



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

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STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 20-176578 DZ
PC # 20-124250
1000 SW Broadway
REVIEW BY: Design Commission
WHEN: November 19, 2020 at 1:30pm
REMOTE ACCESS: Design Commission Agenda:
<https://www.portlandoregon.gov/bds/42441>

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Bureau of Development Services Staff: Hannah Bryant 503-865-6520 / Hannah.Bryant@portlandoregon.gov

GENERAL INFORMATION

Applicant: Jason Tand | LRS Architects
720 NW Davis, Suite 300
Portland, OR 97209

Owner: One Thousand Broadway Building LP
1000 SW Broadway #1770
Portland, OR 97205-3069

Owner's Rep: Lou Elliott
1000 Broadway Building LLC
901 NE Glisan St
Portland, OR 97232

Site Address: **1000 SW BROADWAY**

Legal Description: BLOCK 182 LOT 5-8, PORTLAND
Tax Account No.: R667718700
State ID No.: 1S1E03BB 02400
Quarter Section: 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:	None
Zoning:	CXd – Central Commercial with a 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:

Type III Design Review for a proposed remodel of the ground-level storefront to enclose an existing open-air arcade on the SW Broadway frontage. The original arcade feature was intended for patrons of a now-defunct movie theater to queue for shows. The proposed remodel will bring the building facade to the sidewalk edge and replace vacant movie theater spaces with a new lobby and two new commercial tenant spaces. The proposal includes the removal of the large existing vertical sign; canopy coverage on all three street frontages, and multiple new entrances.

Per Table 825-1, Design Review is required for non-exempt exterior alterations in the Central City Design District.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: Constructed in 1992, the subject property is on a half-block site in Central City, with a full block of frontage facing SW Broadway Street, and a half block of frontage on both SW Main and SW Salmon Streets. At this location, SW Broadway is a Major City Bikeway, a Major City Walkway, a Traffic Access street, a Local Service Transit street and a Major Emergency Street. SW Salmon is a Major Transit Priority Street, a City Bikeway, a Major City Walkway, and a Major Emergency Street. SW Main Street is a Major Transit Priority Street, a City Bikeway, a Major City Walkway, and a Minor Emergency Street. The site is located within the Central City Pedestrian District.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region's premier center for jobs,

health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a vibrant public realm and a healthy urban river. The site is within the Downtown Subdistrict of this plan district.

Land Use History: City records indicate there are prior land use reviews for this site including:

- LU 04-243469 DZ – Approval of new hanging heaters.
- LU 95-00196 DZ – Approval of new ATM and replacement of glazing with granite cladding.
- LU 91-008981 AD – Adjustment review approval to exceed maximum height for marquee sign.
- LU 89-004660 DZ – Approval of new 23-story building

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **October 28, 2020**. The following Bureaus have responded with no issue or concerns:

- Life Safety (exhibit E.1)
- Bureau of Environmental Services (exhibit E.2)
- Portland Bureau of Transportation (exhibit E.3)
- Urban Forestry (exhibit E.4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 28, 2020**.

One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Walter Weyler, on behalf of the Downtown Neighborhood Association. November 5, 2020. The DNA supports and appreciates the proposal. It requests that the existing ‘Broadway’ sign is retained. It suggests operable windows at the ground level to support flexible uses in the age of COVID. It also suggests laminated safety glass on ground level windows to mitigate damage from protests and vandalism. It supports the proposed canopy depth but requests the canopies span across all the vertical columns to ensure weather protection without gaps. It hopes the existing street trees can be retained rather than replaced.

Staff Response: Staff greatly appreciates the thorough and thoughtful comments. Many of the requested elements may be supportable if desired and proposed by the applicant but are outside the purview of staff and the Design Commission to require. All comments have been shared with the applicant and will be shared with the Commission to enrich the discussion and deliberations at the hearing for this proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. For the purposes of clarity, Staff has grouped the relevant guidelines into the following themes: Context, Public Realm, Quality + Permanence

Context

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A2, A4, A5, A6, C3 and C4: Constructed in 1992, the bottom levels of this building were designed to facilitate a below-grade movie theater. Separated from the sidewalk by large, heavy columns, an arcade along the entire SW Broadway façade was intended to provide shelter for theater patrons queuing to enter the theaters. The movie theater has been vacant for many years, and to deter undesired uses, much of the arcade space is fenced off to restrict access. Due to the slope of the adjacent sidewalk, some of the arcade spaces are below the level of the sidewalk. The cumulative impact of the original design, the grade differences, and the vacant interior spaces create a dark, compressed, and undesirable pedestrian environment.

The proposal is to move the ground level exterior wall out to the sidewalk, enclosing the existing arcade. The building core, dual parking entries, and service functions will remain intact and unaltered. The existing rose and white stone cladding on columns and above the storefronts are proposed to be retained. Storefront windows will abut the sidewalk, eliminating the dark, compressed arcade condition that exists currently. The exterior alterations support a significant interior remodel that will replace existing multi-level atriums overlooking basement level theaters with an expansive lobby, multiple commercial spaces, and new entries.

The proposal will enhance the surrounding context and is a strong response to guidelines. In lieu of a non-contextual arcade, the new proposal will provide generous canopy coverage along the entire SW Broadway frontage and wrapping around at the corners on both SW Main Street and SW Salmon Streets. Consistent with Portland values, the proposal will enhance its context with large storefront windows providing views into active commercial spaces, reusing high-quality existing stone cladding, and creatively reimagining and enhancing an existing building.

While this building diverges architecturally from much of its surrounding context, the proposal does draw from nearby buildings where appropriate, while still maintaining the style, proportions, and materiality of its original design. An example of this is the regular step downs in the bulkheads at each storefront bay to respond to the slope. The stepping bulkheads are consistent with the treatment of the 1928 building across the street. Sadly, the iconic vertical 'Broadway' sign is not proposed to be retained. Staff would support the retention of this character-defining sign, as a reminder of the Broadway theater district, but since the sign lacks historic designation, Staff cannot require it to be preserved.

In sum, the proposal will better activate the public realm with new, larger, commercial spaces and entries. It will retain and protect the high-quality stone cladding that defines this building. It maintains the proportions of the ground level, with storefront bays defined by the existing columns and the existing white stone band. It is a strong example of respecting the architectural integrity of the original design, while reusing and rehabilitating to facilitate a new use.

Therefore, these guidelines are met.

Public Realm

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings for B2, B4 and B6: As described above, the existing condition includes a low arcade across the SW Broadway frontage. To access the arcade from the south end, one must go downstairs, as the arcade floor is lower than the adjacent sidewalk. The original design does not provide any canopy coverage or weather protection on either side street or over any of the public sidewalk.

With this proposal, the arcade will be enclosed, and new glass canopies will be added at every storefront bay along SW Broadway. The etched glass canopies are a thoughtful gesture, as they will allow natural light to enhance the pedestrian environment. The canopy coverage will span the corners at both ends of the building and wrap around to provide coverage at the remodeled storefront bays fronting SW Main and SW Salmon. The proposal provides pedestrian weather protection over the right-of-way on all three street frontages. A deeper aluminum composite canopy is proposed to project above the recessed main lobby entrance, ensuring generous space for pedestrians and building visitors to stop without interfering with other sidewalk functions. Rain from the canopies is directed into a drainage canopy and piped into downspouts within the existing columns and will therefore not fall into the pedestrian right-of-way.

New air intake louvers are proposed on the undersides of the canopies, just outside the southern commercial tenant entry. The intent is to provide air intake for a restaurant exhaust system. The exhaust is vented out above the canopies, in a discreetly detailed louver behind the white stone cladding.

In total, twelve new canopies will project out a minimum of five feet over the sidewalk, introducing meaningful weather protection for the public on three street frontages that currently lack any coverage over the pedestrian right-of-way. Two intake louvers are hidden within the canopies to serve flexible interior retail spaces without requiring the removal of any stone cladding.

Therefore, these guidelines are met.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for A7, A8, B1, B7, C6, C7, C8 and C9: As detailed above, the notable change proposed through this proposal is the enclosure of the existing arcade feature and moving the ground level exterior wall out toward the sidewalk. To offset the loss of pedestrian coverage provided by the arcade, the proposal includes twelve new canopies projecting over the right-of-way.

The impact of the ground level wall moving closer to the sidewalk will yield significant improvements to the pedestrian experience on this block. Not only does the remodeled ground level enhance the sense of urban enclosure by eliminating the dark, low arcade, but it facilitates flexible new commercial tenant spaces and an expansive building lobby to serve an underutilized building in Central City. Additionally, in its proximity to the sidewalk, the public will benefit from views into the newly activated spaces.

The proposal includes two new tenant spaces to anchor the north and south corners of the Broadway frontage. The existing chamfered condition at these corners presents a unique opportunity to further highlight the activities within to pedestrians passing by. In response to a typical condition elsewhere in the city, in which primary entrances are in chamfered corners, Staff suggested the applicant explore this possibility. The applicant provided numerous studies in a meaningful effort to achieve the desired corner entry, however due to the sloping sidewalks on all three frontages and the ADA crosswalks at the sidewalk intersections, it was not feasible to create an appropriate entry condition. Therefore, the applicant has located doors as close to the corners as is feasible with the slope, and in doing so has integrated barrier-free entries that are accessible to people of all physical abilities. With these new entries, the building will no longer rely on its previous ADA rear entrance, accessed via SW Main Street.

While the chamfered corners are not the location for entries, they house large, highly visible storefront windows with canopies above, and serve to highlight the interior activity for people passing by. The introduction of new storefront and new

canopies at the street facades will strengthen and differentiate the sidewalk level of this existing building while maintaining its proportions and regular rhythm of apertures.

Therefore, these guidelines are met.

Quality and Permanence

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2 and C5: The proposal has been carefully developed to retain and protect all existing rose and white stone cladding, to maintain the pattern of window to wall at the ground level and to ensure any new materials are of the same high-quality, durable standards as the existing material palette. Since the quarry for the existing stone is no longer operational, the applicant has opted for precast, honed concrete with an anti-graffiti finish beneath the storefront windows rather than a mismatched stone. To minimize the appearance of the bulkhead, the storefront windowsills are low, and the bulkhead steps down regularly to maintain consistency with the sidewalk slope.

To ensure that all street-level details are of comparable quality and durability as the stone cladding, a condition of approval has been added that the prefinished metal flashing for the storefronts (as shown on exhibit C.30) shall be 22-gauge or thicker. The 24-gauge metal that is proposed has been observed to dent and warp, particularly in areas with significant human impact.

Therefore, with Condition of Approval C that metal flashing at the ground level is all 22-gauge or thicker, these guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Staff recommends approval of the enclosure of the existing ground-level arcade with new storefront glazing and pre-cast concrete bulkheads and new canopies at all new storefront bays and entries.

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-176578 DZ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. Metal flashing at the ground level is all 22-gauge or thicker.
- D. No field changes allowed.

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Procedural Information. The application for this land use review was submitted on August 11, 2020 and was determined to be complete on September 14, 2020.

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. Therefore, this application was reviewed against the Zoning Code in effect on August 11, 2020.

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 waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit (Exhibit A.2) Unless further extended by the applicant, **the 120 days will expire on: September 14, 2021.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a

continuance. Any new written testimony should be emailed to Hannah Bryant at Hannah.Bryant@PortlandOregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This 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. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Design Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$.00 will be charged (one-half of the BDS LUS application fee for this case).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chairperson or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form

contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **November 20, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

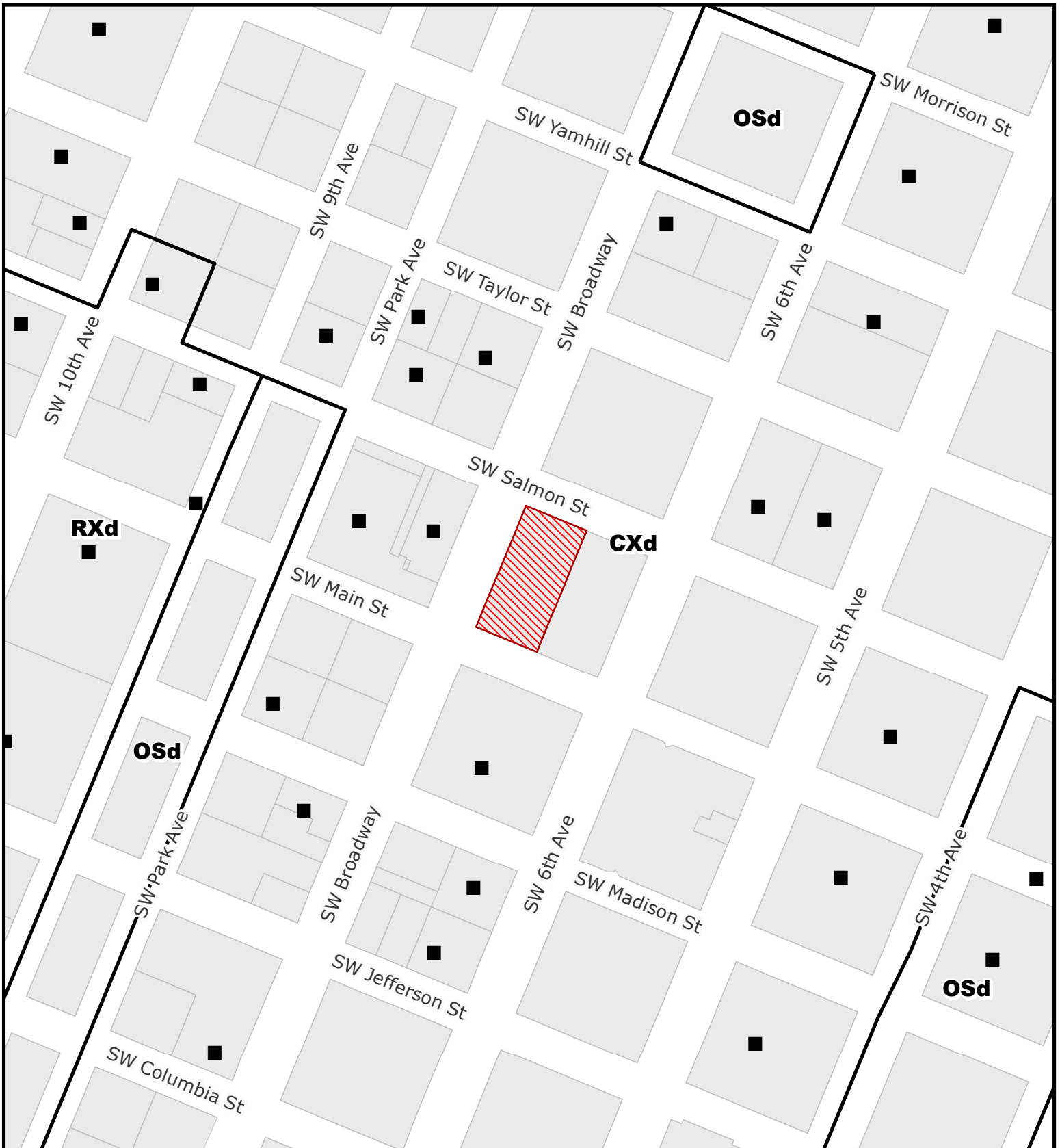
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Hannah Bryant
November 6, 2020

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant’s Submittals
 1. Original Submittal
 2. Draft Submittal
 3. Final Submittal for Hearing One
- B. Zoning Map (attached)
- C. Plan & Drawings
 1. SITE PLAN (attached)
 2. DEMOLITION SITE PLAN



3. DEMOLITION GROUND FLOOR PLAN
 4. DEMOLITION MEZZANINE FLOOR PLAN
 5. DEMOLITION BASEMENT FLOOR PLAN
 6. OVERALL DEMOLITION BUILDING ELEVATIONS
 7. ENLARGED DEMOLITION BUILDING ELEVATIONS
 8. ENLARGED DEMOLITION BUILDING ELEVATIONS
 9. NOT USED
 10. PROPOSED GROUND FLOOR PLAN
 11. PROPOSED MEZZANINE FLOOR PLAN
 12. PROPOSED BASEMENT FLOOR PLAN
 13. OVERALL PROPOSED BUILDING ELEVATIONS
 14. ENLARGED PROPOSED BUILDING ELEVATIONS
 15. ENLARGED PROPOSED BUILDING ELEVATIONS
 16. PROPOSED BUILDING SECTIONS
 17. PROPOSED EXTERIOR DETAILS
 18. PROPOSED EXTERIOR DETAILS
 19. PROPOSED EXTERIOR DETAILS
 20. PROPOSED EXTERIOR DETAILS
 21. PROPOSED EXTERIOR DETAILS
 22. PROPOSED EXTERIOR DETAILS
 23. PROPOSED DESIGN MATERIALS
 24. PROPOSED DESIGN MATERIALS
 25. PROPOSED DESIGN MATERIALS
 26. CIVIL – EXISTING CONDITIONS
 27. CIVIL – PROPOSED CONDITIONS
 28. LANDSCAPE – PLANTING PLAN
 29. MATERIAL CUTSHEETS – Aluminum Composite Metal Panel
 30. MATERIAL CUTSHEETS – Precast Concrete + Metal Flashing
 31. MATERIAL CUTSHEETS – Curtain Wall
 32. MATERIAL CUTSHEETS – Glass Entry Doors + Hardware
 33. MATERIAL CUTSHEETS - Glazing
 34. MATERIAL CUTSHEETS – Architectural Louvers
 35. MATERIAL CUTSHEETS – Glass Canopies
 36. MATERIAL CUTSHEETS - Exterior Lighting
 37. MATERIAL CUTSHEETS – Exterior Lighting
 38. MATERIAL CUTSHEETS – Exterior Lighting
 39. GROUND LEVEL GLAZING DIAGRAMS (6 PAGES)
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant’s statement certifying posting
 5. Mailed notice
 6. Mailing list
- E. Agency Responses:
1. Life Safety
 2. Bureau of Environmental Services
 3. Portland Bureau of Transportation
 4. Urban Forestry
- F. Letters
1. Walter Weyler, November 5, 2020, Downtown Neighborhood Association supports the proposal with some concerns and suggestions.
- G. Other
1. Original LUR Application
 2. Incomplete Letter, September 9, 2020



ZONING

↑
NORTH

CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUB DISTRICT

-  Site
-  Historic Landmark

File No.	LU 20 - 176578 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BB 2400
Exhibit	B Aug 11, 2020

DEMOLITION SITE PLAN

