



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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www.portlandoregon.gov/bds

Date: November 5, 2018
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363/Meriam.Rahali@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 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 18-255615 DZ , in your letter. It also is helpful to address your letter to me, Meriam Rahali. 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 18-255615 DZ – NEW ATM LIGHTING

Applicant: Sharon Nobbe | Ankrom Moisan Architects
38 NW Davis Street #300 | Portland, OR 97209
503-952-1511

Natalia Sell | Emg Corporation
17200 N Perimeter Drive #100 | Scottsdale, AZ 85255

Owner: Sixth & Broadway LLC
PO Box 1159 | Deerfield, IL 60015-0901

Owner's Representative: Brian Craner | G Group LLC
200 International Way | Springfield, OR 97477

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

Site Address: **1620 NE Grand Avenue**

Legal Description: BLOCK 218 LOT 1 EXC PT IN STS LOT 2-4 EXC PT IN ST LOT 5-7;
LOT 8 EXC PT IN ST, HOLLADAYS ADD

Tax Account No.: R396215320
State ID No.: 1N1E26CC 10100
Quarter Section: 2831

- Neighborhood:** Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com
- Business District:** Lloyd District Community Association, contact at admin@lloyddistrict.org & Northeast Broadway Business Association, contact info@nebroadway.com
- District Coalition:** Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.
- Plan District:** Central City - Lloyd District
- Other Designations:** None
- Zoning:** **CXd** – Central Commercial 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 the replacement of six exterior light fixtures and addition of one new pole mounted light fixture. The site is located along NW Broadway Street between NE 6th and NE Grand Avenues in the Lloyd Subdistrict of the Central City Plan. The proposed alterations are located to the east of the building fronting NE 6th Avenue near the intersection with NE Broadway Street.

The proposal includes:

- Two existing pole mounted light fixtures will reuse the existing pole and replace the fixture head with a new LED fixture.
- One existing soffit mounted light fixture within the building alcove will be replaced with a new surface mounted LED fixture.
- Three existing ATM canopy fixtures will be replaced with three new LED fixtures.
- One new pole and pole mounted fixture will be located in an existing planter next to a tree that will be retained.

Proposals for exterior alterations within a design overlay zone in Central City Plan District require Design Review per Section 33.420.041.B of Title 33, Portland Zoning Code.

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 Lloyd District of the Central City Plan |
| ■ Oregon Statewide Planning Goals | |

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 November 1, 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.

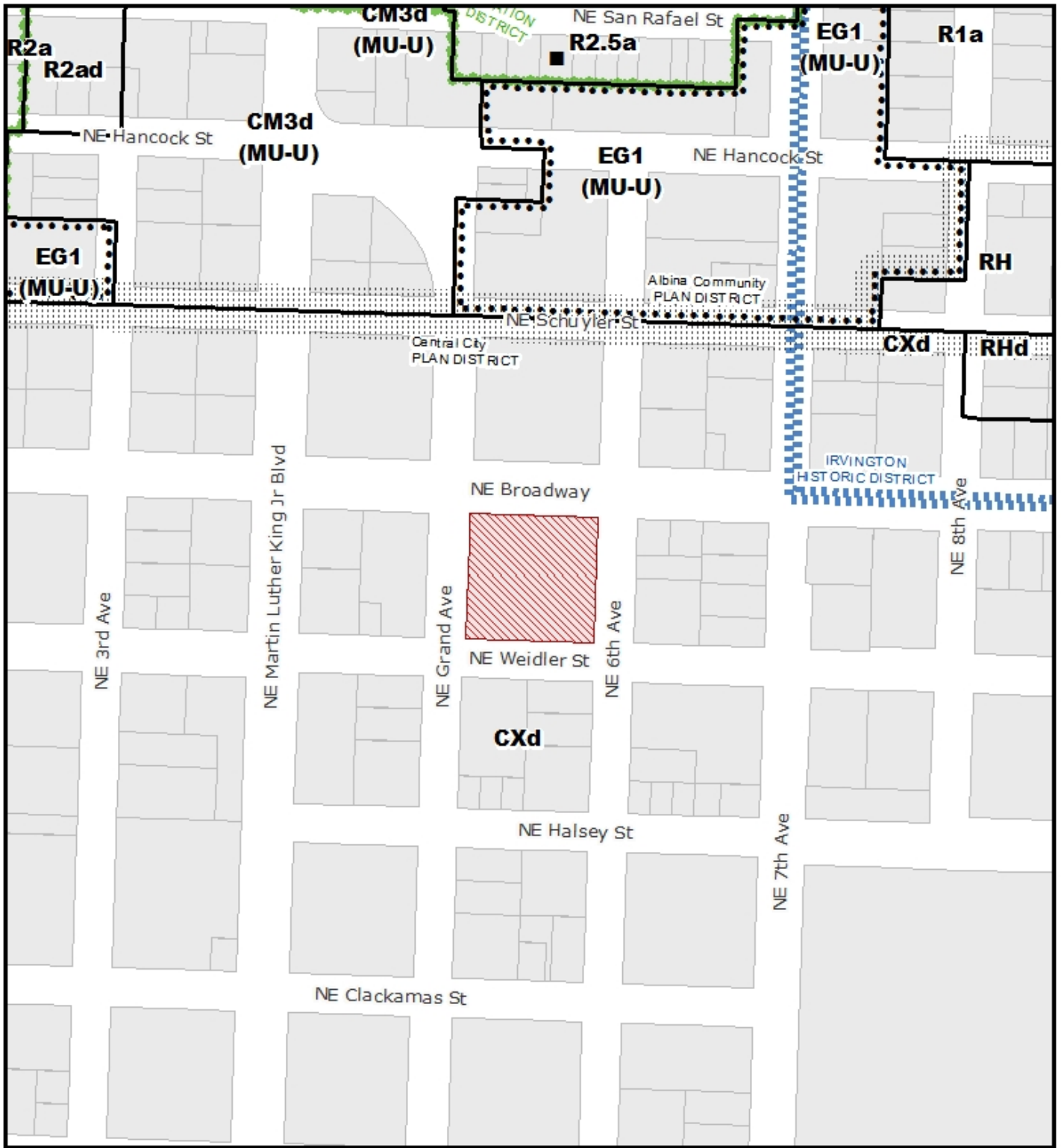
APPEAL OF THE FINAL CITY DECISION

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
Site Plan



ZONING



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



Site



Historic Landmark

File No.	LU 18-255615 DZ
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CC 10100
Exhibit	B Oct 23, 2018



9261 Jordan Ave.
Chatsworth, CA
91311

WELLS FARGO BE # 198709

510 NE Broadway St., Portland, OR

Labor Notes

Proposed Broadway & Grand

REGENCY LIGHTING

Date 2018. 10.02

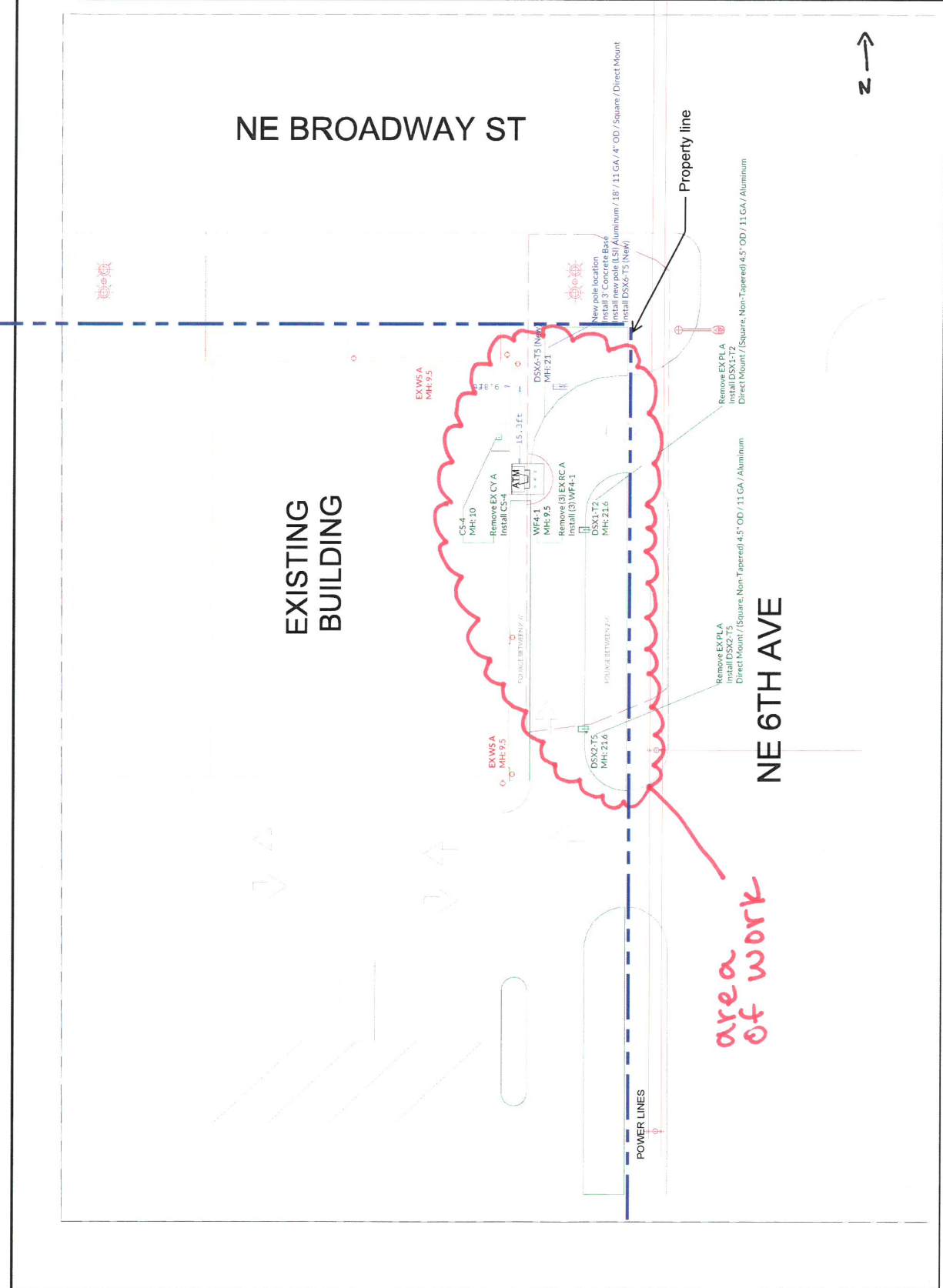
Designer CR

Version 01

Notes

SCALE : 1" = 8'

PROPOSED
Fixture Plan



NE BROADWAY ST

EXISTING
BUILDING

Property line

NE 6TH AVE

area of work

