



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
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 11, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676/Emily.Hays@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 July 2, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-179994 DZ, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 18-179994 DZ – UNION ARMS AWNING

Applicant: Andy Spearing | Pike Awning Co
7300 SW Landmark Lane | Portland, OR 97224
andy@pikeawning.com

Owner: Union Arms LLC
1800 SW 1st Avenue #220 | Portland, OR 97201

Site Address: **131 NE MLK Boulevard**

Legal Description: BLOCK 75 LOT 7&8 EXC PT IN ST, EAST PORTLAND
Tax Account No.: R226505010
State ID No.: 1N1E34DA 03100
Quarter Section: 3030

Neighborhood: Kerns, contact Elliott Mantell at commonchiro@yahoo.com
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: 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 applicant is seeking Design Review Approval for a new fabric awning on the east elevation at the Union Arms building. The new dome awning is proposed to be 6'-1" wide and projects out 5' from the building face, featuring 8" tall lettering on the valance. The frame structure is anchored with 3/8" wedge bolts through the frame into concrete in 5 locations around the entry arch.

Design Review is required for non-exempt awnings in the Central City Plan 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 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 May 31, 2018 and determined to be complete on June 6, 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.

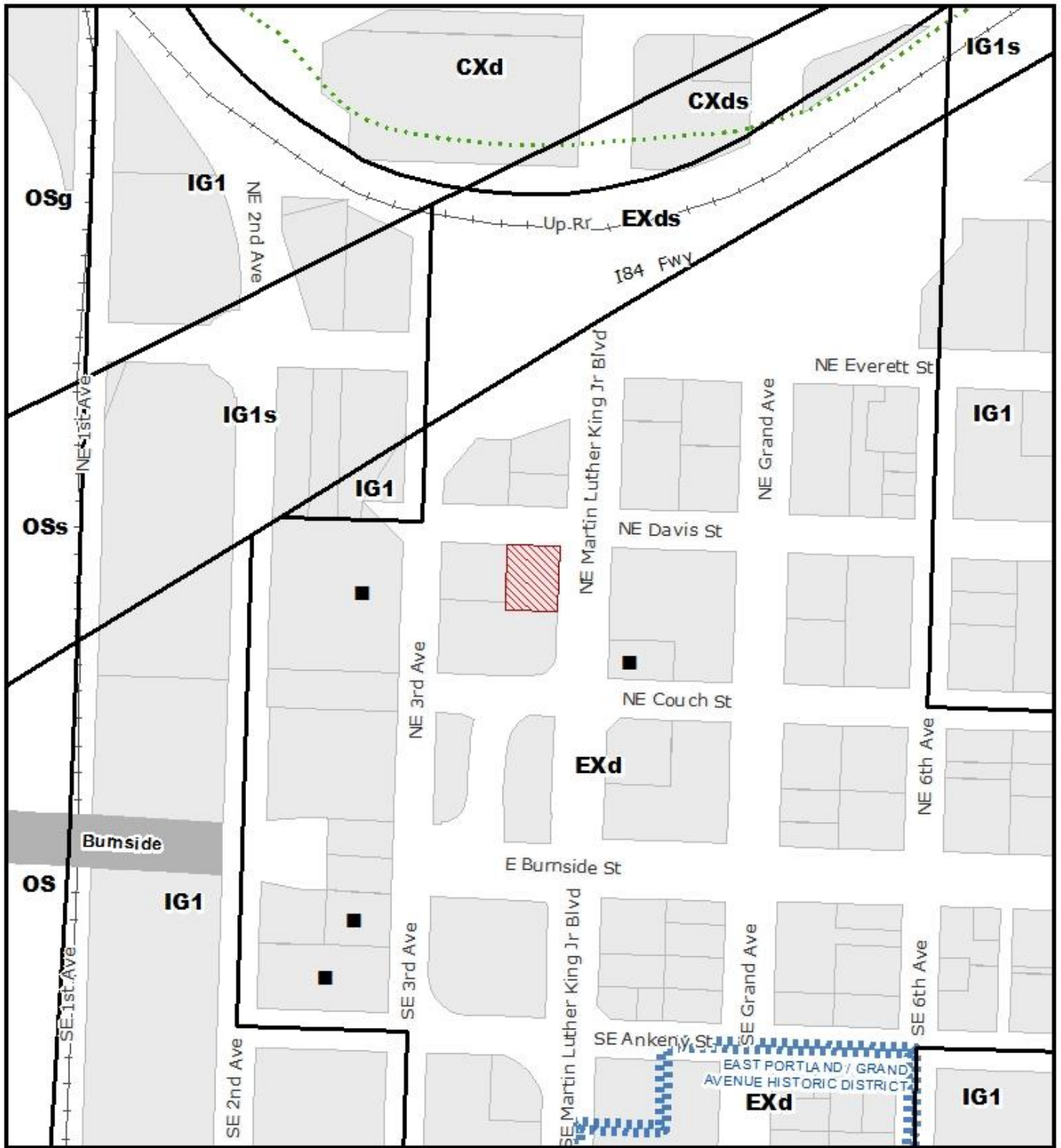
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Elevation



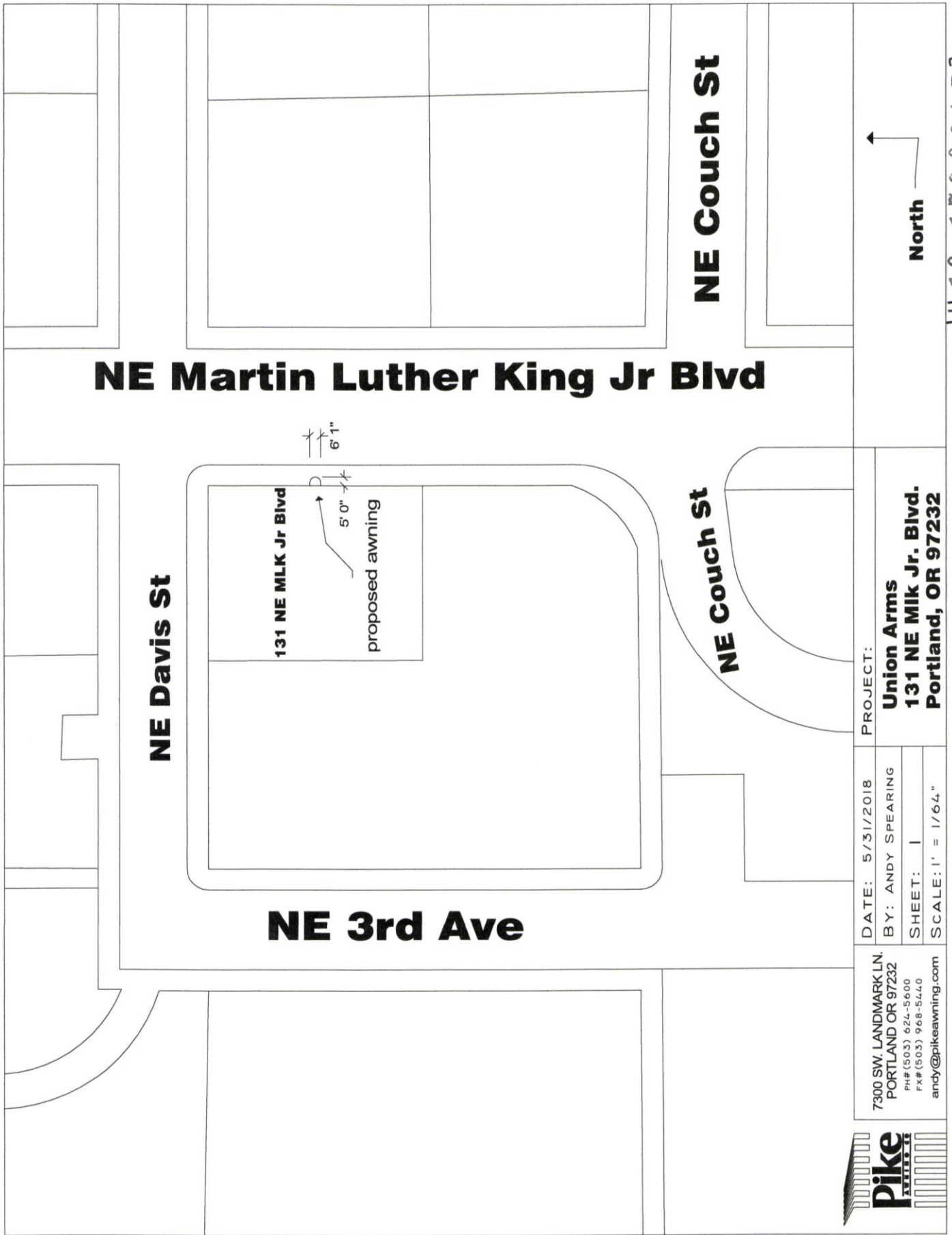
ZONING



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

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 18-179994 DZ
1/4 Section	3030
Scale	1 inch = 200 feet
State ID	1N1E34DA 3100
Exhibit	B Jun 05, 2018



PROJECT:

**Union Arms
131 NE MLK Jr. Blvd.
Portland, OR 97232**

DATE: 5/31/2018

BY: ANDY SPEARING

SHEET: 1

SCALE: 1" = 1/64"

7300 SW LANDMARK LN
PORTLAND OR 97232

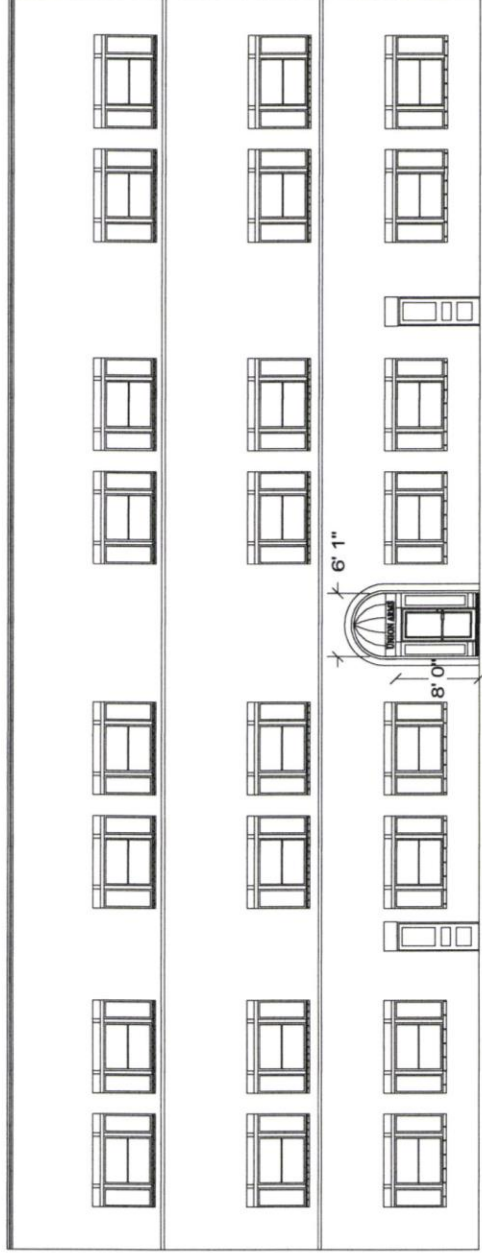
PH# (503) 624-5600
FX# (503) 968-5440

andy@pikeawning.com



LM 18 - 179994 DZ

EAST ELEVATION OF 131 NE MLK JR BLVD



proposed awning is 8' 0" off the ground and projects out 5'



7300 SW LANDMARK LN.
 PORTLAND OR 97232
 PH# (503) 624-5600
 FX# (503) 968-5440
 andy@pikeawning.com

DATE: 5/31/2018
 BY: ANDY SPEARING
 SHEET: 1
 SCALE: 1/16" = 1'

PROJECT:
 UNION ARMS
 131 NE MLK JR BLVD
 PORTLAND, OR

LA 18-179994 DZ