



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

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FINAL FINDINGS AND DECISION BY THE DESIGN COMMISSION RENDERED ON July 23, 2015

CASE FILE NUMBER: LU 14-243698 DZM AD
PC # 14-219651
HIS Pearl Hotel

BUREAU OF DEVELOPMENT SERVICES STAFF: Grace Jeffreys 503-823-7840 / Grace.Jeffreys@portlandoregon.gov

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

GENERAL INFORMATION

Applicant: Brian Waters | Raymond Management Company
8333 Greenway Blvd, Suite 204 | Middleton, WI 53562

Owner: Pearl District Lodging & Associates LLC
8333 Greenway Blvd #200 | Middleton, WI 53562

Representative: Jeff Brenkus | Gary Brink & Associates
7780 Elmwood Ave, Suite 204 | Middleton, WI 53562

Site Address: 821-835 NW Everett St, 338 & 402 NW 9th Ave, 303 NW Park Ave.

Legal Description: BLOCK 59 LOT 1&4, COUCHS ADD; BLOCK 59 LOT 6&7, COUCHS ADD

Tax Account No.: R180205190, R180205270, R180205250, R180205270

State ID No.: 1N1E34CB 04100, 1N1E34CB 03900, 1N1E34CB 04000, 1N1E34CB 03900

Quarter Section: 3029

Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.

Business District: Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.

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

Plan District: Central City - River District

Zoning:	CXd - Central Commercial with a Design Overlay
Case Type:	DZM, AD – Design Review with Modifications and Adjustment.
Procedure:	Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal: The applicant seeks Type III Design Review for a new 243 room hotel on a ¾-block, approximately 30,000 square foot developed site in the River District subdistrict of the Central City Plan District.

The eight-story hotel will have a gross building floor area of approximately 201,000 square feet and building height will be approximately 90'. Ground floor program includes lobby, lounge, dining area, meeting rooms, guest pool, back of house, car parking access and loading, as well as restaurant and retail. On-site parking and loading entry is from NW Flanders Street. The 104 on-site parking stalls are accommodated on the second and third floors, partially wrapped by hotel rooms facing NW Park Avenue and NW Everett Street. The main entrance to the hotel lobby is located center block on NW 9th Avenue. Valet drop-off is proposed to be located curbside on NW 9th Avenue near the main entrance.

Materials include brick, metal panels, aluminum bar grilles, aluminum windows, spandrel glass, pre-finished metal canopies with wood soffits, aluminum storefront systems and overhead glass and aluminum doors, and cast stone veneer base and knee walls.

Floor Area Ratio Bonuses

Maximum FAR allowed for the site is 6:1. The proposed building reaches approximately 7.6:1 per:

- 6:1 base FAR (Map 510-2) for this 30,000sf site, 180,000sf is FAR allowed.
- 1.6:1 bonus FAR earned through Locker Room and Eco-roof Bonus Options:
 - **FAR Locker Room Bonus Option** (33.510.210.C.8). For each square foot of locker room, a bonus of 40 square foot of floor area is earned; therefore the proposed 400sf locker room earns 16,000 square feet of bonus floor area.
 - **Eco-roof Bonus Option** (33.510.210.C.10.a.(1)). For each square foot of eco-roof, a bonus one square foot of additional floor area is earned; therefore the proposed 16,622 square feet of ecoroof qualifies for 33,244 square feet of additional FAR. Refer to **Exhibit E.5c**.

Adjustment:

- **One (1) Adjustment** is required for *Quantity of Loading* (33.266.310.C.) Two (2) Standard A loading spaces are required. The applicant is proposing one (1) A loading space on site.

Modifications:

- **One (1) Modification** is required for *Ground Floor Windows* (33.130.230.B.3.) Windows are required to extend at least 50% of the length and 25% of the area of the ground level wall. The proposal on NW Flanders St does not meet this standard: only 30% of length and 27% of area is proposed. The South, East and West facades (NW Everett Street, NW Park Avenue and NW 9th Street) exceed this requirement.
- **One (1) Modification** is required for *Additional Standards in all Zones, Maximum sign face area in the right-of-way* (32.32.030.C.1.b) No more than 30 square feet of a projecting sign face may extend into the right-of-way. The proposal is for two projecting signs of 50 square feet each to project into the right-of-way, one over NW Everett and one over NW 9th.

Design review is required because the proposal is for new development within a Design Review overlay zone.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title

33. The relevant approval criteria are:

- 33.825, Design Review
- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Modification Criteria (33.825.040)
- Adjustment Criteria (33.805.040)

ANALYSIS

Site and Vicinity: The subject property is a developed $\frac{3}{4}$ -block site, located in the River District, bounded by NW 9th and NW Park Avenues and by NW Everett and NW Flanders Streets. The east $\frac{1}{4}$ block of the site fronts the North Park Blocks. The site contains three existing $\frac{1}{4}$ -block buildings to be demolished to make way for the proposed project.

- **338-402 NW 9th Avenue**, a two-story, 18,000 square-foot masonry warehouse built in 1904 occupies the southeast corner of the intersection of NW 9th Avenue and NW Flanders Street.
- **821-835 NW Everett Street**, a one-story, 10,000 square-foot masonry warehouse built in 1917, occupies the northeast corner of the intersection of NW 9th Avenue and NW Everett Street.
- **303 NW Park Avenue**, a two-story, 20,000 square-foot masonry structure built in 1910, occupies the northwest corner of the intersection of NW Everett Street and NW Park Avenue.

The remaining $\frac{1}{4}$ block contains the 333 NW Park, a one-story building built in 1911, and Park Northwest, a 6-story condominium building built in 2001.

Directly across 9th Avenue is the Elizabeth, a modern, art deco-inspired 12-story condominium building built in 2005. Across NW Everett are two one-story, $\frac{1}{4}$ block warehouse structures, 830 NW Everett built in 1931, and 235 NW Park. Across NW Flanders are two three-story, $\frac{1}{4}$ block warehouse structures - 821 NW Everett, built in 1917, and 411 NW Park, built in 1923, with a modern 2-story penthouse addition.

The site is within the Central City Pedestrian District.

- NW Everett St is classified as both a Traffic and a Transit Access Street.
- NW Everett St and NW Flanders St are classified as City Bikeways.
- NW Everett St and NW Park Ave are classified as City Walkways.

The site location is near the heart of one of Portland's historic industrial core, now commonly known as the Pearl District. Many buildings in the site's vicinity originally had industrial tenants and have recently been redeveloped to accommodate a diverse range of uses including retail, multi-unit residential, commercial, light industrial, and storage. The River District was established as an Urban Renewal Area in 1998, selected as such for its proximity to the core of downtown and to correct blighted conditions that had overtaken the area. It was envisioned that transit and open space improvements, as well as the introduction of dense housing and commercial opportunities would bring new life into this area while meeting the state land use planning goals. Since 2001, the River District, and in particular the Pearl District at the heart of the URA, has transformed significantly into one of Portland's densest and fastest-growing neighborhoods.

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 **“d” overlay** promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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 for these sites:

- LU 90-004020 (DZ 015-90) – Approval for temporary changes for a 6-week event, walls to be repaired afterwards.
- LUR 91-008358 (LUR 91-00104) – Approval with conditions for temporary changes to elevations.
- LUR 93-00351 DZ – Approval for exterior awnings.
- EA 12-194011 PC – Pre-Application Conference for 8-story hotel with 2 levels of below grade parking, on a ½ block site.
- EA 12-201095 DAR – Design Advice Request for 8-story hotel with 2 levels of below grade parking, on a ½ block site.
- PR 13-182702 – Tier C zoning analysis.
- EA 14-219651 PC - Pre-Application Conference for the current proposal.

Agency Review: A “Request for Response” was mailed March 24, 2015. The following Bureaus have responded with no issue or concerns:

The **Life Safety Plans Examiner** responded with the following comment: A separate building permit is required for this proposal, and recommended applicant arranges a Preliminary Fire and Life Safety Meeting. Please see **Exhibit E.1** for additional details.

The **Fire Bureau** responded with the following comment: A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development. Please contact the Fire Marshal’s Office with any specific questions. Please see **Exhibit E.2** for additional details.

The **Site Development Section of BDS** responded with general comments related to permitting requirements. Please see **Exhibit E.3** for additional details.

The **Portland Water Bureau** responded with no objections, but did have comments regarding existing services and reviews required for this proposal. Please see **Exhibit E.4** for additional details.

The **Bureau of Environmental Services** initially responded with the following comment: BES cannot recommend approval of the Design Review. Although there are no BES-specific approval criteria, the applicant should submit a plan that shows approvable stormwater management facilities. Because required stormwater facilities can affect the design and layout of the site, it is important to account for them through this review so that additional land use reviews are not necessary at a later date. Please

see Exhibit **E.5** for additional details and **Exhibit E.6** for BES's handout "How to Receive the City of Portland Eco-roof FAR Bonus".

Following further submittals by the applicant, the **Bureau of Environmental Services** has determined that sufficient information has been provided to demonstrate a feasible stormwater management plan for this project. In addition, a BES Ecoroof FAR Bonus Letter of Certification has been issued. Based on the information provided by the applicant, the building will include an ecoroof of 16,622 square feet that qualifies for the FAR bonus, which is over the 55% of the total building footprint (30,000sf). This qualifies the applicant to receive a 2:1 square foot bonus, totaling 33,244 sf. **Refer to Exhibits E.5b and E.5c.**

The **Bureau of Transportation Engineering** responded on May 15, 2015 stating that:

- PBOT has no objection to granting the adjustment to reduce the number of on-site loading spaces from 2 to 1. They note that additional requests for on-street loading spaces to serve this development are unlikely to be approved.
- Applicant must provide a current survey that documents there is a minimum of 12-feet from the face of the curb to the property line, and if there is less, the applicant will be required to dedicate ROW to provide 12-ft.
- PBOT has no objection to the folding doors at the corner that retract to an awning position, subject to the condition that the doors can only be opened from a switch just inside the doorways.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 23, 2015**. As the date of this Staff Report, one written response has been received. Joseph Quinn, (**Exhibit F-1**) Mr. Quinn summarized concerns his HOA, Park Northwest Condominiums (PNW) has regarding this proposal and its impact on PNW. This building is adjacent to the proposal, fronting NW Park. Comments include:

- Concerns regarding the effect of construction on the use of the patio and balconies facing proposal;
- Encourages applicant to further develop fourth floor eco-roof as a landscaped feature including planters;
- Request further detail information regarding side walls abutting their property;
- Note this proposal will leave the west facing units with degraded living environment because of diminished sunlight, privacy, and for the units on the fourth floor and up, loss of views.

Project History:

A previous version of this project was presented to the Design Commission for a Design Advice Request on January 24, 2013. The feedback provided by the Commissioners is summarized in **Exhibit G.6**. (Memo provided to the Design Commission in advance of the May 7, 2015 hearing.) This proposal was for a ½ block site, and the design has changed substantially from this scheme.

At the first Design Commission Hearing held on May 7, 2015, the Design Commission had a number of questions/concerns regarding the proposal, particularly in relation to the treatment of the courtyard roofs adjacent to the PNW neighbors, the details of the grille proposal, the lighting and the signage. Refer to **Exhibit H.13**.

At the second Design Commission Hearing held on June 18, 2015, the applicant provided further information regarding the courtyard roof and eighth floor roof treatments, the acoustic properties of the rooftop mechanical systems at the fourth floor rooftop, the signage and the lighting. The Design Commission welcomed the comprehensive rooftop treatments and the mockup of the bay. The Design Commission

still had a couple questions about the continuity of the grille elements, the color quality of the lighting, some signage details, and pedestrian experience being truly urban and of the Pearl. Refer to **Exhibit H.17**.

The project was unanimously approved at the third Design Commission Hearing on July 23, 2015. Refer to **Exhibit H.18** for the final Staff Report.

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 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.

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

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 for A2 and A5-3: The Central City Fundamental Design Guidelines were written in 2001 and updated in 2003 and identify incorporating specific symbols of Portland's identity and natural environment, such as the great blue heron, the rose, bridges, etc., to meet this guideline. Staff contends that contemporary approaches to meet this guideline can be much more subtle than the incorporation of symbols and this guideline has also come to mean embracing the evolving culture – for example: biking, green energy technologies, public art, etc.

Rather than incorporating symbols of the natural landscape and Portland's identity, the proposed building instead provides a roof top terrace for guests with views West and South to the surrounding landscape and to the Park Blocks, thereby providing inspiration in the actual built and natural environment rather than in symbols of this environment. Additionally, the proposal incorporates green technology in the form of eco-roofs at the fourth floor, the seventh floor, and the eighth floor roofs. *These guidelines are 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 and A3-1: The project is being developed utilizing a traditional 200' by 200' block pattern with pedestrian connections and right-of-way improvements including trees and light fixtures on all four sides. All building elevations are aligned to the right-of-way to create edges that correspond to the existing block structure. Recessing the entire storefront bay at the main hotel and restaurant entries reduces pedestrian conflicts at these areas. In the building frontage zone, large windows & entrances link the private realm in the building to pedestrian realm. Consolidating building service and parking access at NW Flanders, which is less heavily used than the other site frontages reduces the impact to and potential conflicts with the pedestrian system. And continuing the street rhythm, sidewalk scoring patterns and other typical Central City and River District features in the pedestrian realm contribute to a safe, consistent, safe streetscape. *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.

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).

A5-1-1. Reinforce the Identity of the Pearl District Neighborhood. This guideline may be accomplished by:

- 1) Recognizing the urban warehouse character of the Pearl District when altering existing buildings and when designing new ones.
- 2) Recognizing the urban warehouse character of the Pearl District within the design of the site and open spaces.
- 3) Designing buildings which provide a unified, monolithic tripartite composition (base/middle/top), with distinct cornice lines to acknowledge the historic building fabric.
- 4) Adding buildings which diversify the architectural language and palette of materials.
- 5) Celebrating and encouraging the concentration of art and art galleries and studios with design features that contribute to the Pearl District's "arts" ambiance. Consider features that provide connectivity and continuity such as awnings, street banners, special graphics, and streetscape color coordination, which link shops, galleries, entrances, display windows and buildings. Active ground level retail that opens onto and/or uses the sidewalk can contribute to the attraction of the "arts" concentration.

Findings for A4, A5, A5-1 and A5-1-1: The project will reinforce a unified streetscape through the use of established street elements such as historic light standards, street tree spacing, and sidewalk joint patterns. The warehouse character, the material palette, and the ground floor treatments continue those found in the Pearl District, and unify the building with its immediate context.

Urban warehouse character. The design concept recognizes the rich history of the industrial warehouse buildings by incorporating a brick masonry façade with deep set window groupings and industrial bay forms that identify this building with the Pearl District. The design honors the architectural roots of the District in an intentional contemporary manner.

Tripartite composition. As in contextual load-bearing buildings, the storefront window system is set back with 12” masonry returns at each column location. Cleanly detailed metal canopies with wood soffits cantilevered above storefront are familiar patterns established throughout the Central City. The body of the building, from the third through seventh floors, is composed of a repeating rhythm of guestroom windows above smooth metal spandrels flanking a center panel of architectural bar grille. The overall composition establishes a “giant order” framed by brick piers the full height of the body. The rhythm of repeating bays is complemented by larger brick planes where punched windows and recesses in the façade at unique conditions. Distinct cornice lines mark the base and the top of the body of the building. The eighth floor is treated as a penthouse, and steps back on the NW park frontage.

Materials. Use of locally-sourced brick comparable to materials used elsewhere in the district ties the building to its immediate and close regional context, and the addition of aluminum bar grilles and metal panels expands upon and diversifies the local palette of materials.

Pedestrian experience. The use of tall storefronts with vision glass transoms and transparent overhead doors encourages active ground level retail that opens onto the sidewalk, with large overhead doors on the corners which connect ground floor spaces with the sidewalk, integrate the action inside with pedestrian activity on the street and surrounding area. Exterior canopy ceilings at main building entrances include wood plank soffits as is prevalent in the area and contribute to the warmth of the pedestrian level. A consistent design standard is proposed for tenant blade signs to be mounted to the building at canopy level adjacent to each tenant entry. These signs will incorporate subtle LED lighting to highlight tenant copy. *These guidelines are met.*

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 A5-1-2: The ground level building face along NW Park is articulated by large storefront openings which incorporate a large overhead glass door linking activity between the public park and the building. Floors two through seven of the façade facing the Park Blocks feature hotel guestroom windows. The eighth floor of the building provides an active use area that includes a rooftop garden/terrace and trellis structure that overlooks the North Park Blocks, providing an opportunity for an active face at the roof level.

Exterior tables and chairs will be incorporated into the furnishing zones along NW Park to create active use areas. The combination of restaurant/bar space and small retail along the Everett Street frontage will establish an active pedestrian zone feeding east to the Park Blocks and west from the Park to the activity established at the building’s street level. The balance of the retail space along NW Park is comprised of flexible small spaces that can adapt to changing

market conditions. A small retail service area and upper floor stair egress door are sited mid-block to maximize retail close to the corner.

The corner of NW Everett and Park is limited to a 7-story mass, well within the 100' height limit at this corner. *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 for A5-4: The applicant states that the interior design will incorporate local artists' works within Artwork display zones to create viewing opportunities – many of which will be visible from the sidewalk. Given the number of galleries in the immediate vicinity, the project offers the potential to utilize spaces such as the corner of NW Everett / NW 9th & NW Everett/NW Park for "First Thursday" offerings. Due to the extensive use of large, glazed storefronts and public oriented retail and restaurants, and pedestrian emphasis along sidewalk corridors, proposal will increase public enjoyment of the district. A display window located on NW Flanders will incorporate interchangeable display from local art. *By way of providing opportunities for art enjoyment, this guideline is met.*

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

Findings for A6: The interior design incorporates the second floor post and beams from 338 NW 9th Avenue in addition to recycling approximately 25% of wood trusses from 821 NW Everett. *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 for A7: The building is at the property line along all four rights-of-way, creating a strong building edge. The use of the building’s 8-story mass creates a street / right-of-way and building edge with a sense of enclosure similar to existing improvements in the neighborhood. The sense of urban enclosure is further enhanced by the inclusion of canopies at first floor creating scale at the pedestrian level. *This guideline is met.*

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

Findings for A8: The proposal features a significant amount of ground floor glazing at the hotel lobby and retail/commercial space to engage the pedestrian and sidewalk, particularly NW 9th, NW Everett and NW Park. The glazing provides views into the ground floor retail, restaurant and lobby spaces. Additionally, the corners of NW 9th/ Everett and NW Everett/ Park engage the neighborhood with “walk-up” retail/restaurants that introduce activity throughout the day. At NW 9th & Everett this glass corner forms the “hinge” at

the pedestrian level between Hotel and Retail functions. Features at ground level that enhance the pedestrian scale of the building include:

- Large, glazed, overhead doors at the corner restaurant/bar space provide for this activity to spill out onto the sidewalk,
- pedestrian level canopies;
- use of wood soffits;

These components further refine scale of the building to a more pedestrian level. *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.

Findings: In the building frontage zone large windows and entrances link the private realm in the building to pedestrian realm. Wall mounted light sconces flank principal entries to the building, enhancing safety and create visual interest in the evening. Tables and seating will be provided in the furnishing zones in the right of way at NW 9th/Everett and NW Everett/Park. Use of projecting canopies and pavement scoring patterns per River District Standards, as well as the open corner treatment of NW 9th/ Everett and NW Everett/Park create zones of activity. *This guideline is met.*

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: Transparent storefronts linking the first floor hotel lobby and retail space will tie the private and public realms together creating a varied visual experience. Large, overhead glass doors at the corner restaurant/bar spaces provide for activity to spill out onto the sidewalk. Use of Norman brick units reinforces the human scale of the building. Canopies are located around most of the building's sidewalk perimeter. The typical canopies are set at 9'-6" above the sidewalk, while special corner and entry canopies are set at 15'-0". Canopy soffits will incorporate wood to contrast with the brick, metal and glass at the ground floor.

Retail blade signs will be mounted to building piers at the lower canopy level to be easily visible to pedestrians along the sidewalk. The applicant has submitted a supplemental submittal for a comprehensive signage and hotel branding program for the building. The sign package provides a comprehensive look at the signage, utilizing subtle lightning and neon highlights, resulting in a sophisticated and consistent design approach. *This guideline is 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: Large storefront windows emitting light and revealing activity inside the building, wall sconces at the principal building entries, and LED lighting at the undersides of the canopies and tenant signs will provide a general ambiance and illumination level offering pedestrians a sense of security. Pedestrian scale canopies are provided along building elevations to create scale and provide protection from the elements. The entrance to the parking garage is located along NW Flanders, away from heavy traffic and pedestrian zones at NW 9th & Everett and NW Everett & Park. *This guideline is met.*

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

Findings: Consolidating building service and parking access at NW Flanders, which is less heavily used than the other site frontages reduces the impact to and potential conflicts with the pedestrian system. Recessing the entire storefront bay at the main hotel and restaurant entries will reduce pedestrian conflicts at these areas. Continuing the street tree rhythm, sidewalk scoring patterns and other typical Central City features in the pedestrian realm contribute to a unified and consistent and safe streetscape. *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 design includes opportunities for pedestrians to “walk-up” and enter the retail facilities planned for the corners of NW Everett/9th & NW Everett/Park, providing stopping and resting places. The recessed storefront bays at the main hotel and restaurant entries provide the opportunity for people to gather, wait for taxis and shuttles, and stop without conflicting with through traffic on the sidewalk. The first floor façade includes large window openings into the hotel lobby and retail spaces encouraging people to linger and view what’s happening inside the building. The interior design will incorporate Artwork display zones to create viewing opportunities – many of which will be visible from the sidewalk. In addition, tables and seating will be provided in the furnishing zones in the right of way at NW 9th/Everett and NW Everett/Park. *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 for B5: Building elements have been oriented to face and enhance public spaces. Primary entrances for the retail proposed on NW Park will face the Park Blocks. The corners of NW Everett & Park NW as well as 9th & Everett employ large transparent overhead doors to enhance the street corners. The roof terrace is located along the NW Park frontage, providing unimpeded views of the North Park Blocks. The Hotel lobby faces NW 9th Avenue with proposed retail entrances provided along NW Everett & NW Park. Applicant has wrapped parking at second and third floors with hotel rooms ensuring no parking faced NW Park. *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 for B6: Well integrated all-weather protection is provided at all primary points of entry into building. Large canopies above transom level are provided at the main entrance to the hotel on NW 9th and restaurant entry on NW Everett, as well as on the corners of NW Everett/NW 9th, and NW Everett/NW Park. Smaller cantilevered canopies below transom level are provided at the ground floor commercial frontages to protect pedestrians from the weather. Street trees provide shade for pedestrians at all sidewalks. *This guideline is met.*

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

Findings for B7: The Building will be fully accessible and barrier free and ground floor finish elevations will be set to achieve minimal grade transitions at building entries. *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: Every building frontage is heavily glazed at the ground floor, inviting views into the hotel lobby, restaurants and commercial spaces from the sidewalk and providing eyes on the street from inside. Large overhead glass doors at NW Everett and NW 9th and at the corner of NW Park and NW Everett provide the opportunity for the vibrant bar and restaurant tenants to open to the street in a unique way.

With hotel rooms lining each elevation, urban views exist in all directions. Guest rooms and suites from the second through seventh floors have direct frontage on the North Park Blocks.

Roof garden and terrace will be accessible to hotel guests. The terrace will have unimpeded views of the North Park Blocks and downtown Portland. A trellis structure at the southern edge of the roof terrace provides shelter for rooftop functions and will denote human activity when seen from the North Park Blocks and the sidewalk. Proposal has been designed to increase and enhance view opportunities. *This guideline is met.*

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

Findings: The use of dark iron spot Norman brick masonry as the predominant façade material employs a human scaled material of inherently high quality and

permanent nature. Other materials at the building exterior include: custom colored aluminum windows and storefront; clear glazing; stone bases at the brick columns and storefront; custom colored smooth metal spandrel panels, fascias, belt coursing and copings; and architectural bar grille. These high-quality materials promote durability and permanence.

Since the first hearing, the applicant has confirmed that the canopies, headers, belt courses and fascia are pre-finished aluminum composite panels, a high quality and durable material. *This guideline is now met.*

C3-1. Integrate Parking. Design parking garage exteriors to visually integrate with their surroundings. This guideline may be accomplished by:

- 1) Designing street facing parking garages to not express the sloping floors of the interior parking.
- 2) Designing the sidewalk level of parking structures to accommodate active uses, display windows, public art or other features which enhance the structure's relationship to pedestrians.

Findings for C3-1: With the exception of the garage entrance on NW Flanders, no parking is located at street level, allowing fully activated ground floor frontages. Parking frontages are limited to the 2nd and 3rd floors along NW Flanders, NW 9th, and a limited portion of NW Everett. There is no parking fronting NW Park Avenue.

Since the first hearing, the applicant has revised the design as follows:

- *Spandrel panels.* Design to be translucent to allow for a variegated, diffused glow from the interior parking area lighting in order to create a more unified appearance between the guestrooms and parking at the same floor/ facade to provide a level of transparency.
- *Perforated metal at parking and loading doors.* The doors now are solid metal panels for the two base panels, and clear anodized perforated metal panels above.

This guideline is now 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 design of the proposal gestures towards the architectural roots of the District in an intentional contemporary manner. The building's masonry base spans nearly continuous tall storefront windows with vision glass transoms that flood ground floor spaces with natural light and integrate the action inside with pedestrian activity on the street.

As in contextual load-bearing buildings, the storefront window system is set back with 12" masonry returns at each column location. Cleanly detailed metal canopies with wood soffits cantilever above the storefronts are sympathetic to patterns established throughout the Central City.

The body of the building, from the third through seventh floors, is composed of a repeating rhythm of guestroom windows above smooth metal spandrels flanking a center panel of architectural bar grill. The overall composition establishes a "giant order" framed by brick piers the full height of the body, analogous to historic industrial buildings in the district that are comprised of strong vertical piers and intermediate window bays. The rhythm of repeating bays is

complemented by larger brick planes where punched windows and recesses in the façade at unique conditions create a coordinated overall composition. *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 proposal employs a limited palette of exterior materials composed as a carefully detailed brick masonry skin with glass and metal infill. The tripartite composition relies on a giant order of vertical glass and metal guestroom bays at the body of the building, floors three through seven, to give it a coherent overall rhythm. Narrow panels of architectural bar grille at each major vertical guestroom bay emphasize the cadence and rhythm of the façade. Large storefront windows reveal activity inside the building. Wall sconces call attention to principal building entries.

Since the first hearing, the applicant has revised the design as follows:

- *Composition.* On the NW Flanders façade, the solid corner has been revised to incorporate punched windows.
- *Spandrels.* The spandrel panels are now translucent to allow for a variegated, diffused glow from the interior parking area lighting in order to create a more unified appearance between the guestrooms and parking at the same floor/ facade to provide a level of transparency.
- *Belt Courses.* The belt courses have been reduced in size and are now more integral features of the building.
- *Canopy Design.* The two tiered aspect of the canopies provide a clear visual reading of the hierarchy of the building entries, with emphasis on the hotel lobby and the corners at NW Everett/ NW9th and NW Everett/ NW Park. The lower more intimate canopies provide protection and a visual indicator of the smaller retail unit entrances. The canopy face edges have been reduced to create a more elegant resolution to the edge conditions.

This guideline is now 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: Recessed entrances at the Main Hotel entrance on NW 9th, the restaurant/retail entrance on NW Everett/9th and the restaurant/retail entrance at NW Everett/Park offer a transition from public-to-private spaces. The main building entrances call for seating groups in the furnishing zone. The scale of the first floor and inclusion of extensive glass connecting the sidewalk to the building interior creates a transition between the spaces/activities. The NW Park elevation provides extensive glazing and retail entrances, including transparent overhead doors on the NW Park/NW Everett corner, that connect interior spaces to activity associated with the North Park Blocks. Various strategies have been utilized to provide successful transitions between the private development and the public spaces. *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.

Findings: The NW 9th and NW Everett corner engages the neighborhood with a restaurant/bar that introduces activity throughout the day and forms the “hinge” at the pedestrian level between hotel and retail spaces at the ground floor. Large folding overhead glass doors at this corner provide the opportunity for the vibrant tenants to open to the street. Similarly, the NW Park and NW Everett corner engages the neighborhood with a space similar to the corner of NW Everett/NW 9th. Activity is introduced throughout the day and forms a “hinge” at the pedestrian level between hotel and retail spaces at the ground floor. Large overhead glass doors at this corner provide opportunities to link vibrant interior activity to the street. Larger, higher canopies are provided at the NW Park/Everett and NW 9th/Everett corners.

Three-quarters of a block of flexible retail is provided along NW Everett and wraps the corner of NW Park, allowing for retail to activate the corner. This retail includes large expanses of glass, canopies and varying façade planes. Upper floor stair discharge doors and parking ramp entrance are located mid-block to emphasize the importance of the building corners. Vehicular access and services spaces and upper floor egress are moved to mid-block in order to accentuate the building corners.

Primary building corners at NW Everett/NW 9th and NW Everett/NW Park are emphasized with a hierarchy of canopies that provide cover for the large glazed door openings that energize the private and public spaces. Use of folding overhead doors at the most significant corners highlights the tenant activity in the corner spaces, enhancing the retail presence of these tenant spaces.

Various design elements including both building uses and forms have been engaged to highlight and activate the building corners. *This guideline is met.*

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

Findings: The 2-story base of the building is differentiated by large storefront bays at the ground floor and punched openings with brick relief panels at the second floor. Metal-clad canopies with wood soffits extend around the ground floor at all four street frontages. The canopies are larger and higher at the dominant street corners and primary entrances. A comprehensive sign package with building mounted blade signs is located at the ground level. Café seating at the sidewalk abutting restaurant and bar tenants is expected. The sidewalk level of the building is clearly differentiated. *This guideline is met.*

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

Findings for C9: Retail spaces on NW Park & Everett will accommodate retail/restaurant uses in the most desirable locations to create active spaces and pedestrian level visual interest. Storefront will be recessed at the main hotel

and restaurant entries to create flexibility and ample space for crowds and passersby. These spaces are designed to be flexible with regard to floor area to meet the needs of a range of end users as well as being adaptable over time as market conditions change. Ceiling heights on the first floor will range from 12' to 14'. The hotel public functions located along NW 9th & Everett create visual connection for pedestrian and hotel patrons. *This guideline is met.*

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

Findings: Along NW 9th Avenue, the use of a deep canopy extending 2/3rds into the right-of-way provides the hotel patron and pedestrians a clear signal for locating hotel entrance. A similar canopy located on NW Everett will provide the same for the retail/restaurant spaces at the corner as will the canopy proposed for the corner of NW Park/Everett. Smaller scale canopies at all storefront locations and all frontages protect pedestrians.

Folding overhead doors. Glazed vertical overhead doors are proposed on the corners of NW 9th/NW Everett and NW Everett/ NW Park, which will visually and physically enhance the pedestrian environment by providing an opportunity for activity to spill out and activate the sidewalk during nice weather. Since the first hearing, PBOT have confirmed that they have no objection to the proposed folding doors at the corners that retract to an awning position, subject to the condition the doors can only be operated from a switch just inside the doorways. Refer to **Exhibit E.6.** *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 roof functions, shapes and forms are integrated with the building's overall design concept. The roofs at all floors will be flat with varying parapet heights and treatments. The corner of NW Everett and NW Park has been held down to a 7 story massing to maintain a lower scale on the Park Blocks. The seventh floor rooftop on the corner of NW Everett/ Park features a rooftop terrace and trellis structure overlooking the North Park Blocks. Proposed ecoroof gardens on the eighth, seventh and fourth floor roofs are employed as part of the building storm water management system. Overhangs and roof edge treatments provide varying shadow and interest across all building facades.

Mechanical equipment on the fourth floor roof level is located at the center of the block, where it will be screened from street frontages by the surrounding building form. Additional screening is provided internal to the block to mitigate visual and acoustic impact on the adjoining residential building. General mechanical screening will be a clear anodized aluminum, horizontal louvered system which is consistent with other materials and finishes used in the design concept.

Since the first hearing, the applicant has designed a comprehensive rooftop landscape plan for all three roof levels, 4, 7 and 8. The landscape includes

ecorooofs on all three levels. Screening for the eighth floor mechanical equipment has been minimized and has been better integrated with the building's overall design concept. The redesign of the eighth floor rooftop will contribute to a better roofline, and the ecoroof design will enhance the views down, particularly from the Elizabeth across NW 9th. *This guideline is now 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.

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

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

Findings for C12 and A5-1-2: Pedestrian level wall sconces provide general and consistent illumination at grade, enhancing security for people on the street. The undersides of the canopies and tenant signage will incorporate LED lighting. Enhanced lighting levels at major entrances will also be provided to further denote these locations in the evening.

Since the first hearing, the applicant has addressed concerns as follows:

- *High level strip lighting.* The detail for the strip lighting for the third floor belt course and the rooftop cornice has been redesigned to create an indirect, softer glow.
- *North Park Blocks Signage.* A comprehensive signage package has been submitted which includes neon elements. *These guidelines are now 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: Since the first hearing, the applicant has submitted a comprehensive signage package intended to provide way finding direction to those seeking the hotel, as well as accentuate the ground floor restaurant and retail spaces. All conduit is to be hidden. Proposal includes the following signage, some of which is tenant signage under 32sf and therefore exempt from review:

- Two building-scale main hotel blade signs which are 50sf each, one on NW Everett and one on NW 9th. These signs are internally illuminated with LED edge lit acrylic faces supported off on an aluminum cabinet, and contain neon edged lettering;
- Two main canopy signs for restaurant tenants located on corners of approx. 20sf each. These signs are mounted on top of the canopies, and are open pan neon lit channel letters in front of an aluminum raceway;
- a street level hotel sign at lobby under 30sf, made of pin-mounted aluminum water-jet cut dimensional letters; and
- Below-canopy mounted tenant blade signs under 3sf each, which contains a pair of edge illuminated acrylic faces supported off aluminum mounting brackets with hidden runways.

Since the first hearing, the applicant has designed this signage package which is well integrated with the concept design of the building. The larger blade signs have been sized and placed to provide way-finding information, but not dominate the skyline. The design of the tenant signage incorporates both neon and edge illumination signage, which will both contribute to create a lively, urban feel to the pedestrian experience. *This guideline is met.*

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: The ground level building face along NW Park is articulated by large storefront openings which incorporate a large overhead glass door to create active unity between the public park and the building. Floors two through seven facing the Park Blocks feature hotel guestroom windows. The eighth floor of the building provides an active use area that includes a rooftop garden/terrace and trellis structure that overlooks the North Park Blocks. Active use along the NW Park frontage is encouraged through the following features:

- Exterior tables and chairs will be incorporated into the furnishing zones along NW Park to create active use areas;
- The combination of restaurant/bar space and small retail along the Everett Street frontage will establish an active pedestrian zone feeding east to the Park Blocks and west from the Park to the activity established at the building's street level;
- The balance of the retail space along NW Park is comprised of flexible small spaces that can adapt to changing market conditions;
- A small building loading bay and a stair egress door are sited mid-block to maximize retail close to the corner.
- The corner of NW Everett and Park is limited to a 7-story mass, well within the 100' height limit at this corner.

The building has been designed to orient towards and activate the North Park Blocks. *This guideline is met.*

MODIFICATIONS (33.825)

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

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

Modification Request #1: Ground Floor Windows in the CX Zone (33.130.230) – The proposal does not meet the standard with regard to length along NW Flanders. 30% glazing is proposed instead of 50%.

Purpose Statement. In the C zones, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas, or allowing public art at the ground level;
- Encourage continuity of retail and service uses;
- Encourage surveillance opportunities by restricting fortress-like facades at street level; and
- Avoid a monotonous pedestrian environment.

Standard: In CX zones, all exterior walls on the ground level which face a street lot line, sidewalk, plaza, or other public open space or right-of-way must meet the following general window standard. The windows must be at least 50 percent of the length and 25 percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade.

A. Better meets design guidelines. *The resulting development will better meet the applicable design guidelines.*

Findings: Since the first hearing, the applicant has added a display window in front of the mechanical room located along NW Flanders. The proposed extent of ground floor windows per street face is now as follows:

- **Required – 50% length, 25% area glazed;**
- NW 9th -71% length, 66% area glazed
- NW Everett – 76% length, 68% area glazed;
- NW Park – 55% length, 50% area glazed;
- NW Flanders – 42% length, 37% area glazed
- **Total average – 61% length, 55% area glazed**

Although the frontage on NW Flanders falls short of the window length requirements due to the appropriate cluster of essential loading and parking garage doors, on average, the proposed window lengths and areas of the entire proposal far exceeds the minimum limits required along the ground floor window conditions of the building.

B. Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: The applicant has indicated that 30' 42' of the total wall length along NW Flanders Street meets the ground floor windows requirement. This is equal to 42% of the 100'-0" wall length and 37% of the wall area. As such, the proposal meets the standard for wall area, but not wall length. To mitigate for this deficiency, the applicant proposes display cases at the electrical room. Staff notes that an additional 20' 8' of linear glazing would eliminate the need for this

modification, but this is not feasible due to the concentration of loading and parking on this façade. Relocation of these services is also not feasible and concentrating them along this frontage allows the other three façades to exceed the ground floor windows standard. Indeed, each of the ground level façades contributes to a vibrant streetscape and provides human scale along the walkways to provide a diverse pedestrian experience. With the addition of display cases in front of the mechanical room, the NW Flanders façade now also contributes to the lively ground floor pedestrian experience already created on the remaining elevations.

The purpose of the design standard is to avoid fortress-like and lifeless conditions at the ground level and to provide a pleasant and rich pedestrian experience.

With the addition of the display cases in front of the mechanical room, the proposal now meets the purpose of the standard, and better meets the design guidelines along NW Flanders.

This Modification now merits approval.

Modification Request #2: Maximum sign face area in the right-of-way

(32.32.030.C.1.b) – The proposal for two 50sf signs projecting into the right-of-way exceed the standard of no more than 30 square feet of a projecting sign face extending into the right-of-way.

Purpose Statement. These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs and awnings have the following specific objectives:

- A. To ensure that signs and awnings are designed, constructed, installed and maintained according to minimum standards to safeguard life, health, property and public welfare;
- B. To allow and promote positive conditions for sign communication while at the same time avoiding nuisances to nearby properties;
- C. To reflect and support the desired character and development patterns of the various zones, overlay zones, and plan districts and promote an attractive environment;
- D. To allow for adequate and effective signs in commercial and industrial zones while preventing signs from dominating the appearance of the area; and
- E. To ensure that the constitutionally guaranteed right of free speech is protected.

The regulations allow for a variety of sign types and sizes for a site. The provisions do not ensure or provide for every property or business owner’s desired level of visibility for the signs. The sign standards are intended to allow signs to have adequate visibility from streets and rights-of-way that abut a site, but not necessarily to streets and rights-of-way farther away.

Standard: No more than 30 square feet of a projecting sign face may extend into a right-of-way.

A. Better meets design guidelines. *The resulting development will better meet the applicable design guidelines.*

Findings: The modification better meets the Design Guidelines for the River District and the Central City Fundamental Design Guidelines since it allows the signage to complement the scale of the building without compromising other

design criteria. Refer to applicants Section F: Signage Modification Support Supplement. Signage was carefully designed as part of the overall concept for the building as reflected by the use of common materials on the proposed hotel and its accompanying sign as well as conceiving unique signage that harkens back to roots of the Pearl District in the early 20th century. The signs project a timeless visual quality as a result of the materials and graphic styles that are rooted in the surviving industrial architecture that reinforce the unique nature of the area. As result of the carefully thought out approach to signage, the proposed modification results in an overall development that better meets the design guidelines without creating an inconsistency with the underlying standards associated with signage regulation.

B. Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: The proposed blade signage only slightly overhangs the right-of-way, by 2'-6", and is located above the third floor level, well above the pedestrian realm. The blade signs will provide important way-finding information for patrons of the hotel, often visitors to town. The sign is carefully designed to reflect the historic character of the District in a contemporary manner. For these reasons, the proposal will protect the public safety and welfare, support a well maintained and attractive community, and provide adequate identification, communication and advertising.

This Modification merits approval

ADJUSTMENTS (33.805)

33.805.010 Purpose

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

33.805.040 Approval Criteria

All adjustment requests will be approved if the review body finds that the applicant has shown that either approval criteria A. through F. or approval criteria G. through I., below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
- 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 classifications of the adjacent streets and the desired character of the area; and
- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and
- D.** City-designated scenic resources and historic resources are preserved; and

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable; or

Adjustment (33.266.310.C.), Quantity of Loading Spaces. Two on-site loading spaces meeting Standard A are required for the project. The project proposes one loading space within the lot-line of the project accessed off NW Flanders.

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

Standard: *33.266.310.C.2.c. Number of Loading Spaces.* For buildings with more than 50,000 square feet of floor area in uses other than Household Living, 2 loading spaces meeting Standard A are required.

Findings: The provision of one, rather than two loading spaces, meets the purpose of the standard in that it reduces the potential for conflicts between loading vehicles, other vehicular traffic, and pedestrians. In addition, the reduction in the number of required loading spaces reduces the negative effects of an additional curb-cut and blank wall surfaces and frees up the square footage to provide areas for more active leasable uses such as retail. The proposed adjustment will not have any effect on environmental, scenic or historic resources.

Approval criteria A-F are met, and since the first hearing, the Portland Bureau of Transportation has confirmed they have no objection to this adjustment as noted in Exhibit E6, therefore, approval of this Adjustment is warranted.

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 project revisions have been responsive to the Commission's concerns at the first two hearings. The revised proposal improves the design of the fourth floor rooftop adjacent to the neighboring rooftops, creates a comprehensive roof treatment, creates cohesive elevations, integrates pedestrian level elements of canopies, lighting and signage to create a lively urban environment, and clarifies the detailing of the aluminum grille features. The revised proposal, located at an important location in the Pearl District fronting the North Park Blocks, provides a strong urban element with an active ground floor suitable for its location. The Modification to the Ground Floor Window Standard will allow the loading and parking entries to remain in the appropriate

location on NW Flanders. The Modification to the Maximum Sign Face in the Right-of-Way will allow for appropriate way-finding signs for the hotel. The Adjustment to the loading standard will allow for a more active ground floor.

Since the first hearing, the applicant has made numerous changes to the proposal to better meet the design guidelines. With the changes described in the findings above, the proposal now meets the following applicable design guidelines, modification and adjustment criteria, and therefore warrants approval.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve Design Review for

Approval of the following Modification requests:

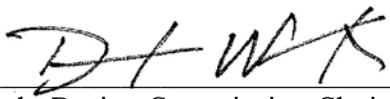
- 1. 33.130.230 *Ground Floor Windows* – to reduce the amount of ground floor window s on NW Flanders from 50% length to 42% of the required length;
- 2. 32.32.030 *Maximum Sign Face Area in the Right-of-Way* – to increase the amount of area of a projecting sign face that may extend into the right-of-way from 30 square feet to 50 square feet.

Approval of the following Adjustment requests:

- 1. 33.266.310 *Loading Standards* – to reduce the number of required on-site loading spaces from two to one.

Approvals per Exhibits C.1-C.139, signed, stamped, and dated August 3, 2015, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (A – B) 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 14-243698 DZM AD. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** No field changes allowed.

By:  _____
 David Wark, Design Commission Chair

Application Filed: December 1, 2015
 Decision Filed: July 24, 2015

Decision Rendered: July 23, 2015
 Decision Mailed: August 6, 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 December 1, 2014, and was determined to be complete on **March 18, 2015**.

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 December 1, 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 waived the 120-day review period, as stated with Exhibit (A-2). **The 120 days expire on: October 1, 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. This report is the final decision of the Design Commission with input from other City and public agencies.

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

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

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on August 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. Information and assistance in filing an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

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

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

Recording the final decision.

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

- 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.

Grace Jeffreys
August 3, 2015

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

EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant's Statements

1. Original Project Data, narratives and drawings.
2. Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days
3. Applicant completeness submittal, data, narratives and drawings, 3.23.15
4. Applicants submittal, notes from neighborhood meetings, 4.2.15
5. Correspondence and design options, prior to first hearing, 2.15-3.15
6. Applicant submittal; data, narratives and drawings, for first hearing 5.7.15
7. Notes for applicant to address from first hearing, 5.14.15
8. Correspondence with applicant prior to second hearing, 5.15-6.15
9. Applicant submittal; data, narratives and drawings, for second hearing 6.18.15
10. Request for Extension of 120-Day Review Period with Continuation Hearing, 6.19.15
11. Notes from applicant with actions taken to address Commission issues., 6.22.15

B. Zoning Map (attached)

C. Plan & Drawings

1. Cover Page
2. Hampton Inn & Suites Design Review Drawing Set (C.1-C.138)
 - Sheet C.26, Site Plan (attached)
 - Sheet C.32, Landscape Plan (attached)
 - Sheet C.43, Rendering – NW 9th & NW Flanders (attached)
 - Sheet C.44, Rendering – NW Park & NW Everett (attached)
 - Sheet C.49, Elevation – West (attached)
 - Sheet C.51, Elevation – South (attached)

D. Notification information:

1. Request for response
2. Corrected Posting Notice, 4.20.15
3. Original Posting letter sent to applicant, 4.3.15
4. Notice to be posted
5. Applicant's statement certifying posting
6. Corrected Mailed Notice
7. Corrected Mailing List
8. Original Mailed notice
9. Original Mailing list
10. Re-posting Notice.

E. Agency Responses:

1. Life Safety Section of BDS
2. Fire Bureau
3. Site Development Review Section of BDS
4. Water Bureau
5. Bureau of Environmental Services
- 5a. BES Eco-roof FAR Bonus handout
- 5b. BES Land Use Response Addendum
- 5c. BES Ecoroof FAR Bonus Letter of Certification
6. PBOT

F. Letters

1. Joseph Quinn, 4.27.2015, Park Northwest Condominiums (PNW) concerns.

G. Other

1. Original LUR Application
2. Incomplete letter
3. Site Photos
4. Pre-Application Conference Summary Memo, 12.8.14
5. Zoning confirmation letter, 8.2.13
6. EA 12-201095 DA, Summary Memo, (EA 12-201095 DA) 2.21.13
7. Pre-Application Conference Summary Memo, (EA 12-194011) 12.5.12
8. Request for completeness, 12.8.14

H. Design Commission Exhibits**Prior to first hearing May 7, 2015**

1. Original Staff report, 5.7.15
2. Original Staff Presentation, 5.7.15
3. Letter with concerns from Henry Amick, rec'd 5.4.15
4. Letter with concerns from Steve Hill, rec'd 5.5.15
5. Letter with concerns from Heather Rheingans, rec'd 5.7.15
6. Letter with concerns from Sandra Stone, rec'd 5.7.15
7. Letter of support from Patricia Gardner, Chair PDNA Planning & Transportation Committee, rec'd 5.7.15

During First Hearing May 7, 2015

8. Yellow cards for testifiers

After First Hearing, prior to Second Hearing June 18, 2015

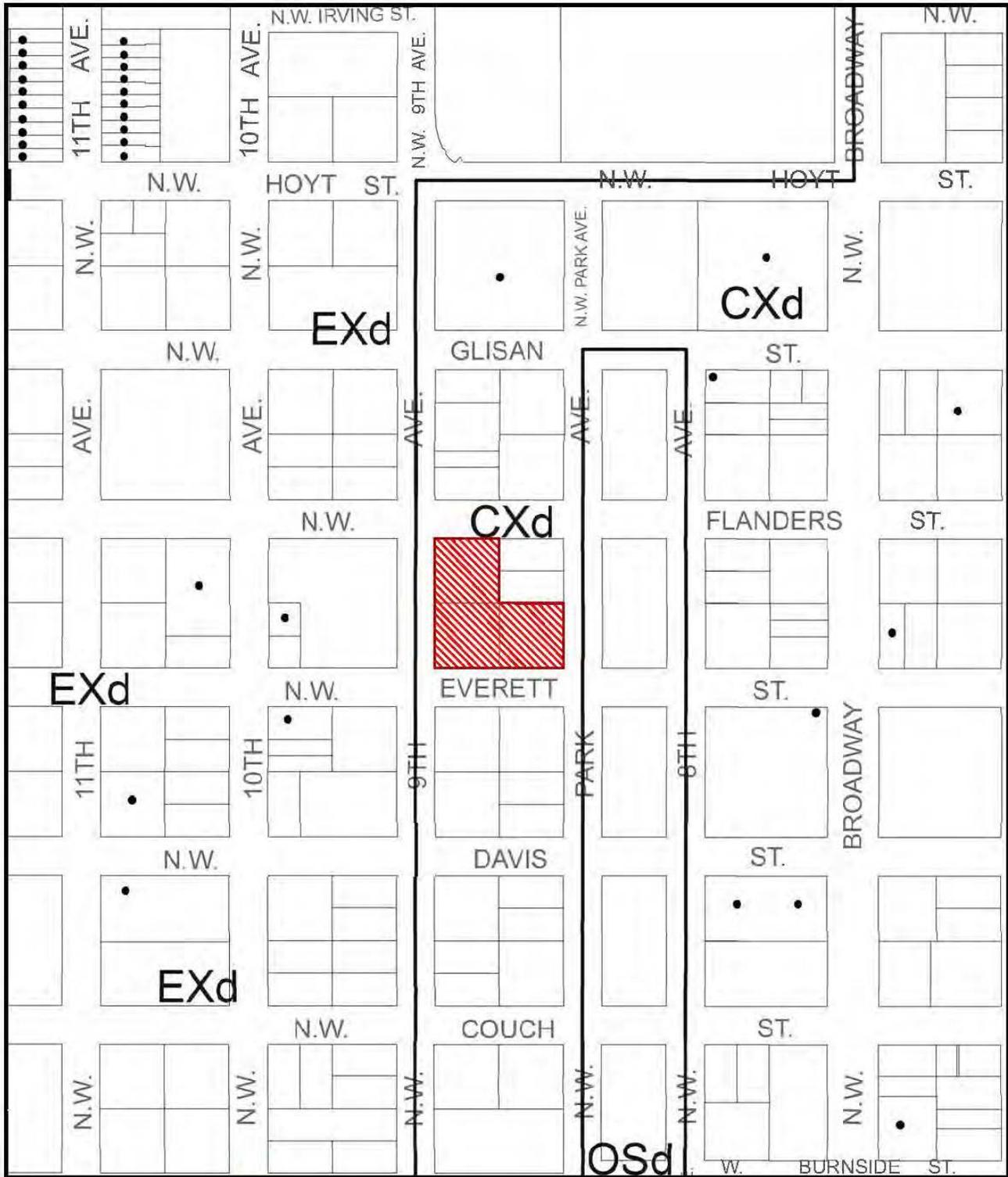
9. Letter with concerns from Alicia Bueni, rec'd 5.8.15
10. Letter with concerns from Tim O'Leary, rec'd 5.12.15
11. Letter with concerns from Tim O'Leary, rec'd 5.14.15
12. Letter with concerns from Ty Wyman, rec'd 5.14.15
13. Staff memo with Design Commission issues to address, 5.14.15
14. Staff memo to Commission, 6.11.15

During Second Hearing June 18, 2015

15. Letter with concerns from Jonathan Kuniholm on behalf of Joseph Quinn, presented at second hearing, 6.18.15
16. Hearing Clerk Commission notes, 6.18.15

After Second Hearing, prior to Third Hearing July 23, 2015

17. Staff email with issues to address. 6.22.15
18. Staff Memo to the Design Commission, 6.23.15
19. Staff Report and Recommendation to the Design Commission, 6.23.2015
20. Letter with concerns from Joseph Quinn, rec'd 6.23.15



ZONING



Site



Historic Landmark



NORTH

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

File No. LU 14-243698 DZM, AD

1/4 Section 3029

Scale 1 inch = 200 feet

State_Id 1N1E34CB 4000

Exhibit B (Jan. 20, 2015)



GROUND COVER
1 gal, 18" oc



Lavender



Lilly Turf



Mondo Grass



Japanese Spurge

STREET TREES
4" cal



Columnar Hornbeam



Musashino Columnar Zelkova



Marshall Ash



Forest Green Oak



Color Max



Red Mix



All Seasons



Redwing Dogwood / 5gal



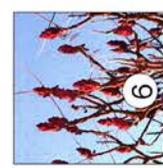
Spreading Rush / 1gal, 1 oc



Vine Maple / 6' height



River Rock



Sumac / 6' height



Euphorbia / 1gal, 2 oc



Cistus / 1gal, 2 oc



Sword Fern / 1gal, 2 oc



GARDEN

SMALL TREES

STORMWATER

ECOROOF

BALLAST

City of Pasco - EITCO Development Services
 Planner: [Signature] Date: 8/3/15
 * This report applies only to the project described in the title block and is not to be used for any other project without the written approval of the author.



**Hampton
Inn & Suites®**

DESIGN REVIEW APPLICATION / D2.02

City of Portland - Director of Development Services
 Planner: *[Signature]* Date: 8/3/13
 * This approval application is the reviewer's responsibility and is subject to the conditions of approval. *[Signature]*

RENDERING—NW 9TH AVE & NW FLANDERS ST

LU 14-243698-DZM / July 23, 2015 / CORNER OF NW 9TH AVE & NW EVERETT ST

**Hennebery Eddy
Architects**

GARY BRINK
& ASSOCIATES
ARCHITECTS

Raymond



D.3

ELEVATIONS, SECTIONS & DETAILS

City of Portland - Department of Environmental Services, Planner
 Planner: *SK* Date: **8/3/15**
 * This copy is for informational purposes only and is subject to the conditions of approval. Additional drawing requirements may apply.



PRE-FINISHED ALUMINUM MECHANICAL SCREEN
 PRE-FINISHED ALUMINUM COMPOSITE PANEL FASCIA
 ALUMINUM BAR GRILLE
 SMOOTH METAL PANEL ALUMINUM WINDOW
 PRE-FINISHED ALUMINUM COMPOSITE PANEL-BELT COURSE
 BRICK SOLDIER COURSE HEADER
 RUNNING BOND NORMAN FACE BRICK
 PROPOSED BLADE SIGN
 ALUMINUM BAR GRILLE
 PRE-FINISHED ALUMINUM COMPOSITE PANEL-BELT COURSE
 BRICK RELIEF PANEL
 VISION GLASS
 BI-FOLD GLASS AND ALUMINUM OVERHEAD DOOR
 PROPOSED IDENTIFICATION SIGN
 SPANDREL GLASS
 ALUMINUM STOREFRONT FRAMING
 AUTOMATIC SLIDING ENTRY DOORS
 WALL SCONCE
 PRE-FINISHED ALUMINUM COMPOSITE PANEL CANOPY WITH SALVAGED WOOD SOFFIT
 GARY BRINK & ASSOCIATES ARCHITECTS
 HENNEBERY EDDY ARCHITECTS
 PROPOSED IDENTIFICATION SIGN
 CAST STONE VENEER BASE AND KNEE WALL
 T.O. ROOF 87'-0"
 T.O. SCREEN 34'-0"
 PROPOSED BLADE SIGN
 NW 9TH AVENUE BUILDING ELEVATION (WEST)
 8' 16' 32' 48'
 LU 14-243698-DZM / July 23, 2015 / CORNER OF NW 9TH AVE & NW EVERETT ST

Hampton Inn & Suites
 DESIGN REVIEW APPLICATION / D3.01

Raymond
 GARY BRINK & ASSOCIATES ARCHITECTS
Hennebery Eddy
 ARCHITECTS



NW EVERETT STREET BUILDING ELEVATION (SOUTH)



Raymond
GARY BRINK & ASSOCIATES ARCHITECTS
Hennebery Eddy Architects

Hampton Inn & Suites

LU 14-243698-DZM / July 23, 2015 / CORNER OF NW 9TH AVE & NW EVERETT ST

DESIGN REVIEW APPLICATION / D3.03

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Planner
City of Everett - Bureau of Development Services
8/3/15
* This application is subject to the rules and regulations of the City of Everett and is subject to all conditions of approval. Additional zoning requirements may apply.