



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

Ted Wheeler, Mayor
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Date: December 7, 2018

From: Emily Hays, Land Use Services
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REQUEST FOR RESPONSE

Case File: LU 18-266225 DZ
Pre-App: PC # 18-256660

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 Avenue, Suite 5000, Portland, OR 97201.

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: December 28, 2018 – 21 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: January 14, 2019**
- **A public hearing before the Design Commission is tentatively scheduled for January 24, 2019 @ 1:30 PM**

Applicant: Julie Bronder | ZGF Architects LLP
1223 SW Washington Street, Suite 200
Portland, OR 97205

Owner: Portland Hotel XXVII Owner LLC
5425 Wisconsin Avenue #700
Chevy Chase, MD 20815

Site Address: **425-431 NW 9th Avenue**

Legal Description: BLOCK 61 LOT 5&8, COUCHS ADD
Tax Account No.: R180205450
State ID No.: 1N1E34CB 01800
Quarter Section: 3029

Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Pearl District Business Association, contact at info@explorethepearl.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Pearl District
Other Designations: None

Zoning: **EXd** – Central Employment 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 to remove a condition of approval from a previous Design Review decision and retain the existing box-rib metal panel cladding on the west facade of The Canopy Hotel in the Central City Plan District, Pearl Subdistrict. The building was originally approved under LU 15-209365 DZM AD.

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:


- Central City Fundamental Design Guidelines
- River District 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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on November 14, 2018 and determined to be complete on **December 5, 2018**.

It is important to submit all evidence to the Design Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Typical Floor Plan & West Elevation



ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 PEARL SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

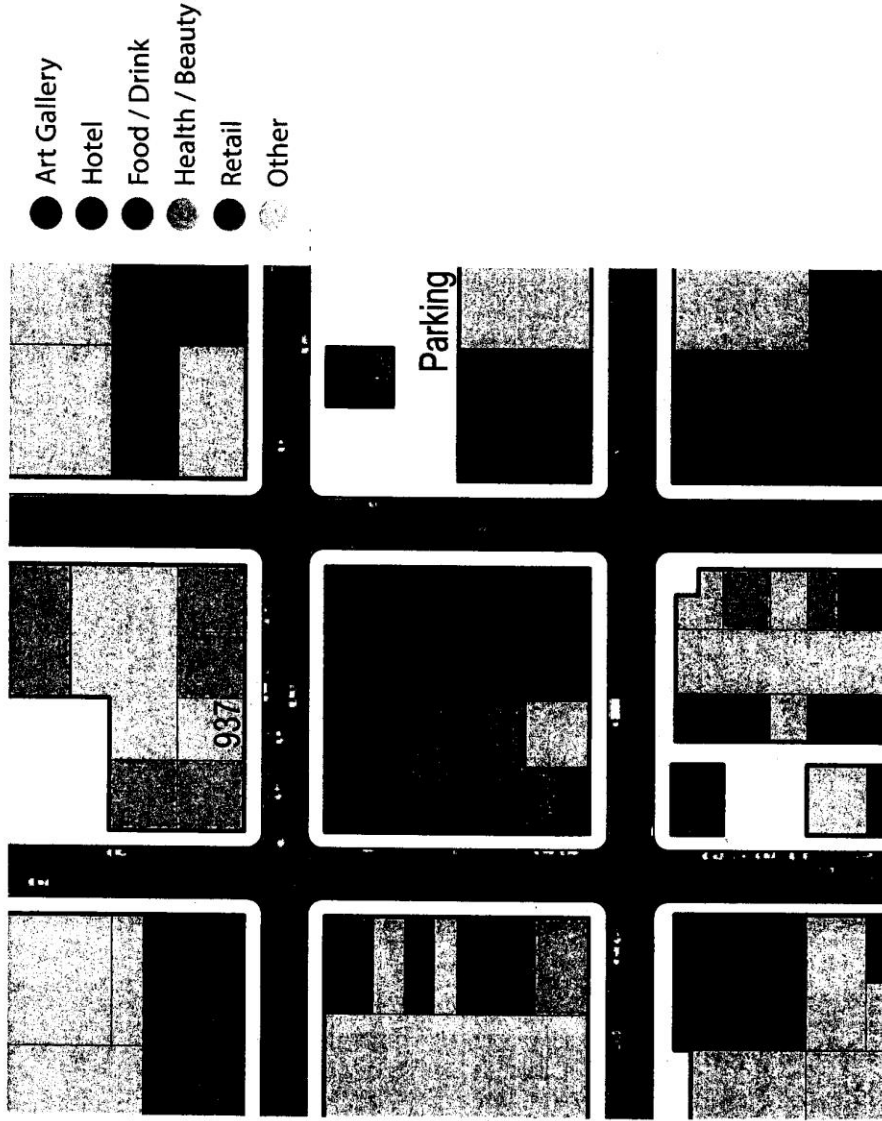
File No.	LU 18-266225 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CB 1800
Exhibit	B Nov 16, 2018

Submission Summary

Per L.U. 15-209365 DZM Condition of Approval F, if the adjacent proposed structure at NW corner of block does not break ground within 6 months of issuance of C.O.O. then V-Rib Aluminum Panel must be used.

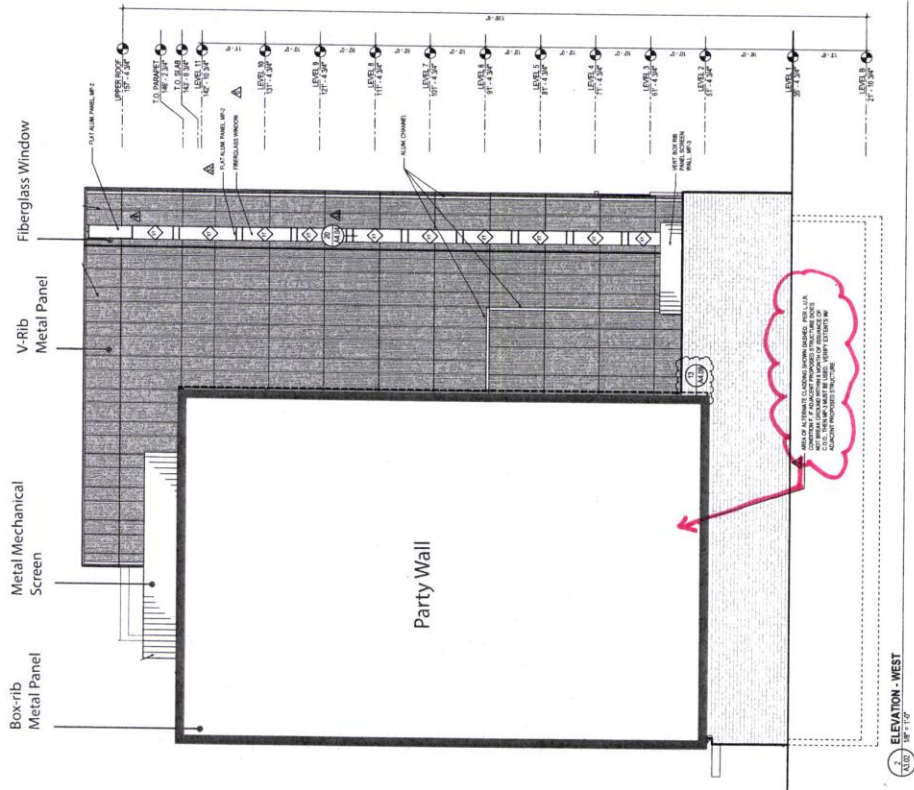
The Applicant requests that West Facade cladding replacement requirements be removed and that installed material on West Facade be approved as Type III Design Review.

The installed 5,985 sf of custom bent Box Rib Metal Panel on the West elevation of the Canopy Hotel relates to the custom V-Rib Metal Panel used on other facades in texture, color and scale. Joints at floor datums carry across all facades with a consistent reveal creating coherency between elevations and types of metal panel. The finish of the custom Box-Rib Metal Panel picks up on the aged bronze tone of the V-rib panels while reflecting light consistent with the metallic pigment of the primary elevations.

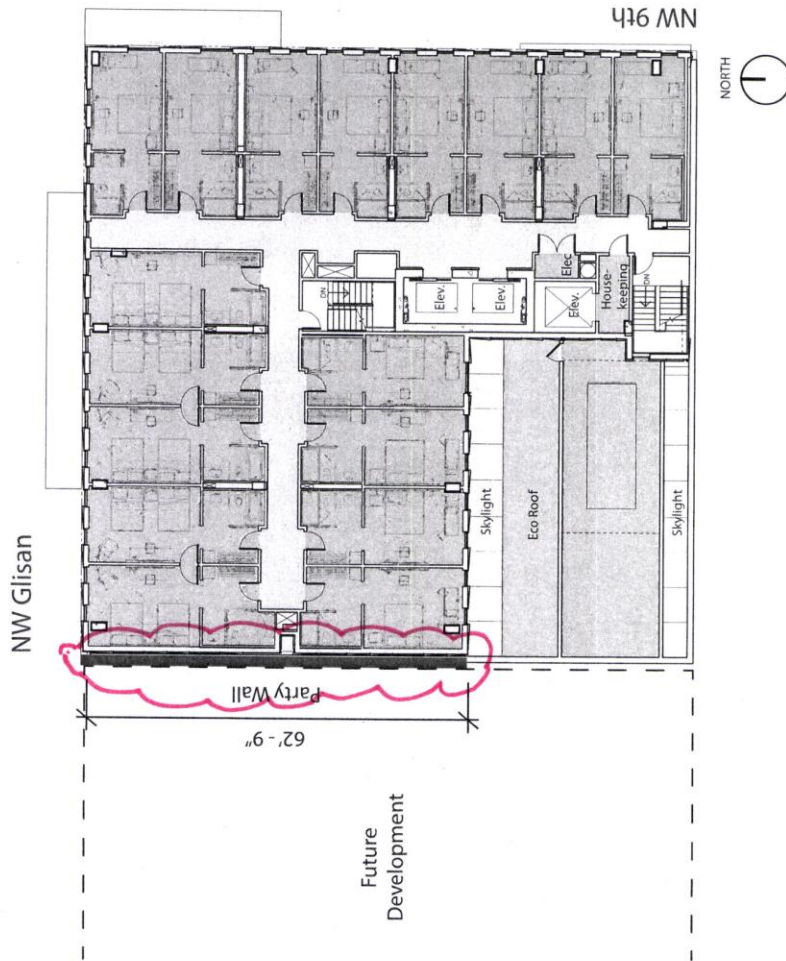


Site Plan

LU 18-266225 PZ



West Elevation



Canopy Hotel - Typical Floor

LW 18 - 266225 D2