

Emailed:D HARDY,L REES,K
BEAUMONT,YVONNE POELWIJK,DOUGLAS
MORGAN,KURT KRUEGER,DAWN
KRANTZ,ROBERT HALEY,CHAR
SHARKEY,DAWN UCHIYAMA,ELISABETH
REESE CADIGAN,BPS-GIS,MARI
MOORE,HEARINGS OFFICE CLERKS

PAUL VAN ORDEN &
ERIN HOWELL
52 NE FREMONT ST
PORTLAND OR 97212

RAY CULI
70 NE FREMONT ST
PORTLAND OR 97212

LEE PERLMAN
512 NE BRAZEE ST
PORTLAND OR 97212

CATHY GALBRAITH EXE DIR
BOSCO-MILLIGAN
FOUNDATION/ARCHITECTURAL
HERITAGE CENTER
701 SE GRAND AVE
PORTLAND OR 97214

ROBERT HEAD
127 NE MORRIS ST
PORTLAND OR 97212

WENDY RUDMAN
36 NE FARGO ST
PORTLAND OR 97212

PAUL REGAN
68 NE IVY ST
PORTLAND OR 97212

BACK BRIDGE LOFTS LLC
C/O BEN KAISER
5229 NE MARTIN LUTHER KING
JR BLVD SUITE 101
PORTLAND OR 97217

YVONNE POELWIJK
BUREAU OF DEVELOPMENT
SERVICES
1900 SW 4TH AVE STE 5000
PORTLAND OR 97204

ALISE MUNSON &
KEVIN RETALIA
72 NE FREMONT ST
PORTLAND OR 97212

STEPHEN JUDKINS
416 N BEECH ST
PORTLAND OR 97227

KURT AND KATHLEEN HAAPALA
106 N JESSUP ST
PORTLAND OR 97217

DAVID JAHNS
84 NE FAILING ST
PORTLAND OR 97212

HELEN AND AARON KILBER
3133 NE RODNEY AVE
PORTLAND OR 97212

CHRISTOPHER NEPPER
3736 NE CLEVELAND AVE
PORTLAND OR 97212

Destin Ferdun, consultant
Lunabridge
3575 NE Shaver Street
Portland OR 97212

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND OR 97201

ALLAN RUDWICK
228 NE MORRIS ST
PORTLAND OR 97212

PHIL CONTI
3107 NE RODNEY AVE
PORTLAND OR 97212

POLLY KREISBERG
51 NE FARGO ST
PORTLAND OR 97212

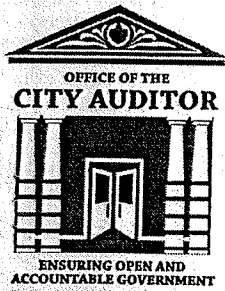
ALICE CHANG &
WILLIAM SMITH
3223 NE RODNEY AVE
PORTLAND OR 97212

HOZIE & UDELL HOWELL
209 NE COOK ST
PORTLAND OR 97212

MIKE WARWICK
535 NE THOMPSON ST
PORTLAND OR 97212

LU 13-109305 CP ZC
ORDER MAILED: 07/10/13

NOTE: Corrected LUBA memo
mailed 7/11/13.
pu



CITY OF PORTLAND

Office of City Auditor LaVonne Griffin-Valade

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

phone: (503) 823-4086

web: www.portlandonline.com/auditor/

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571



July 11, 2013

MEMO: CORRECTED LUBA ADDRESS

RE CASE FILE: LU 13- 109305 CP ZC

Consider the proposal of Back Bridge Lofts LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation from Medium-Density Multi-Dwelling to Central Residential and the Zoning Map designation from R1, Multi-Dwelling Residential to RX Central Residential with a design overlay at the southeast corner of N Williams Ave and NE Fremont St (Hearing; LU 13-109305 CP ZC)

TO: Whom It May Concern

On July 10, 2013, a Notice of Decision letter was mailed with an incorrect address to appeal the decision to the Oregon Land Use Board of Appeals (LUBA). The Board's address is:

**DSL Building
775 Summer Street NE, Suite 330
Salem, OR 97301-1283**

You may call the Land Use Board of Appeals at 1-503-373-1265 or visit LUBA's website (www.oregon.gov/LUBA) for further information on filing an appeal.

Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland

By: 

Karla Moore-Love, Council Clerk

Emailed:D HARDY,L REES,K
BEAUMONT,YVONNE POELWIJK,DOUGLAS
MORGAN,KURT KRUEGER,DAWN
KRANTZ,ROBERT HALEY,CHAR
SHARKEY,DAWN UCHIYAMA,ELISABETH
REESE CADIGAN,BPS-GIS,MARI
MOORE,HEARINGS OFFICE CLERKS

PAUL VAN ORDEN &
ERIN HOWELL
52 NE FREMONT ST
PORTLAND OR 97212

RAY CULI
70 NE FREMONT ST
PORTLAND OR 97212

LEE PERLMAN
512 NE BRAZEE ST
PORTLAND OR 97212

CATHY GALBRAITH EXE DIR
BOSCO-MILLIGAN
FOUNDATION/ARCHITECTURAL
HERITAGE CENTER
701 SE GRAND AVE
PORTLAND OR 97214

ROBERT HEAD
127 NE MORRIS ST
PORTLAND OR 97212

WENDY RUDMAN
36 NE FARGO ST
PORTLAND OR 97212

PAUL REGAN
68 NE IVY ST
PORTLAND OR 97212

BACK BRIDGE LOFTS LLC
C/O BEN KAISER
5229 NE MARTIN LUTHER KING
JR BLVD SUITE 101
PORTLAND OR 97217

YVONNE POELWIJK
BUREAU OF DEVELOPMENT
SERVICES
1900 SW 4TH AVE STE 5000
PORTLAND OR 97204

ALISE MUNSON &
KEVIN RETALIA
72 NE FREMONT ST
PORTLAND OR 97212

STEPHEN JUDKINS
416 N BEECH ST
PORTLAND OR 97227

KURT AND KATHLEEN HAAPALA
106 N JESSUP ST
PORTLAND OR 97217

DAVID JAHNS
84 NE FAILING ST
PORTLAND OR 97212

HELEN AND AARON KILBER
3133 NE RODNEY AVE
PORTLAND OR 97212

CHRISTOPHER NEPPER
3736 NE CLEVELAND AVE
PORTLAND OR 97212

Destin Ferdun, consultant
Lunabridge
3575 NE Shaver Street
Portland OR 97212

TEAM OREGONIAN
1320 SW BROADWAY
PORTLAND OR 97201

ALLAN RUDWICK
228 NE MORRIS ST
PORTLAND OR 97212

PHIL CONTI
3107 NE RODNEY AVE
PORTLAND OR 97212

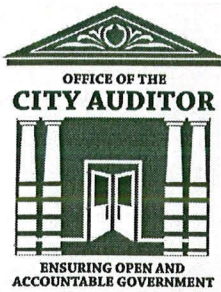
POLLY KREISBERG
51 NE FARGO ST
PORTLAND OR 97212

ALICE CHANG &
WILLIAM SMITH
3223 NE RODNEY AVE
PORTLAND OR 97212

HOZIE & UDELL HOWELL
209 NE COOK ST
PORTLAND OR 97212

MIKE WARWICK
535 NE THOMPSON ST
PORTLAND OR 97212

LU 13-109305 CP ZC
ORDER MAILED: 07/10/13



CITY OF PORTLAND

Office of City Auditor LaVonne Griffin-Valade

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204

phone: (503) 823-4086

web: www.portlandonline.com/auditor/

Email: Karla.Moore-Love@portlandoregon.gov

Phone: (503) 823-4086 Fax: (503) 823-4571



July 10, 2013

NOTICE OF DECISION

RE CASE FILE: LU 13-109305 CP ZC

Consider the proposal of Back Bridge Lofts LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation from Medium-Density Multi-Dwelling to Central Residential and the Zoning Map designation from R1, Multi-Dwelling Residential to RX Central Residential with a design overlay at the southeast corner of N Williams Ave and NE Fremont St (Hearing; LU 13-109305 CP ZC)

To Whom It May Concern:

On July 3, 2013, at approximately 9:45 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 3-1 and passed Ordinance No.186141.

City Council's decision is the final review process available through the City. You may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal with the Board within 21 days of the date of decision, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. The Board's address is: Public Utility Commission Building, 550 Capitol Street NE, Suite 235, Salem, OR 97310-2552. You may call the Land Use Board of Appeals at 1-503-373-1265 for further information on filing an appeal.

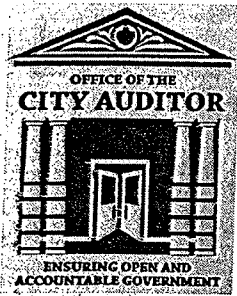
Yours sincerely,

LaVonne Griffin-Valade
Auditor of the City of Portland

By: 

Karla Moore-Love, Council Clerk

Enc.



CITY OF PORTLAND

Office of City Auditor LaVonne Griffin-Valade

1221 S.W. 4th Avenue, Room 130, Portland, Oregon 97204
phone: (503) 823-4086
web: www.portlandonline.com/auditor/
Email: Karla.Moore-Love@portlandoregon.gov
Phone: (503) 823-4086 Fax: (503) 823-4571



July 10, 2013

Back Bridge Lofts LLC, property-owner
c/o Ben Kaiser
5229 NE Martin Luther King Jr. Boulevard, Suite 101
Portland, OR 97217

RE CASE FILE: LU 13- 109305 CP ZC

Consider the proposal of Back Bridge Lofts LLC and the recommendation from the Hearings Officer for approval with conditions, to change the Comprehensive Plan Map designation from Medium-Density Multi-Dwelling to Central Residential and the Zoning Map designation from R1, Multi-Dwelling Residential to RX Central Residential with a design overlay at the southeast corner of N Williams Ave and NE Fremont St (Hearing; LU 13-109305 CP ZC)

Dear Applicant:

On July 3, 2013, at approximately 9:45 a.m., at a regularly scheduled meeting in Council Chambers, the Council voted 3-1 and passed Ordinance No.186141.

This Ordinance must to be recorded with the Multnomah County Recorder within 10 days of receipt of this letter. Please send a check to this office for \$56.00 payable to the Multnomah County Recorder, indicating the file number on your check.

Yours sincerely,

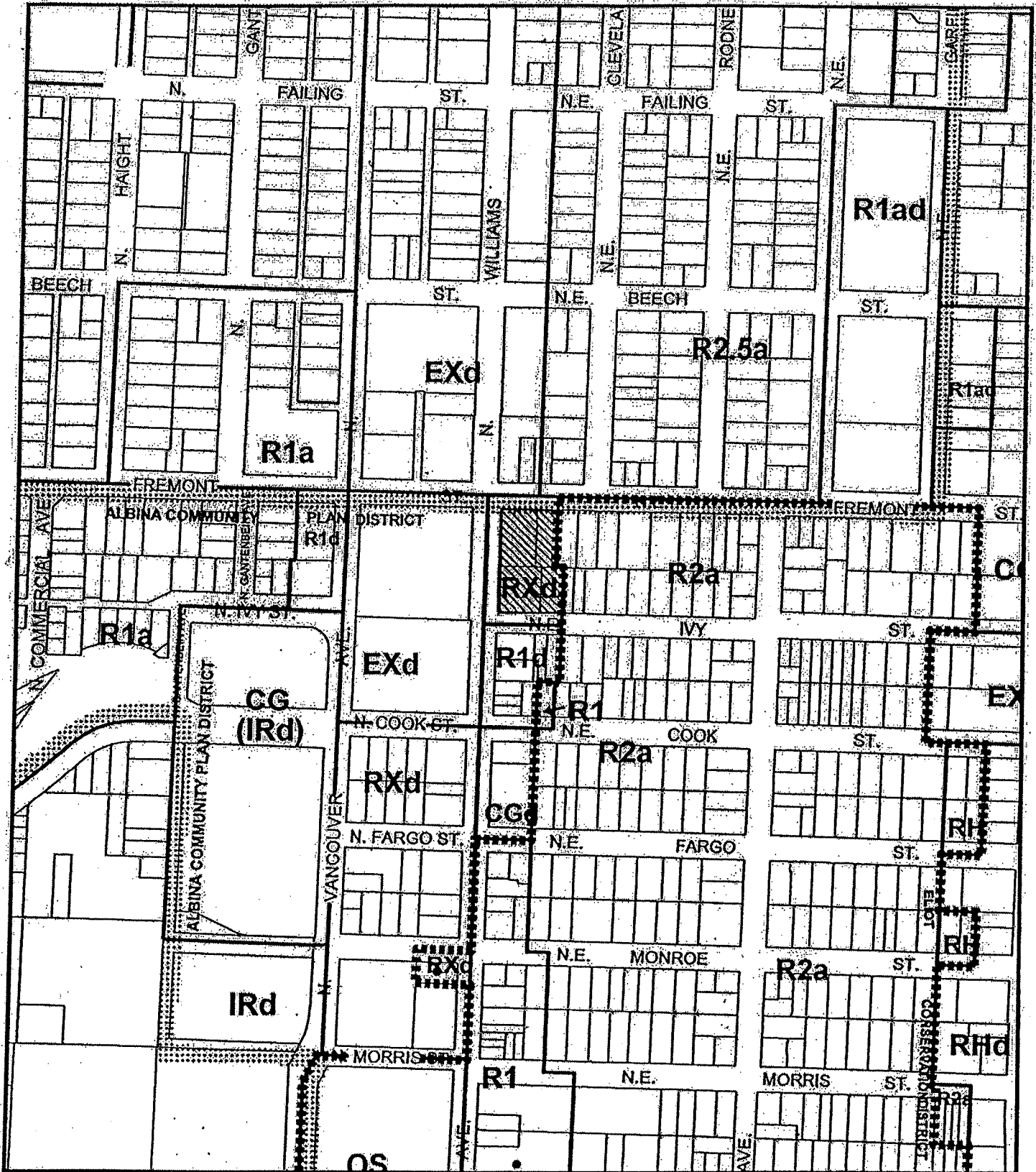
LaVonne Griffin-Valade
Auditor of the City of Portland

By:

Karla Moore-Love, Council Clerk

Enc.

cc: Destin Ferdun, Lunabridge



ZONING PROPOSED



This Site Lies Within The:
Albina Community Plan District

File No. LU 13-109305 CP.ZC

1/4 Section 2730.3420

Scale 1 inch = 300 feet

State Id 1N1E27AA 2400

Exhibit B.2 (Jan 28/2013)



NORTH

RECEIVED

JUN 26 2013

N FREMONT STREET

75'-0"

30'-0"

23'-4"

CURB
PLANTER
SIDEWALK

FRONTAGE ZONE

75'-0"

85'

N WILLIAMS AVENUE

159'-9"

RXd

R2a

65'

40'

HOUSE

FRONTAGE ZONE

SIDEWALK
PLANTER
CURB

105'-0"

39'-9"

N IVY STREET



HEIGHT DIAGRAM



NORTH



SITE

This Site Lies Within The:
Albina Community Plan District

File No. LU 13-109305

1/4 Section 2730.3420

Scale 1 inch = 30 feet

State Id 1N1E27AA 2400

Exhibit _____

CASE NO. 13-109305

EXHIBIT I. 30