



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

FROM CONCEPT TO CONSTRUCTION

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

Date: May 3, 2012
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 5/24/2012.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-132549 DZ, in your letter. It also is helpful to address your letter to me, Staci Monroe.

CASE FILE NUMBER: LU 12-132549 DZ – DESIGN REVIEW FOR STOREFRONT REMODEL

Applicant: Smithco Properties Inc. (owner)
230 NW 10th Ave
Portland, OR 97209

Brad Stoffer (owner)
Smith CFI
620 NE 19th Ave
Portland, OR 97232

Don Sader (tenant)
Local First Inc
1001 NW 14th Ave
Portland, OR 97209

Representative: Guy Altman, 503-265-1541
LRS Architects
720 NW Davis Ste 300
Portland, OR 97209

Mike Coyle, 503-620-5497
Faster Permits
PO Box 42597
Portland, OR 97242

Site Address: 238 NW 9TH AVENUE
830 NW EVERETT STREET

Legal Description: BLOCK 58 LOT 6&7, COUCHS ADD
Tax Account No.: R180205170
State ID No.: 1N1E34CB 06100
Quarter Section: 3029
Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Zoning: CXd – Central Commercial zone 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 for a storefront remodel to a building within the River Subdistrict of the Central City Plan District. The remodel consists of the following:

- o Remodel 6 of the 8 existing bays along NW Everett with a new recessed entry and aluminum storefront and 5 new metal and glass overhead doors.
- o Remodel 4 of the 8 existing bays along NW 9th with a new recessed entry and aluminum storefront and 3 new metal and glass overhead doors.
- o New steel and glass canopies at each bay.
- o New light fixtures at each pilaster along both facades.

The plans also indicate new signage and painting of the exterior, however both, of these improvements are exempt from design review per Zoning Code Section 3.0420.041. The exterior alterations noted above do require Design Review given their location within the Central City Plan District.

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
- River District 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 April 20, 2012 and determined to be complete on **April 30, 2012**.

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
Building Elevations



ZONING

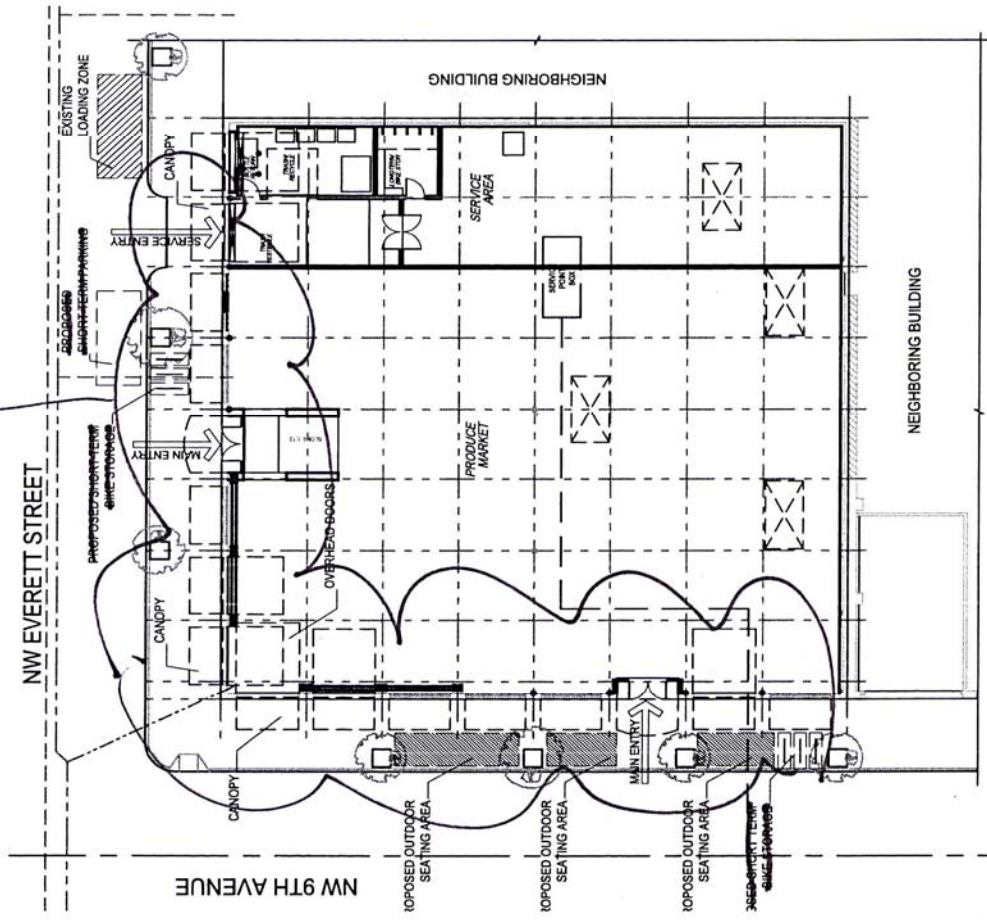
-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 12-132549 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CB 6100
Exhibit	B (Apr 26, 2012)

AREA OF WORK



1. SITE PLAN

SCALE: NTS

JRS ARCHITECTS
 720 NW Davis
 Suite 300
 Portland, OR 97209
 503.221.1121
 www.jrsarchitects.com
 503.221.2077

LOCAL FIRST
 830 NW EVERETT ST.
 Portland, OR 97209

LU 12-132549 02

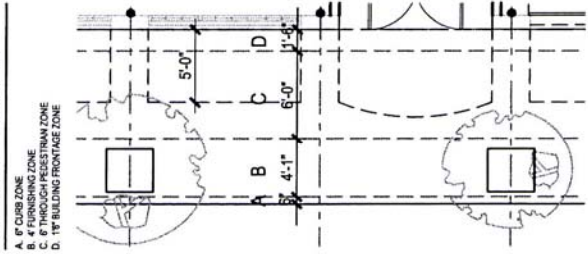
DRAWING INDEX

DR-0	COVERSHEET	DR-12	VICINITY PHOTO 1
DR-1	SITE PLAN	DR-13	VICINITY PHOTO 2
DR-2	FLOOR PLAN	DR-14	VICINITY PHOTO 3
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DR-6	PROPOSED GRND FL WINDOW CALCS		
DR-7	WEST ELEVATION DETAIL		
DR-8	SECTIONS		
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DR-10	MATERIAL PALLETTE		
DR-11	COLOR PALLETTE LEGEND		

LEGEND

---	COMBINED GRAVITY MAIN
---	SANITARY GRAVITY MAIN
---	CONNECTION
---	LATERAL
---	PRESSURIZED MAIN

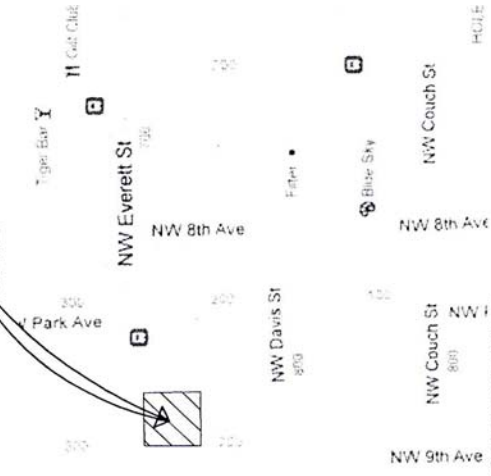
SIDEWALK DIAGRAM



NOTES

1. LOADING PROCESS: TRUCKS TO PARK IN LOADING ZONE MAIN MANIPULATED TO SERVICE AREA VIA HAND TRUCKS.

SITE

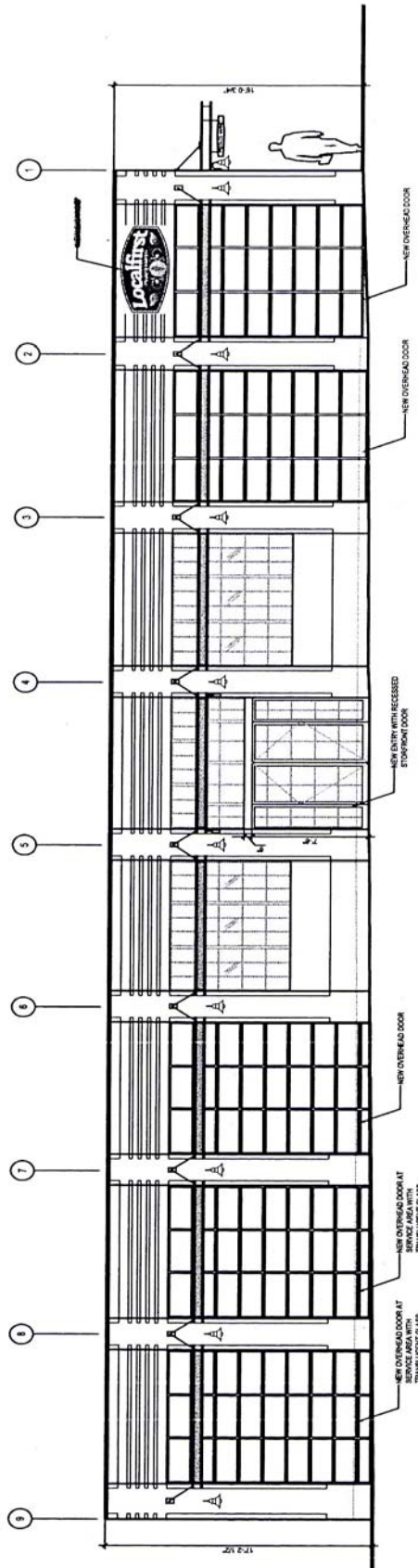


2. VICINITY MAP

SCALE: NTS

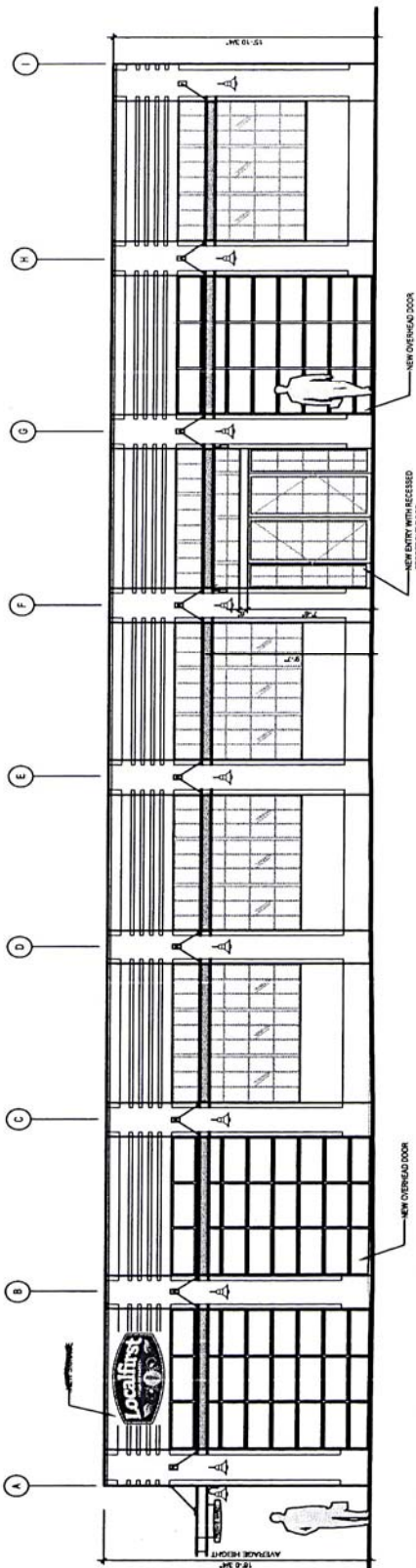
PROJECT NAME: LOCAL FIRST
 PROJECT NUMBER: 212026
 DATE ISSUED: 04.20.12
 REVISION:

SHEET: DR-1



1. PROPOSED NORTH ELEVATION (NW EVERETT STREET)

SCALE: NTS



2. PROPOSED WEST ELEVATION (NW 9TH AVENUE)

SCALE: NTS

LU 12-1 32549 D2

LRS
 ARCHITECTS
 720 NW Davis
 Suite 300
 Portland, OR 97209
 503.221.1121
 www.lrsarchitects.com
 503.221.2077

LOCAL FIRST
 830 NW EVERETT ST.
 Portland, OR 97209

PROJECT NAME: LOCAL FIRST
 PROJECT NUMBER: 212026
 DATE ISSUED: 04.20.12
 REVISION:
 SHEET: DR-4

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