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: May 28, 2013
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 June 18, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-153404 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 13-153404 HR – STUCCO AND WINDOW REPLACEMENT

Applicant: Erik Lawrence / Rdh Building Sciences
308 SW 1st Avenue #300 / Portland, OR 97204

Owner: Old Town Lofts Condominium Association
233 NW 5th Avenue / Portland, OR 97209-3839

Representative: Nancy Lavoie / Community Management Inc
2105 SE 9th Avenue / Portland, OR 97214

Site Address: 411 NW Flanders Street

Legal Description: GENERAL COMMON ELEMENTS, OLD TOWN LOFTS CONDOMINIUM
Tax Account No.: R625900010
State ID No.: 1N1E34CA 80000
Quarter Section: 3029
Neighborhood: Old Town-China Town, Paul Verhoeven at 503-222-6072 ext 12.
Business District: Old Town Chinatown Business Assoc, Dorian Yee at 503-224-7006.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Other Designations: Non-contributing resource in the New Chinatown Japantown Historic District, which was listed in the National Register of Historic places on November 21, 1989.
Zoning: CXd, Central Commercial, with Historic Resource and Design Overlays
Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:
The applicant is seeking Historic Resource Review approval for a proposal to remove the existing stucco finish and windows from a recessed but visible light well area on a non-contributing eight story building and replace them with materials of similar color and texture. Historic Resource Review is required because the proposal is for a non-exempt exterior alterations in a historic district.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The criteria are:
- Central City Fundamental Design Guidelines
- River District 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 May 14, 2013 and determined to be complete on **May 22, 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.

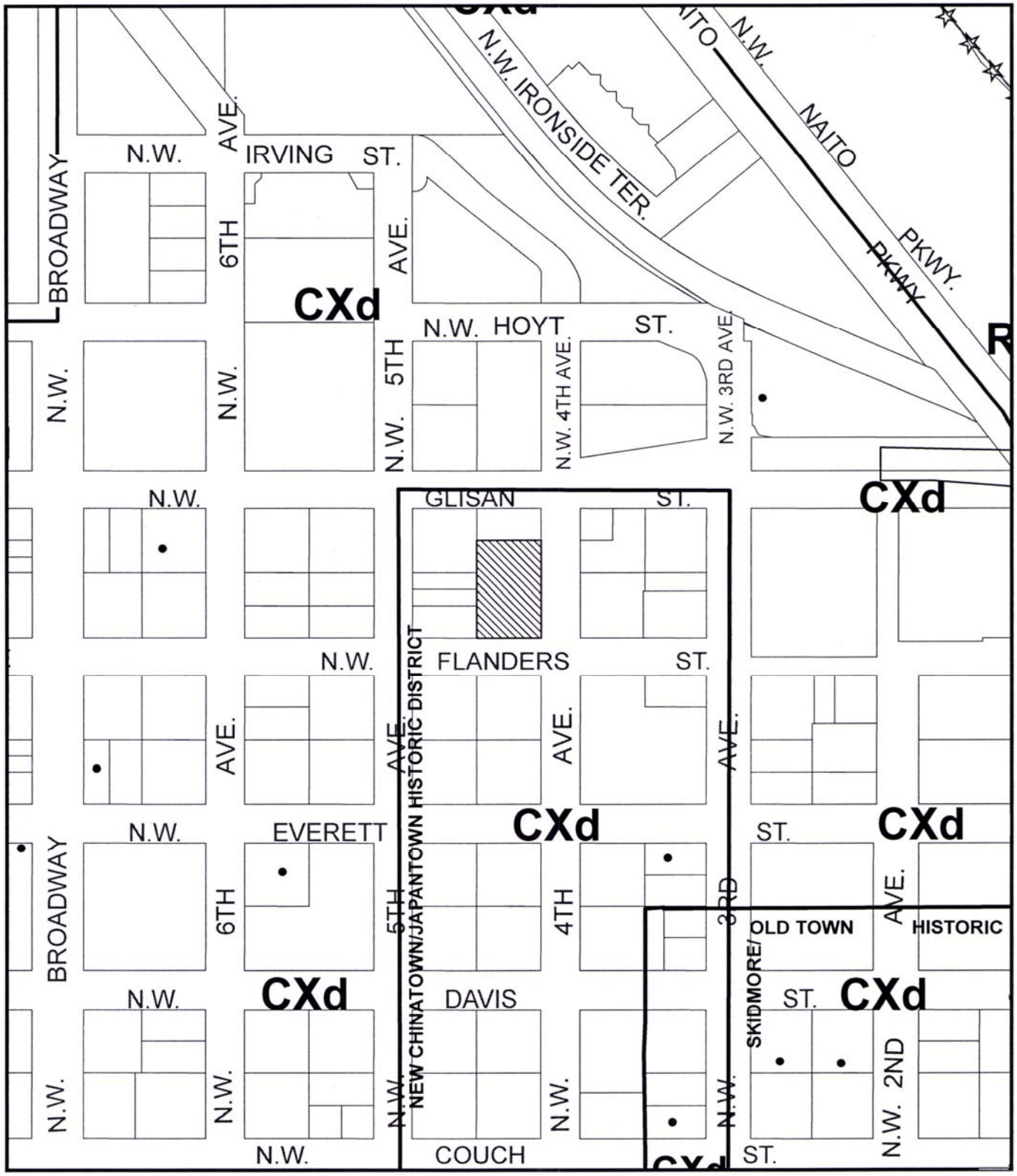
Appeal Process
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how 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 Facing Courtyard Elevation
South Facing Courtyard Elevations
West Facing Courtyard Elevations



ZONING

Site

Historic Landmark

NORTH

This site lies within the:
NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT

File No.	LU 13-153404 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CA 80000
Exhibit	B (May 16,2013)

RDH | Building Sciences Inc.

308 SW FIRST AVE #300
PORTLAND OR 97204

TEL 503 243 6222
FAX 503 243 5052

POR@RDHBE.COM
WWW.RDHBE.COM

OLD TOWN LOFTS
Courtyard Wall Rehabilitation

OWNER:

OLD TOWN LOFTS
Condominium Association

ADDRESS:

411 NW Flanders Street
Portland, OR 97209

SHEET INDEX:

Architectural Drawings
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A-2.04 Courtyard Elevation - North
A-2.05 Courtyard Elevation - South
A-2.06 Courtyard Elevation - West
A-2.07 Building Elevation - West
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A-3.03 Details
A-3.04 Details

Details
See D-0.00 for Detail Index

GENERAL NOTES:

1. DRAWINGS WERE PREPARED BASED ON ORIGINAL RECORD DRAWINGS ISSUED FOR CONSTRUCTION OCTOBER 23, 2006, PREPARED BY ROBERTSON MERRYMAN BARNES ARCHITECTS, INC.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS / DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. CONSULTANT SHALL BE INFORMED OF ANY VARIATIONS FROM THOSE SHOWN ON THE DRAWINGS. THE BUILDINGS ARE EXISTING AND AVAILABLE FOR REVIEW.
3. IT IS NOT THE INTENT OF THE PROJECT TO UPGRADE THE EXISTING BUILDING OUTSIDE OF THE SCOPE OF WORK DESCRIBED BY THIS SET OF DRAWINGS.
4. CONFORM TO CODES PER ORIGINAL CONSTRUCTION AS APPLICABLE UNDER 2010 OSSC CH 34 EXISTING STRUCTURES.

PROJECT DESCRIPTION:

1. 8-STORY ABOVE-GROUND NON-COMBUSTIBLE BUILDING
   - 1-STORY BELOW GROUND PARKING
   - 2-STORIES ABOVE-GOUND PARKING
   - GROUND FLOOR RETAIL
   - 6-STORIES ABOVE-GROUND CONDOMINIUMS
2. EXTERIOR MATERIALS CONSIST OF MODULAR BRICK, PRECAST CONCRETE, STUCCO AND PAINTED & ANODIZED METAL BALCONIES, RAILS AND ACCENTS.

LEGAL DESCRIPTION:

LOTS 1, 4 & 5, BLOCK 36, COUCH'S ADDITION, QUARTER SECTION: 3029

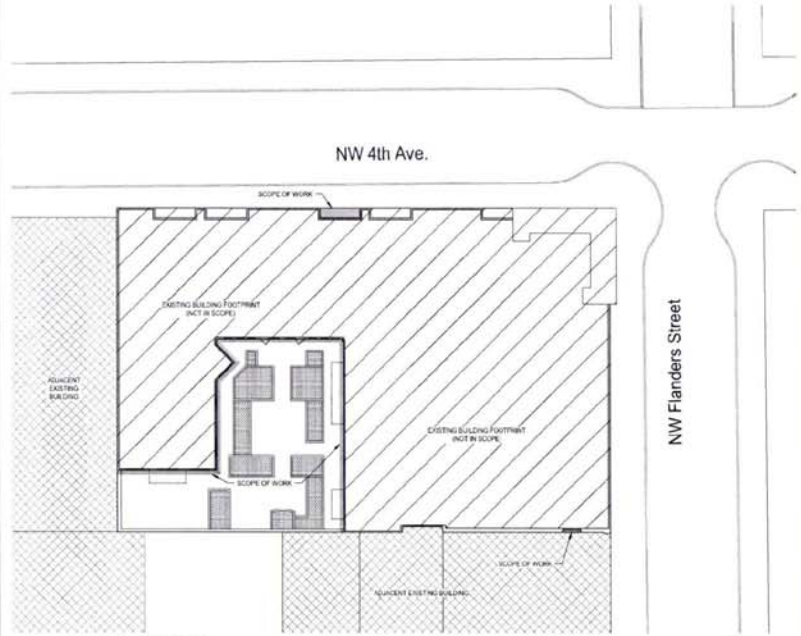
CODE SUMMARY:

- EFFECTIVE BUILDING CODE FOR ORIGINAL CONSTRUCTION: 1997 UNIFORM BUILDING CODE (UBC), OREGON AMMEDMENTS (OSSC), CITY OF PORTLAND ZONING CODE

CONSTRUCTION TYPE	TYPE II, SPRINKLERED			
STORIES	8			
OCCUPANCIES	M	S-3	R-1	S-1
	RETAIL	PARKING	DWELLINGS	STORAGE
AREA INCREASES	2 STORY (2), 2 YARDS (1.5), SPRINKLERS (2)			
NUM. OF DWELLINGS	60			
TOTAL BUILDING SF.	110,534 NSF.			
ALLOWABLE SF.	578,400 (NONE ADDED)			
FIRE SUPRESSION	AUTOMATIC SPRINKLERS THROUGHOUT			

CURRENT APPLICABLE CODES:

- 2010 OREGON STATE SPECIALTY CODE (OSSC)
- OREGON ELEVATOR SPECIALTY CODE
- NATIONAL ELECTRICAL CODE
- OREGON MECHANICAL SPECIALTY CODE
- OREGON PLUMBING SPECIALTY CODE
- OREGON STATE FIRE CODE



1 SITE PLAN
Scale: 1/16" = 1'-0"

BID SET

1	BID SET	May 01, 2013
2	FINAL PERMIT SET	Sep. 20, 2013
3	PERMIT CLARIFICATION SET	Nov. 21, 2013
4	REVISED SET	Dec. 20, 2013
DESCRIPTION		DATE

RDH | Building Sciences Inc.

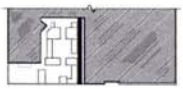
OLD TOWN LOFTS
Courtyard Wall Rehabilitation
411 NW Flanders Street
Portland, OR 97209

COVER SHEET

PROJECT No. R2331.10	DRAWING No. A-0.00
Date: 10.10.13	Drawn by: [illegible]
Date: Nov 01, 2013	Checked by: [illegible]

LU13 153404HP

1 NORTH FACING COURTYARD ELEVATION



KEY PLAN

DENOTES EXISTING CONSTRUCTION TO BE RETAINED

DENOTES AREA COVERED BY ADJACENT BLDG.

BID SET

RDH | Building Sciences Inc.

OLD TOWN LOFTS

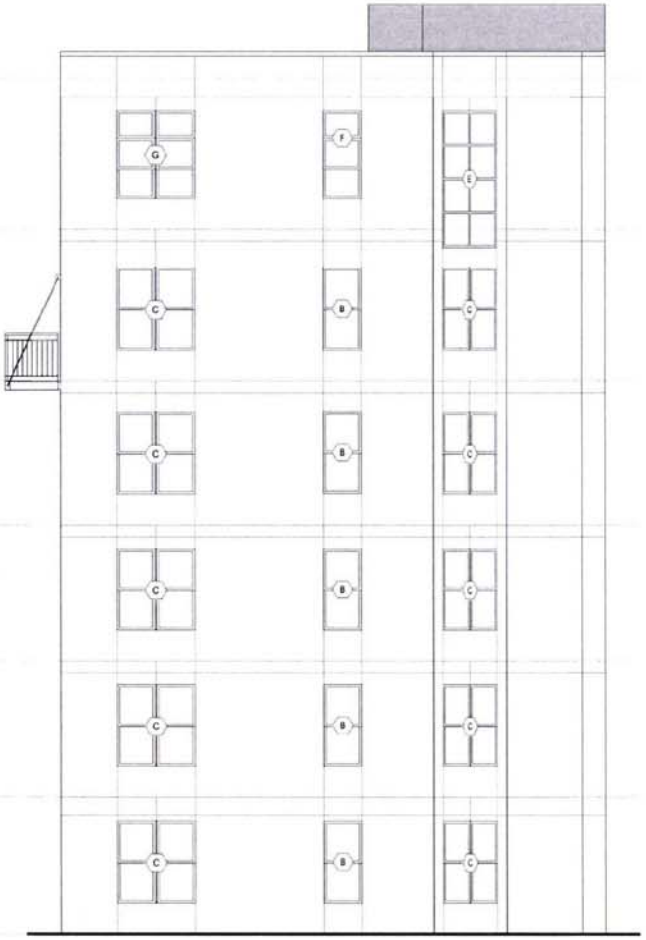
Lionford West Rehabilitation
411 NW Flanders Street
Portland, OR 97209

EXISTING COURTYARD ELEVATION - NORTH

B2331.10

A-2.01

LU13 153404HR



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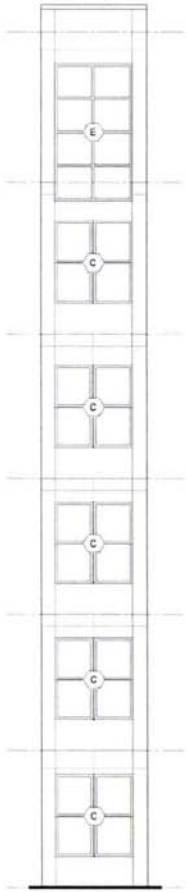
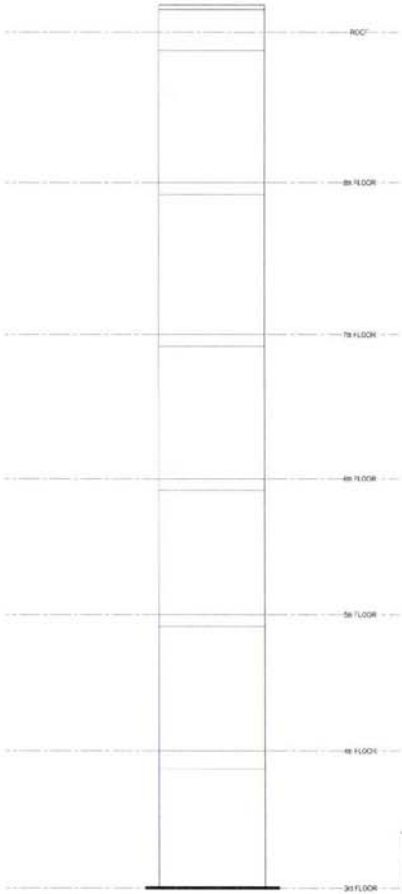
Scale: [illegible]



2 SOUTH FACING COURTYARD ELEV.
Scale: [illegible] WEST BAY



3 SOUTH FACING COURTYARD ELEV.
Scale: [illegible] EAST BAY

KEY PLAN
NTS

DENOTES EXISTING CONSTRUCTION TO BE RETAINED

DENOTES AREA COVERED BY ADJACENT BLDG.

BID SET

7	[illegible]	[illegible]
6	[illegible]	[illegible]
5	[illegible]	[illegible]
4	[illegible]	[illegible]
SUBMISSION	DESCRIPTION	DATE

RDH Building Sciences Inc.

PROJECT TITLE
OLD TOWN LOFTS
Courtyard Wall Rehabilitation
433 NW Flanders Street
Portland, OR 97209

DRAWING TITLE
EXISTING COURTYARD ELEVATION - SOUTH

PROJECT NO. B2331.10	DRAWING NO. A-2.02
SCALE: [illegible]	DRAWN BY: [illegible]
DATE: [illegible]	CHECKED: [illegible]

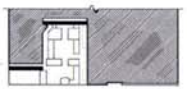
LU13 153404 HR

DENOTES EXISTING CONSTRUCTION TO BE RETAINED

DENOTES AREA COVERED BY ADJACENT BLDG.

1 WEST FACING COURTYARD ELEVATION - NORTH

2 WEST FACING COURTYARD ELEVATION - SOUTH



KEY PLAN

BID SET

RDH Building Sciences Inc.

OLD TOWN LOFTS
Courtyard Wall Rehabilitation
411 NW Flanders Street
Portland, OR 97209

EXISTING COURTYARD ELEVATION - WEST

B7331.10 | A-2.03

LU13 153404HR