



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: October 11, 2018
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 18-232395 DZ
PC # 18-191790
Columbia Square Exterior Alterations
REVIEW BY: Design Commission
WHEN: November 1, 2018 at 1:30 pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring 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 are 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.

Applicants: Hennebery Eddy Architects
Attn: Erica Thompson | 971-200-7236 | ethompson@henneberyeddy.com
Attn: Jon McGrew | 503-542-1180 | jmcgrew@henneberyeddy.com
921 SW 9th Avenue, Suite 250 | Portland, OR 97205

Owner's Representative: Melvin Mark Brokerage Company | Attn: Scott Andrews
111 SW Columbia Street, Suite 1380 | Portland, OR 97201

Owner: Columbia Square LLC
111 SW Columbia Street, #1380 | Portland, OR 97201-5845

Site Address: **111 SW Columbia Street**

Legal Description: BLOCK 129 LOT 1-8, PORTLAND
Tax Account No.: R667712640
State ID No.: 1S1E03BD 01700
Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
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 Columbia Square building and alterations to the streetscaping. These include:

- Replacing the existing glass and steel solarium on the southeast corner of the building with a new structure similar in character but utilizing higher efficiency clear glazing and incorporating bi-fold doors and newly accessible entries.
- Lowering sills of existing storefront windows at key locations around the ground floor, such as tenant entries and corners.
- At the southeast corner plaza: removal and replacement of the brick paving with brick paving. Addition of travertine stairs, travertine planters, travertine seat wall, and blackened stainless steel stormwater planter.

Proposal for exterior alterations within a Design Overlay zone in Central City Plan District require Design Review per Section 33.420.041.B of Title 33, Portland Zoning Code.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the 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 September 4, 2018 and determined to be complete on September 25, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. 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 <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Bureau of Development Services staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

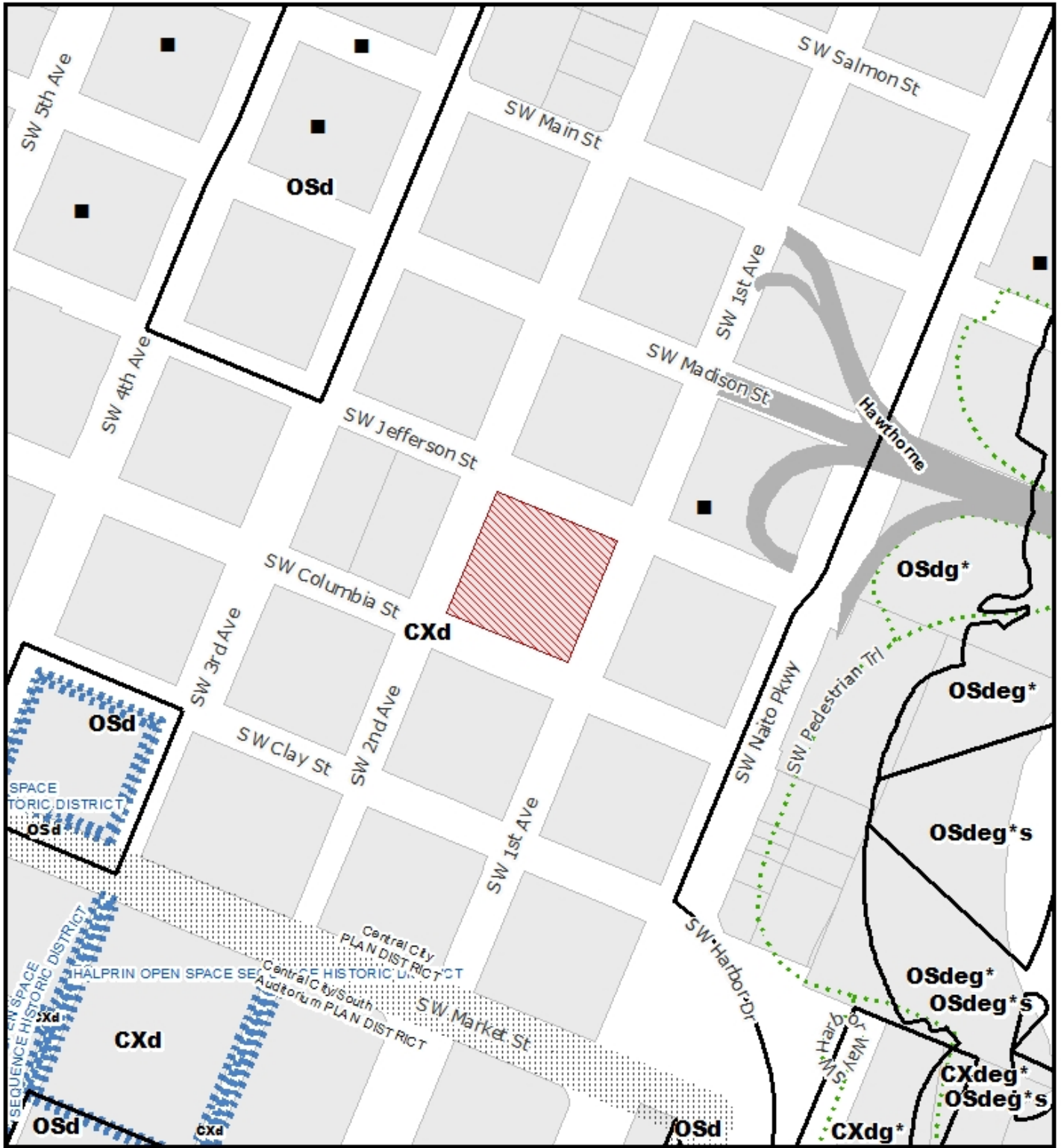
- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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/Streetscape, Southeast Corner Plaza Partial Plan, Partial Enlarged East Elevation (along SW 5th Avenue), Partial Enlarged South Elevation (along SW Jefferson Street)



ZONING



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

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

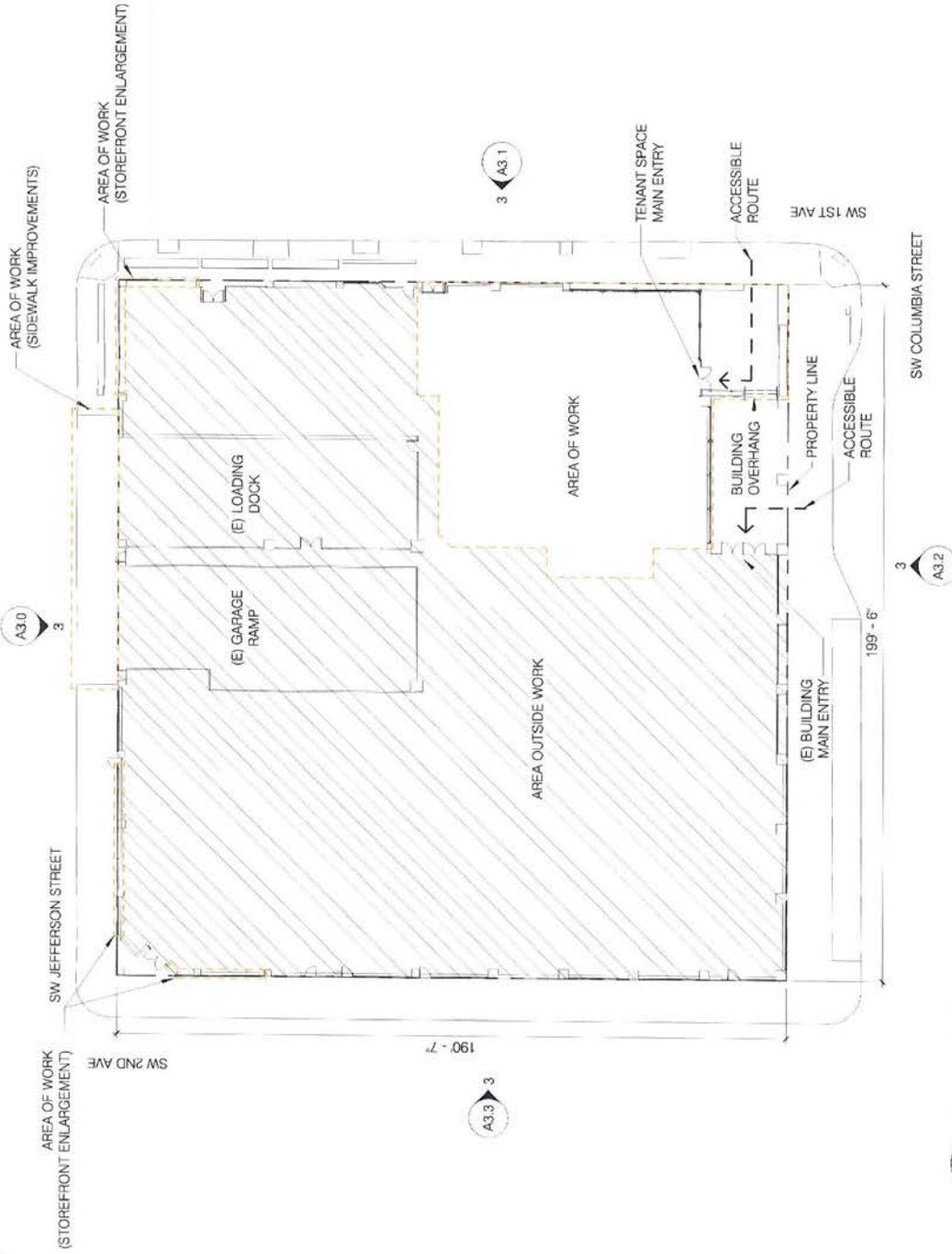
File No.	LU 18-232395 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BD 1700
Exhibit	B Sep 06, 2018

SITE DATA

LOT AREA = 40,000 SF (.92 ACRES)
 NUMBER OF STORIES = 15 STORIES WITH BASEMENT - NO CHANGE
 GROSS SQUARE FOOTAGE = 406,029 SF - NO CHANGE
 FLOOR AREA RATIO = NO CHANGE

SITE PLAN LEGEND

ELEMENTS OVERHEAD



1 NEW SITE PLAN
 A1.6 1" = 30'-0"





SW FIRST AVENUE

TRAVERTINE PLANTER

BLACKENED STAINLESS STEEL
STORMWATER PLANTER

MORTAR-SET BRICK PAVING,
TO MATCH EXISTING

RECESSED WALL LIGHT

TRAVERTINE SEAT WALL AND PLANTER

STAINLESS STEEL SKATE STOPS ALIGNED
WITH JOINTS OF TRAVERTINE

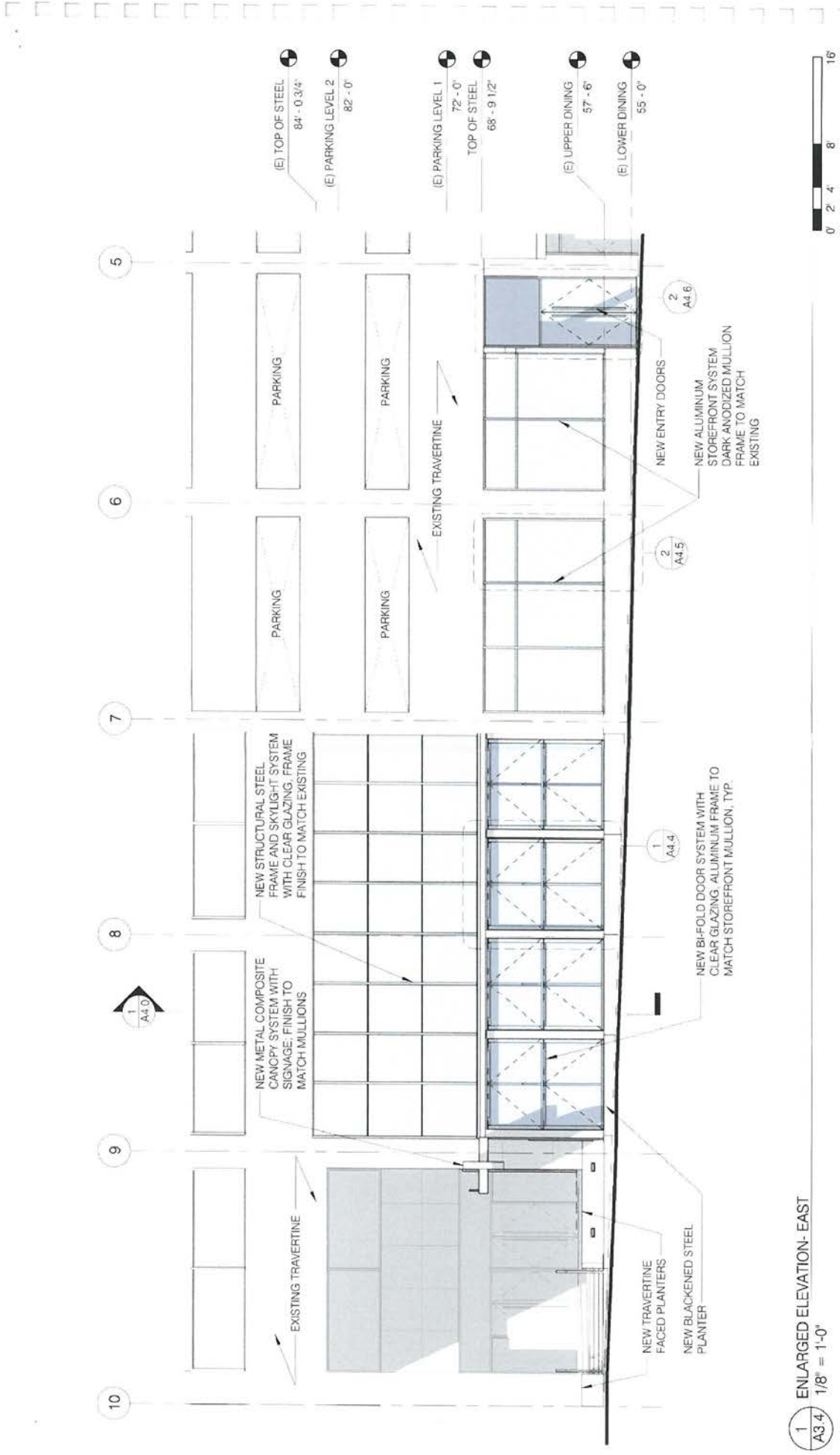
TRAVERTINE STAIRS W/
STAINLESS STEEL HANDRAIL

SW COLUMBIA STREET

MATERIALS

0 5 10





1 ENLARGED ELEVATION - EAST
A3.4 1/8" = 1'-0"



