



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 20-148453 DZ
SW 13th Alder House Remodel
PC # 20-128132
REVIEW BY: Design Commission
WHEN: August 6, 2020 @ 1:30pm (not time certain)
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.

Bureau of Development Services Staff: Tim Heron 503-823-7726 /
Tim.Heron@portlandoregon.gov

GENERAL INFORMATION

Owner: Alder House Portland LP
126 NE Alberta St #202
Portland, OR 97211

Applicant: Mai Huynh-Carnes, Community Development Partners
126 NE Alberta St, Suite 202
Portland OR 97211

Representative: Sermin Yesilada, MWA Architects
70 NW Couch St #401
Portland OR 97209

Chris Hagerman, The Bookin Group LLC
1140 SW 11th Ave, Suite 500
Portland, OR 97205

Site Address: 539 SW 13TH AVE
Legal Description: BLOCK S 1/2 J LOT 3&4 TL 3600 POTENTIAL ADDITIONAL TAX, PORTLAND; BLOCK S 1/2 J LOT 3&4&6 TL 8300, PORTLAND
Tax Account No.: R667737110, R667737160
State ID No.: 1N1E33DD 03600, 1N1E33DD 08300
Quarter Section: 3028
Neighborhood: Portland Downtown, contact Wendy Rahm at wwrahm@aol.com
Business District: None

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

Plan District: Central City - Downtown - West End

Zoning: RXd, Central Residential with design overlay

Case Type: DZ, Design Review

Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The Alder House, located in the West End subdistrict of the Central City Plan District, provides six floors of income-restricted housing (a total of one 1-bedroom and 130 SRO rooms) above a first floor that contains 15 parking spaces and office space currently in use by De Paul Treatment Centers. The proposal is largely a repair and/or replacement of existing storefronts, windows, balcony railings, roofing and mechanical systems. The largest new element being added to the building, and primarily what is triggering a Type 3 Design Review, is the installation of a new elevator core at the west elevation of the building to provide enhanced convenience and safety for residents.

The alterations specifically include:

- Two options to add a second elevator to the northwest corner of the building that will either extend to the 6th or 7th floor.
- Replacement roofing and new rooftop mechanical units (condensing unit and vent for new trash chute).
- A natural gas generator at the roof level.
- Replacement windows and sills with new dark color vinyl windows.
- Relocation of the trash room from the frontage on SW 13th Ave to the rear of the building [where it will take access through the garage].
- New metal, concealed-fastener siding in two alternating folded profiles, parapet cap, and channel between the 6th and 7th floors to replace the existing stucco materials on all facades (22-gauge, dark bronze in two-folded profiles).
- New ground to ceiling metal storefront windows in dark bronze (including closure of current trash entrance).
- Replacement of PTAC mechanical units on north and west facades with 24”x24” aluminum grills in color to match the new metal panel siding.
- Repairs to the existing brick veneer and flashings.
- New exterior metal railings.
- New metal awning with a green roof over the entry that will span the entirety of the SW 13th Ave façade and wrap around the corner to the SW Alder St façade over the storefront windows.
- First floor reconfiguration to incorporate the existing trash room and lobby into a set of offices while the old office will become the building’s new lobby.
- Replacement of existing through-wall mechanical units.

Because the proposal is for exterior alterations to an existing building in a design overlay zone, Design Review is required.

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

ANALYSIS

Site and Vicinity: The Alder House is located adjacent to I-405 and amid mid-rise retail, restaurant, office, institutional, and residential uses. The Indigo building a block to the north is the first high-rise building in the immediate vicinity. The roughly triangular piece of land that constitutes the site is what remained after dedication and trenching for the I-405 corridor. Within that corridor, a wide landscaped area slopes down to the freeway and ODOT still takes access across the site's SW Alder St driveway to manage it. The site has a short frontage on SW Alder St and a longer frontage along SW 13th Ave. A mid-block property line is shared with the parcel to the north. SW 13th Ave is a Neighborhood Main Street, Traffic Access Street, and City Bikeway, and Major City Walkway. SW Alder St is a Transit Access Street, Truck Access Street, Traffic Access Street, Major Emergency Response Street, a Major City Bikeway and a City Walkway. In addition, all the Central City, including this site, is considered a Pedestrian District.

Zoning: The [RX] zone is a high-density multi-dwelling zone that allows the greatest intensity of development scale in the residential zones. The zone is applied within Portland's most intensely urban areas, specifically the Central City and the Gateway Regional Center. Allowed housing development is characterized by large buildings with a very high percentage of building coverage. The major types of new housing development will be mid-rise and high-rise multi-dwelling structures, often with allowed retail, institutional, or other service-oriented uses. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings located close to sidewalks. The Design overlay zone is applied to this zone.

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 that prior land use reviews include:

- LUR 91-00490 – Type 3 Design Commission Approval of 130 Unit S.R.O., 7 Stories, 40,000 SF., 20 parking space, 960 SF ground floor retail.
- LU 18-193629 LC - Approval of a Lot Consolidation to create one parcel of historic lots 1 and 2, Block "S", and portions of historic lots 7 and 8, Double Block "J", into one parcel, as illustrated by Exhibit C.1, signed and dated January 24, 2019.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed **June 29, 2020**. The following Bureaus have responded with no issues or concerns:

- BDS Site Development, Exhibit E.1
- Urban Forestry, Exhibit E.2
- BDS Life Safety, Exhibit E.3
- Environment Services, Exhibit E.4
- Transportation, Exhibit E.5

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **June 29, 2020**. No written responses have 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.

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.

Context.

A5: ENHANCE, EMBELLISH, AND IDENTIFY AREAS

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

Findings: The light-colored brick that is consistent with surrounding buildings will remain. The integration of a canopy into the street-facing facades repeats an element found on many buildings throughout the area. Redevelopment of the storefront along SW 13th Ave and SW Alder will feature floor to ceiling windows that draws from the context of new buildings nearby, particularly the office building a block away at SW

12th Ave and SW Alder (#9 on APP.6). This redevelopment has taken the existing 1st floor mixed-use appearance and increased the visual interest into these active use areas. This increase in windows will increase the pedestrian focus on active retail and office areas within the West End.

This guideline is met.

C1: 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.

Findings: The number and quality of windows on all facades will increase as a result of this proposed development. This will increase viewing opportunities in every direction to points of interests and activity adjacent to the site and in the distance. The expanded storefront windows will increase the visual interest into these active use areas within the buildings.

This guideline is met.

C4: COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS

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

Findings: This redevelopment will retain and expand on many of the common elements displayed by nearby buildings, including balconies, a continuous metal canopy that wraps around the corner, alternating planes in contrasting colors and textures.

This guideline is 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.

Finding: The redevelopment will retain the consistent streetscape already in place while increasing the connection between the active 1st floor areas and the public sidewalk through the expanded storefront windows.

This guideline is met.

A8: CONTRIBUTE TO A VIBRANT STREETScape

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

Finding: The paved area between the building and SW Alder St affords gathering space adjacent to the public right-of-way. Along SW 13th Ave, redevelopment will increase the connection between the active 1st Floor areas and the public sidewalk through the expanded storefront windows. Closing the trash room and replacement with active use space will increase the amount of active space viewable from the public realm. The new canopy will further define the pedestrian scale along the two frontages.

This guideline is met.

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.

Finding: The proposed storefront redevelopment maintains the pedestrian system and furnishings along the public sidewalks that surround the site. The increase in the size and number of windows will highlight the two entries and encourage pedestrian travel.

This guideline is 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.

Finding: The existing sidewalk and garage configuration will be maintained. Building equipment will be installed higher up on facades or on the roof of the building.

This guideline is met.

B7: INTEGRATE BARRIER-FREE DESIGN

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

Finding: The primary entrance along SW 13th Ave provides an accessible entry into the building's lobby, mail room, and existing elevator. A new elevator at the rear of the site will provide a second system to move people between floors, reducing wait times. This elevator reaches an accessible path at the rear of the site that connects to with SW Alder St. without needing to navigate the steep slope along SW 13th Ave.

This guideline is met.

C7: DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS

Use design principles elements including, but not limited to, varying building heights, changes in façade plane, large windows, awning, 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.

Finding: The changes in façade planes in the existing structure will be maintained. The addition of the metal canopy that extends along the frontage on SW 13th Ave and wraps around the corner above the storefront windows on SW Alder will highlight the corner. New storefront windows will also provide greater visibility into these active spaces that could serve as sidewalk level retail. The new elevator has been located at the rear of the building, in a mid-block location instead of the more prominent corner.

This guideline is met.

Quality & Permanence.

C2: PROMOTE QUALITY AND PERMANENCE

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

Finding: As noted in the materials and details sheets, the design elements for the new windows, folded-metal paneling, and canopy are high quality and will successfully integrate with the existing building.

This guideline is met.

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.

Finding: The primary light-colored brick façade of the existing building will be maintained, while the dark folded-metal panels will provide a contrast that will more clearly define the different façade planes on each frontage. The grooves in the paneling will be oriented to increase the vertical sense of the planes in which it predominates, while the new metal canopy running the length of SW 13th Ave and wrapping around the corner will introduce a strong horizontal element.

This guideline is met.

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.

Finding: As demonstrated in the renderings of the building, the proposed design elements will retain and build on the building's architectural composition. The combination of canopy, storefront windows, siding will coherently mark the 1st floor of the building and the removal of the trash door on the SW 13th Ave frontage creates a better composition with the two remaining entrances. On the upper floors, the dark bronze of the new windows, PTAC grills, and metal paneling will more clearly define these elements and the façade planes that had previously been in a light color. The location of the new elevator column will integrate with the façade planes of the rear and north façade of the building and will not deter from the building's architectural integrity. Roof elements will be limited in height to stay below existing features and.

This guideline is 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 restoration project maintains the character of the mixed-use residential neighborhood as it exists today and will allow for enhanced access and improved housing opportunities for the citizens of this building. 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 to the Design Commission decision)

Approval of multiple changes to the Alder House, including the replacement of existing storefronts, windows, balcony railings, roofing and mechanical systems, and a new elevator core at the west elevation.

Approval per Exhibits C.1-23, 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 20-148453 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.

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Procedural Information. The application for this land use review was submitted on May 26, 2020, and was determined to be complete on **June 16, 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 May 26, 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 waived the 120-day review period, as stated with Exhibit A.2. **The 120 days will expire on: June 16, 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.

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. 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. You may review the file on this case by appointment at our office at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please call the file review line at 503-823-7617 to schedule an appointment.

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 for the hearing, if you testify at the hearing, or if

you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged.**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five

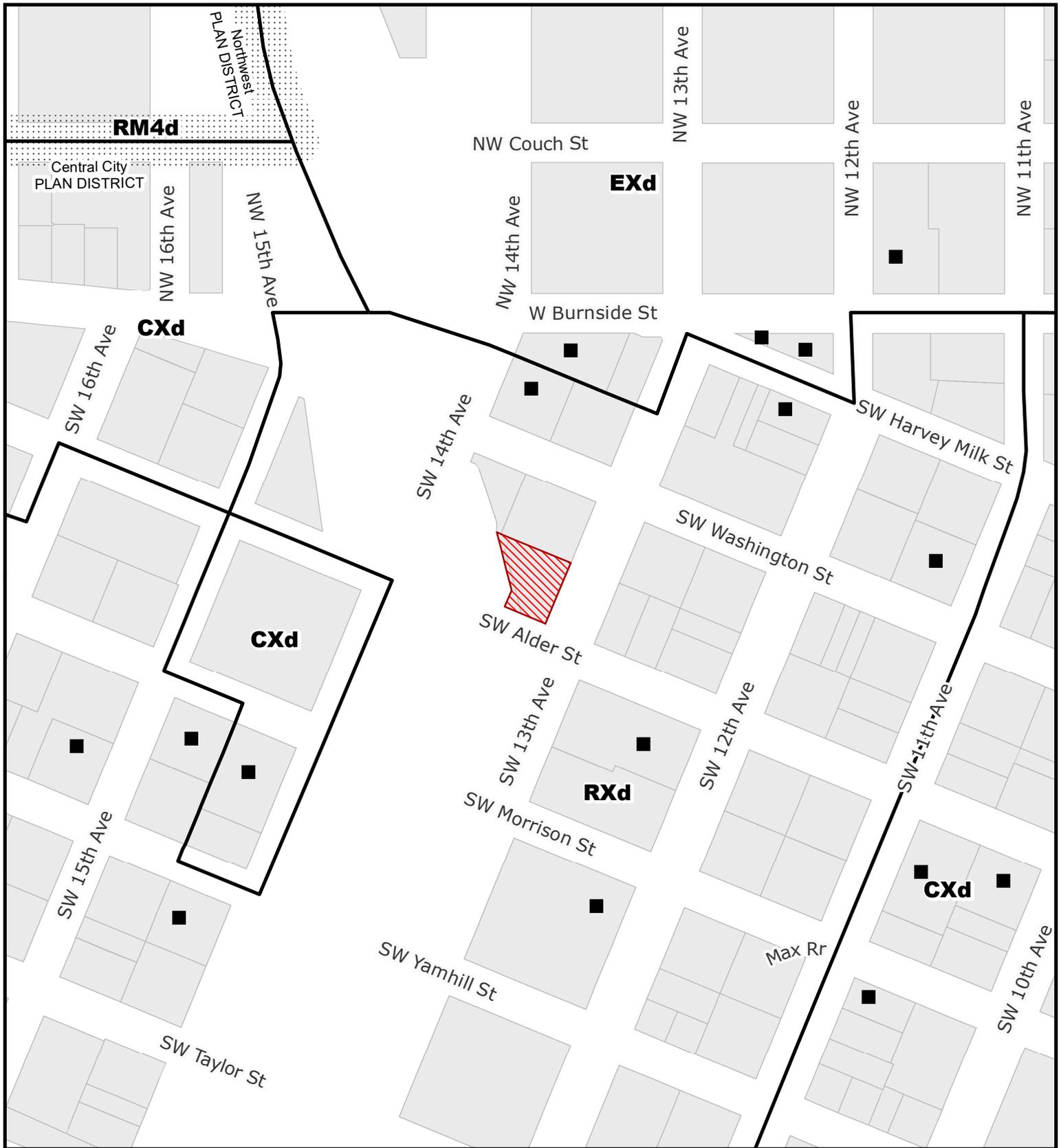
business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Tim Heron
July 27, 2020

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Statement
 - 1. Alder-House_Narrative-Drawings_05-26-20
 - 2. 120 Day Waiver Type III_06-02-20
 - 3. Alder-House_REVISED_Narrative-Drawings_07-17-20
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan
 - 2. First Floor Plan
 - 3. Second Floor Plan
 - 4. Third-Sixth Floor Plans
 - 5. Seventh Floor Plan
 - 5.1 Alternate Seventh Floor Plan
 - 6. Roof Plan
 - 7. North Exterior Elevations
 - 7.1 Alternate North Exterior Elevations
 - 8. East Exterior Elevations
 - 8.1 Alternate East Exterior Elevation
 - 9. South Exterior Elevations
 - 9.1 Alternate South Exterior Elevations
 - 10. West Exterior Elevations
 - 10.1 Alternate West Exterior Elevations
 - 11. North Enlarged Elevation/Section
 - 11.1 Alternate North Enlarged Elevation/Section
 - 12. East Enlarged Elevation/Section
 - 13. South Enlarged Elevation/Section
 - 14. West Enlarged Elevation/Section
 - 14.1 Alternate West Enlarged Elevation/Section
 - 15. Building Sections
 - 15.1 Alternate Building Sections
 - 16. Building Sections
 - 17. Details
 - 18. Details
 - 19. Details
 - 20. Details
 - 21. Details
 - 22. Details
 - 23. Details
- 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. BDS Site Development
 - 2. Urban Forestry
 - 3. BDS Life Safety

- 4. Bureau of Environment Services
- 5. Bureau of Transportation
- F. Letters: No letters received
- F. Other
 - 1. Original LUR Application



ZONING

↑ NORTH

CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No.	LU 20 - 148453 DZ
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DD 3600
Exhibit	B May 28, 2020