



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 7, 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 May 29, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-131207 DZ GW, 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 18-131207 DZ GW- LANDSCAPE, ADA AND STOREFRONT UPGRADES AT EXISTING OFFICE BUILDING

Applicant: Joseph Storr | FFA Architecture + Interiors
520 SW Yamhill Street, Suite 900
Portland, OR 97204
503.222.1661

Owner's Representative: Christopher Ebersole | WL-SKB Johns Landing 5550 Owner LLC
810 NW Marshall Street, Suite #300
Portland, OR 97209

Owner: WL-SKB Johns Landing
5100 Owner LLC | Shorenstein Properties L
San Francisco, CA 94104

Site Address: **5100 SW MACADAM AVE**

Legal Description: TL 100 0.53 ACRES, SECTION 15 1S 1E; TL 1600 1.19 ACRES, SECTION 15 1S 1E; TL 200 1.80 ACRES, SECTION 15 1S 1E

Tax Account No.: R991150260, R991150400, R991151100

State ID No.: 1S1E15BD 00100, 1S1E15BA 01600, 1S1E15BD 00200

Quarter Section: 3529

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.

Business District: South Portland Business Association, contact info@southportlanddba.com.

District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.

Plan District: Macadam
Other Designations: None
Zoning: CSd,g-Store Front Commercial with Design Overlay and River General Greenway Overlay
Case Type: DZ GW- Design Review with Greenway Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for landscape and storefront renovations at an existing commercial building in the Macadam Plan District. The scope of the proposal includes:

- Inserting new storefront at the ground level to enclose an existing recessed entrance, resulting in an addition of approximately 310 square feet;
- Replacing existing canopies with new canopies;
- Replacing existing entry stairs and ramps with new, ADA compliant access;
- Parking lot improvements to enhance ADA access, add perimeter landscaping and improve stormwater treatment;
- New seating and landscape improvements,
- Other site improvements as necessary to fulfill non-conforming upgrade obligations.

Design Review is required for non-exempt exterior alterations in sites with the 'd' overlay.

Relevant Approval Criteria:

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

- *Macadam Corridor Design Guidelines*
- *Willamette Greenway Design Guidelines*
- *Macadam Plan District – 33.550*

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 15, 2018 and determined to be complete on May 1, 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.

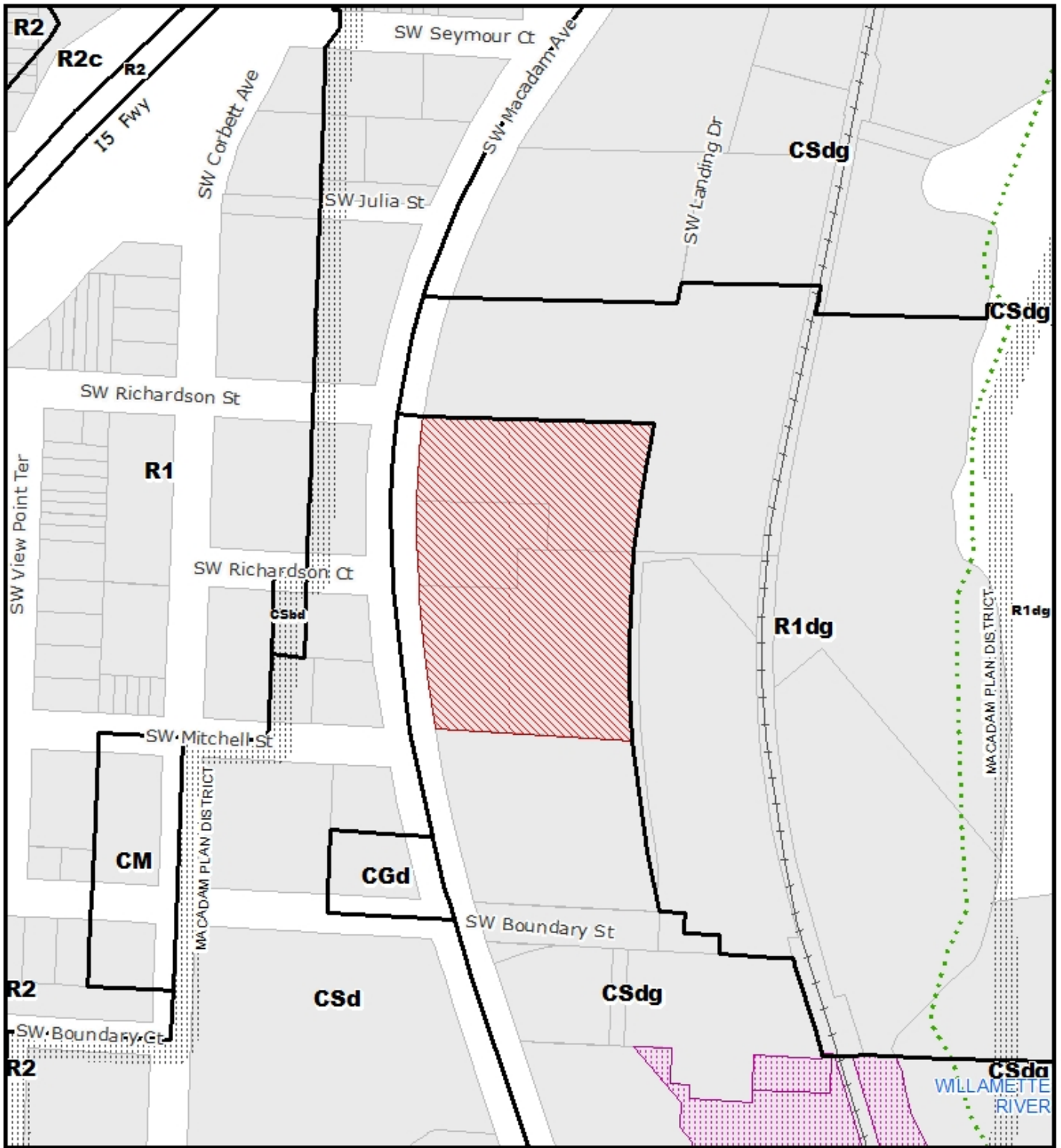
APPEAL OF THE FINAL CITY DECISION

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
Landscape Plan



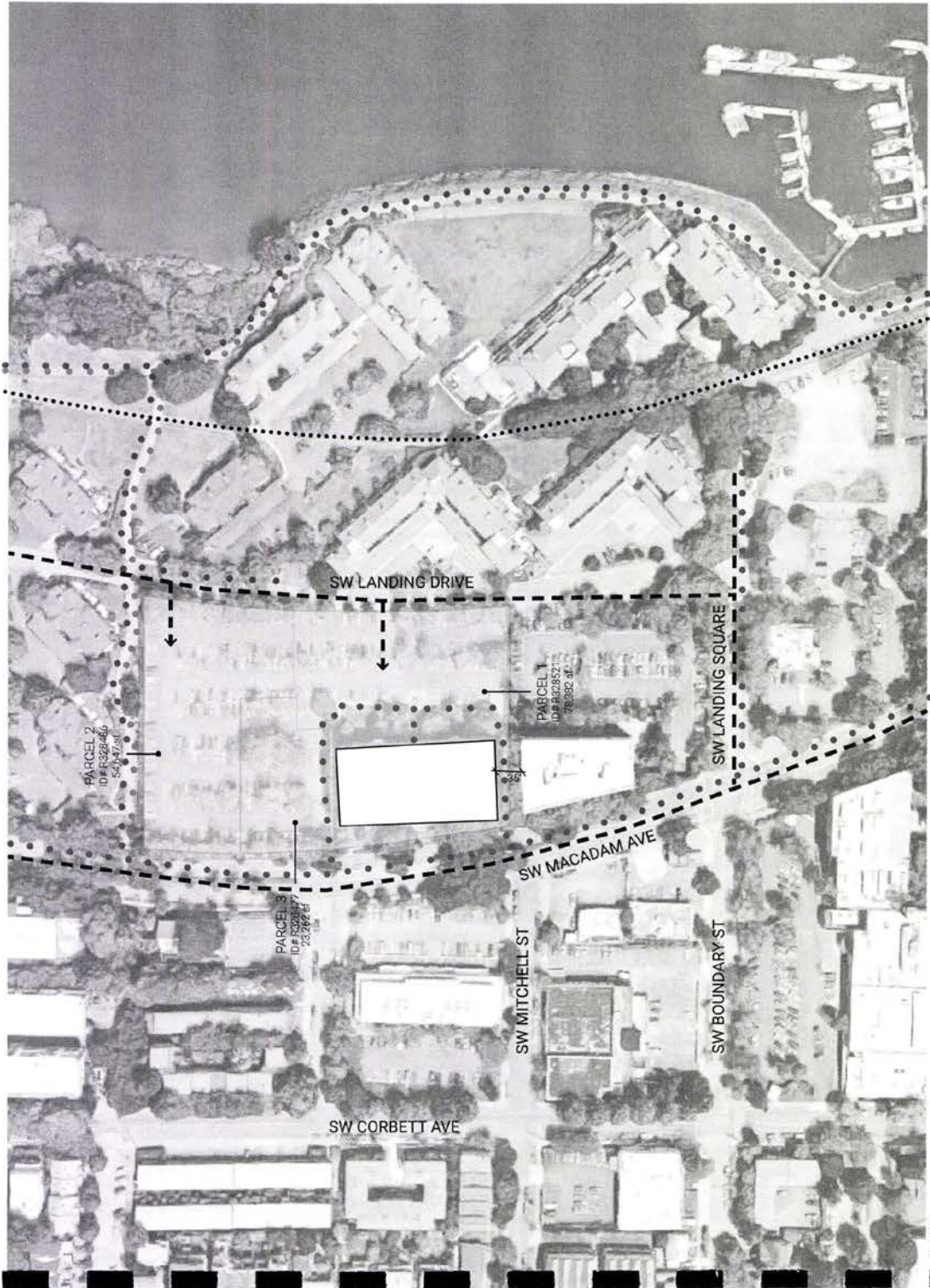
ZONING

THIS SITE LIES WITHIN THE:
MACADAM PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Recreational Trails

File No.	LU 18-131207 DZ GW
1/4 Section	3529
Scale	1 inch = 200 feet
State ID	1S1E15BD 200
Exhibit	B Mar 21, 2018

VICINITY PLAN

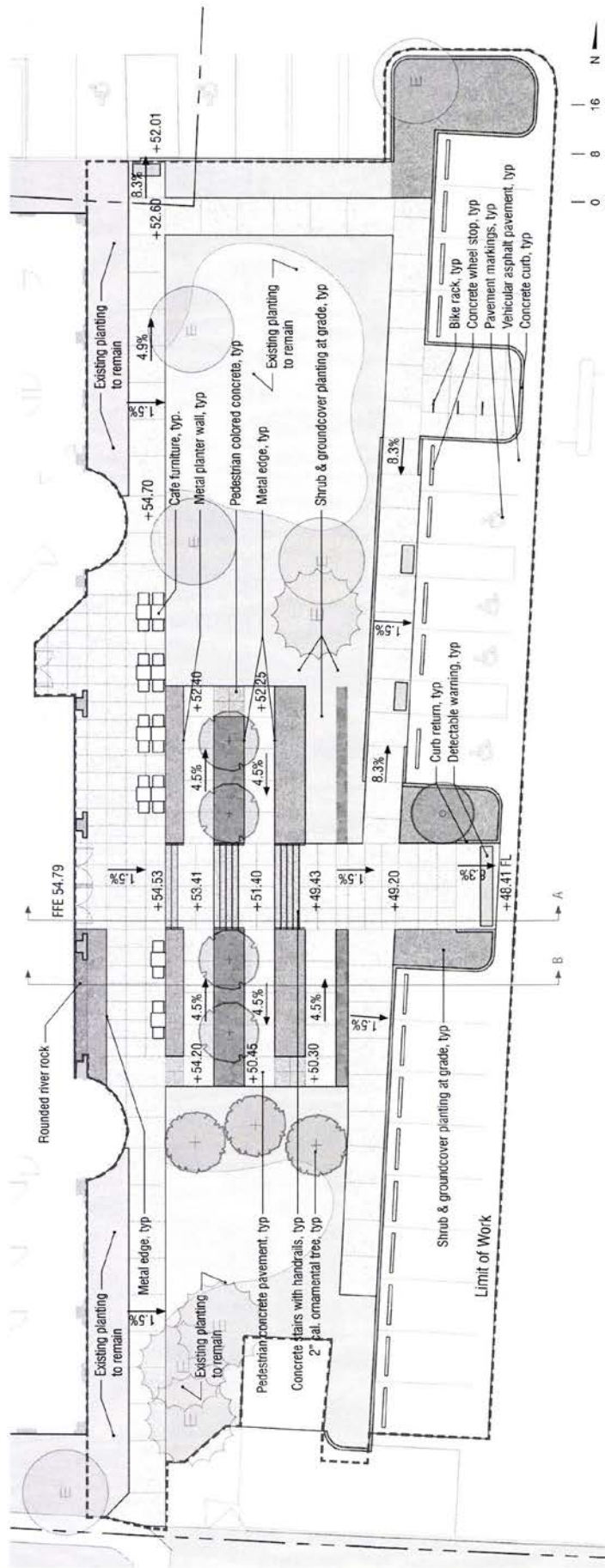


FFA ARCHITECTURE & INTERIORS | 01.30.2018

LU 18-131207 D2 GW

PAGE 20 LU 18-131207 D2 GW

LANDSCAPE PLAN



Notes:

1. See Civil drawings for all vehicular and utility improvements.
2. Metal edges to extend 6" above grade minimum. edges to be 1/4"x10" corten steel bar, headed studs welded to steel bar at 24" OC and set in adjacent concrete pavement.
3. All stairs to include metal handrails on both sides.
4. All walks to be 6' wide minimum.

LU 18-131207