



**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](http://www.portlandoregon.gov/bds)

**Date:** 1/21/2020  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
 503-823-4989 / [Tanya.Paglia@portlandoregon.gov](mailto:Tanya.Paglia@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 19-207501 DZ – ADA RAMP ON HARRISON TOWER APARTMENTS**

**GENERAL INFORMATION**

**Applicant:** Kim Crown | Sage General Contracting LLC  
 8190 SW Durham Rd | Tigard OR 97224  
[kim@sagegeneral.com](mailto:kim@sagegeneral.com)

**Owner:** Sequoia Equities | 1777 Bothelo Drive, Ste 300  
 Walnut Creek, CA 94596

**Owner:** Kirkwood Village Associates LTD | 1777 Bothelo Drive, Ste 300  
 Walnut Creek, CA 94596

**Site Address:** **222 SW HARRISON ST**

**Legal Description:** BLOCK B LOT 2 TL 1100, SOUTH AUDITORIUM ADD  
**Tax Account No.:** R777500620  
**State ID No.:** 1S1E03CB 01100  
**Quarter Section:** 3229

**Neighborhood:** Portland Downtown, contact Wendy Rahm at [wvrahm@aol.com](mailto:wvrahm@aol.com)  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** South Auditorium, Central City - University District  
**Other Designations:** Listed on Portland’s Historic Resource Inventory

**Zoning:** **RXd**, Central Residential with Design 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 to install an ADA ramp at the front entrance of the Harrison Tower Apartments located in the University District/South Downtown Subdistrict of the Central City Plan District and the South Auditorium Plan District. The new broom finished concrete ramp will extend along the western half of the building's north façade. The building's existing entry landing is located in a recessed entrance area that sits at the top of a set of stairs. The new ramp will connect to this entry by a new ramp and landing that wrap down from the existing elevated landing. At its western end, the ramp will turn 90-degrees and run south to where it meets grade. The ramp's railing will consist of cedar posts and black steel handrails to match an existing trellis on the building. The ramp will be illuminated by a low voltage lighting system.

Design review is required because the proposal is for exterior alterations in the South Auditorium and Central City Plan Districts.

**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
- Oregon Statewide Planning Goals

Please note: The decision adopting the July 9, 2018 code (CC2035 Plan) was appealed to the Land Use Board of Appeals (LUBA). LUBA's decision has been appealed to the Oregon Court of Appeals by multiple parties. While the particular code provisions this project relies on are not at issue in the appeal, if the courts remand CC2035, the City will revert back to the version of PCC 33.510 that was in existence before July 9, 2018 until Council is able to readopt CC2035.

Please be aware of the following. As details of the remand and results of the Council's future action to the remand are unknown at this time, this land use review is being reviewed under two versions of PCC 33.510. The most recent version that went into effect on July 9, 2018, and the previous PCC 33.510 version that was in effect prior to July 9, 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. This application was submitted on December 12, 2019 and determined to be complete on 12/26/2019.

**ANALYSIS**

**Site and Vicinity:** The site is located on the block bounded by SW Harrison Street to the north, SW 2<sup>nd</sup> Avenue to the east, SW Hall Street and Lovejoy Fountain Park to the south, and SW 3<sup>rd</sup> Avenue to the west. In the South Auditorium District, SW 2<sup>nd</sup> and 3<sup>rd</sup> Avenues and Hall Street are dedicated paved pedestrian paths. Automobiles are prohibited on these paths.

The townhouse units and abutting residential tower are known collectively as Harrison South. Harrison South, along with the Harrison East and Harrison West towers and townhouses to the north, were known collectively as the Portland Center Apartments until 2005, when the entire complex was sold to Reliance Development. Harrison East and West have been converted to condominiums. The Harrison South tower and most of the townhouses remain apartments, although some of the townhouses are office space.

Completed in 1965, Portland Center Apartments was the first high-rise residential project in the South Auditorium District. It was designed in the mid-century Modern style by Skidmore Owings & Merrill architecture firm. The district also includes two small parks with fountains – Pettygrove Park, abutting Harrison West to the north, and Lovejoy Fountain Park, abutting Harrison South to the south. These two parks and the district's landscape of trees, lighting, and pedestrian paths were designed by landscape architect Lawrence Halprin and architect Charles Moore. The district also contains office buildings, some small-scale retail, and other high-rise residential towers.

Established in 1960, South Auditorium was the first urban renewal district executed by the Portland Development Commission, with funds from the US Department of Housing and Urban Development. To accommodate redevelopment of the area, an ethnically heterogeneous, working-class neighborhood containing 336 families, 289 businesses, and 445 buildings was demolished.

The City of Portland established the South Auditorium Plan District to protect the unique character of the South Auditorium urban renewal district, which expired in 1974. The Zoning Code standards of the Plan District focus on maintaining the original character of the district through landscaping requirements, tree preservation, screening of rooftop mechanical

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

The “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 South Auditorium Plan District protects the unique character of the former South Auditorium urban renewal district. The district is an award-winning development, with its high-rise buildings, generous setbacks and landscaping, numerous plazas and fountains, and elaborate pedestrian walkway system. Maintenance of this character is achieved by requiring additional landscaping requirements, the preservation of existing trees, screening of roof-top equipment, and additional regulations which limit the type, number, and size of signs.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region’s premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the University District Subdistrict of this plan district.

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

- LU 85-004560 DZ (reference file # DZ 24-85): Design Review Approval to remove canopies and trellis.
- LUR 93-010284 DZ (reference file # 93-00285 DZ): Design Review approval for new free-standing planters and urns, new monument sign, and alterations to courtyard area adjacent to 222 SW Harrison St. Approval for Modification to increase allowable sign area at 111 SW Harrison St from 10 square feet to 77 square feet.
- LUR 94-011275 DZ (reference file # 94-00373 DZ): Design Review approval to replace existing concrete canopies with steel canopies.
- LUR 95-012484 DZ (reference file # 95-00591 DZ): Design Review approval for signage improvements, security fencing, garage door, and awning.
- LUR 98-015873 DZ (reference file # 98-00567 DZ): Design Review approval for above-ground emergency generator tank.

- LU 07-135758 DZ: Design Review approval for alterations to porte-cochere and main entrance of Harrison South residential tower.
- LU 08-109557 DZ: Design review approval for a new glass vestibule at the entrance to one of the townhouse units, to accommodate wheelchair turning radius area; required as an accessibility improvement because the unit is being used as the leasing office for Harrison South.
- LU 08-120237 DZ: Design review approval for exterior alterations to existing townhouses of Harrison South.
- LU 08-175968 DZM: Design review approval with a modification for two (2) wall signs.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **August 27, 2019**. The following six Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E1-E2:

- Bureau of Environmental Services (Exhibit E.1)
- Bureau of Transportation Engineering and Development Review (Exhibit E.2)
- Life Safety Division of the Bureau of Development Services
- Site Development Section of BDS
- Fire Bureau
- Water Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on August 27, 2019. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal:

1. Marissa Campbell Yoneyama, 222 SW Harrison St wrote on August 2019 in support of the proposal.

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.825 Design Review

#### Section 33.825.010 Purpose of Design Review

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

#### Section 33.825.055 Design Review Approval Criteria

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

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

### 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 and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses

design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

### Central City Plan Design Goals

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

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

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

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

**Findings for A4 and A5:** The proposal integrates materials and design elements that will connect the ramp with the existing entrance vocabulary. The concrete ramp will extend 49'-4 3/4" along the western half of the building's north façade and will wrap the northwest corner and extend 17'-0" south along the side of the building. It will also wrap the corner at the recessed building entrance. The ramp's railing consists of cedar posts that match the shape, color, and texture of wooden elements on the building, and black steel handrails that match an existing trellis on the building and fencing on the site. The ramp echoes the design of a ramp on the building's sister tower located just north of the subject building on the other side of SW Harrison St.

*Therefore, these guidelines are met.*

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

**Findings for A6 and B7:** The proposed ramp design aligns with the overall aesthetic of the building and will allow the entrance to be accessible to all by meeting ADA standards.

*Therefore, these guidelines are met.*

- A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

- B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
- 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.
- 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.
- C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

**Findings for A8, B1, B2, B3 and C12:** The proposal will reinforce and enhance the pedestrian system at the site and strengthen the connection between the public sidewalk along Harrison Street and the building by providing ramp access to the building's main entrance. The ramp addition will preserve the existing landscaping in front of the building, including four evergreen trees that soften the largely unglazed base of the building. To make room for the ramp, a parking spot has been eliminated, reducing the amount of vehicle area in front of the building, creating a safer pedestrian environment. The ramp will be illuminated so that it can be safely used at night. Ramp lighting directed down toward the ramp will provide the safest path of travel and will not impact the city's skyline.

*With a Condition of Approval that ramp lighting shall be via a tube lighting apparatus connected to the bottom of the lower rail (as per the ramp lighting on the Trinity Episcopal Cathedral at 147 NW 19th Ave, Portland, OR 97209) and all attachments and conduit shall be concealed, and conduit shall be routed immediately through a building wall and remain completely hidden from view, these guidelines are met.*

- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**Findings for C2, C3, C4 and C5:** The proposed ramp design incorporates a minimalist design concept that is consistent with the existing building's aesthetic. The proposed concrete ramp will be constructed of long-lasting materials. Stained cedar posts that match the shape, color and texture of existing wooden elements attached to the building's façade. The handrails will be black steel to match the existing fence on the site and the trellis on the building.

*Therefore, these guidelines are met.*

## Oregon Statewide Planning Goals

**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 IIX land use decisions if appealed. *For this application, a written notice 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.*

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 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. 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 approval of this application will enable further investment in the City’s existing housing stock, the proposal is consistent with Goal 10.*

### **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 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). *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 proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of an ADA ramp at the front entrance of the Harrison Tower Apartments located in the University District/South Downtown Subdistrict of the Central City/South Auditorium Plan District, per the approved site plans, Exhibits C-1 through C-4, signed and dated 1/17/2020, 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 19-207501 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.
- D. Ramp lighting shall be via a tube lighting apparatus connected to the bottom of the lower rail (as per the ramp lighting on the Trinity Episcopal Cathedral at 147 NW 19th Ave, Portland, OR 97209). All attachments and conduit shall be concealed, and conduit shall be routed immediately through a building wall and remain completely hidden from view.

**Staff Planner: Tanya Paglia**



**Decision rendered by:** \_\_\_\_\_ **on 1/17/2020.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: 1/21/2020**

**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 August 9, 2019, and was determined to be complete on August 22, 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 August 9, 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 requested that

the 120-day review period be extended by 103 days. Unless further extended by the applicant, **the 120 days will expire on: 4/1/2020.**

**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 2/4/2020** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

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

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **2/4/2020** 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:

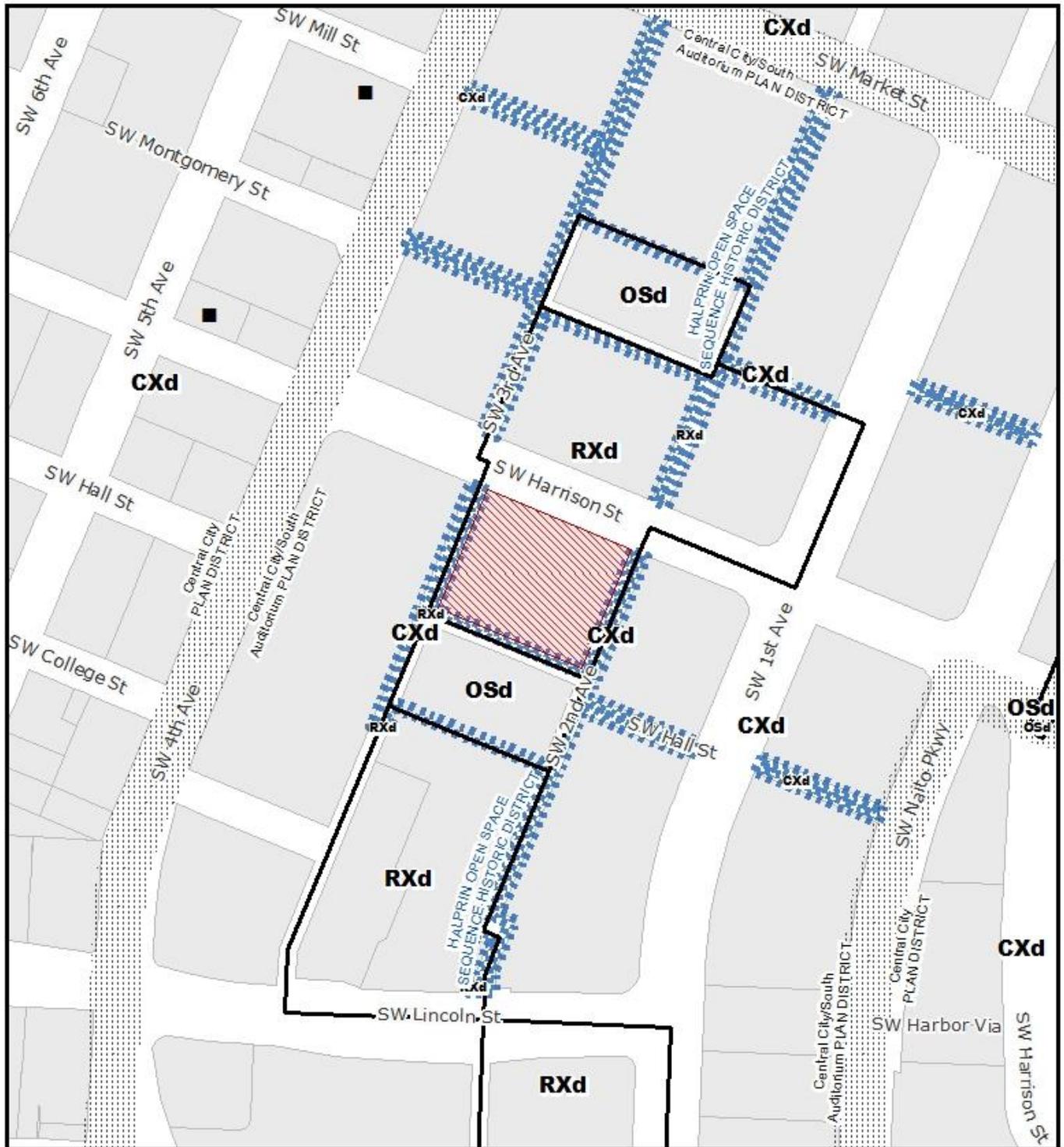
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
  1. Applicant's Written Statement and Response to Approval Criteria
  2. Original full plan set – NOT APPROVED/reference only, July 24, 2019
  3. Revised ramp plan – NOT APPROVED/reference only, October 14, 2019
  4. Revised ramp plan and elevations – NOT APPROVED/reference only, November 21, 2019
  5. Request for Extension of 120-Day Review Period for 16 days dated October 14, 2019
  6. Request for Extension of 120-Day Review Period for 16 days dated October 25, 2019
  7. Request for Extension of 120-Day Review Period for 25 days dated November 20, 2019
  8. Request for Extension of 120-Day Review Period for 16 days dated December 10, 2019
  9. Request for Extension of 120-Day Review Period for 30 days dated January 7, 2020
  10. Lighting cut sheets – NOT APPROVED/reference only, December 3, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan Proposed (attached)
  2. Proposed ADA Ramp Plan and Front & Side Elevations (attached)
  3. Existing Enlarged Entry Area Plan (attached)
  4. Ramp Section and enlarged elevation
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Bureau of Transportation Engineering and Development Review
- F. Correspondence: None received
  1. Marissa Campbell Yoneyama, August 2019, letter in support of the proposal
- 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).**



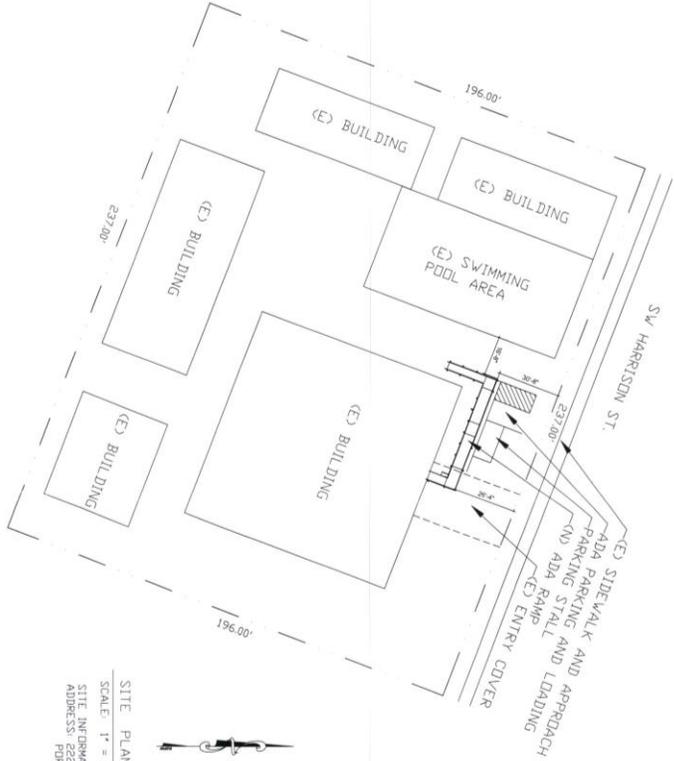
# ZONING

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

-  Site
-  Historic Landmark

File No.	LU 19-207501 DZ
1/4 Section	3229
Scale	1 inch = 200 feet
State ID	1S1E03CB 1100
Exhibit	B Aug 12, 2019

Approved\*  
 City of Portland - Bureau of Development Services  
 Date 11/17/20 20  
 \*Applies only to the reviews requested and is subject to all other applicable codes and zoning requirements.



SITE PLAN  
 SCALE: 1" = 20'-0"  
 SITE INFORMATION:  
 ADDRESS: 222 SW HARRISON ST.  
 PORTLAND, OREGON 97201



SHEET  
 G1

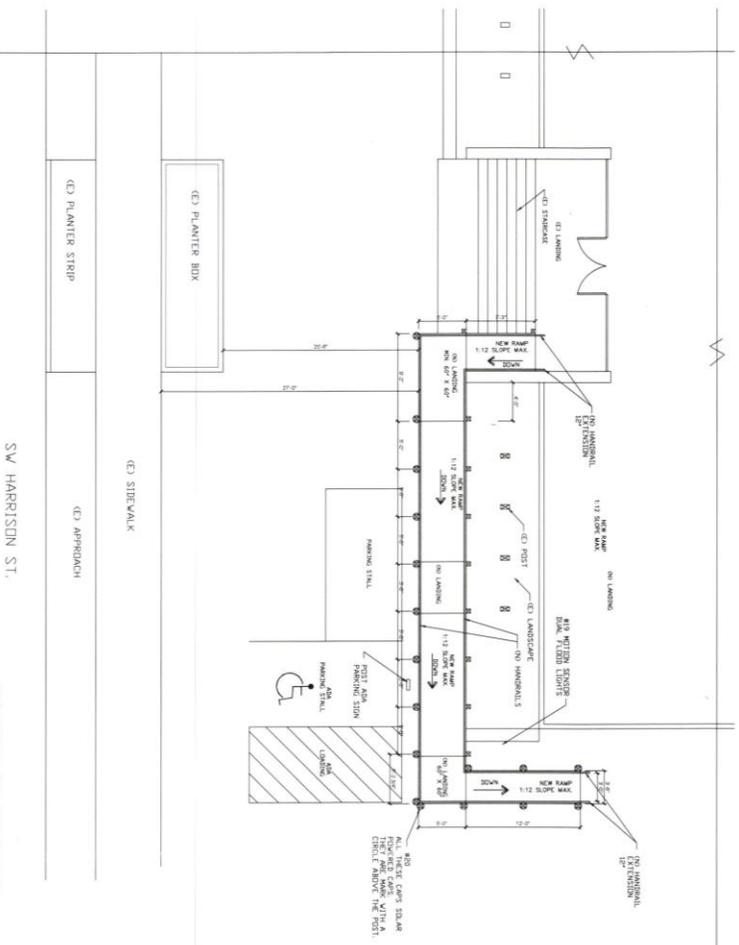
PROJECT #  
 1019  
 DATE: 7/28/15  
 1/27/20

HARRISON TOWER APARTMENTS

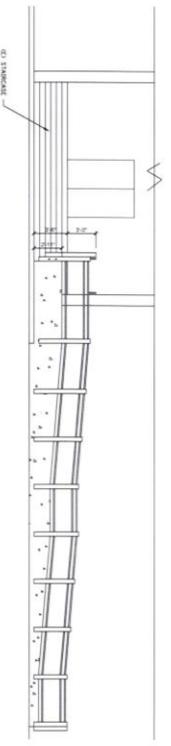
JTC DESIGN SERVICE  
 11540 SE SOUTHERN LITES DRIVE  
 HAPPY VALLEY, OREGON 97086  
 PHONE: 503-698-6668  
 EMAIL: JTCDESIGN@COMCAST.NET

JTC  
 INC

LU 14-203501 DZ C-1



PROPOSED ADA RAMP PLAN  
SCALE: 3/16" = 1'-0"



ADA RAMP FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



ADA RAMP RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"

- GENERAL NOTES**
1. ALL WORK IS TO COMPLY WITH THE LATEST APPLICABLE REGULATIONS.
  2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGN/CONTRACTOR OF ANY CONFLICTS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
  3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER DIMENSIONS SHOWN ON THE PLANS.
  4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITS, SPECIFICATIONS AND THE APPLICABLE LOCAL ORDINANCES.
  5. ALL NEW DIMENSIONS SHALL BE SHOWN ON THE PLANS.

- RAMP NOTE:**
1. SLOPE: MAX 1:12
  2. CROSS SLOPE: MAX 2%
  3. VERTICAL RISE: MAX 30"
  4. WIDTH: MIN 50" BETWEEN HANDRAILS
  5. WIDTH: MIN 36" BETWEEN HANDRAILS
  6. WIDTH: MIN 36" BETWEEN HANDRAILS
  7. LANDING
  8. SLOPE: MAX 2%
  9. LENGTH MIN 60" OR MORE
  10. WIDEST RAMP RUN ADJOINING THE LANDING
  11. CHANGE IN DIRECTION WHERE CHANGES IN DIRECTION OF TRAVEL OCCUR AT LANDINGS PROVIDED BETWEEN RAMP RUN, THE LANDING SHALL BE 60" X 60" MIN.
  12. RAMP SURFACE: SLIP-RESISTANT MATERIALS THAT ARE SECURELY ATTACHED TO THE SUBGRADE.
  13. OUTDOOR CONDITION: DESIGN SO THAT WATER WILL NOT ACCUMULATE ON WALKING SURFACE.
  14. EDGE PROTECTION: PROVIDE 2" HIGH CURB OR BARRIER ON EACH SIDE OF RAMP AND AT EACH SIDE OF RAMP LANDINGS.
  15. CURB: 2" HIGH CURB OR BARRIER ON EACH SIDE OF RAMP AND AT EACH SIDE OF RAMP LANDINGS.
  16. HORIZONTAL DETAILS: 1-1/2" SQUARE MINIMUM 4" SPACING.
  17. CONTRACTOR TO RELOCATE PLANT MATERIAL TO THE PLANTER BOXES ON THE EAST SIDE OF THE BUILDING.
  18. THE SPACE BETWEEN THE RAMP AND THE BUILDING WILL BE LANDSCAPED WITH PLANT MATERIAL.
  19. THE SOUTH SIDE OF THE RAMP WILL BE WRAP UP TO THE WEST SIDE.
  20. SOLAR POWERED CAP LIGHTS WILL BE ADDED TO THE POSTS.

HARRISON TOWER APARTMENTS

JTC DESIGN SERVICE  
11540 SE SOUTHERN LITES DRIVE  
HAPPY VALLEY, OREGON 97086  
PHONE: 503-698-6668  
EMAIL: JTCDESIGN@COMCAST.NET

JTC INC

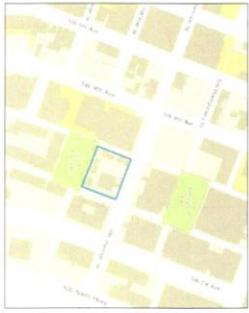
PROJECT # 1019  
DATE: 6/21/19  
DATE: 7/26/19  
DATE: 10/27/19  
DATE: 1/29/20

CITY OF PORTLAND - BUREAU OF DEVELOPMENT SERVICES  
APPROVED: [Signature]  
DATE: 11/7/2020

\*THE PERMIT APPLICANT APPLIES ONLY TO THE REVIEWS REQUESTED AND IS SUBJECT TO ALL CITY OF PORTLAND APPROVALS. ADDITIONAL ZONING REQUIREMENTS MAY APPLY.

LU 14-207501 D2 C-2

**Harrison Tower Apartments**  
 222 SW Harrison St.  
 Portland, OR 97201



NOT TO SCALE.

**BUILDING CODE SUMMARY**

BUILDING CODE EDITION UTILIZED LISTED ON DRAWING:

- 101.1
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**INDEX OF DRAWINGS**

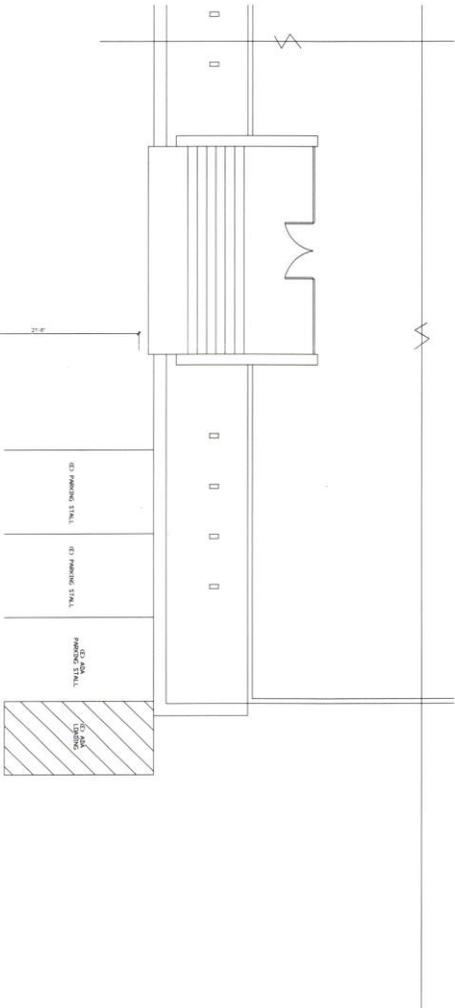
- A1 COVER SHEET, CODE SUMMARY
- A2 EXISTING PLAN
- A3 PLANTER BOX
- A4 PLANTER STRIP
- A5 SIDEWALK
- A6 APPROACH

**PROJECT DIRECTORY**

**OWNER:** KIRKWOOD VILLAGE ASSOCIATES LTD & D  
 1777 RUTLAND DR #300 WALKER CREEK, CA  
 94797  
**Tenant:** HARRISON TOWER APARTMENTS  
 222 SW HARRISON ST  
 PORTLAND, OR 97201

**Contractor:** SAGE GENERAL CONTRACTING LLC  
 8810 SW DURHAM ST.  
 PORTLAND, OR 97225  
 Office: 503-435-8777  
 License # 168631

**Designer:** JTC INC. 217 NE Southern Lane Dr.  
 Happy Valley, OR 97086  
 Office: 503-298-6668  
 Contact: JOHN GUN  
 Email: jgun@jtcdesign.com  
 Website: jtcdesign.com



SW HARRISON ST.

EXISTING PLAN

SCALE: 3/16" = 1'-0"

**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner: \_\_\_\_\_  
 Date: 1/17/2020  
 \*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



JTC DESIGN SERVICE  
 11540 SE SOUTHERN LITES DRIVE  
 HAPPY VALLEY, OREGON 97086  
 PHONE: 503-698-6668  
 EMAIL: JTCDESIGN@COMCAST.NET

**HARRISON TOWER APARTMENTS**

PROJECT #	1019
DATE	6/24/19
BY	JTC
DATE	7/26/19

SHEET A1

LA 19-261501 D2 C-3