



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: July 30, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-117163 DZM: PERIMETER ALTERATIONS TO EXISTING PARKING LOT

GENERAL INFORMATION

Applicant: Chris Kopca, Downtown Development Group | 503.819.4480
920 SW 6th Avenue, Suite 223 | Portland OR | 97204

Site Address: 140 SW Columbia Street

Legal Description: BLOCK 128 TL 3000, PORTLAND
Tax Account No.: R667712450
State ID No.: 1S1E03BD 03000
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City Plan District, Downtown Subdistrict
Zoning: CXd: Central Commercial (CX) with a Design (d) overlay
Case Type: DZM: Design Review with Modification
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a modification to allow the current 3 food vending carts and potentially 2 additional carts, for a total of not more than 5 carts, to be located within the area of, and in place of, required perimeter landscaping. Current requirements (per Portland Zoning Code (PZC) 33.266.140.A.) direct the parking areas be set back from the streets at least 4 feet and be landscaped to at least the L2 level.

Modification to Stacked Parking Areas (33.266.140): To allow food vending carts to remove and replace existing perimeter L2 landscape requirements.

The applicant proposes the following provisions for the implementation of perimeter improvements with regard to the existing and proposed future food vending carts, which is not to exceed five(5) total carts for this site:

- In regards to the impacted landscape from the 3 current carts on site, while also addressing the potential addition of 2 more carts in the future, the applicant will plant, within 30 days of this application, 4 arbor vitae for each of the 5 stalls that are to be approved as a part of this application, for a total of 20 arbor vitae. The 20 arbor vitae are proposed to be located in the south east corner of the full block site, against the east wall of the existing parking structure. The 20 arbor vitae are intended to both mitigate the loss of vegetation caused by the carts next to the sidewalk and to be available for transfer to the landscape area occupied by the food vending carts if the carts are removed at some future dates.
- Once a food vending cart occupies a perimeter parking space and removes the existing perimeter L2 mandated 3 foot high evergreen shrubs and groundcover the planting area must be infilled with wood deck or Trex boards or pavers.
- When an existing vending cart leaves its space and a new vending cart takes occupancy of the stall, the improvements proposed to the setback area abutting the parking stall will be implemented. This includes any installation, maintenance or repair of wood deck, Trex boards or pavers to the area.
- If an existing vending cart terminates its lease and leaves the parking stall where it is located, and the parking stall is then empty for 60 consecutive days, the following must be installed in the setback abutting the parking stall, within seven days:
 - L2 compliant shrubs in amended soil

Per Zoning Code Section 33.420.041.B, Design review is required since the proposal includes an exterior alteration to existing development in a design zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity:

The site consists of a half-block lot located within the Downtown Pedestrian District and Downtown Sub-District of the Central City Plan District. The site is bounded by SW 2nd Avenue to the west, SW 1st Avenue to the east, SW Clay Street to the south and SW Columbia Street to the north. Being located within the downtown the site is in proximity of a number of amenities. Included within a quarter mile of the site (or roughly a five minute walk) are restaurants and cafes in each cardinal direction. Portland State University, government offices, theaters and a thriving business district also surround the site on all side. Nationally recognized open spaces including the Tom McCall Waterfront Park, Ira Keller Park and Pettygrove Park are also within a five minute walk of the site.

Regarding transportation surrounding the site, according to the Transportation System Plan (TSP) SW Clay St and SW 1st Avenue are designated as “transit access streets”. The MAX line runs four blocks west of the site on SW 5th and 6th. The Portland Street Car provides service to the east and south of the site on SW Market Street, SW Mill St. and SW Harrison St. Bus transit service to the site is provided by the #38, #45, #55, #92, and #96. SW 1st Avenue is also designated as a City Bikeway.

Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very

intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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

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

- LU 80-004842: Reference File # DZ 50-80. Approval to 2.5 block development.
- LU 81-000725: Reference File # CU 009-81. Conditional Use for 670 off street parking spaces.
- LU 82-004487: Reference File # DZ 19-82. Approval for FAR increase and Landscape.
- LU 82-005034: Reference File # DZ 71-82. Approval for Building Remodel.
- LU 82-005042: Reference File # DZ 72-82. Approval for Parking Space Increase.
- LU 84-001969: Reference File # CU 046-84. Conditional Use for an interim parking lot.
- LU 84-004818: Reference File # DZ 49-84. Approval for Parking Lot.
- LU 85-004391: Reference File # DZ 144-85. Approval for signage.
- LU 91-008601: Reference File # LUR 91-00346. Approval for three year renewal of existing parking lot CU (144 spaces).
- LU 91-008602: Reference File # LUR 91-00347. Approval for three year renewal of existing parking lot CU (144 spaces).
- LU 91-026200: Reference File # PRE 91-00023. Approval for continuation of CU for surface parking for up to 144 vehicles.
- LU 96-013576: Reference File # LUR 96-00689. Approval to convert existing surface parking lot F/CU status to CCPR status.
- LU 00-007143: Reference File # LUR 00-007143. Approval for new office building.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 24, 2015**. The following Bureaus have responded with no issues or concerns:

- Water Bureau: Terry Wenz: April 02, 2014. (Exhibit E-1)
- Bureau of Development Services Life Safety / Building Code Section: David Jones: March 30, 2015. (Exhibit E-2)
- Bureau of Environmental Services: Emma Kohlsmith: April 13, 2015. (Exhibit E-3)
- Bureau of Environmental Services - Addendum: Emma Kohlsmith: April 22, 2015. (Exhibit E-4)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 24, 2015. 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 of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental 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.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the 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 the 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.

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

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

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.

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.

Findings for A2, A7, A8, B1 and B2: The proposed addition of either a wood deck, Trex or permeable pavers within the existing perimeter landscape area of the existing parking lot (located between the parking spaces, food vendor structures and the sidewalk), reflects an improvement to the existing development by addressing both concerns for environmental sustainability and pedestrian comfort. The City of Portland, and particularly the Downtown Sub-District of the Central City Plan District, emphasizes the importance of environmental sustainability and pedestrian activity in the livability and economic vitality of the community. While the removal of existing established perimeter parking lot landscaping is not ideal the proposed food vending carts add activity the immediate and adjacent area that does not currently exist. In addition, the required on site “banking” of 20 arbor vitae (4 arbor vitae per parking spot allocated to a food vending cart, not to exceed a site total of 5 vending carts) to be planted within 30 days after the final approval and recording of this application acts to both mitigate the landscape removed in the cart installation while also providing established vegetation to repair the area if a cart is vacated from the space for more than 60 days.

There will be no noticeable net loss in vegetation to the site. From the pedestrian perspective, the site (currently a parking lot) will have greater activation with an improved sense of urban enclosure and vibrancy directly off the sidewalk with the incorporation of the proposed food vending carts. In addition the proposed carts will act to provide greater screening of the parking lot from the sidewalk while the addition of the 20 arbor vitae will provide improved screening of the existing solid concrete wall on the east side of the structure leading to the site’s sub-surface parking area. Lastly, greater definition between the parking lot and the sidewalk protects pedestrians from the visual impact of cars.

Therefore, with the condition of approval that when an existing vending cart parking stall is empty for 60 days, by the 67th day, 4 arbor vitae shrubs per stall will be installed (Exhibit C3), in the perimeter/street-facing setback, these guidelines are met.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings for B4 and B5:

Locating the food vending carts within the parking lot and allowing pedestrian access from the sidewalk creates increased activation of the sidewalk area without negatively impacting the public right-of-way. By extension, this reorganization of a portion of the public and private area creates spaces to stop, see and be seen, socialize and rest. While this is not creating a plaza or park it does activate a previously ordinary space into an area with additional amenities for the community. *Therefore these guidelines are met.*

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

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.

Findings for C2 and C5:

With the removal of perimeter groundcover and shrub landscaping in the areas where the food vending carts are proposed the installation of either a wood deck, Trex or pavers provides a quality (yet permeable) material, as opposed to compacted soil, for pedestrians to stand and order on. The uniform application of these materials to all of the proposed

carts lends an element of design coherency and constancy to the installation(s). *Therefore these guidelines are met.*

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification to Stacked Parking Areas (33.266.140): To reduce the amount of required L2 perimeter landscaping in the areas where food vending carts are located.

Findings: The alterations proposed to the existing perimeter parking lot landscaping reflect the unusual character of this surface parking lot within the Central City Plan District, with its food vendor “cart” use along all three frontages. Standard perimeter landscaping of requirements for shrubs or a low wall to help block views and access to the lot are potential impediments to the existing use of the site. In addition, wider setbacks aren’t necessarily desired between the food vendor structures and the sidewalk, due to the need for pedestrian access to the structures from the sidewalk. The proposed approach to screening the parking within the lot represents a cohesive and well-designed solution that respects the pedestrian character of the sidewalk and the popularity of the food vendor “carts” in the neighborhood (Central City Fundamental Design Guidelines A2, A7, A8, B1, B2 C2, and C5).

The purpose of the standards in creating a pedestrian-friendly environment adjacent to the parking lot, reduces the impact of the parked cars on the surrounding environment, and improves the environmental characteristics of the site in regards to heat gain, air pollution, and stormwater management. The proposal recognizes the importance of these goals, and incorporates new development (permeable pavers, wood deck or Trex, and shrubs) that will aid in reducing heat gain and stormwater run-off. The alterations recognize the existing food vendors on the site and minimize any impediments to their access from the sidewalk, while providing screening of the parking lot with new shrubs should a food vendor structure be removed or replaced in the future. The addition of twenty new arbor vitae shrubs to the south east corner of the site acts to both mitigate established perimeter landscaping shrubs removed by the proposed carts and to provide mature shrubs for transplant if a food vending cart were to be vacated for more than 60 consecutive days at sometime in the future. In addition, all of the existing perimeter landscape trees are to remain. The proposal reflects a positive and pragmatic approach to screening parking while encouraging pedestrian interaction with the site, and is laudable for its flexibility as the development evolves over time.

Therefore, this modification is 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 alterations to existing perimeter parking lot landscaping coinciding with the installation of not more than 5 food vending carts in the Central City Plan District, per the approved site plans, Exhibits C-1 through C-4, signed and dated Monday, July 27, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 15-117163 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED." No field changes allowed.
- B. 4 arbor vitae shrubs for each parking space, for no more than 5 parking spaces, are to be planted along the east wall of the existing concrete sub-surface parking building located at the south east corner of the site. In total 20 arbor vitae are to be planted in this area within 30 days of the final approval and recording of this application. These shrubs will act both in the near term to offset the removal of shrubs by the vending carts, and will provide long term benefit for use when a cart has been vacant from a space for a total of 60 days (see C below).
- C. When an existing vending cart parking stall is empty for 60 consecutive days, by the 67 day existing established arbor vitae shrubs will be transplanted from the east wall of the concrete sub-surface parking building to fill in the gap left by the removal of the vending cart. Transplanted shrubs are to be in amended, non-compacted soil and continually irrigated and maintained until fully established.
- D. No perimeter landscape trees may be removed.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Monday, July 27, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: Thursday, July 30, 2015.

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 10, 2015, and was determined to be complete on **March 18, 2015.**

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 10, 2015.

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 120 days (Exhibit A-2). Unless further extended by the applicant, **the 120 days will expire on: Friday, November 13, 2015.**

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 Thursday, August 13, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **Friday, August 14, 2015. – (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.

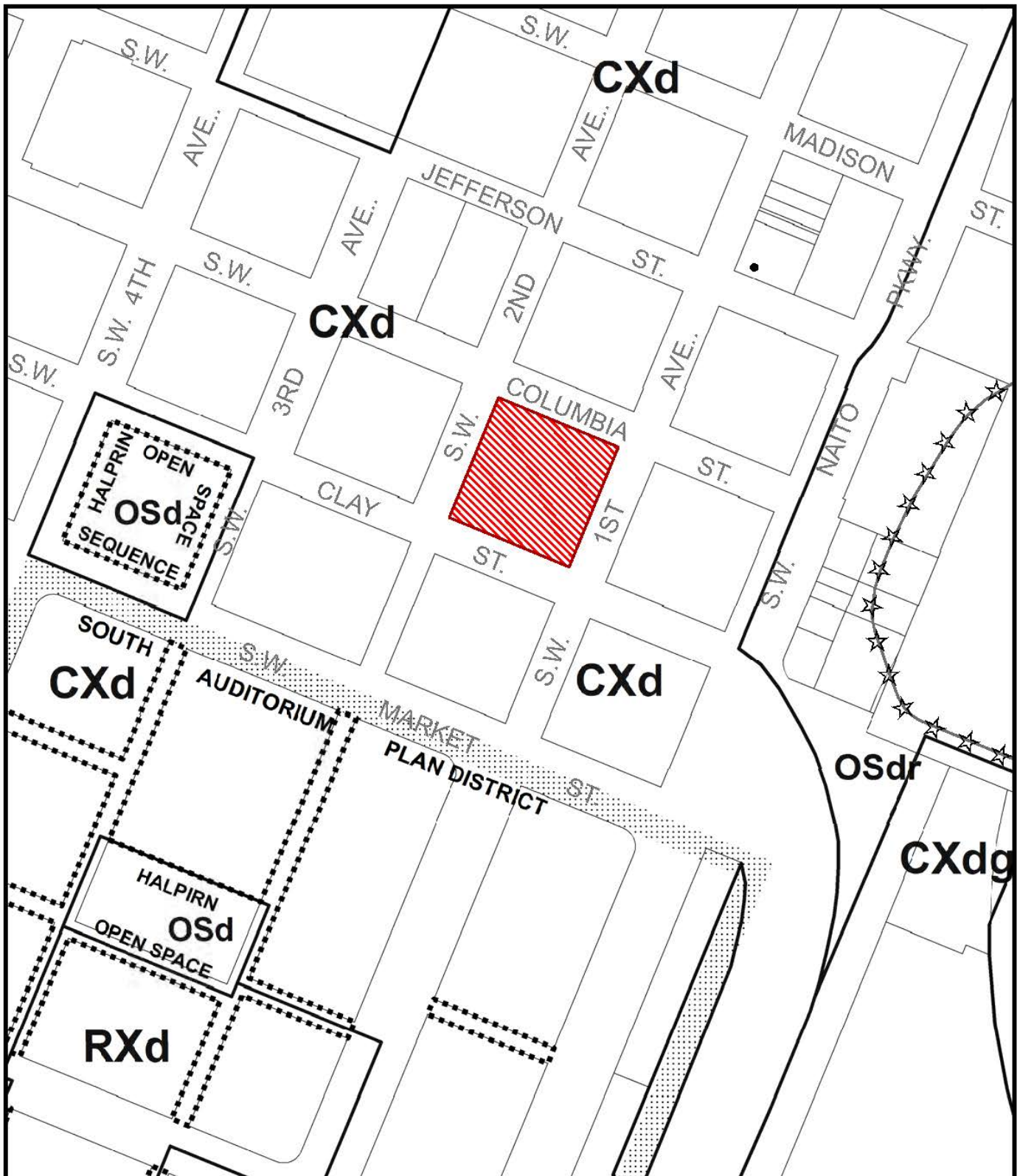
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Submittal
 - 1. Applicant's Statement
 - 2. Full Extension to 120-Day Review Period, dated April 27, 2015
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Site Plan Enlarged
 - 3. Details: Landscape Planting (attached)
 - 4. Details: Pavers, Trex and Wood Deck (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau: April 02, 2014.
 - 2. Life Safety/Building Code Section of the Bureau of Development Services: March 30, 2015
 - 3. Bureau of Environmental Services: April 13, 2015.
 - 4. Bureau of Environmental Services - Addendum: April 22, 2015.
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter: March 11, 2015
 - 3. Site Photographs

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



Recreational Trail



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 15-117163 DZM

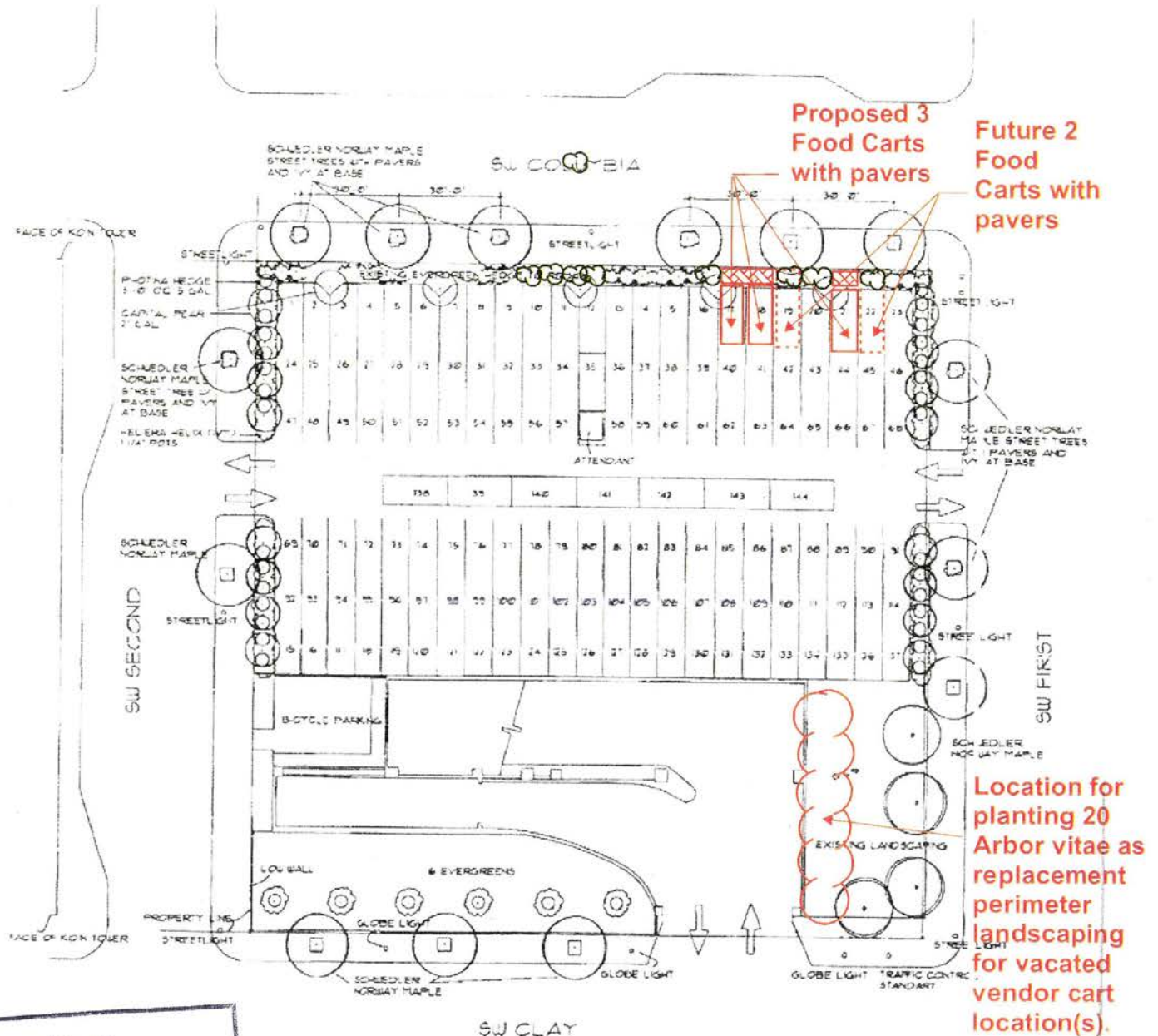
1/4 Section 3129

Scale 1 inch = 200 feet

State_Id 1S1E03BD 3000

Exhibit B (Feb 11, 2015)

EXHIBIT A



The remainder of the site landscaping plan is per LUR 96-00689.

*** Approval**
City of Portland
Bureau of Development Services

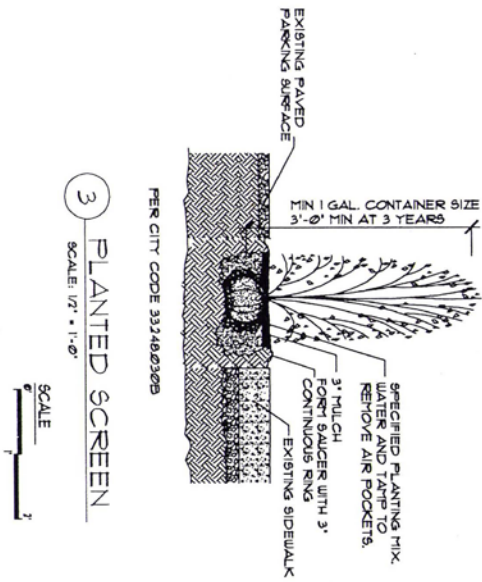
Planner [Signature]
Date 7-20-15

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

**PROPOSED BLOCK 128 SITE PLAN
 WITH FOOD CARTS, JUNE 2, 2015**

EXH. C-1

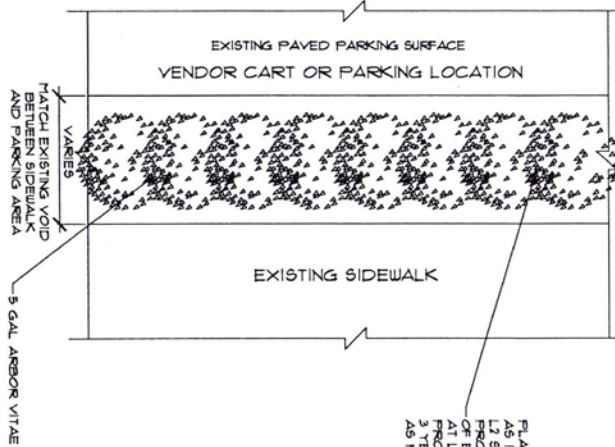
15-117163 D2M



3 PLANTED SCREEN

SCALE: 1/2" = 1'-0"

SCALE
6" 1' 2'



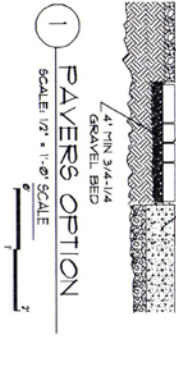
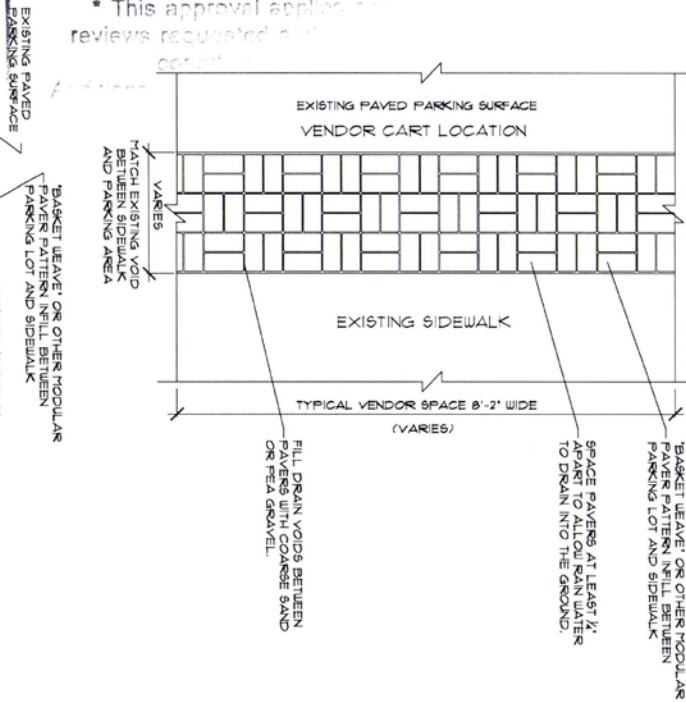
Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 7.28.15
 * This approval applies only to the reviews requested and is subject to the conditions of approval.
 Additional comments: _____

PAGE: A2	REVISIONS 7/20/09 Updated Shrub Specifics NG: DATE: DESCRIPTION:	DESIGN OPTIONS 07-11-09 20000000 PARKING DETAILS 20000000	VENDOR - SIDEWALK PROPOSAL DESIGN OPTIONS 426 SW 3rd AVE, PORTLAND, OREGON	ANCHOR AND ASSOCIATES 650 S.W. YAMHILL PORTLAND OREGON 503-222-2546
	15-117163 A2M EXH 2-3			

VENDOR-PARKING SCREEN OPTIONS

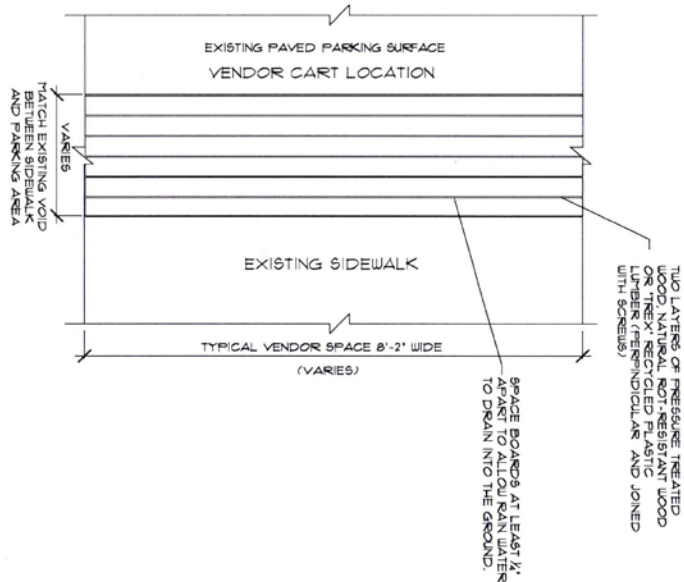
Approved
City of Portland
Bureau of Development Services
Planner _____
Date 7.28.15

* This approval applies to all reviews requested on this project.



NOTES:

- EXISTING VENDOR POSITIONS WITH EXISTING PAVERS OR WOOD DECKS MAY REMAIN UNTIL A NEW VENDOR TENANT OCCUPIES THE SPACE, AT WHICH TIME IT WILL BE RENOVATED AS SHOWN ON THE PROPOSED SITE PLAN.
- IF AN EXISTING VENDOR SPACE BECOMES VACANT FOR 60 DAYS, FOLLOWING WHICH, WITHIN 7 DAYS, IT SHALL BE PROVIDED WITH OPTION 3 OR 4.



PAGE: A1	REVISIONS NO. DATE DESCRIPTION 1 7/25/15 Updated Wood or Trex Attachment		DESIGN OPTIONS 426 SW 3rd AVE, PORTLAND, OREGON	VENDOR - SIDEWALK PROPOSAL DESIGN OPTIONS	FROM CORE AND ASSOCIATES 800 NW 14th ST PORTLAND, OREGON 97204 503-223-3646
	NO. DATE DESCRIPTION				

15-117163 D2M EXH-C-4