



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

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**FINAL FINDINGS AND DECISION BY THE DESIGN
COMMISSION RENDERED ON October 8, 2020**

**CASE FILE NUMBER: LU 20-169249 DZ
PC # 19-267842**

Central Plaza Garage Alterations

BUREAU OF DEVELOPMENT SERVICES STAFF: Megan Sita Walker 503-865-6515 /
MeganSita.Walker@portlandoregon.gov

The Design Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Applicant(s): Randall Rieks | Hennebery Eddy Architects
921 SW Washington Ste 250
Portland, OR 97205

Jon McGrew | Hennebery Eddy Architects
921 SW 9th Ave, Suite 250
Portland, OR 97205

Owner/Agent: Scott Andrews | Melvin Mark Brokerage Company
111 SW Columbia St., Suite 1380
Portland, OR 97201

Site Address: 337 SW ALDER ST

Legal Description: BLOCK 48 LOT 5-8 LAND ONLY SEE R246083 (R66770-5811) FOR
IMPS, PORTLAND

Tax Account No.: R667705810

State ID No.: 1N1E34CD 09000

Quarter Section: 3029 & 3129

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

Other Designations: none

Zoning: CXd – Central Commercial with the 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:

Type III Design Review for proposed alterations to the ground floor of the Central Plaza Garage with a full block frontage on SW 4th Avenue in Downtown Subdistrict of the Central City Plan District bound by SW Washington to the north and SW Alder to the south. The proposal includes changes to the existing ground floor retail frontage along SW 4th Avenue to include new aluminum storefront with entry doors centered within storefront bays, increased header height at corner bays, recessed storefronts providing a continuous soffit along entries, new continuous polycarbonate canopies with painted steel supports, new tenant signage, and new tile at the ground floor and new paint above.

Note: As shown, the proposed exterior illuminated blade signs at potential tenant space entries are all less than 10 SF and are therefore exempt from Design Review. The proposal also includes paint on the existing painted concrete walls which is exempt from Design Review.

Design review is necessary because the project proposes new development within a design overlay zone.

While the scope of proposed work has not changed since the original Staff Report was published, this revised Staff Report is intended to include a letter received during the Comment Period that was not included in the original report. Please see the 'Neighborhood Review' section below for addition information on comments received.

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: This downtown core site is developed with the Central Plaza parking structure, a multi-story, half-block parking structure constructed in 1964 with an additional two floors of parking added in 1988. The existing building includes ground floor retail frontages along SW 4th to west, and SW Washington and SW Alder to the north and south respectively. At upper levels, the building is partially enclosed with a concrete stem wall topped by a guardrail and then open space for ventilation and light for the motorists parking their cars. The parking structure is surrounded by other multi-story buildings all built to the property line and is within the Downtown Pedestrian District in the Downtown Subdistrict of the Central City Plan District.

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 Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

Land Use History: City records indicate the following prior land use reviews for this site:

1. CU 30-64 approved, with conditions, a parking garage.
2. DZ 31-83 approved an awning.
3. DZ 99-88 approved, with conditions, a design review for a two floor parking addition.
4. CU 86-88 approved, with conditions, a conditional use for a two floor parking addition.
5. LUR 96-00585 DZ approved, with conditions, the installation of a permanent, unmanned broadcast facility.
6. LUR 99-00388 DZ approved a change to existing storefront windows and doors.
7. LUR 99-00733 DZM approved design review for new projecting panel elements, new signs, a new spiral element and new fabric awnings.
8. LU 02-103806 DZ approved, with conditions, four panel antennas to be attached to the exterior façades of the existing parking garage
9. LU 02-126161 DZ approved, with conditions, installation of 3 antennas on the existing building.
10. LU 02-151614 DZ approved, with conditions, installation of three electronic equipment cabinets on the roof of the existing building and four safety bollards around this rooftop mechanical installation.
11. LU 04-068835 DZ approved new RF antennas and rooftop equipment shelter.
12. LU 14-220580 DZ approved new RF antennas.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **September 9, 2020**. The following Bureaus have responded with no issue or concerns:

The following Bureaus have responded with comments expressing no issues or concerns with the approval of the proposal with conditions:

1. Bureau of Environmental Services (See Exhibit E-1)
2. Life safety Division of BDS (See Exhibit E-2)
3. Fire Bureau (See Exhibit E-3)
4. Site Development (See Exhibit E-4)
5. Urban Forestry. See Exhibit E-5. Urban Forestry responded stating that they do not object to the approval of the proposed development with recommend Conditions of Approval to ensure that all existing trees are retained and protected, all canopies or other building components leave at least 2’ of space between existing tree stems or limbs, and all frontages will be fully stocked with street trees per Title 11 Planting Requirements. See recommended Condition of Approval language from Urban Forestry below:

1. *All existing trees are retained and protected through all phases of development*
2. *All new canopies or other building components leave at least 2-3’ of space between existing tree stems or limbs*

3. All frontages are fully stocked with street trees per Title 11 Planting Requirements.
6. Bureau of Transportation Engineering (See Exhibit E-6)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **September 9, 2020**. One (1) written response was received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Wendy Rahm and Walter Weyler, of the Downtown Neighborhood Association, on September 15, 2020, wrote in expressing support for the current proposal while noting the desire for the proposal to also resolve a lack of contextual response between the existing upper floors of the parking structure and the surrounding historic structures. Please see Exhibit F-1 for additional information.

Staff Response: Staff agrees that it is difficult to address how an existing 10-story parking garage can better fit into the urban context and contribute to the quality of the urban space. The existing structure - in large part - relies on the ground floor treatment with active frontages and ample pedestrian weather protection to relate to surrounding fabric of the Downtown core. While changes to upper stories to better relate to the scale and proportions expressed in the surrounding historic fabric could help the existing building respond to surrounding context, staff does not have the ability to extend the scope of review to upper floors of the building without the applicant proposing an expansion to the scope of work. Please see findings below for additional information on the proposed alterations relative to the applicable approval criteria.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

Central City Fundamental Design Guidelines

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

The Central City Fundamental Design Guidelines 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 all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

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

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

Context

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.

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

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 façades that create visual connections to adjacent public spaces.

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

Findings for A5, A6, C1, and C4: The proposal intends to rehabilitate the existing half-block Central Plaza Garage, constructed in 1964 and 1988, by replacing existing aluminum framed storefronts and continuous fabric canopies located along the north, south, and west elevations with new aluminum storefronts with increased header heights at the corners, lower sills, and recessed storefronts along SW 4th Avenue. The proposed replacement canopies are designed to maintain continuous coverage punctuated by minor breaks to align with the width of the storefront bays.

Canopies are a common feature found throughout the urban downtown area of Portland and are a welcome pedestrian amenity typical to the local design vocabulary. Increasing visibility into the existing ground floor retail spaces by increasing storefront height at corners, lowering sills, and replacing existing fabric awnings with canopies that allow additional light to reach the building compliments the context of existing buildings in the Downtown Pedestrian District of the Central City Plan District.

These guidelines are met.

Public Realm

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

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical

connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

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.

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

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

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.

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

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.

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

Findings for A4, A8, B1, B2, B4, B6, B7, C6, C7, C12 and C13: The existing condition, with storefront lining the street edge, frequent entries into tenant spaces along SW 4th, and substantial pedestrian weather protection that extends into the public right-of-way along the full block frontage along SW 4th, and up SW Washington and SW Alder, is how this existing 10 story parking garage contributes to the pedestrian realm in this Central City location. The retention of pedestrian weather protection that extends into the right-of-way allows the building to adequately address the pedestrian realm guidelines. The proposal to increase the amount of glazing at building corners, lower sills, and recess storefronts helps to increase visual connections and transition areas along the building's street edges. The proposed canopies enhance and reinforce the pedestrian system along the SW 4th, SW Washington, and SW Alder frontages of the Central Plaza Garage and adjacent sidewalk by adding clarity to the different pedestrian zones. Given the multiple open-air levels of the parking garage above the ground floor canopies and the pedestrian realm that they serve, ½" thick solid polycarbonate panels are allowable over typical glass canopies in this instance in order to protect pedestrian safety given the greatly improved shatter resistance of solid polycarbonate panels compared to laminate glass. To ensure this, the Commission added Condition of Approval 'D'.

Additionally, increased visual connections between sidewalk and interior spaces helps contribute to a more vibrant streetscape, and the recessed covered areas and maintained pedestrian weather protection over the public right-of-way provide comfortable places for passerby to stop, view, socialize, and rest and anchor the building within the Downtown Pedestrian District.

The change in height of the proposed canopies and increased glazing at the two corner entries serves to highlight building corners. The remaining canopies along SW 4th are punctuated to align with storefront bays. By replacing existing fabric canopies with translucent canopies articulated by storefront bays, the existing amount of pedestrian weather protection over the public right-of-way is maintained while better integrating weather protection into the design of the building.

While the signage shown is all below the threshold subject to Design Review, 32 SF per sign, the well-integrated externally illuminated blade signs at building entries are pedestrian oriented, compatible with the building's overall design, and help to unify and connect the building with buildings in the surrounding area.

Street trees are unifying elements that also help to unify and connect individual buildings and different areas in the Downtown Subdistrict of the Central City Plan District. To ensure that the existing street trees are protected, that the proposed canopies are at least 2' from tree limbs or stems, and that tree planting requirements are met at the request of Urban Forestry, the Commission added Condition of Approval 'C'.

The proposal continues to incorporate barrier-free transition from the sidewalks to the interior spaces of the building, thus allowing safe pedestrian paths to all.

With Condition of Approval 'C' that, unless Urban Forestry approves tree removal during building permit review, all existing street trees shall be retained and protected through all phases of development, all new canopies or other building components shall leave at least 2' of space between existing tree stems or limbs at the level of the canopies, and all frontages shall be fully stocked with street trees per Title 11 Planting Requirements. If substantial changes are necessary to the lengths and widths of the proposed canopies as a result of proximity to existing street trees, the proposed changes shall be subject to a follow up Type II Design Review; and

With Condition of Approval 'D' that, the proposed canopies shall be ½" thick polycarbonate panels to ensure rigidity and to protect pedestrian safety, these guidelines are met.

Quality & Permanence

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C3, C5, C8, and C12: The proposed replacement of the continuous fabric canopies with integrated translucent canopies that better align with breaks between storefront bays and highlight building corners respects the architectural integrity of the building while allowing for additional light and visual connection into and out of ground floor tenant spaces. To ensure adequate thickness of the solid polycarbonate panels on the proposed canopies to improve rigidity and limit deflection, a Condition of

Approval has been added by the Commission requiring the solid polycarbonate panels to have a minimum thickness of ½". As noted above, this Condition of Approval ('D') has also been added by the Commission to protect pedestrian safety. Given the specific circumstances of this use with multiple open-air levels of the parking garage above the ground floor canopies, the ½" thick solid polycarbonate panels allow greatly improved shatter resistance over laminated glass canopies. To ensure this, the Commission added Condition of Approval 'D'.

The proposed construction of the canopies with minimal painted steel supports is typical of glass canopies commonly found on buildings in Central City. With the increased thickness of the panels, that the panels are frosted to limit the appearance of scratching, and the greatly improved shatter resistance that is necessitated by this particular use in this application, the proposal supports a sense of quality and permanence.

The proposed aluminum storefront, stucco soffit, tile, and woven wire mesh guardrail at the second level utilize durable materials and detailing commonly found on buildings in the area that promote a sense of quality and permanence in development.

With Condition of Approval 'D' that, the proposed canopies shall be ½" thick polycarbonate panels to ensure rigidity and to protect pedestrian safety, 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 proposal to rehabilitate the existing half-block Central Plaza Garage, constructed in 1964 and 1988 by replacing existing aluminum framed storefronts and continuous fabric canopies located along the north, south, and west elevations, with new aluminum storefronts and translucent canopies with increase header heights at the corners, lower sills, and recessing storefront along SW 4th Avenue allows the building to better fit into the context of buildings in the Downtown Pedestrian District of the Central City Plan District. 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. With the recommended Conditions of Approval, the proposal successfully blends high-quality materials within the context of the original building design, meeting the applicable design guidelines and therefore warrants approval.

DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve Design Review for exterior alterations to the Central Plaza Garage in the Downtown Subdistrict of the Central City Plan District, to include: alterations to the existing ground floor retail frontage along SW 4th Avenue with new aluminum storefront with entry doors centered within storefront bays increased header height at corner bays, recessed storefronts providing a continuous soffit along entries, new tile at the first floor level, and new polycarbonate canopies with painted steel supports.

Approvals per Exhibits C.01-.05, C-1, C-21-23, C-30-38, C-40-41, C-50-52, and C-60-62, signed, stamped, and dated October 8, 2020, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B – E) 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 20-169249 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.** Unless Urban Forestry approves tree removal during building permit review, all existing street trees shall be retained and protected through all phases of development, all new canopies or other building components shall leave at least 2’ of space between existing tree stems or limbs at the level of the canopy, and all frontages are fully stocked with street trees per Title 11 Planting Requirements. If substantial changes are necessary to the lengths and widths of the proposed canopies as a result of proximity to existing street trees, the proposed changes shall be subject to a follow-up Type II Design Review.
- D.** The proposed canopies shall be ½” thick polycarbonate panels to ensure rigidity and to protect pedestrian safety. given the multiple open-air levels above the ground floor and the improved shatter resistance of solid polycarbonate panels compared to laminate glass.
- E.** No field changes allowed.

By: 
Julie Livingston, Design Commission Chair

Application Filed: July 23, 2020
Decision Filed: October 9, 2020

Decision Rendered: October 8, 2020
Decision Mailed: October 23, 2020

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on July 23, 2020, and was determined to be complete on August 21, 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 July 23, 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 (Exhibit A-8). Unless further extended by the applicant, **the 120 days will expire on: August 20, 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. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on November 6, 2020. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified 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.**

Neighborhood associations may qualify for a waiver of the appeal fee. 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>. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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 on or after **November 9, 2020** by the Bureau of Development Services.

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

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

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

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

Applying for your permits. A building permit, occupancy permit, or development permit 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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Project Description and Narrative
 2. Original Drawing Packet
 3. Updated Drawing Packet – for October 8, 2020 Hearing
 4. Waiver to the 120-Day Review Period
- B. Zoning Map (attached)
- C. Plans & Drawings
 - 0.1. Survey Plan
 - 0.2. Civil Site Plan
 - 0.3. Civil Details
 - 0.4. Existing Tree Plan
 - 0.5. Existing Site Plan
 1. New Site Plan (attached)

[2-20 not used]

 21. Demolition Floor Plan
 22. Floor Plan - Ground Floor (attached)
 23. Floor Plan - Level 2

[24-29 not used]

30. Exterior Elevation - South Elevation (attached)
31. Exterior Elevation - North Elevation (attached)
32. Exterior Elevation - West Elevation (attached)
33. Exterior Elevation - Stair Towers - West Elevation
34. Enlarged Building Elevation - Recessed Storefront Bay (Tenant Entry Door)
35. Enlarged Building Elevation - Recessed Storefront Bay (All glass)
36. Enlarged Building Elevation - End Storefront Bay
37. Enlarged Building Elevation- North Storefront Bay
38. Enlarged Building Elevation - South Storefront Bay

[39 not used]

40. Building Section - North/South
41. Building Section - East/West

[42-49 not used]

50. Details- Canopy
51. Details- Storefront
52. Details- Storefront

[53-59 not used]

60. Polycarbonate Canopy Cutsheet (Basis of Design)
61. STO Stucco Assembly Diagram
62. Light Fixture Cut sheet - Tenant Blade Signs

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. Life safety Division of BDS
3. Fire Bureau
4. Site Development Section of BDS
5. Urban Forestry
6. Bureau of Transportation Engineering

F. Letters:

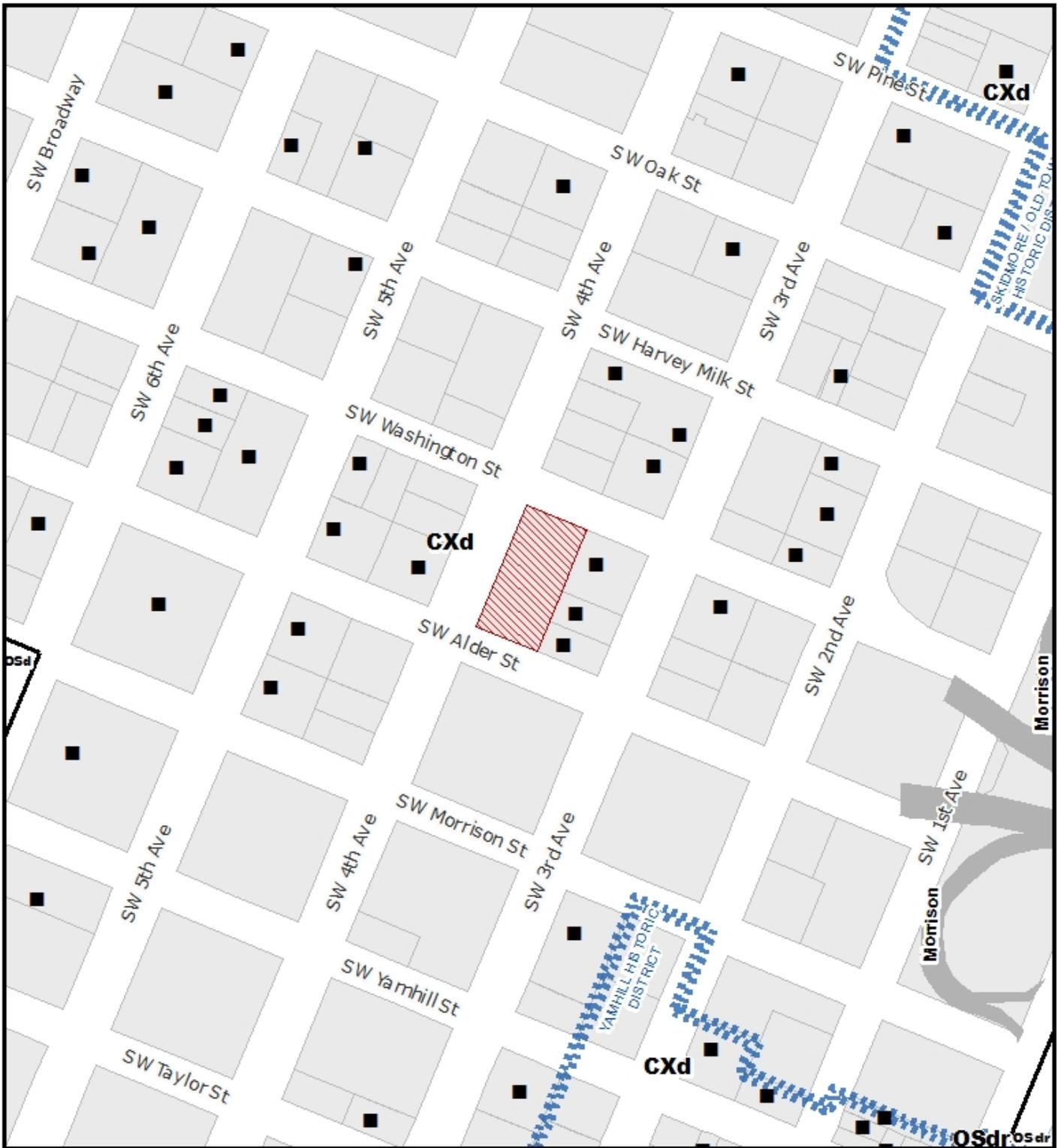
1. Wendy Rahm and Walter Weyler, of the Downtown Neighborhood Association, wrote in on September 15, 2020

G. Other

1. Original LUR Application
2. Pre-Application Conference Summary Notes (EA 19-267842 PC)
3. Email correspondence between staff and the applicant
4. Staff report and recommendation to the Design Commission, dated September 28, 2020
5. Staff memo to the Design Commission for the 1st hearing, dated September 28, 2020

H. **1st Hearing**

1. Staff Report
2. Revised Staff Report
2. Commission Memo and Guidelines Cheat sheet
3. Staff Presentation, October 8, 2020
4. Applicant Presentation, October 8, 2020

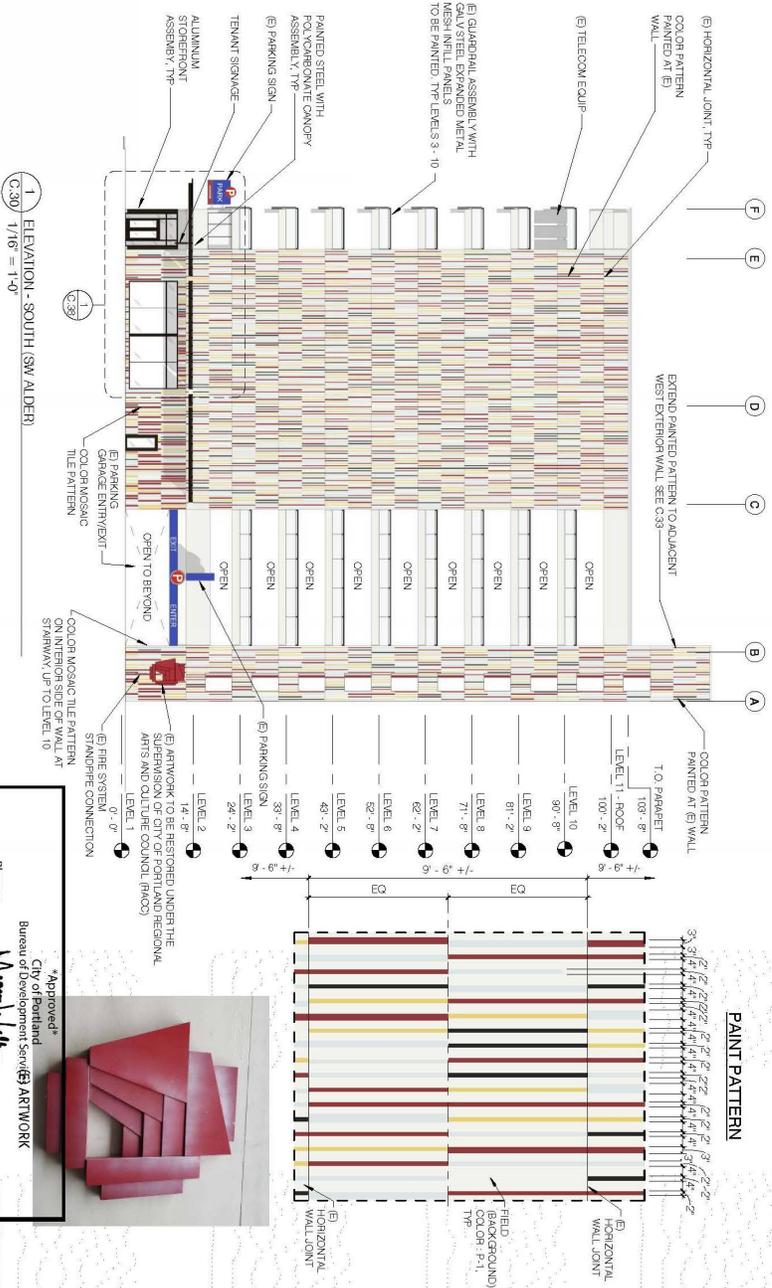


ZONING 
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 20 - 169249 DZ
1/4 Section	3129,3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 9000
Exhibit	B Jul 23, 2020

Approved per Conditions B-E



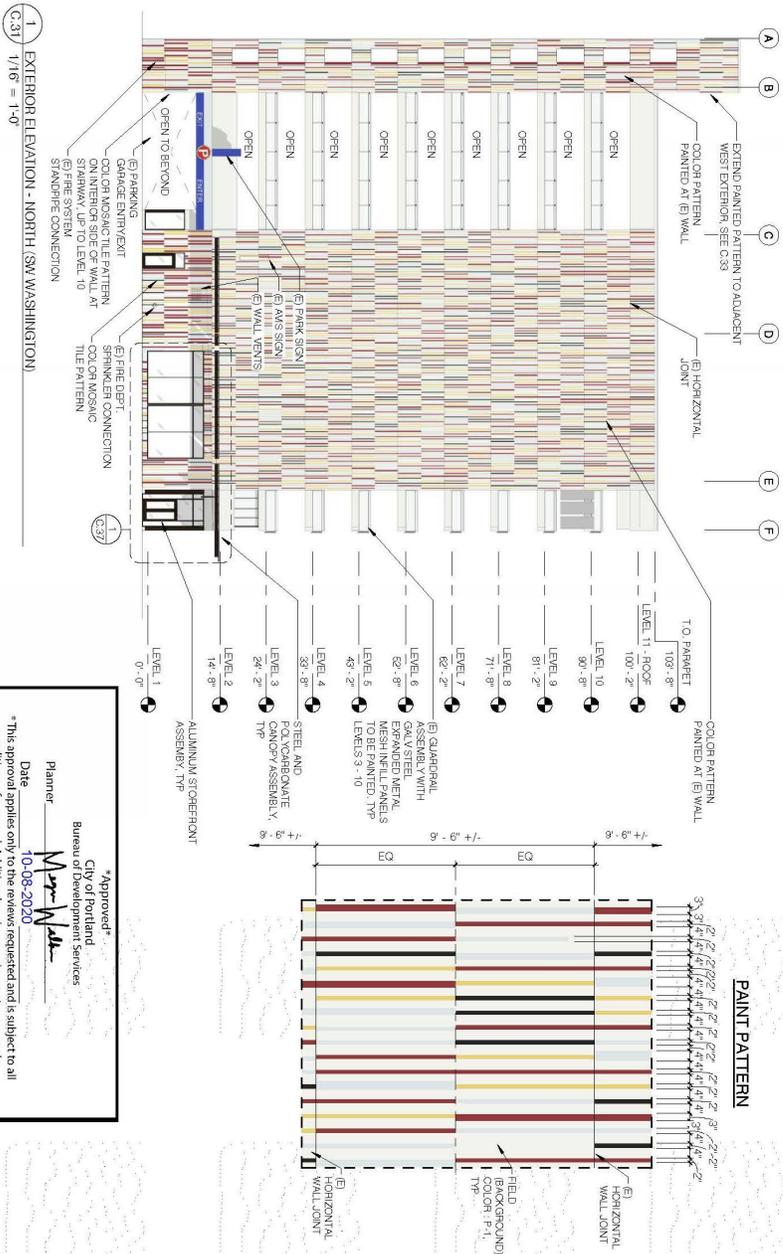
Hamberly Eddy Architects
 Hamberly Eddy Architects

Central Plaza Garage | Land Use Review | LU 20-169249

Approved
 City of Portland
 Bureau of Development Services
 Planner: *[Signature]*
 Date: 10-08-2020

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

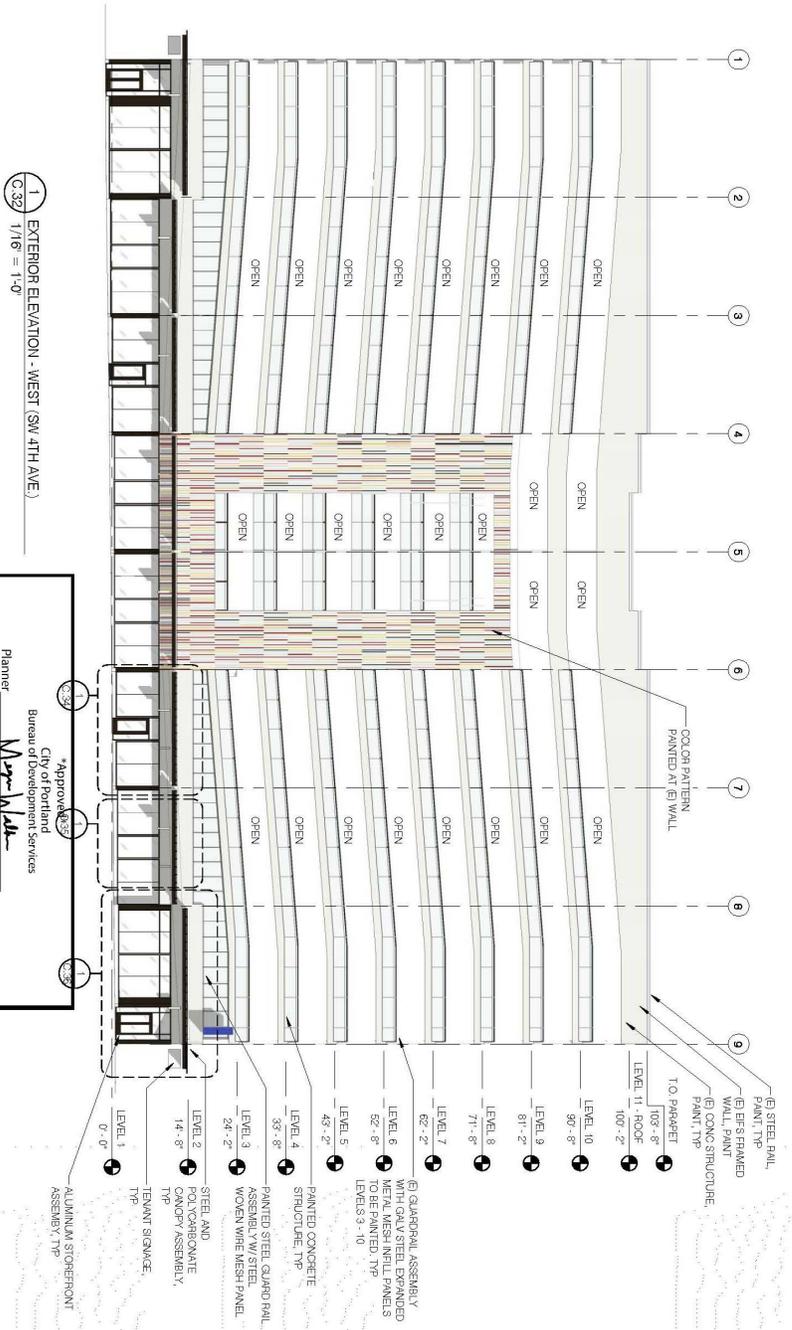
Approved per Conditions B-E



Approved
 City of Portland
 Bureau of Development Services
 Planner: *M. Williams*
 Date: 10-08-2020

This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Approved per Conditions B-E



1 EXTERIOR ELEVATION - WEST (SW 4TH AVE.)
C-32 1/16" = 1'-0"

Approved by
City of Portland
Bureau of Development Services
Planner: *M. J. Williams*
Date: 10-08-2020

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Central Plaza Garage | Land Use Review | TD-20-169249-02 | 21 September 2020

