



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: September 19, 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 October 19, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-234862 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 17-234862 HR – INSTALLATION OF TWO MECHANICAL UNITS ON A HISTORIC BUILDING

Applicant: Rafia Darwish | GPD Group
400 North 34th St., Ste 216
Seattle WA 98103
206-204-7450 | Rdarwish@Gpdgroup.Com

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

Party of interest: Ron Blanchette, | Starbucks Coffee Company
2401 Utah Ave S, 9W106
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: Downtown Retail Council/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: Listed on the National Register of Historic Places

Zoning: CX – Central Commercial 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 requests historic resource review for the installation of two mechanical units on the roof of the Historic Merchant Hotel building. The units would be installed at the rear of the building near the center of the block. This project is an exterior alteration to a historic resource and is not exempted by 33.445.140.B of the Portland Zoning Code thus it requires historic resource review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval 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 September 5, 2017 and determined to be complete on September 12, 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.

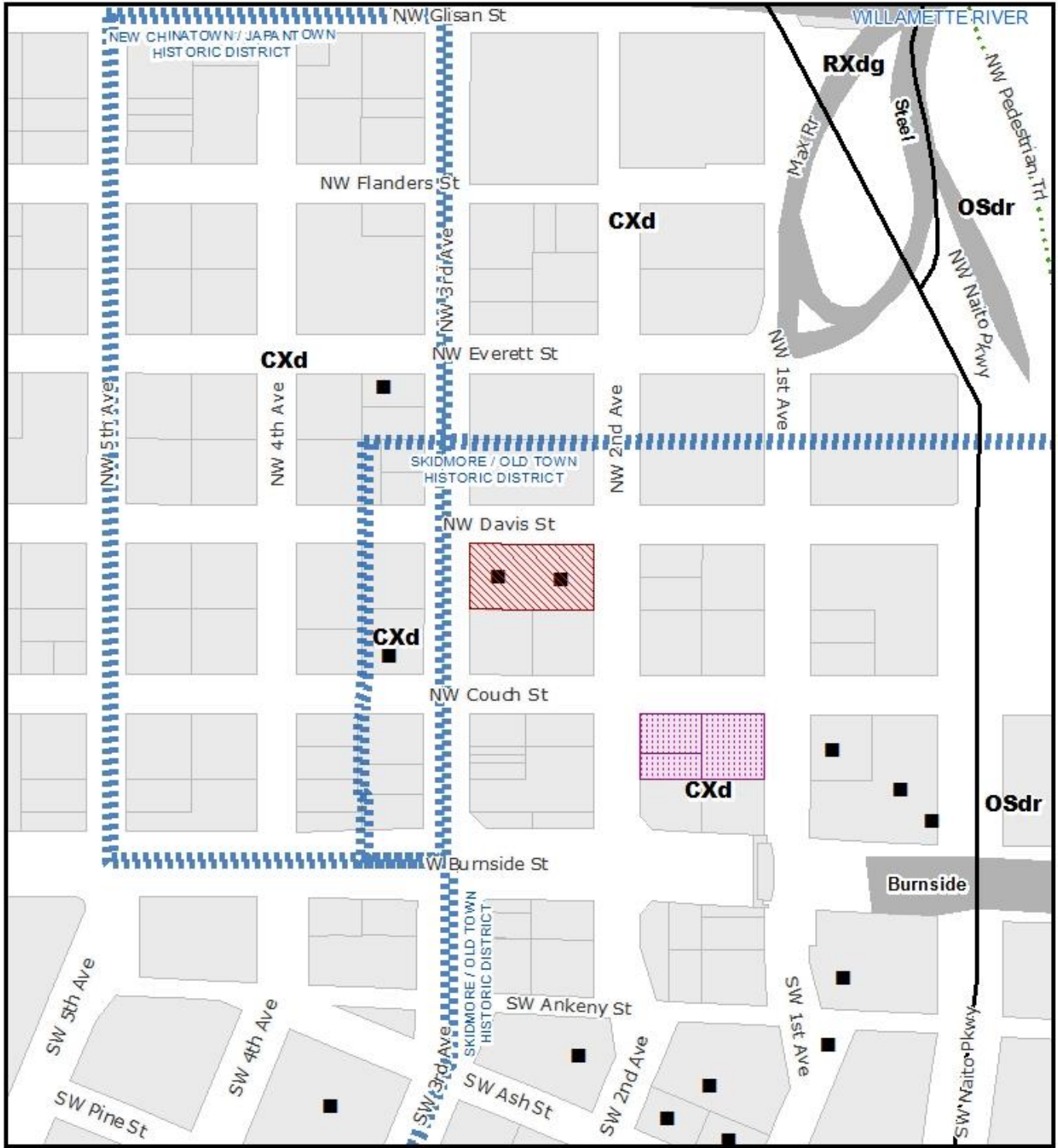
APPEAL PROCESS

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
Roof Plan



ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT SUBDISTRICT
 SKIDMORE / OLD TOWN HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 17-234862 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 8300
Exhibit	B Sep 06, 2017



STARBUCKS COFFEE
COMPANY
2401 5TH AVENUE
SEATTLE, WASHINGTON 98134
(206) 318-1575

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GPD Engineering and Architecture
Professional Corporation
1000 NE 10TH AVENUE, SUITE 200
PORTLAND, OREGON 97232
P: 503.227.2222
F: 503.227.2222

GPD PROJECT NO.: 20103962.28

PROJECT NAME:
NW 3RD & DAVIS - OLD TOWN
PROJECT ADDRESS:
222 NW DAVIS STREET
PORTLAND, OR 97209

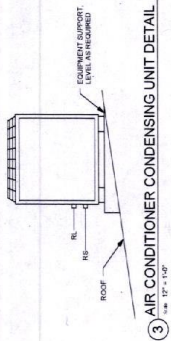
STORE #:
PROJECT #:
7/20/09-001
PROJECT START DATE:
7/20/09
PROJECT END DATE:
7/20/11
DESIGN MANAGER:
KYLE ROA
PRODUCTION DESIGNER:
GPD GROUP
CHECKED BY:

Rev	Date	By	Description

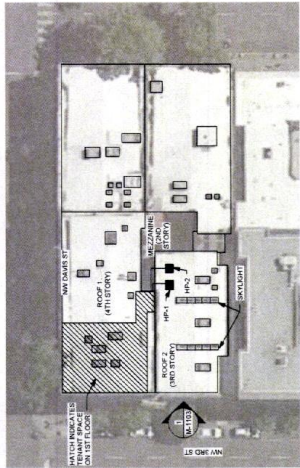
SHEET TITLE:
MECHANICAL ROOF PLAN
SCALE: AS SHOWN
SHEET NUMBER:
M-1102

SHEET NOTES

- COORDINATE WITH ELECTRICAL CONTRACTOR FOR EQUIPMENT LOCATION AND ELECTRICAL CONNECTIONS.
- MECHANICAL UNIT SHALL BE INSTALLED ON ROOF ABOVE MEZZANINE ROOF FOR LONG LINE APPLICATIONS.
- MECHANICAL UNIT SHALL BE INSTALLED ON ROOF ABOVE MEZZANINE ROOF.
- ROUTE REFRIGERANT LINES DOWN ALONG WALL FROM MEZZANINE ROOF TO MECHANICAL UNIT. SEE MECHANICAL UNIT FOR CONNECTIONS.



3 AIR CONDITIONER CONDENSING UNIT DETAIL
Scale: 1/4" = 1'-0"



2 MECHANICAL ROOF KEY PLAN
Scale: 1" = 20'-0"

- PROPOSED UNIT
- EXISTING UNIT



1 1ST FLOOR - MECHANICAL ROOF PLAN
Scale: 1/4" = 1'-0"



EXPIRES: 12/31/18

LU17-234862HR