



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: June 25, 2014
To: Interested Person
From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@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 July 16, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-168038 DZ, in your letter. It also is helpful to address your letter to me, Kara Fioravanti. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 14-168038 DZ

Applicant: Oregon Property Factors
PO Box 353 / Portland, OR 97207-0353

Cary Roth, Jarbo Corporation
PO Box 4085 / Bellevue, WA 98009

Representative: Bill Bailey, Waterleaf Architecture
419 SW 11th #200 / Portland, OR 97205

Site Address: 603 SW BROADWAY

Legal Description: LOT 1 BLOCK 212, PORTLAND
Tax Account No.: R667722760
State ID No.: 1N1E34CC 08300 **Quarter Section:** 3029
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with 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 to upgrade the storefront at an existing ground level tenant space. The new building improvements include: new aluminum storefront, black porcelain tile wainscot at the base of the storefront, a new accessible entry door within the new storefront, and a new metal canopy with recessed lighting over the new entry. (The proposed signs are not subject to design review due to their limited size.)

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are the 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 June 11, 2014 and determined to be complete on **June 25, 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

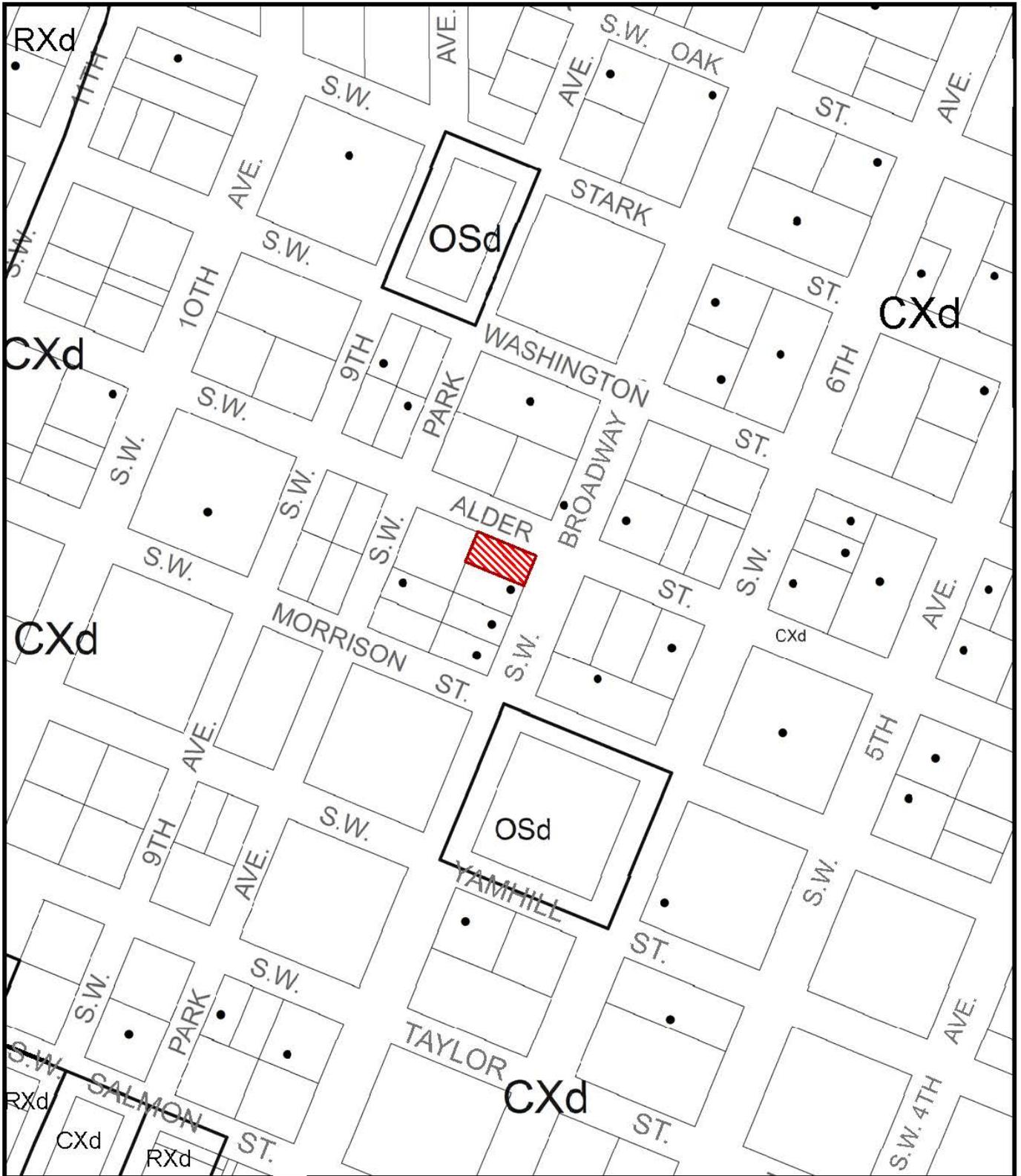
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal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



ZONING



Site

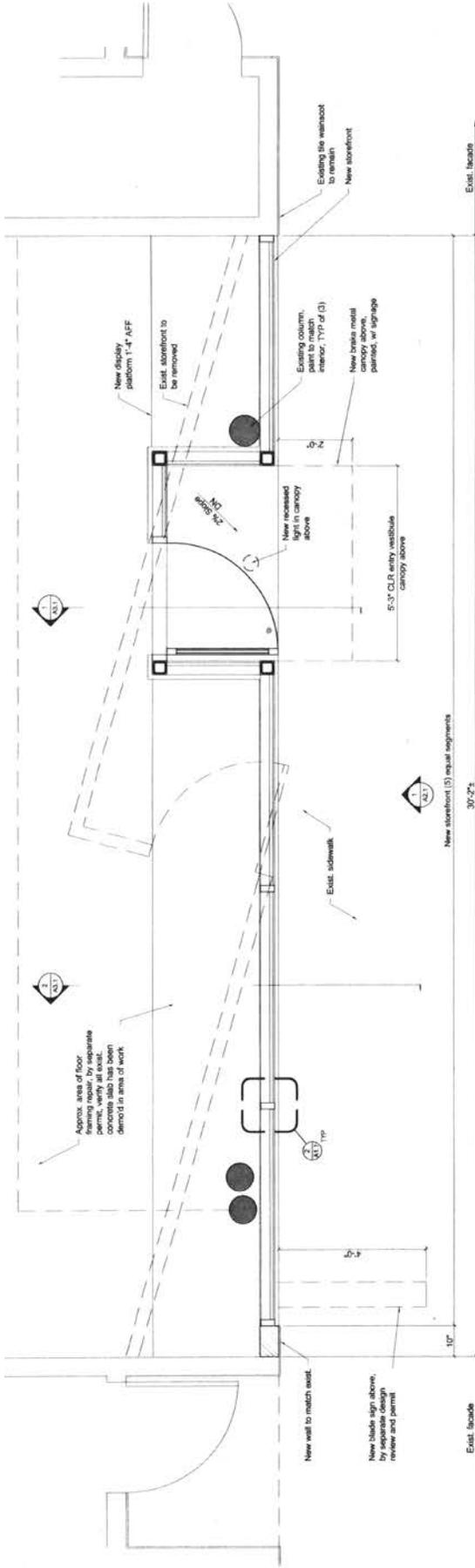


Historic Landmark



This site lies within the:
**CENTRAL CITY PLAN DISTRICT
 DOWNTOWN**

File No.	<u>LU 14-168038 DZ</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CC 8300</u>
Exhibit	<u>B (Jun 12, 2014)</u>



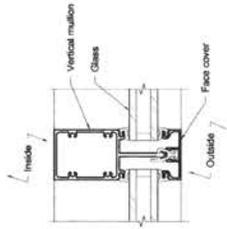
1 FLOOR PLAN
SCALE: 3/8" = 1'-0"



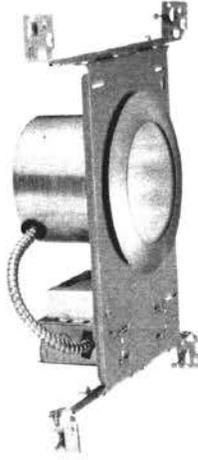
SW Alder Street



3 STOREFRONT SYSTEM IN SIMILAR CONTEXT
SCALE: NTS



2 MULLION
SCALE: 3" = 1'-0"



4 RECESSED LED LIGHT W/ LENSED TRIM
SCALE: NTS

Jarbo : Storefront Improvements

06.12.2014 WAH: 1211.02

A1.1

Floor Plan & site plan

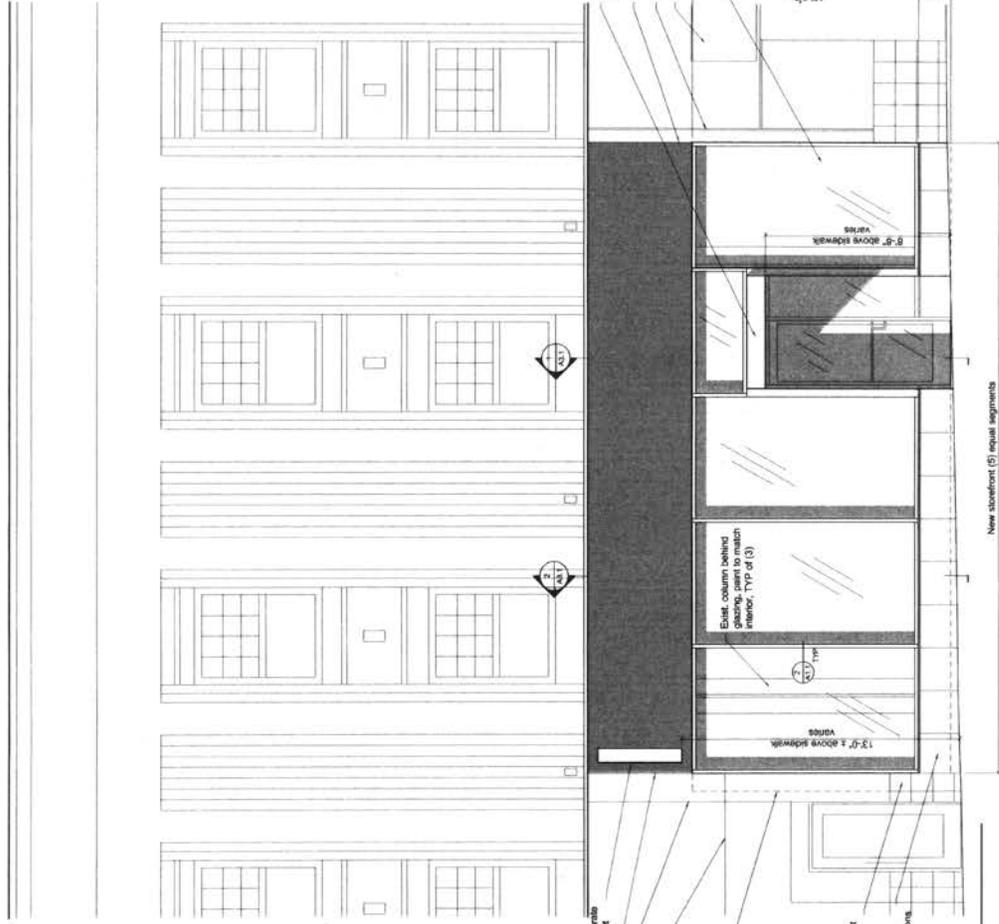


waterleaf

419 SW 11th Ave Suite 200
Portland, Oregon 97205
Phone: 503.228-7571
Fax: 503.273-8831



architecture, interiors & planning



1 ELEVATION
A2.1 SCALE 3/16" = 1'-0"

Jarbo : Storefront Improvements

06.12.2014 WA# 1211.02

A2.1 Elevation



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