



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: September 12, 2018
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@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 October 3, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-227947 DZM, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-227947 DZM – DEMOLITION OF REAR 1/3 OF ARTIST REPERTORY THEATER BUILDING

Applicant: Matthew Lillard | Baysinger Partners Architecture PC
1006 SE Grand Avenue #300 | Portland, OR 97214
mattl@baysingerpartners.com

Owner: Artists Repertory Theatre
1515 SW Morrison Street | Portland, OR 97205-1814

Owner's Representative: D Carter Macnichol | Shiels Oblatz Johnson Inc
1140 SW 11th Avenue Suite 500 | Portland, OR 97205

Damasco Rodriguez | Artists Repertory Theatre
1515 SW Morrison Street | Portland, OR 97205

Site Address: **1515 SW Morrison Street**

Legal Description: BLOCK 316 LOT 1-8, PORTLAND
Tax Account No.: R667733460
State ID No.: 1N1E33DC 01700
Quarter Section: 3028

Neighborhood: Goose Hollow, contact Jerry Powell at planning@goosehollow.org
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at tina@stadiumdistrictpdx.biz

District Coalition: Neighbors West/Northwest, contact Mark Sieber at mark@nwnw.org

Plan District: Central City - Goose Hollow
Other Designations: None

Zoning: **CXd** – Central Commercial with Design Overlay
Case Type: **DZM** – Design Review with Modifications
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks design review approval for exterior alterations to the Artists Repertory Theater, an existing structure located on a full block site bounded by SW Morrison St, SW 15th Ave, SW Alder St and SW 16th Ave in the Goose Hollow Subdistrict of the Central City Plan District. The theater building spans 3/4 of the block, with the final 1/4 block occupied by surface parking. The project will involve a partial demolition of the existing structure to remove the third of the building that sits on the north half of the block. The theater will consolidate its operations to the southern half of the block and a new development is proposed for the northern half of the block.

The proposal will include demolition of approximately 19,927 square feet of building - an approximately 100' x 100' portion of building - in the northwest corner of the site. In addition to the reduction in square footage this project includes the following exterior changes to the building:

- Infilling the north wall due to the removal of square footage.
- Removal of all existing openings in the north façade to comply with future building code requirements of entries at a zero-lot line.
- Installation of a new garage door in the north façade underground parking to coordinate vehicular access with the future multi-story building.
- Painting a portion of the north façade red to match the existing design scheme of the building.
- Enlargement of the existing vehicular access to SW 15th.
- Removal of the exiting vehicular access to SW 16th.
- Re-striping of the existing underground parking due to the change in vehicular access points.
- Removal of three (3) vent openings into the underground parking area on both SW 15th and SW 16th to allow for required structural shear wall installation.
- Installation of a new recessed pedestrian egress on the West façade, and,
- Demolition of the exiting surface parking lot and therefore a reduction in vehicular parking.

The project proposed in this land use review is Phase 1 of the overall project which includes a reduction in the existing building's footprint to occupy the southern half of the block and minor work to relocate required fire, life safety facilities and utilities. The construction of a future multi-story building on the north half of the site will be Phase 2 of the project and is happening under a separate Type III Design Review (LU 18-198909 DZ).

Modifications:

The value of the proposed building on the northern half of the site qualifies the two-phase project as a "Major Remodel", which is when the cost of remodeling is greater than the assessed value of the existing improvements on the site. The entire site must come into compliance with two development standards of the Central City Plan District - Required Building Lines and Ground Floor Windows. To achieve this, the applicant is requesting two modifications:

- Required Building Line Standards (33.510.215)

Required: Building extends to street lot line along at least 75% of lot line; or extends to within 12’ of street lot line along at least 75% of lot line with space between building and lot line designed as an extension of the sidewalk and committed to active uses.

Proposed: Along SW Morrison St, the building wall line will extend to the street lot line for only 50.89% of the frontage.

- Ground Floor Window Standards (33.510.220)

Required: Windows cover at least 40% of the ground level wall area of street facing facades from 2’ to 10’ above the finished grade.

Proposed: Windows cover 0% of the ground level wall area from 2’ to 10’ above the finished grade along SW Morrison, 0% along SW 15th Ave, and 0% along SW 16th. Optional artwork proposed per 33.510.220.B.3 as an alternative to the ground floor window requirements.

Design review is required because the proposal is for exterior alterations in a design overlay zone.

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
- Oregon Statewide Planning Goals
- Goose Hollow District Design Guidelines
- 33.825.040 Modification Criteria

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 August 28, 2018 and determined to be complete on September 11, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.

- I can provide some information over the phone or through email.

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.portlandoregon.gov.

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.

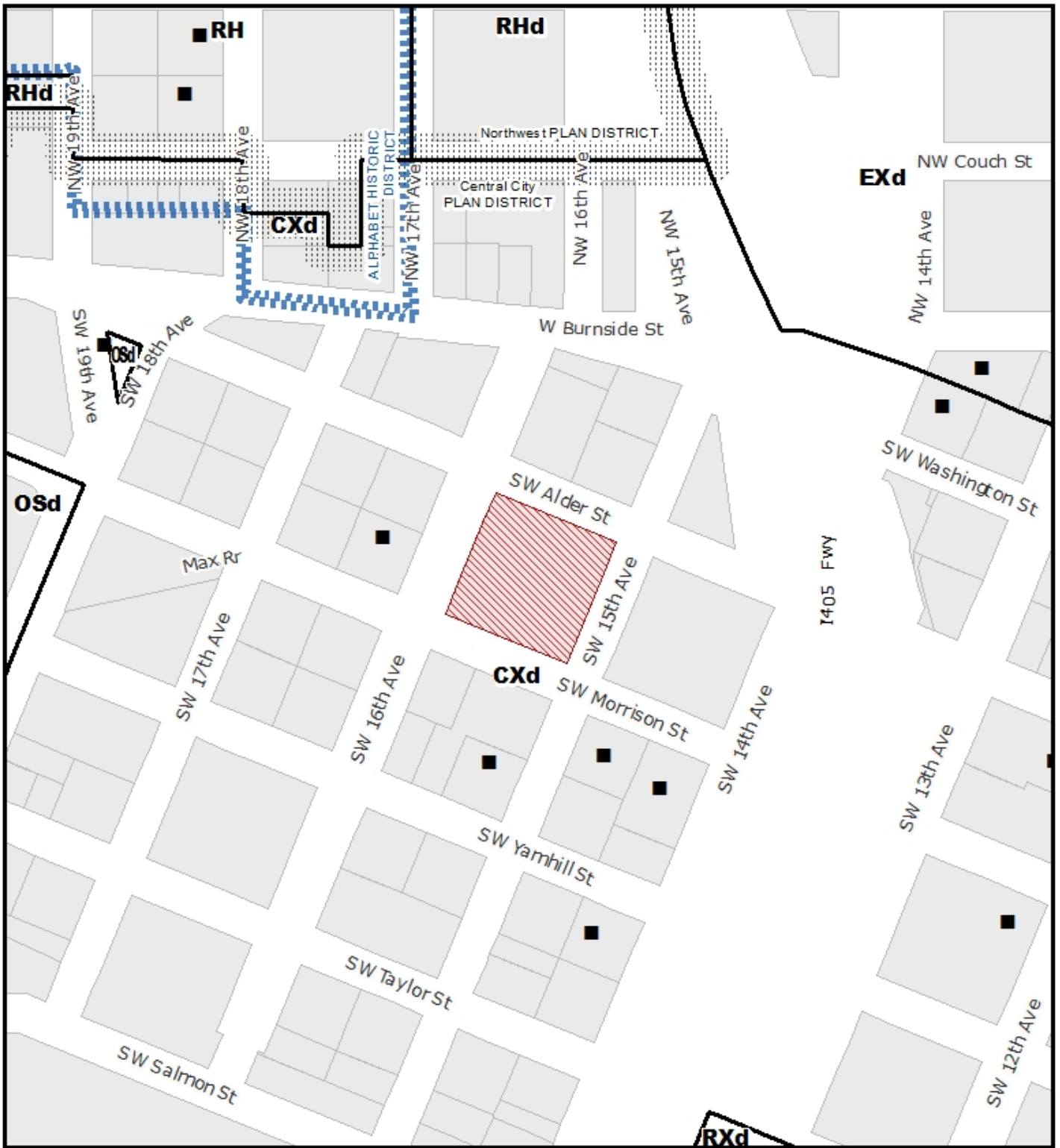
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.


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, Existing Site Plan, Proposed Site Plan, Existing Elevations, Proposed Elevations



ZONING  NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 GOOSE HOLLOW SUBDISTRICT

-  Site
-  Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 18-227947 DZM |
| 1/4 Section | 3028 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E33DC 1700 |
| Exhibit | B Aug 29, 2018 |

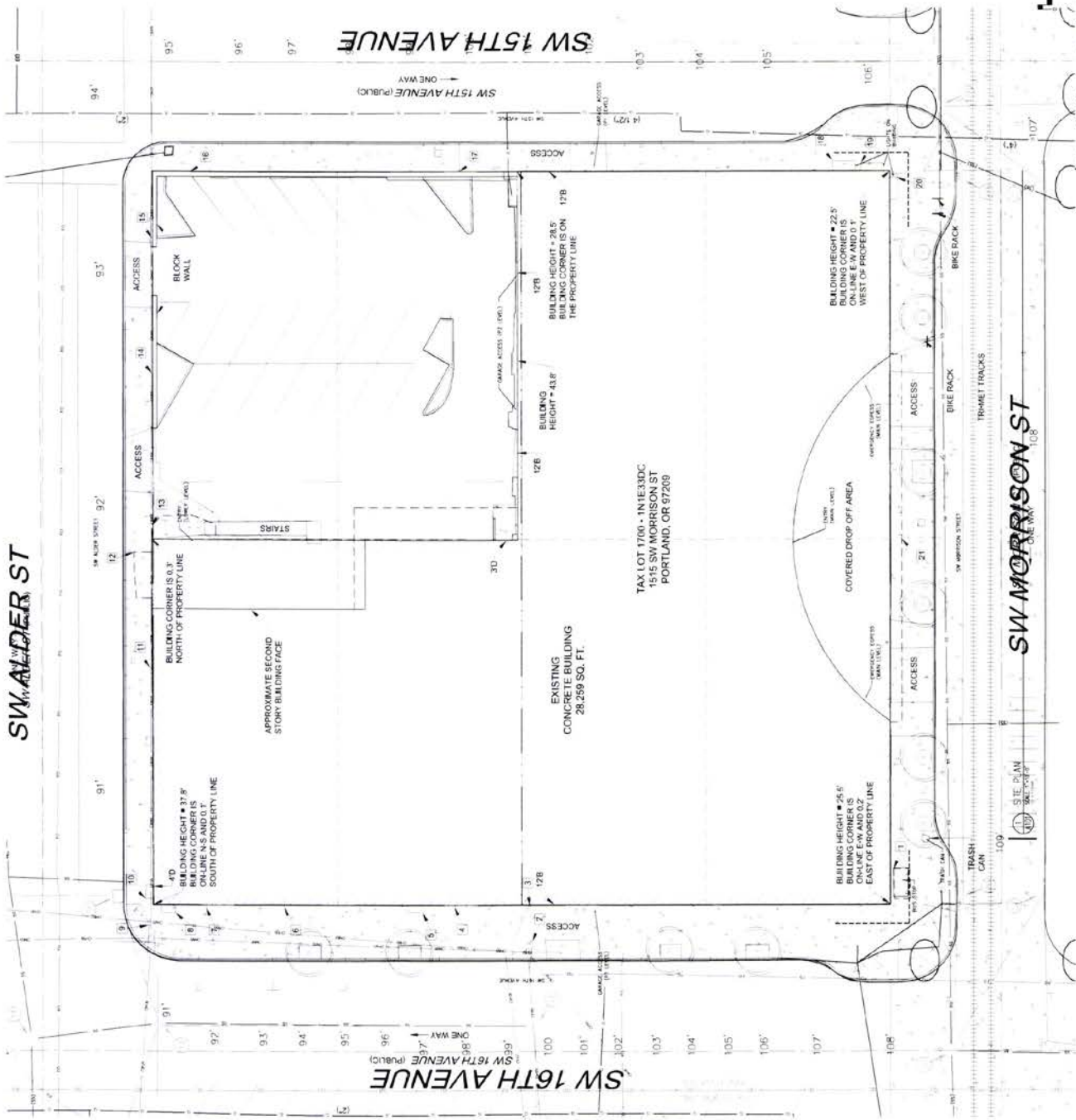
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

DATE: 08/11/2014
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT NO: 14-0001

DATE: 08/11/2014

EXISTING
 SITE PLAN

A100
 LAND USE



WM 18-227947 DEM

ARTISTS REPERTORY THEATRE

ATT0945

B BAYINGER PARTNERS ARCHITECTURE

1005 SE Grand Ave. Suite 300, Portland, OR 97214
 Phone: 503.546.1800 Fax: 503.546.1841
 Web: @BayingerPartners.com

1115 SW HANCOCK STREET
 PORTLAND, OR 97205

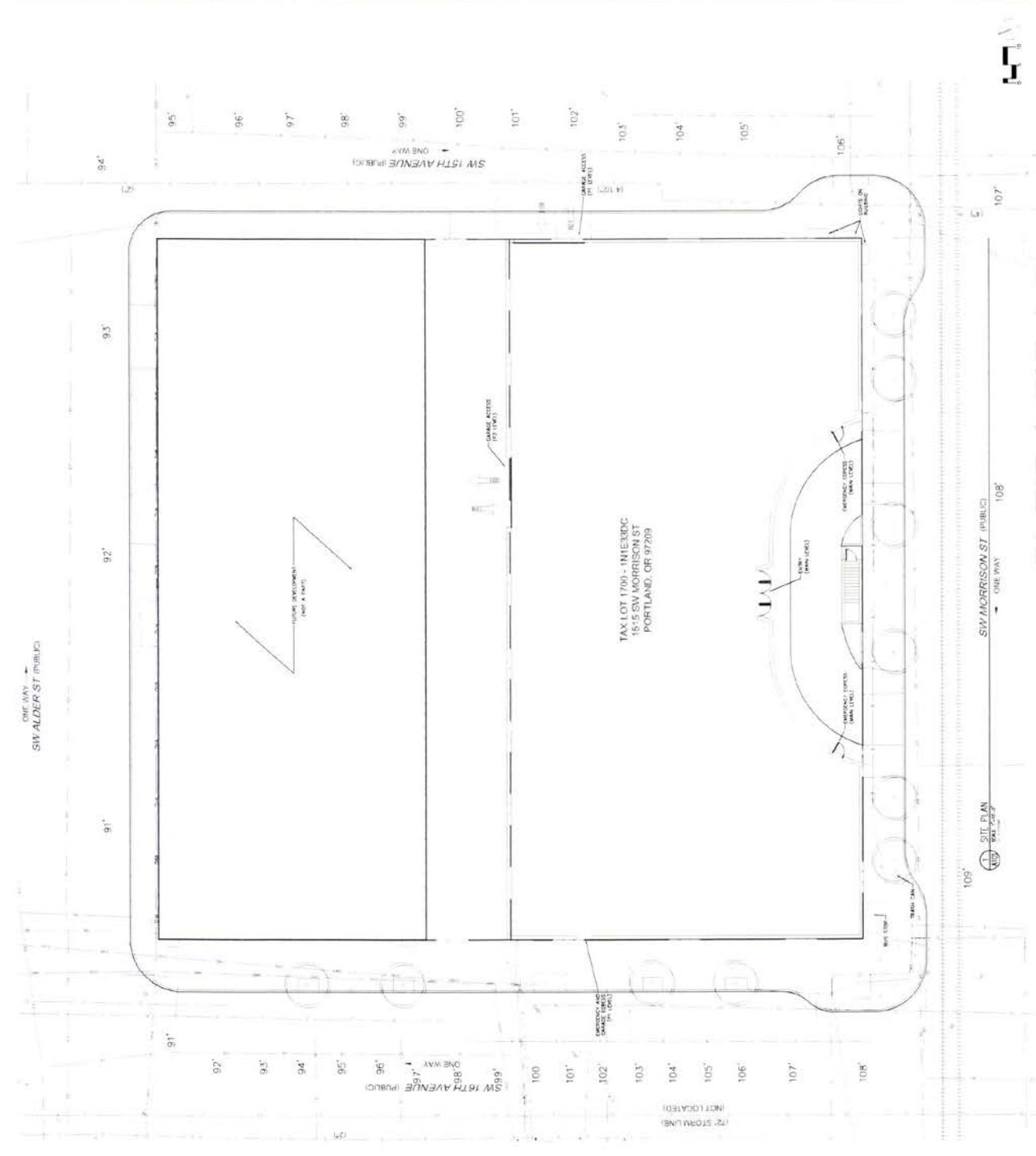
**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: _____

SITE PLAN

DATE: _____

**A101
LAND USE**



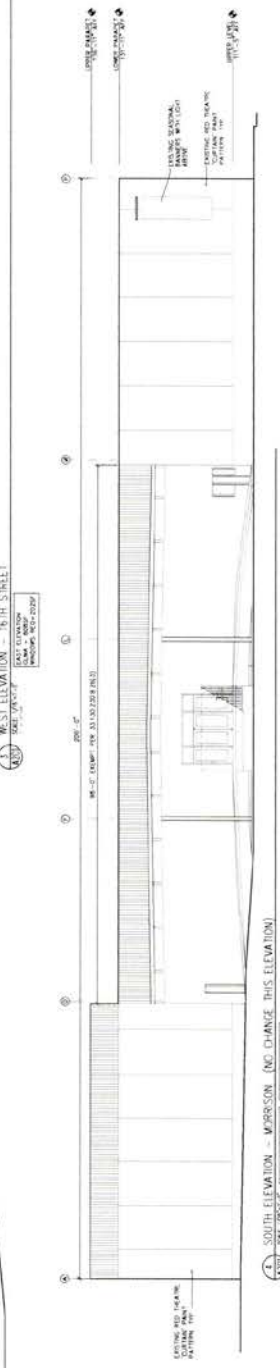
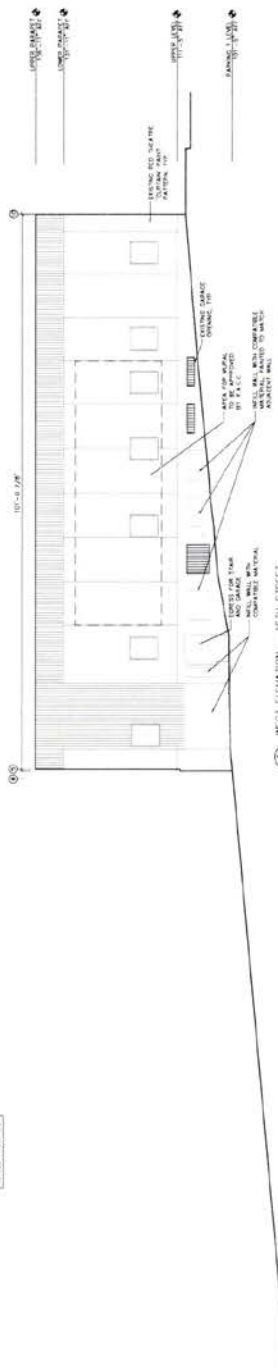
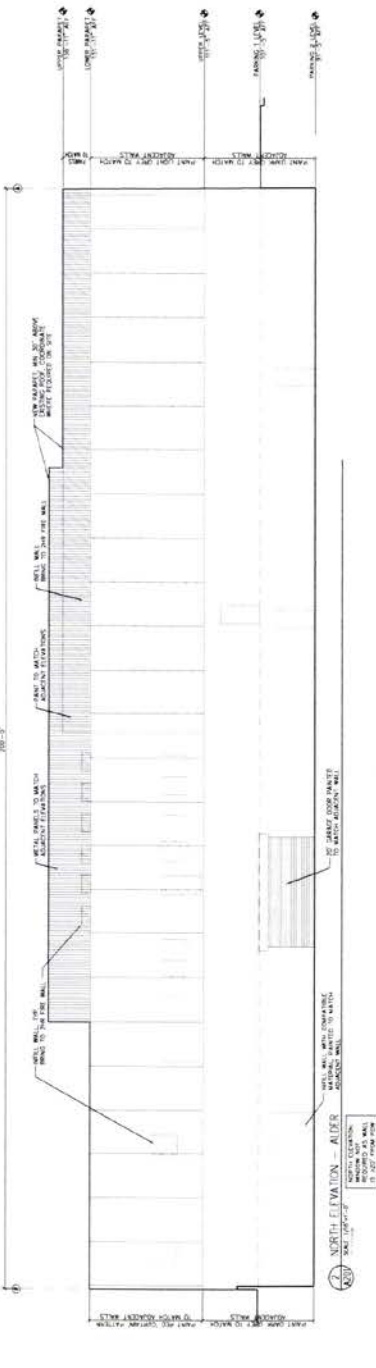
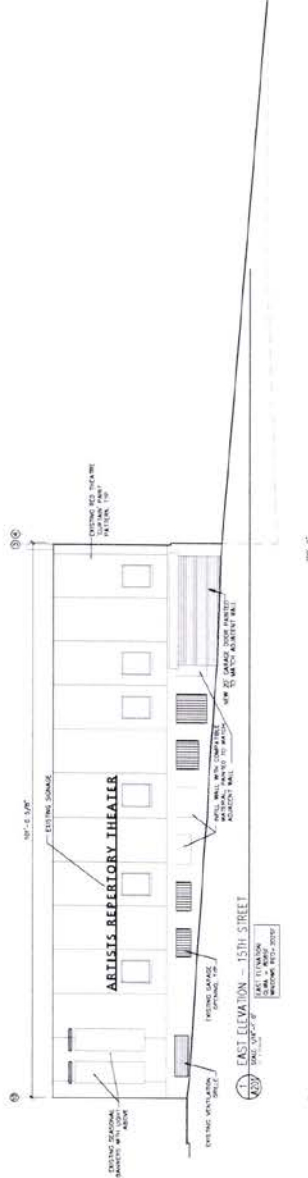
WA 18 - 227947 DEM



ARTISTS REPERTORY THEATRE
1115 SW KORNICK STREET
PORTLAND, OR 97205

ARTISTS REPERTORY THEATRE
3066 SE Grand Ave. Suite 300 Portland, OR 97114
Phone: 503.241.1626 Fax: 503.241.1401
Met. @ BorkerGreen.com

EXISTING SEASONAL
REPAIRS
EXISTING WALLS
EXISTING ROOF
NEW ROOF
NEW WALLS
NEW FLOORING



PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS
NO. 1
DATE

A201
LAND USE

W 18 - 227947 DAM