



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 9, 2018

From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 17-286548 DZ – PacWest Exterior Alterations
Pre App: PC # 17-239810

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 Meriam Rahali 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: February 28, 2018**
(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 at 1:30 pm**

Applicant: Dustin White, GBD Architects
1120 NW Couch St, Suite 300
Portland OR, 97209
503-224-9656; dustin@gbdarchitects.com

Representative: Patrick Gilligan, Lincoln Property Company West
1211 SW 5th Avenue, Suite 700
Portland OR, 97204

Owner: TR Pacwest LLC
120 N Lasalle Street, #2900
Chicago, IL 60602

Site Address: **1211 SW 5th Avenue**

Legal Description: BLOCK 167 LOT 1-8, PORTLAND
Tax Account No.: R667717040
State ID No.: 1S1E03BC 00900
Quarter Section: 3129

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 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 proposing exterior alterations to the PacWest Building and alterations to the streetscaping. These include:

Along SW 5th Avenue:

- Removal of the existing one-story entry vestibule and partial removal of the existing metal panels and glazing at the 2nd level façade. Replacing it with a two-story tall vestibule within the same footprint, and a new canopy above it with recessed downlights. All proposed glazing to be insulated. All proposed aluminum cladding panels to match existing panels.
- Removal of the glazing along the straight portion of the storefront at ground level and replacement with new insulated glazing. The curved wing portion of the glazing will remain except for the addition of two new doors into existing retail spaces.
- Removal of the granite planter that is partially in the right-of-way, and installation of two new smaller granite planters located within the same footprint as the existing planter. Addition of steps and railings between these two new planters. Addition of step lighting recessed into new planters.
- Removal of all sidewalk brick within the property line, and replacement with new pavers.
- New stainless-steel planters with new plants along the property line.

Along SW 6th Avenue:

- Removal of existing canopy at the office entryway.
- Removal of portion of the existing storefront at entryway and installation of new all-glass entryway.

- Removal of existing trees, brick planters, and sidewalk brick. Replacement with new sidewalk pavers, new planters clad with granite, new wood benches, new steps, and new step lighting recessed into the planters.

Along SW Madison Street:

- Removal of brick planter and installation of new granite-clad planter, new planting, and retaining wall with clear glass railing.
- Removal of sidewalk brick within terraced area and replacement with new pavers.

Level 3 Terrace and along SW Jefferson Street:

- Vertical extension of the existing exit stair located along SW Jefferson Street. Enclosure to be clad with aluminum panels to match existing panels.
- Removal of existing planters, landscaping, and pavers.
- Installation of new waterproofing, pavers, metal planters, wood benches, landscaping, lighting recessed in planters.
- Removal of portion of the existing curtain wall and installation of operable aluminum-framed glazed door system.

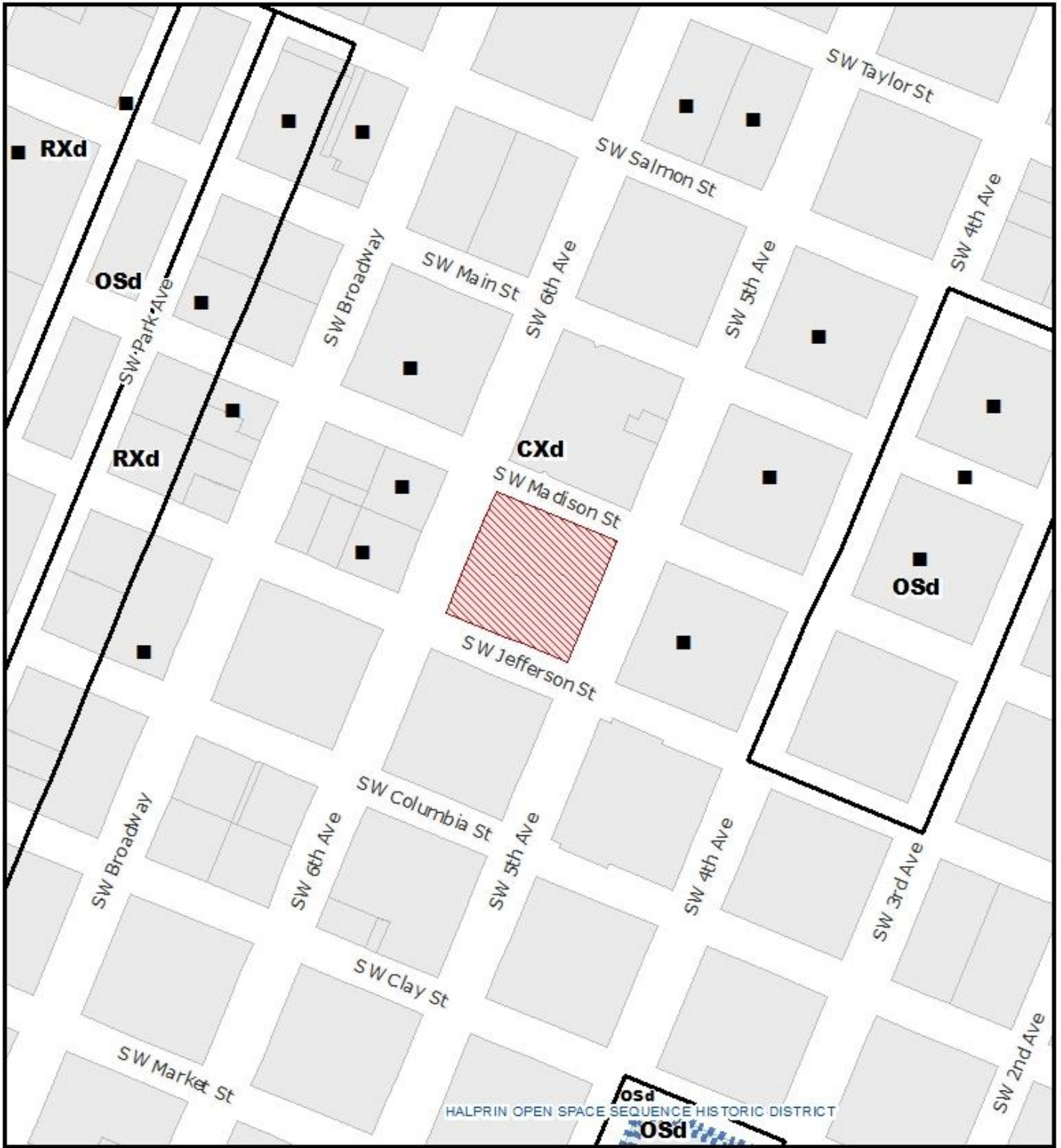
Approval Criteria:

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

- 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 December 20, 2017 and determined to be complete on date.

Enclosures: Zoning Map
Site Plan/Streetscape
Partial East Elevation (along SW 5th Avenue)
Partial South Elevation (along SW Jefferson Street)



ZONING



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

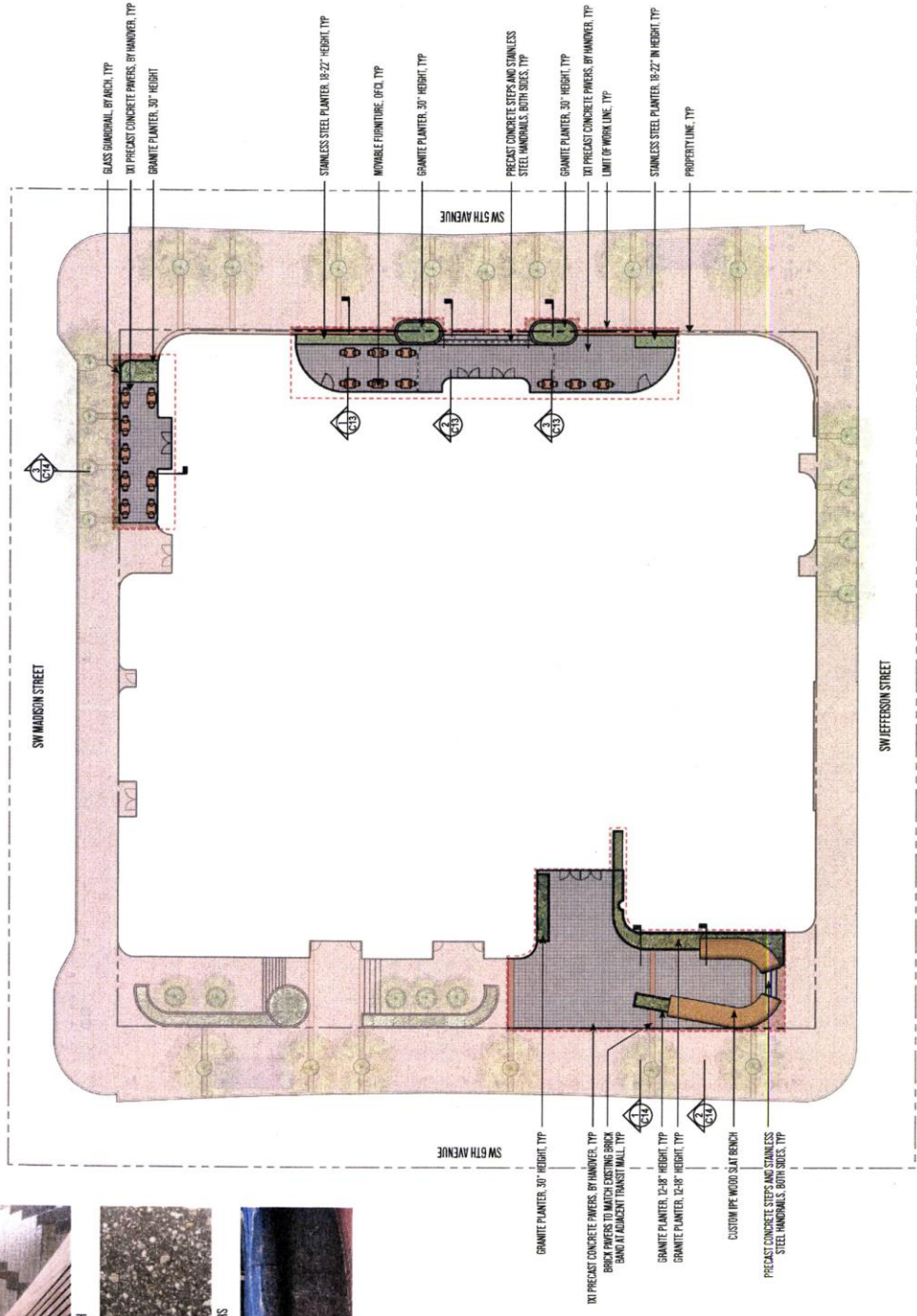
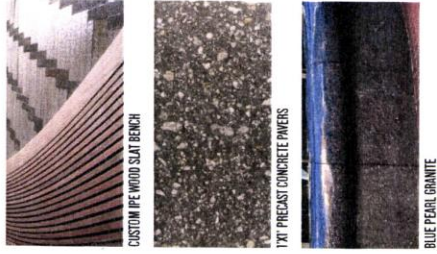


Site

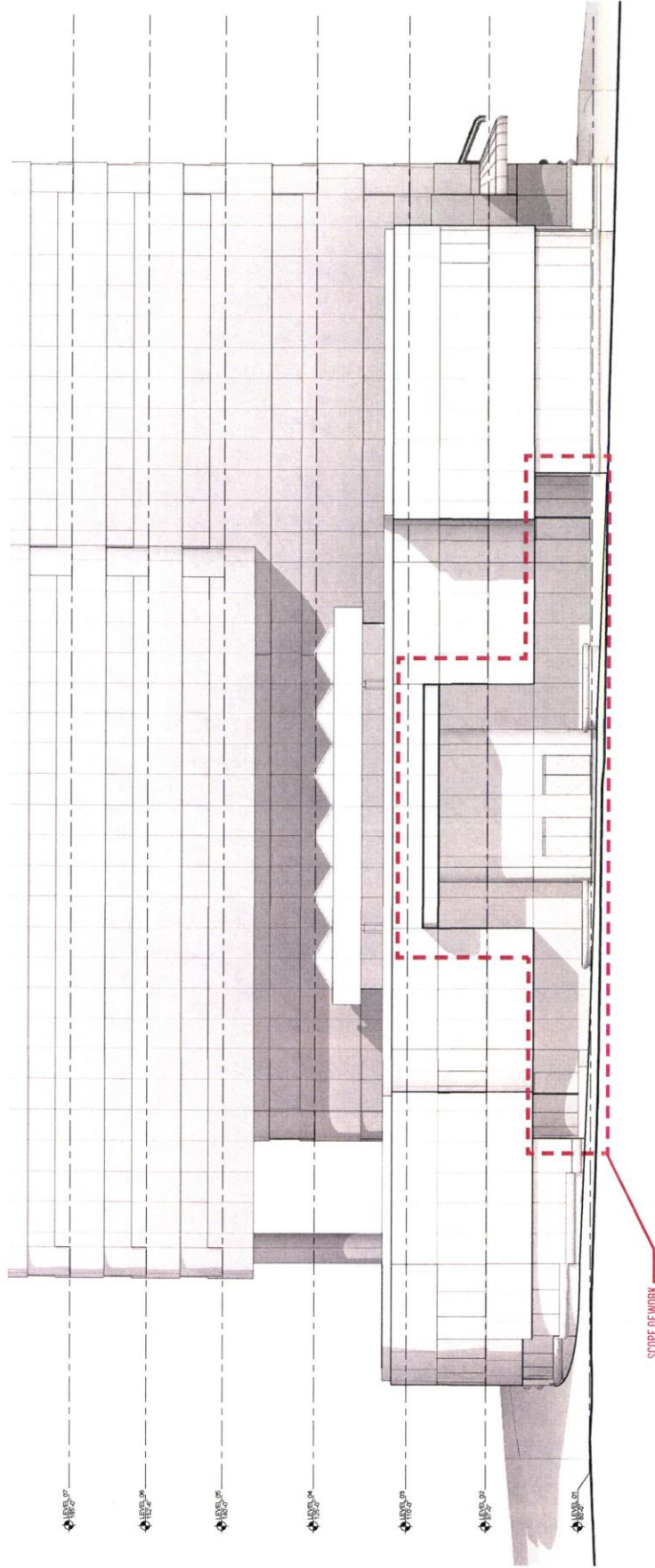


Historic Landmark

File No.	LU 17-286548 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BC 900
Exhibit	B Dec 22, 2017

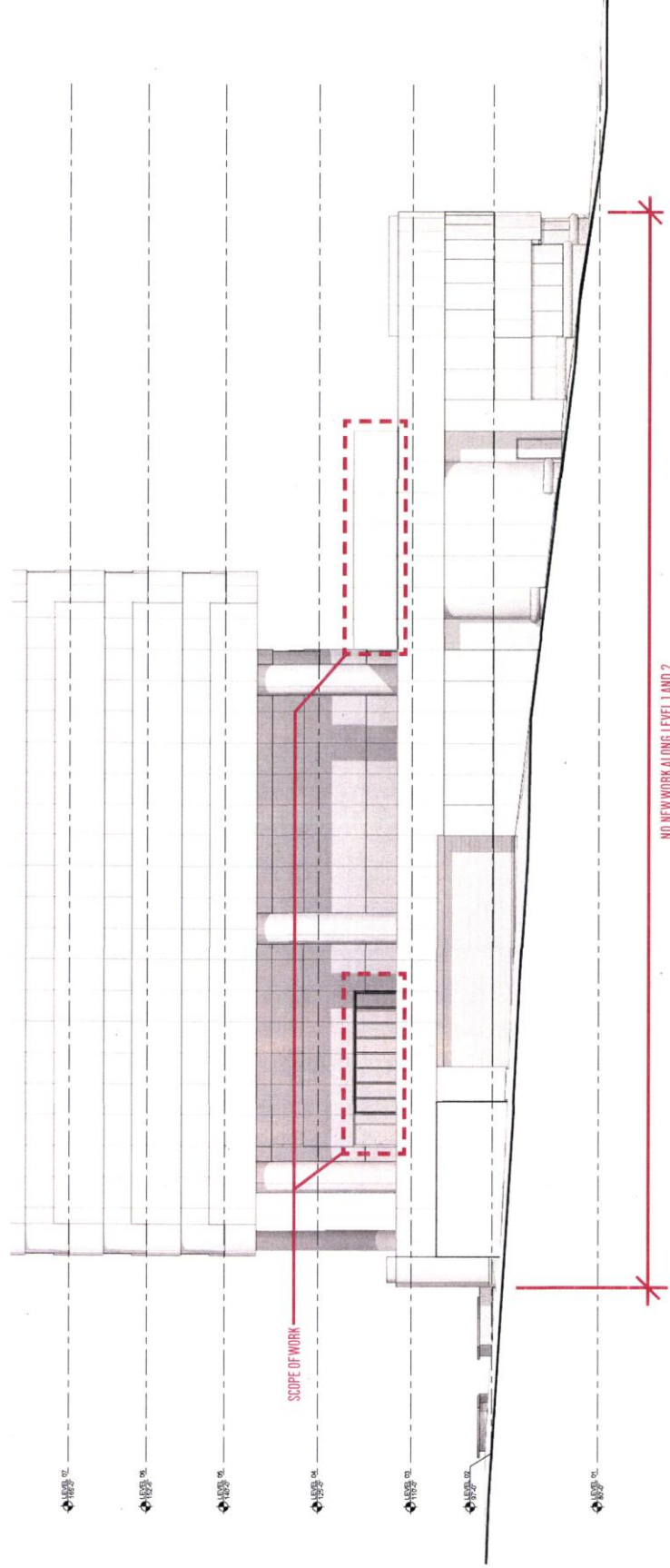


STREETSCAPE - MATERIALS PLAN



BLACK AND WHITE ELEVATIONS - EAST

LU 17-286646 DZ CSZ



BLACK AND WHITE ELEVATIONS - SOUTH

LU 17-286548 DZ C33

GBD Architects Incorporated | Lango Hansen