



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

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

Date: October 26, 2018
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@portlandoregon.gov

REVISED NOTICE OF A TYPE I_x PROPOSAL IN YOUR NEIGHBORHOOD

This notice is being re-sent due to a printing error. Not all required recipients were sent the original notice, postmarked October 24, 2018. All dates have been updated to reflect the second mailing date of October 26, 2018. No other changes have been made.

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 November 26, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-255354 HR, 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. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-255354 HR – ATM LIGHTING

Applicant: Sharon Nobbe | Ankrom Moisan Architects
38 NW Davis Street #300 | Portland, OR 97209
sharonn@ankrommoisan.com

Natalia Sell | EMG Corporation
19951 Wrightwood Court | Yorba Linda, CA 92886

Owner: LVA4 Portland ABB LLC
100 Waugh Drive #600 | Houston, TX 77007

Owner's Representative: Traci Wall | SKB Scanlan Kemper Bard
222 SW Columbia Street #700 | Portland, OR 97201

Tenant: Phillip Witt | Wells Fargo Corporation
11625 N. Community House Road, 2nd Floor, Mail Code D1185-020
Charlotte, NC 28277-1581

Site Address: **621-633 SW Morrison Street**

Legal Description: BLOCK 178 LOT 3-6 TL 1800, PORTLAND

Tax Account No.: R667718270
State ID No.: 1S1E03BB 01800
Quarter Section: 3029 & 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown
Other Designations: Individually Listed Historic Landmark

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

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 is seeking Historic Resource Review for alterations to a Landmark building in the Central City Plan District, Downtown Subdistrict. The proposal includes installation of exterior wall mounted lights, necessary for compliance with the FDIC and Oregon Revised Statutes regulating light levels for ATM night deposit facilities. Two fixtures are proposed to be mounted within the decorative spandrel panel approximately 14 feet above the adjacent sidewalk. Two additional fixtures will be mounted at the interior of the ATM alcove approximately 8'-3" above the sidewalk. Power supply will be located interior to the building and fully concealed.

Historic Resource Review is required for non-exempt exterior alterations to Landmark structures.

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:

- Central City Fundamental Design Guidelines
- Oregon Statewide Planning Goals
- *33.846.060.G Other Approval 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 October 19, 2018 and determined to be complete on October 23, 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.

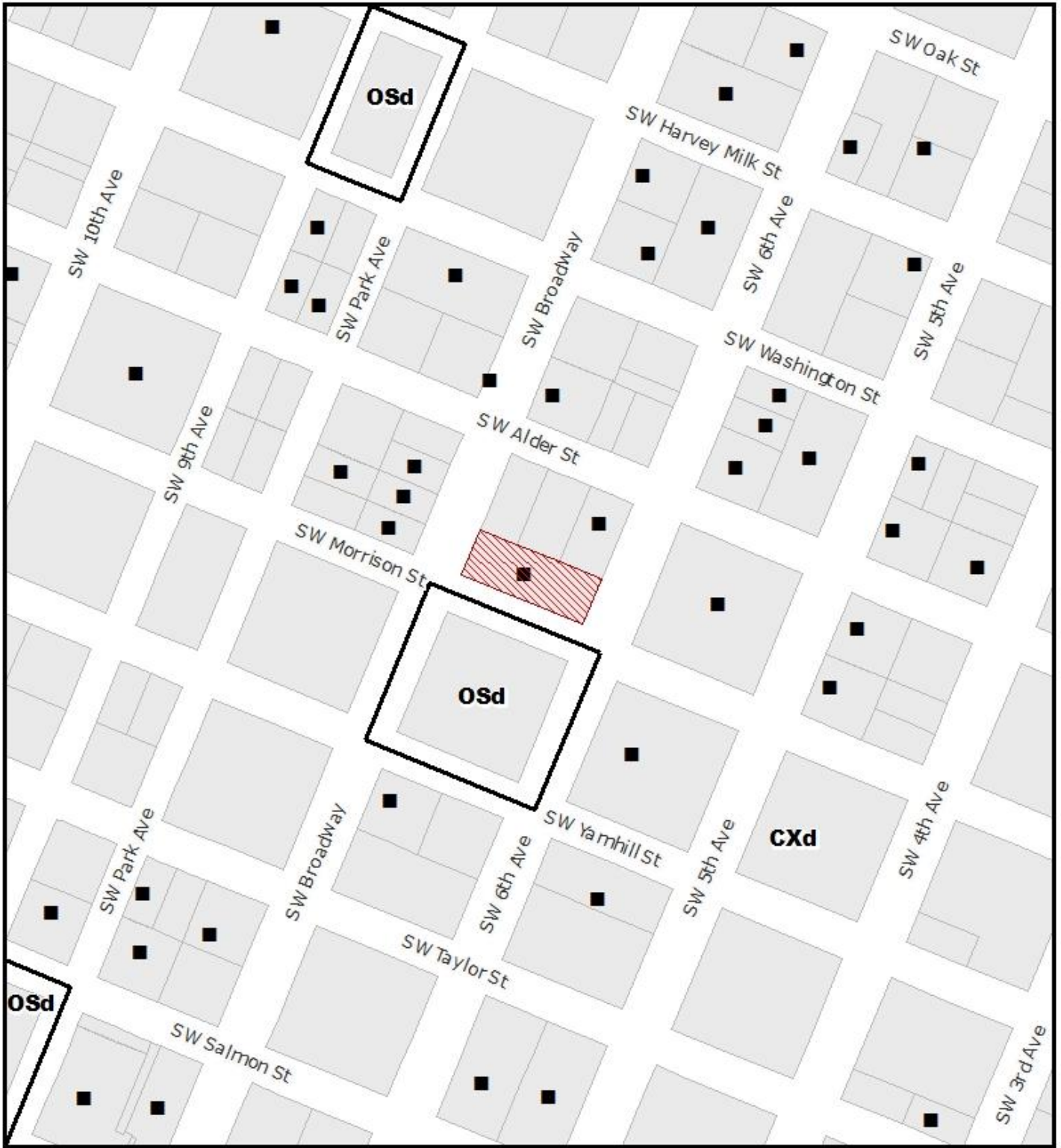
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the 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
Site Plan



ZONING



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

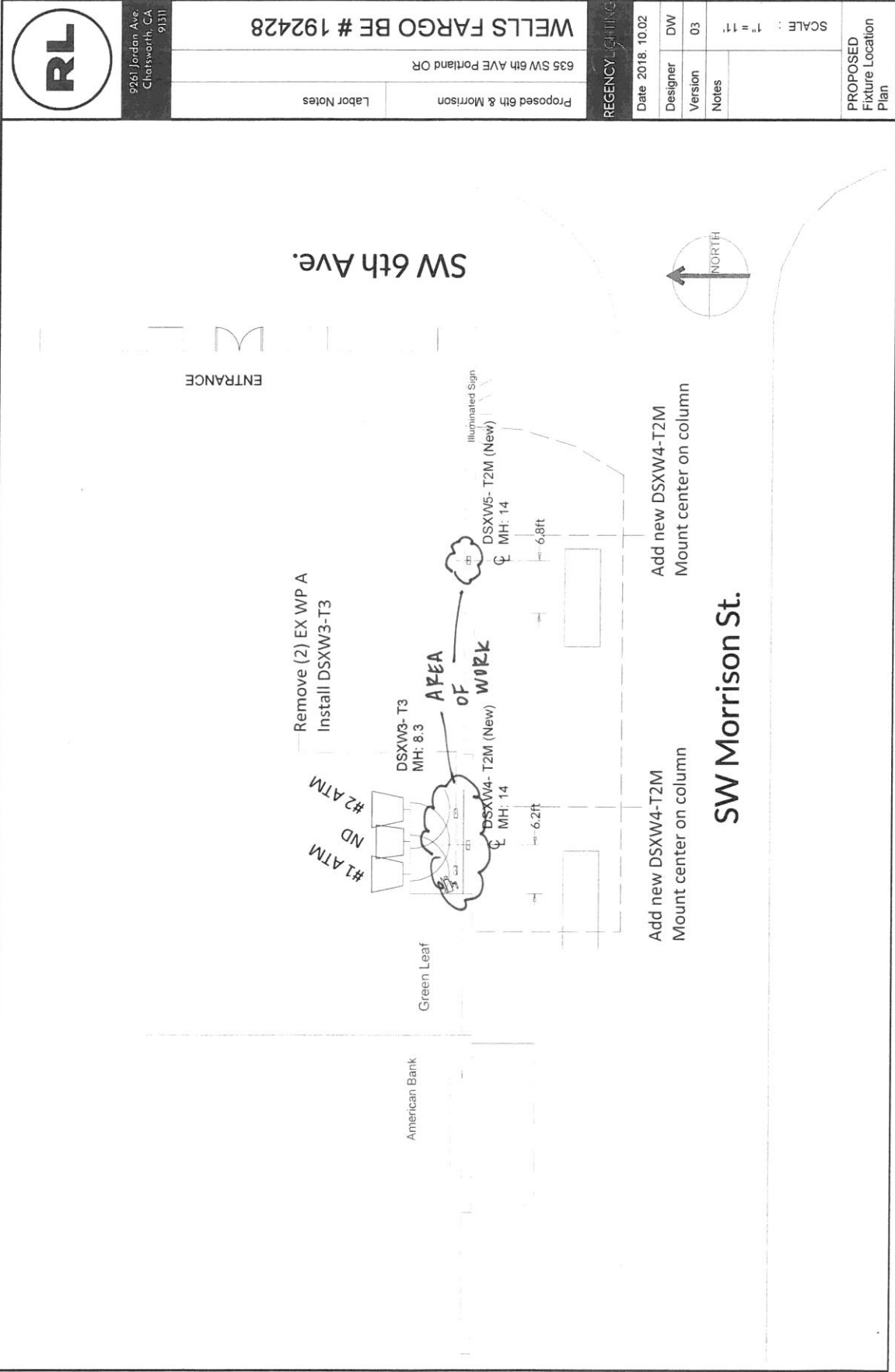


Site



Historic Landmark

File No.	LU 18-255354 HR
1/4 Section	3029,3129
Scale	1 inch = 200 feet
State ID	1S1E03BB 1800
Exhibit	B Oct 22, 2018



9261 Jordan Ave
Chatsworth, CA
91311

WELLS FARGO BE # 192428

635 SW 6th AVE Portland OR

Proposed 6th & Morrison
Labor Notes

REGENCY CHINA	
Date	2018. 10.02
Designer	DW
Version	03
Notes	
SCALE : 1" = 11'	

PROPOSED
Fixture Location
Plan

LW 18-255354 HR

LW 18-255354 HR