



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

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

**Date:** January 4, 2018  
**To:** Interested Person  
**From:** Santiago Mendez, Land Use Services  
503-823-1361/Santiago.Mendez@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 January 25, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-288527 DZ, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-288527 DZ – EXTERIOR ALTERATIONS**

**Applicant:** Brad Simmons, Waterleaf Architecture  
419 SW 11th Avenue #200  
Portland, OR 97205  
[brads@waterleaf.com](mailto:brads@waterleaf.com)

**Owner:** BROADWAY COMMERCE LLC  
620 SW 5TH AVE #300  
PORTLAND, OR 97204-1418

**Representative:** Brandon Anderson, Broadway Commons LLC  
620 SW Washington Street  
Portland, OR 97204

**Site Address:** 225 SW BROADWAY

**Legal Description:** CANCEL INTO R645540 / COMMERCE BUILDING OFFICE  
CONDOMINIUMS, GENERAL COMMON ELEMENTS; BLOCK 85 LOT  
6&7 TL 9800, PORTLAND

**Tax Account No.:** R174000010, R667708680  
**State ID No.:** 1N1E34CC 80000, 1N1E34CC 09800  
**Quarter Section:** 3029

**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  
**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 requests Design Review for exterior alterations to the building located at 225 SW Broadway in the Downtown Subdistrict of the Central City Plan District. Exterior alterations include the modification of the existing projecting ceramic tile band at the lobby entrance on SW Broadway. The entry will be modified to include two bands- one with striated light-colored porcelain tile and another with striated dark colored porcelain tile. The top of the band will be modified from an arch to a straight horizontal line. Additionally, cylindrical vertical lights are proposed at both sides of the entry band along with a downlight in the entry soffit. An existing sconce to the right of the entry will be removed while the sconce to the left will remain.

Design review is required for proposed, non-exempt exterior alterations in the “d” design overlay zone of the Central City Plan District.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. 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 December 27, 2017 and determined to be complete on December 29, 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  
East Entry Elevation

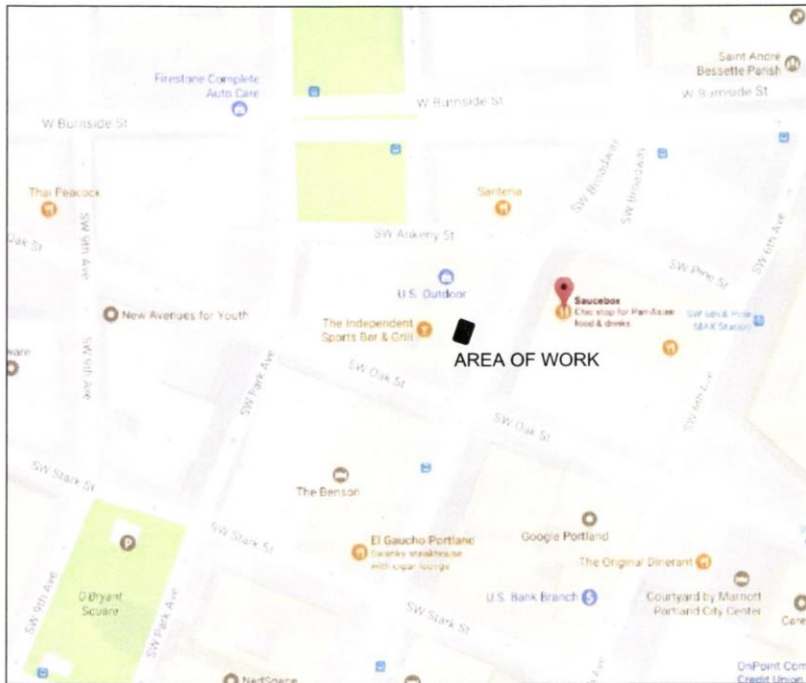


# ZONING

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

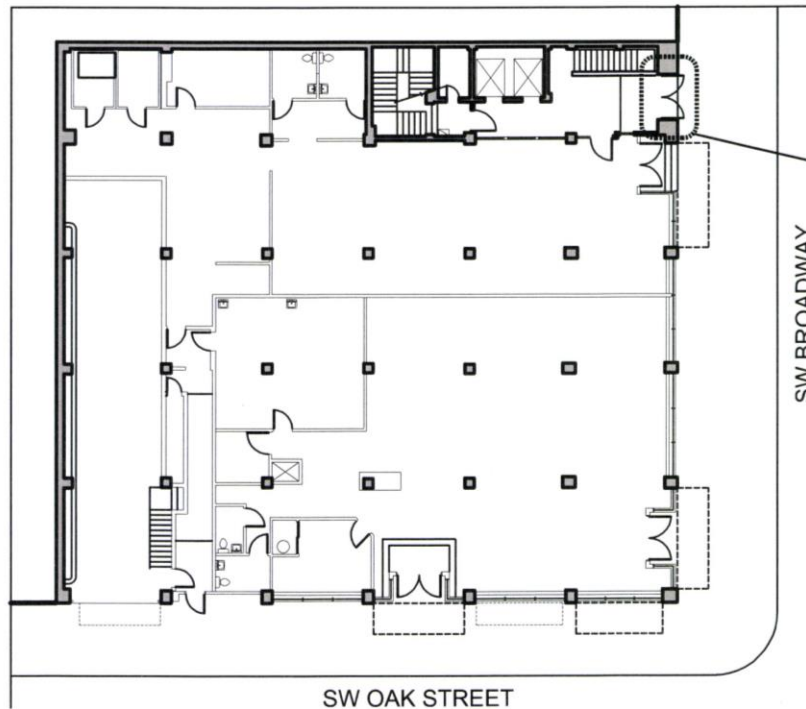
-  Site
-  Historic Landmark

File No.	LU 17-288527 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 9800
Exhibit	B Dec 28, 2017



VICINITY MAP

NO SCALE



SITE PLAN

NO SCALE



BROADWAY COMMONS BUILDING ENTRANCE UPGRADES  
 TYPE II LAND USE REVIEW  
 VICINITY MAP / SITE PLAN

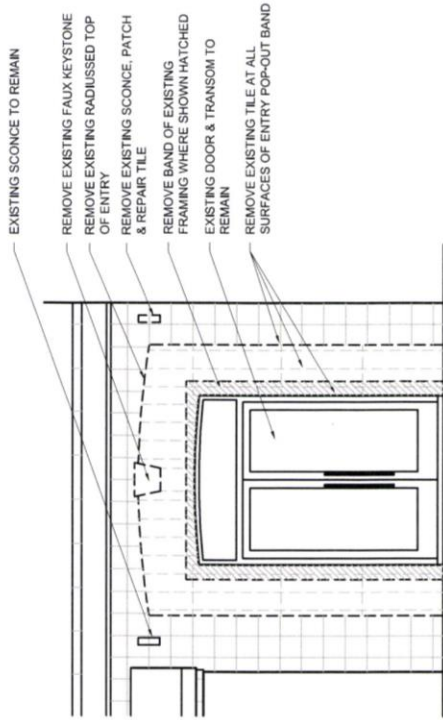
LU 17-288527 DZ

waterleaf

419 SW 11th Ave Suite 200  
 Portland, Oregon 97205  
 Phone: 503-228-7571

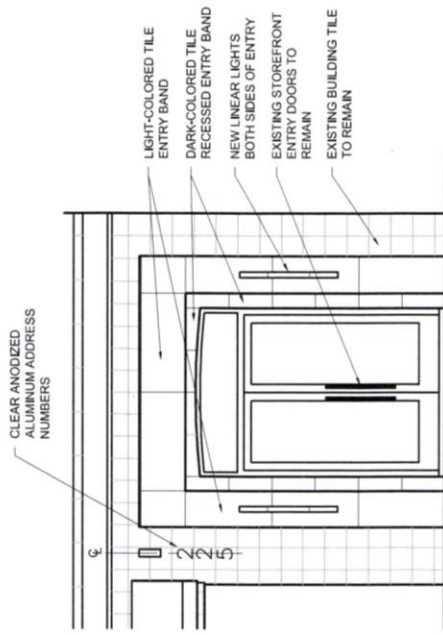


architecture, interiors & planning



**DEMO ENTRY ELEVATION**

SCALE: 1/8" = 1'-0"



**NEW ENTRY ELEVATION**

SCALE: 1/8" = 1'-0"

**BROADWAY COMMONS BUILDING ENTRANCE UPGRADES  
TYPE II LAND USE REVIEW  
ENTRY ELEVATIONS**

**waterleaf**

419 SW 11th Ave Suite 200  
Portland, Oregon 97205  
Phone: 503-228-1571



architecture, interiors & planning

LA 17 - 288527 DZ