



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

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

Date: February 6, 2018

From: Emily Hays, Land Use Services  
503-823-5676 / Emily.Hays@portlandoregon.gov

## **REQUEST FOR RESPONSE**

**Case File: LU 18-110544 DZ**  
**Pre-App: PC # 18-109684**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Emily Hays at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: March 8, 2018 – 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: March 12, 2018**
- **A public hearing before the Design Commission is tentatively scheduled for March 22, 2018**

**Applicants:** Gary Golla | Katalin Czege | Sera Architects  
338 NW 5th Avenue  
Portland, OR 97209  
garyg@seradesign.com

**Owner:** Portland Hotel Properties LLC  
150 N Riverside Plaza  
Chicago, IL 60606

**Site Address:** **619 SW 11<sup>th</sup> Avenue**

**Legal Description:** BLOCK 257 LOT 1&2, PORTLAND  
**Tax Account No.:** R667728480  
**State ID No.:** 1N1E33DD 04100  
**Quarter Section:** 3028

**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 - West End

**Zoning:** **RXd** – Central Residential with Design Overlay  
**Case Type:** **DZ** – Design Review  
**Procedure:** **Type III**, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

**Proposal:**

The applicant is seeking Design Review approval for revisions to the cladding material on the end walls and courtyard elevations on a 15-story hotel building in the West End Subarea of the Central City Plan District. A profile metal panel is proposed in lieu of the previously approved three coat stucco system.

Design review is required for non-exempt exterior alterations within the design overlay zone. A Type III review is required to alter conditions of approval set by the Design Commission during a previous land use approval.

**Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.420, Design Overlay
- 33.825, Design Review
- 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on January 22, 2018 and determined to be complete on February 1, 2018.

Enclosures: Zoning Map, Site Plan, West & South Elevations



# ZONING



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



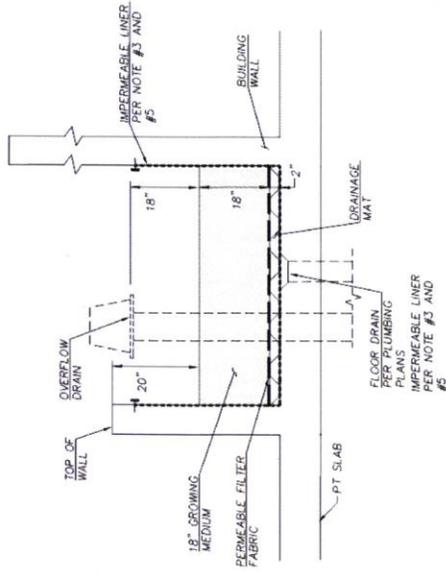
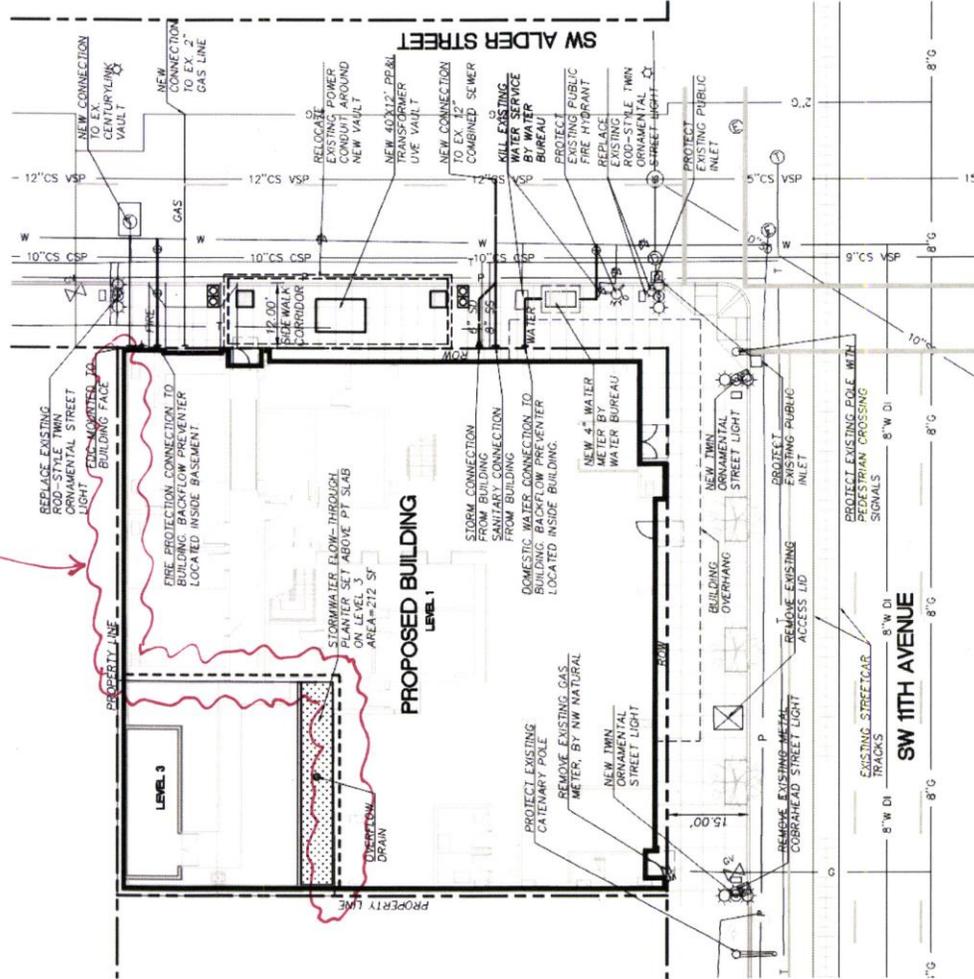
Site



Historic Landmark

File No.	LU 18-110544 DZ
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DD 4100
Exhibit	B Jan 25, 2018

AREA OF WORK



- NOTES:
1. PLANTING PER LANDSCAPE PLANS.
  2. GROWING MEDIUM PER SPECIFICATIONS.
  3. LNER TO CONCRETE ABOVE HIGH WATER ELEVATION.
  4. CONNECT PERFORATED PIPE TO SOLID PIPE DOWNSTREAM OF AREA DRAIN.
  5. PROVIDE WATER-TIGHT PENETRATION THROUGH IMPERMEABLE LINER FOR OUTFALL FROM AREA DRAIN.
  6. CONSTRUCT ROCK PAD AT DOWNSPOUT OUTFALLS.

1 STORMWATER FLOW-THROUGH PLANTER

STORMWATER NARRATIVE

PRIVATE SITE.

WATER QUALITY & WATER QUANTITY.

WATER QUALITY CONTROL IS MET FOR THE ENTIRE SITE WITH ONE FLOW-THROUGH PLANTER AND ECOROOF.

WATER QUALITY CONTROL IS NOT REQUIRED FOR CONNECTIONS TO THE COMBINED SEWER SYSTEM.

DISPOSAL.

INFILTRATION IS NOT POSSIBLE DUE TO LOW PERMEABILITY OF NATIVE SOILS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE 12" COMBINED SEWER PIPE IN SW ALDER STREET. THE PROJECT WILL FALL UNDER CATEGORY 4 OF THE STORMWATER DISPOSAL HIERARCHY.

PUBLIC STREET IMPROVEMENTS.

STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT-OF-WAY. THE PUBLIC SIDEWALK IMPROVEMENTS FOR THE RIGHT-OF-WAY WILL BE PROTECTED DURING CONSTRUCTION.

PRIVATE UTILITY CONTACT LIST

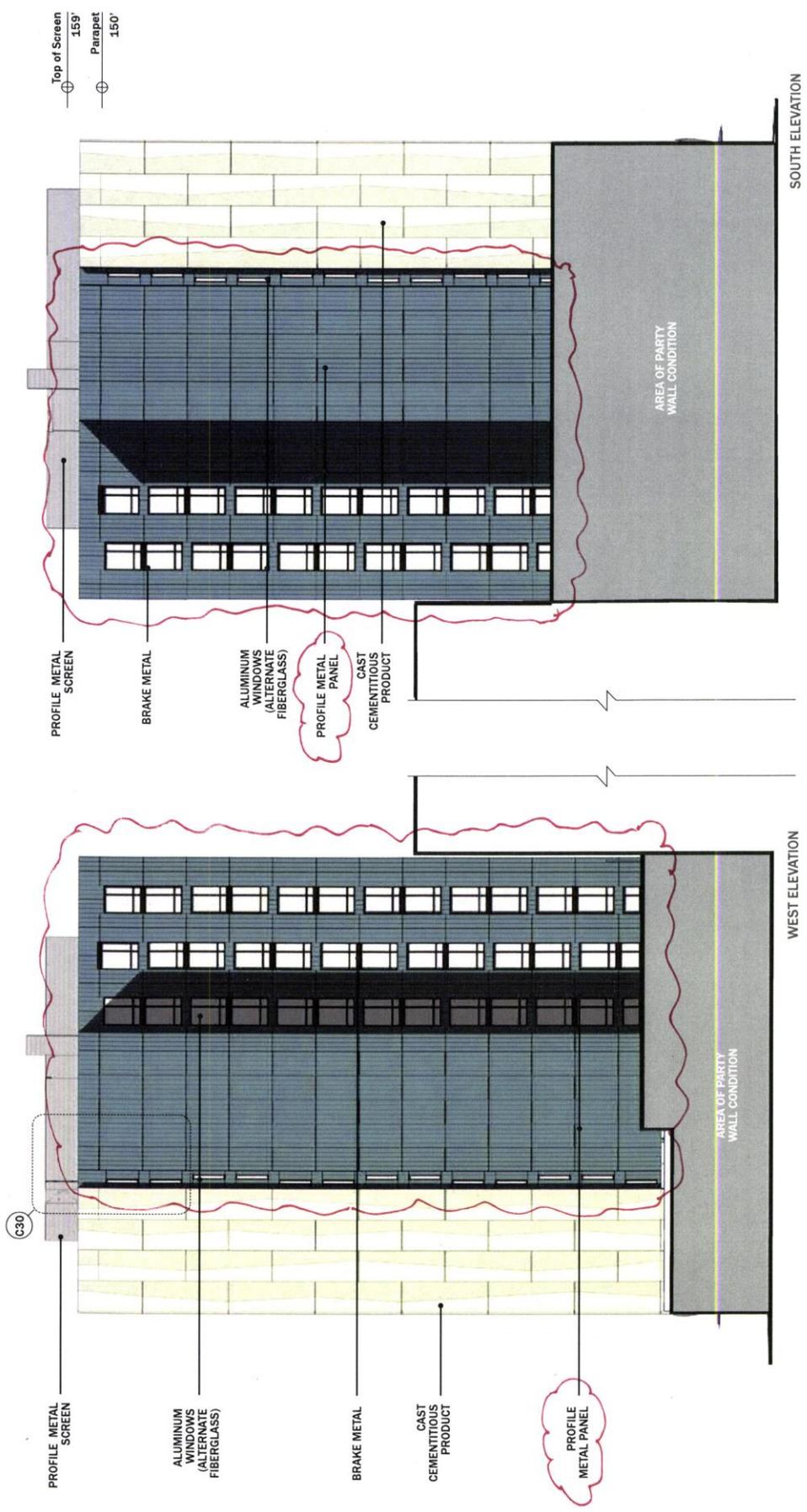
SEAL: MOUDY  
 (503) 280-2722  
 john.moudy@nccicorp.com

CENTURY LINK  
 SCOTT MILLER  
 (503) 279-2394  
 scott.miller@centurylink.com

SW METURAL  
 SID STAFFOR  
 (503) 279-2394  
 sid.staffor@smatural.com



LU 18-110544 DZ



DESIGN REVIEW #16-144846-DZ/1417-02517

REVISD: MATERIAL CHANGE FROM STUCCO TO METAL PANEL

REVISD

PROPOSED

SW 11TH & ALDER  
Portland, Oregon  
22 January 2018 - Design Review Package Type III - Tier E



LU 18-110544 DZ