



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

Ted Wheeler, Mayor
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Date: June 13, 2017

From: Mike Gushard, Land Use Services
503-823-5091 / Mike.Gushard@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-171655 HR – Renovation to Historic Meier and Frank Building
Pre App: PC # 17-107025

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.*

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Mike Gushard at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Landmarks Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: June 26th, 2017** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: July 1, 2017**
- **A public hearing before the Landmarks Commission is tentatively scheduled for July 10 @1:30pm**

Applicants: Six Twenty One SW Fifth Avenue
7 W 7th St Cincinnati, OH 45202

Mike Coyle | Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229
503-680-5497 | Mike@Fasterpermits.Com

Leslie Cliffe, Bora Architects
720 SW Washington St, Ste 800
Portland OR 97205

Clint Copulos, Eosii Sb Portland Llc C/O Kbs Realty Advisors Llc
800 New Port Center Drive, Suite 700
Newport Beach CA 92660

Site Address: 621 SW 5TH AVE

Legal Description: GENERAL COMMON ELEMENTS, SIX TWENTY ONE SW FIFTH AVENUE
BLDG CONDOMINIUM

Tax Account No.: R771820010

State ID No.: 1S1E03BB 70000

Quarter Section: 3029

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Other Designations: Historic Landmark, Listed on the National Register of Historic Places

Zoning: CXd – Central Commercial Zone with design Overlay and Historic
Resource Protection Overlay

Case Type: HR - Historic Resource Review

Procedure: Type III, with a public hearing before the Landmarks Commission. The
decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The application includes alterations to the first five floors of the historic Meier and Frank department store building, which is listed on the National Register of Historic Places. The proposal is to renovate the floors to allow for office use and ground floor retail tenants. Proposed changes include new entries on 5th and 6th Avenues; rearrangement of louvers, new canopies and signage and the reduction of the canopy on SW Alder St. All but one of the new entries would be in a space where doors historically appeared. One entry would be included on the west elevation within a display window of the building.

Approval Criteria:

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

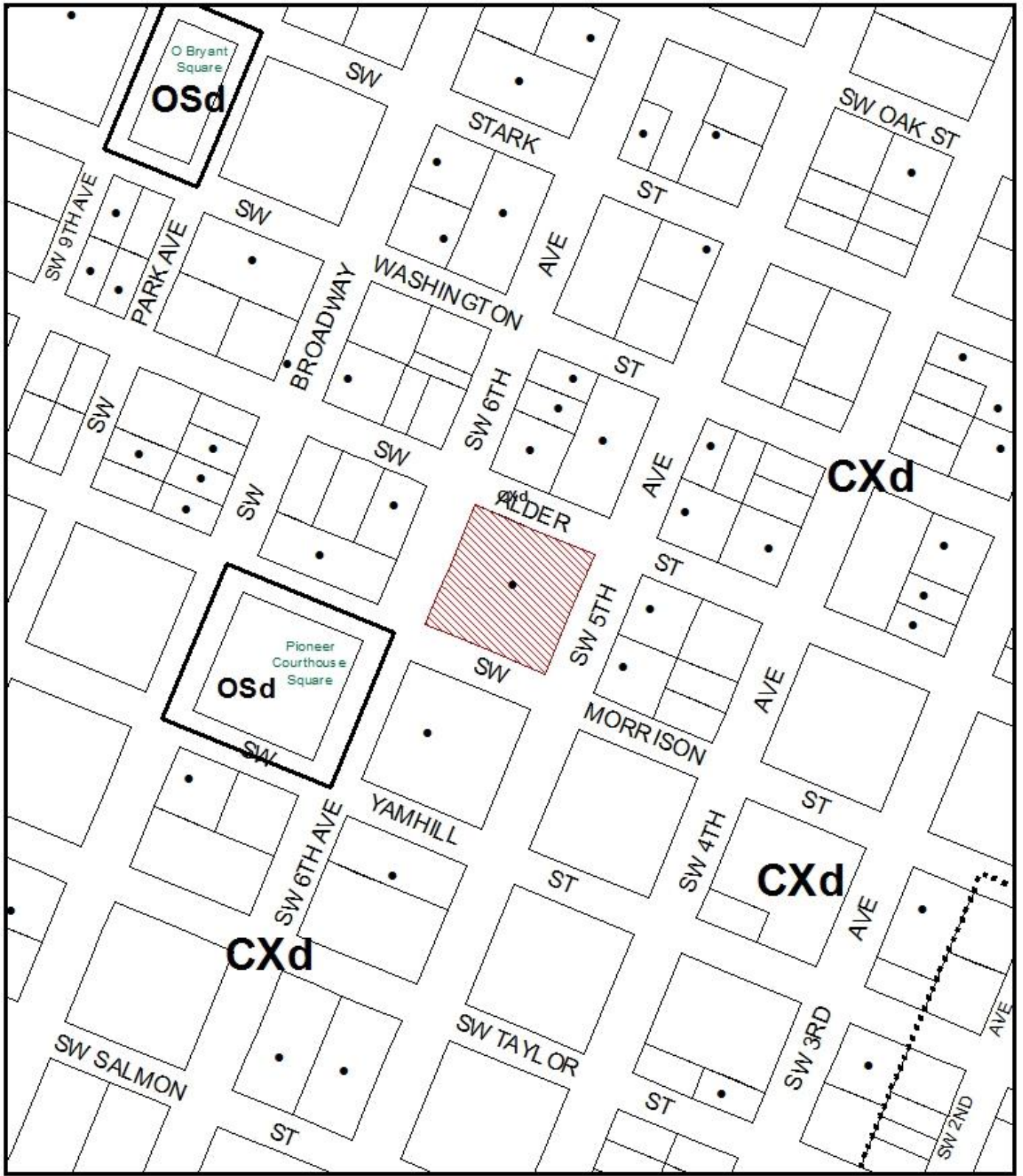
- Central City Fundamental Design Guidelines
- 33.846.060.G – Historic Review Criteria

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 filed, provided that the application is

complete at the time of filing, or complete within 180 days. This application was filed on May 15, 2017 and determined to be complete on June 6, 2017.

It is important to submit all evidence to the Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan



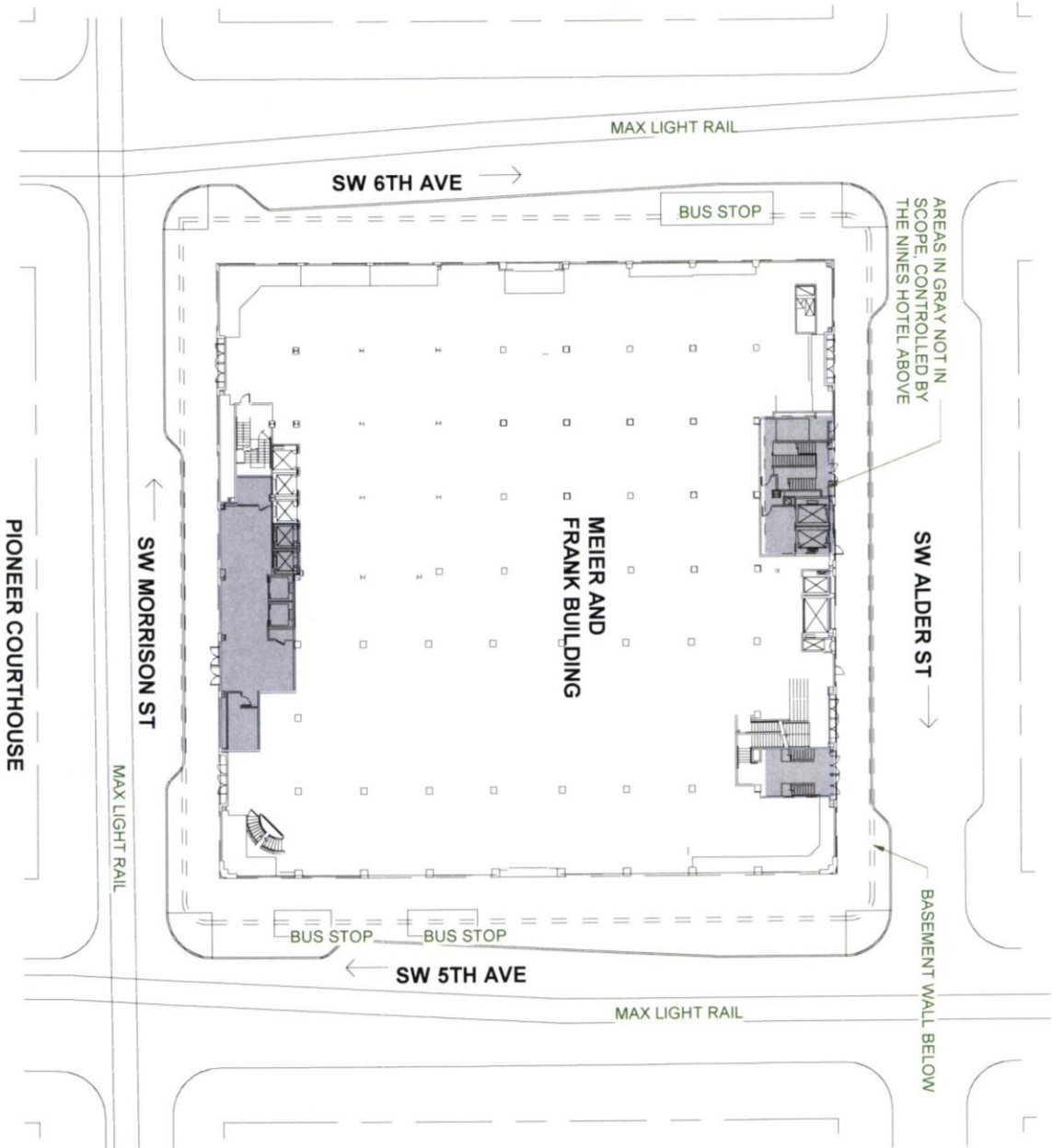
ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT

- Site
- Historic Landmark

File No.	<u>EA 17-107025 PC</u>
1/4 Section	<u>3029 3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 70000</u>
	<u>(Jan 25, 2017)</u>



EA 17-107025PC