



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

Dan Ryan, Commissioner
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Date: September 8, 2021
To: Interested Person
From: Hillary Adam, Land Use Services
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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 October 8, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-069088 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-069088 HR

Applicant: Miranda Wright
Hartshorne Plunkard Architecture
232 N Carpenter Street
Chicago, IL 60607

Owner/Agent: Alex Stanford
Troy Laundry Property Holder
133 N Jefferson St, 4th Floor
Chicago, IL 60661

Site Address: 1010 SE ASH ST

Legal Description: BLOCK 224 LOT 1&2&7&8, EAST PORTLAND

Tax Account No.: R226514450, R226514470

State ID No.: 1N1E35CD 08400, 1N1E35CD 08401

Quarter Section: 3031

Neighborhood: Buckman, contact John Rose or Josh Baker at
buckmanlandusepdx@gmail.com

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

Plan District: Central City - Central Eastside

Other Designations: Within the boundary of a Historic Landmark (the Troy Laundry Building) which is individually listed on the National Register of Historic Places

Zoning: EXd – Central Employment with Design and historic Resource Protection overlays
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 proposes changes to the ground level street-facing facades of the approved building (see LU 20-124348 HRM), resulting from revisions to the interior, to include the following:

- On the east elevation, the addition of a pair of glass storefront doors and an egress door in the 4th and 3rd bays, respectively, from the corner;
- On the north elevation, the removal of glass storefront doors midblock and their replacement with fixed storefront and replacement of two clear glass storefront panels with spandrel glass in the 2nd bay from the east corner; and
- On the west elevation, replacement of clear glass storefront with spandrel glass in the 4th bay from the corner and, in the southernmost bay, replacement of storefront door with fixed storefront and replacement of one panel of clear glazing with a metal screen to mask a gas meter.

Historic Resource Review is required because the proposal is for a non-exempt substantial change to an approved building within the Historic Resource Protection overlay zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

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 21, 2021 and determined to be complete on August 30, 2021.

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 this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the

City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

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

Proposed East Elevation

Proposed North Elevation

Proposed West Elevation