



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: September 14, 2022
To: Interested Person
From: Sean Williams, Land Use Services
503-865-6441 / Sean.Williams@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 October 14, 2022. Your comments must be e-mailed to the assigned planner listed above**; please include the Case File Number, LU 22-162928 RP, 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 22-162928 RP

Applicant: Schuyler Dury, KPFF
111 SW 5th Avenue, Suite 2600
Portland, OR 97204
(503) 505-3823 / schuyler.dury@kpff.com

Owner/Agent: Erin Graham, Oregon Museum of Science and Industry
1945 SE Water Avenue
Portland, OR 97214

Site Address: 1945 SE Water Avenue

Legal Description: TL 300 7.01 ACRES, SECTION 03 1S 1E
Tax Account No.: R991030690
State ID No.: 1S1E03D 00300
Quarter Section: 3230
Neighborhood: Hosford-Abernethy, contact Michael Wade at wade.michael@comcast.net
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Matchu Williams at matchu@seuplift.org
Plan District: Central City - Central Eastside
Other Designations: FEMA Special Flood Hazard Area
Zoning: Central Employment (EX), Design Overlay (d), Scenic Overlay (s), River General (g*) & Environmental (e) Overlay
Case Type: Replat (RP)

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant proposes to replat the existing historic lots (Stephens Addition to East Portland, Lots 1-8 of Block 14, Lots 1-8 of Block of Block 27, and portions of Lots 1-4 of Block 34) in addition to other lots of record within the site. The existing lot lines will be removed or reconfigured resulting in a total of 2 parcels, which will be 264,991 (Parcel 1) and 131,423 (Parcel 2) square feet in size. No development is proposed, and existing development will not be altered through this review.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Section **33.675.300, Replat 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 July 12, 2022 and determined to be complete on September 6, 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