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

Charlie Hales, Mayor
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: March 21, 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 April 11, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-121017 DZ, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-121017 DZ
New Entry Vestibule, Windows, and Spandrel Panels

Applicant: Dan Glennon, Dan Glennon Architect
4106 NE 32nd Pl | Portland, OR 97211 | (503) 288-4132

Owners: Kirk Arnell, Aimco Corporation
10000 SE Pine St | Portland, OR 97216 | (503) 262-3431

Hall Family LLC
10000 SE Pine Street | Portland, OR 97215

Site Address: 10000 SE Pine Street / 10015 SE Stark Street

Legal Description: BLOCK 5 LOT 1&2 EXC PT IN ST, PRUNEDALE ADD; BLOCK 5 LOT 3 EXC PT IN ST, PRUNEDALE ADD; BLOCK 5 LOT 4 EXC PT IN ST, PRUNEDALE ADD; BLOCK 5 LOT 5&6 EXC PT IN ST, PRUNEDALE ADD; BLOCK 5 LOT 23&24, PRUNEDALE ADD; BLOCK 6 LOT 1-4 ELY 20' OF LOT 5, PRUNEDALE ADD; TL 5700 2.43 ACRES, SECTION 33 1N 2E

Tax Account No.: R680300940, R680300960, R680300970, R680300980, R680301160, R680301180, R942331920, R680301180

State ID No.: 1N2E33DD 05800, 1N2E33DD 05900, 1N2E33DD 06000, 1N2E33DD 06100, 1N2E33DD 06700, 1N2E33DD 06800, 1N2E33DD 05700, 1N2E33DD 06800

Quarter Section: 3040

Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.

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 Plan District
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 a new entry vestibule, windows, and spandrel panels at the eastern portion of the existing building at 10000 SE Pine Street.

The existing entry vestibule will be demolished. The new vestibule will have an aluminum storefront system with non-reflective glazing, 8"-thick steel columns, entry doors facing the street, exterior lighting, and a sloped roof form with pre-finished metal cladding and a pre-finished standing-seam metal roof. A new concrete step with a handrail will provide access from the sidewalk on SE Pine Street to new concrete surfacing at grade with the entry vestibule.

The existing window system on the north and east facades will be replaced with new aluminum windows with non-reflective glazing.

The existing wood spandrel panels will be replaced with stone-veneer panels.

Because the proposal is for non-exempt exterior alterations to an existing building on a site with design overlay zoning in the Gateway Plan District, Design Review is required prior to the issuance of building permits.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33 (Portland Zoning Code). The relevant approval criteria are the *Gateway Regional Center 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on February 27, 2013 and determined to be complete on March 15, 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.

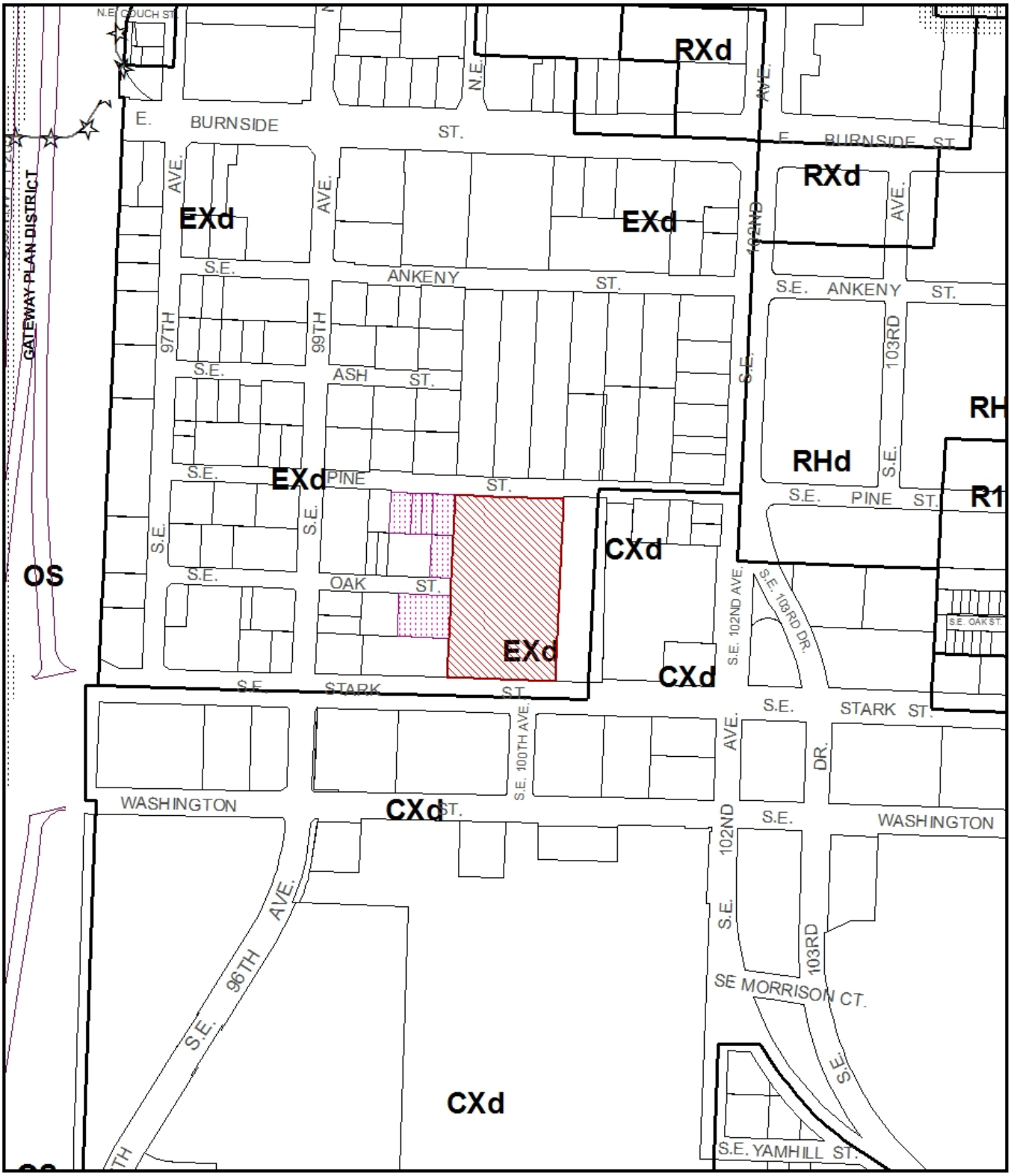
APPEAL OF THE FINAL CITY DECISION

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
East Elevation and North Elevation Drawings



ZONING

Site

Also Owned

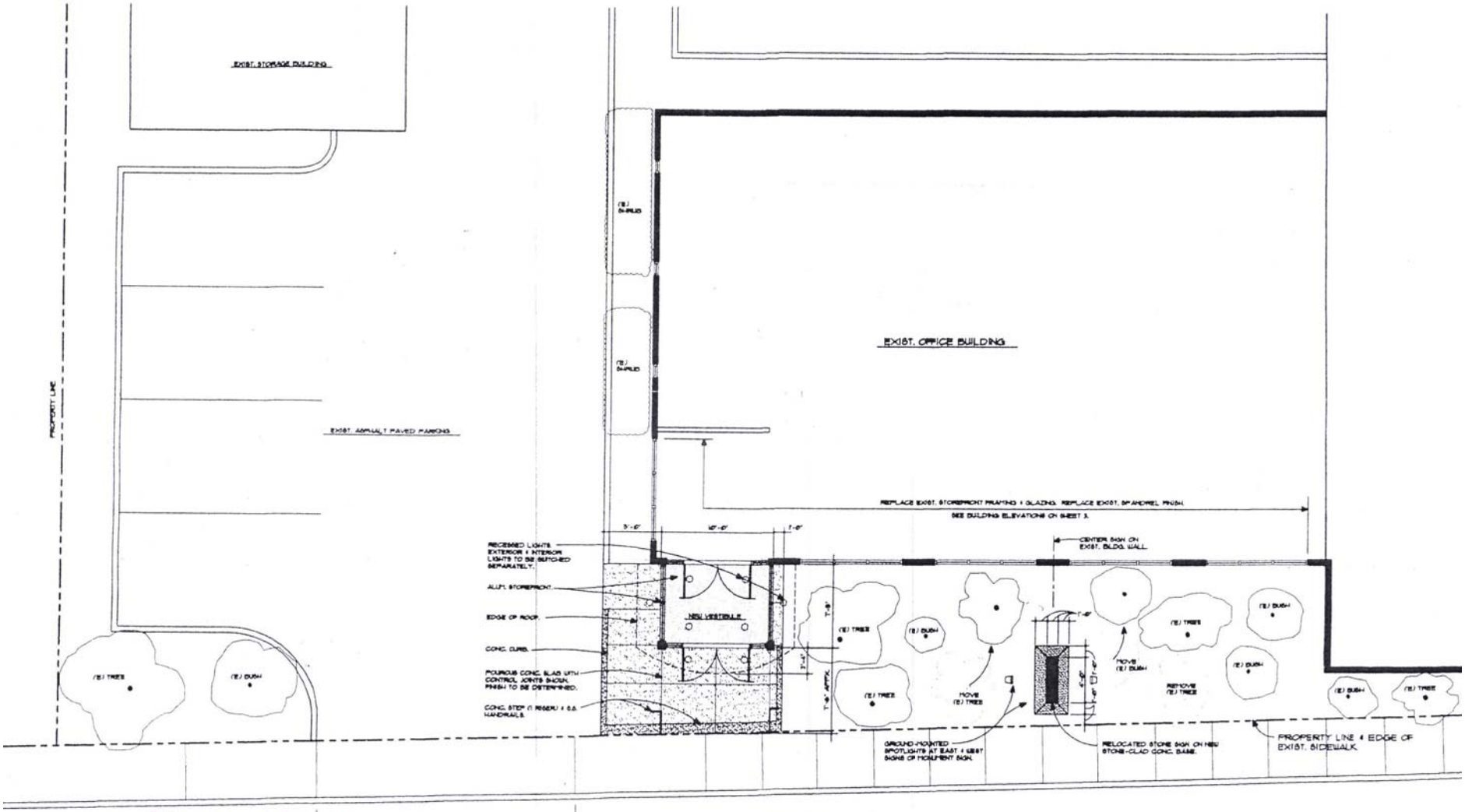
NORTH

This site lies within the:
GATEWAY PLAN DISTRICT

File No.	LU 13-121017 DZ
1/4 Section	3040,3140
Scale	1 inch = 300 feet
State_Id	1N2E33DD 5700
Exhibit	B (Mar 06,2013)

Note: Signage exempt from Design Review.

Site Plan

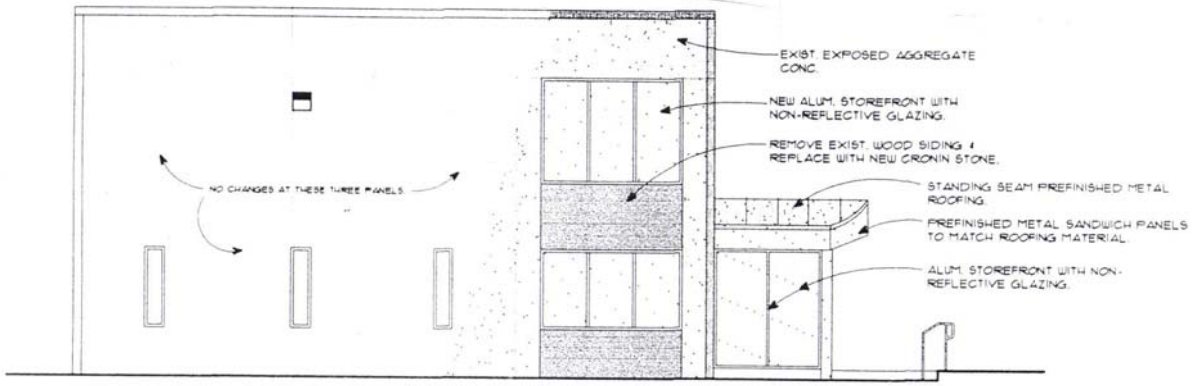


case #: LU 13-121017 DZ

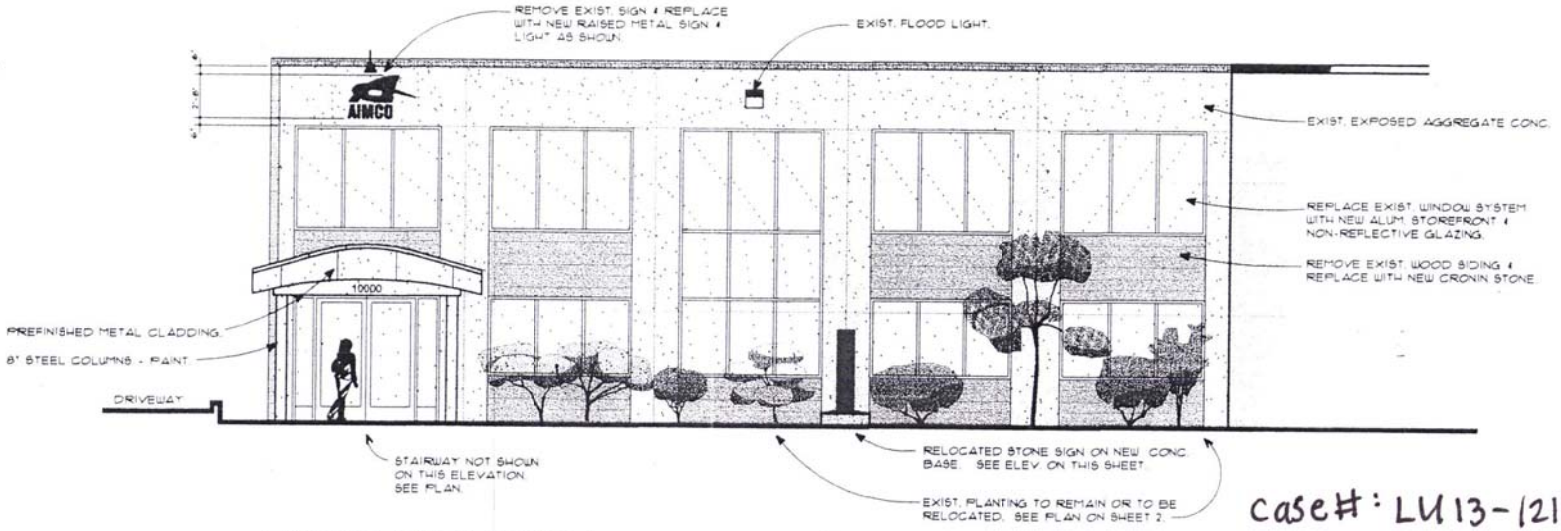
Scale: 1/4" = 1'-0"
Sheet size has been altered.

PARTIAL SITE/FLOOR PLAN
SCALE: 1/4" = 1'-0"

Note:
Signage exempt from design review.



EAST ELEVATION
SCALE: 1/4" = 1'-0"



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NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"
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