



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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FAX: 503-823-5630
www.portlandonline.com/bds

Date: May 7, 2008
To: Interested Person
From: Rachel Whiteside, Land Use Services
503-823-7605 / rwhiteside@ci.portland.or.us

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 08-107217 GW AD

GENERAL INFORMATION

Applicant: David Kennedy, David Kennedy Architect
833 NE Thompson
Portland OR 97212

Purchaser: Kevin Click
5417 Casa Grande Avenue
Rocklin CA 95677

Property Owners: Richard J Bennett, Geralyn M Bennett, and Dustin Doyle
1657 N Laporte Drive
Roseville CA 95747

Site Address: 330 SE DIVISION PLACE

Legal Description: TL 100 BLOCK B&G, KERNS ADD
Tax Account No.: R448700110
State ID No.: 1S1E10AA 00100
Quarter Section: 3330

Neighborhood: Hosford-Abernethy, Frank Dufay at 503-232-0204
Business District: Central Eastside Industrial Council, Chris Hammond at 503-309-1971
District Coalition: Southeast Uplift, Gary Berger at 503-232-0010

Plan District: Central City - Central Eastside
Zoning: Heavy Industrial (IH)
Greenway River General (g)

Case Type: Greenway Review (GW)
Adjustment (AD)

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

Proposal: The applicant proposes to make changes to an existing building, which will include exterior changes to the façade and interior changes to accommodate retail businesses and warehouse space. Since the site is located in the Greenway River General zone, the exterior alterations are subject to **Greenway Review**, to ensure the proposal is consistent with the

Willamette Greenway goals. In addition, since the existing building extends up to the property lines, it does not meet the current 5-foot setback requirements from the abutting streets. The proposed changes to the façade include expansions and extensions of the established building walls, so an **Adjustment** is requested to allow the building setback to be reduced to zero along each street lot line.

The applicant also proposes to extend awnings from the façade of the building, which will project into the public right-of-way. The applicant will be required to obtain permits from Portland Transportation for any features in or projecting into the right-of-way.

In the IH zone, up to four 3,000 square foot Retail Sales and Service or Offices uses are allowed per site, any additional retail space is subject to Conditional Use Review. The applicant has not identified the specific uses or requested a Conditional Use Review at this time.

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

- 33.440.350 Greenway Review
- 33.805.040 Adjustment

ANALYSIS

Site and Vicinity: The project site has been identified as the 32,344 square foot lot at 330 SE Division Place. This lot also has street frontage on SE Fourth Avenue and SE Ivon Street. The property is developed with a single story, 30,000 square foot building that occupies nearly the entire lot. On the south end of the property there is a 40-foot wide access easement adjacent to the foot of SE Ivon Street.

This easement is for the benefit of the abutting lots to the west (320 SE Division Place) and south (306 SE Ivon Street). Since these lots are also currently in the same ownership as the project site, they must be included as part of the overall site as well, per the Zoning Code definition of site. The applicant has indicated that the 330 SE Division property is being sold to a separate party; and will no longer be in the same ownership as the abutting lots. This review has proceeded on that premise; however, the applicant has not provided documentation to demonstrate that the ownership has changed. If the 330 SE Division Place property remains in the same ownership, additional retail uses may not be allowed on that property, unless approved through a Conditional Use Review, since a recent review (LU 06-182816 GW) for this ownership included a proposal for the maximum amount of retail space in the IH zone.

In any event, the review of the adjacent lot included and required improvement on the access easement at the foot of SE Ivon Street. The improvements are to provide vehicle access to the new facilities at 306 SE Ivon, and pedestrian and bike access to a new public trail that is to be constructed on that property. The pending project must include those improvements.

The subject property is located within the Central Eastside Subdistrict of the Central City. This area has a mix of industrial uses. The riverfront lot to the north and west of the project site is currently vacant, though a proposal for a new multi-story building and dock has been reviewed (LU 06-171821 GW). Other established development to the north includes: a dock facility; the primary greenway trail (at the foot of SE Caruthers), and the *Oregon Museum of Science and Industry* (OMSI) and *Portland Opera* facilities and parking areas. To the east are single story industrial buildings, rail lines and an interim greenway trail along SE Fourth Avenue, and the elevated SE Grand/McLoughlin Boulevard Viaduct. Development to the south includes *Ross Island Sand and Gravel*, and the primary Greenway/Springwater Trail (south of SE Ivon/SE Fourth), and *Oaks Bottom Wildlife Refuge*. The South Waterfront Subdistrict of the Central City is directly to the west across the Willamette River.

Zoning: The project site is in the Heavy Industrial (IH) zone and has a Greenway River General (g) overlay designation.

The **Heavy Industrial (IH)** zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance.

The applicant has not specified which type of retail uses will be provided at the site. In the IH zone, the size and number of retail uses is limited to no more than four uses. The square footage of the floor area plus any exterior display and storage area may be up to 3,000 SF per retail use. As noted previously, additional retail uses or retail uses larger than 3,000 SF may be allowed if approved through a Conditional Use Review.

The **Greenway River General (g)** zone allows for uses and development which are consistent with the base zoning, which allow for public use and enjoyment of the waterfront, and which enhance the river's natural and scenic qualities.

Land Use History: City records indicate that prior land use reviews include the following:

- PC 5041 (90-023274): Zone Change for large portion of southeast Portland. Subject site within area subject to zone change. Approved by Ordinance 126645 in 1967.
- LU 05-174846 GW AD: Greenway Review and Adjustments for the ESCSO Tunnel project, including temporary and long-term surface disturbance in the greenway overlay zones—Approved with conditions. The subject site was included within proposed activities.
- LU 06-182816 GW: Greenway Review for multistory building for storage and retail; dock structures, and greenway trail, access connections, and bank plantings—Approved with conditions. Vehicle and trail access and planting improvements required on subject site.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed **April 4, 2008**. The following Bureaus have responded:

- *Water Bureau, Fire Bureau, Site Development, and Urban Forestry*—No concerns noted (Exhibit E.1)
- *Life Safety*—Building Permits are required and have been submitted for the work proposed. Exhibit E.2 includes additional information.
- *Bureau of Environmental Services*—Sanitary sewer service is available in SE Fourth and SE Division Place. The BES East Side Combined Sewer Overflow (ESCSO) pipe crosses the site. Any changes to the site must comply with the *Stormwater Management Manual*. Complete details are provided in Exhibit E.3
- *Portland Transportation*—Frontage improvements for SE Division Place and SE Ivon will be required through the building permit review. Frontage improvements for SE Ivon have been proposed with the neighboring project, and a financial guarantee may be required to ensure those improvements are completed. Public works permits are required for the improvements on SE Division Place. System Development Charges may be assessed for the development. Curb cuts and driveways must meet the requirements of Title 17. Additional details are provided in Exhibit E.4.

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on April 4, 2008. No written responses have been received.

ZONING CODE APPROVAL CRITERIA

GREENWAY REVIEW

33.440.300 Purpose

Greenway review ensures that all proposed changes to a site are consistent with the Willamette Greenway Plan, the Willamette Greenway design guidelines and, where applicable, the water quality element of Title 3 of Metro's Urban Growth Management Functional Plan. The purpose of greenway review is to ensure that:

- Development will not have a detrimental impact on the use and functioning of the river and abutting lands;

- Development will conserve, enhance and maintain the scenic qualities and natural habitat of lands along the river;
- Development will conserve the water surface of the river by limiting structures and fills riverward of the greenway setback;
- Practicable alternative development options are considered, including outside the River Water Quality zone setback; and
- Mitigation and enhancement activities are considered for development within the River Water Quality zone.

33.440.350 Greenway Review Approval Criteria

A. Design Guidelines. The Willamette Greenway Design Guidelines must be met for all greenway reviews.

Findings: The Willamette Greenway Design Guidelines address the quality of the environment along the river and require public and private developments to complement and enhance the riverbank area. The Design Guidelines are grouped in a series of eight Issues:

- Issue A. Relationship of Structures to the Greenway Setback Area
- Issue B. Public Access
- Issue C. Natural Riverbank and Riparian Habitat
- Issue D. Riverbank Stabilization Treatments
- Issue E. Landscape Treatments
- Issue F. Alignment of Greenway Trail
- Issue G. Viewpoints
- Issue H. View Corridors

A complete description of the Design Guidelines and their applicability is provided in pages 45-81 in the *Willamette Greenway Plan*. Each of the Design Guidelines is addressed below:

B. River frontage lots in the River Industrial zone.

C. Development within the River Natural zone.

D. Development on land within 50 feet of the River Natural zone.

E. Development within the greenway setback.

F. Development riverward of the greenway setback.

G. Development within the River Water Quality overlay zone setback.

H. Mitigation or remediation plans.

Findings: The project site is located within the River General Greenway Overlay zone, and it is not within or adjacent to any properties with the River Industrial, River Natural, or River Water Quality zones, so Criteria B, C, D and G do not apply. Furthermore, the site does not front the river or have viewpoint, view corridor, or public trail designations, so Criteria A (Issues A and C-H), E, and F also do not apply. Given this, only Criteria A (Issue B) and H apply to this site and proposal. Specific details and findings about these criteria follow:

Issue B. Public Access: This Issue “applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway Trail is shown on the property in the *Willamette Greenway Plan*.” These guidelines call for integration of the Greenway Trail into new development, as well as the provision of features such as view points, plazas, or view corridors:

1. Public Access
2. Separation and Screening
3. Signage
4. Access to the Water’s Edge

Response to Issue B: A walkway connection to the greenway trail and signs marking the access connection to the trail, via the shared easement along the south property line of this site, were approved in the 2006 review (LU 06-182816 GW). These features are reflected in the proposed development plans (Exhibit C.1), and will ensure public access connections are provided between the required public street and sidewalk improvements on SE Ivon Street and the required greenway trail on the adjoining property. With the implementation of a condition requiring these improvements, this Issue will continue to be met.

H. Mitigation or remediation plans. Where a mitigation or remediation plan is required by the approval criteria of this chapter, the applicant's mitigation or remediation plan must demonstrate that the following are met:

1. Except when the purpose of the mitigation could be better provided elsewhere, mitigation will occur:
 - a. On site and as close as practicable to the area of disturbance;
 - b. Within the same watershed as the proposed use or development; and
 - c. Within the Portland city limits.
2. The applicant owns the mitigation or remediation site; possesses a legal instrument that is approved by the City (such as an easement or deed restriction) sufficient to carry out and ensure the success of the mitigation or remediation plan; or can demonstrate legal authority to acquire property through eminent domain;
3. The mitigation or remediation plan contains a construction timetable and a minimum one year monitoring and maintenance plan that demonstrates compliance with Subsection 33.248.090.E and includes the following elements:
 - a. Identification of the responsible party or parties that will carry out the mitigation or remediation plan;
 - b. Identification of clear and objective performance benchmarks that will be used to judge the mitigation or remediation plan success; and
 - c. A contingency plan that indicates the actions to be taken in the event that performance benchmarks are not met.

Findings: This criterion applies when mitigation or remediation is warranted by the other greenway review approval criteria. In this situation, while Criterion A, Issue B, does not specifically call for mitigation or remediation, provisions are necessary to ensure improvements for public access will be provided. With the implementation of the improvements outlined in the findings above, no additional measures (mitigation or remediation) are warranted. Therefore, this criterion is not applicable.

ADJUSTMENTS

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: In order to be approved, this proposal must be consistent with the purpose of the building setback standard, which is outlined below:

33.140.215 Setbacks

- A. Purpose.** *The setback standards promote different streetscapes. The IH zone requires only a minimal setback to separate uses from the street. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones.*

The existing building abuts each of the three adjoining streets, and the proposed additions and alterations will extend above the height of the established walls. Since the existing building

does not conform to the 5-foot setback standard, the proposed changes cannot be allowed unless the building setback is reduced to zero.

The exterior alterations will add only minor projections to the existing building walls, so there will not be any substantial increase in the bulk or mass of the building. Furthermore, a zero setback for these additional building elements is only a “technical” reduction in the setback, since the additions will not actually move the building closer to the street, or reduce the setback of the existing building walls. As such, the reduced setback will have no significant bearing on the scale of the building or on the streetscape. Therefore, the proposal is consistent with the purpose of the setback regulations, and this criterion is met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The desired character of an area is based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area.

As noted previously, the site is in Central City Plan District and has a Heavy Industrial (IH) base zone designation. The plan district, and base zone regulations promote industrial development, and the development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development. The Greenway River General overlay zone allows for uses and development which are consistent with the base zoning, which allow for public use and enjoyment of the waterfront, and which enhance the river's natural and scenic qualities.

The abutting streets are classified as follows:

Street Name	Traffic	Transit	Bicycle	Pedestrian	Freight	Emergency Response	Street Design
SE Division Place	Traffic Access	Transit Access	City Bikeway	City Walkway	Freight District	Minor	Local Service
SE Fourth Avenue	Local Service	Local Service	Local Service	Local Service	Freight District	Minor	Local Service
SE Ivon Street	Local Service	Local Service	Local Service	Local Service	Freight District	Minor	Local Service

Given these zoning and street designations, development in the area is anticipated to be supportive of industrial operations, and public access to the waterfront.

In this situation, the proposed exterior alterations will not add considerable bulk or mass to the building, so the scale of the building will not impose upon or detract from the appearance of the streetscape. Furthermore, a zero setback for the additional building elements is only a “technical” reduction in the setback, and will not result in the building moving closer to the street. As such, the reduced building setback will have no detrimental bearing on the streetscape or the operations of the abutting streets. Therefore, this criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: One Adjustment is requested, so this criterion does not apply.

D. City-designated scenic resources and historic resources are preserved; and

Findings: The site does not have any designated scenic or historic resources, so this criterion does not apply.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: The purpose of the setback standard is to promote different streetscapes and to maintain a minimal separation between industrial uses and the abutting streets. As noted above,

the proposed alterations and additions to the established walls are minor and will not add considerable bulk or mass to the building, so the scale of the building will not detract from the appearance of the streetscape. Therefore, no mitigation is warranted, and this criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental zone, so this criterion does not apply.

PLANS AND POLICIES

Hosford Abernathy Neighborhood Plan (1988) notes that land for river dependent development is in short supply (Policy 5/Commercial and Industrial) and calls for improvements to transportation and recreation facilities to reduce truck/pedestrian conflicts and to increase public access and facilities along the waterfront (Objectives 1.5, 1.7 through 1.11, 3.5, and 3.7 through 3.9).

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

As outlined in the findings above, public access will be provided to the greenway trail, and a reduced building setback will not be detrimental to the streetscape, so the proposed improvements to the existing building and site are consistent with the Greenway and Adjustment approval criteria. Therefore, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of a Greenway Review for exterior alterations to an existing building in the River General zone, and approval of an Adjustment to reduce the street building setback from 5 feet to zero along SE Division Place, SE Fourth Avenue, and SE Ivon Street. These approvals are granted per the approved site plans, Exhibits C.1 through C.2, signed and dated May 2, 2008, subject to the following conditions:

1. As part of the building permit application submittal, the following development-related condition (A) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-107217 GW AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
 - A. Public access connections must be provided between the required public street and sidewalk improvements on SE Ivon Street and the required greenway trail on the adjoining property, as approved in LU 06-182816 GW, and as shown on Exhibit C.1.

Decision rendered by:  **on May 2, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 7, 2008

Staff Planner: Rachel Whiteside

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 February 6, 2008, and was determined to be complete on April 3, 2008.

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 February 6, 2008.

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.

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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 21, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., 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. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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 Hearings Officer 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 Hearings Officer 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 **May 22, 2008**.
- 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.

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.

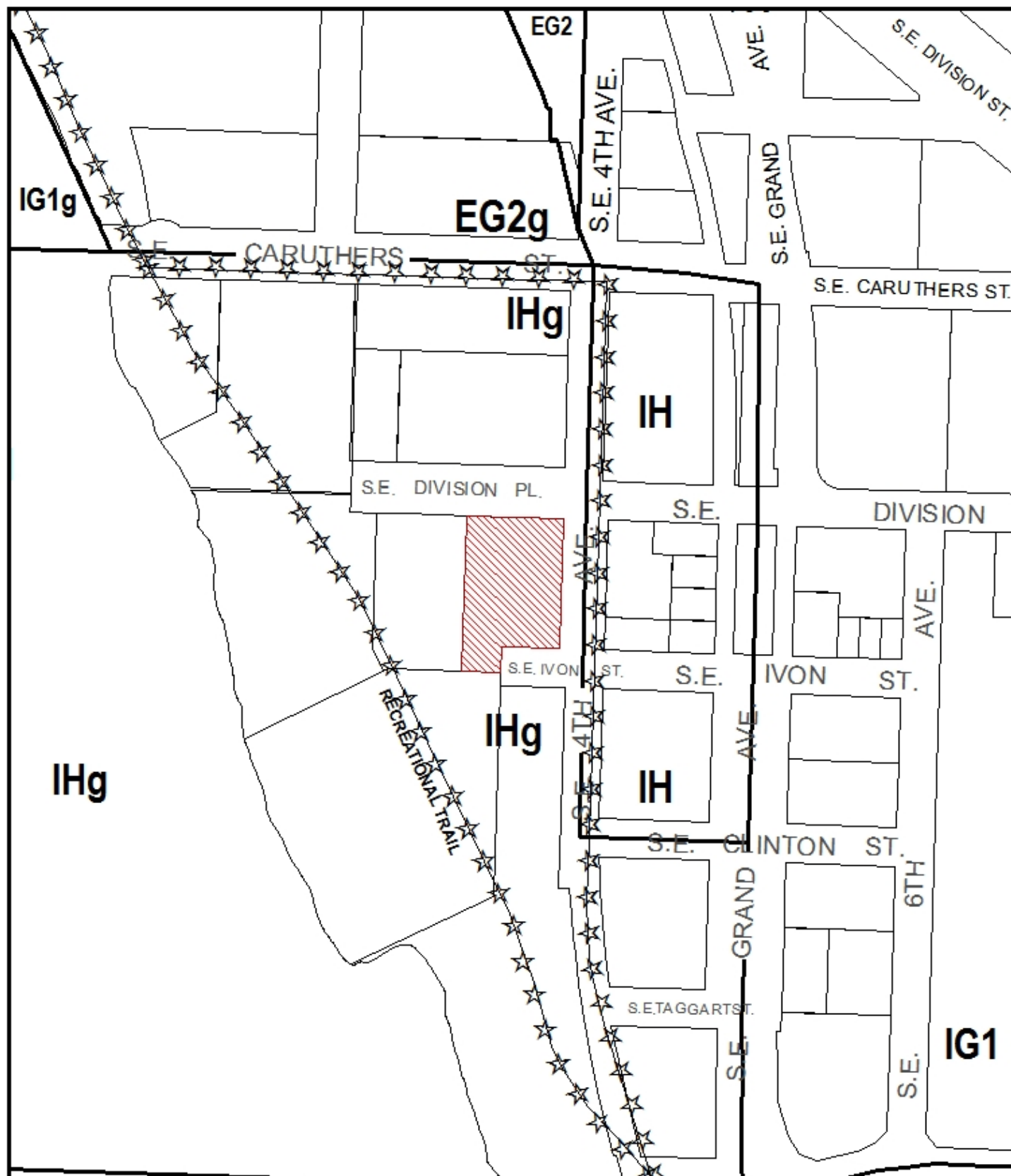
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Narrative
 2. Supplemental Narrative
 3. Property Transfer Documents, dated April 21, 2008

- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Building Elevations (attached)
 - 3. Original Plan Submittal
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau, Fire Bureau, Site Development/BDS, Urban Forestry
 - 2. Life Safety/BDS
 - 3. Portland Transportation
 - 4. Bureau of Environmental Services
- F. Correspondence: (none received)
- G. Other:
 - 1. Original LU Application
 - 2. Revised LU Application
 - 3. Site History Research
 - 4. Incomplete Letter, sent February 20, 2008

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING



Site

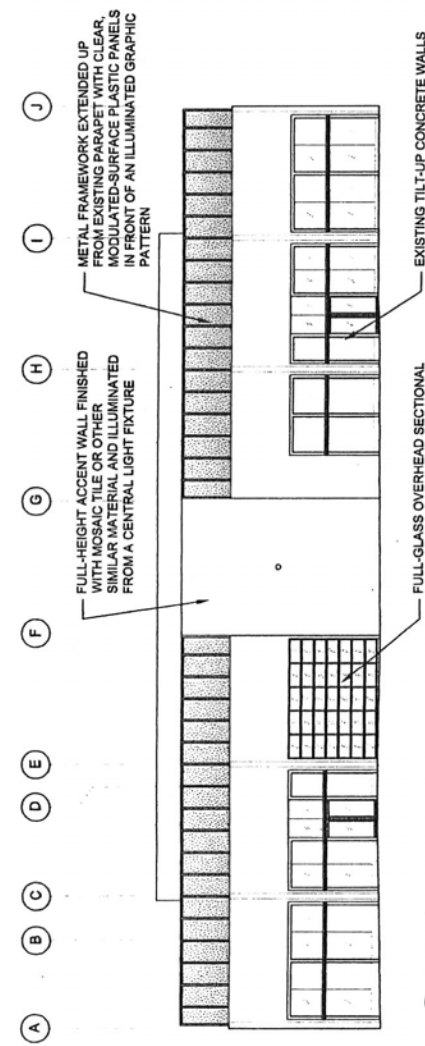


NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

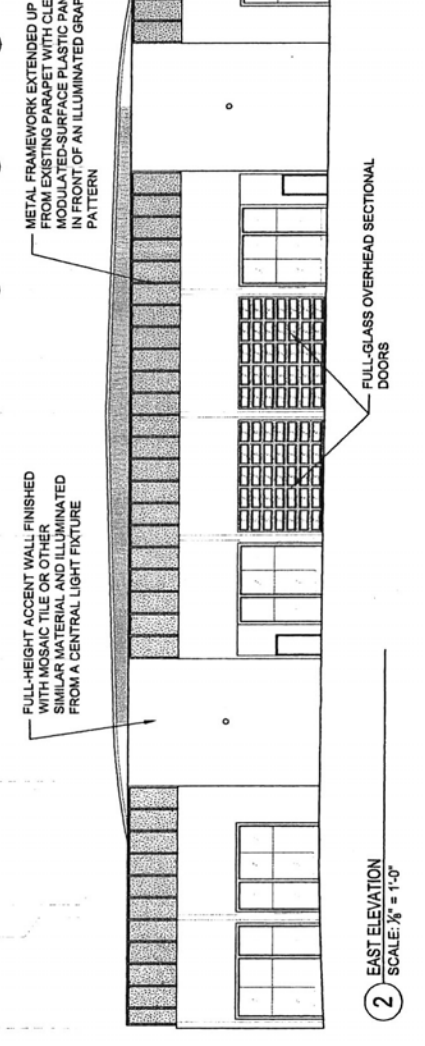
File No.	LU 08-107217 GW
1/4 Section	3330
Scale	1 inch = 200 feet
State_Id	1S1E10AA 100
Exhibit	B (Feb 07, 2008)

signs must meet sign standards

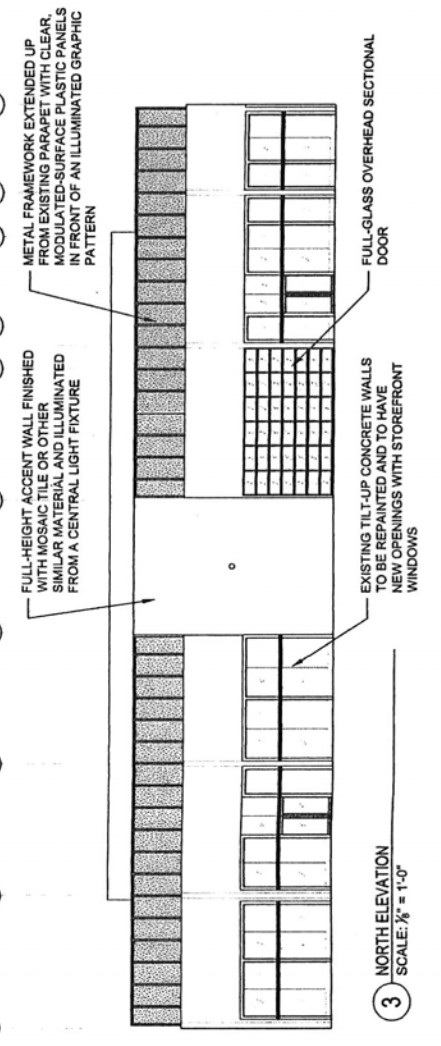


1 SOUTH ELEVATION SCALE: 1/8" = 1'-0"

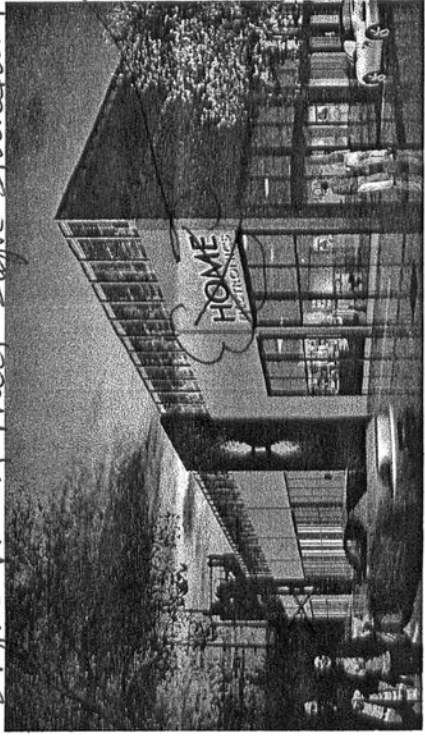
any loading areas must comply with loading area standards



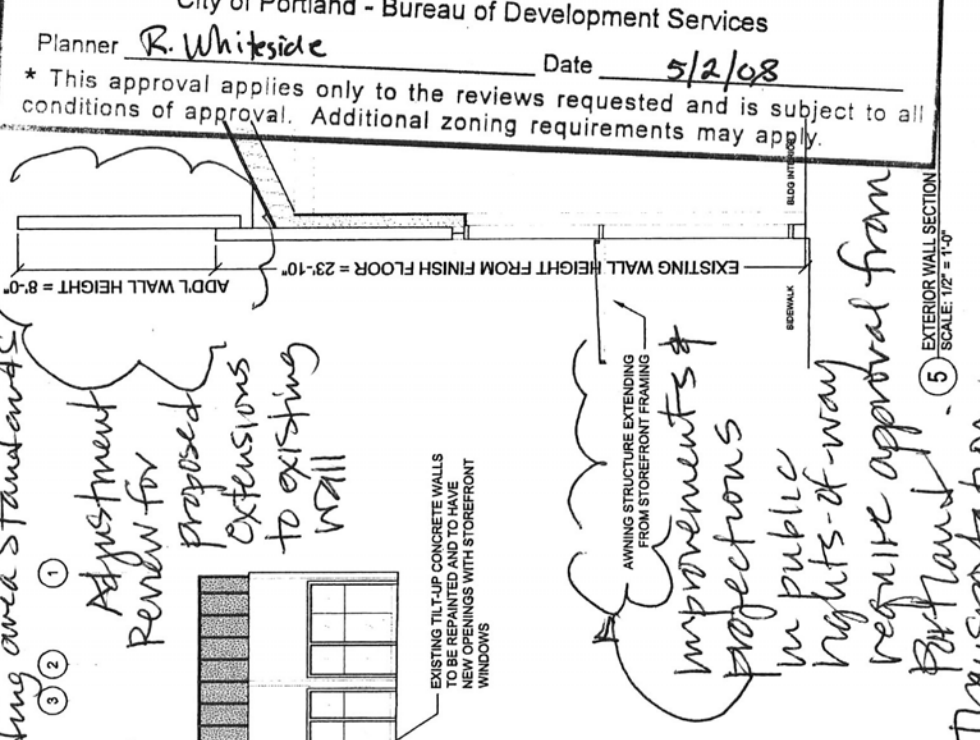
2 EAST ELEVATION SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION SCALE: 1/8" = 1'-0"



4 EXTERIOR RENDERING NTS



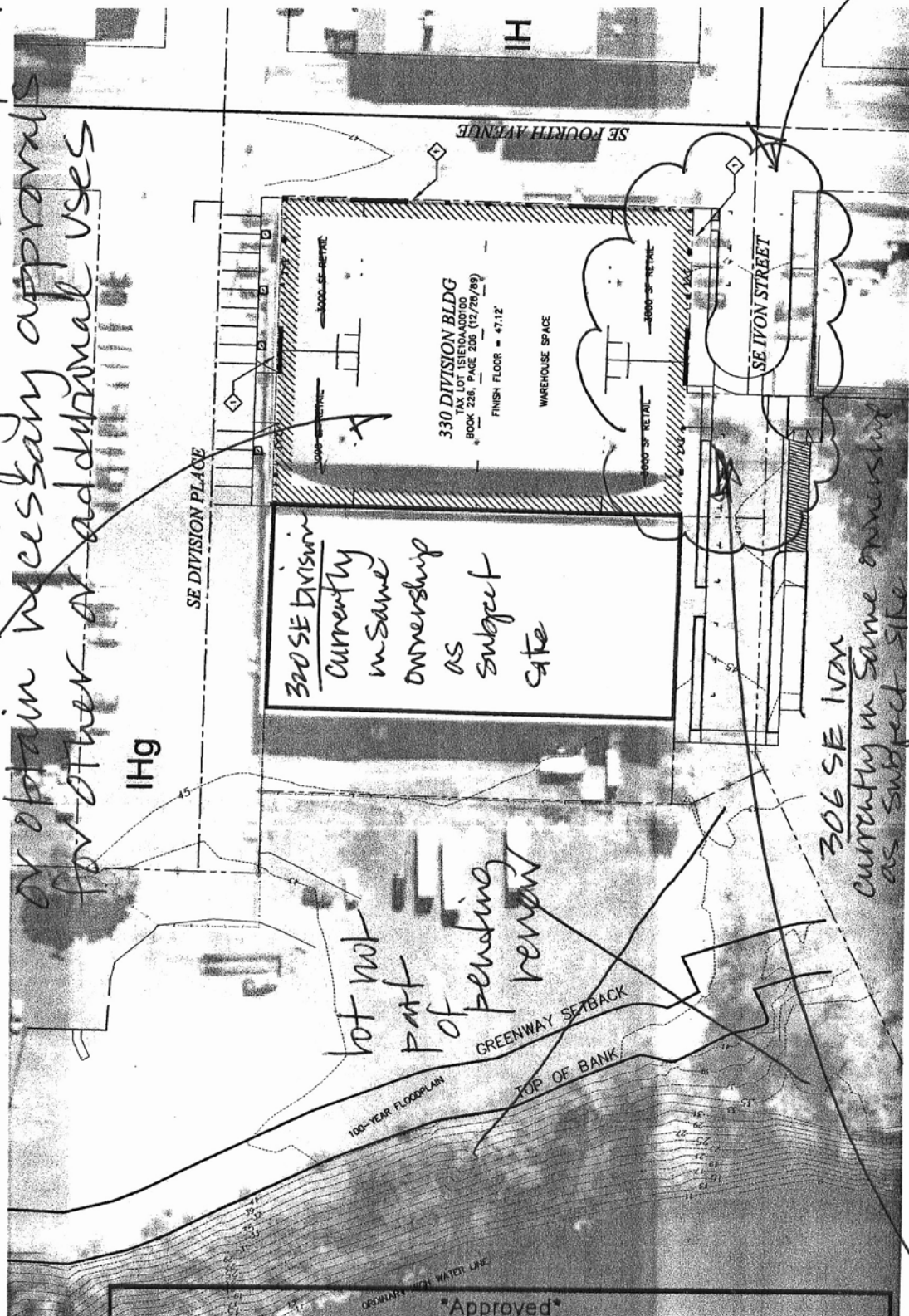
5 EXTERIOR WALL SECTION SCALE: 1/2" = 1'-0"

Approved
City of Portland - Bureau of Development Services
Planner R. Whiteside Date 5/2/08
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Adjustment
Review for
proposed
extensions
to existing
wall

improvements &
projections
in public
rights-of-way
require approval from
Portland
Transportation

Size and uses in building and on site must comply with ITH standards or obtain necessary approvals for other or additional uses



PLAN NOTES
1 EXISTING BUILDING BUILT TO EDGE OF RIGHT-OF-WAY LINE
1 SITE PLAN SCALE: 1" = 20'-0"
SEE SHEET A1.02 FOR PROPOSED BUILDING ELEVATIONS
LOT SIZE IS 32,344 SF (0.74 ACRES)
BUILDING COVERAGE IS 30,000 SF (93%)

LEGEND
PROPERTY LINE
EXTENTS OF SITE

City of Portland - Bureau of Development Services
Planner R. Whiteside Date 5/2/08
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

frontage improvements required per Portland Transportation
trail access improvement required per Greenway Review
W 06-182-316

W 06-107217 GWAD

Exhibit C.1