



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
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www.portlandoregon.gov/bds

Date: May 2, 2017
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363/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 May 23, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-136745 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 17-136745 DZ – EXTERIOR ALTERATIONS

Applicant: Warren Tyler | PKA Architects
6969 SW Hampton Street | Tigard, OR 97223

**Owner/
Representative:** Willy Paul | Kaiser Permanente
500 NE Multnomah Street #100 | Portland, OR 97232-2031

Site Address: **500 NE Multnomah Street**

Legal Description: BLOCK 73&80 TL 2400, HOLLADAYS ADD
Tax Account No.: R396203360
State ID No.: 1N1E35BB 02400
Quarter Section: 2931
Neighborhood: Un, Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com
Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org
District Coalition: None
Plan District: Central City - Lloyd District
Zoning: CXd – Central Commercial 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 for alterations to two facades of the building located at 500 NE Multnomah Street in the Lloyd District of the Central City District. The proposal includes the removal of a storefront door at the south elevation and one at the west

elevation. The proposal also includes the addition of two new doors at the south elevation and one new door at the west elevation. All proposed materials and detailing will match the existing storefront system and detailing.

Proposals for exterior alterations within a design overlay zone in Central City Plan District require Design Review per Section 33.420.041.B of Title 33, Portland Zoning Code.

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 City Fundamental Design Guidelines
- Special 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 March 17, 2017 and determined to be complete on April 26, 2017.

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 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.

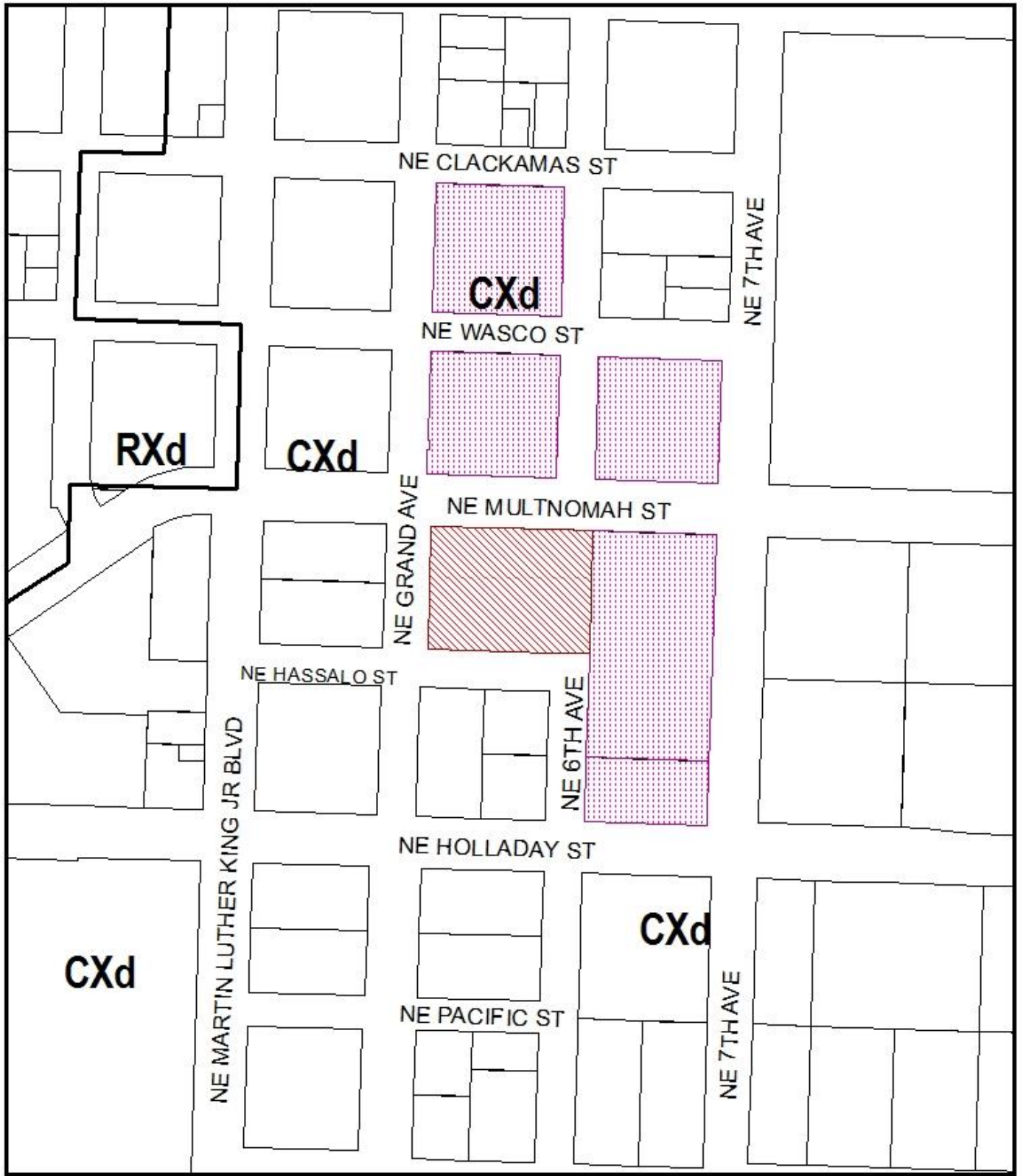
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:



Zoning Map

Site Plan

Partial Existing, Demolition, and New Plans



ZONING

-  Site
-  Also Owned Parcels



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

File No. LU 17-136745 DZ
 1/4 Section 2931
 Scale 1 inch = 200 feet
 State_Id _____
 Exhibit B (Mar 23, 2017)

NE MULTNOMAH STREET
 NE GRAND STREET
 NE MASSALO STREET

KAISER PERMANENTE
 National Facilities Services
 Oakland, California 94604

pka
 PERMANENTE ARCHITECTS
 ARCHITECTS/PLANNERS
 Portland, OR 97222
 Tel: 503.994.4444
 www.pkaarchitects.com

FOR REFERENCE ONLY

DATE: _____

CONTRACT: _____

PROJECT: _____

PROJECT NUMBER: _____

ARCHITECT/ENGINEER OF RECORD: _____

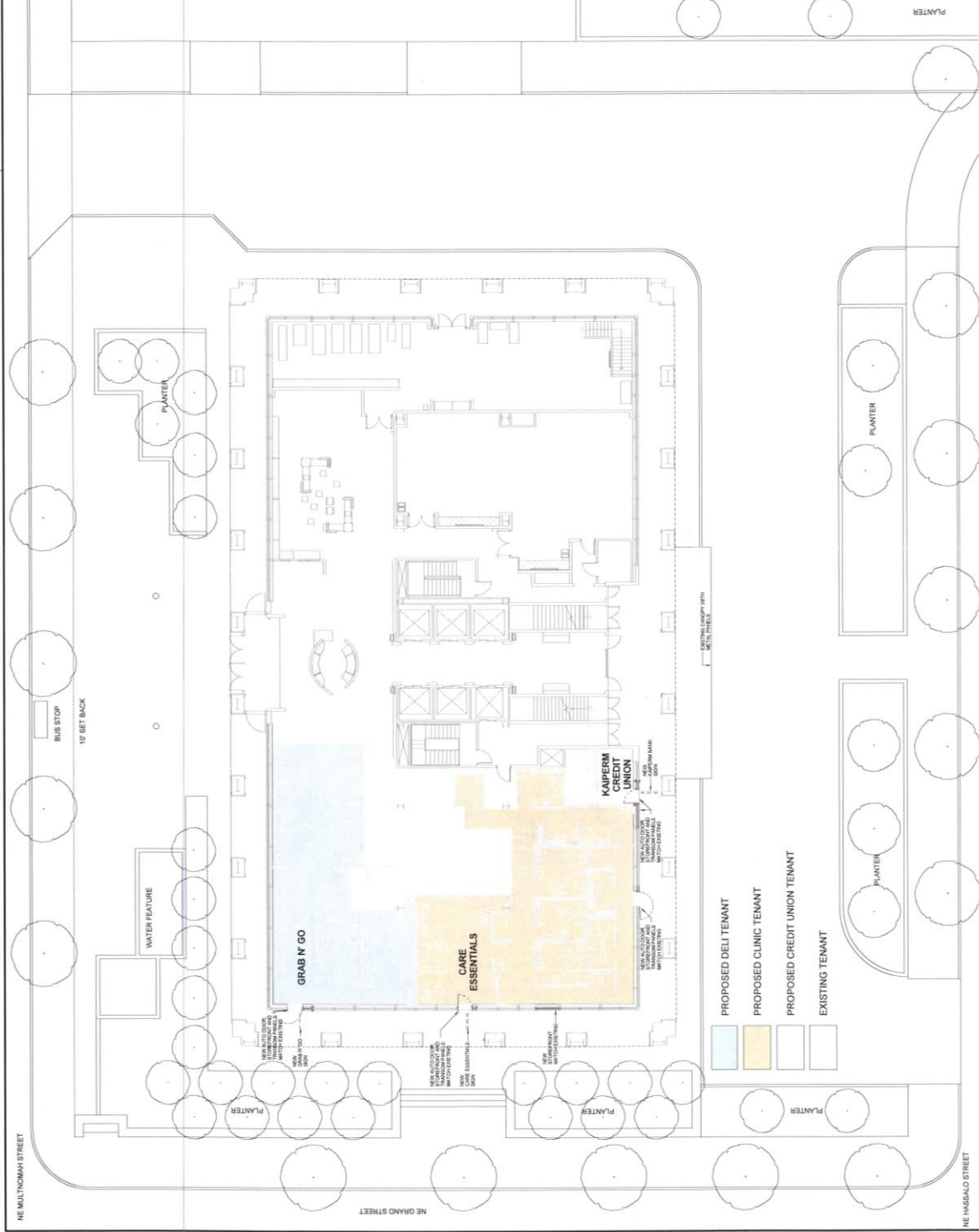
This document is the property of the Owner and is not to be used without their written permission.
 Project Number: _____

Project: Kaiser Permanente Building (KPB)
 500 NE Multnomah Street Portland,
 OR 97232
Client: Kaiser Permanente and
 Care Essentials

Drawn By: 161101/161102
Design Review - Site Plan

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DESIGNED BY: _____
 PROJECT NO.: 161101/161102

DR 1



DESIGN REVIEW

