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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: March 21, 2011

To: Interested Person

From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in 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 10-200647 DZM
BROADWAY RECOVERY CENTER REVISIONS

GENERAL INFORMATION

Applicant: Central City Concern
232 NW 6th Avenue / Portland, OR 97209-3609

Representative: John Smith, SERA Architects PC
338 NW 5th Avenue / Portland, OR 97209

Site Address: 33 NW BROADWAY

Legal Description: BLOCK 53 LOT 1 EXC SLY 20' IN BURNSIDE ST EXC E 10' IN NW BROADWAY LOT 4&5 EXC E 10' IN NW BROADWAY LOT 8 EXC E 10' IN NW BROADWAY, COUCHS ADD

Tax Account No.: R180204630 **State ID No.:** 1N1E34CB 09800 **¼ Section:** 3029

Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District

Zoning: CXd, Central City with design overlay
Case Type: DZM, Design Review and Modification Review
Procedure: Type II, administrative decision with appeal to the Design Commission.

Proposal: The applicant recently received Design Commission's Design Review approval for a new building, The Broadway Recovery Center, at NW Burnside and Broadway (LU 10-122870 DZM). As part of that previous review, the Design Commission required a follow-up review for the sunshades and any other design changes.

The applicant seeks design review approval for:
- The sunshade design at floors 2 and 3 of the south elevation,
- A new configuration of the rooftop mechanical enclosure and the addition of new rooftop mechanical equipment (the previous approval included 2 separate mechanical enclosures

and fewer mechanical units),
- Two blade signs (one each at Broadway and Couch, located adjacent to the building entries),
- A reduction to the amount of louvers at the service area along the couch frontage (the two original vertical bands of louvers have been deleted and replaced with a single louver inset into the dark brick wall).

Modification Review: Title 32 limits signs extending into the right-of-way to 30SF in area. The two proposed signs are each 55.2 SF in area and fully within the right-of-way. Because this standard limiting sign area in the right-of-way is not met, a Modification request is required.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: the Central city Fundamental Design Guidelines, the River District Design Guidelines, and 33.825.040 A. and B.

ANALYSIS

Site and Vicinity: The site is located at the southern edge of the River Subdistrict of the Central City, and is just north of the Central City Core of Downtown Portland. The parcel to be developed is a half-block fronting NW Broadway to the east, West Burnside Street to the south and NW Couch Street to the north. The Central City Concern ownership encompasses this half-block parcel and an abutting quarter-block parcel. The half-block parcel recently had demolished an existing one-story building (which previously housed a fast food chain restaurant) and surface parking with a drive-through facility. The abutting quarter-block parcel includes an existing 12-story building that fronts the North Park Blocks to the west; the proposed building will be internally connected to this existing building. The remainder of the block includes 2 buildings at the northwest quarter-block – a three-story masonry building fronting the North Park Blocks and an abutting one-story masonry building.

The site is not at a designated Central City Gateway, but is considered to be at a significant location. Both W Burnside and NW Broadway have signature roles in the Central City; the site sits at the intersection of the two. The site is located between the Burnside crossings of the Central City transit mall and the Park Blocks. It also sits at the elbow where the bright lights of lower Burnside turn south onto Broadway, culminating in the "Portland" sign at the Arlene Schnitzer Concert Hall; the site is included in the "Broadway Unique Sign District". Physically, this is one of the largest and most dynamic intersections in the Central City. Burnside at this point is 100'-wide and has two-way traffic, and Broadway north of Burnside is two-way while south of Burnside is one-way. The space of Broadway also includes extra ROW that expand its width to feel roughly 100' or greater. The grid shift at Ankeny also creates a more pronounced dog-leg bend in Broadway south of Burnside, which coupled with the larger buildings in the background, makes it more prominent in the Central City.

The site is within a Pedestrian District. The following are the adjacent Street designations:
W Burnside: Local Service Bikeway, Major Transit Priority, Major City Traffic Street, City Walkway
NW Broadway: City Bikeway, Traffic Access Street, City Walkway
NW Couch: City Bikeway, Local Service Walkway

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.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community

planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include:
- *LUR 94-00830 DZ (94-011732).* Approval of Design Review for an existing security fence, new trees and new fence planting. Approval is subject to the following conditions: A. Plantings mitigation for the fence must meet Mitigation and Restorative Plantings (33,248.090) including A. Plant Source. , B. Plant Materials, C. Installation, D. Irrigation and E. Monitoring and Reporting. B. Repair (reattach and securely join sides and corners) new planter boxes so they will not come apart or degrade over time.
- *LUR 97-00611 DZ (97-014657).* Approval of Design review for exterior alterations to an existing Burger King restaurant which include a new standing seam metal roof and painting the metal fascia.
- *EA 10-105609 DA.* Design Advice Request for the Broadway Recovery Center.
- *LU 10-122870 DZM.* Design Commission approval for the Broadway Recovery Center, which is currently under construction and the subject building of this design review.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 17, 2011**. The following Bureaus have responded with "no concerns":
- Site Development Section of BDS
- Bureau of Transportation Engineering
- Parks Bureau, Urban Forestry

The following Bureaus issued a response, but still had no issues or concerns:
- Water Bureau, Exh. E.1
- Fire Bureau, Exh. E.2
- Bureau of Development Services, Life Safety, Exh. E.3
- Bureau of Environmental Services, Exh. E.4

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 17, 2011**. 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.
A5. Enhance, Embellish and Identify Areas.
A5-1. Reinforce Special Areas.
A5-2. Emphasize N.W. Broadway's Bright Lights.
C4. Complement the Context of Existing Buildings.
C13. Integrate Signs.
D3. Broadway Unique Sign District.

Findings: The provision of large projecting signs at the southern terminus of the Broadway corridor's Unique Sign District is appropriate. The signs will help to unify and connect this building to this delineated special corridor. The signs are fittingly designed with a vertical orientation. To encourage the "bright lights" aspects of these guidelines, the approval includes an option to internally illuminate the sign cabinets so that the street facing edge of the sign cabinets is illuminated, as noted on Exhibit C.7. These guidelines are met.

B2. Protect the Pedestrian.

Findings: The revision to the north elevation (the elimination of mechanical louver area) is a marked improvement for the pedestrian environment, especially at an elevation that includes all of the building's service functions. The signs are appropriately located at

main building entries to provide a clear sense of entry to the public realm. This guideline is met.

C2. Promote Quality and Permanence in Development.
C5. Design for Coherency.
C10. Integrate Encroachments.
C11. Integrate Roofs and Use Rooftops.

Findings: It was requested during the July 15th Design Review that because the sunshades are such a prominent building element that they be redesigned in a more customized way so as to more closely match the intended character of the building. The proposed design utilizes components that can be integrated with the curtain wall system. The custom sunshades have used an aluminum wedge shaped outrigger with a thin leading profile that widens at the point of attachment to the window system. This shape provides the maximum stability for the sunshade while the thinness of the outside edge lends a more finely crafted, precision appearance that is in keeping with similar thin bands of metal flashing present in the brick detailing. The blades are installed at a custom rotated angle based on the slope of the outrigger profile. An airfoil shape was calculated as a structural necessary to provide sufficient stability under snow and wind loads given the more flattened angle of the blades approaching the leading edge. All components will be finished in the same anodized aluminum finish as the curtain wall window system to appear seamlessly integrated. The resulting appearance with thinner, less bulky lines, is one of precision and craft, and is in keeping with the design guideline to promote quality and permanence in development. In addition to being functional in reducing unwanted solar heat gain, the installation of these sunshades provides a horizontal projecting datum line that is reminiscent of the entablature elements of the neighboring classically designed building facades along Burnside. Together the material and compositional considerations employed for the sunshade components results in a design with a clearly developed coherency. The building's design palate is one that is entirely restrained for purposeful effect. As listed above, this includes using an anodized aluminum finish that is an exact match to the specified curtain wall finish in order to unify these elements, and it also includes the use of a complementary compositional element used in an entirely functional manner.

The rooftop is more cohesive with one continuous screen, rather than the previous submittal of 2 screened areas that jog around certain mechanical units. As a result, the rooftop will have a clean and integrated appearance. The larger, continuous screen will also allow for future installation of mechanical units without further review. Because there is open space behind this larger screen, this approval will allow future rooftop mechanical equipment (equipment that is no taller than the screen wall at its tallest point when placed on curbs) to be located within the screen wall – this allowance exempts further design review for proposals that fit these height and placement criteria.

The two proposed signs have a rational location, at the entries, and are designed to reflect the character of the special sign district. A Condition of Approval will require the electrical conduit be fully within the sign cabinet and/or the sign attachments so that the conduit is not exposed – this assures permanence with an integrated and quality solution.

The elimination of some ground level mechanical louvers at the north elevation improves the pedestrian environment, promoting quality in development.

These guidelines are met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:
The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go

through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

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

Modification Review: Title 32 limits signs extending into the right-of-way to 30SF in area. The two proposed signs are each 55.2 SF in area and fully within the right-of-way. Because this standard limiting sign area in the right-of-way is not met, a Modification request is required.

Purpose Statement of the regulation: *These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs and awnings have the following specific objectives:*
A. *To ensure that signs and awnings are designed, constructed, installed and maintained according to minimum standards to safeguard life, health, property and public welfare;*
B. *To allow and promote positive conditions for sign communication while at the same time avoiding nuisances to nearby properties;*
C. *To reflect and support the desired character and development patterns of the various zones, overlay zones, and plan districts and promote an attractive environment;*
D. *To allow for adequate and effective signs in commercial and industrial zones while preventing signs from dominating the appearance of the area; and*
E. *To ensure that the constitutionally guaranteed right of free speech is protected.*

Findings: The proposed signs are consistent with the purpose of the standard. The sign will pose no threat to public safety or nuisance to nearby properties. The main sign faces will be limited to illumination of the sign copy only, which is sufficient to provide sign identification and visual interest without adverse effect to the surrounding area or the skyline. The signs, with their vertical orientation and optional approval to internally illuminate the sign cabinets so that the street facing edge of the sign cabinets is illuminated (as noted on Exhibit C.7), will support the desired "bright lights" character of Broadway.

In fact, the proposed design better meets applicable design guidelines, most importantly Guidelines A5-2 and D3, which call for vertically oriented, flamboyant signage for the Broadway Unique Sign District. The signs are 55.2 square feet in size, but due to their clear design rationale and relationship with the building alignments, they do not appear excessive or visually obtrusive. Additional design considerations that help provide a quality, exciting sign at Broadway [better meeting Design Guidelines C2, 5 and 13]: sculptural detailing at the routed out letters, cabinets aligning with the dark brick inset areas, tube support attachments being symmetrically located, successful proportions, and flush seams. For these reasons, the size of the sign enables the building to join others along Broadway in making an active contribution to the desired "bright lights" character of the street. *The approval criteria are met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The approval criteria are met.

ADMINISTRATIVE DECISION

Approval of Design Review for the following:

- The sunshade design at floors 2 and 3 of the south elevation,
- A new configuration of the rooftop mechanical enclosure and the addition of new rooftop mechanical equipment (the previous Type III DZ approval included 2 separate mechanical enclosures and fewer mechanical units),
- Future rooftop mechanical equipment (equipment that is no taller than the screen wall at its tallest point when placed on curbs) can be located within the screen wall without further design review,
- Two blade signs (one each at Broadway and Couch, located adjacent to the building entries), and optional approval to internally illuminate the sign cabinets so that the street facing edge of the sign cabinets is illuminated (as noted on Exhibit C.7), and
- A reduction to the amount of louvers at the service area along the couch frontage (the two original vertical bands of louvers have been deleted and replaced with a single louver inset into the dark brick wall).

Approval of the following Modification Request: Title 32 limits signs extending into the right-of-way to 30SF in area. The two proposed signs are each 55.2 SF in area and fully within the right-of-way.

Approvals per the approved plans, Exhibits C-1 through C-8, signed and dated March 16, 2011, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 10-200647 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

B. The electrical conduit for the signs must be fully within the sign cabinet and/or the sign attachments so that the conduit is not exposed.

C. No field changes allowed.

Staff Planner: Kara Fioravanti

Decision rendered by: _____ **on March 16, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 21, 2011

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 December 14, 2010, and was determined to be complete on **December 21, 2010**.

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 December 14, 2010.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended 7 weeks from January 18, 2011 (see Exhibit A.2). Unless further extended by the applicant, **the120 days will expire on: June 8, 2011.**

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 4, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of $250 will be charged**. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal 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 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 5, 2011– (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 Submittals
   1. Original Application
   2. Addendum, adding signs and changes to north elevation service area
B. Zoning Map (attached)
C. Plans/Drawings:
   1. SE Perspective
   2. Roof Plan (attached)
   3. East Elevation (attached)

4. North Elevation (attached)
5. Sunshade Detail View
6. Sunshade Details (attached)
7. Sign Sections, Elevations (attached)
8. Section

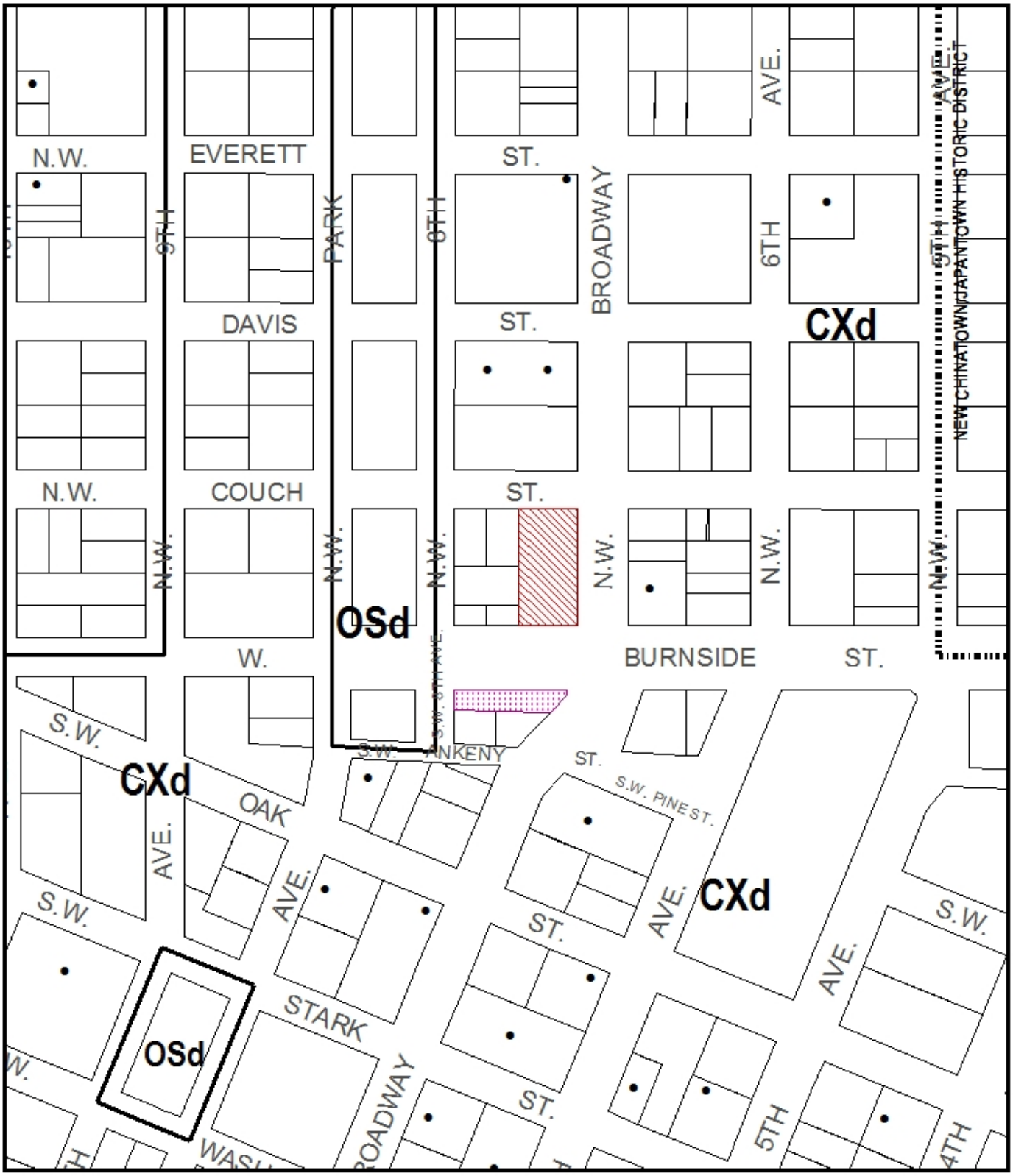
D. Notification information:
1. Mailing list
2. Mailed notice

E. Agency Responses:
1. Water Bureau
2. Fire Bureau
3. Life Safety Review Section of BDS
4. Bureau of Environmental Services

F. Correspondence:
none received

G. Other:
1. Original LU Application
2. Site History Research

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



ZONING

Site

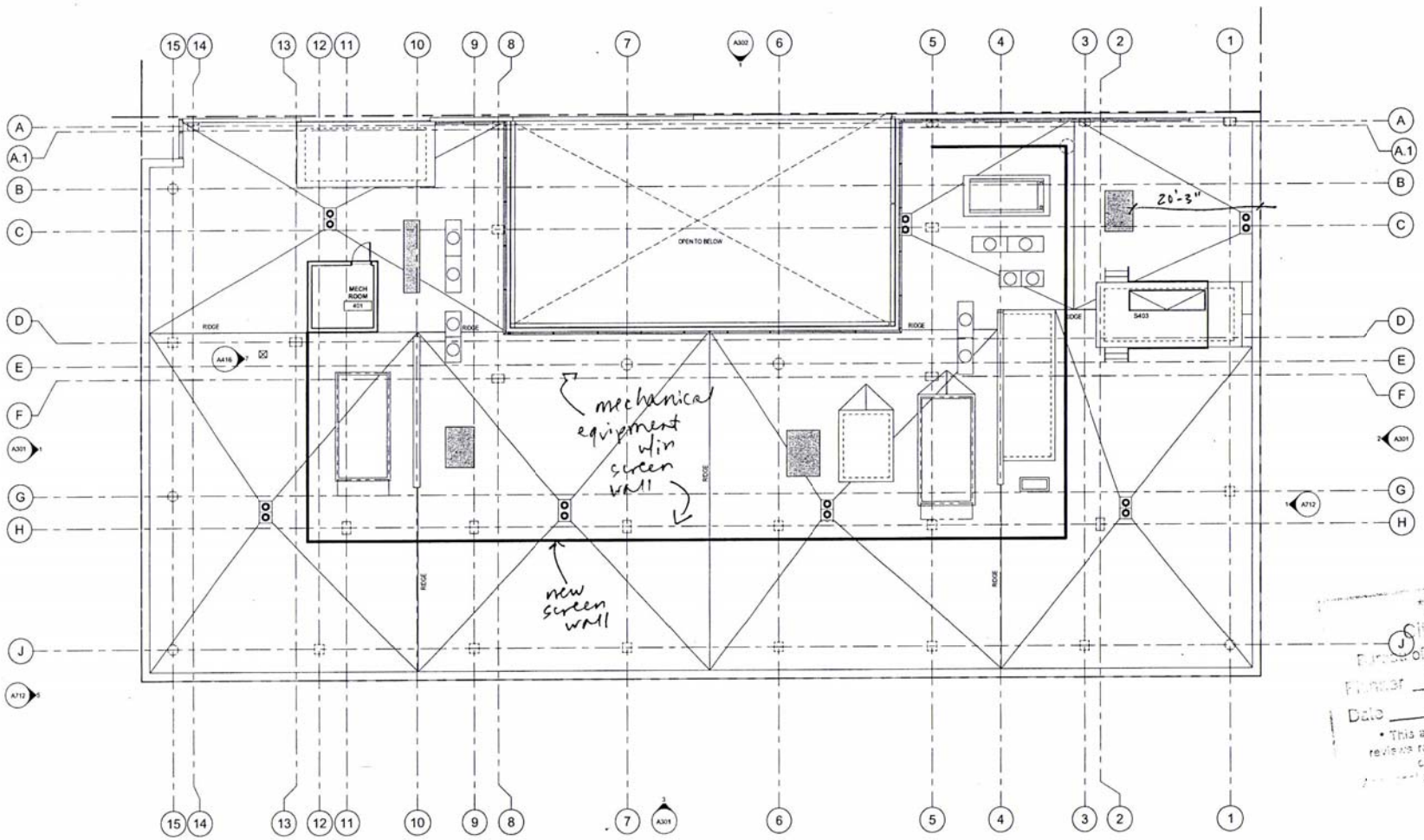
Also Owned

Historic Landmark

NORTH

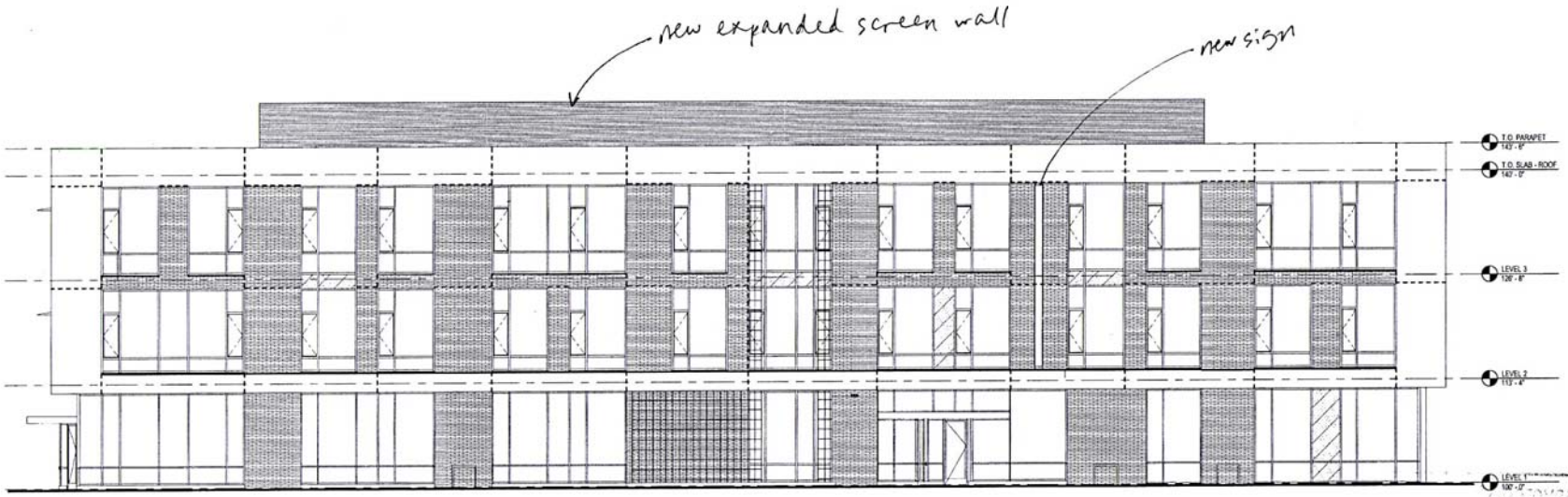
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 10-200647 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CB 9800
Exhibit	B (Dec 15,2010)



Approved
City of Portland
Bureau of Development Services
Planner
Date 3/16/11
• This approval applies only to the reviews requested and is subject to all conditions of approval.
Other applicable requirements may apply.

Exh C.2
10-200647 DZ



East Elevation

Approved*
City of Portland
Development Services
3-16-11
*This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

LU10-200697
Exhibit C.3
3-16-11

City of Portland
Development Services
3-16-11
approval applies only to the requested and is subject to all conditions of approval.
zoning requirements may apply.

SERA

BROADWAY RECOVERY CENTER

02.08.2011 DESIGN REVIEW

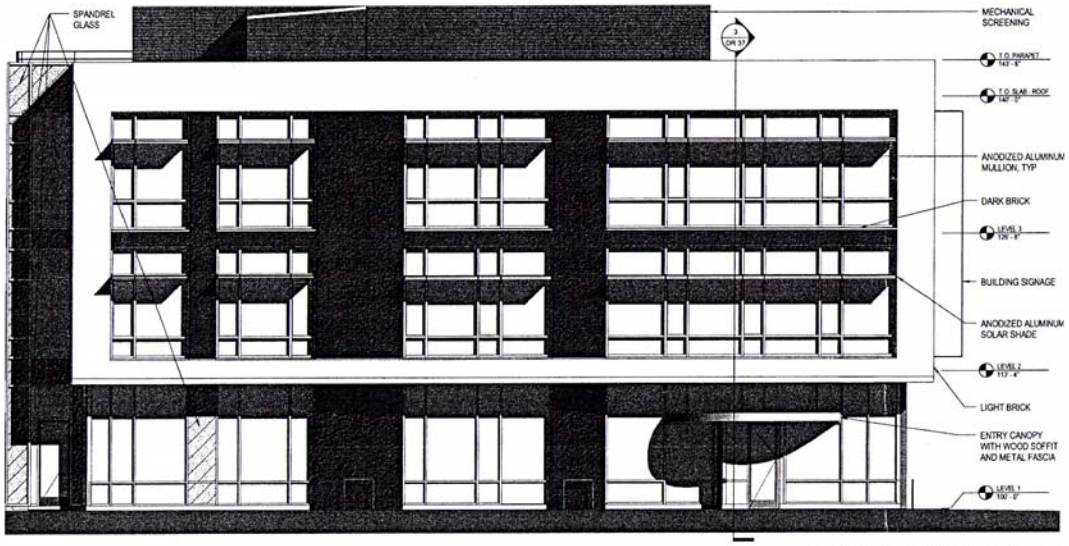
NORTH ELEVATION - COUCH

Exh C.4

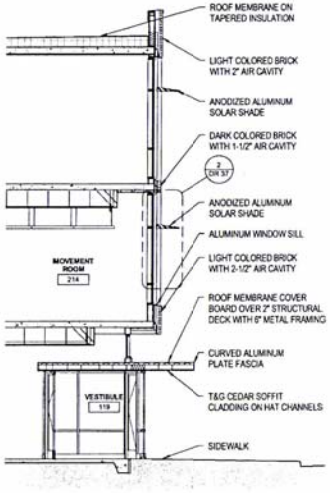
DR 16

2-8-10

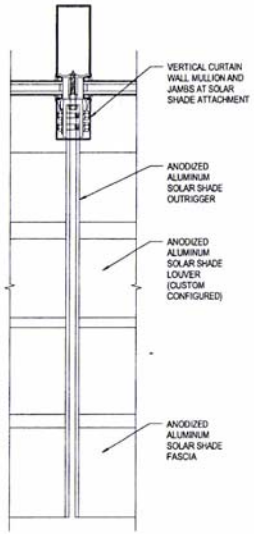
LU10-200647



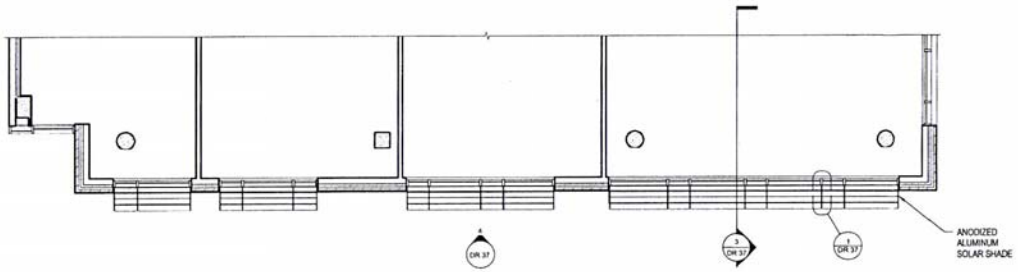
BURNSIDE ELEVATION 4
3/16" = 1'-0"



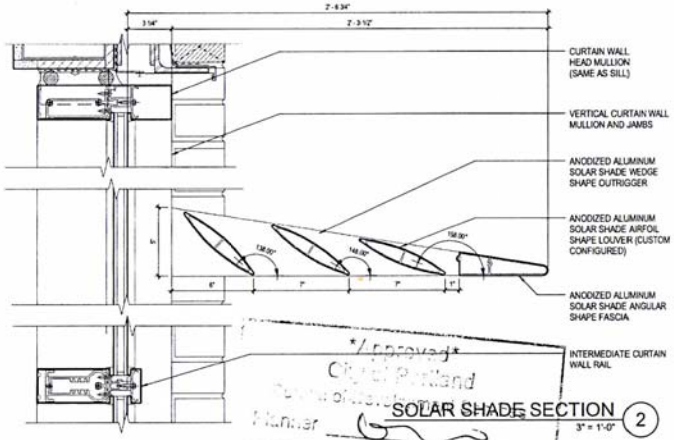
BURNSIDE SECTION 3
3/16" = 1'-0"



SOLAR SHADE PLAN 1
3" = 1'-0"



LEVEL 2 AND 3 PLAN 5
3/16" = 1'-0"



SOLAR SHADE SECTION 2
3" = 1'-0"

SERA

BROADWAY RECOVERY CENTER

12.08.2010 DESIGN REVIEW

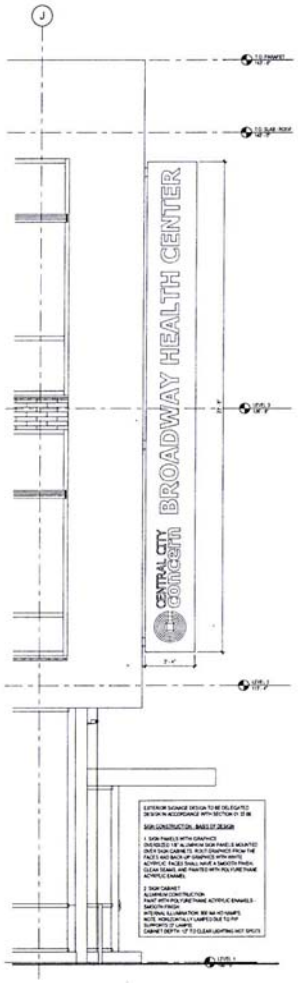
SUNSHADE DETAILS

Approved
City of Portland
Bureau of Development Services
Planner
Date 3-16-11
This approval applies only to the reviews requested and is subject to all conditions of approval.
Other zoning requirements may apply.

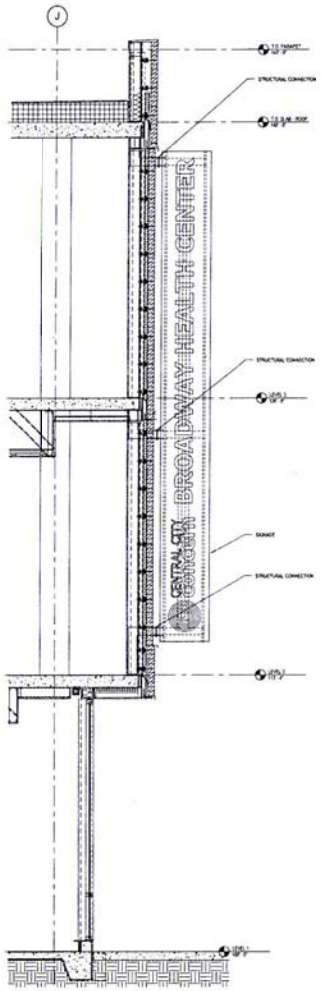
DR 37

EXH C.6

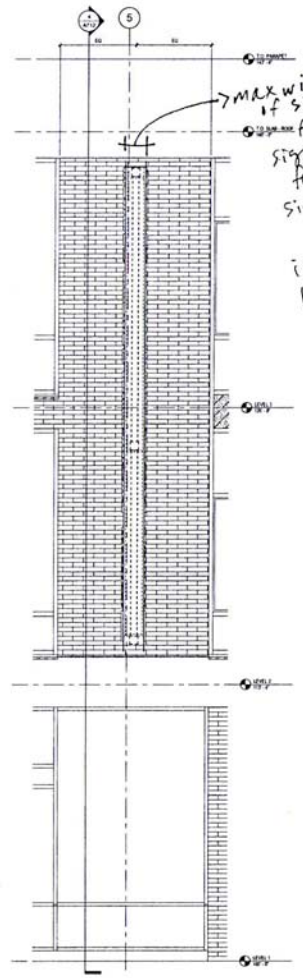
LU 10-200647 DZ



ENLARGED ELEVATION - SIGNAGE (5)
1/2" = 1'-0"

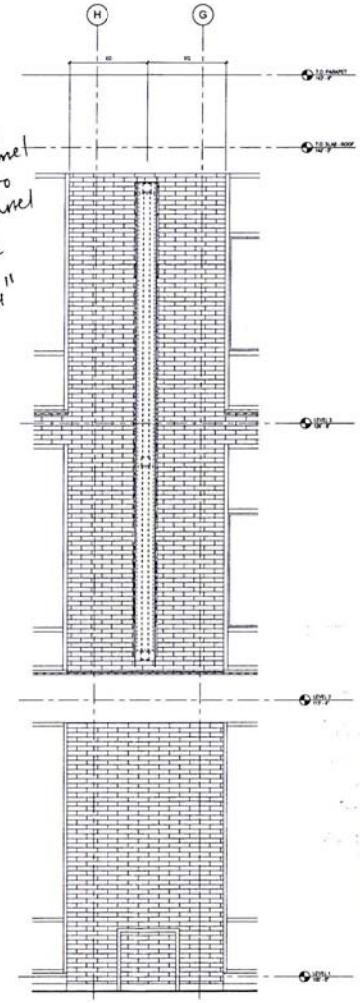


WALL SECTION @ SIGN (4)
1/2" = 1'-0"



BROADWAY SIGNAGE - FRONT ELEVATION (3)
1/2" = 1'-0"

sign cabinet face, shown here can be illuminated



COUCH SIGNAGE - FRONT ELEVATION (1)
1/2" = 1'-0"

sign cabinet face, shown here can be illuminated

SERA

ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

REGISTERED ARCHITECT
JOHN C. DOUGHY
PORTLAND, OR
STATE OF OREGON

BROADWAY RECOVERY CENTER

Central City Concern
700 W. Burnside Street
Portland, OR 97209

REVISIONS

Exhibit 7

CHECKED BY
ISSUE DATE 12.18.2010
PROJECT NO. 08050.00

SIGNAGE
A712
CONSTRUCTION SET

Building
City of Portland
Development Services
3-16-11
approval applies only to the
and is subject to all
of approval.
requirements may apply.

LU 10-200647
2-8-10