



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

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Date: February 3, 2015
To: Interested Person
From: Amanda Rhoads, Land Use Services
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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 14-198444 DZ ***NEW MIXED-USE BUILDING IN KENTON***

GENERAL INFORMATION

Applicant/Owner: Mark Delapp / River City Kenton, LLC
8408 N. Brandon #201 / Portland, OR 97217

Site Address: 8408 N BRANDON AVE

Legal Description: BLOCK 6 LOT 1-6 EXC PT IN ST LOT 28-38, KENTON
Tax Account No.: R445901900,
State ID No.: 1N1E09DB 00300
Quarter Section: 2128
Neighborhood: Kenton, contact Steve Rupert at 503-317-6573.
Business District: Kenton Business Association, contact Jessie Burke at 971-404-9673.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: Kenton
Zoning: CSd – Storefront Commercial with a “d” Design Overlay Zone
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval to construct a mixed-use building on the southeast portion of a site located in the Kenton Plan District. The building will be four stories tall, with two retail spaces totaling 2,448 square feet on the ground floor and 37 residential units on all four stories. Two proposed parking areas will contain 14 standard spaces and 2 ADA van-accessible spaces.

The design of the building will closely follow that of the two previous buildings constructed on the site. Fiber cement lap siding is proposed as the primary cladding material, with accent areas of fiber cement panel. At the ground floor along N. Willis Blvd., an exposed concrete stem wall and brick veneer will form the street-facing material palette. These finishes wrap the

corners of the building. The windows are proposed to be white vinyl and the storefront system for the retail spaces is proposed to be black aluminum, both to match the other buildings.

This building was approved, along with the other two buildings, as part of a 2006 Design Review. The changes made from the initial approval including the following:

- On the east façade, install 4 steel balconies in lieu of 3 decks over living space at the fourth floor level; and
- On the west façade, install 4 steel balconies in lieu of the 3 decks over living space at the fourth floor level.

Because the building was not built within three years of the initial Design Review approval on February 20, 2007, construction of this building is subject to Design Review.

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

ANALYSIS

Site and Vicinity: The 42,500-square-foot site is located within the Kenton Plan District, across the street from and next to the Kenton Neighborhood Conservation District and within 100 feet of the Kenton Commercial Historic District. Kenton Park is located across the street to the west of the site. The surrounding development in the immediate vicinity is made up of predominately industrial and commercial uses located in Commercial Storefront [CS] and Residential 1,000 [R1] zoning.

The Kenton Commercial Historic District spans a four-block stretch of N. Denver Avenue. Development includes commercial and multi-dwelling buildings. The period of significance begins in 1909 and ends in 1949 which corresponds to the District's origins as a company town for the Chicago meat packing firm of Swift and Company and as a center of commerce and entertainment for workers and managers for other industries located between the district and the Columbia Slough. By 1911 there were at least twelve major manufacturing firms located along the Columbia Slough, north of Kenton. The Kenton streetcar line connected Lower Albina to the Kenton stockyards. The surviving commercial architecture of Kenton is typical of streetcar era buildings: well-defined building bases with storefront windows and entry niches, residential or office overstories, and deep cornice lines and pronounced parapets.

The Kenton Neighborhood Conservation District includes the residential blocks surrounding the commercial center. Worker housing was located on 50 x 100 feet lots in a range of architectural styles including Bungalow and American Basic. Some of these houses are made entirely of cast stone while others have cement foundations, retaining walls, porch columns, and window details.

The site is the northwest corner of the designated Kenton Pedestrian District. Pedestrian Districts are intended to give priority to pedestrian access in areas where high levels of pedestrian activity exist or are planned, including the Central City, Gateway regional center, town centers, and station communities.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Kenton Plan District use regulations foster a vital retail corridor along Denver Avenue. The Kenton plan district development standards ensure that the design of new buildings, and modifications to existing buildings, are compatible with the historic character of the area. These regulations also ensure a pleasant, safe and efficient environment for pedestrians along Denver Avenue commercial corridor and near the light rail station. Together, these regulations: enhance the commercial character along Denver Avenue by restricting industrial uses; discourage auto-oriented uses and development; and encourage retail uses in the historic storefront buildings along Denver Avenue.

The site also lies within a “d” Design overlay zone. The intent of the design overlay is to ensure 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.

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

- **LU 12-123851 DZ:** Approved Design Review for changes to the second of three buildings that received previous approval in 2006. The Design Review for the original project, which included all three buildings, was still valid during this review period due to an exception for land use reviews that were approved during the recession (Zoning Code Section 33.730.130.B.4.b) which has since expired. Therefore, this review covered only the changes between the originally-approved design and that proposed in 2012.
- **LU 06-151863 DZM:** Approved Design Review and Modification for mixed-use development comprised of 98 residential units, ground floor retail and off-street parking. The building under review currently was initially approved in this 2006 review process.

Public Review: A “Notice of Proposal in Your Neighborhood” was mailed **December 10, 2014**.

Agency Review: The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Life Safety (Building Code) Section of BDS

The Bureau of Transportation noted that the frontage on N. Willis Blvd. must be reconstructed with a 12-foot sidewalk corridor with a 4.5-6-1.5 configuration.

Neighborhood Review: No written responses were 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 Community Design Guidelines.

Community Design Guidelines

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

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

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

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

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: The relevant purpose of the Kenton Plan District is described as follows in Zoning Code section 33.538.010: "The Kenton plan district development standards ensure that the design of new buildings, and modifications to existing buildings, are compatible with the historic character of the area...Together, these regulations... Discourage auto-oriented uses and development..."

The site is immediately adjacent to the Kenton Conservation District and only a few lots from the Kenton Commercial Historic District. As stated in the Site and Vicinity description above, the surviving commercial architecture of Kenton is typical of streetcar era buildings: well-defined building base with storefront windows and entry niches, residential or office overstories, and deep cornice lines and pronounced parapets. The uses in the immediate area include commercial, industrial and single-dwelling residential properties, with a limited number of multi-dwelling projects.

A primary way that new mixed-use development near the Kenton Conservation and Historic Kenton Commercial Districts can blend into the neighborhood and enhance the identity of the Conservation District is by taking cues from historic commercial buildings within the Historic District. The proposed building references many traditional details and proportions in the Historic Kenton Commercial District. It is a mixed-use building, with retail at the street level and residential on the remaining floors. The first story is strongly articulated, with brick veneer and a large glass storefront system. The four entryways to the two retail spaces on the street-facing façade are recessed 4 feet, creating welcome entry niches. The building's cornice is well-defined, which reflects a common element of other neighborhood historic structures.

The building uses a courtyard for apartment access and to add light and outdoor area for the living units, which is a common typology in Kenton. For example, two two-story

apartment buildings from the early 20th century, Kenton Court and Cashmur Manor on N. Watts, both have courtyards. Two other nearby 1910 buildings, the Kenton Hotel on N. Denver and The Kentwood, an apartment building on N. Kilpatrick, are both three-story buildings with fully-enclosed light wells in their centers.

The building makes heavy use of fiber cement panel and lap siding, and all the residential windows are vinyl. These are not historic materials, but three conditions of approval will ensure these modern materials will better fit in with the adjacent historic district and the neighborhood as a whole. The use of lap siding is somewhat unusual for a building of this scale, but it provides a transition between the traditional housing nearby and the commercial area. The applicant proposed 5/16-inch-thick fiber cement lap siding with two different heights of board exposure, 6 inches and 10.75 inches. A condition of approval will require that all lap siding on the building have the same board exposure of no more than 6 inches. This is more in line with historic lap siding use, which generally had a much smaller exposure. Second, the condition will require that the fiber cement lap siding product be at least 5/8-inch thick, equivalent to the Hardie Artisan lap siding product. This thicker product will result in greater shadow lines and will be more equivalent to the traditional wood lap siding used on residential structures in the neighborhood.

Two additional conditions of approval will guide the use of vinyl windows on the project. One condition will require that the windows (and the doors) be recessed into the building so that the distance between the window glass and the outside of the trim is a minimum of 3 inches. This will better fit the neighborhood's historic buildings, both commercial and residential. The original approval findings of the 2006 review for the buildings on this site stated, "[w]hile the proposed vinyl windows are not as deeply set as traditional wood windows observed in the historic area, the proposed trim and detail surrounding the windows will create strong shadow lines that ensure visual compatibility with the historic residential architecture." However, looking back on the two buildings that have been built as a result of this approval, it is clear that the vinyl windows, which are almost flush with the outside of the wall, do create a flat condition on the façade and the detailing proposed will not be sufficient to overcome this condition. The condition of approval will better ensure visual compatibility with the historic residential architecture than the proposed flush-mount vinyl windows.

The elevations show small slider-type windows on one of the courtyard façades (Courtyard East Elevation). The addition of this window typology is an unnecessary convolution of the building. The sliding window is not a typology used on historic buildings in the area. A condition of approval will ensure no sliding windows are used on the project. These windows can become either fixed, casement or single/double-hung windows to align these windows better with the rest of the building and the neighborhood and adjacent historic and conservation districts.

With the proposed conditions, these guidelines can be met.

- E1. The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.
- E2. Stopping Places.** New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

Findings for E1 and E2: The placement of the proposed building relative to N. Willis will encourage and support pedestrian activity in the neighborhood. The pedestrian network is supported by canopies above the retail entrances, recessed retail entries and large storefront windows facing N. Willis Blvd. The covered storefronts and entries provide opportunities for window shopping and stopping. A sense of enclosure is created through building near or at the lot line along the street frontage, and using metal canopies, steel balconies and oriel windows above.

There is also a strong pedestrian network onsite. The central courtyard and breezeways are accessible from the public right-of-way. This courtyard, like the two in the two other buildings in this development, will create a gathering space for the public, tenants and residents of the building. There will be walkways connecting all three of the buildings onsite with one another, and to the two parking areas. A broad, 23-foot-wide pedestrian walkway between the proposed building and the existing building on the southwest corner of the site will offer landscaping and seating in addition to pedestrian connections to other parts of the site. *These guidelines are met.*

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 design features, creating effective gathering places, and differentiating street level facades.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings for E3 and D2: The brick veneer above an exposed concrete stem wall delineate the sidewalk level of the building from the residential over-stories. Different window patterning at the ground floor – including a metal storefront system – also distinguishes the street-level façade. While the applicant proposed both brick and cultured stone on the ground level above the poured-in-place concrete stem wall, a condition of approval will limit the palette to the concrete and brick veneer. Though both brick and cultured stone were both used on the first two buildings on this site, only brick appears on the existing building on the N. Willis façade. Limiting the bottom floor to this one material, while limiting the lap siding board exposure on the rest of the building as described above, will help to both streamline and simplify the building’s skin and strengthen the definition of the street-level building façade.

The retail entry doors are clearly articulated by the canopies and 4-foot recessed entryways. All of these main entrances are pedestrian-accessible by virtue of their at-grade locations directly facing the public sidewalk. These entries are also transit-oriented. The aforementioned architectural features and characteristics of the building massing will make the entry locations obvious to MAX riders boarding and alighting at the nearby N Denver Avenue/Kenton MAX light-rail station.

With the condition of approval limiting first floor materials wrapping the N. Willis façade to concrete and brick, these guidelines can be met.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings: Canopies and recessed entry spaces at the sidewalk level of the building will afford weather protection to building users as well as passing pedestrian traffic along street frontages. *This guideline is therefore met.*

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

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

Findings for D1 and D3: The proposal includes a courtyard connected to the street, parking lots and adjacent buildings via tall breezeways. The courtyard has landscaping in the form of two tree wells. The applicant states the courtyard will also have hardscape and benches, and that it is “primarily designed to demarcate entrances to the residential overstories and to provide day lighting, air movement and stormwater management.”

Other landscaped areas appear along the buildings in small landscape wells, in the 23-foot-wide pedestrian path between the proposed and existing buildings and in the parking lots. In the east parking lot, a nearly continuous band of landscaping provides a strong division between vehicle areas and the residential units adjacent to the lot. An internal pedestrian system connects the courtyard and breezeways to the adjacent buildings in the same complex, as well as to the parking areas and public sidewalks. *These guidelines are met.*

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings: Since the site is located less than 1500 feet from a light rail station, the provisions of 33.266.110.D apply. Since there are three buildings on the site, the ratio for calculating required parking would include unit counts from all three buildings. However, the applicant is required to provide parking for only the new units provided. Since the site as a whole has over 50 units, the minimum number of parking spaces required is .33 of the 37 proposed units, or 13 spaces. The applicants propose two parking areas that will serve both the new building and the existing two buildings in the development, with a total of 16 spaces, two of which are ADA van-accessible. One has access on N. Willis Blvd. and the other is accessed from N. Argyle St. The parking areas will be adjacent to existing and proposed buildings, on the east side of the lot. The existing buildings will provide full screening along N. Brandon and from the adjacent Kenton Park. Otherwise, the applicant is providing interior and perimeter parking lot landscaping meeting the L2 and P1 standards. *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: The storefront window system at the building base and the pedestrian-oriented niches promote active uses and clear site lines to the street, promoting crime prevention. Balconies, decks and abundant windows in the residential portion of the building provide additional “eyes on the street” to N. Willis, the courtyard and pedestrian alley. The main entrances to the residential units include a glass door with clear views to the commons. *This guideline is therefore met.*

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

Findings: The building was composed for visual interest. In the original application for Design Review approval for the three buildings on the site in 2006, the architect stated the following: “A priority of this design program is to break up the building massing to produce an ensemble that appears to have grown organically over time.” The proposal then as now had several changes in materials, scale, massing, height, setback, color, and form throughout the composition.

The conditions of approval that will simplify the palette by limiting materials at the base of the building to brick above the concrete stem wall, and limiting the siding material to one size of lap siding (where lap is proposed) will streamline and unify the building while still letting it vary in height, color, setback, and material. The condition to recess the vinyl windows 4 inches will result in truly punched openings that will give fine-scaled detail to the upper floors, fostering visual interest by creating the shadow lines typically associated with residential windows on such a traditionally styled building. The condition to prevent the use of slider windows and use the more historically compatible single or double hung, fixed or casement windows will be more consistent with existing development. The

condition to upgrade the lap siding to a durable 5/8-inch thick will contribute to deep shadow lines and increase visual interest.

With conditions, the building forms a more cohesive composition by using a limited palette of durable materials, a consistent pattern of window projections at the upper floors, and a consistent pattern of recessed entries at the ground floor, all capped off by a projecting cornice that frames the building as a unified structure. The changes proposed to this building through the conditions of approval will add to the sense, desired by the applicant, that the site has evolved over time, contributing to the composition of the site as a whole. *Therefore, this guideline 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 applicant's proposed mixed-use, infill development is consistent with the desired characteristics and traditions of the Kenton neighborhood and will continue the historic development pattern of commercial structures built to the street lot line. The proposal integrates architectural details found on surround buildings in the vicinity to blend into the neighborhood. The proposed building will be a pedestrian-oriented addition to the Kenton neighborhood. With the proposed conditions of approval, the proposal meets the applicable Design Review criteria and therefore warrants approval.

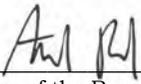
ADMINISTRATIVE DECISION

Design Review approval of a new, 30,000-square-foot, four-story lap siding-clad building with two ground floor retail spaces totaling 2,448 square feet and 37 residential units totaling almost 26,000 square feet, with 16 parking spaces in two small surface parking lots, located in the Kenton Plan District.

Approval per the approved plans and drawings, Exhibits C.1 through C.16, signed and dated January 30, 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 14-198444 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The fiber cement lap siding product must be at least 5/8-inch thick, equivalent to the Hardie Artisan lap siding product. All lap siding on the building must have the same board exposure of no more than 6 inches.
- C. All vinyl windows and all doors (excepting those in the storefront system) must be recessed into the building so that the distance between the outside of the trim and either the window glass or door is a minimum of 3 inches.
- D. The proposed brick veneer will replace cultured stone on all areas where cultured stone is shown on the plans. No cultured stone will be used on the building and the materials on the street-facing, south façade, as well as the areas wrapped around the corners from the south, will be limited to the concrete stem wall and the proposed brick veneer.
- E. No windows on the building can be the slider or sliding type window. Fixed, casement or single or double-hung windows are acceptable replacements.

Staff Planner: Amanda Rhoads

Decision rendered by:  _____ **on January 30, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 3, 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 August 14, 2014, and was determined to be complete on December 3, 2014.

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 August 14, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: April 2, 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 February 17, 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 **February 18, 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.

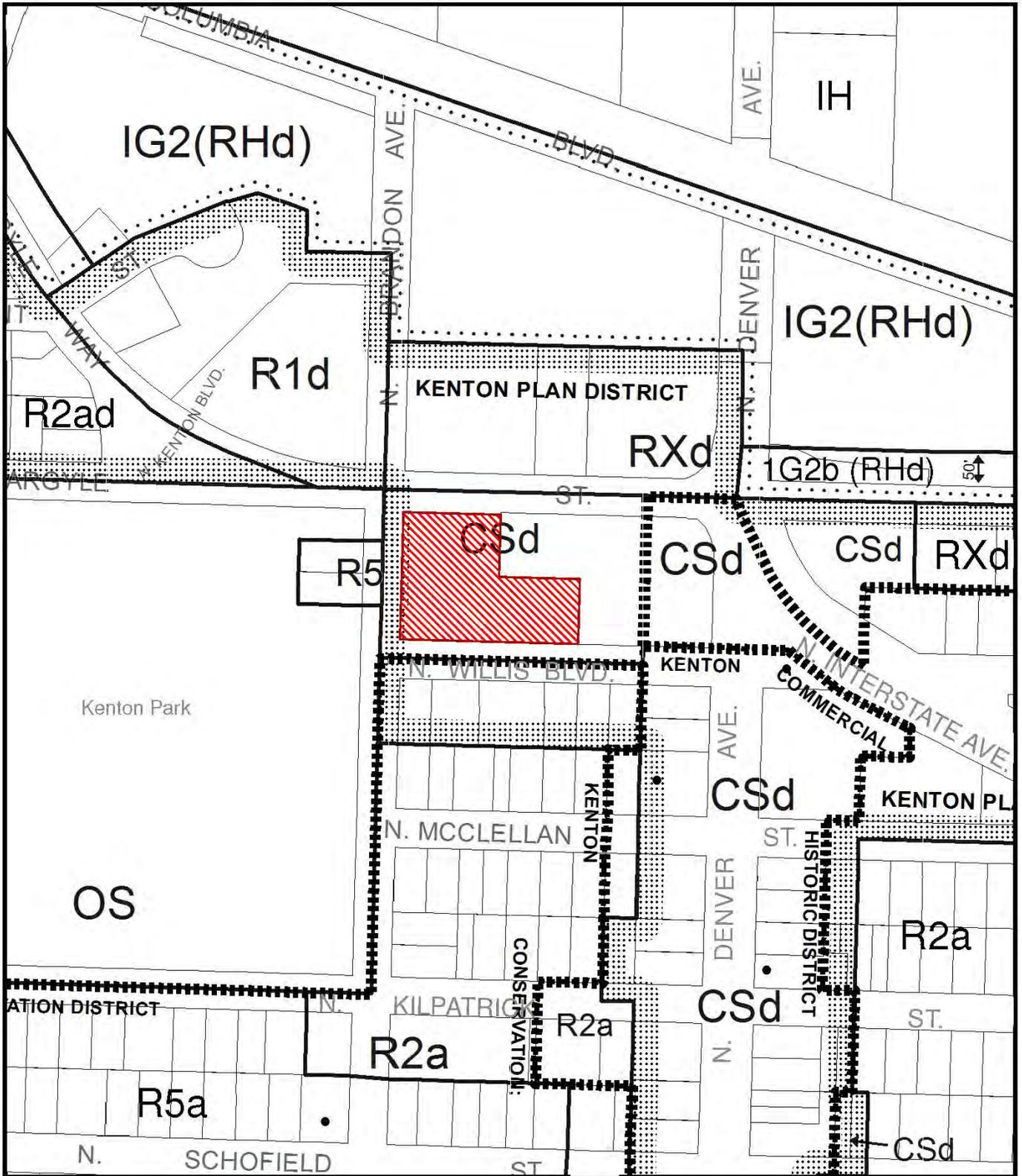
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Narrative, August 14, 2014
 2. Original Plan Set
 3. Previously Approved Plans
 4. Response to Incomplete Letter, October 28, 2014
 5. Revised Narrative, October 28, 2014
 6. Site Photos
 7. Response to Staff Memo, November 12, 2014
 8. Updates to Parking Lot Landscaping, November 19, 2014
 9. Updates to Parking Lot Landscaping, November 25, 2014
 10. Updated Site Plan and Parking Lot Plan, December 3, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:

<ol style="list-style-type: none"> 1. Site Plan and Garbage Enclosure Plans (attached) 2. Elevation Drawings (attached) 3. Elevation Drawings (attached) 4. First Floor Plan with Various Details 5. Second Floor Plan 6. Third Floor Plan 7. Fourth Floor Plan 8. Roof Plan with Various Details 9. Building, Balcony and Wall Sections 10. Building, Cornice and Orel Sections 	<ol style="list-style-type: none"> 11. Brick Product/Color Information 12. Aluminum Storefront Specifications 13. Vinyl Window Specifications 14. Cylinder Outdoor Wall Light 15. North Parking Lot Landscape Areas 16. East Parking Lot Landscape Areas 17. Window Schedule 18. Building and Stair Sections 19. Scaled Site Plan 20. Scaled Exterior (not Courtyard) Elevations
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- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received
- G. Other:
 1. Original Land Use Application and Receipt
 2. Incomplete Letter, September 12, 2014
 3. Memo: Update to Incomplete Letter, November 6, 2014

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



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
KENTON PLAN DISTRICT

File No.	LU 14-198444 DZ
1/4 Section	2228
Scale	1 inch = 200 feet
State Id	1N1E09DB 300
Exhibit	B (Aug 19, 2014)

Condition C: All vinyl windows and doors must be replaced at least 30%.



2.1 COURTYARD EAST ELEVATION
WEST
1/8" = 1'-0"

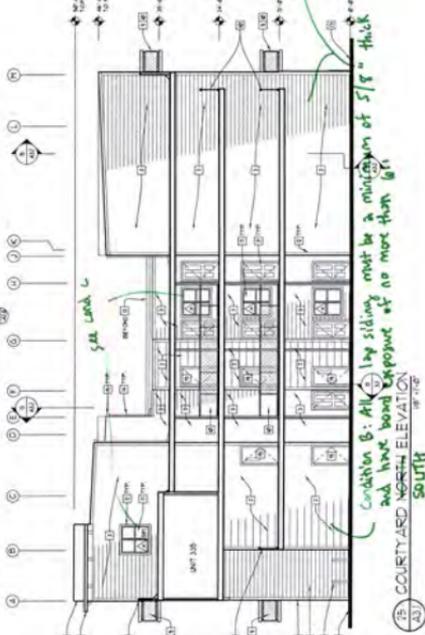
- 1. SEE NOTES
- 2. SEE ARCHITECTURAL SPECIFICATIONS
- 3. SEE ARCHITECTURAL SPECIFICATIONS
- 4. SEE ARCHITECTURAL SPECIFICATIONS
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- 50. SEE ARCHITECTURAL SPECIFICATIONS

Approved
City of Portland - Bureau of Development Services
Date: Jan. 30, 2015
An approval applies only to the reviews requested and is subject to the date of approval. Additional zoning requirements may apply.

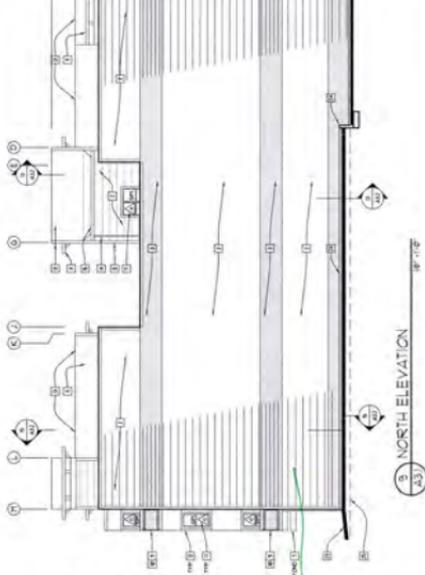
GENERAL NOTES:
1. REFER TO ALL CITY ORDINANCES AND RULES.
2. REFER TO ALL CITY ORDINANCES AND RULES.
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4. REFER TO ALL CITY ORDINANCES AND RULES.



2.2 EAST ELEVATION
1/8" = 1'-0"



2.3 COURTYARD NORTH ELEVATION
SOUTH
1/8" = 1'-0"

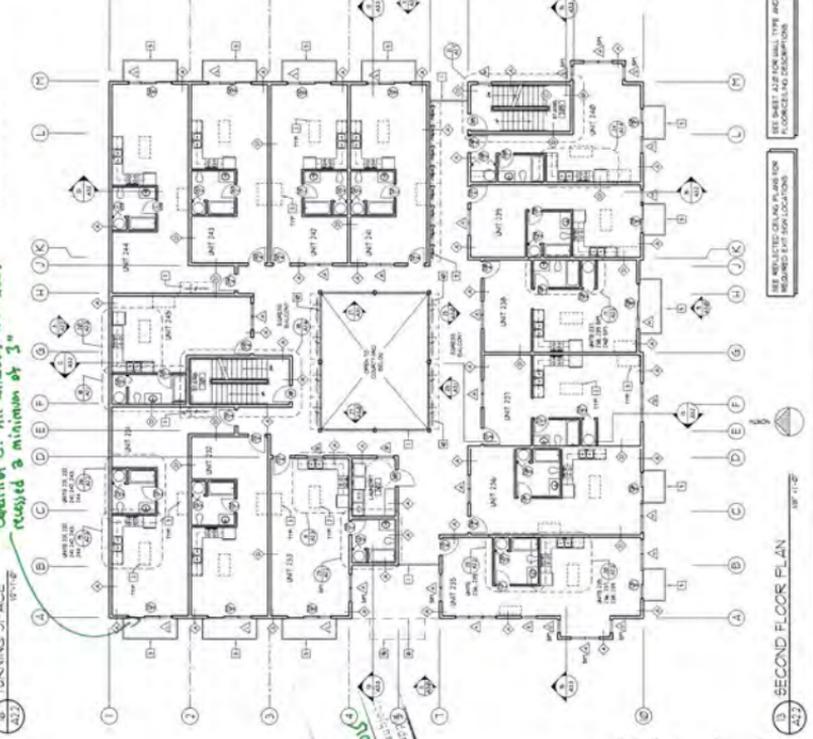
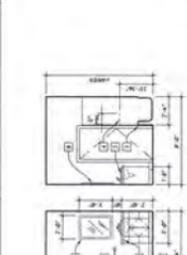
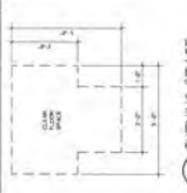


2.4 NORTH ELEVATION
1/8" = 1'-0"



- REEL SHEET COORDINATES**
- 1. GENERAL REQUIREMENTS
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- TURNING SPACE**
- Condition C: All windows and doors need a minimum of 3'
- 1. TURNING SPACE
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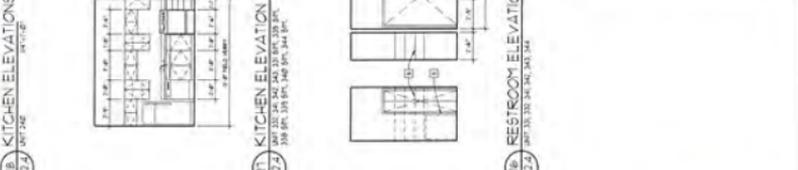
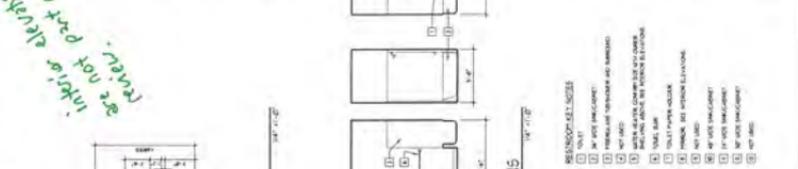
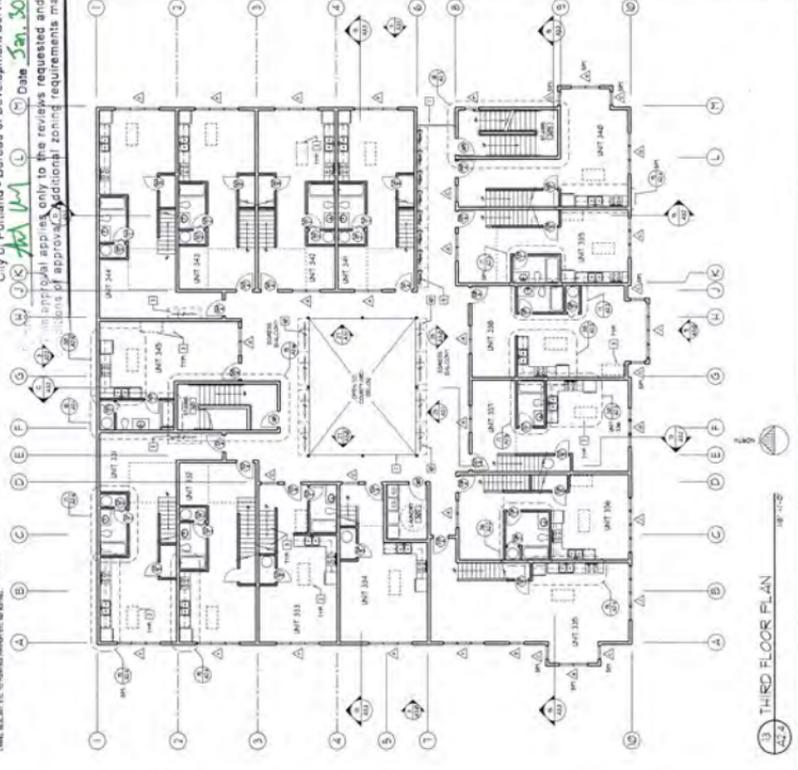
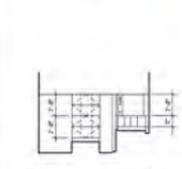
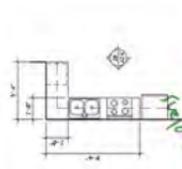
KENTON MIXED USE BUILDING - PHASE 2
 FOR
 RIVER CITY COMPANIES
 1400 NORTH BAYVIEW AVENUE
 PORTLAND, OREGON 97217

- FLOOR PLAN REVISIONS CONTINUED:**
- 1. UNCHANGED
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City of Portland - Bureau of Development Services
 Date Jan. 30, 2015
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- FLOOR PLAN REVISIONS:**
- 1. UNCHANGED
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- REEL GENERAL NOTES:**
1. SEE SHEETS 42.00 AND 42.01 FOR ROOM AND FINISH TYPES AND SCHEDULES
 2. ALL DOORS TO LEAD AND ACCESSIBLE
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REVISIONS
 A PROFESSIONAL CORPORATION
 2323 COUNTY CLUB ROAD
 PORTLAND, OREGON 97201
 PHONE (503) 488-1211
 FAX (503) 488-1212
 PROJECT NO. 14-19744-D2
 SHEET NO. 42.4



HOMEOWNER

PROFESSIONAL

Products



Masonry Products

Face Brick

Face Brick Color Collections

Grays & Whites

Tans & Buffs

Reds & Browns

Traditional Reds & Browns

Traditional Pastels

Traditional Iron Wash

Traditional Tumbled Used

Face Brick Shapes

Structural Brick/Kla-All Tile

Concrete Masonry Units

Commercial Slimbrick

Residential Slimbrick

Glazed Slimbrick

Cultured Stone

Arriscraft Stone Products

Trenwyth Architectural Masonry Units

Cordova Stone

Natural Stone

Fireplaces

Masonry Accessories

Firebrick Splits

Hardscape Products

Featured Projects



Face Brick

Blended CMU

Permeable Pavers

Hardscape

Traditional Iron Wash

Please choose a color for a larger view.



Clinker



Windsor



Covington



Sheffield



Coal Creek

Approved
 City of Portland - Bureau of Development Services
 Date Jan. 30, 2015
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Standard Flush Glaze Storefront Systems— a wide range of storefront framing systems for efficient installation

Oldcastle BuildingEnvelope™ offers a complete line of storefront framing systems to meet just about any storefront application and condition. The Series 1000 is 1-3/4" x 4"; and the Series 2000 is 1-3/4" x 4-1/2". Both are designed for 1/4" glazing but are easily adapted to 5/16" or 3/8" infills. The Series 3000 (2" x 4-1/2") is designed for 1" glazing and is adaptable to many different infills ranging from 1/4" to 1-1/8".



St. Benedict's Medical Arts Building, Ogden, UT
Architect: Batcock Design Group

Features

- Three different assembly methods: Screw Spline, Shear Block and Stacking
- Tested by independent laboratories:
 - Air Infiltration: <.06 allowable at 6.24 PSF
 - Water Resistance: 10 PSF
- Door framing components
- Sidelite bases to match door bottom rails
- Multiple corner post configurations
- Adjustable and 135° mullion
- Anodized or painted finishes

Approved*
 City of Portland - Bureau of Development Services
 Review applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.
 Date Jan. 30, 2015
 J.M.M.



Oldcastle BuildingEnvelope

Engineering your creativity™

CASE NO. LU14-195-4402

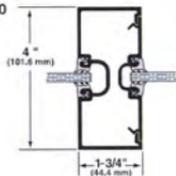
EXHIBIT

C. 12

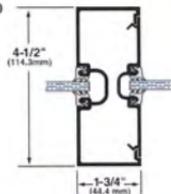
standard flush glaze systems

Details

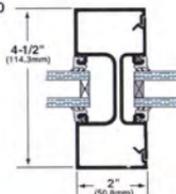
FG-1000



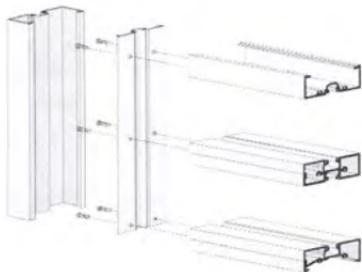
FG-2000



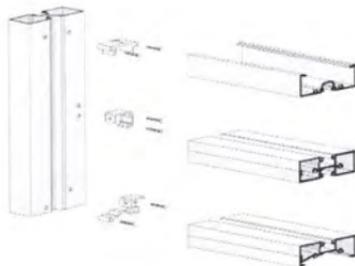
FG-3000



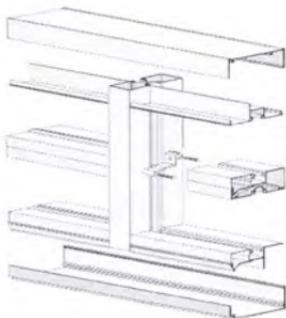
Screw Spline Assembly



Shear Block Assembly



Stack Assembly



135° Corner



Adjustable Mullion





Oldcastle BuildingEnvelope®

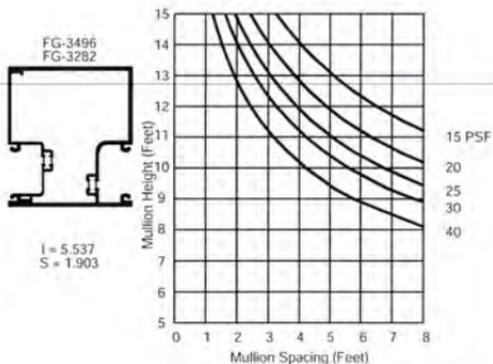
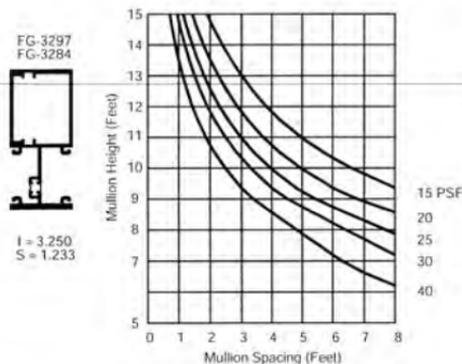
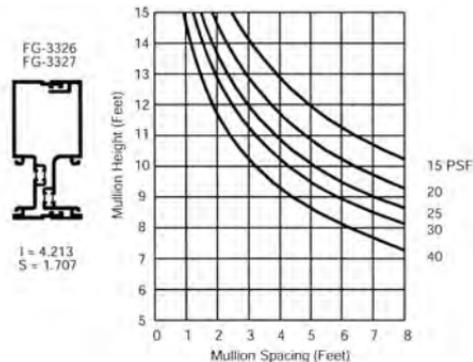
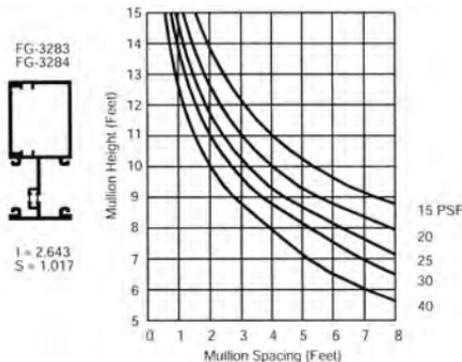
***SERIES 3000 MULTI-PLANE STOREFRONT
STRUCTURAL CHARTS***

SERIES 3000-MP-FRONT SET STOREFRONT - WINDLOAD CHARTS

Data is based on deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6", with a maximum deflection of 1 1/4". All curves reflect single span conditions, unless noted otherwise.

These curves reflect the limiting value for mullions with horizontals and are based on allowable windload stress for T6 aluminum (15,000 psi) and A36 steel (20,000 psi).

For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope™ facility for assistance.

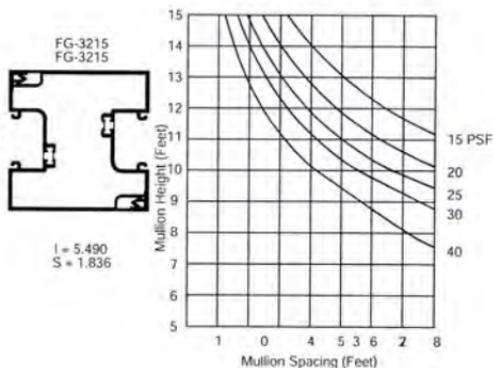
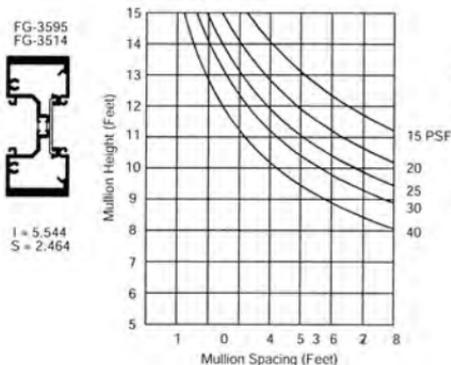
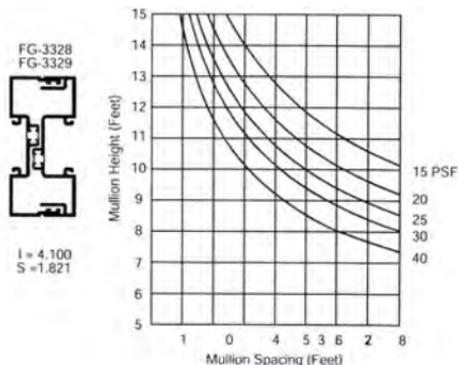
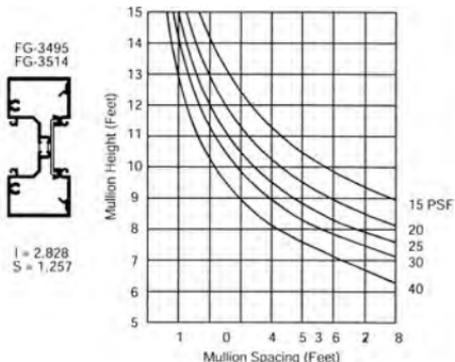


SERIES 3000-MP-CENTER SET STOREFRONT - WINDLOAD CHARTS

Data is based on deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6", with a maximum deflection of 1 1/4". All curves reflect single span conditions, unless noted otherwise.

These curves reflect the limiting value for mullions with horizontals and are based on allowable windload stress for T6 aluminum (15,000 psi) and A36 steel (20,000 psi).

A 4/3 increase in allowable stress is not reflected in these curves. For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope™ facility for assistance.

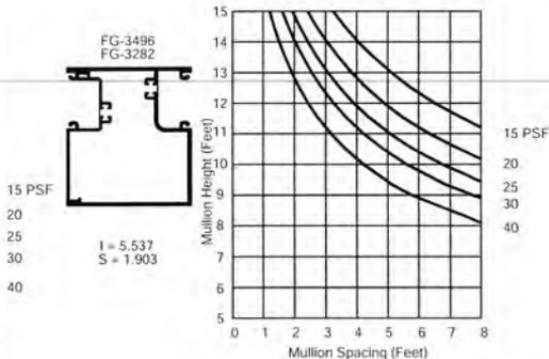
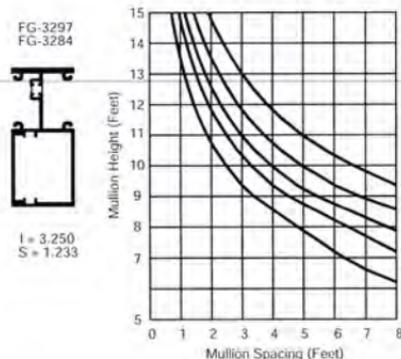
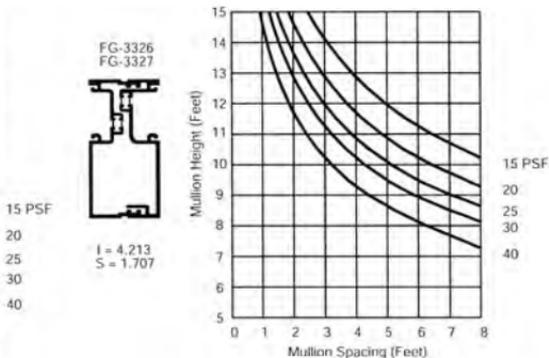
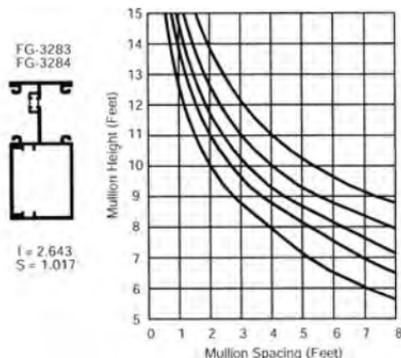


SERIES 3000-MP-BACK SET STOREFRONT - WINDLOAD CHARTS

Data is based on deflection limitations in accordance with AAMA TIR-A11 of L/175 up to 13'-6" and L/240 +1/4" above 13'-6", with a maximum deflection of 1 1/4". All curves reflect single span conditions, unless noted otherwise.

These curves reflect the limiting value for mullions with horizontals and are based on allowable windload stress for T6 aluminum (15,000 psi) and A36 steel (20,000 psi).

For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope™ facility for assistance.

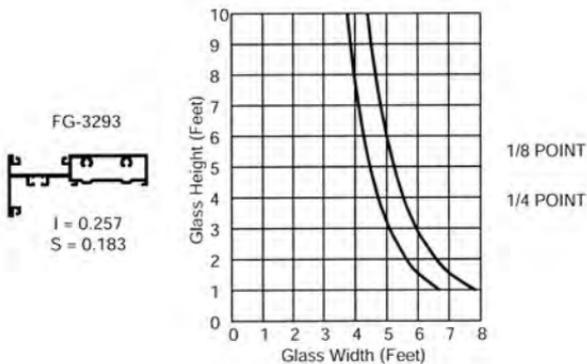
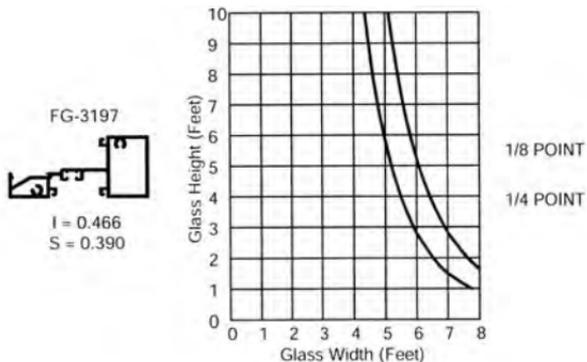


SERIES 3000 MULTI-PLANE - DEAD LOAD CHARTS

Data is based on maximum deflection of 1/8" at the center of an intermediate horizontal. All curves are calculated for 1" thick insulating glass (6.5 PSF) supported on two setting blocks at 1/4 or 1/8 point loading locations.

These curves are based on allowable windload stress for T6 aluminum (15,000 psi).

For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope™ facility for assistance.

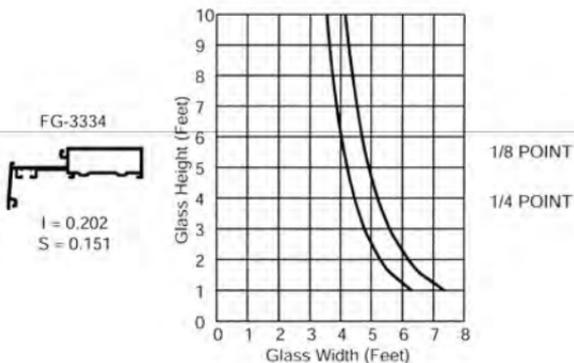
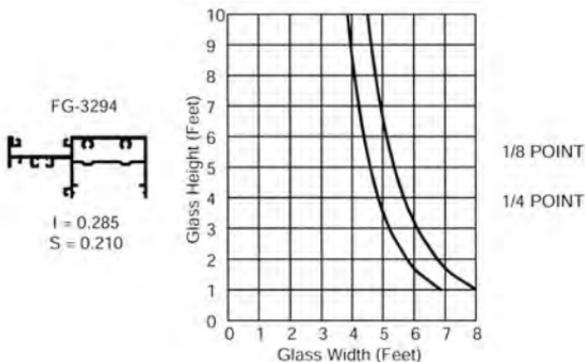


SERIES 3000 MULTI-PLANE - DEAD LOAD CHARTS

Data is based on maximum deflection of 1/8" at the center of an intermediate horizontal. All curves are calculated for 1" thick insulating glass (6.5 PSF) supported on two setting blocks at 1/4 or 1/8 point loading locations.

These curves are based on allowable windload stress for T6 aluminum (15,000 psi).

For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope™ facility for assistance.

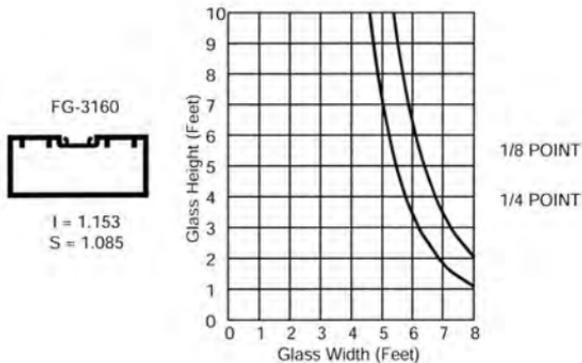
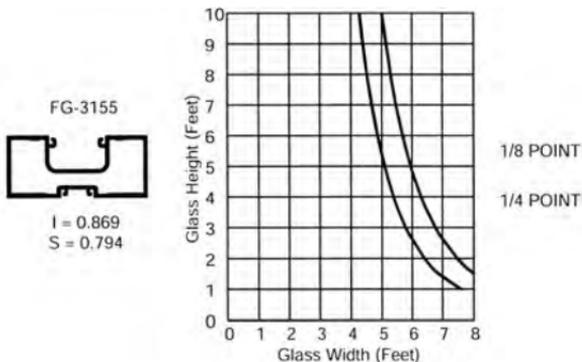


SERIES 3000 MULTI-PLANE - DEAD LOAD CHARTS

Data is based on maximum deflection of 1/16" at the center of an intermediate horizontal. All curves are calculated for 1" thick insulating glass (6.5 PSF) supported on two setting blocks at 1/4 or 1/8 point loading locations.

These curves are based on allowable windload stress for T6 aluminum (15,000 psi).

For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope™ facility for assistance.

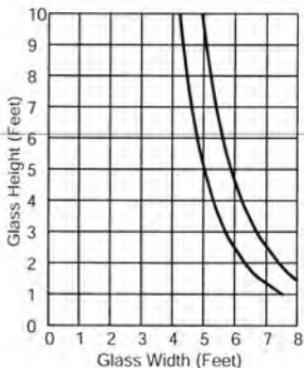
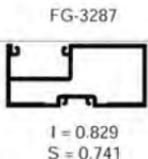
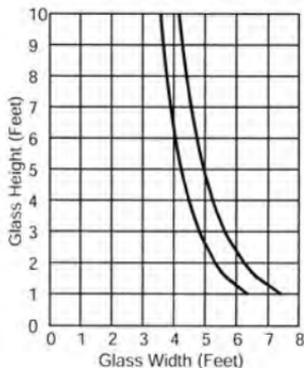
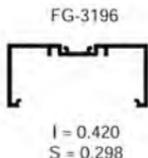


SERIES 3000 MULTI-PLANE - DEAD LOAD CHARTS

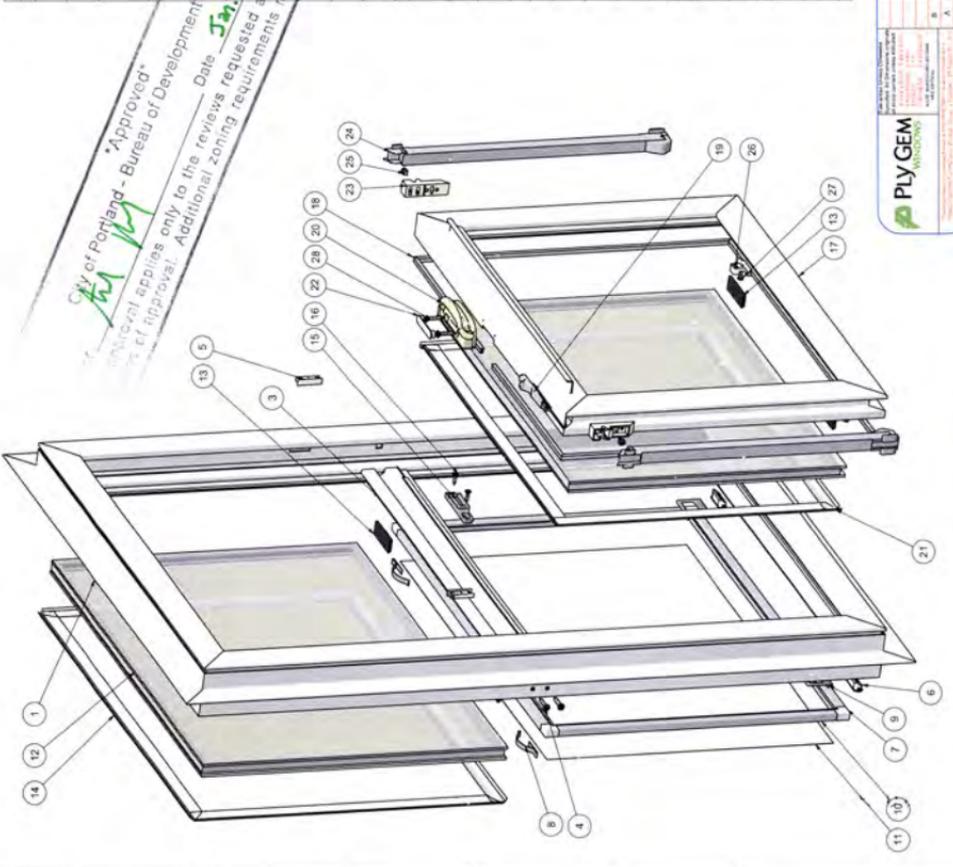
Data is based on maximum deflection of 1/16" at the center of an intermediate horizontal. All curves are calculated for 1" thick insulating glass (6.5 PSF) supported on two setting blocks at 1/4 or 1/8 point loading locations.

These curves are based on allowable windload stress for T6 aluminum (15,000 psi).

For special applications not covered by these curves, please consult your local Oldcastle BuildingEnvelope facility for assistance.



ITEM	QTY	DESCRIPTION
1	1	400 SERIES SINGLEHUNGE TOP OF FRAME
2	1	400 SERIES SLIDER SINGLEHUNGE MULLION
3	1	6X3/8 PH PN 400 SERIES SLIDER SINGLEHUNGE END MILL FAB SINGLE LOCK LOWCATION
4	4	BAX1 30 TR SZ
5	2	200/400 SERIES SINGLEHUNGE TAKE OUT CLIP
6	2	WEEP CAP 200 & 400 SERIES SLIDER SINGLEHUNGE
7	4	SCREEN/CORNER 200 & 400 SERIES SLIDER SINGLEHUNGE
8	2	PULL TAB PVC 200 & 400 SERIES SCREENS SLIDER SINGLEHUNGE
9	2	SCREEN BAR 300 X 3M 200 & 400 SERIES SLIDER SINGLEHUNGE
10	1	SCREEN MESH 200 & 400 SERIES SLIDER SINGLEHUNGE
11	2	INSULATED GLASS UNIT
12	4	0408M 1/16" OX SETTING BLOCK 400 SERIES SLIDER SINGLEHUNGE VENT
13	2	2200 200/400/550/700/800 1" OX GLAZING BEAD
14	1	200 & 400 SERIES SLIDER SINGLEHUNGE CERTALOCK STRIKE
15	2	6X5/8 PH FL SMS
16	1	0403 400 HS SIDE OF SASH
17	1	WEATHER STRIP 200 & 400 SERIES SLIDER SINGLEHUNGE
18	1	SASH STOP 200 & 400 SERIES SLIDER SINGLEHUNGE
19	1	CERTALOCK 200 & 400 SERIES SLIDER SINGLEHUNGE
20	2	2280 200/400/550/700/800 1" OX GLAZING BEAD
21	1	CERTALOCK COVER
22	2	SASH CAM 200/400 SINGLEHUNGE BALANCE CLIP
23	2	BALANCE 200 & 400 SERIES SINGLEHUNGE
24	2	6X3/8 PH PN SMS SS
25	2	VENT SASH STOP /S TOP BLOCK 200 & 400 SERIES SINGLEHUNGE
26	2	6X3/8 PH PN SMS SS
27	2	BAX1 30 FH VH
28	2	CAM LOCK NOT SHOWN



City of Portland - Bureau of Development Services
Approved
for review
 Approval applies only to the reviews requested and is subject to change of approval. Additional zoning requirements may apply.
 Date: **Jan 30 2012**

PLY GEM WINDOWS
 1000 NE Oregon Street, Portland, OR 97232
 Phone: 503.281.1111
 Fax: 503.281.1112
 Email: sales@plygem.com

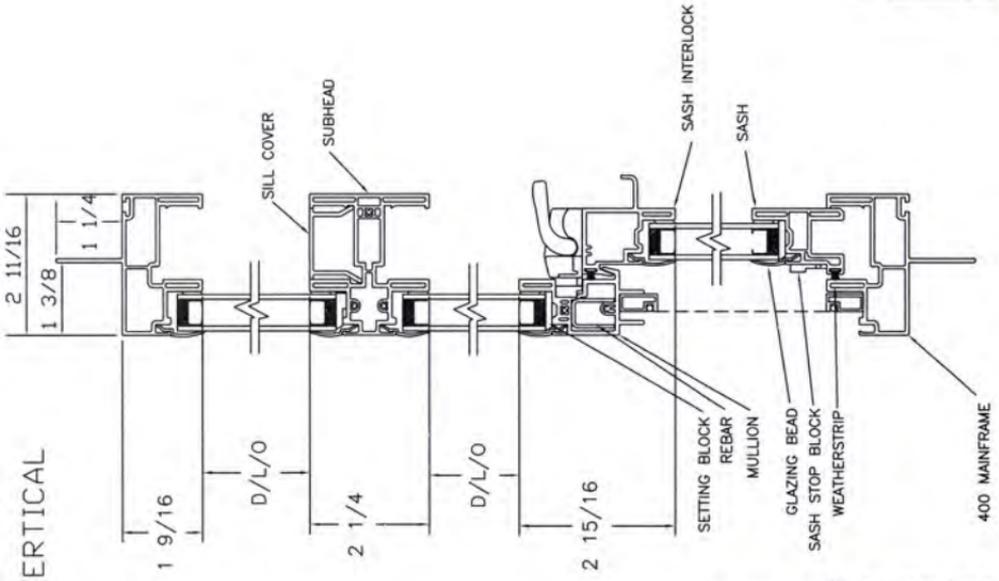
DATE: 01/30/12
 REV: 001
 BY: [Signature]
 CHECKED: [Signature]
 APPROVED: [Signature]

400 SH EXP SAW
 1000 NE Oregon Street
 Portland, OR 97232
 503.281.1111
 503.281.1112
 sales@plygem.com

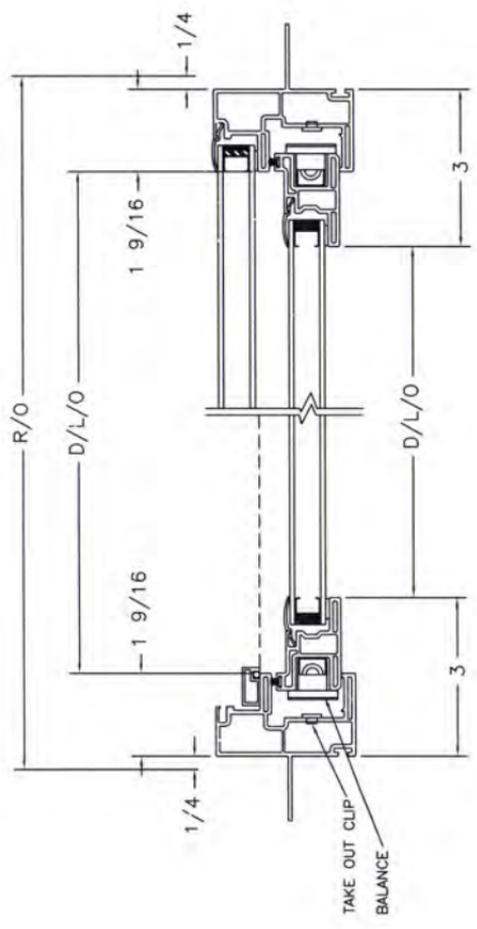
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400 SERIES SH ASSEMBLY
 EXPLODED VIEW

VERTICAL



HORIZONTAL



PLYGEM WINDOWS

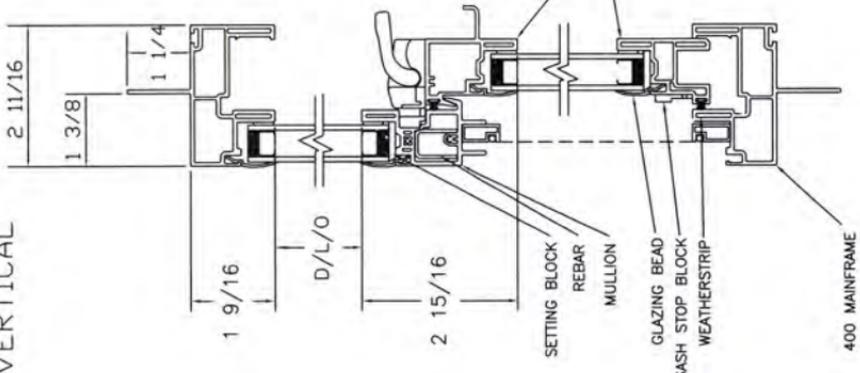
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INITIALS: UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS originate at XXXX.01005, XXX.01015 FRACTIONAL, 4 1/8" FLATNESS ± 0.004 per ft. HOTEL INDUSTRIES/STOWERS, INC. CENTRAL

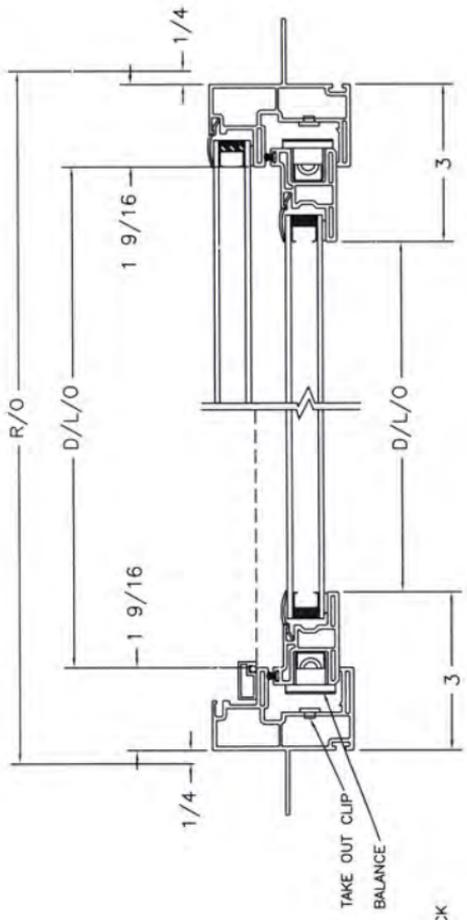
DWG. FILE NAME: DWA/FAB/DB/CUB/SEC/400/SH		SCALE: 6" = 1'	DESIGNER: N. LANKON	REV.
REV. A	09/03/99	SHEET SIZE: 11X17	DATE: 09/03/99	DESCRIPTION: 400 SERIES SINGLEHUNG FIXED ABOVE
REV. A	09-257	INITIAL RELEASE OF SECTION VIEW	DATE	BY
REV. ECO		REVISION		

CASE NO. 0414-1984402

VERTICAL



HORIZONTAL



CASE NO. 6419-19844402

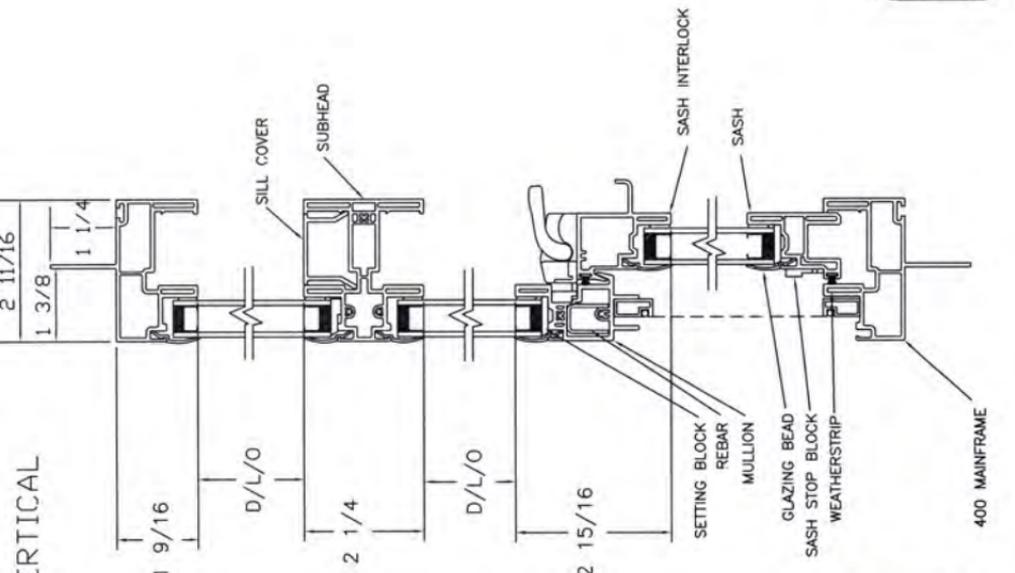


REFERENCES: Listless Operations
Specification: All Dimensions in inches
X.XXX ± 0.005, X.XX ± 0.015
FRACTIONAL ± 1/64"
FLATNESS ± 0.005 per ft.
NOTE: ROUND OFF DECIMALS
SEE CRITICAL

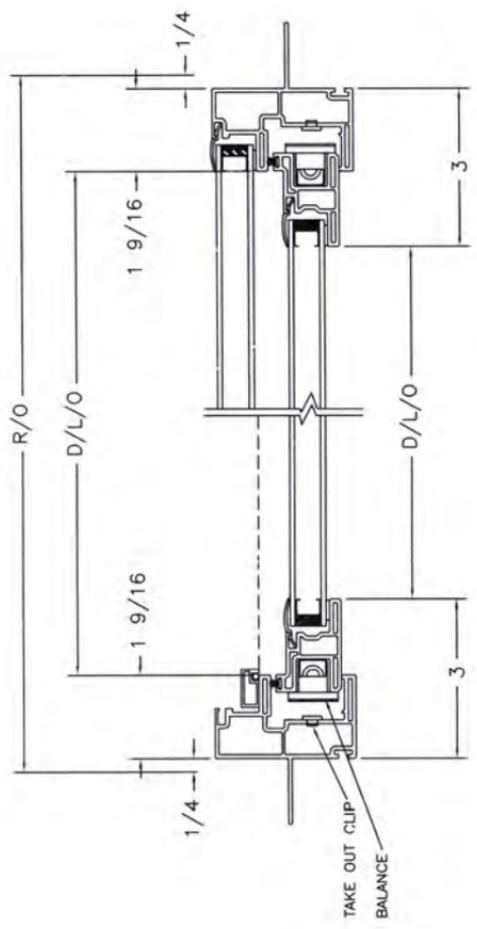
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DWG. FILE NAME: 06A/FAB/99/CUB/SEC/400/2H		REV.:
SCALE: 6" = 1'	DRAWN BY: N. LANDON	REV.:
SHEET SIZE: 11X17	DATE: 09/03/09	A
DESCRIPTION: 400 SERIES SINGLEHANG		
A	89-257	INITIAL RELEASE OF SECTION VIEW
REV.	ECO	REVISION
		DATE
		BY

VERTICAL



HORIZONTAL



CASE NO. LY 14-19844402

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400 SERIES SINGLEHANG FIXED ABOVE

REV. A	ECO	DATE	BY	REVISION	INITIAL RELEASE OF SECTION VIEW	DATE	BY
		09/03/09	NL			09/03/09	NL

DRAWING FILE NAME: 38A/FAB/DR/CMR/SEC/480/SH
 SCALE: 6" = 1'
 DRAWN BY: N. LANDON
 SHEET NO: 1107
 DATE: 09/03/09
 REV. A
 DESCRIPTION:



Approval applies only to the reviews requested and is subject to change of approval. Additional zoning requirements may apply.

Up / Down Bronze Cylinder Outdoor Wall Light

Detailed Specifications

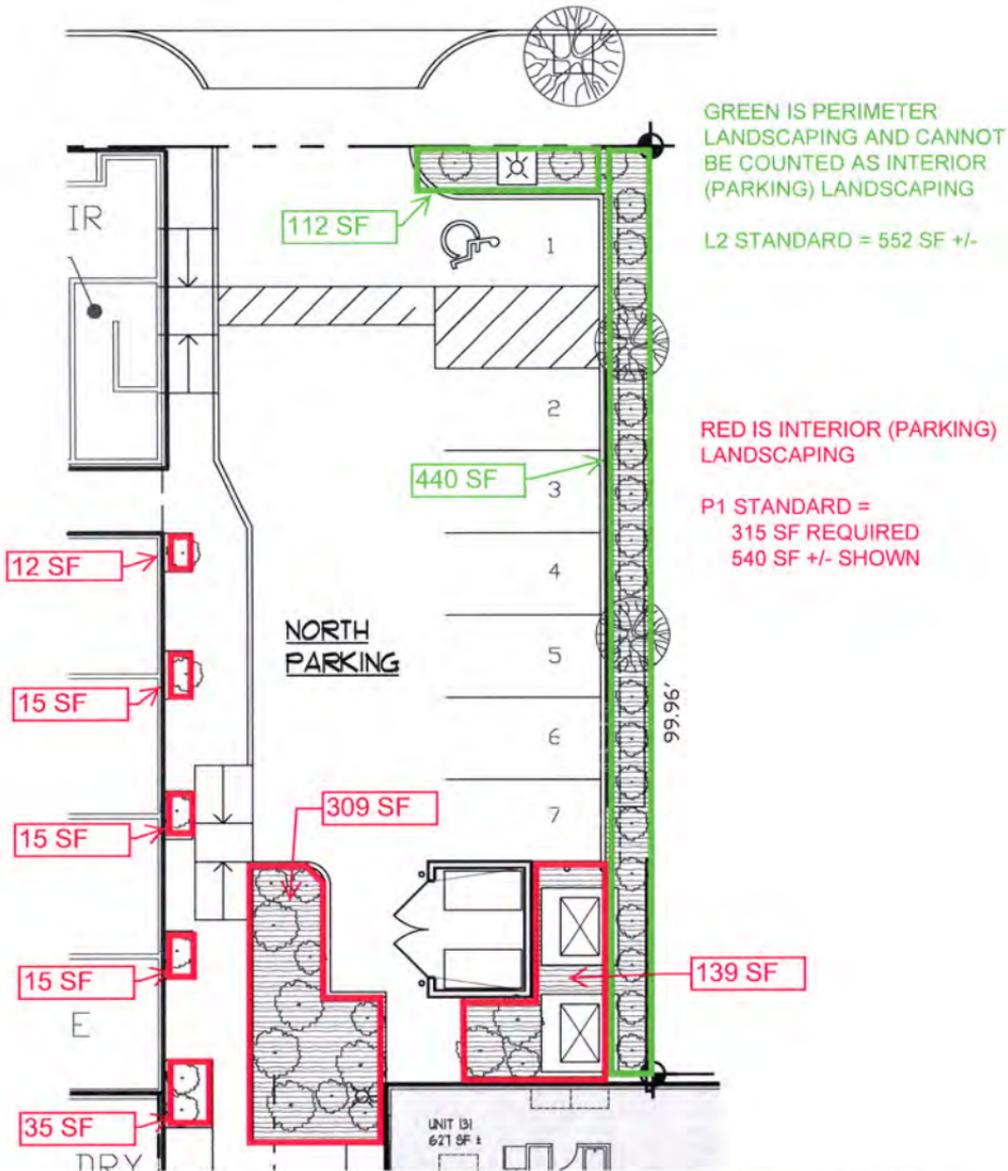
The following are detailed specifications about the Up / Down Bronze Cylinder Outdoor Wall Light by Design Classics Lighting. Our customer service team is available M-F between 7am and 5pm, Sunday between 11am and 4pm (Pacific Time) at (800) 653-6556 to provide any information that is not listed on our website.

Product Number:	379059
Manufacturer:	Design Classics Lighting
Model Number:	5052 PCB
Collection:	Cylindrical Outdoors
Bulbs Required:	2 of 65-Watt BR30 Reflector Light Bulb
Manufacturer Finish:	Powder Coated Bronze
Total Wattage:	130 w.
Voltage Type:	Line Voltage
Height:	14-1/2 in.
Width:	5 in.
Depth:	8 in.
Wattage:	65
Bulb Type:	Incandescent
Bulb Shape:	BR30
Base Type:	Medium
Number of Bulbs:	2
Bulb Included:	No
ADA Compliant:	No
EnergyStar Compliant:	No
Material:	Cast Aluminum
Shipping:	UPS Regular
Certification Agencies:	UL, CUL
Backplate Dimension:	4-1/2 x 4-1/2
Wet Location:	Yes
Damp Location:	Yes

By AM M

Date Jan. 30, 2015

This approval applies only to the reviews requested and is not a blanket approval. Additional zoning requirements may apply.



GREEN IS PERIMETER
LANDSCAPING AND CANNOT
BE COUNTED AS INTERIOR
(PARKING) LANDSCAPING

L2 STANDARD = 552 SF +/-

RED IS INTERIOR (PARKING)
LANDSCAPING

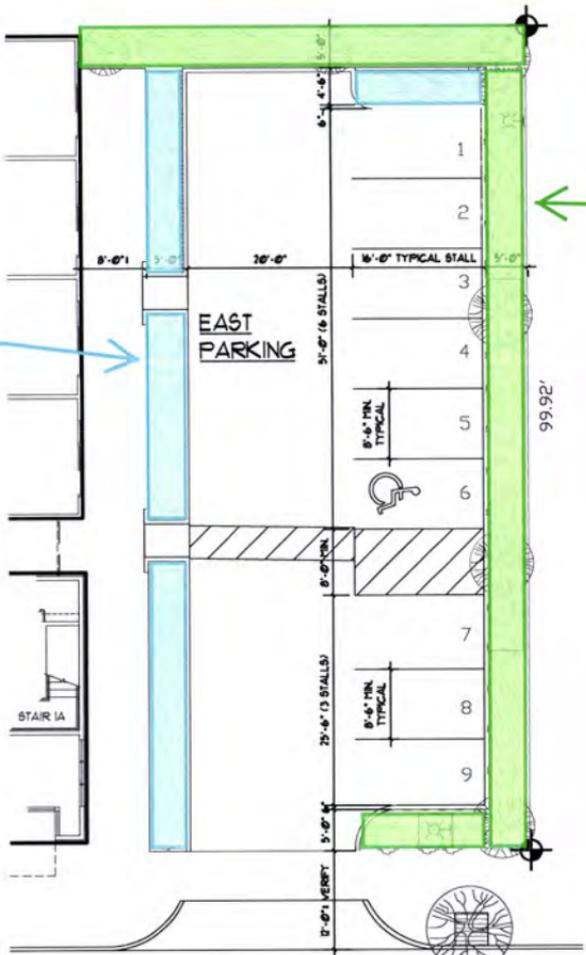
P1 STANDARD =
315 SF REQUIRED
540 SF +/- SHOWN

And M

Date *Jan. 30, 2015*

approval applies only to the reviews requested and is not a
guarantee of approval. Additional zoning requirements may apply

453 SF OF P1
LANDSCAPING



843 SF OF L2
LANDSCAPING