



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: March 24, 2009
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-7870 / Staci.Monroe@ci.portland.or.us

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 09-105209 DZ - DESIGN REVIEW FOR
STOREFRONT REMODEL AND ROOFTOP MECHANICAL**

GENERAL INFORMATION

Applicant: Elle/Cole LLC (owner)
9787 SW Linwood Terrace
Portland, OR 97225

Representative: Steve Fosler (architect), 503-241-9339
Fosler Portland Architecture LLC
720 SW Ankeny Street
Portland, OR 97205

Site Address: 1705 NW 14TH AVENUE

Legal Description: TL 1700 LOT 1&4&5 BLOCK 13, WATSONS ADD
Tax Account No.: R883801420
State ID No.: 1N1E28DD 01700
Quarter Section: 2828
Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District – North Pearl
Zoning: EXd – Central Employment zone with a Design overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review for exterior alterations proposed to the building located at 1705 NW 14th Avenue. The improvements are associated with a new hair salon tenant (Magnum Opus) and include the following:

- New 4'-10" deep sunbrella fabric and metal canopies along the south, east and north facades;
- New bronze aluminum storefronts including entrances on the south, east and north facades to match existing storefronts;
- New exterior wall-mounted light fixtures;
- New rooftop equipment including 20 solar tubes and 3 HVAC units, each with dimensions of 49.86" (h) x 47.4" (d) x 61.75" (w) on a 14" tall curb, and surrounded with a 5'-6" tall vertical louvered metal screen painted to match the building;
- New metal fence at the northeast corner of the site; and
- New bike parking racks.

The proposal also includes 3 new signs and improvements within the sidewalk such as street trees, landscaping and new sidewalk. However, due to the sign size (less than 32 square feet) and location of the standard sidewalk improvements in the public right-of-way, neither of these alterations requires Design Review.

Since the value of the exterior improvements exceeds \$131,150, nonconforming site upgrades are required per Section 33.248.070. Of the eight upgrades only the short and long term bike parking are applicable. Based on the retail floor area (5,575 SF) a total of 2 short-term and 2 long-term bike spaces are required. The long term spaces are located within the building while the short term spaces are located outside the building in the northeast corner of the site.

Exterior alterations to existing development within the Central City Plan District and Design overlay zone require Design Review.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

ANALYSIS

Site and Vicinity: The triangular shape 5,750 SF property is located at the northwest end of the North Pearl subarea within the River Subdistrict. The property is bound NW Xavier Street to the south, NW 14th Avenue to the east and I-405 to the north overhead. The site is fully developed with one and two story buildings that are physically and internally attached.

The surrounding area is zoned for industrial and employment uses and is mostly developed with single story warehouse style building containing older industrial uses with some more recently converted to design and production spaces. NW 14th Avenue is classified as a Major City Traffic Street while the other three fronting the property are all local service streets. The site lies within the Northwest Triangle Pedestrian District.

This area is now part of the North Pearl Subarea of the River District within the Central City Plan District. The North Pearl District plan area was recently adopted in November 2008 and focuses on the creation of a pleasing and dynamic urban form, a mix of complementary land uses, creation of community-serving amenities and providing a range of housing opportunities for the growing diversity of household types in the Pearl District.

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

The “d”, Design, 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.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed February 19, 2009. The following Bureaus have responded with no issues or concerns:

- Water Bureau (refer to Exhibit E-2)
- Fire Bureau (refer to Exhibit E-3)
- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Bureau of Environmental (refer to Exhibit E-4)
- Plan Review Section of BDS (refer to Exhibit E-5)

The Bureau of Transportation Engineering responded with the following comment (refer to Exhibit E-1 for additional details):

- No objection to approval. Non-standard items in the right-of-way in NW 14th Avenue and NW Savier Street are not approved (i.e. circular planters and metal fence).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 19, 2009. 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 and River District Guidelines.

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region’s population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

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

Central City.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

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.

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

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

Findings: The project incorporates building elements and site design features associated with the River District. The expansive storefronts, awnings and light fixtures are all features found on both old and newer buildings. Some of the new storefronts are restoring old storefronts that had been blocked over in past renovations. The uniquely shaped awnings are of an industrial style made of steel and fabric. Using similar elements as those found in the district helps to unify this project with the surrounding built environment. *This guideline is therefore met.*

A5-1. Reinforce Special Areas. Enhance the qualities that make each area distinctive within the River District, using the following "Special Area Design Guidelines" (A5-1-1 – A5-1-5).

A5-1-1. Reinforce the Identity of the Pearl District Neighborhood. This guideline may be accomplished by:

- 1) Recognizing the urban warehouse character of the Pearl District when altering existing buildings and when designing new ones.
- 2) Recognizing the urban warehouse character of the Pearl District within the design of the site and open spaces.
- 3) Designing buildings which provide a unified, monolithic tripartite composition (base/middle/top), with distinct cornice lines to acknowledge the historic building fabric.
- 4) Adding buildings which diversify the architectural language and palette of materials.
- 5) Celebrating and encouraging the concentration of art and art galleries and studios with design features that contribute to the Pearl District's "arts" ambiance. Consider features that provide connectivity and continuity such as awnings, street banners, special graphics, and streetscape color coordination, which link shops, galleries, entrances, display windows

and buildings. Active ground level retail that opens onto and/or uses the sidewalk can contribute to the attraction of the “arts” concentration.

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

Findings: The proposed exterior alterations are consistent with the design vocabulary of the River District. Design characteristics of the area including material, proportions and features have been incorporated into the project. The metal, plaster, sunbrella fabric and aluminum storefront materials closely correspond with material palettes of the older development, especially within the immediate area, that consists of mostly single story warehouse buildings. The additional glazing, awnings and light fixtures create a rhythmic façade that corresponds with the massing and scale of the existing development in this industrial part of the district. *These guidelines are therefore met.*

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

Findings: Some of the new storefronts will be restoring older storefronts that were block over in a past remodel. The bow truss roof will be restored and fully exposed on the interior of the building. *This guideline is therefore met.*

A8. Contribute to the Cityscape, Stage and the Action. 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.

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

C1-1. Increase River View Opportunities. Increase river view opportunities to emphasize the River District ambiance. This guideline may be accomplished by:

- 1) Designing and locating development projects to visually link their views to the river.
- 2) Providing public stopping and viewing places which take advantage of views of River District activities and features.
- 3) Designing and orienting open space and landscape areas to emphasize views of the river.

Findings: The addition of the new storefronts along the south and east façade provides extensive glazing that reveals the activities of the interior space to those in the public realm as well as views of the bow truss roof which will be exposed on the interior as part of the renovation. The three new entrances, especially the grand entrance with double doors at the southwest corner provide physical connections from the adjacent sidewalk. The southwest entrance is also recessed from the southern wall creating an extension of the sidewalk further connecting the public and private spaces. *These guidelines are therefore met.*

A8-1. Design Fences, Walls and Gateways to be Seen Over. Design fences, walls and gateways located between a building and the sidewalk to be seen over to allow for social interaction. This guideline may be accomplished by:

- 1) Elevating building entries higher than the public sidewalk or path.
- 2) Creating a low fence or wall to visually separate but not hide semi-private spaces.
- 3) Using a low or stepped-down planting area or terraces to separate private development from a public sidewalk.

Findings: At the northern corner of the site exists a small triangular outdoor area, the only part of the property that is undeveloped. This area is to contain 2 bike racks and new entrance to the office/storage area. A 4’-6” metal fence is proposed along a portion

of the east property line to help distinguish this area as part of the private development and provide a physical barrier between the bike racks and entrance and the public sidewalk. The open work design of the metal fence along with its modest height does not visually obstruct this area and allow for social interaction to occur. *This guideline is therefore met.*

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

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

Findings: Several elements have been incorporated that provide human scale and interest along the pedestrian environment and encourage social interaction. The new recessed entry at the southwest corner of the building provides a convenient access for pedestrians from the sidewalk and well as area where those entering and exiting the building can interact without disrupting the movement on the sidewalk. The addition of glazing along the street-facing facades provides views of the activities of the interior space and views of the exposed bow truss roof system. The unique awnings and light fixtures proposed create texture and interest on the simple plaster façade that provides some human scale along the pedestrian system. *These guidelines are therefore met.*

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.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

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

Findings: Two types of light fixtures are proposed along all street-facing facades to provide a safe environment for pedestrians at night as well as add interest and texture to the building. The "IO Lighting Plane" fixture proposed along the north and east facades consists of a back lit square fixture that provides a "halo" effect, which results in a soft illumination that emanates from all sides. The "Solavanti Tenda" fixture proposed on the south elevation provides down lighting for the sidewalk and into the interior space. A small slit in the top of the fixture provides a narrow and short stream of light to highlight the banding along the parapet. The design of these fixtures does not negatively impact the skyline or create light spillover.

The three new mechanical units will be centrally located on the roof setback 18'-0" from the building edge on NW 14th Avenue and fully screened so as to not negatively impact the pedestrian environment. The vertical metal louvered mechanical screen will fully enclose all three units and extend above the unit height at 5'-6". The solar tubes sit relatively flush on the roof and will not be visible from the surrounding area and are

organized in linear patterns on the roof. *This guideline is therefore met.*

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

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: The new fabric and steel awnings provide weather protection for pedestrians as well visually enhance the pedestrian environment. The awnings are proposed above all of the storefront bays and entrances along the street-facing facades providing a continuous cover from rain, glare and sunlight for those on the sidewalk and entering or existing the building. The 4'-10" depth of the awnings provide texture and interest to the simple building thus enriching the pedestrian environment. *These guidelines are therefore met.*

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

Findings: The metal used in the aluminum storefronts, steel awnings, metal louver roof screen are durable materials that require little maintenance and are long-lasting. The sunbrella fabric proposed for the awnings is a material that is known to resist fading, mold and discoloration from its exposure to the elements. *This guideline is therefore met.*

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

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: The proposal incorporates design elements and materials that respect the integrity of the building and result in a coherent composition. The new windows on the east façade correspond with the proportions of the three different window systems found on this elevation. Removing the CMU infill wall and replacing it with a matching storefront system provides a consistent façade treatment that balances this lower, single story portion of the building. The new windows along the ground floor of the two-story portion of the east elevation are in line and proportioned with the upper floor windows yet are taller and scaled appropriately for ground floor storefront glazing. The awnings are located above each storefront bay and entrance providing a consistent treatment above all of the buildings features. The light fixtures are spaced evenly between the storefront bays creating a continuous rhythm along the facades. The aluminum, steel and metal materials proposed for the storefront system, roof screen enclosure, awning framework and metal railing all compliment the simple industrial style of the building and its existing features. *These guidelines are therefore met.*

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: The project includes two new pedestrian entrances and awnings at the three building corners to help highlight and activate the intersections on this triangular

shaped site. The roll-up doors on the north and south façade will be replaced with pedestrian doors. The southern doors will be the main building entrance and comprised of a new aluminum storefront with a glazed pair of doors while the northern entrance will be solid metal and be used mostly for employees. The awnings are proposed above all the doors and storefront along all facades including the storefront bays at the southeast corner which emphasize the edge of the building where NW 14th Avenue and NW Savier Street intersect. *This guideline is therefore met.*

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

Findings: The extension of the glazing along the street-facing facades, the awnings above each storefront and light fixtures in between the bays provide a continuous treatment of the sidewalk level of the building further distinguishing it from the upper portion of the building. *This guideline is therefore 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 respects the architectural integrity of the building and results in a coherent composition. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of storefront remodel, including awnings and light fixtures, and rooftop mechanical units and screen, per the approved site plans, Exhibits C-1 through C-21, signed and dated 3/19/09, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.21. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 09-105209 DZ. No field changes allowed."

Decision rendered by:  on March 19, 2009

By authority of the Director of the Bureau of Development Services

Decision mailed: March 24, 2009

Staff Planner: Staci Monroe

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 January 28, 2009, and was determined to be complete on **February 17, 2009**.

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 January 28, 2009.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 7, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor.

An appeal fee of \$250 will be charged. The appeal fee will be refunded if the appellant prevails. 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **April 8, 2009 – (the day following the last day to appeal)**. A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

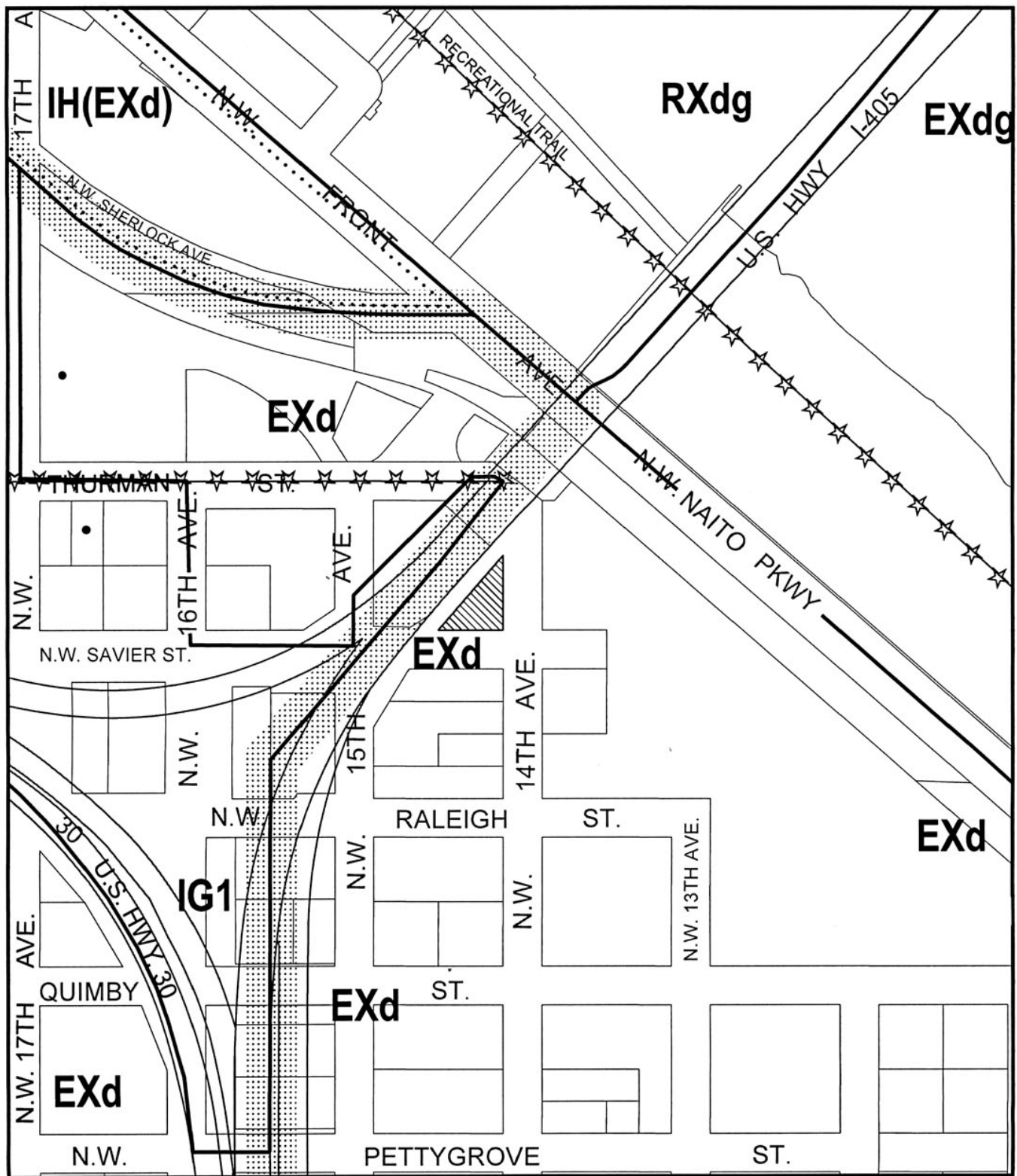
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Title Sheet
 - 2. Existing Site Plan
 - 3. Site Plan (attached)
 - 4. Existing Sidewalk Plan
 - 5. Proposed Sidewalk Plan
 - 6. Existing 1st Floor Plan
 - 7. Existing 2nd Floor Plan
 - 8. Proposed 1st Floor Plan
 - 9. Proposed 2nd Floor Plan
 - 10. Roof Plan
 - 11. Existing Building Elevations
 - 12. Proposed Building Elevation (attached)
 - 13. Building Sections
 - 14. Awning Detail
 - 15. Enlarged Entry Detail
 - 16. Storefront System Detail
 - 17. Site Photos
 - 18. Renderings
 - 19. Renderings
 - 20. Lights, Solar Tube & Mechanical Unit Details
 - 21. Louver Detail
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Bureau of Environmental Services
 - 5. Plan Review Section of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

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



ZONING



Site



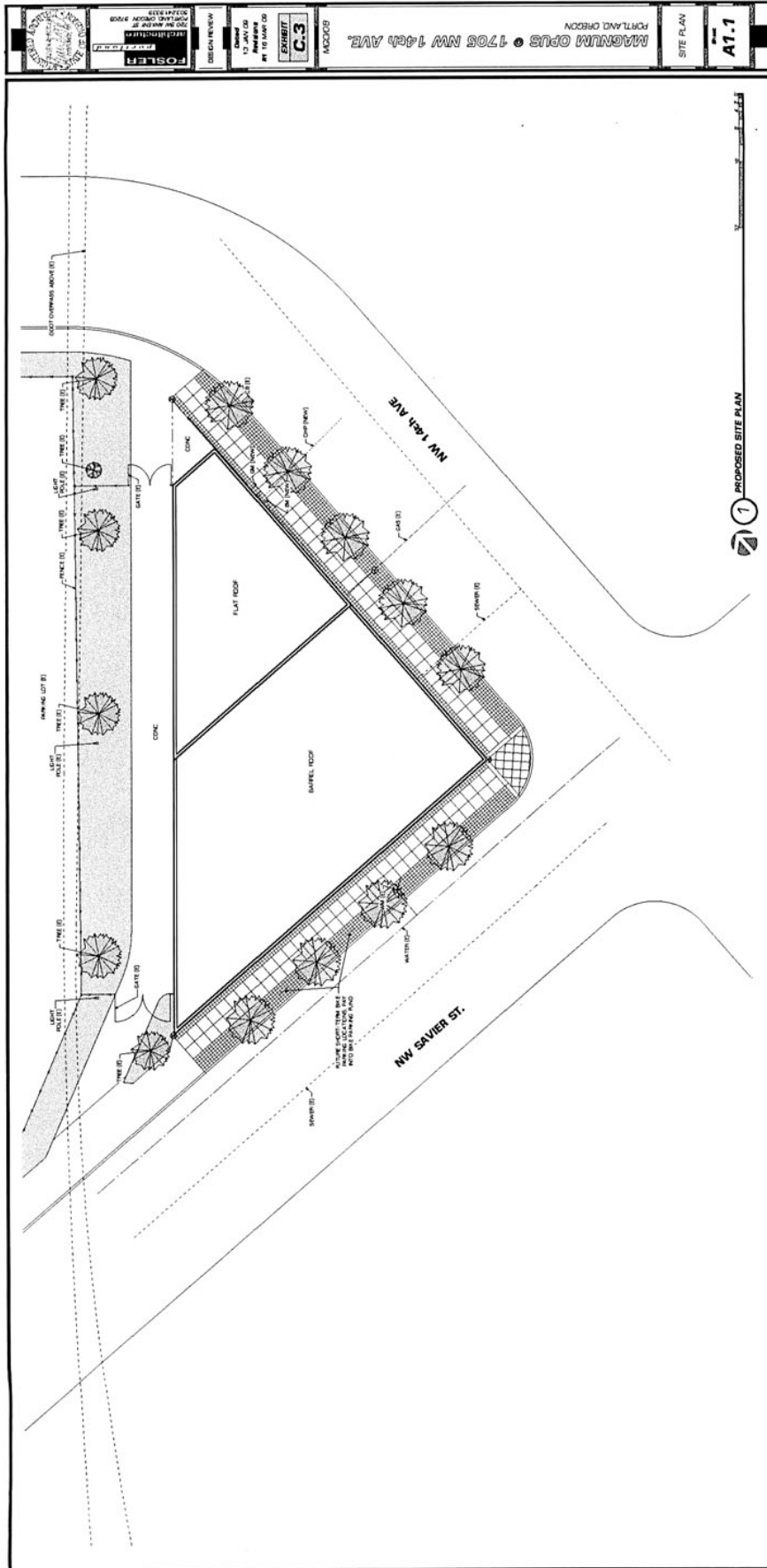
Historic Landmark



NORTH

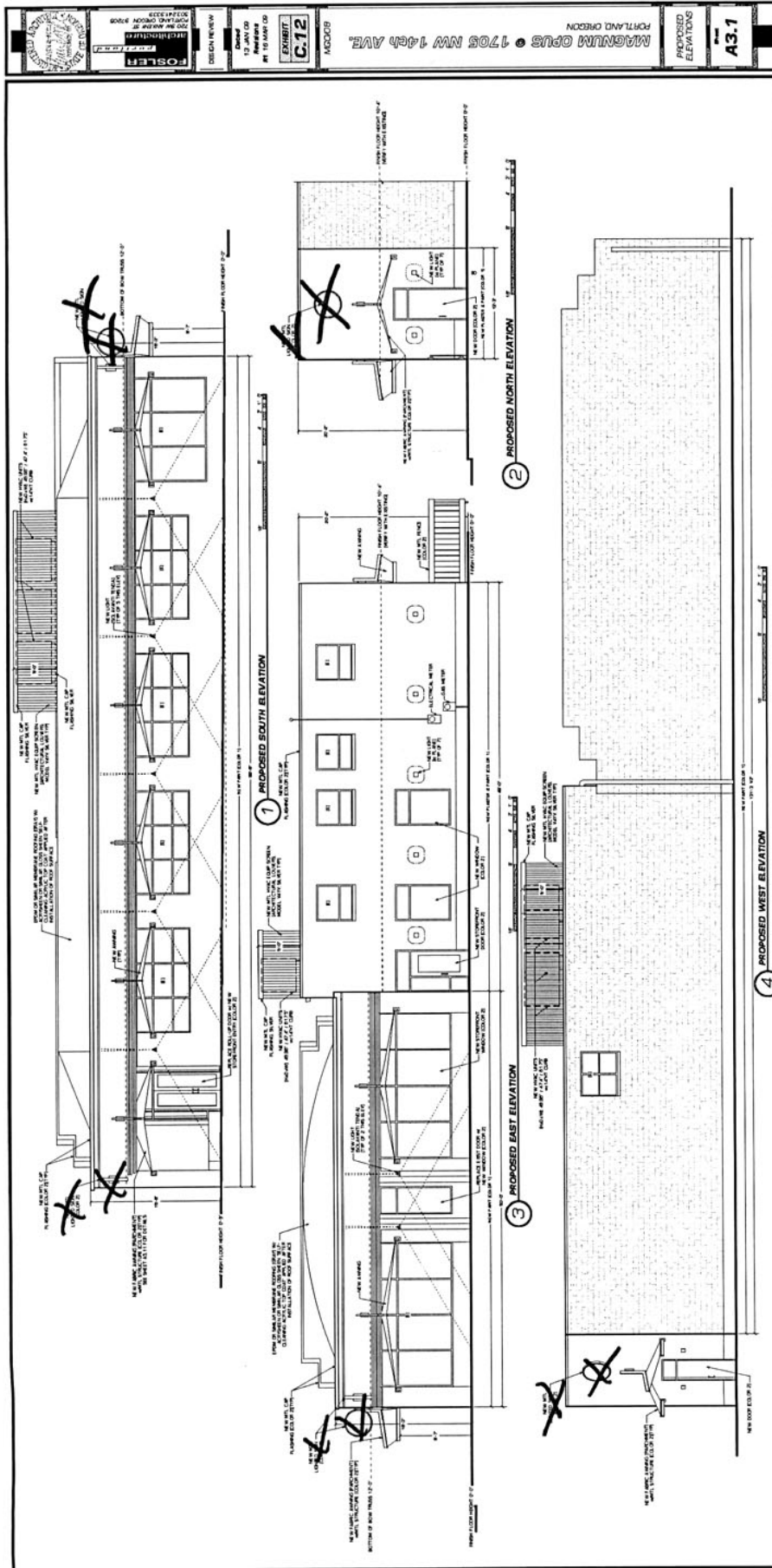
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 09-105209 DZ
1/4 Section 2828
Scale 1 inch = 200 feet
State_Id 1N1E28DD 1700
Exhibit B (Jan 30, 2009)



Approved
 City of Portland - Bureau of Development Services
 Planner: S. M. M. Date: 3/19/07
 *This document applies only to the reviews requested by the applicant and is not a contract. Additional zoning requirements may apply.

09.105209 02
 EX. C-3



Approved
 City of Portland - Bureau of Development Services
 Planner SM Date 3/19/09
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

09-105209 02
 EX. C-12