



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 13, 2017
To: Interested Person
From: Grace Jeffreys, Land Use Services
503-823-7840 / Grace.Jeffreys@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 17-109848 DZ, HR - **505 SE MLK**
(PC # 16-248953, DAR # 16-256415)
REVIEW BY: Design Commission
WHEN: November 2, 2017, 1:30 PM
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Don Lee, Works Progress Architecture Inc
811 SE Stark St #210 | Portland OR, 97214
(503) 234-2945 | don@worksarchitecture.net

Owners: Bruce Burns | Burns Bros Inc
4949 Meadows Rd #330 | Lake Oswego, OR 97035-3162

Hotel Chamberlain LLC
75 SE Yamhill St #201 | Portland, OR 97214-2298

Representatives: Joren Bass | Urban Development Partners
116 NE 6th Ave, Ste 400 | Portland, OR 97232

Jessy Ledesma | Beam Development
75 SE Yamhill St, Suite 201 | Portland OR 97214
(503) 595-0140 | info@beamdevelopment.com

Site Address: **550 SE M L KING BLVD**
Legal Description: BLOCK 101 LOT 1-4 TL 2000, EAST PORTLAND; BLOCK 101 E 20.46'
OF LOT 3 LOT 5&6 EXC PT IN ST HISTORIC PROPERTY 15 YR 2001;
POTENTIAL ADDITIONAL TAX, EAST PORTLAND; BLOCK 101 LOT
2&7&8 TL 1700, EAST PORTLAND
Tax Account No.: R226506710, R226506730, R226506760
State ID No.: 1S1E02BB 02000, 1S1E02BB 01800, 1S1E02BB 01700
Quarter Section: 3131

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District: Central City - Central Eastside
Other Designations: Part of proposal is located on the site of designated Contributing Resource in the East Portland Grand Avenue Historic District
Zoning: EXd, Central Employment (EX) with Design (d) overlay, as well as a Historic Resource Protection overlay for part of the site located in the Historic District.
Case Type: DZ, HR, Design Review with a Historic Resource Review
Procedure: Type III Design Review with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Design Review:

Type III Design Review for a proposed new 8-story mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. Proposal includes retail at grade, with hotel suites, residential units, rooftop amenities, and one level of below grade parking. Parking and loading access to the site will be from SE Washington Street. The proposed hotel floors would operate under the same management as the proposed neighboring Chamberlain Hotel, and a shared outdoor courtyard connects both buildings. Proposal also includes a 7-story option. Design Review is required because the proposal is for new construction within in a design overlay zone.

Historic Resource Review:

Because part of the site lies within a historic district, this review also includes a Type II Historic Resource Review for a one-story part of the structure and part of the landscaped courtyard within the middle of the block that lies within the East Portland/Grand Avenue Historic District, as well as the Central Eastside Subdistrict of the Central City Plan District. Historic Resource Review is required because the proposal is for new construction within a Historic District.

Relevant Approval Criteria:

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

Design Review Approval Criteria:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District
- 33.825, Design Review

Historic Resource Review Approval Criteria:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District
- Design Guidelines for East Portland/Grand Avenue Historic District Zone
- 33.846, Historic Resource Review

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 24, 2017 and determined to be complete on April 14, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, and then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. The file and all evidence on this case

are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandonline.com/auditor/index.cfm?c=28197> .

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. The applicant and Planning staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

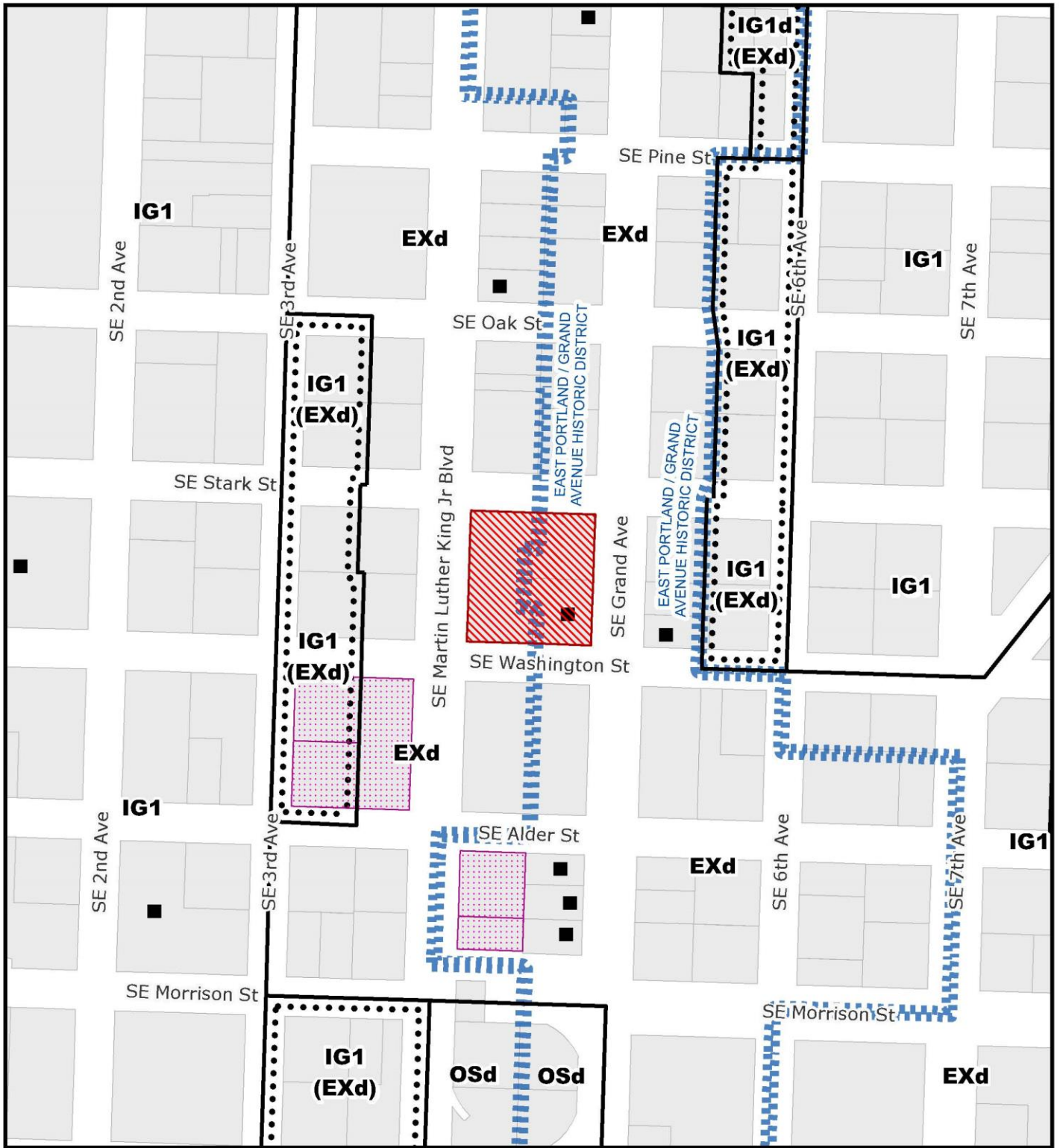
This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org/schedule/allroute.htm) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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
Elevations



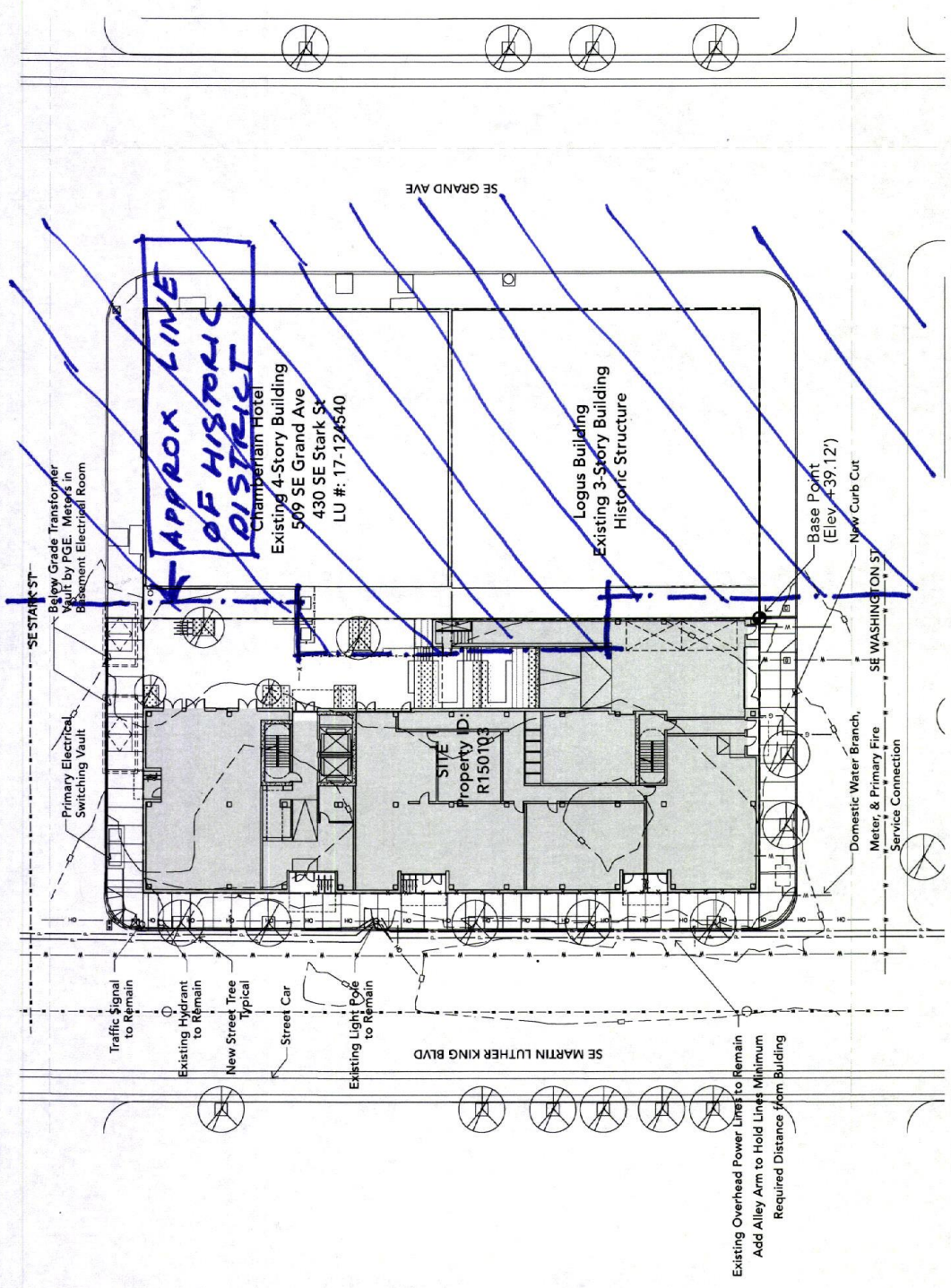
ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT
 EAST PORTLAND / GRAND AVENUE
 HISTORIC DISTRICT

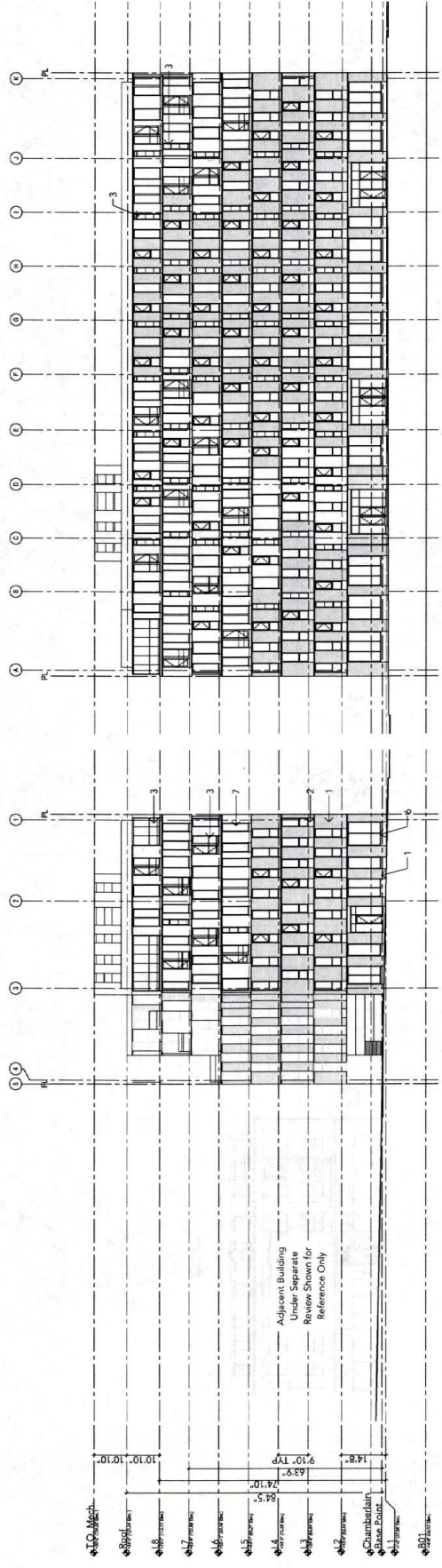
- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 17-109848 DZ HR
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 2000
Exhibit	B Oct 04, 2017



N
Scale: 1/32" = 1'-0"
↑

C.2 SITE PLAN
PROPOSED



NORTH ELEVATION

WEST ELEVATION

1/32" = 1'-0"




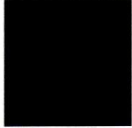
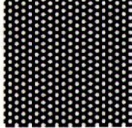


CUT SHEETS PAGE

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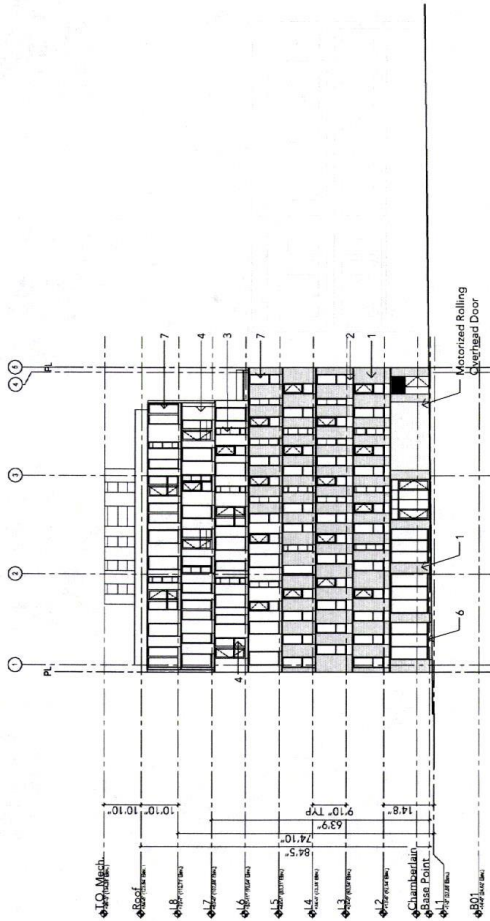
MATERIAL KEY

- 1. Brick Dark Gray
- 2. Metal Panel and Flashing, Black
- 3. Perforated Metal
- 4. ACM Panel, White
- 5. White Metal Panel
- 6. Kawneer Storefront Assembly, Dark Bronze
- 7. Vinyl Window Assembly, Innotech or Similar

MATERIAL KEY

-  1. Dark Gray Brick
-  2. Black Metal Panel
-  3. Perforated Metal
-  4. White ACM Panel
-  5. White Metal Panel

C.6 ELEVATIONS

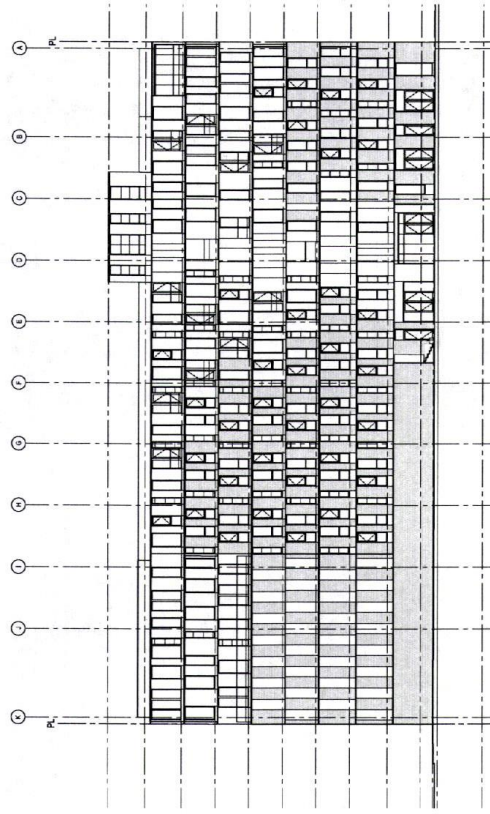


SOUTH ELEVATION

1/32" = 1'-0"

CUT SHEETS PAGE

1	Black Dark Gray	28
2	Black Dark Gray Flashing, Black	29
3	Perforated Metal	29
4	ACM Panel, White	30
5	White Metal Panel	29
6	Kawneer Storefront Assembly, Dark Bronze	31
7	Vinyl Window Assembly, Inmatech or Similar	32



EAST ELEVATION

MATERIAL KEY

	1. Dark Gray Brick
	2. Black Metal Panel
	3. Perforated Metal
	4. White ACM Panel
	5. White Metal Panel

C.7 ELEVATIONS