



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: April 6, 2018
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 May 7, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-134156 HR, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-134156 HR – ROOFTOP MECHANICAL

Applicant: Jennifer Dzienis | Works Progress Architecture LLP
811 SE Stark St #210
Portland, OR 97214
(503) 234-2945

Owner: Marty Urman | Martha K Urman LLC
16172 SE River Forest Pl
Milwaukie, OR 97267

Site Address: 511-517 SE MORRISON ST

Legal Description: BLOCK 124 LOT 3 EXC PT IN ST LOT 4 EXC PT IN STS LAND & IMPS
SEE R150220 (R226508451) FOR BILLBOARD, EAST PORTLAND

Tax Account No.: R226508450

State ID No.: 1S1E02BB 05000

Quarter Section: 3131

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside

Other Designations: Historic/Noncontributing Resource in the East Portland/ Grand Avenue Historic District

Zoning: EX – Central Employment with Design and Historic Resource Protection Overlays
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 approval to install two (2) new condensing units, two (2) new intake units, and two (2) new exhaust fans on the roof of an existing building located at 511-517 SE Morrison Street in the East Portland/Grand Avenue Historic District. The two (2) proposed new condensing units are approximately 2'-9" tall by 3'-4" wide, set onto a curb, and setback a minimum of 10' from the western roof edge along SE Grand Avenue and a minimum of 59' from the southern roof edge along SE Morrison Street. The two (2) proposed intake units are each 4'-5" tall and 14'-4" long, and the two (2) proposed exhaust fans are each 2'-9" tall and 3'-3" in diameter and set onto a 1'-8" curb. The new intake units and exhaust fans are proposed to be located on the north-east corner of the roof setback a minimum of 41' from the western roof edge along SE Grand Avenue and a minimum of 49' from the southern roof edge along SE Morrison Street.

The proposal includes non-exempt exterior alterations to a Historic District. Therefore, Historic Resource Review is required.

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:

- *Design Guidelines for East Portland/Grand Avenue Historic Design Zone*
- *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 March 13, 2018 and determined to be complete on April 3, 2018.

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.

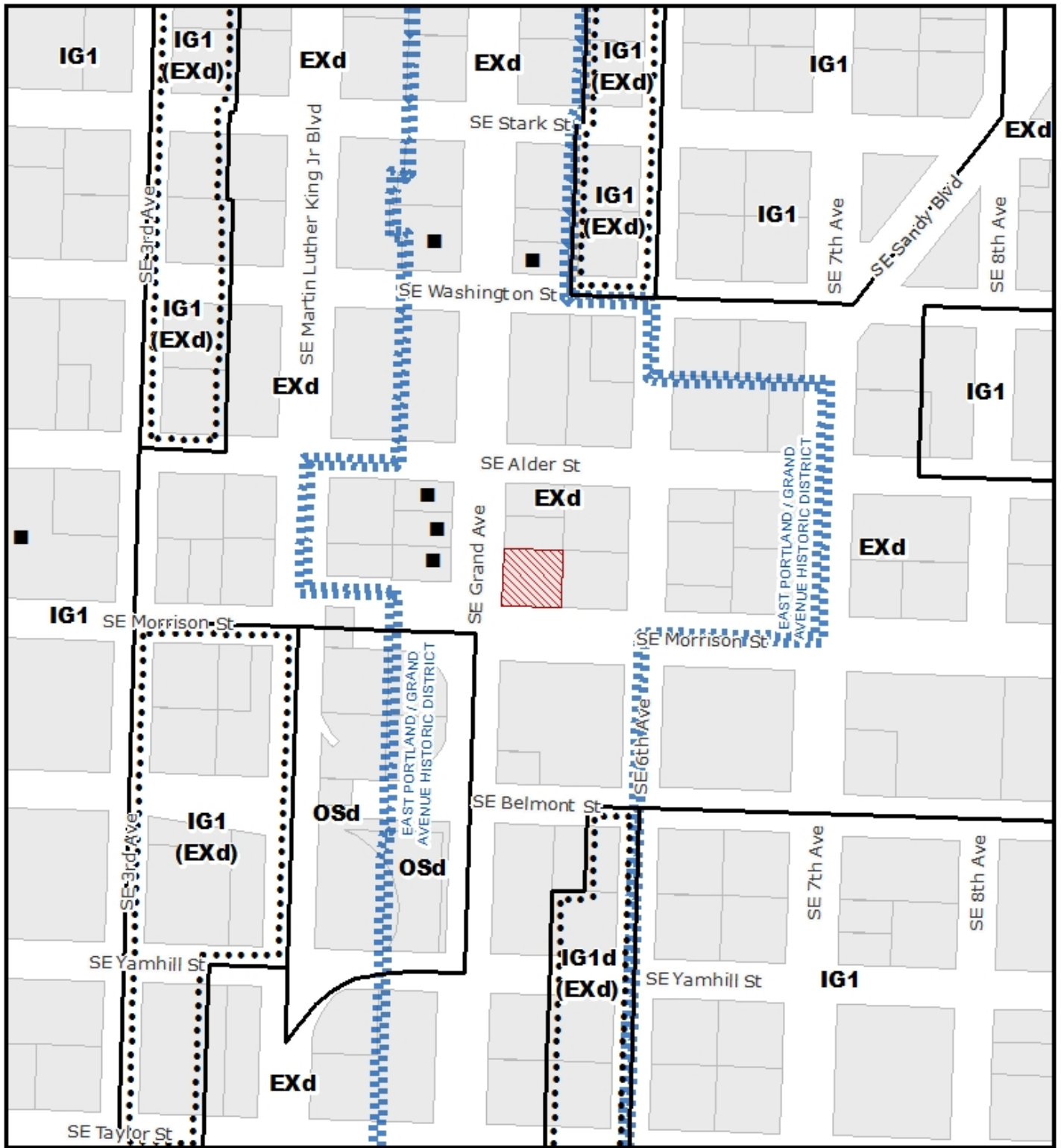
APPEAL PROCESS

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
Roof Plan
Elevations



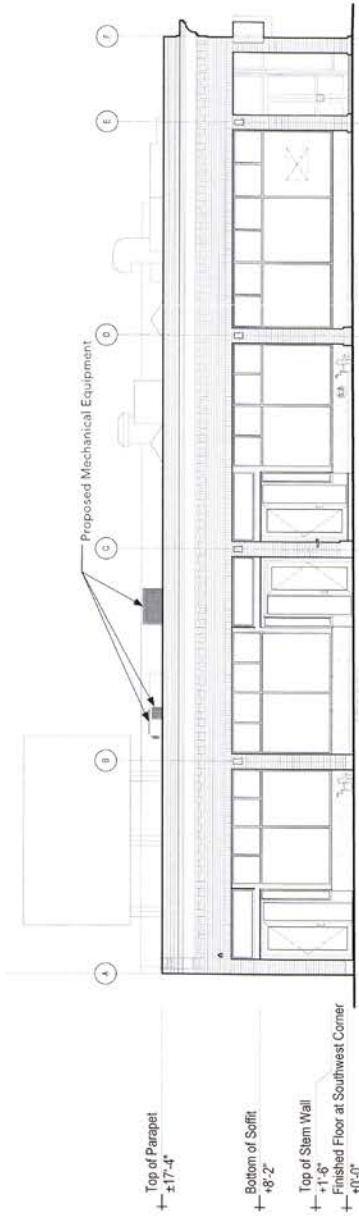
ZONING

NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT
 EAST PORTLAND / GRAND AVENUE
 HISTORIC DISTRICT

-  Site
-  Historic Landmark

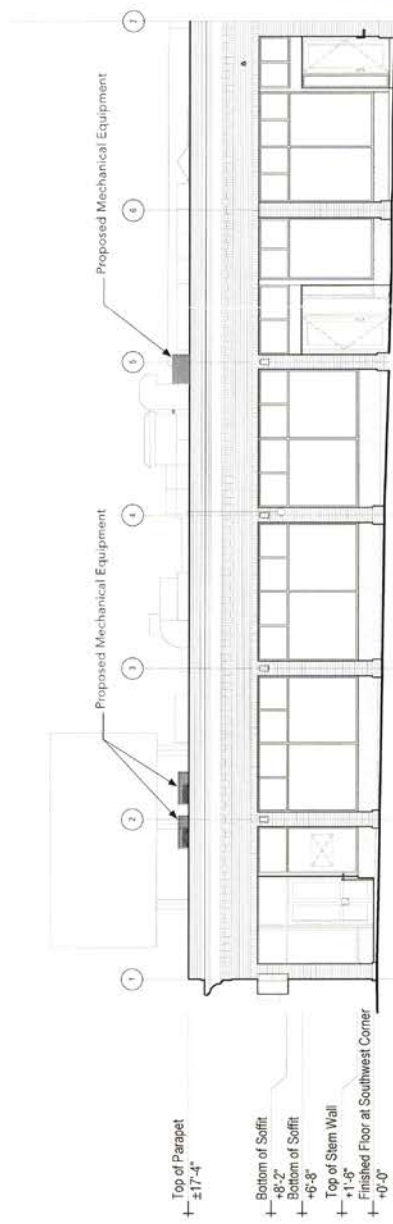
File No.	LU 18-134156 HR
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 5000
Exhibit	B Mar 20, 2018



Existing Billboard



Existing Photo - West Elevation
From West Side of Grand Ave



Existing Billboard

Existing Mechanical Equipment



Existing Photo - South Elevation
From South Side of Morrison St

Scale: 3/32" = 1'-0"

NOTES

1. Existing Mechanical Equipment and Billboard to Remain
2. Proposed Mechanical Equipment

ELEVATIONS AND EXISTING PHOTOS