



**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:** February 27, 2020  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294 / [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@portlandoregon.gov)

**REVISED 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.

Note: Original Notice of Decision was mailed on November 25, 2019. This Notice of Decision includes a minor change. New language is underlined.

**CASE FILE NUMBER: LU 19-186312 HR AND LU 19-186307 DZ  
CHANGES TO ONE PACIFIC SQUARE WEST ENTRY & EASTERN FRONTAGE**

**GENERAL INFORMATION**

**Applicant:** Patrick Sullivan | Sera Architects  
338 NW 5th Ave  
Portland, OR 97209  
(503) 445-7387

**Owner:** Chris Hartson | Specht Properties Inc  
10260 SW Greenburg Rd., Suite 170  
Portland, OR 97223

**Party of Interest:** Stephanie Amend | Sera Architects  
338 NW 5th Ave  
Portland, OR 97209

**Party of Interest:** Gauri Rajbaidya | Sera Architects  
338 NW 5th Ave  
Portland, OR 97209

**Site Address:** 220 NW 2ND AVE

**Legal Description:** BLOCK 14 LOT 1-8 EXC PT IN ST, COUCHS ADD  
**Tax Account No.:** R180200680  
**State ID No.:** 1N1E34CA 04500  
**Quarter Section:** 3029, 3030

**Neighborhood:** Old Town Community Association, contact Peter Englander at [vice-chair@pdxoldtown.org](mailto:vice-chair@pdxoldtown.org) or Brian Harvy at [planning@pdxoldtown.org](mailto:planning@pdxoldtown.org).

- Business District:** Downtown Retail Council, contact at lfrisch@portlandalliance.com, Old Town Community Association, contact at <http://pdxoldtown.org>.
- District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
- Plan District:** Central City - Old Town/Chinatown
- Other Designations:** Southern half of the site is a noncontributing resource in the Skidmore/ Old Town Historic District
- Zoning:** CXd – the entire site is zoned Central Commercial with the Design Overlay; the southern half of the site is zoned Central Commercial with Historic Resource Protection and Design Overlays
- Case Type(s):** HR – Historic Resource Review (LU 19-186312 HR); and  
DZ – Design Review (LU 19-186307 DZ)
- Procedure(s):** Type II, an administrative decision with appeal to the Landmarks Commission for the southern half of the site, and a Type II administrative decision with appeal to the Design Commission for the northern half of the site.

**Proposal:**

The proposal is for alterations to a portion of the west frontage and entry plaza area fronting on NW 2<sup>nd</sup> Avenue, as well as changes to the planters and seating along the eastern (NW 1<sup>st</sup> Avenue) frontage. The subject reviews are intended as follow-up reviews required per Condition of Approval 'G' of recently approved reviews for changes to the storefront, cladding, and plaza spaces on the ground floor of the existing building (LU 18-277253 HR and LU 19-101014 DZ). The site is located in the Central City Plan District – Oldtown/ Chinatown Subdistrict, with the south half located in Skidmore/Old Town Historic District.

The proposal includes the addition of a paired ramp and stair leading up to the west entry plaza, as well as new wood and steel fixed furniture in the entry plaza. On the eastern frontage, the proposal includes four (4) new large concrete planters with trees and two (2) new sections of bench to match the benches previously approved on the west frontage.

Since the **original Decision, issued on November 25, 2019**, the applicant is proposing to change the surface treatment of the southwest wall of the West Entry Plaza from metal panel to a smooth stucco surface to better accept a wall mural to be administered through a separate Title 4 *Original Art Mural* process.

Historic Resource Review and Design Review are required because the proposal is for non-exempt exterior alterations within a historic district and within the design overlay.

**Relevant Approval Criteria:**

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

North Half of Site (Design Review, LU 19-186307 DZ)

- *Central City Fundamental Design Guidelines*
- *River District Design Guidelines*
- Oregon Statewide Planning Goals

South Half of Site (Historic Resource Review, LU 19-186312 HR)

- *Skidmore/Old Town Design Guidelines*
- *Central City Fundamental Design Guidelines*
- Oregon Statewide Planning Goals

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## ANALYSIS

**Site and Vicinity:** Campbell Yost Grube Architects designed One Pacific Square (OPS); the City approved OPS in 1980-81; it was constructed in 1984. This 13-story modernist building

occupies an entire city block (Block 14 of the Davis's Addition). The Portland City Council approved One Pacific Square as part of a 6.5 block master plan (CU 7-80), and was the first and only building constructed as part of the 1980 master plan. The subject site was granted variances from City Council to increase the allowable FAR on the site from 4:1 to 6.12:1 and the allowable height from 75' (in the historic district) to 188' to allow for the building that we see today.

Many existing design features were intended to achieve greater compatibility with the Historic District: the shorter and angled atrium near NW Davis Street; the red brick-clad terrace, spandrels and exposed columns; the depth of the large covered 14' arcades and extensive ground floor level plaza spaces, and the NW Everett Street garage access (moved from NW Davis) were incorporated into building design based on direction from the 1980-81 Portland Historic Landmarks Commission (PHLC) review process.

The full block, 38,000 SF site is located in the Central City Plan District – Oldtown/ Chinatown Subdistrict, with the south half located in Skidmore/Old Town Historic District.. The site is located in the North of Burnside Pedestrian District and the Old Town/ Chinatown Bicycle District. The site is bound by NW Everett Street to the north, NW Davis Street to the south, NW 2nd Avenue to the west, and NW 1st Avenue to the east. The MAX Light Rail (LRT) runs along the entire eastern frontage of the site on NW 1st Avenue, which is a Regional Transitway – Major Transit Priority Street, Central City Transit/ Pedestrian Street. NW Everett Street provides access to the Steel Bridge and is classified as Major Transit Priority Street, a Community Main Street and Local Service Bikeway. NW 2nd Avenue and NW Davis Street are classified as City Walkways and Local Service Streets.

The OPS building is a noncontributing resource in the Skidmore/ Old Town Historic District. Primary tenants included Northwest Natural Gas Company and the Lan Su Chinese Garden administrative offices. OPS features panoramic views of the West Hills, the Willamette River, Downtown Portland, the Lan Su Chinese Garden and Mount Hood.

The Lan Su Chinese Garden is an important public attraction and asset for the Chinatown area and considered the “jewel” of Old Town. Two contributing historic structures, the Merchant Hotel at the SW corner (Italianate style/tall first floor/cast iron store front system) and the Lyndon Musolf Manor are directly west of OPS. Although most of the recent adjacent buildings incorporate red brick; several (including the upper stories of the Merchant Hotel, the Lyndon Musolf Manor, and the walls of the Chinese Garden) use gray and off-white tones on stuccoed or exposed brick.

The Skidmore/ Old Town Historic District was listed in the National Register of Historic Places on December 6, 1975, and due to its significance, the district was later listed as a National Historic Landmark District on May 7, 1977. The district was listed for being nationally significant for both its historical association with the early development and economic growth of the city of Portland, which was the most important urban center in the Pacific Northwest of the late 1800s, as well as for its exceptional architectural collection, including mid- to-late 19th Century cast iron commercial buildings.

**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 “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 Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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 Downtown Sub district of this plan district.

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

- LU81-006197; LU80-100031; LU80-005822: approval of the Master Plan, and Phase I- One Pacific Square building.
- HLDZ 20-82 (LU82-005835): Approval of material design and color.
- LU83- 006452; LU90-005582; HL006-90: Approval of signage
- LU90-200450: Approval of Conditional Use Review
- LU05-176629: Approval of metal and wood trellis, glass windscreen and benches/planters.
- LU 16-114403 DZ & LU 16-141377 HR: Approval of ground floor expansion and plaza alterations.
- LU 18-277253 HR & LU 19-101014 DZ: Approval of ground floor and plaza alterations. The subject reviews were required as a condition of approval of these two reviews.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **October 15, 2019**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Environmental Services (See Exhibit E-1)
2. Life safety Division of BDS (See Exhibit E-2)
3. Site Development Section of BDS (See Exhibit E-3)
4. Fire Bureau (See Exhibit E-4)

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on October 15, 2019. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **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 guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is within the Central City Plan District- River Sub-district, the applicable approval criteria are listed in Central City Fundamental Design Guidelines and River District Design Guidelines.

## **[2] Chapter 33.846, Historic Reviews**

### **Section 33.846.010 Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

### **Section 33.846.060 Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is located within the Skidmore/Old Town Historic District. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are the Central City Fundamental Design Guidelines and the Skidmore/Old Town Historic Design Guidelines.

## **Central City Fundamental Design Guidelines & Oregon Statewide Planning Goals**

**(Approval criteria for both Design & Historic Resource Review)**

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

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

### **Central City Plan Design Goals**

These sets 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.*

## CONTEXT

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

**A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**Findings for A2, A5, and C4:** The proposal meets the above criteria in the following ways:

- The proposal retains reference to how the existing plazas were designed to relate to the Transit Mall and retains coherent references to the surface treatments in the Historic District and adjacent rights-of-way.
- The proposed material palette for surface treatments and planters – scored sand-finished concrete, exposed aggregate paving, precast concrete raised planters, and timber benches and furniture employ quality and durability that complement the local design vocabulary.
- The proposal continues to retain the Brewster Hotel “High Water Line” stone marker along the west edge of the site which will continue to be integrated into the design of the wall of the proposed raised NW terrace. This allows the marker to remain clearly visible from the west plaza entry and brings this datum in to the design of the NW terrace strengthening reference to this historic element.

*These criteria are therefore met.*

**A3. Respect the Portland Block Structures.** Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

**Findings:** The proposal continues to maintain the traditional 200-foot block structure.

*This criterion is therefore met.*

**A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Findings:** The intent of the proposal is to revitalize the ground floors spaces of this building through installation of clear glazing at the ground floor, highlighting one main entry to the building (off of NW 2nd), define the property line and provide opportunities for tenant amenity in the ground floor plaza spaces.

The proposal to re-use and revitalize the existing building through alterations to the ground floor is supported. Specifically, the proposal continues to increase the connection of the recessed storefront to the street, support LRT users, and utilize surface treatments and materials to connect the building to the district.

*This criterion is therefore met.*

## PUBLIC REALM

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

**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.

**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.

**B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

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

**C6. Develop Transitions between Buildings and Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

**C7. Design Corners that Build Active Intersections.** Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

**C9. Develop Flexible Sidewalk-Level Spaces.** Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

**Findings for A4, A8, B3, B4, B5, C6, C7, and C9:** The proposal meets the approval criteria in the following ways:

- The proposal continues to introduce unifying elements that coherently incorporate human scale, texture, and warmth into the surface treatments and site elements in a way that relates to the area.
- The proposed alterations to the existing ground floor plaza spaces contribute to a vibrant streetscape by continuing to support activated plaza spaces lined with clear glazing, doors, and diverse/ active plaza and ground floor programming.
- The existing ground floor plaza spaces were intentionally designed as an extension of the adjacent public rights-of-way to serve LRT users and pedestrians in addition to serving building tenants as mitigation in exchange for significant added height and FAR. The installation of fixed benches along the edges of the site and the placement of furniture continue to activate the west entry plaza enhance and support opportunities to stop, view, socialize, and rest elsewhere on the site.
- The proposal continues to ensure the activation of the on-site plaza spaces by clarifying site connections, increasing access points, and providing clear physical and visual connections from the right-of-way to the plaza spaces.
- The increased planters along the west elevation and the large planters with trees along the east frontage help to bring softness and warmth to the street edge while responding to the adjacent open space (on the west) and to the intensity of the LRT line (on the east).
- The guidelines note that the flexibility of sidewalk level spaces is critical to these spaces maintaining utility over time. The proposal is intended to bring coherency to the overall building and entry sequence, and to support diverse plaza spaces strengthened and activated by adjacent building programming.
- With the addition of a smooth stucco surface to better accept a wall mural to be administered through a separate Title 4 Original Art Mural process, the proposal continues to employ the use of coherent surface treatments and furniture to highlight the west entry plaza and support the usability of this prominent plaza. The placement of the furniture supports the usability of the entry plaza while not detracting from the intent to provide equitable access by keeping the pathway to the entry clear of visual and physical obstruction.

*These criteria are therefore met.*

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**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.

**Findings for A7 and B1:** The existing building is set back from the street on the south, east, and west frontages. The current proposal maintains this recessed storefront condition. Staff finds that guideline A7, as applied to on-site pedestrian amenities, intends to encourage development that supports and adds value to the off-site pedestrian realm (public rights-of-way). This added value to the public right-of-way can often be accomplished with a building that is built out to the property line - framing and bringing activity to the street. As the building is greatly recessed, the (raised and at-grade) plaza spaces establish this sense of urban enclosure with activated spill out spaces, increased access to the building, and by incorporating human-scale elements that are designed as amenities to both public and private realms.

The existing plaza spaces were designed as pedestrian amenities that act as extensions of the public right-of-way in exchange for significant added height and FAR. Change in material is the primary method used to differentiate the on-site pedestrian amenity from the public right-of-way. The proposed alterations to the plazas support a diversity of plaza spaces and programming that support the activation of these spaces, support movement through the site, and continue to provide amenities for pedestrians and LRT users, in addition to building tenants.

*These criteria are therefore met.*

**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.

**B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

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

**C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

**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 B2, B6, B7, C8, and C12:** The existing building has arcades that surround the base of the building with recessed storefront conditions on south, east, and west elevations. The above guidelines are met in the following ways:

- The revised design of the West Entry ramp, stair and plaza area ensures equitable access by integrating the stairs with a generous ramp into the overall design of the entry sequence so that people of all abilities are able to find, experience, and arrive at the main entry to the building in the same location in a way that supports their needs.
- The existing arcades, proposed to remain, continue to provide ample pedestrian

weather protection.

- The clear glazing continued to be proposed at the ground floor serves to differentiate the sidewalk level of the building.

*These criteria are therefore met.*

**C13. Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

**Findings:** Information on any proposed signage has not been provided for staff to review. Signage over 32 SF on the north half of the site, and signage of any size in the Historic District (south half of the site) is subject to Design and Historic Resource Review, respectively.

*This criterion is not applicable.*

## **QUALITY & PERMANENCE**

**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.

**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, and C5:** The above guidelines are met in the following ways:

- The proposed pre-cast concrete planters are a durable material that responds to the previously approved "exposed aggregate paving" surface treatments.
- The size, frequency, and placement of the planters along the east frontage will enhance the architectural integrity at the base of the building and utilize these elements to respond to the proximity of the MAX line in a coherent way.
- The proposed west entry situates a generous ramp and stair within one structural bay directly aligned with the main entrance of the building. The proposal ensures equitable access while referencing the orthogonal rhythm that surrounds the site to clarify the entry sequence.
- The application of a smooth stucco finish on the southwest facing wall of the West Entry Plaza is consistent with the soffit treatment and continues to form a coherent composition.
- The proposed plaza spaces are supported by clear connections to the building and clear connections to the public right-of-way and respect the integrity of the original design of the ground floor plaza spaces.

*These criteria are therefore 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. *The southern half of this site is located within the Skidmore/ Old Town Historic District. Compliance with all requirements related to this designation have been verified as part of this land use review. Therefore, the proposal is consistent with Goal 5.*

### **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 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). *As discussed earlier in this report, PBOT evaluated this proposal and found no issues with the proposal. 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 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.*

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

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

**A3-1. Provide Convenient Pedestrian Linkages.** Provide convenient linkages throughout the River District that facilitate movement for pedestrians to and from the river, and to and from adjacent neighborhoods. This guideline may be accomplished by:

- 1) Using visual and physical cues within the design of the building and building entries to express connections to the river and to adjacent neighborhoods.
- 2) Orienting integrated open spaces and trails that physically and visually link the river and/or surrounding neighborhoods.
- 3) Reusing or retaining cobblestone within the design of new development.
- 4) Encouraging flexibility and creativity along streets enhancing their historic or cultural role.
- 5) Creating visual and physical links across major corridors such as I-405, Burnside, and Front/Naito to strengthen connections to the river and other neighborhoods.

**A5-4. Integrate Works of Art.** Integrate works of art or other special design features that increase the public enjoyment of the District. This guideline may be accomplished by:

- 1) Integrating art into open spaces or along pathways.
- 2) Incorporating art within the structure of the building.
- 3) Using “found objects” that are remnants from the area’s history.

**A8-1. Design Fences, Walls and Gateways to be Seen Over.** Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction. This guideline may be accomplished by:

- 1) Elevating building entries higher than the public sidewalk or path.
- 2) Creating a low fence or wall to visually separate but not hide semi-private spaces.
- 3) Using a low or stepped-down planting area or terraces to separate private development from a public sidewalk.

**B1-1. Provide Human Scale to Buildings along Walkways.** Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

**Findings for A3-1, A5-4, A8-1, and B1-1:** The above guidelines are met in the following ways:

- The proposal further clarifies site connections and increases the visibility of access points between the building and plaza spaces, including the visibility of the raised entry from the public right of way. These changes serve to allow for spaces between the building and the street that support social interaction.
- The background of guideline B1-1 states that buildings “have a responsibility to contribute to pedestrian comfort and enjoyment”. Given the deeply recessed storefront on the building, and the original intent for them (mitigation for significant increases in height and FAR) the plaza spaces surrounding the building are tasked with bringing activity to the street edge. This should be in addition to providing transition areas connecting on-site pedestrian amenities to the building. The proposed revisions to the existing ground level plazas support the connection of on- and off-site pedestrian amenities which contributes to the comfort and enjoyment of the pedestrian realm.
- The proposal continues to retain and incorporate the Brewster Hotel “High Water Line” stone marker which will be integrated into the design of the wall of the proposed raised NW terrace. This allows the marker to remain clearly visible and brings this datum into the design of the NW terrace strengthening reference to this historic element.
- The proposed addition of a smooth stucco surface on the southwest wall of the West Entry Plaza, immediately adjacent to the main entry of the building, is intended to better accept a wall mural to be administered through a separate Title 4 Original Art Mural process. As such, the proposal is designed to integrate the opportunity for art along the primary entry sequence and incorporate the opportunity for art within the structure of the building. With this addition, the proposal continues to highlight the west entry plaza and supports the usability of this prominent plaza.

*These criteria are therefore met.*

<p style="text-align: center;"><b>Skidmore/Old Town Historic District Design Guidelines (For Historic Resource Review Only)</b></p>
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The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

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

**Skidmore/Old Town Historic District Design Guidelines**

**General Guidelines**

**A1.a.** Reinforce the Predominant Scale and Massing of the Historic District.

**A1.b.** Reinforce Pedestrian Scale and Orientation in the District.

**A1.c.** Reestablish the Sense of the District in Waterfront Park and on Naito Parkway.

**A2.** Maintain and Strengthen the Street Wall in New Construction, Additions, and Improvements to Open Portions of Sites.

**Findings for A1.a, A1.b, A1.c, and A2:** The above guidelines are met in the following ways:

- The proposal is designed to better activate on-site plaza spaces that define the edge condition of the site by supporting a diverse mix of usable plaza spaces lined by storefront with clear glazing.
- Activated edges at the street contribute to the character of the district. Given that contributing resources are typically built to the lot line, this active edge is relatively narrow. As such, tools to support visual and physical connections at these active edges consist of clear storefront glazing and more building entries. Seeing as the subject building is pulled back from the street – the site’s active edges are much deeper and are intended to support physical and visual connections to the building itself in addition to supporting the movement within and programming of activated edges between the building and adjacent rights-of-way. As designed, the proposal supports these unique areas and reinforces the pedestrian scale and orientation in the district by reintroducing human scale, texture, and warmth to the base of the building with surface treatments, site furniture, and plantings.
- With the addition of the smooth surface stucco to the southwest wall in order to better accept a future mural, the design of the west entry plaza and eastern frontage maintain and strengthen the street wall and ensure that the pedestrian scale and orientation of the building and plaza spaces continues to be reinforced.

*These criteria are therefore met.*

**A4.** Select Historically Compatible, High Quality Materials with Finishes and Colors that are Appropriate to the District.

**Findings:** The proposed concrete treatment of the ramp and stairs and the precast concrete raised planters provide human scale, texture, durability, and utilize high quality materials which are an appropriate response to the district.

*This criterion is therefore met.*

**A6.** Integrate Signage in a Manner that Contributes to the Character of the Building and the District.

**Findings:** Information on any proposed signage has not been provided for staff to review. Staff notes that signage of any size in the Historic District is subject to Historic Resource Review.

*This criterion is not applicable.*

**A8.** Sensitively Integrate the Entries to Parking and Loading.

**Findings:** All parking and loading areas for the subject site are located off of NW Everett, the northern edge of the site, and are located outside of the Skidmore/ Old Town Historic District boundary that runs east-west through the center of the site.

*This criterion is not applicable.*

**Guidelines for Alterations**

**B1.** Respect the Building's Historic Period, Style, Materials, and Details in the Design of Alterations.

**Findings:** The southern half of the site is located in the Skidmore/ Old Town Historic District and the existing OPS building is a noncontributing resource in the Skidmore/ Old Town Historic District. As such, the proposal does not entail modification or removal of historic material and details. The proposed concrete ramp, stairs, and precast planters form a coherent expression that respects the design intent and style of the existing building.

*This criterion is therefore met.*

**B2.** Preserve and Repair Historic Exterior Materials and Distinctive Details. Maintain the Vertical Lines of Columns and Piers, the Horizontal Definition of Spandrels and Cornices, and Other Primary Structural Elements.

**Findings for B1, B2, and B3:** The proposal includes no alterations to historic material.

*This criterion is therefore not applicable.*

**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 are intended to deliver an overall coherent building, increase activation of the existing ground level of the building and surrounding plaza spaces, and better integrate the existing building with the pedestrian realm and storefronts in the historic district. The proposal adequately addresses the public pedestrian realm, activates the street edge, remains connected to the historic district, and forms a coherent expression. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise design standards and their ability to convey historic significance. The purpose of Design Review is 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 and Historic Resource Review approval criteria and therefore warrants approval.

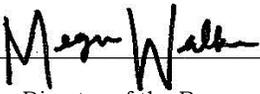
## ADMINISTRATIVE DECISION

Approval of the revised Historic Resource Review and Design Review for alterations to the West Entry Plaza and Eastern Frontage of One Pacific Square, an existing 13-story tower located in the Old Town/ Chinatown Subdistrict of the Central City Plan District also partially a noncontributing resource in the Skidmore/ Old Town Historic District.

Approvals per Exhibits C-1-C-3 and C-6-C-15, signed, stamped, and dated February 25, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-186312 HR and LU 19-186307 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

**Staff Planner: Megan Sita Walker**

Decision rendered by:  on **February 25, 2020**

By authority of the Director of the Bureau of Development Services

**Decision mailed: February 27, 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 applications for both the Historic Resource Review and Design Review were submitted on June 28, 2019, and both were determined to be complete on October 4, 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 these applications were reviewed against the Zoning Code in effect on June 28, 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. For both the Historic Resource Review and Design Review cases, the applicant requested that the 120-day review period be extended for 245 days. Unless further extended by the applicant, **the 120 days for both the Historic Resource Review and Design Review cases will expire on: October 3, 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.** The Historic Resource Review and Design Review decisions may be appealed to the Landmarks Commission and/ or Design Commission respectively, which will hold public hearing(s). Appeals must be filed **by 4:30 PM on March 12, 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 Landmarks 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 Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If these Land Use Reviews are approved the final decision(s) will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision(s) will be recorded on or after **March 13, 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:

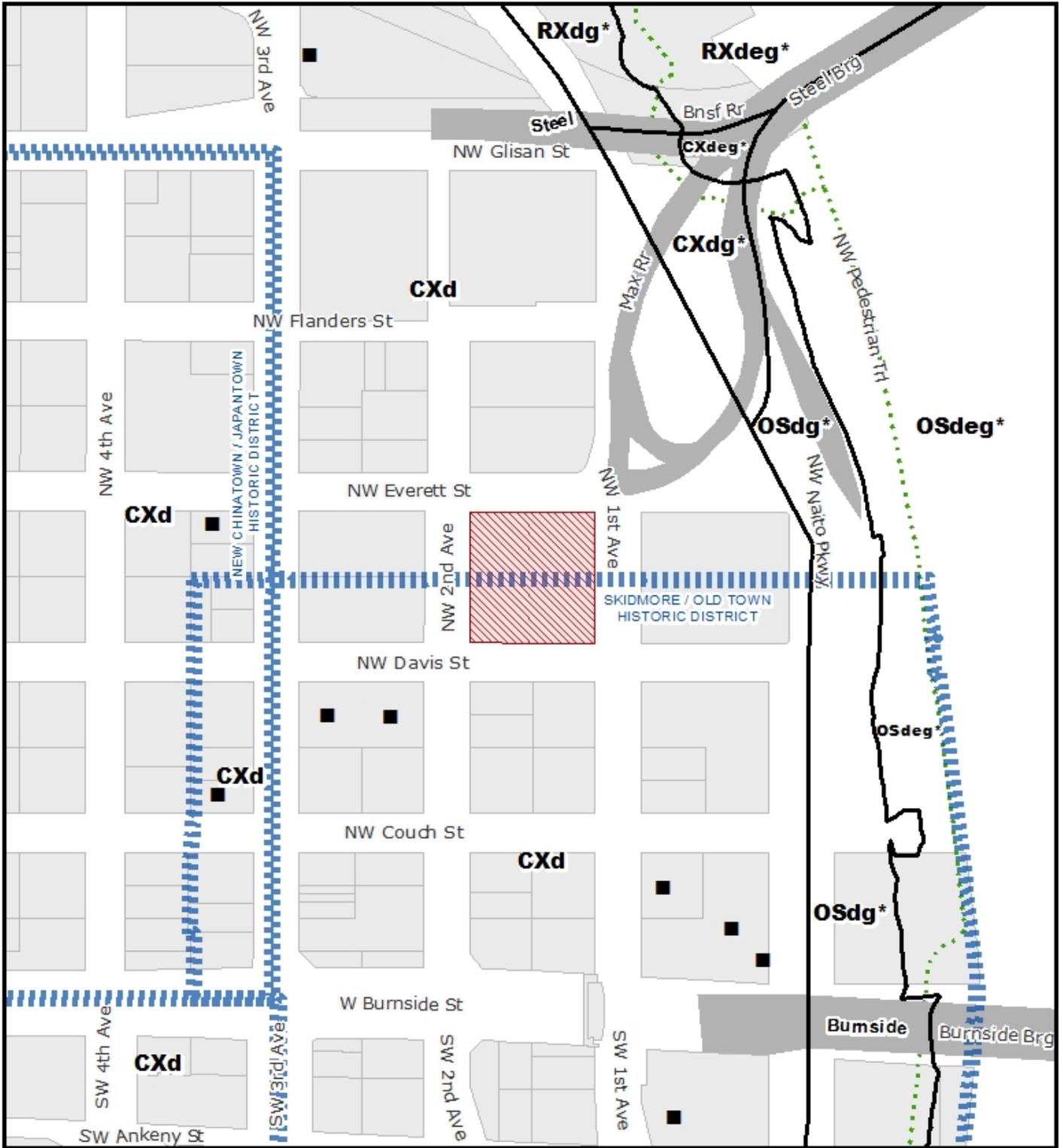
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Original Drawing Packet for HR and DZ – Not Approved/For Reference Only
  - 2. Sketch Diagrams, Rec'd July 23, 2019
  - 3. Tree Statement, Rec'd July 23, 2019
  - 4. Revised Narrative for HR and DZ, Rec'd October 4, 2019
  - 5. Revised Tree Statement, Rec'd October 4, 2019
  - 6. Revised Drawing Packet for HR and DZ, Rec'd October 4, 2019 – Not Approved/For Reference Only
  - 7. Revised Drawing Packet for HR and DZ, Rec'd November 6, 2019
  - 8. Revised Drawing Packet for HR and DZ, Rec'd February 10, 2020
  - 9. Email request to Extend the 120-Day review period
  - 10. Extension to the 120-Day Review Period for both HR and DZ, Rec'd February 3, 2020
- B. Zoning Map
- C. Plan & Drawings:
  - 1. Existing Site Plan
  - 2. Proposed Site Plan (Attached)
  - 3. Enlarged Plan – East Frontage (Attached)
  - 4. Enlarged Plan – West Entry – Not Approved/ Replaced by Exhibit C-14
  - 5. Proposed West Elevation – Not Approved/ Replaced by Exhibit C-15
  - 6. Detail – Stair
  - 7. Detail – Timber Bench
  - 8. Detail – West Entry Built in Planter
  - 9. Detail – Built in Planters at Columns
  - 10. Detail – NE Built in Planter and East Precast Planters
  - 11. Specification – Precast Concrete Planter
  - 12. Specification – West Entry Furniture
  - 13. Specification – West Entry Furniture
  - 14. Updated Enlarged Plan – West Entry (Attached)
  - 15. Updated Proposed West Elevation (Attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Life safety Division of BDS
  - 3. Site Development Section of BDS
  - 4. Fire Bureau
- F. Correspondence: none
- G. Other
  - 1. Original LUR Application
  - 2. Incomplete Letters for HR and DZ, sent July 10, 2019
  - 3. Updated Email correspondence between staff and the applicant

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



# ZONING



THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 OLD TOWN / CHINATOWN SUBDISTRICT  
 SKIDMORE / OLD TOWN HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19-186307 DZ
1/4 Section	3029,3030
Scale	1 inch = 200 feet
State ID	1N1E34CA 4500
Exhibit	B Jul 03, 2019

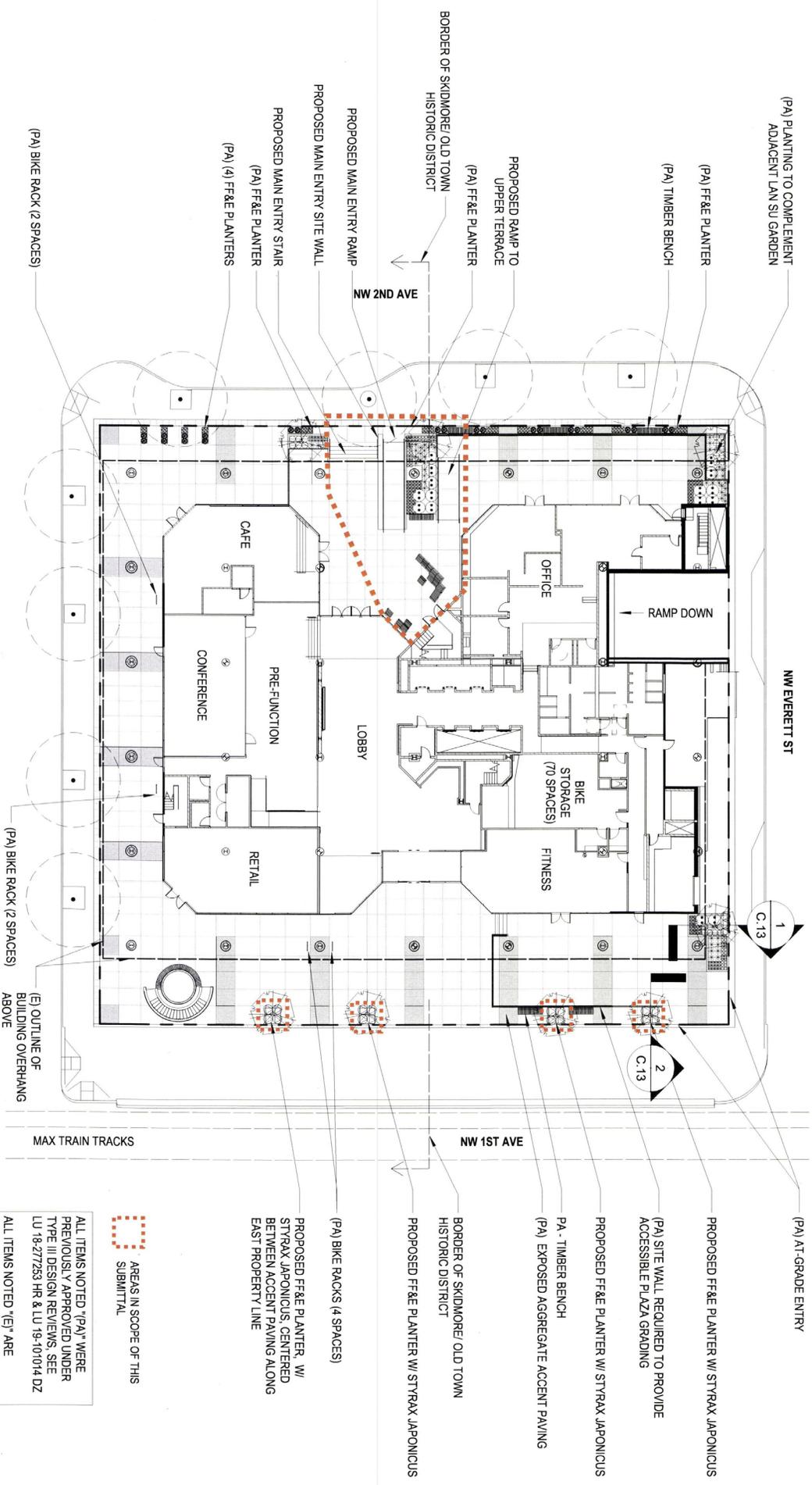


**\*Approved\***  
City of Portland - Bureau of Development Services  
Planner: *[Signature]*  
Date: 2/25/20  
\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**\*Approved\***  
City of Portland - Bureau of Development Services  
Planner: *[Signature]*  
Date: 11.17.19  
\*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**NEW SITE PLAN**  
LU 19-186312 HR & LU 19-186307 DZ

EXIT C-2



**ALL ITEMS NOTED "(PA)" WERE PREVIOUSLY APPROVED UNDER TYPE III DESIGN REVIEWS. SEE LU 18-277253 HR & LU 19-101014 DZ**

**ALL ITEMS NOTED "(E)" ARE EXISTING CONDITIONS TO REMAIN**

**AREAS IN SCOPE OF THIS SUBMITTAL**

(PA) PLANTING TO COMPLEMENT ADJACENT LAN SU GARDEN

(PA) F&E PLANTER

(PA) TIMBER BENCH

PROPOSED RAMP TO UPPER TERRACE  
(PA) F&E PLANTER

BORDER OF SKIDMORE/ OLD TOWN HISTORIC DISTRICT

PROPOSED MAIN ENTRY RAMP

PROPOSED MAIN ENTRY SITE WALL

PROPOSED MAIN ENTRY STAIR

(PA) F&E PLANTERS

(PA) BIKE RACK (2 SPACES)

NW EVERETT ST

C.13

C.13

NW 1ST AVE

MAX TRAIN TRACKS

(PA) AT-GRADE ENTRY

PROPOSED F&E PLANTER W/ STYRAX JAPONICUS

(PA) SITE WALL REQUIRED TO PROVIDE ACCESSIBLE PLAZA GRADING

PROPOSED F&E PLANTER W/ STYRAX JAPONICUS

PA - TIMBER BENCH

(PA) EXPOSED AGGREGATE ACCENT PAVING

PROPOSED F&E PLANTER W/ STYRAX JAPONICUS

BORDER OF SKIDMORE/ OLD TOWN HISTORIC DISTRICT

PROPOSED F&E PLANTER W/ STYRAX JAPONICUS, CENTERED BETWEEN ACCENT PAVING ALONG EAST PROPERTY LINE

(PA) BIKE RACKS (4 SPACES)

PROPOSED F&E PLANTER W/ STYRAX JAPONICUS, CENTERED BETWEEN ACCENT PAVING ALONG EAST PROPERTY LINE

(E) OUTLINE OF BUILDING OVERHANG ABOVE

NW DAVIS ST

(PA) BIKE RACK (2 SPACES)

(PA) BIKE RACK (2 SPACES)

CAFE

CONFERENCE

PRE-FUNCTION

LOBBY

RETAIL

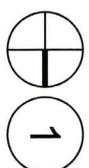
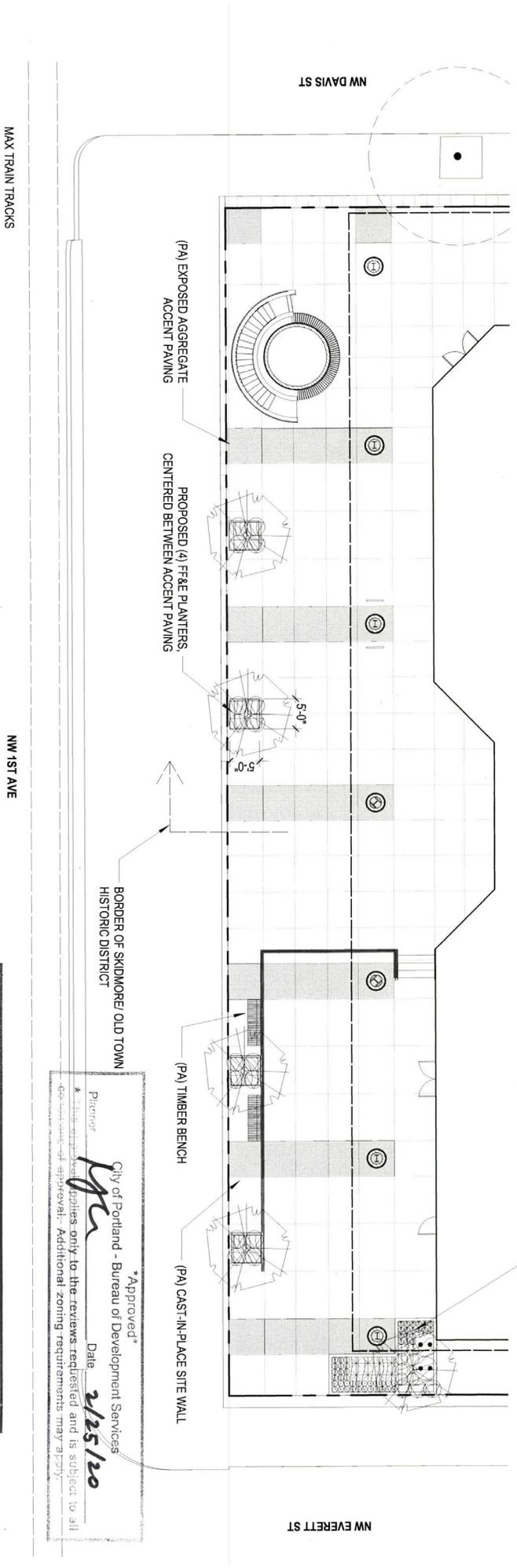
OFFICE

RAMP DOWN

BIKE STORAGE (70 SPACES)

FITNESS

ALL ITEMS NOTED "(PA)" WERE PREVIOUSLY APPROVED UNDER TYPE III DESIGN REVIEWS. SEE LU 18-277283 HR & LU 19-101014 DZ  
 ALL ITEMS NOTED "(E)" ARE EXISTING CONDITIONS TO REMAIN



**ENLARGED PLAN - EAST**  
 1/16" = 1'-0"

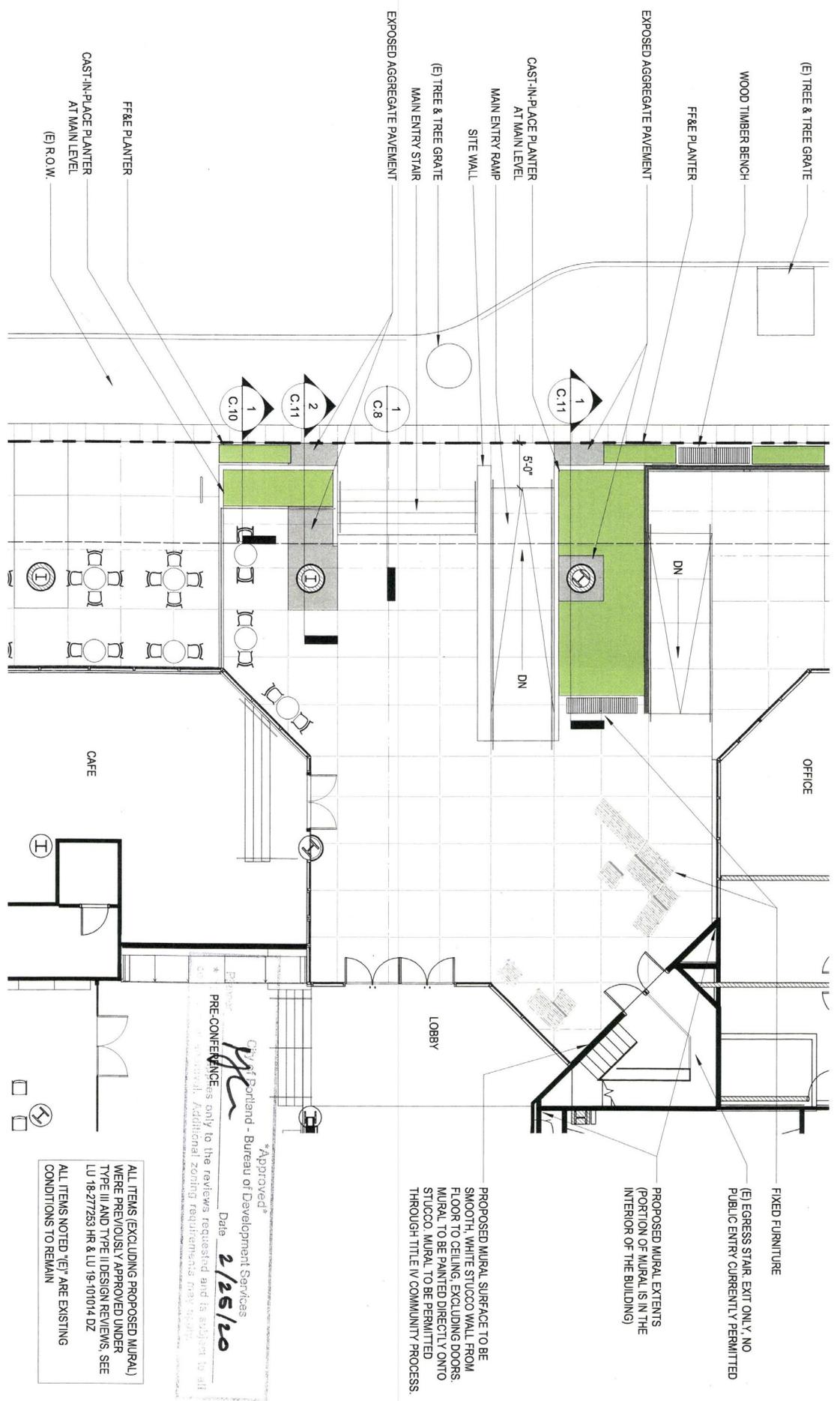
**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner: *[Signature]* Date: **11.19.19**  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner: *[Signature]* Date: **2/25/20**  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SERA  
 220 NW 2ND  
 11/05/19

PROPERTY LINE PLAN - EAST  
 LU 19-186372 HR & LU 19-186307 DZ

**EXP C-5**



(E) TREE & TREE GRATE

WOOD TIMBER BENCH

FF&E PLANTER

EXPOSED AGGREGATE PAVEMENT

CAST-IN-PLACE PLANTER AT MAIN LEVEL

MAIN ENTRY RAMP

SITE WALL

(E) TREE & TREE GRATE

MAIN ENTRY STAIR

EXPOSED AGGREGATE PAVEMENT

CAST-IN-PLACE PLANTER AT MAIN LEVEL

(E) R.O.W.

FF&E PLANTER

OFFICE

FIXED FURNITURE

(E) EGRESS STAR, EXIT ONLY, NO PUBLIC ENTRY CURRENTLY PERMITTED

PROPOSED MURAL EXTENTS (PORTION OF MURAL IS IN THE INTERIOR OF THE BUILDING)

PROPOSED MURAL SURFACE TO BE SMOOTH, WHITE STUCCO WALL FROM FLOOR TO CEILING, EXCLUDING DOORS. MURAL TO BE PAINTED DIRECTLY ONTO STUCCO. MURAL TO BE PERMITTED THROUGH TITLE IV COMMUNITY PROCESS.

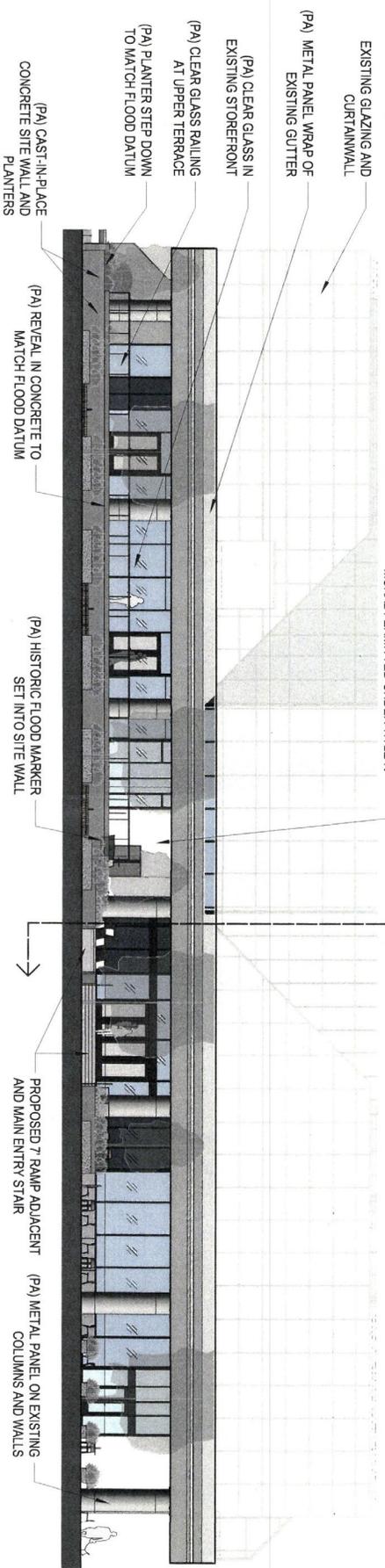
LOBBY

CAFE

City of Portland - Bureau of Development Services  
 Approved: *pkc*  
 Date: 2/25/20  
 PRE-CONFERENCE  
 \* This is a preliminary review only to the reviews requested and is subject to all other applicable codes and regulations. Additional zoning requirements may apply.

ALL ITEMS (EXCLUDING PROPOSED MURAL) WERE PREVIOUSLY APPROVED UNDER TYPE III AND TYPE II DESIGN REVIEWS. SEE LU 18-277253 HR & LU 19-101014 DZ  
 ALL ITEMS NOTED 'E' ARE EXISTING CONDITIONS TO REMAIN

ALL ITEMS NOTED "(PA)" WERE PREVIOUSLY APPROVED UNDER TYPE III DESIGN REVIEWS, SEE LU 18-277253 HR & LU 19-101014 DZ  
 ALL ITEMS NOTED "(E)" ARE EXISTING CONDITIONS TO REMAIN



1  
 1/16" = 1'-0"

# PROPOSED WEST ELEVATION

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner: *[Signature]* Date: 2/25/20  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SERA  
 220 NW 2ND  
 02/07/2020  
 LANDUSE REVISION

WEST ELEVATION  
 LU 19-186312 HR & LU 19-186307 DZ  
 EXH C-15