



CITY OF PORTLAND  
Bureau of Development Services  
1900 SW Fourth Avenue, Suite 5000  
Portland, OR 97201 P524  
**Land Use Notice Enclosed**  
**Case # LU 15-272501 DZM**

16

**Return Service Requested**

KING NEIGH ASSOC  
LEIGH RAPPAPORT  
4815 NE 7TH AVE  
PORTLAND OR 97211

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

**FROM CONCEPT TO CONSTRUCTION**

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** February 23, 2016  
**To:** Interested Person  
**From:** Megan Sita Walker, Land Use Services  
503-823-7294 / [MeganSita.Walker@portlandoregon.gov](mailto:MeganSita.Walker@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 March 15, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 15-272501 DZM, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

**CASE FILE NUMBER: LU 15-272501 DZM – MODERN DOMESTIC STOREFRONT REMODEL**

**Applicant:** Melissa Ehn, Applicant  
Wright Architecture  
2222 NE Oregon St, Suite 211  
Portland, OR 97232

Community Energy Project INC  
422 NE Alberta St  
Portland, OR 97211

**Representative:** Michelle Healy, Owner's/Agent's Representative  
LBD LLC  
1408 NE Alberta St  
Portland, OR 97211

**Site Address:** 422 NE ALBERTA ST

**Legal Description:** BLOCK 1 LOT 12 EXC PT IN ST, LESHs ADD  
**Tax Account No.:** R491800220  
**State ID No.:** 1N1E23BC 05701  
**Quarter Section:** 2531

**Neighborhood:** King, contact Leigh Rappaport at 503-490-8388.  
**Business District:** Alberta Main Street, contact Sara Wittenberg at 503-683-3252.  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Lokye Au at 503-388-9030.

**Plan District:** None  
**Other Designations:** Albia Community Plan

**Zoning:** CGdh – General Commercial with design and height overlays

**Case Type:** DZM – Design Review with Modifications  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant requests design review approval for exterior alterations to an existing commercial building, located at 422 NE Alberta Street. Due to the value of the project, the applicant is also required to make upgrades to landscaping and screening, pedestrian circulation, and bicycling parking in addition to the proposed remodel and seismic upgrades. The applicant proposes the following:

- Square off an existing angled entry and corner of building to be parallel to NE Alberta Street, and replace existing metal doors with aluminum framed glazed doors. One secondary metal door on the east façade facing NE Grand Ave is proposed to be removed and patched.
- Install a new 6'-7" deep steel canopy over the main entry, accessible from both NE Alberta Street and NE Grand Avenue.
- Remove exiting windows, doors and awnings on the north façade fronting NE Alberta St to be replaced with a new aluminum framed storefront system with a +/-1 foot bulkhead.
- Reconstruction of the wood framed portion of the building to the west. The applicant is also proposing to increase the height of this wood framed portion (approximately 16' of the north façade fronting NE Alberta) by 8' to accommodate a mezzanine for interior storage.
- Install a new roof monitor that is 20' wide and 5' tall at its highest point. The monitor is set back approximately 18' from both the north and east property lines (along NE Alberta and NE Grand, respectively). Rooftop mechanical is also proposed.
- Proposed finish materials consist primarily of two HardieBoard rainscreen systems. The first is a flat panel rainscreen system proposed on the upper portion of the north façade, above the proposed storefront system and under windows on the north and west facades. The second is a board and batten rainscreen system that is proposed on the north, east, and west elevations.
- New landscaping, exterior lighting, and predestination circulation on the corner of NE Alberta and NE Grand, as well as, new perimeter landscaping to screen the two parking spaces from the property to the south.

**Exempt from Design Review:**

- New signage is proposed that is under 32 square feet and thus exempt from design review. A total of three new signs are proposed, two on the east façade near the entry facing NE Grand Avenue, and one on the north façade facing NE Alberta Street.

The applicant is also requesting three modifications, as described below:

**Modifications** are requested to:

- **33.266.130.G Parking Area Setbacks and Landscaping**  
Modification 1: Proposal to modify 33.266.130.G.2.a.3 from the required 5ft of L2 to zero for the length of the driveway abutting the west property line.
- **33.130.225.B Minimum Landscaped Area Standard**  
Modification 2: The proposal includes 528 sq. ft. of landscaping, pedestrian circulation and hardscape short term bike parking, which is approximately 10.4% of the 5,080 sq. ft. site. The Development Standards in Commercial zones state that the minimum landscape area for this site is 15% of total site area (or in this case 762 sq. ft.). Up to one-third of the minimum landscape area can be paved circulation or bicycle parking.

The applicant is proposing that approximately 55% of the proposed minimum landscape area be composed of improved pedestrian circulation and bicycle parking.

The applicant proposes alterations to an existing building within a “d” overlay zone. Therefore 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:

- Community Design Standards

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 December 3, 2015 and determined to be complete on **February 17, 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](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the %Appeal Body%. 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 fee waivers.** Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190<sup>th</sup>, Portland, OR 97233.

**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:**

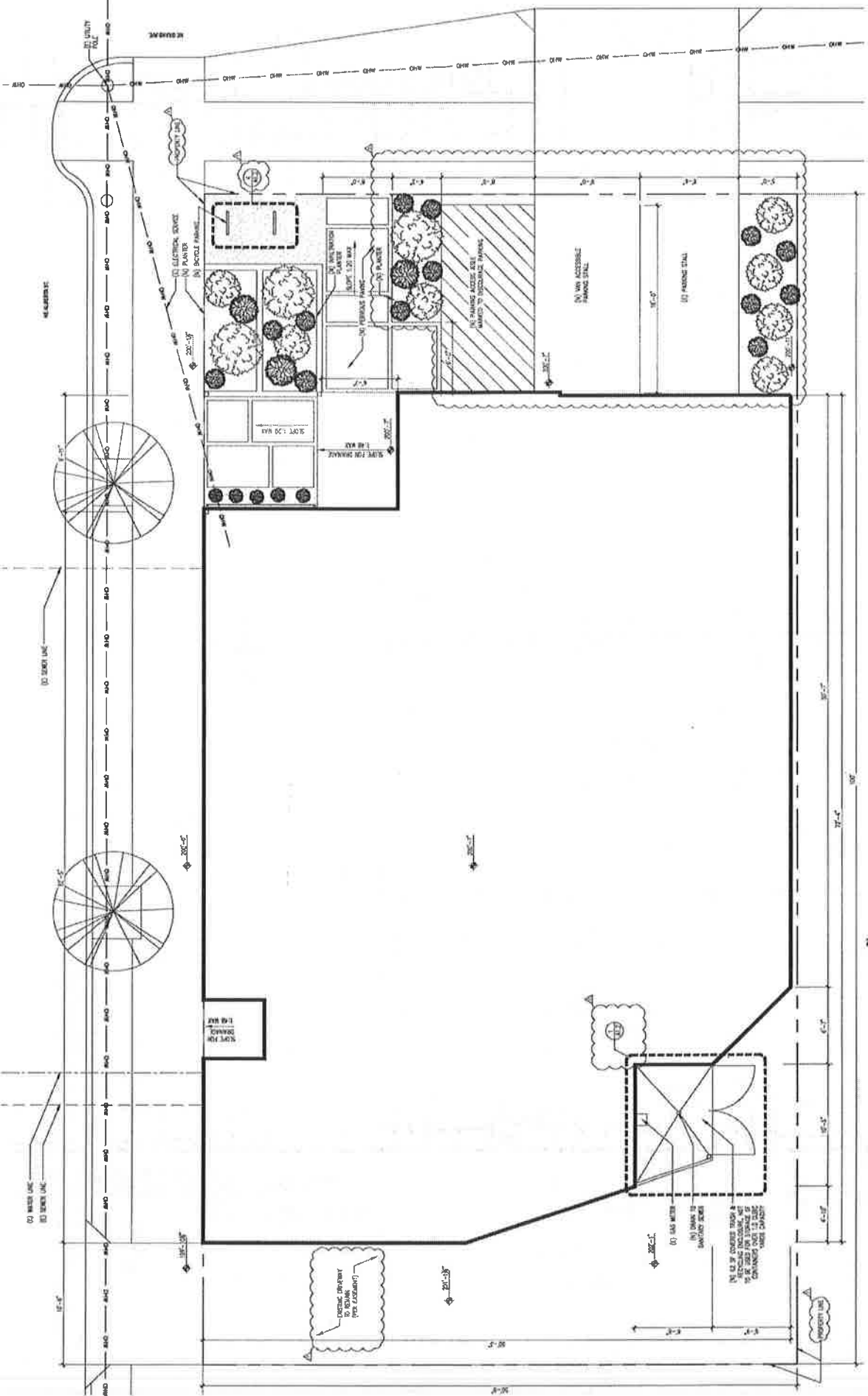
Zoning Map  
Site Plan  
Floor Plans  
Existing & Proposed Elevations



# ZONING



File No. LU 15-272501 DZM  
 1/4 Section 2531  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E23BC 5701  
 Exhibit B (Feb 16, 2015)



**1 SITE PLAN**  
 1/4" = 1'-0"  
 12" PANEL, 12.5x9"



W&A ARCHITECTS  
 1000 NE Oregon Street, Suite 1000  
 Portland, OR 97232  
 Phone: 503.255.1111  
 Fax: 503.255.1112



Bldg. Over  
 1/2" = 1'-0"  
 1/4" = 1'-0"  
 1/8" = 1'-0"

Project Name  
**MODERN  
 CONCRETE**  
 222 NE ALBERTA

CONTRACT  
 DOCUMENTS  
 PERMIT  
 SUBMITTAL

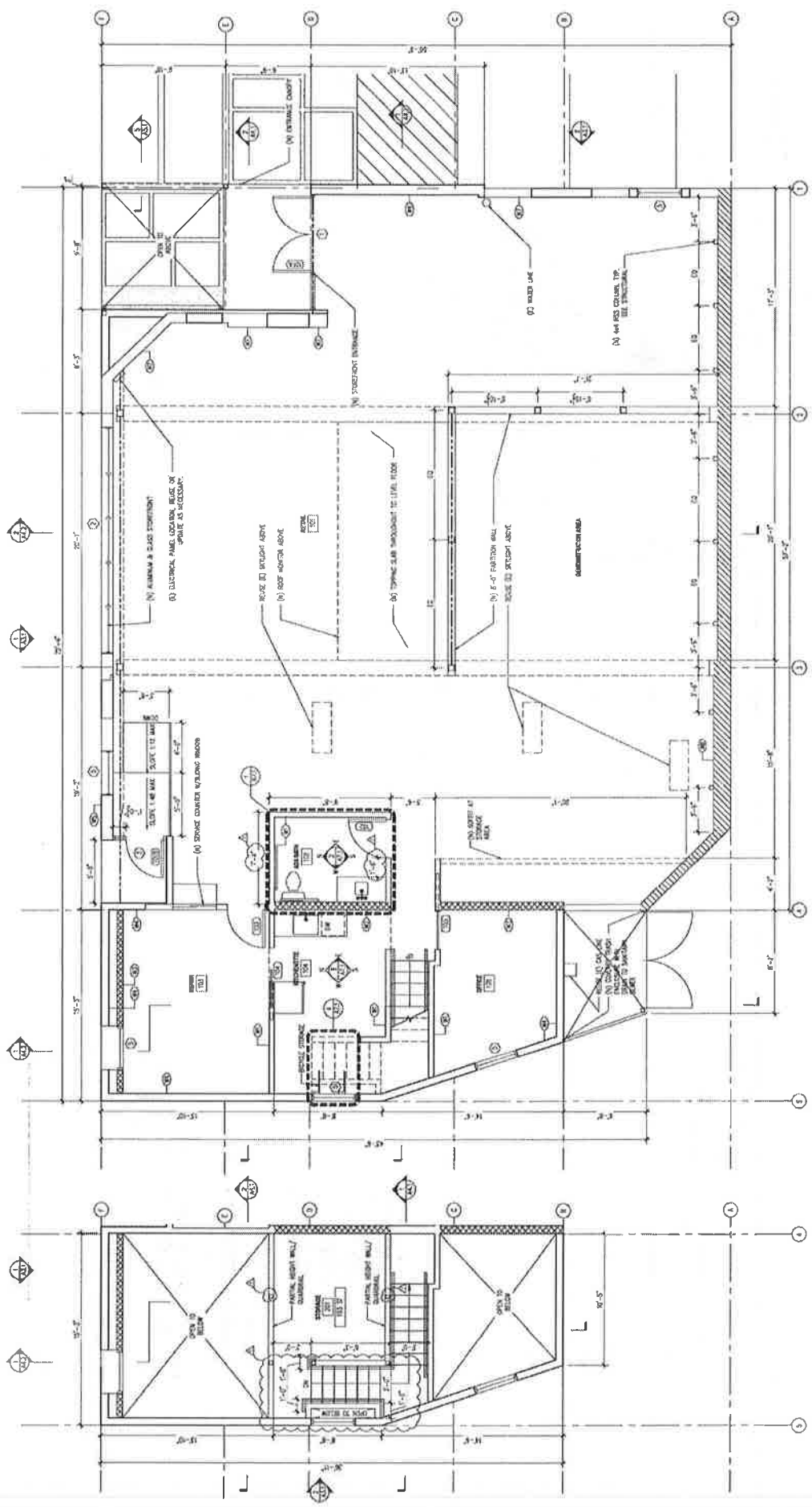
Sheet  
 11.0000  
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Scale  
 1/2" = 1'-0"  
 1/4" = 1'-0"  
 1/8" = 1'-0"

Date  
 11.27.11  
 11.27.11  
 11.27.11

Original Sheet Size  
 11' x 17'

**A2.1**



Legend	Description
—————	EXISTING WALL
—————	EXISTING 2'-0\"
—————	NEW EXTERIOR WALL
—————	NEW INTERIOR WALL
—————	NEW PARTIAL WALL

**FIRST FLOOR PLAN**  
 1/4" = 1'-0"  
 1/8" = 1'-0"

**MEZZANINE PLAN**  
 1/4" = 1'-0"  
 1/8" = 1'-0"





