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

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 4, 2013

To: Interested Person

From: Chris Beanes, Land Use Services
503-823-6979 / Chris.Beanes@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on March 25, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-115564 DZ, in your letter. It also is helpful to address your letter to me, Chris Beanes.

CASE FILE NUMBER: LU 13-115564 DZ, STOREFRONT REMODEL

Applicant: Blane Skowhede
Keystone Architecture Planning And Project Management
12020 SE Idleman Rd
Portland OR 97086

Owner: Josef Sedivy, Gateway Dental
10305 NE Halsey St
Portland, OR 97220

Site Address: 10305 NE HALSEY ST

Legal Description: S 120' OF LOT 1 EXC PT IN ST, HOUGHTON ADD
Tax Account No.: R403900010
State ID No.: 1N2E27CC 06400
Quarter Section: 2841
Neighborhood: Parkrose Heights, contact Pete Natwick at 503-493-3612.
Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Plan District: Gateway
Zoning: CXd, Central Commercial with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks Design Review approval for alterations to an existing one-story building in the Gateway Plan District at the corner of NE 103rd Place and NE Halsey Street. Proposed is an infill of two existing recessed entryways on the front façade. The infill areas would add square footage to the building, however, the existing footprint will remain the same. The two additions are located symmetrically on the façade and will consist of new doors and a storefront system consisting of true divided light wood windows.

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

- Gateway Regional Center Design Guidelines
- 33.526 Gateway Plan District

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 February 13, 2013 and determined to be complete on **February 27, 2013**.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment 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 www.portlandonline.com.

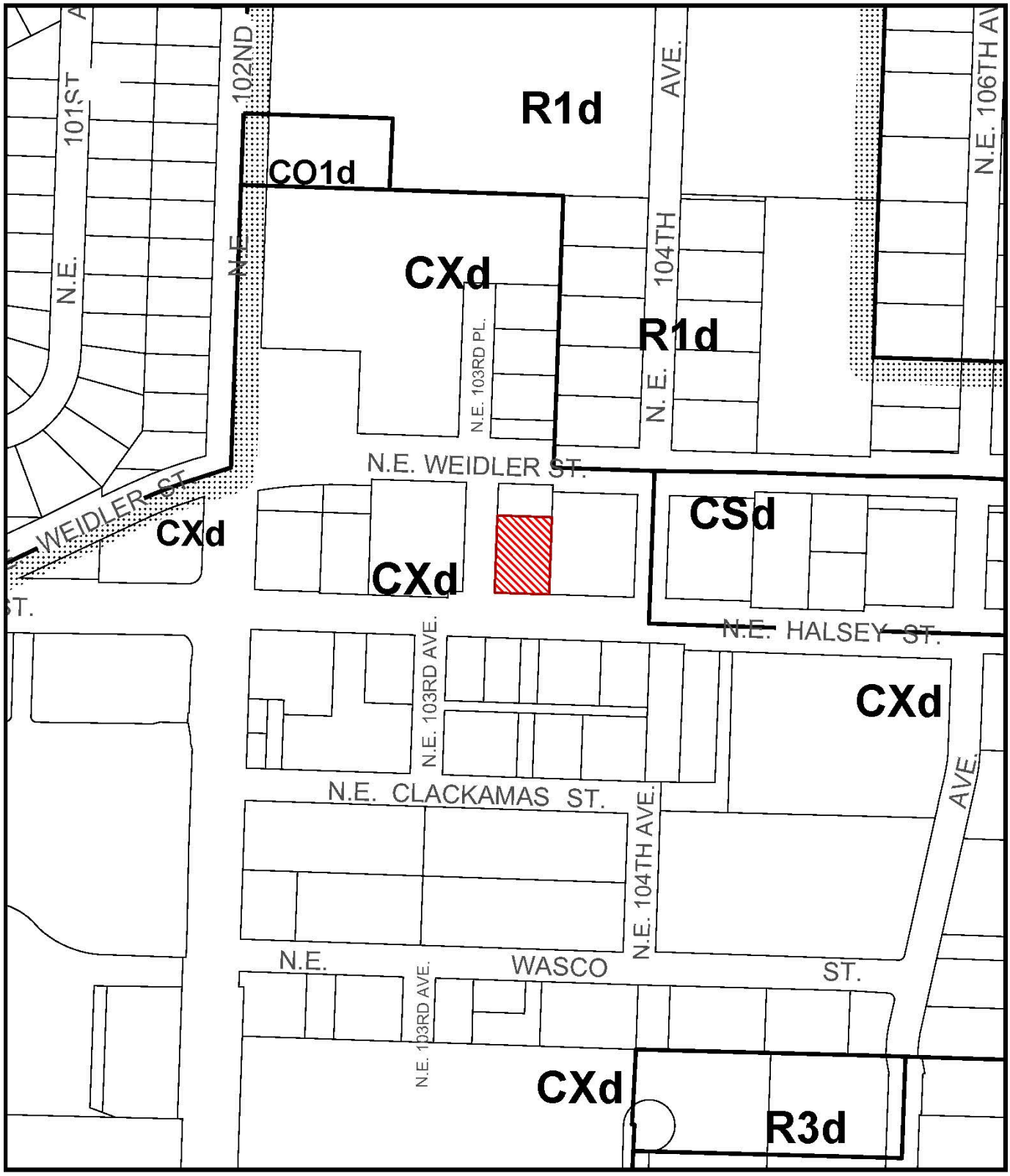
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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

Enclosures:
Zoning Map
Site Plan
North/South Elevation
Storefront Section Detail



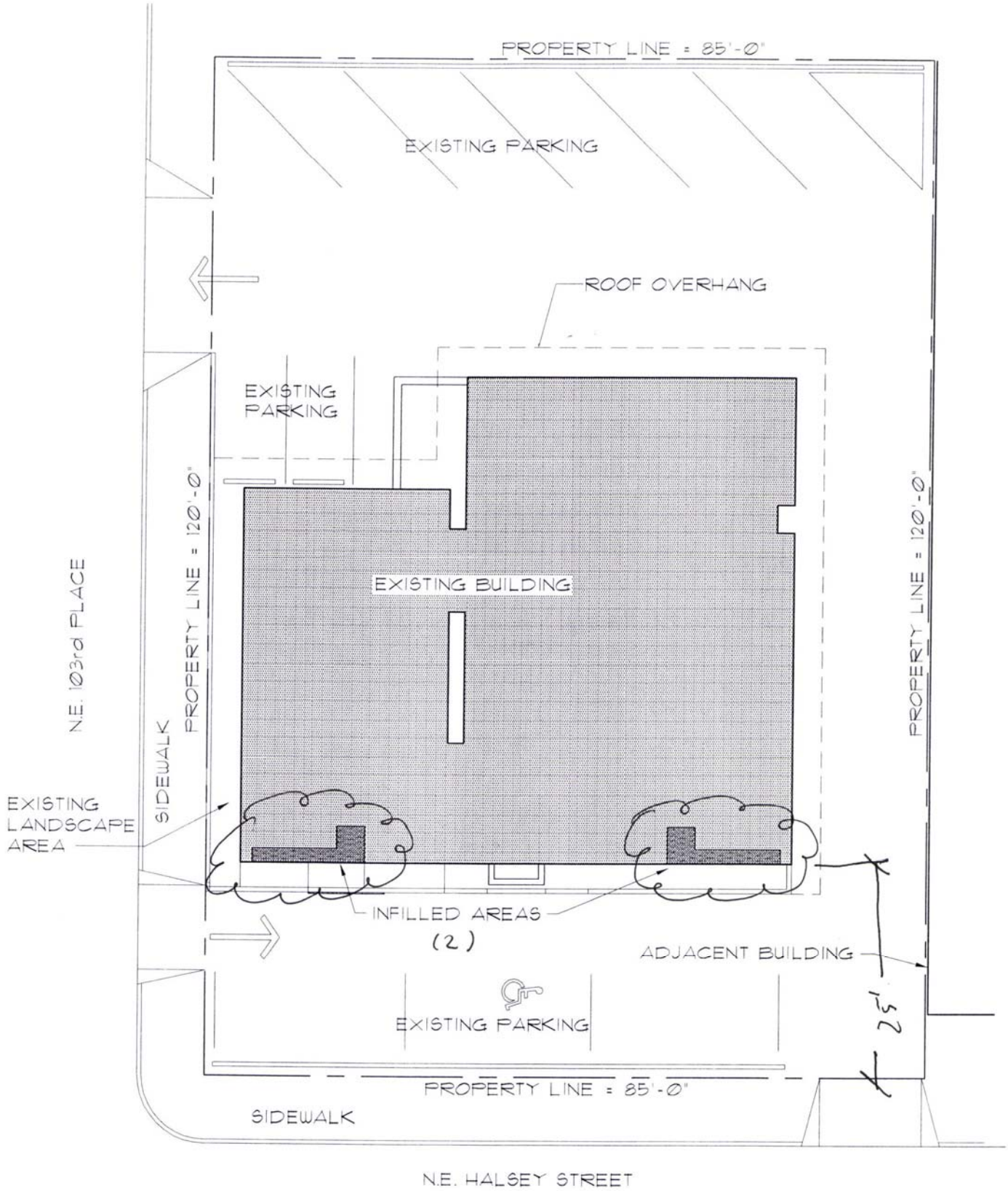
ZONING

Site

File No.	LU 13-115564 DZ
1/4 Section	2841,2941
Scale	1 inch = 200 feet
State_Id	1N2E27CC 6400
Exhibit	B (Feb 14,2013)

NORTH

This site lies within the:
GATEWAY PLAN DISTRICT

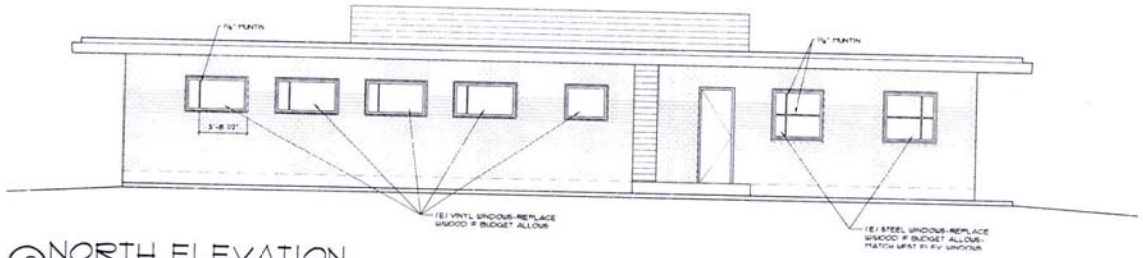


Gateway Dental

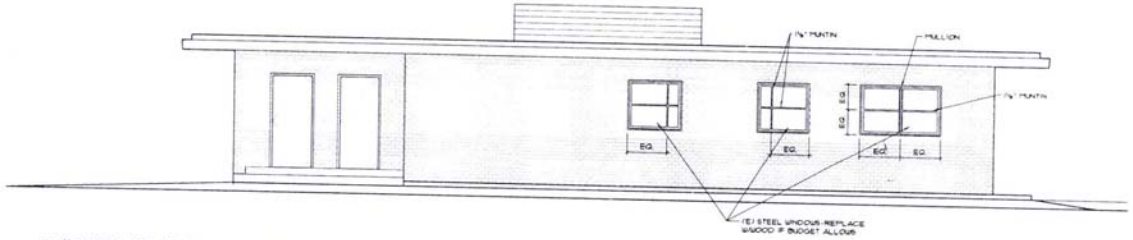
KEYSTONE Architecture Planning and Project Management LLC
T: 503-761-1362 F:503-760-0534

SITE PLAN
1/16" = 1'-0"
1/16/13

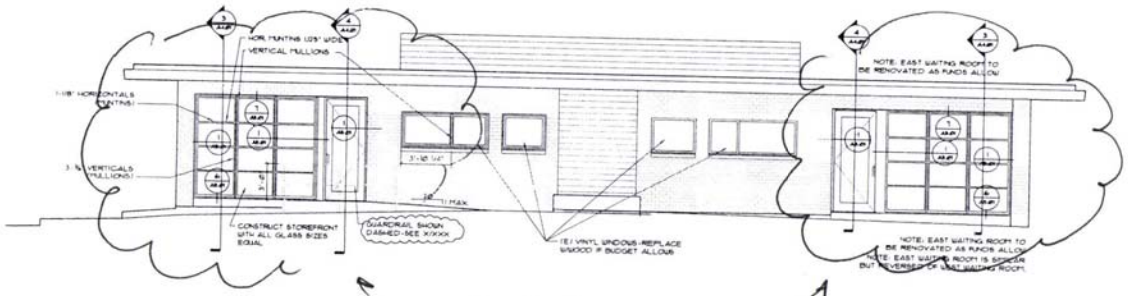
LU 13-115564DZ



3 NORTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

GATEWAY DENTAL CLINIC
ADDITION / RENOVATION

10305 NE HALSEY STREET
PORTLAND, OR 97220

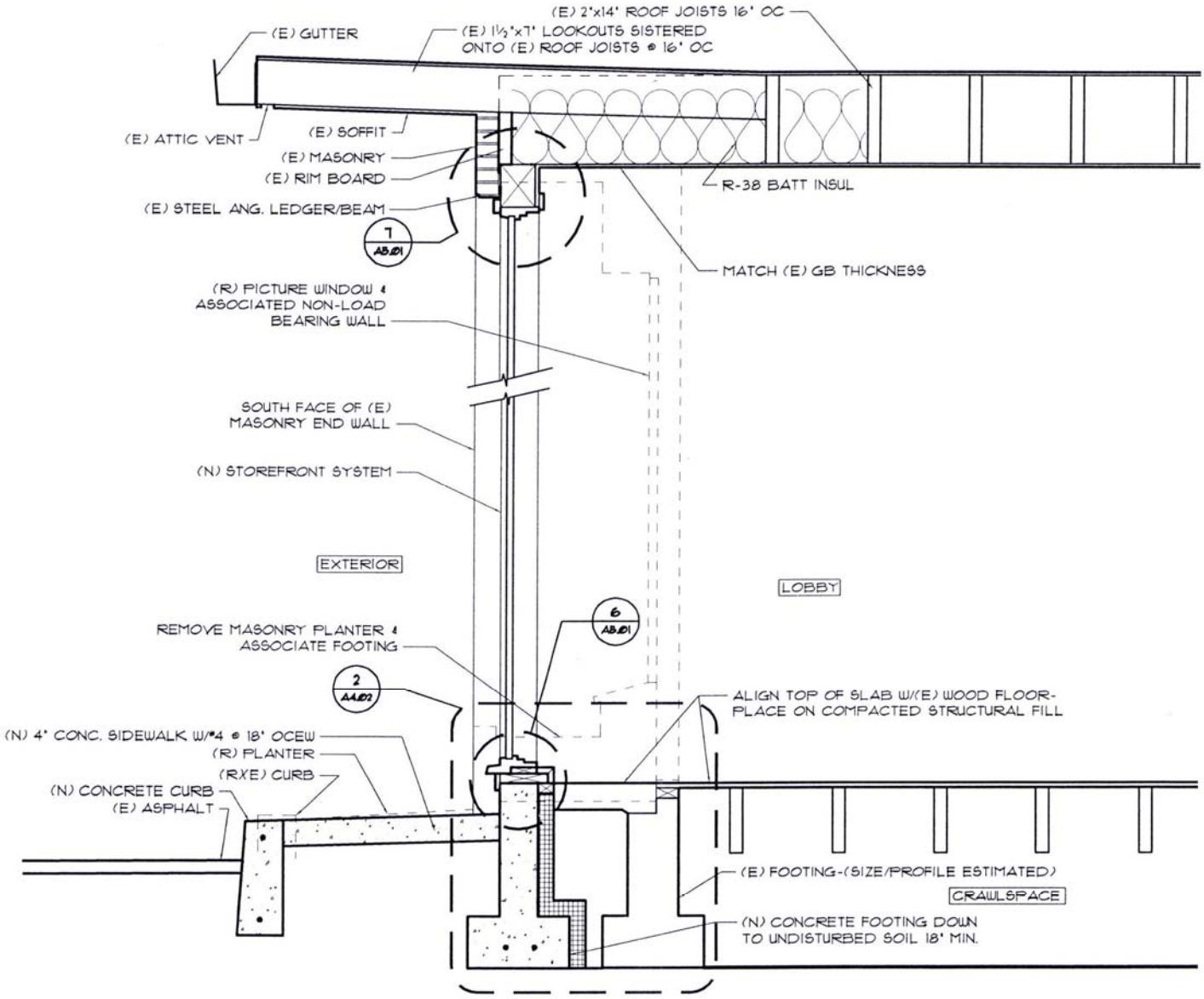
KEYSTONE
ARCHITECTURE PLANNING
& PROJECT MANAGEMENT LLC

REVISION	DATE

APPROVED:
DRAWN BY:
SCALE:
DATE: 1/30/13
JOB:
FILE:

A3.01

LU 13-115564 DZ



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SECTION A
½" = 1'-0"
2/6/13