



**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](http://www.portlandoregon.gov/bds)

**Date:** July 5, 2019  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581/Hillary.Adam@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 July 26, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-160434 DZ, in your letter. It also is helpful to address your letter to me, Hillary Adam. 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 19-160434 DZ – NEW STOREFRONT ENTRY**

**Applicant:** Stephanie Tandberg, Applicant | PM Design Group, Inc  
19120 SE 34th St Suite 115, Vancouver, WA 98683  
360-216-1329

**Owner Representative:** Sarah Stevenson | Innovative Housing Inc  
219 NW 2nd Ave, Portland, OR 97209  
503-226-4368

**Interested Party:** Todd Mcintosh | 7-Eleven, Inc  
9735 Maspalomas St, Las Vegas, NV 89178  
702-337-6072

**Owner:** INNOVATIVE KWVS LLC  
219 NW 2<sup>nd</sup> Ave, Portland, OR 97209

**Site Address:** 803 SW MORRISON ST

**Legal Description:** BLOCK 3 LOT 2 POTENTIAL ADDITIONAL TAX, PORTLAND  
**Tax Account No.:** R667743280  
**State ID No.:** 1N1E34CC 09100  
**Quarter Section:** 3029

**Neighborhood:** Portland Downtown, contact Wendy Rahm at [wwrahm@aol.com](mailto:wwrahm@aol.com)  
**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com)  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown

**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 proposes to reconfigure the corner entry which currently leads to a shared vestibule for multiple tenants into two separate entrances that allow secure closure of the eastern entrance at night while allowing the western entrance to remain open at all hours. Also proposed are new exhaust louvers within the transoms of the westernmost storefront bay and an intake louver within the soffit at the western entry door and new tile at the recessed entry floor. New light fixtures are also proposed at the pilasters.

Design Review is required because the proposal is for non-exempt exterior alterations within the Central City Plan District.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- 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 May 6, 2019 and determined to be complete on June 28, 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](http://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  
Entry Elevation



# ZONING



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



Site



Historic Landmark

File No.	LU 19-160434 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 9100
Exhibit	B May 09, 2019

### VICINITY MAP

### SITE LOCATION MAP

### BUILDING PHOTO

BUILDING ENTRANCE FROM SW PARK AVENUE

### SCOPE OF WORK

REPLACE EXISTING EXTERIOR WALL SCONES WITH NEW FIXTURES. REMOVE EXISTING 6'-0" ENTRANCE DOOR STOREFRONT AND WESTERN SIDEWALK. RELOCATE EXISTING SW DOOR AND 3'-0" DOOR TO NEW LOCATION. RELOCATE EXISTING SW DOOR AND 3'-0" DOOR TO NEW LOCATION. RELOCATE EXISTING SW DOOR AND 3'-0" DOOR TO NEW LOCATION. ACCESSIBLE ROUTE SURFACE NEW EXTERIOR PAVEMENT AREA WITH MOSAIC TILE.

### KEYNOTES

1	PROPERTY LINE REF CIVIL SHEETS	11	PLANTER
2	EXTENTS OF BASEMENT WALLS	12	TRASH RECEPTACLE
3	MAIN ENTRY DOOR	13	BUILDING LOBBY ENTRANCE
4	SIDEWALK	14	BUILDING LOBBY ENTRANCE CANOPY
5	FIRE ESCAPE	15	STREET SIGN
6	UTILITY WALK DOORS	16	CURB
7	GAS METER	17	EXISTING LIGHT FIXTURE TO BE REPLACED
8	BIKE RACK		
9	STREET LIGHT		
10	STREET TREE		

### EXISTING SITE PLAN & VICINITY MAP

7-11 #38742  
 7-ELEVEN, INC.  
 800 N. MORRISON ST.  
 PHOENIX, AZ 85008

Checked By: CD  
 Drawn By: ST  
 Date: 04/29/2019  
 Scale: AS NOTED  
 Job#: 7E1-18005.2

RESPECTED APPLICATOR: 06/27/19  
 APPROVED: 06/27/19  
 CHECKED: 06/27/19

Ken McCracken, Architect

### 1 SITE PLAN

1/8" = 1'-0"

PLAN NORTH

ADJACENT BUILDING, N.I.C.

PROPOSED 7-ELEVEN TI

EXISTING APARTMENT LOBBY (N.I.C.)

PROPOSED LOCATION NEW STOREFRONT

TYP

SW MORRISON STREET

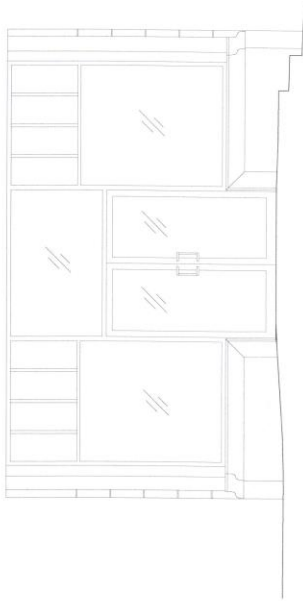
SW PARK AVENUE

DR1.0

SHEET

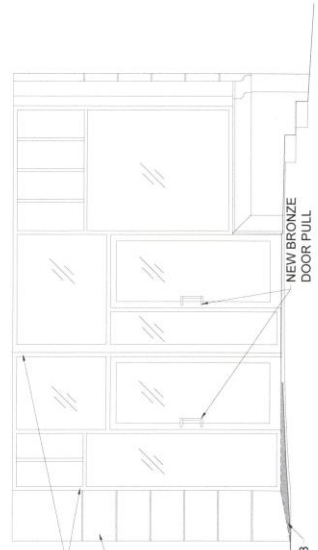


<b>7-ELEVEN, INC.</b> 7-11 #38742 800 BW MCKENNA ST PORTLAND, OR 97206			Job#: 7E1-18005.2 Scale: AS NOTED Date: 04/22/2019 Drawn By: ST Checked By: XX	REGISTRATION NUMBER 00000000000000000000 EXPIRES 06/27/19
EXTERIOR ELEVATIONS			Job#: 7E1-18005.2 Scale: AS NOTED Date: 04/22/2019 Drawn By: ST Checked By: XX	



1  
1/4" = 1'-0"

**EXISTING ENTRANCE ELEVATION**



2  
1/4" = 1'-0"

**PROPOSED ENTRANCE ELEVATION**

MATCH EXISTING ALUMINUM  
STOREFRONT AND GLAZING

MATCH EXISTING STUCCO  
TEXTURE AND PAINT COLOR

NEW BRONZE  
DOOR PULL

GRIND AND FILL EXPOSED SLAB  
AS NEEDED TO MEET ADA  
SLOPE STANDARDS