



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

Chloe Eudaly, Commissioner
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: January 02, 2018
To: Interested Person
From: Santiago Mendez, Land Use Services
503-823-1361/Santiago.Mendez@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 01/23/18**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-284550 DZ, in your letter. It also is helpful to address your letter to me, Santiago Mendez. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-284550 DZ – EXTERIOR ALTERATIONS

Applicant: Chris Tinnin, Portland State University-Capital Projects & Construction
617 SW Montgomery Street, Suite 302
Portland, OR 97201
ctinnin@pdx.edu

Owner: Oregon State Board of Higher Education
PO BOX 751
PORTLAND, OR 97207

Owners/Agents Rep: Oregon State Board of Higher Education
Gerald Gotschall, Portland State University
617 SW Montgomery Street
Portland, OR 97201

Site Address: **1609 SW PARK AVE**

Legal Description: BLOCK 227 LOT 1&2, PORTLAND
Tax Account No.: R667724300
State ID No.: 1S1E04AD 07400
Quarter Section: 3128

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 - University District

Zoning: CXd - Central Commercial with Design Overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review for exterior alterations to the PSU Parkway Residence Hall Building in the University District of the Central City Plan District. The exterior alterations include the following:

1. Replacement of an existing wood fence (due to weather rot and deterioration) on the northwest side of the property with a new black wrought iron fence. The fence will run along the top edge of the existing retaining wall.
2. A gate with exit-only push-bar hardware will be installed where the fire escape exits behind the building.
3. A gate with push-bar hardware and lever on the street side will be installed at the basement level. A fence section will continue up to ~16 ft to serve as a guardrail for the fire escape platform.

Design review is required for proposed, non-exempt exterior alterations in the “d” design overlay zone of the Central City Plan District.

Relevant Approval Criteria:

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

- 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 December 15, 2017 and determined to be complete on 12/28/17.

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 Design 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.

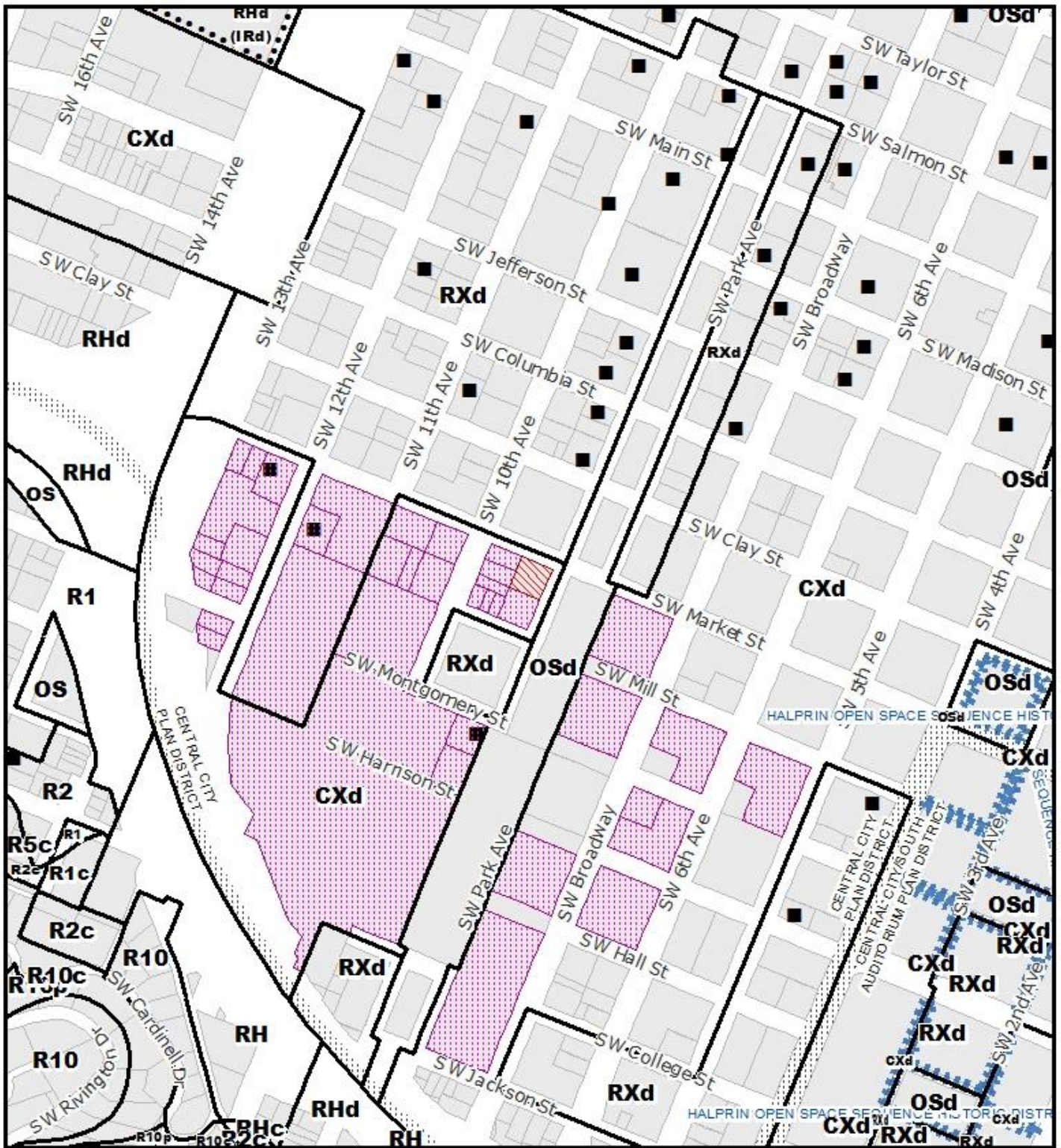
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Fence Plan and Elevations



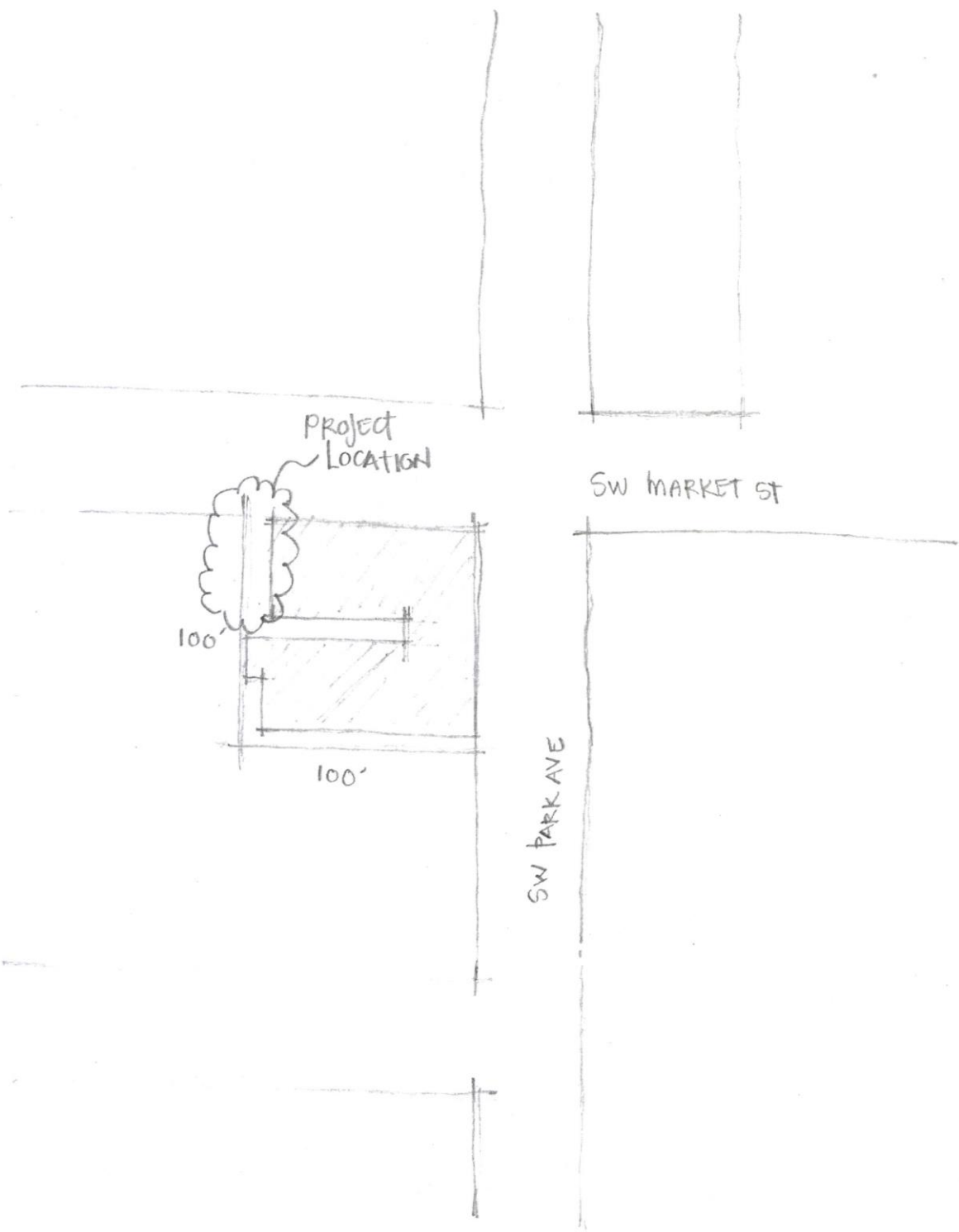
ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
UNIVERSITY DIST SUBDISTRICT

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

File No.	LU 17-284550 DZ
1/4 Section	3128
Scale	1 inch = 400 feet
State ID	1S1E04AD 7400
Exhibit	B Dec 20, 2017



SITE PLAN
NOT TO SCALE

↑
NORTH

