



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: July 12, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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

CASE FILE NUMBER: LU 16-161376 DZ – ROOFTOP MECHANICAL

GENERAL INFORMATION

Applicant: Aeric Estep
TCMS
4750 N Channel Ave
Portland, OR 97217

Owner: Lincoln Place
Po Box 2708
Portland, OR 97208

Site Address: 1620 SW TAYLOR ST

Legal Description: BLOCK 320 TL 5100, PORTLAND
Tax Account No.: R667733790, R667733790, R667733790, R667733790
State ID No.: 1N1E33DC 05100, 1N1E33DC 05100, 1N1E33DC 05100, 1N1E33DC 05100

Quarter Section: 3028

Neighborhood: Goose Hollow, contact Jerry Powell at 503-222-7173.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Goose Hollow Subdistrict

Zoning: CXd – Central Commercial with Design overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant is seeking Design Review approval to install three (3) new mechanical units on the roof of an existing commercial building at 1620 SW Taylor Street in the Goose Hollow Subdistrict of the Central City Plan District. The three (3) units are proposed to be located on the southern portion of the roof concealed behind a 2'-4" tall parapet and will be set back a minimum of 8'-10" from the east roof edge.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *Goose Hollow District Design Guidelines*

ANALYSIS

Site and Vicinity: The 40,551 square foot site is located in the Goose Hollow sub-District of the Central City Plan District. Existing development on the site, referred to as Lincoln Place, includes approximately 61,800 of commercial office space in a 2 to 3 story building with below grade and surface parking that occupies three quarters of the full block site bound by SW Taylor Street and SW Salmon Street to the north and south, and SW 16th Avenue and SW 17th Avenue to the east and west.

In addition to the site being located within a Pedestrian District, SW Salmon is classified within the City of Portland Transportation System Plan as Transit Access Street and a City Walkway. City Walkways are intended to provide safe, convenient, and attractive pedestrian access to activities along major streets and to recreation and institutions; provide connections between neighborhoods; and provide access to transit. Transit Access Streets are intended for district-oriented transit service serving main streets, neighborhoods, and commercial, industrial, and employment areas. SW Salmon also includes a dedicated bike lane.

Development conditions within a ¼ mile radius of the site include surface parking lots, retail and office/commercial buildings, apartments, a hotel, houses converted to office space, Lincoln High School (across SW Salmon), Civic Stadium, and a MAX light rail station.

The Goose Hollow community is envisioned to be a predominately urban residential, transit oriented community located between downtown Portland and Washington Park. Goose Hollow supports a diverse resident population and is interspersed with large activity centers such as Civic Stadium, Lincoln High School, churches, and mixed-use development.

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

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

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

- **LUR 93-00131:** Design Review approval for new windows.
- **LUR 96-00140:** Design Review approval for a proposed window and door infill.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 3, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Life Safety Division of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 3, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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 guidelines are the Central City Fundamental Design Guidelines and the Goose Hollow District Design Guidelines.

Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

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.

Goose Hollow District Design Goals

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community.
- Provide open spaces to accommodate active public life.
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment.
- Preserve and enhance the community’s history and architectural character.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City.
2. Integrate urban design and preservation of our heritage into the development process;

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

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

A6. Reuse/Rehabilitate/Restore Buildings

Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

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.

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.

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

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.

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 for A6, C1, C2, C3, C4, C5, and C11: The applicant is proposing to install three (3) new mechanical units on the roof of an existing 2-story structure in the Goose Hollow Subdistrict of the Central City Plan District. The proposal is to install three (3) mechanical units, 3'-6", 4'-3", and 3'-7" tall that will be set back from the east roof edge, behind a 2'-4" parapet, by a minimum of 16'-0", 10'-0", and 8'-10" respectively. The proposed units are coherently placed on the roof and allow for the continued use of an existing building while being concealed from street level views. The proposed units are well integrated, aligned with structural supports below and oriented in the same direction, and will be painted to match the roof surface. As all proposed units are set back a minimum of 8'-10" from the nearest roof edge (south roof edge) and are concealed behind an existing 2'-4" parapet, the proposed alterations respect the architectural integrity of the building, maintain coherency, and will not negatively impact views. *With the condition of approval that all mechanical equipment be painted to match the surface of the roof, these guidelines are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

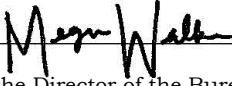
The applicant has proposed to install three (3) new mechanical units to be installed on the roof of an existing building in the Goose Hollow Subdistrict of the Central City Plan District. The proposed units are setback a minimum of 8'-10" from the east roof edge, behind a 2'-4" parapet, concealed from street level views. The purpose of the design review process is to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable approval criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of three (3) mechanical units to be installed on the roof of an existing building in the Goose Hollow Subdistrict of the Central City Plan District. Approved per Exhibits C-1 through C-4, signed and dated 07/08/2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B-C) 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 16-161376 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All proposed mechanical units are to be painted to match the roof surface.
- C. No field changes allowed.

Staff Planner: Megan Sita Walker

Decision rendered by:  on **July 8, 2016.**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 12, 2016

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 April 26, 2016, and was determined to be complete on May 26, 2016.

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 April 26, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: September 23, 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. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information

satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 26, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

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

Recording the final decision.

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

- *Unless appealed*, The final decision may be recorded on or after **July 27, 2016**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to:

Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

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

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

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

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

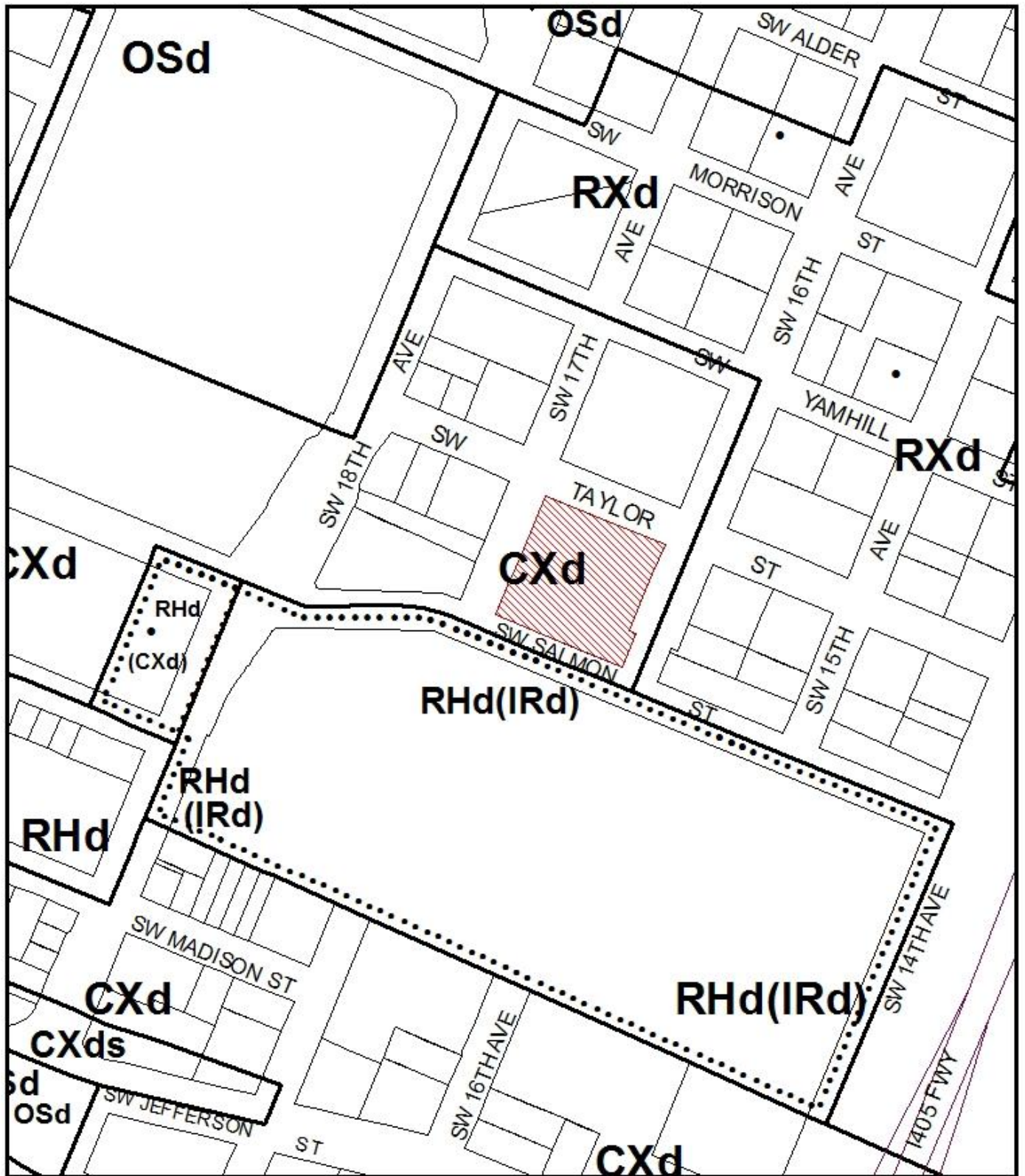
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Project Description & Response to Approval Criteria
 - 2. Site Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Proposed Site Plan (attached)
 - 2. Proposed East Elevation (attached)
 - 3. North & South Unit Specifications
 - 4. Middle Unit Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application

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



ZONING

-  Site
- Historic Landmark



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 GOOSE HOLLOW SubDistrict

File No.	LU 16-161376 DZ
1/4 Section	3028
Scale	1 inch = 200 feet
State Id	1N1E33DC 5100
Exhibit	B (Apr 27, 2016)

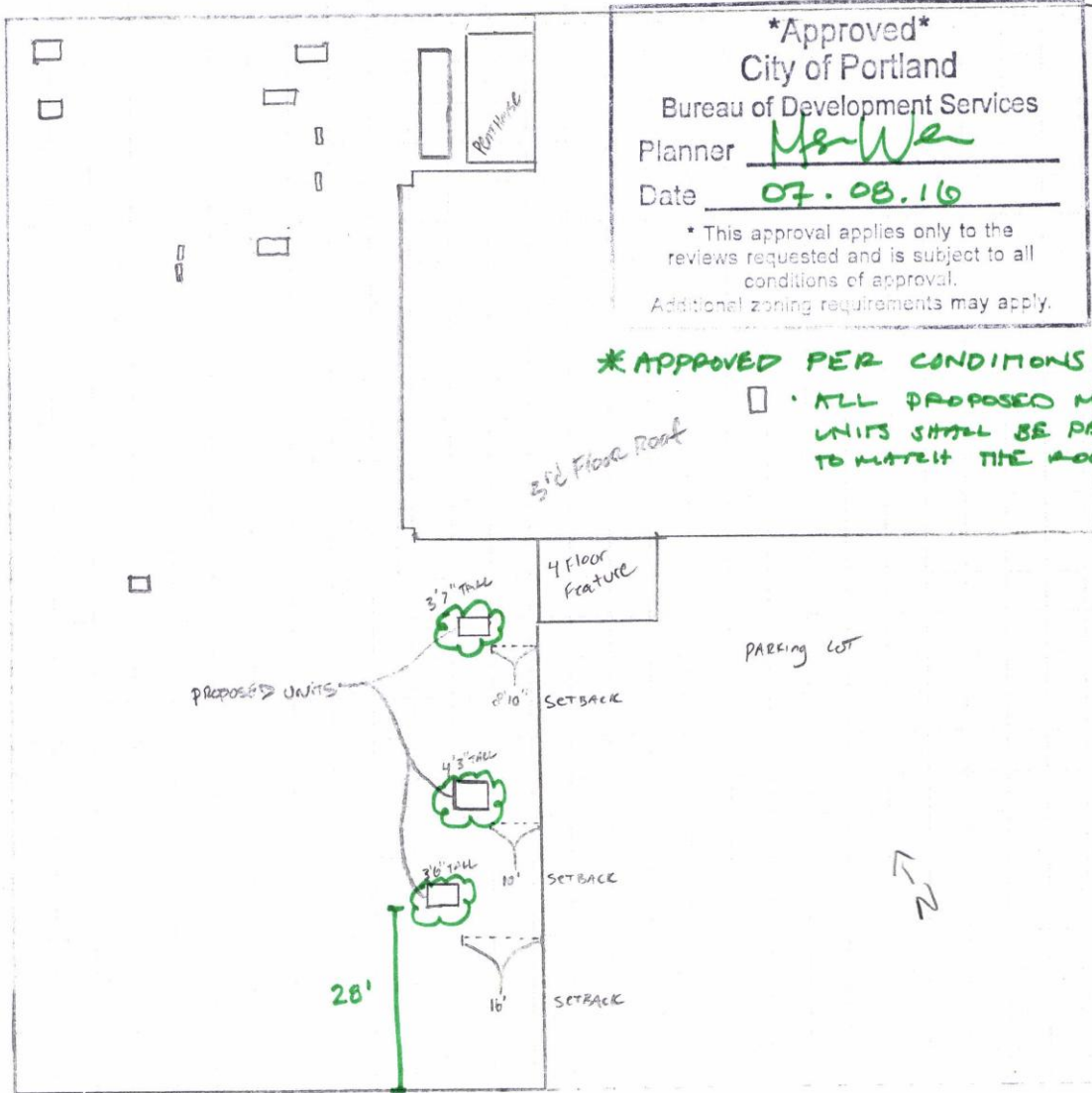
JOB NAME _____ DATE _____ OF _____
 PAGE # _____

JOB # _____ JOB LOCATION _____

NOTES

1620 SW TAYLOR ST SITE PLAN 1:1/32"
 SW TAYLOR ST

ESTIMATOR _____



Approved
 City of Portland
 Bureau of Development Services
 Planner Ms. We
 Date 07.08.16
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

***APPROVED PER CONDITIONS BC**
 □ ALL PROPOSED MECHANICAL UNITS SHALL BE PAINTED TO MATCH THE ROOF SURFACE

Sw 17th Ave

Sw 16th Ave

SW SALMON ST LU16-161376 PZ
 EXIT C-1

JOB NAME _____ DATE _____ PAGE # **OF**

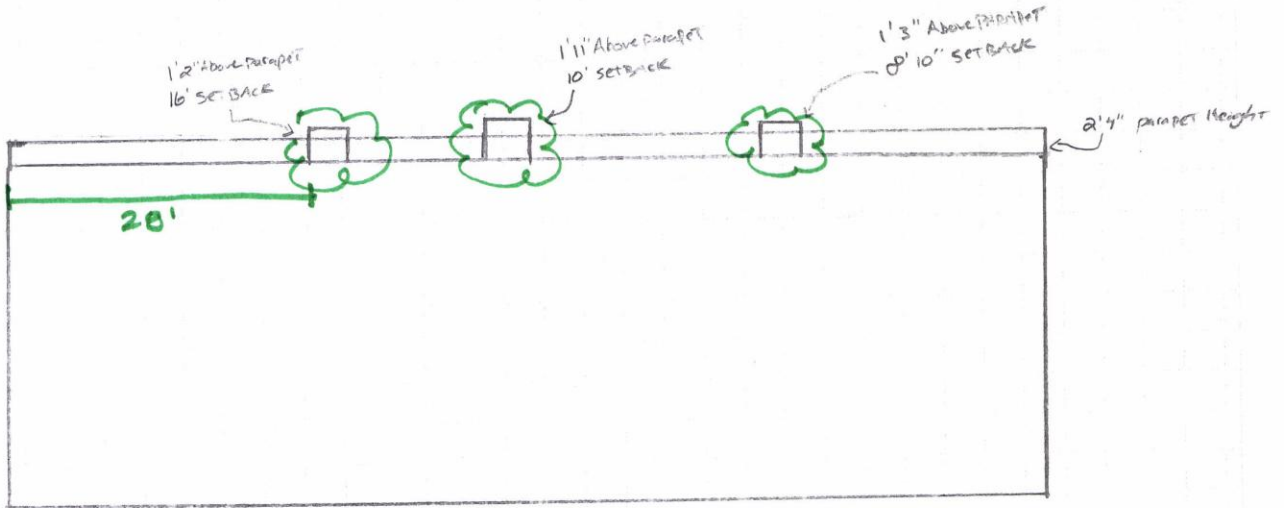
JOB # _____ JOB LOCATION _____

NOTES

1620 SW 11th Ave - 5th PARAPET Detail

1" = 1/16"

ESTIMATOR



Approved
 City of Portland
 Bureau of Development Services
 Planner Ma Wei
 Date 07.08.16

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

*** APPROVED PER CONDITIONS B-C**
 . ALL PROPOSED MECHANICAL UNITS SHALL BE PAINTED TO MATCH THE ROOF SURFACE.

EAST ELEVATION

LU 16-16137602
 EXH C-2