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

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

Date: Monday, January 27, 2014
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@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 Tuesday, February 18, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the case file number, LU 14-101688 DZM, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 14-101688 DZM

Storefront Alterations at South Façade of Pioneer Place

Applicant: Bob Buchanan, Pioneer Place | 503-228-5800
888 SW 5th Avenue, Suite 930 | Portland OR 97204

Owner: Association of Unit Owners of Pioneer Place
700 SW 5th Avenue | Portland, OR 97204

Architect: Erica Obertelli, Winick Architecture
404 Garden Street | Santa Barbara, CA 93101

Site Address: 700 SW 5th Avenue

Legal Description: GENERAL COMMON ELEMENTS, PIONEER PLACE CONDOMINIUM; LOT 1, PIONEER PLACE CONDOMINIUM; LOT 2, PIONEER PLACE CONDOMINIUM; LOT 3, PIONEER PLACE CONDOMINIUM
Tax Account No.: R659800010, R659800020, R659800040, R659800060, R659800020, R659800020, R659800060, R659800040
State ID No.: 1S1E03BB 90000, 1S1E03BB 90001, 1S1E03BB 90002, 1S1E03BB 90003, 1S1E03BB1 90001, 1S1E03BB1 90001, 1S1E03BB1 90003, 1S1E03BB 90002
Quarter Section: 3129
Neighborhood: Portland Downtown; contact Jennifer Geske at 503-750-9843.
Business District: None
District Coalition: Neighbors West/Northwest; contact Mark Sieber at 503-823-4212.
Plan District: Central City Plan District; Downtown Subdistrict
Zoning: Central Commercial (CX) base zone; Design (d) overlay zone
Case Type: Design Review with a Modification (DZM)
Procedure: Type II (an administrative decision with appeal to the Design Commission)

PROPOSAL: The applicant requests Design Review approval for storefront alterations at the Pioneer Place full-block building bounded by SW 4th Avenue, Morrison Street, 5th Avenue, and Yamhill Street. The proposed alterations will occur on the south façade of the building, which abuts SW Yamhill Street. The proposal is confined to the tenant space currently occupied by the Louis Vuitton store. The proposal includes the following:

- The existing decorative patterning, which is an applied vinyl material, will be removed from all of the storefront windows.
- The existing revolving door will be removed and replaced with a clear-glazed storefront window that matches the other storefront windows of the tenant space.

Because the proposal is for non-exempt exterior alterations to an existing building on a site with Design overlay zoning in the Central City Plan District, Design Review is required prior to the issuance of building permits.

This Design Review includes one **Modification**. Per *33.140.242* of the Zoning Code, if a site has at least one frontage on a designated transit street, and the subject building has any floor area in nonresidential uses, at least one main entrance for each tenant space must face the transit street or be at an angle of up to 45 degrees from the transit street, measured from the street-property line. The proposal includes replacing the existing revolving door, which has served as the main entrance to the Louis Vuitton tenant space. As stated in the second bullet-point above, the revolving door will be replaced with storefront glazing. This warrants a Modification.

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:

- The Central City Fundamental Design Guidelines, and
- *33.825.040.A* and *B*: Approval Criteria for Modification through Design Review.

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 January 7, 2014 and determined to be complete on January 22, 2014.

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.

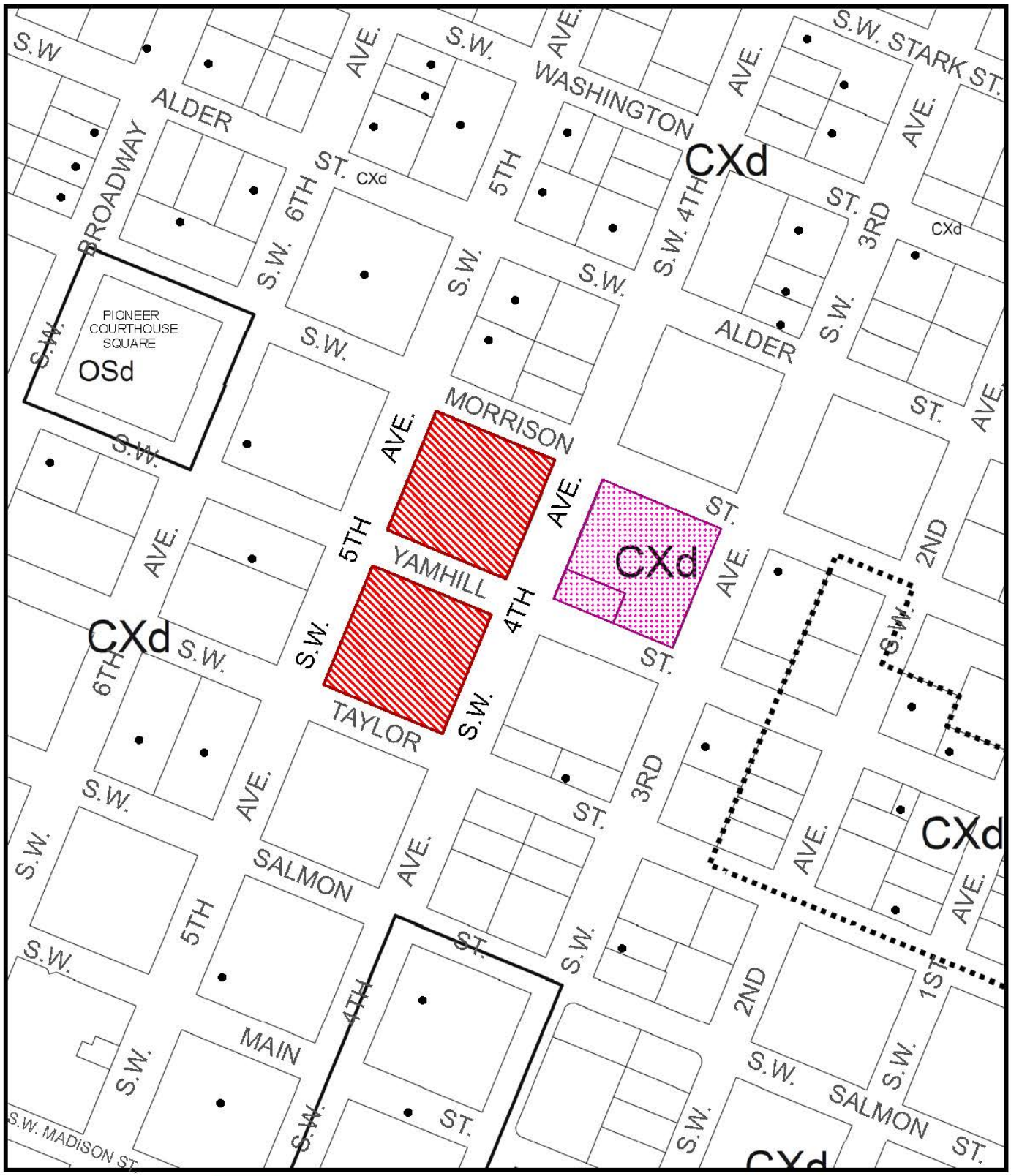
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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
Site Plan
Existing Elevation Drawing
Proposed Elevation Drawing



ZONING

Site

Also Owned

Historic Landmark

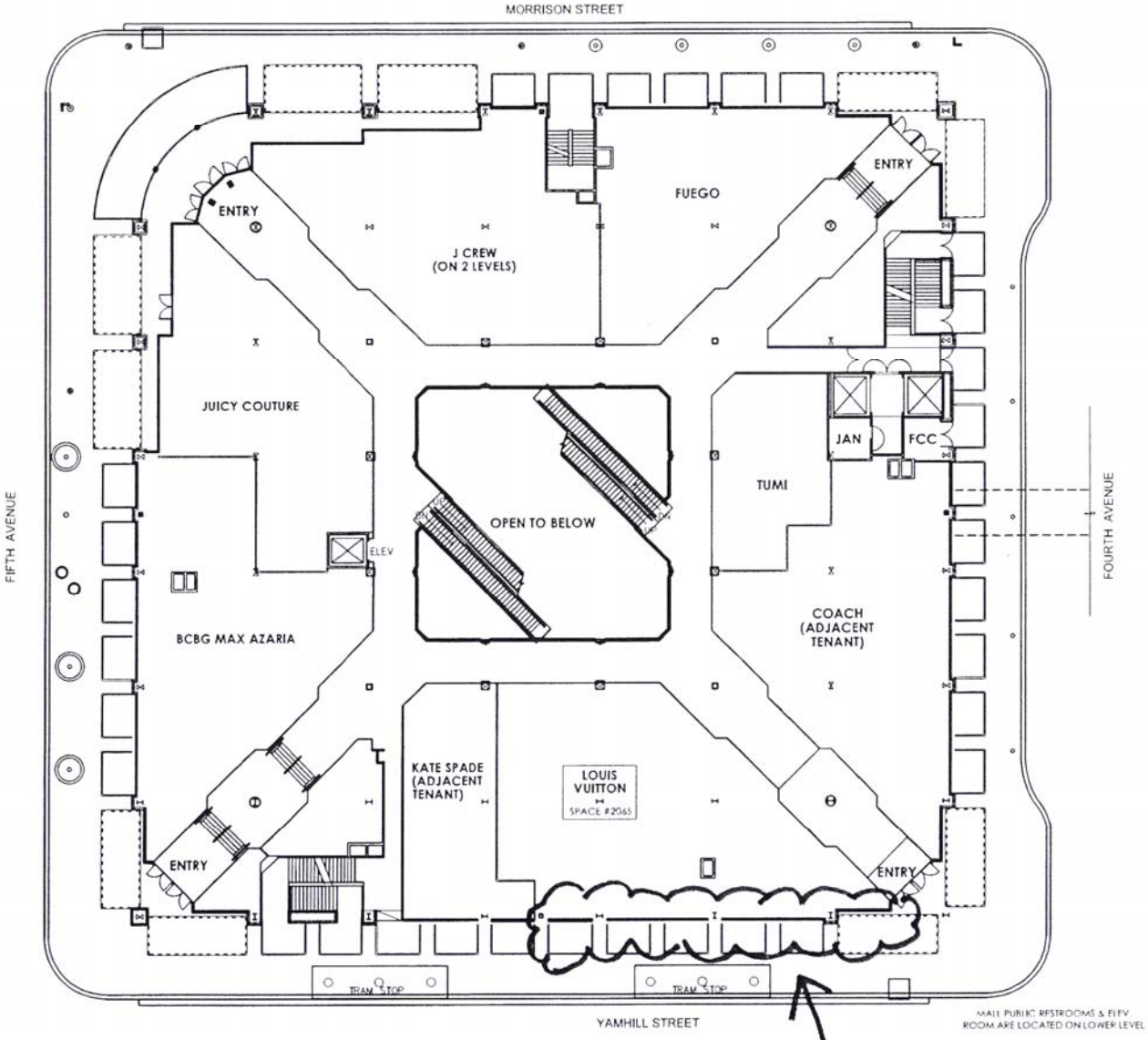
NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN

File No. LU 14-101688 DZM
1/4 Section 3129
Scale 1 inch = 200 feet
State_Id 1S1E03BB 90000
Exhibit B (Jan 08,2014)

Site Plan

Pioneer Place



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Area of Work

1 SITE PLAN
1/16" = 1'-0"

Scale: 1/16" = 1'-0"

Reduced sheet size.

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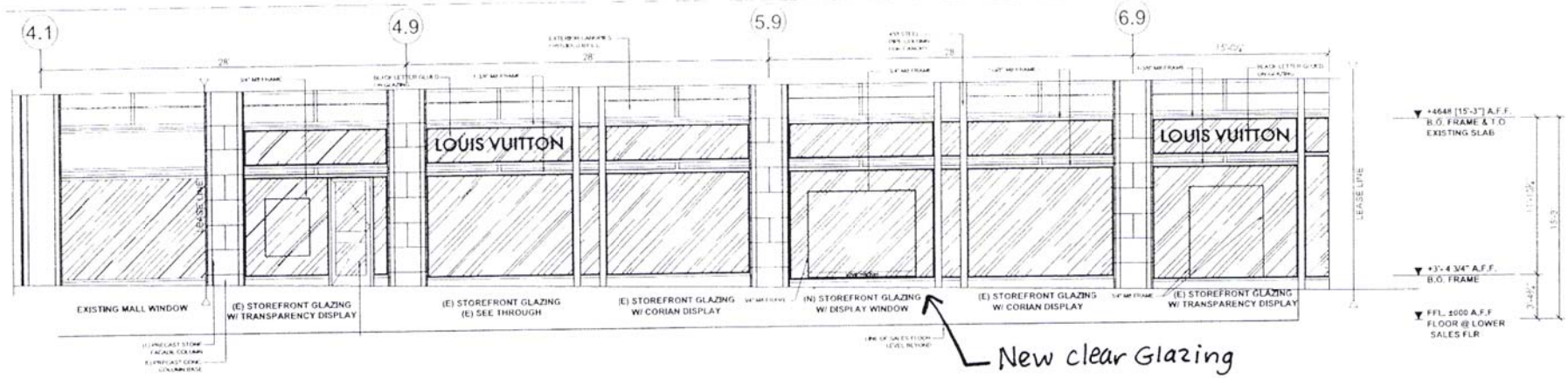
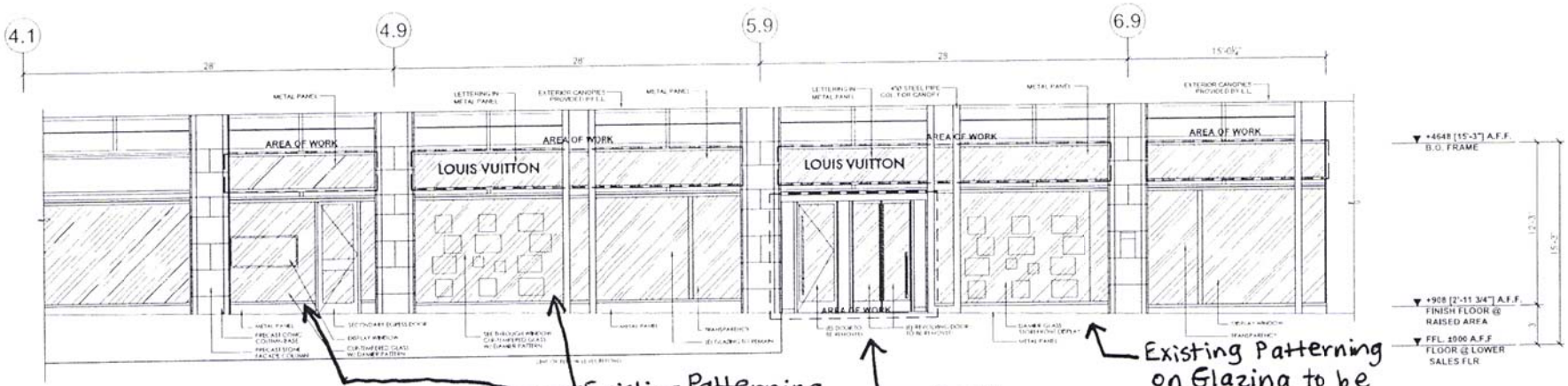
Elevation Drawings



2 EXTERIOR STREET ELEVATION (PROPOSED) All storefront bays to have clear glazing.

Note: Signage is exempt from Design Review.



1 EXTERIOR STREET ELEVATION DEMO (Existing)

Scale: 1/4" = 1'-0" Reduced sheet size.

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