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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**Date:** October 29, 2012

**To:** Interested Person
**From:** Chris Beanes, Land Use Services
503-823-6979 / Chris.Beanes@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website http://www.portlandonline.com/bds/index.cfm?c=46429. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

## CASE FILE NUMBER: LU 12-177759 DZ, STOREFRONT ALTERATION

## GENERAL INFORMATION

**Applicant:** Steve Barnes, Cornerstone Architectural Group
6161 NE 175th Street, Ste 101/ Kenmore, WA 98028

**Owner:** AAT Oregon Office I LLC
11455 El Camino Real #200/ San Diego, Ca 92130-2047

**Site Address:** 100 SW MAIN ST
**Legal Description:** BLOCK 10 LOT 1 EXC PT IN STS LOT 2-8 EXC PT IN ST, PORTLAND
**Tax Account No.:** R667701690
**State ID No.:** 1S1E03BD 00600
**Quarter Section:** 3129
**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.
**Business District:** None
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
**Plan District:** Central City - Downtown
**Zoning:** CXd, Central Commercial with design overlay
**Case Type:** DZ, Design Review
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**
The applicant proposes installation of a 4'-10" wide by 9'-0" high overhead door along SW 1st Avenue. The new door will be roughly mid block on SW 1st Avenue, and will be located aside an existing storefront entry door. The overhead sectional door will consist of similar materials as other overhead doors located on the SW 2nd Avenue elevation, including aluminum and glazing with multiple panels.

Because the proposal is for an exterior alteration in a design overlay zone, Design Review is required.

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

- Central City Fundamental Design Guidelines

## ANALYSIS

**Site and Vicinity:** The First & Main Site is a highly visible location near Portland's Tom McCall Waterfront Park. While not an official Gateway site, it is one of five prominent Bridgehead sites in the Central City.

The site is well served by public transit with major bus stops inbound on the north side of SW Main at Second Avenue, and outbound on the south side of SW Madison at First Avenue. The site is three blocks to the Downtown Transit Mall, and three blocks to a MAX stop. The Hawthorne Bridge is also major bicycle corridor from the East Side. As such, First & Main intends to create a Bike Hub (bike storage, showering and changing facilities) within the ground floor retail space to accommodate and encourage bicycling as a viable transportation alternative.

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

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

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

- **LU 06-178100 DZM** - Approval of 16-story Class A office building with 350,000 square feet of office space, 20,000 square feet of ground level retail/office and three below grade parking levels to accommodate a total of 294 parking stalls.
- **LU 06-126557 DA** - The Design Advice Request.
- **LU 03-159828 AD** – Approved new driveway to an existing surface parking lot.
- **LU 02-155814 PR** - Renewal of CCPR for surface parking lot.
- **LUR 01-00472 DZM** (01-007870) – Approval of proposed new full-block 16-story office tower.
- **LUR 96-00602 PR** (96-013489) **–** Approval to continue to use Two Main place as a 220-space surface parking lot.
- **LUR 93-00864 CU DZ** (93-010863) – Approved conditional use and design review to continue use of the City Block as a surface parking lot for 220 automobiles.
- **LU 08-157012 DZ-** Approval of revisions to LU 06-178100 DZM.
- **LU 10-194098 DZ**- Approval for new sign.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **September 20, 2012**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **September 20, 2012**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

**Chapter 33.825 Design Review**
**Section 33.825.010 Purpose of Design Review**
Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

**Section 33.825.055 Design Review Approval Criteria**
A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

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

**Central City Fundamental Design Guidelines**

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines 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.

**Central City Plan Design Goals**
This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven 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.

**Findings for A4 and A5:** One storefront segment will be affected by the proposal. Placement of the new overhead door will respect an existing bay system, with overhead door placement within existing mullion lines. Operational needs of the post office necessitates installation of the overhead door, as such the proposal's footprint is minor with a 4'-10" wide by 9'-0" door, leaving in place the adjacent entry door. Unifying elements such as matching existing storefront glazing, continuation of anodized aluminum finish for the mullions on the overhead door, and similar depth profile to existing garage doors on the SW 2nd Avenue façade provide consistency to the overall ground floor façade. The simple design approach reflects the building's use of clean details and flush/low profile building components. *These guidelines are therefore met.*

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
**C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
**C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings for C2, C3, C5, C11 and C13:** The overhead door is constructed of commercial grade extruded aluminum, with a clear anodized finish. Framing is 2" thick extruded aluminum. Other overhead doors on the building are of similar matching profile and finish. Glazing as well will match the existing storefront glazing. Existing overhead doors along the base of the building include mullion patterning with a horizontal orientation. The proposed door will match the horizontal mullion orientation as well. The frame will fit in the existing 5'-0" storefront bay system.

The introduced overhead door includes elements shared by other similar overhead doors on the SW 2nd Avenue street frontage. Visibility will be maximized as well due to the mullion/frame ratio. The proposal is modest in scope, and will allow for flexible use on the ground floor. *These guidelines are therefore met.*

## DEVELOPMENT STANDARDS

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

## CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of installation of a 4'-10" wide by 9'-0" high overhead door along SW 1st Avenue. The new door will be roughly mid block on SW 1st Avenue, and will be located aside an existing

storefront entry door. The overhead sectional door will consist of similar materials as other overhead doors located on the SW 2nd Avenue elevation, including aluminum and glazing with multiple panels. Approval per the approved site plans, Exhibits C-1 through C-2, signed and October 24, 2012, subject to the following conditions:

A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-177759 DZ. No field changes allowed."

**Staff Planner: Chris Beanes**

**Decision rendered by:** _____ **on October 24, 2012**
By authority of the Director of the Bureau of Development Services

**Decision mailed: October 26, 2012**

**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 August 30, 2012, and was determined to be complete on **September 13, 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 August 30, 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.

**Some of the information contained in this report was provided by the applicant.**
As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 13, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of $250 will be charged**. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property

within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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

- *Unless appealed,* The final decision may be recorded on or after **November 14, 2012.**
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

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

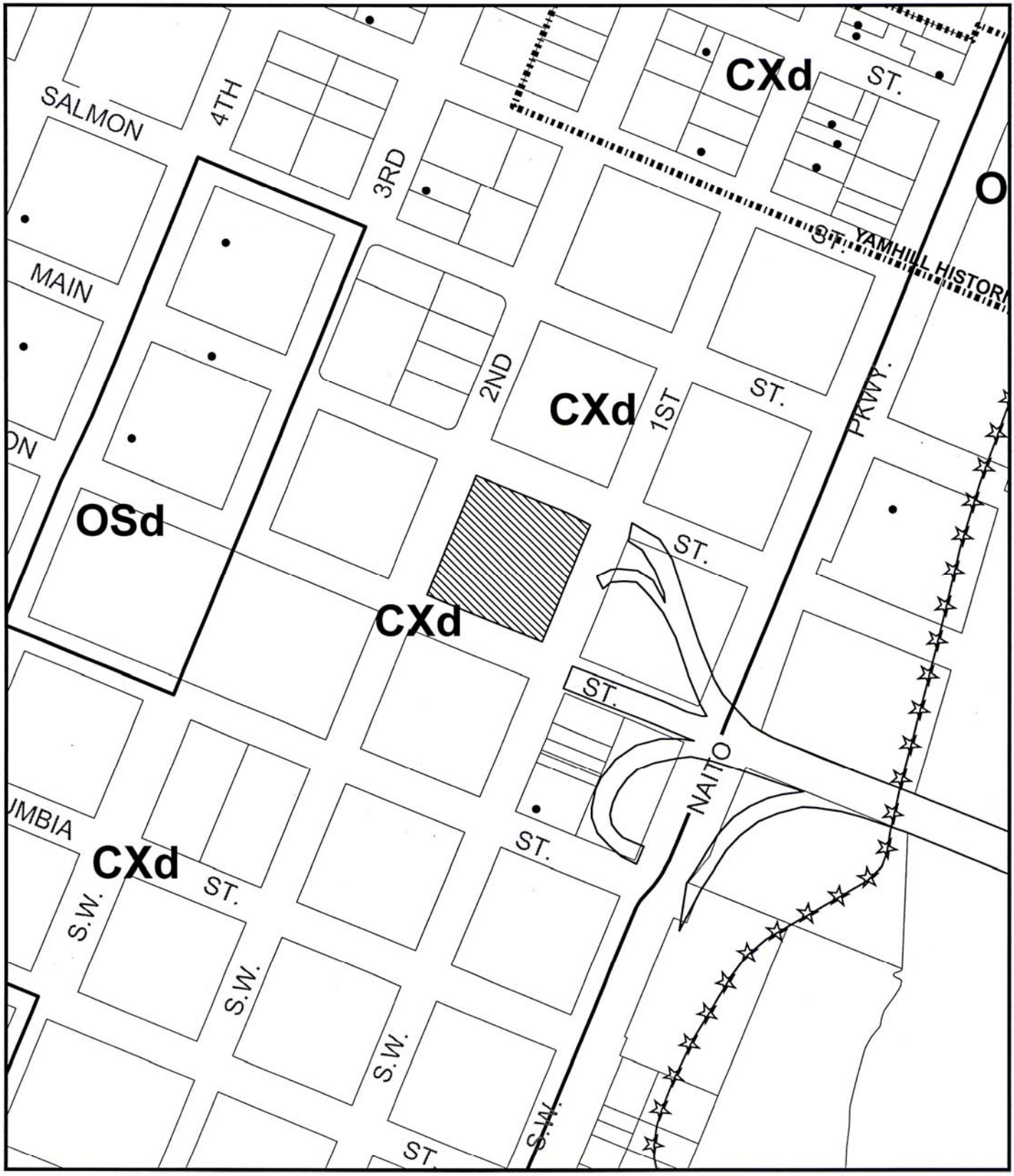
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Site Plan (attached)
   2. Partial East Elevation Detail and Wall Section
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Site Development Review Section of BDS
F. Correspondence: None received
G. Other:
   1. Original LU Application
   2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**




# ZONING

Site

Historic Landmark

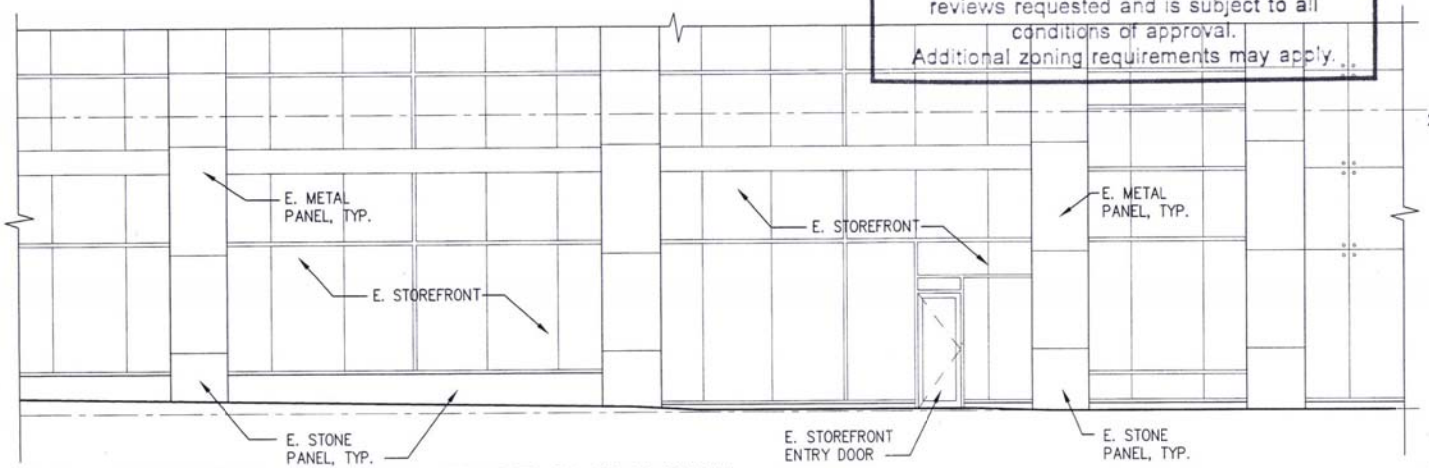
NORTH

**This site lies within the:**
**CENTRAL CITY PLAN DISTRICT**

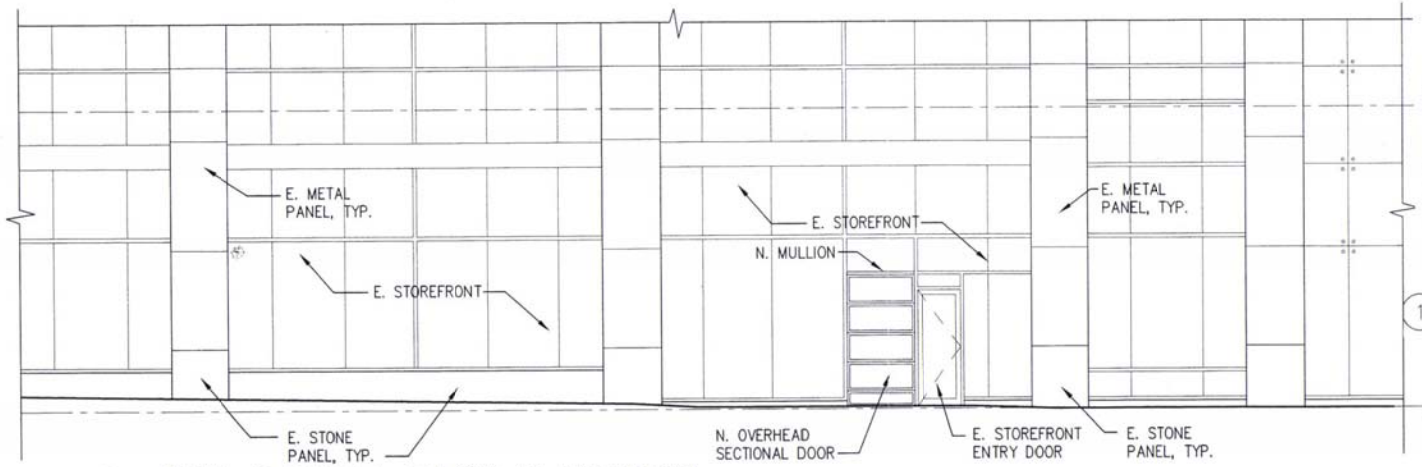
File No. LU 12-177759 DZ
1/4 Section 3129
Scale 1 inch = 200 feet
State_Id 1S1E03BD 600
Exhibit B (Sep 10,2012)

*Approved*
City of Portland
Bureau of Development Services
Planner
Date 10/24/12
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

CASE NO. LU 12-177759 DZ
EXHIBIT C.2




1 EXISTING PARTIAL EAST ELEVATION
Elev
SCALE: 1/8"= 1'-0"




2 NEW PARTIAL EAST ELEVATION
Elev
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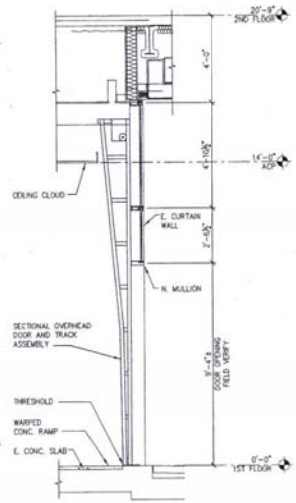



1 WALL SECTION
Section
SCALE: 3/8"= 1'-0"

REGISTERED ARCHITECT
PAUL D. FAULKNER
SEATTLE, WA
STATE OF OREGON

Cornerstone
ARCHITECTURAL GROUP

PORTLAND UNIVERSITY
RETAIL CONSOLIDATION
UNITED STATES POSTAL SERVICE
100 SW MAIN ST. - FIRST & MAIN
PORTLAND, OR 97201

SHEET TITLE: EXTERIOR ELEVATIONS
DATE: 08/08/2012 PROJECT NO: 281138
REVISIONS:

A2

LU12-177759 DZ

# UNITED STATES POSTAL SERVICE

# PORTLAND UNIVERSITY RETAIL CONSOLIDATION

**100 SW MAIN ST. (FIRST & MAIN)**
**PORTLAND, OR 97201**

REGISTERED ARCHITECT • PAUL D. FAULKNER • SEATTLE, WA • STATE OF OREGON

Cornerstone ARCHITECTURAL GROUP

## PROJECT INFORMATION

LOACATION:
100 SW MAIN ST., PORTLAND, OR 97204

LEGAL DESCRIPTION:
CITY OF PORTLAND, LOT 1-4 BLOCK 10

TAX LOT #: R245929

STATE ID #: 1S1E03BD 600
ALT ACCOUNT #: R667701690

BUILDING TYPE: 1B

TABLE 601 - NONBEARING INTERIOR PARTITION RATING: 0 HRS (NON COMBUSTABLE MATERIALS EXCEPT AS PERMITTED IN SECTION 603)

PROJECT AREA: 9,512 s.f.

ZONING: CXd (CENTRAL COMMERCIAL W/ DESIGN OVERLAY ZONE)

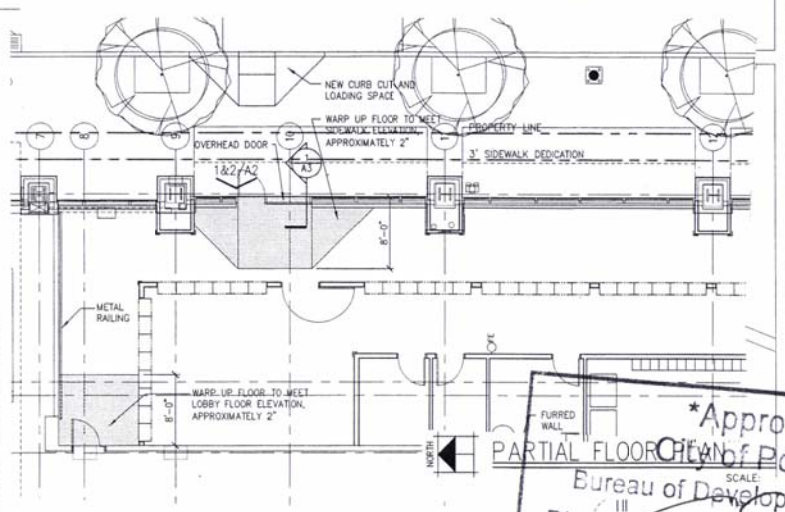
## SCOPE OF WORK

THE SCOPE OF WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
CONSTRUCTION OF INTERIOR PARTITION WALLS, CEILINGS AND FINISHES. INSTALLATION OF POSTAL CASEWORK AND/OR EQUIPMENT.
MECHANICAL/PLUMBING WORK SHALL BE DESIGN BUILD UNDER SEPARATE PERMIT. LIGHTING/ELECTRICAL SHOWN IS SCHEMATIC TO SHOW DESIGN INTENT AND SHALL BE UNDER SEPARATE PERMIT.

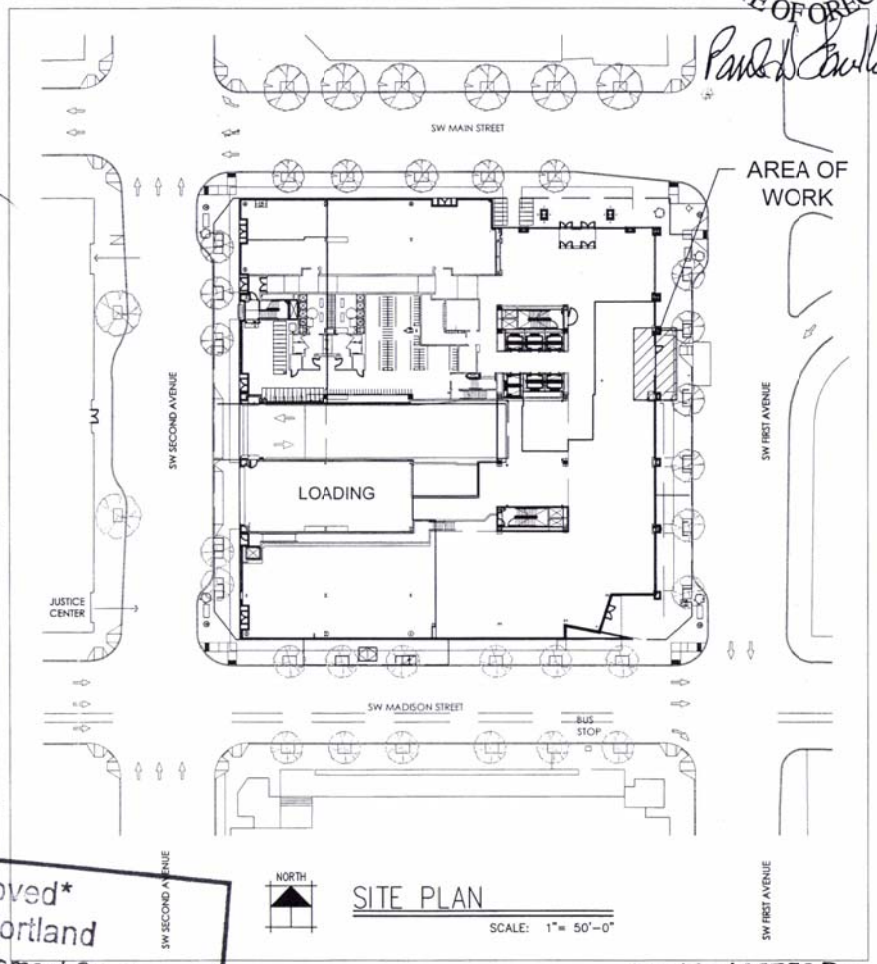
EXISTING PARKING AND LOADING DOCK: ACCESS TO EXISTING PARKING AND LOADING IS RESTRICTED FROM SW MAIN ST., SW MADISON ST., SW FIRST AVENUE. THE ONLY APPROVED STREET FOR ACCESS TO PARKING AND LOADING IS SW 2ND AVENUE.

## SHEET INDEX


AC COVER SHEET: SITE PLAN & NOTES
A1 PARTIAL FLOOR PLAN


PARTIAL FLOOR PLAN
SCALE:




SITE PLAN
SCALE: 1"= 50'-0"

LU12-177759 DZ

*Approved*
City of Portland
Bureau of Development Services
Planner
Date 10/24/12
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

CASE NO. LU 12-177759 DZ
EXHIBIT G.1

PORTLAND UNIVERSITY
RETAIL CONSOLIDATION
UNITED STATES POSTAL SERVICE
100 SW MAIN ST. - FIRST & MAIN
PORTLAND, OR 97201

SHEET TITLE: COVER SHEET
SITE PLAN AND NOTES
DATE: 08/08/2012 PROJECT NO: 281138
REVISIONS:

AC

PLOT DATE: 08/21/12 13:26
DRAWING NAME: K:\USPS\Portland University Station\Design Review Set\AC Cover Sheet\AC.dwg