



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

Date: July 22, 2013

From: Chris Caruso, Land Use Services  
503-823-5747 / [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@portlandoregon.gov)

## **REQUEST FOR RESPONSE**

**Case File: LU 13-165620 DZ US Bancorp Tower Renovations**  
**Pre App: PC # 13-139295**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Chris Caruso at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: August 21, 2013 – 30 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: August 23, 2013**
- **A public hearing before the Design Commission is tentatively scheduled for Thursday September 5, 2013 at 1:30 PM**

**Applicant:** Kent Pottebaum/GBD Architects Inc (503-224-9656)  
1120 NW Couch Suite 300/Portland, OR 97209

**Representative:** 555 SW Oak LLC  
200 E Randolph Dr/Chicago, Il 60601

**Site Address:** 555 SW OAK ST

**Legal Description:** GENERAL COMMON ELEMENTS, ONE ELEVEN TOWER CONDOMINIUM; LOT 1, ONE ELEVEN TOWER CONDOMINIUM; LOT 2, ONE ELEVEN TOWER CONDOMINIUM

**Tax Account No.:** R628200010, R628200030, R628200060

**State ID No.:** 1N1E34CD 80000, 1N1E34CD 80001, 1N1E34CD 80002

**Quarter Section:** 3029

**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.

**Business District:** None

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown

**Other Designations:** Broadway Bright Lights District

**Zoning:** CXd – Central Commercial with design overlay

**Case Type:** DZ – Design Review

**Procedure:** Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

**Proposal:**

The applicant seeks design review approval for exterior alterations to the US Bancorp Tower in the Downtown subdistrict of the Central City Plan District. The proposed alterations include a new multi-story glass vestibule with roof deck along the south façade; new curtainwall glazing in the other two south façade bays; replacement of the plaza pavers and adding landscaped planters and seating in the plaza; new building floor area that fills in the breezeway space at the southeast corner with materials to match the existing building; three new metal canopies and one area of new storefront at the main public entries on SW 5<sup>th</sup> and 6<sup>th</sup> Avenues; and one area of new infill storefront along SW 5<sup>th</sup> Avenue. Eleven parking spaces will be made available as Growth Parking for the newly created floor area. The spaces will be located in the nearby parking garage and will come out of the 171 spaces in the garage that are currently unassigned. Signage is not part of this review.

**Approval Criteria:**

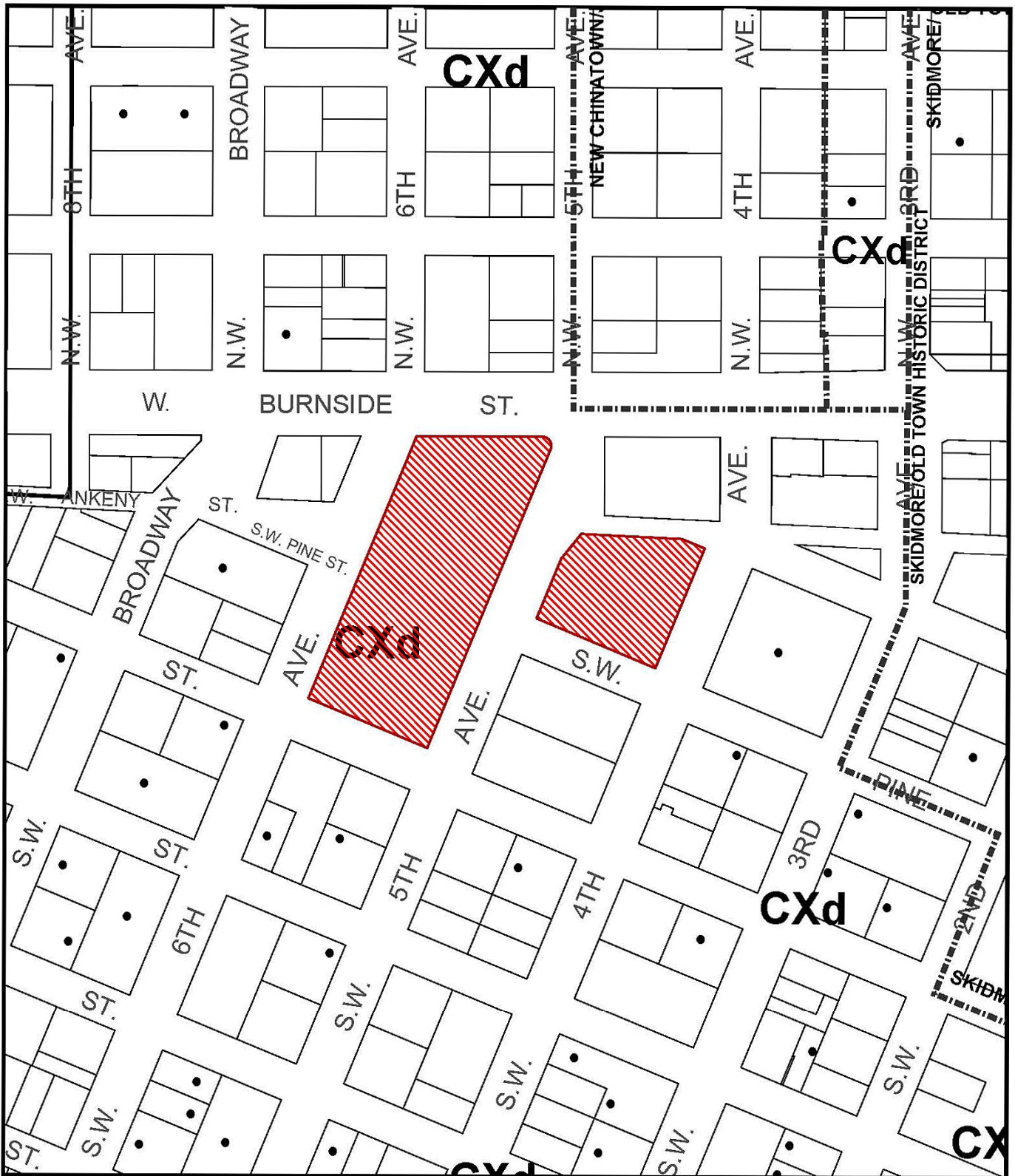
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.825 Design Review
- Central City Fundamental Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on June 7, 2013 and determined to be complete on July 18, 2013.

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

Enclosures: Zoning Map, Site Plan, Elevations



# ZONING

 Site

 Historic Landmark



This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
DOWNTOWN

File No.	<u>LU 13-165620 DZ</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CD 80000</u>
Exhibit	<u>B (Jun 11, 2013)</u>

# ARCHITECTURAL DRAWINGS

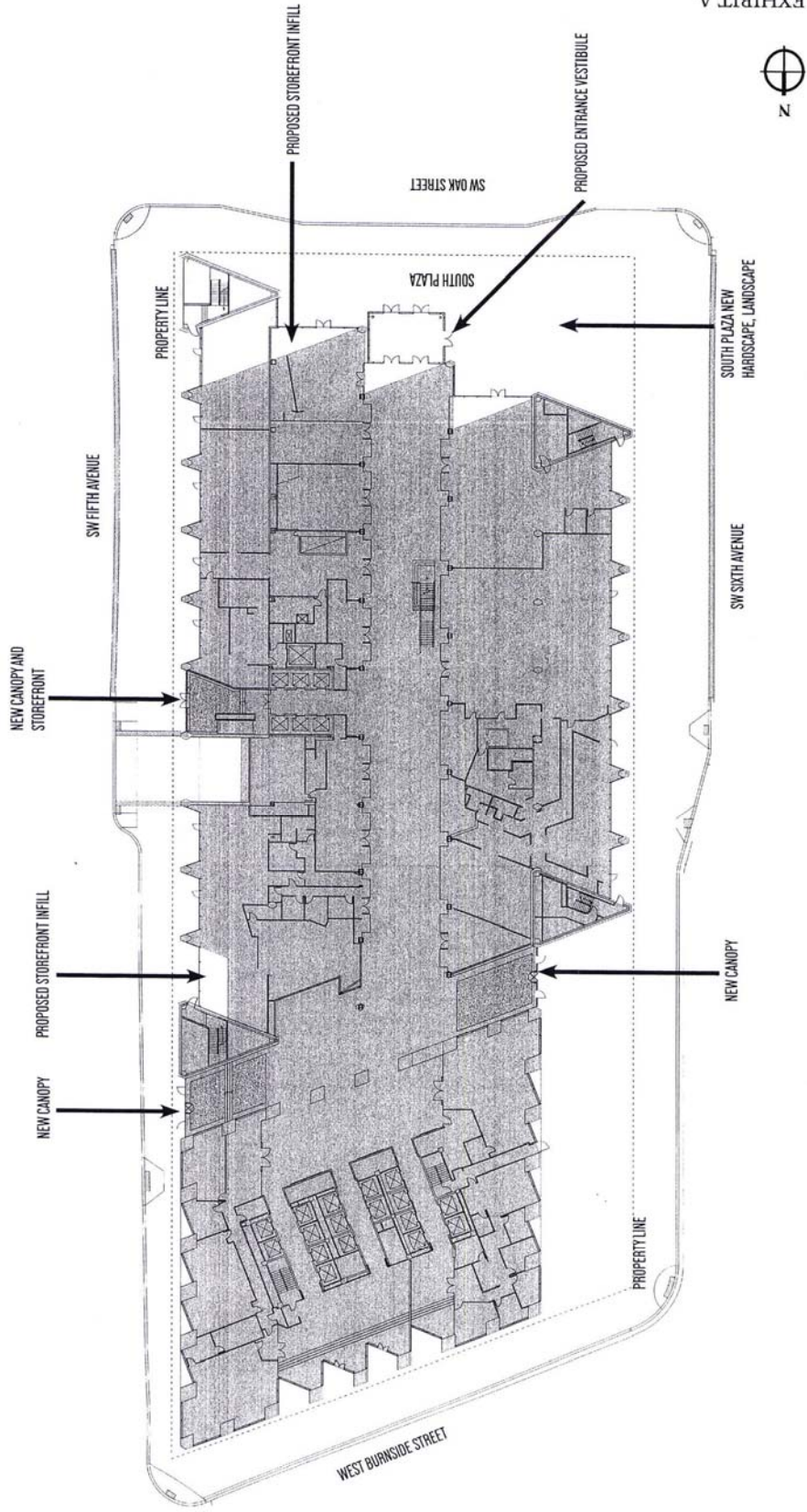


EXHIBIT A

# GROUND FLOOR PLAN - GENERAL SCOPE OF WORK

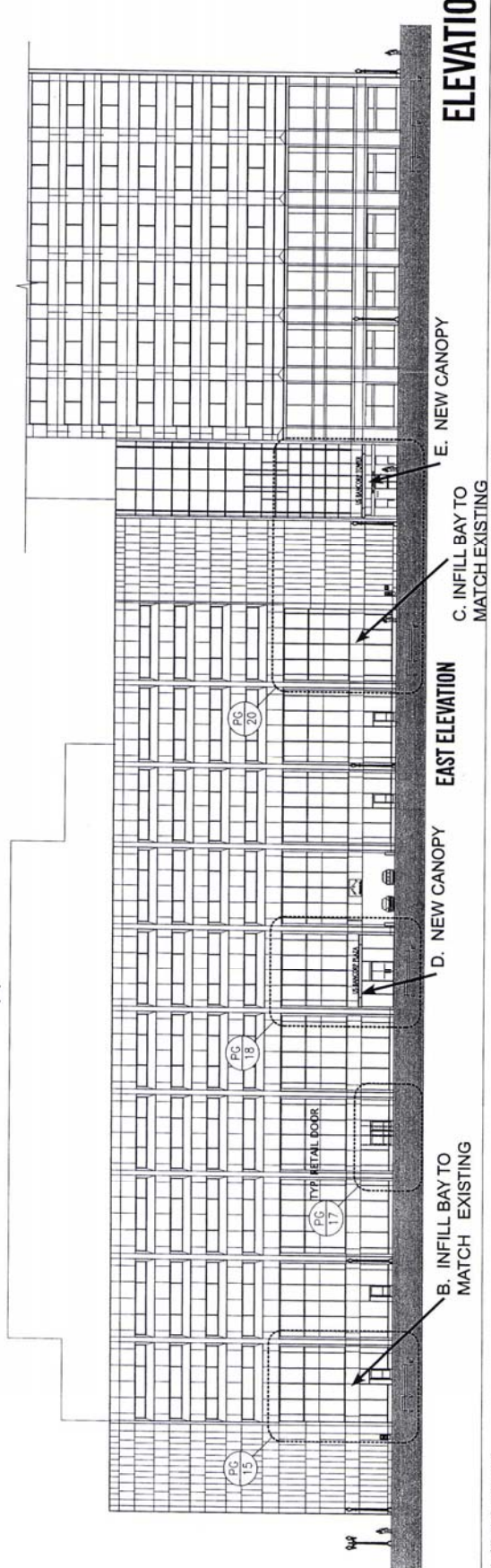
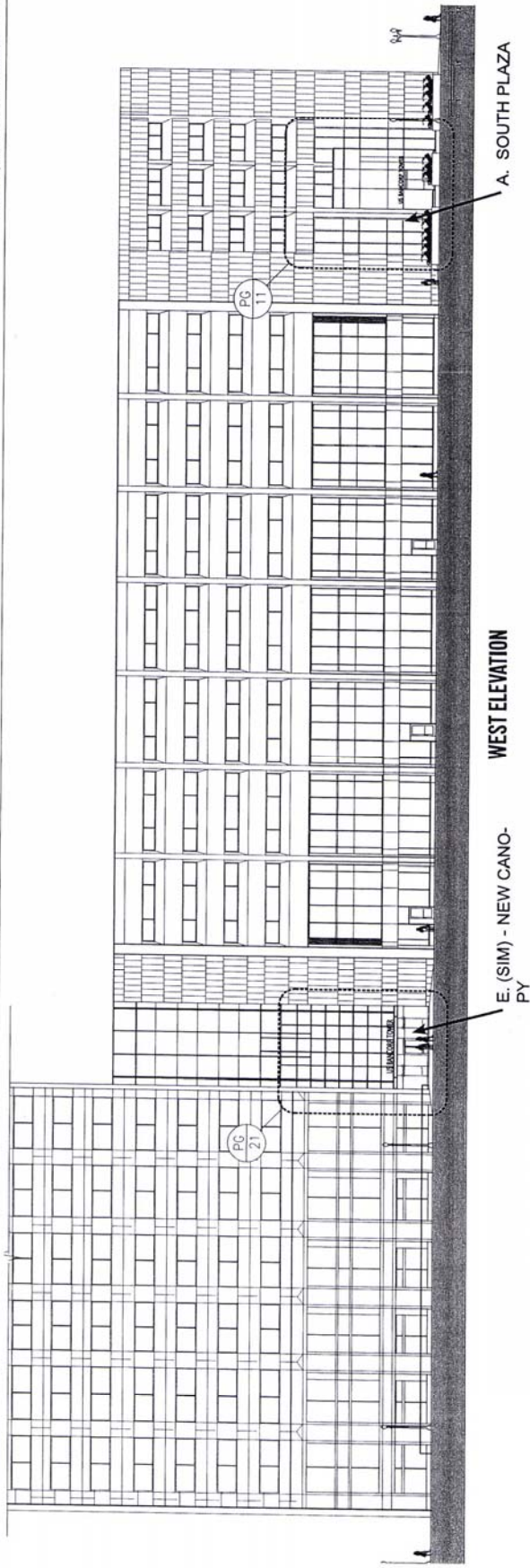


EXHIBIT 7

# ELEVATIONS

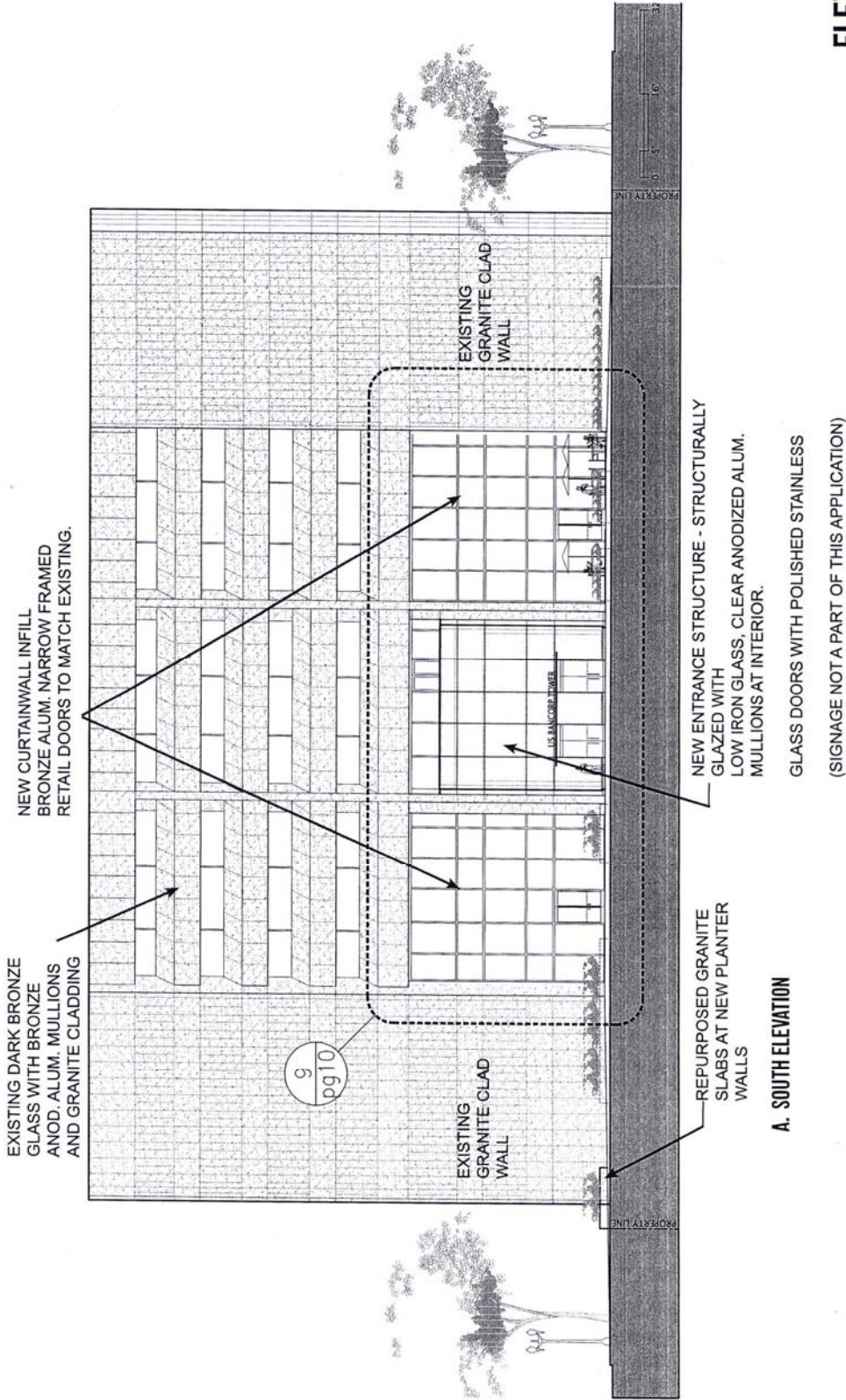


EXHIBIT 8

# ELEVATIONS