



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: August 7, 2019
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 August 28, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-122243 HR AD, 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 19-122243 HR AD – NEW OFFICE BUILDING IN ELIOT CONSERVATION DISTRICT

Applicant: Caroline Hather | Ankrom Moisan Architects
38 NW Davis St #300
Portland, OR 97209

Owner: CNS Properties LLC
PO Box 5118
Portland, OR 97208-5118

Site Address: **2148 NE M L KING BLVD**

Legal Description: BLOCK 3 LOT 1 EXC PT IN ST, ALBINA; BLOCK 3 LOT 2 EXC PT IN ST, ALBINA; BLOCK 3 LOT 27, ALBINA; BLOCK 3 LOT 28, ALBINA

Tax Account No.: R009600800, R009600810, R009601120, R009601130

State ID No.: 1N1E26CB 18600, 1N1E26CB 18500, 1N1E26CB 18300, 1N1E26CB 18400

Quarter Section: 2831

Neighborhood: Eliot, contact at lutcchair@eliotneighborhood.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.

Plan District: Albina Community

Other Designations: Non-contributing resource in the Eliot Conservation District

Zoning: CM3d – Commercial Mixed Use 3 with Design Overlay

Case Type: HR AD – Historic Resource Review with an Adjustment

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review and Adjustment Review for a new two-story office building to replace an existing two-story office building built in 1926, as well as warehouses along NE Thompson. The proposal includes 10 vehicle parking spaces.

One Adjustment is requested to reduce the required on-site loading from one Standard A space to zero on-site loading. The applicant requests an on-street loading space from PBOT.

Historic Resource Review is required for new development in the Albina Community Plan Area, per Table 825-1 of Portland's Zoning Code, Title 33.

Relevant Approval Criteria:

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

- *Community Design Guidelines*

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 February 19, 2019 and determined to be complete on July 31, 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 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.

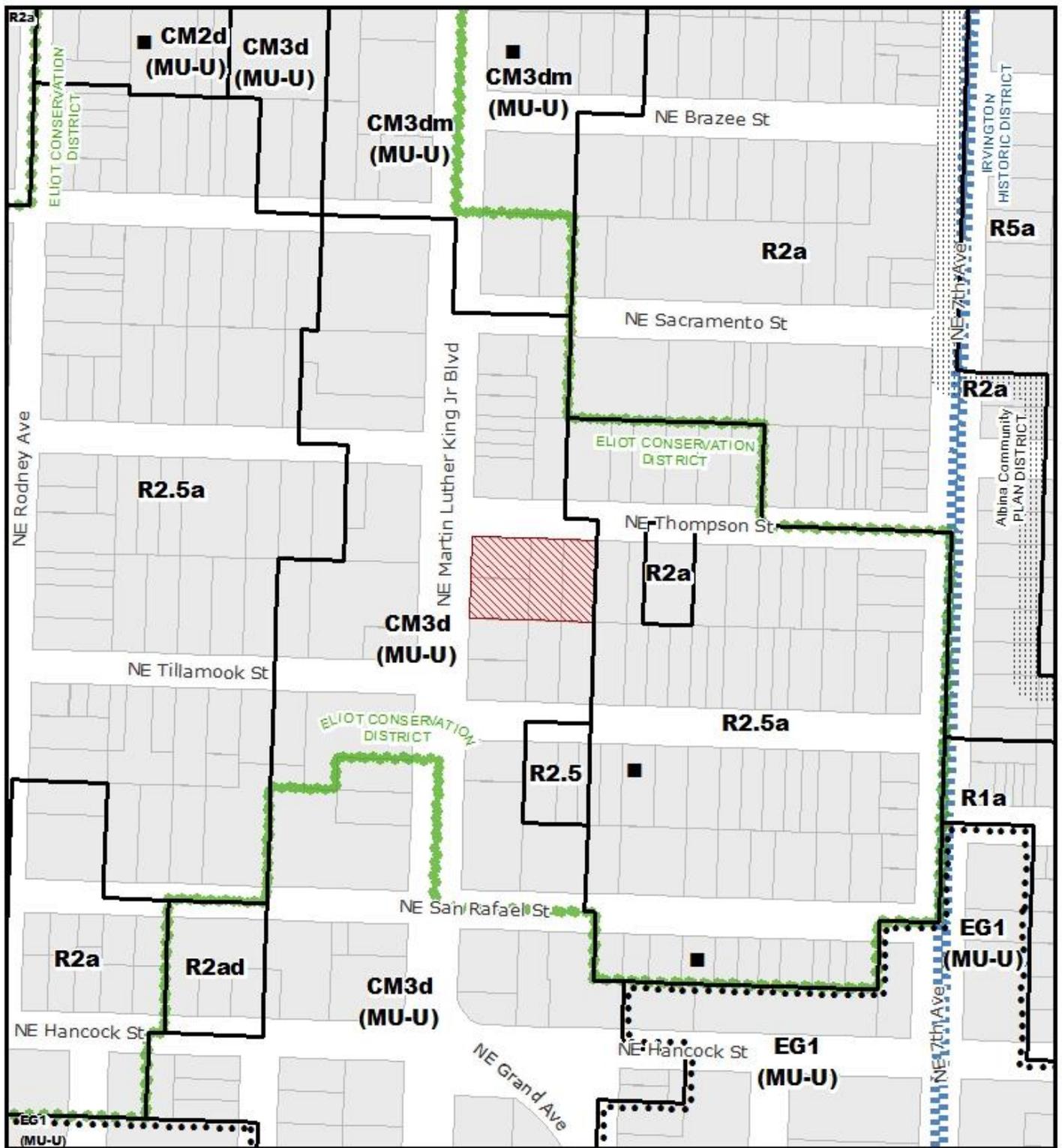
APPEAL OF THE FINAL CITY DECISION

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
Site Plan



ZONING



THIS SITE LIES WITHIN THE:
 ALBINA COMMUNITY PLAN DISTRICT
 ELIOT CONSERVATION DISTRICT



Site



Historic Landmark

File No.	LU 19-122243 HR AD
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CB 18500
Exhibit	B Feb 25, 2019

NE THOMPSON ST

59' - 10"

125' - 2"



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

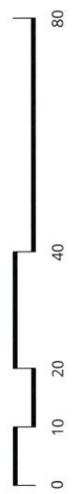
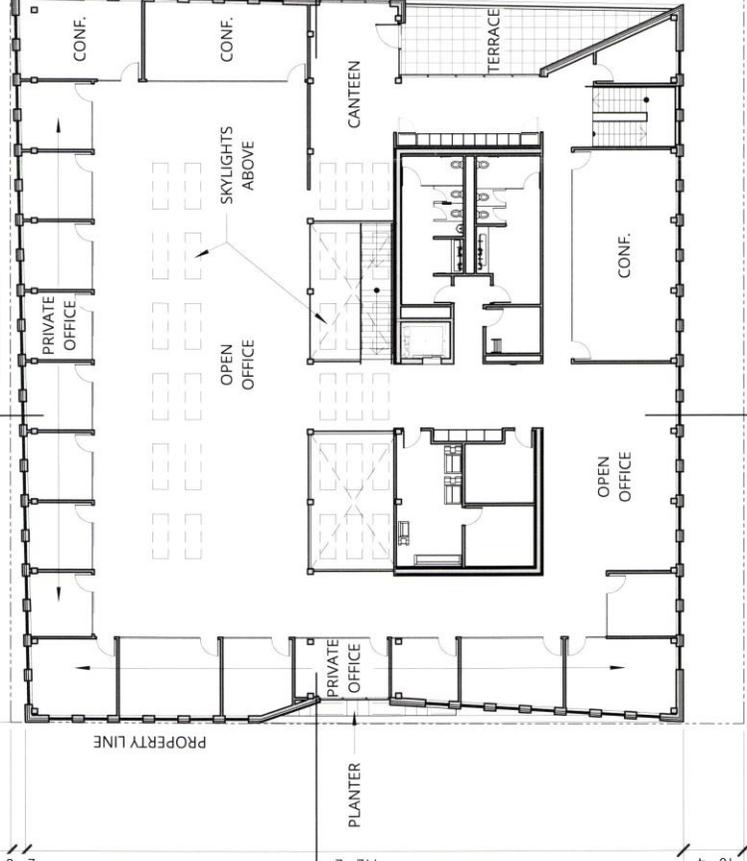
PROPERTY LINE

2' - 6"

112' - 2"

10' - 4"

NE MLK JR BLVD



LU 19-122243 HR AD

HARDER MECHANICAL OFFICE

HARDER MECHANICAL CONTRACTORS | JULY 30, 2019

FLOOR PLAN - LEVEL 2

LAND USE REVIEW EA 18-266254

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