



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

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Date: November 26, 2019
To: Interested Person
From: Don Kienholz, Land Use Services
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**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 19-223221 CP_ZC
PC # 19-200497
REVIEW BY: Hearings Officer
WHEN: December 18, 2019 at 1:30 PM
WHERE: 1900 SW Fourth Ave., Suite 3000
Portland, OR 97201

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Allison Reynolds
Stoel Rives LLP
760 SW 9th Ave #3000
Portland OR, 97205

Owner: Arc Hospitality Portfolio Crestline
3950 University Drive #301
Fairfax, Va 22030

Site Address: 1710 NE MULTNOMAH ST
Legal Description: BLOCK 180&181&192&193 TL 100, HOLLADAYS ADD
Tax Account No.: R396212200
State ID No.: 1N1E35A 00100
Quarter Section: 2932

Neighborhood: Sullivans Gulch, contact DJ Heffernan at djheff1@gmail.com.
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.
Plan District: None
Zoning: CM3d – Commercial Mixed Use 3 with a Design ('d') overlay zone and OS – Open Space with a Conservation ('c') Environmental Zone overlay.

Case Type: CPZC – Comprehensive Plan Amendment with a Zone Map Amendment.
Procedure: Type III – Requires a public hearing before the Hearings Officer and a public hearing before City council to present the Hearings Officer’s recommendation.

Proposal:
Comprehensive Plan Map Amendment and Zoning Map Amendment to remove a Condition of Approval from a prior Comprehensive Plan Map/Zoning Map Amendment approved in 1989 (LUR 89-026025 – PC 7921) that limited the development and use on the subject site only to an extended stay hotel. A Type III Review is required because in order to remove the condition of approval, an applicant must go through the same land use review process as was used to place the condition on the property (Portland Zoning Code Section 33.730.140). No new development is proposed at this time.

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:

- **33.810.050.A.1-4, Comprehensive Plan Map Amendment Approval Criteria;**
- **33.855.050.A-D, Zoning Map Amendment Approval Criteria;**
- *(by reference at 33.810.050.A.1)* **Comprehensive Plan Policies;** and
- *(by reference at 33.810.050.A.2)* **Statewide Land Use Planning Goals.**

Zoning Code Chapters 33.810 and 33.855 are available online at www.portlandoregon.gov/zoningcode (scroll down and open Chapter 810 or 855).

Comprehensive Plan Policies are available online in the Bureau of Planning Sustainability Document Library at this link: <https://www.portlandoregon.gov/bps/47556>

Statewide Land Use Planning Goals are available online on the Oregon Department of Land Conservation and Development (DLCD) website at this link: <http://www.oregon.gov/LCD/pages/goals.aspx>

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 6, 2019 and determined to be complete on October 11, 2019.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197> .

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

To comment, you may write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201, or FAX your comments to 503-823-4347; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Bureau of Development Services staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Hearings Officer will make a recommendation to City Council about this proposal within 30 days of the close of the record.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Hearings Officer to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Hearings Officer how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Hearings Officer, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

Comprehensive Plan Amendments with Zone Map Amendments are not subject to the statutory clock in ORS 227.178.

APPEAL PROCESS

There is no appeal of the Hearings Officer's recommendation. The recommendation will be presented to City Council at a public hearing and who will then vote on the proposal and recommendation. You can appeal the City Council decision to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Hearings Officer, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

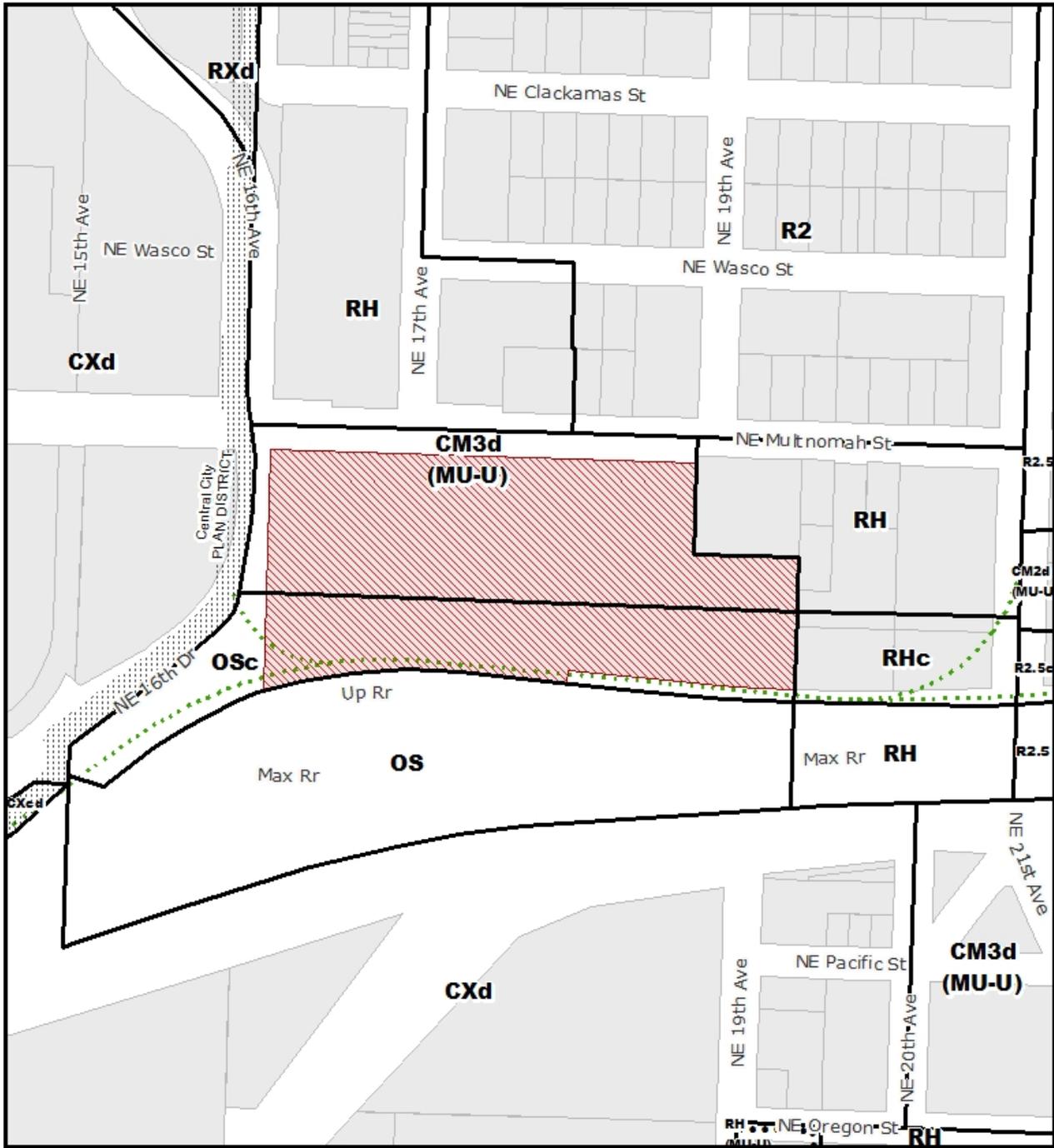
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-

7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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



ZONING



Site



Recreational Trails

File No.	LU 19 - 223221 CP-ZC
1/4 Section	2932
Scale	1 inch = 200 feet
State ID	1N1E35A 100
Exhibit	B Sep 10, 2019