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

FINAL FINDINGS AND DECISION BY THE LANDMARKS COMMISSION RENDERED ON November 9, 2015

CASE FILE NUMBER: LU 15-185472 HRM, AD
PC # 14-242169

THE GROVE HOTEL RENOVATION AND ADDITION

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

The Historic Landmarks 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:	Mark Vanderzanden,, Surround Architecture Inc 422 NW 8th Ave, Suite C, Portland OR, 97209-3529
Owner:	Bob Naito, Naito Development LLC 2501 SW 1st Ave Suite 390, Portland, OR 97209 PDC, City Of Portland 222 NW 5th Ave, Portland, OR 97209-3812
Site Address:	**401-439 W Burnside Street**
Legal Description:	BLOCK 32 LOT 1&2 EXC PT IN ST LOT 4, COUCHS ADD
Tax Account No.:	R180202490, R180202490
State ID No.:	1N1E34CA 11000, 1N1E34CA 11000
Quarter Section:	3029
Neighborhood:	Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515.
Business District:	Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7006.
District Coalition:	Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District:	Central City - River District
Other Designations:	The Grove Hotel along with its Theater addition is designated as a contributing resource to the New Chinatown/Japantown Historic District.
Zoning:	**CXd** - Central Commercial (CX) with Design Overlay (d)
Case Type:	**HRM, AD** – Historic Resource Review (HR) with Modification (M) and Adjustment (AD) Requests

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

Proposal: The applicant seeks Historic Resource Review for the following exterior alterations to the Grove Hotel, a contributing structure in the New Chinatown/Japantown Historic District located in the River District Subdistrict of the Central City Plan District.

The proposal is for:

- The renovation of the three-story, 19,450 square foot, original Grove Hotel structure facing W. Burnside;
- The replacement of its one-story, 4,800 square foot theater addition facing NW 4th with a new nine-story, approximately 45,550 square foot addition, making a total project size of approximately 65,000 square feet;
- The ground floor of the 112 room hotel containing retail, restaurant and a service entry in the existing structure on W. Burnside, and hotel lobby and back of house in the new addition on NW 4th;
- A bar and roof deck on the ninth floor of the new addition;
- No proposed loading or parking;
- Long term bike parking in the basement level.

Two **Modifications** are requested to:
#1 - Height Standard Exception in the CX zone: (33.130.210.B) The Zoning Code allows exceptions to the maximum height standard for rooftop equipment and stairwell enclosures, provided the equipment and enclosures are set back at least 15 feet from all roof edges on street facing facades, and that cumulatively cover no more than 10 percent of the roof area may extend up to 10 feet above the height limit. This proposal is for equipment and stairwell enclosures covering 18 percent of the roof area.

#2 - Signs Extending into the Right-of-Way: (32.32.030.C) The Sign Code limits the size of projecting signs that extend into the right-of-way to no more than 30 square feet. This proposal exceeds this standard for the proposed new approximately 84 square foot blade sign proposed on NW 4th, designed to match the existing Grove Hotel blade sign located on W. Burnside.

One **Adjustment** is requested to:
Number of Loading Spaces. (33.266.310.C.2.c) The Zoning Code requires two full size (Standard A) on-site loading spaces. The applicant is proposing no on-site loading spaces due to site restrictions, including the preservation of the original three-story Grove Hotel structure fronting W. Burnside, and the desire to locate the new hotel lobby within the historic district, in the small frontage available along NW 4th where the new addition is proposed.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. For the Historic Resource Review, the relevant approval criteria are:

- 33.846, Historic Resource Review
- 33.805.040, Adjustment Approval Criteria
- 33.846.070, Modification Approval Criteria
- Central City Fundamental Design Guidelines
- River District Design Guidelines

ANALYSIS

Site and Vicinity: The 11,000 square-foot site is located in the New Chinatown/Japantown Historic District and the River District Sub-District of the Central City Plan District. The site is developed with the Grove Hotel, a contributing resource in the New Chinatown/Japantown

Historic District. The current Grove Hotel is "L" shaped in plan, with the original three-story hotel structure facing W. Burnside Street and a one-story theater addition wing to the north facing NW 4th Avenue. Originally called the "Hotel Philip", the original three-story structure was designed by architect David C. Lewis and was built in 1907. The one-story theater addition was built in the early 1920's and included a fly loft facing NW 4th Avenue. The entire building was extensively altered in 1930 when 20 feet were sheared off the front façade to accommodate the widening of Burnside Street. The architects Claussen & Claussen were hired to renovate the building at this time. The building is considered to be contributing to the district during the secondary period of significance because of its association with Portland's Asian community and the architectural firm of Claussen & Claussen. The area around the site is a mix of historic commercial buildings, apartment buildings, and surface parking lots.

The site has frontage on West Burnside Street, NW 4th Avenue, and NW 5th Avenue. The MAX light rail line runs along NW 5th Avenue which is classified in Portland's Transportation System Plan as a Regional Trafficway & Major Transit Priority Street, Central City Transit/ Pedestrian Street, and a Local Service Bikeway. West Burnside Street is classified as a Major City Traffic Street, Major Transit Priority Street, City Walkway, and Local Service Bikeway. NW 4th Avenue is classified as a Traffic Access Street, City Walkway, and Local Service Bikeway. The site is also within the North of Burnside Pedestrian District.

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

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

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which

address special circumstances existing in the Central City area. The site is within the River District Subdistrict of this plan district.

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

- LU 11-103750 HDZ – Historic Design review approval for exterior alterations to the Grove Hotel. A condition of Approval required a minimum setback of 25' from NW 4th Avenue for rooftop equipment and ductwork. Exterior renovations included a new canopy; recessed entries and lighting; repair of storefronts and transoms; metal grille coverings over façade vents; security gate at north end of east façade; rooftop skylights, vents and equipment; repair and repainting of existing concrete and plaster wall surfaces; and the replacement of missing street trees.
- LU 08-138794 HDZ – Historic Design review approval for a storefront remodel to the Grove Hotel.
- LDZ 76-68 – Design Review approval for exterior signs.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **August 21, 2015**. The following Bureaus have responded with no issue or concerns:

The **Water Bureau** responded with no concerns. Please see Exhibit E-1 for additional details.

The **Life Safety Division of BDS** responded with no concerns. They also noted that:

- General code requirements were noted including regulations regarding the ratings of exterior walls and openings in relation to property lines, and that for the purposes of determining the required wall and opening protection and roof-covering requirements, buildings on the same lot shall be assumed to have an imaginary property line somewhere between them.

Additional comments that do not affect this land use application were provided and have been forwarded to the applicant. Please see Exhibit E-2 for additional details.

The **Fire Bureau** responded with no concerns. Please see Exhibit E-3 for additional details.

The **Bureau of Environmental Service** responded with no concerns. They also noted the following regarding the *General Stormwater Management Requirements*:

- *Onsite Stormwater Management:* The location of the flow-through planter on the second floor between the tower and the existing building is not considered ideal, as staff have concerns related to limited solar exposure and maintenance access. The applicant will be required to submit a complete planting plan with special attention paid to appropriate plant selection for the site conditions. The applicant should note that BES will require a complete and descriptive Operations and Maintenance document including points of access for maintenance.
- According to submitted documents, it does not appear that the renovations to the existing building fronting W Burnside at 401-439 will trigger requirements of the SWMM.

Additional comments that do not affect this land use application were provided and have been forwarded to the applicant. Please see Exhibit E-4 for additional details.

The **Bureau of Urban Forestry** responded with no concerns. They also noted that:

- *Removal and Mitigation.* The applicant proposes to remove the six trees on site. This removal is allowed because the trees are either dying or less than 6" in diameter. Mitigation is not required due to the condition and size of the trees.
- *Street Tree Planting:* The applicant has provided a conceptual street tree planting plan showing one tree planted on NW 5th Avenue, one tree planted on NW 4th Avenue, and four trees planted on W Burnside Street. Due to existing overhead street lights this plan meets the requirements of 11.50.060 for street tree planting. Street trees must be

planted at a minimum 2.5 caliper inches and be a species chosen from the approved street tree planting list. The tree planting must be shown on Building permit and Public Works permit.

Additional comments that do not affect this land use application were provided and have been forwarded to the applicant. Please see Exhibit E-5 for additional details.

The **Bureau of Transportation Engineering** responded twice.

- The first response dated June 29, 2015, requested a loading demand analysis prepared by a professional consultant to be submitted to provide sufficient evidence in the record that the applicable Adjustment approval criteria can be satisfied. Please see Exhibit E-6 for additional details.
- The second response dated August 27, 2015, and Memo dated September 9, 2015 noted that a loading analysis had been submitted.
    - **a.** PBOT stated they have no objections to an Adjustment to On-site Loading requirements from two required to zero proposed;
    - **b.** PBOT stated they have no objections to the Modification to Sign Regulation limitations of maximum projecting sign size of 30 square feet projecting over the Right-of-Way for the existing 84 square foot Grove Hotel sign as well as for the proposed new sign over NW 4th Avenue. Please see Exhibit E-7 and E.8 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 21, 2015**. Nine written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Peter Meijer, AIA Resource Committee, August 16, 2015 – Wrote a letter in support of the proposal, including the massing, scale, proportion, and juxtaposition of the new tower against the historic Grove Hotel. Additional comments included a preference for a small canopy on the corner of Burnside above the restaurant and/or more refined execution of this corner entry as a more appropriate urban design element vs. a historically accurate detail. The new canopy at the hotel entrance is supported, but some committee members prefer this new canopy to be slightly distinct from the canopy along W Burnside. (Exhibit F.1)
2. Sarah Stevenson & Zach Fruchtengarten, Co-chairs Land Use and Design Review Committee, Old Town/ Chinatown Community Association, August 24, 2015 – Wrote a letter in support of the proposal, and feel that the redevelopment of the Grove Hotel will further key strategic objectives of their plan for Old Town Chinatown and strengthen a key gateway to the New Chinatown/Japantown Historic District. The Committee supports the massing and height of the new addition, as well as the dark brick, the multi-pane window system, the cantilevered section of the south façade and the new hotel lobby location on NW 4th. (Exhibit F.2)
3. Randy Gragg, September 13, 2015 – Wrote a letter in support of proposal and the quality of the design, including the programming, scale, materiality, and detailing. (Exhibit H.4)
4. John Russell, Russell Fellows Properties, LLC, September 24, 2015 – Wrote a letter expressing concern regarding possible height restrictions in relation to development standards and approval criteria. (Exhibit H.6)
5. Shu Hung, Table of Contents, September 30, 2015 – Wrote a letter in support of proposal and the proposed height, and believes the proposal will create texture and density, and will revitalize the neighborhood. (Exhibit H.7)
6. Ruth Ann Barrett, EarthSayers.tv, October 3, 2015 – Wrote a letter in support of proposal. (Exhibit H.8)

7. Peggy Thompson, October 16, 2015 - Wrote a letter in support of the ground floor façade on NW 4th, the contrasting dark brick on the new addition, the south elevation bay window, the height of the proposed addition and the roof terrace on the ninth floor. (Exhibit H.24)
8. Ian Johnson, SHPO October 19, 2015 - Wrote a letter in response to a request to review the proposal regarding its impact on the New Chinatown/Japantown Historic District and the Grove Hotel. Ian stated that important among their many considerations was the progressive erosion of the District's historic integrity by building demolition, modification and construction of new buildings since the District was listed in the Register in 1989. In consideration of these factors, SHPO found that this proposal further erodes the integrity of the District and does not meet the Secretary of the Interiors Standards for the treatment of Historic Properties. Specifically, they believe that the removal of historic material and overwhelming size and scale of proposed tower negatively impacts not only the materials and workmanship of the Grove Hotel, but also the setting, feeling and association of the District as a whole. However, they further found that should the project be carried out as intended that the District and the Grove Hotel would remain eligible for listing in the register. (Exhibit H.26)
9. Steve Dotterrer, Chair of Advocacy Committee, Architectural Heritage Center, October 26, 2015 – Wrote a letter with concerns regarding the height of the proposed addition and suggests that the Grove be re-classified as a non-contributing building in the historic district. (Exhibit H.30)

Procedural history:
At the **Design Advice Request hearing held on May 4, 2015**, the majority of the Commission present supported the height of the proposed nine-story addition, although it was noted this might not be a unanimous position. Concern was noted regarding the treatment of the party walls, especially the south and north elevations. Because adjacent structures within the same block are contributing resources to the Historic District, the Commission stressed the importance of the treatment of these interior lot-line elevations, as they are likely to be permanently visible.

At the **first Historic Resource Review hearing held on September 14, 2015,** the Commission present supported the design in terms of materials and details. But, as a mid-block building next to much smaller contributing resources, concern was voiced regarding its general compatibility in terms of height and whether the proposal complements the context of existing buildings. Additional concern was noted about setting a precedent for a taller-scaled structure in this low-scaled historic district. The majority of the Commission present felt the height of the new nine-story addition was too great for the lower scaled New Chinatown/Japantown Historic District. Additionally, the Commission felt the north elevation in particular needed more consideration. The applicant asked to continue the hearing to October 12th in order to address the Commission's concerns.

For the **second Historic Resource Review hearing to be held on October 12, 2015**, the overall height of the proposal has not changed, but the applicant modified the north elevation, reduced the height of the north side of the stairwell enclosure, and eliminated the 4 foot tall mechanical screen on the rooftop in an effort to reduce the apparent scale of the proposal.

For the **third Historic Resource Review hearing to be held on November 12, 2015**, the overall height of the proposal has not changed, but the applicant has modified the north elevation and added a painted scrolled trim to the transoms at the storefront on the three-story Grove structure.

ZONING CODE APPROVAL CRITERIA

(1) HISTORIC RESOURCE REVIEW (33.825)
Chapter 33.846 Historic Resource Review

Section 33.846.060 Purpose of Historic Resource Review
Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Section 33.846.060 Historic Design Review Approval Criteria
Requests for historic design review will be approved if the review body finds that the applicant has shown that all of the approval criteria have been met.

> **Findings:** The site is located within the New Chinatown/Japantown Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Central City Fundamental Design Guidelines* and the *River District Design 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 addressed only those applicable to this proposal. The Central City Fundamental Design Guidelines and the River District Design Guidelines are considered concurrently.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.
A1-1. Link the River to the Community. Link the Willamette River to the community reinforcing the river's significance. This guideline may be accomplished by:
1) Organizing land areas and groupings of buildings to visually define the river's linkage to the community.
2) Focusing and articulating roadways and pedestrian-ways to emphasize the river.
3) Developing projects that celebrate the river and contribute to creating centers of interest and activity that focuses on the Willamette.
4) Connecting the internal areas of the District to the Willamette Greenway Trail.
C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.
C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:
1) Designing and locating development projects to visually link their views to the river.
2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
3) Designing and orienting open space and landscape areas to emphasize views of the river.

Findings for A1, A1-1, C1 and C1-1: Although the proposed site is located a few blocks from the river, visual connections will be made to the Willamette from the upper levels of the new addition. The east facing roof terrace as well as the east facing rooms of the upper floors will provide views towards the river and due to the narrow profile of the structure, many possible views of the river from nearby buildings will be preserved. Additionally, the proposal reinforces the West Burnside connection to the river by preserving/restoring the existing Grove Hotel and developing a rejuvenated West Burnside streetscape on the block. The new hotel lobby entry sequence will also create views to the streetscape on NW 4th within the New Chinatown/Japantown district, and the new bay windows, room views, and rooftop deck take advantage of sweeping city views.

These guidelines are therefore met.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.
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).
A5-1-3. Reinforce the Identity of Chinatown. This guideline may be accomplished by:
1) Emphasizing the Asian ambiance of Chinatown with visual and cultural design features that relate to, and are appropriate to, the District's ethnic history and character.
2) Using ornate signs that enhance the ethnic character of the District.

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 A2, A4, A5, A5-1, A5-1-3, and A5-4: The proposal reinforces the identity of New Chinatown/Japantown district by allowing for the adaptive reuse of the historic Grove Hotel building. The three-story original hotel building contributes to and connects with the district by fitting into the fabric of the area with masonry materials, punched window openings, and a strong urban form. It is also listed as contributing resource within the historic district. The proposed nine-story addition connects to the district with its masonry materials, punched window openings, Asian influenced treatment and strong urban forms.

The new addition will add to Asian themes of the district by providing a new focal point inside the district with a special new entry adjacent to the Chinatown gate. The new entry will include special storefront details, canopy design, enhanced streetscape development, and signage to reinforce the identity of Chinatown and the historic aspects of the district. The proposal plans to integrate art into the Chinatown themed details at the new building's lobby area.

A new aluminum-clad wood storefront system to match the historic fabric is proposed at the ground floor, with retail, restaurants and hotel lobby uses proposed to connect and unify the street frontages with the adjoining areas. New metal and glass canopies are proposed on W Burnside and NW 4th to match the canopies of the original Hotel Philips. As well as New Chinatown/ Japantown and historic themes, the proposal includes enhancing the special streetscapes on 4th and 5th, as well as West Burnside, unifying the building to the rest of the district.

These guidelines are therefore met.

A5-3. Incorporate Water Features. Incorporate water features or water design themes that enhance the quality, character, and image of the River District. This guideline may be accomplished by:
1) Using water features as a focal point for integrated open spaces.
2) Taking cues from the river, bridges, and historic industrial character in the design of structures and/or open space.
3) Integrating stormwater management into the development.

Findings for A5-3: Stormwater management is incorporated through the proposed flow-through stormwater planter at the second floor between the main structure and the addition, as seen on sheets C.16 and C.32. The flow-through planter will collect and filter stormwater, reducing the amount of stormwater runoff and providing an additional greenscape at the second floor between the two parts of the building.

This guideline is therefore met.

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

Findings for A6: The proposal is to restore/rehabilitate the primary form of the existing Grove Hotel, while providing key added space needed for the success of a new hotel, allowing the building to remain in active use for many years. The proposal will restore the existing structure, and the new addition will be respectful of the character of the existing

structure by expressing the addition as different, by integrating the New Chinatown/Japantown themes, and by creating spatial set-backs with interior light and air wells, as well as bridge space between the new and the old buildings.

This guideline is therefore 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 existing structure and the proposed addition will extend to the property line, or within 10 feet of the property line, on all sides. The existing public rights-of–way around the building will be retained. The existing building will remain tight to the sidewalks so the sense of urban enclosure remains strong on this portion of the blocks. The new addition will further define the sense of urban enclosure by creating a shallow arcaded ground floor entry zone with a canopy.

This guideline is therefore met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.
B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

Findings for A8 and B4: The proposed new ground floor storefront system will open up the ground floor, allowing greater visual and physical connections into the building's interior spaces and providing the public with views into proposed active interior spaces such as retail, restaurants and hotel lobby uses, and also provide the occupants with views to the surrounding area's points of interests such as the Chinatown gate and the surrounding active streetscapes. The project proposes a small set back on NW 4th at the hotel lobby located in the new addition, which creates a shallow arcade used for sitting, and waiting and acts as an extension of the hotel lobby. It will also allow for more space to pause after crossing West Burnside or entering the New Chinatown/Japantown district from the south.

These guidelines are therefore met.

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.
A9-1. Provide a Distinct Sense of Entry and Exit. When developing at gateway locations, provide a distinct sense of entry and exit that relates to the special qualities of an area. This guideline may be accomplished by:
1) Orienting building massing and form towards the intersection of a major district entrance.
2) Creating structures or art or using special historic structures to frame a key district or special area entry.

Findings for A9 and A9-1: This proposal strengthens the New Chinatown/Japantown gateway by providing a new focal point inside the district with a special new entry adjacent to the Chinatown gate. The revitalized hotel will provide a refreshed backdrop at the west side of the Chinese gate, further strengthening the existing gateway to the district.

These guidelines are therefore met

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:
1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

Findings for B1 and B1-1: The pedestrian travel routes along the sidewalks will be maintained. The existing sidewalks will be repaired or reconstructed as required to meet District standards. Human-scale elements along the sidewalks that provide interest to pedestrians include the new ground-floor storefronts, the new metal and glass entry canopies, refurbished and new signage, and a shallow arcade at the new hotel lobby on NW 4th.

To maintain an active ground floor that connects well to the pedestrian system, the proposal shows glazing on the ground floor will all be clear glazing.

These guidelines are therefore 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.
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 B2 and B6: The proposal will include new building lighting and signage lighting for nighttime safety. Existing equipment will be removed from sidewalk areas, and new mechanical systems will be located at upper levels away from pedestrians. New canopy protection is proposed in front of the new restaurant on W. Burnside and on NW 4th in front of the new lobby. Additionally, a small setback is proposed at the new lobby on NW 4th to provide a covered extension of the sidewalk.

These guidelines are therefore 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: The proposal will include "landings" for pedestrians crossing West Burnside, which will be designed to allow larger groups of people to queue up.

This guideline is therefore 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.

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 for B5 and C6: The proposal includes a small setback at the lobby on NW 4th to provide a covered micro-plaza space and additional landscaping. This small set back arcade will function as more lobby and waiting areas, and include amenities such as seating, lighting, and landscaping, providing a transition between the public street and the more private lobby space within.

These guidelines are therefore met.

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

Findings for B7: The new addition allows the creation of improved access to the existing building by creating space for accessible lobbies and elevators.

This guideline is therefore met.

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

Findings for C2, C3 and C5: Quality and permanence are represented in the proposal by both preserving and renovating a historic structure, as well as by creating a new addition in a compatible yet modern manner. For the original three-story Grove Hotel structure, the existing concrete will be repainted with a warm of-white color, the storefronts will be refurbished with a pre-finished aluminum-clad wood storefront system to match the historic fabric with painted wood trims, and the existing upper floor vinyl windows will be replaced with aluminum-clad wood single-hung windows. The proposed addition will be built of lasting materials. The first eight stories will be clad with a dark brick on the south and east elevations facing W. Burnside and NW 4th Avenue and a painted stucco on the north and west elevations. The large, south facing bay as well as the penthouse columns and fascia will be clad with pre-finished metal panels, and the ninth floor penthouse will be clad with pre-finished standing seam metal paneling at 18" on center.

Because of the new addition, the existing building will be able to be preserved/ restored, extending its useful life in to the future. Seismic upgrades will be triggered by the proposed uses/amenities needed to operate a hotel, and as an alternative to inserting concrete walls to brace the upper levels of the original hotel, the new addition will provide seismic bracing for the original hotel structure, allowing the storefronts to remain open as originally designed.

The new addition to the existing Grove Hotel is designed to contrast with the existing structure and is physically expressed as a new element adjacent to an existing by using setbacks and material changes. In this way, the new addition will be compatible with the district goals for New Chinatown/Japantown district themes. The strategy preserves the character of the main body of the original hotel, while allowing for the added elements

needed for the functions of a modern city hotel. The proposal plans to fully respect the original Grove Hotel architecture by preserving/restoring the building.

On the ninth floor adjacent to the roof deck, an external storage closet has been rotated to sit flush against the top floor massing, thereby reducing the overall mass and height of the rooftop projections, particularly as view viewed from the north.

These guidelines are therefore met.

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

As noted above, the building is well considered and has been designed to relate to its adjacent context through use and programming, scale and massing, materials, and details.

At the Design Advice Request hearing, held on May 4th, 2015, the commission spoke to the importance of the preservation and renovation of the three-story Grove Hotel to the New Chinatown/Japantown Historic District. Additionally, the commission noted the contextual aspects of the proposal, including the use and programming, scale and massing, materials and treatment, and details.

In terms of <u>use and programming</u>, the building was originally built as a hotel, the Hotel Phillips, so repurposing the building back into a hotel is a welcome use. Additionally, historically the Avenues were the main front door streets in the district, so moving the lobby to NW 4th Avenue supports this historical pattern. Locating the lobby inside the Chinatown Gate encourages welcome new activity to inside the district. Finally, the recreation of the multiple storefronts along W Burnside will improve the streetscape and allow for small-scale flexible retail users.

In terms of <u>scale and massing</u>, the district elevation studies were noted as particularly useful to illustrate how the height was not out of scale with the building in its greater context. Refer to C-21. The majority of the commission supported the height of the nine-story addition. Along NW 4th Avenue, the elevation of the new addition steps back at the ninth floor to create a roof terrace, lowering the scale along the street frontage. With reference to the other elevations, generally the treatment of party walls are secondary in the district, but since adjacent structures within the same block are contributing resources to the Historic District, these interior lot line party walls these will likely remain visible and the treatment of these elevations also becomes important. The south party wall elevation is treated like a visible wall, utilizing a large bay which breaks down the massing of this elevation, and creates a strong design statement. The commission felt the north elevation should also make a strong design statement.

In terms of <u>materials and details,</u> the use of traditional cladding materials of brick and stucco with punched windows and warehouse scaled bays reflects the architecture of the early 20th century commercial buildings common in the district. Additionally, the new canopies reflect the original Phillips Hotel canopy and the new signage reflects the original Grove signage. Finally, the proposal brings in an Asian influences into the treatment of the ground floor glazing at the new lobby.

At the first Historic Landmarks Commission Land Use Hearing on September 14th, 2015, the Commission generally supported the proposal, although concern was noted regarding the nine story height. As a mid-block building next to much smaller contributing resources, general compatibility was questioned in terms of height and whether the proposal complemented the context of existing adjacent buildings within the block.

Additional concern was noted about setting a precedent for a taller-scaled structure in this low-scaled historic district. The majority of the Commission present felt that the height of the new nine-story addition was too great for the lower scaled New Chinatown/Japantown Historic District. Additionally, the Commission felt the north elevation in particular needed further consideration.

At the second Historic Landmarks Commission Land Use Hearing on September 14th, 2015, the Commission noted that a very important aspect of this proposal is the revitalizing of a historic resource, the Grove Hotel, a challenging resource to save and rehabilitate, and this should be taken into account when reviewing the changes to historical fabric in a historical district. Each historic district should be assessed per its unique characteristics. Unfortunately the New Chinatown/Japantown District does not yet have historic guidelines based on commission, community, and stakeholders input to help clarify a discussion regarding height and massing in relationship to the overall district.

Although the proposal is at the 100 feet height limit, because the proposal is restoring a historic resource with seismic upgrades, and providing a new, high quality architectural addition, it will contribute towards much needed revitalizing in the area, and on balance will make the district stronger once the project is complete.

In addition to the general height of the proposal, the scale of the north elevation and the loss of historic material of the ground floor storefronts were also discussed. To reduce the apparent scale and massing of the proposal, the applicant has further articulated the north façade to reduce its overall scale. Refer to drawing C24. With these changes, the scale of the north elevation has been reduced.

To reflect more closely the existing storefronts on the three-story Grove structure that are being replaced, painted wood scrolled trim to match existing has been added as Condition of Approval B, refer to drawing C.33.

With the Condition of Approval B that that the ground floor storefronts on the three-story Grove structure include a painted wood scrolled trim to match existing, this guideline is therefore now 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.
C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for C7 and C9: The existing Grove building will be preserved, including restoring the two corner entries on W. Burnside at NW 5th and NW 4th. These corner entries will accommodate flexible retail or dining functions. The development of the new building adjacent allows the entry lobby function and vertical circulation systems to be moved towards the center of the block. The proposal includes providing a series of flexible retail spaces within the existing Grove building and lobby functions within the new building in an open plan design that can be highly flexible.

These guidelines are therefore 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 for C8: The original Grove had a consistent ground floor level that was differentiated from the upper levels by a continuous storefront system. The proposal will restore the ground floor storefronts and includes special treatment of the second level, with special storefront systems, canopies and signs. The ground floor level of the new addition will be differentiated form the body of the building above by the use of a different brick, a soldier course at level 2, and stacked bond below, as well as a shallow arcade.

This guideline is therefore 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 nine-story addition proposal includes a visually interesting and functionally useful roof top, including a deck for activities. The upper floor is set back from NW 4th, and its rooftop will include mechanical equipment.

NW 4th Avenue - Addition.
The previous design included a 4 foot tall painted perforated metal screen surrounding the mechanical equipment on the ninth floor rooftop, reflecting the shape of the building. Due to concerns regarding the overall height of the proposal, this screen has been eliminated to reduce the apparent scale of the building. The mechanical equipment is set back from the east building edge of the ninth floor by 25 feet, and the ninth floor is set back from the NW 4th Avenue street frontage by 30 feet to create a roof terrace, so this mechanical is placed well over 55 feet from the street edge at NW 4th Avenue. As shown in the Sightline studies provided, Exhibits C.47, C.48 and C.49, this mechanical is not visible from NW 4th or W Burnside, and is barely visible at a distance of over 160 feet from NW Couch. Therefore, along with the roof terrace described above, the NW 4th Avenue addition part of this proposal successfully uses and integrates the rooftop.

W. Burnside - Original Grove Structure.
Applicant has illustrated that the proposed mechanical equipment on the roof of the three-story original Grove structure will not be visible above the ornate parapet.

This guideline is therefore met.

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

Findings: New exterior lighting includes integrated lighting at the ground floor storefronts, underneath the two new marquees, the illumination of the two Grove Hotel projecting signs, and from interior spaces. The lighting at the ground floor storefronts includes period lighting types for the existing building and New Chinatown/Japantown themed lights at the new building. The ground floor lighting scheme helps illuminate the streetscape and the lit marquees and signs provide wayfinding information for the restaurant and hotel. The proposed lighting fits into the existing and proposed building architecture and is at the same time sensitive to its impact on the skyline at night.

This guideline is therefore 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.
D3. Broadway Unique Sign District. Provide opportunities for the development of large, vertically-oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. Size and place signs and their structural support systems so that significant architectural or historic features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.
D4. New China/Japantown Unique Sign District. Provide opportunities for the development of suitably ornate signs, using motifs, symbols, bright colors, and celebrative forms that add to the atmosphere and character of New China/Japantown. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.

Findings for C13, D3 and D4: The proposal is for two blade signs, including preserving and restoring the existing Grove Hotel blade sign on West Burnside and the addition of a matching new blade sign at the new lobby on NW 4th. The existing historic Grove Hotel sign is vertically oriented and uses neon and traditional script, evoking the historic character of the district. The location and size of the two blade signs, at the original sign location on W. Burnside and the new main lobby on NW 4th, indicate significant architectural features as well as primary uses of the building. The placement and structural support systems ensure significant historical features are not concealed.

These guidelines are therefore met.

(2) MODIFICATION REQUESTS (33.846)

33.445.050 Modifications that Enhance Historic Resources and
33.846.070 Modifications Considered During Historic Design Review
The review body may grant modifications to site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic design review process. However, modification to a parking and loading regulation within the Central City plan district may not be considered through the historic design review process. Modifications made as part of historic design review are not required to go through a separate adjustment process. To obtain approval of a modification to site-related development standards, the applicant must show that the proposal meets the approval criteria. Modifications to all other standards are subject to the adjustment process. Modifications that are denied through historic design review may be requested through the adjustment process. The approval criteria for modifications considered during historic design review are:

A. Better meets historic design review approval criteria. The resulting development will better meet the approval criteria for historic design review than would a design that meets the standard being modified; and
B. Purpose of the standard.
1. The resulting development will meet the purpose of the standard being modified; or
2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification #1: Height Standard Exception in the CX zone: (33.130.210.B). The proposal does not meet the standard with regard to percentage of mechanical rooftop coverage and distance of setbacks from street edges.

Purpose Statement. The height limits are intended to control the overall scale of buildings. The height limits in the CN1, CN2, and CO1 discourage buildings which visually dominate adjacent residential areas. The height limits in the CO2, CM, CS, and CG zones allow for a greater building height at a scale that generally reflects Portland's commercial areas. Light, air, and the potential for privacy are intended to be preserved in adjacent residential zones. The CX zone allows the tallest buildings, consistent with its desired character.

Standard: 33.130.210.B.2 Height Standard. In the CX zone, rooftop mechanical equipment and stairwell enclosures that are set back at least 15 feet from all roof edges on street facing facades and that cumulatively cover no more than 10 percent of the roof area, may extend up to 10 feet above the height limit. The proposed mechanical equipment and stairwell enclosures cover approximately 18 percent of the roof area.

A. Better meets design guidelines. *The resulting development will better meet the applicable design guidelines.*
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 for A and B: The building mechanical equipment located on the roof of the new addition is set back from the east building edge of the ninth floor by 25 feet, and the ninth floor is set back from the NW 4th Avenue street frontage by 30 feet to create a roof terrace, so this mechanical is placed well over 55 feet from the edge of NW 4th Avenue. As shown in the Sightline studies provided, Exhibits C.47, C.48 and C.49, this mechanical is not visible from NW 4th or W Burnside, and is barely visible at a distance of over 160 feet from NW Couch. Light, air and privacy will be maintained by this proposed mechanical treatment. For these reasons, the project better meets design guideline C11 and the purpose of the standard.

This Modification merits approval

Modification #2: Signs Extending into the Right-of-Way: (32.32.030.C) The Sign Code limits the size of projecting signs that extend into the right-of-way to no more than 30 square feet. This proposal exceeds this standard for the proposed new approximately 84 square foot blade sign proposed on NW 4th, designed to match the existing Grove Hotel blade sign located on W. Burnside.

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, especially C13, D3 and D4 since it allows the signage to complement the scale of the building without compromising other design criteria. The proposed blade sign is a replica of the original Grove Hotel blade sign, located at the center of the elevation on West Burnside. This second blade sign will be located above the new main hotel lobby on NW 4th, providing important wayfinding information to those coming to the hotel, signifying the main entrance to the hotel on NW 4th, but also connecting back to the original Grove Hotel on W. Burnside. The existing historic Grove Hotel sign is vertically oriented and uses neon and traditional script, evoking the historic character of the district. Both sign locations indicate significant architectural features as well as the primary uses of the building. The placement and structural support systems of the new sign ensures significant historical features are not concealed. 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 projecting sign is a replica of the original Grove Hotel blade sign, and is to be located above the lobby entrance marquee, signifying that the main entrance to the hotel is on NW 4th. The projecting sign will provide important way-finding information for patrons of the hotel, often visitors to town. The sign is a replica of the original Grove Hotel sign, reflecting the historic character of the District. 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.

PBOT have stated they have no objections to a Modification for the proposed new sign on NW 4th Avenue. Refer to Exhibit E.8.

This Modification merits approval.

(3) ADJUSTMENT REQUESTS (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 and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria
The approval criteria for signs are stated in Title 32. All other 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.

The following adjustment is requested:

1. Number of Loading Spaces. (33.266.310.C.2.c) Zoning code requires two full size (Standard A) on-site loading spaces. The applicant is proposing no on-site loading spaces due to site limitations, including the preservation of the main three-story Grove Hotel structure fronting W. Burnside, and the intention to locate the new hotel lobby with-in the historic district, in the small frontage available along NW 4th where the new addition is proposed.

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. Two loading spaces meeting Standard A are required for buildings with more than 50,000 square feet of net building area in uses other than Household Living.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; 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

Findings for A, D and E:
The provision of zero, 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 lobby and retail. The proposed adjustment will not have any effect on environmental, scenic or historic resources.

As previously noted, this project proposes to renovate the historic Grove Hotel which is 200-ft long on W Burnside and approximately 30-ft long on NW 4th. The hotel, originally developed without on-site loading or parking, is located at the gateway to the New Chinatown/Japantown Historic District. The entry monuments to this district are located along the site's NW 4th Avenue frontage. Given that many of the contributing structures within this district were originally constructed without loading areas or parking, said activities were historically accommodated within the right-of-way (ROW).

In order to preserve the existing Grove Hotel, the proposed new building will have limited length on NW 4th (approximately 50-ft). Given the existing location of the New Chinatown/Japantown entry monuments and the width of the new building on NW 4th, there are several practical challenges to constructing an on-site loading space at this location and would result in a new curb cut that would permanently impact on-street parking on NW 4th. Likewise, renovating the existing Grove Hotel to include an on-site loading bay is not desirable as it is contrary to the specified preservation efforts of the Historic District.

Based upon the findings herein, including the site's location within the Historic District, the desire to preserve the existing contributing structure as well as on-street parking on NW 4th, and the existing on-street loading facilities in the area, PBOT has no objection to the proposed Adjustment. The standard on-site loading space is neither practicable in terms of locating it along/within any portion of the existing building to be preserved or within the new building to be constructed. <u>To ensure that this recommendation is not misinterpreted</u>

to be precedent setting, PBOT emphasizes that the circumstances around this project are unique and, accordingly, so are the findings made herein.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with 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
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
G. Application of the regulation in question would preclude all reasonable economic use of the site; and
H. Granting the adjustment is the minimum necessary to allow the use of the site; and
I. Any impacts resulting from the adjustment are mitigated to the extent practical.

Findings for B, C, F, G, H and I: These criteria are not applicable.

This Adjustment merits approval.

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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance.

The Modification to the Height Standard will allow the mechanical equipment to be set far back from the street façade, and it will not be visible from NW 4th Avenue. The Modification to the Maximum Sign Face in the Right-of-Way will allow for appropriate wayfinding direction for the hotel customers. The Adjustment to the Loading Standard will allow for a more active ground floor.

Although the proposal is at the 100 feet height limit, because the proposal is restoring a historic resource with seismic upgrades, and providing a new, high quality architectural addition, it will contribute towards much needed revitalizing in the area, and on balance will make the district stronger once the project is complete.

With recent changes to the north elevation and the addition of a painted wood scrolled trim to the ground floor transoms to the three story Grove structure, the renovation and the new addition both relate well to the historic context in terms of use and programming, scale and massing, and materials and details. By carefully relating to its historic context, the renovation and new addition are well-considered contributions to the district. This proposal meets all the applicable Historic Resource Review criteria, modification criteria and adjustment criteria, and therefore warrants approval.

LANDMARKS COMMISSION DECISION

It is the decision of the Landmarks Commission to **approve Historic Resource Review** for the following exterior alterations to the Grove Hotel, a contributing structure in the New Chinatown/Japantown Historic District located in the River District Subdistrict of the Central City Plan District. The proposal includes the following, with Conditions of Approval A and B:

- The renovation of the three-story, 19,450 square foot, original Grove Hotel structure facing W. Burnside;
- The replacement of its one-story, 4,800 square foot theater addition facing NW 4th with a new nine-story, approximately 45,550 square foot addition, making a total project size of approximately 65,000 square feet;
- The ground floor of the 112 room hotel containing retail, restaurant and a service entry in the existing structure on W. Burnside, and hotel lobby and back of house in the new addition on NW 4th;
- A bar and roof deck on the ninth floor of the new addition;
- No proposed loading or parking;
- Long term bike parking in the basement level.

Approval of the following **Modification** requests:

1. Rooftop equipment and enclosures to 18 percent of the roof area covered with mechanical instead of the maximum 10 percent;
2. Approval to increase the amount of area of a projecting sign face that may extend into the right-of-way from 30 square feet to 84 square feet.

Approval of the following **Adjustment** requests:

1. Approval to reduce the number of required on-site loading spaces from two to none

Approvals per Exhibits C.1-C-50, signed, stamped, and dated November 13, 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 15-185472 HRM, AD. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. The ground floor storefronts on the three-story Grove structure include a painted wood scrolled trim to match existing transoms.

By: _____
Brian Emerick, Landmarks Commission Chair

Application Filed: June 2, 2015
Decision Filed: November 10, 2015
Decision Rendered: November 9, 2015
Decision Mailed: November 18, 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 June 12, 2015, and was determined to be complete on **August 6, 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 **June 12, 2015**.

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, adding an additional 245 days. Unless further extended by the applicant, the review period will expire on: **August 5, 2016**.

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 Landmarks 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 December 2, 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 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 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 (one-half of the application fee for this case).**

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 Impact Mitigation Plan and any concurrent reviews other than a Zone Change or Comprehensive Plan Map Amendment remains in effect until:

- All phases of development included in the plan have been completed, or
- The plan is amended or superceded; or
- As specified in the plan; or
- As otherwise specified in the final decision.

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

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

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

EXHIBITS – NOT ATTACHED UNLESS INICATED

A. Applicant's Statement

1. Applicant's Original Submittal
2. Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 days, signed 6/25/2105
3. Applicant's revised submittal, 7/28/2015
4. Applicant's transmittal for fee paid for additional Modification. 8/4/2015
5. Applicant's revised submittal (46 sheets, labeled C.1-C.46) 9/2/2015
6. Applicant's submittal of material samples, 9/3/2015

B. Zoning Map (attached)

C. Plan & Drawings

1. COVER SHEET
2. AERIAL SITE PLAN
3. SITE PHOTOS
4. CONTEXT PHOTOS
5. 3-BLOCK VICINITY PLAN
6. EXISTING SURVEY PLAN
7. SITE PLAN (attached)
8. SITE UTILITY PLAN
9. SITE ELECTRIC PLAN
10. STORMWATER MANAGEMENT PLAN
11. STREET LEVEL LANDSCAPE PLAN
12. ROOF LEVEL LANDSCAPE PLAN
13. SITE LIGHTING PLAN
14. BASEMENT LEVEL FLOOR PLAN
15. GROUND LEVEL FLOOR PLAN
16. LEVEL 2 FLOOR PLAN
17. LEVEL 3 FLOOR PLAN
18. LEVEL 4+5 FLOOR PLAN
19. LEVEL 6-9 FLOOR PLAN + ROOF PLAN
20. FAR DIAGRAMS
21. CONTEXT ELEVATIONS
22. EXTERIOR ELEVATIONS - SOUTH (attached)
23. EXTERIOR ELEVATIONS - WEST AND EAST (attached)
24. EXTERIOR ELEVATION - TOWER NORTH (attached)
25. ENLARGED ELEVATIONS + WALL SECTIONS
26. ENLARGED ELEVATIONS + WALL SECTIONS
27. ENLARGED ELEVATIONS + WALL SECTIONS
28. ENLARGED ELEVATIONS + WALL SECTIONS
29. ENLARGED ELEVATIONS + WALL SECTIONS
30. MATERIALS
31. BUILDING SECTIONS
32. BUILDING SECTIONS
33. DETAILS
34. DETAILS
35. DETAILS
36. DETAILS
37. DETAILS
38. DETAILS
39. Not used
40. RENDERED PERSPECTIVES (attached)
41. RENDERED PERSPECTIVES
42. RENDERED PERSPECTIVES

43. RENDERED PERSPECTIVES
44. RENDERED PERSPECTIVES
45. RENDERED PERSPECTIVES
46. 3D LINE DRAWING
47. Sightline across W Burnside St.
48. Sightline across W Burnside St.
49. Sightline Across NW 4th Ave
50. Sightline Across NW Couch

D. Notification information:

1. Request for response
2. Posting letter sent to applicant
3. Notice to be posted
4. Applicant's statement certifying posting
5. Mailed notice
6. Mailing list

E. Agency Responses:

1. Water Bureau
2. Life Safety Review Section of BDS
3. Fire Prevention Division
4. Bureau of Environmental Services
5. Bureau of Urban Forestry
6. Bureau of Transportation Engineering and Development, June 29, 2015
7. Bureau of Transportation Engineering and Development, August 27, 2015
8. Bureau of Transportation Engineering and Development Memo, September 9, 2015

F. Letters

1. Peter Meijer, AIA Resource Committee, August 16, 2015. Letter received in support of proposal.
2. Sarah Stevenson & Zach Fruchtengarten, Co-chairs Land Use and Design Review Committee, Old Town/ Chinatown Community Association, August 24, 2015. Letter received in support of proposal.

G. Other

1. Original LUR Application
2. BDS Pre-Application Conference Summary Memo, 1/16/2015
3. Summary Memo from Design Advice Request Hearing held May 4, 2015, 6/8/2015
4. Request for Completeness, 6/18/15
5. Incomplete Letter, 6/26/2015
6. National Register of Historic Places – New Chinatown/ Japantown Nomination
7. Photo of the Hotel Philip, 1927

H. Landmarks Commission Exhibits

1. Original Staff report, 9/4/15
2. Staff memo to the HLC, 9/4/15
3. Letter from Randy Gragg, 9/13/15

First HLC hearing 9/14/15

4. Staff Presentation to the HLC, 9/14/15
5. Public testimony at HLC, 9/14/15
6. Letter from John Russell, 9/24/15
7. Letter from Shu Hung, 9/30/15
8. Letter from Ruth Ann Barrett, 10/3/15
9. Applicant's Request for Extension, 9/14/2015
10. Staff notes from HLC hearing 9/14/15
11. Applicants revised submittal, 10/1/15
12. Staff memo to the HLC, 10/5/15
13. Revised Staff report – Approval, 10/8/15
14. Revised Staff report – Denial, 10/8/15
15. Staff memo to HLC, 10/9/15

Second HLC hearing 10/12/15

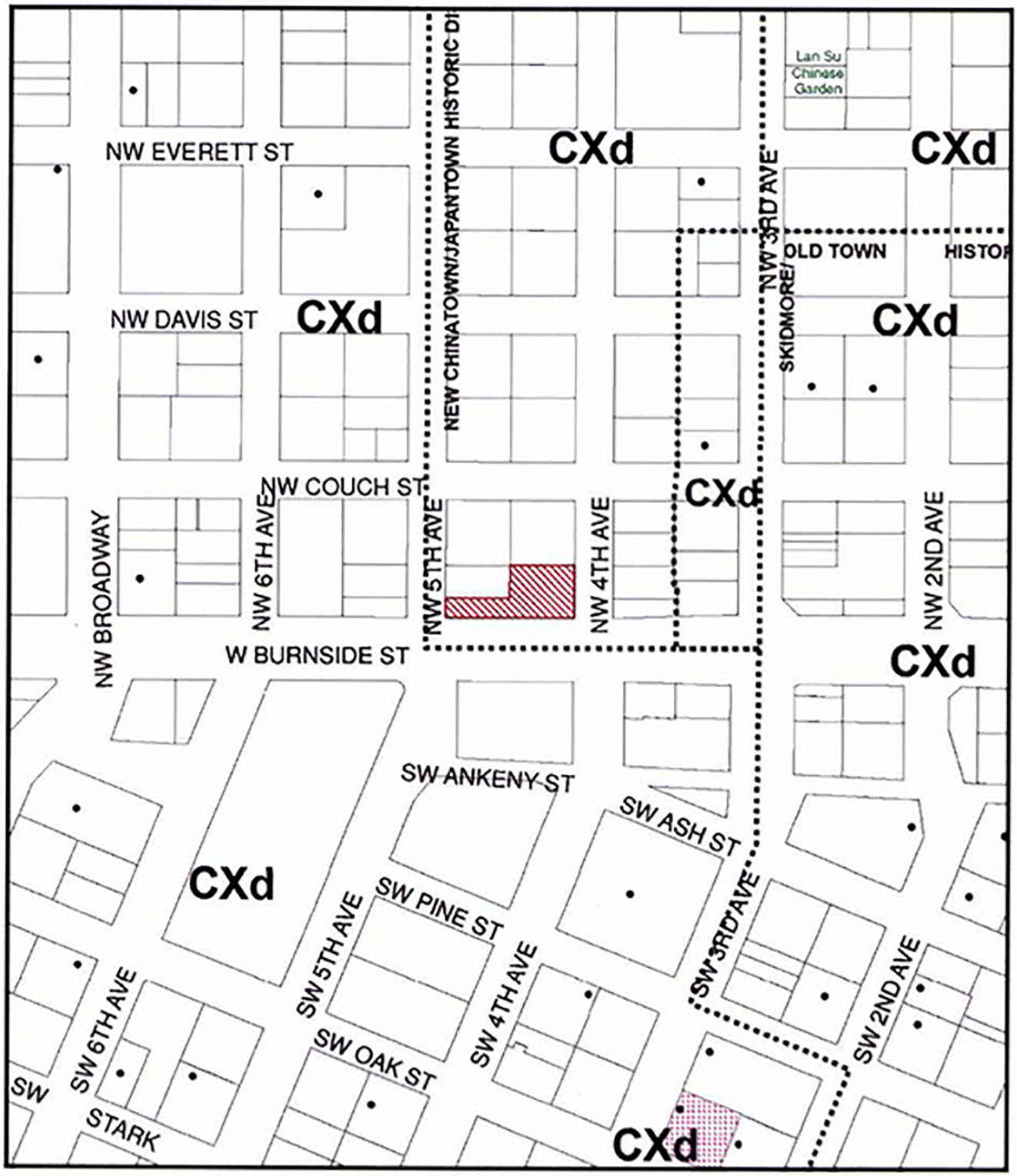
16. Staff Presentation to the HLC, 10/12/15
17. Public Testimony at HLC, 10/12/15
18. Letter from Oscar Villar, 10/12/15
19. Letter from Beth Hansen, 10/12/15
20. Letter from Dr. Jacqueline Peterson-Loomis, 10/12/15
21. Letter from Terry Chung, 10/12/15
22. Staff notes from HLC hearing, 10/12/15

Record held open for new information until October 19, 2015 4:30pm

23. BPS Map of New Chinatown/Japantown building heights
24. Letter from Peggy Thompson, 10/16/15
25. Applicants revised submittal, 10/19/15
26. Letter from Ian Johnson, SHPO, 10/19/15
27. PDC RFP for Grove Hotel dated 2/5/14, rec'd 10/19/15
28. Naito Dev. Proposal for Grove RFP dated 3/10/14, rec'd 10/19/15
29. PDC report dated 8/13/15, rec'd 10/19/15
30. Letter from Holly Chamberlain, rec'd 10/19/15 at 4:53pm

Rebuttal period open until October 26, 2015, 4:30pm

31. Letter from Bob Naito, 10/26/15



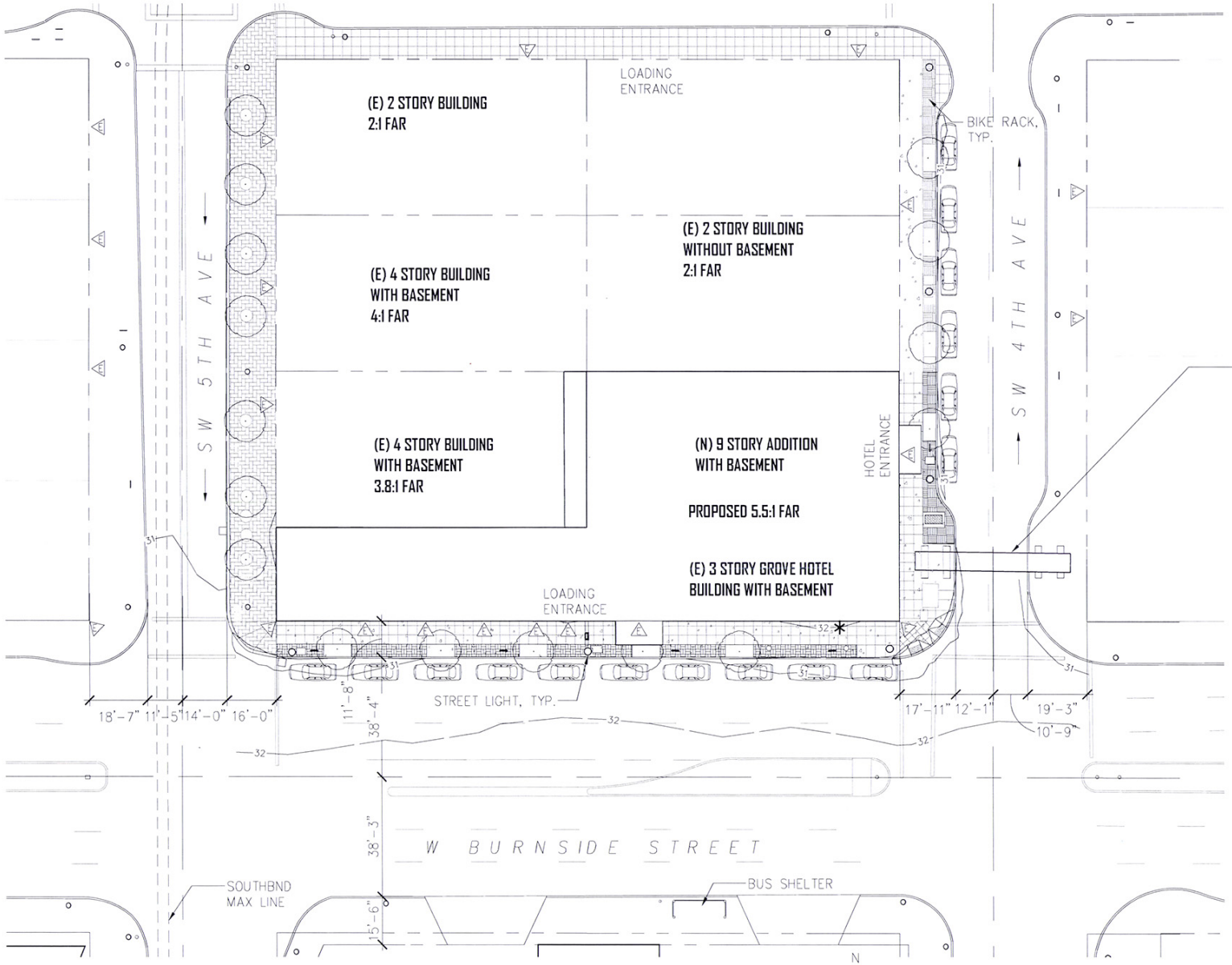
ZONING

- Site
- Also Owned Parcels
- Historical Landmarks

NORTH

This site lies with the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT SUBDISTRICT
NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT

File No. LU 15-185472 HRM, AD
1/4 Section 3029
Scale 1 inch = 200 feet
State_Id 1N1E34CA 11000
Exhibit B (Aug. 6, 2015)



MAIN ENTRY

* EXISTING GRADE FOR HEIGHT CALCULATION +32.22'

SITE PLAN

1/32" = 1'-0"

City of Portland
Bureau of Development Services
Planner
Date 11/13/15
* This approval applies only to the review as noted and is subject to all conditions of approval. Additional requirements may apply.

project	GROVE HOTEL LU 15-185472 HRM, AD
issue date	10.19.2015
ref. dwg.	SITE PLAN

SURROUND

C.07

surround architecture, inc. - portland, or - 503.224.6484

(c) 2015 surround architecture, inc

SOUTH ELEVATION

1/16" = 1'-0"

11/13/15

* This approval applies only to the review as proposed and is subject to all conditions of approval. Additional zoning requirements may apply.

0 4' 8' 16'

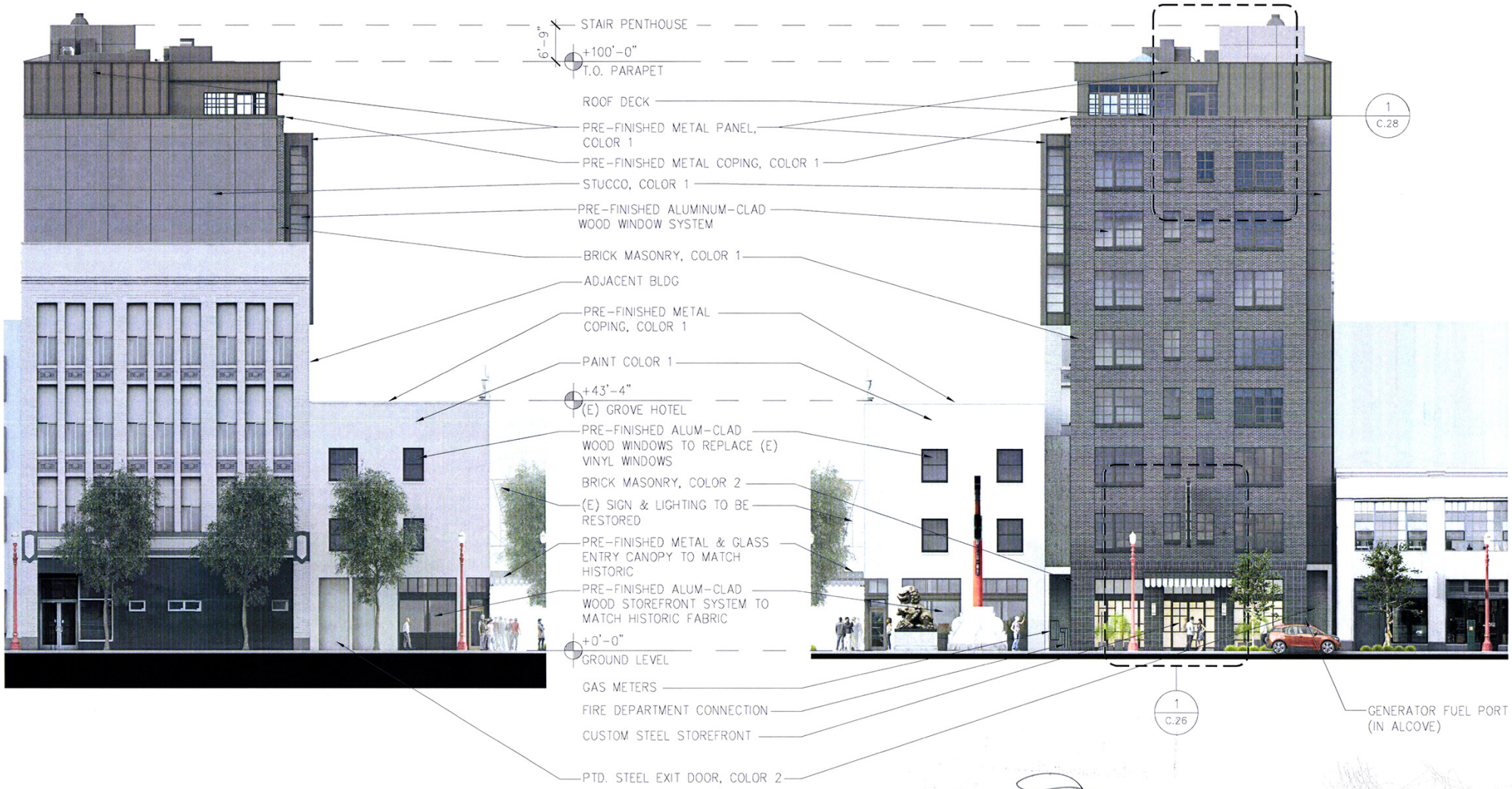
project	GROVE HOTEL LU 15-185472 HRM, AD
issue date	10.19.2015
ref. dwg.	ELEVATIONS

SURROUND

C.22

surround architecture, inc. - portland, or - 503.224.8484

(c) 2015 surround architecture, inc



2 WEST ELEVATION

1/16" = 1'-0"

1 EAST ELEVATION

1/16" = 1'-0"

11/13/15

project	GROVE HOTEL LU 15-185472 HRM, AD	SURROUND
issue date	10.19.2015	
ref. dwg.	ELEVATIONS	C.23

surround architecture, inc. - portland, or - 503.224.6484

(c) 2015 surround architecture, inc

Approved
Bureau of Development Services
Planner
Date 11/13/15
* This approval applies only to the reviews requested and is subject to all conditions of approval.
All land use review requirements may apply.

NORTH TOWER ELEVATION

1/16" = 1'-0"

0 4' 8' 16'

project	GROVE HOTEL LU 15-185472 HRM, AD	SURROUND
issue date	10.19.2015	
ref. dwg.	ELEVATIONS	C.24

surround architecture, inc. - portland, or - 503.224.6484

(c) 2015 surround architecture, inc.

VIEW OF SOUTHEAST CORNER

11/13/15

project	GROVE HOTEL LU 15-185472 HRM, AD	SURROUND
issue date	10.01.2015	
ref. dwg.	RENDERED 3D VIEW	C.40

surround architecture, inc. - portland, or - 503.224.6484

(c) 2015 surround architecture, inc