



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

FROM CONCEPT TO CONSTRUCTION

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

Date: December 30, 2016
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The 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 16-175418 DZ

CALAROGA TERRACE - SECOND FLOOR RAILINGS

GENERAL INFORMATION

Applicant: David Fey, Jensen Fey Architects
7730 Leary Way, Redmond WA, 98052

Owners: Extended Care Portfolio/ Multistate Pool LLC
1778 Hancock St #200, San Diego, CA 92110

Colby Young, Pacifica Compaines
1775 Hancock Street, Ste. 200, San Diego CA 92110

Site Address: **1400 NE 2ND AVE**

Legal Description: BLOCK 61 LOT 1-8, HOLLADAYS ADD
Tax Account No.: R396201880
State ID No.: 1N1E34AA 00500
Quarter Section: 2930
Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org.

District Coalition: None
Plan District: Central City - Lloyd District
Zoning: **RXd**, Central Residential base zone; Design overlay zone
Case Type: **DZ**, Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for replacement railings and a new gate with trellis to the terrace level of Calaroga Terrace, a senior independent living and assisted living apartment building located in the Lloyd District Subdistrict of the Central City Plan District.

The proposed exterior alterations include removal of existing concrete balustrade infill and replacement with new glass railing infill to the second floor terrace. Additionally, a new glass gate with a steel and glass trellis above will replace the existing gate at the top of the exterior stairs.

Because the proposal is for non-exempt exterior alterations to an existing building in a design overlay zone, Design Review is required prior to the issuance of building permits.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan.*

ANALYSIS

Site and Vicinity:

The subject site is located in the Lloyd District neighborhood, in the southern portion of the double-block bounded by NE Clackamas Street, NE 2nd Avenue, NE Weidler Street, and NE 3rd Avenue. A hotel abuts the site to the north. North of the hotel, on the Weidler Street frontage of the block, there is a one-story medical office building. The surrounding area contains a mix of uses, including a medical laboratory facility, a church, an event/meeting venue, hotels, multiple surface parking lots, a condominium building, and a variety of retail storefronts.

The subject building is 15 stories tall. It was constructed around 1968. It exhibits many design characteristics of 1960s-era residential towers, including the use of dimensional concrete-block as an accent feature; a strong sense of verticality; concrete as a primary building material; and curvilinear design repeated in multiple ways, via concrete and metal, throughout the building's interior and exterior (such as curvilinear metal railings and concrete columns, and window bays with curved lower edges).

Zoning: The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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

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 Lloyd District Subdistrict of this plan district.

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

- LU 13-229565 DZ: Design Review approval of exterior alterations - located at the ground level porte-cochere and at the terrace level.
- PC 5752C (reference file number LU 90-023996): Denial of a Conditional Use proposal for a new sign.
- LUR 94-00104 CU DZ (reference file number LU 94-011006 CU DZ): Conditional Use and Design Review approval for four new telecommunications antennas and an associated equipment room.
- LUR 95-00914 DZ (reference file number LU 95-012807 DZ): Design Review approval for “antennas and equipment.”
- LU 08-144335 CU DZM: Conditional Use and Design Review approval for six new telecommunications antennas, eight new microwave dishes, six new BTS units, one new cabinet with an attached GPS device, and two enclosures to screen the aforementioned equipment.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 4, 2016**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau (*Exhibit E.1*)
- Site Development Section of BDS (*Exhibit E.2*)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 4, 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

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 design guidelines are the Central City Fundamental and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and

compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

The Central City Fundamental 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.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

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

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

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Central City and Lloyd District Guidelines are addressed concurrently.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5-1. Develop Identifying Features. Encourage the inclusion of features in the design that give projects identity and a sense of place or significance within the District.

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 A4, A5-1, C3, and C5: The proposal enhances the appearance of the building while honoring its original decorative concrete detailing and the verticality of its 1960s architecture. The discreet aluminum railings and glass infill will improve the quality of light and views to the second floor terrace while maintaining the architectural integrity and coherency of the building. The new materials are consistent with other buildings in the area.

Therefore, these guidelines are 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.

C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface. Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural and articulated in surface character.

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 A8, C10-2 and C11: The proposed translucent glass will replace concrete balustrades, and increase views into and out of the second floor terrace. This will allow views from the street and surrounding buildings into the terrace. The replacement of opaque balustrades will enhance the existing second floor terrace, located on the roof of the ground level parking area. The new gate location and design both improves the safety of the terrace users, as well as provides an attractive and welcoming entry for those arriving via the exterior staircase. The proposal enhances views from the building to the Central City and adjacent buildings.

Therefore, these guidelines are met.

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

Findings for C2: The proposal promotes quality and permanence in the following ways: The new terrace-level railing and glass infill are of high quality materials and finishes, with an integrated mounting system. The new security doors at the top of the exterior staircase are a high-quality, commercial storefront door highlighted with a steel and glass trellis above. The proposed railing and door systems are durable, easy to maintain and easy to replace should one element become damaged.

Therefore, this guideline is met.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed changes to the building are successfully expressed to integrate with overall building coherency. The proposed alterations to replace concrete balustrades with a metal and glass railing system; replace an existing iron gate with a new glass door, and install a new steel and glass trellis are well-integrated with the existing architecture and constructed of high-quality materials. The proposal enhances the building's sense of place, respects its architectural integrity and distinct identity within the neighborhood, and allows it to remain a cohesive 1960s-era composition. The proposal meets the applicable design guidelines and therefore warrants approval.


ADMINISTRATIVE DECISION

Approval of the removal of existing concrete balustrade infill and its replacement with new glass railing infill to the second floor terraces at Calaroga Terrace, which is located in the Lloyd Subdistrict of the Central City Plan District.

Approval per the approved plans and drawings, Exhibits C-1 through C-9, signed and dated December 29, 2016, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-175418 DZ. No field changes allowed."

Staff Planner: Grace Jeffreys

Decision rendered by:  **on December 29, 2016**
By authority of the **Director** of the Bureau of Development Services

Decision mailed: December 30, 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 May 19, 2016, and was determined to be complete on **August 1, 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 May 19, 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 extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: December 29, 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 January 13, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 **January 17, 2017**.
- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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:

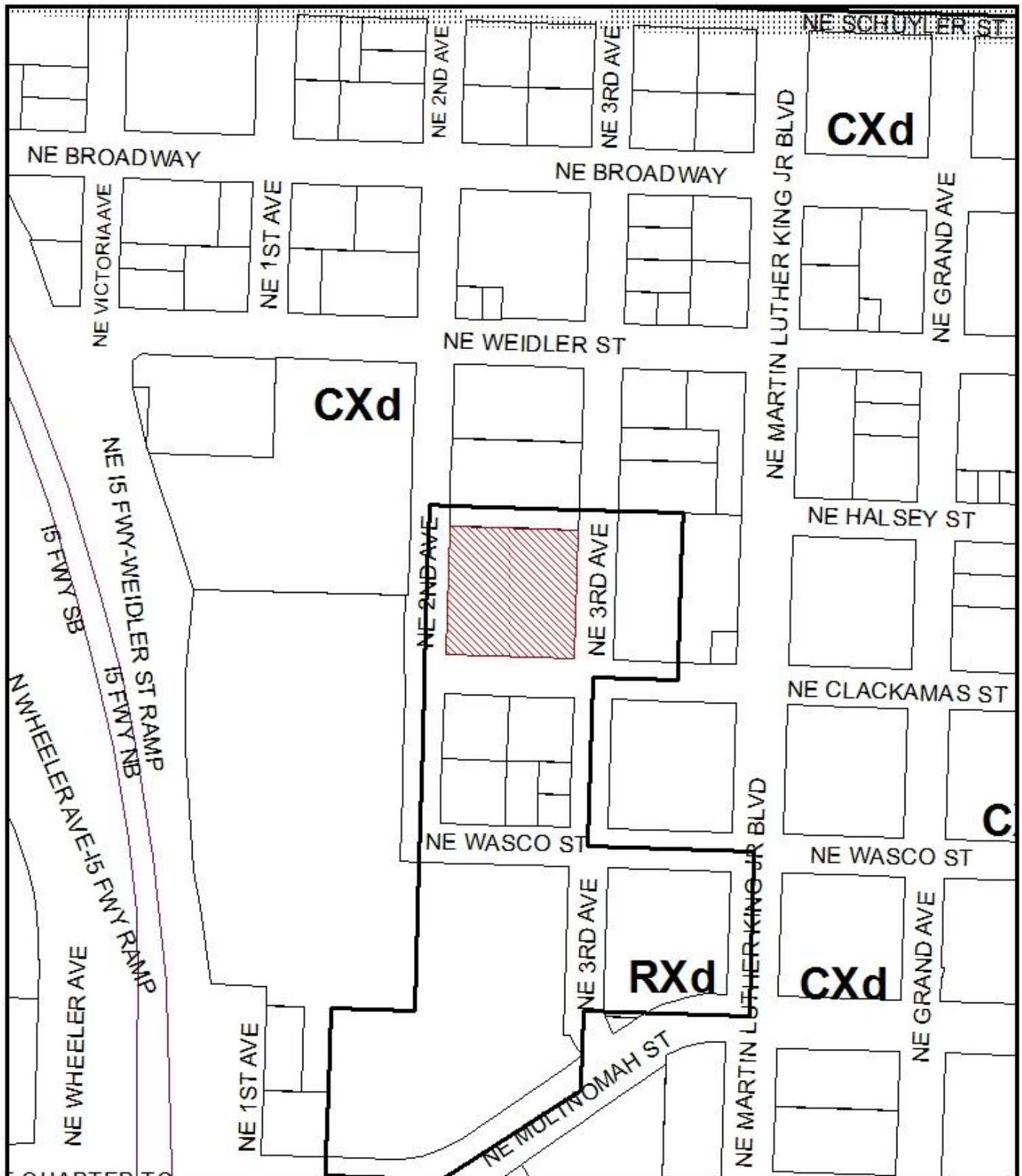
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Initial Written Statement, 5/19/16
 - 2. Initial Guideline Narrative, 5/19/16
 - 3. Initial Drawings, 5/19/16
 - 4. Initial Renderings, 5/19/16
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. New Railing Plan
 - 3. North Exterior Elevations – Existing and Proposed
 - 4. East Exterior Elevations – Existing and Proposed (attached)
 - 5. South Exterior Elevations – Existing and Proposed
 - 6. West Exterior Elevations – Existing and Proposed
 - 7. Railing Details
 - 8. Gate and Stair Details
 - 9. Railing Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Site Development Review Section of BDS
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Early Assistance Memo EA 15-154459, May 26, 2016
 - 3. Site Images
 - 4. Incomplete Letter, June 2, 2016

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).



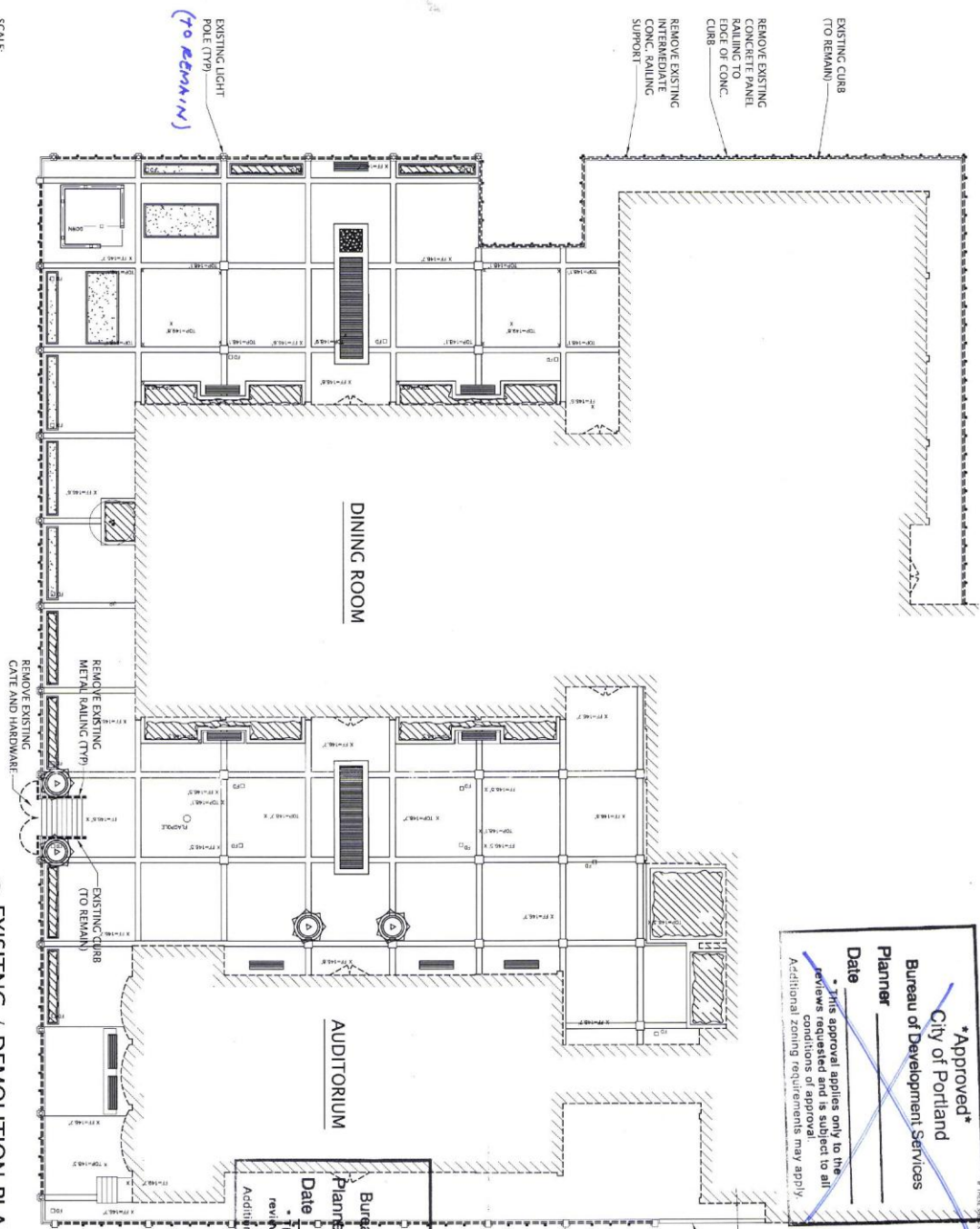
ZONING

 Site

This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT SUBDISTRICT



File No. LU 16-175418 DZ
 1/4 Section 2930
 Scale 1 inch = 200 feet
 State_Id 1N1E34AA 500
 Exhibit B (May 20, 2016)



1 EXISTING / DEMOLITION PLAN

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

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

*** Approved ***
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 12/29/16

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

100	SHEET	A1
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CALAROGA TERRACE LEVEL 03 REMODEL
 1400 NE SECOND AVE, PORTLAND, OR 97232
 PACIFICA COMPANIES
 1775 Hancock St Suite 200
 San Diego, CA 92110

DESIGN REVIEW:
 EXISTING / DEMOLITION PLAN

Jensen Day
 ARCHITECTURE & PLANNING
 1000 NE Oregon St
 Portland, OR 97232

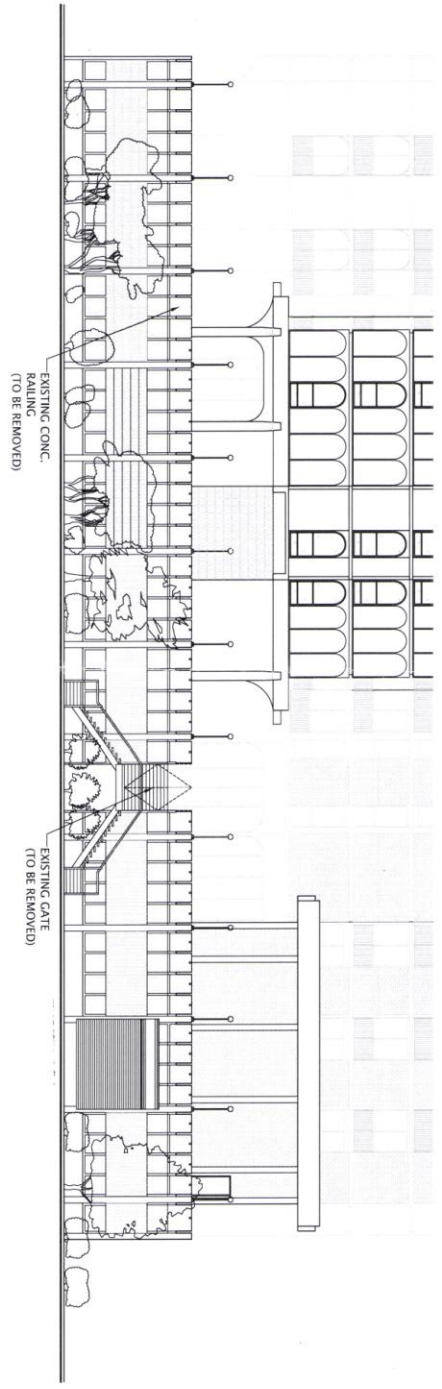
14132

MARK	DATE	DESCRIPTION

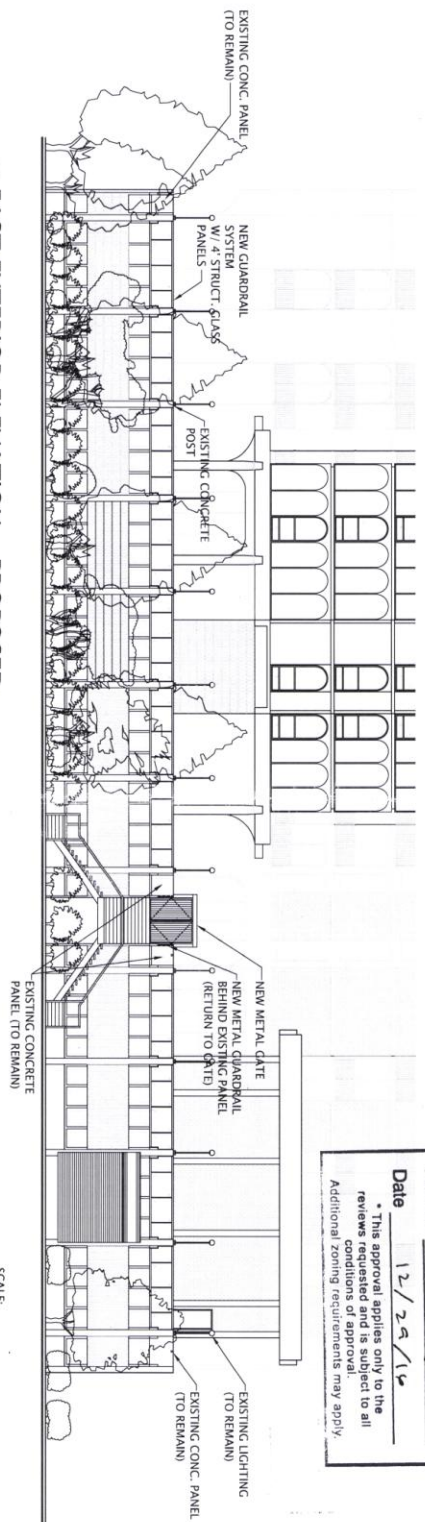


EXH. C.1

IF THIS SHEET HAS NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



1 EAST EXTERIOR ELEVATION - EXISTING
1/16-21-09



2 EAST EXTERIOR ELEVATION - PROPOSED
1/16-21-09

Approved
City of Portland
Bureau of Development Services
Planner
Date 12/29/16
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



MARK	DATE	DESCRIPTION
1	05-27-2015	BOB PLANNING SUBMITTAL
2	06-22-2015	BOB PLANNING SUBMITTAL
3	07-10-2016	BOB PLANNING SUBMITTAL
4	07-13-2016	RES COMMENT RESPONSE

ISSUED BY: BSJ
CHECKED: DJF
NOTES:
PROJECT: 14132
JOB NO: 08/29/2015



CALAROGA TERRACE LEVEL 03 REMODEL
1400 NE SECOND AVE, PORTLAND, OR 97232
PACIFICA COMPANIES
1775 Hancock St Suite 200
San Diego, CA 92110
DESIGN REVIEW:
EXTERIOR ELEVATIONS - EAST

SHEET: A4
DATE: 12/29/16

EXH.C.4