



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: February 13, 2014
To: Interested Person
From: Jennifer Kenny, Land Use Services
503-823-7011 / Jennifer.Kenny@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 March 6, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-106972 HR, in your letter. It also is helpful to address your letter to me, Jennifer Kenny.

CASE FILE NUMBER: LU 14-106972 HR – COVERED PLAY STRUCTURES

Applicant/Rep: Marlene Gillis / Soderstrom Architects
1200 NW Naito Pkwy, Ste 410 / Portland, OR 97209

Owner: Francis McBride, Portland State University
PO Box 751 / Portland, OR 97201

Site Address: 1609 SW 12TH AVE

Legal Description: BLOCK N1/2B LOT 1-3 TL 1000, PORTLAND
Tax Account No.: R667735220
State ID No.: 1S1E04AC 01000
Quarter Section: 3128
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: Goose Hollow Business Association, Angela Crawford at 503-223-6376.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - University District
Other Designations: National Register of Historic Places, individual placement
Zoning: CXd, Central Commercial zone with a Design overlay
Case Type: Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for two detached covered structures, totaling approximately 650 SF for both. Historic Resource Review is required because the site for the proposed structures is adjacent to a building listed in the National Register of Historic Places.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.846.060.G – Other Approval Criteria
- 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 January 17, 2014 and determined to be complete on February 5, 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 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.

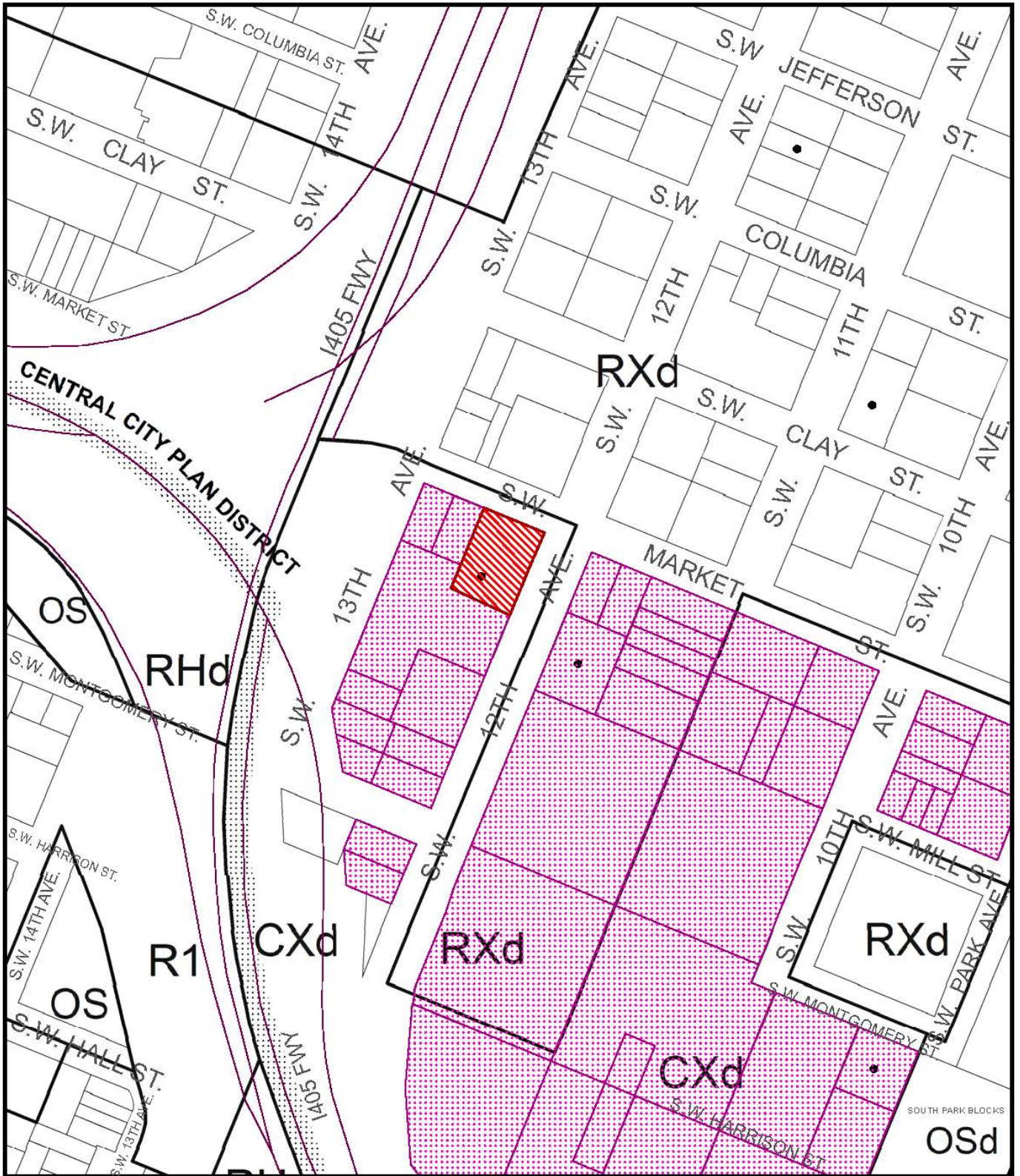
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 Elevations



ZONING

-  Site
-  Also Owned
-  Historic Landmark



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

File No.	LU 14-106972 HR
1/4 Section	3128
Scale	1 inch = 200 feet
State_Id	1S1E04AC 1000
Exhibit	B (Jan 27, 2014)



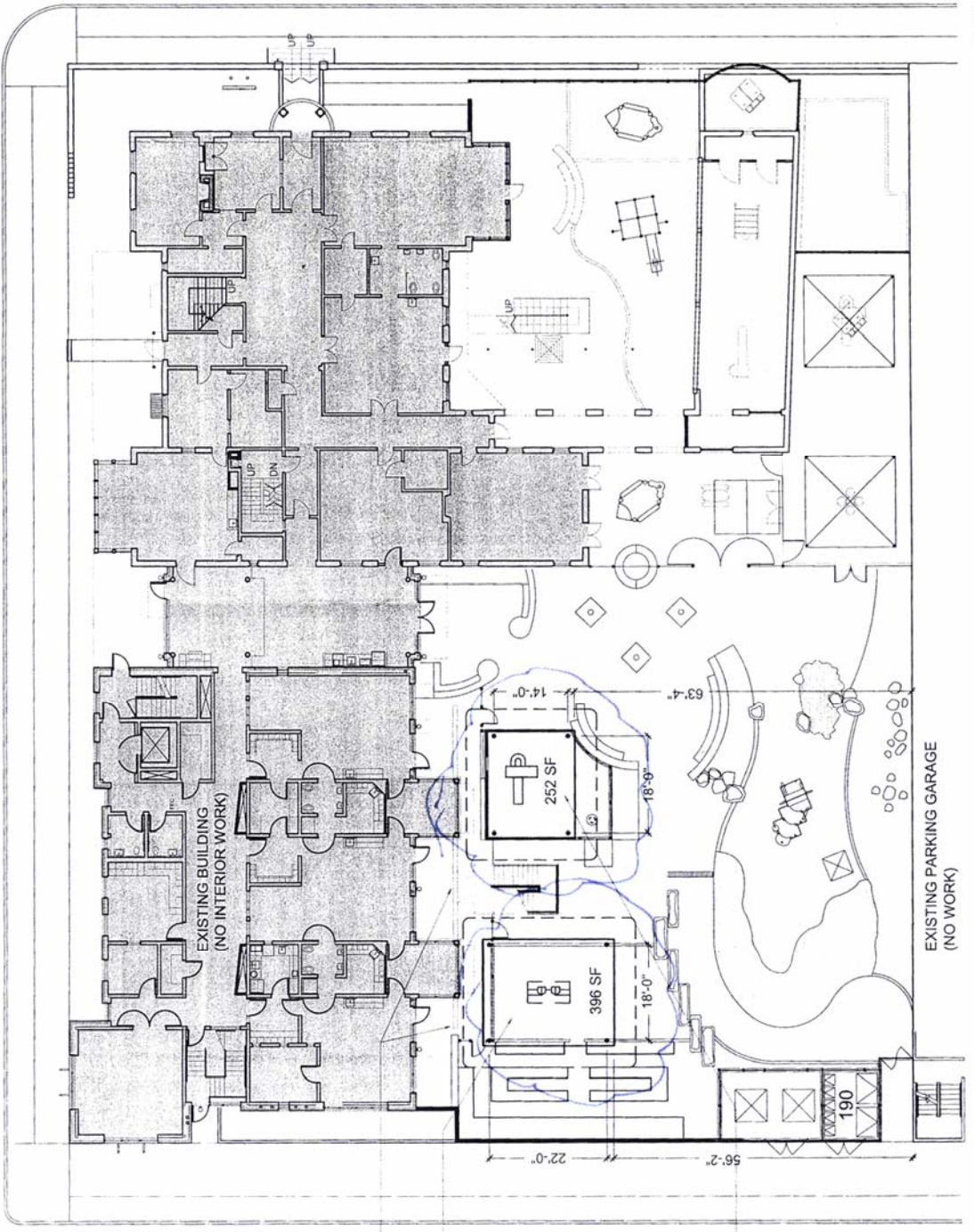
play area improvements
 helen gordon cdc
 portland state university
 helen gordon center
 1809 SW 12th Ave
 Portland, OR 97205
 503.228.8117
 PRELIM

SHEET 2 SITE

Sheet Title
 SITE PLAN -
 COVERED PLAY STRUCTURES
 Job No.
 13105

SW MARKET ST

SW 12TH AVE

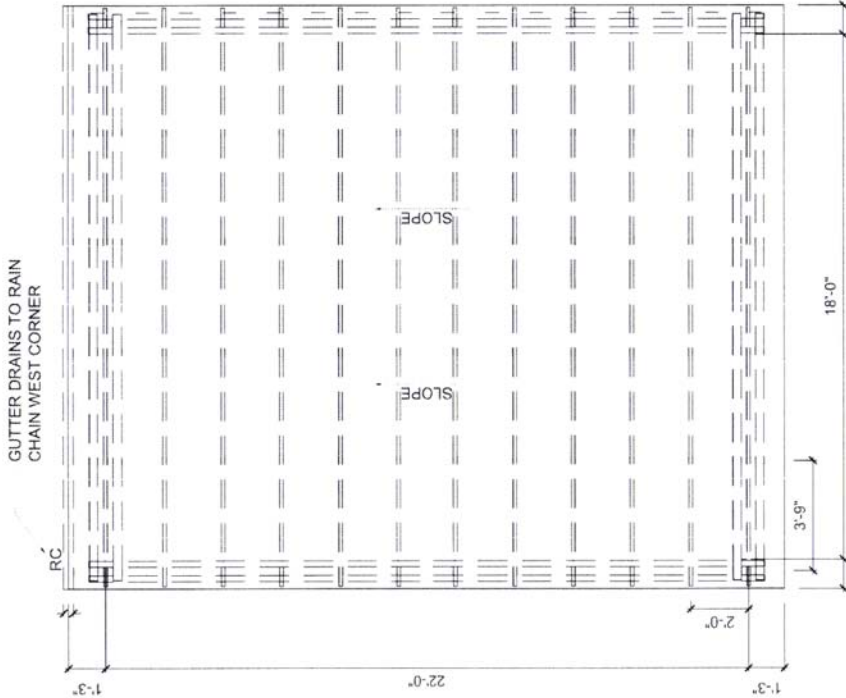


SW 13TH AVE

EXIST TRENCH DRAIN
 NEW WEST STRUCTURE
 SEE SHEET #4
 NEW EAST STRUCTURE
 SEE SHEET #3

1 SITE PLAN - EAST AND WEST COVERED PLAY STRUCTURE
 1" = 20'-0"

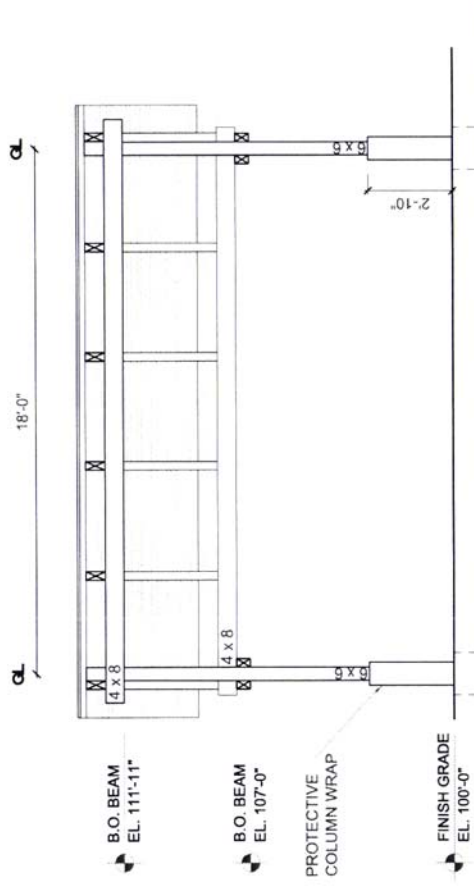
14 - 106972 4/2



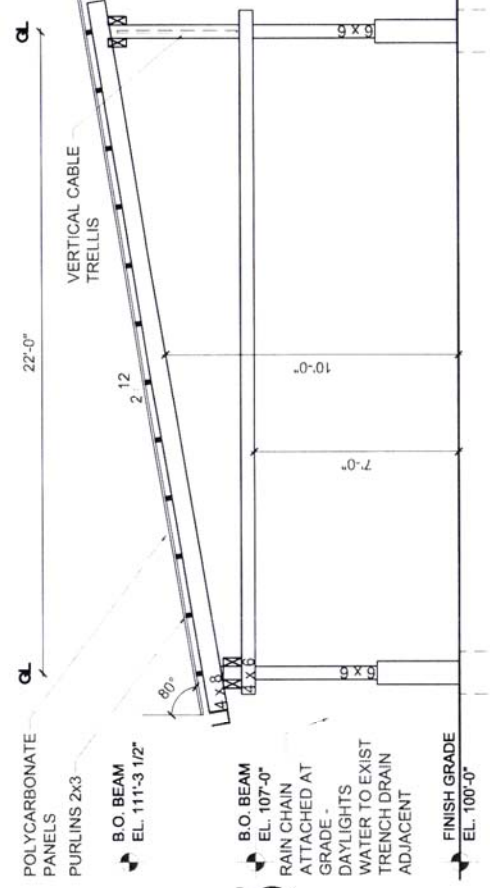
1 PLAN - WEST COVERED PLAY STRUCTURE
1'-0" / 1/4" = 1'-0"



4 CONCEPTUAL IMAGE
NTS



2 SOUTH ELEVATION - WEST COVERED PLAY STRUCTURE
1/4" = 1'-0"



3 WEST ELEVATION - WEST COVERED PLAY STRUCTURE
1/4" = 1'-0"

LU 14 - 106 972 HR