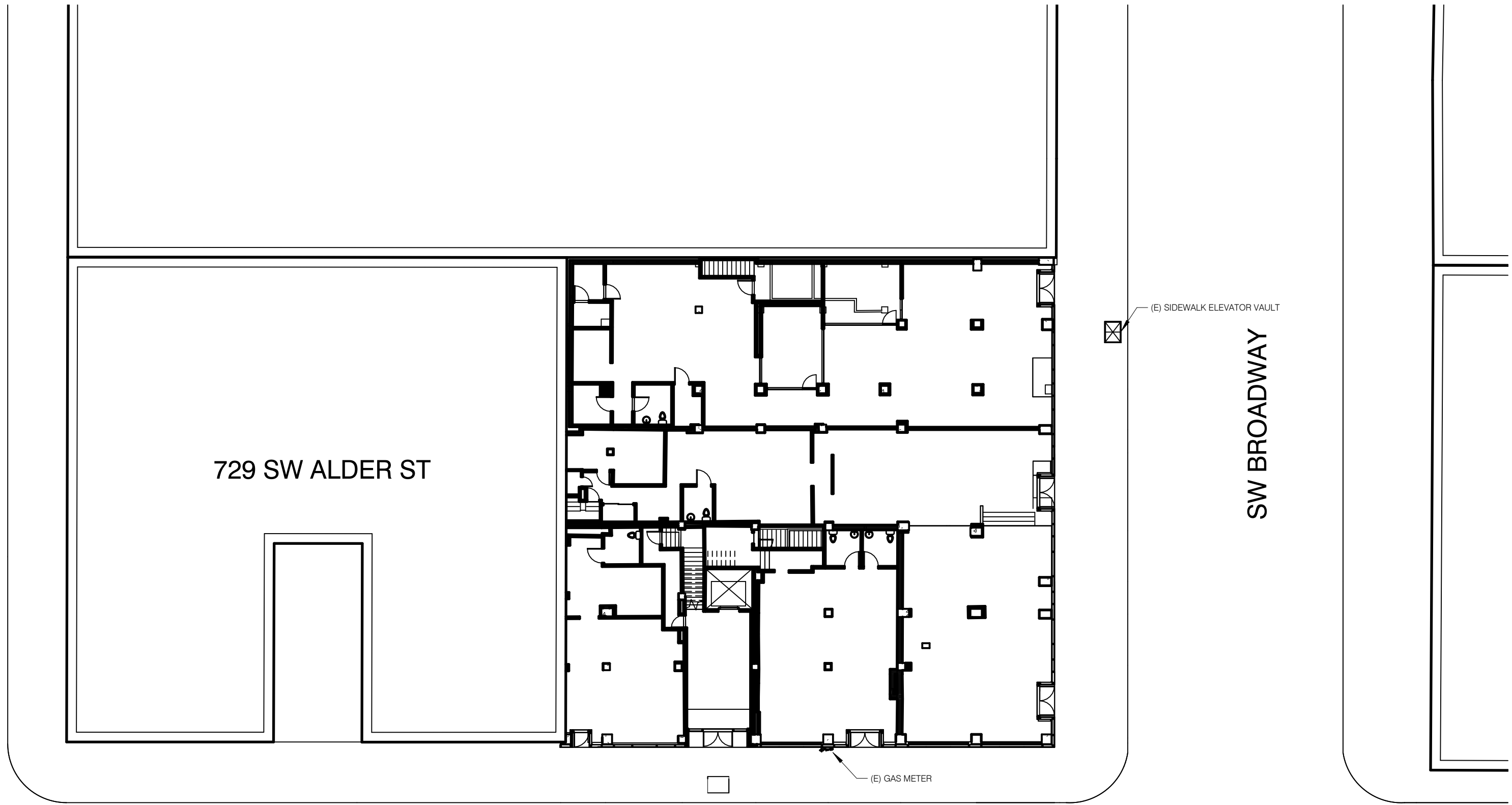
2. Elements which would benefit from further consideration to meet guidelines:

- d. **Coherency with building above.** The new curtain wall will provide more coherency along the base of the building; however, more could be done to also provide coherency with the building above as well as with other buildings in the area. The upper stories are quite rich in detailing, with painted sheet metal showing a clever use of limited materials. The challenge is to bring some of that down to the ground, so the building isn't completely bifurcated. Options to address this might include bringing brick down to the ground plane at the corner pier points and/or adding a stronger belt course above the curtain wall/ below the sills. (CONTEXT - CCFDG C3, C4, C5, C6, C7, C8).
- e. **Ground level weather protection.** More weather protection will be needed beyond the canopies at entries since this is an area with some of the greatest pedestrian densities in the city. To maintain the desired lightness and transparency of the proposal, options to consider might include glass awnings which don't darked glass below and/or canopy blades which are integrated into the curtain wall (possibly at transom level), and possibly stepping down the façades. This may also help with the coherency concerns with the building above and those in the area, as noted earlier. These moves will help activate the ground levels along both SW Alder and SW Broadway. (PUBLIC REALM - CCFDG A4, A5, A8, B1, B2, B4, B6, C6, C8)

- f. **Security.** Consider how enhanced security elements might be integrated into the design to help protect against glass breakage in case of future need. These will need to maintain transparency when down. Options to consider might include roll up mechanisms for external open-grille shutters hidden behind a thicker belt course above the curtain wall/ below the sills (which would better protect glass from breakage), and/or internal roll down open-grille shutters between columns and/ or grill work behind glass. (*QUALITY & PERMANENCE - CCFDG C2, C3, C4, C5*).
- g. **Frit.** The use of the different densities of frit is a clever approach to adding patterning without the solidity of masonry; however, the frit should be applied consistently along the frontages. (*QUALITY & PERMANENCE - CCFDG C2, C3, C4, C5*)
- h. **Signs.** The large rectangular building sign at the corner is shown at 100 sf, the maximum allowed size for a single sign. It is also 70sf over the maximum allowed size of 30sf for a sign projecting over the ROW, so a Modification would be needed for a sign of this size. Since this site is located in the “Broadway Unique Sign District”, which encourages “large, vertically-oriented, bright, and flamboyant neon signs” to add to the unique character of this Broadway environment; the corner location above the ground level is suitable for a large building sign. It will be important that the large corner sign is “spectacular in design” to warrant such a large modification request.

Exhibit List

- A. Applicant’s Submittals
 - 1. Drawings dated 11-14-22
 - 2. Drawings dated 12-1-22
- B. Zoning Map
- C. Drawings
 - 1. C1-31, dated 12-8-22 (Attachments C.21, 25, 27)
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Posting instructions sent to applicant
 - 4. Posting notice as sent to applicant
 - 5. Applicant’s statement certifying posting
- E. Service Bureau Comments – none received
- F. Public Testimony - none received
- G. Other
 - 1. Application form
 - 2. HRI form
 - 3. Summary from EA 22-187207
 - 4. Staff memo to Design Commission 12/8/22
 - 5. Staff Presentation 12/15/22



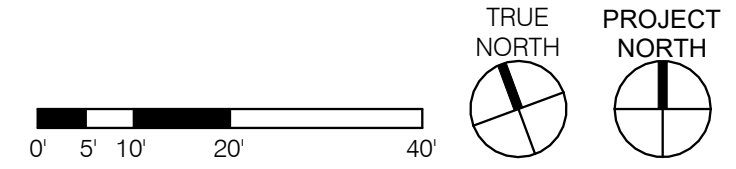
729 SW ALDER ST

(E) SIDEWALK ELEVATOR VAULT

SW BROADWAY

(E) GAS METER

SW ALDER ST





ALDERWAY

PENTHOUSE
72'-1 127/128"

LEVEL 04 - MEZZANINE
61'-3 17/128"

LEVEL 04
51'-2 247/256"

LEVEL 03
40'-5 17/64"

LEVEL 02
29'-5 161/256"

LEVEL 1B - LOBBY
16'-5 37/64"

