



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

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

Date: July 31, 2017
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@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 August 30, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-206801 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-206801 HR – MECHANICAL SYSTEMS

Applicant: Julio Rocha | LRS Architects
720 NW Davis Street, Suite 300
Portland, OR 97209
503-221-1121
jrocha@lrsarchitects.com

Owner: Towne Storage Property LLC
2121 Rosecrans Avenue #4325
El Segundo, CA 90245

Cameron Bassett | Sentinel Development
18301 Von Karman Avenue, Suite 510
Irvine, CA 92612
949-542-4400
cbassett@sentineldev.com

Site Address: **17 SE 3rd Avenue**

Legal Description: BLOCK 66 LOT 3-6 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX, EAST PORTLAND

Tax Account No.: R226504130

State ID No.: 1N1E34DD 00800

Quarter Section: 3030

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside
Other Designations: Local Landmark, designated on August 12, 1987, per Ordinance #160026. Individually listed in the National Register of Historic Places, on March 9, 1990.
Zoning: EXd – Central Employment with Design and Historic Resource Protection overlays
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 proposes minor revisions to the design of the Blake-McFall renovation which was previously approved through LU 15-262061 HR. The proposal includes the addition of mechanical systems at the ground level on the east and west elevations including louver and generator relocation, generator tank vents, and remote fuel station at the west elevation. A new venting louver is proposed at the east elevation.

Historic Resource Review approval is required because the proposal is for non-exempt exterior alterations on a Historic Landmark.

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:

- 33.846.060.G *Other approval criteria*
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside 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 July 20, 2017 and determined to be complete on July 26, 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).

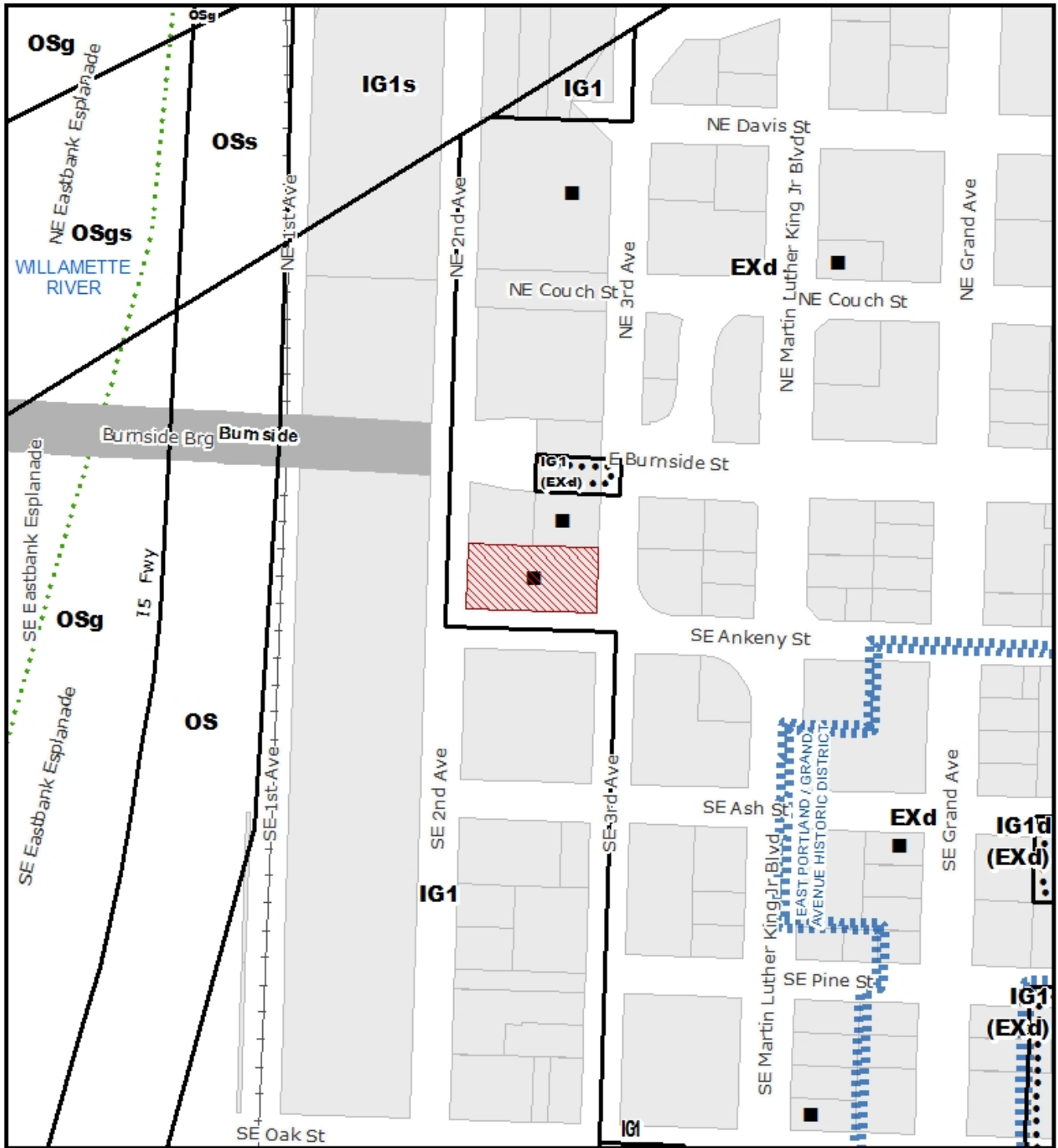
Enclosures:


Zoning Map





Site Plan

East Elevation

West Elevation



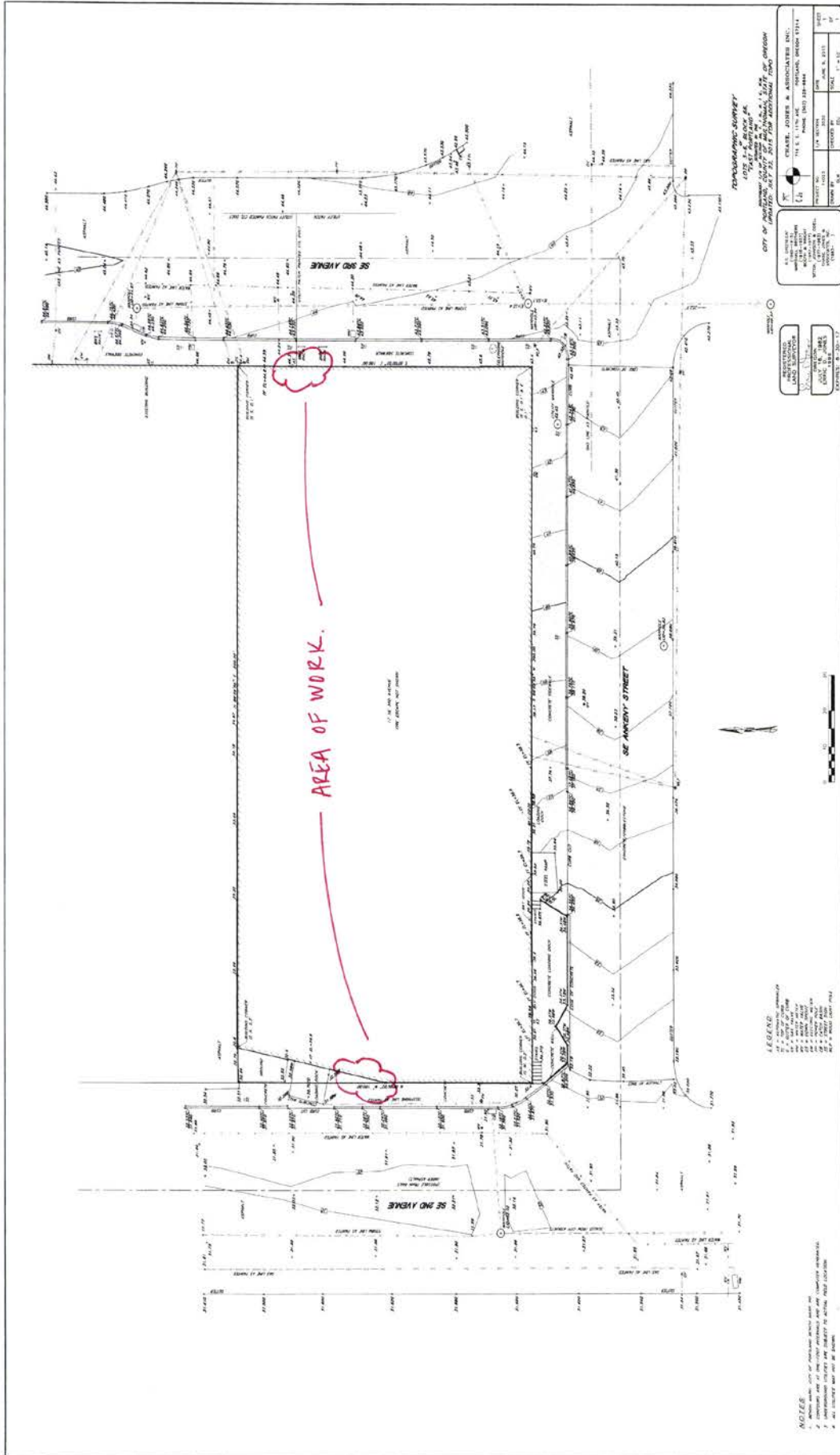
ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 17-206801 HR
1/4 Section	3030
Scale	1 inch = 200 feet
State ID	1N1E34DD 800
Exhibit	B Jul 21, 2017

17 SE Third Ave

WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT



SITE SURVEY

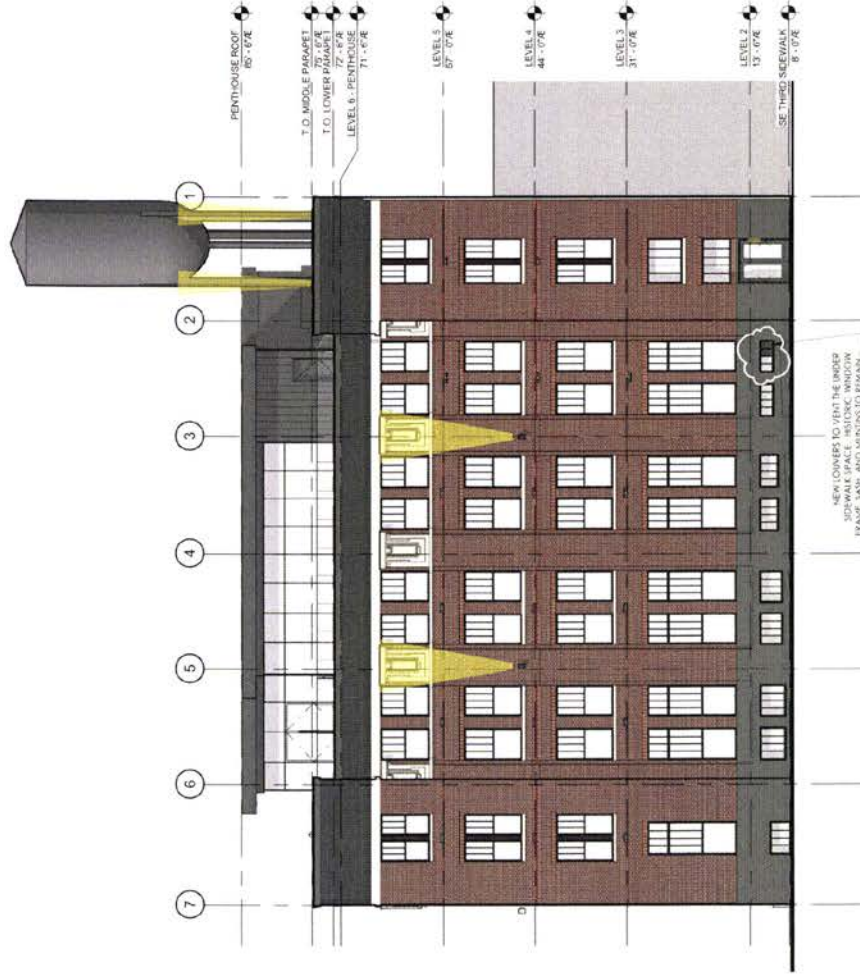
07.19.2017

URS ARCHITECTS

LU 17-206801 HR

WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT

17 SE Third Ave



07.19.2017

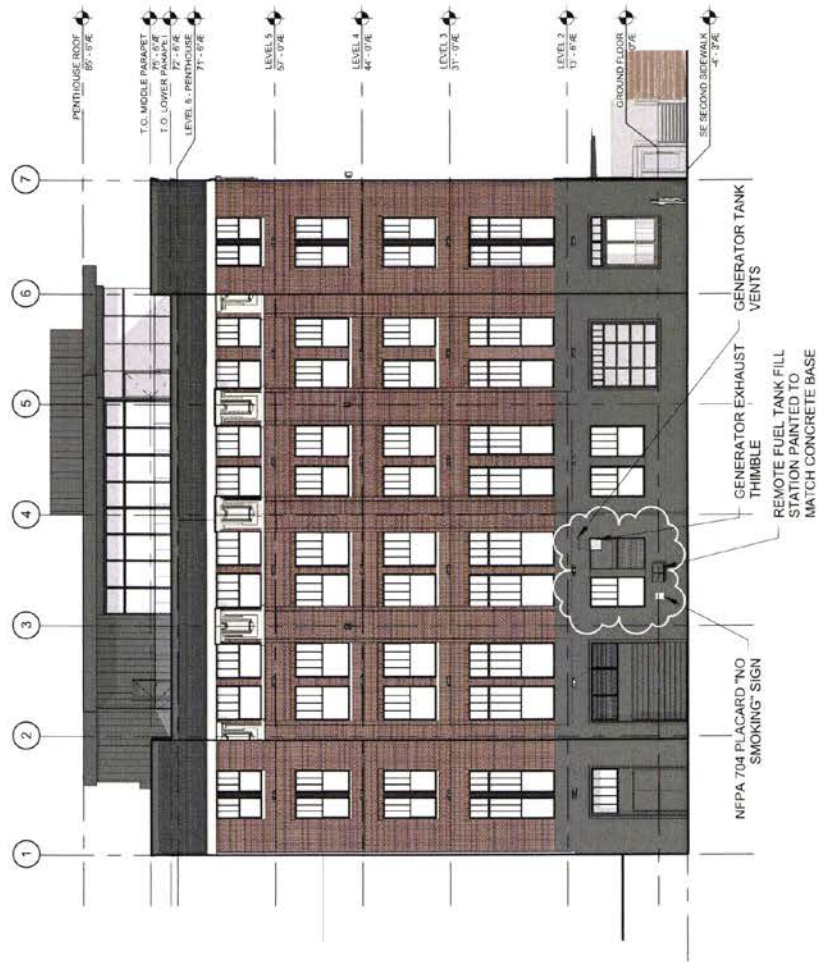
EAST ELEVATION PROPOSED

LRS ARCHITECTS

LU 17-206801 HR

WESTPORT CAPITAL PARTNERS & SENTINEL DEVELOPMENT

17 SE Third Ave



LRS ARCHITECTS

WEST ELEVATION PROPOSED

07.19.2017

LU 17-206801 HR