



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

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Portland, Oregon 97201  
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TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** April 29, 2009  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services (503-823-0660)  
dave.skilton@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 09-108063 HDZM – SIGN AND  
STOREFRONT ALTERATIONS**

**GENERAL INFORMATION**

**Applicant:** Fountain Village Development, Owner  
115 SW Ash Street #500  
Portland, OR 97204

**Representative:** Thomas Ellicott, Architect (503-227-3278)  
Beardsley Building Development  
115 SW Ash Street, #500  
Portland, OR 97204

**Site Address:** 317 SW Alder Street

**Legal Description:** LOT 4 BLOCK 48, PORTLAND  
**Tax Account No.:** R667705770  
**State ID No.:** 1S1E03BA 07400  
**Quarter Section:** 3129

**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.  
**Business District:** Downtown Retail Council, contact Stephen Pirkel at 503-274-7682.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City – Downtown  
**Other Designation:** Historic Landmark, pursuant to listing in the National Register of Historic Places on January 28, 1994.

**Zoning:** CXd, Central Commercial with Design Overlay  
**Case Type:** HDZ, Historic Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Historic Landmarks Commission.

**Proposal:**

The applicant is seeking Historic Design Review approval for the following proposed exterior alterations:

- Rehabilitation of three existing shop entries, one at the corner and one facing SW Third Avenue and one facing SW Alder Street (the latter to be fixed shut);
- Removal and storage of two other shop entry doors;
- Installation of new storefront system materials to closely match existing historic where shop entry doors are to be removed;
- Installation of new insulated-glass units in all storefronts;
- Consolidation of scattered remnant bronze storefront trim elements into one location, and close replication of the original appearance elsewhere;
- Re-cladding of existing non-historic awning frames; and
- Replacement of an existing, projecting corner blade sign with a larger, illuminated, projecting corner blade sign.

Historic Design Review is required because the proposal is for exterior alterations and the property is a Historic Landmark, pursuant to listing in the National Register of Historic Places on January 28, 1994.

**Modifications:**

Per 33.846.070, Modifications Considered During Historic Design Review, the applicant is seeking approval of a proposed modification to section 32.32.030 C 1 b of the Portland Sign Code which limits signs projecting into the right of way to face area of 30 square feet or less. The proposal is for a sign approximately 46 square feet in face area, as defined in 32.24.010.

**Relevant Approval Criteria:**

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

- |  |  |
|--|--|
| ▪ 33.846.060 Historic Design Review          | ▪ 33.846.060 G Other Approval Criteria                             |
| ▪ Central City Fundamental Design Guidelines | ▪ 33.846.070 Modification Considered During Historic Design Review |

**ANALYSIS**

**Site and Vicinity:** The Buyers Building, more commonly known today as the Loyalty Building, was designed by the architecture firm of Claussen and Claussen in 1922, but not constructed until 1928. Programmatically it was modeled on successful enterprises in New York and Chicago that brought together many smaller retailers and vendors in a supportive setting to create a synergistic marketplace. The exterior design of the building applies the classical Sullivanesque tripartite formula – base, middle, and top -- to a commercial structure, expressing the strength and minimal size of its concrete frame in larger window openings and relatively slender structural columns. The exterior cladding material at the two lower floors is “cast stone” a concrete material made to mimic stone masonry. The upper floors are clad in brick. As is common with older commercial structures, the ground floor of the building has seen many alterations over time as tenancies have changed. The prominent local architect, Harry Herzog, designed a significant and comprehensive ground floor remodeling, still largely intact.

The building is located in a neighborhood dense with individually designated Historic Landmarks from the late Nineteenth and early Twentieth Centuries, so much so that the aggregation constitutes a *de facto* historic district. SW 3<sup>rd</sup> Avenue is designated as a Traffic Access Street and City Bikeway, and SW Alder Street is designated as Major City Traffic Street and a Local Service Bikeway. The entire downtown area is designated as a pedestrian zone.

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

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

The Design Overlay Zone (d) promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**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 **March 31, 2009**. The following Bureaus have responded with no issues or concerns:

- Water Bureau
- Life Safety Review Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on March 31, 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**

### **(1) HISTORIC DESIGN REVIEW**

#### **Chapter 33.846, Historic Reviews**

##### **Purpose of Historic Design Review**

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

##### **Historic Design Review Approval Criteria**

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is a designated Historic/Conservation Landmark. Therefore the proposal requires historic design review approval. The relevant approval criteria are listed in 33.846.060 G 1-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

#### **G. Other Approval Criteria:**

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

**Findings:** The storefront system on the Buyers/Loyalty Building has seen many alterations over time. Its current condition mostly reflects a comprehensive and significant remodeling, dating to 1939. The existing configuration also reflects an earlier subdivision into three tenant spaces, which will be respected by retaining all three recessed historic entry doors, one on each face of the building and one at the corner. Two secondary exit doors will be removed to the owner's storage and the openings will be filled in to match overall historic character. *This guideline is therefore met.*

- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

**Findings:** The proposed minor changes reflect known historic characteristics and patterns of treatment. They do not create a false sense of historic development. No elements from other buildings are proposed for inclusion in the project. *This guideline is therefore met.*

- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

**Findings:** The proposal retains all elements of the historically significant 1939 remodeling. *This guideline is therefore met.*

- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

**Findings:** The current glazing and its supporting extrusions is a mix of at least three systems, including a few scattered pieces from the original bronze system. Remnant pieces of this original material will be salvaged and consolidated into a single bay, the first from the corner on SW Alder. A new bronze-anodized aluminum framing system, closely matching the historic material in color, texture and profile, will be employed elsewhere to replace the current varied non-historic elements. The result will be a relatively uniform appearance subtly distinguishable from the original upon closer examination. New double-glazed units will replace the existing glass, none of which appears to be from the historic period. *This guideline is therefore met.*

- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

**Findings:** No chemical or physical treatments are proposed. *This guideline is therefore met.*

- 6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

**Findings:** No ground disturbing activity is proposed. *This guideline is therefore met.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

**Findings:** With the exception of the replacement projecting blade sign, the work proposed is restorative rather than additive in character. The simple sign mounting brackets will be attached with a proprietary threaded rod system epoxied into 5/8" diameter holes drilled into the cast stone cladding. This treatment is fully reversible by in-kind patching and painting. The proposed corner blade sign has a somewhat Art Deco character but is clearly differentiated as modern by the illuminated push-through lettering technology. *This guideline is therefore met.*

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**Findings:** The replacement corner blade sign draws design cues, such as its rounded and stepped edges, from the existing restrained Art Deco character of the two lower floors. The sign is sized vertically to align with the second floor windows. It reuses the attachment locations of the current blade sign and an extinct one, and is wired from the interior. The remodeled area of the building will continue to provide full accessibility for disabled people. *This guideline is therefore met.*

- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**Findings:** No additions or adjacent related new constructions are proposed. *This guideline is therefore met.*

- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings:** Because the work proposed is mostly restorative in character, it is *ipso facto* compatible with the character of the resource. As noted above, because the property adjoins other historically designated buildings and is in an area with a majority of designated resources the proposed restoration work is also compatible with the vicinity and neighborhood. The proposed sign, while clearly current in materials, is in the spirit of historic projecting corner blade signs. *This guideline is therefore met.*

### **Central City Fundamental Design Guidelines**

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

The Central City Fundamental Design Guidelines 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.

### **Central City Plan Design Goals**

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

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within 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.*

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

**Findings:** The proposed alterations are generally restorative in character and will facilitate the continued use of a historic building by improving the corner tenant space. *This guideline is therefore met.*

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

- 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.

- 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.

**Findings B4, C7, and B6:** Replacement of the deteriorated awning fabric and refurbishment of the storefronts will improve both weather protection and the general ambience for people using the sidewalk and waiting at the very busy bus stop facing SW Third Avenue. Retention of the three recessed entries, one on each street face and one at the corner, reinforces the human scale of the storefront and reduces conflicts between pedestrians and those entering and exiting the building. The replacement sign, mounted diagonally at the corner of the building at the second floor level, is detailed to complement the historic character of the building and also serves as a place marker at the corner. It is keeping with historic patterns of signage. *These guidelines are therefore met.*

- 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.

- C13. Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

**Findings for C10 and C13:** The proposed blade sign will project diagonally from the corner of the building into the right-of-way above the canopies, reusing the mounting locations of the existing sign and an extinct one. While the sign is technically measured at 46 square feet, that area includes approximately 16 square feet of open space around the main vertical sign element. The sign itself is broken into two elements and detailed to complement the restrained Commercial/Art Deco character of the lower level of the building. It will feature internally illuminated push-through

translucent lettering, and will be wired directly from the interior of the building. Because it will be mounted at the second floor level of the building, it will have no impact on the skyline, and the level of illumination will be minimal because only the letters will be lit. *These guidelines are therefore met.*

## **(2) MODIFICATIONS**

### **33.846.070 Modifications Considered During Historic Design Review**

The approval criteria for modifications considered during historic design review are:

**A. Better meets historic design review approval criteria.** The resulting development will better meet the approval criteria for historic design review than would a design that meets the standard being modified; and

**B. Purpose of the standard.**

1. The resulting development will meet the purpose of the standard being modified; or
2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

**The following modification is requested:** The applicant is seeking approval of a modification to section 32.32.030 C 1 b of the Portland Sign Code limiting signs projecting into the right of way to face area of 30 square feet or less. The proposal is for a sign approximately 46 square feet in face area.

**The following historic design review approval criteria are better met:**

**33.846.060 G 8, Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**33.846.060 G 10, Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings:** The replacement of the existing corner blade sign, which is a simple rectangular cabinet with a fully illuminated face, with a more refined and historically derived sign provides better compatibility with the historic character of the building. The new sign draws design cues, such as its rounded and stepped edges, from the existing restrained Commercial/Art Deco character of the two lower floors of the building. It also takes its general form from the common historic pattern of illuminated corner signs which is evidence throughout the surrounding neighborhood. The actual surface area of the sign is slightly less than the thirty square foot allowed maximum, and the overall impact is mitigated by the fact that it is broken into two smaller elements. *These guidelines are therefore better met.*

**The purpose of the standard will be better met by the resulting development:**

**Purpose:** The regulations contained in Chapters 32.30 through 32.38 are land use regulations which work in combination with Title 33, Planning and Zoning, to implement Portland's Comprehensive Plan. The standards contained in Chapters 32.32 through 32.34 encourage signs to be compatible with the distinct character of specific areas of the city by regulating the size, placement, and features of signs by base zone, overlay zone, and plan

district. Chapter 32.34 includes standards that encourage signs that further the objectives of certain land use categories.

**Findings:** The area around the Buyers/Loyalty Building has a density of designated historic buildings greater than the density of contributing resources in some nearby historic districts. Although not formally recognized as such this means that it contributes to the character of a *de facto* historic district where historically illuminated corner blade signs were the norm and where some survive to the present. The purpose of the sign code is to allow signs compatible with the character of the neighborhood. *The purpose of the standard is therefore better met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The proposal, essentially improvements in support of a new tenant help to restore lost historic character to the storefronts on both street frontages. The space has been vacant for several years, and the presence of a new business is expected to improve the appearance and vitality of the corner. The proposal meets the applicable guidelines and therefore merits approval.

## ADMINISTRATIVE DECISION

Approval of exterior alterations to the Historic Landmark Buyers (Loyalty) Building in the Central City Plan Area, including:

- rehabilitation of three existing shop entries, one at the corner and one facing SW Third Avenue and one facing SW Alder Street (the latter to be fixed shut);
- removal and storage of two other shop entry doors;
- installation of new storefront system materials to closely match existing historic where shop entry doors are to be removed;
- installation of new insulated-glass units in all storefronts;
- consolidation of scattered remnant bronze storefront trim elements into one location, and close replication of the original appearance elsewhere;
- re-cladding of existing non-historic awning frames; and
- replacement of an existing, projecting corner blade sign with a larger, illuminated, projecting corner blade sign.

Approval of a Modification to section 32.32.030 C 1 b of the Sign Code, allowing a sign greater than 30 square feet in area (46 square feet) to project into the right-of-way.

Approvals per Exhibits C-1 through C-8, signed and dated April 24, 2009, 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 through C-8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 09-108063 HDZM. No field changes allowed."

**Staff Planner: Dave Skilton**





**Decision rendered by:** \_\_\_\_\_ **on April 24, 2009.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: March 28, 2009**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on February 11, 2009, and was determined to be complete on **March 26, 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 February 11, 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 Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 13, 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](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Historic Landmarks 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 Historic Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

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

- *Unless appealed*, The final decision may be recorded on or after **May 14, 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:

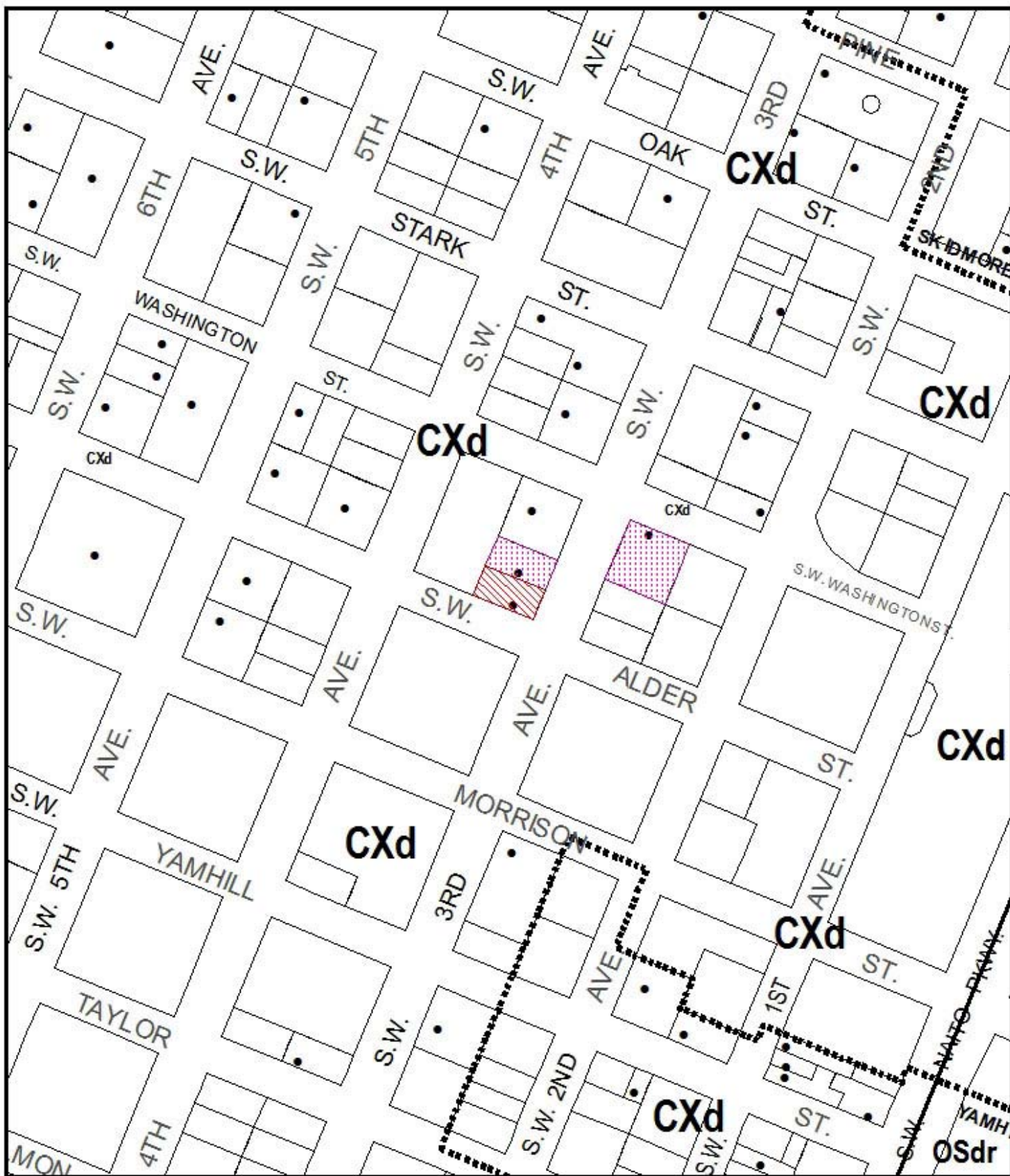
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Existing Partial South Elevation and Plan
  - 3. Existing Partial East Elevation and Plan
  - 4. Proposed Partial South Elevation and Plan (attached)
  - 5. Proposed Partial East Elevation and Plan (attached)
  - 6. Entry Plans and Details
  - 7. Storefront Details
  - 8. Sign and Awning Details – 10 pages
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Water Bureau
  - 2. Life Safety Review Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Case Correspondence Log

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).**



# ZONING

-  Site
-  Also Owned
-  Historic Landmark

This site lies within the:  
CENTRAL CITY PLAN DISTRICT

File No. LU 09-108063 HDZM

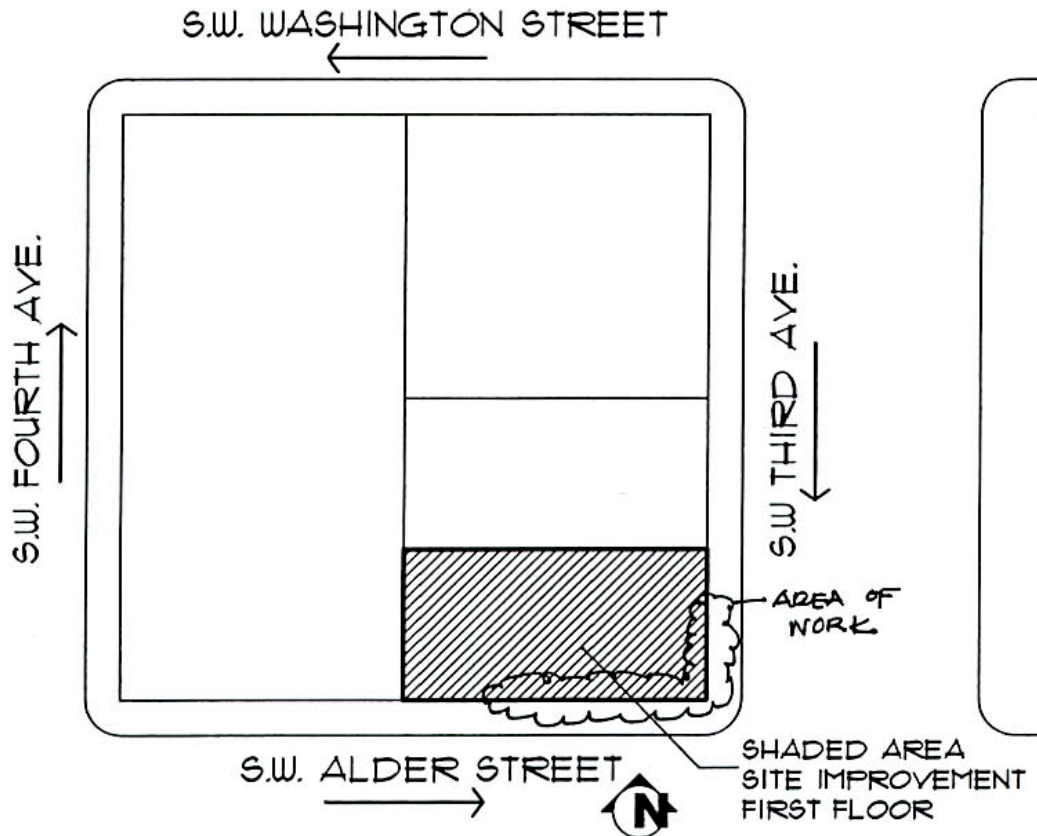
1/4 Section 3129

Scale 1 inch = 200 feet

State\_Id 1S1E03BA 7400

Exhibit B (Mar 26, 2009)





\*Approved\*

City of Portland - Bureau of Development Services

Planner Dave Phillips Date 4.24.9

\* This approval applies only to the reviews requested on this application. Additional zoning requirements may apply.

LU 09-108063H02  
EXHIBIT C-1

PROJECT DESCRIPTION:  
TENANT IMPROVEMENT  
LOYALTY BUILDING

SHEET DESCRIPTION:  
SITE PLAN

PROJECT NAME:  
AMERICA'S BEST CONTACTS & EYEGLASSES

315 SW ALDER  
PORTLAND, OR.

DATE:  
DRAWN BY: TZE  
SCALE: 1/64" = 1'-0"  
REVISIONS:







LV 09-108063 HDZ EXHIBIT C-5