



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

Date: January 10, 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 01/31/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-284358 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 17-284358 DZ – EXTERIOR ALTERATIONS

Applicant: Matt Fitzgerald, GBD Architects
1120 NW Couch Street, Suite 300
Portland, OR 97209
matt@gbdarchitects.com

Owner: G&I VII Lincoln Building LP
220 E 42nd Street 27th Floor
New York, NY 10017-5819

Site Address: **421 SW OAK ST**

Legal Description: BLOCK 66 LOT 1&2 7&8, PORTLAND; BLOCK 66 LOT 3-6, PORTLAND

Tax Account No.: R667707670, R667707700

State ID No.: 1N1E34CD 03000, 1N1E34CD 03100

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 approval for storefront modifications to the east and north sides of the Lincoln Building at street level. At the east side, a portion of existing glazing will be replaced with a new aluminum storefront system to match. At the north face, existing glazing will be replaced with one of the following alternatives: a glazed aluminum door with painted panel and stone tile to match existing; or a new aluminum storefront. The proposed alterations intend to address functional needs for the ground floor exiting system due to reconfiguration, as well as adding square footage to the ground floor.

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 15, 2017 and determined to be complete on January 4, 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.

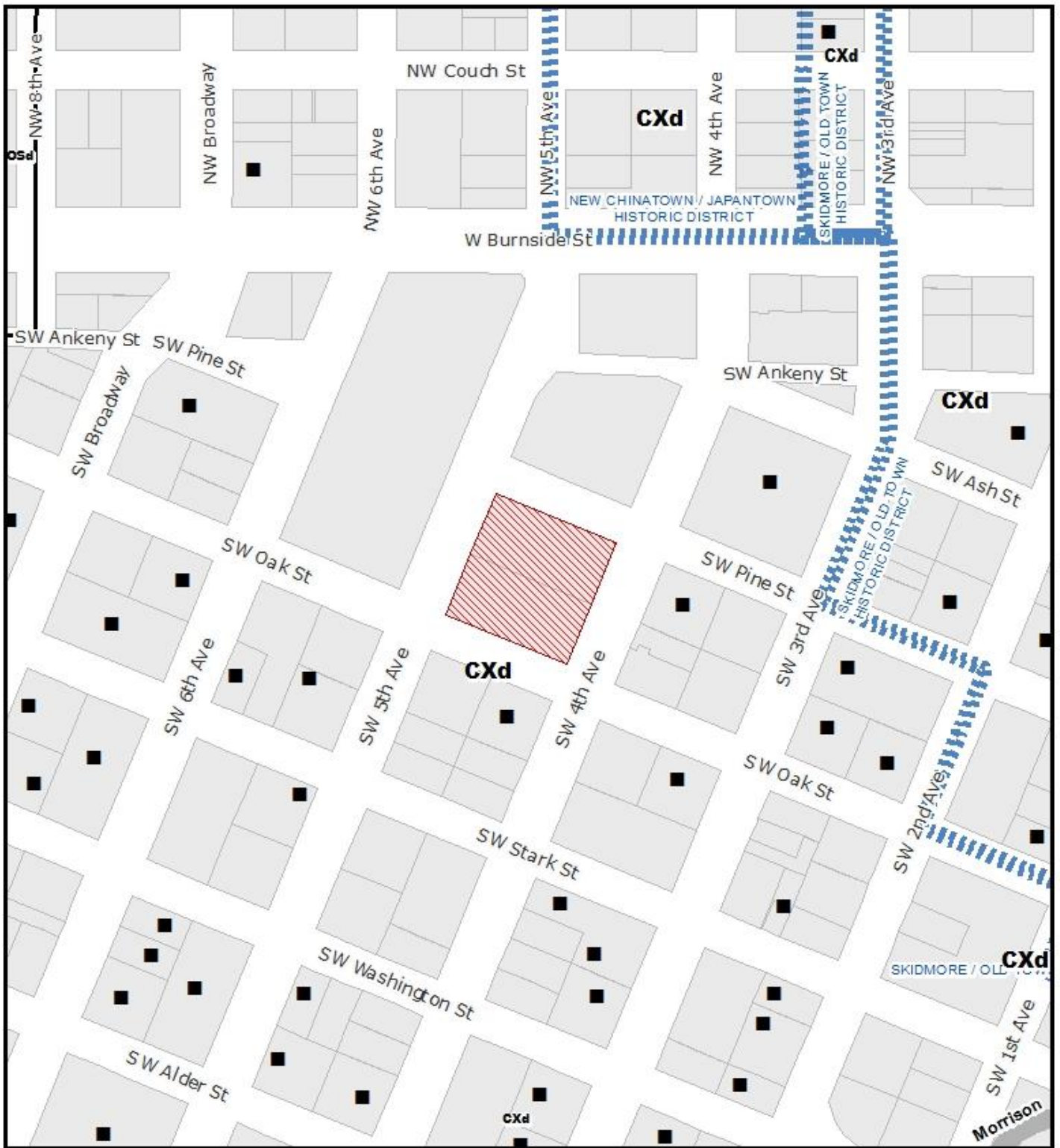
APPEAL OF THE FINAL CITY DECISION


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
First Floor Plan
North Elevation
East Elevation



ZONING 
 NORTH

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

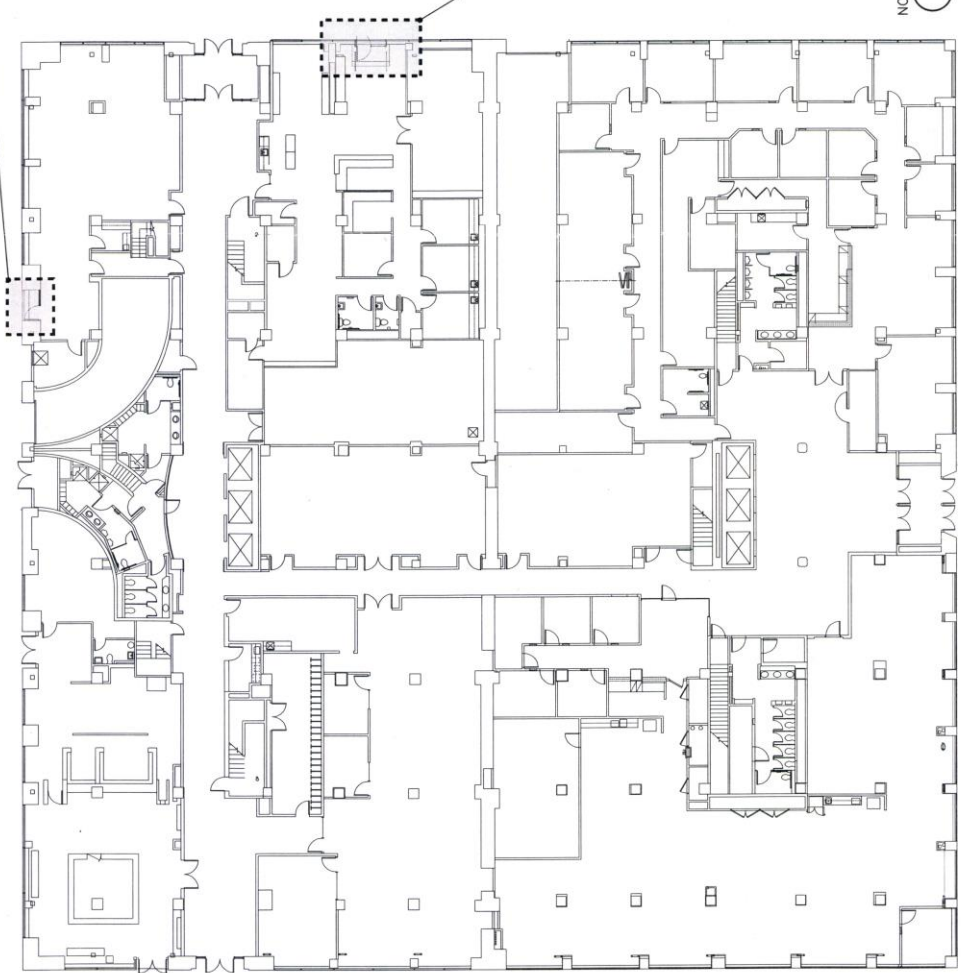
-  Site
-  Historic Landmark
-  Bridge

File No.	LU 17-284358 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 3000
Exhibit	B Dec 18, 2017

REVISED 1/4/18

REMOVE EXISTING GLAZING.
PROPOSED LOCATION OF
GLAZED ALUMINUM DOOR
WITH MULLION PANELED
TILE TO MATCH - SEE
ELEVATION.

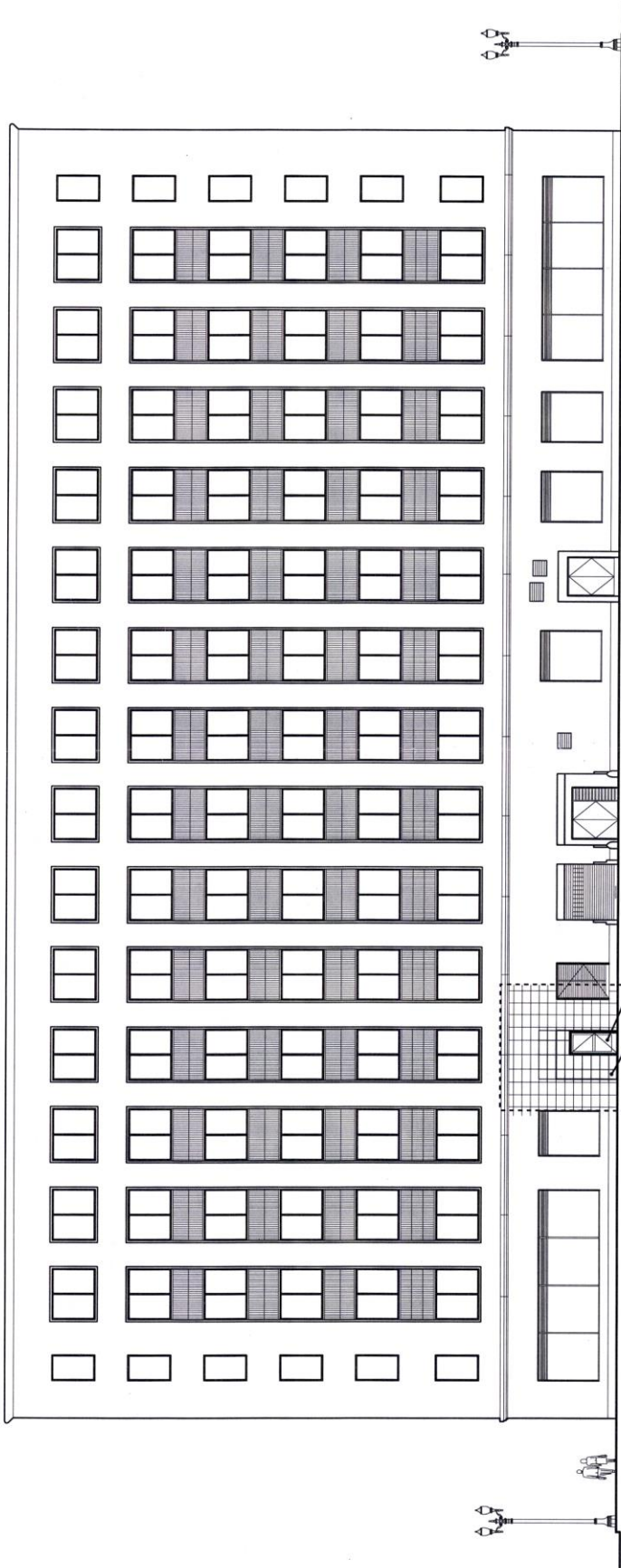
REMOVE PORTION OF
EXISTING GLAZING AND
REPLACE WITH NEW LOCATION
OF NEW ALUMINUM
STOREFRONT TO MATCH --
SEE ELEVATION.



FIRST FLOOR PLAN

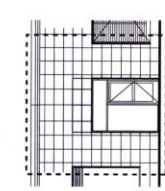


LU 17 - 284358

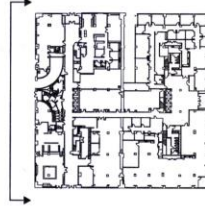


PROPOSED LOCATION OF GLAZED ALUMINUM DOOR AND NEW WALL WITH PAINTED PANEL TO MATCH EXISTING

STONE TILE TO MATCH EXISTING

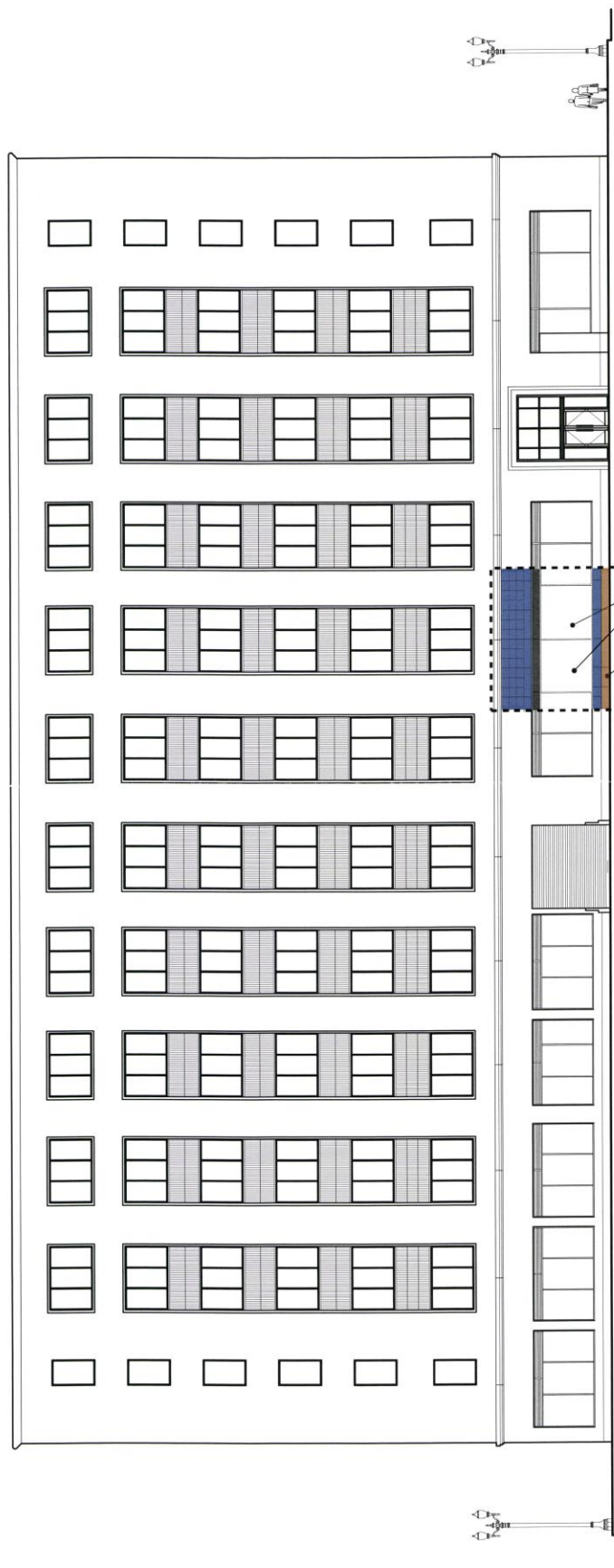


ALTERNATE PROPOSAL:
NEW ALUMINUM STOREFRONT IN LIEU OF
PAINTED PANEL WALL

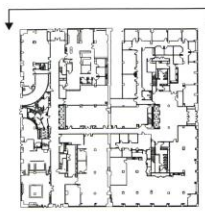


NORTH ELEVATION





PROPOSED LOCATION OF
NEW ALUMINUM
STOREFRONT AND WALL
WITH PAINTED PANEL TO
MATCH EXISTING
STONE TILE AT BASE TO
MATCH



EAST ELEVATION

