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

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

Date: June 7, 2013

To: Interested Person

From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 28, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-154648 DZ, in your letter. It also is helpful to address your letter to me, Staci Monroe.

CASE FILE NUMBER: LU 13-154648 DZ – TWO NEW ROOFTOP MECHANICAL UNITS

Applicant: Kevin Butz, 503-998-7120
General Sheet Metal
P.O. Box 1490
11235 SE Hwy 212
Clackamas, OR 97015

Owner: Broadway Commerce LLC
225 SW Broadway #1
Portland, OR 97205

Others: Sarah Sumrall
Pivot Property Management
225 SW Broadway, Suite 400
Portland, OR 97205-3706

Michael Kingham
Lease Crutcher Lewis
550 SW 12th Ave
Portland, OR 97205

Site Address: 225 SW BROADWAY

Legal Description: BLOCK 85 LOT 6&7 TL 9800, PORTLAND
Tax Account No.: R667708680
State ID No.: 1N1E34CC 09800
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
Zoning:	CXd – Central Commercial zone with a 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 two new rooftop mechanical units on the west end of the roof in the Downtown sub district of the Central City Plan District. The new units would be 2'-10" and 4'-5" in height and located 10'-0" and 15'-0", respectively from the west parapet. The building has numerous other rooftop mechanical units and a varying parapet that extends above the roof deck.

Per Zoning Code Section 33.420.041.B, Design review is required since the proposal includes an exterior alteration to existing development. The proposal does not the Design Review exemption of Section 33.420.045.M since the total number of existing and proposed units exceeds 8.

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

- 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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on May 15, 2013 and determined to be complete on June 5, 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.

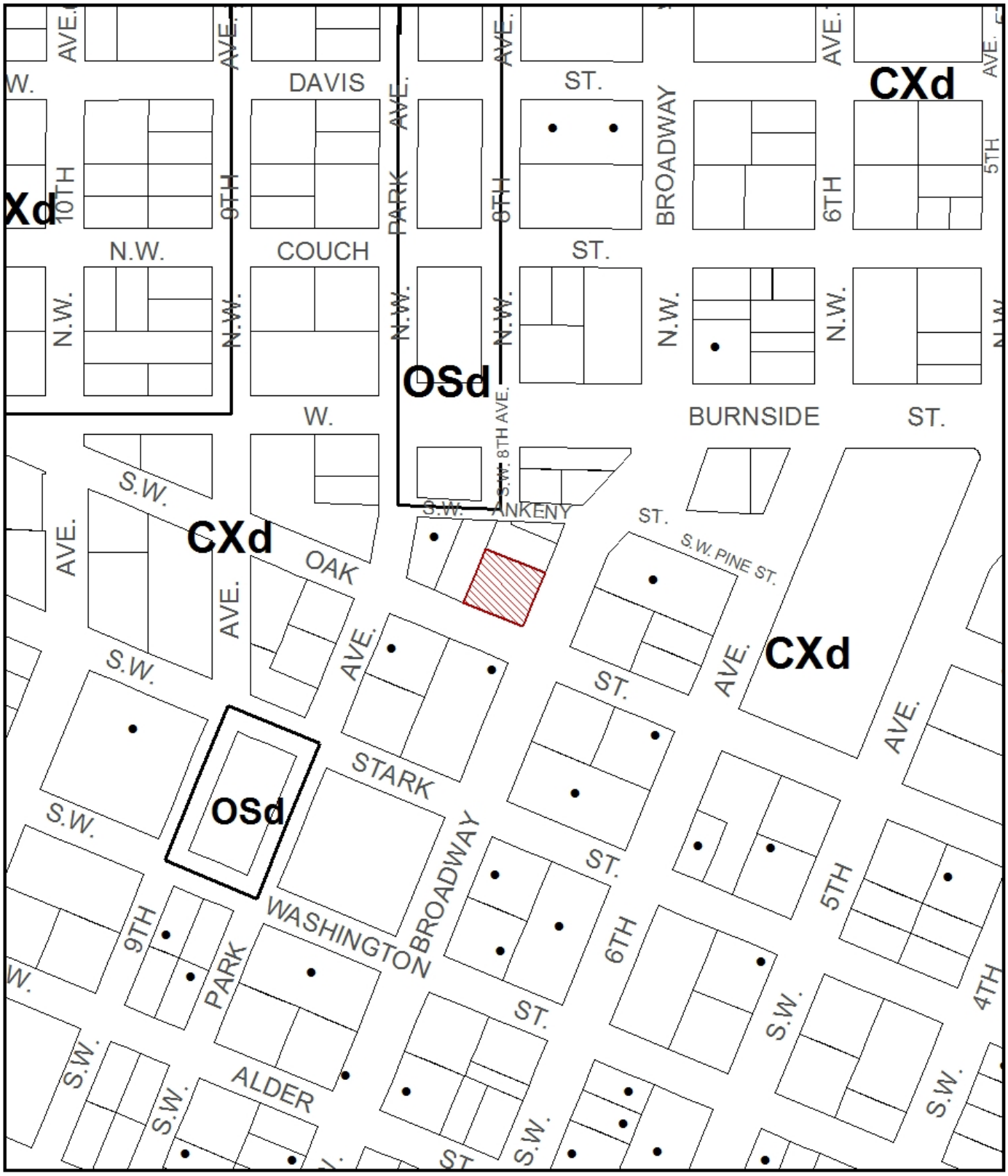
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how 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
Roof Plan



ZONING

Site

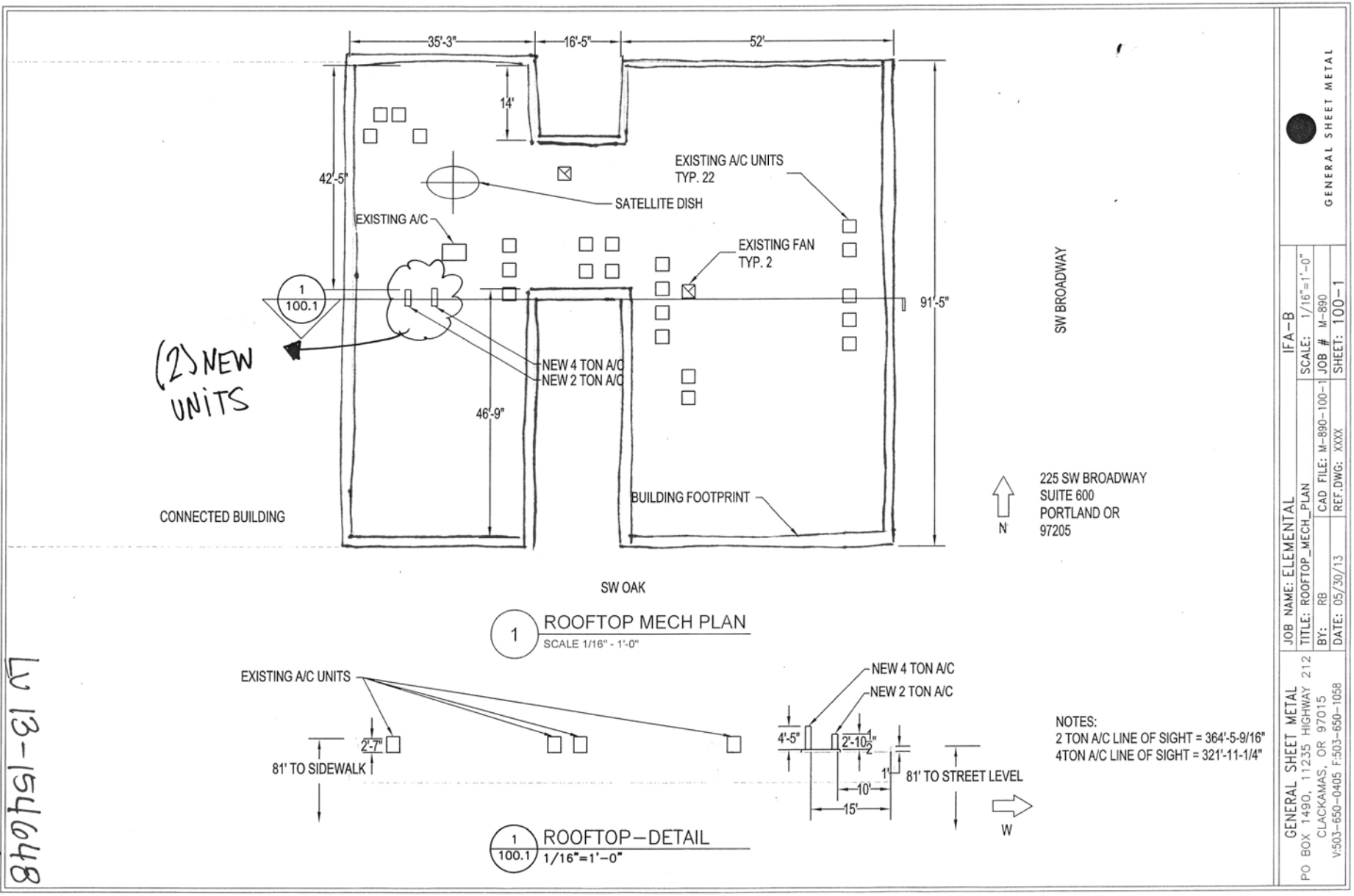
Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN

File No.	LU 13-154648 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CC 9800
Exhibit	B (May 21,2013)

LU 13-154648 DZ



NOTES:
2 TON A/C LINE OF SIGHT = 364'-5-9/16"
4TON A/C LINE OF SIGHT = 321'-11-1/4"

GENERAL SHEET METAL

JOB NAME: ELEMENTAL	IFA–B
TITLE: ROOFTOP_MECH_PLAN	SCALE: 1/16"=1'-0"
BY: RB	CAD FILE: M-890-100-1
DATE: 05/30/13	REF.DWG: XXXX
JOB # M-890	SHEET: 100-1

GENERAL SHEET METAL
PO BOX 1490, 11235 HIGHWAY 212
CLACKAMAS, OR 97015
V:503-650-0405 F:503-650-1058

LV 13-154648
DZ