



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

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Date: 12/19/2022
To: Interested Person
From: Tanya Paglia, Land Use Services
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NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 22-196179 DZ – WELLS FARGO ATM & NIGHT DROP BOX

GENERAL INFORMATION

Applicant: Whitney Dooley | IA Interior Architects
1001 Fourth Ave #3600 | Seattle, WA 98154
503-523-1120, w.dooley@interiorarchitects.com

Owner: 2222 Raleigh LLC
1900 S Norfolk St #150 | San Mateo, CA 94403

Owner's Rep: James Santana | Cairn Pacific
2175 NW Raleigh St Ste 104 | Portland OR 97210

Tenant: Cindy Kremkau | Wells Fargo
12008 137th Dr NE | Lake Stevens, WA 98258

Site Address: 1591 NW 22ND AVE

Legal Description: BLOCK 309 LOT 1&2&6-10, COUCHS ADD
Tax Account No.: R180234390
State ID No.: 1N1E28CD 04000
Quarter Section: 2827 & 2927

Neighborhood: Northwest District, contact at contact@northwestdistrictassociation.org

Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: Northwest
Zoning: **CM3d** – Commercial/Mixed Use 3 with Design Overlay

Case Type: **DZ** – Design Review
Procedure: **Type I**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Design Review approval for exterior storefront alterations on a building located in the Northwest Plan District called the Raleigh Slabtown Apartments. The proposed alterations are part of a new tenant improvement project occupying the northeast corner space of the ground floor of the Raleigh Slabtown building. The project is for improvements to the north and east facades of the tenant's leased premises including:

- addition of a new ATM and infill surround with mahogany panels to match existing ground floor cladding on East elevation,
- addition of new night drop box and infill surround with mahogany panels to match existing ground floor cladding on North elevation,
- removal and relocation of exterior door and addition of glazing where door has been removed on North elevation.

Design Review is necessary because the proposal is for exterior alterations in a Design Overlay Zone.

Relevant Approval Criteria:

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

- Portland Citywide Design Guidelines

ANALYSIS

Site and Vicinity:

Raleigh Slabtown Apartments is located in the Northwest Plan District and the Northwest Pedestrian District. The L-shaped site is roughly the same size as a Portland 3/4 block. The 6-story, L-shaped building was constructed in 2020 as a mixed-use, luxury apartment building. It is located on the east edge of the superblock bounded by NW 23rd, NW 22nd, NW Quimby, and NW Raleigh with street frontages along NW Raleigh, NW 22nd Ave, and NW Quimby.

NW 21st and NW 23rd Avenues are the major north-south commercial corridors of the Northwest Plan District. They can be characterized as successful, vibrant retail streets offering amenities like small retailers, boutique shops and a wide-range of restaurants to residents, office workers, and visitors including tourists.

The immediate vicinity, which includes the adjacent Conway Master Plan area, has seen much redevelopment as of late with new residential and mixed-use buildings built and slated to be built. To the east of the site across NW 22nd Ave is Block 296, a recently developed site that includes the adaptive reuse of an existing 1-story cast in place concrete warehouse building that is approximately 36,000 SF in area. The warehouse is located on the western end of the Block 296 superblock and is now occupied by a grocery store (New Seasons), a brewery, and a yoga studio. The brewery is located directly across the street from the proposed building's eastern façade. Other existing warehouse and industrial-type buildings exist in the area, as do a number of single-family houses, though the area is rapidly changing. The eastern end of Block 296 is occupied by a 6-story mixed-use building with ground floor retail and 114 apartments above known as the LL Hawkins building.

Portland's Urban Design Framework in the 2035 Comprehensive Plan designates the area as a Town Center. Regarding centers, the Citywide Design Guidelines note that:

“Center, Corridors, and Transit Station Areas are poised for growth,” and
“Centers are envisioned to develop as the foundations that serve complete neighborhoods,” and

Town Centers, anchored by high-employment and institutional uses, should be supported with mid-rise development (five to seven stories) that features a wide range of community services, commercial options, and housing. Within Town Centers, development should provide links to and amenities for the region's high-capacity transit system. Open spaces such as plazas created by new development should support business operations, social interaction, gathering, waiting, and augmenting large community-focused events and activities.

NW 23rd Ave at the western end of the superblock is designated as a neighborhood corridor and the guidelines note:

“corridors are areas of growth and redevelopment potential along busy, active streets. They define and are supported by surrounding neighborhoods. Important transportation functions of these corridors should be balanced with their roles in supporting businesses and residential livability with tree canopy and landscaped areas.”

While Civic Corridors are wider, busier, prominent streets that can accommodate mid-rise development, Neighborhood Corridors like NW 23rd are narrower main streets with a mix of commercial and higher density housing development that should continue a compact urban form that enhances walkability. Development along Neighborhood Corridors should encourage them to be places that support vibrant neighborhood business districts with quality multi-family housing, while providing transportation connections that link neighborhoods. Per the City of Portland's 2035 Comprehensive Plan:

Neighborhood Corridors are narrower main streets that connect neighborhoods with each other and to other parts of the city. They have transportation, land use, and design functions that are important at a neighborhood or district level. They support neighborhood business districts and provide housing opportunities close to local services, amenities, and transit lines. They are streets that include a mix of commercial and higher-density housing development. This policy is intended to balance the important transportation functions of Neighborhood Corridors with their roles in supporting the viability of business districts and residential livability.

The site is located in the Northwest Plan District which implements the Northwest District Plan which was adopted in 2003. The approximate boundaries of the Northwest Plan District are NW Vaughn St to the north, NW Couch St to the south, NW 15th Ave to the east, and NW 23rd Ave to the west, although a long westward spur exists beyond 23rd stretching out along NW Thurman St out to 28th Ave. The Northwest District Plan notes the following about the history of the neighborhood's built-environment and more recent state of development:

Much of Northwest Portland was officially platted into blocks and lots between 1869 and 1872. The area south of Hoyt and east of 15th was subdivided into standard 200 x 200 foot blocks by the early 1860s. Between 1866 and 1872 the same grid was extended in several stages westward to 19th and northward to Savier, and eventually to the Willamette River with Watson's Addition (on part of the Blakiston Donation Land Claim). In 1870, Couch's widow and George Flanders subdivided the remaining western reaches of their Donation Land Claim with double-sized 200 by 460 foot blocks. This larger grid set the standard for subsequent subdivisions of the King and Balch Donation Land Claim lands.

By the end of the nineteenth century, streetcar lines were located along lengthy portions of Burnside, Northrup, Thurman, 16th and 23rd streets, and along smaller segments of several other streets in the area. The westward expansion of the streetcar system allowed residential development in the western portions of the Northwest Area, including the Balch Donation Land Claim and Willamette Heights, which were developed primarily after 1900. Another development initiated by the streetcar was the increasing concentration of commercial uses along the streetcar lines on Burnside, 16th, 23rd, Thurman, and Savier streets.

Today the district contains a diverse mix a mixture of residential, commercial and industrial land uses, reflecting its history as one of the city's most densely settled and complex urban areas. Existing commercial uses, especially retail operations are primarily located along established “main streets,” such as NW 21st and NW 23rd Avenues, West

Burnside Street, and to lesser degrees NW Thurman Street and NW 19th Avenue. Much of the area along NW 23rd and NW 21st Avenues, as well as portions of the south side of NW Thurman Street are characterized by storefront commercial development types. Industrial uses are primarily located north of NW Thurman Street and near the I-405 freeway. Both single dwelling and multi-dwelling residential uses are located throughout the area and help to define, and support the commercial corridors.

Good Samaritan Hospital and Medical Center, located between NW 23rd and NW 21st Avenues and NW Kearney and Pettygrove Streets is one the area's largest single land uses. The Medical Center's single-use, institutional campus is distinct from the finer grained urban pattern of the overall area.

Zoning: The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. Design review is typically required in this zone.

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

The Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area's role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area's parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild's Lake Industrial Sanctuary.

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

- LU 16-281912 DZM AD – Approval for a 6-story, mixed use market rate apartment building with 173 units, ground floor retail, and basement parking in the Northwest Plan District.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on 11/18/2022. No agency review was provided given the scope of work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on 11/18/2022. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

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 Portland Citywide Design Guidelines.

Portland Citywide Design Guidelines

The Portland Citywide Design Guidelines consist of a set of guidelines for design cases in community planning areas outside of the Central City. The Portland Community Design Guidelines focus on three tenets: **Context**, balancing the aspirations of the future desired character with today's setting; **Public Realm**, strengthening a building and site's relationship with the public rights-of-way and open spaces; and **Quality And Resilience**, underscoring holistic site and building designs that benefit people and climate.

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

01: Build on the character, local identity, and aspiration of the place.

Possible design approaches may include, but are not limited to:

- Community - Relating to the local community's identity, history, and cultural values and places.
- Architecture - Taking cues from desired character of existing architecture.
- Nature - Reflecting and enhancing local natural resources such as rivers, streams, buttes and vegetation.

04: Design the sidewalk level of buildings to be active and human-scaled.

Possible design approaches may include, but are not limited to:

- Ground Floor Heights - Designing buildings with taller, more adaptable ground floors.
- Multiple Entries and Windows - Offering more than one entrance along the ground floors of buildings to provide "eyes on the street" and avoid blank expanses of walls.
- Weather Protection - Providing protection from wind, rain, and sun.
- Lighting - Enhancing safety and visibility for pedestrians and highlighting special building features.
- Residential Setbacks - Creating soft transitions while separating private spaces from public spaces.

05: Provide opportunities to pause, sit, and interact.

Possible design approaches may include, but are not limited to:

- Seating - Providing a variety of seating types for passersby and building users.
- Integrate Bicycles - Designing open spaces that accommodate parking for bicycles.
- Art/Water - Designing spaces that can integrate opportunities for art, stormwater or water features.
- Enclosure - Offering a comfortable buffer and distinction from the public realm.
- Trees and Landscaping - Promoting health and wellness by helping to mitigate the effects of urban heat island.

07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design.

Possible design approaches may include, but are not limited to:

- Internal Open Spaces - Offering a variety of multi-functional spaces such as balconies, stoops, plazas, play areas, and passive sitting areas.
- Internal Connections - Creating safe and visible pedestrian circulation through sites.
- Vehicles Areas - Ensuring that vehicle areas do not impair the usability and enjoyment of the site.

- Solar Access - Providing solar access to open areas.
- Windows and Entries - Orienting windows and entries toward on-site circulation and open areas.

08: Design for quality, using enduring materials and strategies with a coherent approach.

Possible design approaches may include, but are not limited to:

- Unity - Expressing a clear and coherent design approach to unify building.
- Articulation - Highlighting function, hierarchy, or spaces through small breaks in form.
- Application of Exterior Materials - Expressing the building design with hierarchy, shifts or repetition.
- Quality of Materials - Providing quality, resilience, and durability in construction and execution of details.
- Building Openings - Offering permeability, depth, and texture.

Findings for 1, 4, 5, 7, and 8: The proposed exterior storefront alterations related to a tenant improvement project on the ground floor of the Raleigh Slabtown building will be well integrated with the existing building and contribute to the vibrance of the surrounding streetscape. The proposal is for changes to the existing north and east facades of a new tenant's leased premises. The project involves the addition of an ATM on the east façade and a night drop box and exterior door reconfiguration on the north façade to accommodate a new bank occupying the northeast corner space of the ground floor of the building. As an illuminated, highly visible ground floor element, the new ATM will help identify the area, acting as a wayfinding landmark that highlights the active bank use in this corner of the building.

All proposed alterations will maintain the design language of the Raleigh Slabtown building. The ATM and drop box's proposed materials will feature the quality and permanence found in the recently constructed building. While limited to a small area, alterations surrounding the ATM and drop box will be comprised of materials to match the existing conditions. The night drop box and ATM will each be installed within a single storefront bay with an infill surround that matches the mahogany cladding of the adjacent storefront. The wood infill will be a flat sawn Sapele Mahogany sourced and installed by the same vendor who installed the original storefront on the shell building. The wood will be protected with cover overhead to ensure its longevity. The wood panels will be installed at various depths from the front of the existing storefront cladding to create a shaker type style that adds visual interest and aligns with the existing building and neighborhood character.

The proposed alterations will help to activate the sidewalk space along NW 22nd Ave and NW Raleigh St. Adding an ATM and a drop box in this location will provide activity to the building's storefronts, engaging pedestrians by providing access to the bank's services 24 hours a day. ATMs are a common feature of buildings found throughout the more urban areas of Portland, and the proposed ATM will fit within the fabric of the existing building while providing a needed service for building occupants and others living in, working in, and visiting the area. The heights of the ATM and night drop box will be ADA compliant, and they will be located under existing canopies for protected and illuminated use.

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 requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed changes are limited to three bays of the recently constructed Raleigh Slabtown building, located in the Northwest Plan District. The addition of an ATM and night drop services for neighborhood residents and visitors will help to increase activity and amenities along NW Raleigh and NW 22nd. All storefront rearrangements will match with the existing adjacent storefronts maintaining the high quality and positive aesthetic of the building. The design review process implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior storefront alterations on a building located in the Northwest Plan District, per the approved site plans, Exhibits C-1 through C-14, signed and dated 12/13/2022, 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 four 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 22-196179 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 12/13/2022**
By authority of the Director of the Bureau of Development Services

Decision mailed 12/19/2022

Procedural Information. The application for this land use review was submitted on October 24, 2022, and was determined to be complete on 11/14/2022.

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 October 24, 2022.

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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: 3/14/2023.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development

Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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 **12/19/2022** by the Bureau of Development Services.

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

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

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

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

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

- All conditions imposed herein;

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Project Description and Response to Approval Criteria
 - 2. Photos of ATM Examples
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Plan Set Cover Sheet
 - 2. Vicinity Map and Project Information
 - 3. Site Plan (attached)
 - 4. Level 1 Floor Plan
 - 5. Existing North Elevation
 - 6. Proposed North Elevation (attached)
 - 7. Existing & Proposed East Elevation (attached)
 - 8. Ground Floor Windows Glazing Diagram
 - 9. Ground Floor Windows Glazing Diagram
 - 10. Details
 - 11. Details
 - 12. Details
 - 13. Existing East Façade with Project Area Highlighted
 - 14. Existing North Façade with Project Area Highlighted
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None received
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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).