



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 21, 2017
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363/Meriam.Rahali@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 October 12, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-189334 DZM, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-189334 DZM - HARRISON SQUARE EXTERIOR ALTERATIONS

Applicant: Suzannah Stanley | Mackenzie
1515 SE Water Ave, Suite 100 | Portland, OR 97214
503-224-9560 | shs@mcknze.Com

Owner: Randy Lovre | Harrison Square/Oregon Pacific Capital Management Corporation
1800 SW 1st Ave #600 | Portland OR 97201
530-225-1102 | Rlovre@OPIDPortland.Com

Site Address: **1800 SW 1st Avenue**

Legal Description: BLOCK I TL 100, SOUTH AUDITORIUM ADD
Tax Account No.: R777503010
State ID No.: 1S1E03CB 00100
Quarter Section: 3229
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: Downtown Retail Council, contact Sandra McDonough at 503-552-6762.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown & South Auditorium
Zoning: CXd – Central Commercial with Design Overlay

Case Type: DZM – Design Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for exterior alterations to the Harrison Square main entry along NW 1st Avenue and the two north bays. The proposal includes the following alterations:

- Expanding the main entry bay to the existing building columns, approximately a-400 SF expansion, and installing a new storefront door system and new canopy above it.
- Removing existing and installing new storefront window and door system along the west and north sides of the two northwest bays of the western building.
- All new storefront window and door systems will match the existing ground floor storefront system pattern.
- Reconfiguring the top part of the main entry stairs.
- Replacing and adding new handrails at main entryway.
- Replacing the existing triangular blue sign by the main entryway with a 4'-0"x4'-0"x4'-0" translucent seamless plexiglass cube with low glow internal lighting.
- Removing the existing sign and poles at the southeast corner of the site and adding a 1'-7" high x 16'-0" wide sign on a new retaining concrete wall. Adding a 6'-0"x6'-0"x6'-0" translucent seamless plexiglass cube with low glow internal lighting.

Modification Request: The applicant further requests Modifications to the Landscape Development Standards of the South Auditorium Plan District in Section 33.580:

- Allow less than 4' wide landscaping without trees along SW 1st Avenue and less than 2' wide landscaping without trees along SW Naito Parkway, instead of the required 15' deep of L1 perimeter landscape along public streets,;
- Allow less than 4'-0" wide landscaping without trees along the north pedestrian walkway, instead of the required 6' deep of L1 landscape along pedestrian malls.
- Allow less than 4'-0" wide landscaping without trees along the north portion of the non-covered structured parking instead of the required 5' deep of L2 landscape along the perimeter of surface parking abutting a pedestrian mall.
- Allow no interior landscaping instead of 1 tree for each 500 square feet of paved area in surface parking.

The Modification is required because the proposal does not comply with the required development standards and the project triggers non-conforming site upgrades, per section 33.258.070.D.

Design review is required in the Central City/South Auditorium Plan District and the Downtown Subdistrict for exterior alterations to buildings and any signs and for modifications to the required development standards.

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:

- | | |
|---|-----------------------------------|
| ■ 33.825 Design Review | ■ Central City Fundamental Design |
| ■ 33.825.040 Modifications That Will Better Meet Design Review Requirements | 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 June 19, 2017 and determined to be complete on September 15, 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).

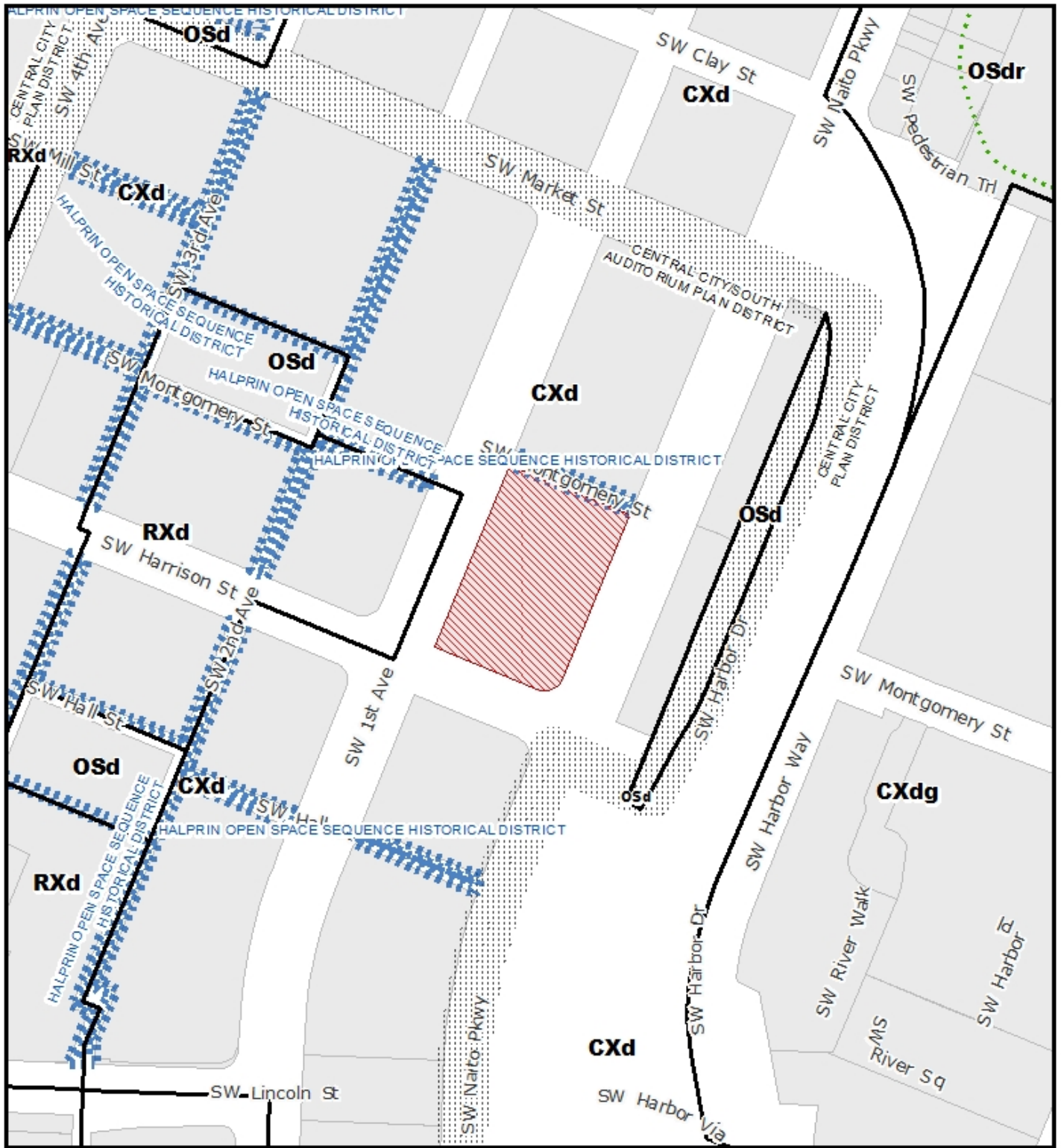
Enclosures:

Zoning Map

Proposed Site Plan

Proposed Partial Elevations and Entrance Illuminated Cube

Proposed Sign and Illuminated Cube at Corner of SW Naito & SW Harrison



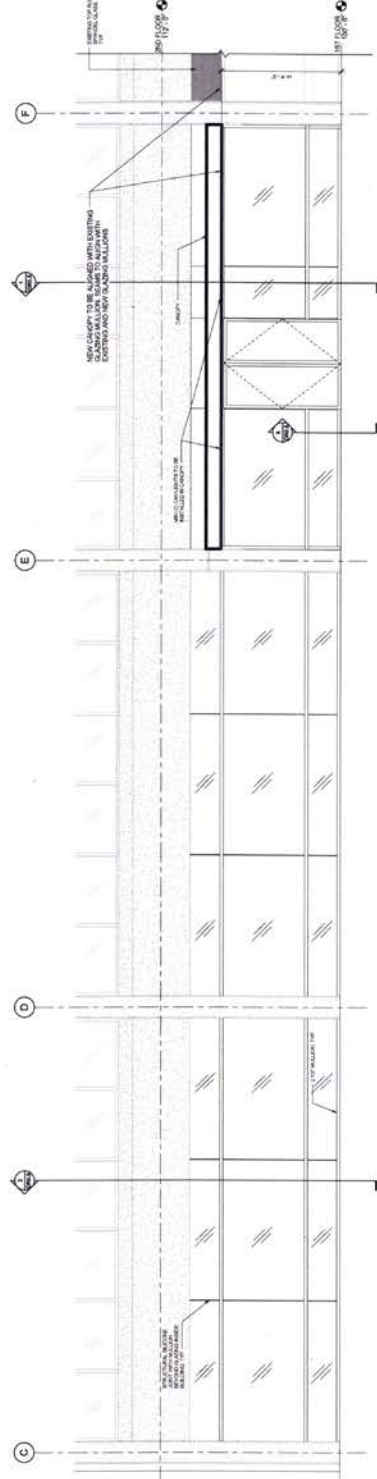
ZONING

↑
NORTH

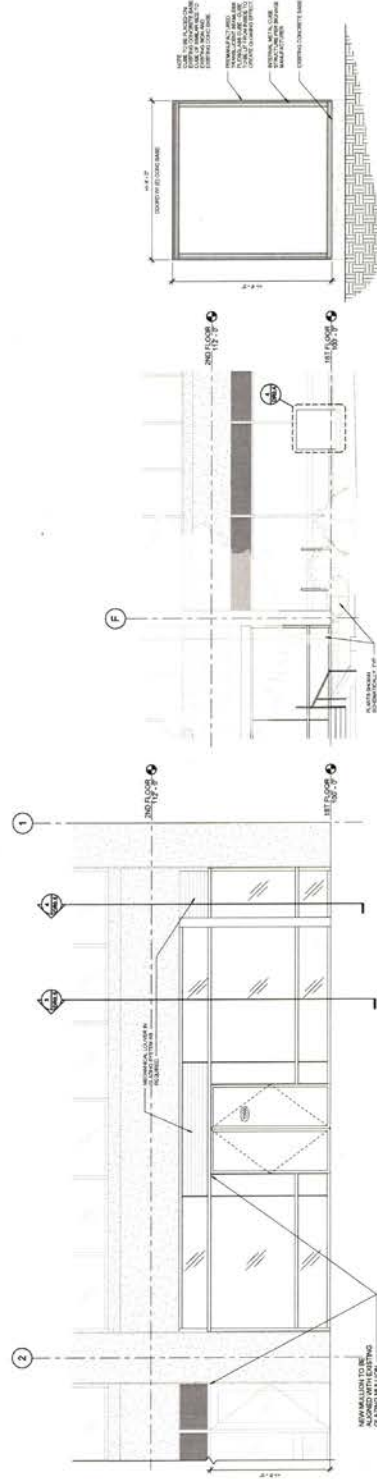
THIS SITE LIES WITHIN THE:
CENTRAL CITY/SOUTH AUDITORIUM
PLAN DISTRICT
DOWNTOWN SUBDISTRICT

- Site
- Recreational Trails

File No.	LU 17-189334 DZM
1/4 Section	3229
Scale	1 inch = 200 feet
State ID	1S1E03CB 100
Exhibit	B Jun 21, 2017



ELEVATION @ BUILDING ENTRANCE



ELEVATION @ CAFE ENTRANCE

ITEMS TO BE REVIEWED		STATUS	REVISION
1	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
2	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
3	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
4	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
5	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
6	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
7	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
8	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
9	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED
10	NEW GLAZING TO BE ADDED WITH EXISTING CURBING AND NEW GLAZING TO BE ADDED TO EXISTING CURBING	REVISED	REVISED

ELEVATIONS

DESIGNED BY: MACKENZIE
 CHECKED BY: MACKENZIE
 DATE: 2017-08-10

DR0.4

PROJECT NO: 2160271.00

1117-189334
 DESIGN REVIEW PACKAGE 9/8/2017

