



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 14, 2017  
**To:** Interested Person  
**From:** Tanya Paglia, Land Use Services  
503-823-4989/Tanya.Paglia@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 8/4/2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-127299 DZ, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-127299 DZ – WINDOW REPLACEMENT ON A FAÇADE FACING PIONEER SQ.**

**Applicant:** Stacey Glenewinkel | Swift Real Estate Partners  
115 SW Ash Street, Suite 350  
Portland, OR 97204

Melissa A. Stanton | Fluent Design  
1931 SE Powell Blvd.  
Portland, Oregon 97202  
503-432-8617

**Owner:** Sfi 811 SW 6th Avenue LLC  
260 California Street, Suite 300  
San Francisco, CA 94111

**Site Address:** **811-819 SW 6<sup>th</sup> Avenue**

**Legal Description:** BLOCK 180 LOT 1&2, PORTLAND  
**Tax Account No.:** R667718440  
**State ID No.:** 1S1E03BB 02100  
**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:** Replacement of three inoperable, aluminum windows on the fourth floor of an eleven story building located in the Downtown subdistrict of the Central City plan district. The windows are located on the north façade towards the northwest corner of the building and face onto Pioneer Courthouse Square. The operable windows proposed will be added as part of an amenity room being created for the use of building occupants. The operability-type proposed is sliding windows, designed as two side-by-side large glass panes to replicate the fenestration pattern found on the rest of the building above the ground floor. The finish of the window frames will be clear anodized aluminum to match the other existing windows.

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

**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 February 27, 2017 and determined to be complete on July 11, 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 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.

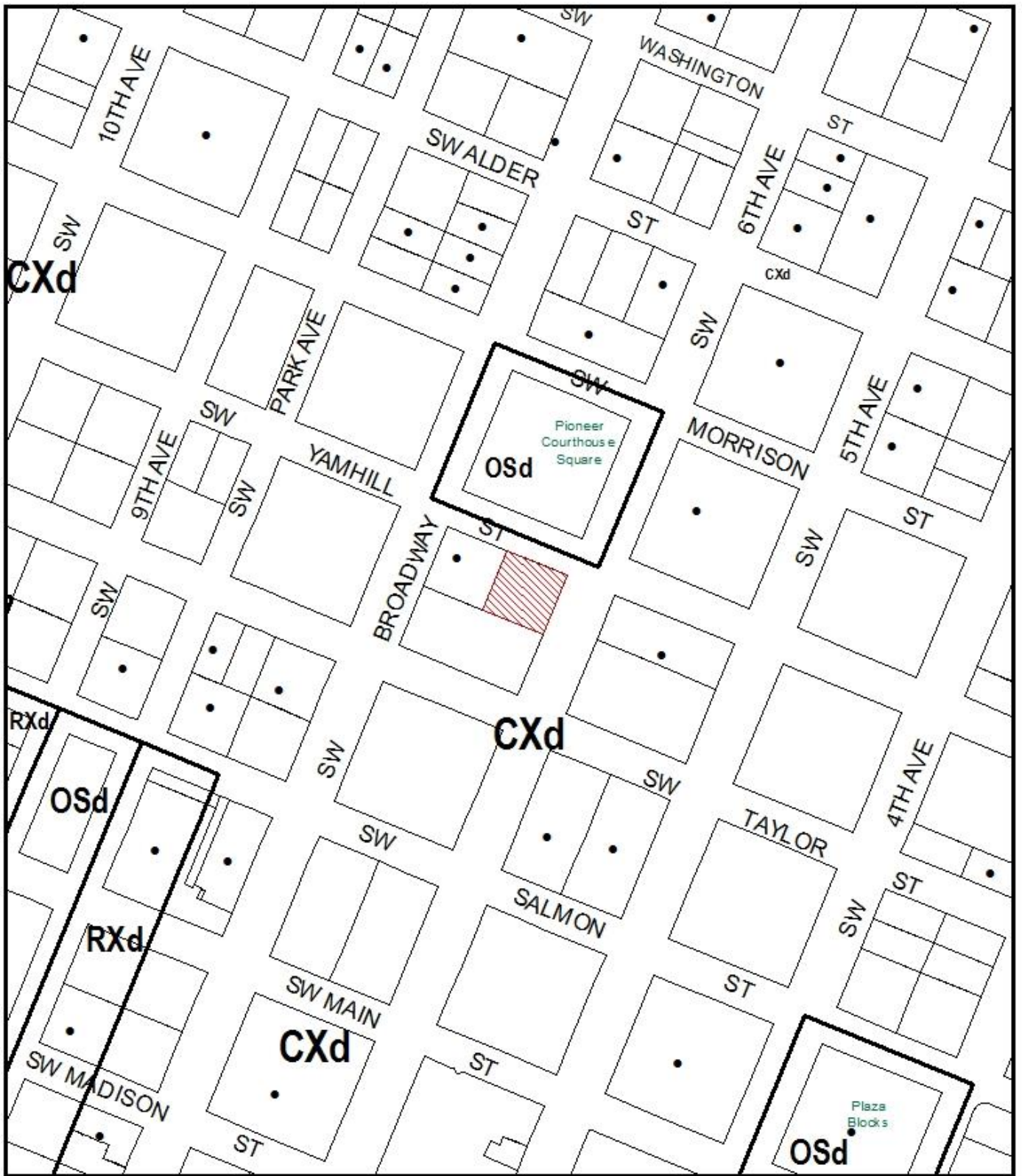
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

**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; North elevation; Enlarged window elevation



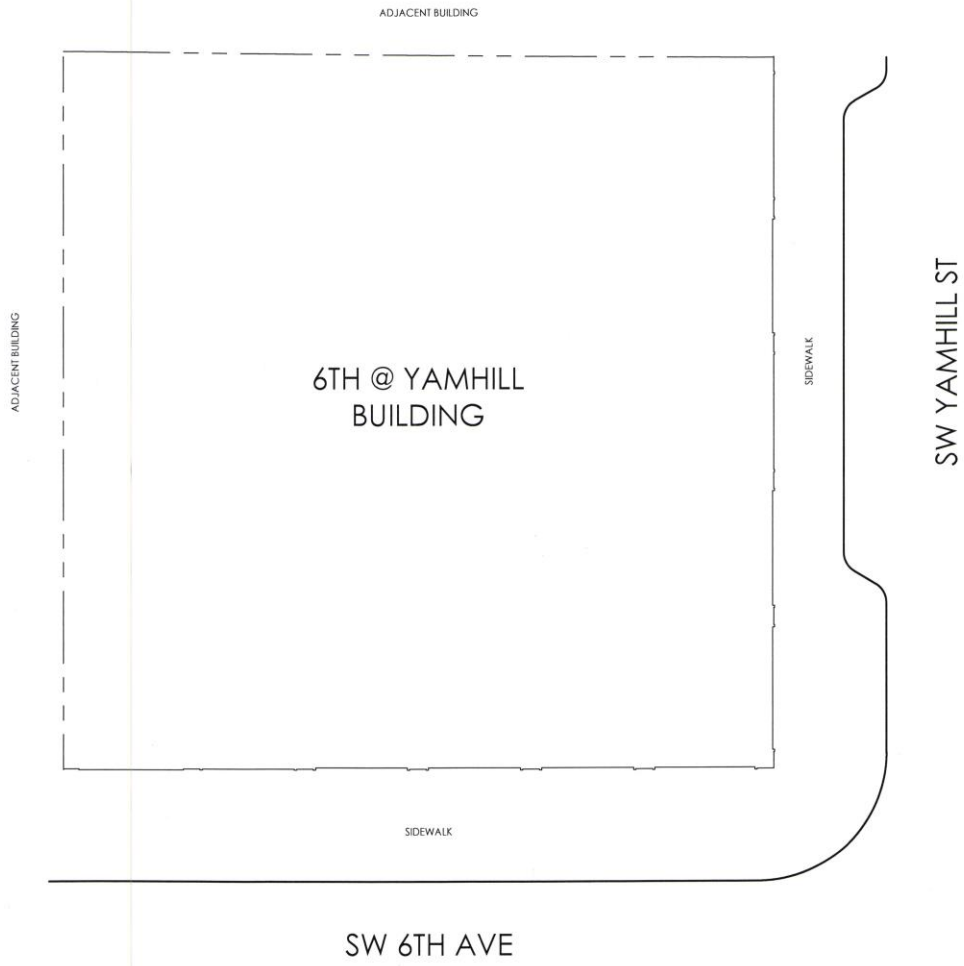
# ZONING



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

- Site
- Historic Landmark

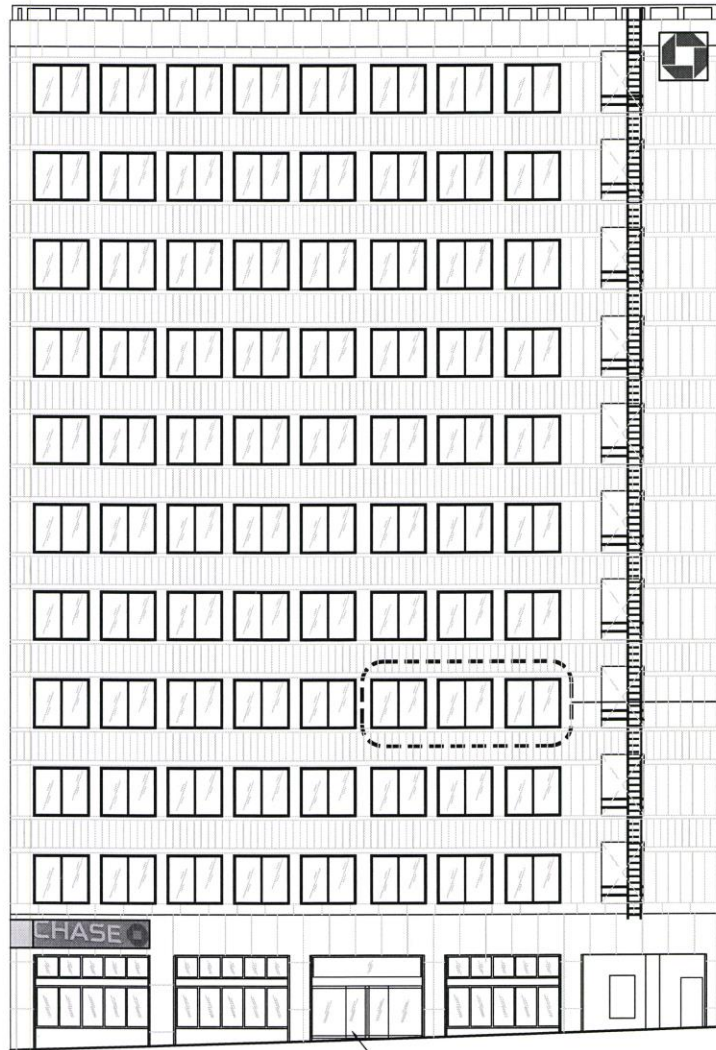
File No.	<u>LU 17-127299 DZ</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 2100</u>
Exhibit	<u>B (Mar 02, 2017)</u>



**EXISTING SITE PLAN**

1/16"=1'-0"





DR-4/F  
AREA  
OF WORK

3

**EXISTING BUILDING ELEVATION - NORTH FACE**

1/16"=1'-0"

6th@YAMHILL - 4th FLOOR DESIGN REVIEW

scale

DR-3 **Fluent Design, Inc.**

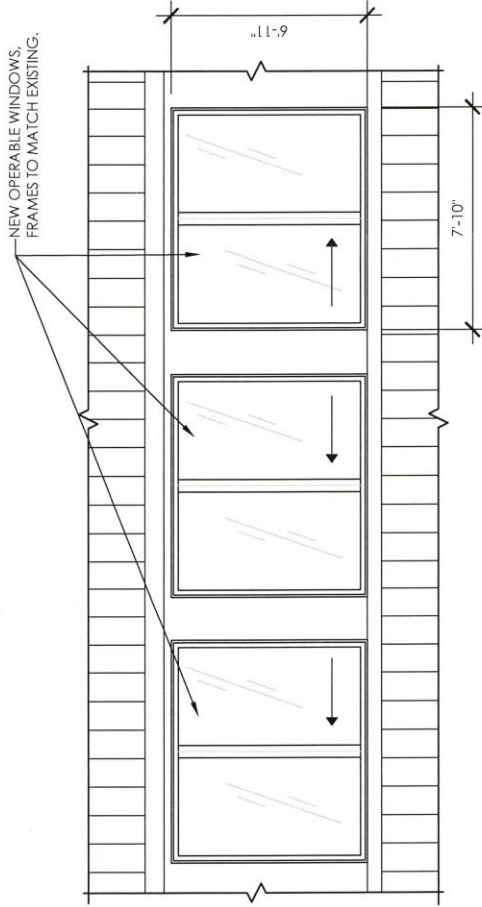
811 SW 6TH AVE, PORTLAND

PROJECT#

issued 05.01.17

1931 SE Powell Blvd.  
Portland, Oregon 97202  
P: 503.432.8417  
E: info@fluentdesignpdx.com  
W: www.fluentdesignpdx.com

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PROPOSED 4TH FLOOR WINDOW ELEVATION

DR-5  
1/4"=1'-0"

6TH @ YAMHILL - 4TH FLOOR EXTERIOR WINDOWS

811 SW 6th Avenue, Portland

scale No Scale

150410-03

issued 05.01.2017

DR-5 Fluent Design, Inc.

1931 SE Powell Blvd  
Portland, OR 97202  
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F: 503.532.8838  
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