

BEFORE THE LAND USE BOARD OF APPEALS
OF THE STATE OF OREGON

DTL, INC. dba DOUBLE TEE
CONCERTS,

LUBA No. _____

Petitioner,

v.

CITY OF PORTLAND,

Respondent.

NOTICE OF INTENT TO APPEAL

I.

Notice is hereby given that Petitioner DLT Inc. dba Double Tee Concerts intends to appeal a decision by the City of Portland regarding "LU 230111784 CU AD" – a conditional use and adjustment review decision approving a new 62,000 square foot concert venue on the west side of SE Water Avenue between SE Salmon and SE Main Streets. Notice of this decision was issued on October 8, 2024.

II.

Petitioner has as its mailing address and telephone number: DLT Inc. dba Double Tee Concerts, 8 NW 6th Ave, Portland, OR 97209 and telephone number: (503) 221-0288 and email address dt2@doubletee.com. Petitioner is represented by Carrie A. Richter, Bateman Seidel, 1000 SW Broadway, Ste 1910, Portland, Oregon 97205; telephone number: (503) 972-9968 and email address crichter@batemanseidel.com.

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8 **III.**

Respondent City of Portland has as its mailing address and telephone number: City of Portland, 1221 SW 4th Avenue, Room 130, Portland, OR 97204; telephone (503) 823-4082. City of Portland has as its legal counsel Robert L. Taylor, Portland Office of City Attorney, 1221 SW 4th Ave Ste 430, Portland OR 97204, telephone: (503) 823-4047 and email address robert.taylor@portlandoregon.gov.

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21 **IV.**

The applicant was Johnathan Malsin, Beam Development, which has as their mailing address: 1001 SE Water Ave, Ste. 400, Portland, OR 97214 and telephone: (503) 595-0140 and email address jonathan@beamdevelopment.com. The applicant's representative is Damian Hall, Dunn Carney LLP, 851 SW 6th Ave Ste 1500, Portland OR 97204 and their telephone: (503) 306-5305 and email dhall@dunncarney.com.

The owner was PDC dba Prosper Portland, which has as their mailing address: PDC dba Prosper Portland, 220 NW 2nd Ave, Ste. 200, Portland, OR 97209 and telephone: (503) 823-3200. The owner's agent is Paul Gagliardi, which has as their mailing address: PDC dba Prosper Portland, 220 NW 2nd Ave, Ste. 200, Portland, OR 97209 and telephone: (503) 823-7955 and email address gagliardip@prosperportland.us.

22
23
24
25
26 **V.**

The list of persons provided notice, by mail, of the decision by the City is:

Suzannah Stanley	Kate Custer	Jessica Ritland
Mackenzie	2011 NW Lovejoy St,	1806 SE 55th Ave
1515 SE Water Ave, #100	#14	Portland, OR 97215
Portland, OR 97214	Portland, OR 97209	

1	Johnathan Malsin	Bunk Bar	Chris Hammond
2	Beam Development	1028 SE Water Ave,	1515 NW 21st Ave,
3	1001 SE Water Ave, #400	#130	#307
4	Portland, OR 97214	Portland, OR 97214	Portland, OR 97209
5	Paul Gagliardi	Hannah Hope	Callie Sacarelos
6	PDC dba Prosper Portland	10614 NE Wygant St	3712 NE 13th Ave
7	222 NW 5th Ave	Portland, OR 97220	Portland, OR 97212
8	Portland, OR 97209		
9	PDC dba Prosper Portland	Anthony Bayles	Bryan Smith
10	220 NW 2nd Ave, #200	11790 SW Belmont	6719 NE Sacramento St
11	Portland, OR 97209	Ter	Portland, OR 97213
12		Beaverton, OR 97008	
13	Music Portland	J M	Nastacia Voisin
14	2332 NE Wasco St	5219 N Willis Blvd	3346 SE 7th Ave
15	Portland, OR 97232	Portland, OR 97203	Portland, OR 97202
16	Carrie Richter	Citizen	Robert Withnell
17	Bateman Seidel	7680 SW 74th Ave, #4	1330 SW Dolph St
18	1000 SW Broadway,	Portland, OR 97223	Portland, OR 97219
19	#1910		
20	Portland, OR 97205		
21	Sydan Aguacielos	Durant Haruna	Reese
22	910 NW Island Terrace,	2407 SE 12th Ave, #3,	2232 SE Pine St, #18
23	#A2	Portland, OR 97214	Portland, OR 97214
24	Beaverton, OR 97006		
25	Adrian J Musician	Jesselynn Amerling	Ryan Anderson
26	1421 Stockton St	514 NE Jarrett St	1478 SE 49th Ave
27	Forest Grove, OR 97116	Portland, OR 97211	Portland, OR 97215
28	Scott Van Dusen	Ken Thomas	Michael Lipson
29	1544 SE Miller St	1221 Ankeny St	5617 N Interstate Ave,
30	Portland, OR 97202	Portland, OR 97214	#A
31			Portland, OR 97217
32	Jakob Foley	Michael Hendricks	Helen-Thea Marcus
33	2300 NE Halsey St, #5	12905 SE 29th Ave	123 7th St
34	Portland, OR 97232	Oak Grove, OR 97222	Ashland, OR 97520
35			

1 Rusty Tedrow
2 16608 SE East View Ct
3 Portland, OR 97236

4 Kacie Bell
5 2230 NE Halsey St
6 Portland, OR 97232

7 Kirk Larsen
8 14350 NE Siskiyou Ct
9 Portland, OR 97230

10 Ben Toledo
11 1315 N Kipatrick St
12 Portland, OR 97217

13 Jason Caney-Peterson
14 888 SE 9th Ave, #214
15 Portland, OR 97214

16 Samantha Gladu
17 422 SE 21ST Ave
18 Portland, OR 97214

19 Central Eastside
20 Industrial Council and
21 Vibrant Table and Events
22 2010 SE 8th Ave
23 Portland, OR 97214

24 Edmond Zeringue
25 6816 N Moore Ave
26 Portland, OR 97217

Clayton Standley
7160 SW Raleighwood
Ln
Portland, OR 97225

Peter Mohling
4831 NE 91st Ave
Portland, OR 97220

Portland Jazz
Composers Ensemble
11018 NE Davis St
Portland, OR 97220

Julz Clementine
3853 NE 76th Ave
Portland, OR 97213

Nicole Lu
9000 NE Sumner St
Portland, OR 97220

Oregon Brand
Management
222 SE Alder St, #8
Portland, OR 97214

Philip Graham
2332 NE Wasco St
Portland, OR 97232

Mark Funkhouser
6536 SE Duke St
Portland, OR 97206

N/a
5020 NE 56th Ave
Portland, OR 97218

Steffen Wade
6344 SE 88 Ave
Portland, OR 97266

Meg Bender-Stephanski
2937 SE Taylor St
Portland, OR 97214

MusicPortland
4530 SW Mueller Dr,
#J303
Beaverton, OR 97078

John Serious
8641 NE Pacific St
Portland, OR 97220

Sinead Cowan-Kuist
3478 NE Pacific St
Portland, OR 97232

Triska Lee
2134 SE Main St
Portland, OR 97214

Shawn Wiley
13710 SW Marcia Dr
Portland, OR 97223

Jacob Paré
2310 NE 8th Ave, #8
Portland, OR 97212

Mario Hernandez
9806 NE 76th Way
Vancouver, WA 98662

Dylan
9000 NE Sumner St
Portland OR, 97220

1	Camden Boyd	Chris Olsion	AI Synthesis
2	1620 NE Broadway St,	2020 NE Clackamas	4414 SE 28th Pl
3	#515	St	Portland, OR 97202
4	Portland, OR 97232	Portland, OR 97232	
5	Stacey Flack	Kate Stanton	Craig Rupert
6	2310 NE 8th Ave, #8	6308 SE 67th Ave	2949 SE Yamhill St,
7	Portland, OR 97212	Portland, OR 97206	#19
8			Portland, OR 97214
9	DTL, Inc. dba Double Tee	Alicia Stanton	Jessi Presley-Grusin
10	Concerts	6308 SE 67th Ave	1716 SE Taggart St, #A
11	8555 SW Apple Way,	Portland, OR 96206	Portland, OR 97202
12	#110		
13	Portland, OR 97225		
14	Portland Jobs with Justice	Individual	Scott Denny
15	2710 NE 14th Ave	4915 SE 37th Ave	3137 SE Brooklyn St
16	Portland, OR 97212	Portland, OR 97202	Portland, OR 97202
17	Ben Seigel	Patrick Russell	Cameron Miller
18	4018 N Mississippi Ave,	5526 N Greeley Ave	17104 SE Salmon St
19	#413	Portland, OR 97217	Portland, OR 97233
20	Portland, OR 97227		
21	N/A	Blaise	Dunn Carney LLP
22	1522 SE 35th Ave	50 SE 13th Ave, #217	851 SW 6th Ave, #1500
23	Portland, OR 97214	Portland, OR 97214	Portland, OR 97204
24	Self	Cammie Turner	Isaac King
25	2629 N Kilpatrick St	10966 Southeast 64th	742 SW Vista Ave, #51
26	Portland, OR 97217	Ave	Portland, OR 97205
		Milwaukie, OR 97222	
	Brett Sparrey	Music man	Ezza Rose
	6625 SE Tolman St	1045 W 1st Ave	3121 SE Taylor St
	Portland, OR 97206	Eugene, OR 97402	Portland, OR 97214
	Emily Nguyen	Isabel Hoff	Leah Maurer
	8839 SW Firview Pl	1505 SE Taylor St, #A	4550 NE 109th Ave
	Beaverton, OR 97007	Portland, OR 97214	Portland, OR 97220 US

Urban Works Real Estate
75 SE Yamhill St, #203
Portland, OR 97214

Peter Walden
12837 NE Tillamook St
Portland, OR 97230

Kate Sunderland
5000 N Willamette Blvd,
Kenna Hall 109
Portland, OR 97203

Michael Taylor
5632 NW Willbridge Ave
Portland, OR 97210

Kallista Mason
1701 SW Columbia St,
#111
Portland, OR 97201

Bridgid Blackburn
81 SE Yamhill St
Portland, OR 97214

Dennis Osterlund,
Optimizing Systems 3048
SE Crystal Springs Blvd
Portland, OR 97202
Esa Hall
1225 SE Pershing St
Portland, OR 97202

The Domestics
2607 Argyle St
Portland, OR 97209

Tori Anderson
18214 SE 24th Way
Vancouver, WA
98683

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1926 NE 10th Ave
Portland OR 97212

Oved Valadez
4400 SW Fairview
Blvd
Portland, OR 97221

Matthew Curran
2023 NE 8th Ave
Portland, OR 97212

James Dalton
6625 SE 72nd Ave
Portland, OR 97206

Zane
1657 SW 173rd Ter
Beaverton, OR 97003

Vinyl on Demand
2337 NW York St,
#201B
Portland, OR 97210
Carol A. Herzog
17336 Hunter Ct
Lake Oswego, OR
97035

Paul Troiano
480 NE 9th Ave
Portland, OR 97232

Kate O'Brien
MusicPortland
7343 N Princeton St
Portland, OR 97203
John Hatfield
7539 N Edgewater Ave
Portland OR 97203

Katherine Zipman
255 Northwest 116th
Ave
Portland, OR 97229

CJ Alicandro
38 NE 60th Ave
Portland, OR 97218

Seth Kaufman
8205 SW 2nd Ave
Portland, OR 97219

Robin Levy
4751 NE Davis St
Portland, OR 97213

Jane Ellen Unger
8475 SW Brentwood St
Portland, OR 97225

National Independent
Venue Association
209 West 29th St, #263
New York, NY 10001

Steve Novick
4301 SE Lexington St
Portland, OR 97206

1	Sesame Collective DBA	Isa Guragain	Todd Mylet, Portland
2	Shalom Y'all	3057 NE Overlook Dr,	Fret Works
3	117 SE Taylor St	#1433	3027 NE Alberta St
4	Portland, OR 97214	Hillsboro, OR 97124	Portland, OR 97211
5	Alex Little	1000 Friends of	MusicPortland
6	8910 SW 9th Dr	Oregon	9405 N Richmond Ave
7	Portland, OR 97219	340 SE 6th Ave	Portland, OR 97203
8	Kristy Overton	Portland, OR 97214	MusicPortland
9	745 NW Hoyt St, #6702	Jeff Miller, Travel	5575 SW Franklin Ave
10	Portland, OR 97208	Portland	Beaverton, OR 97005
11		100 SW Main St,	
12		#1100	
13		Portland, OR 97204	
14	Kaitlyn Morgan	Frank O'Brien	Music Portland
15	3515 SE Cora Dr.	7343 N Princeton St	2325 SE 35th Pl
16	Portland, OR 97202	Portland, OR 97203	Portland, OR 97214
17	Missi Hasting	Jason Sotomayor	Amy Carrick
18	9908 SW 55th Ave	3115 NE 65th Ave	4824 SW Oleson Rd,
19	Portland, OR 97219	Portland, OR 97213	#A
20			Portland, OR 97225
21	Jessica Dalton	Steph Routh	Emily Hinshaw
22	6625 SE 72nd Ave	5031 SE 85th Ave	3534 Kepuhi St
23	Portland, OR 97206	Portland, OR 97266	Honolulu, HI 96815
24	Jeremy Wilson	Honkytonk Basement	Central Eastside
25	1028 SE Water Ave	6107 NE 10th Ave	Industrial Council
26	Portland, OR 97214	Portland, OR 97211	1028 SE Water Ave
			Portland, OR 97214
			Edward Reinfranck, Mr.
	Melissa Hood	Lewi Longmire	Happy
	2809 NW 100th St	914 N Alberta St	1905 NW 23rd Ave
	Vancouver, WA 98685	Portland, OR 97217	Portland, OR 97210
			Colt Kranig
	Stacey Philipps	Carolyn Burnes	3852 SE Salmon St
	5014 SW Custer St	2785 SE 50th Ave	Portland, OR 97214
	Portland, OR 97219	Portland, OR 97206	

1	Mía Keeler, Local Fest	Kevin Killian,	Sydney Fara
2	Connects LLC	VINNISCO	320 S Montgomery St,
3	3956 N Vancouver Ave,	1831 SE Hawthorne	#423
4	#507	Blvd, #302	Portland, OR 97201
5	Portland, OR 97227	Portland, OR 97214	
6	Max Lamb	Stefan Reichardt	Ola Kalejaye
7	2711 SW Carolina St	3035 SE Division St	1130 SE Morrison St
8	Portland, OR 97239	Portland, OR 97202	Portland, OR 97214
9	Portland State University	Kathleen Bundy	Luke Hendrickson
10	7343 N Princeton St	1720 SW 4th Ave,	4215 NE 23rd Ave
11	Portland, OR 97203	#200	Portland, OR 97211
12	Riley Harris	Portland, OR 97201	
13	2536 NE 61st Ave	Mandy Allam	Kristina Nelson
14	Portland, OR 97213	1645 SE Nehalem St,	1029 SE 21st Ave
15		#513	Portland, OR 97214
16		Portland, OR 97202	
17	Syrah Rae	KC Weimann	Brendan Hale
18	3532 SW Alice St	3715 SE 69th Ave	2232 SE 31st Ave
19	Portland, OR 97219	Portland, OR 97206	Portland, OR 97214
20	Emma Morgan	Liz Rubin	Heather Cummings
21	6127 SE Cora St	2833 SE 112th Ave	311 NE 103rd Ave
22	Portland, OR 97206	Portland, OR 97266	Portland, OR 97220
23	Rachel Severein	Live nation	Timothy Wilson
24	1130 SE Morrison St,	4777 N Drew St	4132 NE 29th Avenue
25	#609	Portland, OR 97203	Portland, OR 97211
26	Portland OR 97214		
	Kari Schlaht / Honey	Jaclyn Smith-Moore	Jesse Valencia
	Latte Café	2050 NE Hoyt St,	4530 SW Mueller Dr,
	5353 SE 87th Ave	#430	#J303
	Portland, OR 97266	Portland, OR 97232	Beaverton, OR 97078
	Will Zesiger	Shannon Fitzpatrick	Cheri Jamison
	2711 SE Gladstone St	800 NE 53rd Ave, #B	5312 NE 54th St
	Portland, OR 97202	Portland, OR 97213	Vancouver, WA 98661

1	Jeremy Baron	777 Booking /	Ben Jamison
2	414 N Stafford St	Northwest Hardcore	5312 NE 54th St
3	Portland, OR 97217	Festx 4505 SE Boise	Vancouver, WA 98661
4		St	
5	Curt Allan	Portland, OR 97206	David Leiken
6	6356 N Boston Ave	Mandy Ohara	8555 SW Apple Way,
7	Portland, OR 97217	4505 SE Boise St	#110
8		Portland, OR 97206	Portland, OR 97225
9	Jason Quigley	Malachi Graham	Renée Muzquiz
10	5104 SE 43rd Ave	703 NE 64th Ave	9405 N Richmond Ave
11	Portland, OR 97206	Portland, OR 97213	Portland, OR 97203
12	Emmett McGregor	J. Weitz & M.	Alex Blosser
13	1017 NE Roselawn St	Schweitzer North Rim	1001 SE Water Ave,
14	Portland, OR 97214	Development Group	#350
15		819 SE Morrison St,	Portland, OR 97214
16		# 110	
17	Steven Ungar	Portland, OR 97214	
18	2128 SE Ladd Ave	Clara Baker	Sydney Mead
19	Portland, OR 97214	2025 NW 29th Ave,	121 SW Salmon St,
20		#6	#1440
21	Katie Dalziel	Portland, OR 97210	Portland, OR 97204
22	2222 NE Pacific St, #I	Cassie Wilson	Preston Greene, OMSI
23	Portland, OR 97232	1250 E Burnside St,	1945 SE Water Ave
24		#131	Portland OR 97214
25	Brian Conley	Portland, OR 97214	
26	335 SE 76th Ave	Jacob Westfall	Mike Theln
	Portland, OR 97215	38954 Proctor Blvd,	615 SE 34th Ave
		#331	Portland, OR 97214
	Anna Martinez	Sandy, OR 97055	
	335 SE 76th Ave	Nick Wood	Carolyn Holcomb
	Portland, OR 97215	1028 SE Water Ave,	1028 SE Water Ave
		#130	Portland, OR 97214
	John Carter	Portland, OR 97214	
	5508 N Detroit Ave	Kathleen Culbert	Art Fortuna
	Portland, OR 97217	1500 SW Park Ave	2010 SE 8th Ave
		Portland, OR 97201	Portland, OR 97214

Jordan Krinsky
6027 N Minnesota Ave
Portland, OR 97217

Sam Cole
2854 SE 47th Ave
Portland, OR 97206

Loretta Smith
3818 NE 156th
Portland, OR 97230

Amy Maxwell
6200 S Virginia Ave,
#208
Portland, OR 97239

Nate McCoy
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#2027
Portland, OR 97232

Marney E Smith
15 SW Colorado Ave,
#1,
Bend, OR 97702

Laura Streib
PO Box 83494
Portland, OR 97283

Patrick Fleming, Boke
Bowl
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Portland, OR 97214

Joe Rogers
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Portland, OR 97225

Santiago Ortega
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Fairview, OR 97024

James Posey
1257 Lloyd Center
Portland, OR 97232

Chris Oxley
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Portland, OR 97219

Marshall Runkel
4018 N Kerby Ave
Portland, OR 97227

Andrew Hoan
121 SW Salmon St,
#1440
Portland, OR 97204

Neil Crosby
2368 W Burnside St,
#108
Portland, OR 97210

The list of persons provided notice, by email, of the decision by the City
is:

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[Crashassailantrecords@
gmail.com](mailto:Crashassailantrecords@gmail.com)

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Kaitlin Carpenter
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Katelyn Convery
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Doug Morgan
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Tim Heron
Tim.Heron@portlandoregon.gov

NOTICE

11 Anyone who desires to participate as a party in this case before the Land
12 Use Board of Appeals must file with the Board a Motion to Intervene in this
13 proceeding as required by OAR 661-010-0050.

14 Dated: October 29, 2024.

15 BATEMAN SEIDEL MINER
16 BLOMGREN CHELLIS & GRAM, P.C.

17
18 By: 
19 Carrie A. Richter, OSB #003703
20 *Attorneys for Petitioner*

1 **CERTIFICATE OF FILING AND SERVICE**

2 I hereby certify that on October 29, 2024, I caused to be filed the original
3 and two copies of this NOTICE OF INTENT TO APPEAL with:

4 Land Use Board of Appeals
5 775 Summer Street NE, Suite 330
6 Salem, OR 97301-1283

7
8 by mailing by CERTIFIED MAIL.

9 On the same date, I caused to be served a true and correct copy by first-
10 class mail, postage prepaid, on all persons listed in Paragraphs III, IV and V of
11 this notice.

12 Dated: October 29, 2024.

13 BATEMAN SEIDEL MINER
14 BLOMGREN CHELLIS & GRAM, P.C.

15
16 By: 

17 Carrie A. Richter, OSB #003703
18 Attorneys for Petitioner
19
20
21
22
23
24
25
26

CERTIFICATE OF FILING AND SERVICE