



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:** June 5, 2017  
**To:** Interested Person  
**From:** Mike Gushard, Land Use Services  
503-823-5091 / Mike.Gushard@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 July 5, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-175205 HR, in your letter. It also is helpful to address your letter to me, Mike Gushard. You can also e-mail your comments to me at my e-mail address identified above.

### **CASE FILE NUMBER: LU 17-175205 HR – EXTEND AN EXISTING ELEVATOR OVERRUN**

**Applicant:** Dan Koch, Allied Works Architecture Inc  
1532 SW Morrison St #3000  
Portland OR 97205  
  
Robert A Sacks,  
Ann G Sacks,  
1532 SW Morrison St #A  
Portland, OR 97205-1942

**Site Address:** 2281 NW GLISAN ST

**Legal Description:** GENERAL COMMON ELEMENTS, GLISAN STREET CONDOMINIUMS; LOT P-1 PARKING UNIT, GLISAN STREET CONDOMINIUMS; LOT 1, GLISAN STREET CONDOMINIUMS; LOT 2, GLISAN STREET CONDOMINIUMS; LOT 3, GLISAN STREET CONDOMINIUMS; LOT 4, GLISAN STREET CONDOMINIUMS

**Tax Account No.:** R328400010, R328400250, R328400050, R328400100, R328400150, R328400200, R328400010

**State ID No.:** 1N1E33CB 80000, 1N1E33CB 80005, 1N1E33CB 80001, 1N1E33CB 80002, 1N1E33CB 80003, 1N1E33CB 80004, 1N1E33CB 80000

**Quarter Section:** 3027

**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:** Non-contributing Resource – Alphabet Historic District

**Zoning:** CS – Storefront Commercial Zone  
**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 subject property was damaged in an explosion on October 19, 2016, and is currently being rebuilt as it was before the blast. The proposal under review would alter the original plan to allow an elevator overrun to extend to 57’. This height is 5’ above the roof of the 5<sup>th</sup> floor and 12’ higher than the original elevator overrun for the building. The elevator overrun would be clad in the same metal panel system as the rest of the building. This project requires historic resource review because it is a non-exempt activity in the Alphabet District.

**Relevant Approval Criteria:**

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

- Historic Alphabet Community Design Guidelines Addendum
- Community 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 May 22, 2017 and determined to be complete on 5/25/2017

**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](http://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.

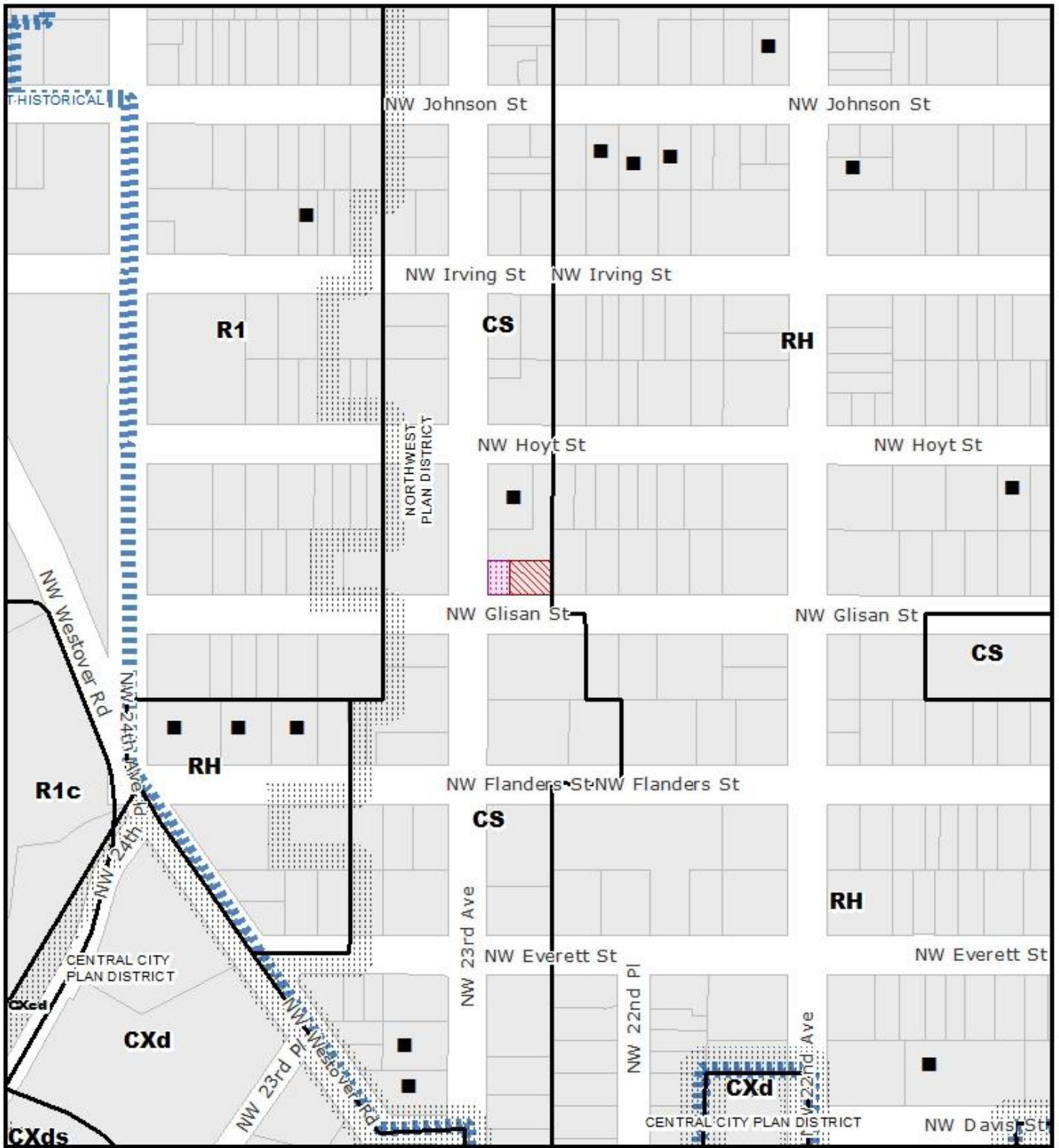
**APPEAL PROCESS**

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:**

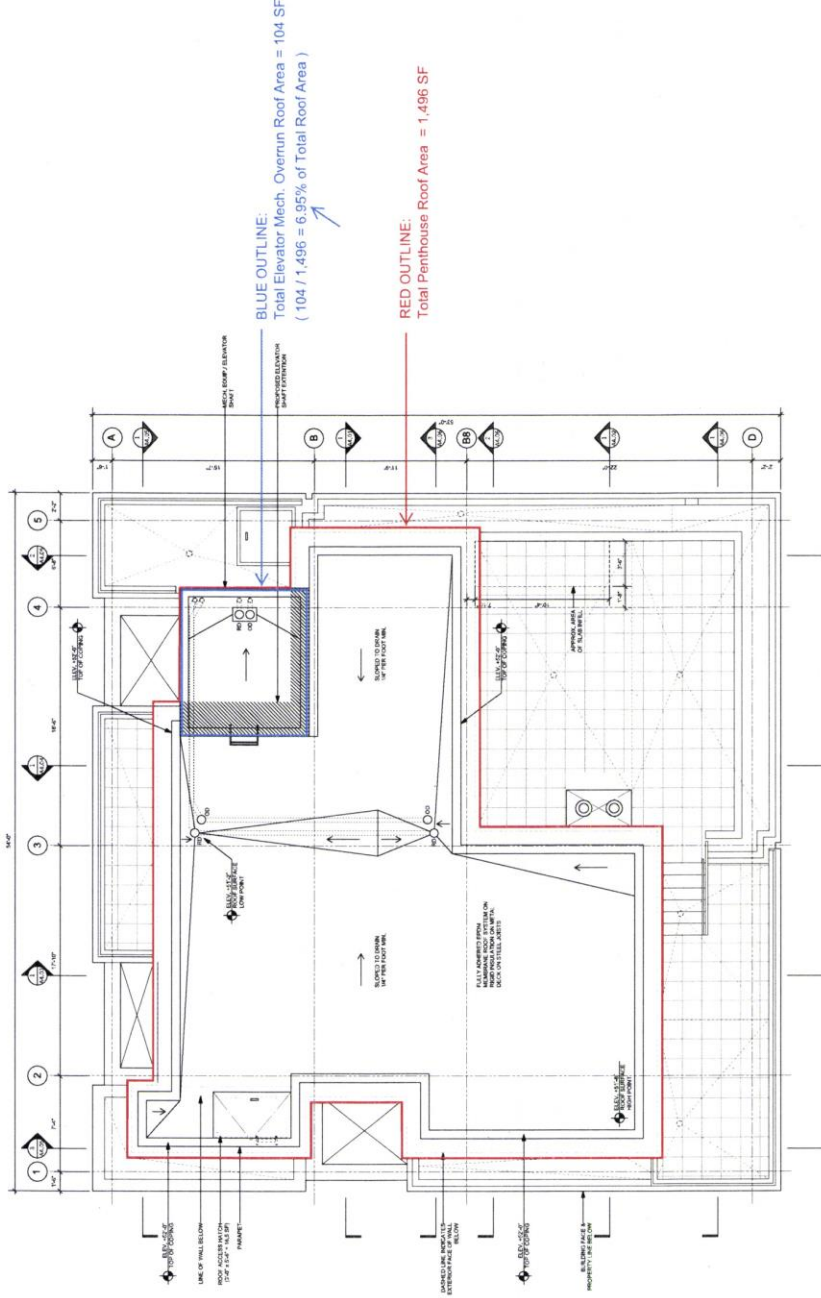
Zoning Map  
Roof Plan  
Elevation



**ZONING**   
 NORTH  
 THIS SITE LIES WITHIN THE:  
 NORTHWEST PLAN DISTRICT  
 ALPHABET HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-175205 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CB 80000
Exhibit	B May 25, 2017



BLUE OUTLINE:  
Total Elevator Mech. Overrun Roof Area = 104 SF  
( 104 / 1,496 = 6.95% of Total Roof Area )

RED OUTLINE:  
Total Penthouse Roof Area = 1,496 SF

1 FIFTH FLOOR PLAN  
Scale: 1/4" = 1'-0"



FOR REFERENCE ONLY.  
**NOT FOR  
CONSTRUCTION**

ROOF AREA CALCS  
25 MAY 2017

allied works architecture, inc.  
1010 W. Main Street  
Farmingdale, NY 11735

**NWGS**

2281 NW GILMAN STREET  
Project Site Address:  
2281 NW Gilman Street  
Portland, OR 97210

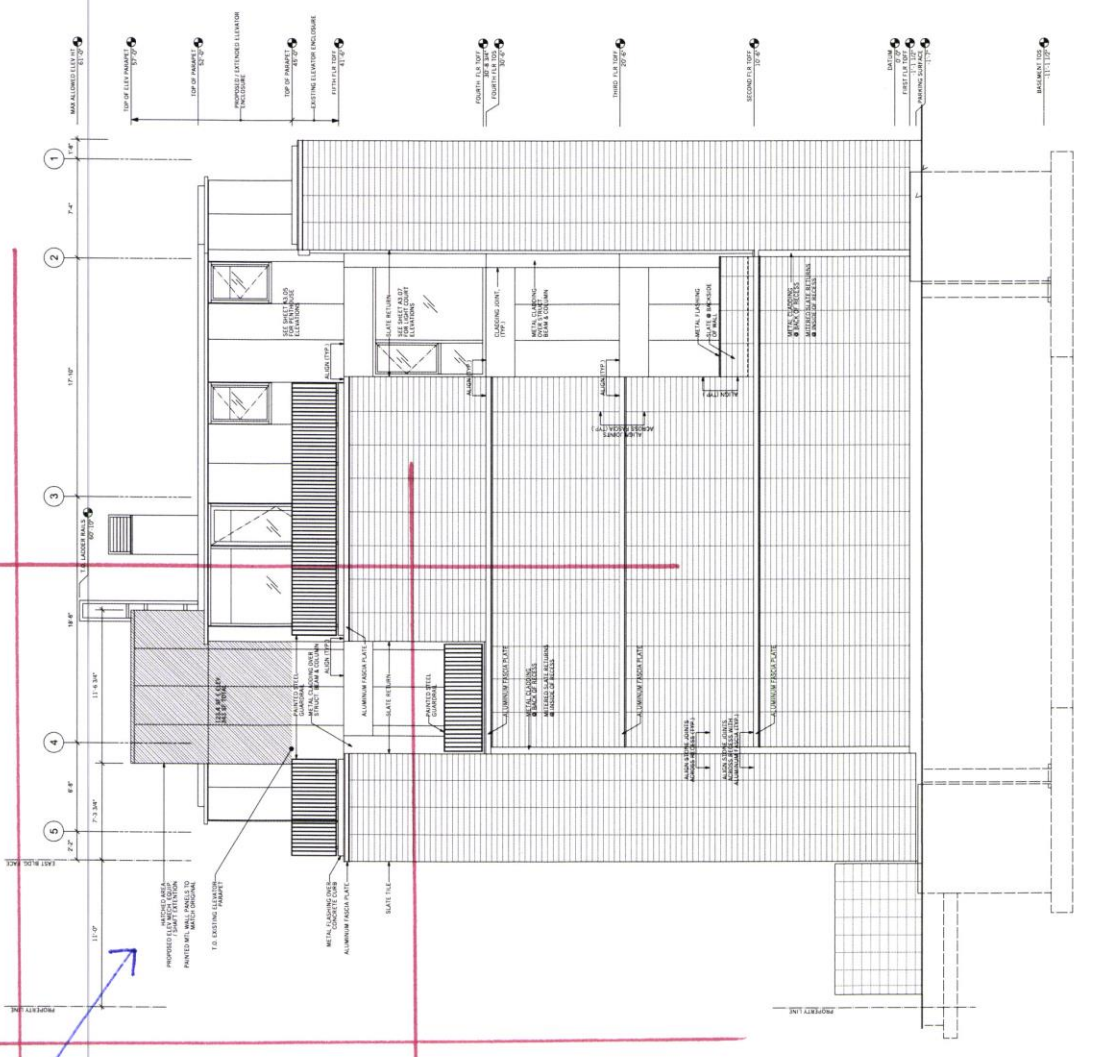
TYPE: DESIGN REVIEW

SCALE: 1/4" = 1'-0"

ROOF PLAN

A2.06

LOCATION OF WORK



1 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



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allied works architecture, inc.  
2281 NW GLENN STREET  
PORTLAND, OR 97210

**NWGS**

2281 NW GLENN STREET  
2281 NW Glenn Street  
Portland, OR 97210

TYPE 1X DESIGN REVIEW  
19 MAY 2017

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION

A3.03

LV 17-175205 HK