



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 29, 2016  
**To:** Interested Person  
**From:** Meriam Rahali, Land Use Services  
503-823-5363 / [Meriam.Rahali@portlandoregon.gov](mailto:Meriam.Rahali@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 October 20, 2016**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-227733 DZ , in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 16-227733 DZ – CHANGES TO THE NORTH FAÇADE**

**Applicant:** Steve Fosler | Fosler Portland Architecture LLC | 503.241.9339  
1930 NW Lovejoy Street | Portland, OR 97209

**Owner:** Kevin Clark |  
1306 NW Hoyt Street Suite 400 | Portland, OR 97209

**Site Address:** 1440 NW Overton Street

**Legal Description:** BLOCK 213 LOT 2&3&6&7, COUCHS ADD  
**Tax Account No.:** R180219520  
**State ID No.:** 1N1E33AA 02100  
**Quarter Section:** 2928

**Neighborhood:** Pearl District, contact Kate Washington at [planning@pearldistrict.org](mailto:planning@pearldistrict.org).  
**Business District:** Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City Plan District - River District SubDistrict  
**Other Designations:** North Pearl SubArea

**Zoning:** EXd – Central Employment with Design Overlay

**Case Type:** DZ – Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant is seeking Design Review approval to modifications of the North Façade of an existing building located in the North Pearl subarea. It also seeks approval to remove ramp and stairs located in the north abutting parking lot. The proposal includes the following:

1. Removal of existing ADA ramp and stairs abutting the north elevation of the existing building and located in the existing parking lot north of the building.
2. Removal of an existing trash enclosure located by the northwest corner of the existing building.
3. Removal of HVAC equipment located behind the trash enclosure.
4. Infill of all door and window openings on the north façade with CMU and plaster to match existing exterior.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- North Pearl SubArea 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 August 22, 2016 and determined to be complete on September 20, 2016.

**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](http://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.

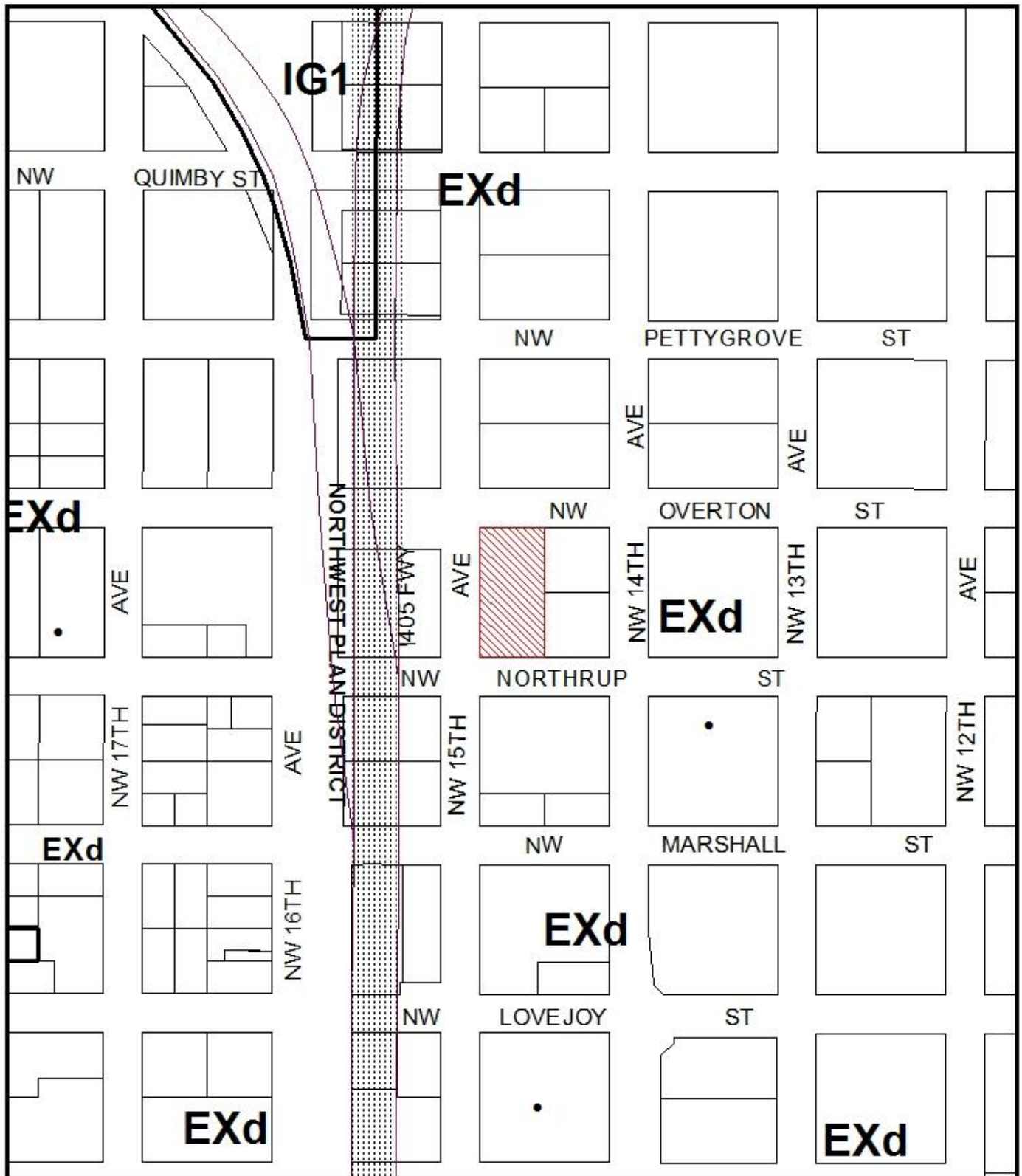
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map

Site Plan

North Elevation



# ZONING

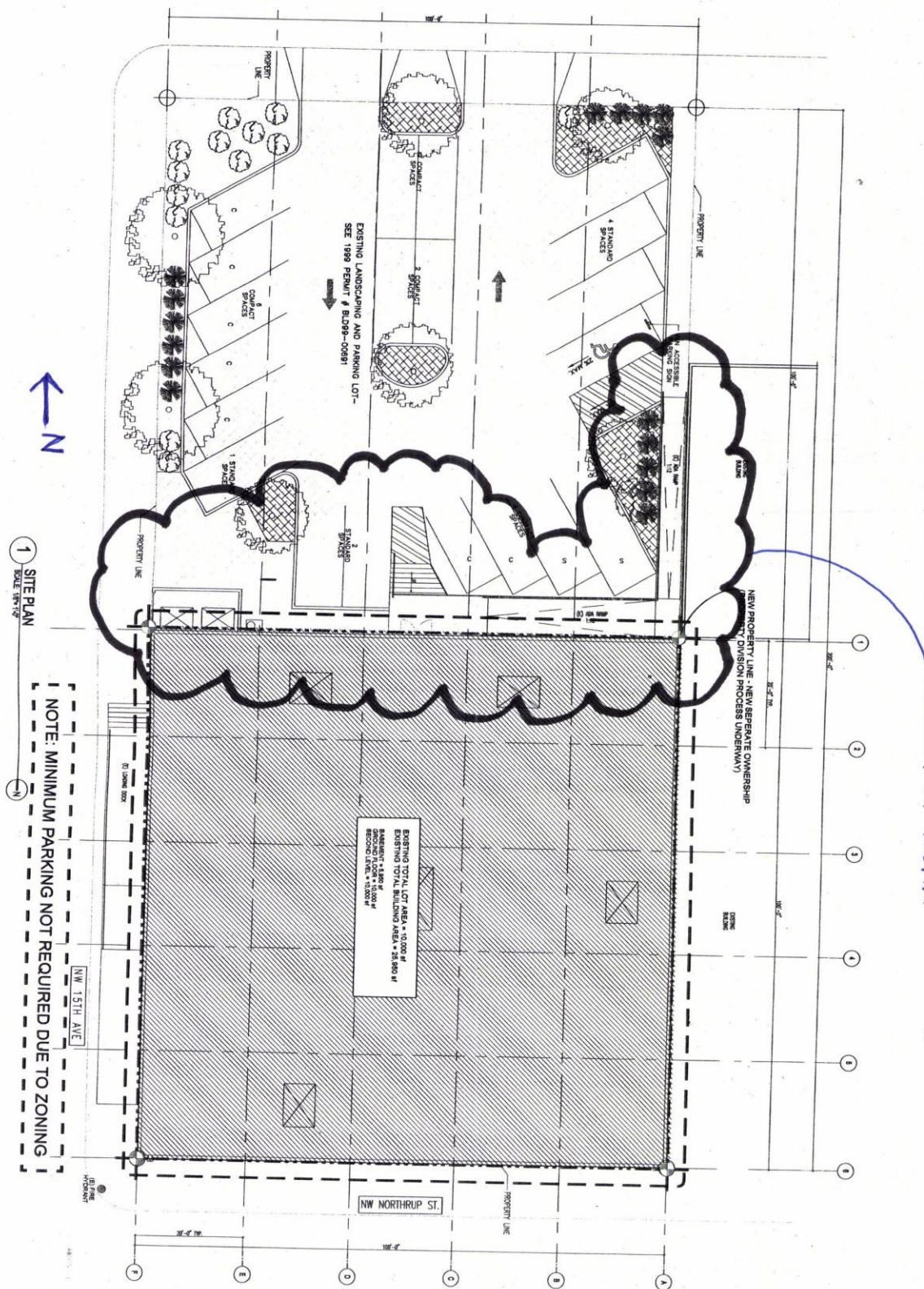
This site lies within the:  
 CENTRAL CITY PLAN DISTRICT  
 RIVER DISTRICT SubDistrict  
 NORTH PEARL SubArea



- Site
- Historic Landmark

File No. LU 16-227733 DZ  
 1/4 Section 2928  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33AA 2100  
 Exhibit B (Aug 24, 2016)





1 SITE PLAN  
SCALE 1/8"=1'-0"

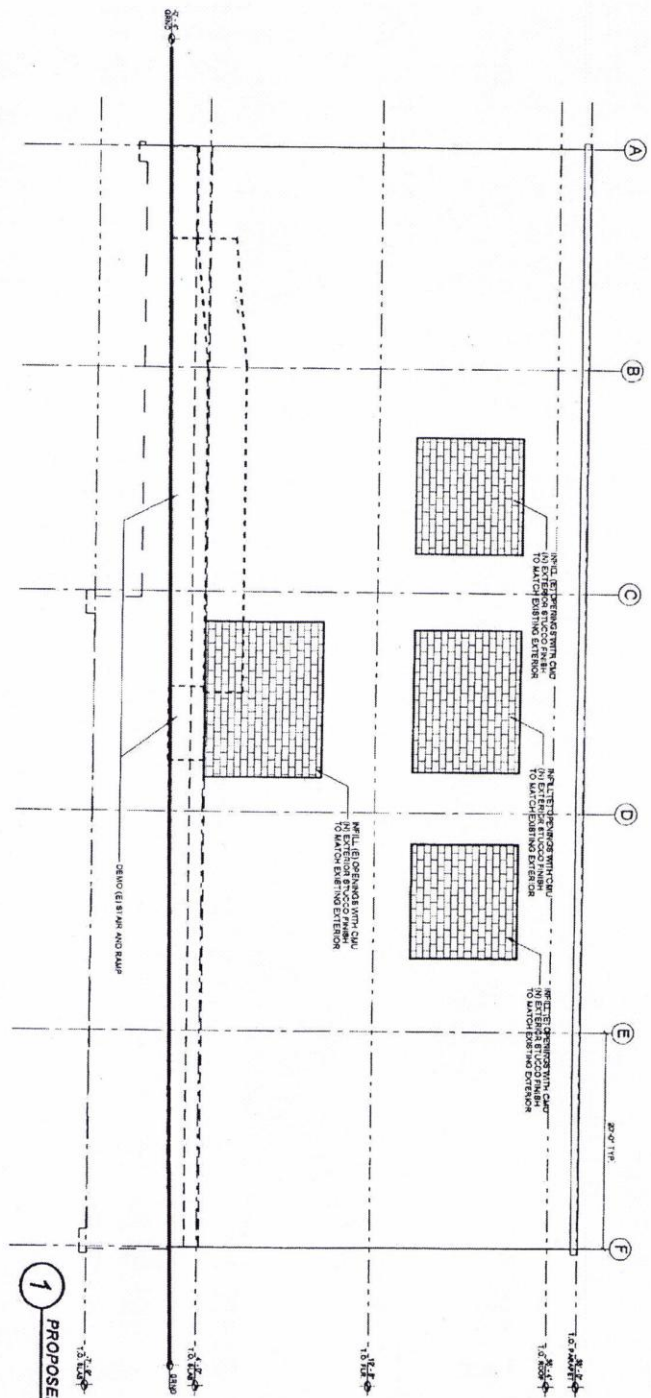
NOTE: MINIMUM PARKING NOT REQUIRED DUE TO ZONING

AREA OF WORK

Sheet	Revisions	Date	Set	Code	Project
DR. 002.0					
		20 SEP 2016	DESIGN REVIEW SET	NW18	1440 NW Overton Street Rhino Building Portland, OR
		R1 26 JUL 2016			
		R2 01 AUG 2016			
		R3 04 AUG 2016			
		R4 20 SEP 2016			
		R5 20 SEP 2016			

**FOSLER**  
portland  
architecture  
1650 NW LOVEJOY STREET  
PORTLAND, OREGON 97209  
503.241.9339





1 PROPOSED NORTH ELEVATION 1/8" = 1'-0"

Title	Sheet	Revisions	Date	Set	Code	Project
PROPC	DR 01				NW	1440 NW Overton Street Rhino Building
FI						
EV						
AT						

