



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** October 29, 2018  
**To:** Interested Person  
**From:** Meriam Rahali, Land Use Services  
503-823-5363/Meriam.Rahali@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 November 19, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-251964 DZ, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 18-251964 DZ – SW 5<sup>TH</sup> AVENUE ORIGINAL PLANTER ALTERATIONS**

**Applicant:** Dustin White | GBD Architects  
1120 NW Couch Street, Suite 300 | Portland, OR 97209  
[dustin@gbdachitects.com](mailto:dustin@gbdachitects.com) | 503-224-9656

**Representative:** Patrick Gilligan | Lincoln Property Company  
1211 SW 5<sup>th</sup> Avenue, Suite 700 | Portland, OR 97204

**Owner:** TR PacWest LLC  
120 N Lasalle Street #2900 | Chicago, IL 60602

**Site Address:** **1211 SW 5<sup>th</sup> Avenue**

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

**Neighborhood:** NW/NW, Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto: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 II**, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant is seeking Design Review approval for alterations to the original granite planter located in front of the SW 5<sup>th</sup> Avenue building entrance of the PacWest Building in the Downtown Subdistrict of the Central City Plan District. The alterations include removing approximately 25 feet of the middle part of the original granite planter and cladding the exterior sides of the two new retaining concrete walls with new granite. Under a previous Design Review LU 17-286548 DZ, the original granite planter was proposed to be completely removed and replaced with two new planters. All other new elements of the plaza in the previous land use review will remain including steps, railing, and precast concrete bricks.

Other alterations proposed include the replacement of both sets of existing doors on SW 5<sup>th</sup> Avenue, and the two sets of doors on SW Madison Street, at the corner retail space and the building entry. The replacement of doors with comparable doors are exempt from Design Review per Section 33.420.045.B of Title 33, Portland Zoning Code.

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 approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals

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 October 12, 2018 and determined to be complete on October 25, 2018.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.

- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov](http://www.portlandoregon.gov).

#### **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.

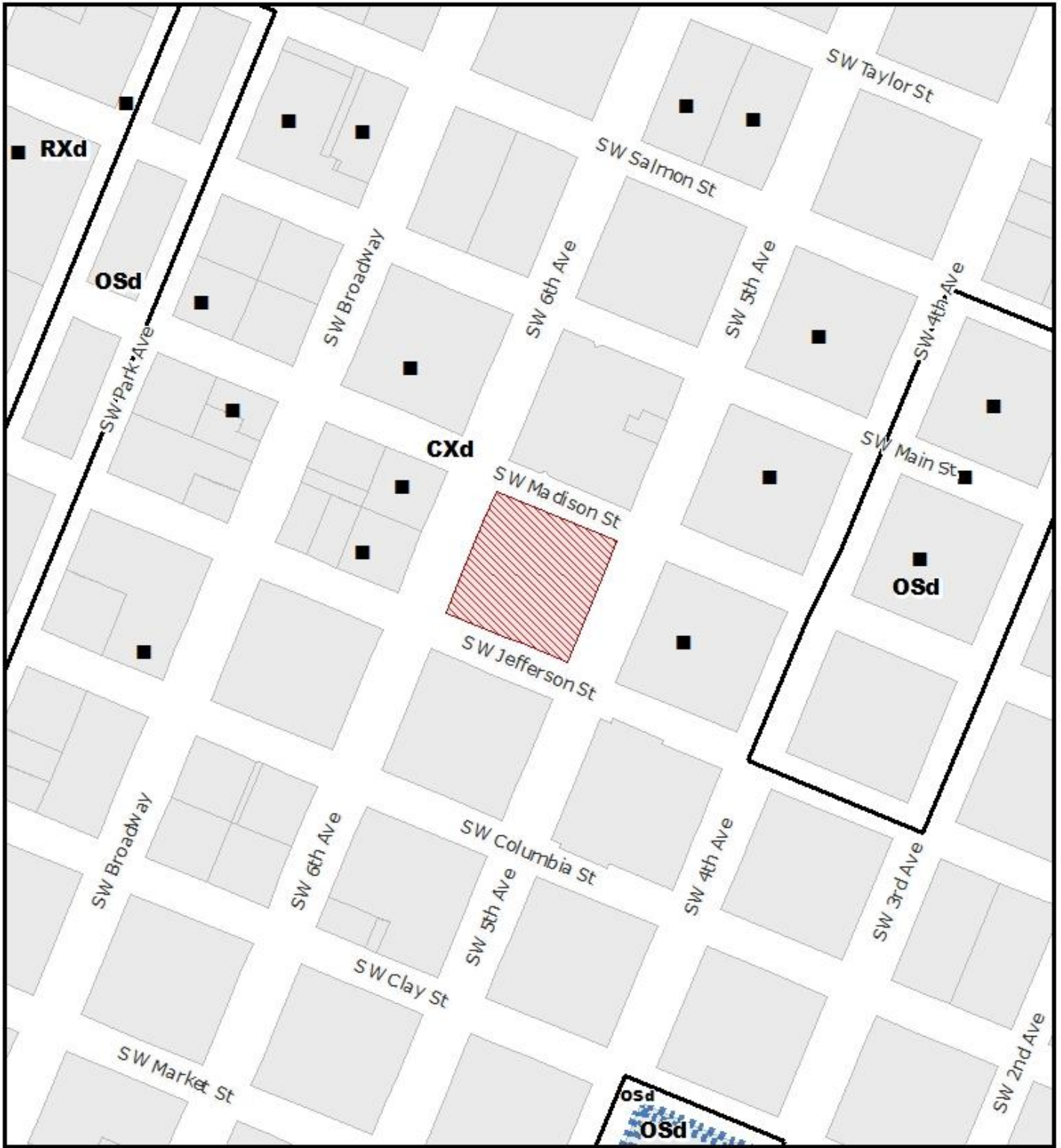
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

#### **Enclosures:**

Zoning Map

Site Plan

Proposed Enlarged Altered Planter Plan



# ZONING



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

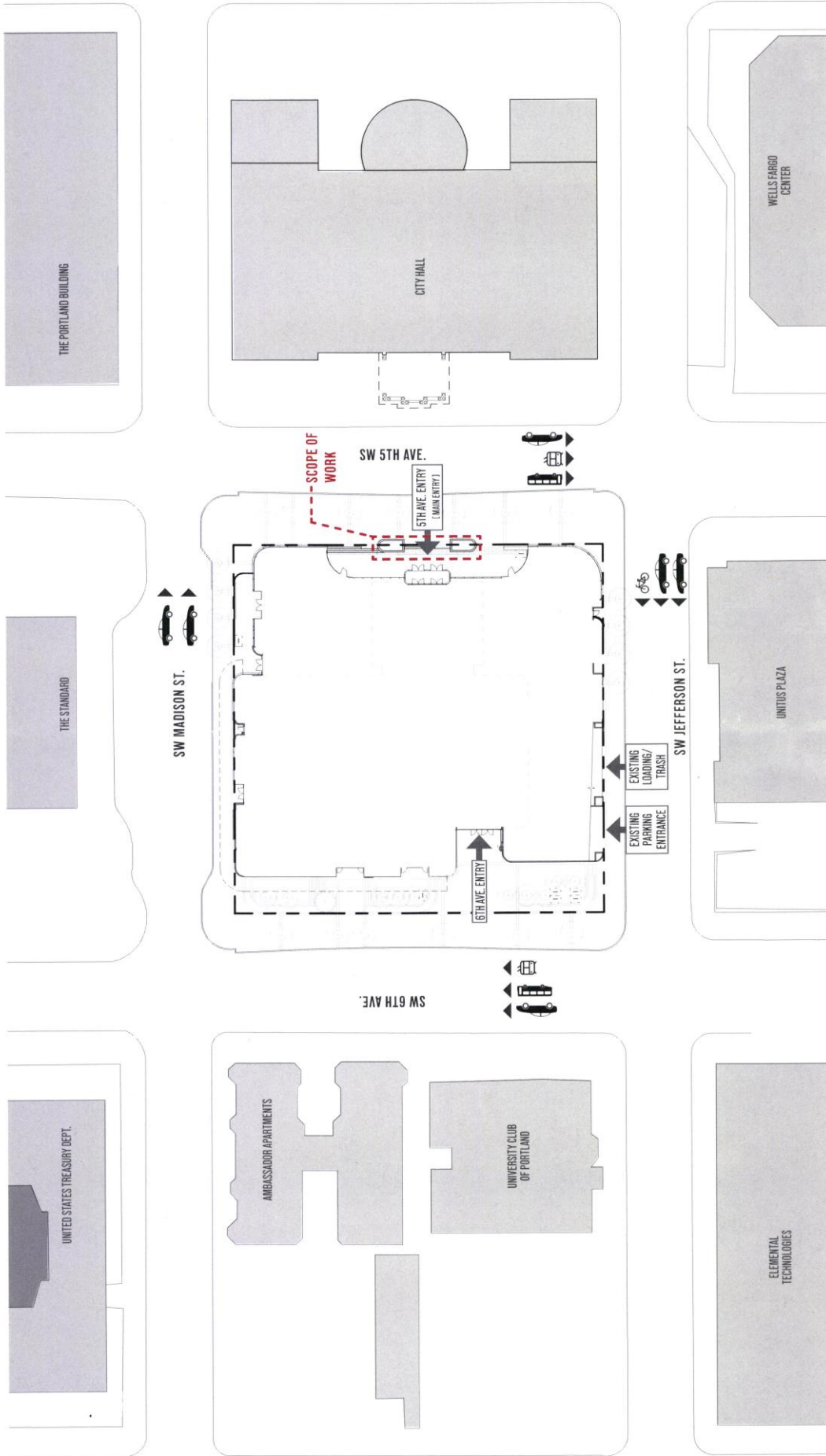


Site



Historic Landmark

File No.	LU 18-251964 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BC 900
Exhibit	B Oct 16, 2018



LU 18-251964 DZ

# ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'-0" LU 18-XXXXXX CI

LU 18-251964 DZ





OTTO QUAST LAVENDER

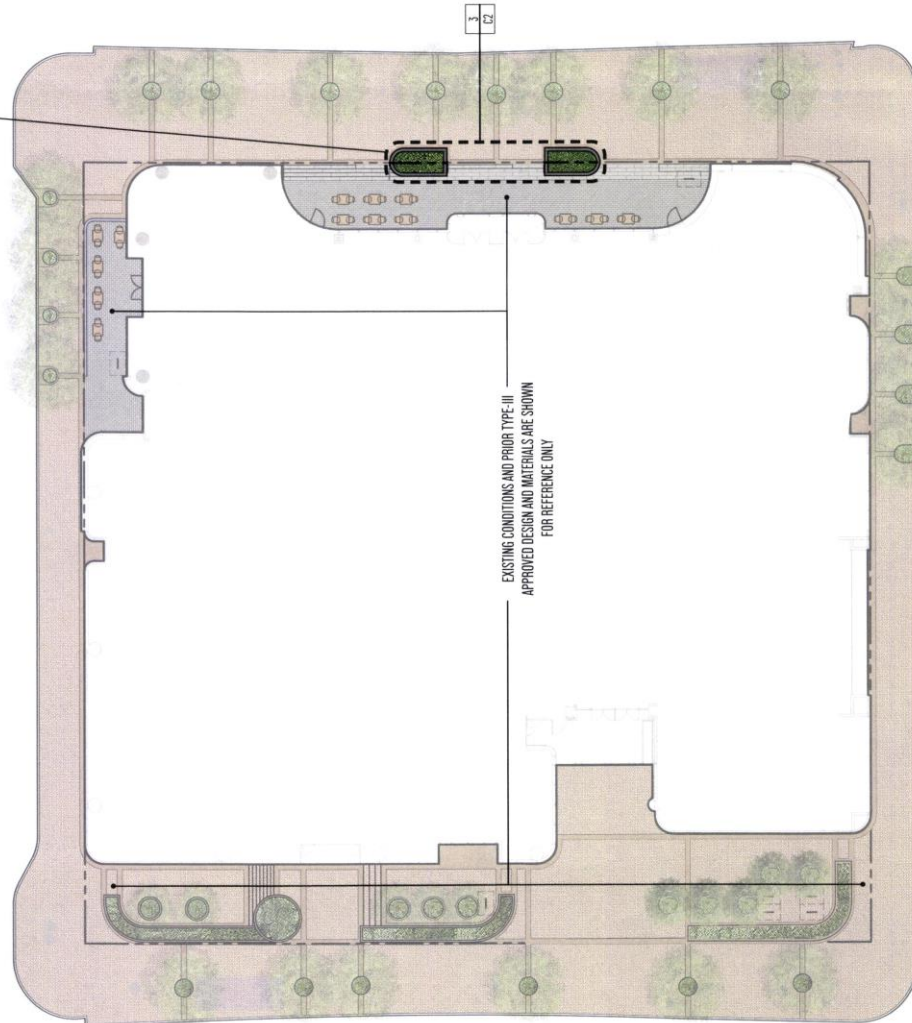


BIG BLUE YARROW



BLUE PEARL GRANITE

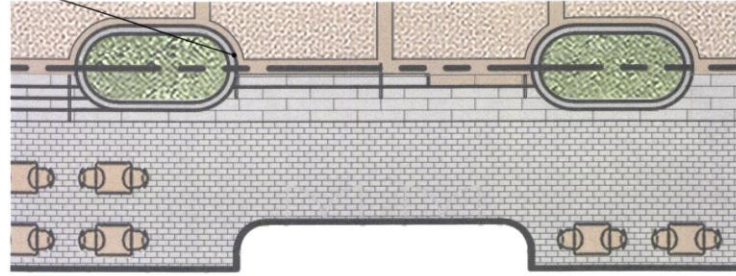
NOTE:  
EXISTING PLANTER ENCROACHMENT APPROVED.  
REFER TO ENCROACHMENT PERMIT #18-11653-TR



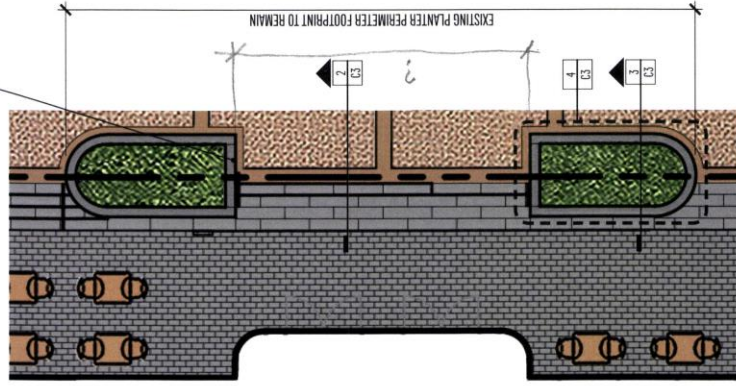
EXISTING CONDITIONS AND PRIOR TYPE III  
APPROVED DESIGN AND MATERIALS ARE SHOWN  
FOR REFERENCE ONLY

ALL NEW GRANITE TO MATCH EXISTING  
GRANITE RADIUS BULLNOSE

EXISTING GRANITE TO BE REMAIN / REINSTALL  
AND NEW TO MATCH AT CUT ENDS  
GRANITE FLUSH FACE



2. PRIOR APPROVED ENLARGED PLAN  
(FOR REFERENCE ONLY)



3. PROPOSED ENLARGED PLAN

1. LANDSCAPE SITE PLAN - EXISTING AND PRIOR APPROVED CONDITIONS

LANDSCAPE PLANS

LU 18-251964 DZ