



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: July 13, 2017
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840/Grace.Jeffreys@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 August 3, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-175387 DZ, in your letter. It also is helpful to address your letter to me, Grace Jeffreys. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-175387 DZ - 1320 SW BROADWAY 5TH FLOOR ROOF TERRACE AND ROOFTOP SATELLITE DISHES

Applicant: Stephen Blackstone | IA Interior Architects
1120 NW Couch, Suite 450 | Portland, OR 97209
503-523-1113

Tenant: Brooke Bano | Elemental Technologies
225 SW Broadway # 400 | Portland, OR 97205

Owner: Portland 1320 Broadway
200 SW Market Street #200 | Portland, OR 97201-5730

Representative: Sue Iggulden, Cushman & Wakefield
1320 Broadway Real Estate Holding LLC/
200 SW Market Street, Suite 200 | Portland, OR 97201

Site Address: **1320 SW Broadway**

Legal Description: BLOCK 185, PORTLAND
Tax Account No.: R667718940
State ID No.: 1S1E03BC 02000
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

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 is seeking Design Review approval to install a new roof terrace on the 5th floor and two (2) new satellite dishes on the 6th floor penthouse rooftop of the Oregonian Building, a 6-story building located on a 40,000 site that occupies a full block site at 1320 SW Broadway; constructed in 1948. The site is bound by SW Jefferson and SW Columbia to the north and south and SW 6th and SW Broadway to the east and west.

The new roof terrace on the 5th floor will be located on the east side of the 4th floor rooftop:

- The roof terrace, 25'-7.5" by 30'-7.5" in size, will be wrapped with approximately 3'-2" tall planter boxes, setback approximately 46' from SW 6th Avenue, and a maximum of 1'-4' higher than the top of the adjacent parapets.

The two (2) new satellite dishes will be located on the 6th floor penthouse rooftop:

- The larger dish, Satellite Dish 1, approximately 10'-3" in diameter and 10' tall, will be a minimum of 10'-0" setback from, and a maximum of 9'-0" higher than, the adjacent parapets.
- The smaller dish, Satellite Dish 2, 22.5" in diameter and 2'-8.5" tall, will be a minimum of 15'-0" setback from, and a maximum of 9'-0" higher than, the adjacent parapets.

Design Review is required because the proposal is for non-exempt exterior alterations in the Design Overlay Zone.

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:

- *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 22, 2017** and determined to be complete on **July 7, 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.

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.

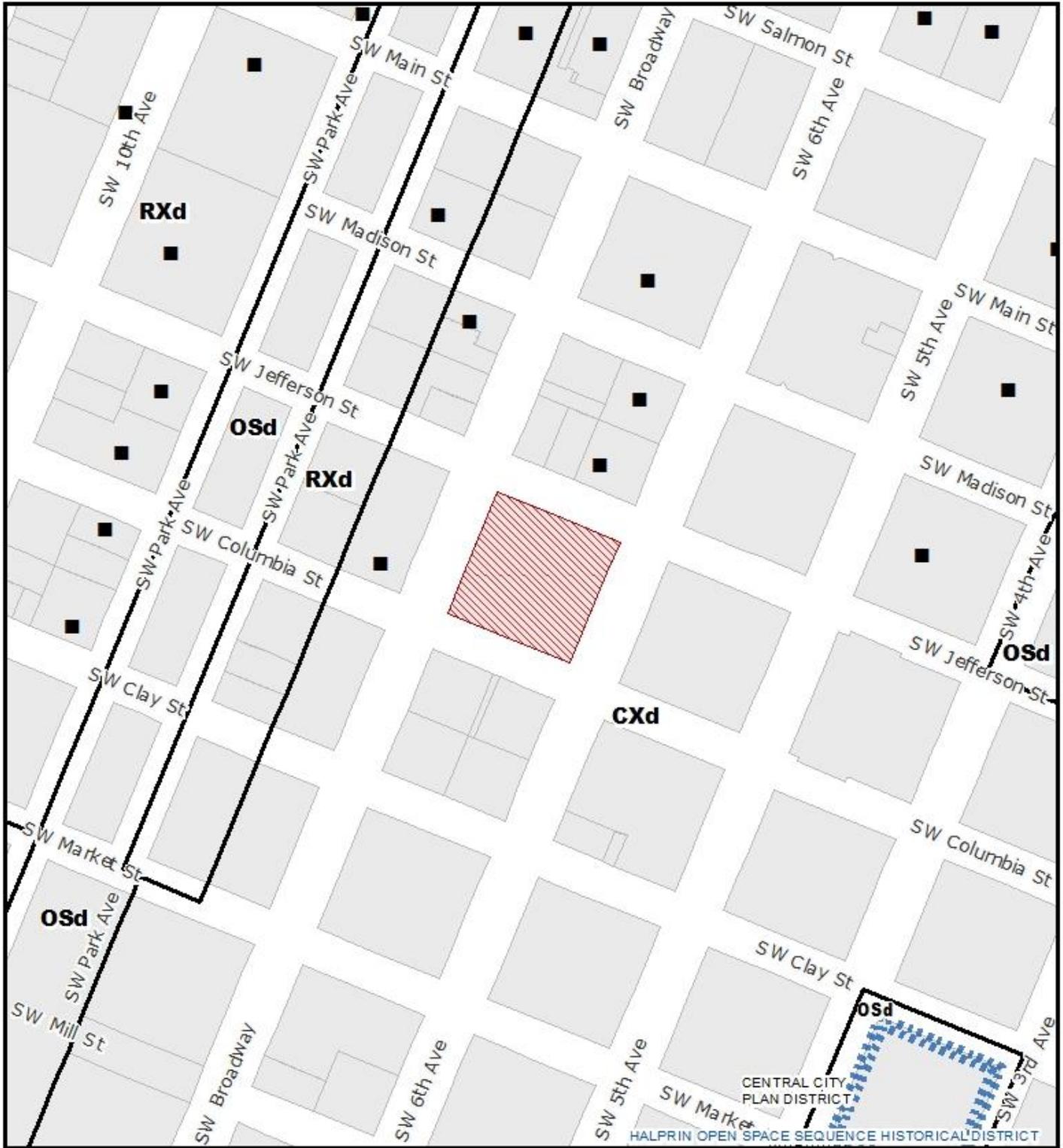
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 Plans, Elevation

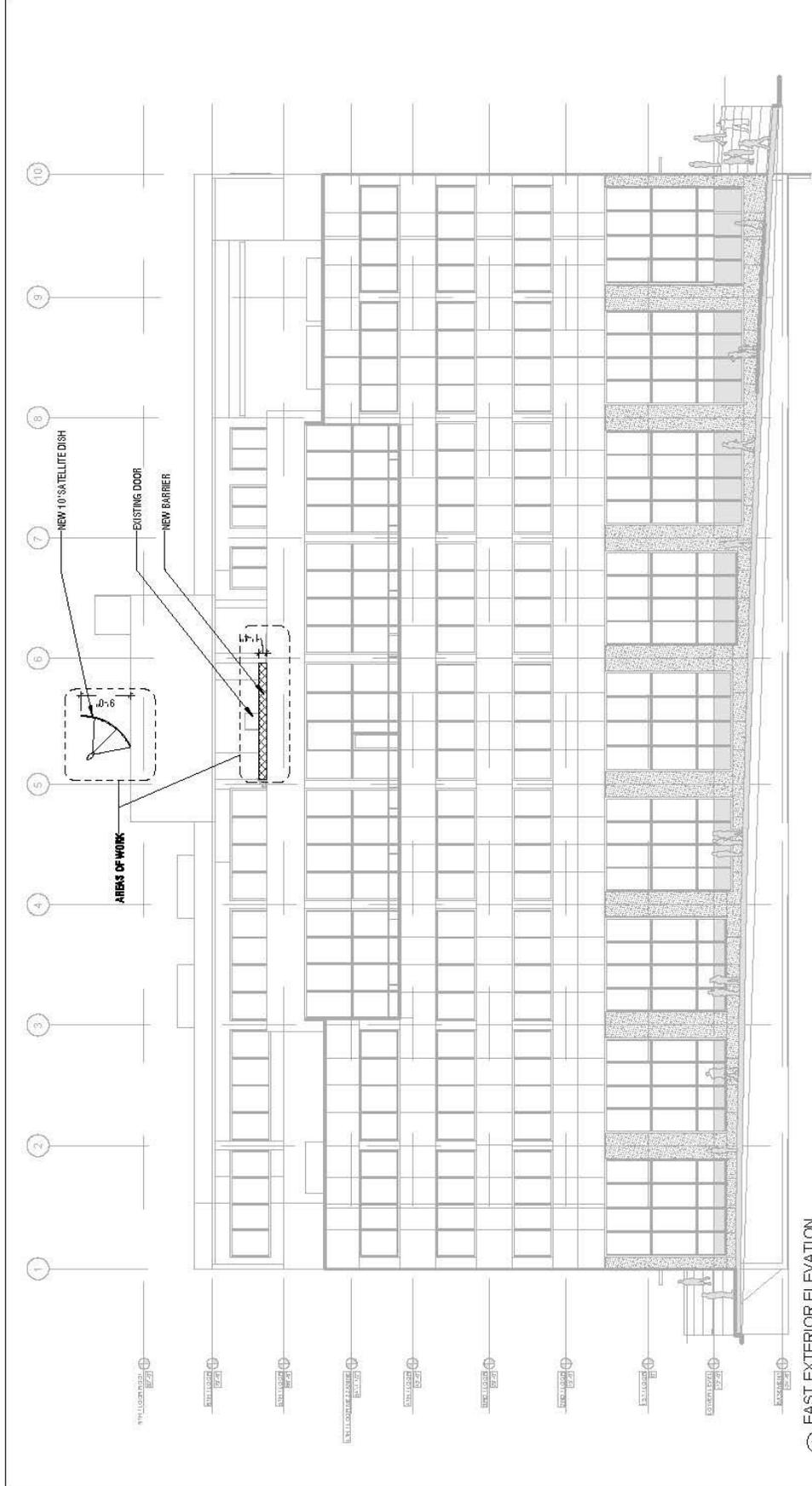


ZONING

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT

-  Site
-  Historic Landmark

File No.	LU 17-175387 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BC 2000
Exhibit	B May 25, 2017



① EAST EXTERIOR ELEVATION
1/16" = 1'-0"

IA INTERIOR ARCHITECTS

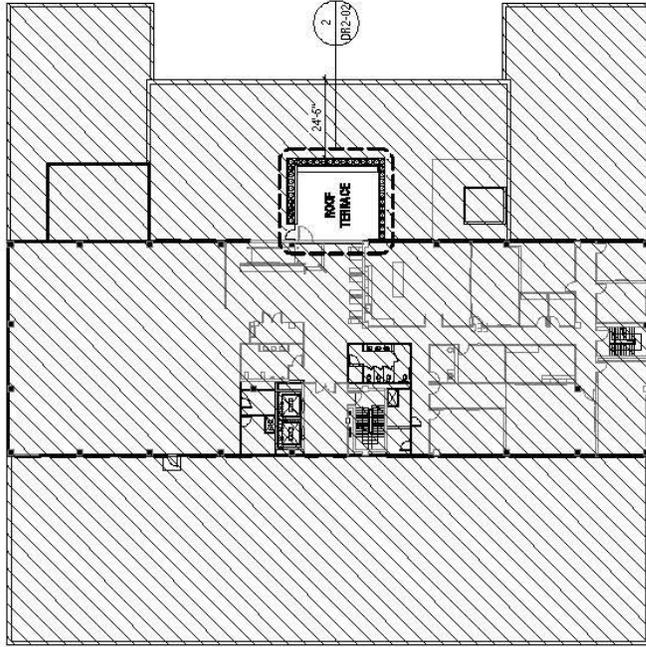
ELEMENTAL PDX13 - DESIGN REVIEW PACKAGE

06/30/2017

DR2-03

1320 SW BROADWAY
PORTLAND, OR 97201

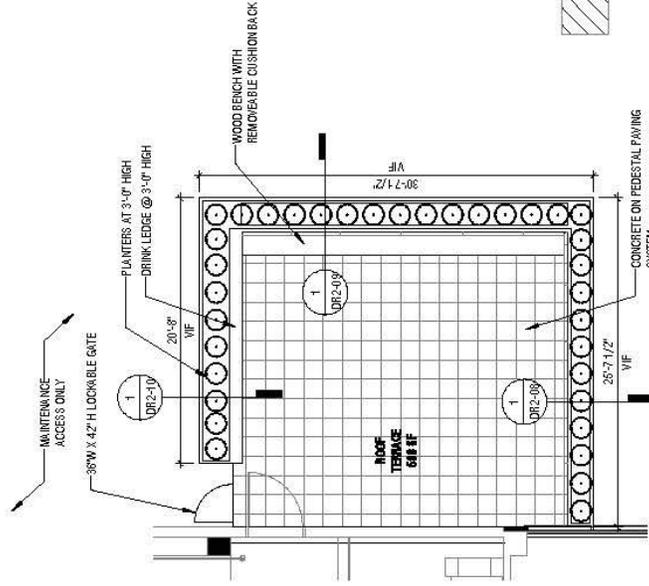
SW JEFFERSON STREET



SW BROADWAY AVENUE

SE 6TH AVENUE

① 05 ROOF PLAN
1/32" = 1'-0"



② 05 ROOF TERRACE ENLARGED PLAN
1/8" = 1'-0"



N



INTERIOR ARCHITECTS

ELEMENTAL PDX13 - DESIGN REVIEW PACKAGE

06/30/2017

DR2-02

1320 SW BROADWAY
PORTLAND, OR 97201