



**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](http://www.portlandoregon.gov/bds)

**Date:** 4/5/2018  
**To:** Interested Person  
**From:** Jill DeCoursey, Land Use Services  
503-823-7314/Jill.DeCoursey@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 04/26/2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-112708 DZ, in your letter. It also is helpful to address your letter to me, Jill DeCoursey. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 18-112708 DZ - NEW WINDOWS**

**Applicant:** Rand Pinson | Waechter Architecture  
3514 N Vancouver Avenue, Suite 300  
Portland, OR 97227  
[rand@waechterarchitecture.com](mailto:rand@waechterarchitecture.com)

**Owner:** Data Systems, Inc.  
516 SE Morrison Street, Suite 700  
Portland, OR 97214-2347

**Representative:** Steve Kreitzberg  
Data Systems, Inc.  
516 SE Morrison Street, Suite 700  
Portland, OR 97214

**Site Address:** **975 SE Sandy Boulevard**

**Legal Description:** BLOCK 198, LOT 1-6 & S 32' OF LOT 7, EAST PORTLAND  
**Tax Account No.:** R226513180  
**State ID No.:** 1N1E35CD 02200  
**Quarter Section:** 3031

**Neighborhood:** Buckman, contact Rick Johnson at [rickjohnson77@comcast.net](mailto:rickjohnson77@comcast.net)  
**Business District:** Central Eastside Industrial Council, contact [ceic@ceic.cc](mailto:ceic@ceic.cc)  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010

**Plan District:** Central City - Central Eastside

**Zoning:** EXd- Central Employment with Design Overlay.

**Case Type:** DZ- Design Review

**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant is seeking Design Review approval for alterations to an existing office building in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes:

- Replacement of existing tinted single pane windows with new clear energy efficient windows.
- New ground floor windows at west end of building (6 locations).
- Site improvements including: improved pedestrian connections, new short-term bike parking at main entry, improved interior parking lot landscaping, new screening enclosure for trash and recycling.

Design Review is required because the proposal is for non-exempt exterior alterations to a building within a design overlay zone, per Section 33.825.

**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
- 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 January 25, 2018 and determined to be complete on 4/3/2018.

**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](http://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.

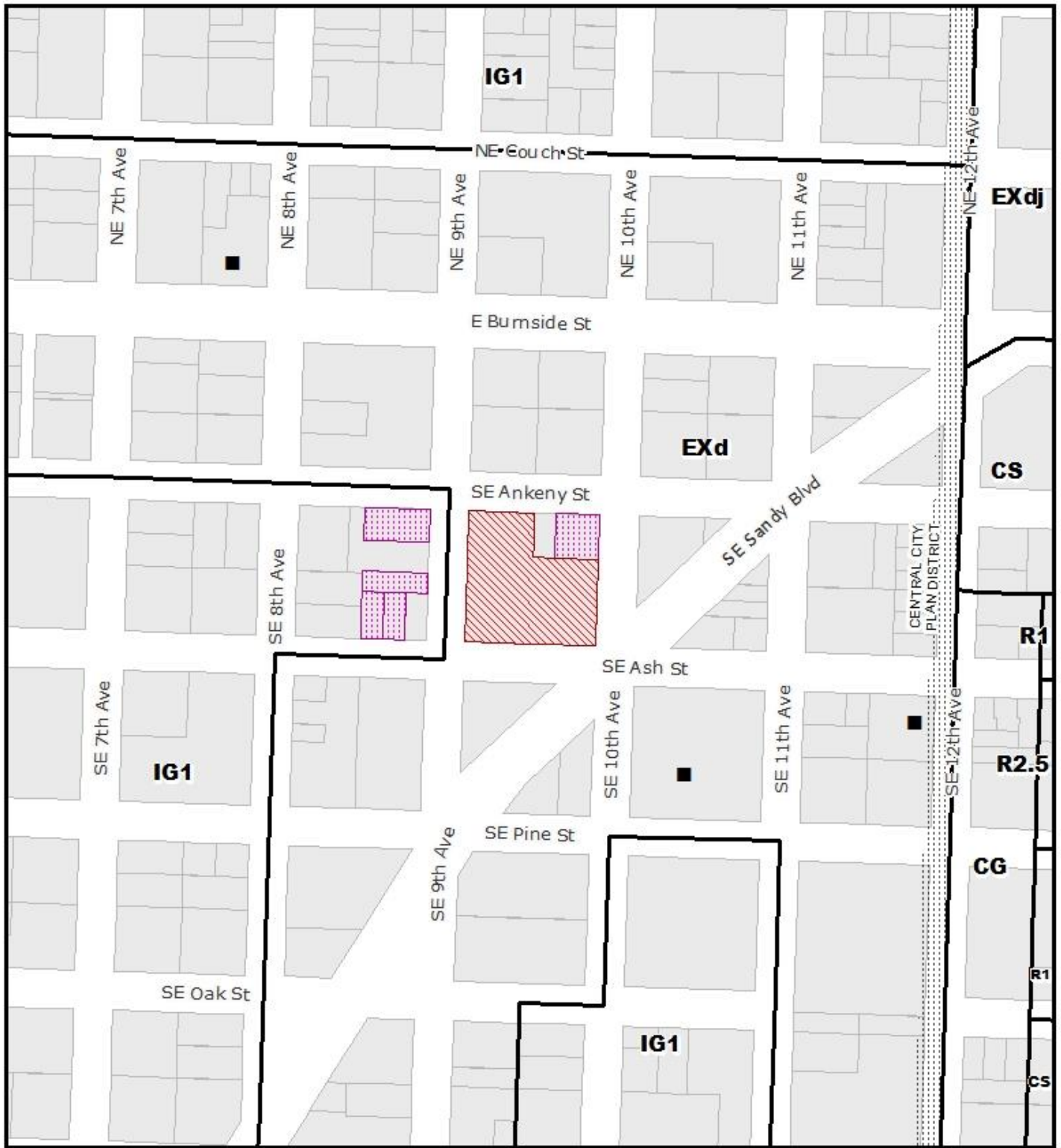
**APPEAL OF THE FINAL CITY DECISION**

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  
Building Elevations



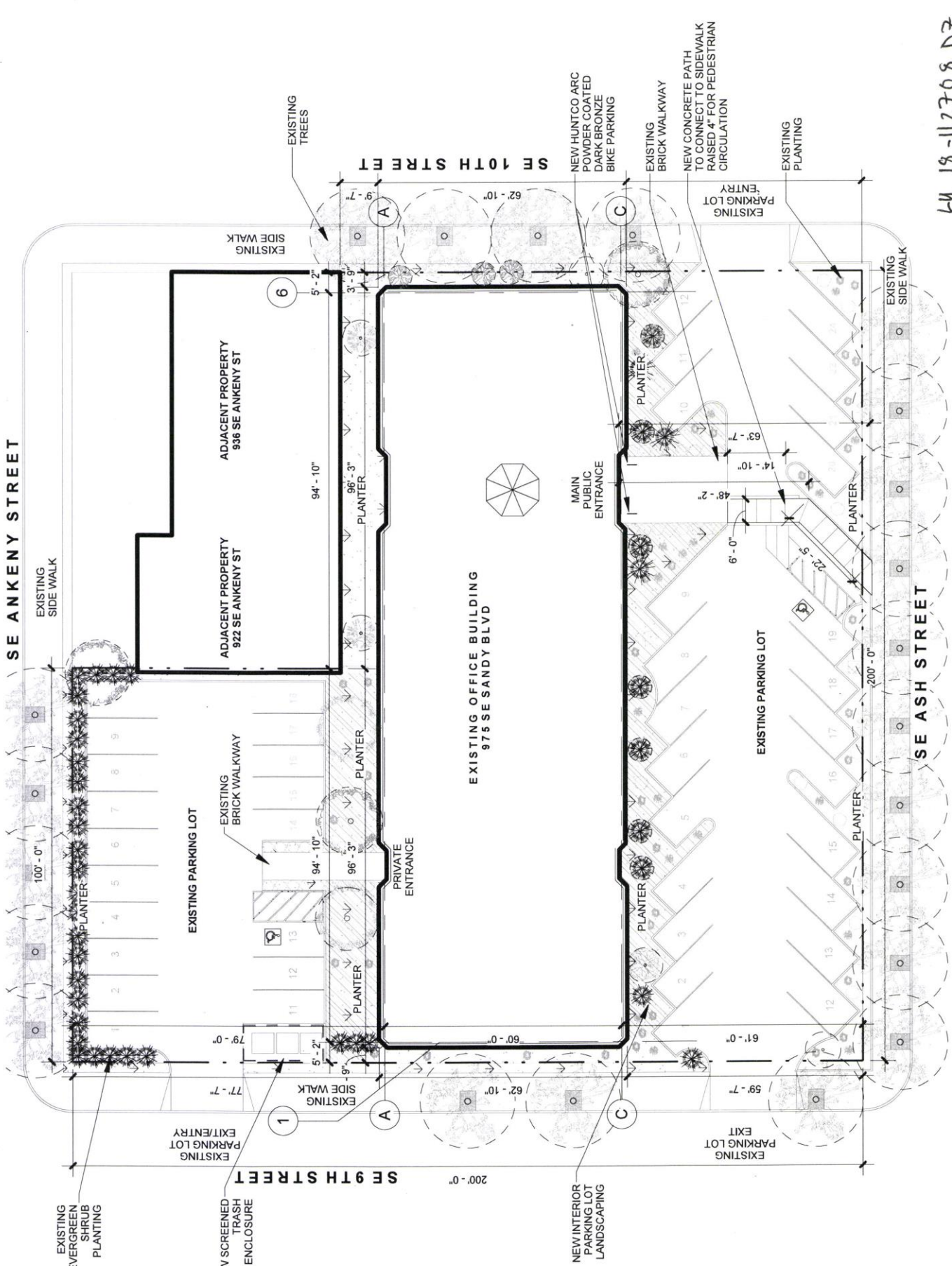
# ZONING

↑  
NORTH

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

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-112708 DZ
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 2200
Exhibit	B Jan 29, 2018

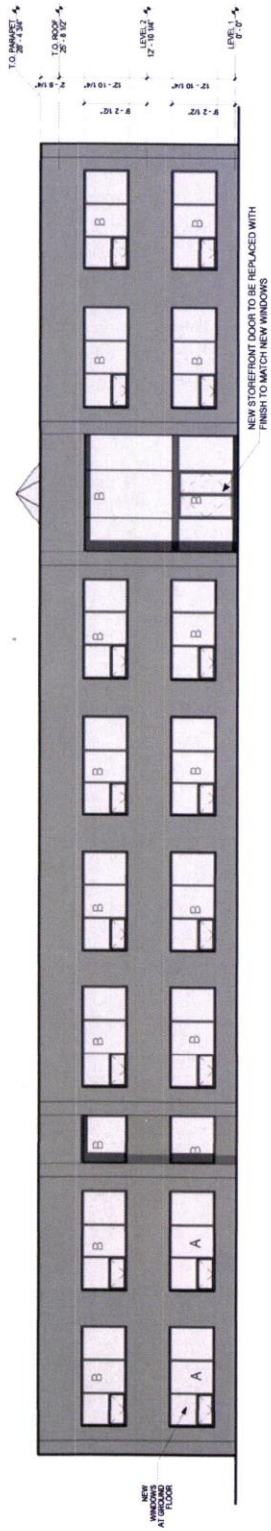


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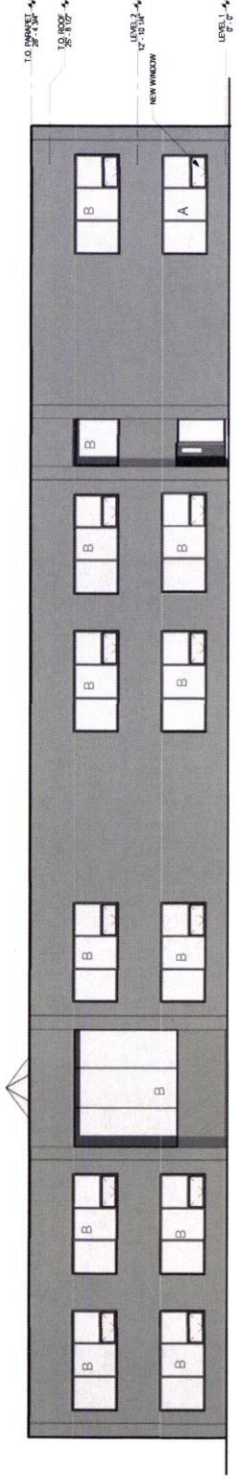
WAECHTER ARCHITECTURE

PLAZA 975 - LAND USE REVIEW SUBMITTAL - DESIGN REVIEW 2018.01.23

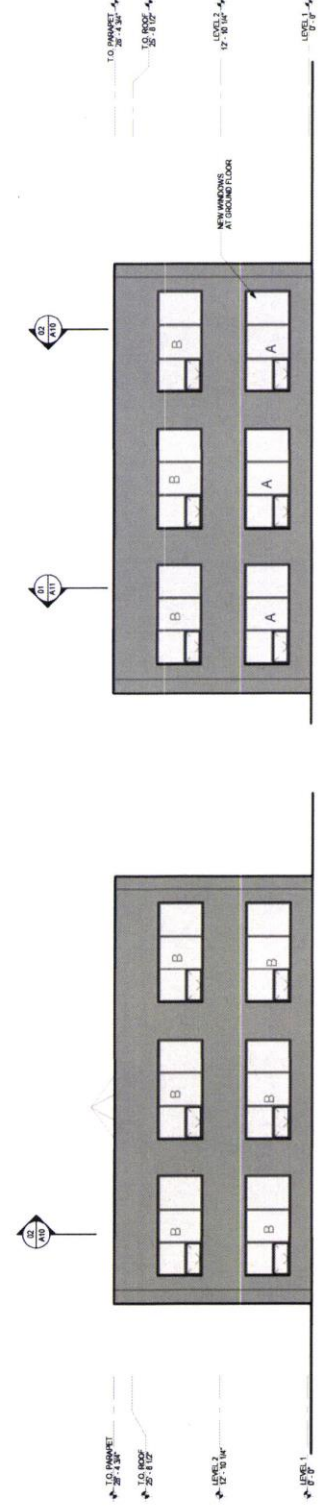
SITE PLAN



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

EAST ELEVATION

- A - NEW WINDOW
- B - EXISTING WINDOW / DOOR TO BE REPLACED

LU 18-1127-08 DZ