



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 11, 2016
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@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 within 21 days, by 5 p.m. on Tuesday, November 01, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-197489 DZ, in your letter. It also is helpful to address your letter to me, Arthur Graves. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-197489 DZ: EXTERIOR ALTERATIONS

Applicant: Zac Horton | Faster Permits | 503.438.9654
14334 NW Eagleridge Lane | Portland OR 97229

Applicant: Brett Laurila | BKL/A Architecture | 503.233.8991
2700 SE Harrison St, Suite A | Milwaukie, OR 97222

Owner: Broadway Crossing LLC
7455 SW Bridgeport Rd #220 | Tigard, OR 97224-7252

Site Address: 800 NE BROADWAY

Legal Description: BLOCK 221 W 1/2 OF LOT 1&2 EXC PT IN ST, HOLLADAYS ADD
Tax Account No.: R396215630
State ID No.: 1N1E26CC 11600
Quarter Section: 2831
Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

Business District: Northeast Broadway Business Association, contact Murray Koodish at info@nebroadway.com.

District Coalition: None
Plan District: Central City and Lloyd District (Sub District)
Zoning: CXd: Central Commercial (CX) with a Design (d) 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 for alterations to the exterior of the existing single story brick clad building located at the southeast corner of NE Broadway Street and NE 8th Avenue intersection in the Central City Plan District and the Lloyd District Sub District. The alterations include:

North Elevation:

- Remove existing awnings and replace with metal canopies to be located above the transom windows along the entire façade.
- Restore existing transom windows along entire façade.
- Repaint the previously painted brick and mortar.
- Add a new sign, greater than 32 square feet, on top of the proposed canopy structure at the northwest corner.

West Elevation:

- Remove the existing storefront system, glazing and adjacent bulkhead to be replaced with a new sectional glass overhead door in approximately the same opening and location.
- Install a new metal canopy, continuing from the north elevation, to be located above the proposed overhead door.
- Install a new metal canopy above the man-door.
- Repaint the previously painted brick and mortar.
- Add a new sign, less than 32 square feet, to the west elevation of the building. Because this sign is less than 32 square feet in size it is exempt from Design Review per Portland Zoning Code 33.420.041.F.

Per Zoning Code Section 33.420.041.B, Design review is required since the proposal includes an exterior alteration to existing development.

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
- Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan.

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 30, 2016 and determined to be complete on Friday, October 07, 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, or
- 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.

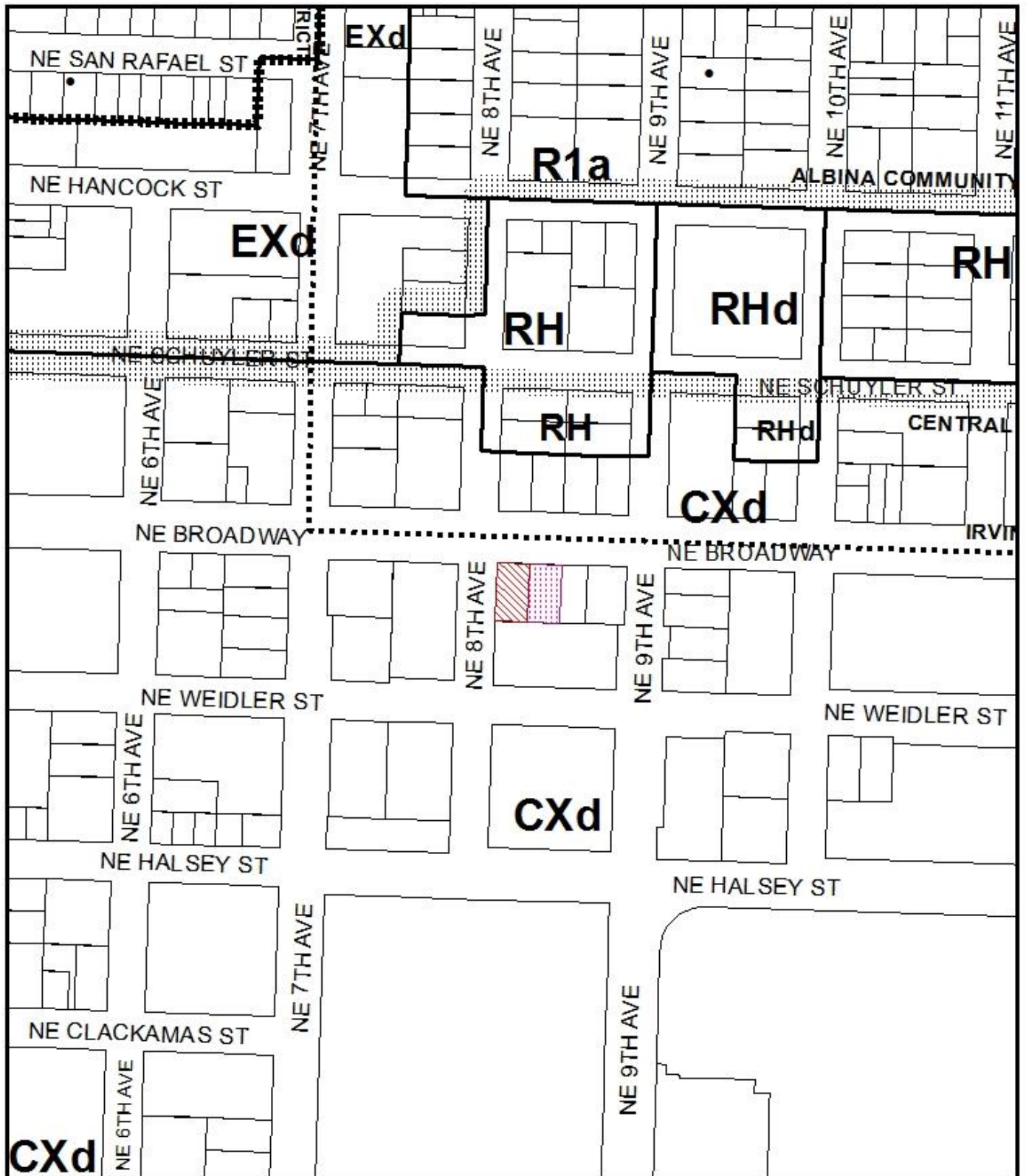
APPEAL OF THE FINAL CITY DECISION

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 | Elevations



ZONING



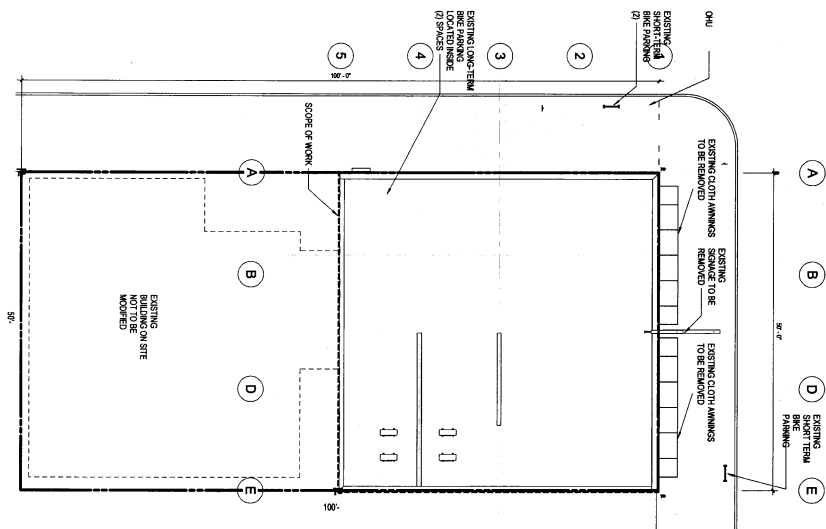
This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 LLOYD DISTRICT SUBDISTRICT

-  Site
-  Also Owned Parcels
- Historic Landmark

File No.	<u>LU 16-197489 DZ</u>
1/4 Section	<u>2831</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E26CC 11600</u>
Exhibit	<u>B (Jul 01, 2016)</u>

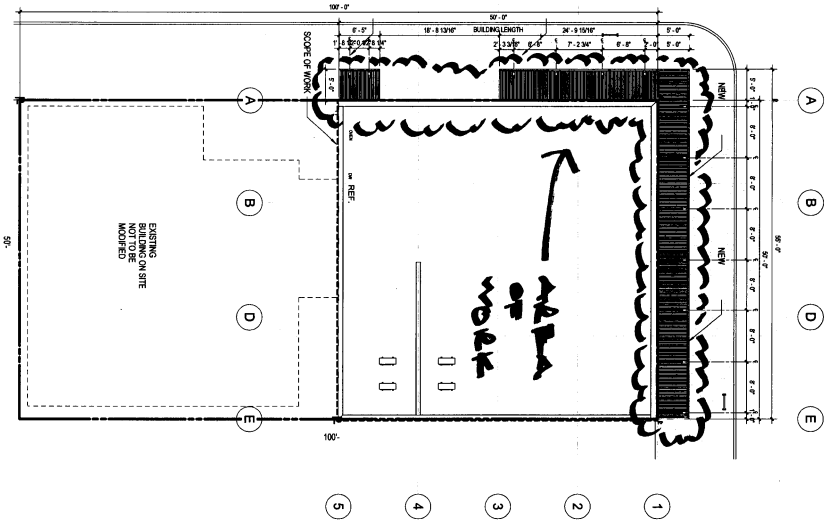
EXISTING

SITE PLAN - EXISTING



PROPOSED

SITE PLAN - PROPOSED



ZONING CODE SUMMARY

THE ZONING CODE SUMMARY IS PROVIDED FOR INFORMATION ONLY. THE ZONING CODE SUMMARY IS NOT A SUBSTITUTE FOR THE ZONING CODE. THE ZONING CODE SUMMARY IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONING CODE SUMMARY IS PROVIDED FOR INFORMATION ONLY. THE ZONING CODE SUMMARY IS NOT A SUBSTITUTE FOR THE ZONING CODE. THE ZONING CODE SUMMARY IS SUBJECT TO CHANGE WITHOUT NOTICE.

LEGAL DESCRIPTION

LOT 1, TRACT 1, BLOCK 1, W 1/2 OF SECTION 16 IN T1N 36S R1E

GENERAL SITE PLAN NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Site Plan Symbols Legend

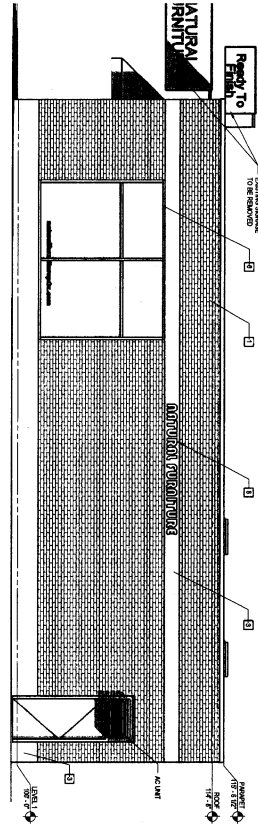
Symbol	Description
[Symbol]	Proposed Building Footprint
[Symbol]	Existing Building Footprint
[Symbol]	Proposed Parking
[Symbol]	Existing Parking
[Symbol]	Proposed Driveway
[Symbol]	Existing Driveway
[Symbol]	Proposed Lot Line
[Symbol]	Existing Lot Line
[Symbol]	Proposed Easement
[Symbol]	Existing Easement
[Symbol]	Proposed Right-of-Way
[Symbol]	Existing Right-of-Way
[Symbol]	Proposed Utility Line
[Symbol]	Existing Utility Line
[Symbol]	Proposed Stormwater Management
[Symbol]	Existing Stormwater Management
[Symbol]	Proposed Tree
[Symbol]	Existing Tree
[Symbol]	Proposed Tree Removal
[Symbol]	Existing Tree Removal
[Symbol]	Proposed Tree Preservation
[Symbol]	Existing Tree Preservation
[Symbol]	Proposed Tree Planting
[Symbol]	Existing Tree Planting

800 NE BROADWAY DESIGN REVIEW

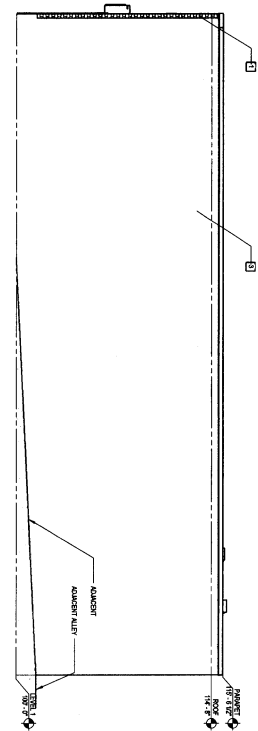
2700 SE HARRISON ST. SUITE A
MILWAUKEE, WI 53233-9991
WWW.DDAI.COM

DATE: 08/16

A1.1



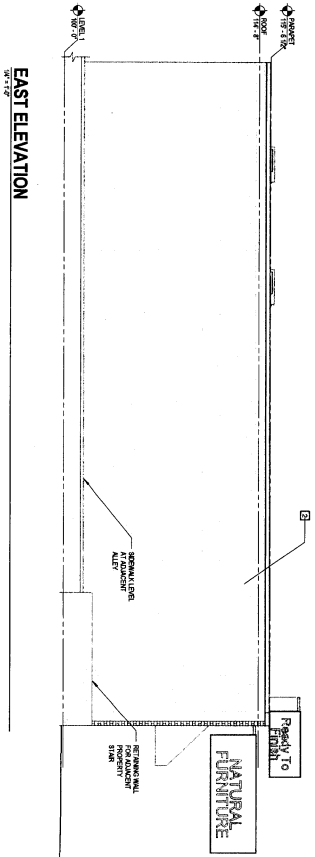
WEST ELEVATION



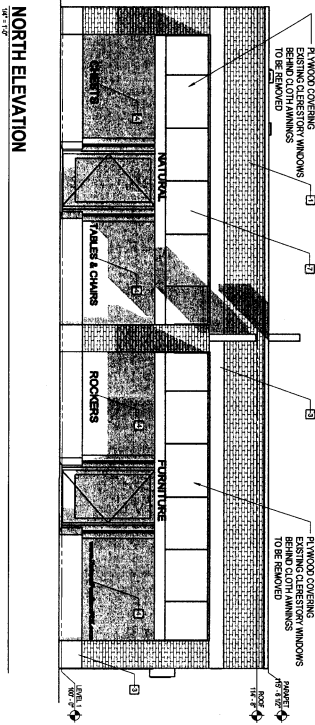
SOUTH ELEVATION

MATERIAL

1	PAINTED BRICK
2	CMU - PAINTED
3	STUCCO OVER BRICK
4	PLYWOOD
5	CONCRETE
6	COMMERCIAL CLOTH
7	CLOTH
8	PAINTED



EAST ELEVATION



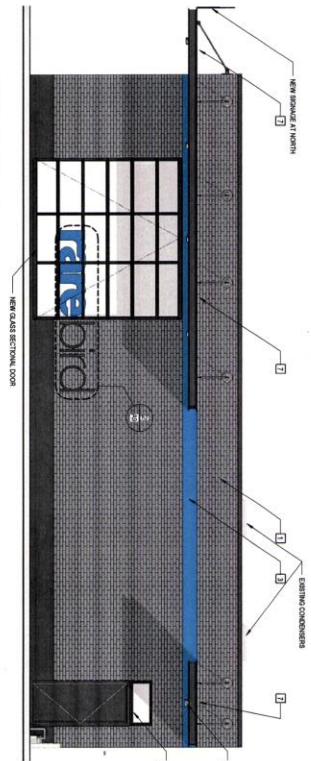
NORTH ELEVATION

EXISTING.

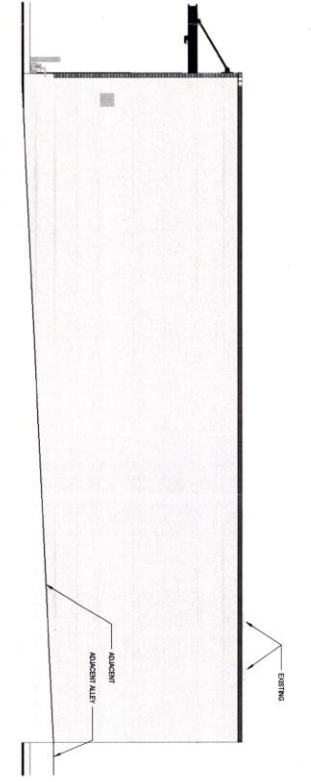
EXISTING ELEVATIONS
800 NE BROADWAY DESIGN REVIEW
 800 NE BROADWAY

PR/CA
 2700 SE HARRISON ST.
 SUITE A
 MILWAUKEE, OR 97222
 WWW.PR/CA.COM
 TEL: 503.251.1100

PROJECT NO. 16-010
 DATE: 09.20.16



WEST ELEVATION
1/8" = 1'-0"

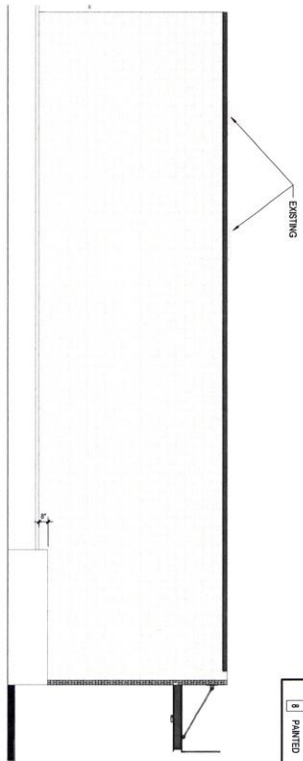


SOUTH ELEVATION
1/8" = 1'-0"

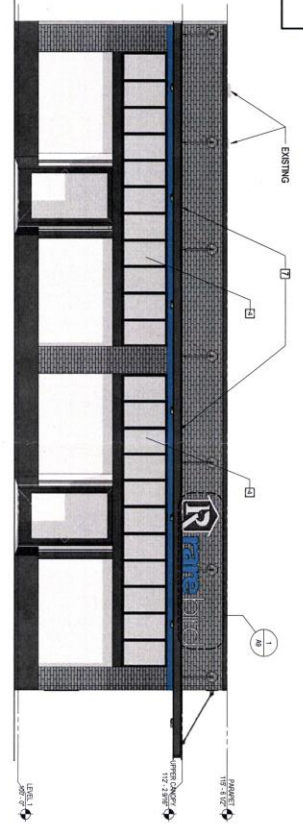
SIGNAGE SUMMARY
 NORTH - 10 SF TOTAL
 WEST - 32 SF TOTAL

MATERIAL

1	PAINTED BRICK
2	CMU - PAINTED
3	STUCCO OVER BRICK
4	CERESTONE
5	CONCRETE
6	COMMERCIAL STEEL
7	STEEL
8	PAINTED



EAST ELEVATION
1/8" = 1'-0"



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

PROPOSED

PROPOSED ELEVATIONS
 800 NE BROADWAY DESIGN REVIEW
 800 NE BROADWAY
 PORTLAND, OR 97232



2700 SE HARRISON ST.
 PORTLAND, OR 97214
 MILWAUKEE, OR 97222
 503.233.8391
 WWW.BKCA.COM

Project No. 1610
 Date: 08.29.16

A4