



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

Dan Ryan, Commissioner
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www.portland.gov/bds

Date: May 5, 2021

From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 21-029602 DM AD – Blanchet House Demolition
Pre App: PC # 19-227692

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, please e-mail your comments to me at my e-mail address identified above. You may also write to Tim Heron at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. *Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.*

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: May 26, 2021 – 21 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: June 4, 2021**
- **A virtual public hearing before the Landmarks Commission is tentatively scheduled for June 14, 2021 at 1:30PM.**
- **A virtual public hearing before City Council is tentatively scheduled for June 30, 2021.**

Representative: Gary Golla, Sera Architects, garyg@seradesign.com
338 NW 5th Ave
Portland, OR 97029

Owner: 340 NW Glisan LLC
310 NW Glisan St
Portland, OR 97209

Applicant: Scott Kerman, Blanchet House of Hospitality
310 NW Glisan St
Portland, OR 97029

Site Address: 340 NW GLISAN ST

Legal Description: BLOCK 25 W 1/2 OF LOT 7, COUCHS ADD
Tax Account No.: R180201770
State ID No.: 1N1E34CA 00800
Quarter Section: 3029

Neighborhood: Old Town Community Association, contact Jonathan Cohen at treasure@pdxoldtown.org or Mary-Rain O'Meara at secretary@pdxoldtown.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
Zoning: CXd, Central Commercial with design overlay
Case Type: DM – Demolition Review; AD – Adjustment Review
Procedure: Type IV, following a public advisory meeting before the Historic Landmarks Commission there will be a hearing before City Council. The Historic Landmarks Commission may offer comments or suggestions, in the form of a letter or testimony, to City Council. City Council makes the final decision on this matter.

Proposal:

The applicant, 340 NW Glisan LLC, is wholly owned by Blanchet House of Hospitality (“Blanchet House”), seeks approval to demolish the vacant Blanchet House, a Contributing Structure in the New Chinatown/Japantown National Register Historic District. The Blanchet House operation has been previously relocated and the subject property has been vacant for the past 8 years.

Additionally, the applicant seeks an Adjustment from PCC 33.445.330.A.2.c which provides that a demolition permit cannot be issued until a permit for a new building on the site has been issued that replaces the historic resource if demolition is approved. The applicant requests to waive this requirement through the Adjustment Review request.

Type IV Demolition Review is required in order to obtain approval for demolition of contributing resources in historic districts. The Type II Adjustment Review is required to waive the new building permit requirement. Both Reviews will be processed at the same time as part of the Type 4 Demolition Review process.

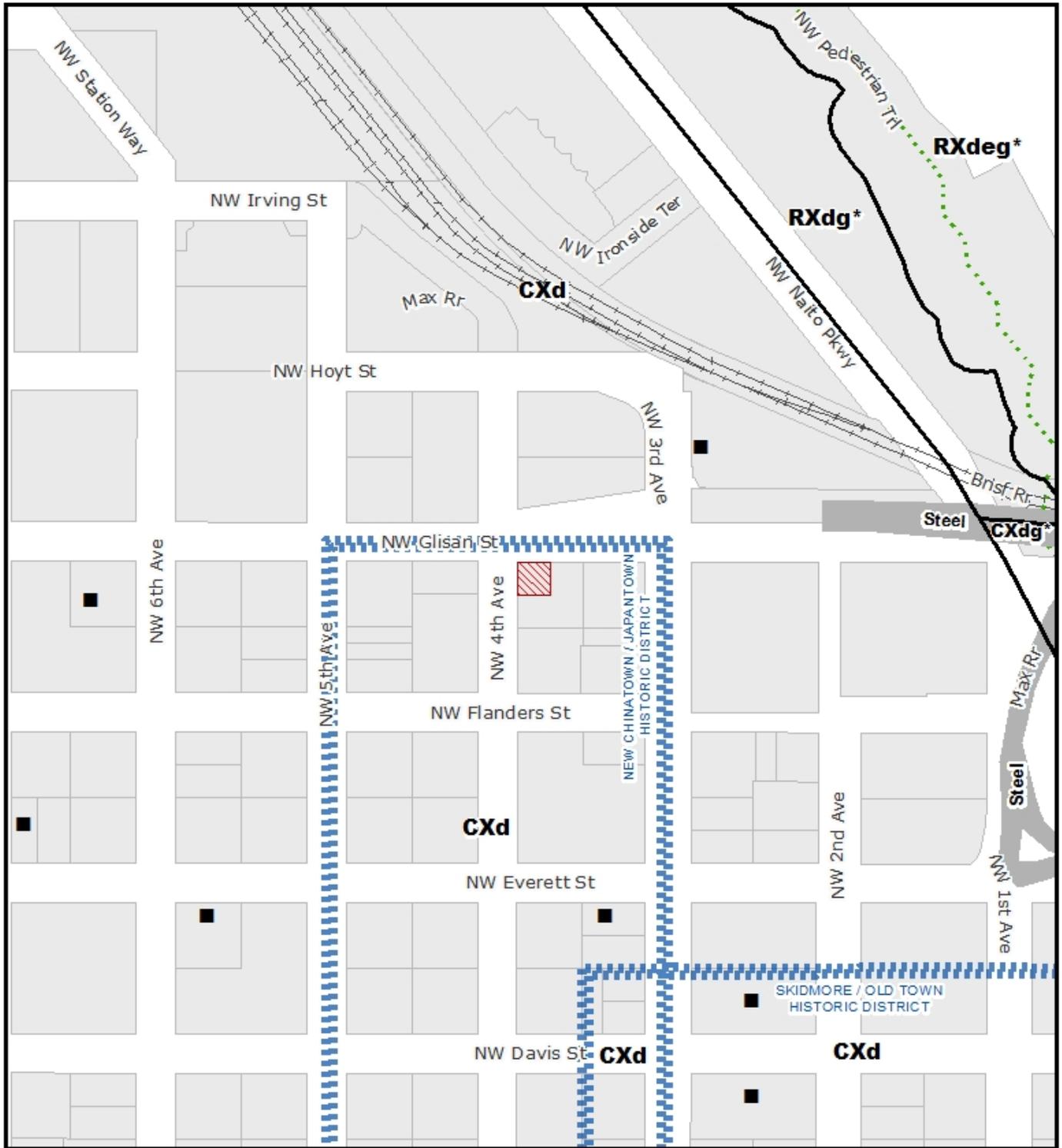
Approval Criteria:

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

- 33.805 Adjustment Review
- 33.846.070 Demolition Review
- 33.846.080.C.1. *Denial of a demolition permit would effectively deprive the owner of all reasonable economic use of the site*

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on March 25, 2021 and determined to be complete on **April 24, 2021**.

Enclosures: Zoning Map, Site Plan/ Site Photo



ZONING



CENTRAL CITY PLAN DISTRICT
 OLD TOWN / CHINATOWN SUB DISTRICT
 NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT



Site



Historic Landmark

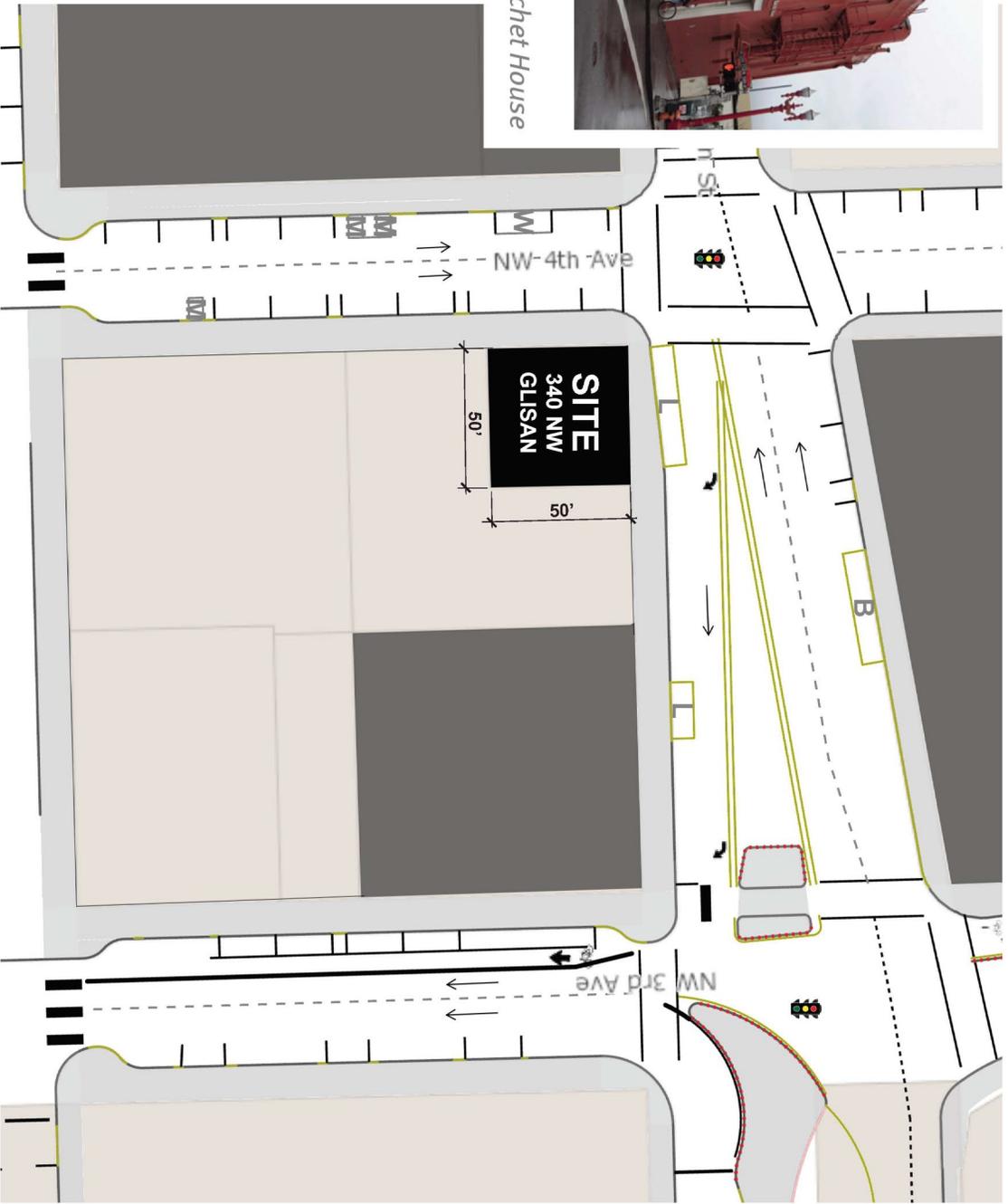


Recreational Trails

File No.	LU 21 - 029602 DM AD
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CA 800
Exhibit	B Mar 26, 2021



Old Blanchet House



S E R A
 340 NW Glisan Street
 Portland, Oregon
 10.18.2019

LU 21-029602 DM AD site plan

