



**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](http://www.portlandoregon.gov/bds)

**Date:** August 1, 2017  
**To:** Interested Person  
**From:** Benjamin Nielsen, Land Use Services  
503-823-7812 / [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@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 within 30 days, by 5 p.m. on August 31, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-200157 HR, in your letter. It also is helpful to address your letter to me, Benjamin Nielsen. You can also e-mail your comments to me at my e-mail address identified above.

### ***CASE FILE NUMBER: LU 17-200157 HR – NEW WINDOWS IN HISTORIC OVERLAND WAREHOUSE***

**Applicant/  
Representative:**

Brian Apple, Emerick Architects  
321 SW 4th Ave, Suite 200  
Portland, OR 97204  
503-235-9400 | [Apple@Emerick-Architects.com](mailto:Apple@Emerick-Architects.com)

**Owner:**

Joren Bass, Urban Development Partners  
116 NE 6th Ave, Ste 400  
Portland, OR 97232  
503-946-3265 | [Joren@Udplp.com](mailto:Joren@Udplp.com)

**Owner on Record:**

Willsing LLC  
13886 Rd 20  
Madera, CA 93637

**Site Address:**

**205-219 NW 4TH AVE**

**Legal Description:**

BLOCK 34 LOT 1&4, COUCHS ADD

**Tax Account No.:**

R180202660, R180202660, R180202660, R180202660

**State ID No.:**

1N1E34CA 05600, 1N1E34CA 05600, 1N1E34CA 05600, 1N1E34CA 05600

**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](mailto:chair@oldtownchinatown.org)./Downtown Retail Council, contact Sandra McDonough at 503-552-6762.
- District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
- Plan District:** Central City - River District
- Other Designations:** Contributing Resource in the New Chinatown/Japantown Historic District
- Zoning:** CXd – Central Commercial with Design Overlay and Historic Resources Overlay
- Case Type:** HR – Historic Resource Reviews
- Procedure:** Type Ix – an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant requests Historic Resource Review for proposed exterior alterations to the contributing Overland Warehouse building in the New Chinatown/Japantown Historic District in the River District Subdistrict of the Central City Plan District.

The proposed exterior alterations consist of the installation of three new aluminum-clad wood windows in the ground floor of the north elevation, which is currently a brick sidewall with no windows and which faces a parking lot. The proposed windows will be set about 5'-11" above grade and will each be 7'-0" tall by 3'-2" wide. The proposed windows are intended to match the existing windows at the ground level of the south elevation.

Historic Resource Review is required for proposed exterior alterations in the New Chinatown/Japantown Historic 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:

- 33.846 Historic Resource Review
- Central City Fundamental Design Guidelines
- River District 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 July 7, 2017 and determined to be complete on July 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.

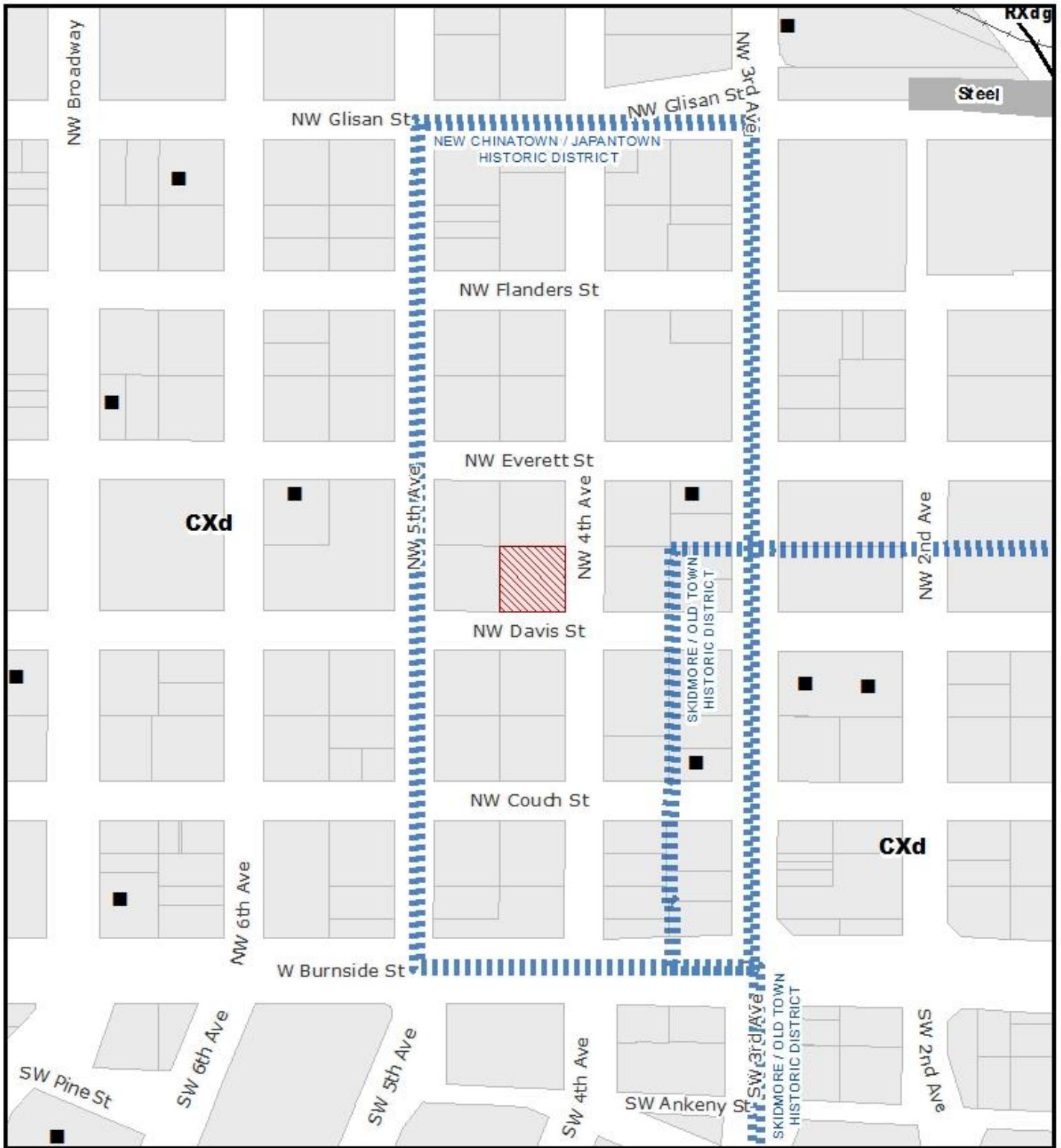
#### **APPEAL PROCESS**

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  
Site Plan  
Proposed First Floor Plan  
North Elevations  
Existing East, South, and West Elevations



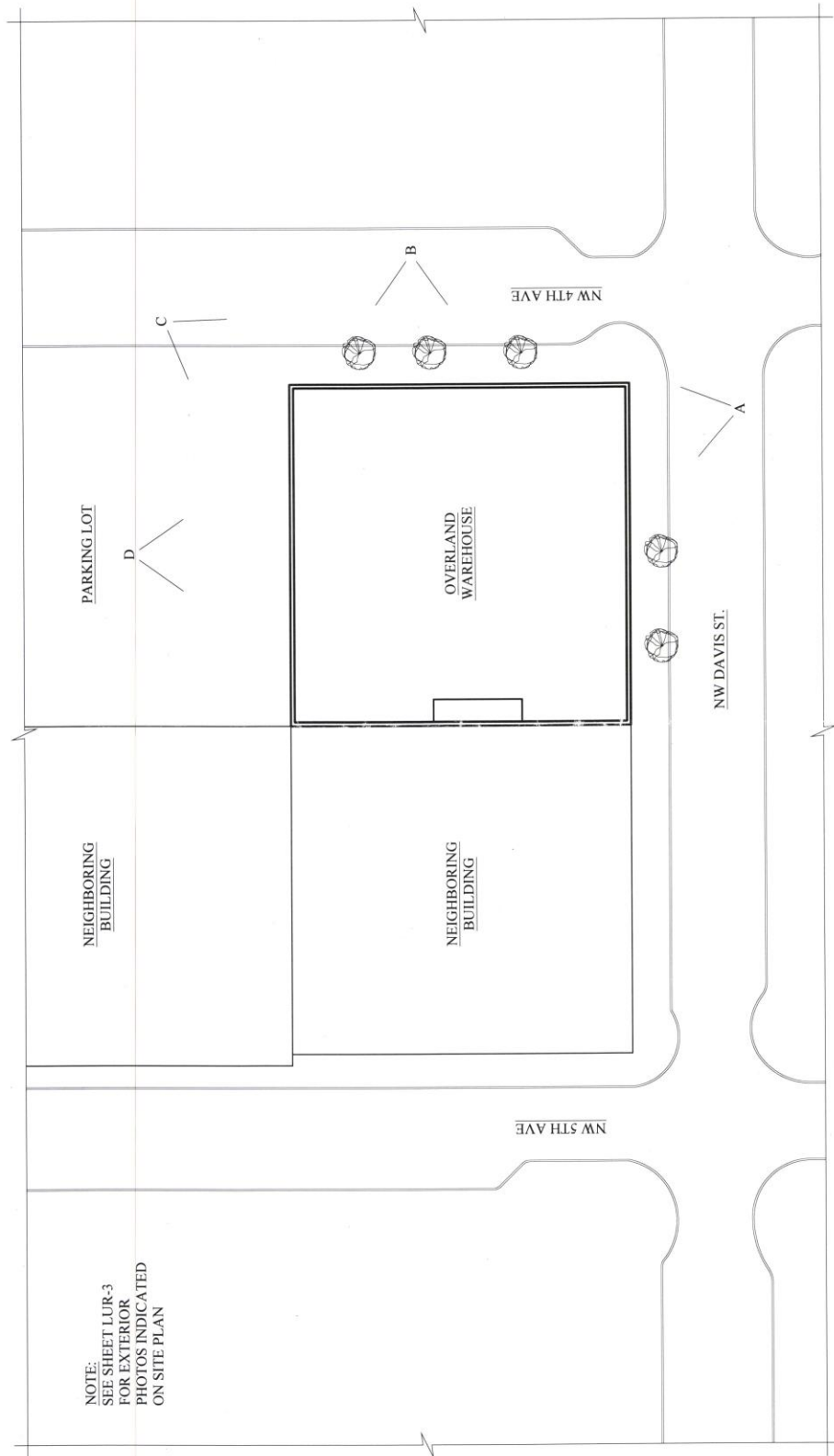
# ZONING



THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 RIVER DISTRICT SUBDISTRICT  
 NEW CHINATOWN / JAPANTOWN  
 HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 17-200157 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 5600
Exhibit	B Jul 12, 2017



NOTE:  
SEE SHEET LUR-3  
FOR EXTERIOR  
PHOTOS INDICATED  
ON SITE PLAN

1 SITE PLAN/ EXTERIOR PHOTO KEY PLAN  
SCALE: 1/32" = 1'-0"

HISTORIC REVIEW DRAWINGS

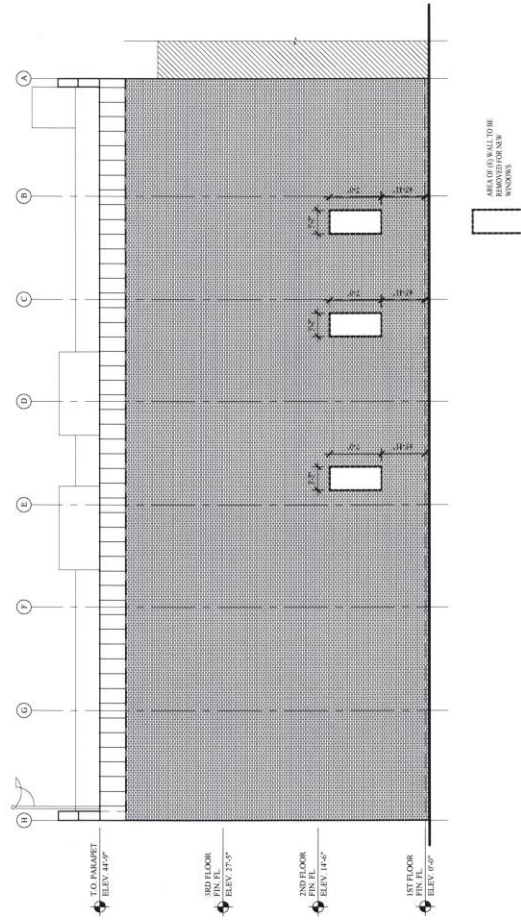
NOT FOR CONSTRUCTION

**EMERICK ARCHITECTS**

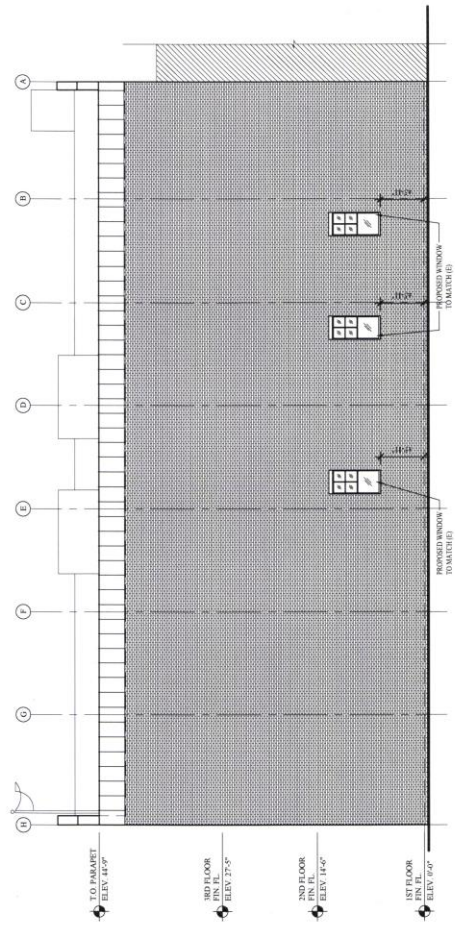
UDP - OVERLAND WAREHOUSE  
209 NW 4TH AVE., PORTLAND OR 97209  
PROJECT #1426

**LUR-2**  
DATE: 7-7-17

Lu 17-200157 HR



1 NORTH DEMOLITION ELEVATION  
SCALE: 1/16" = 1'-0"



NOTE:  
1. SCOPE OF WORK LIMITED TO NORTH ELEVATION  
2. SEE RIGHT TO MATCH (1) FOR THESE WINDOWS

2 NORTH PROPOSED ELEVATION  
SCALE: 1/16" = 1'-0"

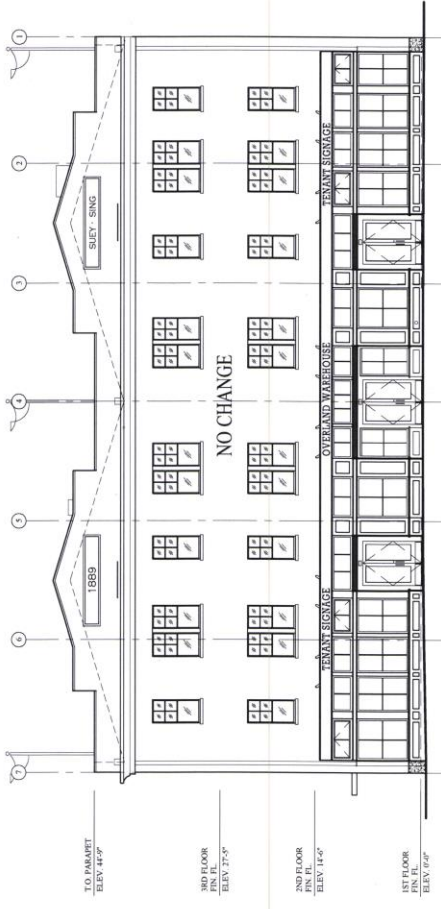
HISTORIC REVIEW DRAWINGS  
NOT FOR CONSTRUCTION

**EMERICK ARCHITECTS**

UDP - OVERLAND WAREHOUSE  
209 NW 4TH AVE., PORTLAND OR 97209  
PROJECT #1426

LUR-7  
DATE: 7-7-17

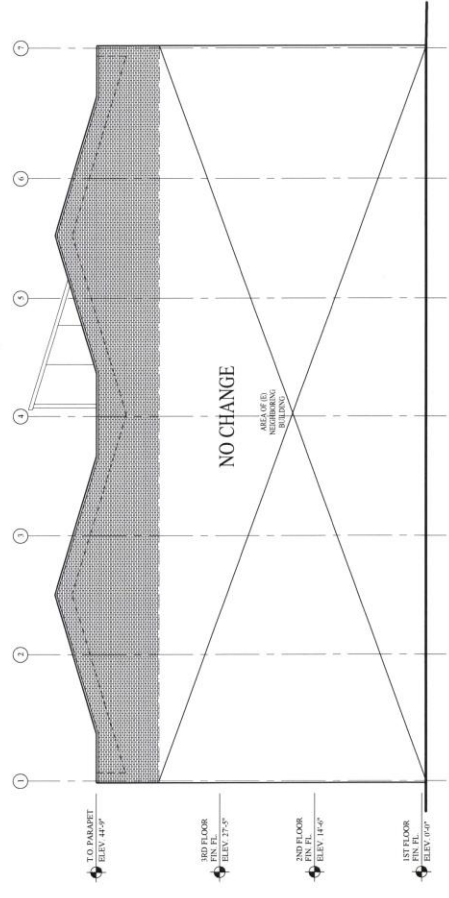
LU 17-200157 HTR



1 EAST EXTERIOR ELEVATION - NO CHANGE  
SCALE: 1/16" = 1'-0"



2 SOUTH EXTERIOR ELEVATION - NO CHANGE  
SCALE: 1/16" = 1'-0"



3 WEST EXTERIOR ELEVATION - NO CHANGE  
SCALE: 1/16" = 1'-0"

HISTORIC REVIEW DRAWINGS  
NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

UDP - OVERLAND WAREHOUSE  
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PROJECT #1426

LUR-6  
DATE: 7-7-17

LU 17-200157 HR