



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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Date: June 6, 2017
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@portlandoregon.gov

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

CASE FILE: LU 17-153413 HRM AD – The Portland Building
PC # 16-266387
REVIEW BY: Historic Landmarks Commission
WHEN: June 26, 2017 @ 1:30pm
WHERE: CH2M Building, Lincoln Room
2020 SW Fourth Ave.,
Portland, OR 97201

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

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.

Applicant: Erica Ceder, Architect | DLR Group
421 SW 6th Ave., Suite 1212
Portland, OR 97204
503-220-1338

Kristin Wells | City Of Portland
1120 SW 5th Ave., Rm 1204
Portland, OR 97204
503-823-1181

Multiple Tenants
1120 SW 5th Ave #1204
Portland, OR 97204-1932

Site Address: 1120 SW 5TH AVE

Legal Description: BLOCK 57 LOT 1-8 SEE SUB ACCT R508653 (R667706771),
PORTLAND; BLOCK 57 LOT 1-8 SEE MAIN ACCT R246103
(R667706770) DEFERRED ADDITIONAL TAX LIABILITY, PORTLAND
Tax Account No.: R667706770, R667706771
State ID No.: 1S1E03BC 00200, 1S1E03BC 00200A1
Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown
Other Designations: Historic Landmark, individually listed on the National Register of Historic Places on October 25, 2011.

Zoning: CXd – Central Commercial with Design and Historic Resource Protection overlays

Case Type: HRMAD – Historic Resource Review with Modifications and Adjustment
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:

The applicant proposes exterior alterations and rehabilitation of the Portland Building, to include the following:

- Installation of a rainscreen system on the exterior of the building to be composed of aluminum panels at the upper levels (off-white, red, and blue penthouse) and ceramic tile at the lower (teal) levels, to be set proud of the underlying concrete structure by up to 13.5 inches at the upper levels and 7 inches at the lower levels. The new rainscreen is designed to match the patterning of the existing, though the ground level ceramic tiles are proposed at twice the current dimension (from 9.5” x 9.5” to 19” x 19”).
- Replacement of existing formed “column capitals” and decorative “medallion and garland” elements with new aluminum panels designed to match the existing.
- Replacement of all upper level windows and introduction of clear glazing where dark tinted glazing currently exists. Areas of mirrored glazing area will remain mirrored, though new glazing will be installed.
- Replacement of 2nd floor louvers with new windows. Replacement of ground floor storefront systems with new butt-glazed floor-to-ceiling storefront systems.
- Enclosure of two bays of floor area each at the north and south portions of the ground level loggia. The new infilled areas are proposed to be clad with the proposed teal replacement tile, windows to match adjacent windows, and storefront system to match adjacent storefront system.
- Removal of two existing rooftop mechanical units and installation of two new air-handling units on the west side of the roof and six new cooling towers on the east side of the roof. Because the new cooling towers on the east side of the roof exceed the maximum height allowance for that side of the building, the applicant expects to meet the performance standard identified in 33.510.205.C.
- Enclosure of the vehicle access at the ground level of the east façade with new glazing and expansion of that glazing upward to the second floor. Relocation of entry and egress doors on the east façade and the application of sigh-obscuring film on the ground level east façade windows and doors.

The following Modifications are requested:

1. 33.130.230.C – to reduce the amount of ground floor windows on the north façade to 37% (from 50%) of the wall length and, on the east façade, to 12.5% (from 50%) of the wall length and to 12% (from 25%) of the wall area.

2. 33.510.225 – to reduce the depth of the ground floor active uses (at the loggia) from the required 25’ depth to approximately 16’ to 20’.

The following Adjustment is requested:

1. 33.266.310.C – to reduce the number of required loading spaces to zero (0) by removing the existing on-site basement level loading space.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Historic Landmark.

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:

- 33.846.060.G *Other Approval Criteria*
- *Central City Fundamental Design Guidelines*
- 33.846.070 *Modifications Considered During Historic Resource Review*
- 33.805.040 [Adjustment] *Approval Criteria*

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 April 14, 2017 and determined to be complete on May 5, 2017.

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.

We are seeking your comments on this proposal. The evidentiary proceeding before the Historic Landmarks Commission will be the only opportunity for the parties to submit oral and written evidence in this matter. Any appeal to the City Council will be limited to legal arguments concerning the Historic Landmarks Commission decision and the evidence in the record compiled by the Historic Landmarks Commission in support of that decision.

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. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning 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. The Historic Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance.

Comments for a Design Review or Historic Design Review should be sent directly to the Planning staff listed in this document.

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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks 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 Historic Landmarks Commission decision to City Council. However, the appeal to City Council will be conducted as an on-the-record review of the Historic Landmarks Commission decision. The City Council will consider legal arguments (for example arguments pointing out ways the Historic Landmarks Commission decision improperly interprets or applies relevant approval criteria). The City Council will also consider arguments that the Historic Landmarks Commission findings are not supported by the evidence submitted to the Historic Landmarks Commission. However, the City Council will not accept or consider new evidence that was not submitted to the Historic Landmarks Commission.

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

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

Thank you for any information you can provide to help us make this decision. Please call me if you have any questions. My name and number are on the first page of this notice.

HEARING CANCELLATION

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. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

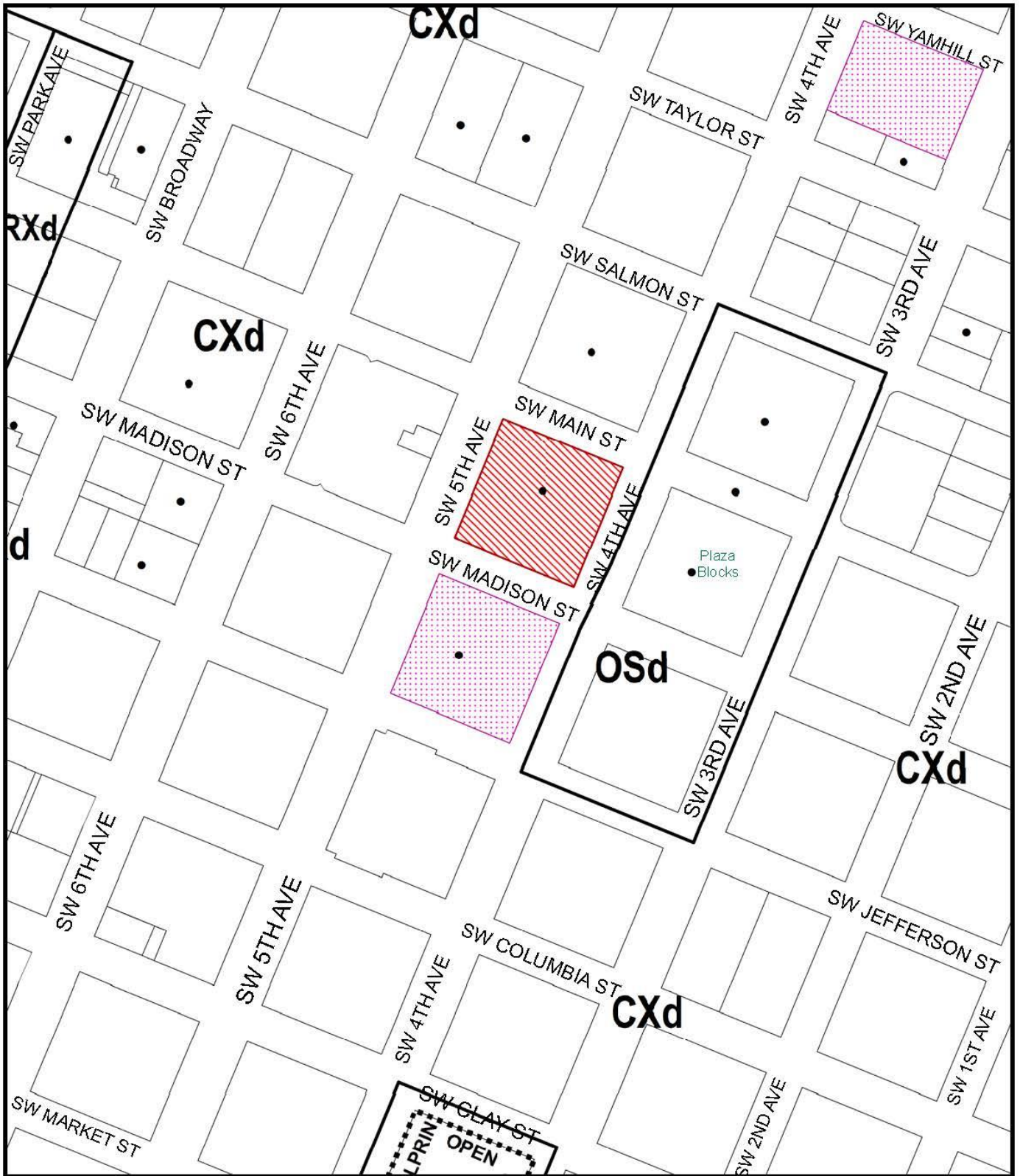
To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or

www.trimet.org/schedule/allroute.htm) 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
Proposed Site Plan
Proposed West Elevation
Proposed South Elevation
Proposed East Elevation
Proposed North Elevation



ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

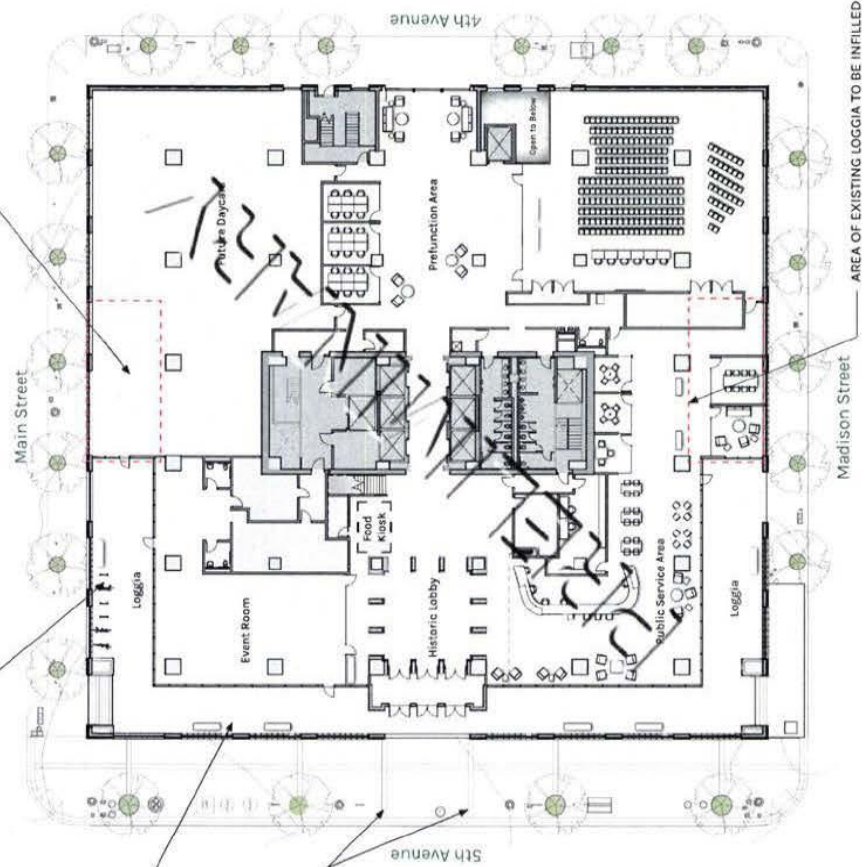
File No. LU 17-153413 HRM, AD
 1/4 Section 3129
 Scale 1 inch = 200 feet
 State_Id 1S1E03BC 200
 Exhibit B (May 9, 2017)

AREA OF EXISTING LOGGIA TO BE INFILLED

NEW BIKE PARKING

NEW FIXED BENCH, TYP.

PROPOSED STREET TREE REMOVAL

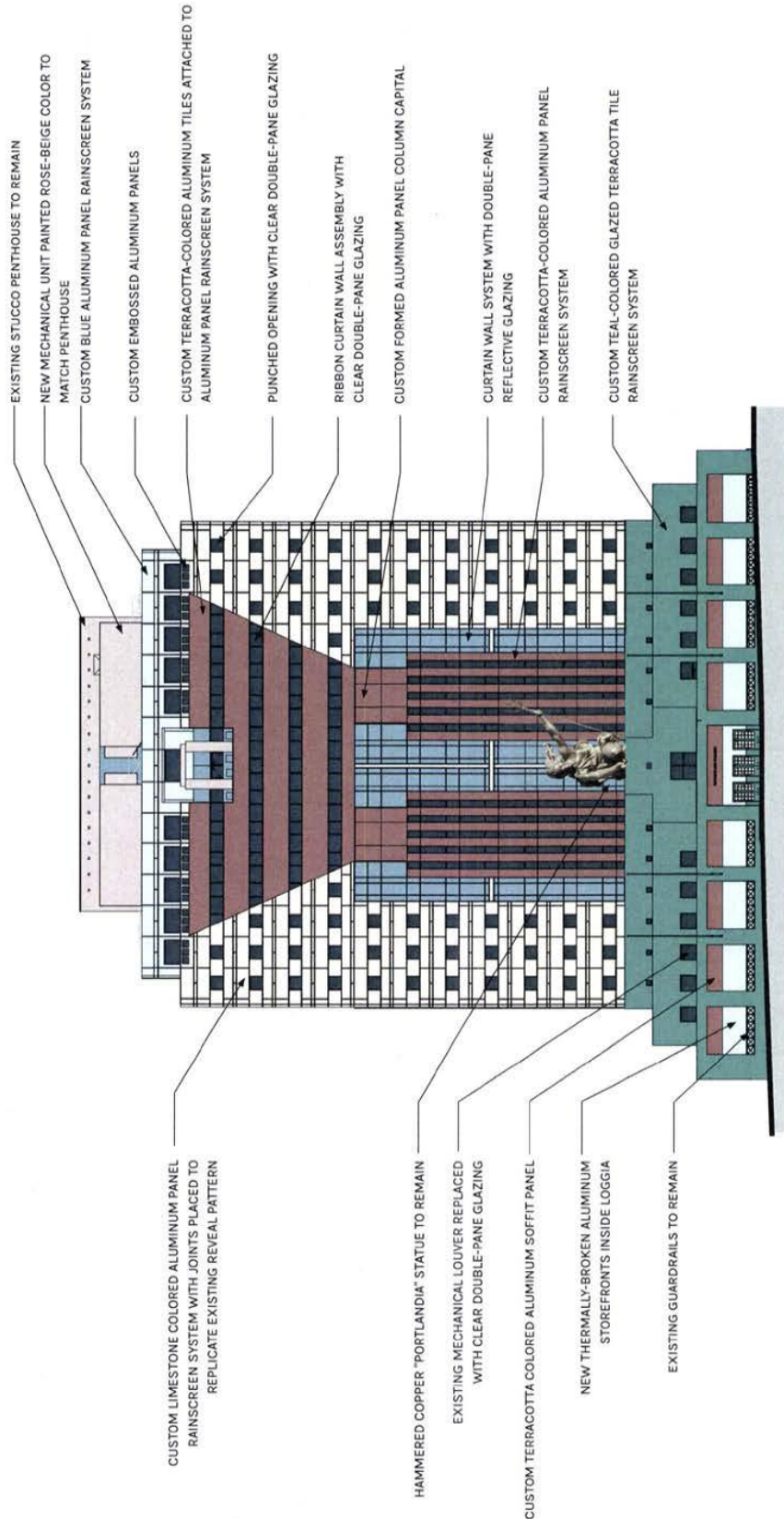


38,796 GSF

1/32" = 1'

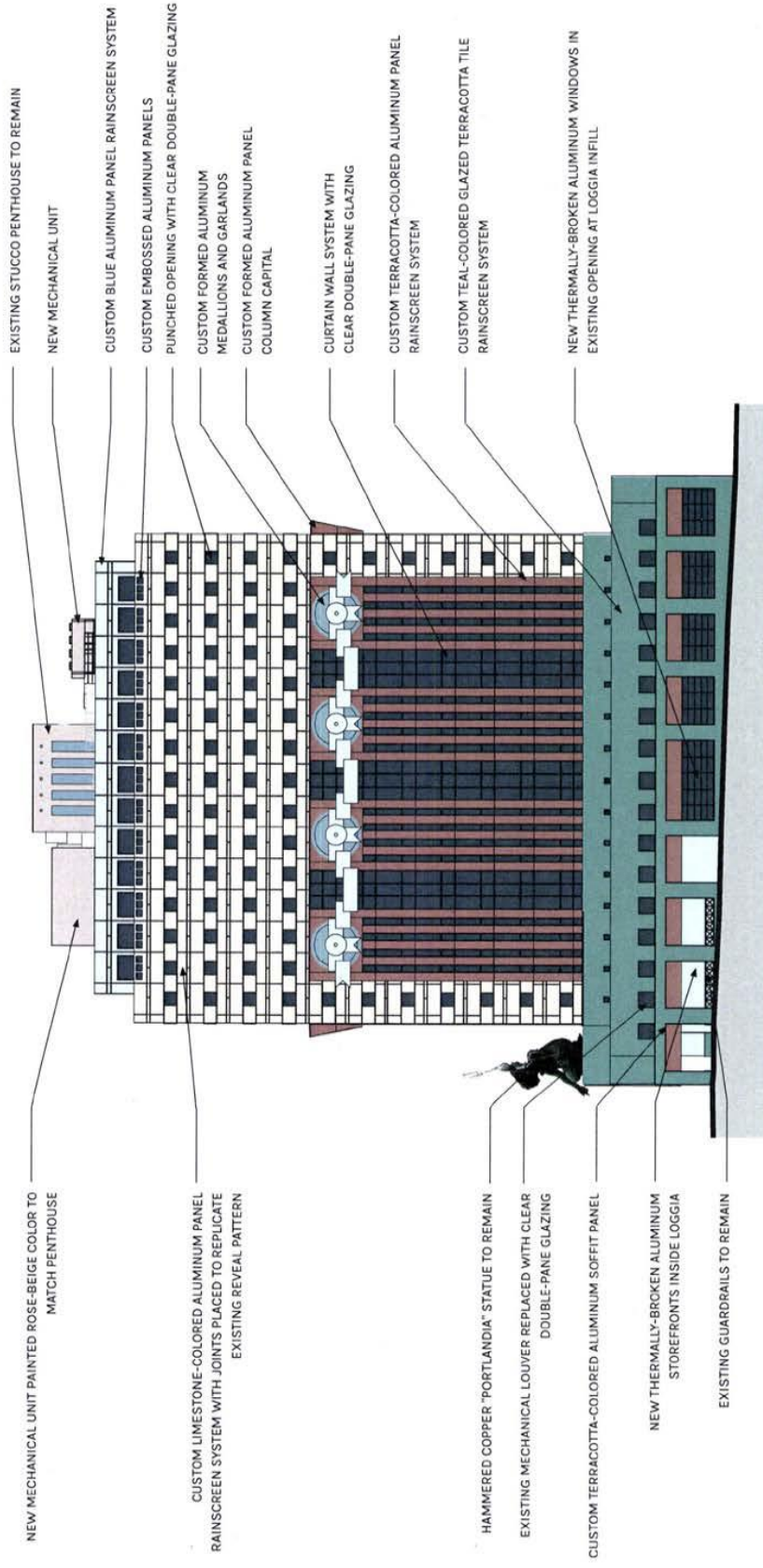


FIRST LEVEL CONCEPT PLAN / PROPOSED SITE PLAN (FOR REFERENCE)



PROPOSED ELEVATION MATERIALS - WEST

CITY OF PORTLAND / HOWARD S. WRIGHT / DLR Group
 46 THE PORTLAND BUILDING RECONSTRUCTION PROJECT



NEW MECHANICAL UNIT PAINTED ROSE-BEIGE COLOR TO MATCH PENTHOUSE

EXISTING STUCCO PENTHOUSE TO REMAIN

NEW MECHANICAL UNIT

CUSTOM LIMESTONE-COLORED ALUMINUM PANEL RAINSCREEN SYSTEM WITH JOINTS PLACED TO REPLICATE EXISTING REVEAL PATTERN

CUSTOM BLUE ALUMINUM PANEL RAINSCREEN SYSTEM

CUSTOM EMBOSSED ALUMINUM PANELS

PUNCHED OPENING WITH CLEAR DOUBLE-PANE GLAZING

CUSTOM FORMED ALUMINUM MEDALLIONS AND GARLANDS

CUSTOM FORMED ALUMINUM PANEL COLUMN CAPITAL

CURTAIN WALL SYSTEM WITH CLEAR DOUBLE-PANE GLAZING

CUSTOM TERRACOTTA-COLORED ALUMINUM PANEL RAINSCREEN SYSTEM

CUSTOM TEAL-COLORED GLAZED TERRACOTTA TILE RAINSCREEN SYSTEM

NEW THERMALLY-BROKEN ALUMINUM WINDOWS IN EXISTING OPENING AT LOGGIA INFILL

HAMMERED COPPER "PORTLANDIA" STATUE TO REMAIN

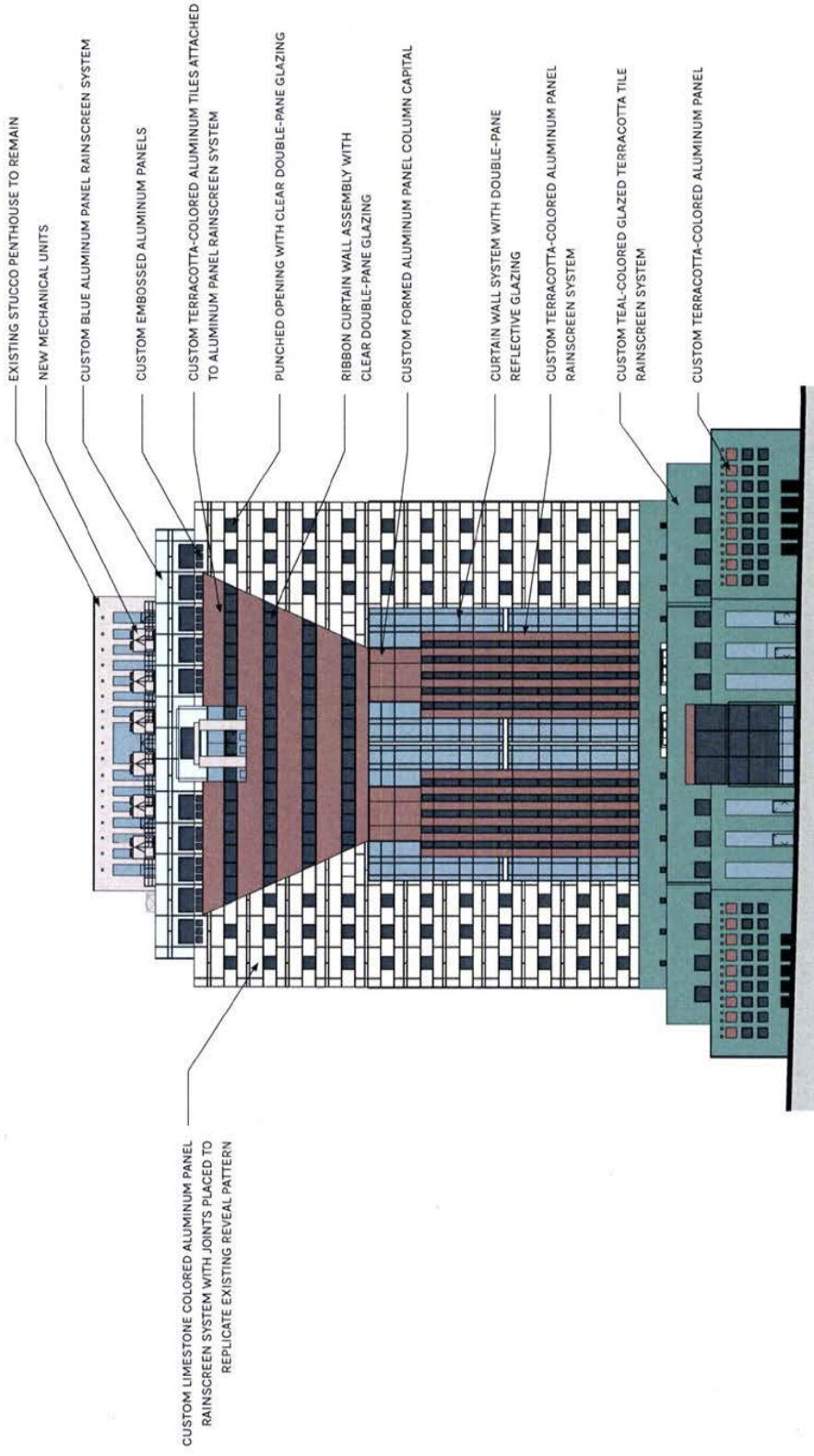
EXISTING MECHANICAL LOUVER REPLACED WITH CLEAR DOUBLE-PANE GLAZING

CUSTOM TERRACOTTA-COLORED ALUMINUM SOFFIT PANEL

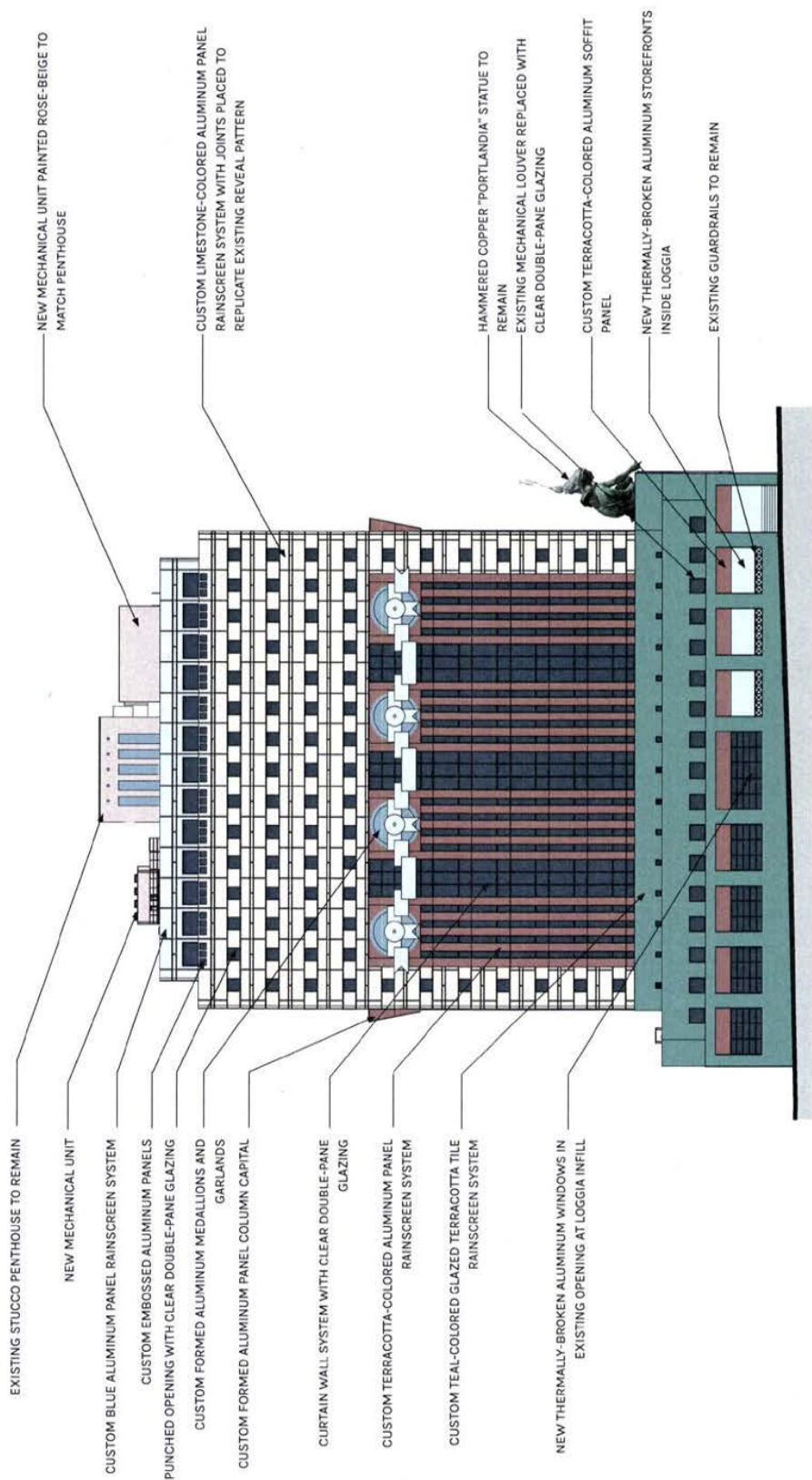
NEW THERMALLY-BROKEN ALUMINUM STOREFRONTS INSIDE LOGGIA

EXISTING GUARDRAILS TO REMAIN

PROPOSED ELEVATION MATERIALS - SOUTH



PROPOSED ELEVATION MATERIALS - EAST



PROPOSED ELEVATION MATERIALS - NORTH