



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 12, 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 September 3, 2019**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-183343 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 19-183343 HR – ADDITION TO WIDMER BREWING COMPANY

Applicant: Nicholas Vipond | Livermore Architecture And Engineering
1500 SW First Ave, Ste 240
Portland, OR 97201

**Owner/
Representative:** John Castle | Widmer Brothers Brewing Company
929 N Russell St
Portland, OR 97227

Site Address: **924 N RUSSELL ST**

Legal Description: BLOCK 53&54 TL 4300 LAND & IMPS SEE R646289 (R009615362)
FOR MACH & EQUIP ENTERPRISE ZONE, ALBINA
R009615360

Tax Account No.: R009615360
State ID No.: 1N1E27CA 04300
Quarter Section: 2829
Neighborhood: Eliot, contact at lutcchair@eliotneighborhood.org.
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Plan District: Central City - Lower Albina
Other Designations: Contributing Resource in Russell Conservation District
Zoning: EXd, IG1 – Central Employment with Design Overlay;
General Industrial 1

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 an addition to the Star Sand Co. Barns and Shop Building. Built circa 1920, this concrete and cast stone building is notable for its decorative cornice. The building is listed in the City's Historic Resource Inventory and in the Oregon State Historic Sites Database. The northern portion of the building is designated as a contributing resource in the Russell Conservation District. The southern portion of the building, which is the primary historic resource, is not included within the boundaries of the Conservation District.

The proposal is to enclose an existing covered loading dock on the west façade of the Star Sand Shop Building. The building is outside the Conservation District boundary; however, the addition will be inside the Conservation District boundary. The addition will facilitate a relocated mechanical room. It includes four new windows, to match existing windows in type and fenestration patterning, on the west façade. Both the narrow north and south end walls are proposed to have steel louvers at the same height and scale as the windows.

Historic Resource Review is required for new development in the Russell Conservation District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Portland's Zoning Code, Title 33. 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 June 24, 2019 and determined to be complete on August 6, 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.

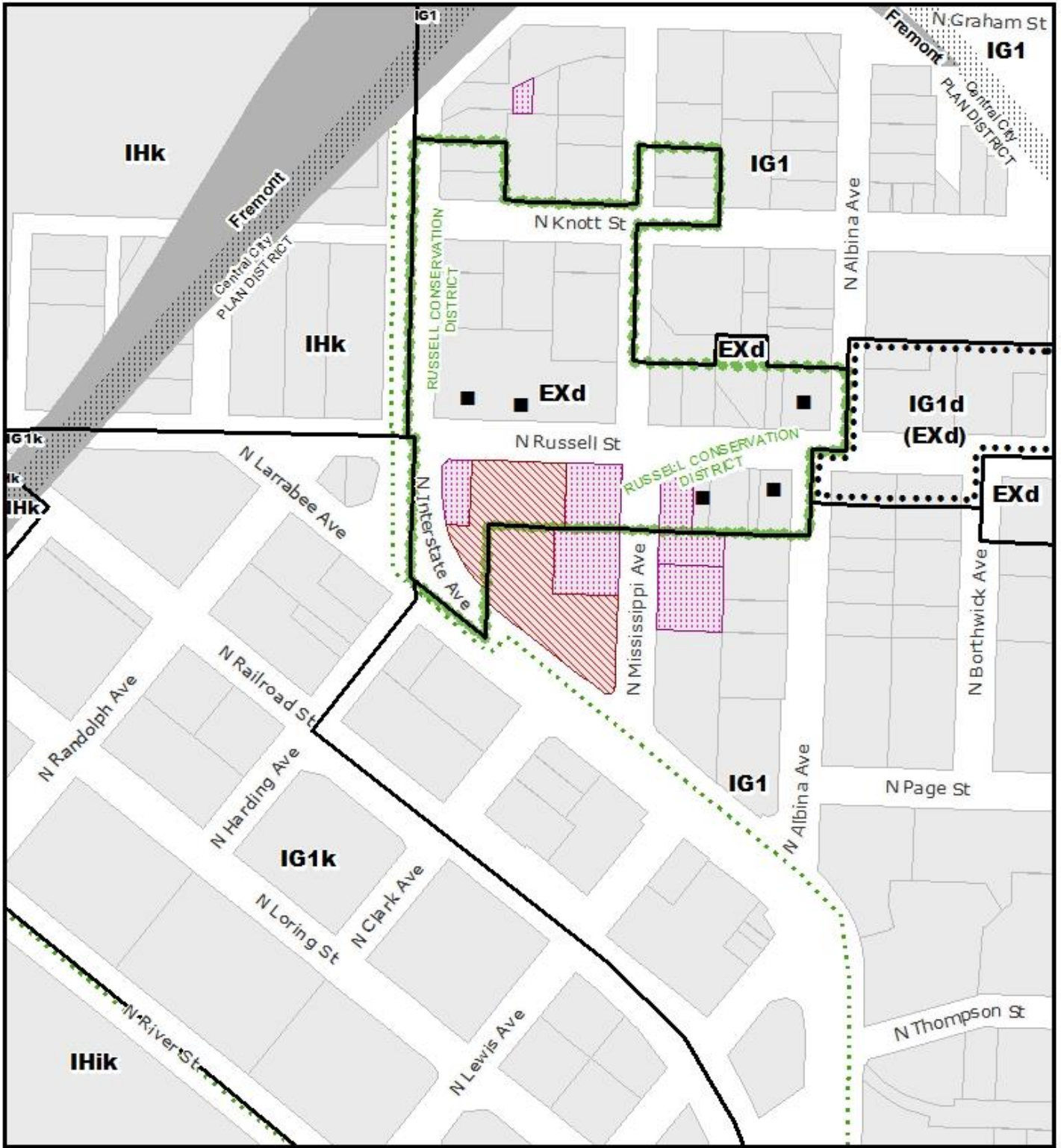
APPEAL OF THE FINAL CITY DECISION

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
Elevation



ZONING

NORTH ↑

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 LOWER ALBINA SUBDISTRICT
 RUSSELL CONSERVATION DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19-183343 HR
1/4 Section	2829
Scale	1 inch = 200 feet
State ID	1N1E27CA 4300
Exhibit	B Jun 26, 2019

ELEVATION GENERAL NOTES

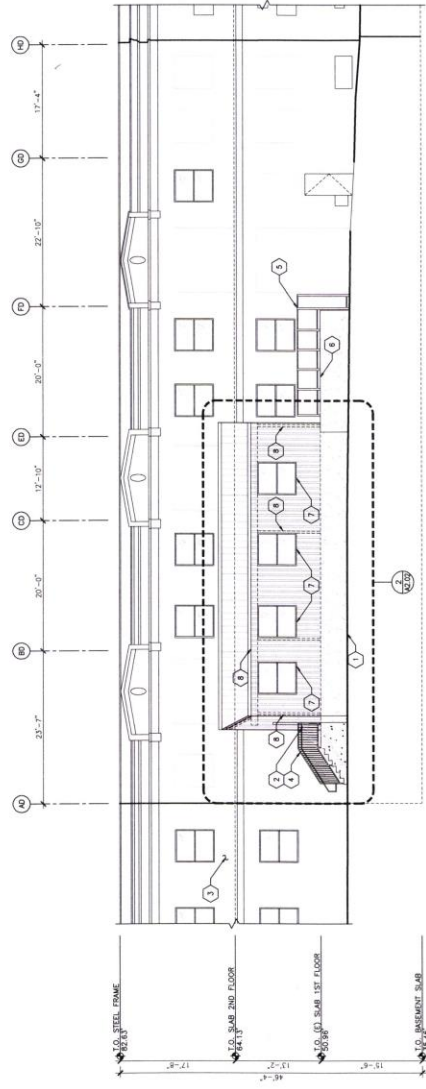
- CONTRACTOR TO VERIFY EXISTING CONDITIONS AND DIMENSIONS SHOWN OR WALLED PRIOR TO THE START OF CONSTRUCTION AND NOTIFY OWNER OF RECORD OF ANY DISCREPANCIES.
- FINISH GRADE MARKS, SEE CIVIL DRAWINGS.
- FOR ROOFTOP ELEMENTS, SEE ARCHITECTURAL ROOF PLAN.

LEGEND

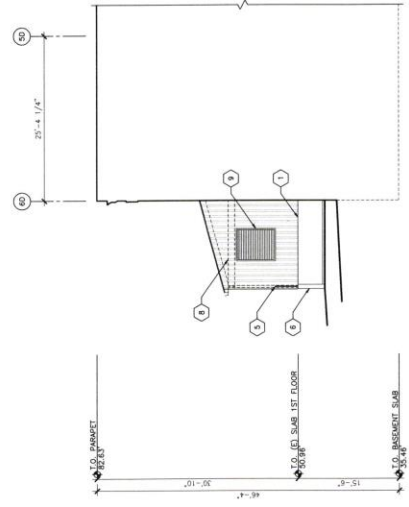
- METAL WALL PANELS (E) WALL COLOR (BROGT)
- CLADDING PANELS (E) WALL COLOR (BROGT)
- (E) STANDING SEAM ROOF
- CONCRETE
- (E) CONCRETE

ELEVATION KEYNOTES

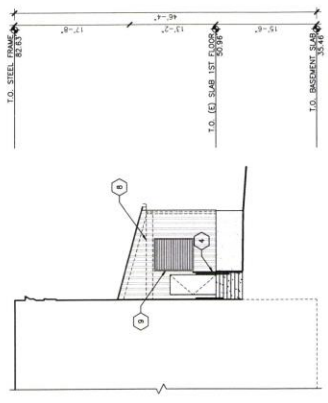
- (E) CONCRETE LOADING DOCK
- REMOVE (E) TRIMS
- (E) BUILDING
- CONCRETE CURB WITH STEEL CURBSIDES
- SCREENING FOR MECHANICAL EQUIPMENT
- CONCRETE WALL
- ALUMINUM WINDOW
- STEEL LOADING DOCK CANOPY
- STEEL GLAZER



1 WEST ELEVATION
1/8" = 1'-0"



2 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION
1/8" = 1'-0"

DATE	DESC.
12/15/17	DESIGN REVIEW REVISIONS
01/10/18	DESIGN REVIEW REVISIONS
02/07/18	DESIGN REVIEW REVISIONS

LIVERMORE
ENGINEERING, INC.
1500 17TH AVE SW
PORTLAND, OR 97202
PHONE: 503.251.2000
WWW.LIVERMORE.COM

LIVERMORE A/E
JOB NO. 215006-00

WIDMER BREWERY
COOLING PLATFORM FOR
924 N. RUSSELL
PORTLAND, OR 97227

DESIGNED BY: J. L. WIDMER
CHECKED BY: J. L. WIDMER
DATE: 01/10/18

A2.01