Ted Wheeler, Mayor
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Date: January 11, 2019

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 18-264002 DZ – STOTT CENTER, FREESTANDING SIGN

GENERAL INFORMATION

Applicant: Jonathan Bolch | Woofter Architecture
107 SE Washington Street, Suite 228 | Portland, OR 97214
jonathan@woofterarchitecture.com | 503-329-8065

Owner: State of Oregon (Board of Higher Education)
PO Box 751 | Portland, OR 97207-0751

Site Address: **1875 SW Park Avenue**

Legal Description: BLOCK 229-231 237-240 268-270 TL 300, PORTLAND
Tax Account No.: R667724650
State ID No.: 1S1E04 00300
Quarter Section: 3228
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - University District
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:
Applicant seeks Design Review approval for a new internally illuminated freestanding sign on the main entry terrace outside the north entry of the newly remodeled Peter Stott Center, facing SW Hall, in the University District/South Downtown Subdistrict of the Central City Plan District. The proposed sign is to mark the main entry to the University's Athletics Department as well as to a new Athletics Hall of Fame.

A similar designed freestanding sign was recently proposed on this main entry terrace, and reviewed under a recent Design Review (LU 18-177036 DZ). It was denied, however, because its height and location situated the top of the sign very close to the edge of the building overhang above, creating an uncomfortable relationship to the existing building. Since that review, the sign has been reduced in height (by 4") and the location has been shifted further away from the building overhang (by 3'-10").

Design review is required for new exterior signs larger than 32 square feet in 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 criteria are:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals

ANALYSIS

Site and Vicinity: The proposal is for a new sign to be located on the raised entry terrace facing SW Hall, outside the north facing main entrance of the Peter Stott Center. The Peter Stott Center building, which is the health and physical education building for the Portland State University, was remodeled in 2016 and the Viking Pavilion, a new multipurpose arena facing the South Park blocks, was created.

The subject building is located at the southwest edge of the campus, and the south end of the South Park Blocks. The building is bounded by SW College Street, research green houses and an open space with trees to the south, SW Park Avenue to the east, SW Hall Street to the north, and by a service yard with PSU recycling and the West Heating Plant to the west. This portion of SW Hall Street has restricted motor vehicle access. The site includes the developed contiguous blocks of the PSU campus, roughly bound by I-405 to the southwest, SW Market Street to the north, and SW 4th to the east.

Portland State University is located in the University District, which is in the southern part of downtown. The South Park Blocks are partially located on campus. Notable campus development nearby includes the Millar Library and the Community Recreation Field with the Walk of the Heroines to the north of the building across SW Hall, as well as the Smith Memorial Union about 750 feet to the northeast.

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

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

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 University Subdistrict of this plan district.

Land Use History: City records indicate dozens of land use reviews for this location on the campus of Portland State University.

- LU 18-177036 DZ: Approval of Sign #1, 84 SF building-mounted internally illuminated cabinet sign mounted to the face of the building above the North Entry doors of the Peter W. Stott Center. Denial of Sign #2, a free-standing sign on the main terrace.
- LU 15-268668 DZM: Approval of Design Review for exterior alterations to the Peter Stott Center, including a new multipurpose arena facing the South Park blocks.
- LU 13-135019 DZ: Approval of Design Review for a new external generator located to the west of the Peter Stott Center, to be enclosed by an existing chain link fence.
- LU 06-152659 DZM: Approval of Design Review with Modifications for a two-phase greenhouse project. Phase I included four modular greenhouse structures attached to a "head house" and covered patio area. Phase II consisted of six additional greenhouses. The following Modifications through Design review were also approved:
  - Ground Floor Windows: The street frontage (42 feet) will not meet the standard that requires windows for at least 50% of the wall length.
  - Building Setbacks: The street setback is 16 feet (10' is the code maximum).
  - Buffering from Adjacent Residential zone: The project will not meet the required 10' width of high screen landscaping between the building and an adjacent residentially-zoned property.
  - Building Setback for Structures Containing Vehicle Areas: The garage entry is set back approximately 16 feet rather than meeting the garage entry setback of 18 feet.

  The decision was subject to the following Condition of Approval:
  - If Phase II has not been constructed by three years from the date the decision was mailed, at least 75% of the exposed concrete slab area approved in the Phase I plan must be removed and the ground cover replanted, or at least 75% of the slab area must be covered by a planted surface like an "eco-roof."
- LU 02-148154 DZ: Approval of Design Review for a cover over a portion of an existing bicycle parking area, north of the Stott Center athletic facility. This is part of an overall evaluation of campus bicycle parking needs and requirements, to comply with required bicycle parking will have a certain percentage under cover.
- LU 98-016196 DZ (reference file # LUR 98-00890): Approval of Design Review for screening, gates and landscaping of landscape and maintenance yard relocated to west of the Stott Center.
- LU 97-014857 DZ (reference file # LUR 97-00811): Approval of Design Review to install a new disabled access ramp at the main entry of PSU's Health and P.E. Building as well as new building identification signage.
- LU 83-001798 CU (reference file # CU 041-83): Approval of a Conditional Use Review to amend previously approved College Master Plan for new tennis courts on the site of a surface parking lot and a new roof structure to cover the existing tennis courts on the roof of the Physical Education Building.
- LU 79-003519 CU (reference file # CU 098-79): Approval of a Conditional Use Review for a College Master Plan. Proposed projects include: Phase I, II, III Professional School Building, Parking Structure III, a Recreation and Sports Center, expansion of the Millar Library, a new Maintenance Building, expansion of Science III Building, an addition to Department of Continuing Education, and vacation of several streets.
- LU 64-002964 CU (reference file # CU 077-64, DZ 19-64): Approval of a Conditional Use Review for the vacation of SW 10th and SW 11th between SW Hall and SW College, of SW College between SW 10th and SW 11th, and to construct a Physical Education Building and Mechanical Services building for PSU.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **November 26, 2018**. No Bureau responses were received.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **November 26, 2018**. One written response was received from either the Neighborhood Association or notified property owners in response to the proposal.

- Doug Klotz, 12.7.18, wrote with concerns about the proposed sign blocking the entry and exit to a major sports facility, and therefore does not meet Central City Fundamental Design Guidelines C-6 Develop Transitions between Buildings and Public Spaces.

  Staff response: See the full findings under Zoning Code Approval Criteria below for further detail. The following points specifically respond to concerns noted in letter:

  - *The applicant advises that the location and size of the sign were studied and adjusted following several rounds of studies and a full-scale mock-up to find the best option to provide safety, accessibility, and aesthetic compatibility. The design is intended to maximize safe circulation around the sign and provide visual clearance between the sign and the overhang of the existing building canopy.*
  - *The proposed sign has been sited in a central location with adequate space for pedestrians to circulate around on all sides, to not reduce or create a physical obstacle or reduce connectivity or ease of pedestrian movement. By occupying the center of the terrace with an object, the flow of pedestrians through the space will be clarified. (refer to 3-d views on page C.14 & C.15 showing proposed sign in context of open space around it). The applicant also advises that the sign does not violate fire code standards for an exit.*
  - *The proposed sign was developed to improve the existing terrace and enhance the experience of transition into and out of the building. It is intended to welcome the public, attracting people up on to the terrace and to engage the space and the building. It has been sited to draw people in while still leaving adequate space around to circulate into and out of the building.*
  - *A key goal of the original project was to turn a drastically underutilized, inward-focused building, largely characterized by blank brick walls, into a vibrant and welcoming facility. The north terrace, the site of the proposed new freestanding sign, has been underutilized since the building opened in 1966. It is more of a pass-through space into and out of the building instead of a gathering space and has never had an identity other than a point of transition.*
  - *The sign greatly enhances and improves the terrace space by creating a memorable identity and by giving the space an anchoring focal point. It is intended to be an amenity, visible from both exterior and interior, giving pedestrians a reason to linger and gather in the space rather than just pass through, helping to further activate the space. And, as an internally-lit sign, it will serve to give presence and character to the space at night, transforming an underutilized exterior space into a destination.*
  - *The existing building-mounted signage on the north entry canopy was designed to integrate with the form and material of the canopy and to coordinate with the building-mounted signage at the other two public building entries. This proposed freestanding sign, as a symbol of PSU Athletics, is intentionally designed to differentiate itself from the general, building-mounted signage that signifies the multi-use (academics, athletics, events) nature of the entire facility. The placement of the freestanding sign is meant to augment the general signage to specifically mark the "front door' to the PSU Athletics Department and the Athletics Hall of Fame.*

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.

Central City Fundamental Design Guidelines
These guidelines provide the constitutional framework for all design review areas in the Central City.

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.

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.

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.
B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

> **Findings:** The proposed sign was developed as site design feature to create a memorable and recognizable identity for this main entry, improve the existing terrace and enhance the experience of transition into and out of the building.
> - Located as a freestanding sign in the terrace outside the main entry of the Portland State University Athletics Department, the proposed sign is intended to create a memorable and recognizable identity for this "front door" of Vikings Athletics.
> - The proposed sign is also part of an overall concept developed for the newly opened Vikings Hall of Fame, just inside the North Lobby. The sign is designed to attract the public, inviting people up and on to the terrace and into the building to engage them with the Hall of Fame, extending the activity of the lobby to the terrace.

- The proposed sign will provide an anchoring focal point that enhances the existing terrace. It will be visible from both exterior and interior, both day and night, giving the space a memorable identity and providing pedestrians a reason to linger and gather in the space rather than just pass through. It is also intended to create a destination itself (envisioned as the favored site of smartphone "selfie" photographs).

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

Findings:
- The proposed sign is centrally located to allow adequate space for pedestrians to circulate around on all sides, to not create a physical obstacle or reduce connectivity or ease of pedestrian movement. By occupying the center of the terrace with an object, the flow of pedestrians through the space will be clarified (refer to 3-d views on page C.14 & C.15 showing proposed sign in context of open space around it).
- The applicant advises that the design meets all Accessibility requirements and maintains all code-required egress paths.
- A direct, straight line path is maintained from the top of the ADA ramp to building entry doors as well as the ticket booth, so the proposed sign does not create a barrier to wheelchair accessibility.
- The applicant advises the design meets ADA cane-detection requirements and does not provide a barrier to visually-impaired people (refer to C.9).

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

Findings:
- The design is a free-standing, internally illuminated cabinet sign constructed of long-lasting materials and detailing that promotes permanence. It features a dark metal cabinet with LED lighting covered by a translucent milk-plex logo, supported by a welded steel frame with concealed wiring.

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.
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 element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.
C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings: The proposed freestanding sign was designed to be of a scale that both creates a memorable and identifiable element but also integrates with the scale of the building, terrace space, accessibility, and other signage, and works with pedestrian circulation into and out of the facility.
- The proposed size and location were selected following several rounds of studies and a full-scale mock-up as the best option to provide safety, accessibility, and aesthetic compatibility. It is intended to maximize safe circulation around the sign and provides visual clearance between the sign and the overhang of the existing building canopy.

- Centering the new sign on the symmetrical arrangement of entry doors and stairs best integrates the sign with the design of both the existing terrace and the building.
- By giving prominence to the sign as a central element, the terrace becomes similar in spirit to a traditional urban space activated by a statue, fountain, or kiosk located in its center.
- The sign and the lobby are connected by large expanses of glass which provide strong visual connections from the terrace into the activities within. And, within the lobby is the newly installed Vikings Hall of Fame, featuring freestanding display cases and a graphic wall celebrating the history and legacy of PSU Athletics. The sign will draw the public to the terrace, and then towards this new installation.
- The color of the main cabinet of the sign, PSU Viking Green, matches the color of the green spandrel glass located on the adjacent area of windows on the NE corner of the building facing Hall Street. It also relates to the graphics and colors within the Vikings Hall of Fame, visible through the glass of the North Lobby.
- The internally illuminated white letters will complement the internally illuminated white letters of the existing signage on the canopy above the North Entry.

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 element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: The proposed sign was developed as site design feature to improve the existing terrace and enhance the experience of transition into and out of the building.

- The sign is designed to attract the public, inviting people up and on to the terrace, and then into the building. The sign is part of a sequence of transitions, designed to attract the public by extending the activity of the lobby. (Refer to page C.13)
- In addition to extending the activity of the lobby, the sign provides the terrace its own memorable identity, giving the space a memorable identity and providing pedestrians a reason to linger and gather in the space rather than just pass through.

Oregon Statewide Planning Goals

<u>Goal 1: Citizen Involvement</u>
Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a Committee for Citizen Involvement (CCI) to monitor and encourage public participation in planning.

Findings: The City of Portland maintains an extensive citizen involvement program which complies with all relevant aspects of Goal 1, including specific requirements in Zoning Code Chapter 33.730 for public notice of land use review applications that seek public comment on proposals. There are opportunities for the public to testify at a local hearing on land use proposals for Type III land use review applications, and for Type II and Type IIx land use decisions if appealed. For this application, a written seeking comments on the proposal was mailed to property-owners and tenants within 150 feet of the site, and to recognized organizations in which the site is located and recognized organizations within 400 of the site. There is also an opportunity to appeal the administrative decision at a local hearing. The public notice requirements for this application have been and will continue to be met, and nothing about this proposal affects the City's ongoing compliance with Goal 1. Therefore, the proposal is consistent with this goal.

<u>Goal 2: Land Use Planning</u>
Goal 2 outlines the basic procedures of Oregon's statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals.

An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

> **Findings:** Compliance with Goal 2 is achieved, in part, through the City's comprehensive planning process and land use regulations. For quasi-judicial proposals, Goal 2 requires that the decision be supported by an adequate factual base, which means it must be supported by substantial evidence in the record. As discussed earlier in the findings that respond to the relevant approval criteria contained in the Portland Zoning Code, the proposal complies with the applicable regulations, as supported by substantial evidence in the record. As a result, the proposal meets Goal 2.

Goal 3: Agricultural Lands
Goal 3 defines "agricultural lands," and requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.
Goal 4: Forest Lands
This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

> **Findings for Goals 3 and 4:** In 1991, as part of Ordinance No. 164517, the City of Portland took an exception to the agriculture and forestry goals in the manner authorized by state law and Goal 2. Since this review does not change any of the facts or analyses upon which the exception was based, the exception is still valid, and Goal 3 and Goal 4 do not apply.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources
Goal 5 relates to the protection of natural and cultural resources. It establishes a process for inventorying the quality, quantity, and location of 12 categories of natural resources. Additionally, Goal 5 encourages but does not require local governments to maintain inventories of historic resources, open spaces, and scenic views and sites.

> **Findings:** The City complies with Goal 5 by identifying and protecting natural, scenic, and historic resources in the City's Zoning Map and Zoning Code. Natural and scenic resources are identified by the Environmental Protection ("p"), Environmental Conservation ("c"), and Scenic ("s") overlay zones on the Zoning Map. The Zoning Code imposes special restrictions on development activities within these overlay zones. Historic resources are identified on the Zoning Map either with landmark designations for individual sites or as Historic Districts or Conservation Districts. This site is not within any environmental or scenic overlay zones and is not part of any designated historic resource. Therefore, Goal 5 is not applicable.

Goal 6: Air, Water and Land Resources Quality
Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

> **Findings:** Compliance with Goal 6 is achieved through the implementation of development regulations such as the City's Stormwater Management Manual at the time of building permit review, and through the City's continued compliance with Oregon Department of Environmental Quality (DEQ) requirements for cities. In this case, the scope of the project does not warrant review by the Bureau of Environmental Services; Goal 6 is not applicable.

Goal 7: Areas Subject to Natural Disasters and Hazards
Goal 7 requires that jurisdictions adopt development restrictions or safeguards to protect people and property from natural hazards. Under Goal 7, natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires. Goal 7 requires that local governments adopt inventories, policies, and implementing measures to reduce risks from natural hazards to people and property.

Findings: The City complies with Goal 7 by mapping natural hazard areas such as floodplains and potential landslide areas, which can be found in the City's MapWorks geographic information system. The City imposes additional requirements for development in those areas through a variety of regulations in the Zoning Code, such as through special plan districts or land division regulations. The subject site is not within any mapped floodplain or landslide hazard area, so Goal 7 does not apply.

Goal 8: Recreation Needs

Goal 8 calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expediting siting of destination resorts.

Findings: The City maintains compliance with Goal 8 through its comprehensive planning process, which includes long-range planning for parks and recreational facilities. Staff finds the current proposal will not affect existing or proposed parks or recreation facilities in any way that is not anticipated by the zoning for the site, or by the parks and recreation system development charges that are assessed at time of building permit. Furthermore, nothing about the proposal will undermine planning for future facilities. Therefore, the proposal is consistent with Goal 8.

Goal 9: Economy of the State

Goal 9 calls for diversification and improvement of the economy. Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Findings: Land needs for a variety of industrial and commercial uses are identified in the adopted and acknowledged Economic Opportunity Analysis (EOA) (Ordinance 187831). The EOA analyzed adequate growth capacity for a diverse range of employment uses by distinguishing several geographies and conducting a buildable land inventory and capacity analysis in each. In response to the EOA, the City adopted policies and regulations to ensure an adequate supply of sites of suitable size, type, location and service levels in compliance with Goal 9. The City must consider the EOA and Buildable Lands Inventory when updating the City's Zoning Map and Zoning Code. Because this proposal does not change the supply of industrial or commercial land in the City, the proposal is consistent with Goal 9.

Goal 10: Housing

Goal 10 requires local governments to plan for and accommodate needed housing types. The Goal also requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Findings: The City complies with Goal 10 through its adopted and acknowledged inventory of buildable residential land (Ordinance 187831), which demonstrates that the City has zoned and designated an adequate supply of housing. For needed housing, the Zoning Code includes clear and objective standards. Since this proposal is not related to housing or to land zoned for residential use, Goal 10 is not applicable.

Goal 11: Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Findings: The City of Portland maintains an adopted and acknowledged public facilities plan to comply with Goal 11. See Citywide Systems Plan adopted by Ordinance 187831. The public facilities plan is implemented by the City's public services bureaus, and these bureaus review development applications for adequacy of public services. Where existing

public services are not adequate for a proposed development, the applicant is required to extend public services at their own expense in a way that conforms to the public facilities plan. In this case, the scope of the project does not warrant review by the City's public services bureaus; Goal 11 is not applicable.

Goal 12: Transportation
Goal 12 seeks to provide and encourage "safe, convenient and economic transportation system." Among other things, Goal 12 requires that transportation plans consider all modes of transportation and be based on inventory of transportation needs.

Findings: The City of Portland maintains a Transportation System Plan (TSP) to comply with Goal 12, adopted by Ordinances 187832, 188177 and 188957. The City's TSP aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." The extent to which a proposal affects the City's transportation system and the goals of the TSP is evaluated by the Portland Bureau of Transportation (PBOT). In this case, the scope of this project does not warrant transportation review; therefore Goal 12 is not applicable.

Goal 13: Energy
Goal 13 seeks to conserve energy and declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Findings: With respect to energy use from transportation, as identified above in response to Goal 12, the City maintains a TSP that aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." This is intended to promote energy conservation related to transportation. Additionally, at the time of building permit review and inspection, the City will also implement energy efficiency requirements for the building itself, as required by the current building code. For these reasons, staff finds the proposal is consistent with Goal 13.

Goal 14: Urbanization
This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

Findings: In the Portland region, most of the functions required by Goal 14 are administered by the Metro regional government rather than by individual cities. The desired development pattern for the region is articulated in Metro's Regional 2040 Growth Concept, which emphasizes denser development in designated centers and corridors. The Regional 2040 Growth Concept is carried out by Metro's Urban Growth Management Functional Plan, and the City of Portland is required to conform its zoning regulations to this functional plan. This land use review proposal does not change the UGB surrounding the Portland region and does not affect the Portland Zoning Code's compliance with Metro's Urban Growth Management Functional Plan. Therefore, Goal 14 is not applicable.

Goal 15: Willamette Greenway
Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

Findings: The City of Portland complies with Goal 15 by applying Greenway overlay zones which impose special requirements on development activities near the Willamette River. The subject site for this review is not within a Greenway overlay zone near the Willamette River, so Goal 15 does not apply.

Goal 16: Estuarine Resources
This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."
Goal 17: Coastal Shorelands
This goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water-related" uses.
Goal 18: Beaches and Dunes
Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.
Goal 19: Ocean Resources
Goal 19 aims "to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf." It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.

Findings: Since Portland is not within Oregon's coastal zone, Goals 16-19 do not apply.

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 requirements of Title 11 can be met, and 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 freestanding sign was designed to be of a scale that both creates a memorable and identifiable element but also integrate with the scale of the building, terrace space, accessibility, and other signage, and work with pedestrian circulation into and out of the facility. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new internally illuminated freestanding sign on the main entry terrace outside the north entry of the newly remodeled Peter Stott Center, facing SW Hall, per the approved site plans, Exhibits C-1 through C-15, signed and dated January 9, 2019, 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 18-264002 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: Grace Jeffreys

Decision rendered by: _____ on January 9, 2019
By authority of the Director of the Bureau of Development Services

Decision mailed: January 11, 2019

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 November 8, 2018 and was determined to be complete on **November 20, 2018**.

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 **November 8, 2018**.

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 20, 2019.**

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 25, 2019** 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed,* the final decision will be recorded after **January 25, 2019** 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.

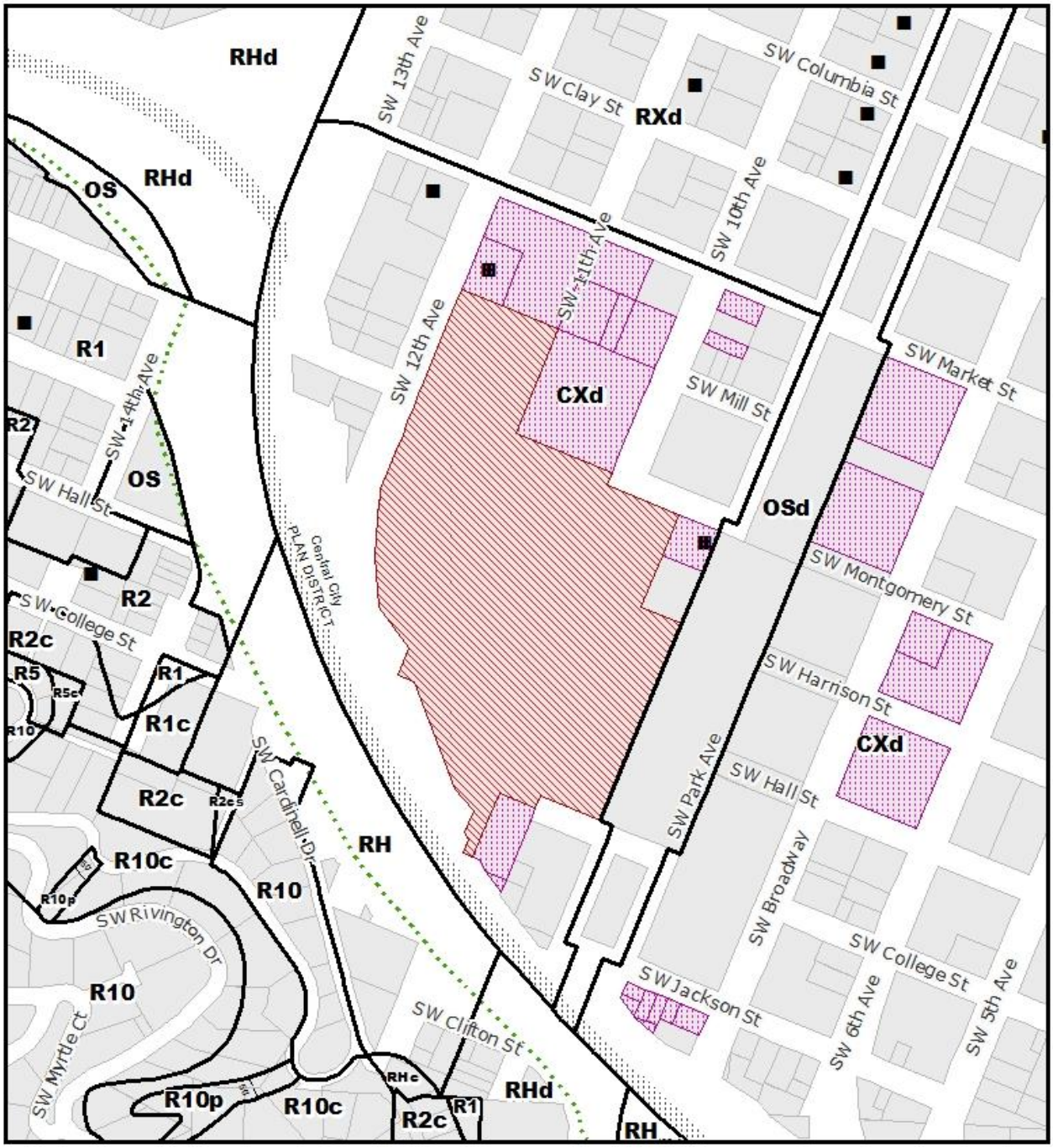
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Submittal- drawings and narratives, 11.8.18.
   2. Revised Submittal- drawings and narratives, 12.16.18.
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Location Plan
   2. Site Plan (attached)
   3. Floor Plan
   4. Enlarged Plan
   5. Elevations and Sections (attached)
   6. Enlarged Elevation
   7. 3-D view and Enlarged Elevation (attached)
   8. Exploded 3-D view
   9. ADA Cane Detection Diagram
   10. Mock-up Photos
   11. Mock-up Photos
   12. Egress and Circulation Diagrams
   13. Concept Images and Photos
   14. 3-D Plan view of Entry
   15. 3-D Aerial view of Entry
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses: None received.
F. Correspondence:
   1. Doug Klotz, 12.7.18, wrote with concerns about the proposed sign blocking the entry and exit to a major sports facility.
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).



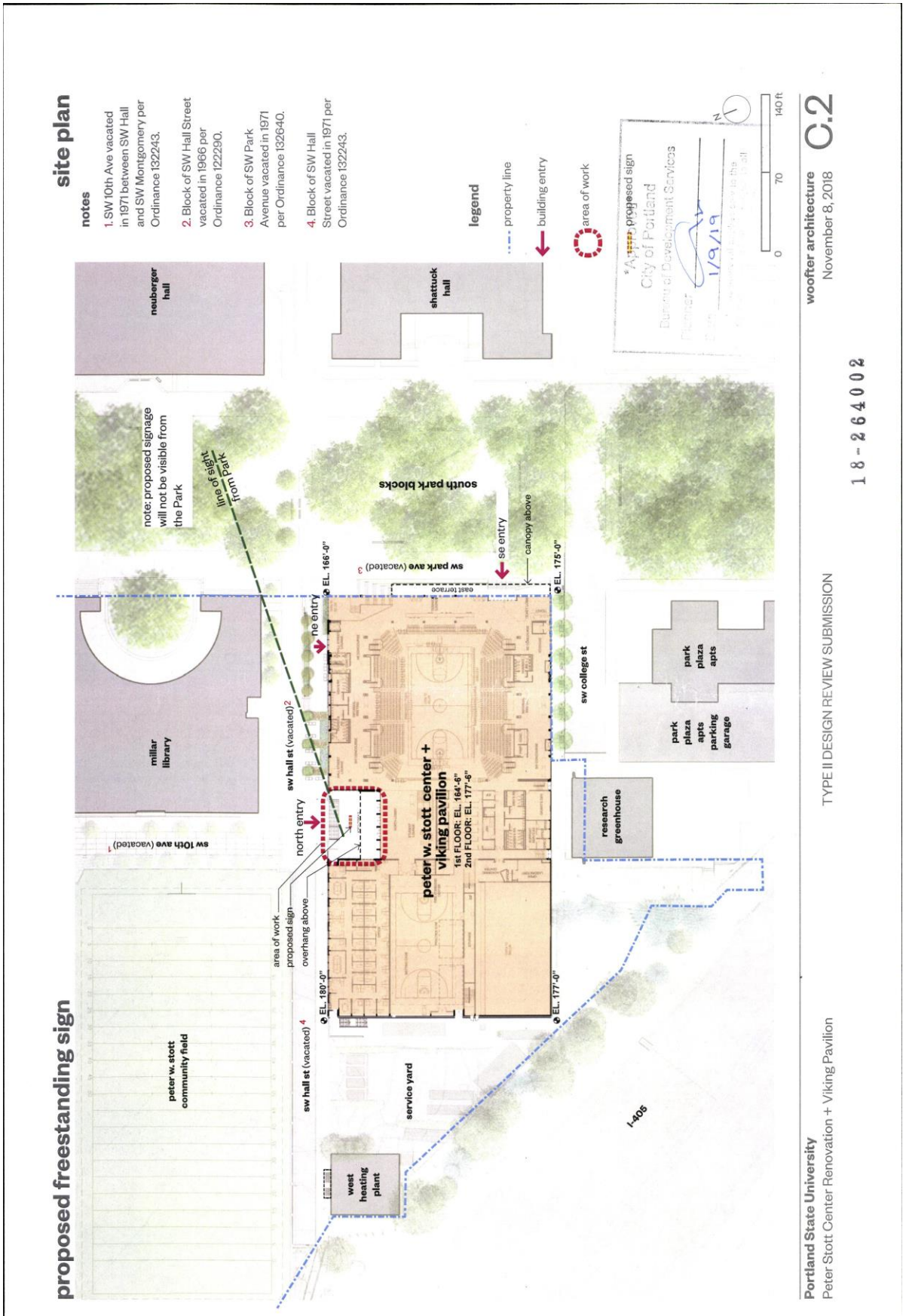
ZONING

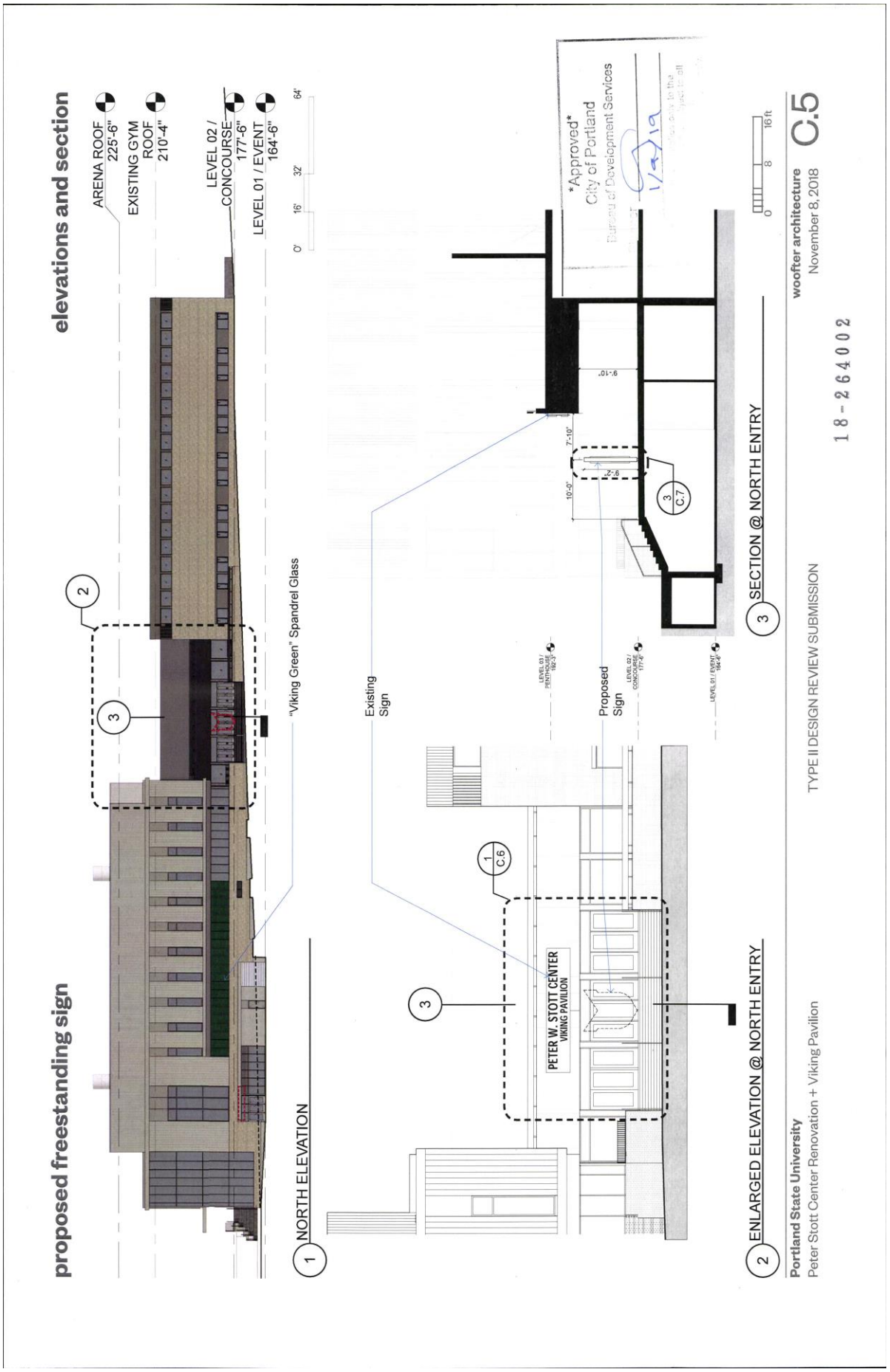
NORTH

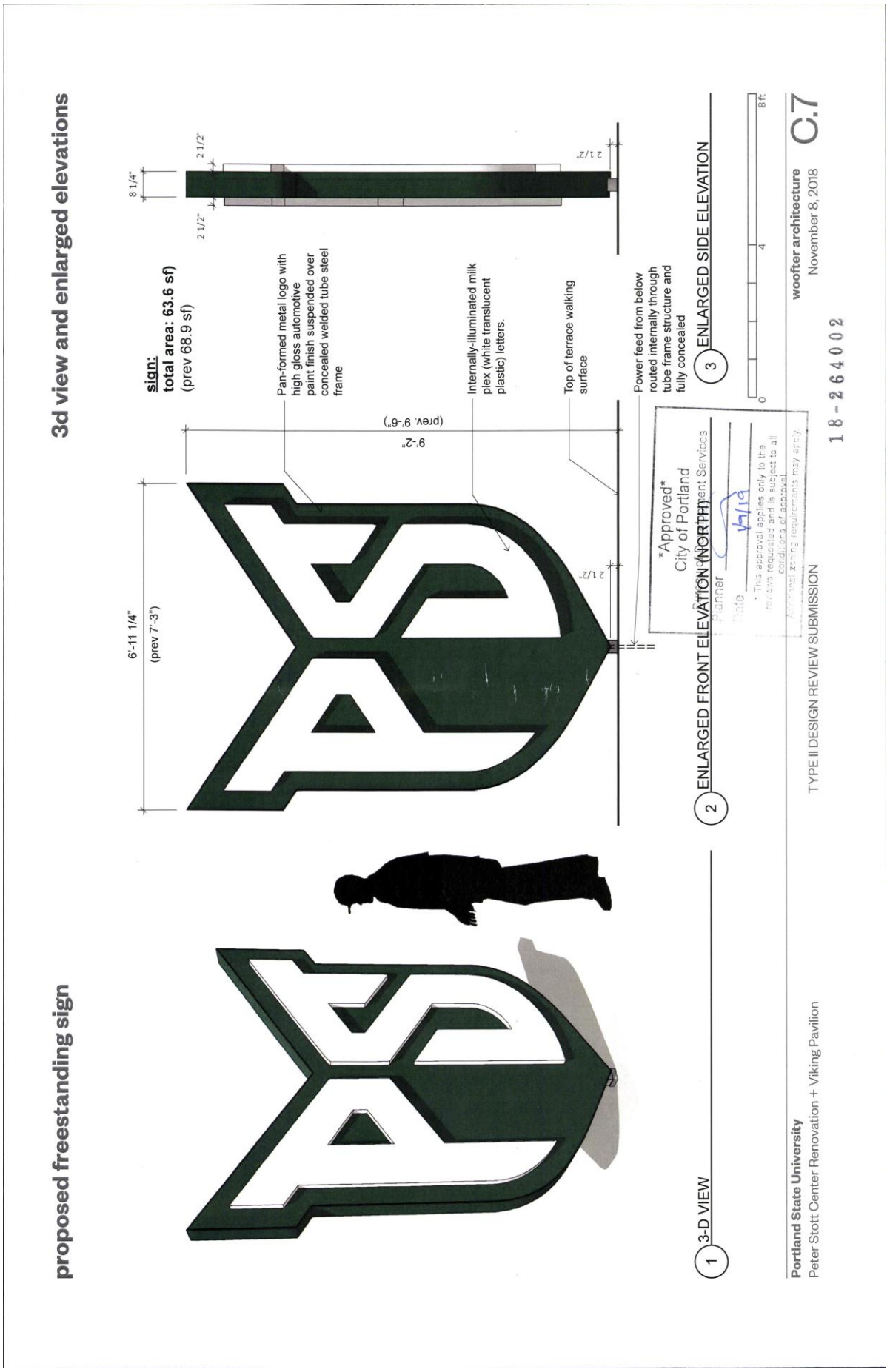
THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
UNIVERSITY DISTRICT/SOUTH DOWNTOWN SUBDISTRICT

Site
Also Owned Parcels
Historic Landmark
Recreational Trails

File No.	LU 18-264002 DZ
1/4 Section	3128,3228
Scale	1 inch = 300 feet
State ID	1S1E04 300
Exhibit	B Nov 09, 2018


site plan
notes
1. SW 10th Ave vacated in 1971 between SW Hall and SW Montgomery per Ordinance 132243.
2. Block of SW Hall Street vacated in 1966 per Ordinance 122290.
3. Block of SW Park Avenue vacated in 1971 per Ordinance 132640.
4. Block of SW Hall Street vacated in 1971 per Ordinance 132243.
legend
property line
building entry
area of work
proposed freestanding sign
neuberger hall
shattuck hall
note: proposed signage will not be visible from the Park
line of sight from Park
south park blocks
sw park ave (vacated) 3
se entry
canopy above
EL. 166'-0"
EL. 175'-0"
ne entry
east terrace
millar library
sw hall st (vacated) 2
sw 10th ave (vacated) 1
north entry
area of work
proposed sign
overhang above
peter w. stott center + viking pavilion
1st FLOOR: EL. 164'-6"
2nd FLOOR: EL. 177'-6"
EL. 180'-0"
EL. 177'-0"
sw college st
park plaza apts
park plaza apts parking garage
research greenhouse
peter w. stott community field
sw hall st (vacated) 4
service yard
west heating plant
I-405
City of Portland
Bureau of Development Services
Planner
1/9/19
0
70
140 ft
N
Portland State University
Peter Stott Center Renovation + Viking Pavilion
TYPE II DESIGN REVIEW SUBMISSION
woofter architecture
November 8, 2018
C.2
18-264002


proposed freestanding sign
elevations and section
ARENA ROOF 225'-6"
EXISTING GYM ROOF 210'-4"
LEVEL 02 / CONCOURSE 177'-6"
LEVEL 01 / EVENT 164'-6"
0' 16' 32' 64'
"Viking Green" Spandrel Glass
1 NORTH ELEVATION
Existing Sign
Proposed Sign
PETER W. STOTT CENTER
VIKING PAVILION
2 ENLARGED ELEVATION @ NORTH ENTRY
Approved
City of Portland
Bureau of Development Services
3 SECTION @ NORTH ENTRY
0 8 16 ft
C.5
TYPE II DESIGN REVIEW SUBMISSION
18-264002
Portland State University
Peter Stott Center Renovation + Viking Pavilion
woofter architecture
November 8, 2018


proposed freestanding sign
3d view and enlarged elevations
sign:
total area: 63.6 sf)
(prev 68.9 sf)
6'-11 1/4"
(prev 7'-3")
8 1/4"
2 1/2"
2 1/2"
9'-2"
(prev. 9'-6")
2 1/2"
2 1/2"
Pan-formed metal logo with high gloss automotive paint finish suspended over concealed welded tube steel frame
Internally-illuminated milk plex (white translucent plastic) letters.
Top of terrace walking surface
Power feed from below routed internally through tube frame structure and fully concealed
Approved
City of Portland
Planner
Date
* This approval applies only to the revisions requested and is subject to all conditions of approval.
Additional zoning requirements may apply.
1 3-D VIEW
2 ENLARGED FRONT ELEVATION (NORTH)
3 ENLARGED SIDE ELEVATION
0
4
8 ft
TYPE II DESIGN REVIEW SUBMISSION
18-264002
Portland State University
Peter Stott Center Renovation + Viking Pavilion
woofter architecture
November 8, 2018
C.7