



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

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**STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION**

CASE FILE: LU 20-138351 DZ – Westwind Apartments  
PC # 19-249874

REVIEW BY: Design Commission

WHEN: July 2, 2020 at 1:30 PM

REMOTE ACCESS:

Design Commission Agenda:

<https://www.portlandoregon.gov/bds/42441>

**Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.**

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**BUREAU OF DEVELOPMENT SERVICES STAFF: TIM HERON / [TIM.HERON@PORTLANDOREGON.GOV](mailto:TIM.HERON@PORTLANDOREGON.GOV)**

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**GENERAL INFORMATION**

**Applicant:** Maura Lederer, Central City Concern  
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Portland OR 97209

Faez Soud, Portland Housing Bureau  
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Portland OR 97204

**Representative:** Adam Hostetler, Works Progress Architecture LLP  
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Portland, OR 97214

Brian Cavanaugh, Architecture Building Culture LLC  
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205 SE Grand Ave, Ste 202  
Portland, OR 97214

**Site Address:** 333 NW 6TH AVE

**Legal Description:** BLOCK 47 LOT 5&8, COUCHS ADD  
**Tax Account No.:** R180204050, R180204050, R180204050  
**State ID No.:** 1N1E34CA 02300, 1N1E34CA 02300, 1N1E34CA 02300  
**Quarter Section:** 3029

<b>Neighborhood:</b>	Old Town Community Association, contact Peter Englander at treasurer@oldtownchinatown.org or Will Naito at planning@pdxoldtown.org
<b>Business District:</b>	Downtown Retail Council, contact at lfrisch@portlandalliance.com, Old Town Community Association, contact at chair@oldtownchinatown.org.
<b>District Coalition:</b>	Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
<b>Plan District:</b>	Central City – River District
<b>Zoning:</b>	CXd, Central Commercial with design overlay
<b>Case Type:</b>	DZ, Design Review
<b>Procedure:</b>	Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

**Proposal:**

The proposed development is for a 7-story building occupying a 1/4 city block site at the corner of NW Flanders Street and NW 6th Avenue adjacent to a light rail transit line. The site is currently occupied by (1) one lot, with (1) one four-story multi-unit residential structure.

The proposed project replaces the existing building with 100 new units of deeply affordable SRO and studio housing, combined with extensive supportive services and amenities, and immediate access to Central City Concern's (CCC) network of medical and social services throughout Old Town. The interior programming will deliver (72) seventy-two efficient Single Room Occupancy (SRO) and (28) twenty-eight studio units, with ample shared amenities and gathering space to elevate community interaction for residents and supportive services staff in the building. The majority of residents will be individuals transitioning from homelessness and experiencing a disabling condition. The project further prioritizes communities who are overrepresented in Portland's homeless population through service partnerships and CCC's culturally specific programming.

The main pedestrian/resident entrance is proposed to be off of NW 6th Avenue. A secondary entrance is proposed for the community room also located adjacent to the main entrance. Service access will be off NW Flanders Street adjacent to loading access. An additional pedestrian entrance along Flanders St will serve a retail/ commercial space that extends to the corner of 6th and Flanders. Covered canopy protection will be provided at each pedestrian entry.

Off-street loading access is proposed to be off of NW Flanders Street at the northwest corner of the site/building.

Because the proposal is for new development in the Central City Plan District, Design Review is required.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

**ANALYSIS**

**Site and Vicinity:** The site is currently occupied by (1) one lot, with (1) one four-story multi-unit residential structure. The site is located within a Pedestrian and Bike District and is along a Major City Bike Way (NW Flanders Street) and a Regional Transitway & Major Transit Priority Street (NW 6th Avenue). A pattern of multiunit housing, supportive services, artists' studios and retail, in conjunction with nearby transit stops, bike and pedestrian routes, contribute to a vibrant central city streetscape in the immediate vicinity.

**Zoning:** 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 Lloyd Sub District of this plan district.

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

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

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

- LUR 98-00926. Approval of design review for the installation of five new awnings on the east building face. The awnings are shed-style and made of turquoise "Sunbrella" fabric. Though all five awnings are proposed to be the same height (3'-5" with an additional 10" valance), the three northernmost awnings are projecting 4'-0" whereas the two southernmost project 1'-6".

**Agency Review:** A "Request for Response" was mailed **May 7, 2020**. The following Bureau's responded with no issues or concerns.

1. Bureau of Environmental Services
2. Site Development
3. Life Safety Plans Review
4. Urban Forestry
5. Bureau of Transportation

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **June 11, 2020**. No written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### DESIGN REVIEW (33.825)

#### Section 33.825.010 Purpose of Design Review

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

**Section 33.825.055 Design Review Approval Criteria**

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

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

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

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

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

**River District Design Goals**

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

**Central City Plan Design Goals**

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

*Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Responses to the Design Guidelines are addressed by "Three Tenets of Design Review": Context, Public Realm, and Quality and Permanence.*

## I. Context.

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### A.1 INTEGRATE THE RIVER

**Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.**

**A1-1. Link the River to the Community.** Link the Willamette River to the community reinforcing the river's significance. This guideline may be accomplished by:

- 1) Organizing land areas and groupings of buildings to visually define the river's linkage to the community.
- 2) Focusing and articulating roadways and pedestrianways to emphasize the river.
- 3) Developing projects that celebrate the river and contribute to creating centers of interest and activity that focuses on the Willamette.
- 4) Connecting the internal areas of the District to the Willamette Greenway Trail.

**Findings:** The project's articulation of the corner and programmatic distribution of community spaces, provides views down Flanders towards the river.

*This guideline is met.*

### A.2 EMPHASIZE PORTLAND THEMES

**When provided, integrate Portland-related themes with the development's overall design concept. The project draws from the sidewalk brick color and the general masonry condition of the immediate area's buildings.**

**Findings:** The project consists of a true masonry facade at the ground floor with appropriately deep expression of fenestration. At upper levels, a panel system was selected which mimics raked stucco with particular care given to add depth to the window openings and reflect the masonry depths of the predominantly masonry building context in the area.

*This guideline met.*

### A.3 RESPECT THE PORTLAND BLOCK STRUCTURE

**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:** As the project is a quarter block site, it inherently maintains and reinforces the tradition of the 200-foot block pattern.

*This guideline is met.*

### A.5 ENHANCE, EMBELLISH AND IDENTIFY AREAS

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

**A5-4. 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.

**Findings:** The project’s base is clad in a brick veneer similar in color to the brick paving of NW 6th Ave. In addition, the overall facades picks up on the solidity and ‘punched window opening’ character of the surrounding brick masonry and stucco building context.

The project is also exceeding the ground floor window requirement of the zoning code, in part by an integrated art vitrine within the display window area.

*This guideline is met.*

#### **A.6 REUSE / REHABILITATE / RESTORE BUILDINGS**

**Where practical, reuse, rehabilitate, and restore buildings and/or building elements.**

**Findings:** Not applicable to this project as the reuse, rehabilitate, and restoration of the existing building and elements is not practical.

#### **A.9 STRENGTHEN GATEWAYS**

**Develop and/or strengthen gateway locations. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks.**

**Findings:** Not applicable to this project.

#### **C.1 ENHANCE VIEW OPPORTUNITIES**

**Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building facades that create visual connections to adjacent public spaces.**

**C1-1. Increase River View Opportunities.** Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:

- 1) Designing and locating development projects to visually link their views to the river.
- 2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
- 3) Designing and orienting open space and landscape areas to emphasize views of the river.

**Findings:** The proposed scheme has large sidewalk-level windows that provide pedestrians on adjacent sidewalks. The proposed scheme has large sidewalk-level windows that provide pedestrians on adjacent sidewalks with clear views into the building’s lobby space, community rooms and retail space.

*This guideline is met.*

#### **C.4 COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS**

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

**Findings:** The proposed project complements the existing context by establishing a strong base, middle, and top; and through the detail and articulation of the overall building mass and scale. The proposed building ‘base’ is clad with a brick veneer and provides deeper window openings and

a sense of solidity. In addition, the upper stories are clad in a ceramic-coated siding with a vertical raked that promote quality and permanence.

*This guideline is met.*

## II. Public Realm

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### A.4 USE UNIFYING ELEMENTS

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

**Findings:** The project's base is clad in a brick veneer similar in color to the brick paving of NW 6th Ave. It also appropriately deep expression of the brick fenestration. In addition, the overall facades picks up on the solidity and 'punched window opening' character of the surrounding brick masonry and stucco building context. Finally, brick transitions correlate strongly to the neighboring buildings to the south and west.

*This guideline is met.*

### A.7 ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE

**Define public rights-of-way by creating and maintaining a sense of urban enclosure.**

**Findings:** The project recognizes a common scale and proportion of the surrounding context, creating a balanced street volume. Brick transitions correlate strongly to the neighboring buildings to the south and west.

*This guideline is met.*

### A.8 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.**

**Findings:** The project locates retail and community rooms, including a resident art space and gallery at the ground floor with particular emphasis along NW 6th. Great care was taken to reduce the expressed width of utility and service spaces at the ground floor.

Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities. The project provides strong architectural entry points both into the building and the ground floor 'commercial' space. Large ground level windows reveal the active interior spaces.

*This guideline is met.*

### B.1 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.**

**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:** The proposed project maintains and improves the existing public right-of-way conditions on both NW 6th Avenue and NW Flanders St. The project voluntarily provides an additional two feet of sidewalk width along NW 6th Avenue and 1 foot of sidewalk width along NW Flanders. In addition to the main entrance awnings, shallow coverage is provided along the entire length of each facade and architectural projections providing some additional weather protection at the northeast corner.

*This guideline is met.*

## **B.2 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.**

**Findings:** The proposed project maintains and improves the existing public right-of-way conditions on both NW 6th Avenue and NW Flanders St. In addition, the project has minimized the extent of both mechanical exhaust routing and the loading and service access area to reduce the expressed width of utility and service spaces at the ground floor. The loading area door will be a perforated metal door system above a height of 3'-0" to align with the brick storefront bulk heads height and provide necessary ventilation for the loading and garbage area this door serves.

*This guideline is met.*

## **B.3 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.**

**Findings:** The proposed project maintains and improves the existing public right-of-way conditions on both NW 6th Avenue and NW Flanders St. In addition to the main entrance awnings, shallow coverage is provided along the entire length of each facade and architectural projections provide additional weather protection at the northeast corner.

*This guideline is met.*

## **B.4 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.**

**Findings:** The proposed project incorporates ground-floor windows that offer views into active-use spaces and display windows to activate ground floor facade area adjacent to the loading and service access. The project voluntarily provides an additional two feet of sidewalk width along NW 6th Avenue and 1 foot of sidewalk width along NW Flanders. In addition to the main entrance awnings, shallow coverage is provided along the entire length of each facade and architectural projections provide additional weather protection at the northeast corner.

*This guideline is met.*

### **B.5 MAKE PLAZAS, PARKS AND OPEN SPACE SUCCESSFUL**

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

**Findings:** Not applicable to this project.

### **B.6 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.**

**Findings:** The project provides two generous canopies at both the main building entry and entry to commercial space. The project voluntarily provides an additional two feet of sidewalk width along NW 6th Avenue and one foot of sidewalk width along NW Flanders. In addition to the main entrance awnings, shallow coverage is provided along the entire length of each facade and architectural projections provide additional weather protection at the northeast corner.

The applicant has stated that secondary canopies were deemed inappropriate to the site for the following reasons:

- The primary concern expressed in the community meetings, especially by immediate neighbors, was the potential to invite additional loitering, drug sales, and camping to the immediate area of the building.
- This a housing first project, meaning the tenants are not required to get clean as a condition for approval. Central City Concern shares some of the concerns expressed in the community meetings. They prefer to only provide protection where it can be monitored by the front desk staff. We would note that the Gladys McCoy Building and Bud Clark Commons employ a similar tactic, the later with a similar building program.
- The three trees along NW 6th Avenue are required to be maintained in place by Urban Forestry. While not expressed in the drawings, their canopies extend right up to the property line. They also align to the two most logical positions for secondary canopies. Additional awnings would adversely affect these trees and require undesirable pruning. See APP 4.6 WEATHER PROTECTION.

Staff has considered all three additional points above provided by the applicant. However, as discussed in the previous Design Advice Request meeting with the Commission, and because all three points above can be mitigated by the building owner during the life of the building, future potential owners should the building ownership change in the future, and by the design team with coordination with Forestry at the time of installation, a Condition of Approval to require a secondary system of canopies is recommended.

*Therefore, with the Condition of Approval that a secondary system of canopies be installed above each storefront window, mounted a minimum of 10'-0" above the sidewalk, projecting a minimum of 4'-0" from the face of the building, and each canopy is as wide as the respective storefront bay, this guideline is met.*

### **B.7 INTEGRATE BARRIER-FREE DESIGN**

**Integrate access systems for all people with the building’s overall design concept.**

**Finding:** This project site is flat and completely accessible from grade.

*This guideline is met.*

### **C.3 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**

**Findings:** Not applicable to this project.

### **C.6 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.**

**Findings:** Does not apply to this project as it does not directly abut a dedicated public open space.

### **C.7 DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS**

**Use design elements including, but not limited to, varying building heights, changes in facade 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.**

**Findings:** A key part of the design scheme is the articulation of the building corner. The ground floor commercial space and upper level community rooms have been located at the building corner. The community rooms on floors 2-7 alternate their orientation and project over the right-of-way increasing amounts as they get higher.

*This guideline is met.*

### **C.8 DIFFERENTIATE THE SIDEWALK-LEVEL OF BUILDINGS**

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

**Findings:** The proposed building ‘base’ is clad with a brick veneer and provides larger and deeper window openings and a sense of solidity. In addition, the upper stories are clad in a ceramic-coated siding with openings and a sense of solidity. In addition, the upper stories are clad in a ceramic-coated siding with a vertical raked texture.

*This guideline is met.*

### **C.9 DEVELOP FLEXIBLE SIDEWALK-LEVEL SPACES**

**Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.**

**Findings:** The proposed ground floor program configuration provides for a generous building entry, art space, and commercial space. All of which will provide an active ground floor level.

*This guideline is met.*

#### **C.10 INTEGRATE ENCROACHMENTS**

**Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.**

**Findings:** Does not apply to this project as it does not contain skybridges.

#### **C.11 INTEGRATE ROOFS AND USE ROOFTOPS**

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

**Findings:** The project provides a landscaped courtyard on the second level of the building. Rooftop mechanical equipment and penthouse have been consolidated to not impact the overall appearance of the building. Both the second-floor courtyard and rooftop green roof will provide the required stormwater management.

*This guideline is met.*

#### **C.12 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:** Exterior lighting is integrated at main entrance awnings. Additional lighting is provided through oversized storefront windows running along the entire length of the ground floor and integrated art vitrine within the display window area.

*This guideline is met.*

#### **C.13 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:** Building signage will be less than 32 SF, and therefore not subject to Design Review.

### **III. Quality and Permanence.**

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#### **C.2 PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT**

**Use design principles and building materials that promote quality and permanence.**

**Findings:** The proposed building ‘base’ is clad with a brick veneer and provides deeper window openings and a sense of solidity. In addition, the upper stories are clad in a ceramic-coated siding with a vertical raked texture that promote quality and permanence.

*This guideline is met.*

### **C.5 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:** The proposed project complements the existing context by establishing a strong base, middle, and top; and through the detail and articulation of the overall building mass and scale. The proposed building ‘base’ is clad with a brick veneer and provides deeper window openings and a sense of solidity. In addition, the upper stories are clad in a ceramic-coated siding with a vertical raked that promote quality and permanence.

The composition of cladding materials and the material and color of the window systems complement each other and provide a coherent building reading.

*These guidelines are met.*

## **DEVELOPMENT STANDARDS**

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## **CONCLUSIONS**

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This development not only reflects the character of the mixed-use residential neighborhood as it exists today, but will allow for transitional housing opportunities in the River subdistrict of the Central City, as part of Portland’s overall effort to develop sufficient infill housing to keep the City’s housing stock both affordable and vibrant. The proposal meets the applicable design guidelines and therefore warrants approval.

## **TENTATIVE STAFF RECOMMENDATION**

(May be revised upon receipt of new information at any time prior to the Design Commission decision)

**Approval** of a new 7-story 100-unit affordable single-room-occupancy and studio housing building, including supportive services, ground floor retail and loading.

**Approval** 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 20-138351 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. A secondary system of canopies shall be installed above each storefront window, mounted a minimum of 10'-0" above the sidewalk, projecting a minimum of 4'-0", and each canopy is as wide as the respective storefront bay.
- D. No field changes allowed.

**Procedural Information.** The application for this land use review was submitted on April 22, 2020, and was determined to be complete on **May 12, 2020**.

*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 April 22, 2020.

*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 as stated with (Exhibit #A.2). Unless further extended by the applicant, **the 120 days will expire on: May 12, 2021**.

**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 recommendation 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.

**This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case.** This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at

the hearing or will grant a continuance. Any new written testimony should be emailed to **Tim Heron** at [Tim.Heron@PortlandOregon.gov](mailto:Tim.Heron@PortlandOregon.gov). If you cannot email comments and must mail comments via USPS mail, your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

**Please note regarding USPS mail:** If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at [www.portlandonline.com](http://www.portlandonline.com). On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

**Appeal of the decision:** The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

**Who can appeal:** You may appeal the decision only if you write a letter which is received before the close of the record on hearing or if you testify at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000 will be charged.**

**Appeal Fee Waivers:** Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

**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 by the Bureau of Development Services.

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

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

Planner's Name: Tim Heron

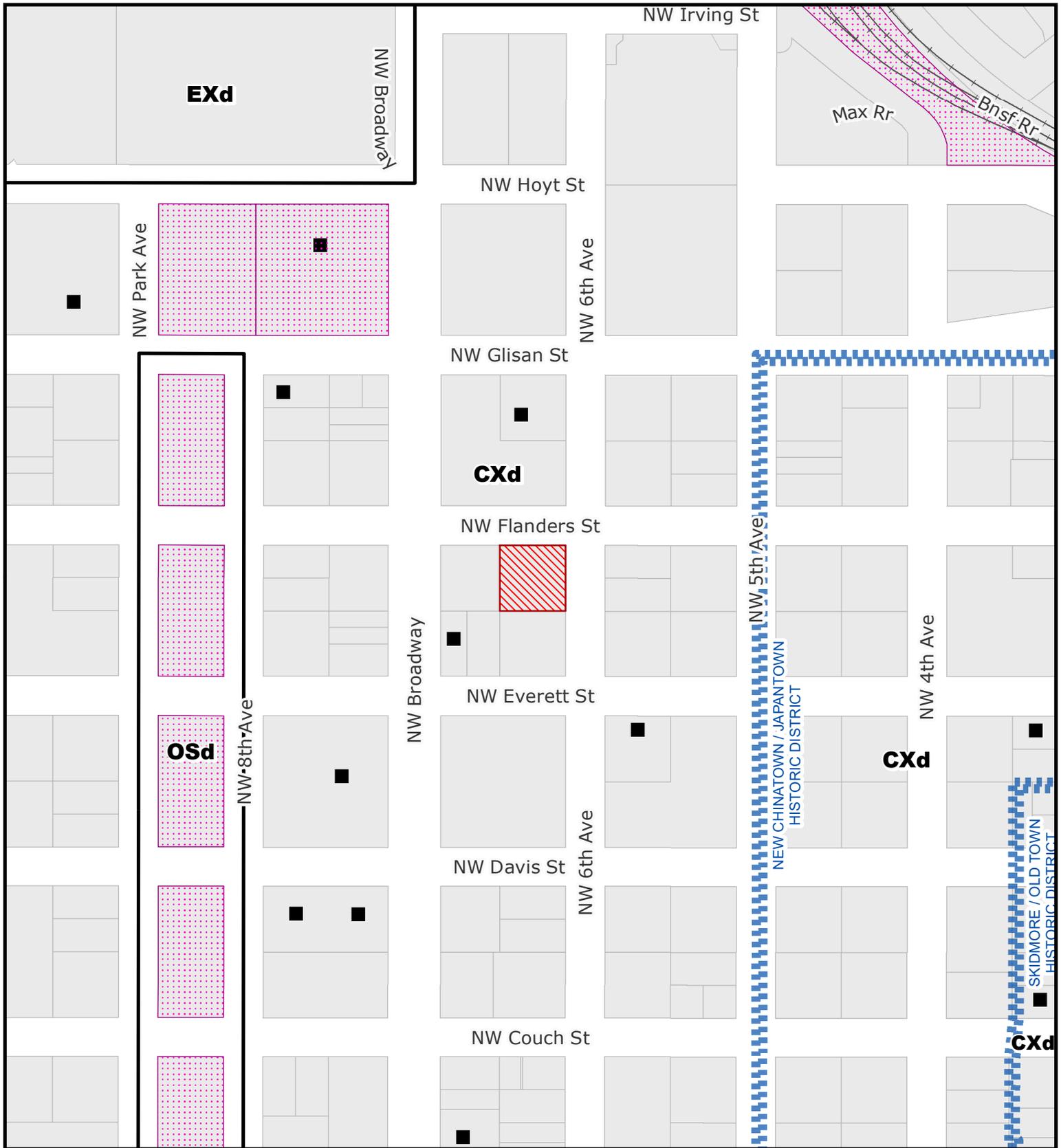
Date: June 22, 2020

#### **EXHIBITS – NOT ATTACHED UNLESS INDICATED**

- A. Applicant's Statement & Drawings
  1. April 22, 2020 Original Submittal Drawings and Narrative
  2. April 23, 2020 120-day waiver
  3. May 18, 2020 Revised Narrative and Drawings
  4. June 12, 2020 Revised Narrative
  5. June 12, 2020 Revised Drawings
- B. Zoning Map (attached)
- C. Plan & Drawings
  1. EXIST SITE PLAN
  2. PROPOSED SITE PLAN
  3. GROUND LEVEL PLAN
  4. SECOND LEVEL PLAN
  5. TYPICAL UPPER LEVEL PLAN - SRO
  6. TYPICAL UPPER LEVEL PLAN - STUDIO
  7. ROOF PLAN
  8. EAST ELEVATION
  9. NORTH ELEVATION
  10. WEST ELEVATION
  11. SOUTH ELEVATION
  12. BUILDING SECTION
  13. BUILDING DETAILS - MAIN ENTRY
  14. BUILDING DETAILS - MAIN ENTRY

15. BUILDING DETAILS - BUILDING CORNER
  16. BUILDING DETAILS - BUILDING CORNER
  17. BUILDING DETAILS - LOADING
  18. BUILDING DETAILS - LOADING
  19. BUILDING DETAILS - TYPICAL WINDOW
  20. BUILDING DETAILS - TYPICAL WINDOW
  21. BUILDING DETAILS - SOFFIT
  22. BUILDING DETAILS - TYPICAL PLANTER
  23. BUILDING DETAILS - TYPICAL PLANTER
  24. BUILDING DETAILS - PARAPET
  25. TREE PLAN
  26. OPEN SPACE CONCEPT
  27. OPEN SPACE CONCEPT - PLANT LIST
  28. OPEN SPACE CONCEPT - GARDEN
  29. OPEN SPACE CONCEPT - TERRACE
  30. OPEN SPACE CONCEPT - SECTIONS
  31. OPEN SPACE CONCEPT - TERRACE PLANTS
  32. OPEN SPACE CONCEPT - ARCH. PROJECTION
  33. SITE LIGHTING PLAN
  34. UTILITY PLAN - GRADING & EROSION CONTROL
  35. UTILITY PLAN - STORMWATER
  36. UTILITY PLAN - STORMWATER
  37. CUT SHEETS - CERACLAD
  38. CUT SHEETS - VPI WINDOWS
  39. CUT SHEETS - BRICK
  40. CUT SHEETS - STOREFRONT SYSTEM
  41. CUT SHEETS - FLASHING / LOUVERS
  42. CUT SHEETS - OVERHEAD DOOR
  43. CUT SHEETS - CEDAR
  44. CUT SHEETS - SUYAKI
  45. CUT SHEETS - METAL SOFFIT / BIKE RACK
  46. CUT SHEETS - BIKE RACKS
  47. CUT SHEETS - EXTERIOR LIGHTING
  48. CUT SHEETS - MECHANICAL EQUIPMENT
  49. CUT SHEETS - MECHANICAL EQUIPMENT
  50. CUT SHEETS - MECHANICAL EQUIPMENT
- D. Notification information:
1. Request for response
  2. Posting letter sent to applicant
  3. Notice to be posted
  4. Applicant’s statement certifying posting
  5. Mailed notice
  6. Mailing list
- E. Agency Responses:
1. Bureau of Environmental Services
  2. Site Development
  3. Life Safety Plans Review
  4. Urban Forestry
  5. Bureau of Transportation
- F. Letters [none received]
- G. Other
1. Original LUR Application & Fee
  2. Staff Memo, Report, and Drawings to the Design Commission
  3. Staff PPT Presentation to the Design Commission

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



# ZONING

↑ NORTH

CENTRAL CITY PLAN DISTRICT  
RIVER DISTRICT SUB DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 20 - 138351 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 2300
Exhibit	B May 04, 2020