



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

Dan Ryan, Commissioner
Rebecca Esau, Director
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www.portland.gov/bds

Date: January 10, 2022
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-8953 / Hillary.Adam@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 9, 2022. Your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number, LU 22-100599 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 22-100599 HR – GLAZING REMOVAL

Applicant: Matt Fitzgerald
GBD Architects
1120 NW Couch St, Ste 300
Portland, OR 97209

Owner Representative: Ty Barker
Unico Properties
111 SW 5th Ave #1250
Portland, OR 97204

Owner: UPG Montgomery Park Property Owner LLC
1215 4th Ave Ste 600
Seattle, WA 98161

Party of Interest: Vishnu Jhaveri,
Lease Crutcher Lewis
550 SW 12th Ave
Portland, OR 97205

Site Address: 2701 NW VAUGHN ST

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E
Tax Account No.: R941290290
State ID No.: 1N1E29D 00200

- Quarter Section:** 2826
- Neighborhood:** Northwest District, contact Greg Theisen at 503-227-5430.
Business District: NONE
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
- Plan District:** NONE
Other Designations: Historic Landmark, 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 to modify the ventilation system on the 3rd floor of the existing landmark by relocating the air intake vents two bays to the west. This relocation will result in removal of 46sf of window glazing in one field of north-facing windows, and reinstallation of about 46sf of glazing where the vent currently meets the windows. The existing historic window grids will remain in place.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a historic landmark.

Relevant Approval Criteria:

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

- 33.846.060.G (1-10) Other approval criteria

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 January 4, 2022 and determined to be complete on January 5, 2022.

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

North Elevation and Section Detail