



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: November 6, 2018
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353/Hannah.Bryant@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 11/27/18**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-254742 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. 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 18-254742 HR – STOREFRONT RENOVATION

Applicant: Brett Laurila | Bkl/A Architecture
2700 SE Harrison Street Suite A | Milwaukie OR 97222
brett@bkl-a.com

Owner: Tim C Khan & Fang Tze Khan
6885 SW Gable Parkway | Portland, OR 97225

Party of Interest: Austin Cheadle | Faster Permits
2000 SW 1st Avenue, Suite 420 | Portland, OR 97201

Kurt Bruun | 716 Grand Llc
3611 SE 20th Street, Suite 300 | Portland, OR 97214

Site Address: **716 SE Grand Avenue**

Legal Description: BLOCK 124 LOT 2 EXC PT IN ST LAND ONLY SEE R692362
(R226508441) FOR IMPS, EAST PORTLAND

Tax Account No.: R226508440

State ID No.: 1S1E02BB 05100

Quarter Section: 3131

Neighborhood: Buckman, contact Richard Johnson at
buckmanlandusepdx@gmail.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: Non-contributing Resource in the East Portland/Grand Avenue Historic District

Zoning: **EXd** – Central Employment 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 seeks Historic Resource Review for the storefront renovation of a non-contributing resource in the East Portland/Grand Avenue Historic District. The site faces west on SE Grand Avenue with SE Alder Street to the north and SE Morrison Street to the south. The work proposed is located on the west façade fronting SE Grand Avenue.

The proposed work includes:

- Installation of a new wood storefront system with a recessed main entry.
- Replacement of existing damaged clerestory glass tile with new wood clerestory windows.
- Replacement of an existing roll up door with a new recessed wood storefront entry.
- Repair of existing second floor wood windows on the west façade.
- Repair of damaged brick on the west façade.

Historic Resource Review is required for non-exempt exterior alterations in East Portland/Grand Avenue Historic 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 | ■ Adopted Design Guidelines East Portland/Grand Avenue Historic Design Zone |
| ■ 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 18, 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 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

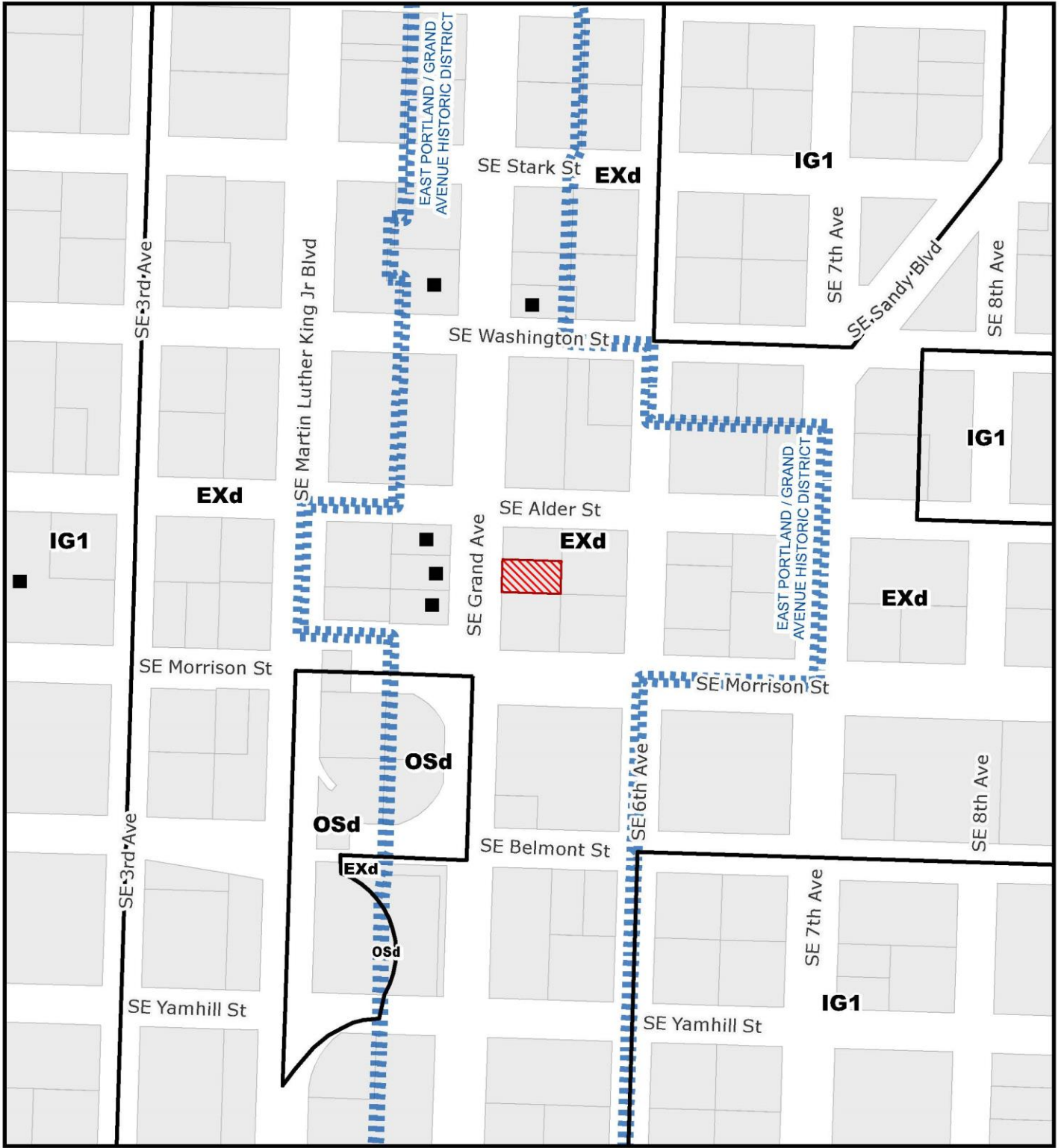
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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

Proposed and Existing Elevations



ZONING

NORTH ↑

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT
 EAST PORTLAND / GRAND AVENUE
 HISTORIC DISTRICT

-  Site
-  Historic Landmark

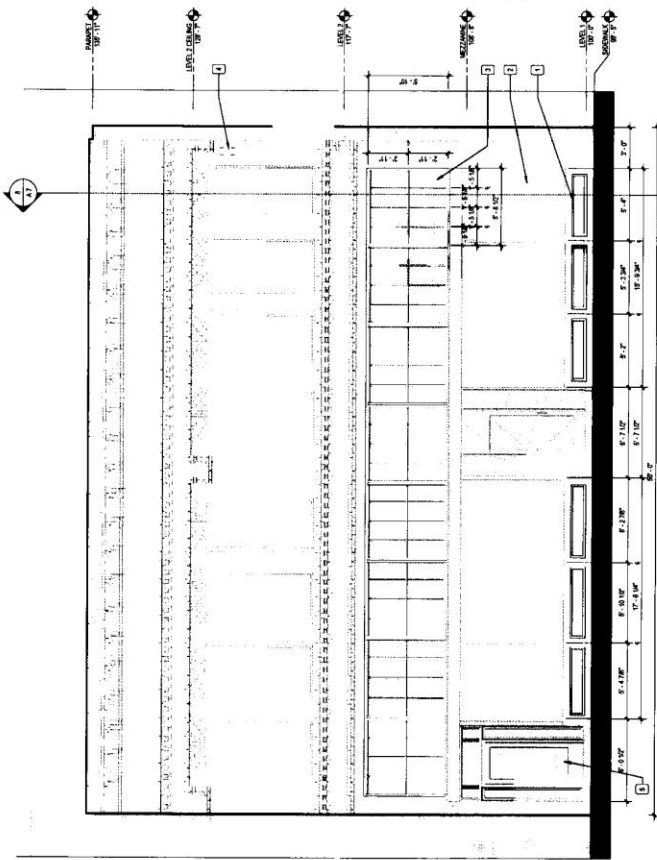
File No.	LU 18-254742 HR
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 5100
Exhibit	B Oct 19, 2018

KEY NOTES- PROPOSED

- NEW ORNAMENTAL FACE TIME STYLE TO MATCH HISTORICAL PRECEDENT
- EXISTING STOREFRONT WINDOWS TO MATCH EXISTING SEE AMB FULL / HANGER DETAILS
- NEW CLEISTORY WINDOWS TO REPLACE DAMAGED CLEISTORY WINDOWS
- PATCH AND REPAIR WORK AS NECESSARY
- NEW SECONDARY ENTRANCE
- NEW ORNAMENTAL FACE TIME STYLE TO MATCH HISTORICAL PRECEDENT

KEY NOTES- EXISTING

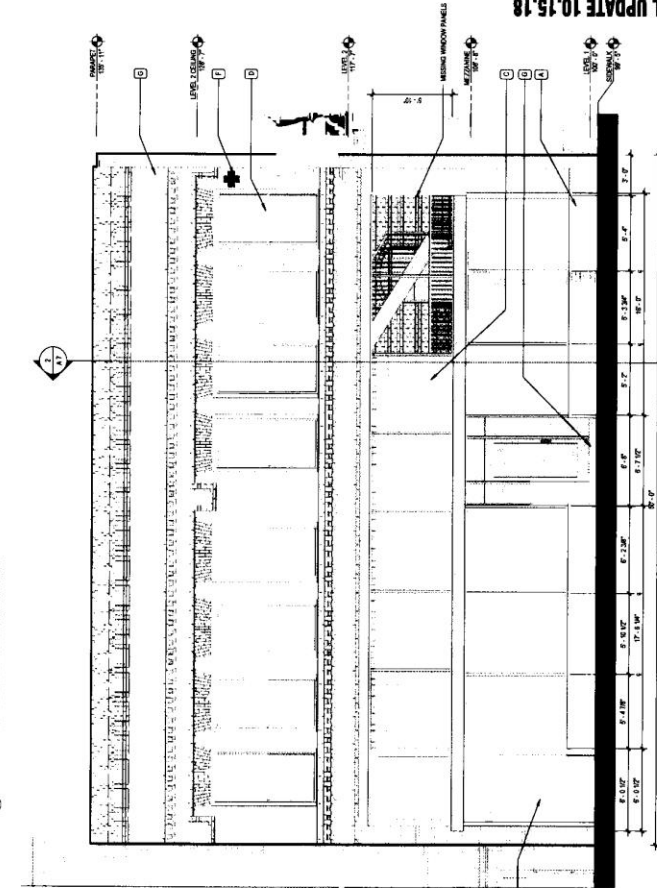
- EXISTING DECORATIVE BRICK REMOVED
- EXISTING STOREFRONT WINDOWS NOT ORIGINAL
- CLEISTORY WINDOW PANELS PAINTED AND PARTIALLY DAMAGED
- DAMAGED BRICK ARE TO BE REMOVED TO BE PATCHED AND REPAIRED
- EXISTING ROLL UP DOOR FOR FREIGHT
- EXISTING BRICK TO REMAIN WITH NO CHANGE
- DAMAGED BRICK ARE TO BE REMOVED AND REPAIRED



PROPOSED STREET FACADE
10'-1 1/2"

BRICK INCLUDES

- NEW CLEISTORY TO REPLACE DAMAGED EXISTING WINDOW PANELS THAT ARE NO LONGER MANUFACTURED
- THE NEW CLEISTORY WILL USE YELLOW BRICKS THAT ARE TYPICAL OF THE WOODBRIDGE AND SOA.
- THE NEW ENTRANCE WILL BE SET INTO AN ENTRANCE ABOVE THE WINDOWS THE ALLOW AT THE EXISTING MAIN ENTRANCE
- ALL OTHER FEATURES TO REMAIN UNCHANGED BEYOND WHAT NOTED THAT DO NOT EFFECT THE RESTRICTIONS



EXISTING STREET FACADE
10'-1 1/2"

LAST DETAIL UPDATE 10.15.18

Project No. 1807
Date: 08.18.18

2700 SE HARRISON ST.
SUITE A
MILWAUKEE, WI 53233-5862
www.bkl/a.com



STREET ELEVATIONS
716 S.E. GRAND
170 S.E. GRAND ST., PORTLAND, OR 97232

A5

LU18-254742HR