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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 29, 2013

To: Interested Person

From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@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 February 19, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the case file number, LU 13-103853 DZ, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-103853 DZ

Expansion of Existing Warehouse Building

Applicant: Raphael Goodblatt, AhHa! Architecture | 503-828-0028
615 SE Alder St, Suite 203 | Portland, OR 97214

Owner: Jeb Reit PDX LC
3667 1st Ave South | Seattle, WA 98134-2201

Site Address: 610 SE 6th Avenue

Legal Description: BLOCK 140 LOT 1 N 37.5' OF LOT 2, EAST PORTLAND
Tax Account No.: R226508740
State ID No.: 1S1E02BB 02700
Quarter Section: 3131
Neighborhood: Buckman Community Association; Susan Lindsay at 503-725-8257
Business District: Central Eastside Industrial Council; contact Peter Fry at 503-274-1415
District Coalition: Southeast Uplift; contact Bob Kellett at 503-232-0010
Plan District: Central City - Central Eastside
Zoning: Central Employment (EX) base zone; design (d) overlay zone
Case Type: Design Review (DZ)
Procedure: Type II (an administrative decision, with appeal to the Design Commission)

Proposal: The applicant requests Design Review approval for expansion of an existing concrete-block warehouse building. The warehouse building is part of an ensemble of four existing buildings, referred to on the attached drawings as Buildings A, B, C, and D. The proposed expansion will occur at Building C, which abuts Building B to the west and Building D to the east.

Building C is currently about 17'-0" tall. After the expansion, Building C will be about 24'-0" tall. There will be a horizontal row of fixed windows on the new portion of the north façade, just above the existing metal canopy. The new portion of Building C will be made of concrete block and clad with acrylic render.

Notes:
- An existing wall-mounted sign is going to be replaced with a new wall-mounted sign. The new sign is exempt from Design Review because it is considered "copy change."
- An existing window opening is going to be enlarged to accommodate a person door. A concrete ramp will provide access to the door. The new door and ramp are intended to comply with the Americans with Disabilities Act (ADA). The new door and ramp are exempt from Design Review per 33.420.045.H in the Portland Zoning Code.

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:

- 33.825 Design Review,
- Central City Fundamental Design Guidelines, and
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan.

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 January 11, 2013 and determined to be complete on January 25, 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, or
- 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.

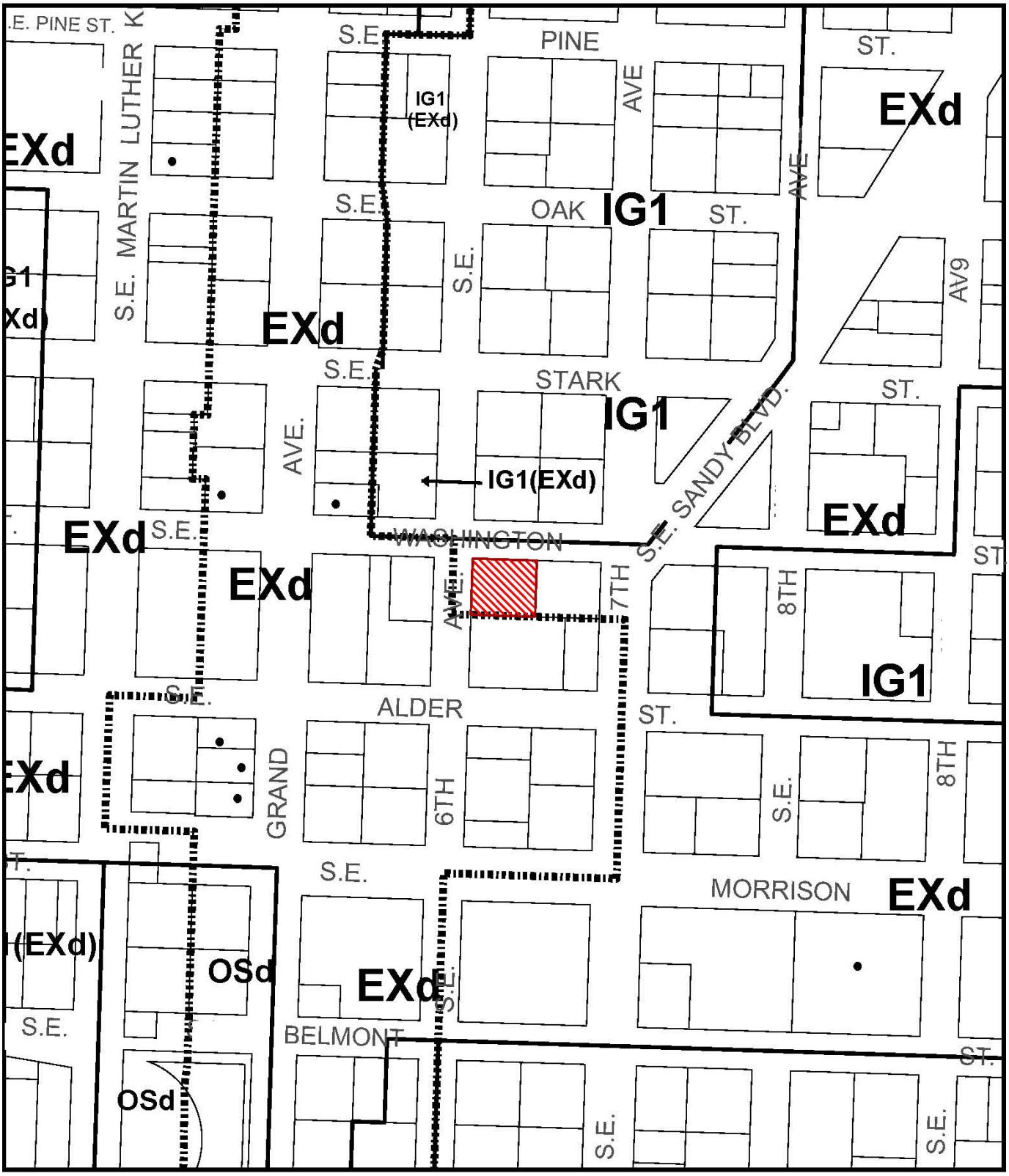
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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
Existing North Elevation Drawing
Proposed North Elevation Drawing



ZONING

Site

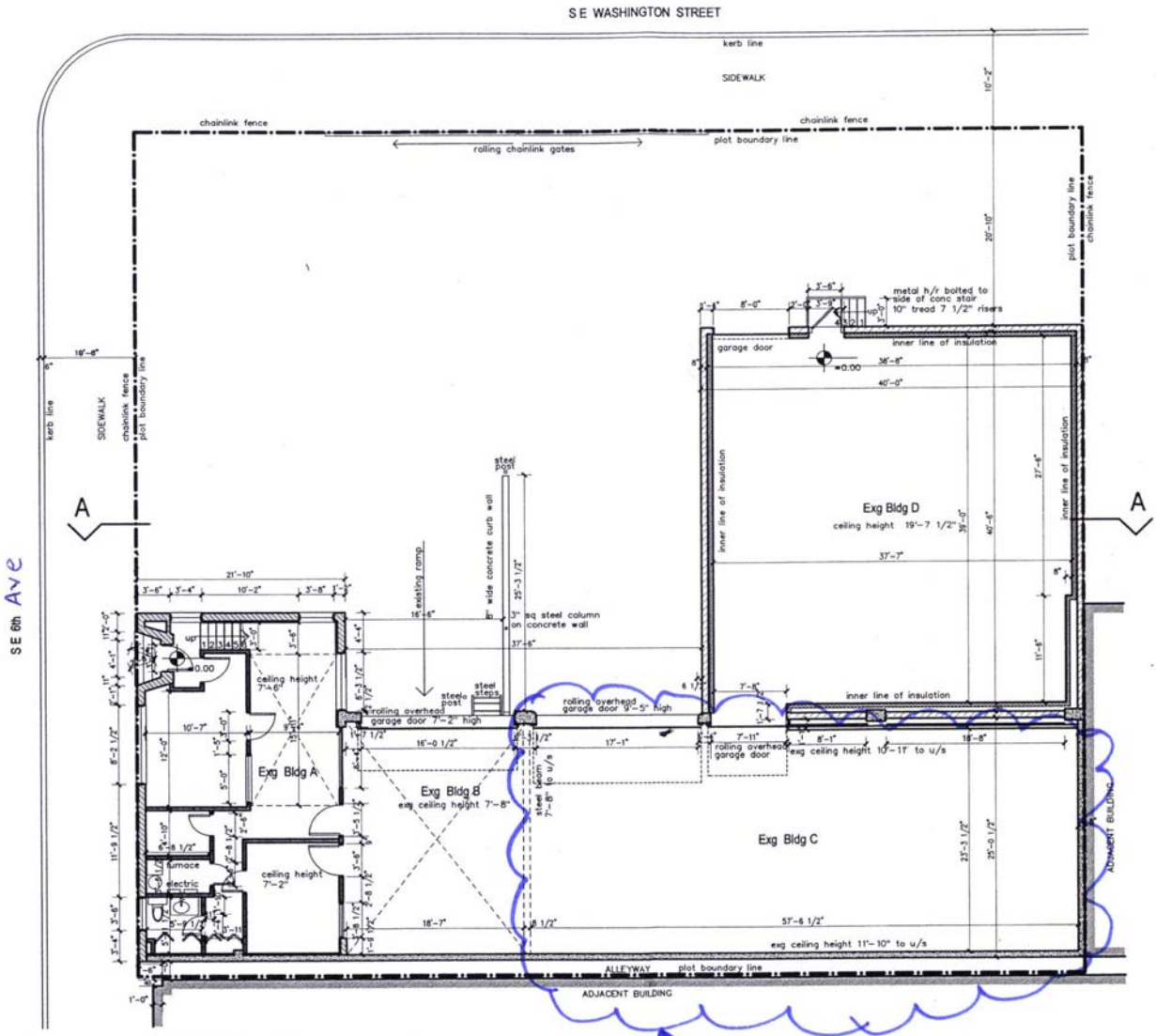
Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No. LU 13-103853 DZ
1/4 Section 3131
Scale 1 inch = 200 feet
State_Id 1S1E02BB 2700
Exhibit B (Jan 14,2013)

LU 13-103853 DZ
610 SE 6th Ave



Existing Site Plan / Ground Floor Plan

AREA OF WORK

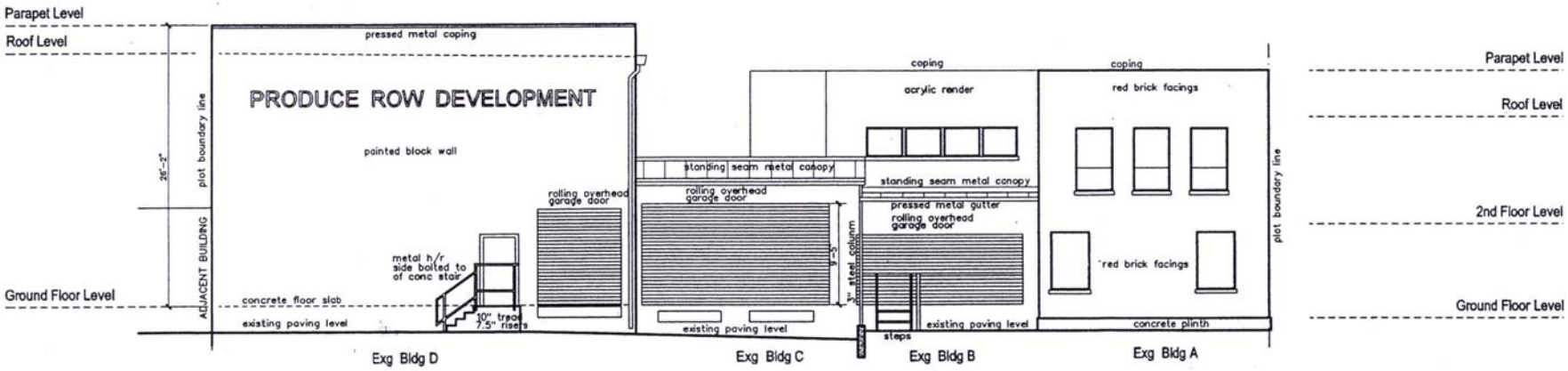
KEY
- concrete
- block
- brick
- 4 1/4" drywall
- drywall lining
- new partition
- insulation

N

scale: 1/8" = 1'-0"

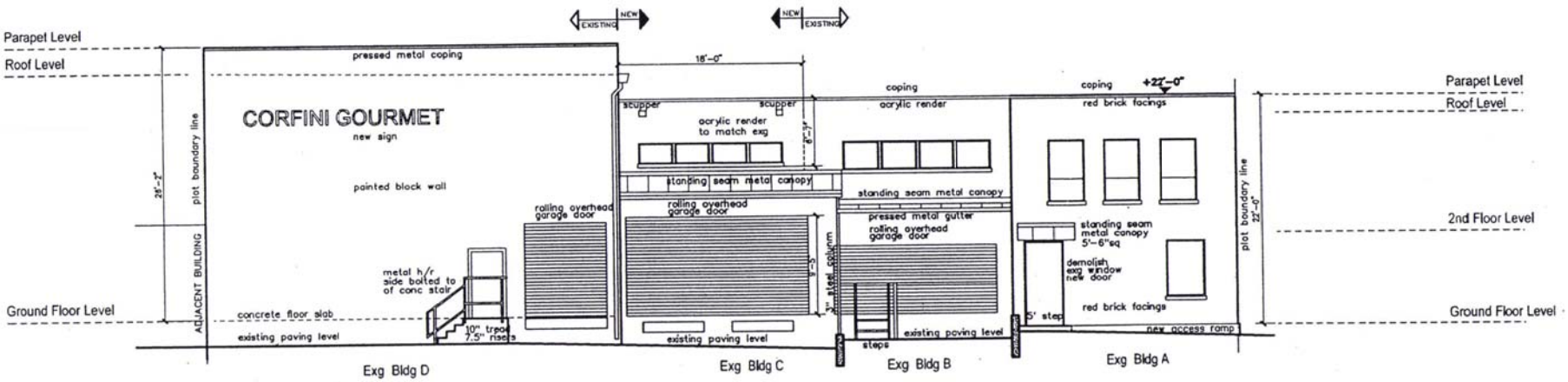
Reduced sheet size.

LU 13-103853 DZ
610 SE 6th Ave



Existing North Elevation

Scale: 1/8" = 1'-0" Reduced sheet size.



Proposed North Elevation