



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

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Date: August 17, 2018
To: Interested Person
From: Tim Heron, 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 18-188440 DZM – ADIDAS VILLAGE EXPANSION

GENERAL INFORMATION

Applicant: Thomas Robinson | Lever Architecture
 Dannon Canterbury | Lever Architecture
 4713 N Albina Avenue, 4th Floor | Portland, OR 97217
dannon@leverarchitecture.com

Owner: Adidas Village Corporation
 5055 N Greeley Avenue | Portland, OR 97217-3524

Representative: David Remos | Adidas Group
 5055 N Greeley | Portland, OR 97217

Site Address: **5060 N Greeley Avenue**

Legal Description: LOT 4, MADRONA BLUFF; LOT 5 EXC PT IN ST, MADRONA BLUFF; INC PT VAC ST LOT 6 EXC PT IN STS INC PT VAC ST LOT 7 & INC PT VAC ST LOT 8 EXC PT IN ST, MADRONA BLUFF

Tax Account No.: R525600200, R525600300, R525600350
State ID No.: 1N1E21BA 10304, 1N1E21BA 10306, 1N1E21BA 10307
Quarter Section: 2527

Neighborhood: Overlook NA, contact landuse@overlookneighborhood.org.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Zoning: **EG2c,d** – General Employment 2 with Design Overlay and Environmental Conservation Zone Overlay
Case Type: **DZM** – Design Review with Modification Request
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

Adidas Village seeks Design Review approval for three new buildings, site work, right of way work, renovation to existing plaza, new landscaping, and relocation of the Adidas Village arrival drive to create a more efficient and safer intersection at N. Greeley Ave.

The North building is proposed as a new 5 story concrete office building with 5 levels of new underground parking beneath. The program consists of entry lobby, dining & kitchen, and conference space on the ground floor. The 2nd-5th floors will be workplace program. The North building above-grade area is 186,215 GSF with 246,930 GSF of underground parking.

The South building is proposed as a 3-4 story mass timber structure built on top of an existing parking garage. It consists of gym program on floors 1 & 2, and a café on the third level. The rooftop will serve as an occupiable fourth level. The South building area is 32,920 GSF.

A single-story loading facilities building is proposed in the Northwest corner of the existing surface parking lot West of N Greeley Avenue. Program consists of 3 Standard A loading spaces with storage space and an operations office. The total area is 2,100 GSF.

Because the proposal is for alternations and new development in the design overlay zone, Design Review is required.

Modification requested through Design Review:

- **Bike Parking Stall Width (33.266.220.C3).** Required – a space 24” x 6’ must be provided for each required bicycle parking space. Proposed – 18” spacing, instead of 24”, for hung racks with a 6” vertical stagger.

Relevant Approval Criteria:

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

- Community Design Guidelines
- 33.825.040 Modifications Considered Through Design Review

ANALYSIS

Site and Vicinity: The site is the Adidas North American headquarters, located in the former Bess Kaiser Hospital and several additional buildings, forming a corporate campus. The site slopes from north to south, and especially steeply from east to west. To the north and east are established residential neighborhoods. The site is located on N Greeley Ave., a Major Transit Street and a Neighborhood Collector that is characterized by 4 lanes and high vehicle speeds, especially down its long downgrade from north to south. The site is bounded to the North and East by residential streets, North Sumner St and North Delaware Ave., and bounded to the south by Madrona Park.

The Land Use Review 99-00742 DZ Approval for renovation and building addition focused new building construction along N Greeley Avenue, while establishing a partially underground parking garage for the southern portion of the site fronting N Delaware Avenue. The approval also specifically acknowledged that two additional buildings would be constructed on the site: one at the south east corner along N Delaware and Madrona Park [where the tennis courts are located on top of the parking garage] and on the north east corner along N Sumner and N Delaware [at the surface parking lot]. Lastly, a major component of the project requires public access easements through the site and across the redesigned pedestrian bridge. As stated in the Land Use Review Approval:

The Goal is to develop the program in a manner that blends in with the existing hospital to create a “sports village” environment that emphasizes accessible pedestrian circulation, open plazas, and relates to the surrounding residential neighborhood. New buildings and

sports facilities are designed around open plazas that are intended to establish a “village” atmosphere.

Major emphasis is given to pedestrian circulation and plazas. Parking is placed in subterranean garages to conceal the cars. Proposed modifications to N. Greeley change the street from one that separates the neighborhood, to one involved in its surroundings.

The Adidas Village is open to the public realm, offering a pedestrian network through and around the site, gathering places within plazas, and open spaces dedicated to sports activities.

Zoning: The General Employment 2 (EG2) zone allows a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zone is on industrial or industrially-related uses. Other commercial uses are allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas. EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverage and buildings which are usually set back from the street. Minimum lot area is between 10,000 and 20,000 square feet.

The Environmental Conservation Zone “c” overlay conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

- LUR 97-00685 CP ZC - December 11, 1997, Portland City Council approved a comprehensive plan map amendment and zoning map amendment, converting the previously institutional residential base zone to an office commercial CO2, except for:
 - Two properties bordering N Emerson that were converted to RS.
 - Tax lot 76 at southern edge of lower parking lot, which was converted to OS and is owned by the City’s Park Bureau.
 - “d” and “c” overlay zones retained.
- LUR 98-00458 MP AD - December 31, 1998, 14.36 acre site divided into eight lots to more accurately reflect existing development and the new zoning.
 - Motor vehicle access prohibited b/w lot 6 and Delaware or Sumner. Only access for Lot 6 is already provided by Sumner via Greeley. Within 3 years or in conjunction with any bldg permit issued for lots 6,7,8, pedestrian improvements on N Delaware from Webster to Madrona park shall be constructed.
 - When development of lot 6 or 7 occurs, 15’ wide public walkway easements connecting sky bridge to Delaware at Webster and Alberta shall be improved.
- Ordinance No. 173607 - August 4, 1999, Vacate the portion of N. Alberta Street that lies between N. Greeley and N. Delaware Avenues. Petitioner to enter into an agreement with the Parks Bureau to assume perpetual maintenance of the pedestrian facility where it is adjacent to or encroaches upon Parks Bureau land.
- LUR 99-00594 EF - September 10, 1999, Excavation and fill review approved.

- Encroachment Review - December 16, 1999, Encroachment review for a proposed new skywalk across N. Greeley.
- LUR 99-00784 DZ – Design Review Approval of the renovation of three existing buildings [formerly Bess Kaiser Hospital], west of N Greeley Avenue and the construction of two additional office building and a multi-purpose building above a parking garage east of N Greeley Avenue. Approval included Modifications to Height, Transit Street Setback and the Main Entrance Setback.

ROW Improvements included:

N Greeley Ave:

- Bikes lanes added, traffic signal at parking garage added, red maple trees planted 25' apart on Greeley, Pyrus calleryana trees at plaza, 12' wide sidewalks with 4 ft tree cutouts or 4 foot planting strips adjacent to curb.
- Bus stops moved south towards project center determined by Tri-met and PDOT.

N. Delaware Ave:

- New grading and walkways at intersections of Delaware with Wygant and Humboldt.
- Req'd as a condition of approval of the previously approved N Alberta Street vacation.
- 12' wide pedestrian walkway constructed from terminus south to N Humboldt St. 5' asphalt path connects Humboldt to Wygant. Stairs req'd b/w Humboldt and Wygant to avoid excessive ramp thru environmental conservation zone.
- Lower grading infilled to make walkway accessible up to Humboldt.

Madrona Park:

- Surface lot converted to children's playground and half basketball court. Skateboard park also proposed adjacent to Greeley.

PDOT Conditions of Approval

1. 15' walkways from Webster at Delaware to sky bridge
 2. 15' walkway from Alberta at Delaware to sky bridge
 3. From Delaware south of Alberta to sky bridge via ADA accessible plaza entrance on south boundary of site
 4. Garage access with three entry lanes, one exit unless otherwise approved by city traffic engineer. Gates minimum 100' away from east edge of striped crosswalks at new garage / Greeley intersection.
- LUR 18-148648 DZM – Design Review Approval for a new 7,500 square foot addition, called the "Intersection", that links the existing west-side of N Greeley Avenue Buildings A/B with Building C, and a redesigned public plaza fronting N Greeley Avenue. Approved Modifications to the Transit Street building and main entrance setbacks.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **July 6, 2018**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services, Exhibit E.1
- Water Bureau, Exhibit E.2
- Life Safety Commercial Plan Review Response, Exhibit E.3
- Site Development Section of BDS, Exhibit E.4

The Bureau of Transportation Engineering responded with the following comment, Exhibit E-5:

- *The project will result in an increase in potential conflicts between vehicles and cyclists with the increased employee vehicle trips crossing the east side bike lane on N Greeley. As mitigation for these impacts Adidas will be required to provide a robust Transportation Demand Management (TDM) Plan that must be approved by PBOT prior to submittal of building permits.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 6, 2018. Six written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

Exhibit F.1; Email dated July 10, 2018, Olivia Raymer, 2454 N Humboldt St, with concerns.

Summary of Comments:

- Location of venting, fans, and mechanical equipment for the South Building, and its relationship to the N Delaware Ave walking path and Madrona Park. Concerns are centered around noise and health impacts on adjacent neighbors.
- Asking for Adidas to address its employees smoking habits on campus.
- Clarification of the scope of work along the edge of the Adidas Village and Madrona Park.

Staff Response:

- The existing underground garage venting will remain in its existing location at the SE corner of the property, as exhibited in C.400. New mechanical units for the new South building will be located adjacent to these existing garage vents behind the existing site wall and along the South façade of the new building, as also exhibited in C.400, elevated and screened, and out of view of from the surrounding park frontage as required by the Zoning Code. No additional impacts should be perceived.
- Regarding the smoking of Adidas employees around the property and in the neighborhood, Adidas has stated it is looking into addressing these concerns with the Overlook Neighborhood Association and has issued a newsletter to its employees, as exhibited on C.800.
- Lastly, the scope of work does not include any modifications to the public stairs, ramp, or landscaping within Madrona Park.

Exhibit F.2; Email dated July 16, 2018, Charlotte Williams. 2452 N. Alberta St., with concerns.

Summary of Comments:

- Renderings appear to inaccurately display the open land and walkway in exhibit A.62 and show the open land as part of the Adidas campus rather than the neighborhood.
- Requests that the number of windows in the East side be kept to a minimum, noting the new South Building is less than 50 feet from her house.
- Roof terrace be kept away from the East edge.
- Additionally, concern over the materiality [potentially shiny metal] of the building.

Staff Response:

- The rendering shown on exhibit A.62 shows the neighborhood sidewalk with existing landscaping removed to more clearly show the south building beyond. The sidewalk and landscaping in front of the existing site wall will not be changed as this is being preserved to continue to serve as a landscape buffer between Adidas land and the neighbors.
- The number of windows was also requested to be kept at a minimum during the DAR process by the neighbor, and Staff has advised to continue to keep the number of windows on this façade at a minimum, while also balancing the need to daylight the interior spaces for certain programs.
- Additional information related to design concerns are addressed in the “Findings” below.

Exhibit F.3; Email dated July 20, 2018, David E. Manning, 2830 N Emerson Ct, with concerns.

Summary of Comments:

- Concerned that the Silver Site / Loading Building has not been scrutinized as closely as the other larger building proposals and is concerned with its proximity to his house and property.
- States that the loading building is inaccurately located 190’ from his residence in the drawings.

Staff Response:

- The Silver Site / Loading Building is situated 15' away from the North property line as exhibited in C.500 in compliance with Title 33, Portland Zoning Code. The distance provided as 190' by the neighbor is not shown in the drawings, as the house shown is approximately 65' to the North of the property line, seen in exhibit C.500.
- Additional information related to the loading building are addressed in the "Findings" below.

Exhibit F.4; Email dated July 24, 2018, Ben Bryant, 2611 N. Sumner Street, with concerns.

Summary of Comments:

- The neighbor asks for a designated location on Adidas property for employee smoking.

Staff Response:

- Adidas has stated it is looking into addressing these concerns with the Overlook Neighborhood Association and has issued a newsletter to its employees, as exhibited on C.800.

Exhibit F.5; Letter and attachments dated July 27, 2018, Daniel Drake, 5212 N. Delaware Ave, with concerns.

Summary of Comments:

- The new curb cut at the Silver Site loading building will create increased cross traffic on N. Greeley Ave near the Emerson St. intersection.
- The new garage entrance aligns with N. Sumner, going against a previous LUR decision to avoid vehicle access to N. Sumner and N. Delaware from N. Greeley. The neighbor believes this garage entrance will create noise and activity not wanted by the residences. The neighbor is also concerned pushing the bus stop North of its current location will cause crossing problems across N. Greeley.
- The FAR calculations are incorrect and do not account for the Plaza Level Garage.
- Siting and massing of the North building and suggests it would be better placed on the Silver Site.
- The massing of the North building isn't relating to the residential zone.
- The proposed drop off is creating a car-centric courtyard that replaces the pedestrian focused entry and plaza with a vehicular entry.

Staff Response:

- Regarding PBOT related traffic impacts, the Applicant has completed a traffic study and will be completing a robust TDM prior to building permit. See PBOT comments [Exhibit E.5] above.
- Staff calculated the FAR for the site, and it is correctly depicted on Exhibits A.05-08. The allowable FAR for the site is 3:1. Total existing + proposed is 1.09:1.
- Site G (proposed North Building location) is the largest available site on campus, within close proximity to Greeley that would allow for an improved arrival experience and more efficient signaled intersection than the current condition.
- Site H (proposed South Building location) is a currently under-utilized tennis court but has limitations structurally due to the existing underground parking garage requiring a smaller building on this site. Therefore, the smaller amenities building is located here and is also used to activate the Southern edge of the village and adjacent Madrona Park.
- Lastly, the Silver Site has an existing underground office building below the parking lot. This site is bounded by the Environmental Boundary Line and is also much more difficult to build on the slope. Rather than demolish the existing building, the Silver Site is proposed to house the smallest building in a location that doesn't disturb the existing office building below ground. Site G is seen as the optimal location for the largest building to accommodate the needs of the Adidas office program, while also strengthening the arrival sequence and further framing the heart of the village – the existing plaza and soccer pitch. Furthermore, Sites G and H were previously identified

as future building sites in the original approved 1999 Land Use Design Review [LU 99-00742 DZ].

- Concerns related to massing, building locations and car centric courtyard design are addressed in the “Findings” below.

Exhibit F.6; Email dated July 27, 2018, Steve Milano, 2432 N. Sumner St., with concerns.

Summary of Neighbor Comments:

- Siting of buildings on Sites G and H goes against the spirit of the masterplan.
- The North Building will be located 50’ away from his house and the massing is a monolithic barrier between the campus and the village and the North Building massing should be lower towards the street and higher towards the plaza.
- Adidas employees’ parking in the neighborhood and the impact of more employees being on campus in the future.

Response:

- As exhibited on C.100 and C.101, the Land Use Review 99-00742 DZ envisioned and planned for two new buildings to be located on Sites G and H. The proposed buildings are located on the same sites but set back further from the PL than what was previously shown.
- The North Building is located about 94’ from the subject neighbor’s house. Additional information related to massing and building locations are addressed in the “Findings” below.
- Regarding the parking of Adidas employees in the neighborhood, Adidas ass directly addressing these concerns with the Overlook Neighborhood Association and has issued a newsletter to its employees, as exhibited on C.800.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland’s urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland’s urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Responses to the Design Guidelines are addressed by “Three Tenets of Design Review”: Context, Public Realm, and Quality and Permanence.

Context: P1, P2, P3, D7

P1 - Community Plan Area Character:

Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.

Findings:

The design of the site and buildings successfully reinforces the original 1999 Land Use Approval’s response to topography, urban park lands, and village connections to the neighborhood in a variety of ways. The new buildings respond to the existing structures with geometry and massing that mediates between the existing structures following the topographic angle of N Greeley and the neighborhood grid, a north to south orientation.

In regards to scale, the new buildings respond to both the existing structures and the adjacent neighboring houses in the following ways:

- The North Building (Bldg G) and the South Building (Bldg H) are setback 25’ from the property line on the ground floors, providing a significant setback and well landscaped foreground to both building frontages across from single family residential homes.
- The deep 25’ green landscape buffer not only acts as a soft transition between the neighborhood and village but enhances the required pedestrian access to the center of the site, the “heart of the village”, remaining open for pedestrian circulation and neighborhood connections.
- The North Building’s mass is broken up on the North edge to further respond to the residential house fronts across N. Sumner. Additionally, due to design changes and feedback during the early assistance opportunities, the upper workspace levels of the North Building are setback further along the North and East edges to further reduce the impact of the massing to the street level and houses across on N. Sumner and N. Delaware.
- The South building takes advantage of views of Madrona Park and the further expanse of the bluff views.
- The loading building on the Silver Site responds to the scale and character of the adjacent houses to the north with a smaller scale and gabled roof.

Lastly, a significant contribution to the site and neighborhood is the realigned and redesigned vehicular and pedestrian intersection to the Adidas Campus at N Greeley. The realigned vehicular access more than 50’ to the south of the N Sumner Street right-of-way will remove the current vehicular visual alignment along N Sumner, as well as create a new publicly accessible park space, currently named “Village Park.” The addition of the new Village Park also enhances the sense of place as a destination for Overlook neighbors, as well as providing a northern park-like open space and buffer to single family homes to the north.

For these reasons above, the project meets this design guideline.

P2- Historic and Conservation Districts:

Enhance identity of historic and conservation districts, using features that reinforce area's significance.

Findings:

The site is not in a Historic or Conservation District, therefore these design guidelines do not apply.

P3 - Gateways:

Develop or strengthen the transitional role of gateways identified in adopted in community and neighborhood plans.

Findings:

Emphasis on the previously-defined gateway at the sky bridge and Blue Building (Bldg E) will be retained, while a newly realigned intersection design to the North will create a new entrance to the Adidas Campus. Combined with relocated public transportation infrastructure and future bike lanes and crosswalks, this newly defined gateway intersection will strengthen the entry arrival to the village. The relocated entry intersection is an extremely positive improvement for the neighborhood, with pedestrian access in and around the site being greatly improved for the benefit of the neighborhood and campus. Additionally, the new Village Park will act as a gateway to the Overlook Neighborhood with the new park maintaining a residential scale without a corporate style where residents can enjoy the greenspace.

For these reasons above, the project meets this design guideline.

D7 - Blending into the Neighborhood:

Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings:

The design of the buildings blends the geometries of the existing village buildings, based on alignment with N. Greeley, and with the grid of the neighborhood to the North and East. The North Building (Bldg G) breaks down in scale in massing shifts and an articulated expression of each floor level further reducing the appearance of the comparatively taller massing of the office building to respond to the single family residential scale to the North and the East. Additional design details for the North Building include:

- The mass of the North Building steps back significantly in the middle of N. Sumner to break the building into two bars to reduce the scale to relate more to the size of the houses across the street as seen on C.311.
- Additionally, the building is set back 25' on the ground floor from the Property Line, with increasing setbacks on floors 2-5 as shown in Exhibits C.102 and C.310.
- Along the East and West facades, the mass is further articulated with a “fluttering” of the façade [additional setbacks] as the building steps further back on upper levels. This helps to break down the scale of this long façade fronting the neighbors across N Delaware on single family residential zoned properties.
- Additionally, the introduction of a gradating series of sawtooth ACM panels are used to break down the scale into a finer rhythm of light and shadow play along each level.
- A 25' deep landscape buffer further separates the building from the neighbors and is also articulated by residentially scaled planting zones and site walls.

The South Building is four stories above the existing parking garage base and has a recessed top floor. Combined with the required 25' landscaped setback from all street facing property lines, the buildings' massing and height is mitigated while still permitting the campus expansion of office uses within the allowed zoning for General Employment Zones. Additional design details for the North Building include:

- The material of the South Building will be two colors of Aluminum Composite Material [ACM] panels. Most of the building will be a flat paneled matte Bronze color with the vertical fins being a triangular shape in a metallic Champagne Bronze color.
- Both will have low reflectivity and finish, reducing any negative impact from glare, but the Champagne Bronze will have a slight metallic sheen to provide a subtle play of light and shadow on the facades that should not have a negative impact on adjacent properties, particularly considering the 60'+ setback from the building face.

The Loading Dock Building consists of 3 Type A loading stalls and an additional bay for trash to be contained in, as well as associated interior office and support spaces. The building design

considered its shape, location, and orientation and was cut into the slope to further sink it lower into the grade to protect the neighbors from the sound, sightlines, and exhaust of the delivery trucks. Additional considerations included:

- The Loading Building places it on topography that is at a lower level than the adjacent neighbors, with the drive being approximately 7' lower than the grade at the Property Line and even further below the grade the adjacent houses sit on, shown in drawing 3 on Exhibit C.502.
- The North wall is constructed of a solid masonry wall with a pitched roof covering the loading bays to further contain sound and exhaust.
- The size of the building remains modest in comparison to other site improvements, placing it more in the residential scale of buildings to more closely relate to the adjacent neighbors.
- The materials consist of fiber cement vertical siding and a pitched metal standing seam roof, all in a residential proportion.

For these reasons above, the project meets this design guideline.

Public Realm: E1, E2, E3, E4, E5, D1, D2, D3, D4, D5

E1 - Pedestrian Networks:

Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that links destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings:

The Adidas Village building additions continue to emphasize pedestrian circulation, maintaining all open space connections that are easily accessible from both the village and neighbors. Public ROW's through the site are not only maintained as required by the 1999 Land Use Decision's Conditions of Approval, but improved with the addition of more landscaping and active uses to enliven the spaces and encourage movement through the site, connecting the neighborhood to businesses and transportation on N. Greeley. The newly shifted entry drive and reworked grading at N. Sumner simplifies pedestrian connections at the North edge of the site from N. Delaware to N. Greeley. A new pedestrian connection is created from the proposed village park at N. Sumner, South to the heart of campus. The relocated entry intersection is a great improvement to the neighborhood, with enhanced pedestrian access in and around the campus and to the surrounding neighborhood.

For these reasons above, the project meets this design guideline.

E2 - Stopping Places:

New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

Findings:

New seating and stopping places will be added within the main plaza as well as the addition of a new entry pavilion and corresponding village park. The new café and porch at the North side of the plaza and along the East edge of the soccer field will further activate the plaza by providing additional seating opportunities with movable furniture, planters, and low walls. The design for the shared pedestrian and vehicular entry drive emphasizes the arrival to the village with a pedestrian-oriented overlook, while the village park creates stopping places for neighbors moving through the Overlook neighborhood.

For these reasons above, the project meets this design guideline.

E3 - The Sidewalk Level of Buildings:

Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

Findings:

Covered walkways along the entry sequence of the North building will provide protection from the elements while identifying the entrance with a smaller scale, more intimate covered approach. Overhangs at both the North and South buildings provide outdoor covered areas for active use facing the main plaza and soccer pitch, with programming encouraging pedestrian active uses and interactions as well as public gathering places. Glass at the main levels of the North and South building provide clear views to activities inside. Street level facades of the North Building and landscape along the property lines respond to the elevated houses and topography across N. Sumner and N. Delaware streets.

For these reasons above, the project meets this design guideline.

E4 - Corners that Build Active Intersections:

Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

Findings:

The addition of the village park and realigned intersection will create a new active and clearly-defined central village intersection. The main plaza also defines an active central pedestrian intersection accessible from all village buildings and neighboring houses by means of the retained pedestrian ROW paths. Space is also planned to receive a future entry pavilion that could further add to activity of this publicly accessible intersection.

For these reasons above, the project meets this design guideline.

E5 - Light, Wind, Rain:

Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings:

Covered walkways along the entry sequence of the North and South buildings will provide protection from the elements upon entry to the North Building, South Building, and main plaza. Overhangs on both North and South buildings provide active covered spaces facing the main plaza and soccer field for use in all seasons. Street trees and plaza trees, along with new landscaping in the setbacks along the property lines provide shade and softens the built environment, making an easier transition between the residential area and adidas village.

For these reasons above, the project meets this design guideline.

D1 - Outdoor Areas:

When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians.

Findings:

Building footprints cover approximately 41% of the east village site. Pedestrian circulation remains as the primary organizing structure of the site, being the centrally-accessible connector between all village buildings. Connections are maintained between significant outdoor areas, including the neighborhood, Madrona Park, across Greeley. A new outdoor public café porch in the plaza will focus energy at the heart of the village, along with the upper Adidas cafeteria deck, soccer pitch seating, and outdoor exercise areas. An additional village park is proposed at the west end of the N. Sumner St. ROW for public use.

For these reasons above, the project meets this design guideline.

D2 - Main Entrances:

Make the main entrances to buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings:

The East Village Expansion maintains the village concept, with the plaza serving as the unifying connector to all areas of the village. The arrival sequence is improved with a grander entry sequence leading up to the Arrival Plaza from N. Greeley Ave and directing visitor's view to the heart of the village below in the main plaza, as further described in Design Guidelines E1, E2, E4, and D1 above. Individual building entries further activate the main unifying plaza. The centralized double-height public café / lobby for the North Building anchors the building to both the village pedestrian and vehicular arrival sequence as well as to the main plaza below. The new plaza porch at the North Building and the active ground floor of the South Building both front the soccer field, serving to connect indoor and outdoor activity. The importance of the active use on the plaza frontages to unify and improve the overall village plaza entry.

For these reasons above, the project meets this design guideline.

D3 - Landscape Features:

Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings:

Street trees and landscape buffers along Greeley are maintained and improved to provide visual and physical separation between vehicles and pedestrians. The improved plaza is to include plantings, open and active space, recreation, and circulation connecting the village and the neighbors. Pathways are maintained connecting to Madrona Park and extended to connect to the new village park at the North end of the site. New and seasonally expressive landscaping within the generous 25' setback along the North and East property lines help to transition from the village to neighborhood by relating to existing language of berms and retaining walls while breaking down to reflect the scale of the neighboring houses and yards.

For these reasons above, the project meets this design guideline.

D4 - Parking Areas and Garages:

Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings:

The existing surface parking lot will be relocated to a new 5-story underground parking beneath the North Building that connects to the existing underground garage below the existing plaza and new South building. This additional parking area and access will allow for more efficient vehicular movement at peak times with exits at both lighted intersections. The proposed "Arrival Plaza" offers a view overlooking the heart of the village. This is the end of the arrival sequence, making the arrival more of an experiential sequence taking visitors into the heart of the village upon entry whether travelling by car, bike or walking, as the drive design will have alternative paving patterns and designs, much like a woonerf street, which will encourage mixing of transportation modes [cars, bikes, scooters, etc] and ultimately create a safe transition and "main entrance" experience to the village.

The newly aligned N Greeley intersection North of the skybridge will greatly mitigate vehicles moving in and around the site and serve as an immediately helpful improvement for the site and the surrounding area. Additional aspects of the proposed N Greeley improvements include:

- The existing entry intersection South to align with the existing entry at Building A as should on Exhibit C.100. This creates a better flow of traffic, reducing the amount of intersections on Greeley and aligning the vehicular and pedestrian traffic, as well as the bus stop in one location at the North end of the site, while maintaining the other signaled intersection at the South end of the site at the existing underground parking entry.
- The new entry sequence is envisioned to begin at the existing “Village Entry” on N. Greeley at the Blue Building and continue North on Greeley to the new aligned signaled intersection.
- The new Village Park and arrival drive help pedestrians and vehicles to clearly distinguish the entry to the village and continue the sequence up the sidewalk and entry drive to the Arrival Plaza.
- A 6’ dedication to the ROW along the existing Silver Site parking lot on the West side of Greeley will provide a more continuous edge. This lot will be restriped with better vehicular flow with new landscaping to help shade and conceal vehicles and the new loading area.
- The new curb cut at the Silver Site will be a right turn only for entry and exiting to avoid cross traffic on N. Greeley Ave. Cross traffic will be consolidated to the new aligned signaled intersection at the entry arrival.

For these reasons above, the project meets this design guideline.

D5 - Crime Prevention:

Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings:

Security on site is maintained with the continuation of well-lit walks and open spaces visibly accessible from all directions. Site lighting will include bollard and pole lights, as well as recessed lights at stairs and retaining walls. Security gates will maintain separation of the garage to plaza. The South Building will become an active hub, drawing people to the underused Southeast corner of the village. This amenity building will not only provide views out to the West hills, it will also serve to provide additional safety at the Eastern and Southern edges of the village and Madrona Park by providing “eyes on the park” with more glazing facing the park to allow more views to and from Madrona park. Additionally, large glass facades fronting the plaza encourage visibility and promote an active, safe ground level plaza.

For these reasons above, the project meets this design guideline.

Quality and Permanence: D6, D8

D6 - Architectural Integrity:

Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D8 - Interest, Quality, and Composition:

All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings:

Rigid Aluminum Composite Material [ACM] panels will be used to relate to the materiality of the existing village buildings, while respectfully being different with a more restrained color palette, minimal patterning, and additional detailing that accentuates the massing shifts. The facade of the North building will make use of a sawtooth pattern of smaller scale panels with varying orientations to create patterns with the play of light and shadow while breaking down the scale of the building. The facade of the South building will be ACM with a deep vertical fin creating a different play of light while providing more privacy for the neighbors at oblique angles. The

architectural contrast of the new buildings from the existing campus buildings creates a nice shift in style and adds a finer grained texture that is more neighborly to the adjacent homes in scale and color. Additional aspects of design quality and interest include:

- The vertical fins conceal the windows from oblique views detailed in drawing 4 on C.416. While the site is 50' from the adjacent property, the building is actually set back further and is a total of 62'-6". Combined with the architectural detailing, the building setback and landscaping greatly improves the transition from the residential zone to the general employment zone.
- The roof terrace railing is set back from the building edges by 7'-10" with a green roof border running around all edges. This will prevent occupants of the roof terrace from being at the edges of the building overlooking the neighbors and provides an inaccessible buffer to respect the neighbors.
- The material of the South Building will be two colors of ACM panels. Most of the building will be a flat paneled matte Bronze color with the vertical fins being a triangular shape in a metallic Champagne Bronze color. Both will have low reflectivity and finish, reducing any negative impact from glare, but the Champagne Bronze will have a slight metallic sheen to provide a subtle play of light and shadow on the facades that should not have a negative impact on adjacent properties, particularly considering the 60'+ setback from the building face.

For these reasons above, the project meets these design guidelines.

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. These 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 concentration of uses) 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:

- Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification Request: **Bicycle Parking Stall Width (33.266.220.C3).** Required – a space 24" x 6' must be provided for each required bicycle parking space. Proposed – 18" spacing, instead of 24", for hung racks with a 6" vertical stagger.

Bicycle Parking Standard (33.266.220.C.3.b): A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components. The project proposes staggered vertical storage, dimensioned at 18" x 42" with a 5' walk aisle.

Bicycle Parking Purpose Statement: These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonable safeguarded from intentional or accidental damage.

Findings:

33.825.040.A - Better meets design guidelines.

The project includes 241 long term / short term bicycle parking spaces which exceeds the code requirement. All 241 spaces are covered in a secure room. Accommodating the bicycle parking spaces within a 24” module would greatly reduce the amount of parking spaces while consuming more floor area. The project aims to accommodate more cyclists and encourage sustainable means of transportation and reduce car traffic on site. Using an 18” wide vertical hanging bike rack will result in a much more efficient use of space. The resulting development will better meet design guidelines by creating an active ground floor with bike parking and an incorporated bike shop, as well as locating this bike parking area along the main pedestrian routes connecting all parts of the village.

33.825.040.B – Consistent with the Purpose of the Standard.

The proposed bike rack system is designed to stagger bikes vertically to allow the handle bars to overlap which eases the hanging and locking of the bikes. This allows the same ease of use as a standard 24” spacing within an 18” space. A 5’ walkway is maintained beyond the space allowed for the rack and hanging bikes. The rack systems will be located within a secure bike room, located in the plaza area at the heart of the village, easily accessed from all buildings and directly connected to the North building. The bicycle parking system is safe, secure, conveniently located, and designed to avoid initial or accidental damage to bicycles. The resulting development will better meet the purpose of the standard.

For these reasons above, the Modification Request meets the Approval Criteria.

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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The original 1999 Land Use Design Review Approval Conclusion stated:

Adidas Village is a very ambitious multi-building development on a topographically challenging site. The solution is thoughtfully and skillfully designed to serve the needs of both the private and public users. When complete, the project will certainly be a positive asset to the neighborhood and the City.

The 2018 applicant team for the expansion of Adidas Village specifically referenced the 1999 decision throughout the process, not only meeting these goals, but expanding and enhancing several aspects of the original design. The proposed expansion of the Adidas Village establishes a renewed “sense of place” for Adidas Village, and for the Overlook Neighborhood.

Specifically, the architectural expression of the new buildings combines modern building technologies, creative massing shifts and material articulation to express a finely detailed composition of buildings that transition well to their lower scale residential neighbors. To further the transition of the General Employment zoned site to the single family residential zone properties, particularly deep setbacks, creatively landscaped with native plants and trees, has been thoughtfully designed to embrace and enhance the new and existing buildings, while creating a vibrant landscape foreground along the N Sumner Street and N Delaware Avenue frontages. The realigned N. Greeley Avenue intersection away from N Sumner Street is a particularly beneficial move, not only improving traffic flow and access, but creating a new publicly accessible park space at the end of N Sumner. Other site improvements such as realigning the soccer field to include a deeper setback condition and enhancing the publicly

accessible walkways and passages through and around the site with additional landscaping, all combine to form an extremely successful composition that will enhance the campus and contribution to the Overlook Neighborhood.

The proposal meets, and exceeds in some areas, the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Design Review **approval** for the Adidas Village Expansion Project.

Approval includes three new buildings, a multi-level underground parking garage, renovation to the existing plaza and soccer field, new landscaping, non-standard improvements in the right-of-way, and relocation of the Adidas Village arrival drive along N. Greeley Ave.

Modification Approval to reduce the **Bicycle Parking Stall Width (33.266.220.C3)** to 18" spacing for hung racks with a 6" vertical stagger.

Approval per the approved site plans, Exhibits C-100 through C-803, signed and dated August 13, 2018 subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-188440 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.

Staff Planner: Tim Heron



Decision rendered by: _____ **on August 13, 2018**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 17, 2018

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 June 18, 2018, and was determined to be complete on June 28, 2018.

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 June 18, 2018.

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 extend the 120-

day review period by 14 days. Unless further extended by the applicant, **the 120 days will expire on: November 9, 2018**

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, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 31, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional 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.

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 **September 4, 2018** 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 Statement

1. June 15, 2018 Narrative and Response to Design Guidelines
2. May 31, 2018 Neighborhood Contact Requirement
3. June 15, 2018 Preliminary Stormwater Management Report
4. May 22, 2018 Geo Technical Report
5. July 27, 2018 updated submittal narrative and drawings
6. July 31, 2018 Adidas Letter to Overlook Neighborhood Association
7. August 3, 2018 updated submittal narrative and drawings
8. August 9, 2018 14-day extension to 120-day review period

B. Zoning Map (attached)

C. Plans/Drawings:

Site

- | | |
|--|---|
| C.001 2000 Approved Site Plan | C.316 Sections at South Façade – Porch |
| C.100 Existing Site Plan | C.317 Section at East Façade – Venting |
| C.101 Proposed Site Plan [attached] | C.318 Typical Elevation + Section at West Façade |
| C.102 North-South Site Section | C.319 Typical Elevation + Section at North Façade |
| C.103 East-West Site Section | C.320 Typical Elevation + Section at North Façade Courtyard |
| C.104 Enlarged Sections at Street | C.321 Typical Elevation + Section at South Façade |
| Landscape | C.322 Detail at Arrival Level Entry |
| C.200 Civil Existing Conditions Plan | C.323 Detail at Plaza Level Entry |
| C.201 Civil Site + Grading Plan | C.324 Detail at Garage |
| C.202 Civil Utility Plan | C.325 Typical Details |
| C.203 Civil Stormwater Management Plan | C.326 Bicycle Parking Modification |
| C.204 Civil Public Works Plan | |
| C.205 Landscape Site Plan | |
| C.206 Landscape Materials Schedule | |
| C.207 Landscape Materials Plan -Sector 1 | |
| C.208 Landscape Materials Plan -Sector 2 | |

South Building

C.209 Landscape Planting Schedule	C.400 Plaza Level Plan 1
C.210 Landscape Planting Plan - Sector 1 [attached]	C.401 Upper Level Plan 2
C.211 Landscape Planting Plan - Sector 2 [attached]	C.402 Upper Level Plan 3
C.212 Landscape Planting Plan - Silver Site	C.403 Upper Level Plan 4
C.213 Landscape Site Sections	C.404 Roof Terrace Plan
C.214 Landscape Site Sections	C.405 North Elevation
C.215 Landscape Site Sections	C.406 East Elevation
C.216 Landscape Site Sections	C.407 South Elevation
C.217 Landscape Details - Wall Types	C.408 West Elevation
C.218 Landscape Details - Paving	C.409 Building Section
C.219 Landscape Details - Site Furnishings	C.410 Building Section
C.220 Landscape Details - Site Furnishings	C.411 Section at North Façade
Furnishings	C.412 Typical Elevation + Section at West Façade
C.221 Landscape Lighting	C.413 Typical Elevation + Section at East Façade
C.222 Landscape Lighting	C.414 Typical Elevation + Section at South Façade
C.223 Landscape Lighting	C.415 Typical Elevation + Section at North Façade
North Building	C.416 Typical Details
C.300 Plaza Level Plan 0	Loading Facility
C.301 Arrival Level Plan 1	C.500 Plans
C.302 Upper Level Plan 2	C.501 Elevations
C.303 Upper Level Plans 3-4	C.502 Building Sections
C.304 Upper Level Plan 5	C.503 Typical Section
C.305 Roof Plan	Yellow Building
C.306 North Elevation	C.600 North Elevation
C.307 East Elevation	C.601 East Elevation
C.308 South Elevation	C.602 East Elevation
C.309 West Elevation	
C.310 Building Sections	
C.311 Building Sections	
C.312 Building Sections	
C.313 Building Sections	
C.314 Elevation at South Façade	
C.315 Sections at South Façade – Terrace	
Appendix 'C' Spec Sheets	
C.700 Appendix 'C' Index	
C.701 Doors + Windows: Aluminum Curtain Wall	
C.702 Doors + Windows: Fiberglass Window-1	
C.703 Doors + Windows: Fiberglass Window-2	
C.704 Doors + Windows: Sliding Door	
C.705 Doors + Windows: Overhead Door	
C.706 Doors + Windows: Glass Garage Door	
C.707 Façade Materials: Board Formed Concrete	
C.708 Façade Materials: Composite Metal Panel	
C.709 Façade Materials: Fiber Cement Panel	
C.710 Façade Materials: Mechanical Screen	
C.711 Façade Materials: Louvers	
C.712 Mechanical Equipment: Air Handling Unit	
C.713 Mechanical Equipment: Cooling Tower	
C.714 Bike Rack	
Appendix 'C' Design Alternative Sheets	
C.800 Community Outreach Letters	
C.801 Design Alternative: Site Wall Location	
C.802 Design Alternative: Vault Location	
C.803 Design Alternative: Existing Garage Entry	

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Bureau of Environmental Services
2. Water Bureau
3. Life Safety Commercial Plan Review Response
4. Site Development Section of BDS
5. Bureau of Transportation Engineering

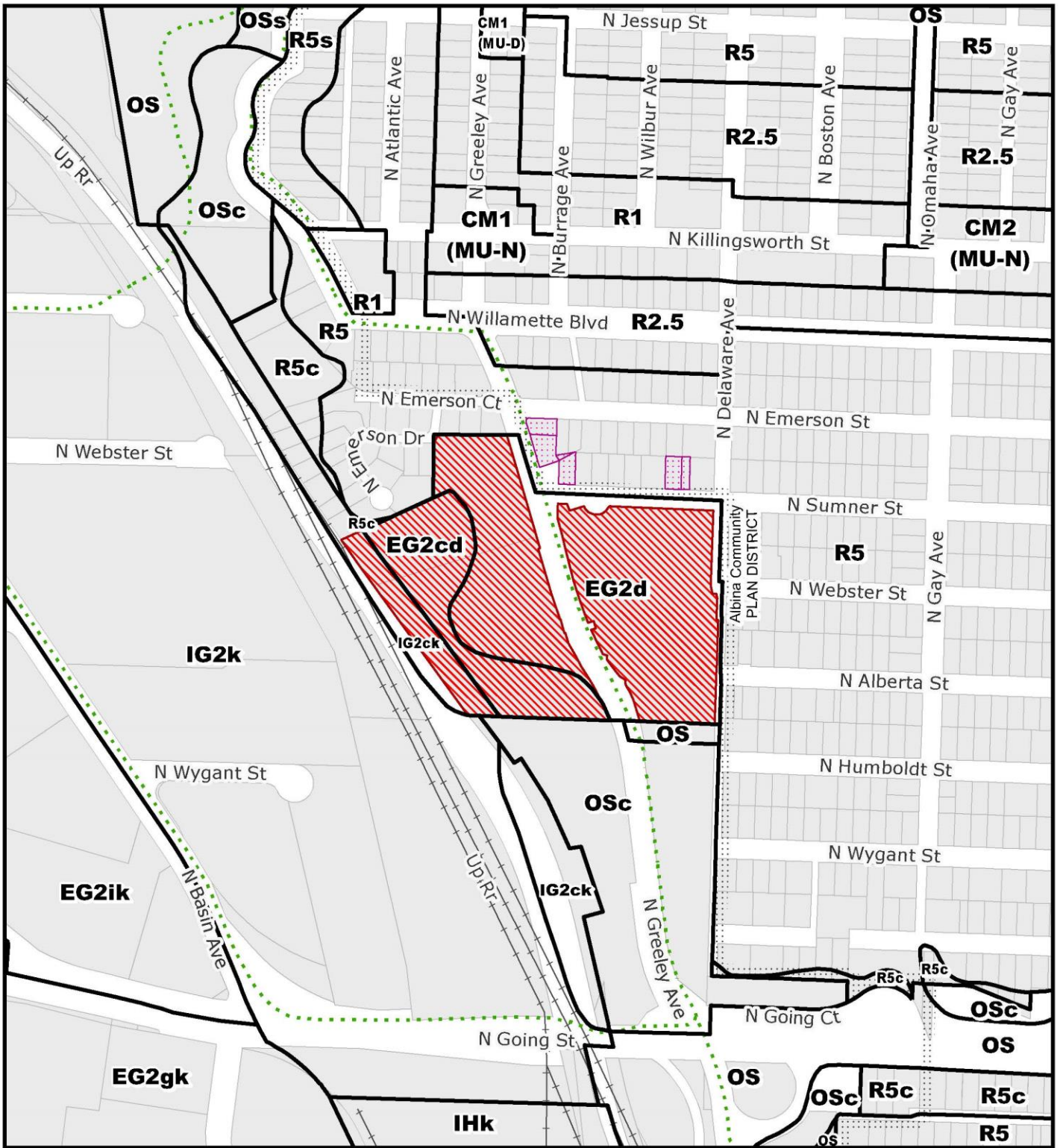
F. Correspondence:

1. July 10, 2018 email, Olivia Raymer, with concerns.
2. July 16, 2018 email, Charlotte Williams with concerns.
3. July 20, 2018 email, DE Manning with concerns.
4. July 24, 2018 email, Ben Bryant, with concerns.
5. July 27, 2018 letter and attachments, Daniel Drake, with concerns.
6. July 27, 2018 email, Steve Milano, with concerns.

G. Other:

1. Original LU Application
2. March 21, 2000 Decision of Approval for LUR 99-00784 DZ Adidas Village
3. June 4, 2018 EA 18-138980 DA Summary Notes for April 26, 2018 and May 24, 2018 Design Advice Request Meetings with the Design Commission

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).



ZONING

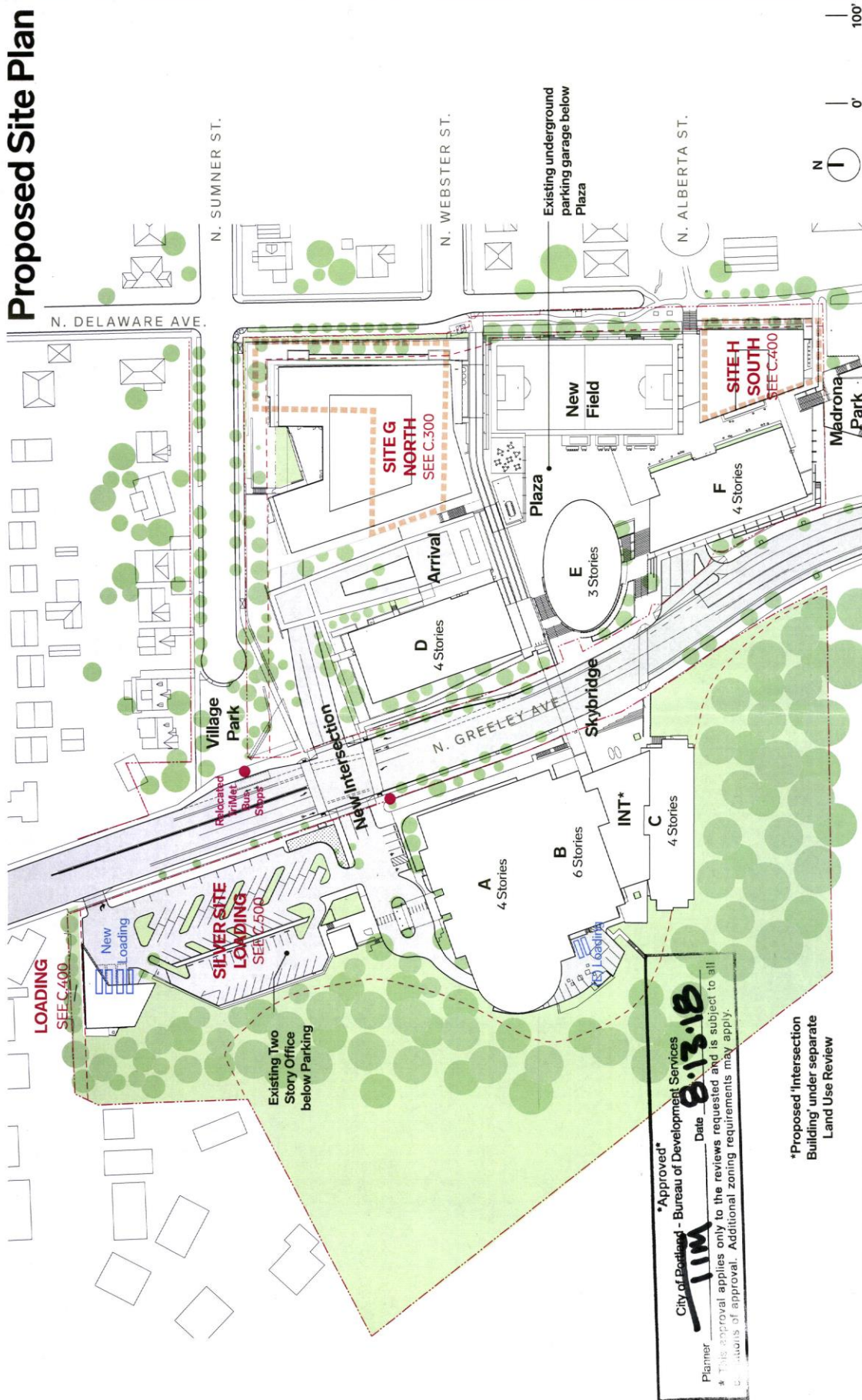
↑ NORTH

- Site
- Also Owned Parcels
- Recreational Trails

File No.	LU 18-188440 DZM
1/4 Section	2527
Scale	1 inch = 400 feet
State ID	1N1E21BA 10307
Exhibit	B Jun 26, 2018

Proposed Site Plan

UPDATE 07/27/2018



City of Brentwood - Bureau of Development Services
 Planner **TIM** Date **8.13.18**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

*Proposed 'Intersection Building' under separate Land Use Review

LAND USE REVIEW # LU 18-188440 DZM
 EXHIBIT C-101

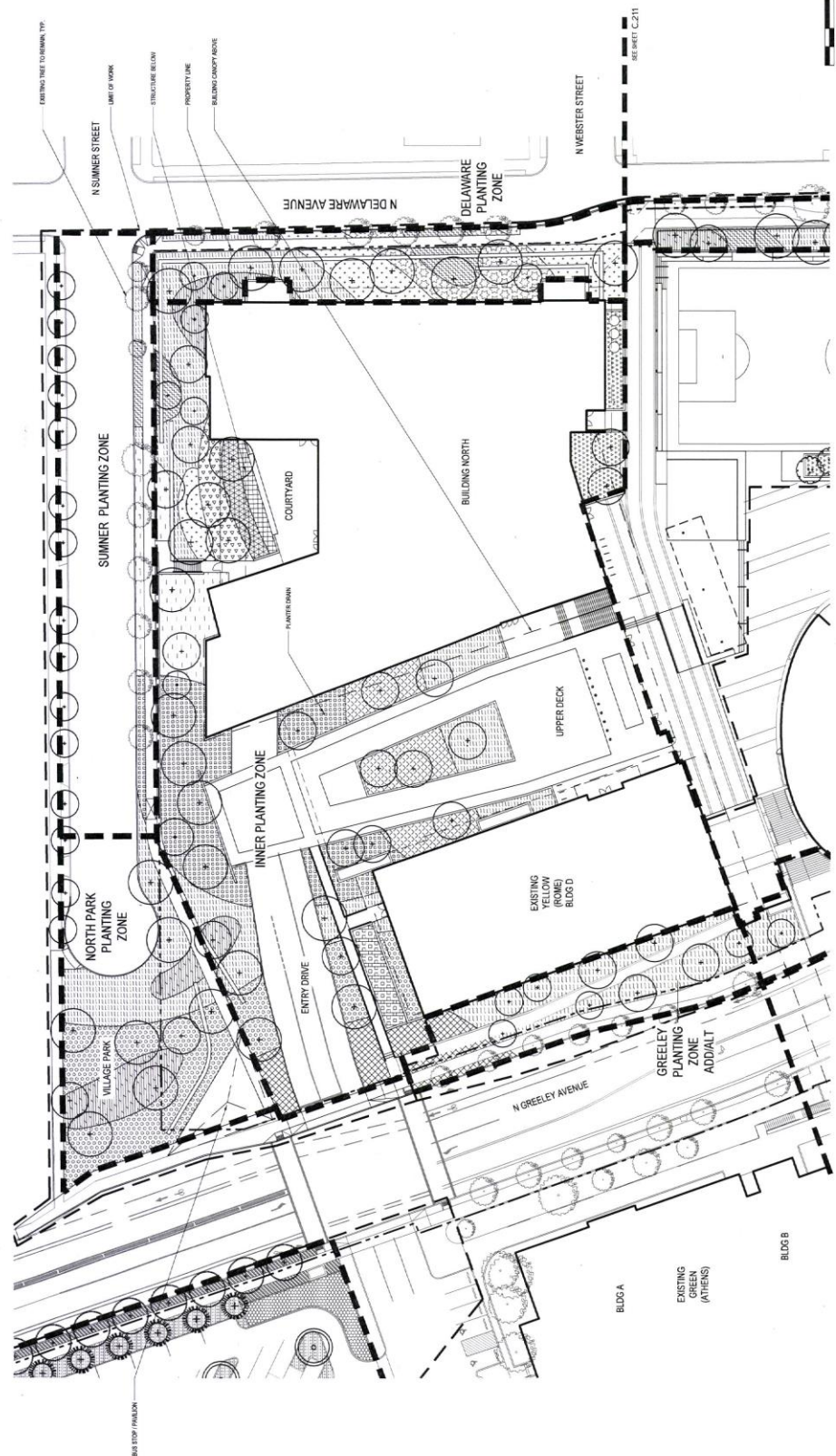
ADIDAS EAST VILLAGE EXPANSION
 JUNE 15, 2018

LEVER / O+D / GGN

Landscape Planting Plan

Sector 1

City of Portland - Bureau of Development Services
 Approved*
 Planner **MM** Date **8.13.18**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



LAND USE REVIEW # LU 18-188440 DZM
 EXHIBIT C-210

ADIDAS EAST VILLAGE EXPANSION
 JUNE 15, 2018

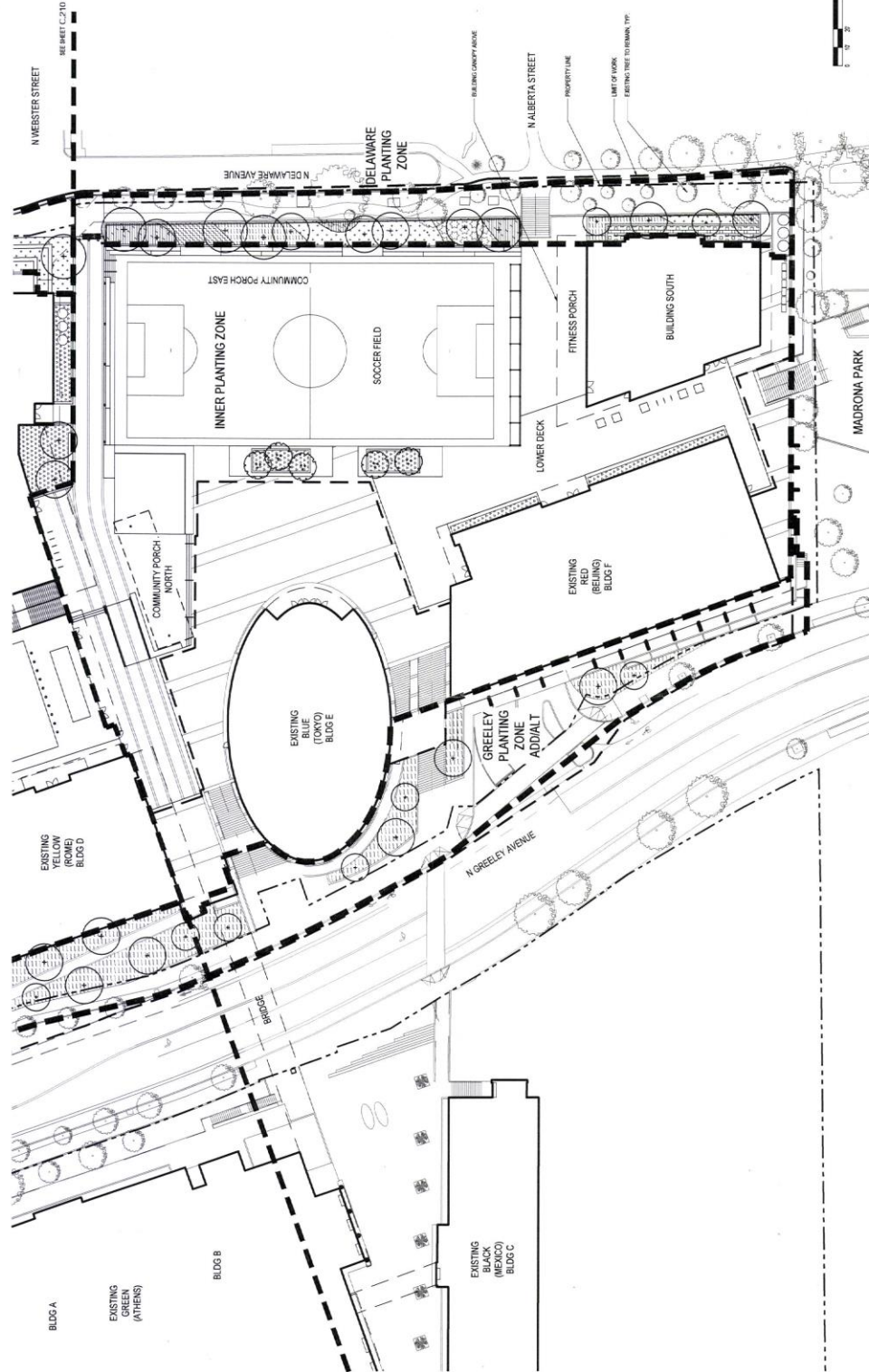
LEVER / o+d / GGN

Landscape Planting Plan

Sector 2

Approved
 City of Portland - Bureau of Development Services
 Planner **TJM** Date **6.13.18**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

UPDATE 07/27/2018



LAND USE REVIEW # LU 18-188440 DZM
 EXHIBIT C.211

ADIDAS EAST VILLAGE EXPANSION
 JUNE 15, 2018

LEVER / O+O / GGN