



STAFF REPORT AND RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION

CASE FILE: LU 20-175630 HR
PC # 20-125909
Central Library Landscaping

REVIEW BY: Historic Landmarks Commission

WHEN: October 12, 2020 @ 1:30pm

REMOTE

ACCESS: Historic Landmarks Commission Agenda
<https://www.portlandoregon.gov/bds/HLCagenda>

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.

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Bureau of Development Services Staff: Hillary Adam 503-823-3581 / Hillary.Adam@portlandoregon.gov

GENERAL INFORMATION

Applicant: Tereza Wiest, Architect 503-227-4860
Hennebery Eddy Architects
921 SW Washington St #250
Portland, OR 97205

Owner: Multnomah County Library District
401 N Dixon St
Portland, OR 97227

Owner’s Agent: Derek Kirschner 503-309-5483
Multnomah County Facilities And Property Management
401 N Dixon St
Portland, OR 97227

Site Address: 821 SW 10TH AVE

Legal Description: BLOCK 250, PORTLAND

Tax Account No.: R667727650

State ID No.: 1S1E04AA 00300

Quarter Section: 3028 & 3128

Neighborhood: Portland Downtown, contact Wendy Rahm at wwrahm@aol.com
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City – Downtown – West End
Other Designations: Historic Landmark, individually listed in the National Register of Historic Places

Zoning: CXd – Central Commercial with Design and Historic Resource Protection overlays

Case Type: HR – Historic Resource Review
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to a historic landmark in the West End subarea of the Downtown subdistrict of the Central City Plan District. Proposed alterations include: reconfiguration of the accessible path and garden wall openings, introduction of terraces in the east yard, new egress paths at northeast and southeast, and new lighting in the east yard.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a historic landmark.

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:

- 33.846.060.G Other approval criteria
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The following excerpt is from the National Register nomination for the historic landmark:

“The Central Building was begun in 1912 and completed in August 1913 to be the main library, administration offices, and central support facility for the Public Library of Multnomah County, and it continues as such today. It was described in the architect’s words as being in the “Georgian Style,” though it is now regarded one of Oregon’s outstanding landmarks of Pre-Modern architecture, and it is the acknowledged masterpiece of Portland architect A. E. Doyle. The building is three story, 150-foot width by 178-foot deep, with a partial cellar, occupying the full block bounded by Southwest Tenth and Eleventh Avenues and Yamhill and Taylor Streets. It is in the western side of the downtown central business district in an area of low to medium height office, medical, and retail buildings. The site slopes up to the southwest corner at SW 11th Avenue and Taylor Street. The building is set back from the property lines on the south, east, and north sides behind a sandstone balustrade with benches, lanterns, a fountain, and a landscaped yard. The principal elevation faces east.”

The building has undergone changes throughout its existence including in the 1950s, 1960s, 1970s, and 1980s, however the basic form and integrity of the

building have largely remained. The building occupies a full block in Downtown and meets the sidewalk at the west side only; all other sides of the building are set back from the street that allows some space for landscaping and access paths around the building. The Transportation Systems Plan identifies the surrounding streets as follows:

- SW 10th Avenue – Major Transit Priority Street, Major City Walkway
- SW Taylor Street – Traffic Access Street, City Bikeway, Major City Walkway
- SW 11th Avenue – Major Transit Priority Street, Major City Walkway
- SW Yamhill Street – Regional Transitway & Major Transit Priority Street, Major City Walkway

The site is located within a Pedestrian District and a Bicycle District and is served by the Portland Streetcar on SW 10th Avenue and the MAX on SW Yamhill Street. The surrounding area features a mix of commercial and large-scale residential buildings of various ages and styles. Director Park is located 1.5 blocks to the east with the South Park Blocks extending to the south below that.

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

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

- LU 16-269496 HR – Historic Resource Review approval for new hollow metal doors on the west façade;
- LU 07-174134 HDZ – Historic Design review approval for the installation of an eco-roof; and

- LU 94-011684 DZ – Design Review and Modification approval for alterations to Central Library.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed September 21, 2020.

The following Bureaus have not responded by the time of this staff report’s issuance. If staff receives comments from these bureaus prior to the October 12, 2020 hearing, those comments will be forwarded to the Commission:

- Fire Bureau
- Site Development Section of BDS
- Bureau of Transportation Engineering

The following Bureaus have responded with no issue or concerns:

- Life Safety Division of BDS
- Water Bureau

The following Bureaus have responded with comments:

The Bureau of Parks-Forestry Division responded with comments not recommending approval due to the proposal to not meet ROW standards related to number of street trees. Please see Exhibit E-1 for additional details and Staff response below.

The Bureau of Environmental Services responded with no objections but noted that the 2020 SWMM Update is expected to go into effect in November 2020. Please see Exhibit E-2 for additional details.

Staff Response: In order to address Urban Forestry’s comments, staff has added a condition of approval that the applicant must either meet the street tree requirements at the time of Permit or shall pursue a Design Review to gain approval for non-standard improvements in the right-of-way. There is no option for the applicant to gain approval of the non-standard improvements through this Historic Resource Review because that is not currently an option for Historic Landmarks, per the Zoning Code; this could be pursued through a separate Design Review. Nevertheless, staff suggests that the applicant meet the street standards so that a Design Review can be avoided.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 21, 2020. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal at the time of this report.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

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

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 a designated Historic Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are

listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: The historic character of the property will be retained as few changes are proposed to existing historic materials. The east front yard, which is currently landscaped, has changed over time. The landscaping itself is not of historic value, however the openness of the front yard allows for open views to the front façade of the building. The proposed terraces will retain these views and allow visitors to get closer to the building. One bench segment of the balustrade is proposed to be removed to allow for a pedestrian entrance to a stair and accessible path; that bench is proposed to be salvaged. The existing accessible ramp opening will then be closed with the bench that was originally located in that balustrade opening. *This criterion is met.*

- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: The library will continue to remain a record of its time, place, and use as the proposed changes are minimal and limited to site work. The proposed terraces reflect the changing needs of the library while not creating a false sense of historic development. *This criterion is met.*

- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 3, 4, and 5: While the library has changed over time, including the introduction of handrails, an accessible path, landscaping, and the egress door to the north, those changes have not acquired historic significance. The proposal will not negatively impact historic features. One bench balustrade segment proposed to be removed to allow access to the path and stair is noted to be salvaged. The existing accessible ramp opening will be enclosed with the bench that originally existed in that location. Two sandstone blocks at the top of the main stair will be removed to allow access to the south and north terraces; these blocks are proposed to be removed at an existing joint line and will be salvaged. In order to ensure the historic materials will not be lost and could be returned to their original location if there is ever a need, staff has suggested a condition of approval that the removed materials (sandstone blocks and balustrade bench) be stored on site. One possibility would be to incorporate the historic bench into

the south terrace bench perimeter so as to provide a direct contrast with the new benches as well as a backed bench to provide additional physical support on site than the proposed unbacked benches can provide.

With the condition that the sandstone blocks and balustrade bench be stored on site, these criteria are met.

- 6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: While extensive excavation is not proposed and it is not anticipated that archaeological resources will be discovered, the applicant has indicated that mitigation measures will be taken if necessary. *This criterion is met.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: The proposed design of the terraces and paths is intended to closely complement the existing historic materials but will be differentiated by the scale and pattern of the pavers and differentiation in the bench material and design. The new light fixtures will also be differentiated from the historic globe fixtures. The applicant has proposed two different light poles for the Commission to consider. Pole Option 1 is graceful and elegant with a minimalist profile while Pole Option 2 has a greater physical presence which draws more attention to itself than Pole Option 1. Staff suggests a condition that light pole fixtures shall be Pole Option 1.

With the condition that light pole fixtures shall be Pole Option 1, this criterion is met.

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

Findings: The proposal is designed with a high level of compatibility with the existing historic resource. The terraces have a low profile despite accommodating a significant grade change across the site. While this results in a deviation from the formal symmetry of the building, these differences are limited to the site work, not the building itself, and are necessary due to grade changes and building codes. The proposed railings at the north end are bronze and will match new railings at the stair and are designed to minimize their visibility. New masonry materials are designed to match historic materials in color and materials but will be slightly differentiated. The realigned accessible path will result in the removal of a historic balustrade bench which will be salvaged and stored. *This criterion is met.*

- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings: The essential form and integrity of the historic resource will be preserved. The elements proposed for removal (sandstone blocks and a balustrade bench) will be salvaged and stored. *This criterion is met.*

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: As noted in #8 above, the proposal is designed with a high level of compatibility with the original resource. Adjacent properties are generally built to the property lines while the library, which is not within a historic district, is uniquely set back from the sidewalk. *This criterion is met.*

Central City Fundamental Design Guidelines

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

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

Central City Plan Design Goals

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

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

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

- A1. 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.
- A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept.

Findings: The proposed outdoor terraces are located on the east side of the

building, on either side of the main entrance, thus oriented to the River ten blocks away. Some paved areas are located on the north side of the building which is also set back from the property line, though these are used more for circulation rather than gathering spaces. The proposed terraces intend to provide space to customers of the library away from the sidewalk and for small events such as used book sales, exhibits, and outdoor classrooms. The proposed accessible terraces will emphasize the local theme of Portland's strong connection to the outdoors and maximizing access to the outdoors. *These guidelines are met.*

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

Findings: The proposed terraces demonstrate a continued dedication to this landmark building and will provide a new way for customers to enjoy and engage with the historic Library. The proposed north egress path will ensure safe egress from the building. *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.
- 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 superblocs or other large blocks.
- 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 element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings for A8, B1, B4, B5, and C6: The proposed terraces will activate the deep front setback of the Library by providing a space for Library customers and other pedestrians to sit and rest and change what is currently a landscaped yard into a pace for people. The Library is already a popular destination for Portlanders and the terraces and additional seating will provide space for people to sit and gather away from the adjacent busy sidewalk. The inclusion of benches, lighting, landscaping, and trash receptacles will ensure that the terraces are successful, safe, and inviting to users of the space. The terraces will provide a transition space between the sidewalk and the interior of Library that customers and pedestrians can pause at when passing to and from or past the Library. *These guidelines are met.*

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

Findings: The proposed accessible path is being redesigned in order to meet current standards. In order to extend the length of the path, an existing portion of the balustrade will be removed and reinstalled at the location of the existing accessible path entrance. The proposal also includes a safer egress path at the northeast corner where an egress door currently exists and at the southeast corner where an egress door is likely to be proposed in the near future. *This guideline is met.*

- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.
- 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 proposed materials for the terraces include granite paving, precast concrete benches, and bronze railings. The existing nonhistoric railings will be replaced with new to match the railings proposed around the terrace. The proposed retaining walls will be concrete tinted to match existing sandstone. Light poles are proposed in a bronze powder-coated aluminum. Lighting is also proposed at the handrails, benches, and at the new steps at the south terrace. *These guidelines are met.*

- 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: As is noted above, light poles (two different options) are proposed in a bronze powder-coated aluminum and staff has suggested a condition approving Pole Option 1 as it better integrates with the landscape and the building due to its minimalistic profile. Lighting is also proposed at the handrails, benches, and at the new steps at the south terrace.

With the condition that the light pole fixtures shall be Option 1, 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 proposal is designed in a compatible manner with the library's historic design and will allow for a new experience at the exterior of this historic building. Modest

alterations are proposed to history materials and features but the elements removed will be salvaged and stored. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

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

Staff recommends approval of exterior alterations to a historic landmark in the West End subarea of the Downtown subdistrict of the Central City Plan District. Proposed alterations include: reconfiguration of the accessible path and garden wall openings, introduction of terraces in the east yard, new egress paths at northeast and southeast, and new lighting in the east yard.

- A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 20-175630 HR". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. The sandstone blocks and balustrade bench be stored on site.
- E. The light pole fixtures shall be Option 1.
- F. The applicant shall meet the right-of-way standards related to street trees at the time of Permit or shall seek approval for the proposed nonstandard improvements through a separate Design Review.

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Procedural Information. The application for this land use review was submitted on August 6, 2020, and was determined to be complete on September 9, 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 August 6, 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-6. Unless further extended by the applicant, **the 120 days will expire on: September 9, 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 Landmarks Commission who will make the decision on this case. This report is a recommendation to the Historic Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Historic Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to Hillary Adam at Hillary.Adam@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Historic Landmarks Commission can be mailed c/o the Historic Landmarks 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. 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 Historic Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Historic Landmarks 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 website: <https://www.portlandoregon.gov/bds/article/411635>. 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 after the day following the last day to appeal.

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).

Hillary Adam
October 2, 2020

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Narrative
 - 2. Original Drawing Packet, 8.5' x 11"
 - 3. Original Drawing Packet, 11" x 17"
 - 4. Pre-Application Conference Summary Report
 - 5. Design Advice Request Summary Report
 - 6. 120-Day Waiver
 - 7. Applicant Request for Complete Application, received September 9, 2020
 - 8. Geotech Report
 - 9. Revised Narrative
 - 10. Sheets C.1-C.15, dated September 21, 2020
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. Site Plan (C.16)
 - 2. Grading Plan (C.17)
 - 3. Landscape Plan (C.18)
 - 4. Landscape Plan – Future (C.19)
 - 5. Plant Palette (C.20)
 - 6. Tree Inventory and Tree Protection Notes (C.21)
 - 7. Tree Protection Plan – East (C.22)
 - 8. Tree Protection Plan – West (C.23)
 - 9. Civil Existing Conditions Plan (C.24)
 - 10. Civil Site and Drainage Plan (C.25)
 - 11. Lighting Studies (C.26)
 - 12. Lighting Plan – Option 1 (C.27)
 - 13. Lighting Plan – Option 2 (C.28) (not recommended for approval)
 - 14. Lighting – Luminaire Schedule (C.29)
 - 15. Elevations (Black and White) (C.30)
 - 16. Elevations (Black and White) (C.31)
 - 17. Elevations (Color) (C.32)
 - 18. Elevations (Color) (C.33)
 - 19. Sections (C.34)
 - 20. Details (C.35)
 - 21. Details (C.36)
 - 22. Details (C.37)
 - 23. Details (C.38)
 - 24. Aerial View – Overall (App.2)
 - 25. Aerial View from South (App.3)
 - 26. Pedestrian View from South (App.4)
 - 27. Sloped Walkway + Improved Access (App.5)
 - 28. Aerial View from North (App.6)
 - 29. Pedestrian View from North (App.7)
 - 30. Materials (App.8)
 - 31. Railings (App.9)
 - 32. Lighting: Pole Option 1 (SB1) (App.10)
 - 33. Night Rendering – Lighting Option 1 (App.11)
 - 34. Lighting Pole Option 2 (SA1-3) (App.12) (not recommended for approval)
 - 35. Night Rendering – Lighting Option 2 (App.13) (not recommended for approval)
 - 36. Lighting – Accent Lighting (App.14)
 - 37. Other Site Elements (App.15)
- 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 Parks, Forestry Division
 2. Bureau of Environmental Services
 3. Life Safety Division of BDS
- F. Letters: none
- G. Other
1. Original LUR Application
 2. Incomplete Letter, dated September 1, 2020
- H. Hearing
1. Staff Report, dated October 2, 2020



ZONING

↑
NORTH

CENTRAL CITY PLAN DISTRICT
WEST END SUB DISTRICT

-  Site
-  Historic Landmark

File No.	LU 20 - 175630 HR
1/4 Section	3028, 3128
Scale	1 inch = 200 feet
State ID	1S1E04AA 300
Exhibit	B Sep 14, 2020