



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

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Date: February 06, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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

CASE FILE NUMBER: LU 14-230057 HR AD: EXTERIOR ALTERATIONS WITH ADJUSTMENT TO LONG TERM BICYCLE REQUIREMENTS

GENERAL INFORMATION

Applicant: Dave Otte | Holst Architecture | 503.233.9856
110 SE 8th Avenue | Portland OR 97214

Owner: Julie Livingston | Home Forward Development | 503.802.8424
135 SW Ash Street. 5th Floor | Portland OR 97204

Site Address: 335 NW 19th Avenue

Legal Description: BLOCK 275 LOT 1-8 E 1/2 OF LOT 9&10, COUCHS ADD
Tax Account No.: R180226570
State ID No.: 1N1E33DB 02700
Quarter Section: 3028

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126./Pearl District Business Association, contact Adele Nofield at 503-223-0070.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest

Other Designations: Non-contributing resource in the Alphabet Historic District, listed in the National Register of Historic Places on November 16, 2000.

Zoning: RH: High Density Residential
Case Type: HR AD: Historic Resources Review with Adjustment
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to construct the following exterior alterations to the two buildings at the site address:

- Alterations to the existing porte cochere and entry way on the west façade of the tower structure.
- Alterations to the existing egress on the south façade of the annex structure
- Portland Zoning Code 33.258.070.D.2 requires nonconforming development to be upgraded with proposed development. The proposed upgrades to nonconforming development under Historic Resource Review is as follows below and outlined in detail on Exhibit C-5.
 - Pedestrian circulation
 - Surface parking paving
 - Bicycle parking: short and long term
 - Screening of mechanical equipment and trash enclosure
- Adjustment: to long term bicycle parking:
 - The applicant proposes to reduce the minimum number of required long-term bicycle parking spaces for dwelling units from 1 space per 1.1 dwelling units to the following: $176 \text{ units} \times 1.1 / 8 = 24$ required long term bicycle spaces.

The proposal is for non-exempt exterior alterations to a site in a Historic District. Therefore, the proposal must undergo Historic Resource Review prior to the issuance of building permits.

Relevant Approval Criteria:

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

- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum
- 33.805.040: Adjustment Criteria

ANALYSIS**Site and Vicinity:**

The subject property is a noncontributing resource in the Alphabet Historic District. The site consists of two large housing units separated by a parking lot and a large covered play area. The eastern most apartment building, the tower, is eleven stories and traverses the entire NW 19th Avenue block from NW Everett Street to NW Flanders Street. The apartment building on the western edge of the site, the annex, is three stories and also covers the site from NW Everett St. to NW Flanders St. Both resources were built in 1963 in the Modernist Style.

The Alphabet Historic District is an area of Portland significant for its concentration of intact late 19th and early 20th Century, mostly middle class, housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings. Many of these are in the various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, Jacobean, etc, and this is especially the case in the immediate vicinity of the proposed new development. Also specific to this location are three, individually designated, historic landmark houses that represent the earliest phase of development in the district, when NW 19th Avenue was the favored address for a number of Portland's wealthiest families.

The area is characterized by a grid of narrower, more tree-lined, east-west residential streets, named alphabetically after prominent Portlanders of the day, which are crossed by generally more robust north-south avenues. Two of these, NW 21st Avenue and NW 23rd Avenue are low-scale business corridors featuring a mix of purpose-built commercial structures and converted houses. NW 19th Avenue is similar in physical character except that institutional uses are more common than commercial ones. It forms the southbound half of a busy traffic couplet with NW 18th as the northbound partner. West of NW 19th the length of the east-west block faces more than doubles, from 200' to approximately 460'.

Regarding area amenities, the site is within a typical 5-minute walk (a quarter of a mile distance) from a number of retail, commercial and open space resources. To the north and west of the site is Couch Park as well as a number of the restaurants, cafes and retail facilities on NW 21st Avenue. To the south of the site is W Burnside with a number of national chain retail and fast-food outlets. Also to the south is Providence Park (formerly PGE Park then Jeld-Wen Park) venue of the Portland Timbers. Amenities to the east include the NW Children's Theater and School, Pearl Hardware and the McMenamins Mission Theater as well as the shops, restaurants and cafes at the western edge of the Pearl District.

Regarding transportation amenities adjacent to the site: both NW 19th Ave and NW Everett St are designated as transit access streets. Bus service is provided to the site by the #77 on NW Everett St. and NW Glisan (2 blocks to the north) as well as the following bus lines on W Burnside St (to the south): 15, 18, and 20. NW 19th Ave and NE Flanders St are both designated as City Bikeways. The site is also within a pedestrian district.

Zoning:

The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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

- LU 61-029549: Reference File # VZ 078-61. Denial of an application to reduce setbacks.
- LU 74-027460: Reference File # VZ 007-74. Approval to reduce the distance required between buildings in order to erect a roof over an existing play area.
- LU 06-156586: Approval of Radio Frequency Transmission Facility.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 16, 2014**. The following Bureaus have responded with no issues or concerns:

- Water Bureau: Terry Wenz: December 30, 2014. (Exhibit E-1)
- Bureau of Development Services Life Safety / Building Code Section: Nauman Quraishi: January 05, 2015. (Exhibit E-2)
- Parks Bureau, Urban Forestry: Rick Faber: January 06, 2015. (Exhibit E-3)
- Fire Bureau: Dawn Krantz: January 08, 2015. (Exhibit E-4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 16, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

I. Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

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

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: No changes of historic significance warranting preservation have been made prior to this decision. *This criteria has been met.*

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 2 and 3: The proposed changes will both be sensitive to and responsive to the materials (none of which are historic) that characterize the noncontributing resources on this property. The alterations to the porte cochere will retain the overall form of the feature however through the proposed five foot addition at the west edge portion of the feature improved coverage will be provided to pedestrian areas below. The proposed addition of the perforated metal to the south egress of the annex is a new material being added to the structure. However, the circular form found on this material was inspired by similar features and forms present on the exterior of the second floor of the larger structure (north side) lending a coherency and compatibility to the feature that also bridges the old and the new on the resource. *These criteria have been met.*

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Findings for P1 and P2: Although the subject site is noncontributing and devoid of unnecessary architectural flourishes (in large part due to the Modernist design Style) it is still a substantive building within the Alphabet Historic District. Because of the architectural style of the building the incorporation of appropriate design features culled from the surrounding area must be thoughtfully done so as to acknowledge the plan area character without being contrived. To this end the design feature utilized on the south annex egress guardrail is actually pulled from the resource tower (North side, 2nd floor balcony). The measures taken to enhance the existing porte cochere and south egress improve the practical use of these areas on the site while providing an appropriate amount of design feature to the resources as well. *These criteria have been met.*

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings: In addressing nonconforming upgrades to the site the pedestrian circulation network has been updated and improved within and across the site. This includes improved code compliant pathways from the main entrance ways of both of the buildings and improved connection to amenities on site including vehicle and bicycle areas. *This criteria has been met.*

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

Findings for E2, E3, E5 and D1: The proposed alterations to the porte cochere on the tower and the south side egress of the annex building provide safe areas along the site's pedestrian circulation routes allowing pedestrians to stop and rest, visit and observe while being protected from the elements. Specifically, through the proposed alterations the porte cochere will cover a large area of internal sidewalk area and pedestrian access way providing increased space to stop and visit that is protected from the elements. The modified design of the porte cochere is a subtle change from the existing feature but through the pragmatic new design it is both providing greater practical service while being a more aesthetically interesting feature than the previous design. The south egress provides improved prospect-refuge space for residents leaving the building. This element, more than the redesign of the porte cochere, provides greater visual interest to the site and the resource than the previous institutional looking chain-link guardrails and screens have. Both features, although relatively small in scale contribute significantly to the improved visual aesthetic and interest of the site. *These criteria have been met.*

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for D3 and D4: Through compliance to nonconforming upgrade requirements additional landscape area and screening have been added to buffer vehicle areas from pedestrian circulation. Additionally, the same metal screening material proposed for the south annex egress will be used to provide screening for the two mechanical equipment areas on the south edge of the site as well as the trash enclosure located in the covered parking structure. In both of these cases the metal material will be modified to meet F2 requirements, through the addition of an opaque backing. Use of the metal feature throughout in applicable areas will provide a visual coherency that will aid in integrating the buildings and site into a more cohesive whole. *These criteria have been met.*

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

Findings: Through the proposed alterations to the porte cochere including increasing its size to cover larger areas of pedestrian circulation and internal connections the tower's main entrance will be more prominent, interesting and pedestrian-accessible. Through nonconforming upgrades additional short-term bicycle parking will be added, within 50 feet, of each of the main entrances to the tower and the annex. *This criteria has been met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The proposed redesign of the tower's main entry porte cochere will create a larger covered space for pedestrians to visit and gather effectively activating the front space area of the site and helping to positively impact the likelihood of crime in this area.

The additional proposal to change the guardrail material on the annex building's south egress provides tenants with a more safe area to exit into through improved prospect-refuge design: they can better see people when exiting than can be seen. *This criteria has been met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6, D7 and D8: The subject property, although noncontributing, is a longstanding component of this neighborhood. The proposed alterations act to update and organize a number of aspects of the site, such as visible entryway and exit ways, pedestrian circulation, screening, and site landscaping, in an effort to provide cosmetic and substantive developmental changes to the resource that will improve the resource for the residents while continuing to better blend into the neighborhood. The proposed alterations further act to improve the architectural integrity of the resource through the investment of a redesigned and more practical porte cochere and installation of the higher grade aesthetic metal guardrail feature at the annex south egress. The investment of the new porte cochere and guardrail features will add renewed interest and quality to the composition of the non-contributing resources that are both more functionally practical and more visually and aesthetically interesting than what is currently on the subject buildings. *These criteria have been met.*

II. Chapter 33.805.010 - Adjustments

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

The following adjustment is requested:

PZC 33.266.210 Required Bicycle Parking: The applicant proposes to reduce the minimum number of required long-term bicycle parking spaces for dwelling units from 1 space per 1.1 dwelling units to the following: $176 \text{ units} \times 1.1 / 8 = 24$ required long term bicycle spaces.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A through F have been met:

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified.
- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS C, E, or I zone, the proposal will be consistent with the desired character of the area.

Findings for A and B: The current composition of the residents at the subject site is reported by the applicant to be 88% disabled as defined by Portland Zoning Code 33.910.030. The average age is reported to be 54. By allowing the applicant to meet the current elderly person or disabled person threshold (33.299) of one long-term bicycle parking space per 8 units the applicant is meeting the projected demand that could be generated by the site: $88\% \text{ of } 176 \text{ units} = 155 \text{ units}$, $176 - 155 = 21$ units that do not have a disability. The applicant proposes to provide 24 long-term bike spaces per the following: $176 \times 1.1 / 8 = 24$.

The proposed adjustment to the long-term bicycle parking proposes to locate the 24 bike spaces within the existing covered parking structure. This location is equidistant from the annex and the tower structures and is monitored by a security camera and includes an 8 foot fence and locked gate. Local livability or the appearance of the residential area will not be negatively impacted from the addition of the proposed long-term bike parking or the proposed adjustment to this standard that intends to reduce that number to 24.

For these stated reasons, the approval criterion are met.

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

Findings: This adjustment approval criteria does not apply because only one adjustment is requested.

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

Findings: The adjustment to long term bike parking has no bearing on the historic character of the Alphabet Historic District.

For these stated reasons, the approval criterion is met.

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

Findings: The long-term bicycle parking spaces are approved for the current resident makeup. Through a condition of approval, any change in resident makeup from a focus on elderly and/or disabled residents will require upgrades to the long-term bicycle parking for the new use to meet the applicable Zoning Code standards.

For these stated reasons, the approval criterion is met.

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

Findings: This adjustment approval criteria does not apply

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 applicant should take note of Section 33.258.070 which requires nonconforming development to be brought into conformance.

Additional nonconforming development not subject to Historic Resource Review is parking lot landscaping meeting the standards of Title 33 and not including a wall or fence.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

The proposal meets the applicable Adjustment review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Historic Resource Review approval of exterior alterations in the Alphabet Historic District for:

- Alterations to the existing porte cochere and entry way on the west façade of the tower structure.
- Alterations to the existing egress on the south façade of the annex structure
- Required nonconforming development upgrades including:
 - Pedestrian circulation
 - Surface parking paving
 - Bicycle parking: short and long term
 - Screening of mechanical equipment and trash enclosure
- Adjustment approval to long term bicycle parking to only allow 24 required long term bicycle spaces.

Approval for voluntary additional exterior work as follows:

The following locations are pre-approved for future improvements involving the removal of existing chainlink to be replaced with metal guardrail material as is being proposed in this submittal at the south egress, mechanical equipment, trash enclosure and underside of the porte cochere. This pre-approval will be honored for three years from the date of this decision:

- The tower resource: north side, second story balcony railing
- Playground structure, all sides.

Approvals per the approved site plans, Exhibits C-1 through C-14, signed and dated February 02, 2015, subject to the following condition:

- A. As part of the building permit application submittal, the following development-related conditions must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 14-230057 HR AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED." No field changes allowed.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on February 02, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 06, 2015

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on October 24, 2014, and was determined to be complete on December 8, 2014.

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 October 24, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: Tuesday, April 7, 2015.**

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

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

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

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

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Friday, February 20, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and

after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks 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 **Monday, February 23, 2015 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

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

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

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

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

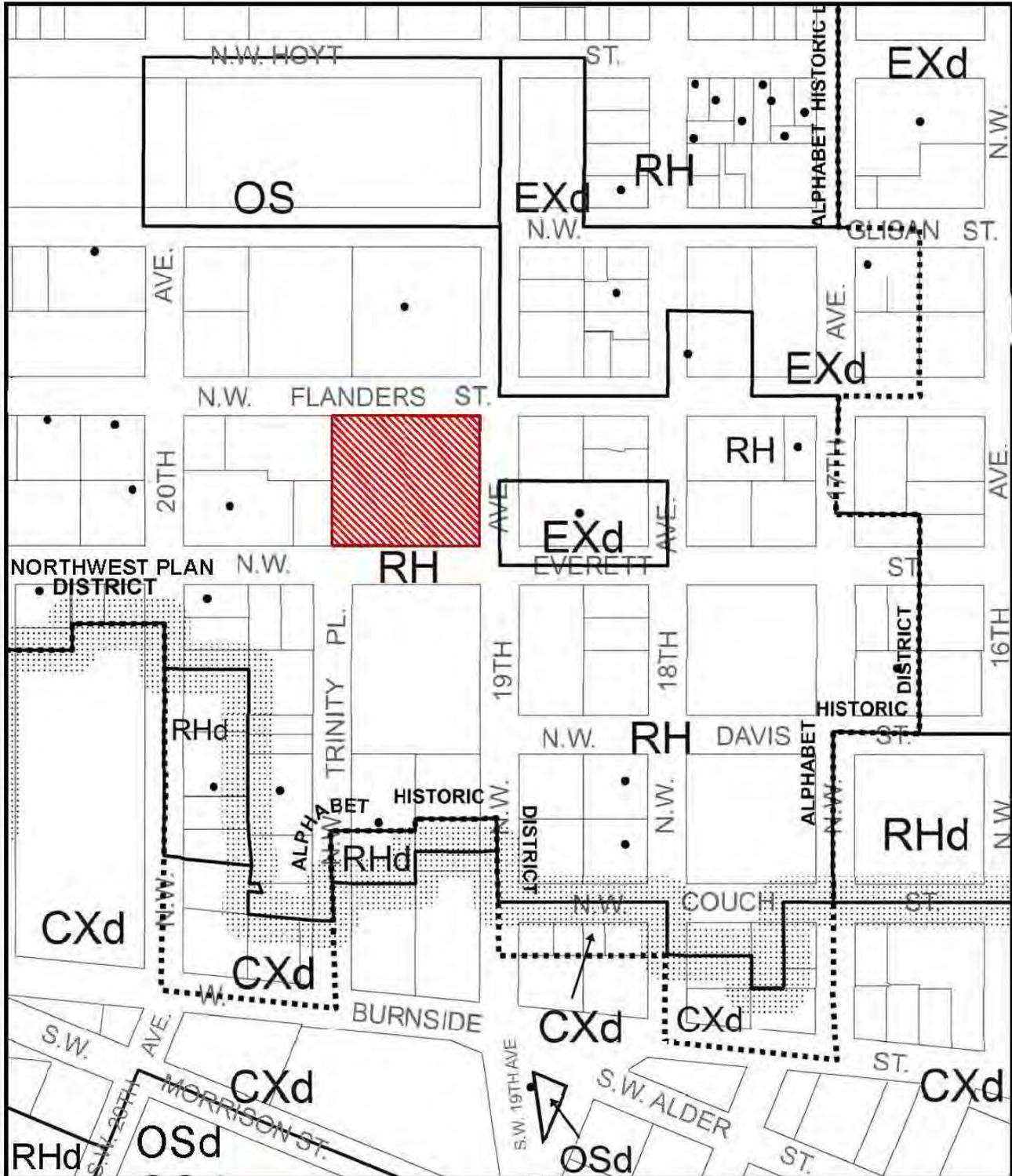
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 1. Applicant's Statement
 2. Preliminary Stormwater Drainage Report: Sept. 10, 2014
 3. Existing Site photos
 4. Set submittals
 5. Nonconforming Development cost spreadsheet
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Porte Cochere plan area
 3. Egress plan area
 4. Proposed Porte Cochere and Egress Photo-Simulations (attached)
 5. Proposed Landscape Plan with proposed Nonconforming Development (attached)
 6. Porte Cochere existing elevation
 7. Porte Cochere proposed elevation
 8. Proposed Photo Porte Cochere and Egress Photo-Simulations - additional
 9. Porte Cochere details
 10. Egress existing elevation
 11. Egress proposed elevation and details
 12. Egress proposed details
 13. Bicycle parking: Long and Short-term w/ manufactures cut sheet
 14. Bicycle parking manufactures cut sheet
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Water Bureau: December 30, 2014.
 2. Life Safety/Building Code Section of the Bureau of Development Services: January 05, 2015.
 3. Bureau of Parks, Forestry Division: January 06, 2015.
 4. Fire Bureau: January 08, 2015.
- F. Correspondence: None received
- G. Other:
 1. Original LU Application
 2. Early Assistance Summary Memo: May 19, 2014
 3. Site Photos
 4. Incomplete Letter: November 19, 2014

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:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

File No. LU 14-230057 HR

1/4 Section 3028

Scale 1 inch = 200 feet

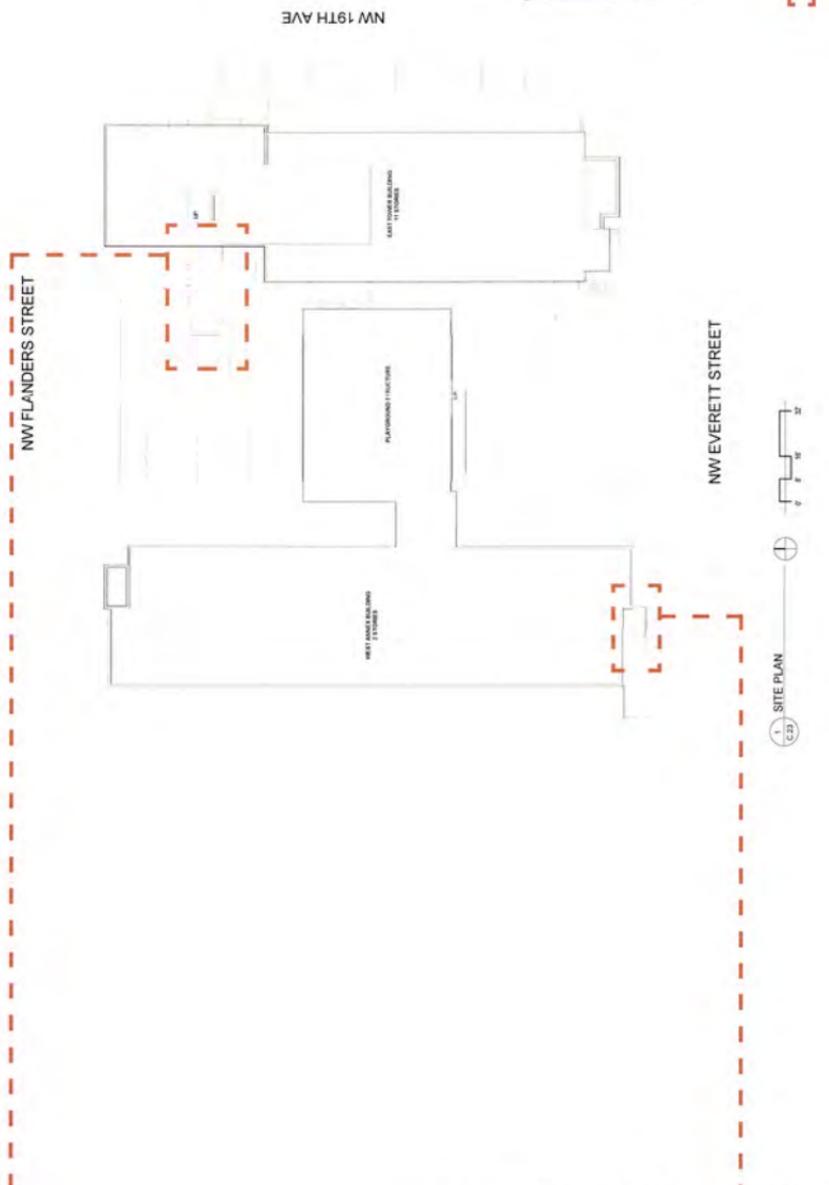
State_Id 1N1E33DB 2700

Exhibit B (Oct. 28, 2014)

NW TOWER APARTMENTS

DESIGN REVIEW
10/22/2014
Revised 12/12/2014
Revised 1/29/2015
LU HO 14.10042

Title
SITE PLAN



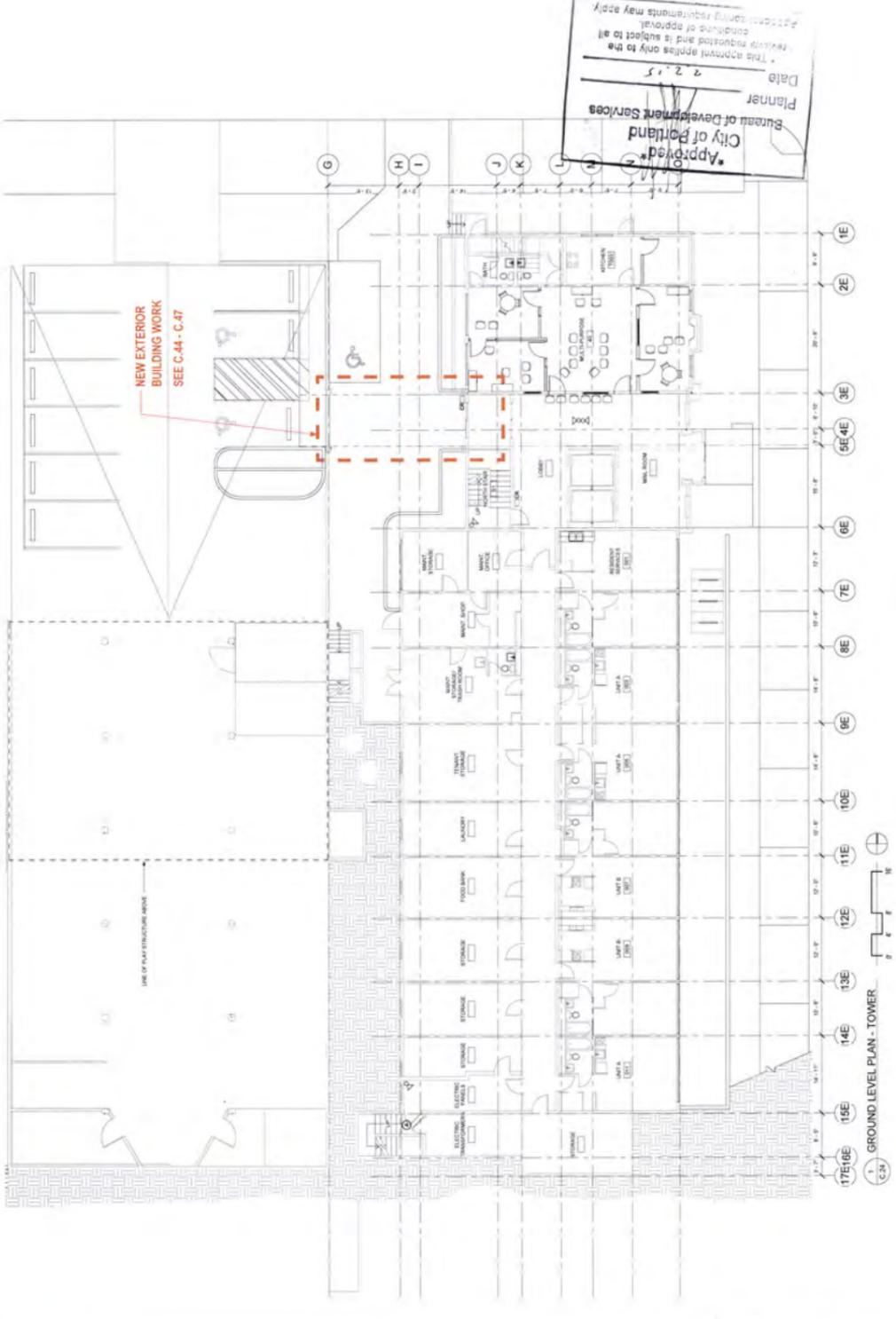
Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 7.2.15

* This approval applies only to the revisions requested and is subject to all additional conditions of approval. Additional conditions may apply.

LC 14-2300057 HP.

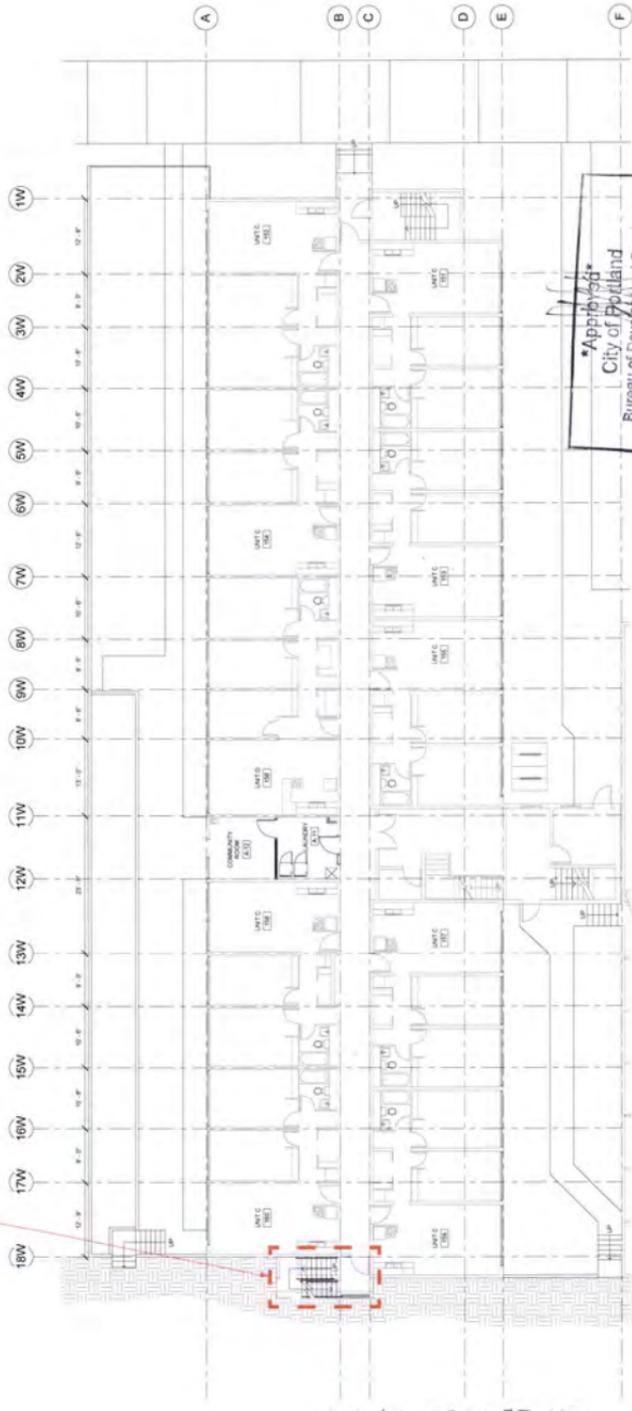
W X H A - 1

NEW TOWER APARTMENTS



LC 14-230057 HP
11 X L A N

NEW EXTERIOR BUILDING WORK
SEE C.50 - C.53



Approved
City of Portland
Bureau of Development Services
Planner
Date 2.2.15

* This approval applies only to the review requested and is subject to all applicable codes and approvals.
Additional zoning requirements may apply.



1. FLOOR PLAN LEVEL 1 (GROUND FLOOR) - ANNEX
1/8" = 1'-0"

NW TOWER APARTMENTS

DESIGN
REVIEW

12.14.14
Revised: 12.02.2014
Revised: 12.22.2014
Revised: 12.29.2014

LU NO: 14-13842

Title:
RENDERING
PORTE
COCHERE /
EXTERIOR
STAIR

Sheet:

C.22



NEW CANOPY AT EXISTING PORTE COCHERE - See C.44-C.47



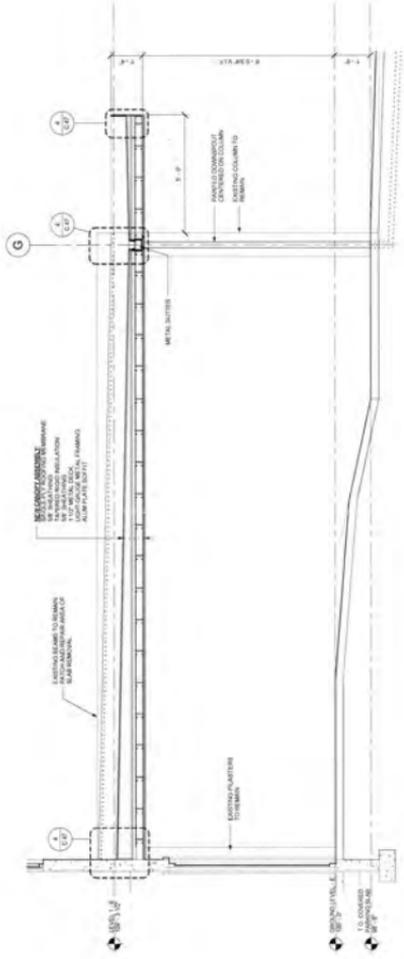
NEW GUARDRAIL AND SCREEN AT EXISTING EXTERIOR STAIR - See C.50-C.53

Applied
City of Portland
Bureau of Development Services
Planner _____
Date 2.2.15
* This approval applies only to the review requested and is subject to all conditions of approval.
Additional zoning restrictions may apply.

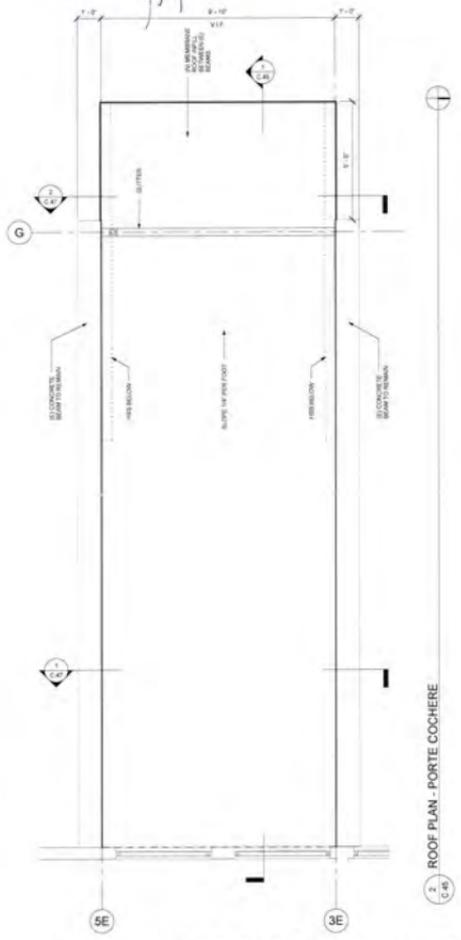
14-230057

EXTERIOR

DESIGN REVIEW
Revised: 02-24-2014
Revised: 02-13-2014
Revised: 02-05-2014
LU NO: 14-13042



1 SECTION - PORTE COCHERE



2 ROOF PLAN - PORTE COCHERE

Approved
 City of Portland
 Bureau of Development Services
 2.2.14

Approval applies only to the
 conditions of approval.
 Approval is subject to all
 zoning requirements may apply.

- ① Existing Concrete Column and Beam Structure to Remain
- ② Existing Signage to Remain
- ③ New Concrete Planters to Match Existing
- ④ New Infill Canopy - Color to Match Beige of Existing Building
- ⑤ New Light Fixtures - See C.76
- ⑥ New Stormwater Planter
- ⑦ New Downspout to Stormwater Planter - Color to Match Green of Existing Building



Application
 City of Bayland
 Bureau of Development Services
 Planner
 Date 2.2.15
 *This approval applies only to the
 reviewer requested and is subject to all
 conditions of Chapter 1.
 Additional details may be submitted by Page 7.

L 14_2300 57 HP
 P X F V
 00

- ① Existing Concrete Column and Beam Structure to Remain
- ② Existing Signage to Remain
- ③ New Concrete Planters to Match Existing
- ④ New Infill Canopy - Color to Match Beige of Existing Building
- ⑤ New Light Fixtures - See C.76
- ⑥ New Stormwater Planter



NEW TOWER APARTMENTS

LU 14-2300 S J H P P X H V C.46

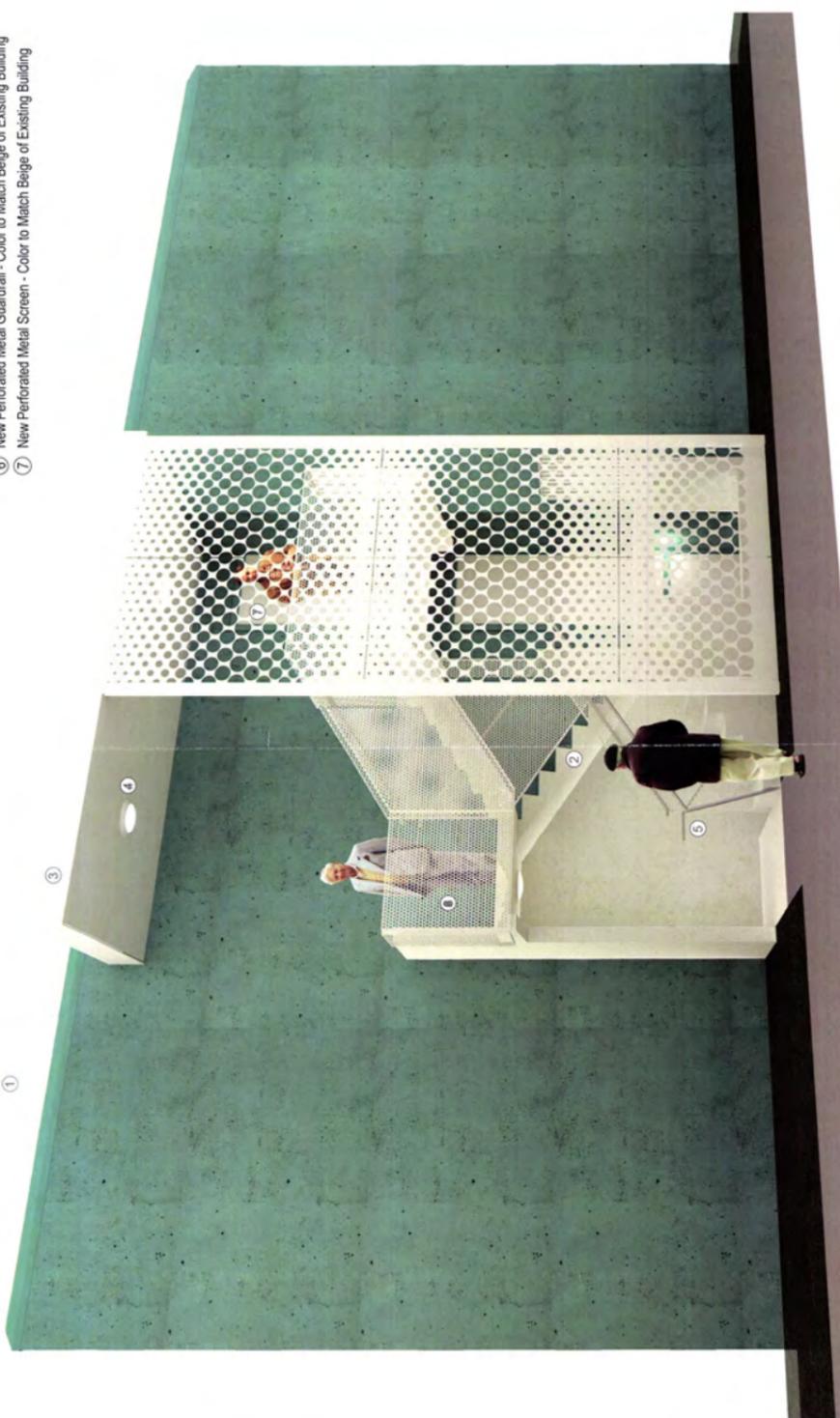
- 1 Existing Roof Guardrail to Remain
- 2 Existing Concrete Stairs to Remain
- 3 New Canopy - Color to Match Beige of Existing Building
- 4 New Light Fixtures - See C.77
- 5 New Handrails
- 6 New Perforated Metal Guardrail - Color to Match Beige of Existing Building
- 7 New Perforated Metal Screen - Color to Match Beige of Existing Building



1 2 3 4 5 6 7

1 2 3 4 5 6 7

- ① Existing Roof Guardrail to Remain
- ② Existing Concrete Stairs to Remain
- ③ New Canopy - Color to Match Beige of Existing Building
- ④ New Light Fixtures - See C.77
- ⑤ New Handrails
- ⑥ New Perforated Metal Guardrail - Color to Match Beige of Existing Building
- ⑦ New Perforated Metal Screen - Color to Match Beige of Existing Building



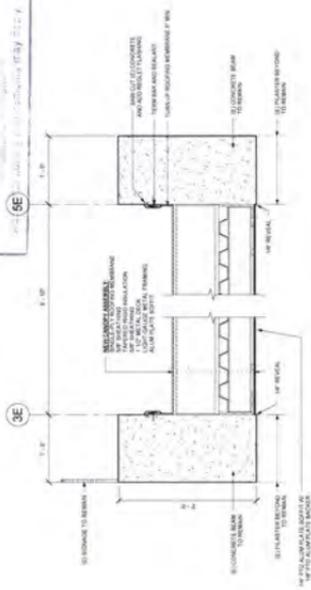
NW TOWER APARTMENTS

DESIGN REVIEW
 10.24.2014
 REVISIONS 12.01.2014
 REVISIONS 12.01.2014
 REVISIONS 1.28.2015
 LUT NO. 14-10042

File:
 EGRESS STAIR
 RENDERING

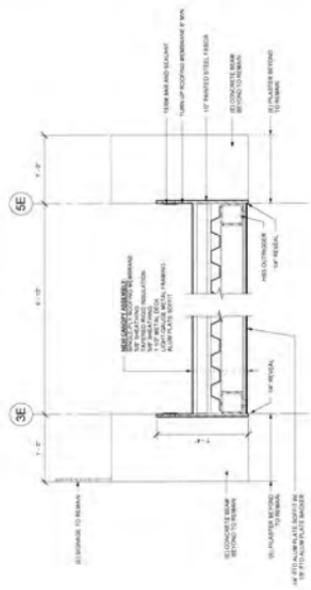
LS 14 12300547 HR
 TX
 1

"Applying"
 City of Hayward
 Bureau of Development Services
 Planner
 Date 7.2.15
 Comments: This drawing contains only the information provided by the applicant(s).
 City of Hayward Planning Department
 1000 West Highland Avenue
 Hayward, CA 94601
 Phone: (415) 885-7300
 Fax: (415) 885-7301
 Email: planning@cityofhayward.org



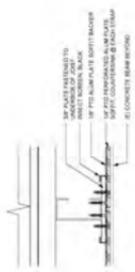
1. NIS PORTE COCHERE SECTION THROUGH EXISTING BEAMS

1. C.P.



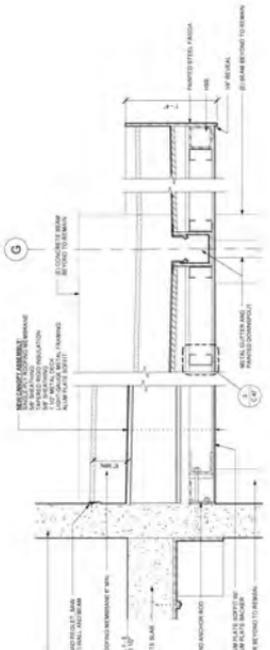
2. NIS SECTION THROUGH PORTE COCHERE CANTILEVER

2. C.P.



3. ALUMINUM PLATE CEILING DETAIL

3. C.P.

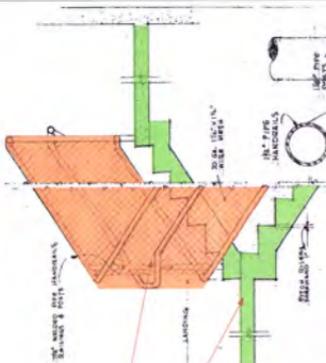


4. EW PORTE COCHERE SECTION

4. C.P.

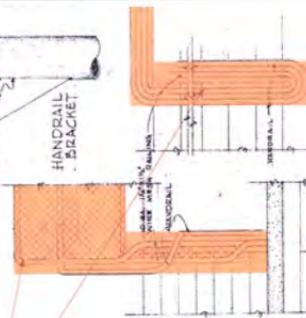
DESIGN REVIEW
10/24/2014
Revised 12/01/2014
Revised 1/20/2015
11/10/14 14:10:44

The
EXISTING
EGRESS
STAIR
DETAILS
Sheet
Date
C.49

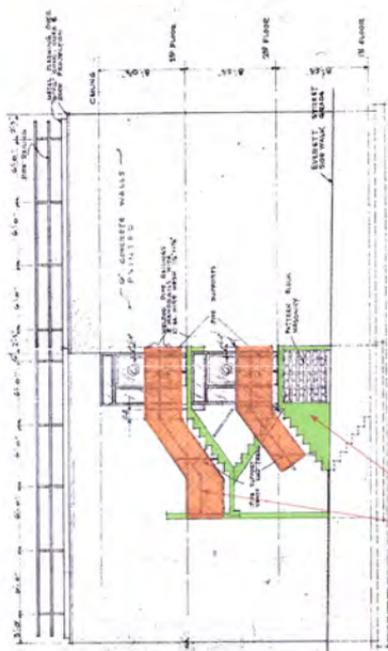


REMOVE HANDRAIL AND
CHAIN LINK GUARDRAIL
CONCRETE STAIRS TO
REMAIN

REMOVE HANDRAIL AND
CHAIN LINK GUARDRAIL



ELEVATION PLAN
STAIR DETAILS
SCALE 1/4"=1'-0"



REMOVE HANDRAIL AND
CHAIN LINK GUARDRAIL
CONCRETE STAIRS TO
REMAIN

FIRE ESCAPE ELEVATION
SCALE 1/4"=1'-0"

Approved
City of Portland
Bureau of Development Services
Planner
Date 2.2.15
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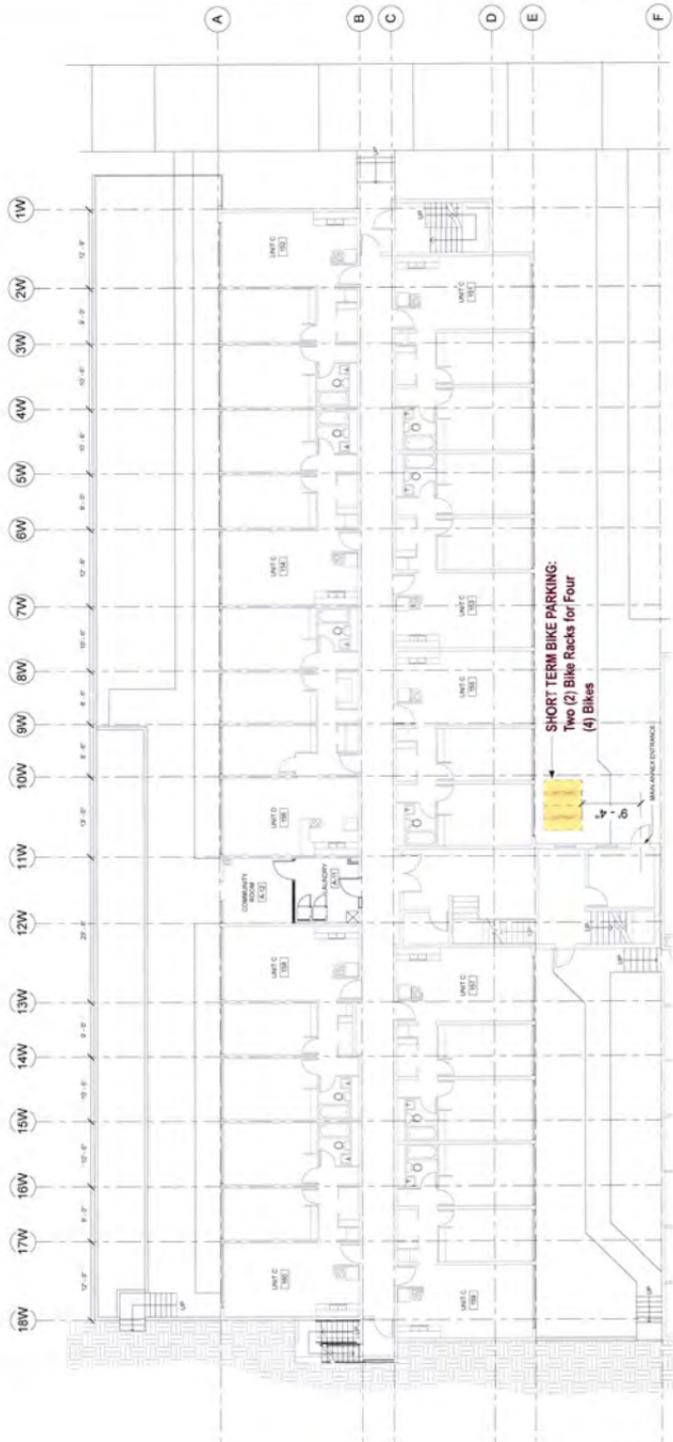
NORTHWEST TOWER APARTMENTS
LOW RENT HOUSING PROJECT OR# 2-4
HOUSING & HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION
HOUSING AUTHORITY OF PORTLAND, OREGON
1001 N. MARKET ST., PORTLAND, OR 97227
DON BYERS, ARCHITECT
1001 N. MARKET ST., PORTLAND, OR 97227
ARCHITECTURAL
DATE 20 JAN 12 SHEET NO. A15



MANUFACTURER INFORMATION
 HUNTCO BICYCLE PRODUCTS
 WEBSITE: WWW.HUNTCO.COM
 PHONE: 800.368.3683
 FAX: 940.326.5700
 PRODUCT NAME: ARC RACK
 FROM: STANFORD, TEXAS
 DIMENSIONS: 30" HIGH X 27 1/2" WIDE



2. ARC BIKE RACK BY HUNTCO INC.
 C.79



1. FLOOR PLAN LEVEL 1 (GROUND FLOOR) - ANNEX
 C.79

Arc Rack

This bike rack is made of 1.50"x.120" stainless steel tubing with 4"x.25" stainless steel flanges. It holds 2 bikes upright at 2 points of contact for secure locking.


Mounting Options

- Flange Mount (as shown)
- In-Ground Mount (legs are extended approx. 12")
- Finish
- T304 Stainless Steel tube, #4 Satin Finish

