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: October 26, 2012

To: Interested Person

From: Chris Beanes, Land Use Services
503-823-6979 / Chris.Beanes@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 November 16, 2012**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-190616 DZ, in your letter. It also is helpful to address your letter to me, Chris Beanes.

CASE FILE NUMBER: LU 12-190616 DZ, STOREFRONT ALTERATIONS AND NEW PARKING LOT

Applicant: Dana Moore, Emerick Architects
208 SW 1st Ave, Ste. 320
Portland OR 97204

Owner: Deek J Heykamp
704 SE Washington St
Portland, OR 97214-2220

Site Address: 624 SE 7Th Avenue and 704 SE Washington

Legal Description: BLOCK 163 LOT 1 EXC PT IN STS LOT 2 EXC PT IN ST LOT 7&8 EXC E 80', EAST PORTLAND; BLOCK 163 LOT 3&4 EXC PT IN ST W 20' OF LOT 5&6, EAST PORTLAND
Tax Account No.: R226511040, R226511050
State ID No.: 1S1E02BB 03100, 1S1E02BB 03200
Quarter Section: 3131
Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.
Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-1415.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Central City - Central Eastside
Zoning: EXd, Central Employment with a design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant proposes exterior alterations to the building along with site improvements. The site including three frontages: SE Washington Street (North), SE 7th Avenue (West), and SE Alder Street (South). The proposal includes the following along their respective frontages:

North Elevation (SE WashingtonStreet)

- A new overhead door next the existing entry;
- Removal of parking area;
- New canopy;

South Elevation (SE Alder Street)

- Enlargement of existing openings to accommodate a new storefront and overhead door;
- New canopies
- New landscaped parking lot;

West Elevation (SE 7th Street)
- New storefronts along the south façade.

Because the proposal is for exterior alterations to a building within a design overlay, Design Review is required.

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

- Central Eastside 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 October 5, 2012 and determined to be complete on **October 19, 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.

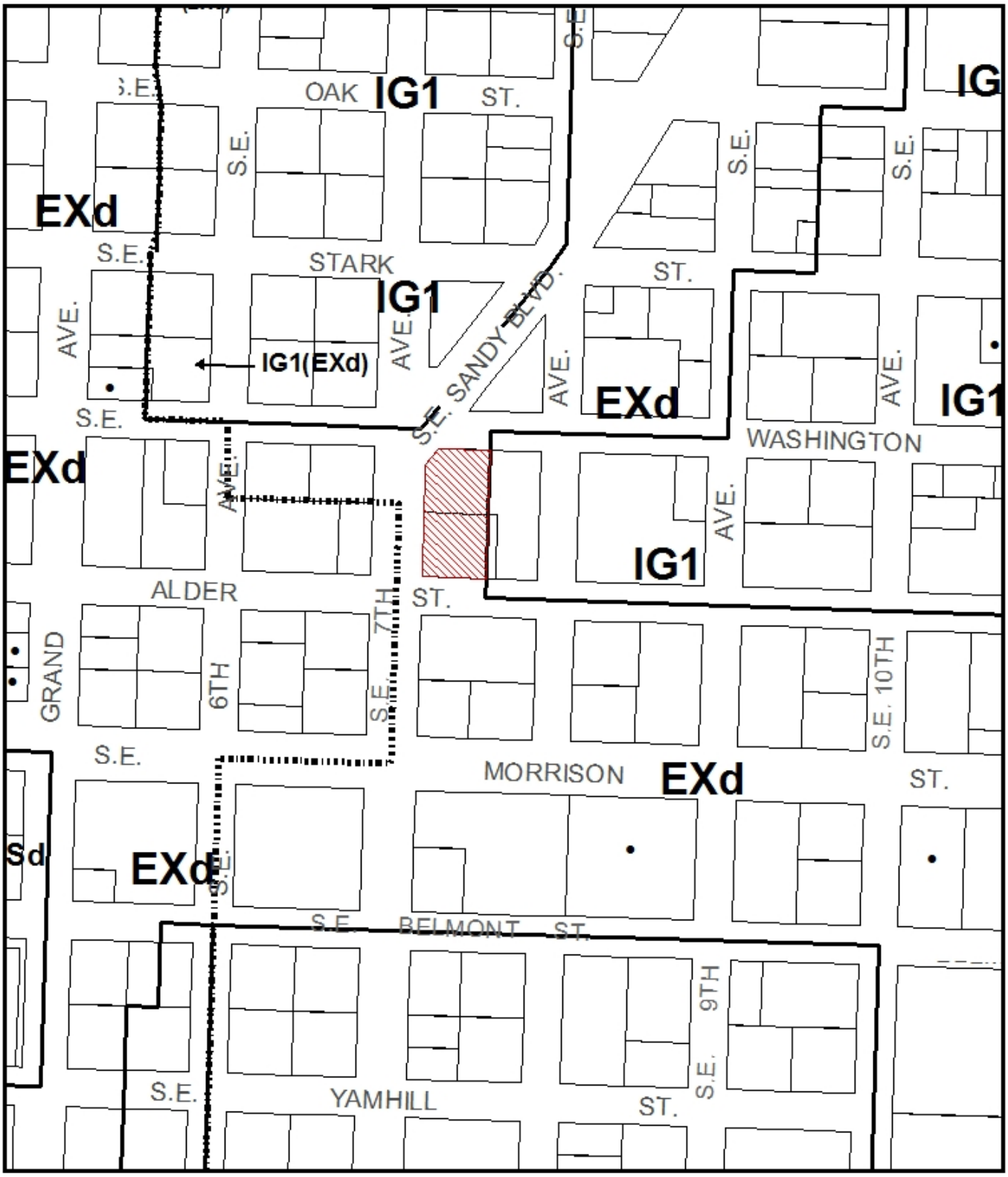
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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
Elevations
Canopy/Awning details



ZONING

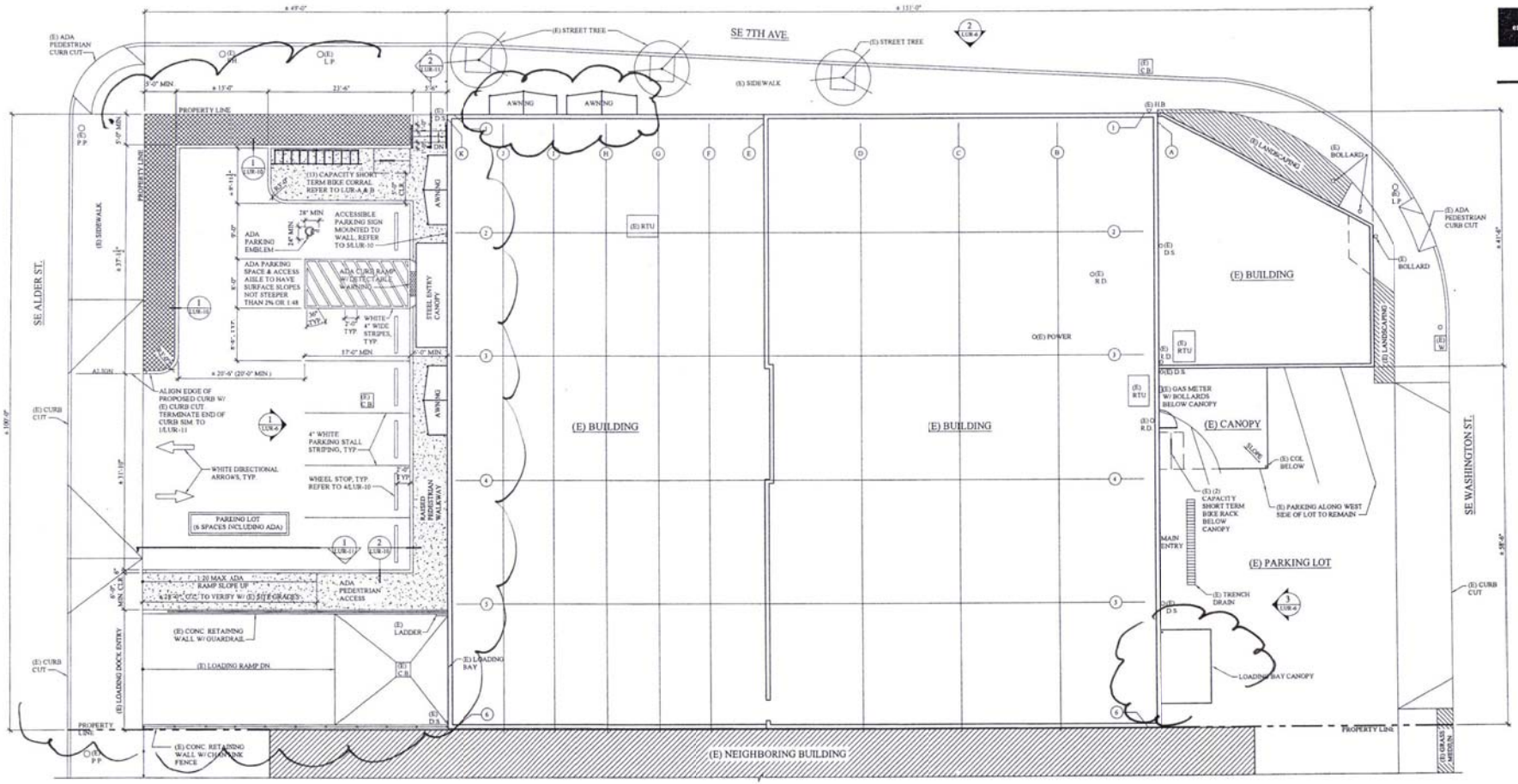
Site

Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No.	LU 12-190616 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State_Id	1S1E02BB 3200
Exhibit	B (Oct 05,2012)



1 PROPOSED SITE PLAN
1/16"=1'-0"

N

SHEET LEGEND:

PROPOSED PERIMETER LANDSCAPING. REFER TO LUR-12 FOR LANDSCAPE PLAN

PROPOSED ELEVATED CONCRETE PEDESTRIAN PATH & BIKE CORAL

area of work

emerick architects p.c.

NEXT ADVENTURE-
PADDLE SPORTS CENTER
LUR
JOB #: 1132

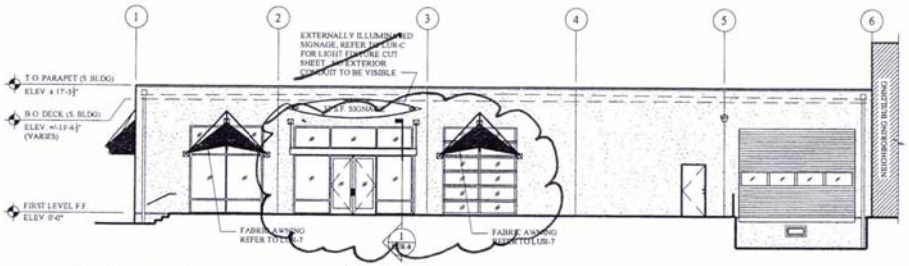
PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

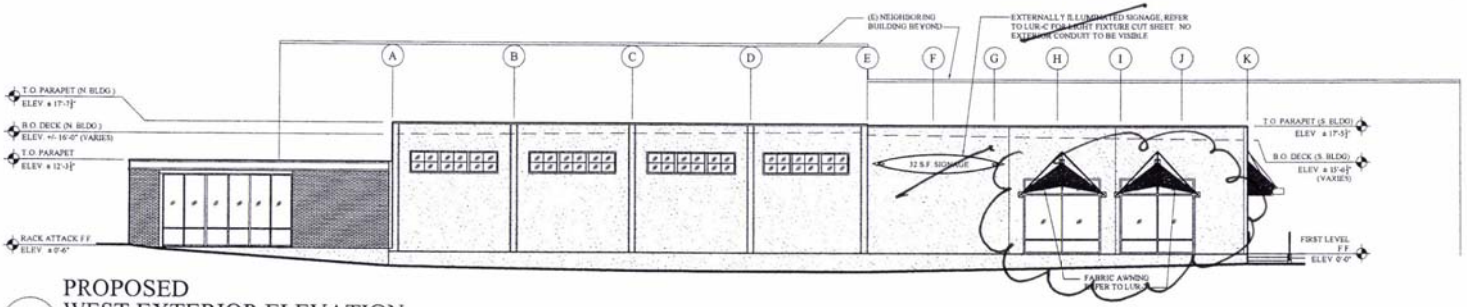
LUR-2

DATE: 10-04-12

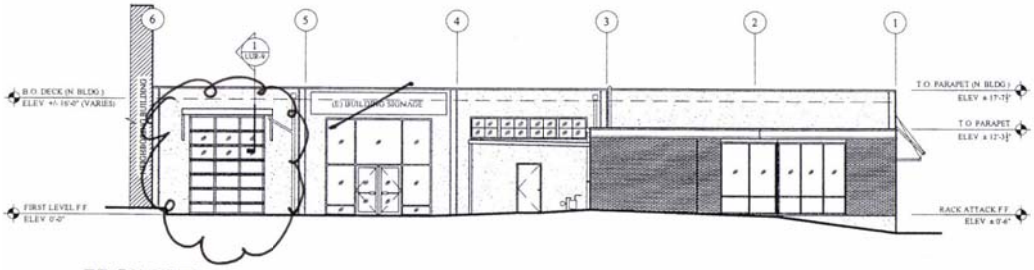
emerick architects p.c.



1 PROPOSED SOUTH EXTERIOR ELEVATION
1/16"=1'-0"



2 PROPOSED WEST EXTERIOR ELEVATION
1/16"=1'-0"



3 PROPOSED NORTH EXTERIOR ELEVATION
1/16"=1'-0"

area of work

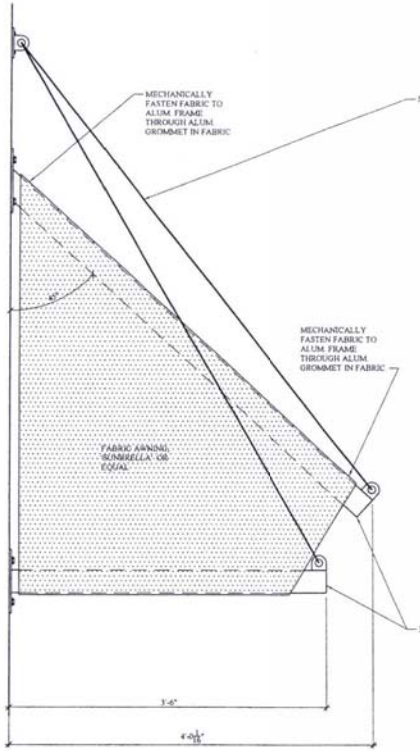
NEXT ADVENTURE-
PADDLE SPORTS CENTER
LUR
JOB #: 1132

PROPOSED EXTERIOR ELEVATIONS

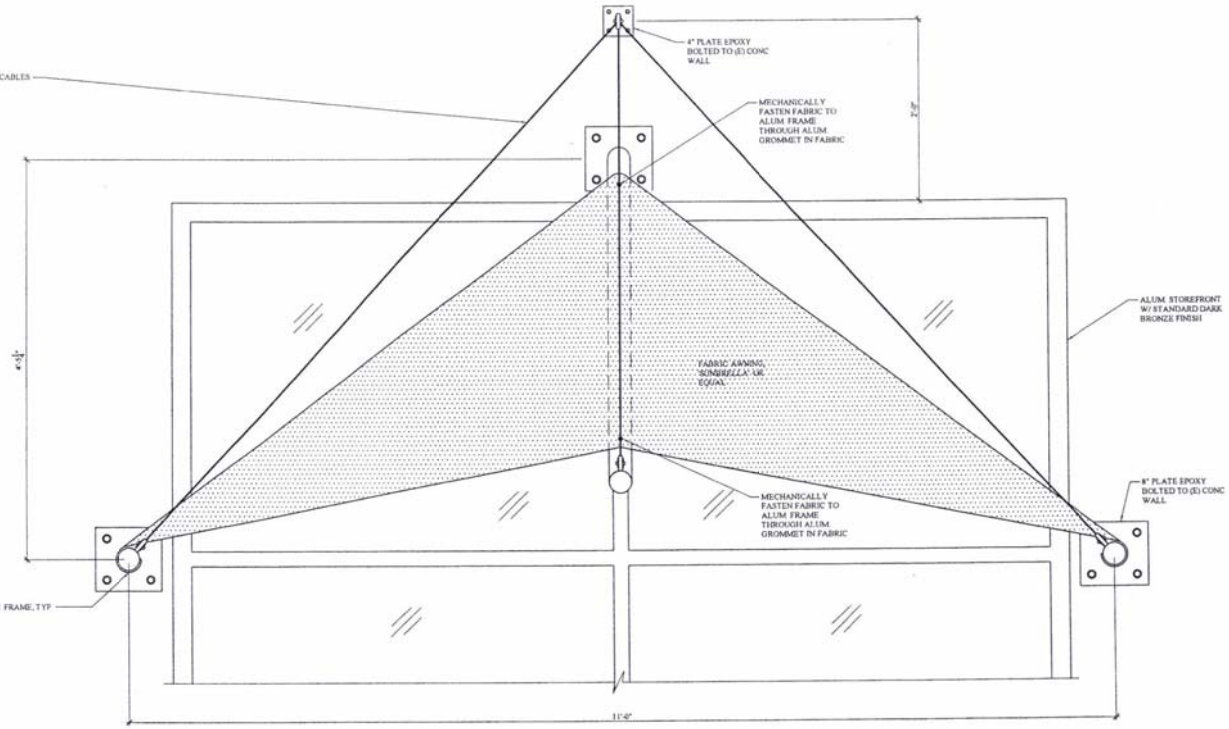
NOT FOR CONSTRUCTION

LUR-6

DATE: 10-04-12



1 PROPOSED
FABRIC SUNSCREEN SIDE ELEVATION
3/4"=1'-0"



2 PROPOSED
FABRIC SUNSCREEN FRONT ELEVATION
3/4"=1'-0"

NEXT ADVENTURE-
PADDLE SPORTS CENTER
LUR
JOB #: 1132

PROPOSED CANOPIES + AWNINGS

NOT FOR CONSTRUCTION

LUR-7

DATE: 10-04-12