



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

Date: April 5, 2018
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353/Hannah.Bryant@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 April 26, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-277716 DZ, 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 17-277716 DZ – TEMPORARY ATM

Applicant: David Hardister, Woodblock Architecture
107 SE Washington Street, #250
Portland, OR 97214
503.889.0604

Owner: West Tenth LLC
155 Sansome Street #850
San Francisco, CA 94104-3610

Tenant/Renter: Lisa Merrill, Albina Community Bank
430 NW 10th Ave
Portland OR 97209

Site Address: 320 NW 10TH AVE

Legal Description: GENERAL COMMON ELEMENTS, ELIZABETH LOFTS
CONDOMINIUMS; LOT RU-106, ELIZABETH LOFTS CONDOMINIUMS

Tax Account No.: R245050010, R245055580

State ID No.: 1N1E34CB 99000, 1N1E34CB 99121

Quarter Section: 3029

Neighborhood: Pearl District, contact planning@pearldistrict.org.

Business District: Pearl District Business Association, contact info@explorethepearl.com.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District

Other Designations: None

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 proposal is for a temporary ATM, installed into an existing storefront system facing a public plaza. While the applicant's intent is to remove the ATM once construction is complete at its final location, the Design Review approval does not expire. Therefore, Design Review is required because it is a non-exempt exterior alteration in Central City.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *River District 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 1, 2017 and determined to be complete on March 28, 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.

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.

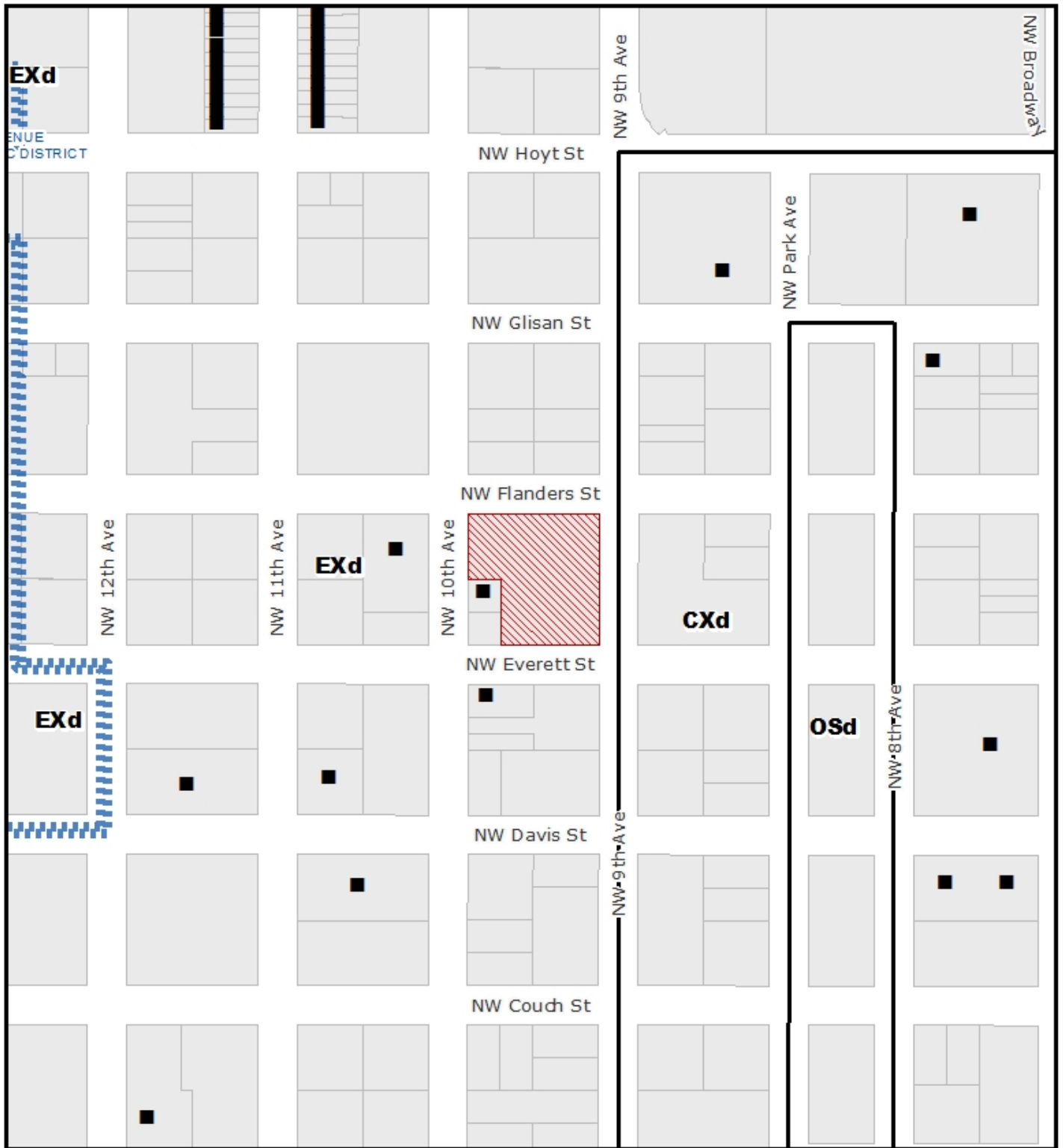
APPEAL OF THE FINAL CITY DECISION

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
Elevation



ZONING

NORTH

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

-  Site
-  Historic Landmark

File No.	LU 17-277716 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CB 99121
Exhibit	B Dec 05, 2017



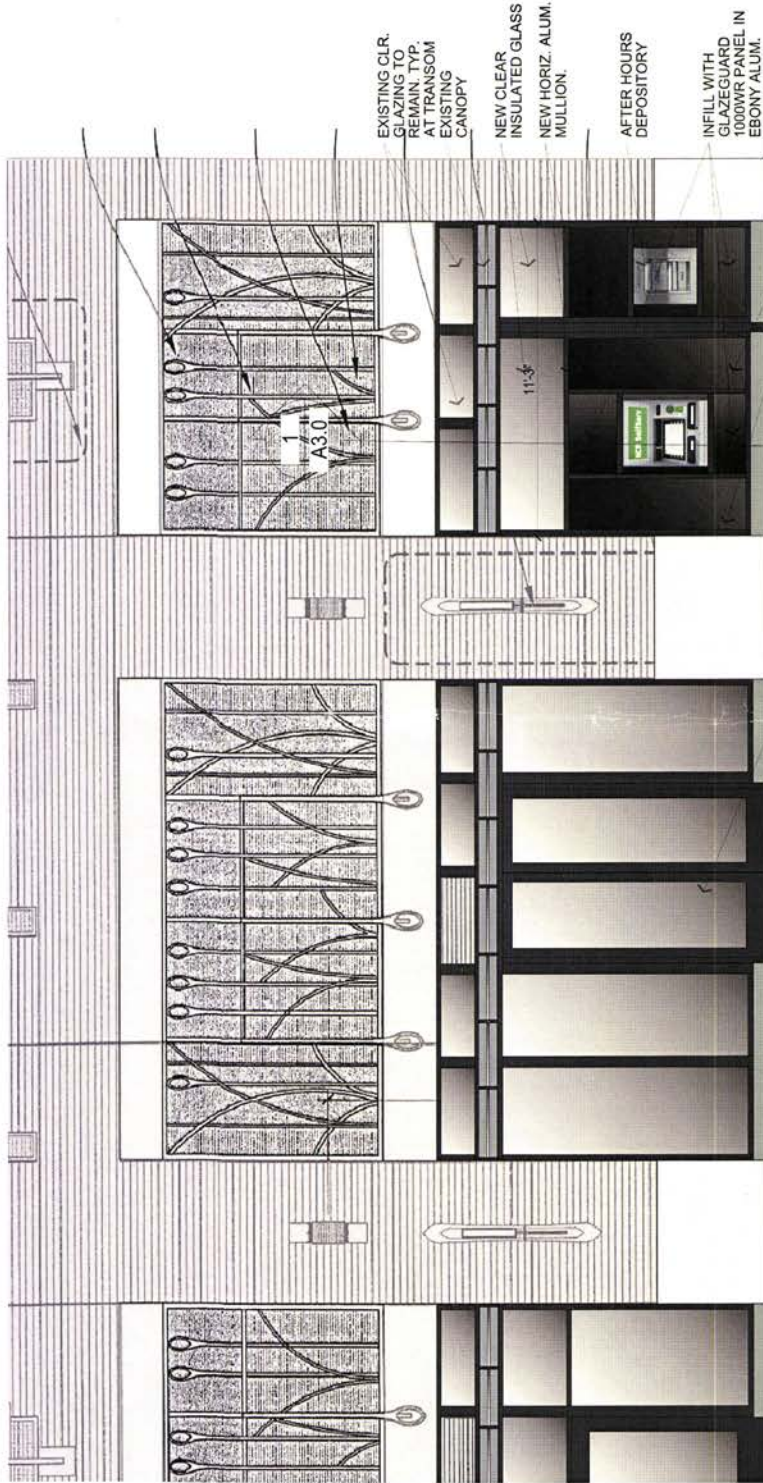
WOODBLOCK ARCHITECTURE, INC.
107 SE WASHINGTON STREET, SUITE 250
PORTLAND, OR | 97214 | P 503.889.8604

**ALBINA COMMUNITY
BANK/ TEMPORARY
BRANCH**

ATM & Night Depository
320 NW 10TH AVE.
PORTLAND, OR 97209

DR Submittal
03.09.18

A2.2
PROPOSED
ELEVATION



EXISTING
ENTRY DOORS

1 PROPOSED ENLARGED WEST ELEVATION

SCALE: 1/4" = 1'-0"



LU - 277716



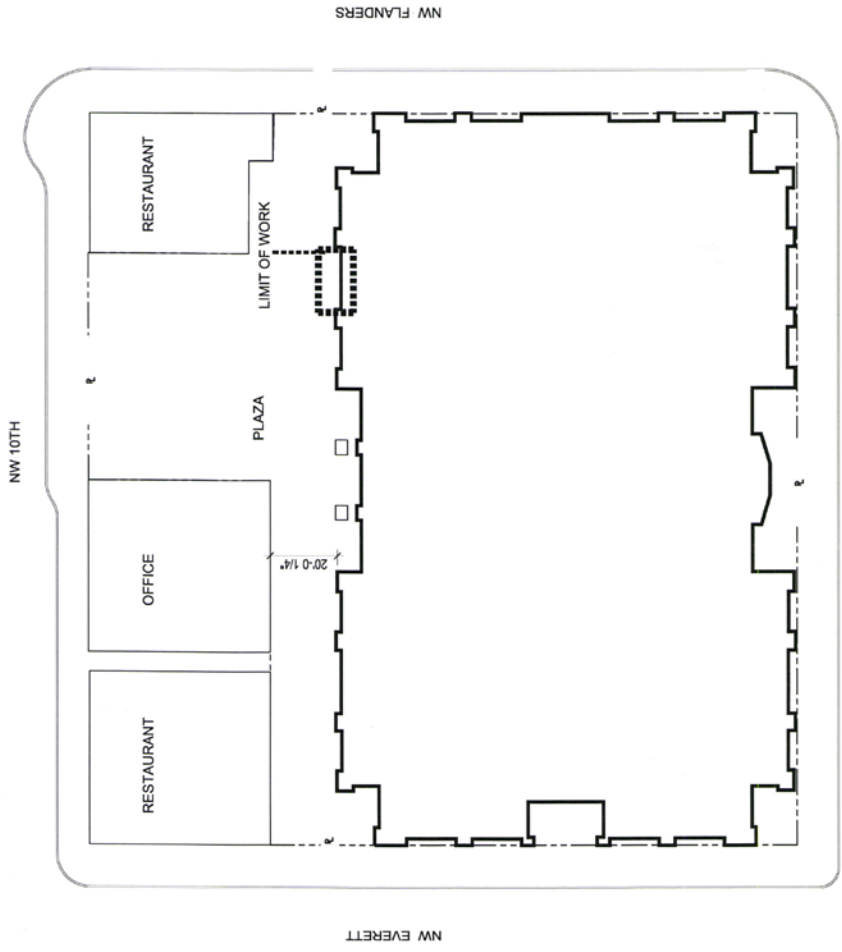
WASHINGTON STATE DEPARTMENT OF ECOLOGY
 1600 NORTH 36TH STREET, SUITE 100
 SEASIDE, WA 98134
 TEL: (206) 437-3300
 FAX: (206) 437-3301
 WWW.DOE.WA.GOV

ALBINA COMMUNITY CENTER
 IMPROVEMENT PROJECT
 BRANCH
 4th & High Street
 SEASIDE, WA 98134
 PROJECT #1510



ARCHITECTURAL SERVICES
 1000 Commercial
 SEASIDE, WA 98134
 503.725.1111

A1.0
 SITE PLAN



2 GROUND FLOOR KEY PLAN/ SITE PLAN
 SCALE

LU - 277716