



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: June 27, 2017
To: Interested Person
From: Mike Gushard, Land Use Services
503-823-5091/Mike.Gushard@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 July 18, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-144075 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 17-144075 HR – ALTERATION TO THE HISTORIC MERCHANT HOTEL

Party of Interest: Zac Horton, Faster Permits
14334 NW Eagleridge Ln
Portland, OR 97229

Owner/Agent: Becky Yarger, Swift Real Estate Partners
1500 NE Irving St. Suite 390
Portland, OR 97232

Owner: SFII Naito Old Town LLC
260 California St #300
San Francisco, Ca 94111-4364

Applicant: Rafia Darwish, GPD Group
400 N. 34th St., Suite 216
Seattle WA 98103

Applicant: Mike Watanabe, Starbucks
2401 Itah Ave. South Seattle WA 98134

Site Address: 222 NW DAVIS ST

Legal Description: BLOCK 18 LOT 5-8 EXC PT IN ST, COUCHS ADD
Tax Account No.: R180201160
State ID No.: 1N1E34CA 08300
Quarter Section: 3029

- Neighborhood:** Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515.
- Business District:** Old Town Chinatown Business Association, contact at chair@oldtownchinatown.org.
- District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
- Plan District:** Central City - River District
- Other Designations:** Contributing Resource – Skidmore Old Town Historic District
- Zoning:** CXd – Central Commercial with Design overlay and Historic Resource Protection Overlay
- Case Type:** HR – Historic Resource Review
- Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal: The proposal includes various alterations to the historic Merchant’s Hotel Building, a contributing resource in the Skidmore Old Town National Historic Landmark District. The largest changes proposed are:

- hand painted sign on the north elevation
- alterations to a recessed entry on the west elevation. The current conditions at the entry include sidelights that run at a roughly 45-degree angle. The proposal includes altering them to 90-degree angles to allow for access to those with mobility devices.
- A new door at this location.
- 2’ and ¾” round hanging sign on the corner of NW Davis and NW 3rd
- new louvers
- restoration of a historic window on the north elevation.
- restoring the historic vents at the bottom by sand-casting a historic example to ensure exact replication.

Relevant Approval Criteria:

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

- Skidmore Old Town Design Guidelines
- Central City Fundamental 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 April 3, 2017 and determined to be complete on May 31, 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 Landmarks 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

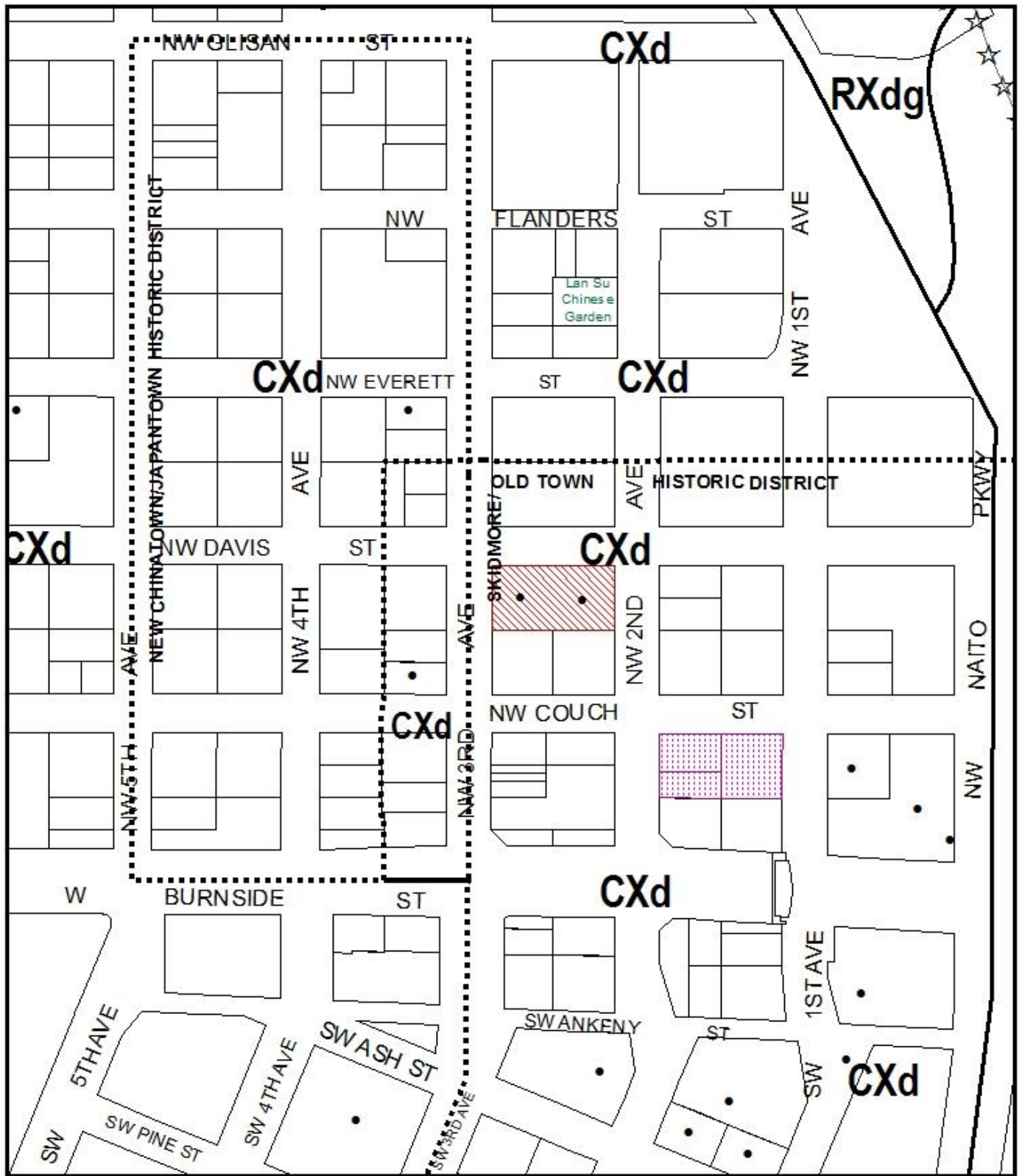
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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 Proposed elevation w. sign



ZONING

-  Site
-  Also Owned Parcels 1/4 Section
-  Recreational Trails
-  Historic Landmark

File No. LU 17-144075 HR
3029
 Scale 1 inch = 200 feet
 State_Id 1N1E34CA 8300
 Exhibit B (Apr 07, 2017)



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT SUBDISTRICT
 SKIDMORE / OLD TOWN HISTORIC DISTRICT

