



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 30, 2019
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on January 29, 2020**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-259074 HR , in your letter. It also is helpful to address your letter to me, Hannah Bryant. 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 19-259074 HR - *LOUVERS IN LANDMARK BUILDING*

Applicant: Stephanie Amend | SERA Architects
338 NW 5th Ave
Portland, OR 97209

Owners: Six Twenty One SW Fifth Avenue Building Condo Owners' Assn
7 W 7th Street
Cincinnati, OH 45202

Beavers Owner LLC
4747 Bethesda Avenue Suite 1100
Bethesda, MD 20814

EOSII/SB Portland LLC
800 Newport Center Dr #700
Newport Beach, CA 92660

Site Address: 525 SW MORRISON ST

Legal Description: GENERAL COMMON ELEMENTS, SIX TWENTY ONE SW FIFTH AVENUE BLDG CONDOMINIUM; LOT 1 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX, SIX TWENTY ONE SW FIFTH AVENUE BLDG CONDOMINIUM; LOT 2 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX, SIX TWENTY ONE SW FIFTH AVENUE BLDG CONDOMINIUM

Tax Account No.: R771820010, R771820050, R771820100
State ID No.: 1S1E03BB 70000, 1S1E03BB 70001, 1S1E03BB 70002
Quarter Section: 3029, 3129
Neighborhood: Portland Downtown, contact Wendy Rahm at wwrahm@aol.com
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
Other Designations: Historic Landmark
Zoning: CXd, Central Commercial with a Design Overlay
Case Type: HR, Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval to replace three windows on floors four and five of the Alder Street façade with louvers to match existing adjacent louvers. The proposed louvers will be vertically aligned with other existing louvers on the façade.

Historic Resource Review is required for non-exempt exterior alterations in a Historic Landmark.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *33.846.060.G, Other Approval Criteria*
- *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 December 2, 2019 and determined to be complete on December 23, 2019.

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.

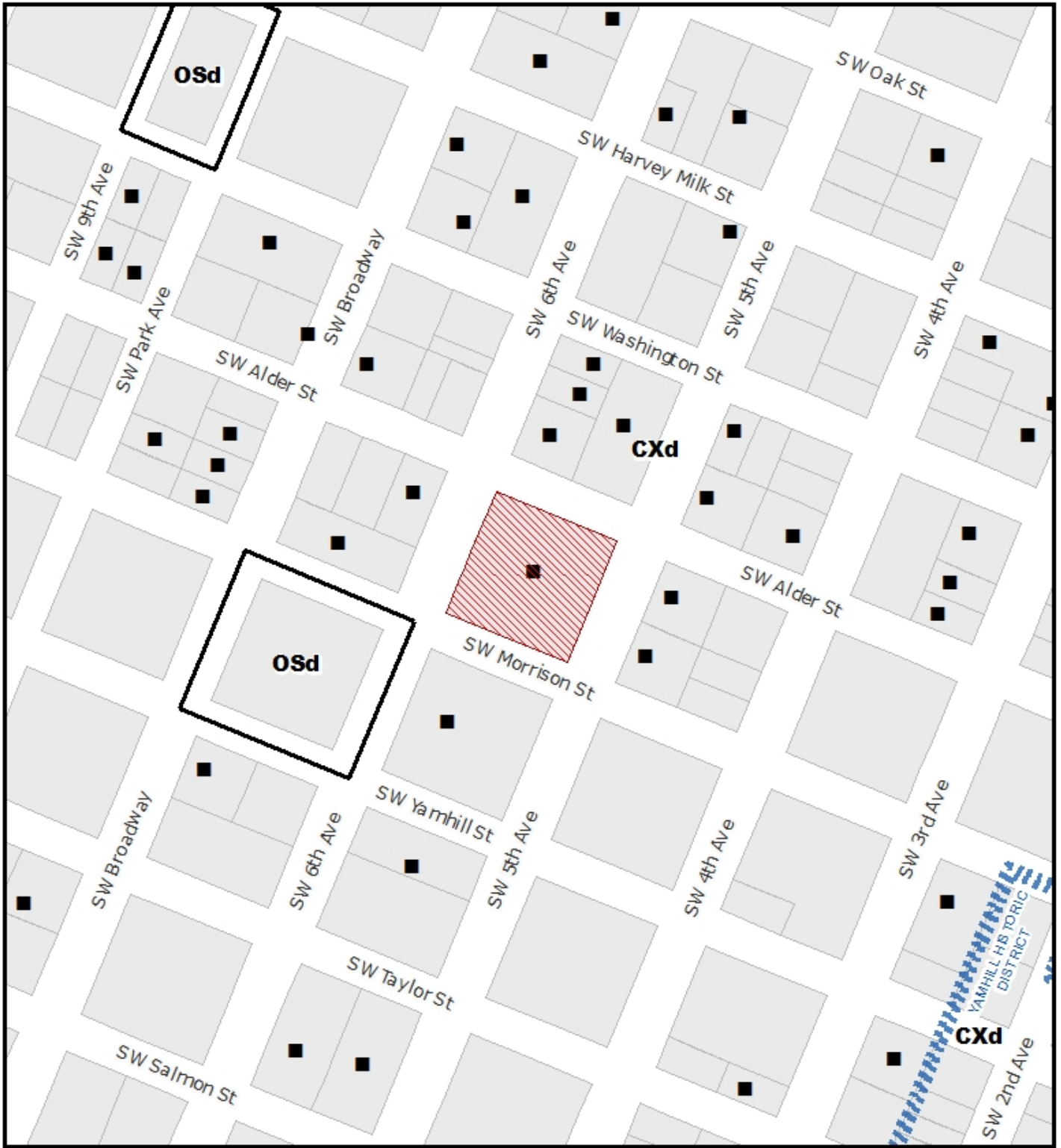
APPEAL PROCESS


If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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
Elevation



ZONING 
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUB DISTRICT

 Site
 Historic Landmark

File No.	LU 19 - 259074 HR
1/4 Section	3029, 3129
Scale	1 inch = 200 feet
State ID	1S1E03BB 70001
Exhibit	B Dec 04, 2019

GENERAL NOTES - ELEVATION - EXTERIOR -
LOUVERS

1. REFER TO PERMITS ONLY. CONTACT US TO SET CORRELATION POINTS FOR
 2. UNLESS OTHERWISE NOTED.



ARCHITECTURE
 URBAN DESIGN + PLANNING
 INTERIOR DESIGN

PAUL ANDERSON
 ARCHITECTS
 PORTLAND, OREGON



GOOGLE PORTLAND RELOCATION

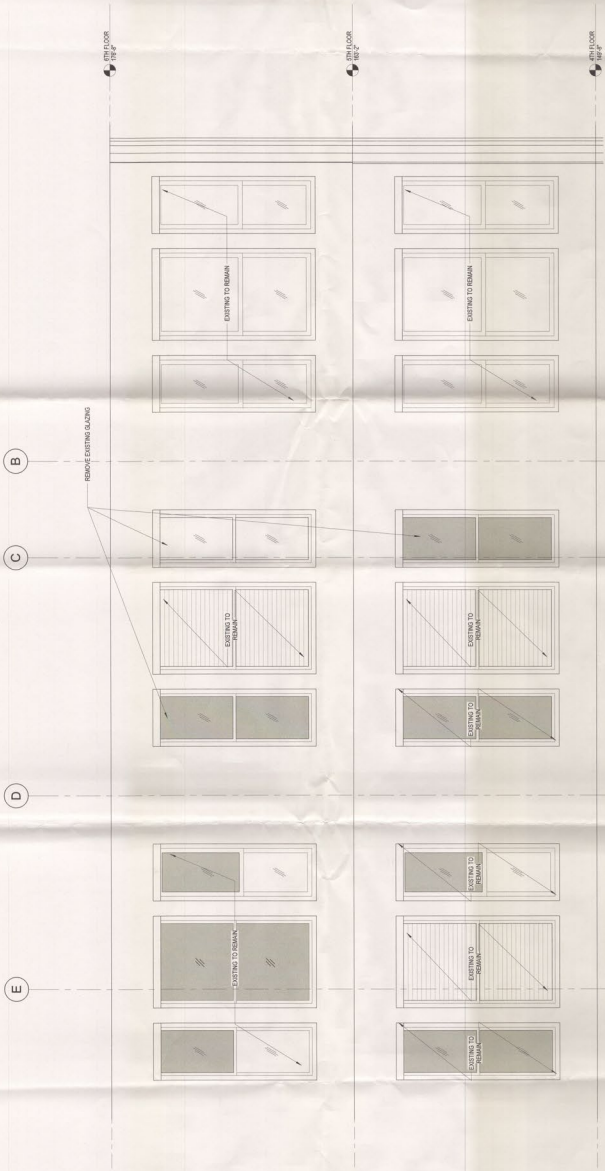
8000 S.W.
 900 S.W. MORRISON STREET
 PORTLAND, OREGON 97204

REGIONS

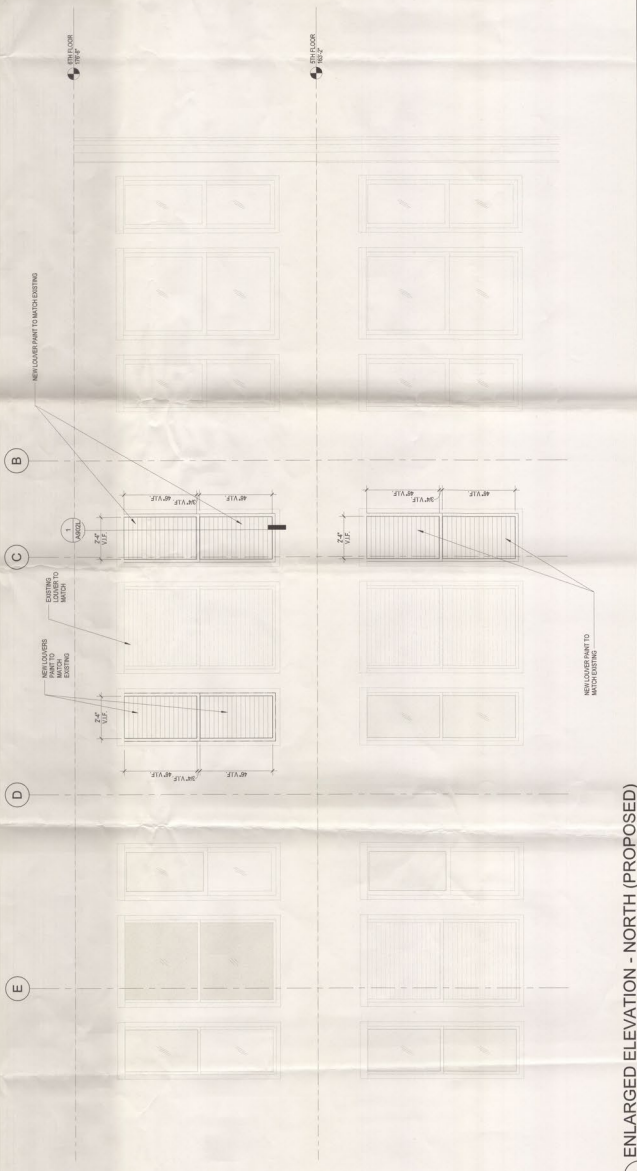
PERMITS
 DESIGN
 PROJECT ETC.

ENLARGED
 ELEVATIONS
A705L

LU 19-289074 HK



1 ENLARGED ELEVATION - NORTH (EXISTING)
 3/8" = 1'-0"



2 ENLARGED ELEVATION - NORTH (PROPOSED)
 3/8" = 1'-0"