



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 20, 2013  
**To:** Interested Person  
**From:** Chris Beanes, Land Use Services  
503-823-6979 / [Chris.Beanes@portlandoregon.gov](mailto:Chris.Beanes@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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 12-201548 DZM, EXTERIOR ALTERATIONS AND GREEN SCREEN**

#### **GENERAL INFORMATION**

**Applicants:** Roland Zehetbauer & Jeff Behnke  
Altura Furniture  
3500 N Mississippi Ave  
Portland OR 97227  
  
BZ Inc  
3500 N Mississippi Ave  
Portland, OR

**Representative:** Jennifer Dzienis, Works Partnership Architecture  
524 E Burnside St Ste 320  
Portland, OR 97214

**Site Address:** 3500 N MISSISSIPPI AVE

**Legal Description:** BLOCK 36 LOT 22, MULTNOMAH  
**Tax Account No.:** R591906860  
**State ID No.:** 1N1E27BA 00500  
**Quarter Section:** 2729  
**Neighborhood:** Boise, contact Caroline Dao at 503-544-5515.  
**Business District:** Historic Mississippi, contact Trevin Miller at 503-708-7763. North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-388-5004.

**Plan District:** None  
**Zoning:** EXd, Central Employment with design overlay  
**Case Type:** DZ, Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant proposes exterior alterations to an existing building located at the corner of North Mississippi Avenue and Fremont Street, within the Albina Community Plan Area. The proposed alterations include the following:

- A wraparound corner display window at the southwest corner of the building consisting of ½" laminated glass with butt glazed vertical joints;
- A new overhead door located on the Fremont Street frontage;
- A green screen element flanking the corner display windows;
- An integrated bench;
- A new canopy above the existing overhead door on the Mississippi Street frontage.

Because the proposal is for an exterior alteration to a building within a design overlay zone, Design Review is required.

**Relevant Approval Criteria:**

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

- 33.218 Community Design Guidelines
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

**ANALYSIS**

**Site and Vicinity:** The subject site is located in the in the Albina Community Plan Area. Located at the corner of North Mississippi and Fremont Streets, the site acts as an informal gateway to the Mississippi District.

This neighborhood, organized around North Mississippi Avenue, developed as the northerly commercial center of the City of Albina, prior to its consolidation with the City of Portland in 1891. It was once served by the Mississippi Streetcar line, an extension of the Interstate-Stanton-Williams Loop. The Historic Design Zone/Neighborhood Conservation District Background in Appendix F of the Community Design Guidelines states that "three and four story brick commercial structures that once lined the streets have almost all been demolished." Surviving streetcar-era commercial structures along N Mississippi Avenue range in height from two to three stories. They are typically 50 feet wide at the street frontage and built fully to the street lot line. The floor-to-floor height of buildings in this era ranged from 12 to 16 feet.

These surviving structures are primarily comprised of brick or wood exteriors with concrete bases and end walls. The structures typically include a ground-floor storefronts built to the front lot line, with commercial and/or residential upper stories. The ground floor of these structures is architecturally different from the upper stories. The ground floor is usually almost entirely glazed, with only the structural system remaining opaque, whereas the upper levels have a higher percentage of wall area than window area. Building cornices and parapets emphasize the roofline of the buildings along the street.

The neighborhood's traditional commercial pattern developed in response to the streetcar line. As such, buildings were serviced via alleys located at the rear. North Mississippi Avenue therefore has few curb cuts, and those that do exist generally postdate the period of historic significance.

The subject site is located on the southern edge of the North Mississippi District. The 7,198 square foot site is located on a corner and includes a collection of three buildings each having distinct character. The buildings maintain a continuous edge towards the sidewalk, however the northernmost building is set back from the sidewalk. Residential homes are adjacent to the site and the overall appearance of this part of the neighborhood is one of transition, with a mixture of commercial and residential uses.

The subject site is located in the Boise Pedestrian District. Pedestrian Districts are intended to give priority to pedestrian access in areas where high levels of pedestrian activity exist or are planned.

The City of Portland's Transportation System Plan classifies North Mississippi Avenue as a Community Main Street. Community Main Streets are designed to accommodate motor vehicle traffic, with special features to accommodate public transportation, bicycles, and pedestrians.

**Zoning:** The Central Employment (EX) base zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses that need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design overlay zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, Design Review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

**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 **November 20, 2012**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Site Development Section of BDS

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

The Bureau of Parks-Forestry Division responded with the following comment: Please see Exhibit E-xxx for additional details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 20, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **ZONING CODE APPROVAL CRITERIA**

*Staff has considered all guidelines and addressed only those applicable to this proposal. Staff addresses the Community Design Guidelines first, followed by the Modification approval criteria.*

### **I. Community Design Guidelines**

#### **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.

**Findings for P1:** The site is a part of the Albina Community Plan Area, once the City of Albina, which was consolidated in 1891 with the City of Portland. The Albina Community Plan was adopted and implemented with zoning map amendments and code changes in August 1993. Zoned EX, Central Employment, the area is characterized by industrial and commercial uses, meanwhile residential uses are allowed but not intended to predominate area character. The southern edge of the Mississippi District is characterized by transitional patterning, including a mixture of industrial type uses, commercial, and to a lesser extent, residential uses. As one approaches the northern edge of the Mississippi District, intensity of commercial uses and high density residential uses increase. Character within the area of the proposed alteration includes creative façade interplay amongst the sidewalk, including cobb structural elements, informal right of way treatments, and non-traditional façade materials, and open spaces which include food pods. Strong pedestrian-oriented focus is apparent within the area.

The proposal ties into an existing vocabulary of non-traditional façade material treatments. The proposed south-facing greenwall continues the pattern within the vicinity of the site. The glass storefront treatment proposed for the corner of the building at Mississippi and Fremont activates the corner and represents arrival to the district. Since the retail component of the business is located at the corner, the storefront will become a place to display goods manufactured on-site, thus tying the desired mixed use character of the area. The greenwall will enhance the pedestrian experience by introduction of the fragrant Star Jasmine Plantings, and effectively “bookends” the display corner. The modest façade alterations including the canopies and introduced overhead door continue an established industrial vocabulary within the vicinity as well. *Therefore this guideline is met.*

## **E2. Stopping Places.**

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

## **E3. The Sidewalk Level of Buildings.**

Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small-scale building features, creating effective gathering places, and differentiating street level facades.

**Findings for E2, and E3:** The proposal supports the pedestrian network of the area by including new features such as:

- New seating along the sidewalk for stopping and resting;
- New display windows along the sidewalk corner that features furniture designed and built on-site providing visual interest;
- A green screen wall that will provide vertical year round landscaping immediately along the sidewalk, along with seasonal interest;
- Awnings along the sidewalk for intermittent weather protection;
- New steel glazed entry door for further interest.

In these ways, the exterior alterations support the network by enriching the pedestrian experience. *Therefore these guidelines are met.*

## **E4. Corners that Build Active Intersections.**

Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

**Findings for E4:** The proposal includes corner engagement by the addition of 24'-6" of floor to ceiling glazing that will provide visual interest along the intersection. Green screen walls will provide “bookends” to the corner glazing, thus accentuating the presence of this corner element. The ½" laminated storefront glass includes extruded aluminum

glazing channels, along with a clear anodized finish with butt glazed vertical joints to create a seamless glass wall. The plane of the glass wall coincides with the edge of the roof eave, thus the planar integration of roof and wall will be integrated in a thoughtful manner. The concrete stemwall recedes from the glass wall, thus creatively highlighting the corner as a “floating” object. Nighttime lighting will provide additional interest to highlight the interior space, thus enriching the presence at the intersection. The juxtaposition of living texture and smooth finishes provide a unified identity to the corner of the building. *Therefore this guideline is met.*

**D3. Landscape Features.**

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

**Findings for D3:** The proposed treatment of the green screen include introduction of Star Jasmine vining plants, providing a vertical landscaped design treatment that will enhance and soften the effect of heavy masonry walls adjacent to the sidewalk. *Therefore this guideline is 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 for D5:** Floor to ceiling glazing at the corner storefront feature will provide additional opportunity for interaction between the sidewalk and building. A new overhead door along the southeast side of the building will enhance activity and presence for further crime prevention opportunity. The overhead door features glazing as well to provide views to the exterior. Additional lighting under canopies and at the front entry door will be conducive to a secure environment during nighttime hours. These opportunities for “eyes on the street” can reduce the likelihood of street crime and engender a sense of security in passersby and visitors to the site. *Therefore this guideline is met.*

**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 D7:** The subject site is transitional in nature, industrial buildings and open space lie to the south of the site. North of the site a mixture of retail and residential development signal the gateway to the Mississippi District. Situated between these two qualities, the proposed exterior alterations are a blend of retail and industrial in feel. The proposal includes elements drawn upon the retail environment, including large storefront windows, and a nod to the industrial with the introduction of the overhead door and steel canopies. The unique treatment is an interesting amalgam of qualities found within the district. *Therefore this guideline is 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 for D8:** As viewed from both street facades, the proposal is an understated and simple gesture, with planar qualities highlighted through contrast. The living, textured wall and static glass storefront will provide interest and informal gateway. The simplification of façade provides an opportunity to highlight the corner for commerce. The introduction of an additional overhead door and canopies will further provide coherency to the facades, thus unifying the set of buildings into one unit. The concrete stemwall and butt-glazed laminated glazing, along with steel canopies with integrated lighting

provide further long lasting quality to the development. *Therefore this guideline is met.*

## **II. Modification**

### **33.825.040 Modifications That Will Better Meet Design Review Requirements**

The approval criteria for modifications considered during design review are:

**A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines.

**B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modification is requested:

According to 33.140.230 B, *Ground-floor Windows in the EX Zone*, in the Portland Zoning Code, all exterior walls on the ground level which are 20 feet or closer to a street-lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. The windows must be at least 50 percent of the length and 25 percent of the ground-level wall area. Ground-level wall areas include all exterior wall areas up to nine feet above the finished grade.

North Mississippi frontage: The proposal will result in 24% of the total façade and 48% of the length to be ground floor windows.

North Fremont frontage: The proposal will result in 11% of the total façade and 27% of the length to be ground floor windows.

As stated in the Zoning Code, the purpose of 33.140.230 B. is:

*Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas; encourage continuity of retail and service uses; encourage surveillance opportunities by restricting fortress-like facades at street level; and avoid a monotonous pedestrian environment.*

**Findings for Criterion A:** With the Modification to 33.140.230 B., the proposal better meets Design Review approval criteria. The proposal better meets Guideline E4, Corners That Build Active Intersections. Windows located at the corner are obscured by metal screens, preventing interaction between pedestrians and building tenants. As an informal gateway to the district, the unique floor to ceiling glazing treatment at the corner of the building will provide increased opportunity for engagement at the intersection; at night it will be activated as well with proposed internal and external lighting. Due to the increased amount of practical glazing and enhanced lighting, Guideline D5 will be better met for additional “eyes on street”, allowing increased interaction between interior and exterior space. Guideline D8, Interest, Quality, and Composition, will be better met by unique façade treatments proposed that will add to the variety of other unique design treatments evident within the vicinity of the site. With the condition that the green screen wall be maintained and irrigated for successful coverage, this guideline can be met. *Therefore this criterion is met.*

**Findings for Criterion B:** The development will still meet the purpose of the standard being modified. The standard calls for 50% of the length of ground-level wall length to be in glazing. The existing building cumulatively includes 173 feet of façade, with 75 feet along the North Mississippi Street frontage and 98 feet along the North Fremont Street frontage. The length of glazing proposed for the North Mississippi street frontage is 48% of the entire length of the façade. The length of glazing proposed for the North Fremont Street frontage is 27% of the length of the façade.

The standard also calls for 25% of the ground-level wall area to include glazing. The North Mississippi street frontage includes 24% total glazing on the façade. The North Fremont street frontage includes 11% of the façade as glazing.

A unique aspect of the proposal is the introduction of a living, evergreen wall along both street frontages. The green screen panels would be placed over existing windows, however physical aspects of the existing window condition should be discussed. Currently, the windows are obscured with metal screens effectively by 50% of the glazing due to the opacity of the grid which covers the windows. Views into the space are thus obscured and no interaction between pedestrians and tenants of the space currently occur. The planting trellis screens are fabricated from powder coated modular welded wire mesh panels, and are of high quality. The green wall contrast with solid walls found within the vicinity will provide a visual relief as well. The proposal includes the introduction of a floor to ceiling storefront window to display goods manufactured on site. The proposal thus introduces opportunity for interaction between pedestrians and tenants with increased, effective glazing, where no interaction currently takes place. In addition, the square footage of glazing facing the principal frontage on North Mississippi is an increase by 52 square feet over the existing condition. This increase in glazing along North Mississippi will be supportive of the retail environment envisioned within the purpose statement for ground floor windows in the EX zone. The North Fremont Street frontage includes existing warehouse space with limited glazing due to the nature of the warehouse use within, thus the percentage of glazing is somewhat lower along this façade and should be seen as an existing condition. *Therefore this criterion is met.*

*The proposed modification request therefore merits approval since Criterion A. and B. 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 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 proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

## **ADMINISTRATIVE DECISION**

Approval of the following exterior alterations to a building within the Albina Community Plan Area, and approval of the requested modification to the ground floor window standard:

- A wraparound corner display window at the southwest corner of the building consisting of ½" laminated glass with butt glazed vertical joints;
- A new overhead door located on the Fremont Street frontage;
- A green screen element flanking the corner display windows;
- An integrated bench;
- New canopies above overhead doors.

Approval per the approved site plans, Exhibits C-1 through C-6, signed and dated June 18, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition B. 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 12-201548 DZM ." All requirements must be

graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Maintenance is required for the proposed vining plants to achieve full coverage of the green screen wall. Maintenance and irrigation is required per 33.248.040 of the Portland Zoning Code, Installation and Maintenance.

**Staff Planner: Chris Beanes**

**Decision rendered by:**  **on June 18, 2013**

By authority of the Director of the Bureau of Development Services

**Decision mailed: June 20, 2013**

**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 November 2, 2012, and was determined to be complete on **November 16, 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 November 2, 2012.

*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 requested that the 120-day review period be extended.

**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 July 5, 2013** 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](http://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 **July 5, 2013 – (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:

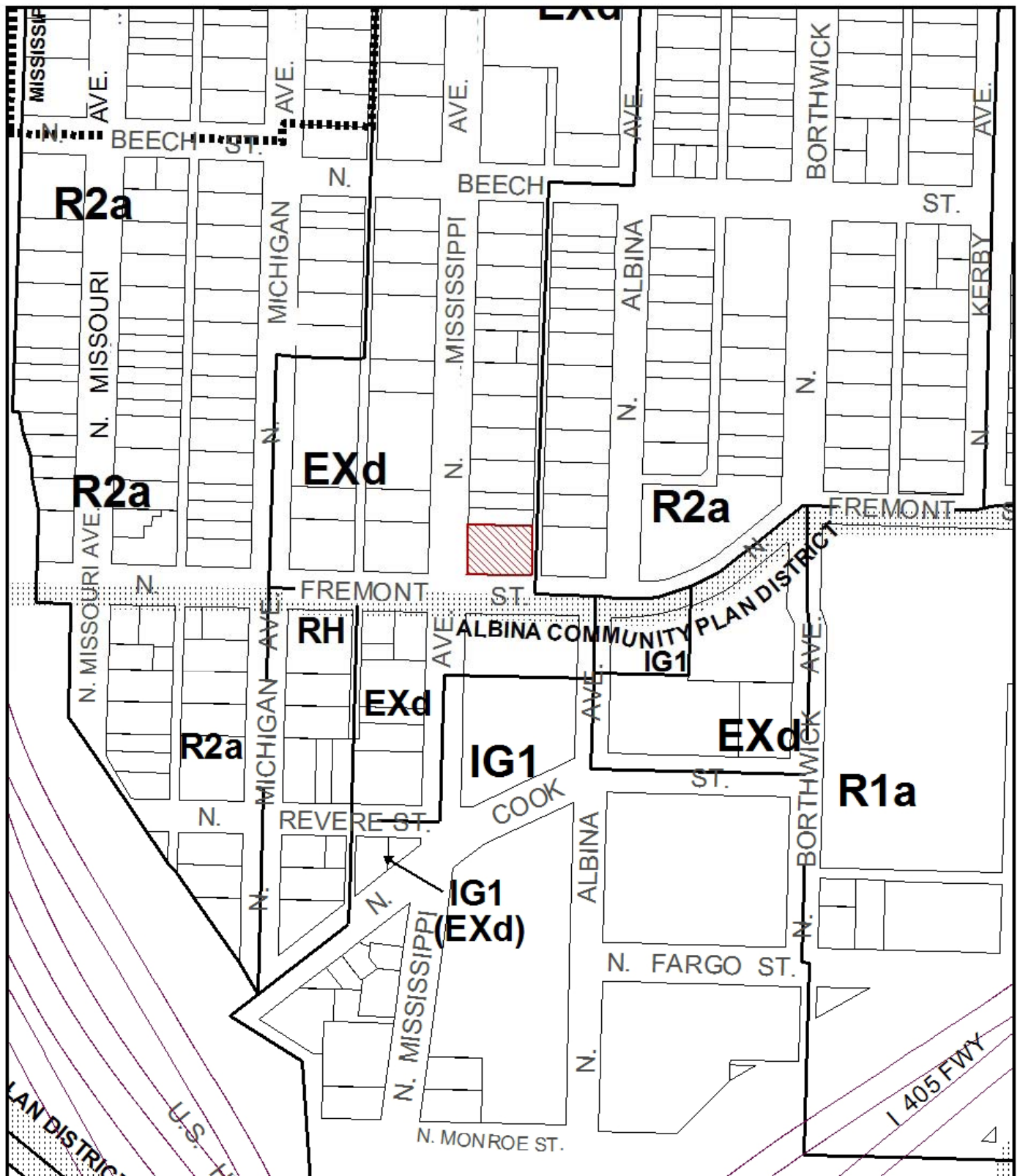
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Exterior Elevations (attached)
  - 3. Storefront Window Section (attached)
  - 4. Overhead Door/Canopy Detail/Section (attached)
  - 5. Planting Screen Details/Section (attached)
  - 6. Additional Planting Screen Details (attached)
  - 7. Downlight Details
  - 8. Lighting Detail
  - 9. Rendering
  - 10. Rendering
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Plans Examiner of BDS
- F. Correspondence: none received
- 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. 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).**

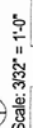


# ZONING

 Site



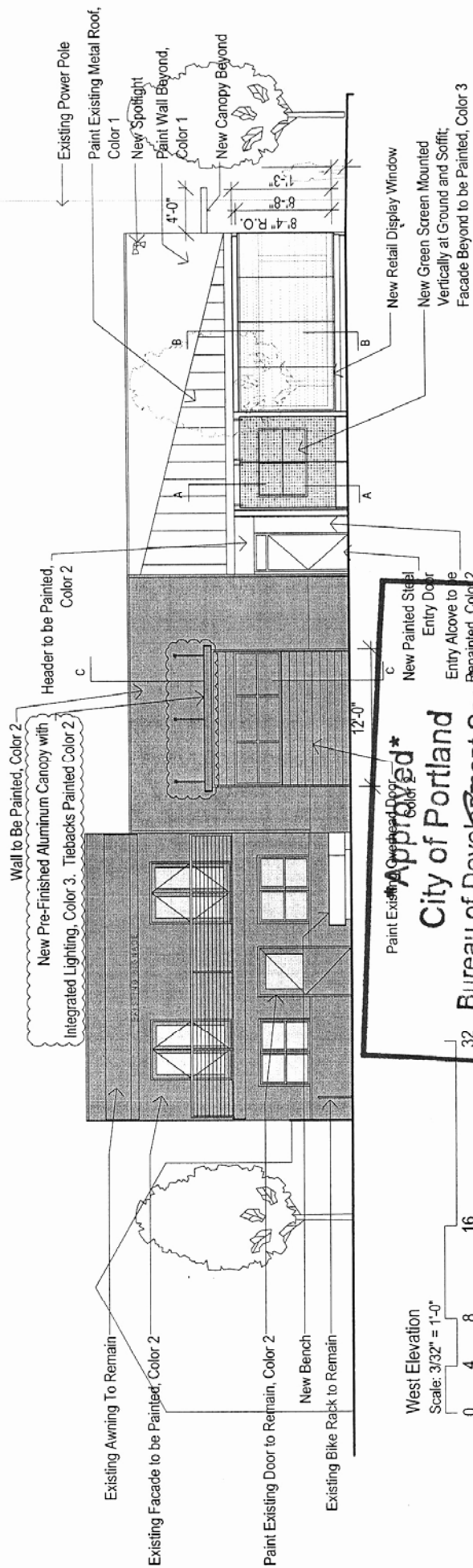
File No.	LU 12-201548 DZM
1/4 Section	2729
Scale	1 inch = 200 feet
State_Id	1N1E27BA 500
Exhibit	B (Nov 06, 2012)



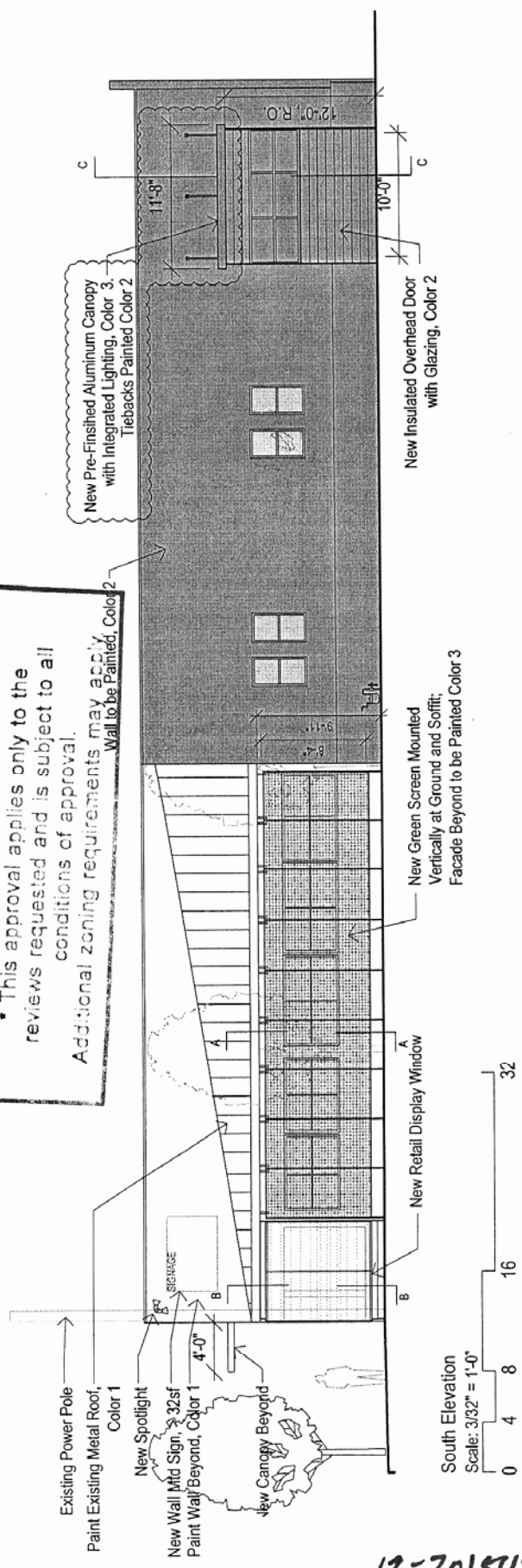
New Green Screen w/Planting  
Bed Behind. Planted with  
Evergreen Star Jasmine  
(Trachelospermum Jasminoides)  
3' 0" o.c.  
to be irrigated  
per condition

0 4 8 \*<sup>16</sup>Approved\*  
City of Portland  
Bureau of Development Services  
Pleanner  
Date 6/28/13  
\* This approval applies only to the  
revisions noted on this sheet to all  
columns of the plan.  
Additional zoning requirements apply.

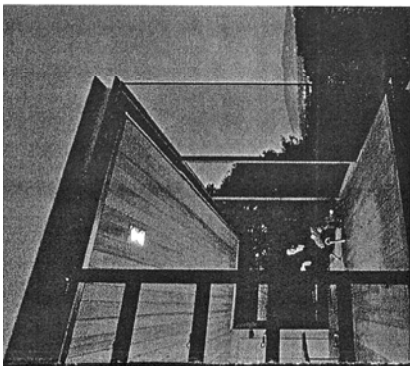
CASE NO. 12-201548 DZM  
EXHIBIT C.1



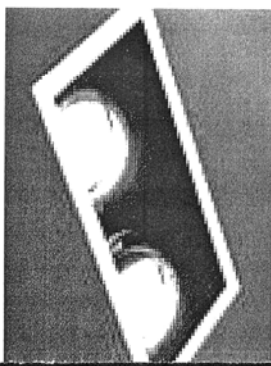
**Approved\***  
**City of Portland**  
 32 Bureau of Development Services  
 Planner *[Signature]*  
 Date 6/18/13  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval.  
 Additional zoning requirements may apply.



CASE NO. 12-201548 DLM  
 EXHIBIT C-2



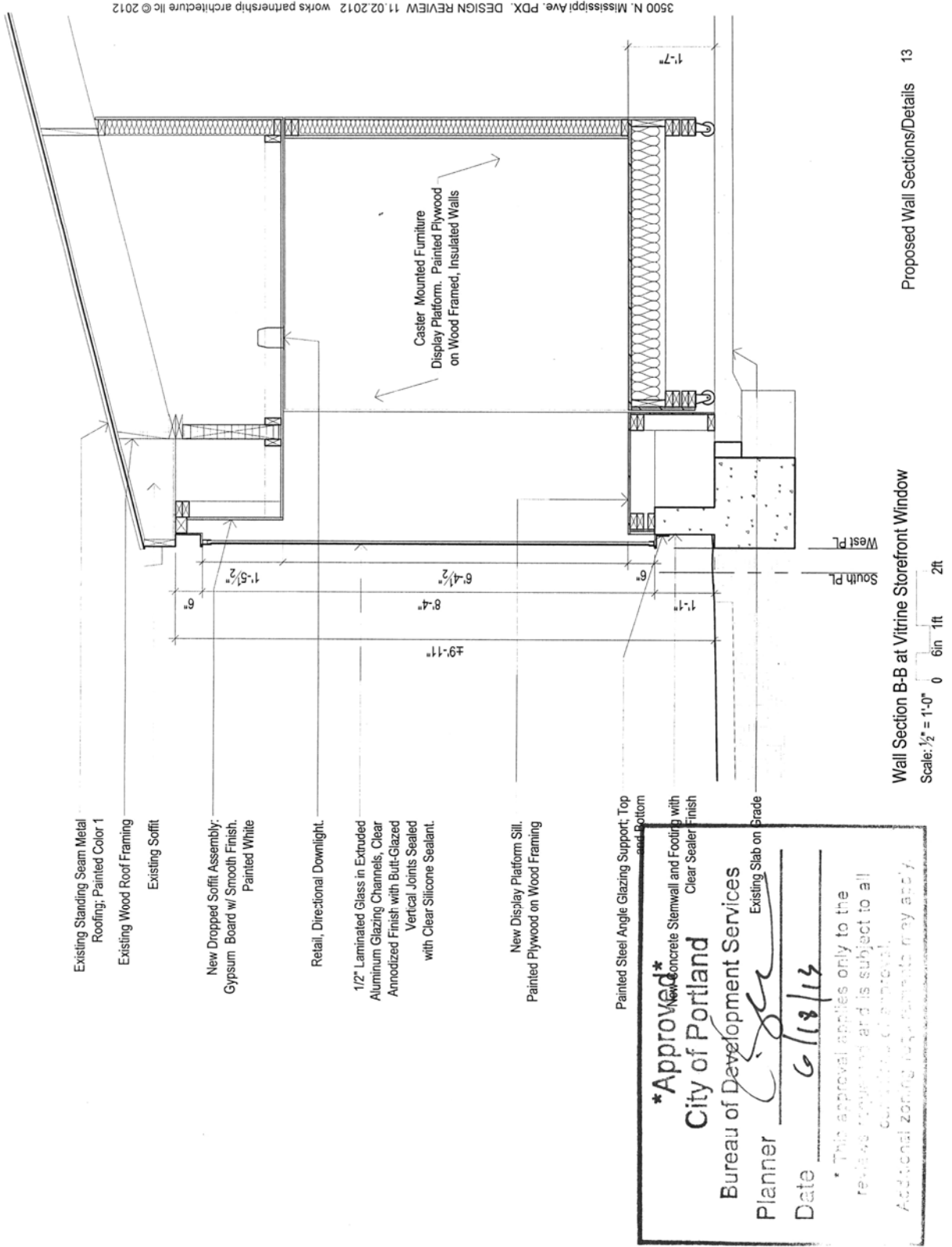
Joint Glass & Glazing Channel



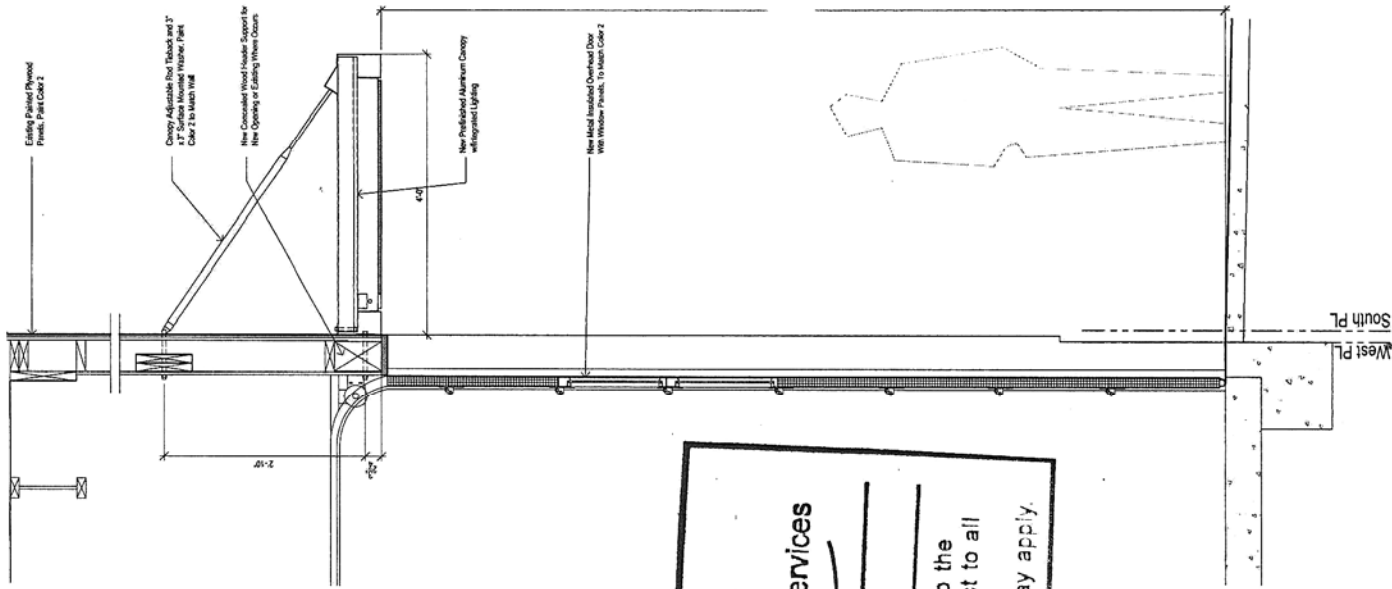
Detail Downlight

LUI2-201548 DZ

CASE NO. 12-201548D2M  
EXHIBIT C.3

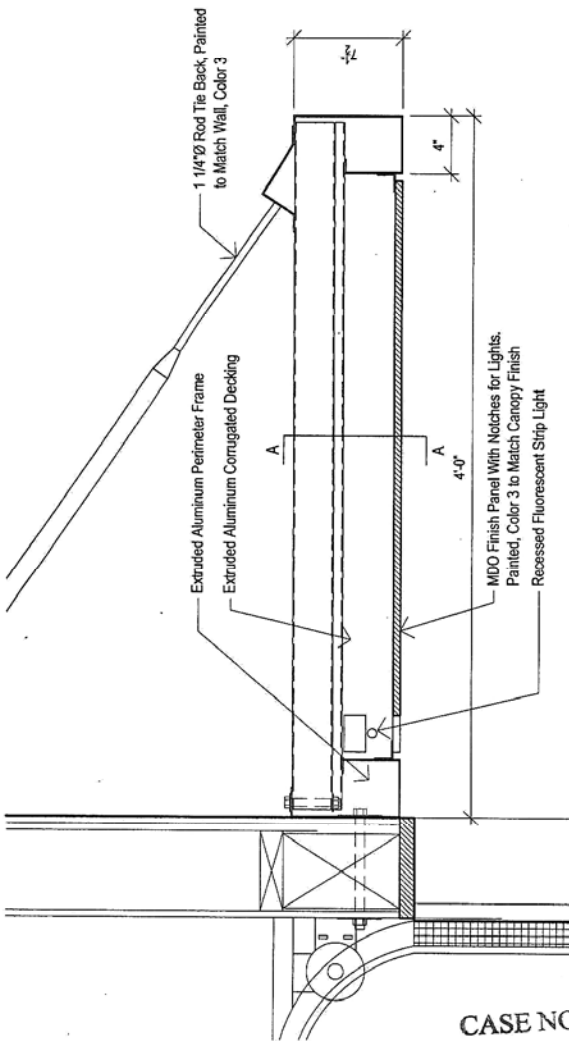






Wall Section C-C at Overhead Door & Canopy - ALT Canopy  
Scale 1/2"=1'-0"

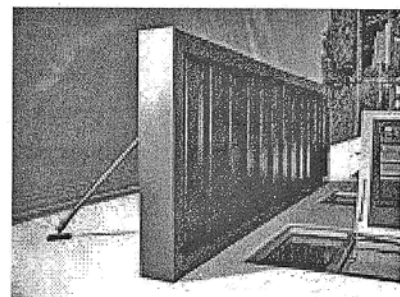
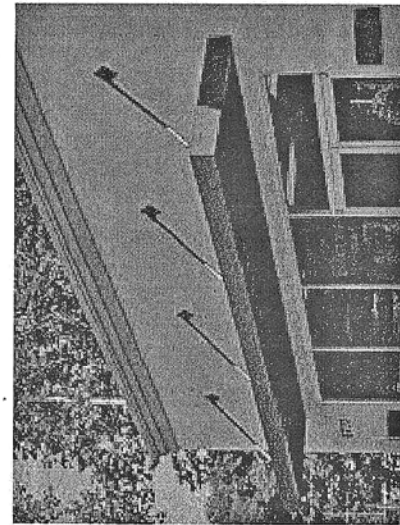
Alternate Canopy



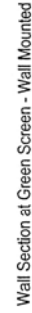
Detail at Canopy

**\*Approved\***  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date 6/18/13  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CASE NO. 12-201548 DZM  
EXHIBIT C.4



Example Images of Aluminum Canopy



Enlarged Elevation of Green Screen - Wall Mounted

**\*Approved\***

City of Portland

Bureau of Development Services

Planner *[Signature]*

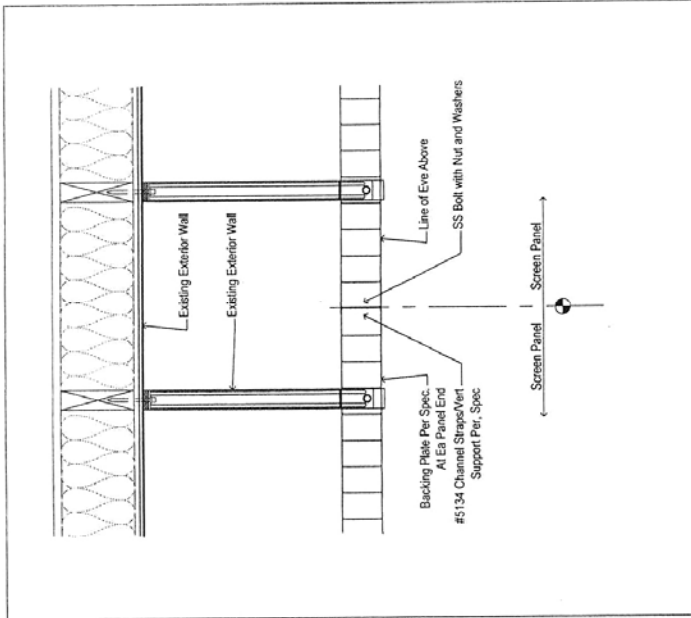
Date *6/12/13*

These recommendations are only to the reviewer and the applicant is subject to all applicable code and rules.

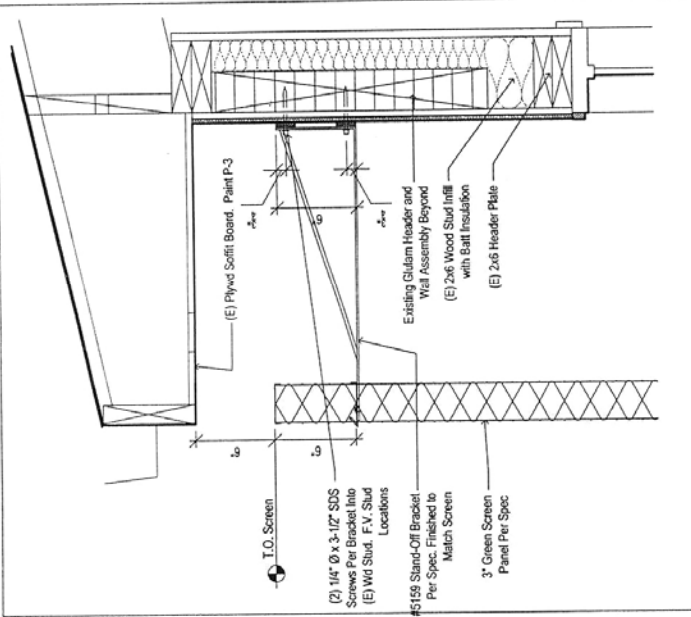
Additional zoning requirements apply.

### Additional Planting Screen Details - Wall Mounted Option

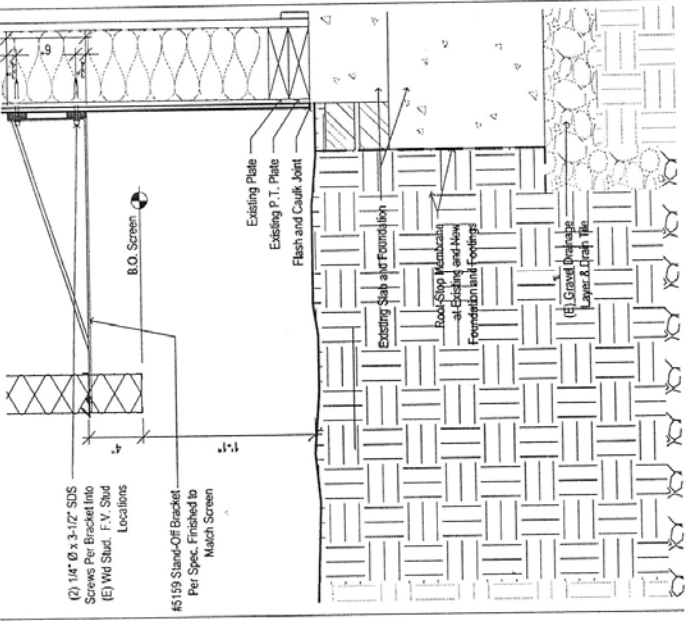




5 Green Screen Panel End Connection - Wall Mounted  
Scale: 1" = 1'-0"  
1/8" = 1'-0"



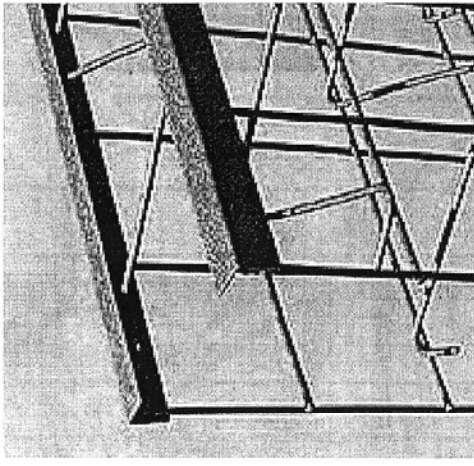
4 Green Screen Head - Wall Mounted  
Scale: 1" = 1'-0"  
1/8" = 1'-0"



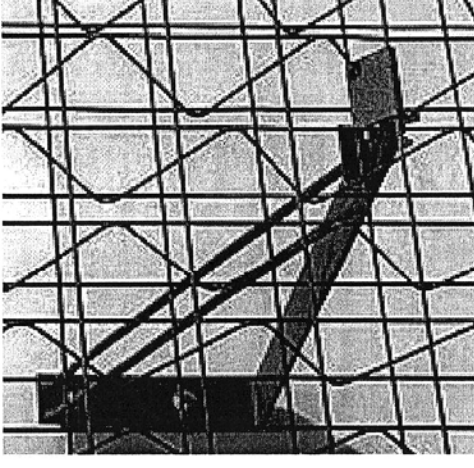
3 Green Screen Base - Wall Mounted  
Scale: 1" = 1'-0"  
1/8" = 1'-0"

CASE NO. 12-20154802M  
EXHIBIT C-6

**\*Approved\***  
City of Portland  
Bureau of Development Services  
Planner *[Signature]*  
Date 6/18/13  
This approval applies only to the review requested and is subject to all conditions of approval.  
Additional zoning requirements may apply.



Example Image of Edge Frame



Example Image of Stand-Off Wall Bracket