



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 05, 2019
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@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 19-234469 DZ: NEW ROOFTOP MECHANICAL UNITS AND ASSOCIATED LOUVERS

GENERAL INFORMATION

Applicant: Kurt Schultz | Sera Design and Architecture | 503.445.7312
338 NW 5th Ave | Portland, OR 97209

Owner: Ci-Gs Portland LLC | 465 Meeting St #500 | Charleston, SC 29403

Developer: Doug Burges | Greystar | 443.682.2647
1125 NW Couch St. #450 | Portland OR 97206

Site Address: 1725 SW Salmon Street

Legal Description: BLOCK 329 LOT 3&6 TL 5600, PORTLAND; TL 5700 0.49 ACRES, SECTION 33 1N 1E

Tax Account No.: R667734730, R941330450

State ID No.: 1N1E33DC 05600, 1N1E33DC 05700

Quarter Section: 3028

Neighborhood: Goose Hollow, contact planning@goosehollow.org.

Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376., Stadium Business District, contact at tina@stadiumdistrictpdx.biz.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City (Plan District), Goose Hollow (Sub-District)

Zoning: CXd: Central Commercial (CX) with 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 alterations to the 8-story apartment building previously approved through LU 18-175261 DZM, which is located in the Goose Hollow Sub-District of the Central City Plan District. The proposal includes:

- 30 additional rooftop mechanical units: 17 exhaust fans and 13 retail units,
- 6 louvers are proposed to be added to the south elevation, and
- 7 louvers are proposed to be added to west elevation.

Note: The area where the louvers are proposed on the south and west elevations has not changed from the *Notice of a Type II Proposal in Your Neighborhood* dated October 18, 2019. Staff has changed the number of louvers in the Proposal description above only to be more accurate, taking into account the mullions.

All proposed mechanical units are to be located a minimum of approximately 15' behind the parapet. Half of the proposed mechanical units are 27" or less in height, 11 units are 44.5" high, and one unit is 80" in height. All proposed louvers are located in existing glazed areas on the building. All heights of units as stated in Exhibit C-6 include the pedestal/podium.

Exterior alterations to buildings within the Central City Plan District require Design Review.

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
- Goose Hollow District Design Guidelines
- Oregon Statewide Planning Goals

ANALYSIS

Site and Vicinity:

The site is currently used as a parking lot and is located within the Civic Stadium Station area in the Goose Hollow District. The existing surface parking lot is proposed to be demolished and replaced by the new building. The site is located with the Central City Pedestrian District and fronts on to SW 18th Avenue on the west, SW Salmon Street on the south, and SW 17th Avenue on the east. SW 18th Ave includes the MAX light rail and station and is classified as a Traffic Access Street, Regional Transit Way & Major Transit Priority Street, Central City Transit/Pedestrian Street, Major Emergency Response Street, and a Local Service Street for all modes. SW Salmon Street is identified as pedestrian way and bikeway in the Goose Hollow Station Community Urban Design Plan and is classified as a Traffic Access Street, City Bikeway, City Walkway, Major Emergency Response Street, and a Local Service Street for all other modes. The intersection of both these streets marks an active and important district focal point. SW 17th Avenue is identified as the preferred alignment for PBOT Greenway Corridor project to connect schools and parks in the Goose Hollow and NW District.

The site marks the transition from the Kings Hill Historic District and hillside development on the west and the urban block grid of the commercial center of the district on the west. The physical context of this portion of the Goose Hollow neighborhood features a dynamic mix of uses, public activity, transportation options and architectural styles. Built form ranges in style from pre-war masonry apartments and concrete commercial low-rise to contemporary glass window wall high-rise development. Major new developments in the area include Providence Park, Press Blocks and upcoming Lincoln High School. The 200'x 200' block grid shifts midblock along SW 18th Street and SW Salmon Street, for an angled corner. Apartment buildings in the area display distinct bases, strong cornice lines with brick and stone as predominant building materials.

Zoning:

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

Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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

The 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 Goose Hollow Subdistrict of this plan district.

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

1. VZ 035-86: Denial of proposal to reduce the amount of interior parking lot landscaping. Approval of the balance with the condition that street trees be required along the property frontage as determined by the City Forester.
2. LUR 92-00512 DZ: Approval with conditions of the Westside Light Rail line segments.
3. LUR 92-00582 DZ: Approval of installation of an 8' chain link fence with wood inserts in which the groundwater equipment will be stored with the condition that all exterior alterations shall be removed by 9/8/93.
4. LUR 93-00665 CU, DZ, & AD: Approval with conditions of conditional use for 3 surface parking lots to replace on-street parking displaced by the Westside Light Rail improvements, approval of design review, approval of adjustments to the attendant requirements for stacked parking and to the landscaping requirements for lot #3.
5. LU 06-102277 DA: Design Advice Request for a mixed-use project at SW 18th Ave and SW Salmon St.
6. LU 06-110847 PR: Approval of a Central City Parking Review for 76 Undedicated General Parking Spaces within the proposed underground parking structure.
7. LU 06-110824 DZM MS: Design Commission approved the Design Review for the first design for a mixed-use project at SW 18th Ave and SW Salmon St. (LU06-167219 DZM) The proposal included a 21-story tower with a 16-story portion, together housing 228 residential units, approximately 13,412 SF of retail at the ground floor level and 5 levels of below grade parking. In addition, the Commission approved a Central City Master Plan Review for transferring a total of 155,000 SF of floor area from two different sites to the development site. The Design Commission's Decision was appealed by the Goose Hollow Foothill's League to City Council. City Council upheld the appeal and denied the Central City Master Plan Review portion of the proposal.
8. LU 18-175261 DZM: Approval of a Type III review for an 8-story, 84.75' high, apartment building.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 18, 2019**. The following Bureaus responded:

1. Fire Bureaus: Dawn Krantz, October 18, 2019. (Exhibit E-1). With no concerns.
2. Bureau of Development Services Site Development: Jason Butler-Brown, November 04, 2019. (Exhibit E-2). With no concerns.
3. Bureau of Development Services Life Safety/Building Code Section: Tara Carlson, November 08, 2019. (Exhibit E-3). Issues mentioned include:

- A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
- A separate Mechanical Permit is required for the work proposed. OMSC 106.1

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 18, 2019. One written response was emailed directly to the applicant, staff was cc'd:

- Jerald Powell, community member, emailed on October 23, 2019, with concerns about the height of the proposed roof-top mechanical equipment and its visibility from surrounding buildings.

Staff Response: Because staff was cc'd on this email sent directly to the applicant, and because staff was never contacted directly, staff asked the applicant how the comment has been responded to. The applicant stated that they had reached out the Mr. Powell (see Exhibit A-3) and that there was no further discussion/concern.

ZONING CODE APPROVAL CRITERIA

(1) Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

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.

Goose Hollow District Design Goals

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

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

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within 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.

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.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

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 A8, B1-1, B2, C3 and C5: Proposed louvers are integrated with the approved design (LU 18-175261 DZM) and do not produce a negative effect to the pedestrian environment in the adjacent sidewalk rights-of-way. Louvers on the south elevation of the building are located within existing window openings, recessed within the building's wall plane consistent with proposed window locations, and are located above the proposed canopies. Similarly, louvers on the west façade are located within existing window openings and are recessed within the building's wall plane to be consistent with proposed window locations. However, six of the seven louvers on this elevation are located at the upper half of the proposed window area and are located below the façade's

canopies. Staff supports the proposed location of the six louvers because of internal program changes (see Exhibits C-1 and G-2) that vary on the two elevations due to existing grade changes. In all, Louvers on both elevations are located a minimum of 12' feet above the adjacent sidewalk grade and will not impact the quality of the storefront systems at the pedestrian level.

Therefore, these guidelines are met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The proposed mechanical units to be located on the roof do not impact the previously approved architecture of the building. In addition, while the 30 proposed units nearly double the overall number of mechanical units on the roof, the proposed mechanical units are largely screened by previously approved mechanical units or by the vegetation from the roof terrace area and are all set-back a minimum of 15 feet from the building's parapet. In addition, the tallest of the proposed mechanical units, "L" – a grease fan (80" in height), is centrally located on the building's roof, also screened by vegetation from the roof terrace and large previously approved mechanical units. To ensure that mechanical units do not migrate closer than 15 feet to the parapet staff has added a condition of approval.

With the condition of approval that all mechanical units be located a minimum of 15 feet from the building's parapet, this guideline has been met.

(2) Oregon Statewide Planning Goals findings for site in the Central City plan district

Goal 1: Citizen Involvement

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 Ix land use decisions if appealed. *For Type II and Ix reviews, include the following language:* 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.

Goal 2: Land Use Planning

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 Goals 3 and 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.

The only Goal 5 natural resources in the Central City plan district are located near the Willamette River. Therefore, natural resource protection in the Central City is carried out by the River overlay zones discussed below in the findings for Statewide Planning Goal 15. Per OAR 660-023-0240(2), Goal 15 supersedes Goal 5 for natural resources that are also subject to Goal 15.

Protection of scenic resources is implemented through the Scenic (“s”) overlay zone on the Zoning Map or by establishing building height limits within view corridors as shown on Map 510-3 and 510-4.

Historic resources are identified on the Zoning Map either with landmark designations for individual sites or as Historic Districts or Conservation Districts.

The Zoning Code imposes special restrictions on development activities within the River overlay zones, the Scenic overlay zone, view corridors, and designated historic resources.

This site is not within any River overlay zone, Scenic overlay zone, or designated view corridor, 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. The Bureau of Environmental Services reviewed the proposal for conformance with sanitary sewer and stormwater management requirements and expressed no objections to approval of the application, as mentioned earlier in this report. Staff finds the proposal is consistent with Goal 6.

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 City's public services bureaus found that existing public services are adequate to serve the proposal, as discussed earlier in this report.

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 an 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."

Under the Oregon Transportation Planning Rule (TPR), which helps to implement Goal 12, the Central City is designated as a Multi-Modal Mixed-Use Area (MMA). The MMA designation is intended to foster a mixed-use, pedestrian-friendly center that allows a high intensity of uses. Development proposals are evaluated for their anticipated impacts to the safety of the transportation system.

The extent to which a proposal affects the City's transportation system is evaluated by the Portland Bureau of Transportation (PBOT). Therefore, the proposal is consistent with Goal 12.

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 in the Central City by applying River overlay zones to areas near the Willamette River. These overlay zones impose special requirements on development activities.

The subject site for this review is not within a River 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 proposed alterations to the existing building, located in the Goose Hollow Sub-District of the Central City Plan District, maintains the tenets of the applicable design guidelines while allowing for additional development – the architecture of the building will be maintained with the addition of the proposed mechanical units to the roof and the proposed louvers to the south and west elevations.

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. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Design Review approval of alterations to the roof of the building - for new mechanical units, and to the south and west elevations – proposing new louvers, located in the Goose Hollow Sub-District of the Central City Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-6, signed and dated December 02, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 19-234469 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. All mechanical units to be located a minimum of 15 feet from the parapet.
- D. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on December 02, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 05, 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 October 1, 2019, and was determined to be complete on October 15, 2019.

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 1, 2019.

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: February 12, 2020.**

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 December 19, 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 **December 20, 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:

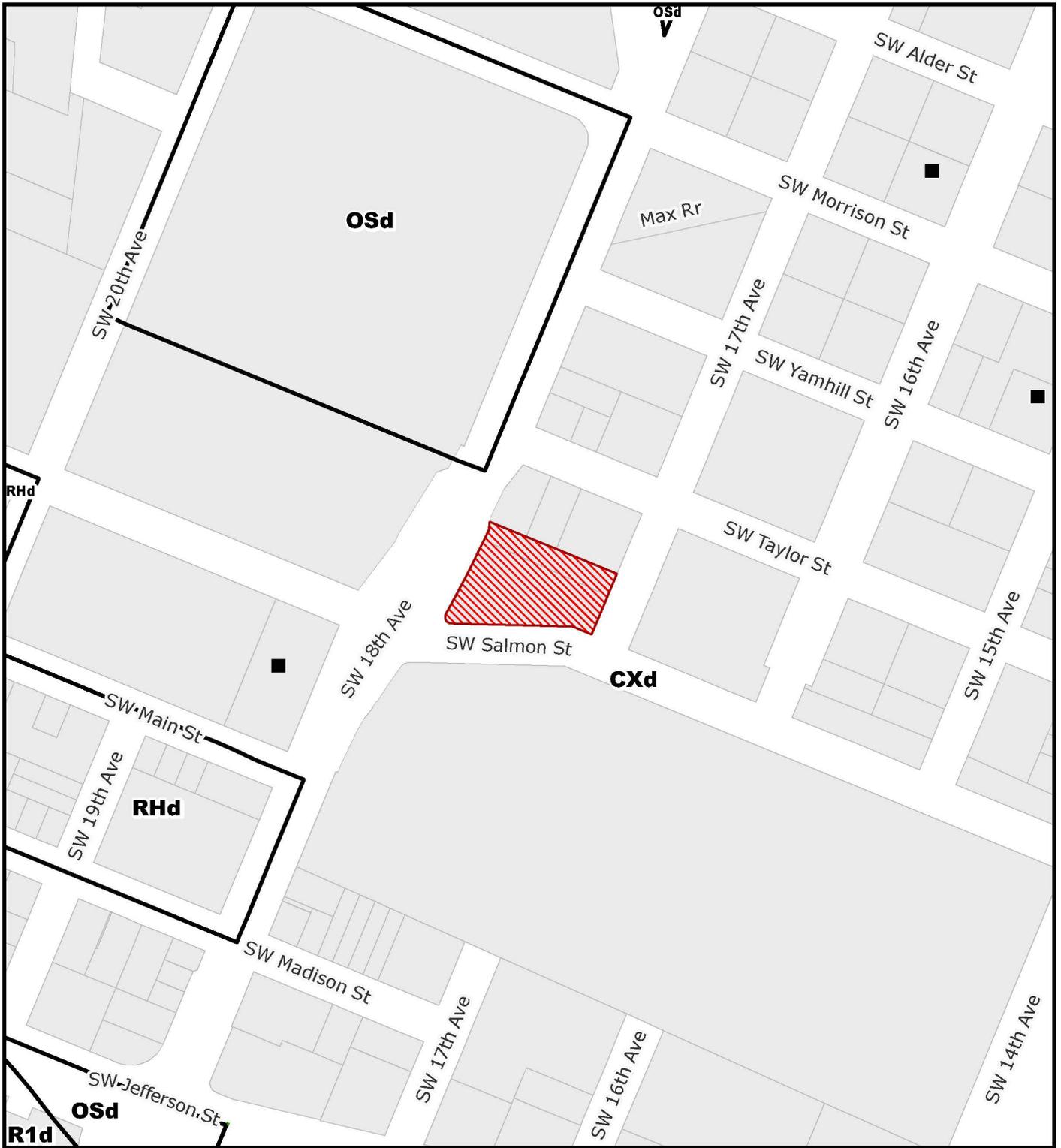
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Initial Narrative and Drawings: October 01, 2019 (Superseded)
 2. Revised Narrative and Drawings: November 06, 2019
 3. Forwarded Email Response to Jerry Powell email: November 26, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevation: West (attached)
 3. Elevation: South (attached)
 4. Roof Plan (attached)
 5. Details
 6. Manufactures cut sheets
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Fire Bureau: Dawn Krantz: October 18, 2019
 2. Bureau of Development Services Site Development: Jason Butler-Brown, November 04, 2019
 3. Bureau of Development Services Life Safety / Building Code Section: Tara Carlson, November 08, 2019
- F. Correspondence:
 1. Jerald Powell, community member, staff was cc'd on email to applicant: October 23, 2019
- G. Other:
 1. Original LU Application
 2. Level 2 Floor Plan from LU 18-175261 DZM
 3. Email Correspondence with applicant: October 29, 2019

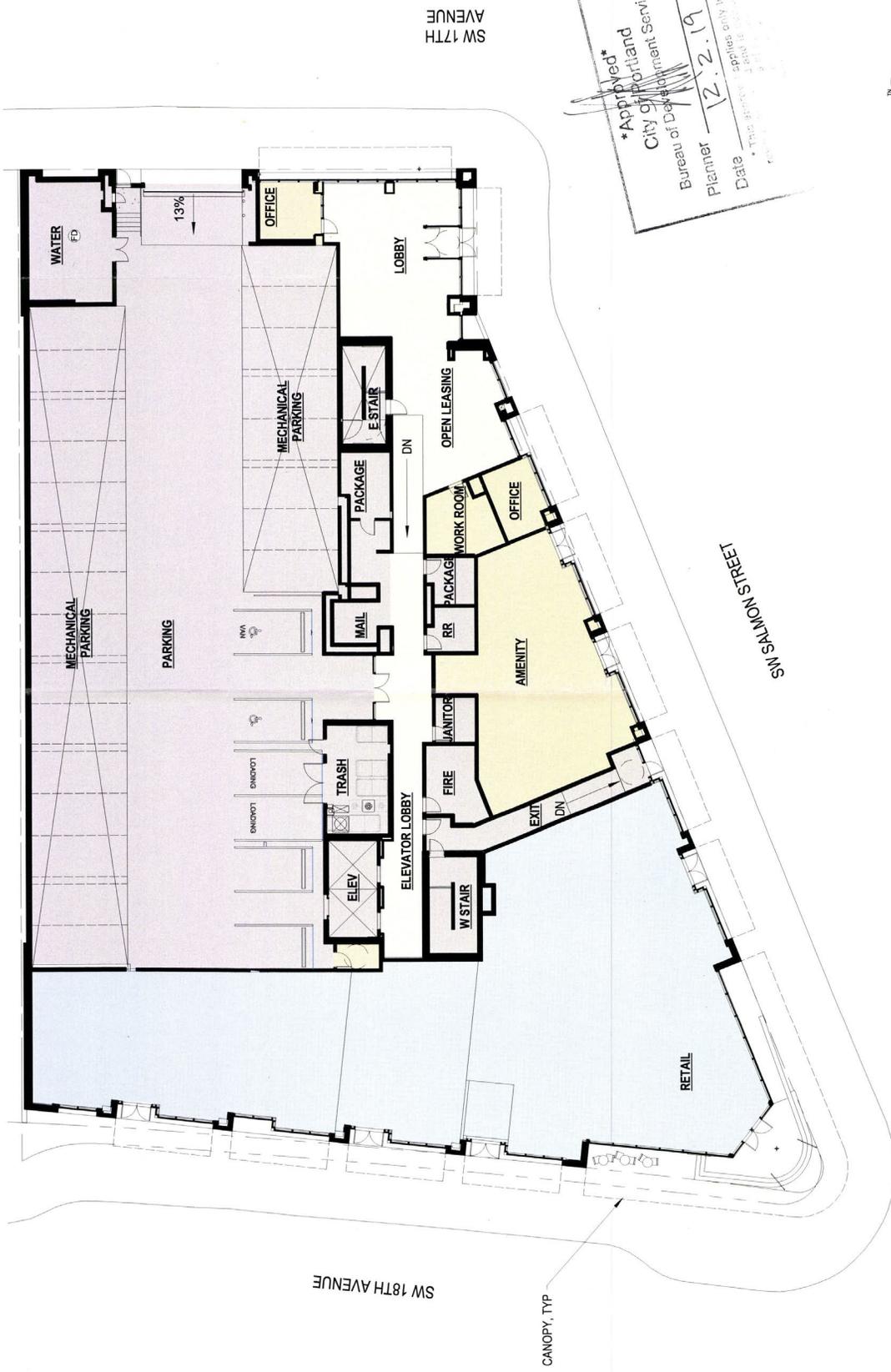
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING 
 CENTRAL CITY PLAN DISTRICT
 GOOSE HOLLOW SUB DISTRICT

-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 19 - 234469 DZ
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DC 5700
Exhibit	B Oct 16, 2019



Approved
 City of Portland
 Bureau of Development Services
 Planner 12.2.19
 Date _____
* This review applies only to the information provided on this plan.



EXH - () GROUND FLOOR PLAN 1:1
 1419-23469 DE

Handwritten notes:
 1. 13% slope
 2. 13% slope

REVIEW FOR HVAC LOUVERS
 18S | TYPE II APPLICATION 08.27.2019



- PARAPET 200'-0"
- ROOF TOP 197'-0"
- LEVEL 8 185'-0"
- LEVEL 7 175'-0"
- LEVEL 6 165'-0"
- LEVEL 5 155'-0"
- LEVEL 4 145'-0"
- LEVEL 3 135'-0"
- LEVEL 2 124'-6"
- BASE POINT 115'-0"
- LOBBY & PARKING 113'-0"



Approved
 City of Portland
 Bureau of Development Services
 Planner 12.2.19
 Date _____
 This approval applies only to the project reviewed and is not to be used for any other project.

GROUND FLOOR WINDOWS
 33.510.220, Map 510-8
 REQUIREMENT: 40%
 PROPOSED: 77%
 ORIGINAL: 77%

APPROVED UNDER
 CURRENT REVIEW
 PROPOSED



EXH C-2
 LU 19-234469 DZ

PROPOSED
 18S J TYPE II APPLICATION 09.27.2019
 LU 19-234469 DZ REV 11.04.2019



Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 12.2.19
 This approval applies only to the
 review requested and is subject to all
 review conditions.

ALL OTHER UNITS BELOW PARAPET OR OTHERWISE SCREENED



GROUND FLOOR WINDOWS
 33.510.220, Map 510-8
 REQUIREMENT: 60%
 PROPOSED: 80%
 ORIGINAL: 80%

APPROVED UNDER
 CURRENT REVIEW
 PROPOSED



SOUTH ELEVATION 1/4
 EXH C-5
 LU 19-234469 D2

APPROVED BY PLANNING STAFF IN PERMIT REVIEW
 ADDITIONAL STOREFRONT ENTRY
 ADDITIONAL LOUVERS
 ADDITIONAL STOREFRONT ENTRY

ADDITIONAL LOUVERS
 APPROVED BY PLANNING STAFF IN
 PERMIT REVIEW
 SEE LOUVER DETAIL 1

PROPOSED
 18S | TYPE II APPLICATION 09.27.2019
 LU 19-234469 DZ REV 11.04.2019





Applied
 City of Portland Services
 Bureau of Development Services
 Planner 12.2.19
 Date 12.2.19
 . This approval applies only to the reviews requested. It is subject to all reviews by the City of Portland.

APPROVED UNDER
 CURRENT REVIEW
 PROPOSED



EX-4 <-4 ROOF PLAN 1.6
 LU 19-234468 DZ

PROPOSED
 18S | TYPE II APPLICATION 09.27.2019
 LU 19-234468 DZ REV 11.04.2019

