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

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

Date: January 27, 2014

To: Interested Person

From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 18, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-226364 HR, in your letter. It also is helpful to address your letter to me, Hillary Adam.

CASE FILE NUMBER: LU 13-226364 HR – JANTZEN KNITTING MILLS EXTERIOR ALTERATIONS

Applicant: Ryan Schera / Mackenzie
1515 SE Water Avenue #100 / Portland, OR 97214

Owner: P7 Jantzen LLC
810 NW Marshall St #300 / Portland, OR 97209-3359

Representative: Jeff Taylor / Scanlankemperbard Companies
810 NW Marshall Street / Portland, OR 97209

Site Address: 541 NE 20TH AVE

Legal Description: BLOCK 7&16 TL 5300, SULLIVANS ADD
Tax Account No.: R806100510, R806100510, R806100510
State ID No.: 1N1E35AD 05300, 1N1E35AD 05300, 1N1E35AD 05300
Quarter Section: 3032
Neighborhood: Kerns, contact Steve Russell at 503-784-8785.
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: None
Other Designations: Portland Historic Landmark individually listed in the National Register of Historic Places on June 24, 1991.
Zoning: EX, RHd – Central Employment and High Density Residential with Design overlay
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:
The applicant proposes to make the following alterations to the Jantzen Knitting Mills Building, a Portland Historic Landmark:

- Replacement of the existing non-historic storefront window systems at the 1st and 2nd floor of the NE 20th Avenue entrance bay, and the retail bay to the north on the 2nd floor, with storefront systems to match the existing except with clear glazing in the existing opening;
- Replacement of the existing non-historic entrance doors, transoms, and sidelights at the NE 20th Avenue entrance bay with new doors and sidelights made of black anodized aluminum and clear glazing in the existing openings;
- Rehabilitation of the existing historic canopy with the addition of a new wood soffit and recessed can lighting;
- Construction of a new skylight above the NE 20th Avenue entrance lobby, to be hidden from view by the parapet; and
- New paint on the entire building in dark gray and two shades of beige.

The applicant also seeks approval to replace the existing canopy with a replica if the existing canopy if found to be deteriorated beyond repair.

Also proposed, but exempt from review, are upgrades to the parking lot landscaping at the north end of the property to meet the requirements of Title 33.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Portland Historic Landmark.

- 33.846.060.G *Other approval criteria*

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 November 8, 2013 and determined to be complete on January 21, 2014.

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.

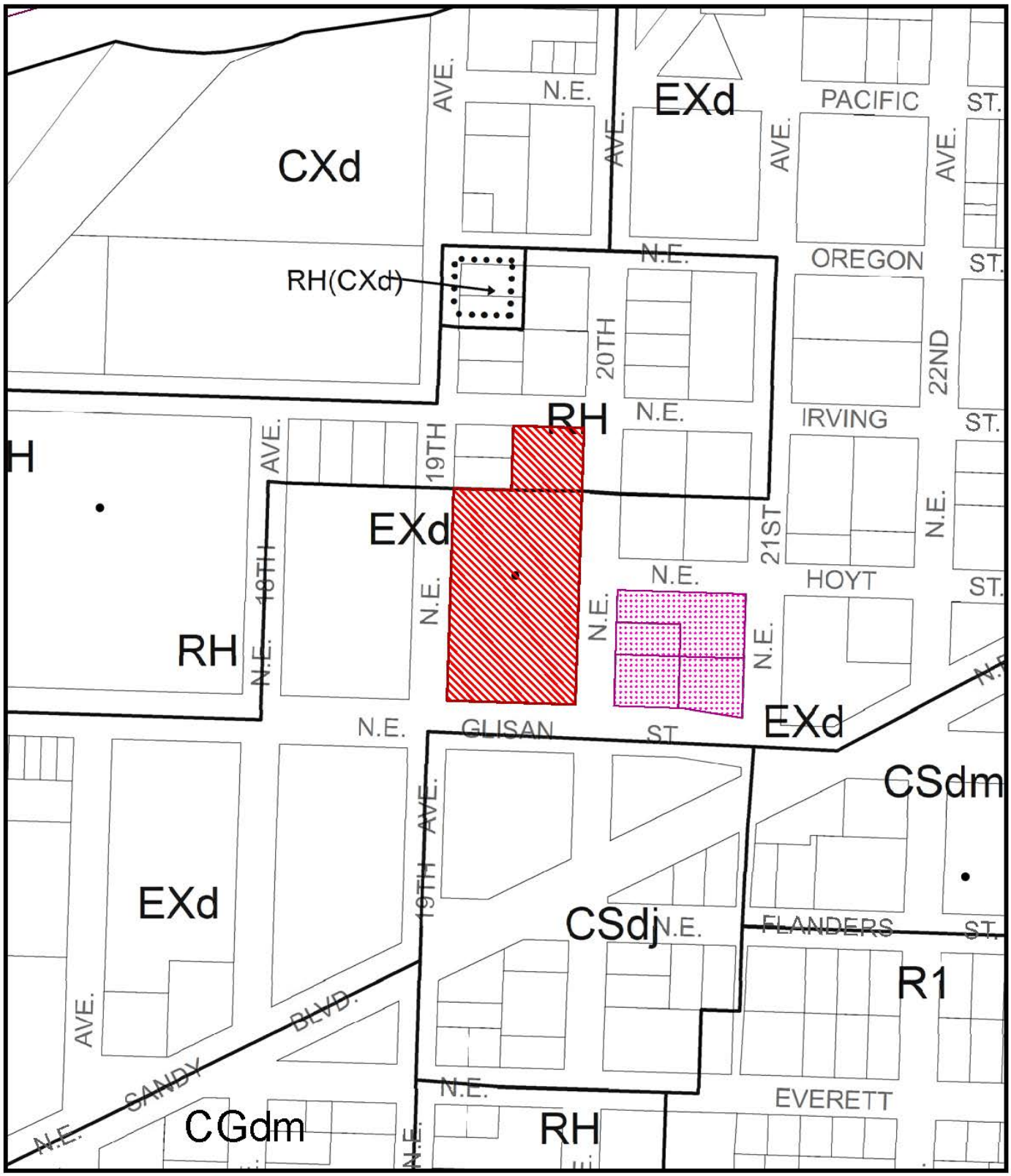
APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Historic Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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
Canopy Details
Partial Building Elevation
Paint Scheme
Skylight Details



ZONING

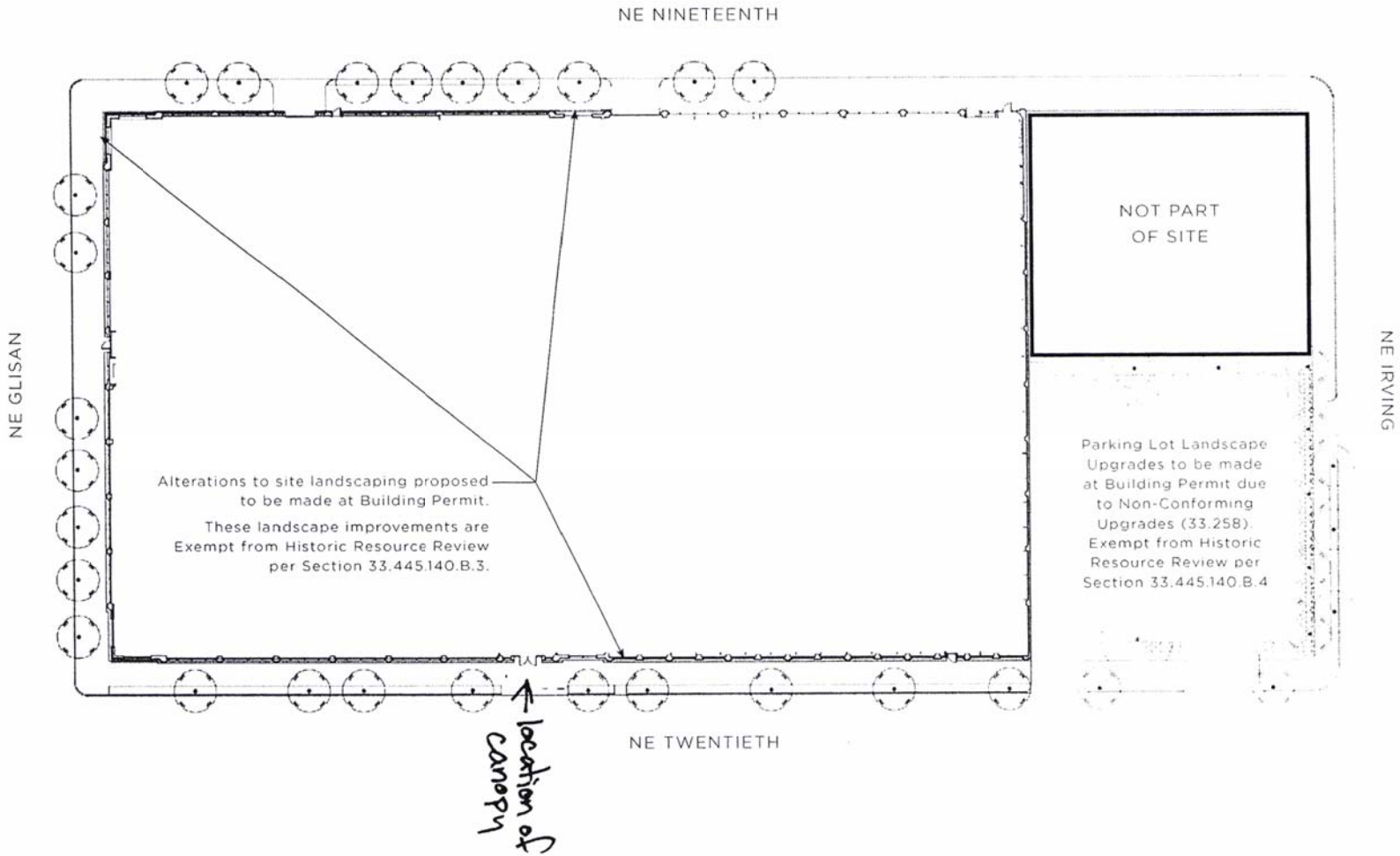
Site; Historic Landmark: "Jantzen Knitting Mills Company Building"

Also Owned

Historic Landmark

NORTH

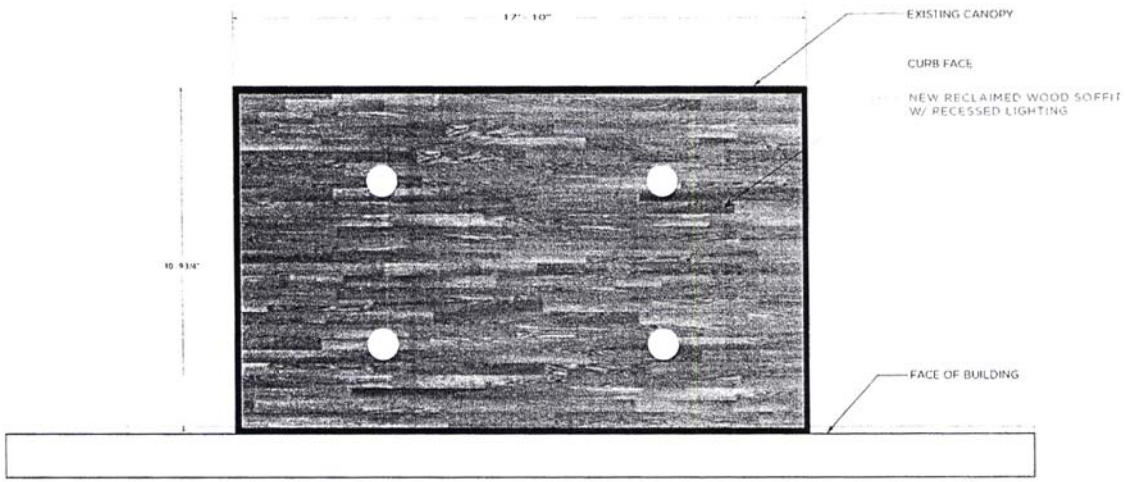
File No.	LU 13-226364 HR
1/4 Section	2932
Scale	1 inch = 200 feet
State_Id	1N1E35AD 5300
Exhibit	B (Nov 13, 2013)



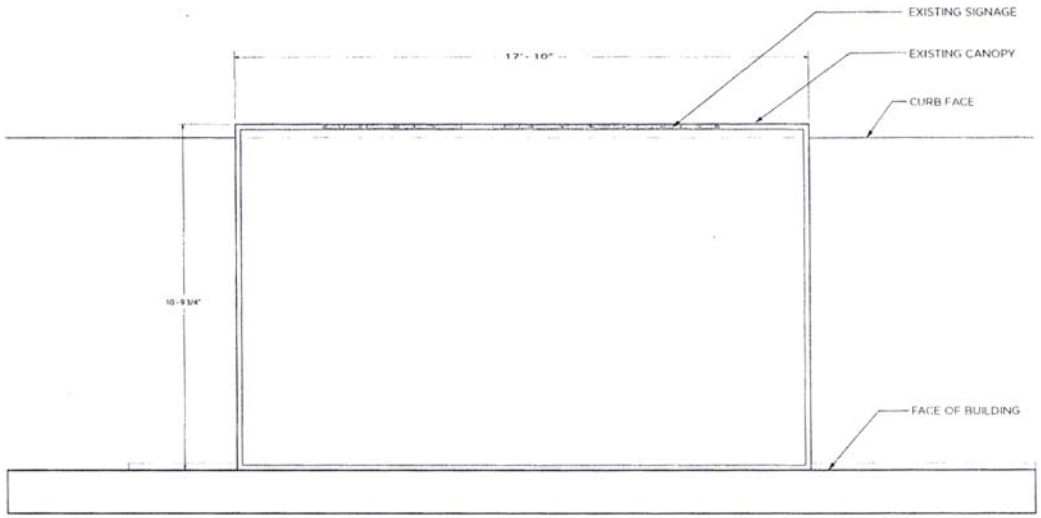
Proposed Landscape Plan/Exemptions

11.08.2013 | 2130316.00

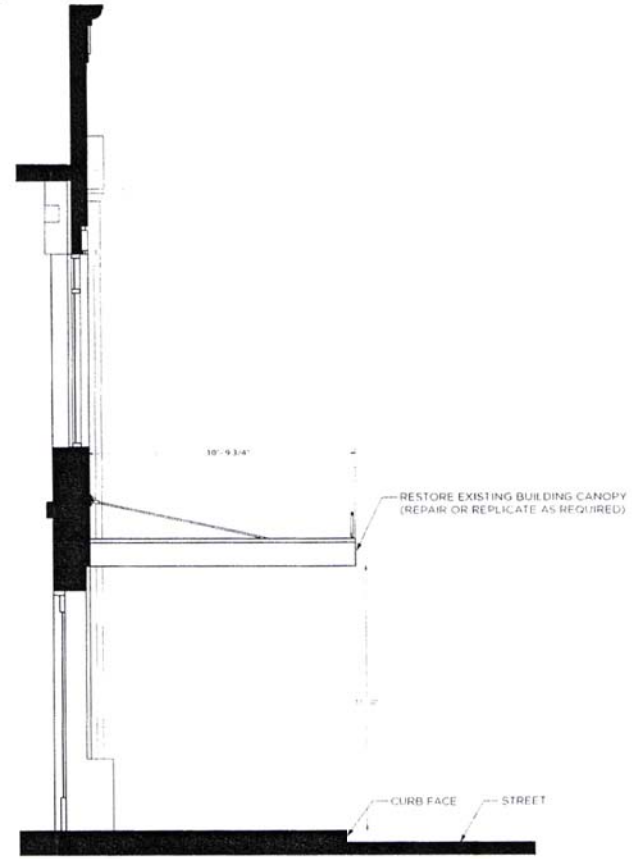
Jantzen Park 8



Reflected Plan



Plan



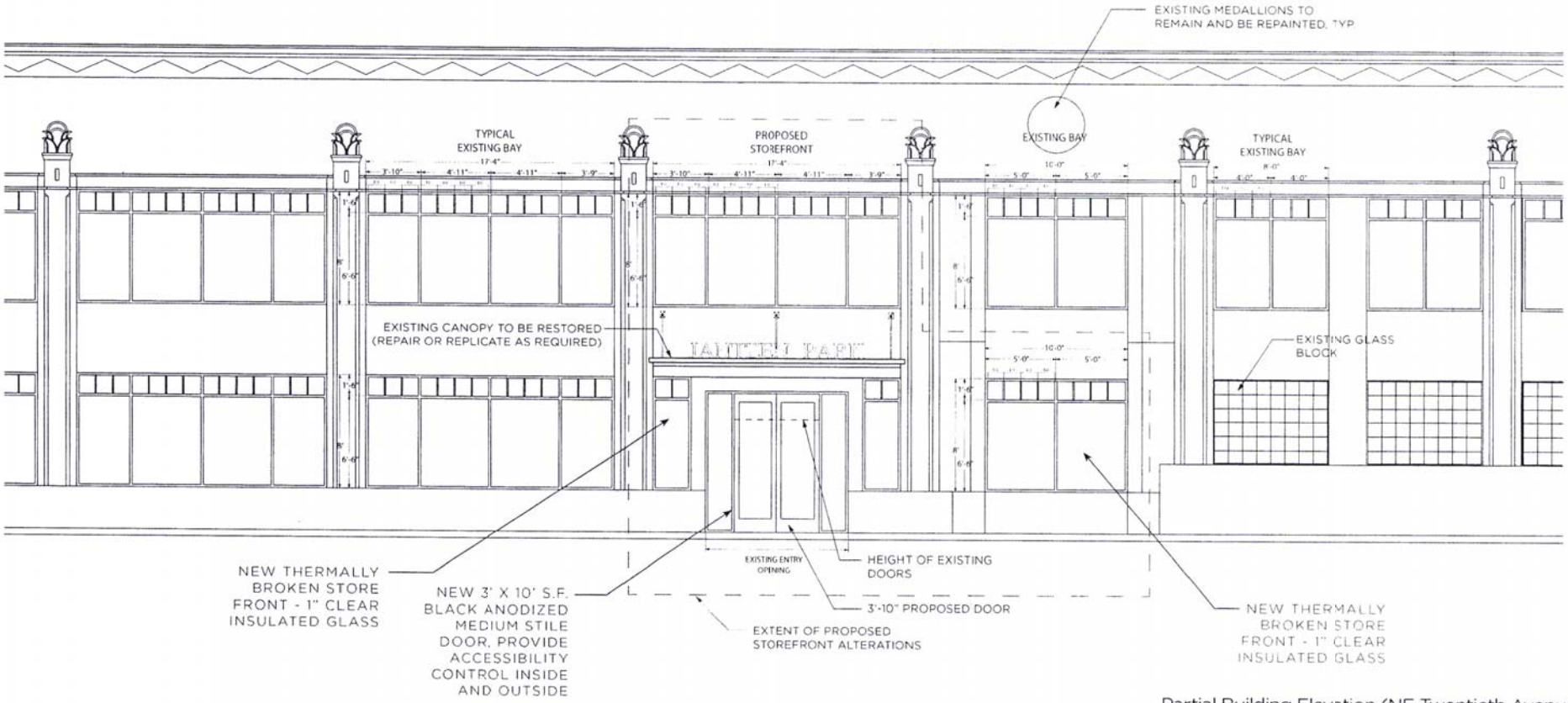
Section

Existing Entry Canopy

SKB

01/7/2014

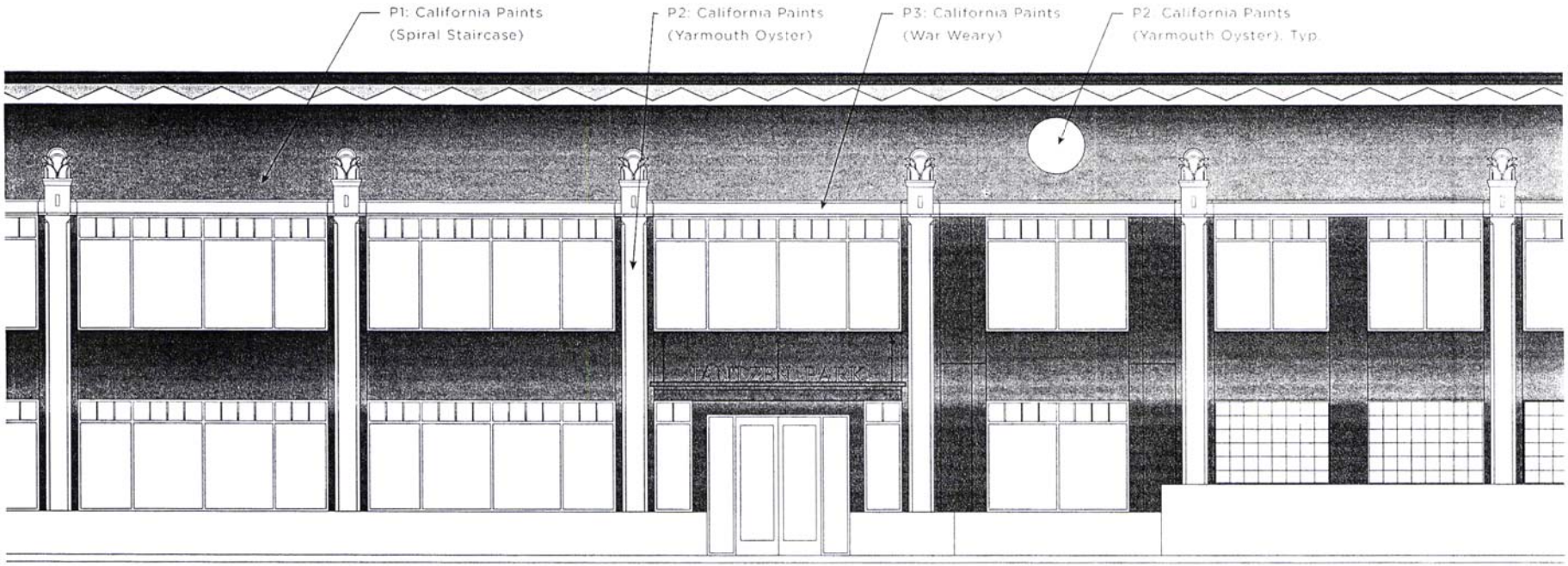
Jantzen Park



Partial Building Elevation (NE Twentieth Avenue)

SKB

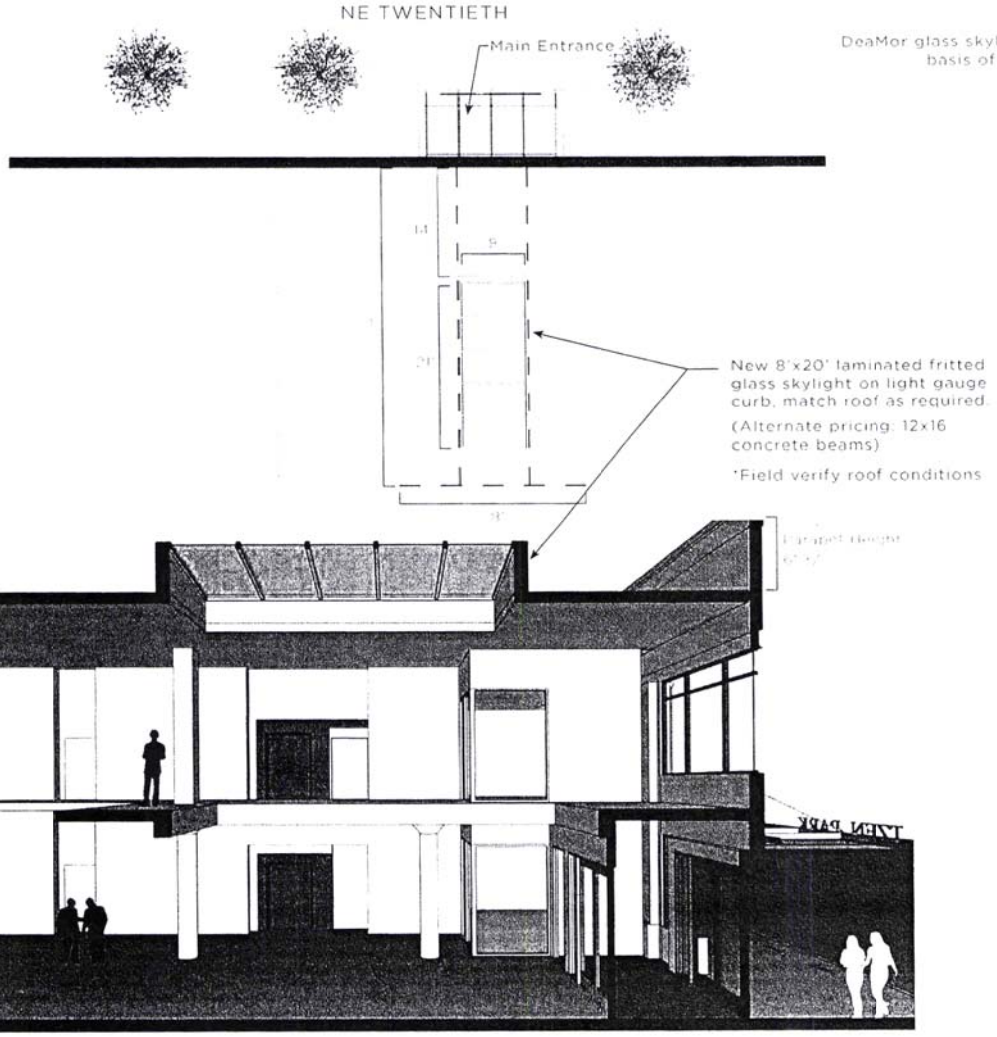
Jantzen Park

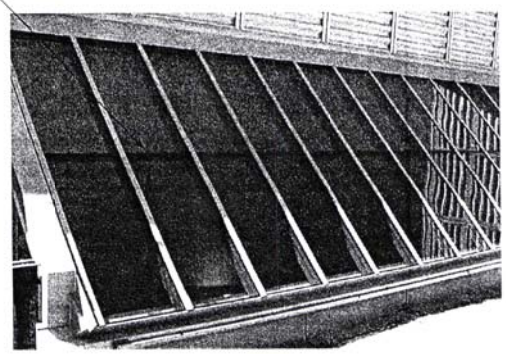


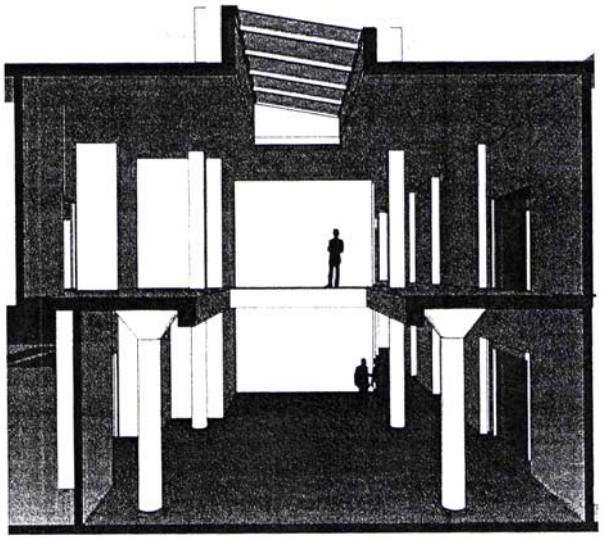
Paint Scheme

SKB

Jantzen Park







Proposed Skylight (Entry Lobby)

SKB

Jantzen Park