



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: April 16, 2008
To: Interested Person
From: Kristen Minor, Land Use Services
503-823-7972 / kminor@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 08-110764 DZ, DOOR CHANGES,
AWNINGS, AND LANDSCAPING**

GENERAL INFORMATION

Applicant: Panagula Investment Co, Owner
2338 SW Madison St
Portland, OR 97205-1025

Representative: Jim Lampus, Norwest Contractors, Inc 503-291-6986
PO Box 25305
Portland, OR 97298

Lans Stout, TM Rippey Consulting Engineers
7650 SW Beveland St, Ste 100
Tigard, OR 97223

Dan Vasquez, Mildren Design Group
7650 SW Beveland Street, Ste 120
Tigard, OR 97223

Site Address: 607 NE GRAND

Legal Description: EXC PT IN ST N 1/2 OF SE 1/4 OF BLOCK 9 LAND & IMPS ALSO SEE
-0281, WHEELERS ADD; EXC PT IN ST S 1/2 OF SE 1/4 OF BLOCK
9, WHEELERS ADD

Tax Account No.: R903700280, R903700300 **Quarter Section:**
2931

State ID No.: 1N1E35BC 03100, 1N1E35BC 03200

Business District: Lloyd District Community Association, contact Nancy Chapin at 503-
774-2832.

Plan District: Central City - Lloyd District
Zoning: CXd, Central Commercial with design review 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 for a proposal for some alterations to an existing one-story commercial building and parking lot. The proposal is to replace a pair of existing doors facing north, towards an existing parking lot, with new metal service doors, and to install a new pair of glass doors also in the north wall, closer to the sidewalk. Both pairs of doors are to receive a new "galvalume" (metal) shed awning above, projecting from the wall 48", each 96" long, and 48" high. The awning design includes a rigid 6" valance, and has open sides. No exterior lights are now included in the review.

The existing parking lot, adjacent to the building on its north side, is to be re-graded and re-paved with asphalt, bringing the surface down several feet and exposing more of the existing building wall. The new doors, therefore, will be significantly lower than the existing pair of doors (the area of wall above the service doors will be infilled with cmu and painted to match). The curbcut will also be moved southward. A concrete pad is proposed at the service doors, but does not appear to be proposed at the glass doors.

Though no landscaping is proposed between the sidewalk and the parking, the applicant is providing a new landscape bed along both the north edge of the parking lot and the west edge of the parking lot. The overall valuation of the project is not even likely triggering nonconforming upgrades (such as added landscaping), and the amount of landscaping proposed would more than meet the minimum required value of nonconforming upgrades, if required.

Because exterior alterations to existing development require design review in Central City, the proposal must be approved through design review.

Relevant Approval Criteria:

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

- Chapter 33.825 Design Review
- Chapter 33.420 Design Overlay Zone
- Special Design Guidelines for the Lloyd District
- Central City Fundamental Design Guidelines
- Chapter 33.258 Nonconforming Situations

ANALYSIS

Site and Vicinity:

Zoning:

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 7, 2008**. The following Bureaus have responded with no issues or concerns:

- Water Bureau
- Fire Bureau
- The Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division

The Bureau of Environmental Services responded with the following comments: " **Proposal**

Summary: Design Review for addition of two- person doors.

Sanitary Services

There is an existing 12" City-owned combination sewer located in NE Grand Avenue that appears to serve the sanitary disposal needs of this property.

Stormwater Management & Water Resources

The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland's Stormwater Management Manual current at the time of building plan review. For all projects, the Stormwater Destination/Disposal Hierarchy must be addressed (pages 1-18 and 1-19 of the Stormwater Management Manual). Free CD-ROM discs of the 2004 Stormwater Management Manual are available at the City of Portland Development Services Center, 1900 SW 4th Avenue or on the internet at www.portlandonline.com/bes/. The applicant may also contact BES with any questions or for additional information.

Currently the street and surrounding area is served by an existing public combination sewer, which carries both stormwater and sanitary discharges. This type of sewer contributes to the combined sewer overflow (CSO) problems within the city. Stormwater from any new or redeveloped impervious surface area shall be managed on-site to the maximum extent practicable according to the requirements of the City of Portland's Stormwater Management Manual. New connections or additional stormwater disposal to the combination system will be restricted through requirements of the City of Portland's Stormwater Management Manual.

Please be aware that if disposal of stormwater to the combination system is necessary, capacity of the combination sewer system will need to be evaluated to determine detention requirements. Pollution reduction and flow control requirements must also be met.

There is an existing 12" combination sewer located in SE Grand Avenue that can serve the stormwater disposal needs of the proposed development project. Stormwater may be treated by means of flow through planters prior to disposal to the combination sewer system. NOTE: City permit #07-184701-CO has been issued.

Conditions of Approval

BES has no recommended conditions of approval."
Please see Exhibit E-1 for additional details.

The Life Safety Division of BDS responded with the following comments: "A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances." "It is recommended the applicant visit the Development Services Center to address accessibility requirements, and the maintaining of the required exiting system requirements. For more information visit the DSC..." Please see Exhibit E-2 for additional details.

Neighborhood Review: A "Notice of a Proposal in Your Neighborhood" was mailed on March 7, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review

Section 33.825.010 Purpose

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 district guidelines.

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 Central City Fundamental and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

The Central City Fundamental Design Guidelines and the Lloyd District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the Lloyd District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Central City and Lloyd District Guidelines are addressed concurrently.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and Greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development’s overall design concept.

A5-6. Incorporate Landscaping as an Integral Element of Design. Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.

Findings for A1, A2, and A5-6: The proposal includes new landscaping along both the north and west edges of the existing parking lot. Pedestrians, who may be walking past the site en route to the river or to the Steel Bridge, will benefit from the added landscaping because it softens and cools the "heat island" effect of the asphalted parking lot, and because it visually ties in to the Portland theme of using landscaping to enhance the built environment. *These guidelines are met.*

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Develop Identifying Features. Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.

Findings for A5 and A5-1: The proposal enables further visual and physical connections into the commercial building, which is a strong feature of any of Portland's commercial areas. The new glazed doors do not open to the sidewalk, but will be visible to pedestrians walking south toward the site. The doors also strike a balance in that they are clearly secondary and allow the building's primary entrance to maintain its street-fronting presence. The added parking lot landscaping is also a unifying feature within Portland. *These guidelines are met.*

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings: The building on the south half of the site is existing, and the upgrades to the wall facing the existing parking lot will allow for the building to have a more direct connection to parking or loading functions. The building is being maintained and improved. *This guideline is met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

A7-1. Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back. Maintain a sense of urban enclosure, through the use of landscaping and other means, when single-story buildings are set back from the property line. Do not set buildings back from the property line within the East Portland Grand Avenue Historic District.

C1-1. Integrate Parking.

Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for A7, A7-1, and C1-1: The existing building is constructed to the property lines on the south and east. Although the parking lot does not contribute to the sense of urban enclosure along its east frontage, it also is existing. A small section of the east frontage will receive a new landscaped edge, as the north 5.5 feet of the parking lot extends to the sidewalk edge. This northernmost 5.5 feet of the site's east frontage will include trees and shrubs, providing a soft edge to the sidewalk. In general however, the parking area may be viewed as a potential building site for future development. The parking area will be softened and visually

improved by way of the added landscaping at its north and west edges. *These guidelines are therefore met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-1. Protect Pedestrian Areas from Mechanical Exhaust. Incorporate mechanical exhausting systems in a manner that does not detract from the quality of the pedestrian environment.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C2-1. Maximize View Opportunities.

Findings for A8, B1, B1-1, B2, C1, and C2-1: The added glass doors do not face the sidewalk directly, but they will provide visual interest to any pedestrians walking south toward the site. The front of the building does have an open storefront with entry as well. The added doors can only provide an additional sense of activity to the right-of-way, and add new views between the interior and exterior.

No new mechanical units or exterior venting is proposed on the site. There is an existing wall-mounted utility meter which the applicant proposes to lower (since the parking lot grade is to be lowered), but this does not have any negative impacts to the pedestrian to speak of. *These guidelines are met.*

B1-2. Incorporate Additional Lighting. Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings for B1-2 and C12: No exterior lighting is now proposed for the north building wall. The wall does face a parking lot so it is appropriate that lighting be focussed on pedestrian areas, along the Grand Avenue sidewalk, rather than on the parking area, which will still receive some light from street lighting. *These guidelines are therefore met.*

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary

pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 and B6-1: Two new canopies are proposed at the north wall. The canopies are a simple shed style, but to be constructed of metal. They will provide for some rain protection over the two pairs of doors proposed in this wall, and their style is appropriate as a slightly more "industrial" version of the standard woven fabric shed awning. There is an area of rain protection at the main front entry which is intrinsic to the design of the building; a projecting flat concrete canopy which is to remain. *These guidelines are met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The lowering of the parking lot grade will enable handicapped users to easily maneuver from the parking lot into the store through the added glass doors. *This guideline is met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C10-1. Use Masonry Materials. Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor of buildings whenever possible.

C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface. Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural and articulated in surface character.

C10-3. Use Light Colors. The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.

Findings for C2, C3, C4, C5, C10-1, C10-2, and C10-3: The proposal maintains the existing north building wall as it is, with the exception that more of it will be visible once the parking lot grade is lowered. The existing double-door aperture will be lowered also, and a new opening cut for a new glazed pair of doors. The concrete wall will be painted, with the primary color a light color (to match the existing building wall) and an accent blue color used above the new metal canopies. The proposal maintains the building's masonry wall material as the predominant material. The proposal will not detract from the coherency of the street-fronting walls of the building, which have a storefront treatment; this north "end" wall should be, and is, treated differently. The added canopies and new fully glazed pair of doors will be long-lasting and durable under various weather conditions and time. *These guidelines are therefore met.*

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for C8 and C9: Though there is no upper level to differentiate, this single-story building does have a flexible design, allowing for various types of commercial tenants. The open storefronts and now multiple entry points can provide numerous points of physical and visual connections to the right-of-way and to parking. *These guidelines are 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 proposal to make minor changes to an existing building, including two new metal canopies and a new pair of doors, meets the applicable approval criteria. The proposal to lower an existing parking lot grade down, slightly relocating the curbcut and adding perimeter landscaping at north and west, also will improve the site's appearance and stormwater-absorbing capabilities. At this time, the proposal has met the criteria for design review approval.

ADMINISTRATIVE DECISION

Approval of alterations to an existing one-story commercial building and parking lot, per the approved drawings and site plan, Exhibits C-1 through C-4 signed and dated April 14, 2008, subject to the following condition:

- 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.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-110764 DZ. No field changes allowed."

Decision rendered by:  **on April 14, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 16, 2008

Staff Planner: Kristen Minor

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 22, 2008, and was determined to be complete on March 5, 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 22, 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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 30, 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 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 **May 1, 2008 – (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

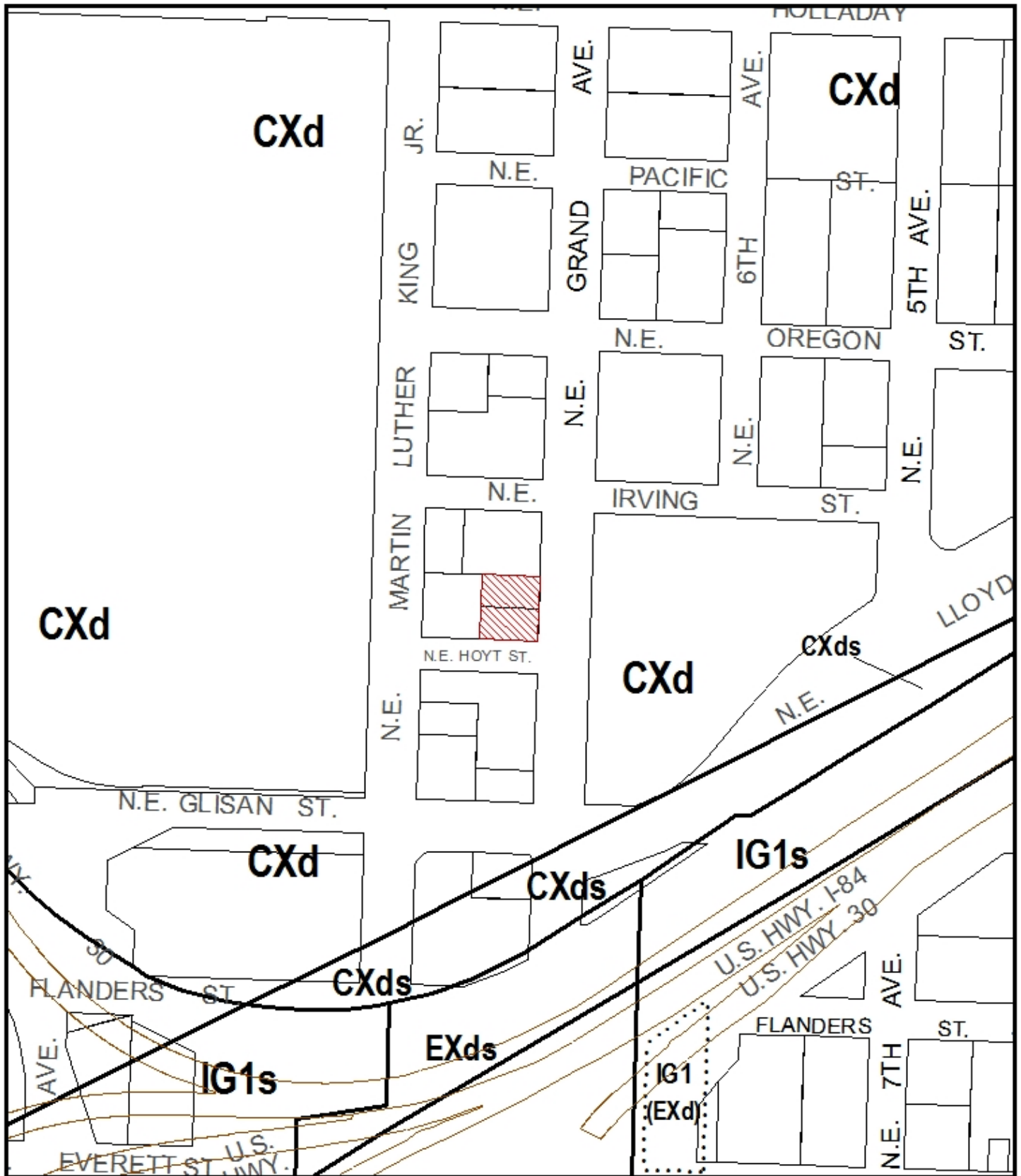
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan and curb/rail detail (attached)
 - 2. Utility Plan and flowthrough planter detail (attached)
 - 3. North Building Elevation (attached)
 - 4. Canopy details (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Life Safety Division of BDS
- F. Correspondence:
 - (none)

G. Other:

1. Original LU Application
2. Site History Research

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 08-110764 DZ
1/4 Section	2931
Scale	1 inch = 200 feet
State_Id	1N1E35BC 3200
Exhibit	B (Feb 27, 2008)

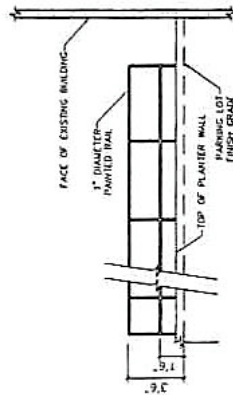
KEYNOTES

1. CONTRACTOR SHALL VERIFY AND OBTAIN EXISTING CONDITIONS ON SITE OR AS IMPLOD ON DRAWINGS PRIOR TO COMMENCING WORK OR START OF CONSTRUCTION. NOTIFY IMMEDIATELY OF ANY DISCREPANCIES.
2. EXISTING CONDITIONS MUST BE DOCUMENTED BY PHOTOGRAPHIC SURVEY BY FIELD PERSONNEL DURING THE COURSE OF THE PROJECT.
3. ALL WORK SHALL BE COMPLETED BY THE END OF THE CALENDAR YEAR.
4. THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT RECORD DRAWINGS AND A CURRENT RECORD OF ANY ADDITIONAL ADDITIONS ON THE PROJECT SITE AT ALL TIMES.
5. THE CONTRACTOR SHALL COMPLY WITH ORD. 702.241, 702.241-1 REQUIRING NOTIFICATION OF IMMINENT EXCAVATION TO UTILITY PROVIDERS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL UTILITIES SUCH AS GAS, TELEPHONE, CABLE, FIBER OPTIC, TELEVISION, ETC. COORDINATION MUST BE COMPLETED PRIOR TO EXCAVATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL NECESSARY PERMITS AND NOTIFICATION OF THE CITY OF CHICAGO TO FACILITATE SITE OBSERVATIONS AT REQUIRED INTERVALS. 24-HOUR NOTICE IS REQUIRED.
8. ALL EXCAVATIONS SHALL BE BROUGHT TO WITHIN 5.00 FT. OF FINISH GRADES AND TO BE BROUGHT TO WITHIN 5.00 FT. OF FINISH GRADES AND TO BE BROUGHT TO WITHIN 5.00 FT. TO 11 FT. OF FINISH GRADE.

11. EXISTING PERSONNEL DOOR. SEE SEPARATE BUILDING DRAWINGS
 12. NEW PERSONNEL DOOR. SEE SEPARATE BUILDING DRAWINGS
 13. 4" CURB CUT TO FLOW TROUGH PLANTER
 14. RELOCATE EXISTING DOOR TO WEST BOUNDARY
 15. EXISTING WALL MATERIAL TO REMAIN
 16. EXISTING DOOR TO REMAIN
 17. EXISTING JUNCTION METING TO REMAIN
 18. EXISTING UTILITY POLE TO REMAIN
-
9. NEW PAVING STALL, LEADING AWAY, INCH AND LEGEND
 10. FLOW TROUGH PLANTER TO CONFORM TO CITY STANDARDS
 11. VERTICAL CONCRETE CURB
 12. REMOVE EXISTING RETAINING WALL
 13. 3" x 6" x 1" NEW IRON CURB (1" CUT) MATCH EXISTING ASPHALT AND BUILT UP ROOF SECTION
 14. REMOVE EXISTING UNDERLAY TO SUBGRADE
 15. 12" x 12" x 12" CONCRETE CURB TO CONFORM TO CITY OF PORTLAND DRAINAGE PER DATA 3-1071
 16. EXISTING ASPHALT PAVING TO REMAIN. SEPARATE C&P PROJECT REQUIRED
 17. ASPHALT PAVING, PARALLEL THICKNESS AND BUILT ROOF SECTION BASED ON DESIGN REPORT
 18. EXISTING BUILDING TO REMAIN
 19. EXISTING PUBLIC SIDEWALK TO REMAIN
 20. LOWER EXISTING PERSONNEL DOOR. SEE SEPARATE BUILDING DRAWINGS

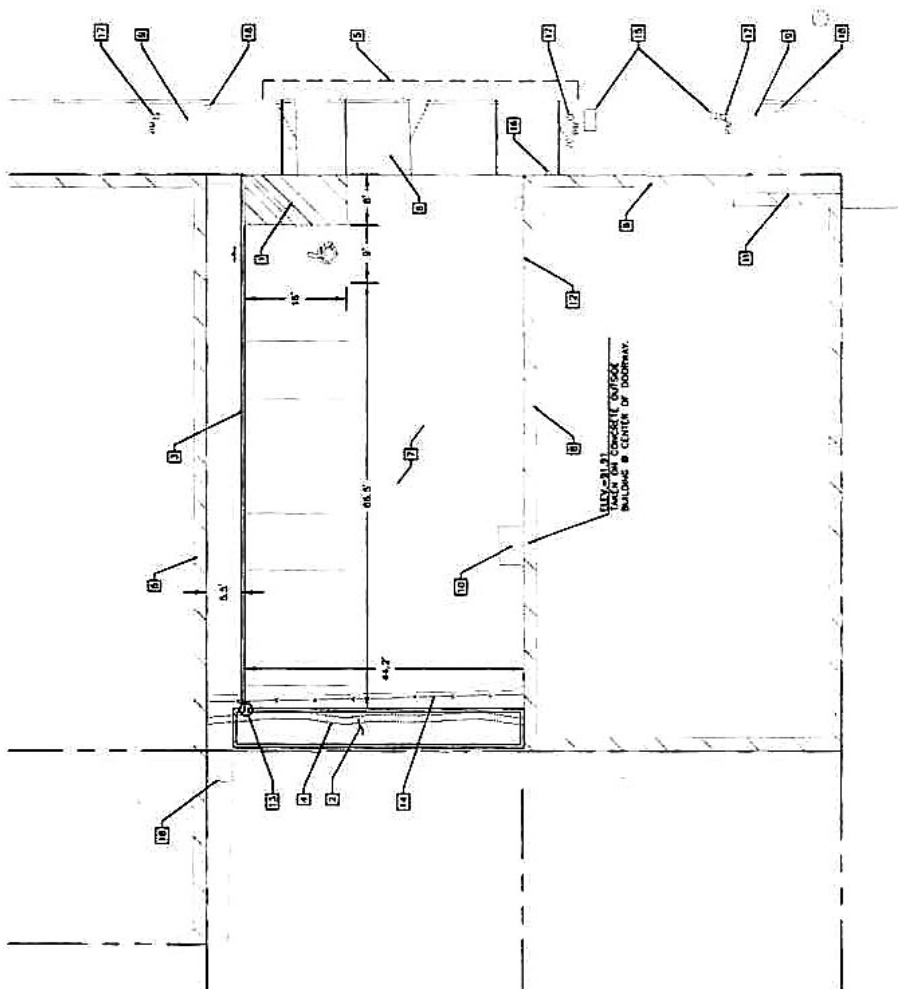
6. MANDATORY PARKING STALL

БЕЛОРУСЬСЬКА



1 GUARD RAIL
C2.0 N15

N.E. HOYT STREET
(50' WIDE)



N.E. GRAND AVENUE (80' wide)

MOORTHY
SITE PLAN
SCALE 1" = 10'

*** Approved ***

City of Portland - Bureau of Development Services

Planner PlannerDate ~~6/23~~ 14 '08

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

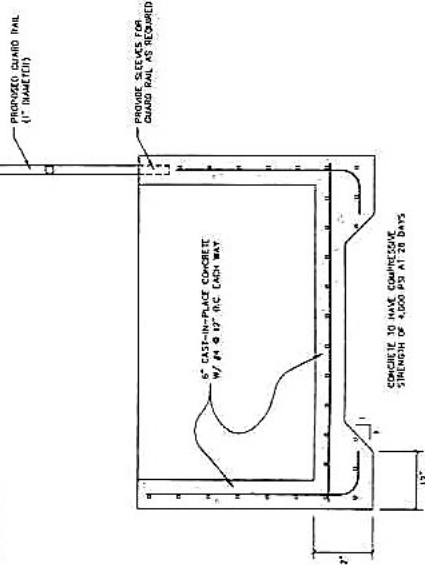
Exh C-1

LEGEND

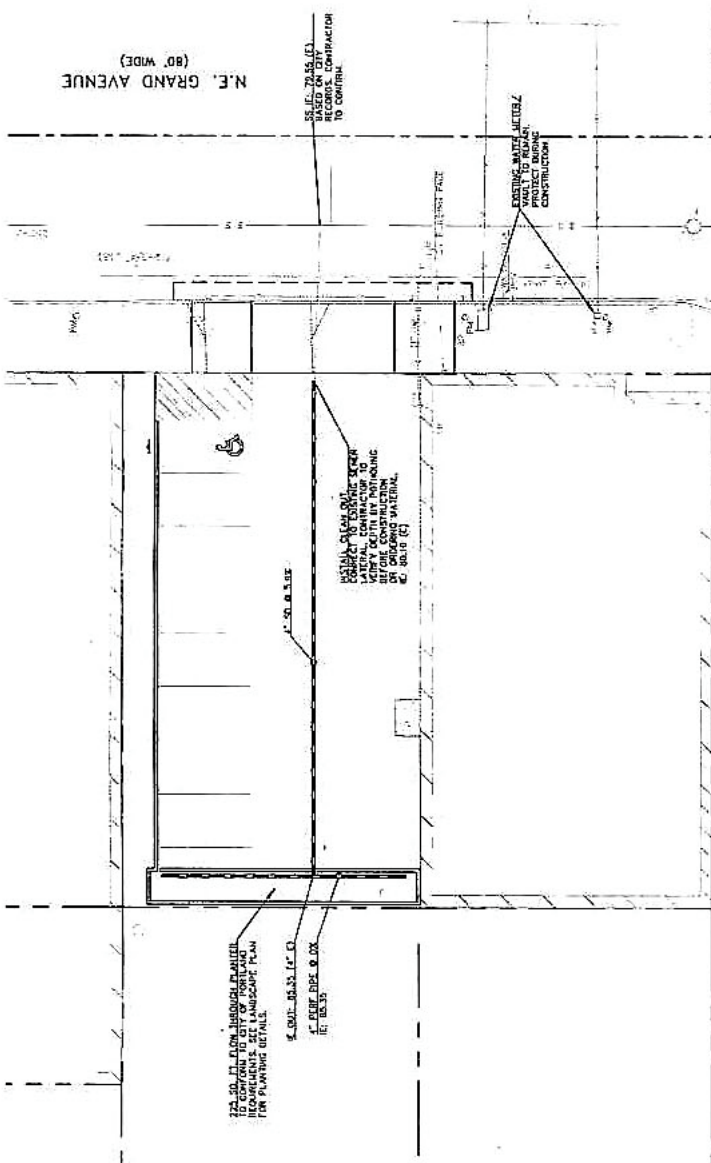
EXISTING	PROPOSED
CONCRETE SANITARY STEEP LINE	
SLOPE STEEP LINE	
WATER LINE	
CATCH BASIN ELEVATION	CH. 1700.00 E. 57.00
MANHOLE ELEVATION	CH. 1700.00 E. 57.00
EXISTING TYPING OR CONDITION	(1)

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT EDITION OF THE PLUMBING CODE, BUILDING CODE AND THE FIRE CODE, WHICH SHALL ALSO SUPERSEDE ANY PREVIOUS EDITIONS OF THESE CODES.
- THE CONTRACTOR SHALL HAVE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDUMS ON THE PROJECT SITE AT ALL TIMES.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN AND/OR INSPECTION OFFICE 3 DAYS PRIOR TO ANY EXCAVATION, OR CAUSE AND 3-24 HOURS PRIOR TO ANY EXCAVATION, TIE-IN, OR CAUSE AND 3-24 HOURS PRIOR TO ANY EXCAVATION, TIE-IN, OR CAUSE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, OREGON, AND THE PORTLAND FIRE DEPARTMENT, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE PORTLAND FIRE DEPARTMENT, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE PORTLAND FIRE DEPARTMENT.
- THE CONTRACTOR SHALL NOTIFY THE PORTLAND FIRE DEPARTMENT OF ANY EXCAVATION, TIE-IN, OR CAUSE AND 3-24 HOURS PRIOR TO ANY EXCAVATION, TIE-IN, OR CAUSE.
- THIS PLAN IS A GENERAL INDICATION OF THE WORK TO BE DONE. IT DOES NOT SHOW THE EXACT LOCATION, DEPTH, OR WIDTH OF THE EXCAVATION, TIE-IN, OR CAUSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND, OREGON, AND THE PORTLAND FIRE DEPARTMENT, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE PORTLAND FIRE DEPARTMENT, AND FOR OBTAINING ALL NECESSARY APPROVALS FROM THE PORTLAND FIRE DEPARTMENT.
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1 FLOW THROUGH PLANTER — STRUCTURAL
C4.0 NTS



UTILITY PLAN
SCALE 1" = 10'
NORTH

N.E. HOYT STREET
(50' WIDE)

N.E. GRAND AVENUE
(80' WIDE)

UTILITY PLAN

MODIFICATIONS
607 GRAND PARKING
607 N.E. GRAND AVE
PORTLAND, OR

T.M. RIPPET
CONSULTING ENGINEERS
1055 W. Bond Street, Suite 100
Portland, OR 97205
Phone (503) 441-7000
Fax (503) 441-7000

RECEIVED
CITY OF PORTLAND
PLANNING DEPARTMENT
JAN 10 2008

REVISIONS
1. 12' WIDE PLANTER
2. 12' HIGH PLANTER
3. 6\"/>

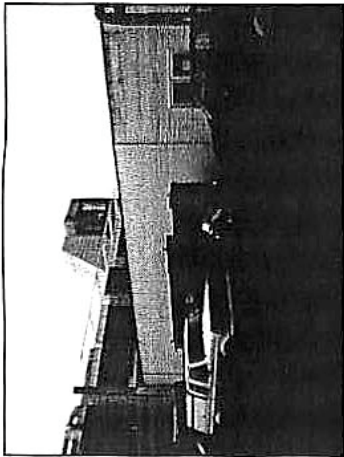
C4.0
7.368

Approved *
City of Portland - Bureau of Development Services

Planner *K. Linder* Date *Apr 14 08*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exh C-2



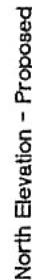
Ant To Santa

- [illegible]



Date: 10 February 2008 Drawn by: DAV Checked by: DAV J/ds Number: 10002 Sheet

A3.1



* Approved *

* Approved

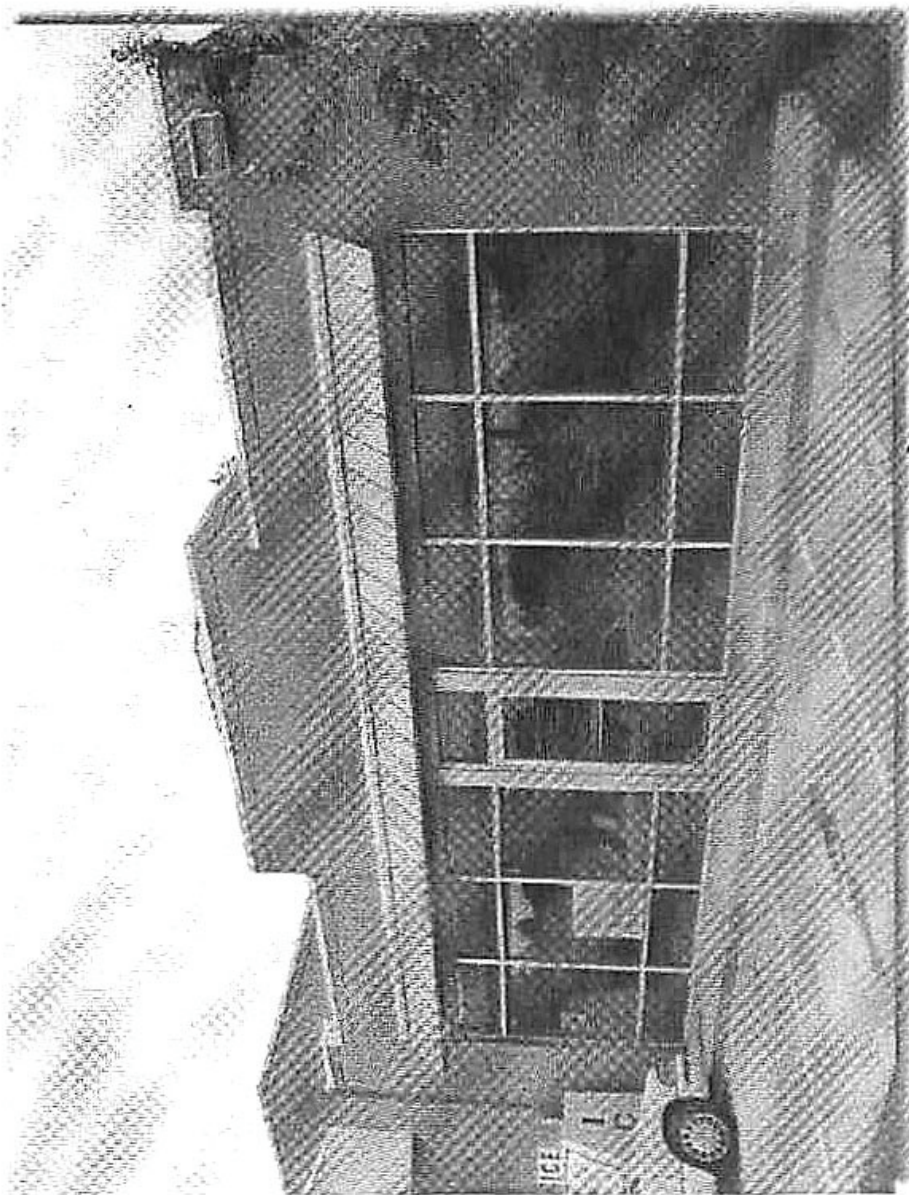
City of Portland - Bureau of Development
 Date Apr 14 08
 Direct to Minor

Date APR 11 List to 1

Planner CV * This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

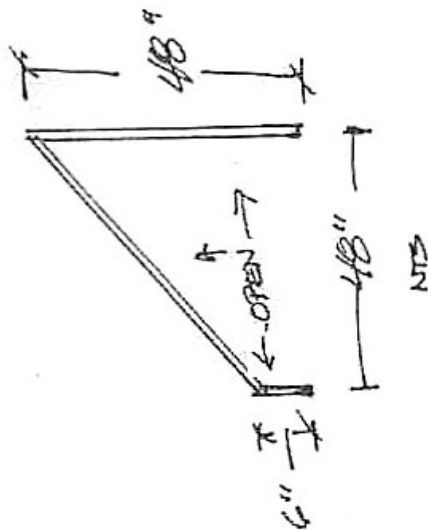
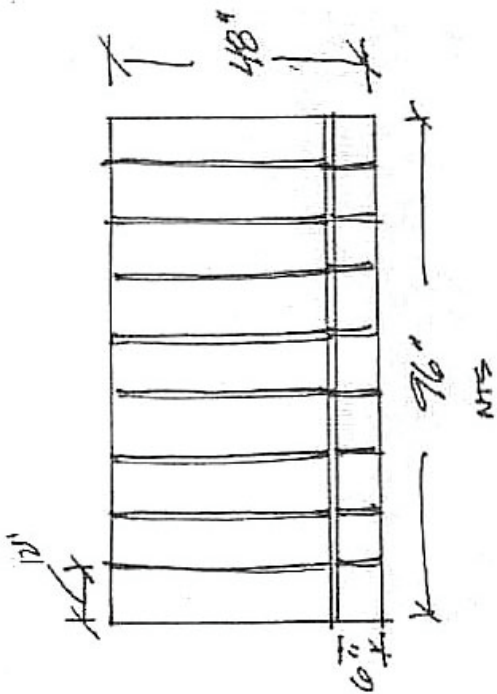
Exh C-3

Minor Design Review Application - February 2008



TAN -
THIS IS THE CLOSEST PICTURE
I COULD FIND THAT IS SIMILAR
TO THIS GALVANNE WORKING

Sparks



Approved

City of Portland - Bureau of Development Services

Planner *W. W. W. W.* Date *Apr 14 '08*

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Exh C-4