



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: February 24, 2012
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-199877 DZ

PUBLIC PLAZA AT NE 41ST AVE AND SANDY BLVD

GENERAL INFORMATION

Applicant: David Mullens/Creston Homes LLC
735 SW 158th Ave/Beaverton, OR 97006

Site Address: 4105-4127 NE BROADWAY ST

Quarter Section: 2834
Neighborhood: Hollywood, contact Doug Hamilton at 503-249-5839.
Business District: Hollywood Boosters, contact Spencer May
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Hollywood - Subdistrict A
Zoning: CSd, Commercial Storefront with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks design review approval of improvements within the NE 41st Avenue public right-of-way located between NE Sandy Boulevard and NE Broadway Street in the Hollywood Plan District. The closure of the right-of-way to vehicles is under the control of the Portland Bureau of Transportation. The right-of-way will remain public and the developer will be responsible for the costs of construction as well as long-term maintenance of the plaza. The improvements proposed include the following:

- North-south oriented stormwater planter with concrete seat walls and intermediate architectural stepping slabs on the west side of the plaza;
- Scored concrete paving throughout the plaza;
- Six bicycle racks to hold up to twelve bicycles along the NE Broadway frontage;
- Three square landscaped plant beds on the east side of the plaza;
- Six new trees and other miscellaneous landscape plants in the plaza;
- One light pole mounted onto the stormwater planter; and
- Four benches near the stormwater planter.

Design review is required for non-standard improvements in public rights-of-way.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The site is an existing one-way public street (NE 41st Avenue) connecting NE Broadway to NE Sandy Boulevard, that has angled parking on both sides and no sidewalks. As there is a utility easement running down the center of the street, construction of permanent features is restricted to the east or west sides of the right-of-way. The site is within Subdistrict A of the Hollywood Plan District, an area designated for the most intense commercial development that includes aspirations for uses such as public open spaces and a more pedestrian-oriented environment. A new residential development is currently under construction directly to the west that will connect its internal courtyards to the new plaza. The iconic Hollywood Theater is adjacent to this new residential development.

The site has frontages on NE Sandy Boulevard and NE Broadway Street. The site itself, NE 41st Avenue, is currently not designated as a significant traffic or transit street in the City of Portland's Transportation System Plan but is designated a Local Service Bikeway and City Walkway within the Hollywood Pedestrian District. NE Sandy Boulevard is a designated Regional Main Street, Major Transit Priority Street, Major City Traffic Street, and City Bikeway. Northeast Broadway Street is a designated Transit Access Street, Local Service Walkway and Bikeway. Northeast 41st Avenue is currently designated a Local Service Walkway and Bikeway.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone allows a full range of retail, service and business uses with a local and regional market area. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Design (d) overlay zone promotes the conservation and enhancement of areas of the City with special historic, architectural, or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

The Hollywood Plan District provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood's role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. These regulations: enhance business and economic vitality; promote housing and mixed-use development; discourage auto-oriented uses and developments and direct the placement of auto-oriented uses and developments away from the area of most intense activity; reinforce the connection between the Hollywood Transit Center and the business core of the Hollywood District; enhance the pedestrian experience; and enhance the character of buildings in the plan district. The site is within Subdistrict A of this plan district.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **January 19, 2012**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Site Development Section of BDS
- Life Safety Review Section of BDS

- Bureau of Parks-Forestry Division
- Water Bureau (Exhibit E-1)
- Bureau of Environmental Services (Exhibit E-2)

The Bureau of Transportation Engineering responded with the following comment: Please see Exhibit E-3 for additional details.

- *Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.*
- *The purpose of this design review is to determine the landscape design elements of a future public plaza in the right-of-way (ROW) of NE 41st Ave between NE Broadway and NE Sandy Blvd. How the ROW functions as either a street providing vehicle circulation with on-street parking is not subject this land use review and is outside the authority of BDS to regulate through Title 33. The only reason this site is subject to a land use review is because the site is located in an area with a “d” design overlay. Non-standard elements such as paving materials, benches, lighting, and planting not found on a typical City street are subject to design review. The plaza design was an alternative to the standard half-street improvements that would be required as part of the frontage improvements triggered by the mixed use project under construction adjacent to the east side of NE 41st. PBOT insisted the applicants conduct outreach to both the neighborhood and business associations. A traffic study determined that only about 300 vehicles use this section of ROW including vehicles that use the current 10 angled parking spaces. 300 vehicles per day is a very low number and it was determined that NE 41st is not a critical street for circulation in the Hollywood District. Give the trade offs between a finished plaza and a half-street with orange barricades along the western side, the neighborhood and business association has chosen the plaza. Each group of provided letters supporting the plaza.*
- *PBOT Development Review has no objection to the latest version for plaza improvements. The final design has been slightly modified to provide a better alignment for pedestrians on NE Broadway and NE Sandy by shortening up the stormwater planters and relocating some trees in the plaza. The improvements to the plaza must be constructed under a separate public works permit. The plaza shall be maintained by the owners of the adjacent mixed use building.*
- *A desire by the neighborhood and business associations has been expressed to name the plaza for a local couple that was very active in the neighborhood. Unfortunately, a plaque could not be approved at this time. PBOT is researching the process for naming public plazas and will make that process known to the neighborhood and business associations for a future project.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 19, 2012. Twenty-four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Vinh Nguyen, February 6, 2012 – opposed to closing the street to traffic and removing parking.
2. Jo Schaefer, February 6, 2012 – in support of street closure and plaza.
3. Ed Spencer, February 6, 2012 – submitted a petition signed by seven local businesses opposing the street closure and creation of a plaza, and questioning the City’s notification process.
4. Doug Klotz, February 7, 2012 – in support of proposal but would like the planter to be shorter so it does not project into the clear pedestrian movement zone along both adjacent sidewalks.
5. Paul Clark, February 7, 2012 – opposed to street closure and plaza.
6. Patrick Barber, February 8, 2012 – in support of street closure and plaza.
7. Vickie Veltman, February 8, 2012 – in support of street closure and plaza.
8. Doug Hamilton, Hollywood Neighborhood Association Land Use Chair, February 8, 2012 – The Hollywood Neighborhood Association is in support of street closure and plaza and also in support of naming the plaza after Norm Stoll.

9. Daniel Addington, February 8, 2012 – in support of street closure and plaza.
10. Bill and Dinah Davis, February 8, 2012 – in support of street closure and plaza.
11. Joe Hardman, February 8, 2012 – in support of street closure and plaza.
12. Lisa Wylie, February 8, 2012 – in support of street closure and plaza.
13. Danahy Sharonrose, February 8, 2012 – in support of street closure and plaza.
14. Bob Granger, February 8, 2012 – in support of street closure and plaza.
15. Elisabeth Winnen, February 9, 2012 – in support of street closure and plaza.
16. Judith Arcana, February 9, 2012 – in support of street closure and plaza.
17. Dennis Phillips, February 9, 2012 – in support of street closure and plaza.
18. Erik Ipsen, February 9, 2012 – in support of street closure and plaza.
19. Thomas Martin, February 9, 2012 – in support of street closure and plaza.
20. Ian and Sally Timm, February 9, 2012 – in support of street closure and plaza.
21. Heidi Hardman, February 9, 2012 – in support of street closure and plaza.
22. Mark Nielsen, February 9, 2012 – in support of street closure and plaza.
23. Steve Colburn, February 9, 2012 – in support of street closure and plaza.
24. Spencer May, Hollywood Boosters, February 9, 2012 – The Hollywood Boosters Business Association is in support of the plaza as long as it maintains sufficient distance from NE Sandy Blvd to maintain visibility of the historic Hollywood Theater's marquis, sign and façade. The Boosters are also in support of naming the plaza after Norm and Helen Stoll.

Staff Response: The design review process is for non-standard improvements in the public right-of-way (NE 41st Ave) that are part of the plaza design. Design review does not make decisions about the actual closure of streets to vehicular traffic. The decision to close this partial section of NE 41st Avenue is under the direction of the Portland Bureau of Transportation which is also requiring the planter be shortened to not project into the adjacent sidewalks. As this is a Type II Design Review, a Notice of Proposal was mailed on January 19, 2012 to nearby property owners, the neighborhood association, neighborhood coalition office, and recognized business groups as required.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

Findings for P1 & D7: The site is located in Subdistrict A of the Hollywood Plan District which promotes the creation of a commercially vibrant center with increased pedestrian access along with urban plazas and pocket parks as part of new development along both NE Sandy Blvd and NE Broadway Street. The creation of a new public plaza within the NE 41 Avenue right-of-way fulfills the objectives of the Hollywood and Sandy Plan which was completed in April 2000 by designating a pedestrian and bicycle only gathering place within the neighborhood's major commercial hub. The Bureau of Transportation has no objections to closing NE 41st Avenue to vehicular traffic. On-street parking along NE Broadway and NE Sandy will be reconfigured at either end of the plaza to allow for the continued use of parking spaces along both of these streets. The orthogonal plaza elements, repetitive plantings, and simple exterior finishes allow the plaza to seamlessly blend into the neighborhood as a visual continuation of the existing pedestrian network. *These guidelines are therefore met.*

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for E1, E2, D1 & D3: The existing NE 41st Avenue has a center one-way north-south drive aisle, angled parking on both sides and no sidewalks, forcing pedestrians to share the roadway with vehicles. The proposed plaza creates a large pedestrian zone linking destination points such as the transit center to the south, the Hollywood Theater to the west, and sidewalks that connect to the remainder of the neighborhood. The plaza will also be connected to the open internal courtyards of the residential building currently under construction on the adjacent western site. Benches and seat walls within the plaza will offer places along nearby pedestrian routes for people to stop, visit, meet, and rest. While there is no building proposed for this site, the plaza does act as an extension of the new residential development to the west by creating new useable outdoor areas. The plaza's site development is appropriately scaled to not overwhelm nearby walkways and locates the major design features to either side of the right-of-way, maximizing the amount of space for public use while also providing medium canopy trees for shade and weather protection. *These guidelines are therefore met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: To reduce the likelihood of crime, the plaza design features are low in scale and orthogonally aligned to allow clear views north and south through the site from both Sandy Blvd and NE Broadway as well as from the adjacent businesses and new residential units. A single pole light will be provided in the center of the site to provide secure nighttime illumination. *This guideline is therefore met.*

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings: While not a building, the built elements of the proposed plaza are all constructed out of traditional urban materials that are high quality and durable. These include powder-coated steel elements such as the benches, bicycle rack, and light pole along with precast and poured-in-place concrete for the main walking surface, the raised stormwater planter walls and stepping stones. These elements, along with the landscaping, create a cohesive composition of varying concrete surfaces and metal furnishings that are placed within the right-of-way in a consistent linear pattern. *This guideline is therefore met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Portland Bureau of Transportation supports the closure of NE 41st Avenue public right-of-way for the creation of a new public plaza in the Hollywood Plan District. The plaza helps move the Plan District toward its goals of creating new public open space for use by the neighborhood as well as increasing pedestrian connections throughout the area. The plaza elements create a cohesive design of quality materials that will be an asset to this growing commercial and residential center. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of design review for non-standard improvements within the NE 41st Avenue public right-of-way located between NE Sandy Boulevard and NE Broadway Street in the Hollywood Plan District, Subdistrict A, which is being closed to traffic under the authority of the Portland Bureau of Transportation, to include the following:

- North-south oriented stormwater planter with concrete seat walls and intermediate architectural stepping slabs on the west side of the plaza;
- Scored concrete paving throughout the plaza;
- Six bicycle racks to hold up to twelve bicycles along the NE Broadway frontage;
- Three square landscaped plant beds on the east side of the plaza;
- Six new trees and other miscellaneous landscape plants in the plaza;
- One light pole mounted onto the stormwater planter;
- Four benches near the stormwater planter; and
- The plaza will be maintained by the developer.

Approved, per the approved site plans, Exhibits C-1 through C-9 signed and dated February 22, 2012, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-199877 DZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on February 22, 2012.**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 24, 2012

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on December 9, 2011, and was determined to be complete on **January 17, 2012.**

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. Therefore this application was reviewed against the Zoning Code in effect on December 9, 2011.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 19, 2012.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 9, 2012** at 1900 SW

Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **March 12, 2012 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

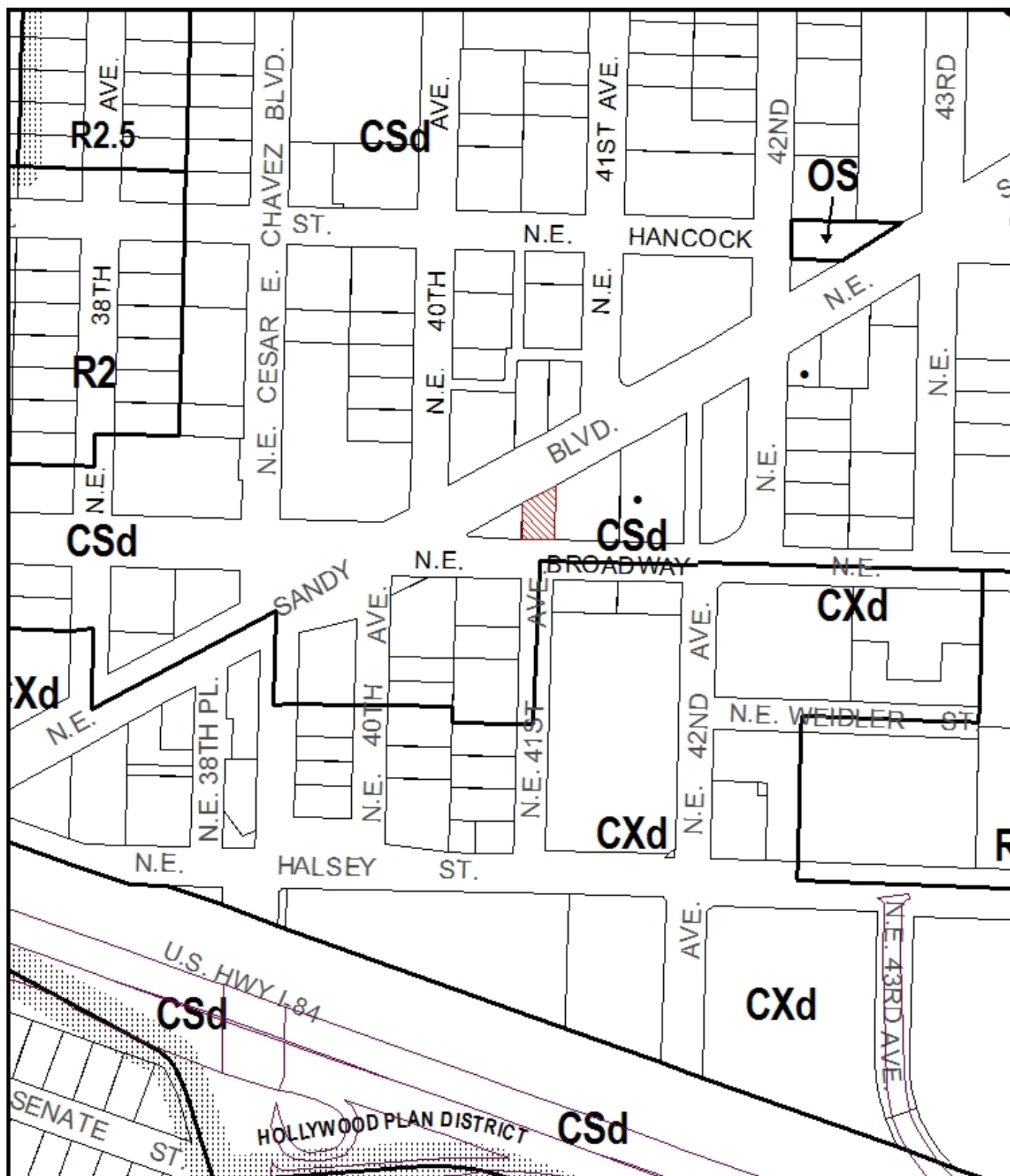
- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Vicinity Plan
 - 3. Stormwater & Utility Plan
 - 4. Planting Plan (attached)
 - 5. Plant List
 - 6. Sections (attached)
 - 7. Section C Seat Wall
 - 8. Materials
 - 9. Stormwater Report
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Bureau of Environmental Services
- F. Correspondence:
 - 1. Vinh Nguyen, February 6, 2012 – opposed.
 - 2. Jo Schaefer, February 6, 2012 – in support.
 - 3. Ed Spencer, February 6, 2012 – petition signed by local businesses and property owners in opposition.
 - 4. Doug Klotz, February 7, 2012 – in support of the plaza but wants shorter planter.
 - 5. Paul Clark, February 7, 2012 – opposed.
 - 6. Patrick Barber, February 8, 2012 – in support.
 - 7. Vickie Veltman, February 8, 2012 – in support.
 - 8. Doug Hamilton, Hollywood Neighborhood Association Land Use Chair, February 8, 2012 – The Hollywood Neighborhood Association is in support.
 - 9. Daniel Addington, February 8, 2012 – in support.
 - 10. Bill and Dinah Davis, February 8, 2012 – in support.
 - 11. Joe Hardman, February 8, 2012 – in support.
 - 12. Lisa Wylie, February 8, 2012 – in support.
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 - 15. Elisabeth Winnen, February 9, 2012 – in support.
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 - 17. Dennis Phillips, February 9, 2012 – in support.
 - 18. Erik Ipsen, February 9, 2012 – in support.
 - 19. Thomas Martin, February 9, 2012 – in support.

20. Ian and Sally Timm, February 9, 2012 – in support.
21. Heidi Hardman, February 9, 2012 – in support.
22. Mark Nielsen, February 9, 2012 – in support.
23. Steve Colburn, February 9, 2012 – in support.
24. Spencer May, Hollywood Boosters, February 9, 2012 – The Hollywood Boosters Business Association is in support.

G. Other:

1. Original LU Application
2. Site History Research
3. Incomplete Letter
4. Pre-Application Conference notes for EA 11-130204

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).



ZONING



Site



Historic Landmark



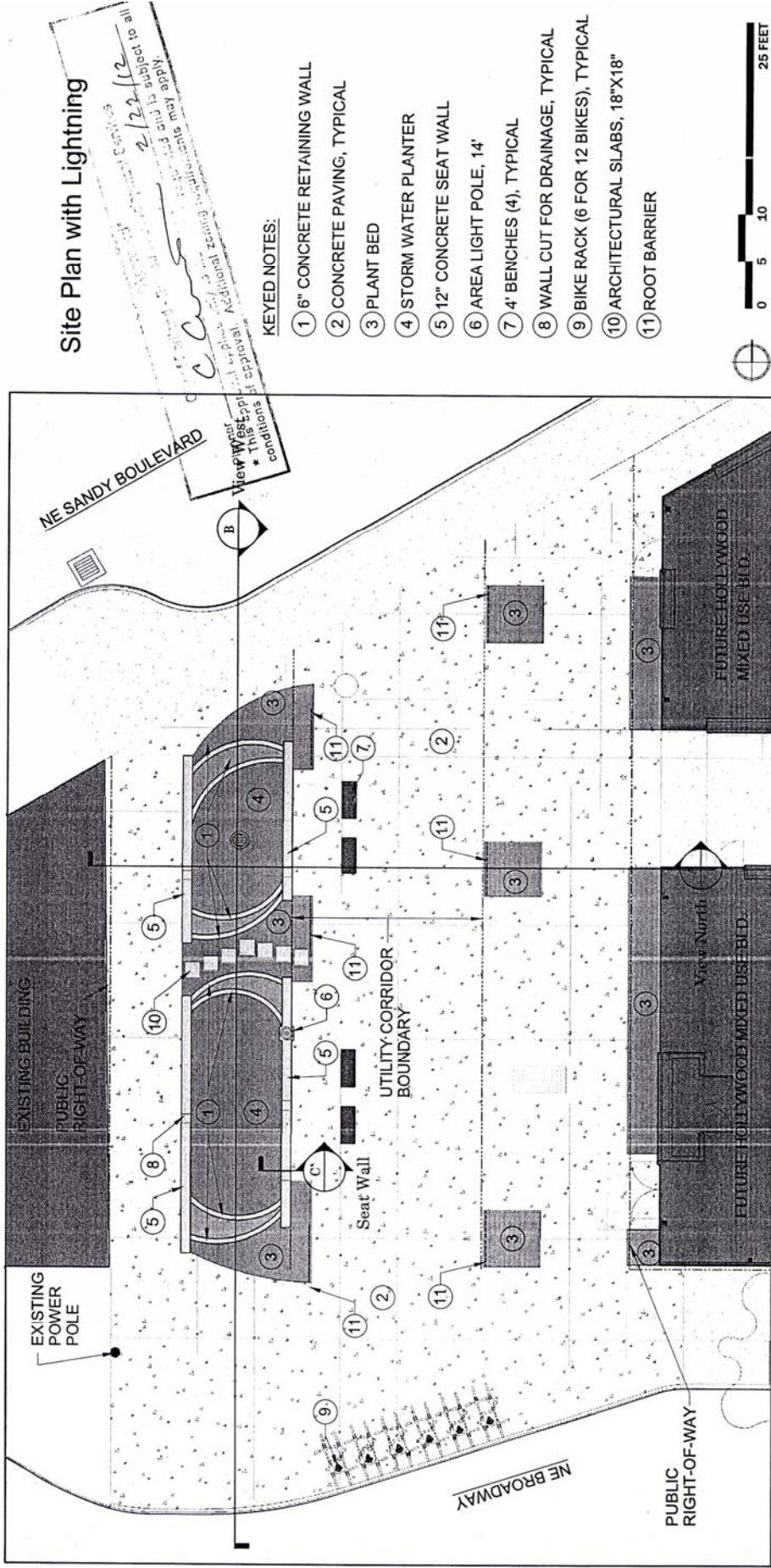
NORTH

This site lies within the:
HOLLYWOOD PLAN DISTRICT

File No.	LU 11-199877 DZ
1/4 Section	2834
Scale	1 inch = 200 feet
State Id	NONE
Exhibit	B (Dec 20, 2011)

NE 41st Pedestrian Plaza Design Review Application

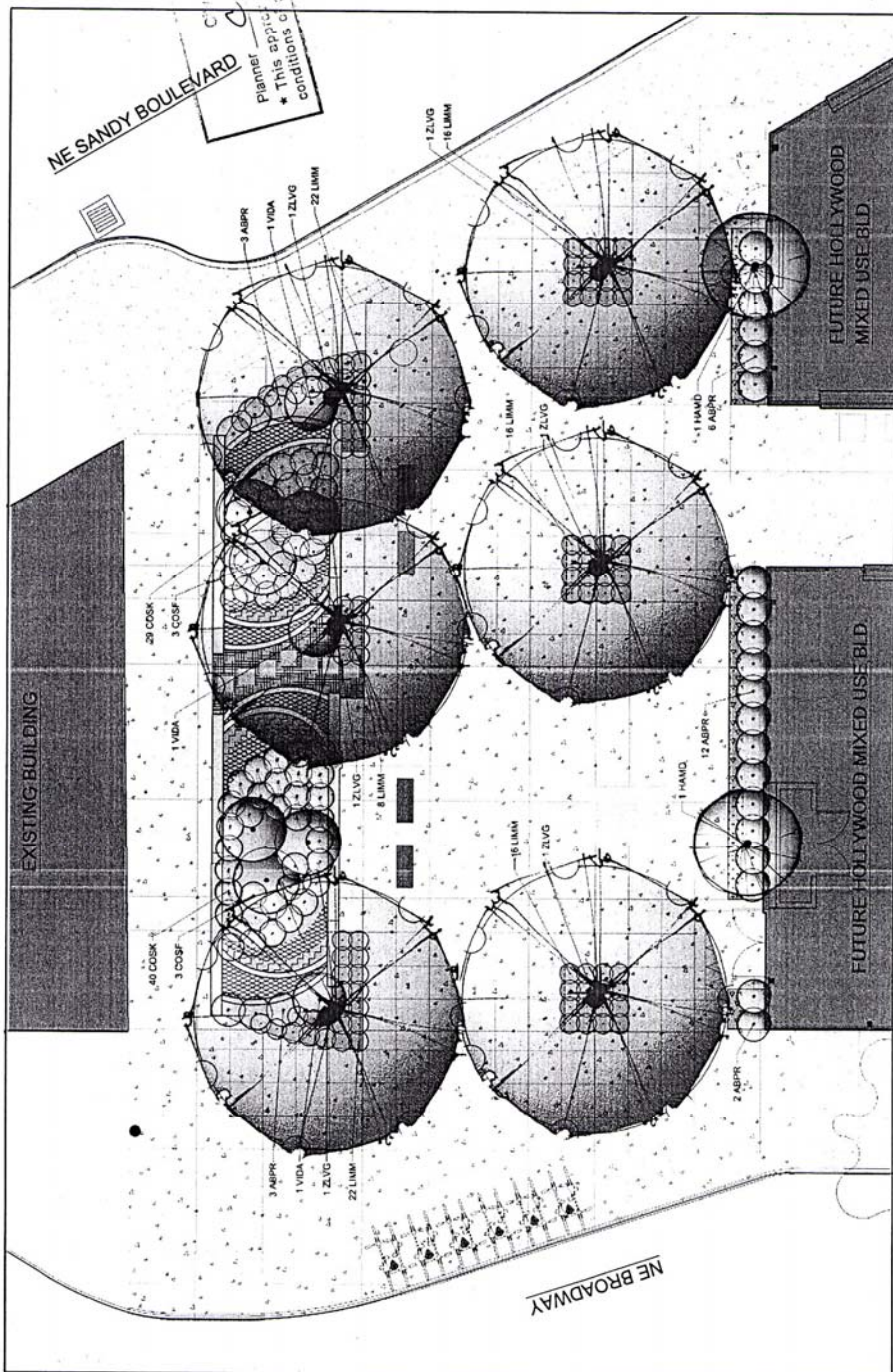
Appendix A: Proposed Plaza Design Plans



NE 41st Pedestrian Plaza
Design Review Application

Appendix A: Proposed Plaza Design Plans

Planting Plan



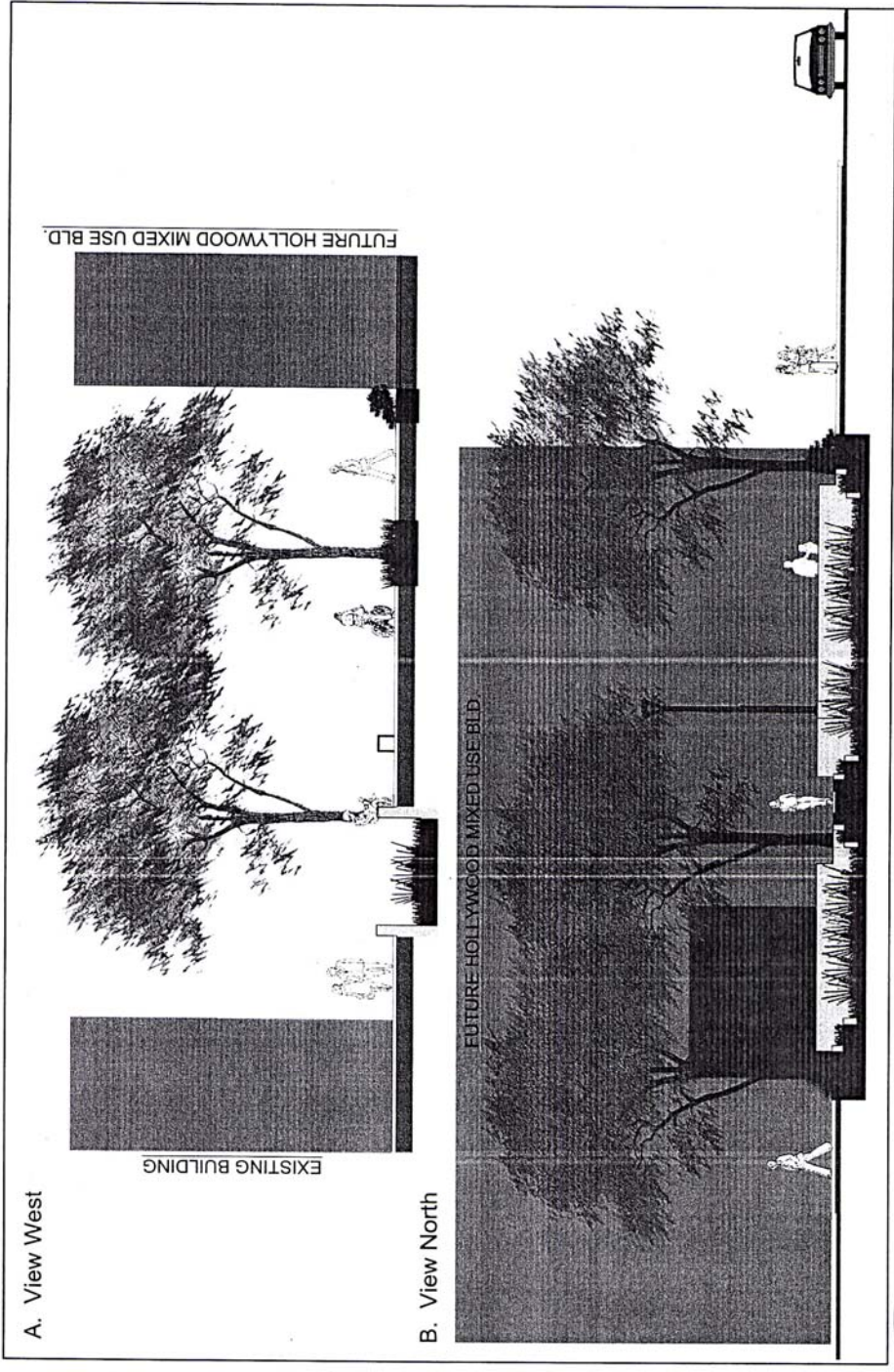
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NE 41st Pedestrian Plaza
Design Review Application

Appendix A:
Proposed Plaza Design Plans

Sections A & B



Planner
City of Portland
This approval applies only to the conditions of approval. Additional zoning requirements may apply.
2/22/12
Portland Services

0 5 10 25 FEET

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