



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: April 1, 2019
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on May 1, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-244633 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 18-244633 HR – CELL EQUIPMENT ON LANDMARK BUILDING

Applicant: Alice Butler | Centerline Solutions LLC
6623 NE 78th Court, Suite B-1 | Portland, OR 97218

Owner: NSA Property Holdings LLC
14855 SE 82nd Drive | Clackamas, OR 97015

Site Address: **215 SE Morrison Street**

Legal Description: BLOCK 59 LOT 1-6 HISTORIC PROPERTY 15 YR 2006 POTENTIAL ADDITIONAL TAX, EAST PORTLAND

Tax Account No.: R226503700

State ID No.: 1S1E03AA 02900

Quarter Section: 3130

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: Historic Landmark

Zoning: **IG1** – General Industrial 1 with 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 seeks Historic Resource Review for one additional rooftop antenna facing south on the roof of the John Deere Building; removal of one west facing wall mounted antenna; one new north facing wall mounted antenna and new ancillary equipment mounted behind the parapet.

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

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- *33.846.060.G Other Approval Criteria*
- Oregon Statewide Planning Goals
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

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 September 27, 2018 and determined to be complete on March 26, 2019.

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.

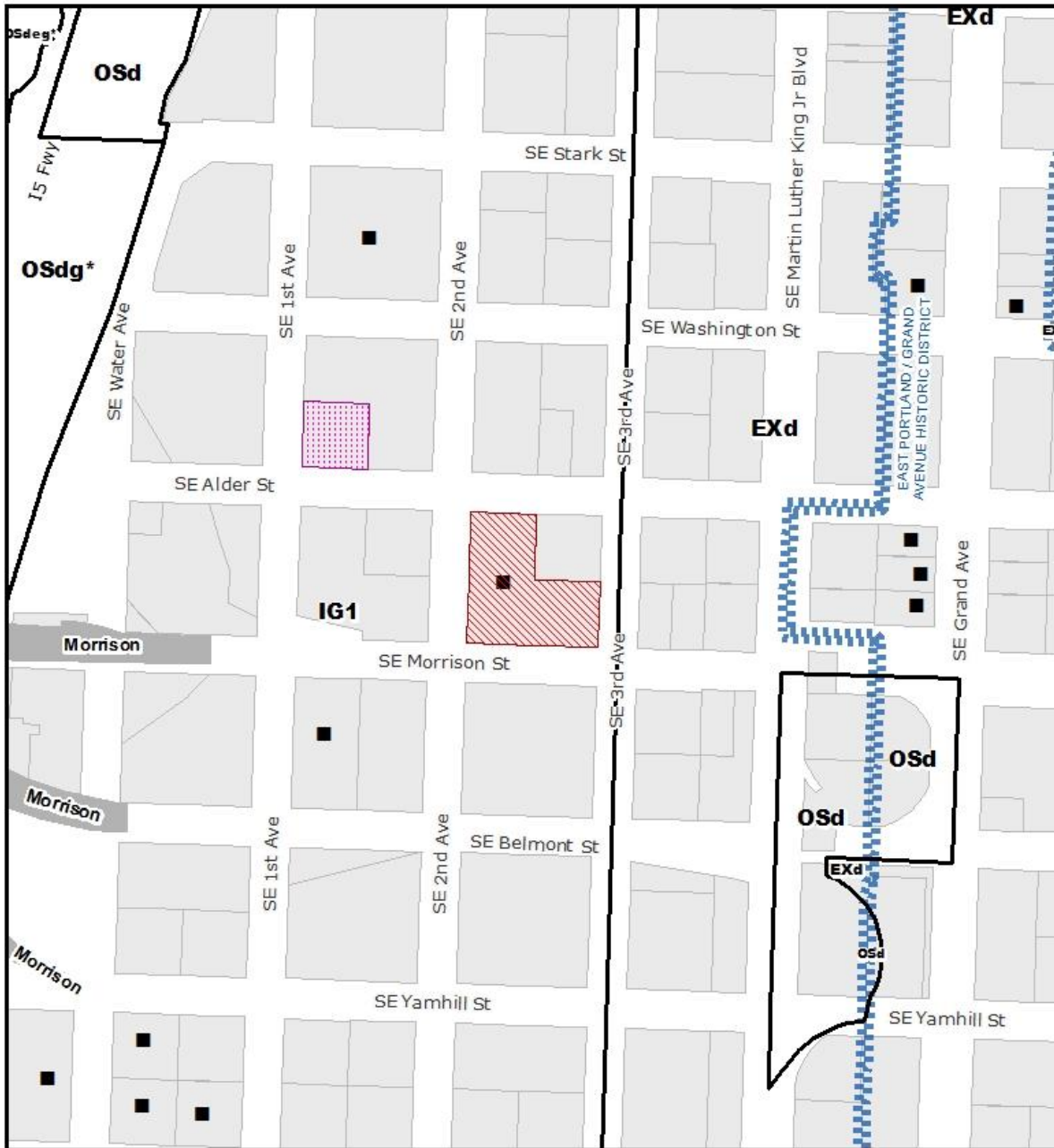
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

South Elevation






ZONING ↑
 NORTH

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

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge

File No.	LU 18-244633 HR
1/4 Section	3130
Scale	1 inch = 200 feet
State ID	1S1E03AA 2900
Exhibit	B Oct 02, 2018

CFP PROJECT NO. SMT-1-0076-5-2


NO.	DATE	DESCRIPTION
0	10-10-14	ADVT. 80% REVIEW
1	12-18-14	ADVT. 80% REVIEW
2	01-22-15	ADVT. 80% REVIEW
3	02-23-15	ADVT. 80% REVIEW

SITE NUMBER:
PROJECT NAME:
SITE ADDRESS:
PORTLAND, OR 97214


SHEET TITLE
SOUTH ELEVATIONS

SHEET NO.
A3.2

NOTES:
MOVING ANTENNAS SHALL BE PAINTED TO MATCH EXISTING FINISH. ALL NEW ANTENNAS SHALL BE MANUFACTURED AND FINISH WITH OWNER.



SCALE: 1/32" = 1'-0" (1X17)
SCALE: 1/16" = 1'-0" (2X34)



1 EXISTING SOUTH ELEVATION

2 NEW SOUTH ELEVATION