



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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www.portlandoregon.gov/bds

Date: October 11, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@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 November 13, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-153530 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-153530 HR – NEW AWNINGS ON LANDMARK BUILDING

Owner: Weston Investment Co LLC
2154 NE Broadway #200
Portland, OR 97232-1561

Applicant: Suzannah Stanley | Mackenzie
1515 SE Water Avenue, Suite 100
Portland, OR 97214

Site Address: **1220 SW Morrison Street**

Legal Description: BLOCK S 1/2 H LOT 1-8, PORTLAND; BLOCK S 1/2 H LOT 1-8 NON-HISTORIC SEE R246865 FOR HISTORIC, PORTLAND

Tax Account No.: R667736640, R667736641
State ID No.: 1N1E33DD 06200, 1N1E33DD 06200A1
Quarter Section: 3028

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - West End
Other Designations: Terminal Sales Building, Listed on the National Register of Historic Places

Zoning: RX d – Central Residential with Design Overlay
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 seeks Historic Resource Review approval for two new 4' deep fabric awnings above storefront bays facing SW Morrison Street. Historic Resource Review is required because the Terminal Sales building is individually-listed on the National Register.

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:

- Central City Fundamental Design Guidelines
- Criteria in Section 33.846.060.G of the Portland Zoning Code

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 14, 2017 and determined to be complete on October 9, 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

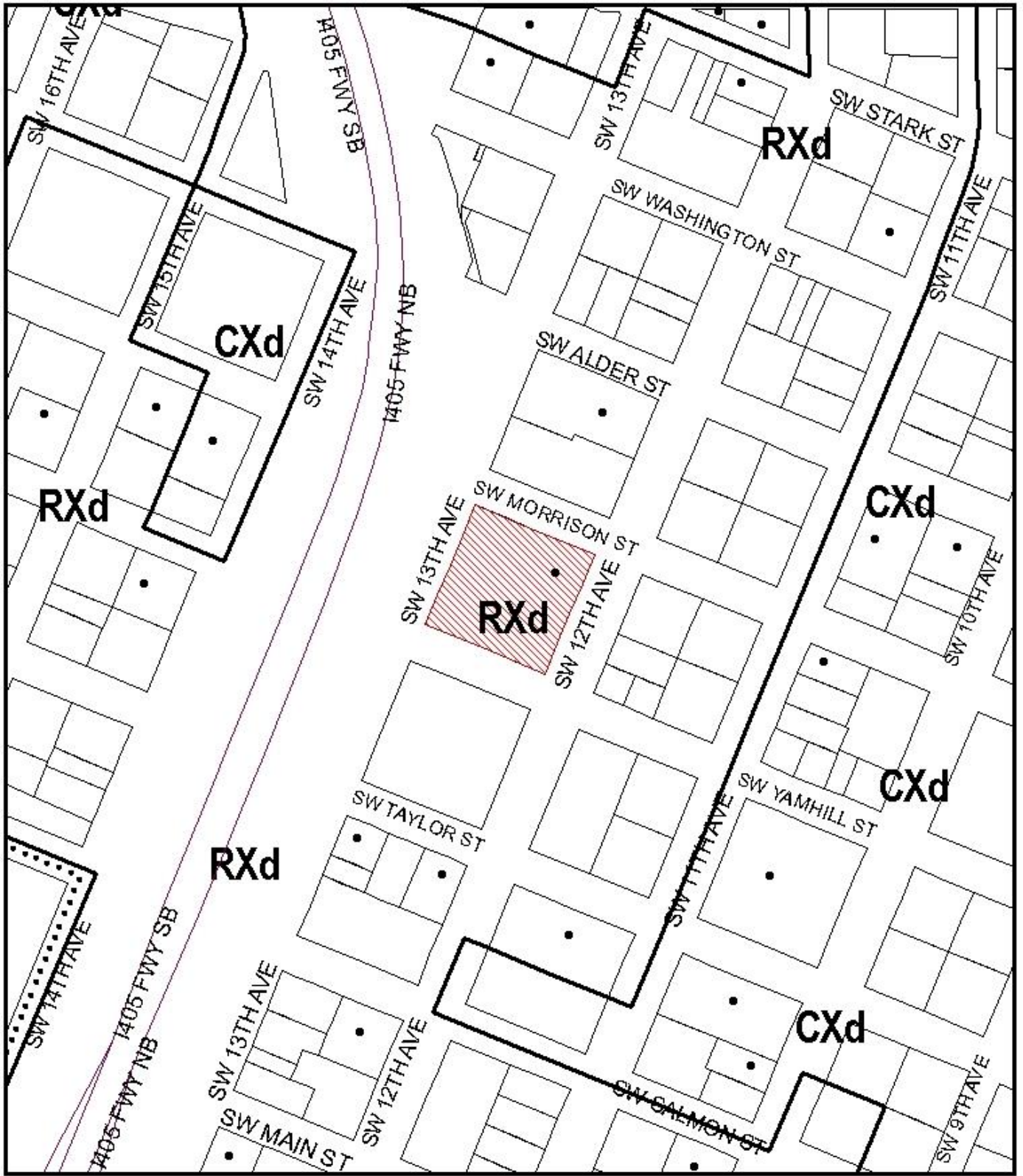
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal 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

Elevation



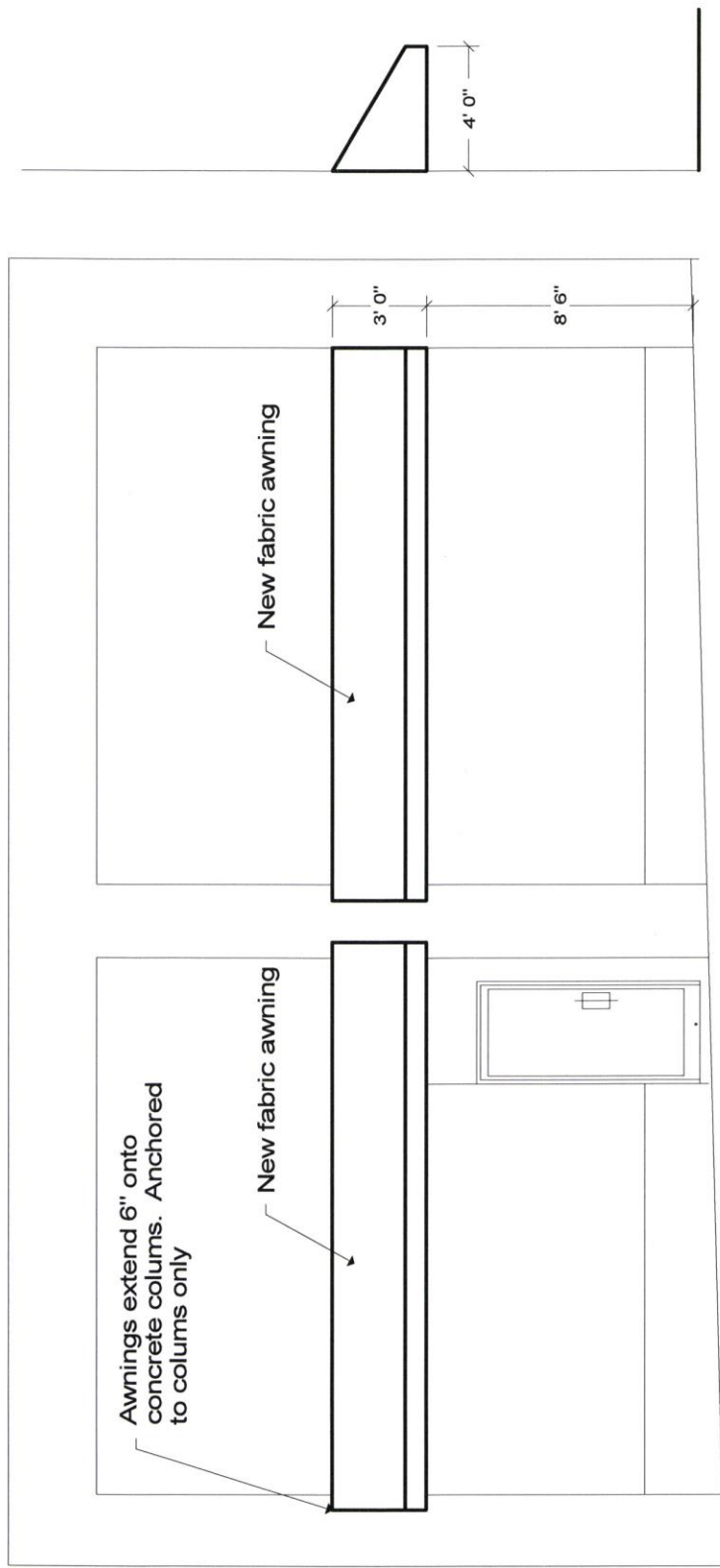
ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

- Site
- Historic Landmark

File No.	<u>LU 17-153530 HR</u>
1/4 Section	<u>3028</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E33DD 6200</u>
Exhibit	<u>B (Apr 18, 2017)</u>



END VIEW

PARTIAL NORTH ELEVATION



7300 SW LANDMARK LN.
 PORTLAND OR 97232
 PH# (503) 624-5600
 FX# (503) 968-5740
 ken@pikeawning.com

DATE: 10/3/2017
 BY: KEN SPEARING
 SHEET: 1
 SCALE: 1" 0" = 64' 0"

PROJECT:

2017-153530

DESCRIPTION:
 STYLE:
 FABRIC:
 FRAME:
 POWDER COAT:

QTY: