



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 20, 2017
To: Interested Person
From: Cassandra Ballew, Land Use Services
503-823-7252 / Cassandra.Ballew@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on May 22, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-142732 HR, in your letter. It also is helpful to address your letter to me, Cassandra Ballew. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-142732 HR – 2 NEW ROOFTOP MECHANICAL UNITS

Applicant: Melissa Stanton | Fluent Design Inc
1931 SE Powell Boulevard
Portland, OR 97202

Owner: AJL Enterprises LLC
PO Box 1147
Eugene, OR 97440

Site Address: **1515 NW 19th Avenue**

Legal Description: BLOCK 263 LOT 1-3&6 HISTORIC PROPERTY 15 YR 2007 POTENTIAL ADDITIONAL TAX, COUCHS ADD

Tax Account No.: R180223520, R180223520, R180223520

State ID No.: 1N1E28DC 05900

Quarter Section: 2828

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other Designations: Lane-Miles Standish Printing Plant, Listed on the National Register of Historic Places in 2007

Zoning: EX d – Central Employment with Design Overlay

Case Type: HR – Historic Resource Review

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is requesting Historic Resource Review approval for the installation of two new mechanical units on the roof top of the Lanes-Miles Standish Printing Plant, a Historic Landmark in the Northwest Plan District. The new air-conditioning units will be 31” tall and located at the center of the northern portion of the rooftop. The units will be set back from each roof edge at least 19’ in order to minimize their visibility from the adjacent parking area and NW Raleigh Street.

Because the proposal is for new mechanical equipment on a Historic Landmark, Historic Resource 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 approval criteria are:

- Chapter 33.846.060 - Historic Resource Review
- 33.846.060 G - Other Approval Criteria

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 March 29, 2017 and determined to be complete on April 11, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City’s homepage on the Internet at www.portlandonline.com.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues

which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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:

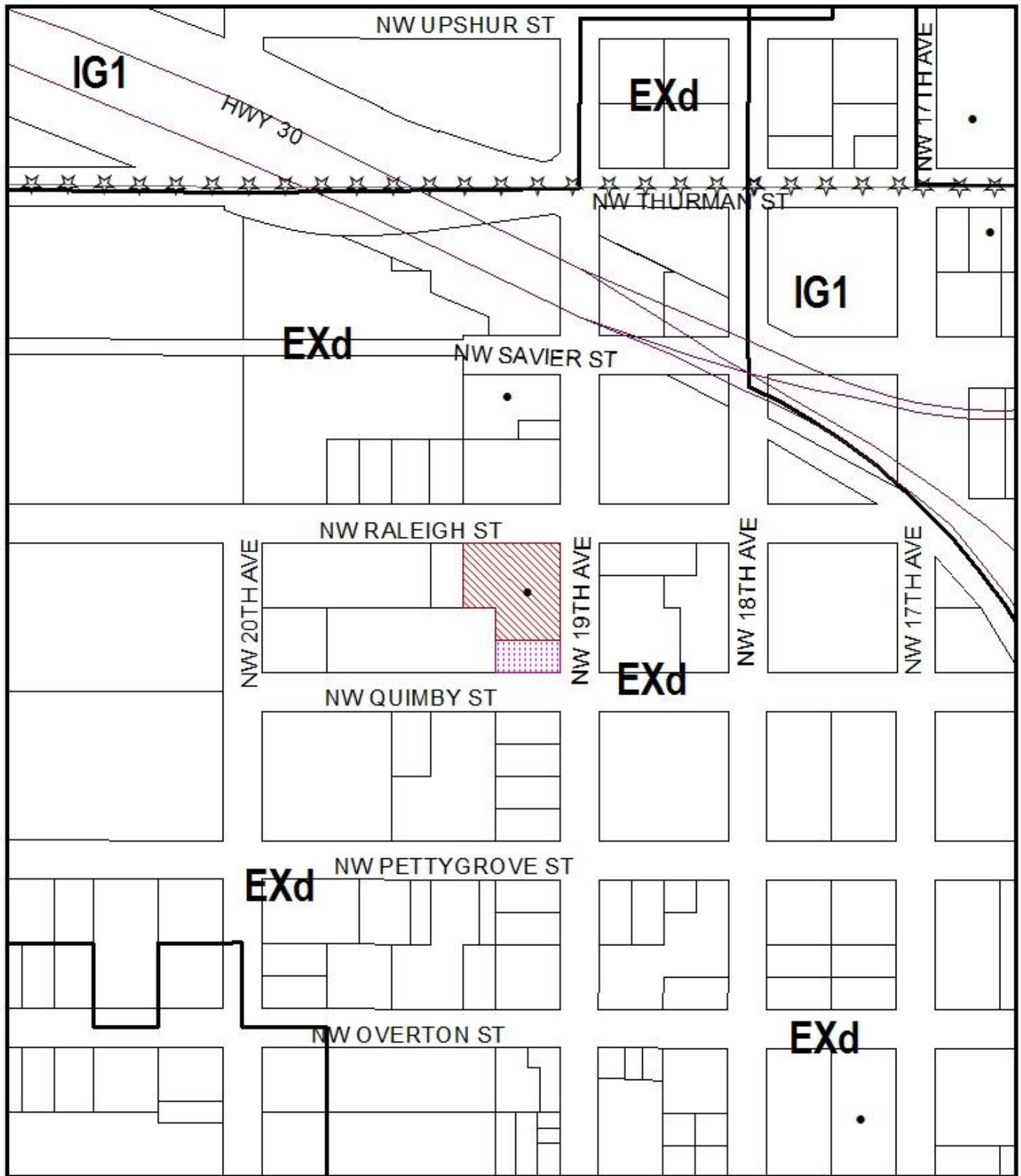
Zoning Map

Site Plan

West Elevation

North Elevation

Mechanical Unit Cut Sheet



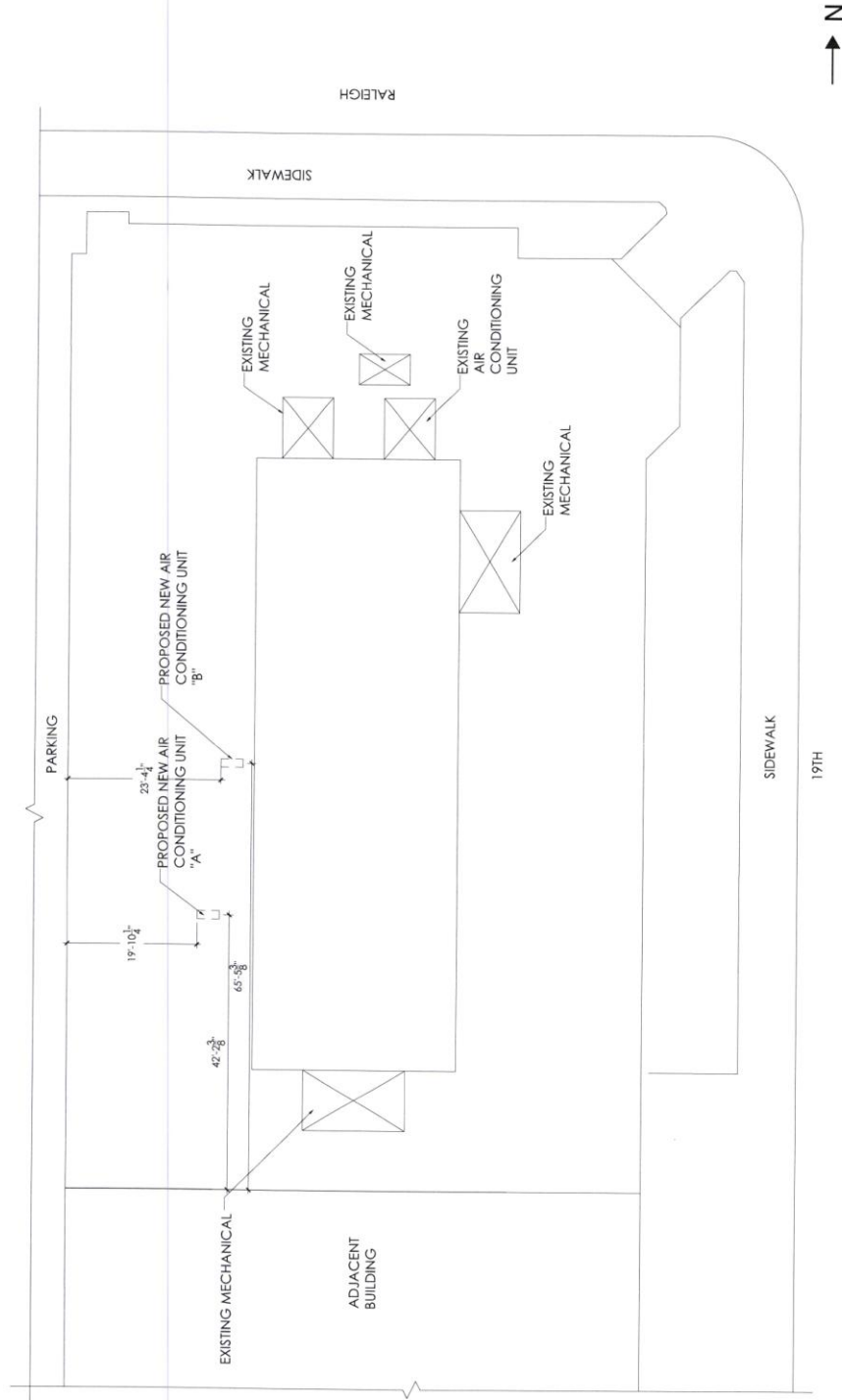
ZONING



This site lies within the:
NORTHWEST PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Recreational Trails
-  Historic Landmark

File No. LU 17-142732 HR
 1/4 Section 2828
 Scale 1 inch = 200 feet
 State_Id 1N1E28DC 5900
 Exhibit B (Apr 04, 2017)



NORTH - SITE PLAN

1515 NW 19TH AVE, PORTLAND, OR 97209

scale 1/16" = 1'-0"

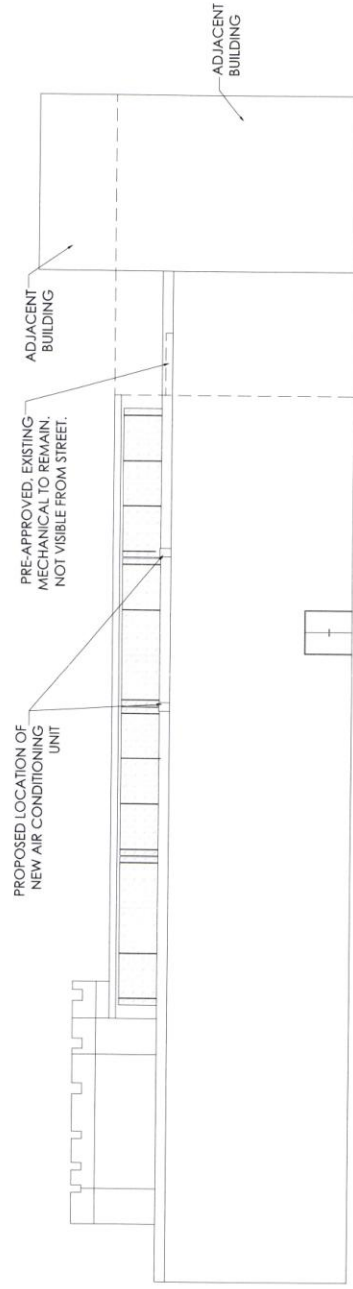
160520-01

issued 3.17.17

DR-1D **Fluent Design, Inc.**

4933 SE Powell Blvd
 Portland, OR 97206
 P: 503.252.8177
 F: 503.252.8177
 www.fluentdesign.com

LW 17-142732 HF



WEST ELEVATION

1515 NW 19TH AVE. PORTLAND, OR 97209

DR-1B Fluent Design, Inc.

131 SE Powell Blvd
 Portland, OR 97205
 P: 503.232.3177
 W: www.fluentdesign.com

scale 1/16" = 1'-0"

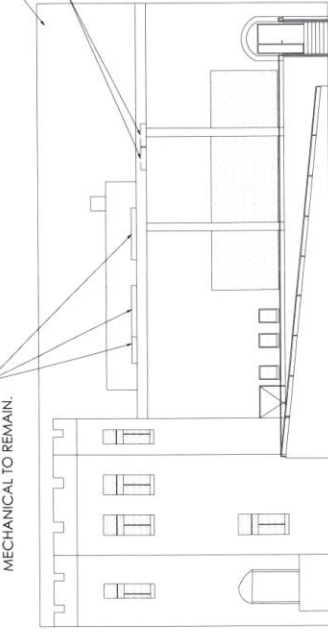
160520-01

issued

3.17.17

LU 17-14 2732 HK

PRE-APPROVED, EXISTING
MECHANICAL TO REMAIN.



ADJACENT
BUILDING

PROPOSED LOCATION OF
NEW AIR CONDITIONING
UNIT. SEE HVAC DRAWINGS
FOR DIMENSIONED
LOCATION.

NORTH ELEVATION

1515 NW 19TH AVE, PORTLAND, OR 97209

scale 1/16" = 1'-0"

1 60520-01

ISSUED 3.17.17

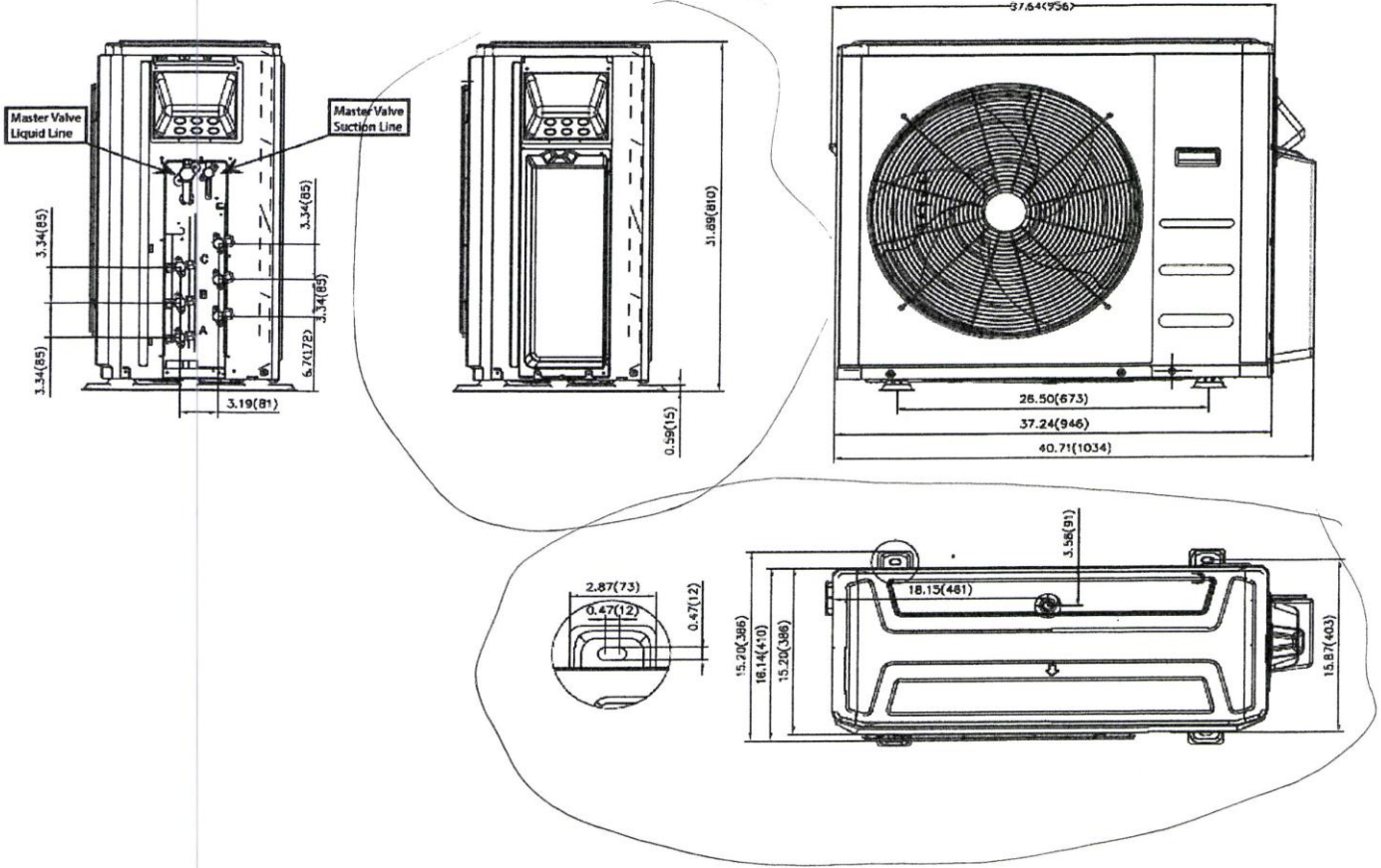
DR-1C **Fluent Design, Inc.**

1515 NW 19TH AVE, PORTLAND, OR 97209
P: 503.253.4600
F: 503.253.4601
W: www.fluentdesign.com

LW 17-14 2732 HF

Construction View

Outdoor Model: 38MGRQ24C--3



LU 17-14 2732 HR