



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 8, 2020
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 February 7, 2020**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-260377 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 19-260377 HR - REPLACE ENTRY DOORS WITH STOREFRONT

Applicant: Brian Kimura | Climate Architecture, LLC
3934 NE MLK Jr Blvd., Suite 205A
Portland, OR 97212

Owner: Old Town Lofts Condo Assn
233 NW 5th Ave
Portland, OR 97209-3839

Site Address: 411 NW FLANDERS ST

Legal Description: GENERAL COMMON ELEMENTS, OLD TOWN LOFTS CONDOMINIUM
Tax Account No.: R625900010
State ID No.: 1N1E34CA 80000
Quarter Section: 3029

Neighborhood: King, contact Michael Barrett at landuse@kingneighborhood.org
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com, Old Town Community Association, contact at chair@PDXoldtown.org
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Old Town/Chinatown
Other Designations: Non-contributing resource in the Chinatown/Japantown Historic District
Zoning: CXd – Central Commercial with a Design 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 approval to replace three sets of entry doors and to infill the bays with storefront glass to match existing storefront. The doors proposed to be infilled include a double entry door facing NW Flanders Avenue, and two single doors facing NW Fourth Avenue.

Historic Resource Review is required for non-exempt exterior alterations in the Central City and in the Chinatown/Japantown Historic District.

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 approval criteria are:

- *Central City Fundamental Design Guidelines*
- *Oregon Statewide Planning Goals*
- *New Chinatown/Japantown Historic District Design Guidelines*

Please note: The decision adopting the July 9, 2018 code (CC2035 Plan) was appealed to the Land Use Board of Appeals (LUBA). LUBA's decision has been appealed to the Oregon Court of Appeals by multiple parties. While the particular code provisions this project relies on are not at issue in the appeal, if the courts remand CC2035, the City will revert back to the version of PCC 33.510 that was in existence before July 9, 2018 until Council is able to readopt CC2035.

Please be aware of the following: As details of the remand and results of the Council's future action to the remand are unknown at this time, this land use review is being reviewed under two versions of PCC 33.510. The most recent version that went into effect on July 9, 2018, and the previous PCC 33.510 version that was in effect prior to the July 9, 2019.

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 December 4, 2019 and determined to be complete on December 23, 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.

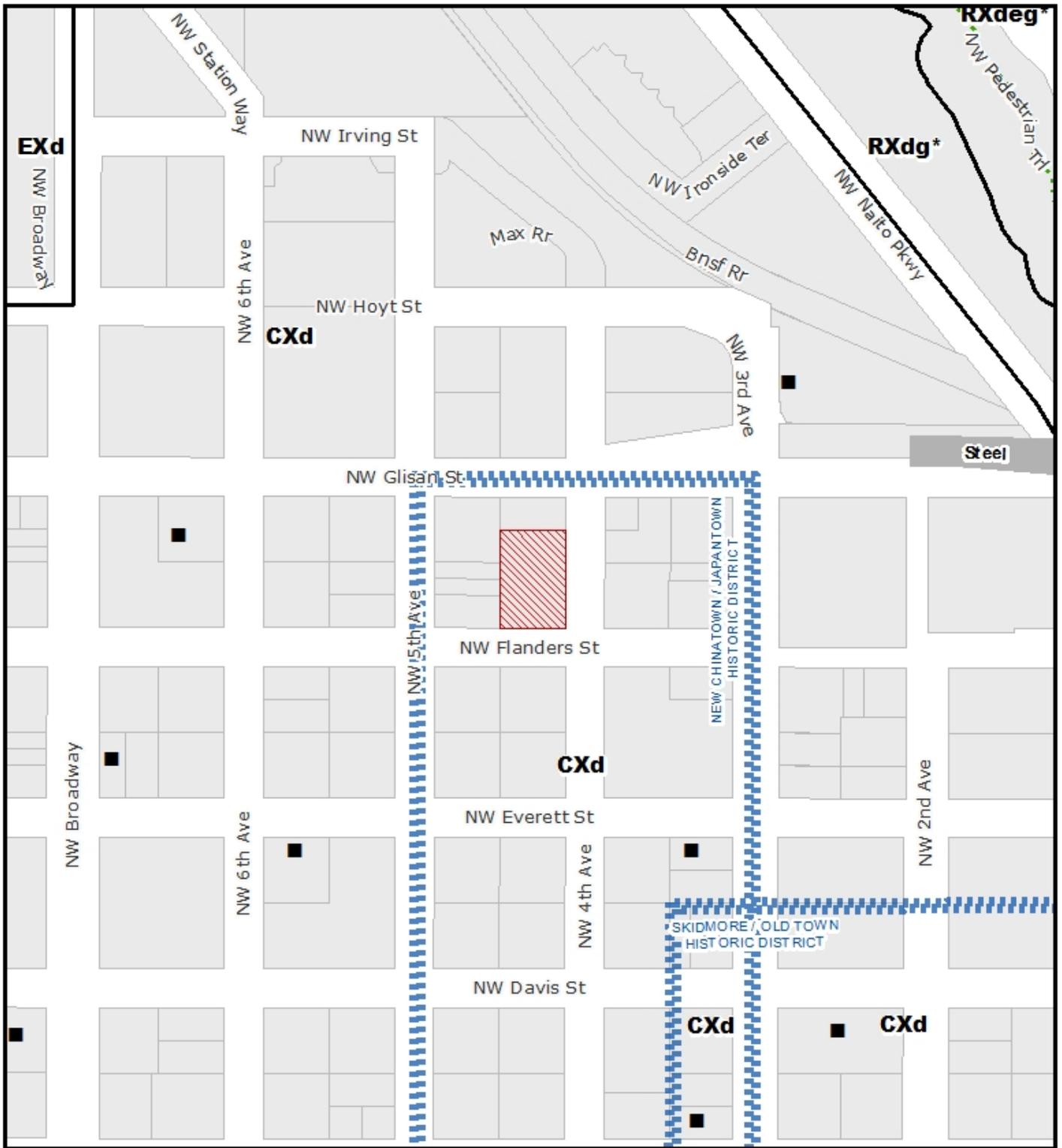
APPEAL PROCESS

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



ZONING

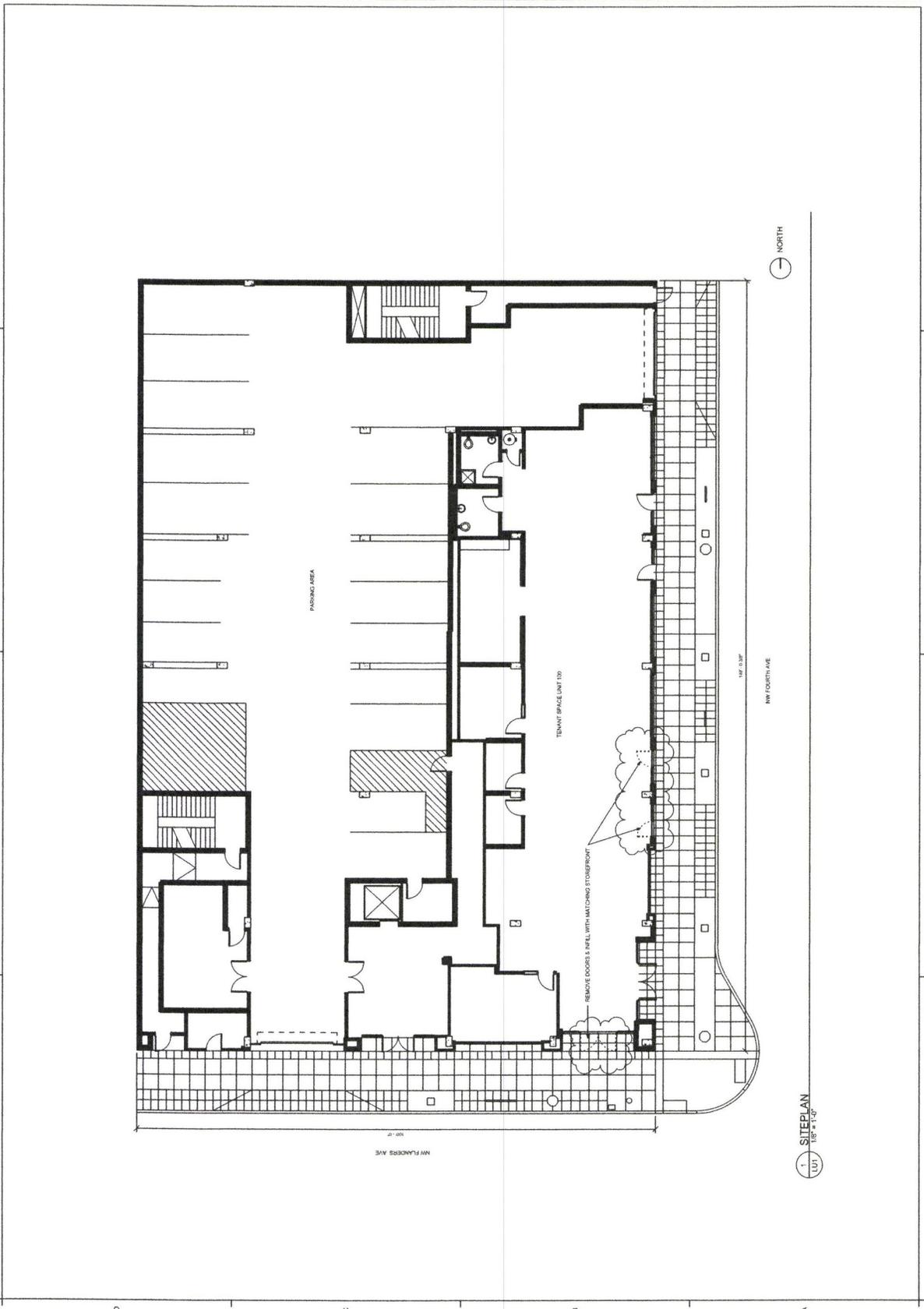


CENTRAL CITY PLAN DIST
 OLD TOWN/CHINATOWN SUB DIST
 NEW CHINATOWN / JAPANTOWN HIST DIST

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19 - 260377 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 80000
Exhibit	B Dec 06, 2019

	CLIMATE Architecture Portland, OR	304 NW MILK JR BLVD SUITE 200A PORTLAND OREGON 97232 PH: 503.885.8071	RECEIVED ARCHITECT Ryan P. Blumens Portland, Oregon 30 JUNE 2015	PROJECT NO. 15-0000 SHEET NO. 1 OF 1	DATE: 05/20/15 DRAWN BY: RPB CHECKED BY: RPB	LU1
	T.B.D.	411 NW FLANNERS ST PORTLAND, OR 97201 OREGON NIKKEI LEGACY CENTER	climate ARCHITECTURE, LLC	SITE PLAN		



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