



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

FROM CONCEPT TO CONSTRUCTION

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STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 12-144988 DZ - Arthouse
Pre-App.: PC # 12-125347
REVIEW BY: Design Commission
WHEN: Thursday August 16, 2012 @ 1:30pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Bureau of Development Services Staff: Mark Walhood 503-823-7806 /
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GENERAL INFORMATION

Applicant: Calista Fitzgerald
LRS Architects
720 NW Davis St., Ste. 300
Portland, OR 97209

Property Owner: Powell Family Real Estate & Company LLC
Attn: Emily Powell
7 NW 9th Ave
Portland, OR 97209-3301

Developer: Anyeley Hallova
Project Ecological Development
413 SW 13th Ave #300
Portland, OR 97205

Site Address: 33 NW PARK AVE

Legal Description: BLOCK 56 LOT 5&8, COUCHS ADD
Tax Account No.: R180204910
State ID No.: 1N1E34CB 10500
Quarter Section: 3029

Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Zoning: **CXd** (Central Commercial base zone with Design overlay zone),
Central City Plan District/River District Subdistrict

Case Type: **DZ** (Design Review) **with Exception to 3202.3.2 – SSC, Window Projections into Public Right-of-Way**

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

Proposal: NOTE: This proposal has been revised through the elimination of one floor, with the proposal now for a six- versus seven-story building. The number of dwelling units has been reduced from 60 to 50, and the building size is now 48,052 instead of 55,809 square feet. In other respects, the proposal is the same as that contained in prior public notifications for this review.

The applicant has proposed the construction of a new six-story, 48,052 square foot mixed-use building. The first floor would have retail spaces, a residential lobby, and accessory loading, bike parking, and service areas. The upper floors would include 50 apartments. The project is being built by the Powell Family to house Pacific Northwest College of Art (PNCA) art students.

The site is a quarter-block parcel of 10,000 square feet, located on the North Park Blocks at the southwest corner of the intersection of NW Park Avenue and Couch Street. The building is generally L-shaped in plan, with primary walls oriented to the street lot lines, and an open interior courtyard at the southwest corner, towards the middle of the block. The ground floor walls are held back slightly from most of the street lot line, allowing for outdoor seating at the future corner retail space, and to contain entry and exit door movements on the private property. Two retail spaces and a residential lobby front onto NW Park Avenue, and two additional retail spaces and a single truck loading bay face NW Couch Street. The residential lobby is connected directly to an interior landscaped courtyard that includes a functional stormwater management facility and outdoor deck area, with an enclosed bike parking room beyond.

The building exterior includes brick walls and aluminum-framed storefront window systems and doors at the ground floor, metal ventilation louvers above selected doors and windows, and a coiling metal loading bay door. Upper floors include metal panel siding, vinyl windows, and aluminum-framed vertical windows. Mechanical equipment, metal screening, and a combined elevator overrun/mechanical building are located on the building rooftop.

The upper floors of the building abutting both streets are angled to the street property line in such a way as to create shallow V-shapes facing the street. The metal panel material on the upper floors is also molded into an undulating chevron pattern, with vertically-oriented valleys and ridges on each panel. Further, individual sections of metal panel surrounding individual upper-story windows are pivoted at repeating angles next to one another, creating a sense of movement and a layered ‘fishscale’ pattern. On the interior facades facing the courtyard or abutting properties, the chevron-shaped metal panel material is applied without the pivot, flush with the building walls.

The outermost corner of the building at the upper floors, at the NW Park/Couch intersection, projects slightly into the right-of-way. Regulations for such projections of a building into the right-of-way limit the length to a maximum of 12’-0” wide (3202.3.2 – SCC, Window Projections into Public Right-of-Way). As proposed, the angled corner

projection is 24'-10" long facing NW Park, and 13'-6" facing NW Couch. Therefore, the applicant has requested an Exception to the maximum 12'-0" width standard in 3203.3.2.

Because of the project valuation and Central City location, a Type III Design Review is required.

Approval Criteria:

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

- The *Central City Fundamental Design Guidelines*;
- The *River District Design Guidelines*; and
- **3203.3.2** – Structural Specialty Code, Window Projections into Public Right-of-Way.

ANALYSIS

Site and Vicinity: The site is a quarter block parcel on the North Park Blocks, at the southwest corner of the intersection of NW Park Avenue and Couch Street. With 10,000 square feet of land, the site is currently occupied by the former Powell's Books Technical Bookstore, a two-story brick commercial building originally constructed in 1917. The site and surrounding blocks are improved with paved roadways, public sidewalks, and street trees. Northwest Park Avenue is a one-way northbound street adjacent to the site.

Surrounding development is a mixture of older, mostly renovated industrial loft buildings and warehouses, along with newer commercial buildings, housing, non-profit and social service agencies, and nightclubs. The site is located one block from the busy West Burnside corridor, which divides downtown proper from the River District and Pearl to the north.

Zoning: The Central Commercial (CX) base 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 Central City plan district implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions that address special circumstances existing in the Central City area.

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

Land Use History: City records indicate four prior land use reviews at the site, all of which were design reviews for exterior alterations to the existing building between 1990 and 2000. None of these prior cases is relevant to the proposal for a new building. Exhibit G.3 contains a record of the prior land use case numbers.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **July 26, 2012**. The following Bureaus have responded with no issue or concerns:

The *Bureau of Environmental Services* (BES) has reviewed the proposal and provided informational comments, but no objections or recommendations regarding this land use review. This design review response does not alter BES requirements as identified under the main building permit application, which is currently under review. The proposal will be required to meet the regulations for sanitary sewer connections and disposal, as well as the regulations contained within the City’s Stormwater Management Manual. Exhibit E.1 contains staff contact and additional information.

The *Development Review Section of Portland Transportation* (PBOT) has reviewed the proposal for transportation-related issues, including potential impacts to the right-of-way, and conformance with relevant City Code in Titles 33 and 17. The PBOT has no objection to the requested Design Review, and has provided specific findings regarding the exception to the Oriel Window Standard (3203.3.2), which they also support. Detailed findings for the 3203.3.2 exception are included later in this report. The site is subject to the River District Right-of-Way Standards, which will be applied during the required re-construction of both adjacent sidewalk corridors. New sidewalk scoring, street lighting (Single Ornamentals on Park, Twin Ornamentals on Couch), and street trees will be required. The existing sidewalk corridors are already 12’-0” wide, in conformance with the Pedestrian Design Guide, so no street dedications are necessary. Exhibit E.2 contains staff contact and additional information.

The *Water Bureau* has reviewed the proposal for water service-related issues, and has no objections or concerns regarding the Design Review. There are two water services to the existing building, and these may be potentially re-used, subject to review and approval by the Water Bureau during the building permit and construction process. A Water Bureau fixture count will need to be submitted by the applicant during permitting, to appropriately size and meter the water service for this location. Exhibit E.3 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and responded with no concerns regarding the requested Design Review. All applicable Fire Code regulations must be met, and will be applied during the building permit stage. As there is already an open building permit for the project, the Fire Bureau has referred the applicant to correspondence on the building permit for more details. Exhibit E.4 is a paper copy of the electronic Fire Bureau response with comments.

The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and provided permit-related comments, but no objections or concerns regarding the Design Review. A geotechnical report and site-specific seismic hazard study will be required in order to evaluate whether the foundation design of the structure complies with the Oregon Structural Specialty Code. Underpinning of adjacent structures may be required during construction. Erosion and Sediment Control regulations in Title 10 of City Code will also be applied during the building permit and construction process. Exhibit E.5 contains staff contact and additional information.

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal

and provided informational comments, but no objections or concerns regarding the requested Design Review. A separate building permit is required for the project, and the proposal must be designed to meet all applicable building codes and ordinances. Exhibit E.6 contains staff contact and additional information.

The Urban Forestry Division of Portland Parks and Recreation has reviewed the proposal and provided a brief comment, but no objections or concerns regarding the requested Design Review. The existing street tree should be protected, and additional street trees will be required on both street frontages as part of the sidewalk reconstruction. Exhibit E.7 is a paper copy of their electronic response.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 26, 2012**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

DESIGN ADVICE REQUEST FEEDBACK

A similar proposal to the current one was proposed at a Design Advice Request earlier this year (12-125373 DA, May 3, 2012). The information provided to the applicant at the conclusion of the DAR is as follows:

Summary of Commission Advice

Commissioners Present: Katherine Schultz, David Wark, Andrew Jansky, Gwen Milius, David Keltner

General Discussion:

- Overall, this looks like an exciting and well-considered project, with the potential to be an example of how to integrate low-cost materials effectively into a polished and successful project. There is a richness of movement and materials that make this mostly metal project more 'likeable' than other projects with extensive metal siding.
- One Commissioner expressed a desire for the building to be more 'wild', and push the design envelope even further, but generally supported the direction of the design concept.
- A mock-up of the exterior wall system will be helpful for the hearing to review as-proposed details.
- Rooftop ventilation is desirable and helps avoid the need for multiple through-wall vents or louvers, but carefully consider rooftop screening and character. The stair tower envelope and placement will be a significant consideration – experiment with exterior materials and design to integrate this potentially tall rooftop piece.
- Give some advance consideration to signage for the building: where they'll go, there type, etc. The streetscape for this building could benefit from a carefully considered design 'menu' for tenant signage in the future.

Topics for Discussion:

1. Re-use with rooftop addition versus new construction:

- Re-use of the existing building would be more sustainable, but in the absence of any legal (historic preservation) code requirements, it is not a requirement. For the purposes of a Design Review for the new building, it's a non-issue.

2. Exterior material palette given North Park Blocks site and context:

- Pay careful attention to the ‘1,001 corners’ created by the sheet metal and flashing intersections – the craftsmanship and quality of these details will be key to the building’s success. It will be a challenge to get the fit and finish of the multiple intersections right, but this is key to achieving the thoughtful, subtle design intentions of the project. Design review approval will depend on the details of the materials, fasteners, edges, etc.
 - Glad to hear you’re working closely and directly with the metal manufacturers – please extend this attention and care to the siding, flashing, window surrounds, and other elements.
 - Detailing and samples/manufacturer information for the metal panel and vinyl windows are also key to approvability – longevity and flashing/material connections are very important.
 - Consider water exiting from the rain screen system (every 3 floors?), and potential long-term visual impacts (staining, path of water to sidewalk, etc.).
- 3. Ground floor proportions and base/upper floor distinction at 1st & 2nd floors:**
- The proportions of the first two floors, including floor-to-ceiling height relationships and the placement and proportion/size of street-level ‘window frame’ devices could use some additional consideration and refinement. Provide information with your application on the evolution of these issues, and be prepared to discuss at the hearing.
 - The north elevation doesn’t integrate as well as the east elevation (less glass, more irregular window framing)
- 4. End walls (south, west, and courtyard elevations):**
- More ornate street-facing walls with more simple/streamlined interior walls is an approach with historical precedent that could work.
 - Generally the end walls look good, but a rendering of the building as it faces Burnside would be helpful – this is an atypical site configuration and the building will be highly visible from Burnside/10th Avenue area.
 - Use of the same ‘chevron’ metal panel material on both the street and interior facades presents some challenges. Perhaps consider some subtle differentiation in the materials for these two conditions?
- 5. Approvability of corner ROW projection – exception to 3202.3.2:**
- The proposed exceptions look approvable as submitted. The ROW extension is carefully balanced with the sculptural treatment of the overall street façade.
 - Commissioners may be willing to grant more space/height/projection if needed (staff note: Portland Transportation must also approve).

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

River District Design Guidelines and Central City Fundamental Design Guidelines

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

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

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

A1-1. Link the River to the Community. Link the Willamette River to the community

reinforcing the river's significance. This guideline may be accomplished by:

- 1) Organizing land areas and groupings of buildings to visually define the river's linkage to the community.
- 2) Focusing and articulating roadways and pedestrianways to emphasize the river.
- 3) Developing projects that celebrate the river and contribute to creating centers of interest and activity that focuses on the Willamette.
- 4) Connecting the internal areas of the District to the Willamette Greenway Trail.

Findings for A1 & A1-1: The site is adjacent to the North Park Blocks, which heads northwards towards the river before a terminus at the Main Post Office. The site also abuts NW Couch Street, which leads directly to the waterfront nine blocks to the east. While the project is not directly adjacent to the riverfront, it nonetheless engages the adjacent streetscape with windows and a projecting 'prow' or bay which projects into the right-of-way, providing for views down the adjacent streets. In wintertime, the leafless trees of the Park Blocks may allow some of the upper floor tenants to have a view towards Waterfront Park to the east. *To the extent that these guidelines apply, they are met.*

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

Findings: There are no explicitly Portland-themed graphic or ornamental aspects to the building, although the building does provide large windows for retail spaces and an apartment lobby on the street level, with good visual connections between the building and the street. The apartment lobby is designed in such a way with exterior and interior floor-to-ceiling glass that one can see through the lobby and interior courtyard to the bike locker room. Bikes have certainly become a Portland theme. *To the extent that this guideline applies, it is met.*

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

A3-1. Provide Convenient Pedestrian Linkages. Provide convenient linkages throughout the River District that facilitate movement for pedestrians to and from the river, and to and from adjacent neighborhoods. This guideline may be accomplished by:

- 1) Using visual and physical cues within the design of the building and building entries to express connections to the river and to adjacent neighborhoods.
- 2) Orienting integrated open spaces and trails that physically and visually link the river and/or surrounding neighborhoods.
- 3) Reusing or retaining cobblestone within the design of new development.
- 4) Encouraging flexibility and creativity along streets enhancing their historic or cultural role.
- 5) Creating visual and physical links across major corridors such as I-405, Burnside, and Front/Naito to strengthen connections to the river and other neighborhoods.

Findings for A3 & A3-1: The site is located on a traditional 200-foot block, and occupies the entire property with building walls at the street lot line. The building includes clear, direct, accessible pedestrian and bicyclist entries to the building along the main NW Park Blocks frontage, as well as wrapping the corner of the building onto NW Couch Street. The base of the building has been pulled back from the lot line at the first floor, creating a wider, more generous pedestrian environment and a generous zone for future outdoor restaurant seating at the corner tenant space. Sidewalks will be rebuilt to River District standards with

new scoring, street trees, and lighting to City standards for the area. *Therefore, these guidelines are met.*

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

Findings: The exterior of the building has been provided with a custom metal panel material with a undulating chevron pattern, which acts as a unifying design element for the project. The angled individual wall planes surrounding upper-story windows also contribute to the distinctive materiality of the building. Although the exterior materials are notable in a neighborhood with a preponderance of brick cladding on existing buildings, the active retail space and lobby at the first floor, with apartments on the upper floors, establishes an urban residential presence on this southern leg of the North Park Blocks. The proposal will bring a desirable 24-hour presence to this stretch of the Park Blocks, helping to unify and connect this site with the mixed-use, 24-hour character of the Pearl and Downtown. *Therefore, this guideline is met.*

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.

A5-1. Reinforce Special Areas. Enhance the qualities that make each area distinctive within the River District, using the following "Special Area Design Guidelines" (A5-1-1 – A5-1-5).

A5-1-2. Reinforce the Identity of the North Park Blocks Area. This guideline may be accomplished by:

- 1) Creating a sense of enclosure for the North Park Blocks with buildings which are at least two or preferably more stories in height.
- 2) Locating garage entrances and driveways away from Park Block facades.
- 3) Using neon, or indirectly-lit signs, rather than internally-lit signs.

Findings for A5, A5-1 and A5-1-2: The site will trigger reconstruction of the sidewalk corridor to River District standards, with a new sidewalk scoring pattern, street trees, and ornamental light standards (single ornamental on Park, twin ornamental on Couch). The proposal, at six stories tall, will create a desirable sense of enclosure on the North Park Blocks, especially at the corner of NW Couch Street. There is no garage entrance, but the single loading bay door has been oriented to the western edge of the frontage along the NW Couch 'side street', away from the Park Blocks. No signage has been identified, but individual signs under 32 square feet are exempt from Design Review. *Therefore, these guidelines are met.*

A5-3. Incorporate Water Features. Incorporate water features or water design themes that enhance the quality, character, and image of the River District. This guideline may be accomplished by:

- 1) Using water features as a focal point for integrated open spaces.
- 2) Taking cues from the river, bridges, and historic industrial character in the design of structures and/or open space.
- 3) Integrating stormwater management into the development.

Findings: The applicant has designed a stormwater management planter in the outdoor residential courtyard, directly off the entry lobby. The planter is an

integral component of this outdoor space, and the applicant has taken extra steps to propose ‘artful’ landscape materials in this planter, taking seriously the idea that a stormwater facility can be an amenity that is integrated with the overall design. This ‘rain garden’ feature in the courtyard has an L-shape, wrapping two sides of the outdoor deck adjacent to the planter, and located so as to be clearly visible from the entry lobby and sidewalk in NW Park Avenue beyond. *Therefore, this guideline is met.*

A5-4. Integrate Works of Art. Integrate works of art or other special design features that increase the public enjoyment of the District. This guideline may be accomplished by:

- 1) Integrating art into open spaces or along pathways.
- 2) Incorporating art within the structure of the building.
- 3) Using “found objects” that are remnants from the area’s history.

Findings: The building is being constructed to serve as housing for students at the nearby Pacific Northwest College of Art (PNCA). The exterior skin of the building will be an undulating, chevron-shaped metal panel system that will create a distinctive appearance to the structure, while also creating an ever-changing reflection of light from the sky above. The apartment lobby is also intended to serve as a gallery space, with large open windows to the street and rotating artwork. *Therefore, this guideline is met.*

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

Findings: With six new stories rising from the street lot line, except at the first floor where portions of the building are pulled back, the building will create and enhance a sense of urban enclosure along both the North Park Blocks and NW Couch Street frontages. *Therefore, this guideline is met.*

A8. Contribute to the Cityscape, Stage and the Action. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings: The building has been pulled slightly back from the street lot line along most of the NW Park Avenue frontage, as well as wrapping the corner onto NW Couch Street, in order to provide a comfortable outdoor restaurant seating area. Large ground-level windows are proposed at the apartment lobby, and at all the ground floor retail spaces, while the small area of frontage for a loading bay and service hallway door are located on the extreme west end of the NW Couch Street frontage, as far as possible from the North Park Blocks. The building establishes a strong visual connection to both adjacent streets, has direct entry doors to all tenant spaces and the apartment lobby, and should enliven the ‘stage’ of city living at this location mid-way between Downtown and the Pearl. *Therefore, this guideline is 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.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and

interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

Findings for B1 & B1-1: The site will trigger a reconstruction of the sidewalk corridor on both adjacent street segments, involving new sidewalk scoring patterns to differentiate the sidewalk into zones (curb, street furniture, movement, building frontage). Human scale has been provided along both sidewalks and walkways through large windows and clear glass entry doors into the building, a brick wall material, and by pulling back the building at the corner retail space to allow for comfortable placement of outdoor restaurant seating. *Therefore, these guidelines are met.*

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: The main entry doors to the apartment lobby, individual retail spaces, and the service hallway/loading bay door opening are all placed approximately 3'-0" in from the street lot line with a soffit above, providing a generous pedestrian entry condition for users of the building. With large ground-floor windows and floor-to-ceiling glass at exposed hallway corridors on the upper floors, no exterior lighting on the exterior building face is proposed with the exception of a single downlight fixture at each exterior entry door, contained inside and flush with the surface of the projecting canopy soffit above individual doors. All mechanical equipment, including potential exhaust fans for the proposed future restaurant, has been routed up through the building to the rooftop. A series of metal transom/louver panels are found at the ground floor in four locations above the retail space entry doors. The single loading bay coiling door and service hallway door are modest in scale, and oriented to the mid-block westernmost edge of the NW Couch Street frontage. *Therefore, this guideline is met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

Findings: The main apartment lobby entry doors, individual retail space entry doors, and the corner retail space itself have been set back approximately 3'-0" from the lot line, to allow for door swing as well as future outdoor restaurant seating for the corner retail space. The adjacent sidewalks will be reconstructed to River District standards with sidewalk scoring, street trees and light standards. These gestures by the project, along with large ground floor windows and active spaces along the street, will create a safe, comfortable space for pedestrian passersby to stop, rest, chat, and have a look into the apartment lobby and internal courtyard as well as all the retail spaces. With a 12'-0" sidewalk corridor there will be adequate room for pedestrian movement, street trees and street furniture, and generous spaces for pedestrians to step out of the way and rest awhile. *Therefore, this guideline is met.*

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

Findings: The main apartment lobby entrance and the primary corner retail space directly face the North Park Blocks across the street, with large windows that provide clear visual connections to the park. On the upper floors as well, individual unit windows and full floor-to-ceiling height glazing at the ends of a hallway will provide further visual connections between the building and the park. The interior courtyard stormwater planter or rain garden will also be clearly visible from the lobby facing NW Park and the North Park Blocks. *Therefore, this guideline is met.*

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings: The first floor apartment entry doors, individual retail space doors, and the corner retail space walls are all pulled back approximately 3'-0" from the street lot line, with a projecting metal canopy overhead providing protection from rain, sun, glare and wind. At the corner retail space, a canopy underneath the projecting upper floors extends even further out from the building, following the angle of the building above, creating further weather protection for pedestrians and future diners at the outdoor restaurant seating against the building. *Therefore, this guideline is met.*

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

Findings: The building is fully accessible, with at-grade entries to the apartment lobby and all retail spaces easily navigable by a person confined to a wheelchair. With a relatively flat site, this aspect of the project is achievable without changing interior floor levels, stairs, or other techniques. *Therefore, this guideline is met.*

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

C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:

- 1) Designing and locating development projects to visually link their views to the river.
- 2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
- 3) Designing and orienting open space and landscape areas to emphasize views of the river.

Findings for C1 & C1-1: The building has extensive glazing at the ground floor and at the upper floors, including generous windows into all retail spaces, the apartment lobby, and the interior courtyard and rain garden behind the lobby. Additionally, the building has exposed interior hallways on the upper floors that have a gallery-like presence, with floor-to-ceiling glass. All levels of the building have been designed to enhance views between users of the building and the adjacent cityscape, including the North Park Blocks. In the winter, views may be

possible from the upper floors to the river nine blocks east, after the leaves have fallen from the trees. *Therefore, these guidelines are met.*

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

Findings: Exterior materials include a chevron-shaped metal panel material, bronze-finished vinyl window systems and metal spandrel panels at the upper floors, a flat metal panel system at the ground floor canopy, brick, and aluminum storefront glazing systems and clear glass doors. These building materials are durable and visually tied together into a muted color palette, and the design of the building takes the play of light as an organizing principle: the textured and angled metal panel walls will create an ever-changing pattern of muted light reflections, generous visual connections are made between the building and the street, and the upper-floors have exposed hallway corridors with full-height clear glass to allow light to enter in the building during the day, and exit at night. The building is clearly organized into a base and upper portion, with slightly exaggerated vertical proportions at the second and sixth floors when compared to the third through fifth floors. This organization approximates the second level 'attic' story and top floor 'cornice' story composition of many streetcar-era buildings in the area, while using a contemporary architectural design vocabulary and materials. *Therefore, this guideline is met.*

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

Findings: The building incorporates several features of successful buildings nearby, including a generous first floor height with retail and lobby spaces that have large windows onto the street, brick exterior surfacing at the ground floors, and incorporation of mechanical equipment and louvers on the rooftop, away from the pedestrian environment. The building adds to the local design vocabulary with the custom chevron-shaped metal panel material on the upper floors, with artfully employs a standard building material in a creative, unexpected way that will lend a dynamism to the streetscape. *Therefore, this guideline is met.*

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: The building includes a consistent, unified material treatment on the upper floors, with a custom chevron-shaped metal panel system on all exterior facades. Bronze-finished vinyl windows on the exterior apartment walls, and full-height storefront glazing with matching bronze spandrel panels on the exposed upper-story corridor ends will integrate with the mica-finished metal panel material to create a harmonious, subdued color palette. Dark brick and pre-cast sills at the ground floor will surround a bronze-finished storefront system at the ground floor. Accessory building elements, including the rooftop mechanical screen and elevator/mechanical penthouse, as well as the encasing frame material around individual upper-floor windows, will be finished in a mica-colored metal panel system to match the building exterior. The entries are well-placed on the site to address the park blocks and engage the corner, while locating the service areas along a small area of the NW Couch Street frontage. No signage has been proposed with this application, and exterior lighting is limited to individual downlights recessed into the canopy soffit over individual first-floor entry doors.

The angled, planar composition of the main building walls creates a dynamic, compelling composition when viewed from the adjacent streets, with a playful, undulating façade that will constantly reflect and refract light as it plays against the matte metal panel. The vertical proportions of the upper floors create symmetry amongst each other, with the taller second and sixth floors framing and balancing the seemingly shorter floors in between, giving a sense of proportion and verticality to the building façade. *Therefore, this guideline is met.*

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 elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: The building will trigger the reconstruction of both adjacent sidewalk corridors to River District standards, with standard scoring patterns, street trees, and lighting standards. The building is pulled back from the street lot line at entry doors to allow exterior door swing, and to provide a generous outdoor seating area at the corner retail space. The public open space of the North Park Blocks effectively begins at the lot line for this development, but the building allows for an effective yet minimal transitional area for building entries and outdoor restaurant seating. *Therefore, this guideline is met.*

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

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.

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

Findings for C7, C8 & C9: The ground floor is distinct from the upper floors through the use of large storefront windows, brick wall treatments, and a shallow projecting canopy underneath the building overhang above at the corner. A large retail space occupies the street corner location, and the residential lobby is located facing the Park Blocks on the south portion of the building. No signage has been proposed as part of this application, but individual signs under 32 square feet are exempt from Design Review. The four ground-level retail spaces can accommodate a variety of active commercial uses that rely on visual connections to the sidewalk and an active street life, and will continue to do so going forward. *Therefore, these guidelines are met.*

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

Findings: The proposal does include a triangular projection into the right-of-way

at the northeast corner, as the upper floors of the building cantilever out slightly over the sidewalk. The angled walls of the projecting portion near the corner are integrated with the shifting primary facades facing each street, which each form a concave, shallow V-shape surrounding an inset full-height glass window to an upper-story corridor. The proposed projections allow for a slightly deeper canopy overhang at the corner, providing pedestrian weather protection and a comfortable sitting space for outdoor restaurant seating. The projections at the northeast corner are a playful, minimal projection into the right-of-way that is integral to the overall building design and a dynamic and practical feature for the pedestrian environment. *Therefore, this guideline is met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The proposed rooftop includes an enclosed elevator over-run, stairwell enclosure, and mechanical room in a single structure that rises 15'-0" above the building parapet, but this penthouse is located near the center of the building and clad in the same metal panel material found elsewhere on the upper floors. West of and attached to this structure is a lower metal mechanical screen provided around exterior condensing units, with the screen being tall enough to provide a visual screen. The rooftop structure is relatively tall for this building, but has been designed to integrate well with the overall façade, is located near the center of the roof, and leaves the roof mostly clean and uncluttered for a potential future rooftop deck and second stair over-run (neither of which are proposed at this time). The entire rooftop drains to a stormwater planter in the first floor courtyard, which will manage the stormwater runoff from the building. *Therefore, this guideline is met.*

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: Exterior lighting on the project is minimal, including only single downlights contained within the overhanging canopy soffit at individual first floor entry doors. No rooftop or other exterior lighting is proposed. No skyline impacts can be associated with the building lighting program. *Therefore, this guideline is met.*

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

Findings: No signs have been proposed with this application. Individual signage under 32 square feet can be provided later with only a sign permit, and not be subject to Design Review. *Therefore, this guideline does not apply.*

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements,

such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: The proposed building will enhance the urban character and vitality of the North Park Blocks by bringing a significant housing project to the area, and by creating opportunities for new active, street level commercial activity. The mixed-use nature of the building will diversify activity on the Park Blocks and give this intersection a new 24-hour presence, helping to enliven this location between Old Town, Downtown and the Pearl. *Therefore, this guideline is met.*

(2) EXCEPTION

Exception for Window Projection into Public Right-of-Way

IBC/32/#1 - Standards for windows allowed to project into public right-of-way: to increase the width of oriel windows projecting into the public rights-of-way from 12'-0" to 24'-10" facing NW Park Avenue and from 12'-0" to 13'-6" facing NW Couch Street.

A. Projection. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.

Findings: The maximum projection for any element of the projecting volumes is 3'-3". *This Criterion is met.*

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2004 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

Findings: Minimum clearance above grade is 12'-7" and the maximum projection is 3'-3". *This Criterion is met.*

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

Findings: The maximum wall area of all windows on the north projection is 37.3%, and the maximum window area on the east projection is 32.2%. *This Criterion is met.*

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

Findings: The projecting element on the north elevation is 13.2% of the north wall length. The projecting element on the east elevation is 24% of the east wall length. *This Criterion is met.*

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls.

Findings: Windows occupy 37.3% of the primary wall on the north projection, and 32.3% of the east projection. Due to the nature of the projections, there are only two primary walls, and no side walls. *This Criterion is met.*

F. Width. Maximum width of 12 feet for each projecting window element. When approved through Design Review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

Findings: Proposed projections are 24'-10" wide at the east wall projection, and 13'-6" on the north wall projection. These two projecting elements extend into the right-of-way and as such are subject to final approval by Portland Transportation (PBOT). However, the Design Commission has an advisory role to PBOT under the Code Guide titled Window Projections Into Public Right of Way, IBC/32/#1. Portland Transportation staff has reviewed the proposed encroachments in detail, and notes that they are supportive of the projecting elements of the building's design, allowing Design Commission to approve them if they choose. *Therefore, staff recommends approval of this exception concurrently with the Design Review.*

G. Separation. Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

Findings: There are only single projections on the north and south elevations. These two projections are joined at the corner, where two intersection primary wall planes meet. Each individual element does not exceed 50% of its respective building wall length, as noted above. *This Criterion 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.

The submitted plans document conformance with all applicable development standards and use regulations of the Zoning Code.

CONCLUSIONS

The Design Review process exists to protect and enhance areas of the City with special scenic, architectural or cultural significance. The proposed project is notable for the creative and customized use of standard building materials, with a chevron-shaped metal panel system that creates playful effects with light and shadow year-round. The ground floor level is distinct, offering clear views into and out of the building, including direct view through the apartment lobby of a landscaped interior courtyard and bike parking room beyond. The transparency and visual connections between the building and the cityscape continue on the upper floors, with full-height glazing at the exposed

ends of interior apartment hallways. Overall the building design is playful, well-crafted, and in keeping with the letter and intent of the relevant design guidelines, and should be approved.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends **Approval of Design Review** for a new six-story mixed-use building at 33 NW Park Avenue, in the River District of the Central City plan district, including the following specific elements:

- A ground floor with a brick exterior material, clear glass and aluminum storefront window systems and doors, metal transom/louver panels, pre-cast concrete sills, metal sectional loading bay door, steel service hallway door, and a projecting metal canopy with inset downlights above individual entry doors;
- An interior landscaped courtyard with wood decking and a concrete stormwater planter/rain garden;
- An upper floor clad in chevron-shaped metal panel systems, metal window surrounds and flashing, bronze-colored vinyl windows and spandrel panels, and clear glass and aluminum storefront windows; and
- Rooftop design including a mechanical/elevator penthouse clad in the chevron-shaped metal panel, and rooftop equipment enclosed within a vertical mechanical screen also created out of the chevron-shaped metal panel.

Staff recommends **Approval of an Exception to the Oriel Window Standards at 3202.3.2** to increase the length of individual projecting elements from 12' to 24'-10" on the east projection, and from 12'-0" to 13'-6" on the north projection.

The above approvals are granted based on the approved plans and drawings, Exhibits C.1 through C.44, and subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.44. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-144988 DZ. No field changes allowed."

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Procedural Information. The application for this land use review was submitted on May 29, 2012, and was determined to be complete on June 22, 2012.

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 May 29, 2012.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless extended by the applicant, **the 120-day review period will expire on October 20, 2012.**

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 recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Design Commission can be mailed, c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. You may review the file on this case by appointment at the Development Services Building, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

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

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

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

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).

Mark Walhood
August 7, 2012

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
1. Original application narrative, including prior/not approved vinyl window cut sheet (Cascade Windows)
 2. Supplemental memo with right-of-way projection calculations, received June 22, 2012

3. Supplemental memo with new window cut sheet, received August 1, 2012
4. Supplemental memo with revised drawings for a six-story project, received August 3, 2012
5. Preliminary Stormwater Report
6. Letter of support from AIA Urban Design Panel, submitted by applicant August 3, 2012
- B. Zoning Map (attached)
- C. Plan & Drawings
 - Color Packet Contents: in file as 11" x 17" packet*
 1. Color Packet title page
 2. Design concept model, sketches and narrative
 3. Site plan and site photos
 4. Ground floor plan (attached)
 5. Floors 2-6 plan
 6. Roof plan
 7. East building elevation – color/11" x 17" (attached)
 8. North building elevation – color/11" x 17" (attached)
 9. West building elevation – color/11" x 17"
 10. South building elevation – color/11" x 17"
 11. Building section – color/11" x 17"
 12. Wall sections at base
 13. Detail at canopy/window
 14. Detail at windows/metal panel
 15. Day rendering (attached)
 16. Night rendering*Full black and white set, in file as 8.5" x 11" and large/scalable sets (2 each)*
 17. Plan set cover sheet
 18. Site plan
 19. Courtyard landscape plan
 20. Landscape details
 21. Street improvements/landscape plan
 22. Street improvements landscape details
 23. First floor plan
 24. Second floor plan
 25. Third floor plan
 26. Fourth floor plan
 27. Fifth floor plan
 28. Sixth floor plan
 29. Window and door details
 30. Window and door details
 31. Window and door details
 32. Roof plan
 33. Roof details
 34. Building elevations: north and east
 35. Building elevations: south and west and interior/courtyard
 36. Enlarged north and east elevations at ground floor
 37. Building sections
 38. Building sections
 39. Wall sections
 40. Encore Thermal Framing System specifications
 41. Rooftop heat pump specification sheets
 42. Rooftop condensing unit specification sheets
 43. Rooftop exhaust fan specification sheet
 44. Emergency generator specification sheet
- D. Notification information:

1. Request for completeness information
 2. Request for Response
 3. Posting information and notice as sent to applicant
 4. Applicant's statement certifying posting
 5. Mailed hearing notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Development Review Section of Portland Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Section of the Bureau of Development Services
 6. Life Safety Section of the Bureau of Development Services
 7. Urban Forestry Division of Portland Parks and Recreation
- F. Letters
1. *(none received at time of decision mailing)*
- G. Other
1. Original LU Application Form and Receipt
 2. Site History Research
 3. Incomplete letter from staff to applicant, sent June 21, 2012
 4. Summary Memorandum from Design Advice Request, EA 12-125373 DAR
 5. Pre-Application Conference Summary Memo, EA 12-125347 PC



ZONING



Site

Also Owned



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

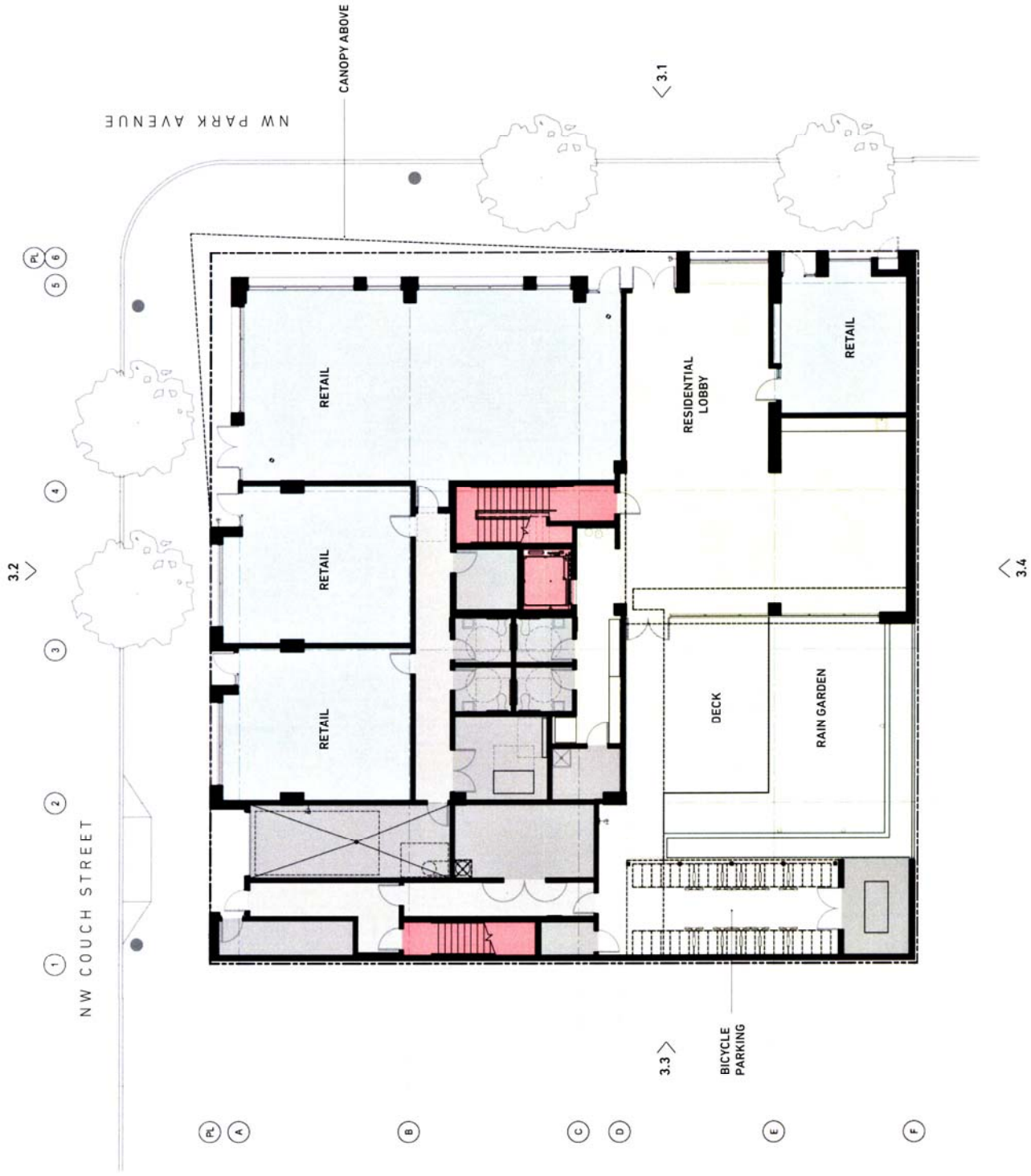
File No. LU 12-144988 DZ

1/4 Section 3029

Scale 1 inch = 200 feet

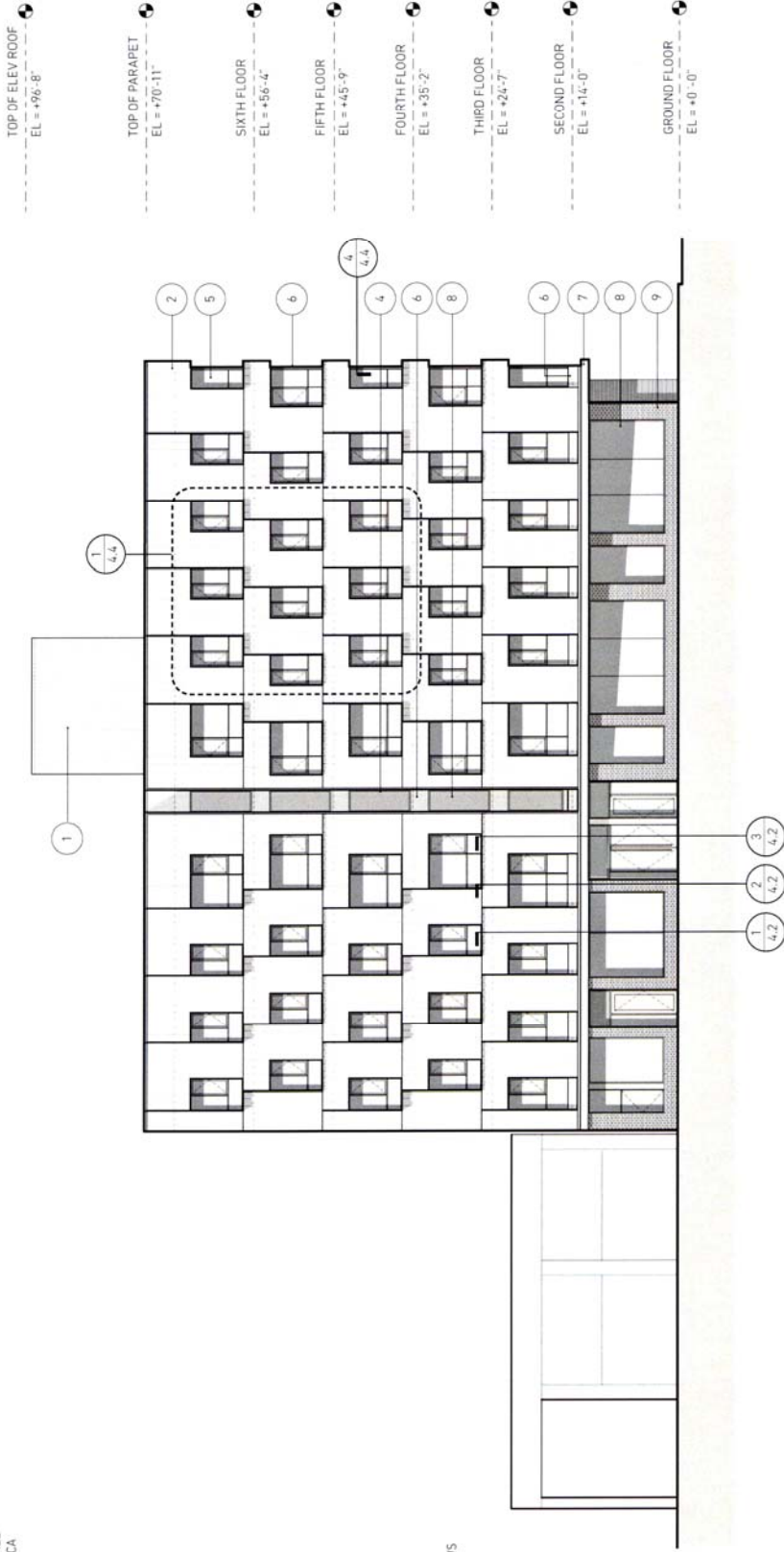
State_Id 1N1E34CB 10500

Exhibit B (Jun 04,2012)



GROUND FLOOR PLAN 2.1
 N
 W 12-144988 DZ Exhibit C.4

- 1 **RIBBED METAL PANEL**
1 1/2" SQUARE PROFILE METAL PANEL WITH CONCEALED FASTENERS AND DARK GREY FINISH
- 2 **CHEVRON SHAPED METAL PANEL - ON TAPERED FURRING**
MORIN W-12 CHEVRON SHAPED 20 GAUGE METAL PANEL WITH CONCEALED FASTENERS AND SILVERSMITH MICA FINISH. INSTALLED OVER TAPERED FURRING
- 3 **CHEVRON SHAPED METAL PANEL - PARALLEL TO WALL**
MORIN W-12 CHEVRON SHAPED 20 GAUGE METAL PANEL WITH CONCEALED FASTENERS AND SILVERSMITH MICA FINISH. INSTALLED PARALLEL TO WALL
- 4 **FLAT METAL PANEL**
FLAT 20 GAUGE METAL PANEL WITH CONCEALED FASTENERS AND SILVERSMITH MICA FINISH.
- 5 **VINYL WINDOW**
PAINTED BRONZE
- 6 **METAL INFILL PANEL**
PAINTED BRONZE
- 7 **METAL PANEL CANOPY**
FLAT 20 GAUGE METAL PANEL SOFFIT WITH 18 GAUGE METAL FASCIA PANEL WITH SILVERSMITH MICA FINISH
- 8 **ALUMINUM STOREFRONT GLAZING**
BRONZE FINISH
- 9 **BRICK**
COAL CREEK BRICK WITH PRECAST SILL AT WINDOWS



- 1 **RIBBED METAL PANEL**
1 1/2" SQUARE PROFILE METAL PANEL WITH CONCEALED FASTENERS AND DARK GREY FINISH
- 2 **CHEVRON SHAPED METAL PANEL - ON TAPERED FURRING**
MORIN W-12 CHEVRON SHAPED 20 GAUGE METAL PANEL WITH CONCEALED FASTENERS AND SILVERSMITH MICA FINISH, INSTALLED OVER TAPERED FURRING
- 3 **CHEVRON SHAPED METAL PANEL - PARALLEL TO WALL**
MORIN W-12 CHEVRON SHAPED 20 GAUGE METAL PANEL WITH CONCEALED FASTENERS AND SILVERSMITH MICA FINISH, INSTALLED PARALLEL TO WALL
- 4 **FLAT METAL PANEL**
FLAT 20 GAUGE METAL PANEL WITH CONCEALED FASTENERS AND SILVERSMITH MICA FINISH
- 5 **VINYL WINDOW**
PAINTED BRONZE
- 6 **METAL INFILL PANEL**
PAINTED BRONZE
- 7 **METAL PANEL CANOPY**
FLAT 20 GAUGE METAL PANEL SOFFIT WITH 18 GAUGE METAL FASCIA PANEL WITH SILVERSMITH MICA FINISH
- 8 **ALUMINUM STOREFRONT GLAZING**
BRONZE FINISH
- 9 **BRICK**
COAL CREEK BRICK WITH PRECAST SILL AT WINDOWS
- 10 **METAL SECTIONAL DOOR AND METAL SERVICE HALLWAY DOOR**

