



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

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Date: May 25, 2023
To: Interested Person
From: Tanya Paglia, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a 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 23-019407 DZM – JULIA WEST APARTMENTS

GENERAL INFORMATION

Applicant: Maggie Harris, Nici Stauffer, Josiah Henley | Holst Architecture
123 NE 3rd Ave #310 | Portland, OR 97232
mharris@holstarc.com

Owner's Representative: Mai Huynh-Carnes | Community Development Partners
126 NE Alberta St, Ste 202 | Portland, OR 97211

Owner: First Presbyterian Church
1200 SW Alder St | Portland, OR 97205-2298

Site Address: 522 SW 13TH AVE

Legal Description: BLOCK S 1/2 I W 1/2 OF LOT 5&6 LAND & IMPS SEE R246880 (R667736971) FOR BILLBOARD, PORTLAND

Tax Account No.: R667736970
State ID No.: 1N1E33DD 03300
Quarter Section: 3028

Neighborhood: Portland Downtown, contact Marian DeBardelaben at debardelabenmarian@gmail.com

Business District: None
District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Plan District: Central City - West End
Zoning: **CXd** – Central Commercial base zone with Design Overlay
Case Type: **DZM** – Design Review with Modification
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for the Julia West Apartments, a 12-story affordable housing development located on the corner of SW 13th Ave and SW Alder St in the West End Subdistrict of the Central City Plan District. The proposed approximately 59,890 SF CLT structure will have 90 units of permanent supportive housing. Amenities will include community rooms, a laundry lounge, a rooftop terrace, onsite supportive services, and property management. A below-grade utility/back-of-house basement is proposed.

Modification requests [PZC 33.825.040]:

- Ecoroofs. Reduce the required amount of ecoroof from 60% to approximately 19% of the roof area not otherwise occupied by common outdoor area, mechanical, stairwell and elevator enclosures, and other service areas. (33.510.243)
- Ground Floor Active Uses. Reduce the 25' depth requirement for ground floor active uses to 9'-10 3/8" along SW 13th Ave (west frontage) and 15'-8 3/8" along SW Alder St (south frontage). (33.510.225.C.2.b)

Design exception requests for window projection into public right-of-way (IBC/32/#1):

- Exception to the standards for windows allowed to project into the public right-of-way for Window Area (Criterion E) and Width (Criterion F) for an oriel window located on the 2nd through 11th floors of the SW 13th Ave (west) façade:
 - Window Area (Criterion E): Decrease the window area from 30% of the face of the projecting element that must be window area to allow only 25% of the face of the projecting element to be window area.
 - Width (Criterion F): Increase the width of oriel windows projecting into public rights-of-way from 12'-0" to 47'-6".

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:

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| <ul style="list-style-type: none"> ■ Central City Fundamental Design Guidelines | <ul style="list-style-type: none"> ■ PZC 33.825.040, Modifications that will better meet design review requirements |
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ANALYSIS

Site and Vicinity: The subject site is located in the West End Subarea of the Downtown Subdistrict of the Central City Plan District. The 5,000 SF site is located in the southwest quadrant of a block bounded by SW Washington to the north, SW Alder St to the South, SW 12th to the east, and SW 13th to the west. It is a corner lot with frontages on SW 13th Avenue, a designated Major City Walkway, City Bikeway, Neighborhood Main Street, Local Service Transit Street, and Traffic Access Street; and SW Alder Street, a designated Major City Walkway Major City Bikeway, Neighborhood Main Street, Transit Access Street, and Local Service Traffic Street. The site is located in the Central City Pedestrian District. The 1st Presbyterian Church Historic Landmark is directly across the street from the site to the south. Interstate 405 is a block to the west. An existing building on the site is classified as an unranked Historic Resource Inventory (HRI) resource and will not be retained as part of the project. The surrounding buildings include a mix of commercial, religious, residential, and parking uses. The Pearl District is a block and a half to the north including major commercial destinations.

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 Design overlay zone is applied to 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 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 the following:

- LUR 05-163830 DZ Design Review approval with conditions of a new fabric awning.
- LUR 04-64212 DZ Design Review approval with conditions of exterior changes, including a new door opening, relocation of mechanical units, and new light fixtures. A reduction in surface parking spaces was also approved.
- LU 00-007369 CU (Ref: LUR 00-00814 CU MS PR AD) Design Review approval with conditions of a Conditional Use Master Plan for redevelopment of and expansion of 1st Presbyterian Church facilities; Central City Parking Review for a 170 stall subsurface parking garage; and an Adjustment for parking stall dimensions.
- LU 00-007368 HDZ (Ref: LUR 00-00813 HDZ) Historic Design Review approval of amended Maser Plan for 116 visitor parking spaces and design review approval of parking structure, plaza, and landscaping.
- LUR 93-00623 DM Approval of demolition of the Danmoore Hotel building, a Historic Landmark, to allow expansion of church-related activities on the site.
- LU 93-010134 CU (Ref: LUR 93-00135 CU) Conditional use approval with conditions of a Conditional Use Master Plan for the 1st Presbyterian Church.
- LU 85-005073 DZ (Ref: DZ 76-85) Denial of variance to allow 100% commercial use of building.
- LU 79-0026000 CU (Ref: CU 065-79): Conditional Use approval with conditions to renovate an existing vacant structure for commercial use.
- DZ 35-76 Withdrawn Design Review case. No other information on this case could be found.
- CU 052-85 Conditional Use approval with conditions for the expansion of and 100 percent commercial use of the building.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on 4/26/2023. The following seven Bureaus, Divisions and/or Sections responded with no objections and all of these included comments found in Exhibits E1-E7:

- Bureau of Transportation Engineering and Development Review (Exhibit E.1)
- Life Safety Division of the Bureau of Development Services (Exhibit E.2)
- Fire Bureau Exhibit (Exhibit E.3)

- The Bureau of Parks-Urban Forestry Division (Exhibit E.4)
- Water Bureau (Exhibit E.5)
- Bureau of Environmental Services (Exhibit E.6)
- Site Development Section of BDS (Exhibit E.7)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on 4/26/2023. No written response has 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 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.

A1. Integrate the River. *Orient architectural and landscape elements including lobbies, entries, balconies, terraces and outdoor areas to the Willamette River and Greenway.*

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

Findings for A1 and A2: The project site is approximately 13 blocks from the Willamette River. Because of its orientation and size (a 50'x100' parcel situated on the SW corner) there are no opportunities to locate building entrances or windows facing the Willamette River or Greenway. There is, however, a rooftop patio on the 12th floor that will open up and offer residents clear views to the South, East, and West. From this rooftop patio there will be views towards the Willamette River and surrounding hills. Additionally, most apartment windows are located on the West façade, giving residents views of the West hills which is a significant landscape feature for this part of downtown.

The project will emphasize Portland themes through its use of materials, massing, and by weaving a small footprint building into the neighborhood's varying texture. The ground floor of the building steps back at the corner of SW 13th Ave and Alder Street, emphasizing the public connection to the street. The wood structure of the building will be visible through floor-to-ceiling glazing at this location. The overall building massing is inspired by the river, more specifically, the geological formations of the Columbia River Gorge which the Willamette River feeds into. The Columbia River was used, historically, as a means of transportation and was a significant feature of the landscape for indigenous tribes in this region. The building's massing steps back at the corner and the rooftop patio, which are the most public facing elements of the building. These two areas are connected by a subtle break in the facade, which mimics the shearing of rock formations along the Columbia River Gorge. Thin brick veneer and metal panel are used to emphasize this break by contrasting smooth and rough textures, much like the contrast between old stone and new once broken.

These guidelines are met.

A3. Respect the Portland Block Structures. *Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.*

Findings for A3: The project respects the block structures by maintaining a strong alignment to the city block pattern and street grid. The building's form and massing maintain a parallel relationship to the surrounding streets and standard Portland block. The ground floor design holds the urban corner and addresses both frontages on SW 13th Avenue and SW Alder Street. Additionally, the building's small footprint adds to the variety of scale present in the neighborhood and serves to offset several larger scale projects recently built nearby.

This guideline is met.

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

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.*

Response for A4 and A5: The choice of thin brick veneer gives this project a visual connection to several surrounding historical, brick buildings. Additionally, the building's projecting element overhead at the corner of SW 13th Avenue and SW Alder Street encroaches over the right-of-way, offering a sense of protection along the right-of-way, which is a connecting element to other buildings in the Central City downtown area, including Twelve West, Arthouse, and Bud Clark Commons.

These guidelines are met.

A7. Establish and Maintain a Sense of Urban Enclosure. *Define public rights-of-way by creating and maintaining a sense of urban enclosure.*

Findings for A7: The project establishes and maintains urban enclosure through the massing orientation directly to abutting rights-of-way along parts of SW 13th Avenue and SW Alder Street. Where the building steps back at the corner, the sidewalk will be paved up to the face of the building, maintaining a sense of continuity between the ROW and the face of the building, increasing the perceived width of the sidewalk.

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.*

Findings for A8: The project enhances streetscape vibrancy by providing a series of public, built-in benches for pedestrians at the set-back corner. The program of the building is oriented towards this, with a community lounge, lobby, and entrance facing the stepped-back area, acting as a front porch for the building.

The active uses provided along the building's two frontages contribute to a vibrant streetscape. Given the small site, providing active frontages limits the area that can be used for back-of-house purposes which are located on the basement and ground levels. Given the active uses on the ground level and the back-of-house uses on the basement and ground levels, the area available for bike parking is limited. Given the older population slated to live in the development, the project is able to utilize a reduced bicycle parking standard allowed through Portland Zoning Code 33.229.030 and 33.266.200.B/Table 266-6. As a covenant is required to access this lower bicycle parking standard, and the applicants cannot yet execute a covenant because they do not own the building at the time of this review, the approval includes a Condition of Approval to ensure that the required covenant will be executed prior to building permit issuance.

Note: the reduced bike parking for the household living use under the "Elderly" category based on 33.266.200.B/Table 266-6 and 33.229 which is:

- Long-term bicycle parking spaces required for Household Living use are 1 per 8 units and short-term spaces required are 1 per 20 units, therefore the 90 units of this building required are 12 long-term bicycle parking spaces and 5 short-term bicycle parking spaces.

If a covenant is not provided, the project will be required to meet the typical bicycle parking standards which is:

- Long-term bicycle parking spaces required for Household Living use are 1.5 per unit and short-term spaces required are 1 per 20 units, therefore the 90 units of this building required are 135 long-term bicycle parking spaces and 5 short-term bicycle parking spaces.

With a condition of approval that a covenant shall be executed prior to building permit issuance to allow reduced bike parking for the household living use under the "Elderly" category based on 33.266.200.B/Table 266-6 and 33.229 and if a covenant is not provided, the project will meet non-elderly bicycle parking standards noted in Table 266-6 this guideline is met.

A9. Strengthen Gateways. *Develop and/or strengthen gateway locations.*

Findings for A9: The project sits at the East end of the Interstate 405 overpass at the boundary between Goose Hollow and the Downtown Neighborhood. It responds to the older, brick building across Alder Street using thin brick veneer and a massing shift that acknowledges the height difference of the older building. The step back at the corner on the ground floor also enhances this sense of a gateway by orienting the public face of the

building towards the overpass, which welcomes the pedestrian traveling East from Goose Hollow.

This guideline is met.

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

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.*

Findings for B1 and B2: This project will have an integrated street frontage which includes new sidewalks, set back entrances, an integrated entrance canopy and façade erosion at the ground level. This reinforces and enhances the pedestrian experience by articulating the sidewalk level façade and using consistent materials.

The project protects the pedestrian by using new sidewalks and an integrated street frontage that includes tree planting that buffers the pedestrian from street traffic along both frontages. The project also uses large, glazed openings and recessed entries at the ground level to provide high visibility for extended time periods thereby enhancing safety.

These guidelines are met.

B3. Bridge Pedestrian Obstacles. *Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.*

Findings for B3: The new frontages developed for the project will provide continuous accessible surfaces for movement across the site, sidewalks and into the building.

This guideline is met.

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.*

Findings for B4: Along the SW 13th Ave frontage will be several built-in benches within stepped-back portion of the building. These areas exist underneath an overhang that offers protection for people who stop and sit. This area is outside the movement zone of the sidewalk.

This guideline is met.

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.*

Responses for B6: The building steps back along SW 13th Ave providing an overhead plane to offer shade and weather protection. An integrated canopy exists at the building entrance to give prominence to those doors and all other doors are recessed.

This guideline is met.

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

Findings for B7: The proposed design is fully accessible according to all applicable codes and regulations, including all site development, building floors and entrances at grade.

This guideline is met.

C1. Enhance View Opportunities. *Orient windows, entrances, balconies, and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.*

Findings for C1: The project orients most building windows and entrances to the West and South due to its position on the corner of the block. These windows offer residents views of the South and West hills surrounding downtown Portland. A small amount of windows face North, offering a connection to the Pearl district via a view corridor along SW 13th Ave. On the ground floor, large, floor-to-ceiling glass provides transparency and views between outside and inside the building, connecting the public spaces inside the building to the sidewalk.

This guideline is met.

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

Findings for C2: The project employs permanent and durable materials and aims to minimize weathering over time through detailing in order to ensure longevity. At the pedestrian level the metal panel above transitions to thicker metal plate and thin-brick transitions to face brick, adding to the overall permanence of the project. The deep, inset windows above also provide a textural quality that can be viewed from a variety of distances, adding a variety of scales to the building design.

This guideline is met.

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

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 C4 and C5: This project uses materials that relate to existing buildings in the district which includes thin-brick veneer which has similar proportions and properties to older brick buildings adjacent. Metal panel is also used which can be found on several existing buildings as well and the slightly angled façade along SW 13th Ave is reminiscent of several newer buildings close by. Large openings on the ground floor provide a rich pedestrian experience like those of retail buildings along SW Alder Street and the proportions of openings on the upper floors are similar to the window proportions found on the older brick building across the street.

These guidelines are met.

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 elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.*

Findings for C6: The project incorporates a transition space moving from the public right of way along the SW 13th Ave frontage and into the building. A recessed entry, built-in seating, and stepped back façade will act as a front porch for the project and provide areas to pause before entering primary circulation routes connecting the interior of the project.

This guideline is met.

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.*

Findings for C7: The building's primary frontage on SW 13th Ave utilizes large ground-level glazing to promote transparency and connections of activity from inside to outside. The building's SW corner features the project's most active ground floor program ensuring visible active space. Additionally, building articulation at the corner serves as a marker for the project. The proposed project orients its most inactive program, like utilities and other back-of-house functions to the North and East corners, away from public frontages which emphasize the SW corner.

This guideline is met.

C8. Differentiate the Sidewalk-Level of Buildings. *Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.*

C9. Develop Flexible Sidewalk-Level Spaces. *Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.*

Findings for C8 and C9: The sidewalk level on this project is differentiated through the use of similar but different materials. Roughly 15'-0" from grade the thin-brick and metal panel transitions to face brick and thicker metal plate while the building steps back at this point, providing an overhead plane. Tall floor-to-ceiling glass creates a transparent and active pedestrian experience. The stepped back location provides seating that can be used for a variety of pedestrian activities.

These guidelines are met.

C10. Integrate Encroachments. *Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.*

Findings for C10: The massing of the building encroaches slightly over the right-of-way, creating a covered "front porch" area which also serves to visually enhance the pedestrian experience at this location.

This guideline is met.

C11. Integrate Roofs and Use Rooftops. *Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.*

Findings for C11: The parapet on this project is taller and the window articulation of the 12th floor suggests a modern take on the classical building cornice, defining the roofline of the building. All rooftop equipment is hidden behind the parapet or located within the screened area on the roof. Vegetation is planned for the rooftop patio and upper roof area to help mitigate stormwater.

This guideline is 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 for C12: Downlighting is planned in the soffit above the stepped-back building frontage and all recessed doorways across both facades of the building to provide a sense

of security and highlight the main focal point of the ground floor experience. Indirect lighting via wall sconces is planned for the rooftop patio which will highlight the other architectural features of the building.

This guideline is met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. The review body may not consider modifications to standards for which adjustments are prohibited. Modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or other standards that are calculated based upon the size or intensity of the use such as the quantity of parking and loading spaces) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
- C. Mitigation of impacts.** Any impacts resulting from the modifications are mitigated to the extent practical.

1. **Modification #1: Ecoroofs, PZC 33.510.243** – Reduce the required amount of ecoroof from 60% to approximately 19% of the roof area not otherwise occupied by common outdoor area, mechanical, stairwell and elevator enclosures, and other service areas.

Purpose Statement: Ecoroofs provide multiple complementary benefits in urban areas, including stormwater management, reduction of air temperatures, mitigation of urban heat island impacts, air quality improvement, urban green spaces, and habitat for birds, plants and pollinators. The standards are intended to:

- Maximize the coverage of ecoroofs;
- Allow for the placement of structures and other items that need to be located on roofs; and
- Support the architectural variability of rooftops in the Central City.

Standard: 33.510.243 – In the Central City Plan District, new buildings in the CX zone with a net building area of 20,000 square feet or more must have an ecoroof and it must cover 100% of the building roof area, except that up to 40% of the building roof area can be covered with a combination of the following:

- Mechanical equipment, housing for mechanical equipment, and required access to, or clearance from, mechanical equipment;
- Areas used for fire evacuation routes;
- Stairwell and elevator enclosures;
- Skylights;
- Solar panels;
- Wind turbines;
- Equipment, such as pipes and pre-filtering equipment, used for capturing or directing rainwater to a rainwater harvesting system; or
- Uncovered common outdoor areas. Common outdoor areas must be accessible through a shared entrance.

- A. Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines; and*
- B. Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*
- C. Mitigation of impacts.** *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The Central City ecoroof requirement is for 100% ecoroof coverage with allowance for 40% of the roof area to be occupied by mechanical equipment, common outdoor areas, and other exceptions noted in 33.510.243.B.1 “a” through “h”. So essentially, 60% ecoroof coverage is the minimum. The Modification will allow the project to provide 19% ecoroof coverage with 81% of roof area used for common outdoor area; stairwell and elevator enclosures; and mechanical equipment and their associated clearances.

The project’s small 5,000 SF site size means that the 40% allowance for mechanical, roof deck, overruns, etc. is only 2,000 SF of roof area. A larger site would allow a larger roof which in turn would result in more square feet falling within the 40% and creating enough space for mechanical equipment and stair/elevator overruns and still allowing space for a roof deck. For instance, a 10,000 SF site would have a 4,000 SF allowance for those non-ecoroof elements and would thus potentially not need a modification. This project has a large roof deck, so is already using a large chunk of the 2,000 SF allotment for the roof deck. Without a Modification, it would then have to accommodate mechanical and overruns with the remainder. Given the small roof size, 40% just isn’t enough area to fit the roof deck while also having room for the mechanical and overruns required for a 12-story building with 90 housing units and associated amenities.

On balance, the Modification is consistent with the purpose of the standard. The Bureau of Environmental Service (BES) has reviewed the project and supports the project as proposed, including the applicant’s management of stormwater. BES did not object to the ecoroof Modification. The mechanical and hot water systems are higher efficiency central systems that take up more roof area between the units themselves and the clearances needed. There is thus a trade-off between the positive effect higher efficiency units will have on air quality and urban heat island impacts and the loss of the ecoroof’s positive effect on those things. As much roof area as possible will be dedicated to ecoroof material. This includes any area outside of the roof deck, the overruns, and the mechanical equipment pads, clearances, and travel paths for service. The unusual constraints of coupling a tiny site with a tall, 12-story building with a very full program make it impossible to fit all rooftop elements into the 40% roof area (2,000 SF) allowed under the ecoroof standard. As a small site with a small roof, the reduction in percentage from 60% to 19% does not in fact equal a lot of square footage. It is a reduction from 3,000 SF (60% of 5,000) down to 950 SF (19% of 5,000). In terms of the ecoroof goals outlined in the standard’s purpose statement, this is not enough square footage difference to have a significant impact.

Generally, the non-conforming ecoroof percentage will better meet the design review approval criteria than would a design that fully meets the standard being modified. All of the building’s mechanical systems are higher efficiency central systems and all venting is being directed to the roof so there will be no through-wall vents. This is a huge improvement to the skin of the building, better meeting a number of design review guidelines. However, it means that more roof area is needed for mechanical equipment and associated clearances.

Not modifying the standard, and limiting the non-ecoroof area of the roof to the mandated 40% would have precluded the rooftop venting and/or the rooftop deck. Conversely, modifying the standard has a positive impact on the public realm as the project will better meet design guidelines by providing both the rooftop venting and the rooftop deck. The proposed configuration allows the building to maintain a pedestrian-friendly design, with quality materials uncluttered by vents and louvers, that fits well

with the area context – both historic buildings and newer high-rise buildings - while also providing a roof deck. Given the tight confines of the building's roof, strict adherence to the standard would not allow it to exist in the proposed configuration and would thus result in no roof deck and the clean lines of the thin-brick building facades marred by vents/louvers for the mechanical units. The proposed rooftop better meets design guidelines *A1-Integrate the River, A5-Enhance, Embellish, and Identify Areas, A8-Contribute to a Vibrant Streetscape, B2-Protect the Pedestrian, C1-Enhance View Opportunities, C2-Promote Quality and Permanence in Development, and C11-Integrate Roofs and Use Rooftops.*

Therefore, this Modification merits approval.

2. **Modification #2: Ground floor active uses, PZC 33.510.225.C.2.b** – Reduce the 25' depth requirement for ground floor active uses to 9'-10 3/8" along SW 13th Ave (west frontage) and 15'-8 3/8" along SW Alder St (south frontage).

Purpose Statement: The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities, and they encourage a transit-supportive, pedestrian-oriented environment that is safe, active with uses, and comfortable for residents, visitors, and others. Active uses include but are not limited to: lobbies, retail, commercial, and office uses, but do not include storage, vehicle parking, garbage, recycling, mechanical, or utility uses.

Standard: 33.510.225.c.2.b – Areas designed to accommodate active uses must be at least 25' deep, measured from the street-facing façade.

- A. Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines; and*
- B. Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*
- C. Mitigation of impacts.** *Any impacts resulting from the modifications are mitigated to the extent practical.*

Findings: The building's ground floor active uses include a lobby, a lounge, a meeting room, a mail area and offices. Portland Zoning Code, 33.510.225, requires that at least 50% of the street-facing ground floor be occupied by active uses and that these active use areas be at least 25' deep. The Modification request will allow some of the ground floor active spaces to be less than 25' feet deep so that demising walls can section off discreet office and meeting room areas rather than providing one larger area. There will be active area beyond the 25' depth, but they are sectioned off to make smaller areas within the active use zone. This will create active spaces that fit the building's program.

On balance, the Modification is consistent with the purpose of the standard. The majority of the ground floor is made up of active spaces, even if not all are configured with the required depth. The project's small 5,000 SF site size means that the ground floor is extremely constrained. The building has minimized back-of-house uses on the ground floor such as loading, trash, generator, fire command center, and utility space. The vast majority of ground floor space is occupied by active uses such as the lobby, lounge, seating nook, meeting space, offices, and mail room. A larger site would have a more spacious ground floor where including active uses at the depth required while also including all the needs of a 12-story building with a full program including amenity space and wrap-around services for the residents would be viable. For instance, a 10,000 SF site would be able to provide the back-of-house functions, wrap-around-service areas (offices, meeting space) and have the 25' deep active spaces mandated and would thus likely not need a modification. Given the small building footprint, there isn't enough area to fit everything required on the ground floor for a 12-story building with

90 housing units and associated amenities without reducing the depth of some of the active spaces.

While a minimum depth of 25' would be ideal for many forms of active use, such as retail, the proposed building's lounge, meeting space, and office uses are active uses that do not require the prescribed depth. The building will better serve the needs of its residents with the spaces configured as proposed, and their use of those much-needed spaces will activate the building's street frontages. In this way, the ground floor program will encourage a transit-supportive, pedestrian-oriented environment that is safe, active with uses, and comfortable for residents, visitors, and others and will thus help maintain a healthy urban district. In addition, if reconfigured as a single space, the lounge, meeting space and offices would exceed the depth requirement and are active uses. The areas are contiguous and could be re-demised in the future to be one open active area that exceeds the 25' depth requirement and also exceeds the 50% of frontage length requirement, thus making the building adaptable to a deeper active space should the building's usage change in the future.

Generally, the non-conforming ground floor layout will better meet the design review approval criteria than would a design that meets the standard being modified. The 25' foot depth required for the offices and meeting space on the West façade, and the 25' depth required for the Lounge area on the South façade would have an impact on the building program by removing the offices and meeting space from the ground floor. The offices and meeting space are valuable interior spaces for the residents, support staff, and services for the housing units and will be utilized a great deal. The proposal allows for more of the building's essential program on the ground floor which means more activity for the areas in question. The proposal will thus better meet the pedestrian-oriented guidelines by creating highly utilized active, pedestrian-friendly frontages and will avoid locating valuable programmed space for the residents on upper floors where the activity will not contribute to enlivening the streetscape and could potentially impact the active roof deck space by relocating some of these uses to that level. Additionally, the lounge area is designed to be connected to the main entry lobby to encourage use for residents, creating an active interior zone. A high level of visibility between interior and exterior at the Lounge and office areas will be achieved through large areas of glazing which will help support an active street frontage. Any impacts resulting from the modifications are mitigated using maximum glazing at the exterior, built-in seating at the exterior frontage along SW 13th Ave, and connecting interior spaces to encourage resident use. The proposal better meets *A8-Contribute to a Vibrant Streetscape*, *C6-Develop Transitions between Buildings and Public Spaces*, *C9-Develop Flexible Sidewalk-Level Spaces*, and *C11-Integrate Roofs and Use Rooftops*.

Therefore, this Modification merits approval.

Exception #1: Exception for Window Projection into Public Right-of-Way

IBC/32/#1 - Standards for windows allowed to project into public right-of-way: to decrease the window area of the oriel window projecting into the public right-of-way from 30% to 25% of the face of the projecting element; and to increase the width of the oriel window projecting into the public right-of-way from 12'-0" to 47'-6".

A. Projection. Maximum projection of 4 feet into the right-of-way including trim, eaves and ornament.

Findings: The maximum projection for any element of the projecting volume is 1'-6".
This Criterion is met.

B. Clearance. Clearance above grade as defined in Chapter 32, Section 3202.3.2 of the current Oregon Structural Specialty Code. (The 2004 edition of the Oregon Structural Specialty Code states that no projection is allowed for clearances less than 8 feet above grade. For clearances above grade greater than 8 feet, 1 inch of projection is allowed for each additional inch of clearance, provided that no such projection shall exceed a distance of 4 feet.)

Findings: Because this oriel projects up to 1'-6", the clearance for this oriel above finished sidewalk grade is required to be a minimum 9'-6". *This Criterion is met.*

C. Area. Maximum wall area of all windows which project into public right-of-way on a wall is 40% of the wall's area.

Findings: Projecting wall areas of all oriel windows are under 40% of the wall's area. *This Criterion is met.*

D. Wall Length. Maximum width of any single window which projects into public right-of-way is 50% of its building wall length.

Findings: The projecting wall length for every single window which projects into public right-of-way is under 50% of its building wall length (Exhibit C3.2) *This Criterion is met.*

E. Window Area. Minimum of 30% window area at the face of the projecting window element. Projections greater than 2 feet 6 inches must have windows at all sides. Required side windows must be a minimum of 10% of side walls.

Findings: The proposed 2nd through 11th floor oriel on the building's SW 13th Ave façade has the same window patterning as the rest of the building's west façade from which it projects out. This window-to-wall ratio of that patterning amounts to 25% of the face of the projecting window element to be window area and thus does not meet the 30% requirement. Increasing the size of the windows to meet this requirement would create inconsistency in the design of the façade by disrupting the regularized window pattern on the west façade. The oriel makes the building fit into the context better – having the planar change that is not all right angles gives it another level of detail and gives it the look of being modern. Folded plane facades and or projections are a common response in the area for more modern buildings. The shift in plane makes a positive impact on the 100' wide, 12-story façade, breaking up the large façade area and adding texture and movement. The oriel's positive contribution to the building's overall design and its small projection (starting at 0' and canting out to a maximum of 1'-6") make the exception approvable through design review. Side windows are not required as the projection does not exceed 2'-6" and side windows would not fit on the side of the projecting element given its canted/diagonal and shallow projection. *This criterion is not met but approval of this requested exception is granted through Design Review.*

F. Width. Maximum width of 12 feet for each projecting window element. When approved through Design Review, the width may vary provided the area of all windows on a wall which project into public right of way does not exceed 40% of the wall's area and the width of any single projecting window element does not exceed 50% of its building wall's length.

Findings: At its widest (on the 2nd through 5th floors) the proposed projection is 41'-1" wide, and even though it narrows significantly on floors 6-11, the projecting oriel exceeds the 12' foot maximum width standard on all levels it occurs. The oriel is well integrated into the building's design and would not be successful in a narrower form. The projecting element is more of an extension of the building's façade than a more traditional oriel such as a bay window which is a separate design element that would be distracting from the overall building's design concept. The oriel makes the building fit into the context better by creating façade articulation along the longest façade of the building. Having the planar change that is not all right angles gives it another level of detail and gives it the look of being modern. Folded plane facades and projections are a common response in the area for more modern buildings. The shift in plane makes a positive impact on the 100' wide, 12-story façade, breaking up the large façade area and adding texture and movement. The oriel's positive contribution to the building's overall design and its small projection (starting at 0' and canting out to a maximum of 1'-6") make the exception approvable through Design Review. The oriel does not exceed 40% of the wall's area and the width does not exceed 50% of its building wall's length. *This criterion is not met but approval of this requested exception is granted through Design Review.*

G. Separation. Minimum separation of 12 feet measured from other projecting window elements on the same elevation or plane of wall. When approved through Design Review, required separation may vary provided the area of all projecting window elements on a wall does not exceed 40% of the wall's area and the width of any single projecting window element over the right-of-way does not exceed 50% of its building wall's length.

Findings: There are no projecting window elements with horizontal separation from other projecting window elements on the same elevation or plane of wall. *This Criterion is met.*

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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 a well-designed affordable housing project for older people making use of a small, challenging site and integrating successfully into the neighborhood fabric redeveloping an underutilized corner site to bring life and activity. The Julia West Apartments will be a simple, handsome, and elegant building utilizing quality and permanent materials which will fit the surrounding context really well. In addition to providing much needed housing, the proposed 12-story building will bring pedestrian activity and a sense of place to the two streets it faces onto. 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 exception criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a proposal to build the Julia West Apartments, a 12-story, cross-laminated timber, 90 unit affordable housing development located on the corner of SW 13th Ave and SW Alder St in the West End Subdistrict of the Central City Plan District.

Approval of the following Modification requests:

- Reduce the required amount of ecoroof from 60% to approximately 19% of the roof area not otherwise occupied by common outdoor area, mechanical, stairwell and elevator enclosures, and other service areas. (33.510.243)
- Reduce the 25' depth requirement for ground floor active uses to 9'-10 3/8" along SW 13th Ave (west frontage) and 15'-8 3/8" along SW Alder St (south frontage). (33.510.225.C.2.b)

Approval of the following Exception request:

- Exception for Window Projection into Public Right-of-Way (IBC/32/#1) – Exception to the standards for windows allowed to project into the public right-of-way for Window Area (Criterion E) and Width (Criterion F) for an oriel window located on the 2nd through 11th floors of the SW 13th Ave (west) façade:
 - Window Area (Criterion E): Decrease the window area from 30% of the face of the projecting element that must be window area to allow only 25% of the face of the projecting element to be window area.
 - Width (Criterion F): Increase the width of oriel windows projecting into public rights-of-way from 12'-0" to 47'-6".

Approvals per Exhibits C-1 through C-46, signed and dated 5/19/2023, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 23-019407 DZM." 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. A covenant shall be executed prior to building permit issuance to allow reduced bike parking for the household living use under the "Elderly" category based on 33.266.200.B/Table 266-6 and 33.229 and if a covenant is not provided, the project will meet non-elderly bicycle parking standards noted in Table 266-6.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 5/19/2023.**

By authority of the Director of the Bureau of Development Services

Decision mailed: 5/25/2023

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 March 6, 2023, and was determined to be complete on 4/24/2023.

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 March 6, 2023.

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: 8/22/2023.**

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.

Appealing this decision. This decision may be appealed to the Design Commission, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on June 8, 2023. The completed appeal application form must be emailed to LandUseIntake@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. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIx decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

Attending the hearing. 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 the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

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 **6/8/2023** 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 of 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. Project narrative, response to approval criteria, modifications
2. Original plan set – NOT APPROVED/reference only
3. Neighborhood contact information
4. Certification for affordable housing developments confirmation letter from Oregon Housing and Community Services
5. Public Works Alternative Review decision form
6. Updated drawings – NOT APPROVED/reference only
7. Draft covenant
8. Preliminary stormwater report
9. BES Special Circumstances application form
10. Pacific Power letter confirming electrical service from an existing transformer vault
11. Revised stormwater report
12. Appendix
 - Plan set cover sheet
 - Table of contents
 - Zoning summary
 - Civil plan
 - Window, storefronts, guardrail cut sheets
 - Mechanical cut sheets
 - Renderings
 - Context studies
 - Rooftop equipment sightlines
 - Massing and design concept
 - FAR diagram
 - DAR summary of comments

B. Zoning Map (attached)

C. Plans/Drawings:

1. Site plan (attached)
2. Floor plan – basement
3. Floor plan – level 1
4. Floor plan – level 2
5. Floor plan – level 3
6. Floor plan – level 4
7. Floor plan – level 5
8. Floor plan – level 6
9. Floor plan – level 7
10. Floor plan – level 8
11. Floor plan – level 9
12. Floor plan – level 10

13. Floor plan – level 11
 14. Floor plan – level 12
 15. Roof plan
 16. North & west elevation (attached)
 17. South & east elevation (attached)
 18. West building elevation
 19. South building elevation
 20. East building elevation
 21. North building elevation
 22. North/south section and east/west section
 23. Enlarged details – wall assemblies
 24. Enlarged details – wall assemblies
 25. Enlarged details – wall assemblies
 26. Enlarged details – wall assemblies
 27. Enlarged details – 13th Ave canopy
 28. Enlarged details – 13th Ave canopy
 29. Enlarged details – Alders St exit
 30. Enlarged details – loading
 31. Enlarged details – rooftop patio
 32. Level 12 terrace plan
 33. Level 12 terrace plan
 34. Level 12 terrace plant list
 35. Level 12 terrace plant list
 36. Level 12 terrace planting plan
 37. Ecoroof plan
 38. Site lighting plan
 39. Lighting cutsheets
 40. Material cutsheets
 41. Material cutsheets
 42. Ground floor window diagram
 43. Ground floor active uses modification information
 44. Window Projections into public right-of-way modification information
 45. Ecoroofs modification information
 46. Bike parking information
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Transportation Engineering and Development Review
 2. Life Safety Division of the Bureau of Development Services
 3. Fire Bureau Exhibit
 4. The Bureau of Parks-Urban Forestry Division
 5. Water Bureau
 6. Bureau of Environmental Services
 7. Site Development Section of BDS
- F. Correspondence: None received
- G. Other:
1. Original LU Application
 2. Early Assistance Summary Memo, EA 22-191887 APPT, 12/5/2022
 3. DAR Summary Memo, DAR #1, EA 22-208807 DA, 2/7/2023
 4. Request for Completeness BES and PBOT responses, 11/21/2019
 5. 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).