



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

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

Date: December 4, 2018

From: Cassandra Ballew, Land Use Services
503-823-7252 / Cassandra.Ballew@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 18-263653 HL
Pre App: PC # 18-210168
Alberta Abbey Historic Landmark Designation

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.*

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Cassandra Ballew at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Landmarks Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: December 18, 2018 – 14 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: December 24, 2018**
- **A public hearing before the Landmarks Commission is tentatively scheduled for January 7, 2018**

Applicant: Ian Flood
MWA Architects
70 NW Couch St., #401
Portland, OR 97209

Owner/Agents Representative: Eric Paine,
Alberta Abbey LLC
3416 Via Oporto, Suite 301
Newport Beach, CA 92633

Party of Interest: Jessica Engeman
Venerable Group LLC
1111 NE Flanders St., Suite 206
Portland, OR 97232

Site Address: 126 NE ALBERTA ST
Legal Description: BLOCK 3, LOT 1&2, MAEGLY HIGHLAND; BLOCK 23, LOT 10&11, WALNUT PARK
Tax Account No.: R526700780; R298093
State ID No.: 1N1E22AD 03400; 1N1E22AA 13800
Quarter Section: 2530
Neighborhood: King, contact Andrew Neerman at andrew.neerman@kingneighborhood.org.
Business District: Soul District Business Association, contact at info@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.
Zoning: R1 – Residential 1,000
Case Type: HL – Historic Landmark Designation
Procedure: Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

Proposal:

The applicant is seeking designation of the Mallory Avenue Christian Church (MACC), also known as the Alberta Abbey, as a Portland Historic Landmark. Historic Designation review is required in order to obtain this status. No other work is proposed as part of this review.

Approval Criteria:

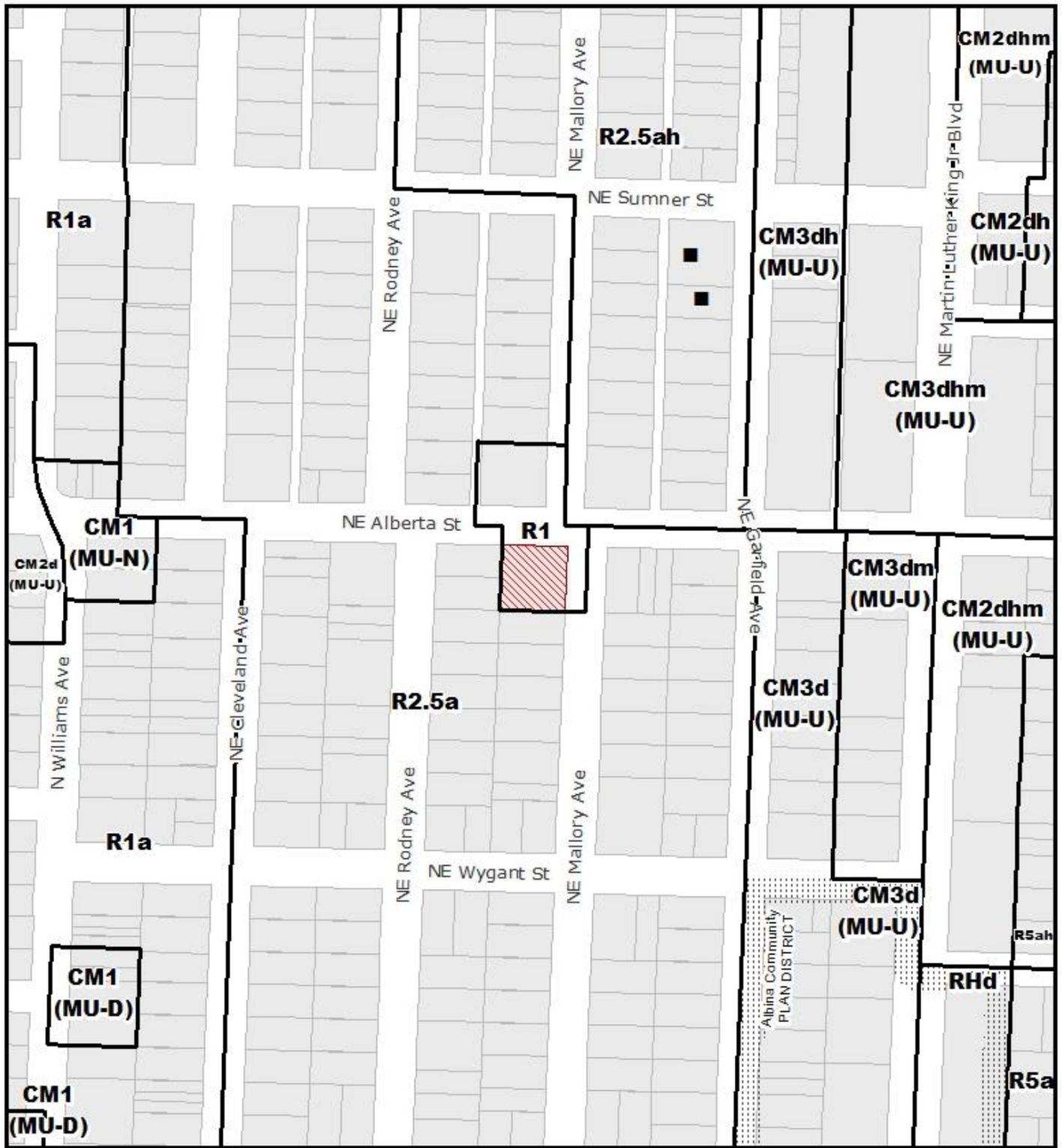
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.030.C.1 *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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on November 7, 2018 and determined to be complete on November 28, 2018.

It is important to submit all evidence to the Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan



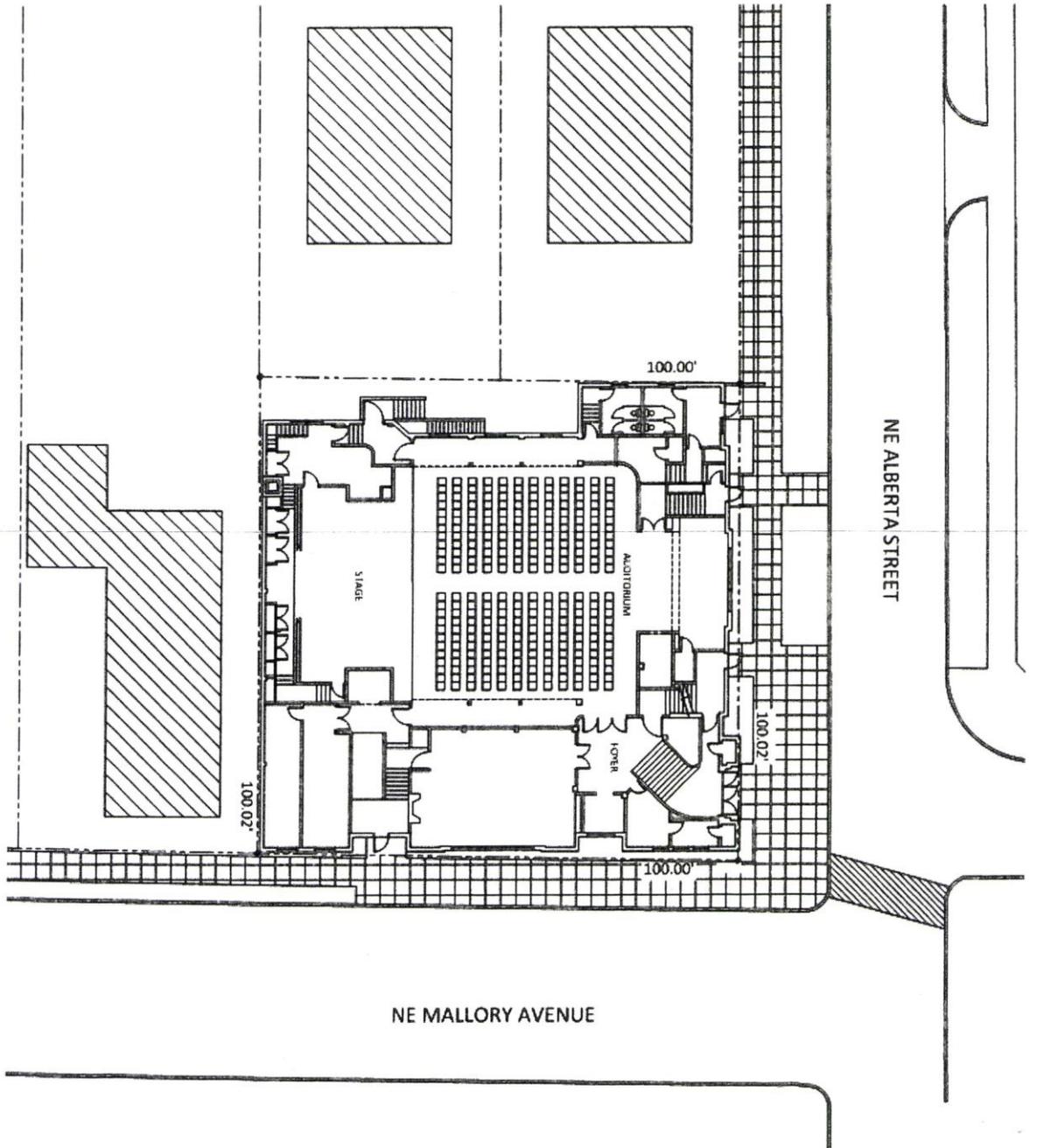
ZONING  NORTH

 Site
 Historic Landmark

File No.	LU 18-263653 HL
1/4 Section	2530
Scale	1 inch = 200 feet
State ID	1N1E22AD 3400
Exhibit	B Nov 09, 2018

PHOTOGRAPHS O
BUILDING MODIFIC

ALBERTA ABBEY



1 SITE PLAN - ALBERTA ABBEY
SCALE: 1/16" = 1'-0"

EA18-210168 PC

