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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 7, 2012

To: Interested Person

From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on June 28, 2012**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-138787 DZ, in your letter. It also is helpful to address your letter to me, Kara Fioravanti.

CASE FILE NUMBER: LU 12-138787 DZ (PIONEER PLACE SKYBRIDGE DEMOLITION)

Applicant: Association of Unit Owners
700 SW 5th Avenue / Portland, OR 97204

Pioneer Place Limited Partnership
PO Box 617905 / Chicago, Il 60661-7905

Mark Witte, General Growth Properties
110 North Wacker Drive / Chicago, Il 60606

Representative: Todd Kimball, DLR Group
421 SW 6th Avenue, Suite 1212 / Portland, OR 97204

Site Address: 710 SW 5TH AVENUE and 850 SW 5TH AVENUE
Legal Description: LOT 1, PIONEER PLACE CONDOMINIUM; LOT 2, PIONEER PLACE CONDOMINIUM
Tax Account No.: R659800020, R659800040
State ID No.: 1S1E03BB 90001, 1S1E03BB 90002
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL: The applicant seeks Design Review approval to fully remove the existing skybridge over SW Yamhill Street between SW 4th and 5th Avenues. As part of this scope of work, the building openings where the skybridge is received will be infilled with a curtain wall system to match the existing surrounding curtain wall. (Please note: A pending Type III Design Review, LU 12-142348,

proposes to redevelop a portion of the building that is to the south of SW Yamhill between 4th and 5th. If that redevelopment occurs, which includes a new one-story retail building for a portion of the block, then the only curtain wall infill to occur will be at the building to the north of SW Yamhill between 4th and 5th.)

RELEVANT APPROVAL CRITERIA: In order to be approved, this proposal must comply with the relevant approval criteria, which are the Central City Fundamental Design Guidelines.

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. This application was submitted on May 23, 2012 and determined to be complete on **June 6, 2012.**

DECISION MAKING PROCESS The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

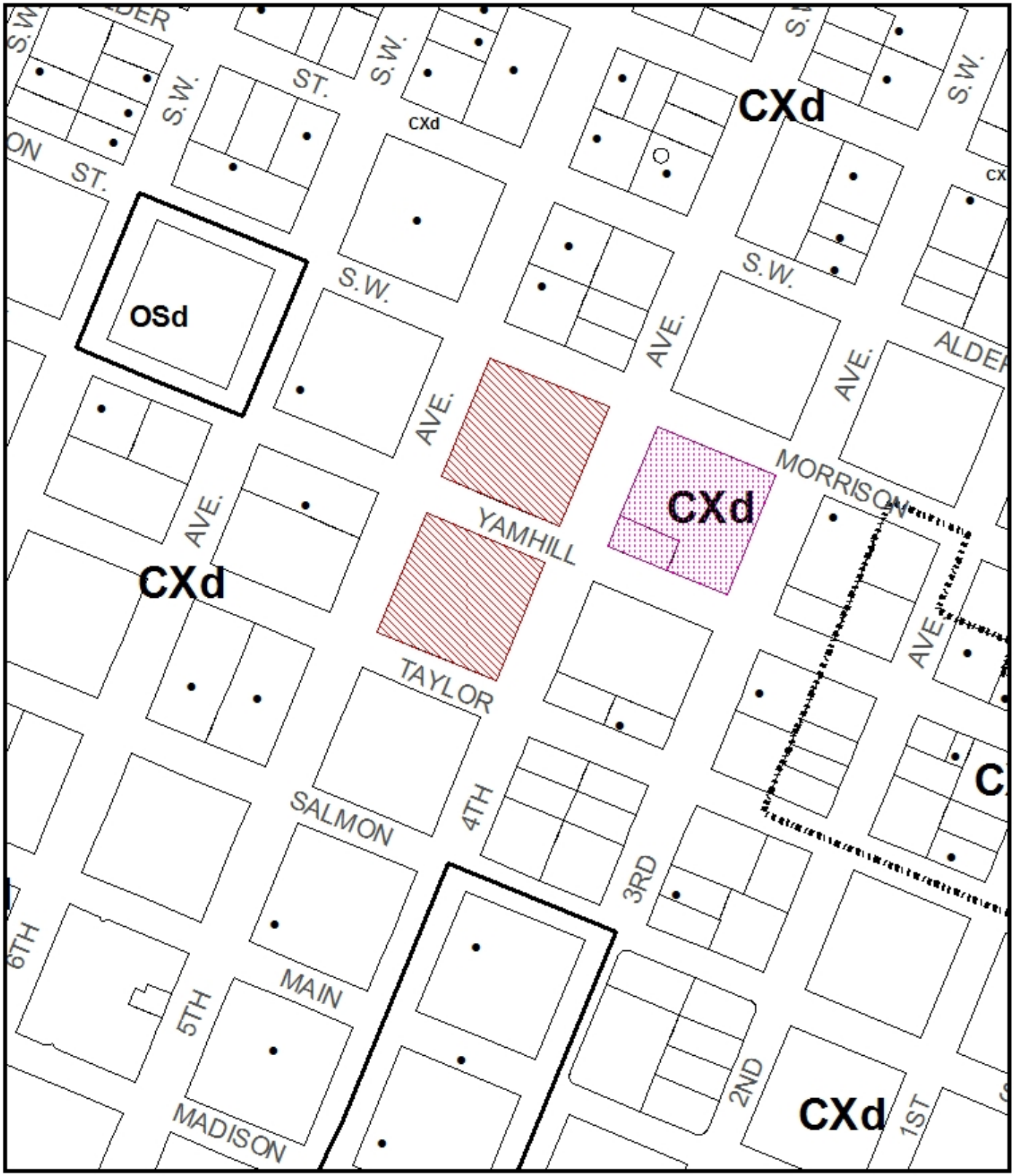
The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. *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 extended at the request of the applicant. 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.

APPEAL PROCESS If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing. There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures: Zoning Map, 2 elevations



ZONING

Site

Also Owned

Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 12-138787 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BB 90000
Exhibit	B (Jun 04,2012)

PIONEER PLACE TOWER

Portland, OR

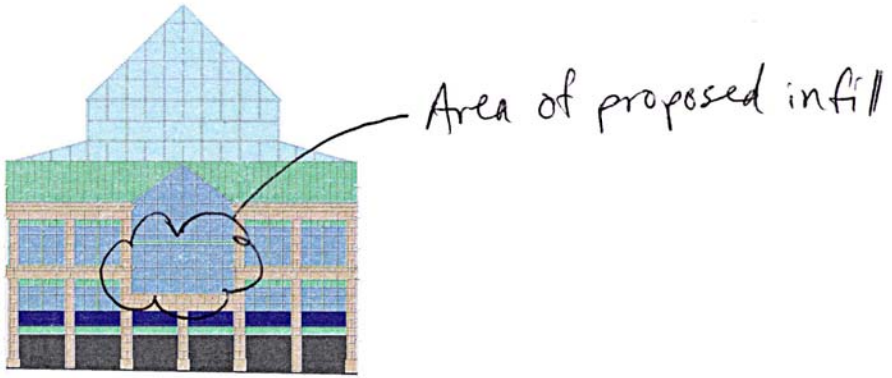
Phase 3

Design Review: May 1, 2012

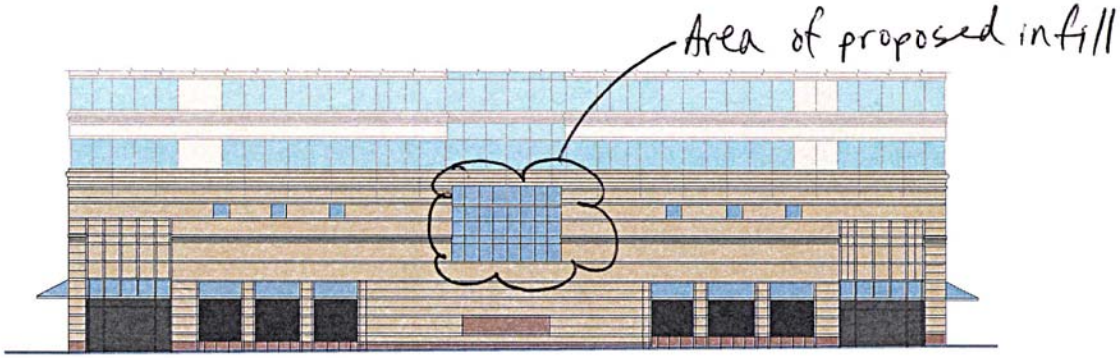
Proposed Elevations

existing lamp post, planters, and landscape not shown for clarity

LU 12-138787 DZ



propsed elevation of south facade of pavillion building (partial elevation)
note: this is the final elevation for this facade



propsed elevation of north facade of saks building
note: the changes to this elevation are carried as an alternate because later phases demolish of the entire 2-story facade shown.

DLR Group

GGP