



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: 8/27/2020
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@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 9/17/2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-162060 DZ – BUILDING RENOVATION

Applicants: Shea Gilligan | Brett Schulz Architect
2500 NE Sandy Blvd Ste D | Portland, OR 97232
shea@brettschulz.com

Owner/Agent: Amy Edwards | Prosper Portland
222 NW 5th Ave | Portland, OR 97209

Site Address: 420 NE HOLLADAY ST

Legal Description: BLOCK 43 LOT 1&2&7&8 EXC PT IN ST, HOLLADAYS ADD
Tax Account No.: R396200350
State ID No.: 1N1E35BC 00700
Quarter Section: 2931

Neighborhood: Lloyd District Community, contact Ziggy Lopuszynski at zlopuszynski@cpportland.com

Business District: Lloyd District Community Association, contact at admin@lloyddistrict.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at Jessica@necoalition.org

Plan District: Central City - Lloyd District
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 seeks design review approval for exterior alterations to accompany an interior renovation of an existing 5-story plus basement hotel built in 1969. The building is located on a half block site bordered by NE MLK Blvd to the west, NE Holladay St to the north, and NE Grand Ave to the east.

Exterior work to include:

- Adding decorative fins to north, south and west facades;
- New signage and exterior lighting;
- Adding two outdoor seating areas in south (uncovered) portion of surface parking slab;
- Replacement of windows on north façade;
- Replacement of storefront windows where needed; and
- New entry locations along north/east for hotel/restaurant.

Design review is required because the proposal is for exterior alterations in the Central City Plan District.

Note: The applicant is working with RACC to add a new mural to the building’s east façade which will be exempt from Design Review.

Relevant Approval Criteria:

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

- Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan
- Central City Fundamental 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 July 1, 2020 and determined to be complete on 8/24/2020.

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.

If you are interested in viewing information in the file, please contact the planner listed on the front of this proposal. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

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.

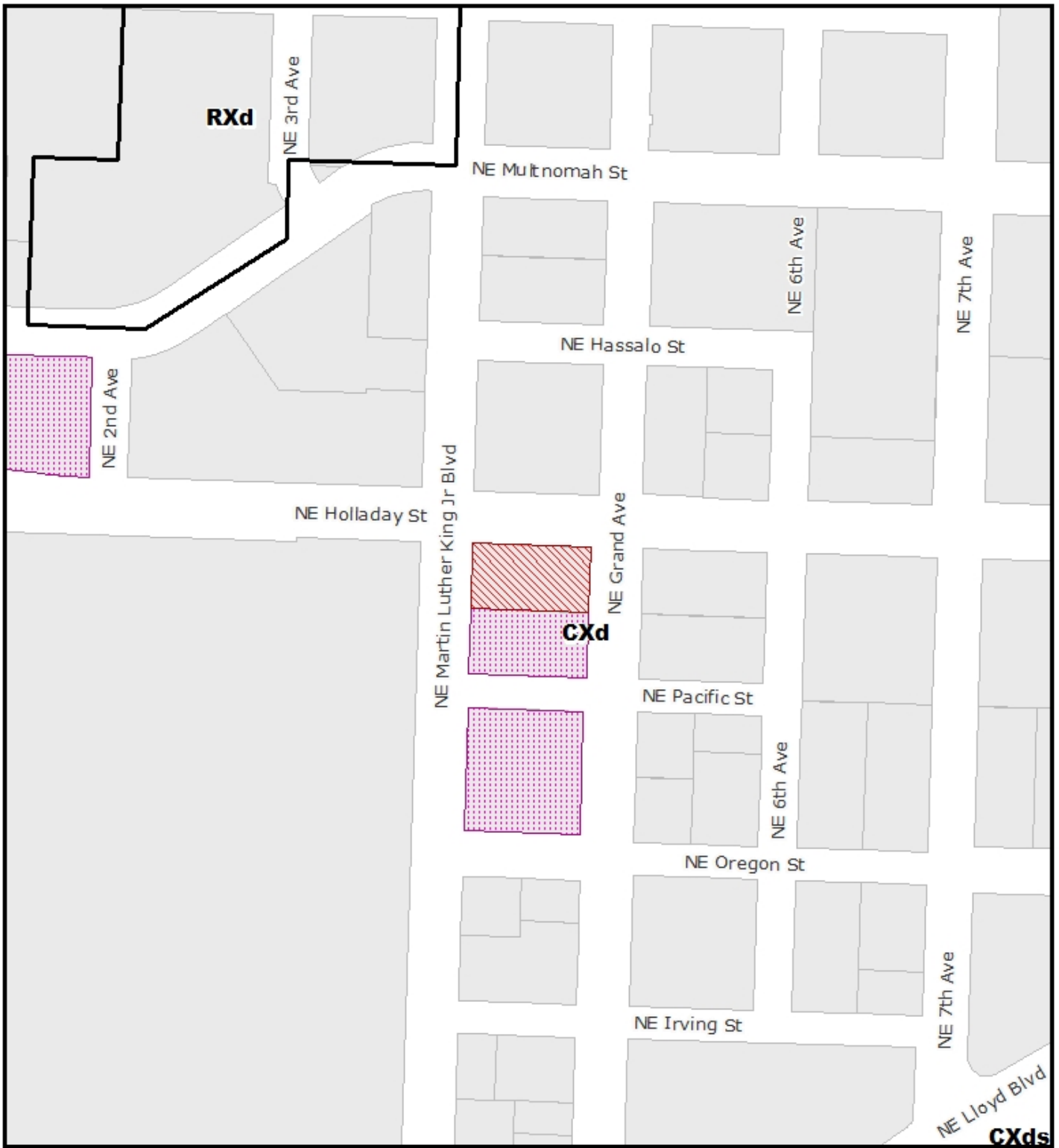
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.


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).

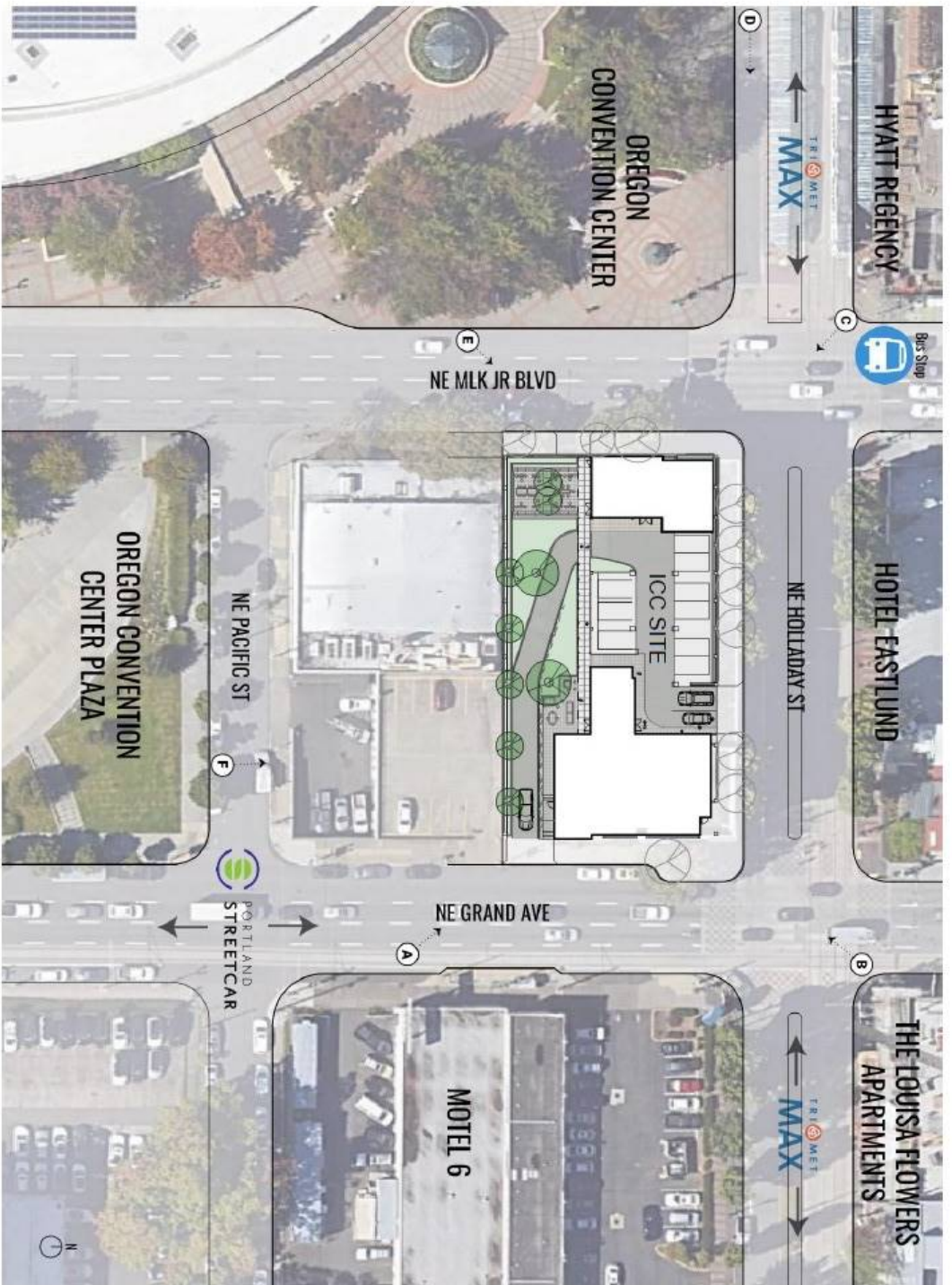
Enclosures: Zoning Map, Site Plan, North Elevation, West Elevation



ZONING 
 CENTRAL CITY PLAN DISTRICT
 LLOYD DISTRICT SUB DISTRICT

-  Site
-  Also Owned Parcels

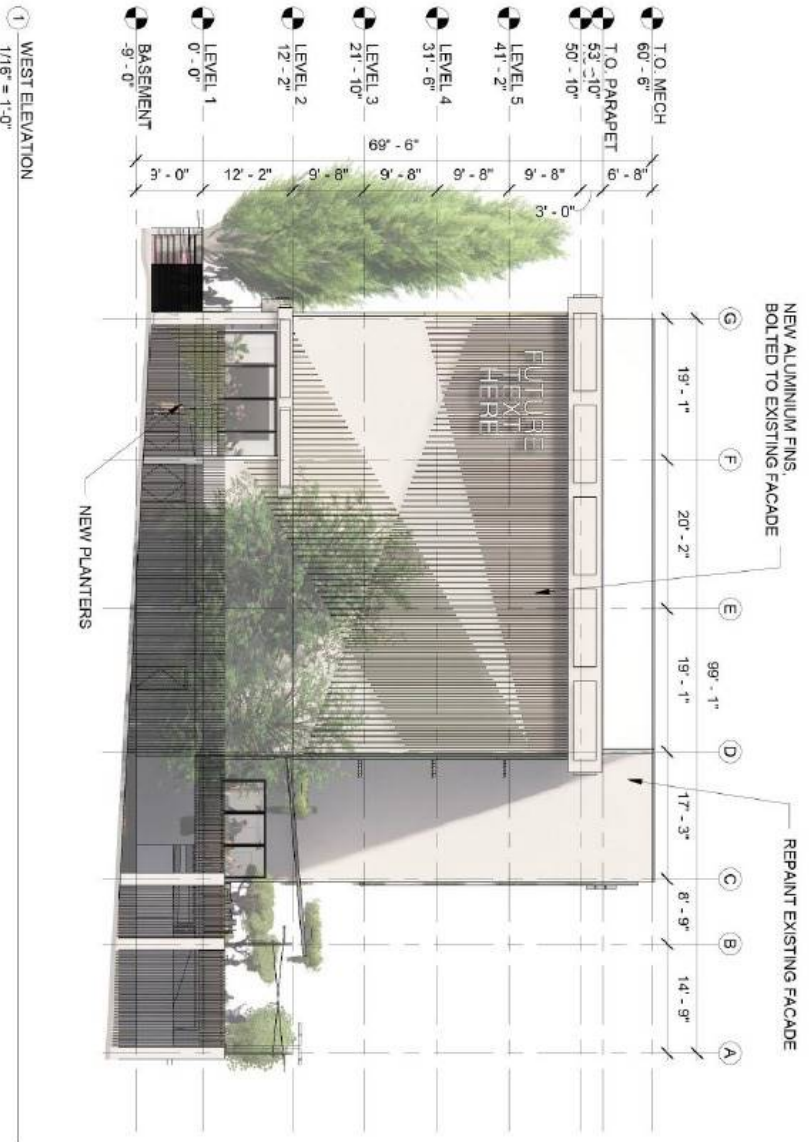
File No.	LU 20 - 162060 DZ
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BC 700
Exhibit	B Jul 06, 2020



EXISTING SITE CONTEXT



NORTH ELEVATION



WEST ELEVATION