



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

Chloe Eudaly, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
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TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** April 7, 2016  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353/Hannah.Bryant@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 April 28, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-113763 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-113763 HR – PUBLIC SERVICE BUILDING ROOFTOP TERRACE**

**Applicant:** Erin Brouillette | TVA Architects  
920 SW 6th Avenue #1500  
Portland, OR 97204

**Owner:** Public Service Building LLC  
920 SW 6th Avenue, Suite 223  
Portland, OR 97204

**Party of Interest:** Andy Wattula | Beacon Capital Partners, LLC  
701 5th Avenue, #3540  
Seattle, OR 98104

**Site Address:** **920 SW 6<sup>th</sup> Avenue**

**Legal Description:** BLOCK 170 LOT 5-8, PORTLAND  
**Tax Account No.:** R667717460  
**State ID No.:** 1S1E03BB 01000  
**Quarter Section:** 3129

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown  
**Other Designations:** Public Service Building & Garage, National Historic Landmark

**Zoning:** CXd – Central Commercial with Design & Historic Resource Overlays  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

The applicant seeks Design Review for a 2,400 square foot terrace off the 13<sup>th</sup> floor, on the rooftop of the south wing of the Historic Landmark building. Built in 1927, the Public Service Building was designed by A.E. Doyle & Associates. The central tower is 15 stories tall. The north and south wings were originally only two stories tall, and were brought up to their current 12 story height in 1957. The Public Service Building and the adjacent parking garage were placed on the National Register of Historic Places in 1996.

The proposed roof terrace will serve as a building amenity for commercial tenants within the building. The scope of the proposal includes:

- Removing two original steel window bays to infill each bay with a steel door and window;
- Installing a raised ceramic paver system;
- Perimeter landscaped raised beds set back from the roof edge by a distance of 4'-9" to 17'-3";
- An outdoor kitchen area along the east side, including a sink, grill, and counters;
- Moveable outdoor seating and furnishings;
- Replacement of existing column uplights, downlights inset into planters, and stake lights around perimeter;
- A mixture of deciduous and evergreen, drought tolerant landscaping.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- Historic Resource Review Criteria in Section 33.846.060.G of the Portland Zoning Code

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 31, 2017 and determined to be complete on March 31, 2017.

**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](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks 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.

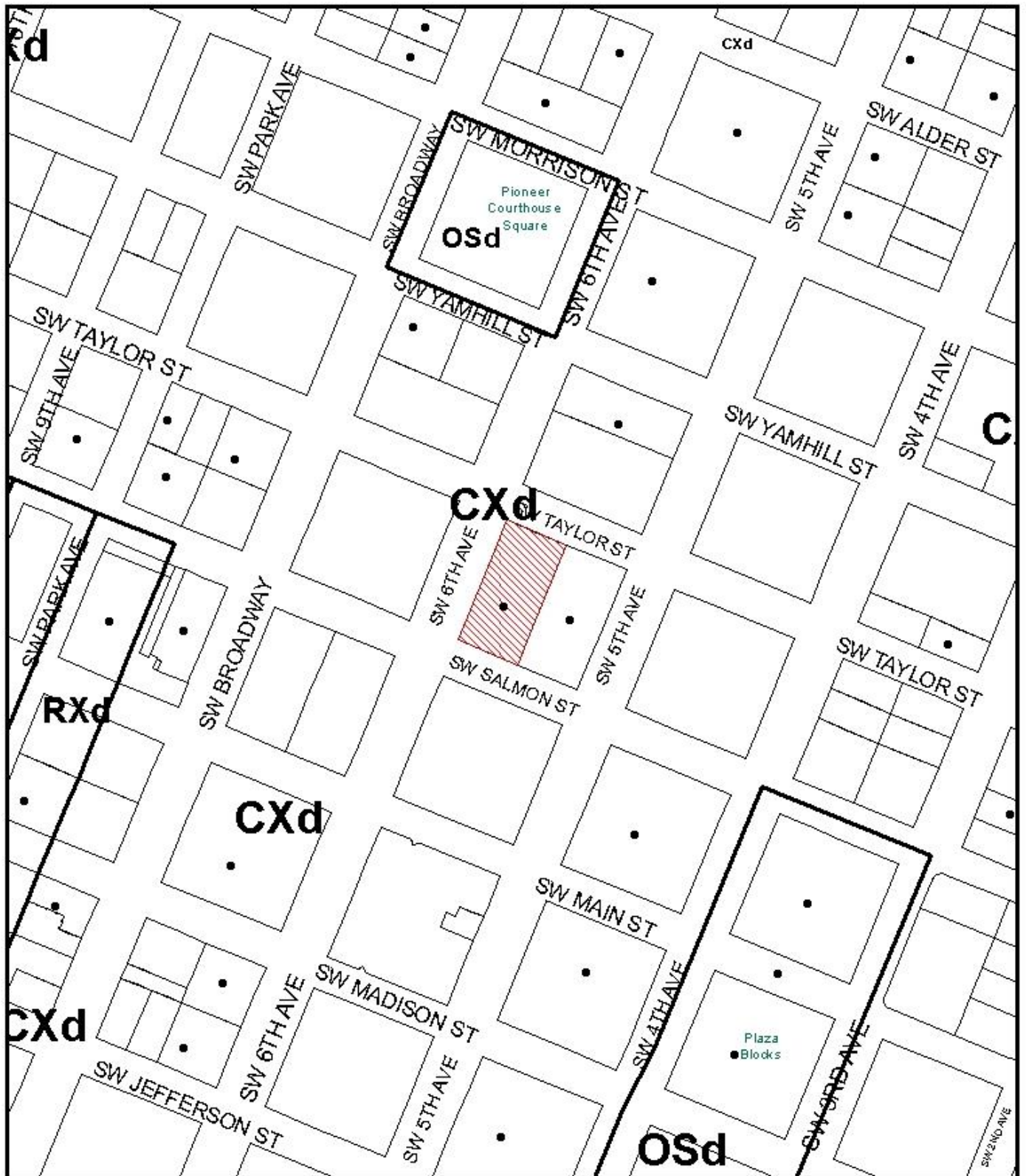
**APPEAL OF THE FINAL CITY DECISION**

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



# ZONING

- Site
- Historic Landmark

This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**DOWNTOWN SUBDISTRICT**



File No.	<u>LU 17-113763 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 1000</u>
Exhibit	<u>B</u> (Feb 07, 2017)



EVA ARCHITECTS, INC.  
1000 NE 12TH AVENUE, SUITE 200  
PORTLAND, OR 97232  
503.253.8888  
www.evaarchitects.com

## Power + Light Roof Terrace

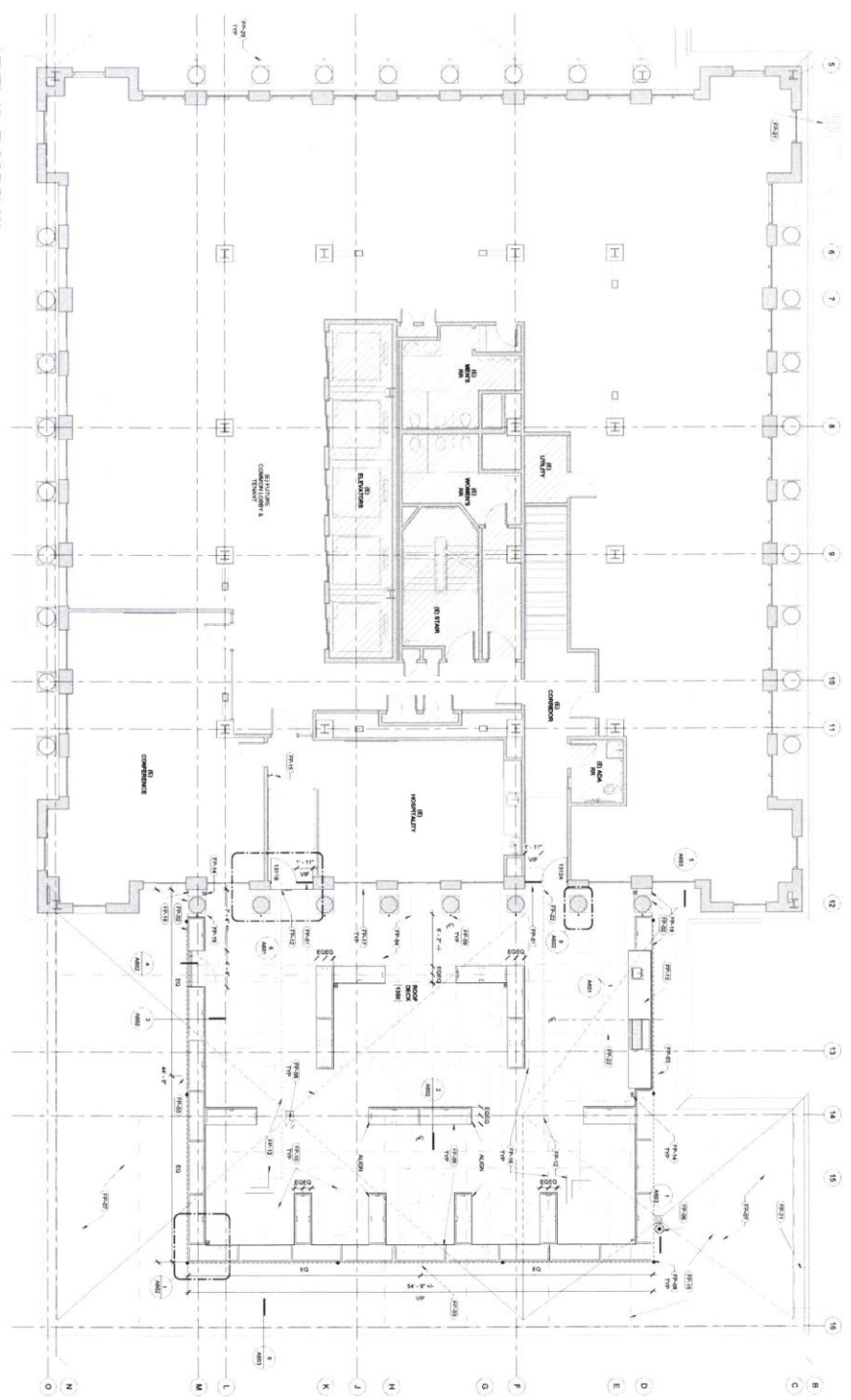
PORTLAND, OR

Revisions
No. Description

BID SET

FLOOR PLAN -  
LEVEL 13

Project # 10497  
A101



1 LEVEL 13 - FLOOR PLAN  
SHEET 1 OF 8

### KEYNOTES - FLOOR PLAN

- RF-01: REVISIONS TO BE MADE TO THE PLAN AS SHOWN FOR THE CONSTRUCTION OF THIS PROJECT.
- RF-02: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- RF-03: ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-04: ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-05: ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-06: ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-07: ALL MECHANICAL ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-08: ALL ELECTRICAL ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-09: ALL PLUMBING ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-10: ALL TIE RODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-11: ALL ANCHORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-12: ALL BRACKETS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-13: ALL BOLTS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-14: ALL WELDS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-15: ALL REINFORCEMENT ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-16: ALL CURBS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-17: ALL SLOPES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-18: ALL FINISHES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-19: ALL MATERIALS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-20: ALL METHODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.

### KEYNOTES - FLOOR PLAN

- RF-21: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- RF-22: ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-23: ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-24: ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-25: ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-26: ALL MECHANICAL ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-27: ALL ELECTRICAL ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-28: ALL PLUMBING ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-29: ALL TIE RODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-30: ALL ANCHORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-31: ALL BRACKETS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-32: ALL BOLTS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-33: ALL WELDS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-34: ALL REINFORCEMENT ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-35: ALL CURBS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-36: ALL SLOPES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-37: ALL FINISHES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-38: ALL MATERIALS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-39: ALL METHODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-40: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

### KEYNOTES - FLOOR PLAN

- RF-41: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- RF-42: ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-43: ALL FLOORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-44: ALL CEILING ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-45: ALL ROOF ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-46: ALL MECHANICAL ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-47: ALL ELECTRICAL ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-48: ALL PLUMBING ROOMS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-49: ALL TIE RODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-50: ALL ANCHORS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-51: ALL BRACKETS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-52: ALL BOLTS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-53: ALL WELDS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-54: ALL REINFORCEMENT ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-55: ALL CURBS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-56: ALL SLOPES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-57: ALL FINISHES ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-58: ALL MATERIALS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-59: ALL METHODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- RF-60: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

### DRAWING LEGEND

- CONCRETE
- MECHANICAL ROOM
- ELECTRICAL ROOM
- PLUMBING ROOM
- TIE ROD
- ANCHOR
- BRACKET
- BOLT
- WELD
- REINFORCEMENT
- CURB
- SLOPE
- FINISH
- MATERIAL
- METHOD

### FLOOR PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL WALLS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
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- 19. ALL METHODS ARE TO BE CONCRETE UNLESS OTHERWISE NOTED.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.