



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 22, 2017  
**To:** Interested Person  
**From:** Santiago Mendez, Land Use Services  
503-823-1361 / [Santiago.Mendez@portlandoregon.gov](mailto:Santiago.Mendez@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 12/22/17**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-251021 HR, 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 17-251021 HR – EXTERIOR ADDITIONS AND MODIFICATIONS**

**Applicant:** Mike Coyle | Faster Permits  
2000 SW 1st Avenue, Suite 420 | Portland, OR 97201  
[mike@fasterpermits.com](mailto:mike@fasterpermits.com)  
Erin Hills | Chalice Farms  
13315 NE Airport Way Suite 700 | Portland, OR 97230  
[erin@chalicefarms.com](mailto:erin@chalicefarms.com)

**Party of Interest:** Betty Sheppard | Mildren Design Group  
7650 SW Beveland Street, Suite 120 | Tigard, OR 97223  
[betty@mdgpc.com](mailto:betty@mdgpc.com)

**Owner:** Salek Investments LLC  
104 SW 2nd Ave | Portland, OR 97204

**Site Address:** 823 SW NAITO PKY

**Legal Description:** BLOCK 4 LOT 3, PORTLAND  
**Tax Account No.:** R667700630  
**State ID No.:** 1S1E03BA 00500  
**Quarter Section:** 3129  
**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** 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 - Downtown  
**Other Designations:** Non-Contributing Resource in the Yamhill Historic District  
**Zoning:** CXd – Central Commercial 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 requests Historic Resource Review for various exterior modifications and additions to a non-contributing building located at 823 SW Naito Parkway in the Yamhill Historic District of Downtown Portland. The proposal includes the following items:

- Replacement of existing vinyl windows with new aluminum storefront windows.
- Replacement existing door with new wood door with tempered full lite.
- Addition of a new blade sign with interior lighting.
- Addition of 3 new wall mounted light fixtures.

Historic Resource Review is required for the proposed exterior alterations in the Yamhill Historic District.

**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
- Design Guidelines for the Yamhill Historic District

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 October 4, 2017 and determined to be complete on 11/16/17.

**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

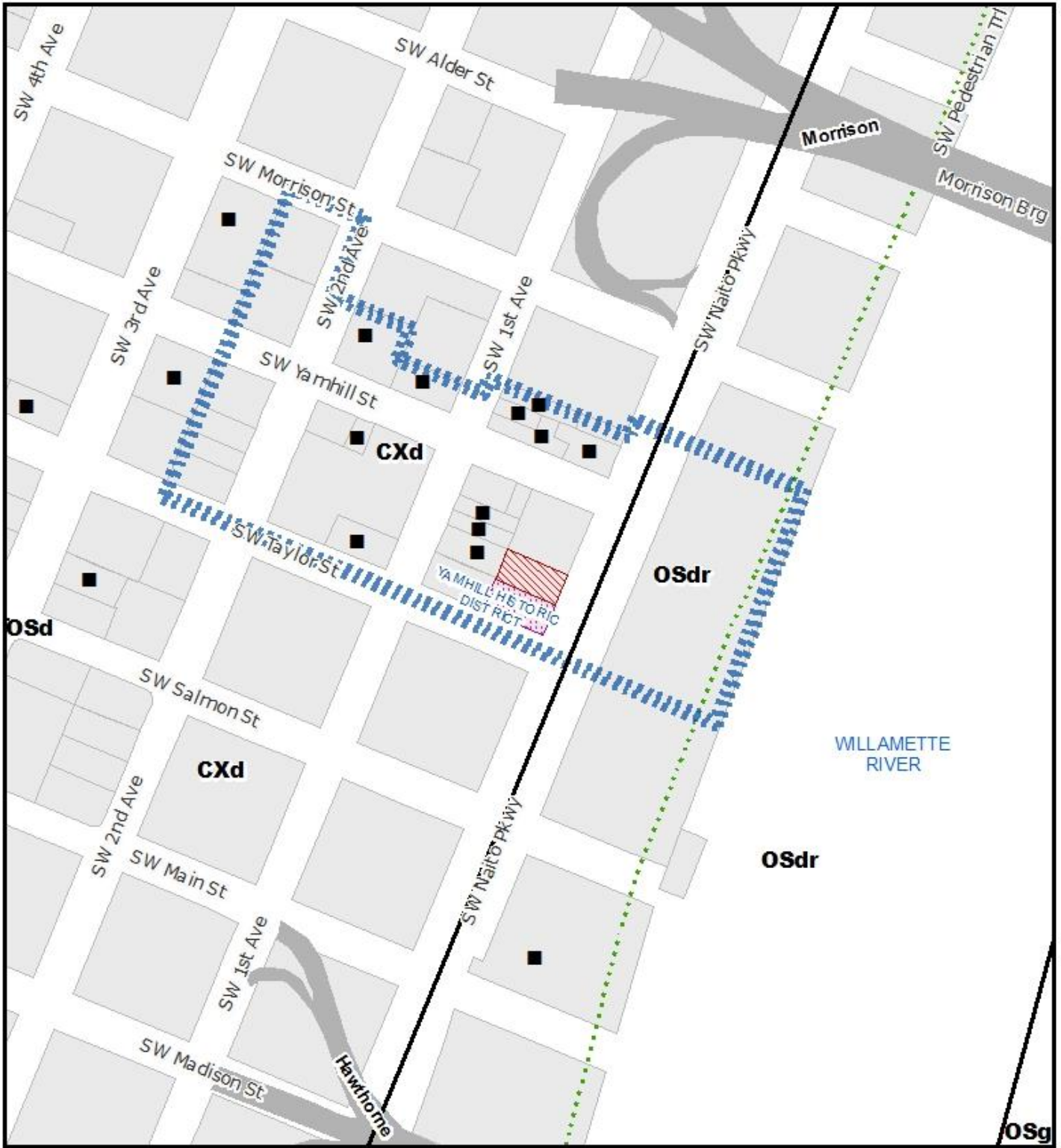
which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that 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, Floor Plan, East Elevation and Details



**ZONING**  NORTH

THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 YAMHILL HISTORIC DISTRICT

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

File No.	LU 17-251021 HR
1/4 Section	3129
Scale	1 inch = 200 feet
State ID	1S1E03BA 500
Exhibit	B Oct 04, 2017



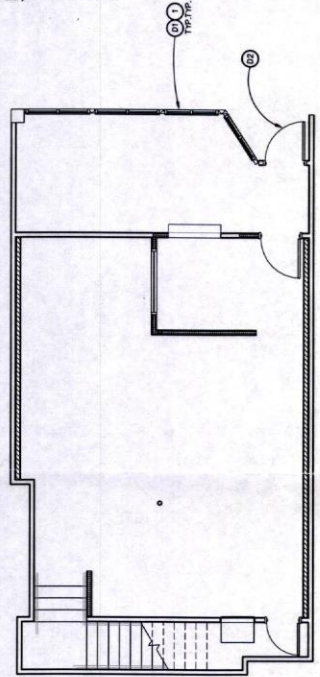
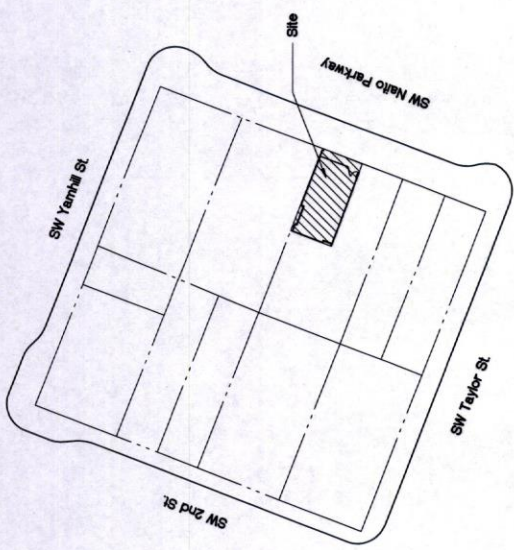
11/16/17

**Demolition Keynotes**

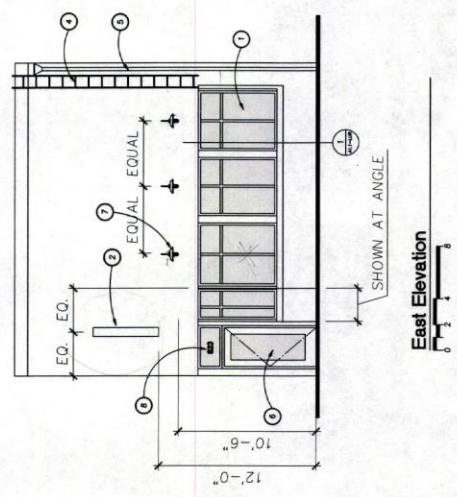
- D1. REMOVE VINYL WINDOWS
- D2. REMOVE ENTRY DOOR

**Keynotes**

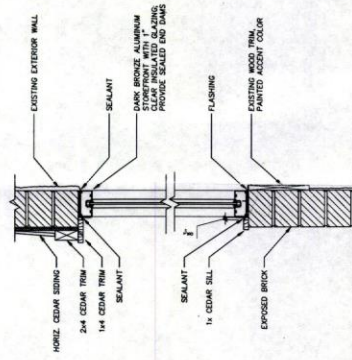
- 1. INSTALL ALUMINUM STOREFRONT WITH 1" INSULATED SIGN BY SECURITY SIGNS - SEE PLANS BY SECURITY SIGNS
- 2. EXTERIOR LIGHT FIXTURES
- 3. EXTERIOR LIGHT FIXTURES
- 4. EXISTING LADDER TO REMAIN
- 5. NEW WOOD DOOR WITH TEMPERED PULL LIGHT
- 6. BUILDING ADDRESS



**First Floor Plan**



**East Elevation**



**Section at Storefront**

Land Use Review - September 2017  
 LU 17-251031 HR