



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

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**FINAL FINDINGS AND DECISION BY THE DESIGN  
COMMISSION RENDERED ON November 19, 2020**

**CASE FILE NUMBER: LU 20-176578 DZ  
PC # 20-124250  
1000 SW Broadway**

**BUREAU OF DEVELOPMENT SERVICES STAFF:** Hannah Bryant 503-865-6520 /  
[Hannah.Bryant@portlandoregon.gov](mailto:Hannah.Bryant@portlandoregon.gov)

**FINAL DECISION BY THE DESIGN COMMISSION**

The Design Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**GENERAL INFORMATION**

**Applicant:** Jason Tand | LRS Architects  
720 NW Davis, Suite 300  
Portland, OR 97209  
503.221.1121

**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](mailto:wwrahm@aol.com)  
**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  
**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 were shared with the applicant and 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.

*Therefore, 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.

## **DESIGN COMMISSION DECISION**

It is the decision of the Design Commission to approve Design Review for 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.

Approvals per Exhibits C.1-C-39, signed, stamped, and dated December 2, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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. No field changes allowed.

By:   
Julie Livingston, Design Commission Chair

Application Filed: August 11, 2020  
Decision Filed: November 20, 2020

Decision Rendered: November 19, 2020  
Decision Mailed: December 4, 2020



**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**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 13, 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. This report is the final decision of the Design Commission with input from other City and public agencies.

**Conditions of Approval.** This approval may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appeal of this decision.** This decision is final unless appealed to City Council, who will hold a public hearing. **Appeals must be filed by 4:30 pm on December 18, 2021.** The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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, one in which new evidence can be submitted to City Council.

**Who can appeal:** You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5000.00 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. 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>. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

**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 **December 21, 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.

**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:

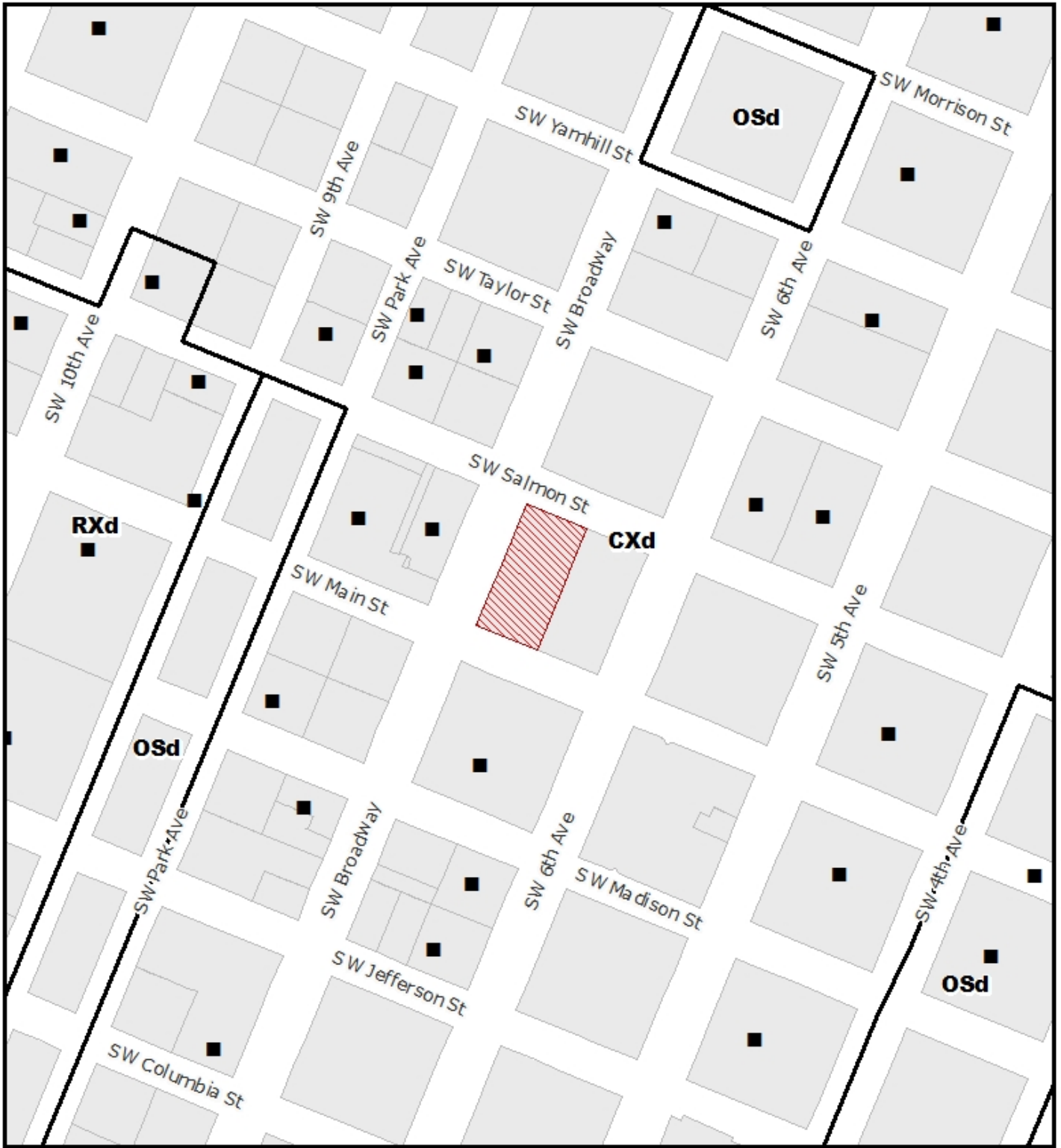
- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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


**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
- H. Hearing
1. Staff Report, dated November 6, 2020
  2. Staff Presentation
  3. Applicant Presentation
  4. Testifier Sign-In Sheet: None



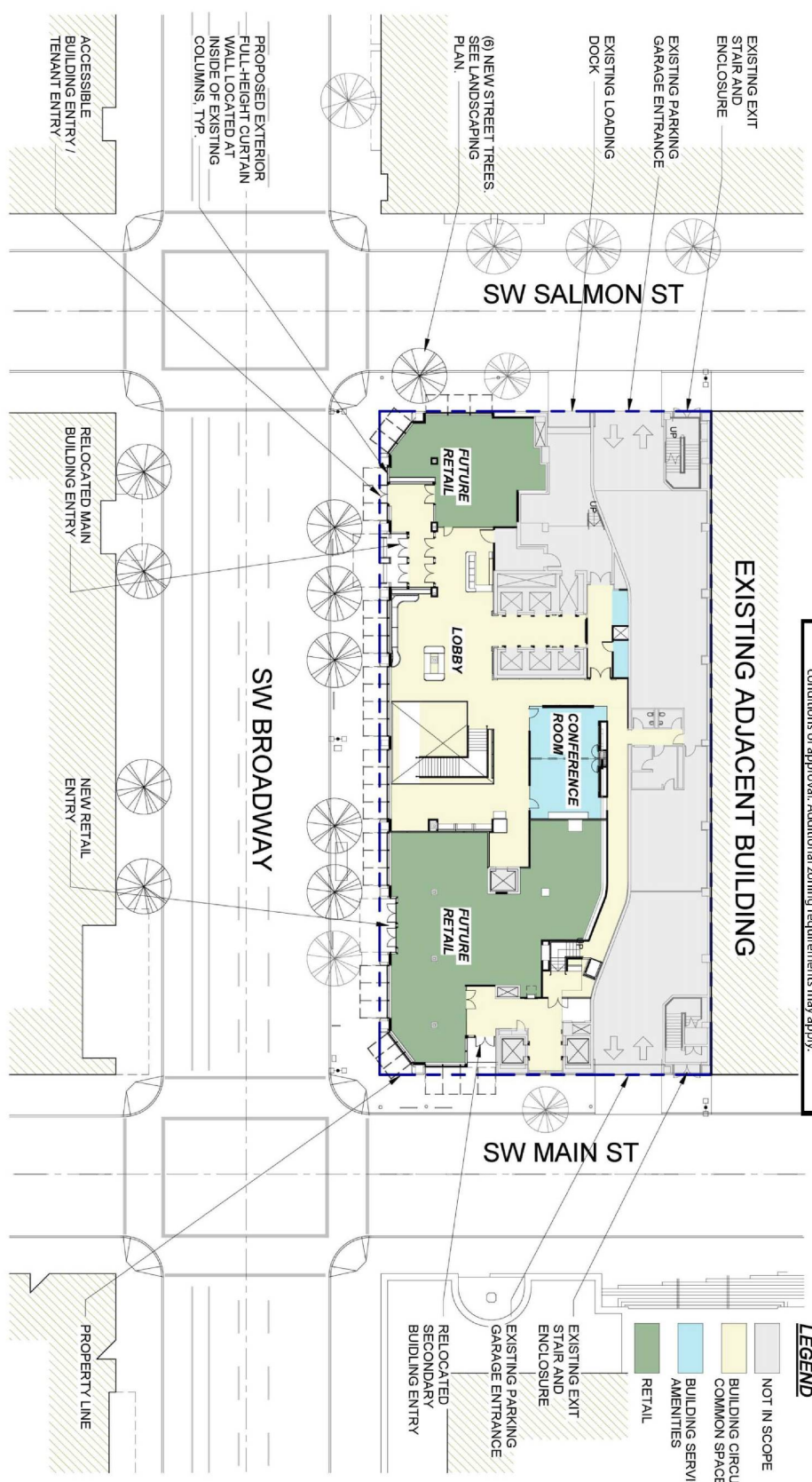
**ZONING**   
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUB DISTRICT

-  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

# PROPOSED SITE PLAN

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner Henderson  
 Date 12-2-2020  
 \*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.\*



## LEGEND

- NOT IN SCOPE
- BUILDING CIRCULATION / COMMON SPACE
- BUILDING SERVICES AND AMENITIES
- RETAIL
- EXISTING EXIT STAIR AND ENCLOSURE
- EXISTING PARKING GARAGE ENTRANCE
- RELOCATED SECONDARY BUILDING ENTRY

