



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: November 28, 2016
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

NOTICE OF A TYPE II 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 28 days, **we need to receive your written comments by 5 p.m. on December 19, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-272868 DZ, in your letter. It also is helpful to address your letter to me, Tim Heron. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-272868 DZ – NE HOLLADAY STREET FRONTAGE

Applicant: Marvin Doster
M. A. Mortenson Company
610 SW Alder St.
Portland, OR 97205
Tom Lander, Mortenson Development
700 Meadow Land North
Minneapolis, MN 55422

Owner: Mark Schlesinger, Starterra LLC
610 SW Alder St., Suite 1221
Portland OR 97205
Hillary Wilton, Metro
600 NE Grand Ave
Portland, OR 97233

Site Address: Properties bounded by NE 1st Avenue, NE MLK Jr. Blvd, NE Holladay Street and NE Multnomah Street

Legal Description: BLOCK 47 LOT 5 EXC PT IN ST W 1/2 OF LOT 6 S 1/2 OF E 1/2 OF LOT 6 EXC PT IN ST, HOLLADAYS ADD; BLOCK 47 N 1/2 OF E 1/2 OF LOT 6 EXC PT IN ST, HOLLADAYS ADD; BLOCK 47 LOT 7 EXC PT IN ST, HOLLADAYS ADD; BLOCK 48 S 1/2 OF LOT 3 LOT 4, HOLLADAYS ADD; BLOCK 49 LOT 1&4&5&8 EXC PT IN ST LOT 2&3&6&7 LAND ONLY SEE R182158 (R396200961) FOR BILLBOARD, HOLLADAYS ADD; BLOCK 49 LOT 1&4&5&8 EXC PT IN ST LOT 2&3&6&7 BILLBOARD SEE R182157 (R396200960) FOR LAND, HOLLADAYS ADD; LOT 1 TL 3001, PARTITION PLAT 2013-8

Tax Account No.: R396200780, R396200800, R396200810, R396200870, R396200960, R396200961, R649640290

State ID No.: 1N1E34AA 02900, 1N1E34AA 02800, 1N1E34AA 02700, 1N1E34AA 03600, 1N1E34AA 03800, 1N1E34AA 03800A1, 1N1E34AA 03001

Quarter Section: 2930

Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org.

District Coalition: None

Plan District: Central City - Lloyd District

Zoning: CXd, Central Commercial with Design Overlay

Case Type: DZ, Design Review

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant requests design review approval for the addition of a planter, trellis, ornamental planting and lighting to the mid-block seating area on NE Holladay Street below the “portal feature” of the Portland Oregon Convention Center Hotel, as required by the LU 15-274415 DZM Condition of Approval. The mid-block addition includes the following:

- Raised painted steel planter, 12’ – 42” above grade and 3’-9” deep, with ornamental, shrubs, grasses, and vines;
- Painted metal trellis with stainless steel wire rope cables and steel vertical bars aligned with window mullions above;
- Accent down lighting at the underside of the juliette balcony above the planter; and
- Custom cantilevered benches.

Because the proposal is for exterior alterations to an approved development, Design Review is required.

Relevant Approval Criteria:

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

☞ *Central City Fundamental Design Guidelines*

☞ *Special Design Guidelines of the Lloyd District*

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 November 14, 2016 and determined to be complete on **November 22, 2016**.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- ☞ Approve the proposal.
- ☞ Approve the proposal with conditions.
- ☞ 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.

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 www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

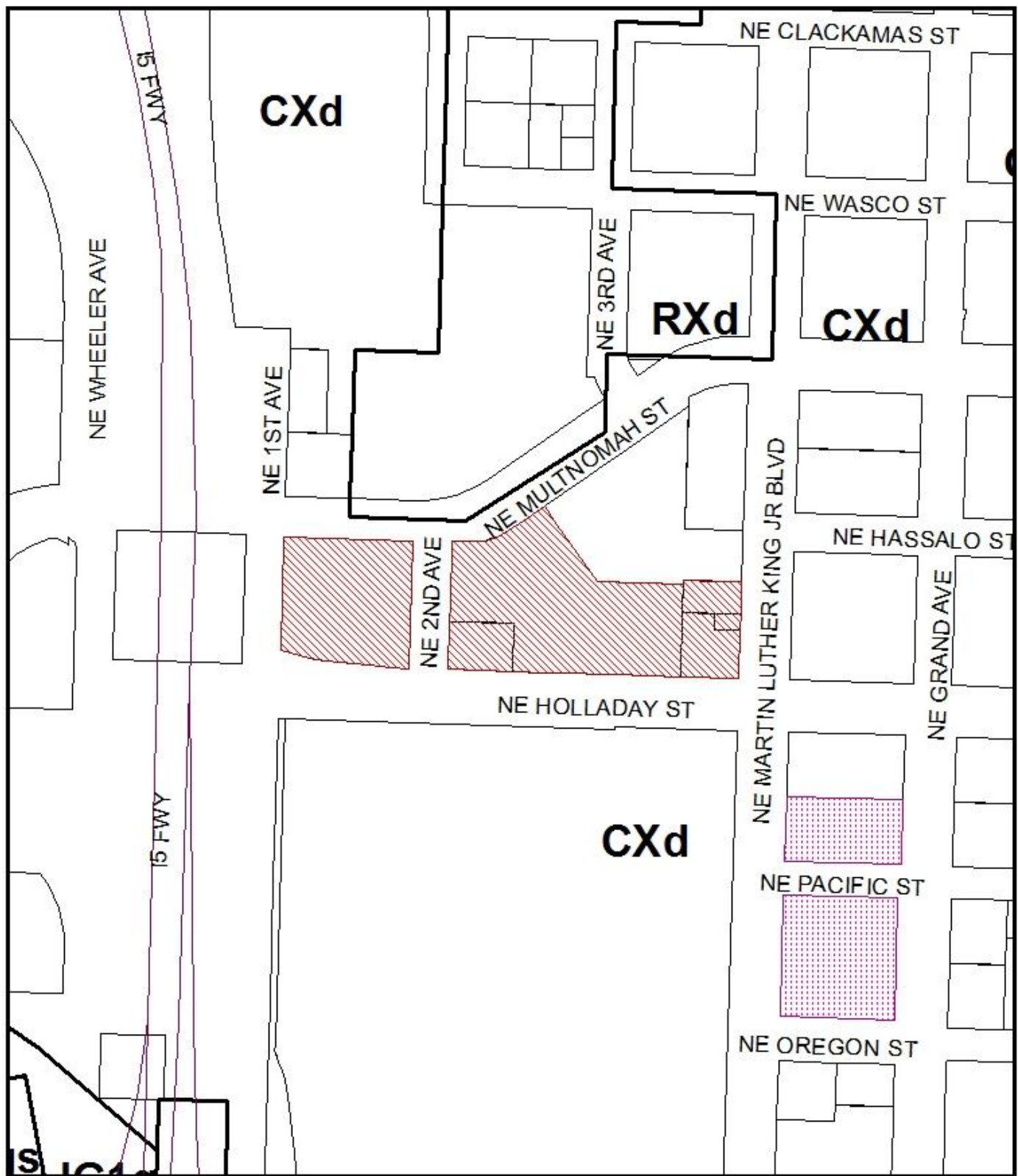
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also 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
Holladay Mid-Block Site Plan South Hotel
Elevation



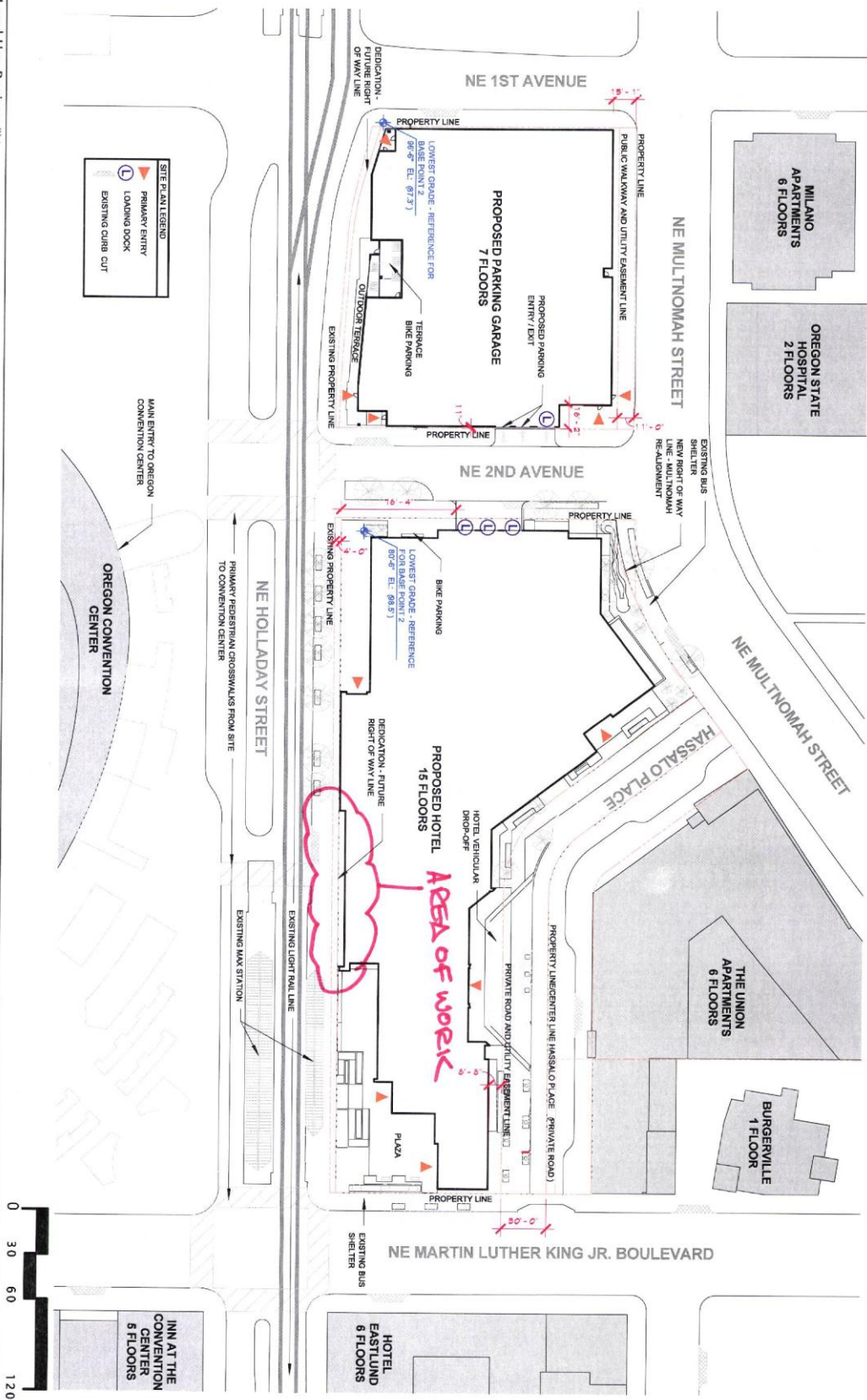
ZONING



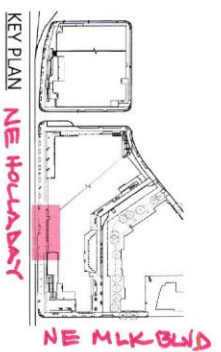
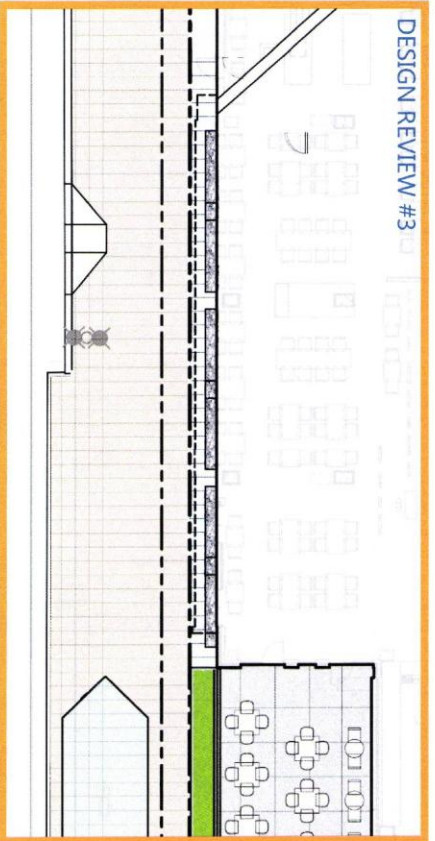
This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT SUBDISTRICT

- Site
- Also Owned Parcels

File No.	LU 16-272868 DZ
1/4 Section	2930
Scale	1 inch = 200 feet
State_Id	1N1E34AA 3600
Exhibit	B (Nov 18, 2016)



DESIGN REVIEW #3



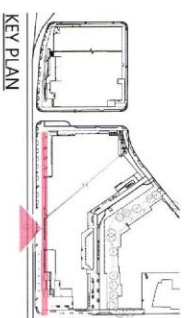
Land Use Review #LU 15-274415 DZM
HOLLADAY MID-BLOCK SITE PLAN

OREGON CONVENTION CENTER HOTEL AND GARAGE

LU 16-272868 DC

November 10, 2016

DESIGN REVIEW #3



KEY PLAN



NE HOLIDAY

AREA OF WORK



Mayer/Reed

OREGON CONVENTION CENTER HOTEL AND GARAGE

Land Use Review #LU 15-274415 DZM
SOUTH HOTEL ELEVATION

LU 16-272868 DC