



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: July 9, 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 July 30, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-176494 HR, 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 18-176494 HR – NEW CANOPY

Applicant: Jennifer Dzienis | Works Progress Architecture LLP
811 SE Stark Street #210 | Portland, OR 97214
jennifer@worksarchitecture.net

Owner: Bridgehead Development LLC
75 SE Yamhill Street #201 | Portland, OR 97214

Site Address: **123 NE 3rd Avenue**

Legal Description: BLOCK 68 INC PT VAC ST LOT 1&8 LOT 2&3&6&7 INC PT VAC ST LOT 4&5; HISTORIC PROPERTY; POTENTIAL ADDITIONAL TAX, EAST PORTLAND

Tax Account No.: R226504340
State ID No.: 1N1E34DA 02800
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: Historic Landmark

Zoning: **EXd** – Central Commercial with Design Overlay and Historic Resource Protection Overlay

Case Type: **HR** – Historic Resource Review
Procedure: **Type II**, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant is seeking Historic Resource Review approval for alternations to a Historic Landmark in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes the installation of a new painted steel canopy with integrated LED lighting at the west elevation of the building and a new 8-1/2" by 14'-0" painted sign on the face of the new canopy.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations of a Historic Landmark.

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
- Criteria in Section 33.846.060 G
- 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 23, 2018 and determined to be complete on July 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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks 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.

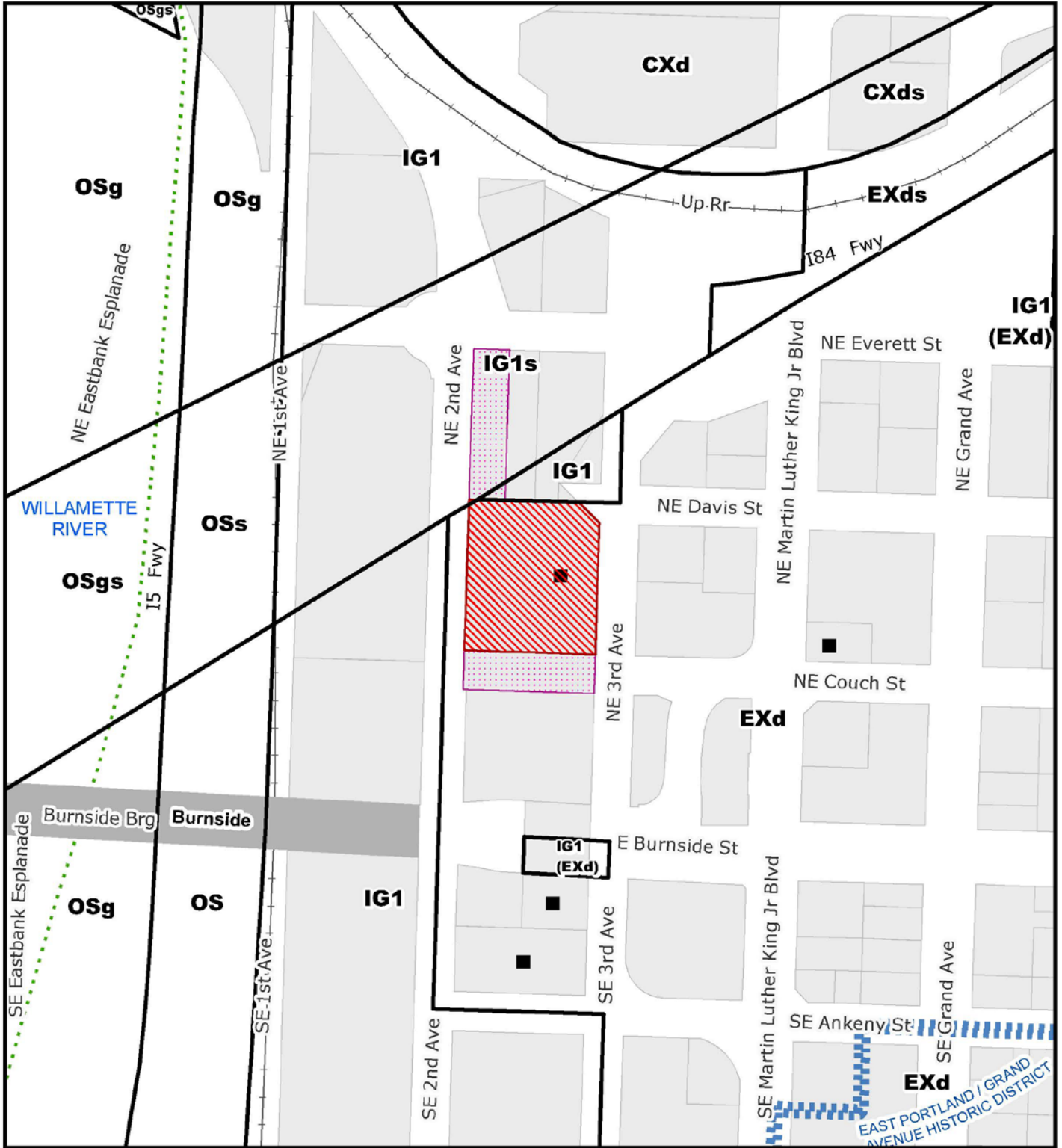
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).


Enclosures:

Zoning Map






Site Plan

Proposed Canopy Plan & Elevation

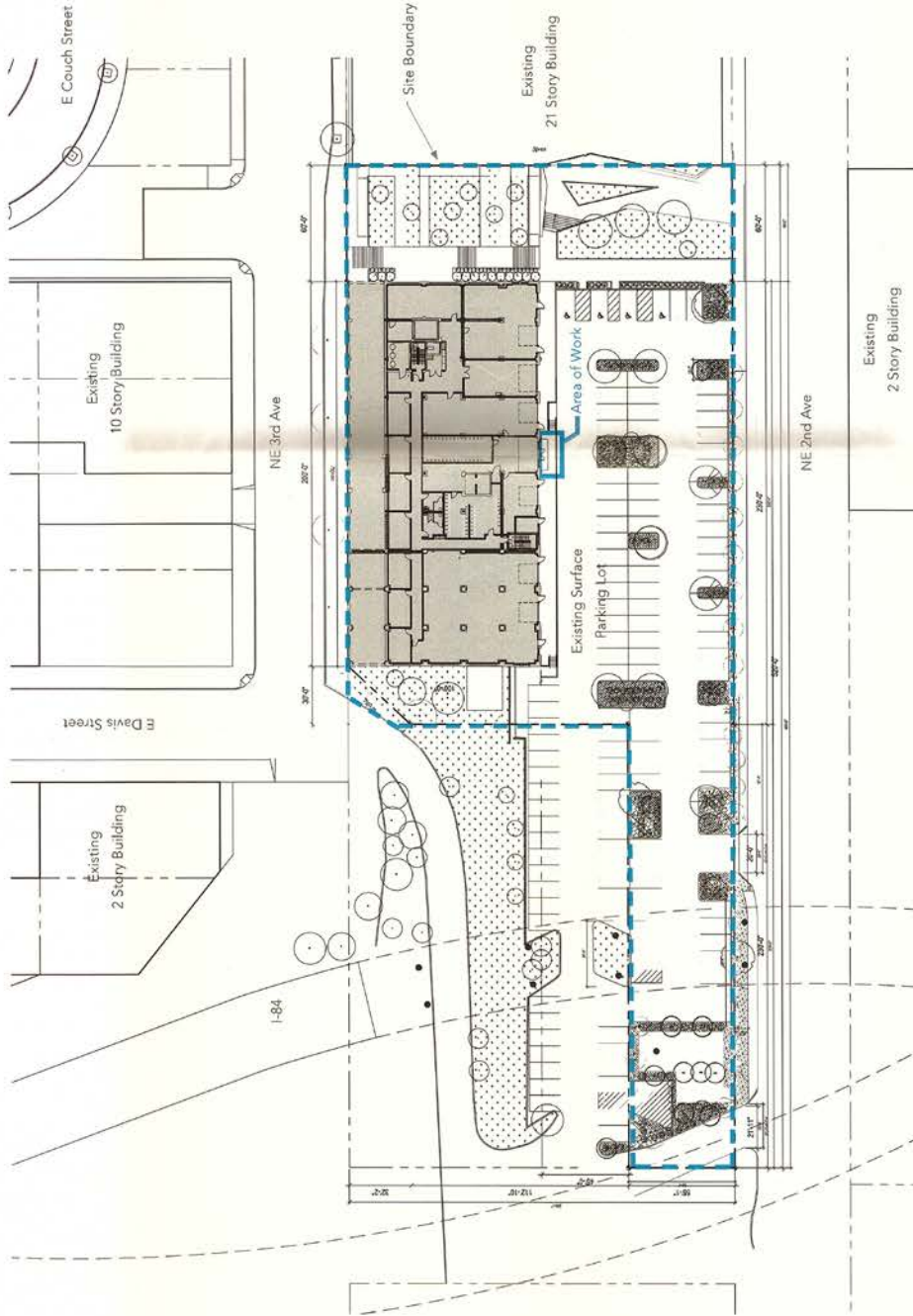


ZONING 
 NORTH

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

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

| | |
|-------------|-------------------|
| File No. | LU 18-176494 HR |
| 1/4 Section | 3030 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E34DA 2800 |
| Exhibit | B May 25, 2018 |

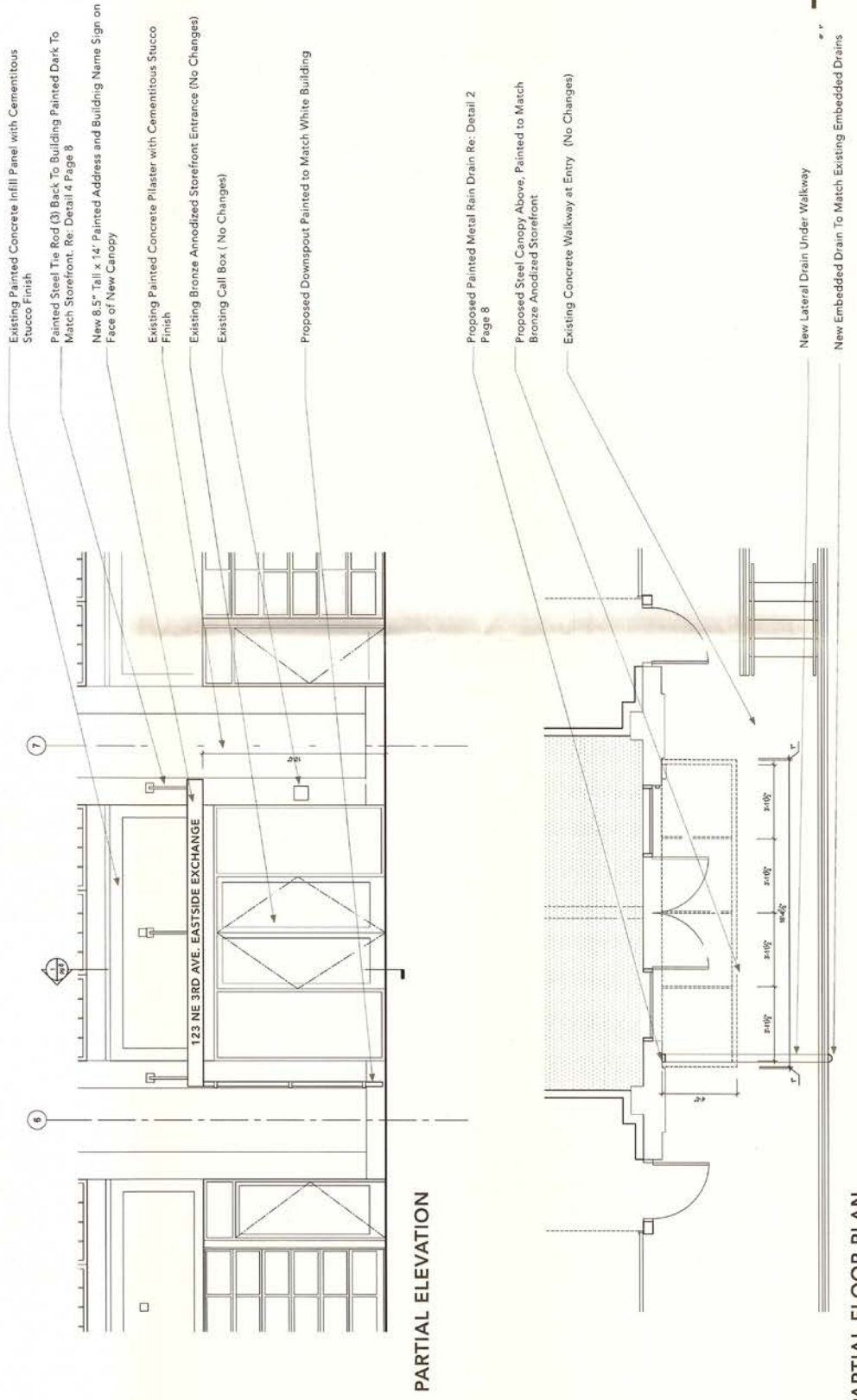


Scale: 1/32" = 1'-0"
 Z ←

- NOTES**
1. Scope of Work for East Elevation Canopy Only
 2. Bike Parking Provided with Prior Improvements
 3. No Change to Vehicular Parking or Loading
 4. No Changes to Roof Drainage or Existing Stormwater Disposal to City Main

--- Site Boundary

EXISTING SITE PLAN



PARTIAL ELEVATION

PARTIAL FLOOR PLAN

PROPOSED CANOPY PLAN & ELEVATION

LU 18-176494 RE