



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

Ted Wheeler, Mayor
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Date: 6/19/2017

From: Tanya Paglia, Land Use Services
503-823-4989 / Tanya.Paglia@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-180220 DZ — Ten West
Pre App: PC # 16-213453

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 Tanya Paglia 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 Design 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: 7/19/2017 – 30 days after the date of this RFR** (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: 8/7/2017**
- **A public hearing before the Design Commission is tentatively scheduled for August 17, 2017**

Applicant: Kathy Johnson & Alan Jones | Jones Architecture
1231 SW Hoyt Street, Suite 404
Portland, OR 97209

Owner: RD & Kearney Street LLC
812 SW Washington Street #850
Portland, OR 97205

Site Address: **1003-1017 SW Washington Street**

Legal Description: BLOCK 254 E 99.5' OF LOT 3&4, PORTLAND
Tax Account No.: R667728150
State ID No.: 1N1E34CC 05200
Quarter Section: 3029

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 - West End
Other Designations: Listed on Portland's Historic Resource Inventory

Zoning: **CXd**, Central Commercial with Design Overlay

Case Type: **DZ**, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant seeks Type III Design Review approval for exterior alterations to accompany a core and shell renovation and seismic upgrade of a five story building built in 1907 as the Fliedner Building. Exterior improvements include: storefront modifications at existing lobby and at new lobby, window replacement, stucco and terracotta repairs, paint, new exterior lighting, new skylight over existing light well and new penthouses at the stairs and elevator along with a new rooftop amenity space. The renovated building will feature office use on floors 2-5, and ground floor commercial use, as well as some additional commercial in the basement.

Design review is required because the proposal is for exterior alterations in the Central City Plan District.

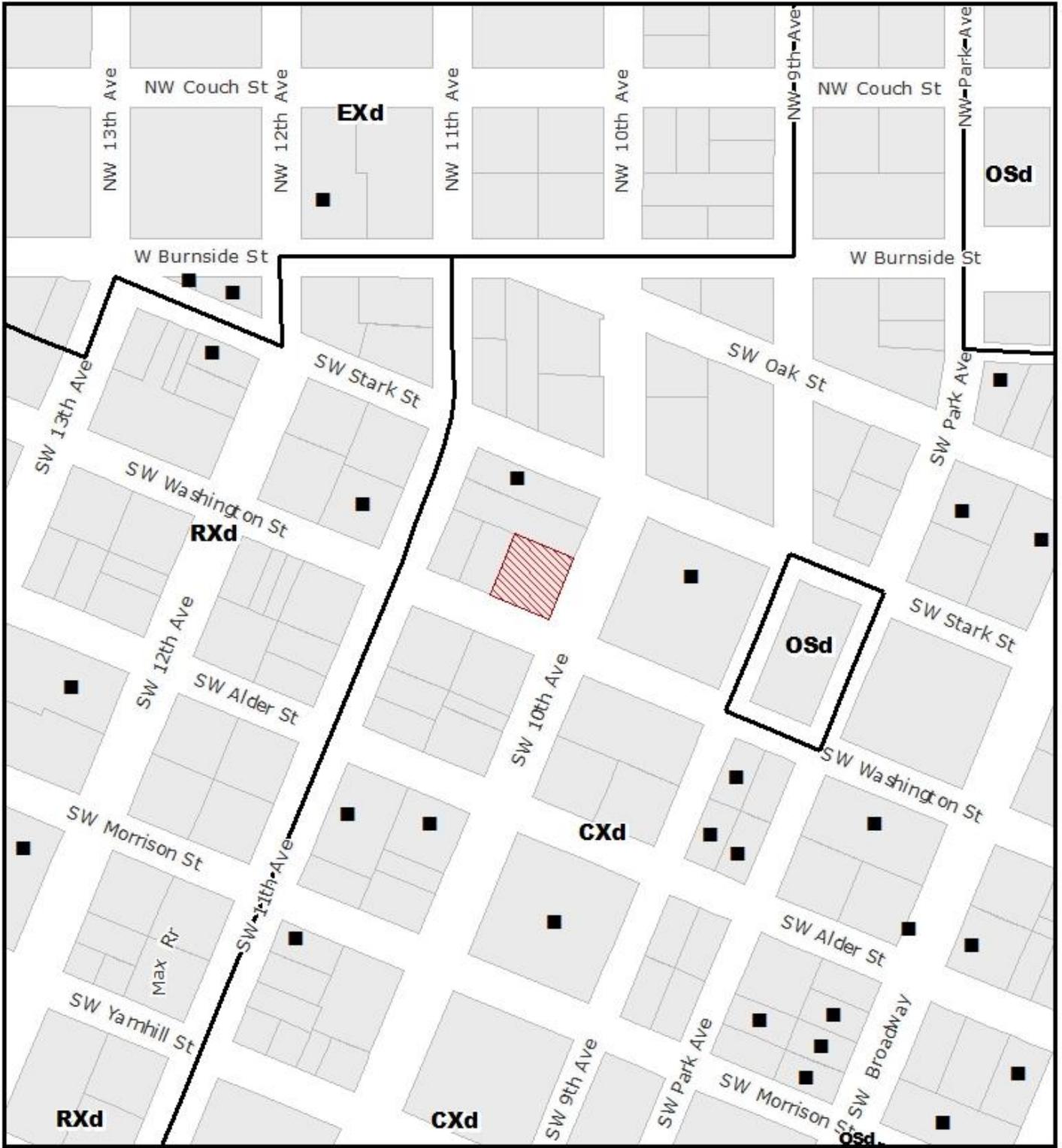
Approval Criteria:

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

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 June 1, 2017 and determined to be complete on 6/15/2017.

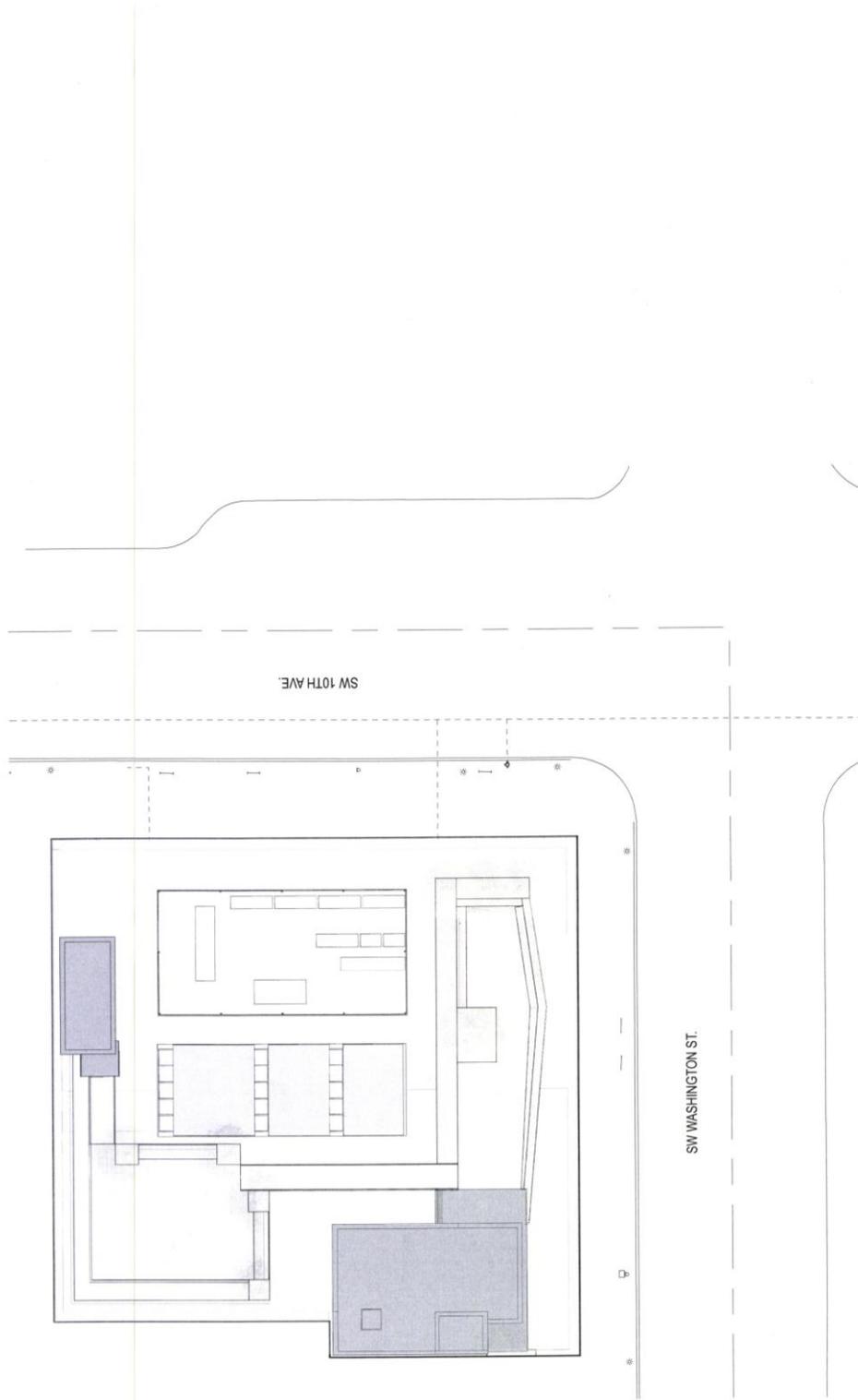
Enclosures: Zoning Map, Site Plan, Floor Plan – Roof Court, South Elevation, East Elevation



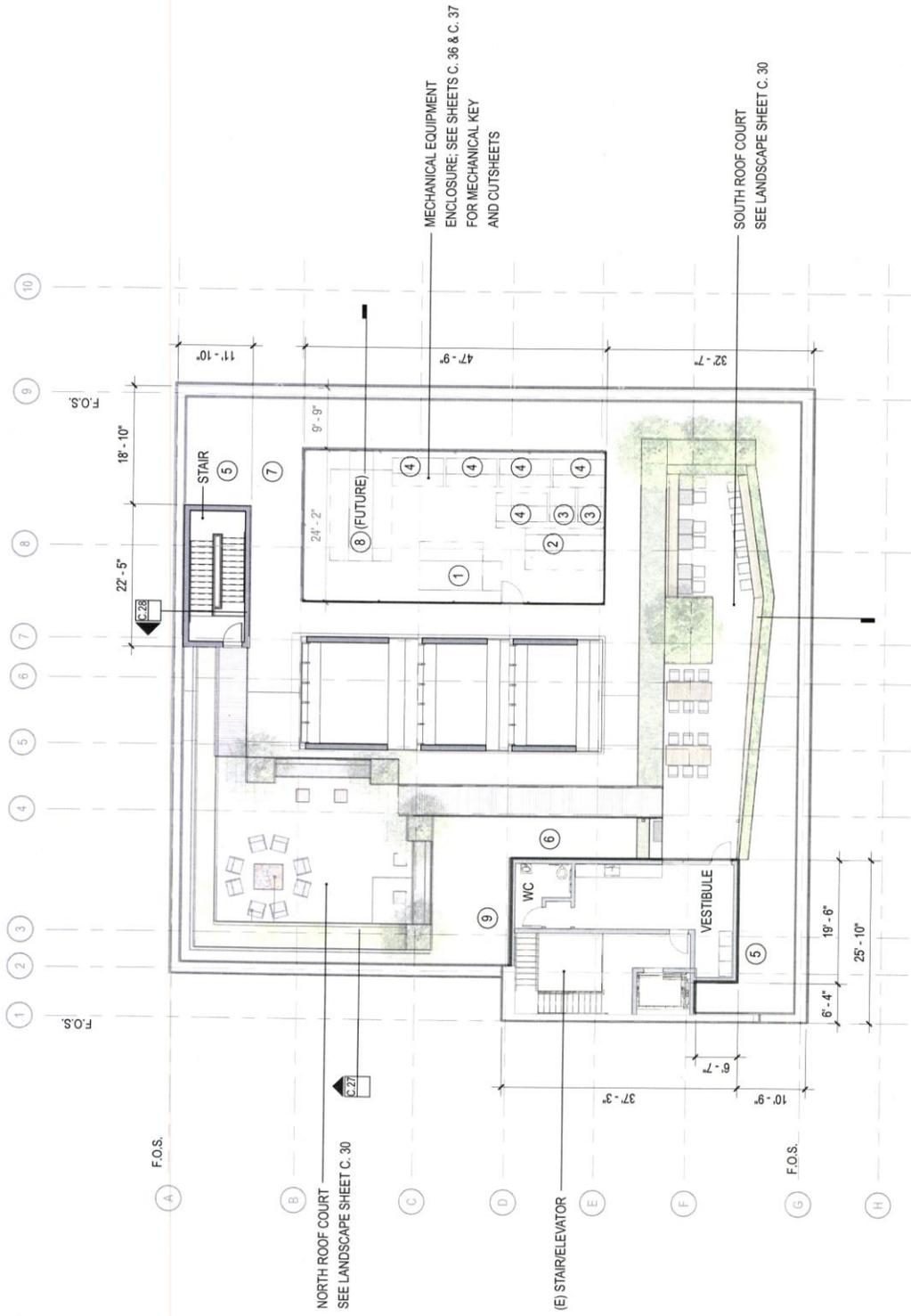
ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT
 WEST END SUBAREA

-  Site
-  Historic Landmark

File No.	LU 17-180220 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 5200
Exhibit	B Jun 01, 2017

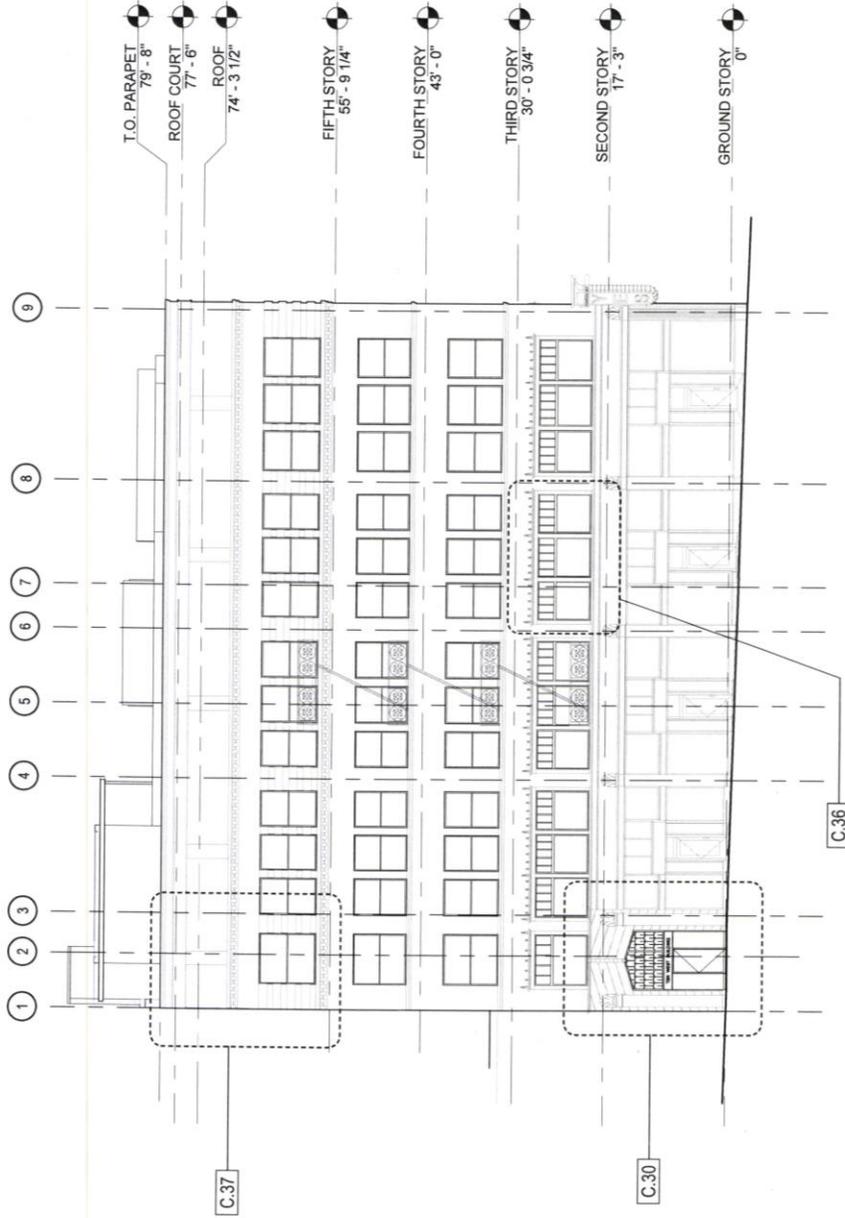


SITE PLAN
1" = 20'-0"

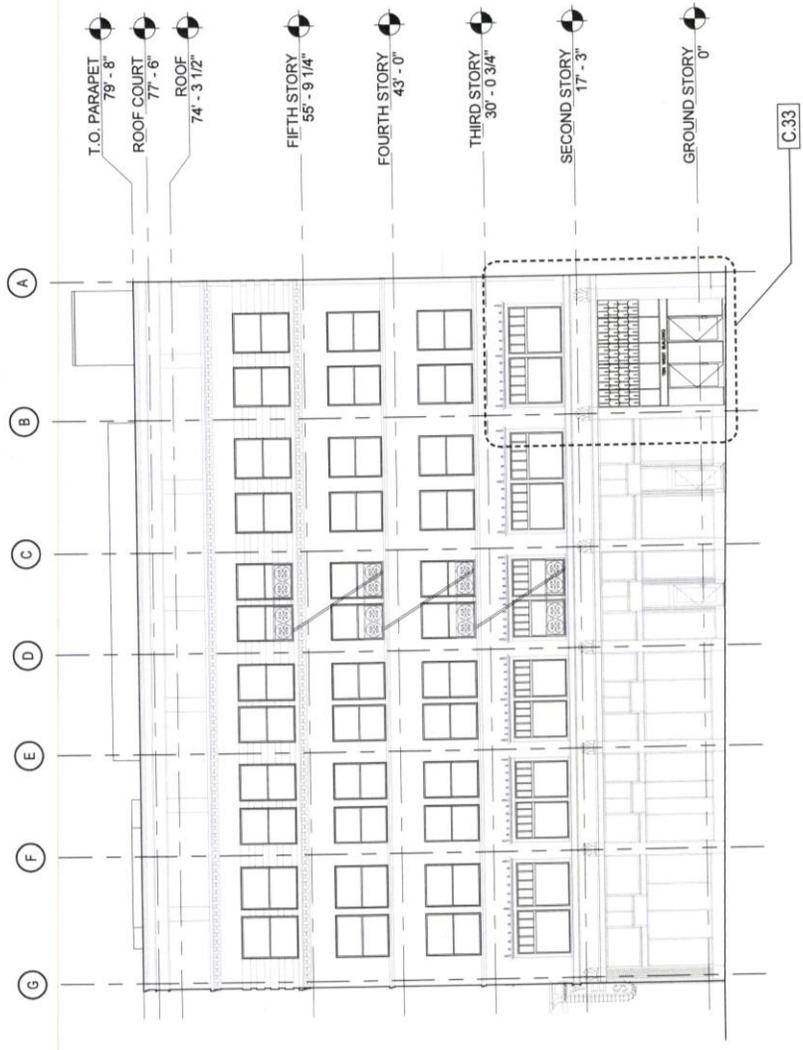


FLOOR PLAN - ROOF COURT
1/16" = 1'-0"

SERVICE CIRCULATION/SUPPORT RESTAURANT/BAR OFFICE AMENITY RETAIL



SOUTH ELEVATION (SW WASHINGTON STREET) BLACK + WHITE
1/16" = 1'-0"



EAST ELEVATION (SW 10TH AVENUE) - BLACK + WHITE
1/16" = 1'-0"