



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

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**Date:** December 22, 2017  
**To:** Interested Person  
**From:** Emily Hays, Land Use Services  
 503-823-5676 / [Emily.Hays@portlandoregon.gov](mailto:Emily.Hays@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 17-262782 DZ – FIELD OFFICE REVISIONS**

**GENERAL INFORMATION**

**Applicant:** Andrew Schilling | Hacker Architects  
 733 SW Oak Street | Portland, OR 97205  
[aschilling@hackerarchitects.com](mailto:aschilling@hackerarchitects.com)

**Applicant** Jonathan Ledesma | Project Ecological Development  
 413 SW 13th Avenue, Suite 300  
 Portland, OR 97205

**Representative:** Thomas Cody | Park Office, LLC  
 413 SW 13th Avenue, Suite 300 | Portland, OR 97205

**Owner:** Park Office LLC  
 900 7th Street NW #600 | Washington, DC 20001

**Site Address:** **2035 NW Front Avenue**

**Legal Description:** LOT 1-28 TL 100, WATSONS ADD  
**Tax Account No.:** R883805090  
**State ID No.:** 1N1E28DC 00100  
**Quarter Section:** 2828  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - River District  
**Zoning:** **EXd**, Central Employment (EX) with a Design (d) Overlay.  
**Case Type:** **DZ**, Design Review  
**Procedure:** **Type II**, an administrative decision with appeal to the Design Commission.

**Proposal:**  
 The applicant seeks Design Review approval for exterior alterations to a new commercial development for two new 6-story office buildings providing approximately 303,816 square feet to be located on a vacant 89,765 square foot site in the River District Subdistrict of the Central City Plan District. The development previously gained Land Use approval per LU 15-238635 DZM; alterations include the following:

- installation of a new photovoltaic solar array on the roof of the east building

- composite concrete panels at the base of exterior wood siding in lieu of the previously approved concrete curb

Design review is required for non-exempt exterior alterations within a Design Overlay zone.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

## ANALYSIS

**Site and Vicinity:** The site is a large irregular parcel bound by NW Front Avenue on the east, by NW 17<sup>th</sup> Avenue on the west, and the rail line, Terminal Street, NW Upshur Street and the Big Pipe access shaft area to the south. The northernmost portion of the site, immediately south and west of the adjacent Dockside Tavern building on the same block, serves as a surface parking lot for the Dockside Tavern.

The surrounding area has a mixed and diverse character, sitting on the edge between the bustling mixed-use Pearl District to the south, and the older traditional industrial and marine harbor industrial sites to the north. The Riverscape development and the Pacifica Condominium project just to the east across NW Front Avenue are fairly typical of the type and style of development that occurs to the south of the site in the Pearl District, although the immediately adjacent blocks at the north end of the Pearl just south of the site remain mostly undeveloped. There is a small retail node just west of the site along NW Thurman Street near NW 18<sup>th</sup> Avenue, but the majority of other uses to the west and north of the site are industrial warehouse or manufacturing type uses.

NW Front Avenue is a *City Bikeway*, *Major Emergency Response Street*, *City Walkway*, and *District Collector Street*.

**Zoning:** The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

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

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 Subdistrict of this plan district.

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

- LU 13-154170 ZC – Approval with conditions of a Zoning Map Amendment, in conformance with the Comprehensive Plan Map designation, from the Heavy Industrial base zone (IH) to a Central Employment base zone with Design overlay zone (EXd).
- LU 15-238635 DZM – Approval with conditions of a new commercial development consisting of two new six-story commercial buildings and a landscaped plaza over one-story of below-grade parking. Approval of Modification to 33.266.310.E Perimeter Landscaping at Loading, to not provide the trees required for the minimum perimeter landscape screening at the lot line at the loading access.

- LU 16-172958 DZ - Approval of Design Review for exterior alterations to a recently approved new commercial development for two new 6-story office buildings with a landscaped public plaza in the River District Subdistrict of the Central City Plan District.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **November 22, 2017**. The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS, See Exhibit E-1
- Fire Bureau, See Exhibit E-2

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 22, 2017. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Michaela Bancud, on November 29, 2017 wrote with no objections 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 guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental Design Guidelines and River District Guidelines.

#### River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region’s population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

#### River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region’s residential growth.
3. Enhance the District’s character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

#### Central City Plan Design Goals

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

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

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

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

**A5. 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).

**A5-1-5. Reinforce the Identity of the Waterfront Area.** Reinforce the identity of the Waterfront Area with design solutions that contribute to the character of the waterfront and acknowledge its heritage. This guideline may be accomplished by:

- 1) Recognizing the area’s industrial history by incorporating remnants of maritime and rail infrastructure and/or providing docking facilities for a cruise line.
- 2) Orienting buildings toward the waterfront and adjacent parks and trails.
- 3) Integrating an active mix of uses along the waterfront and making development open and accessible in order to maintain the publicness of the greenway.

**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 A2, A5, A5-1, A5-1-1 & C8:** The original design draws on the historic materials and forms of the area. The buildings are consistent with the architecture of nearby warehouses, both in proportions of openings and industrial material palette. The proposed composite concrete panel provides a consistent, durable finish, in addition to additional thermal resistance and improved maintainability. This material is high-quality and permanent, and the details provided support this.

The proposal emphasizes the natural environment, which is central to the experience of living and working in and around Portland. The site has a natural arrangement of gardens and plantings at the ground level with a large landscaped public plaza. The natural environment will extend into outdoor gardens within the buildings referred to as “High Parks”, and up to the roofs in the form of both occupiable roof gardens and ecoroofs. In addition to these previously approved elements, the proposal celebrates the natural environment with the addition of solar panels on the roof of the East Building. The photovoltaic array will improve energy performance, reduce demand on the electric grid, and limit the project’s carbon footprint. *These guidelines have been met.*

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

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

**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.

**Findings for A4, C2, C4 & C5:** Street-level materials on both buildings create a cohesive, unified look at the pedestrian scale. Mock-ups of the originally proposed cast in place concrete curbs resulted in significant cracking and a poor quality finished surface. The high-quality concrete panel provided along the base of the building is an appropriate contextual alternative, consistent with the building design, that conveys a sense of permanence. *These guidelines have been 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:** Ecoroofs and occupiable roof terraces, visible from the sidewalk below, have been approved on both buildings. Both buildings also have exposed rooftop mechanical equipment which is visible above the building parapets. Diagrams provided during the original review illustrated that due to the clearances needed for the mechanical equipment, screening of the rooftop mechanical would be much larger than the equipment, and be more intrusive than the mechanical equipment on its own. Screening was therefore not required.

The proposed solar array on the East Building is set back from the building edge so as to not be seen from the sidewalk below. The array is also set significantly lower than the previously approved mechanical equipment, with the highest portion of the panel sitting 5' below the top of the mechanical equipment on the same roof level. *These guidelines have been 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 exterior alterations employ the same high-quality materials and design details that the original proposal used, which added texture, interest, and a sense of permanence. With these revisions, this proposed commercial development will remain an asset to the River District, the Waterfront area, and the city. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

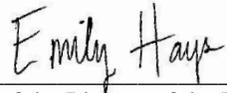
Approval of alterations to a building in the River Subdistrict of the Central City Plan District, including the installation of a new photovoltaic solar array on the roof of the east building and composite concrete panels at the base of exterior wood siding, per the approved site plans, Exhibits C-1 through C-21, signed and dated December 19, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through 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 17-262782 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the

permit plans comply with the Design/Historic Resource Review decision and approved exhibits.

C. No field changes allowed.

**Staff Planner: Emily Hays**

**Decision rendered by:**  **on December 19, 2017**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: December 22, 2017**

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

**Procedural Information.** The application for this land use review was submitted on October 27, 2017, and was determined to be complete on November 17, 2017.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on October 27, 2017.

*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: March 17, 2018.**

**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 5, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> 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](http://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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 8, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

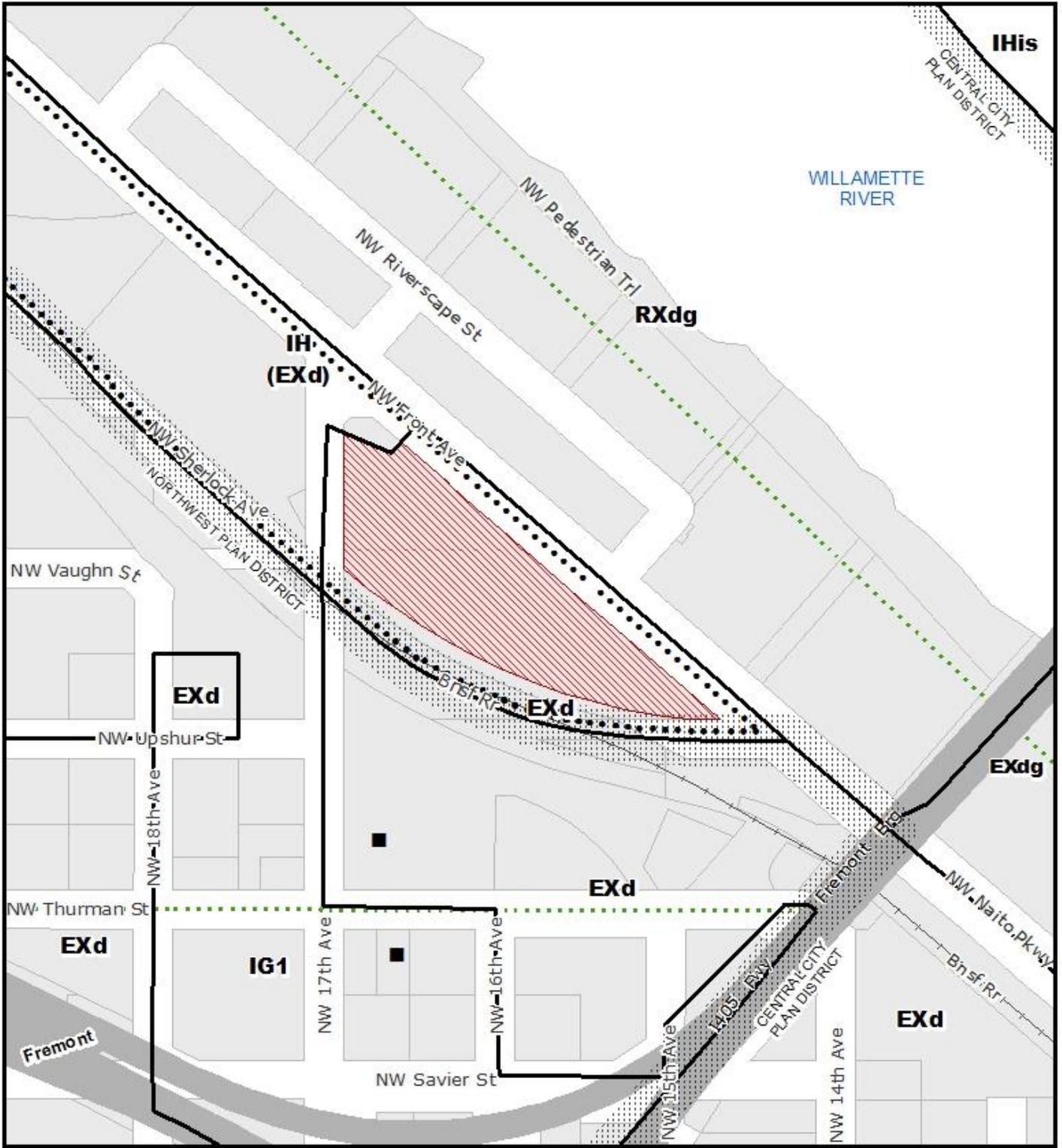
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  - 1. Updated Project Narrative
  - 2. Original Drawing Set
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. East Building – East Elevation
  - 2. East Building – North Elevation (attached)
  - 3. East Building – South Elevation
  - 4. East Building – West Elevation
  - 5. West Building – North Elevation

6. West Building – West Elevation
  7. West Building – East Elevation
  8. West Building – South Elevation
  9. Photovoltaic Array – East Building (attached)
  10. Photovoltaic Array – East Building
  11. Photovoltaic Array – Sightline Diagram
  12. Photovoltaic Array – Sightline Diagram
  13. Photovoltaic Array – Mounting Racks & Hardware
  14. Photovoltaic Array – Mounting Racks & Hardware
  15. Photovoltaic Array – Mounting Racks & Hardware
  16. Photovoltaic Array – Color & Aesthetic of Solar Panel
  17. Concrete Base – Composite Concrete Panel
  18. Concrete Base – Composite Concrete Panel Product Data
  19. Concrete Base – Composite Concrete Panel Short Form Specification
  20. Concrete Base – Composite Concrete Panel Technical Data Sheet
  21. Concrete Base – Composite Concrete Panel Technical Data Sheet
- D. Notification information:
1. Mailing list
  2. Mailed notice
- E. Agency Responses:
1. Life Safety Review Section of BDS
  2. Fire Bureau
- F. Correspondence:
1. Michaela Bancud, on November 29, 2017, wrote with no objections to the proposal.
- G. Other:
1. Original LU Application
  2. Incomplete Letter

**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

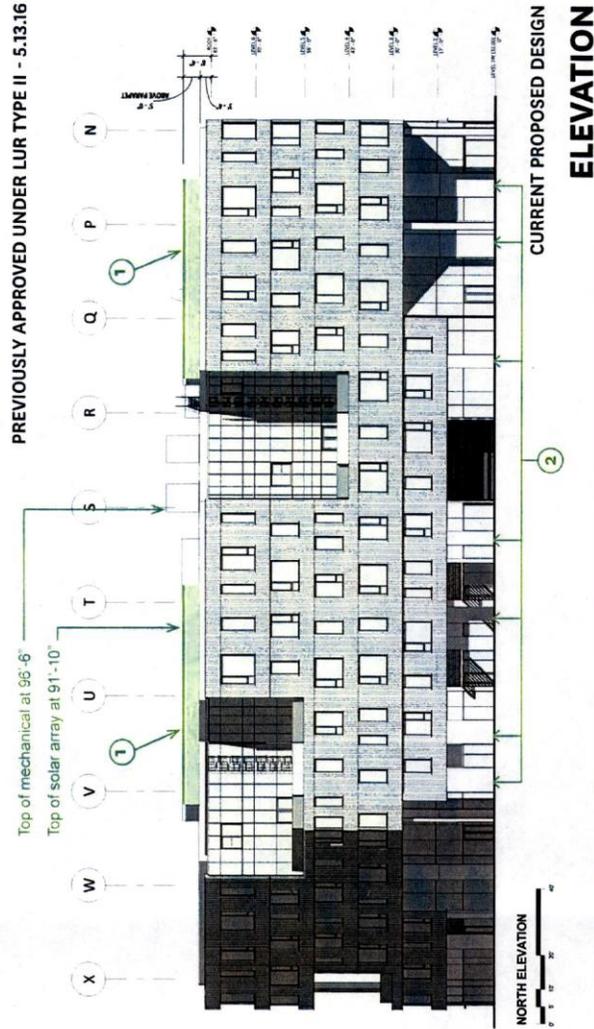
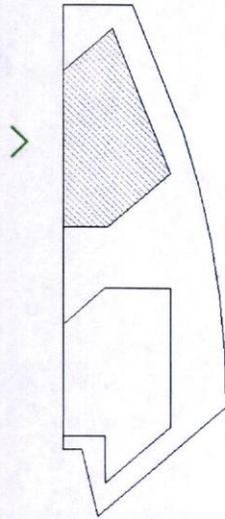


THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
RIVER DISTRICT SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 17-262782 DZ
1/4 Section	2828
Scale	1 inch = 200 feet
State ID	1N1E28DC 100
Exhibit	B Oct 31, 2017

# East Building | North Elevation (Front St)



**UPDATES:**

- ① Added PV Array System

Please note, the height of the PV Array System is lower than the height of the mechanical equipment.

- ② Composite Concrete Panel At Base

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner Emma Hunt Date 12/19/17  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

