



**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](http://www.portlandonline.com/bds)

**Date:** March 24, 2010  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Christine.Caruso@ci.portland.or.us](mailto:Christine.Caruso@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 10-112158 DZ** **BOXLIFT BUILDING REVISIONS**

#### **GENERAL INFORMATION**

**Applicant/Owner:** Dennis George  
Boxlift Building, LLC  
209 NW 23rd Ave #301  
Portland, OR 97210  
(503-242-2447)

**Architect:** William Bailey  
Waterleaf Architecture  
419 SW 11<sup>th</sup> Ave Suite 200  
Portland, OR 97205  
(503-228-7571)

**Site Address:** 1909 NE M L KING BLVD

**Legal Description:** BLOCK 21 LOT 11&12 EXC PT IN ST, ALBINA  
**Tax Account No.:** R009607310  
**State ID No.:** 1N1E27DD 05100  
**Quarter Section:** 2830

**Neighborhood:** Eliot, contact Mike Warwick at 503-284-7010.  
**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Lauren McCartney at 503-823-4135.

**Plan District:** Albina Community  
**Zoning:** Exd, Central Employment w/ Design Overlay  
**Case Type:** DZ, Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

Applicant seeks Design Review approval for revisions to the previously approved design review case LU 06-151785 DZ for exterior renovations to the Boxlift Building on NE MLK Blvd. The revisions include the following:

- Relocate trash and recycling to building interior and increase parking lot landscaping;
- Relocate ADA parking space to eastern portion of parking lot to allow better access due to grade constraints with original location;
- Reduce number of parking spaces from 13 to 11;
- Increase the amount of parking lot landscaping;
- Reduce scope of exterior cornice banding;
- Relocate exterior light fixtures to pedestrian-level height;
- Remove tension rod canopy supports;
- Add horizontal band detail element between 1<sup>st</sup> and 2<sup>nd</sup> floors;
- Relocate 2 ground floor storefront bays on north elevation one bay to the east, along with the 2<sup>nd</sup> floor egress door to accommodate structural shear panels;
- Add double door in 5<sup>th</sup> bay from the east on the north elevation for new interior trash/recycling room;
- Add horizontal sign banner support frames and light fixture to vertical column elements on the west, north, and south elevations;
- Make the Art Deco design element over the eastern façade center bay optional;
- Make all new 2<sup>nd</sup> floor windows on the north elevation optional;
- Create ground floor storefront Options A, B or C to be used at owner's discretion for future tenant needs;
- Phase 1 construction to include all exterior stucco and paint finishes, all ground floor storefront units on the north façade, ground floor storefront units in bays D-E and E-F on the east façade, canopies along the north elevation and east elevation-north and center bays, sign supports, exterior light fixtures, and parking lot improvements; and
- Phase 2 construction to include all other storefront units on the east façade, canopies along the east elevation-South Bay and South elevation, and all remaining work beyond wall finishes and stucco detail banding on the south façade.

Exterior renovations to existing buildings on sites with the design overlay 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 criteria are:

- 33.825 Design Review
- Community Design Guidelines

**ANALYSIS**

**Site and Vicinity:** The 16,000 square foot site is comprised of two lots located in the southern end of the Eliot Neighborhood on NE Martin Luther King Jr. Boulevard between NE San Rafael and NE Hancock Streets. An existing industrial style, two-story, masonry building exists on the southern lot along NE Hancock Street and a surface parking lot sits on the northern lot along NE San Rafael Street. Within the Eliot Neighborhood, the site borders the southern end of the NE Martin Luther King Jr. Boulevard area and the northern edge of the Broadway corridor. The surrounding area consists primarily of low-density, low-rise commercial buildings to the south and along NE Martin Luther King Jr. Boulevard with single family residential areas to the northeast and northwest.

The site is within the Eliot Pedestrian District. NE Martin Luther King Jr. Boulevard is designated a Major City Traffic Street, Major Transit Priority Street, and a City Bikeway.

**Zoning:** The Central Employment Zone (EX) implements the Central Employment map designation of the Comprehensive Plan. The 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 development standards are intended to allow new development which is similar in character to existing development. The building currently includes Commercial and Industrial Uses - Retail Sales and Service and Manufacturing and Production for artist studios. The uses for the building will remain the same and both are allowed by right in the EX Central Employment Zone, according to the Portland Zoning Code.

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 the following:

- LUR 92-00865 DZ, approval of proposed signage.
- LU 06-151785 DZ, approval of Boxlift Building exterior renovations

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **February 25, 2010**.

The following Bureaus have responded with no issues or concerns:

- Life Safety Section of BDS
- Site Development Section of BDS
- Portland Bureau of Transportation Engineering Section
- Bureau of Parks-Forestry Division
- Water Bureau
- Fire Bureau
- Bureau of Environmental Services

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on February 25, 2010. 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 Community Design Guidelines.

### **Community Design Guidelines**

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P)**

**Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

**P1. Community Plan Area Character.** Enhance the sense of place and identity of community plan areas by incorporating site and building design features that respond to the area's unique characteristics and neighborhood traditions;

**Findings:** The site is located on NE Mark Luther King Jr. Boulevard within the Eliot Neighborhood of the Albina Community Plan Area. NE Martin Luther King Jr. Boulevard serves as a main street for this inner NE Portland community, consisting of a mixture of commercial and higher density residential nodes. The goals of the Albina Community Plan and the more specific Eliot Neighborhood Plan include the desire to develop a positive, unique identity for the area by improving the physical appearance of the community and maintaining and enhancing its desirable characteristics. Additionally, the objectives include the wish to extend the use of Portland themes into the Albina Community, preserve existing historic structures, and ensure that new development is compatible with the historic character of the area.

The proposed revisions to the previously approved storefront bay locations and types, canopy locations and supports, mid-level banding, decorative top mast, trash location, number of parking spaces, and parking lot landscaping will maintain the improvements to the building's appearance by retaining the same amount of physical and visual openings into the building from the sidewalk level. The new storefront systems and retail entrances of the Box Lift Building relate to a consistent pattern of street-level storefronts that are characteristic of Portland. In addition, the careful design, detailing and division of elements of the new storefronts, canopies, and decorative banding establish a traditional character and human scale that is in keeping with the existing building and historic character of the area.

The optional north-facing windows, central decorative feature, and multiple storefront door and window layouts all fit within the architectural language of the area and will further enhance the building design. *This guideline is therefore met.*

**E1. The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

**E3. The Sidewalk Level of Buildings.** Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

**E4. Corners that Build Active Intersections.** Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

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

**Findings for E1, E3, E4 and E5:** The existing building abuts the public sidewalk on NE Martin Luther King Jr. Boulevard and NE Hancock Street, providing direct access from the building to the street. In addition, the originally proposed new sidewalk lining the north side of the building will remain, providing pedestrian access to additional retail entrances as well as to the surface parking lot. The sidewalk level of the building will remain visually distinct from the upper level by the placement of new large storefront windows, a mid-

building horizontal decorative band, multiple ground-level retail entrances, and metal canopies on these three building facades. One storefront bay of new glazing will move north along the west façade but will not decrease in size, allowing the amount of new glazing and new retail entrances to remain, improving the visual and physical connections with the building interior, activating the corners and helping to better identify the building. The metal canopies on three sides of the building will protect pedestrians from the adverse affects of the weather as well as create a sense of enclosure. *These design guidelines are therefore met.*

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

**Findings:** The existing building is built to the property lines on the west, south and east sides, and thus does not allow for landscaped areas. Upgrades to the surface parking lot include new areas of perimeter and even larger areas of interior landscaping now that the trash collection area has been moved into the building. The landscaping includes trees, shrubs, and ground cover to meet the Portland Zoning Code L2 landscaping requirements. These new plantings will help to soften and lessen the parking lot area, as well as provide partial screening from the sidewalk right-of-way. *This guideline is therefore met.*

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

**Findings:** The new retail and building entrances remain in the same locations as previously approved along the street-facing facades and are fully recessed with projecting canopies above them, identifying the entries and creating a sense of prominence at each of them. The street-facing entrances provide direct access to the right-of-way and transit connections. A new sidewalk along the north side of the building will create a direct connection to the street from the new retail entrance on that façade and from the parking lot. The optional central decorative feature will further enhance the street-facing façade and create an even more impressive central entry point. *This guideline is therefore met.*

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

**Findings:** The existing surface parking lot will be improved with new areas of interior and perimeter landscaping with additional landscaping being provided in place of the previously approved and now relocated exterior trash and recycling enclosure. The applicant previously submitted a cost estimate for the parking lot upgrades showing that the 10% cost requirement of the Zoning Code will be met. The new areas of trees, shrubs, and ground cover will help to soften and lessen the impacts of parking lot, reduce the amount of impervious surface, and provide some screening from the right-of-way sidewalks. *This guideline is therefore met.*

**D5. Crime Prevention.** Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

**Findings:** The new glazed storefronts and numerous retail entrances on three sides of the building will create a better visual connection from the building out to the street and bring more activity to the sidewalks. These new elements, therefore, will allow for more eyes on

the street and bring more people to the area, creating a safer pedestrian environment. *This guideline is therefore met.*

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

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

**Findings for D6, D7 and D8:** The exterior alterations will improve the existing building by increasing the amount of glazed storefront at the ground floor and enriching the facades with a quality storefront system, new entrances, metal canopies, new decorative elements, and a comprehensive signage support system. The careful placement and rectilinear nature of the new features on the building blend with the simple character of its industrial aesthetic, increase its visual interest, and improve the overall building design. The new storefronts bring a finer sense of scale to the ground level. The divided transom windows within the new storefront relate to the multi-paned industrial sash on the second floor. New windows on the second floor will match - in style, proportion, materials and overall opening height - the existing industrial sash windows at that same level. New mid-level decorative banding helps define the first and second floors while new canopies above the entries creates an orderly, cohesive design that is more visually interesting than the current condition.

The new storefront character of the building relates to the commercial storefront pattern being revitalized along NE Martin Luther King Jr. Boulevard and contributes to the improvement of buildings in the area. The optional north-facing windows, central decorative feature, and multiple storefront door and window layouts all fit within the architectural language of the area and will further enhance the building design. *These guidelines are 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 promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed mixed-use development, including retail and artist studios, is of a quality design that activates the pedestrian environment and respects the character and architectural styles of the existing building and surrounding neighborhood. The design proposed meets the applicable guidelines, and therefore warrants an approval.

## ADMINISTRATIVE DECISION

Design Review approval for revisions to the previously approved design review case LU 06-151785 DZ for exterior renovations to the Boxlift Building on NE MLK Blvd. The revisions include the following:

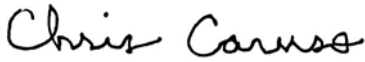
- Three ground floor storefront Options A, B or C to be used at owner's discretion for future tenant needs;

- Phase 1 construction approved to include the following items:
  - Exterior stucco and paint finishes;
  - Ground floor storefront units on the north façade;
  - Ground floor storefront units in bays D-E and E-F on the east façade;
  - Canopies along the north elevation and east elevation-north and center bays;
  - Sign supports;
  - Relocate trash and recycling to building interior and increase parking lot landscaping;
  - Relocate ADA parking space to eastern portion of parking lot to allow better access due to grade constraints with original location;
  - Reduce number of parking spaces from 13 to 11;
  - Increase the amount of parking lot landscaping;
  - Reduced scope of exterior cornice banding;
  - Relocate exterior light fixtures to pedestrian-level height;
  - Remove tension rod canopy supports;
  - Add horizontal band detail element between 1<sup>st</sup> and 2<sup>nd</sup> floors;
  - Relocate 2 ground floor storefront bays on north elevation one bay to the east, along with the 2<sup>nd</sup> floor egress door to accommodate structural shear panels;
  - Double door in 5<sup>th</sup> bay from the east on the north elevation for new interior trash/recycling room; and
  - Horizontal sign banner support frames and light fixture to vertical column elements on the west, north, and south elevations;
- Phase 2 construction approved to include the following items:
  - Remaining storefront units on the east façade;
  - Canopies along the east elevation-South Bay and South elevation; and
  - All remaining work beyond wall finishes and stucco detail banding on the south façade;
- The following items are approved as optional:
  - The Art Deco design element over the eastern façade center bay; and
  - The new 2<sup>nd</sup> floor windows on the north elevation;

Approved per the approved plans Exhibits C-1 through C-8, signed and dated March 22, 2010, 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.8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-112158 DZ. No field changes allowed."

**Staff Planner: Chris Caruso**

**Decision rendered by:**  **on March 22, 2010.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: March 24, 2010**

**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 17, 2010, and was determined to be complete on **February 23, 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 February 17, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: June 24, 2010.**

**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, 2010** 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. 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 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](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 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, 2010 – (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.

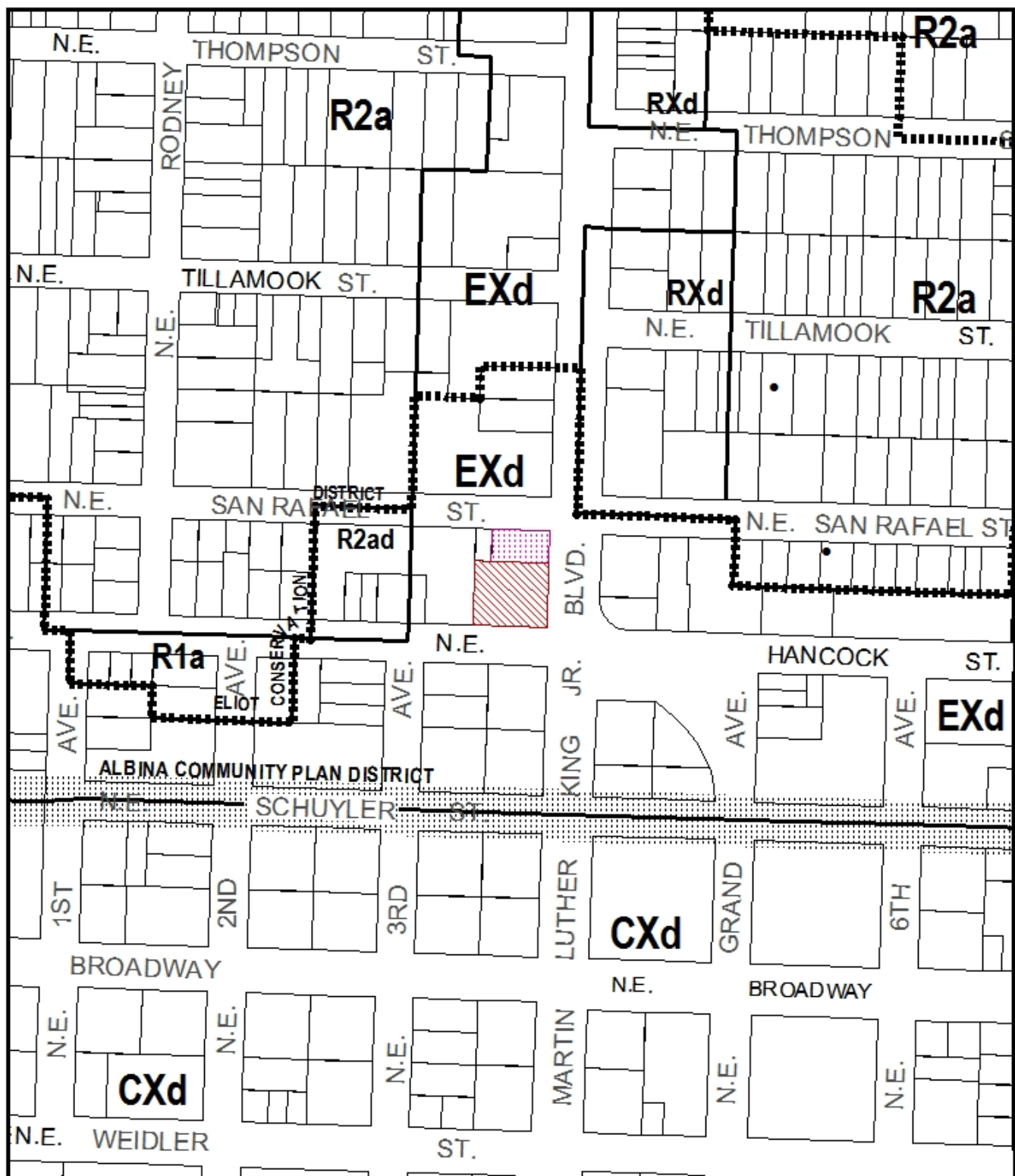
**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:

1. Site Plan (attached)
  2. Elevations and Partial Plans (attached)
  3. Elevation and Partial Plan (attached)
  4. Lumetron light fixture cut-sheet
  5. Sign Star Style C light fixture cut-sheet
  6. Banner Sign
  7. Canopy Detail
  8. Recessed canopy light fixture cut-sheet
- D. Notification information:
1. Mailing list
  2. Mailed notice
- E. Agency Responses: no concerns
- F. Correspondence: none received
- G. Other:
1. Original LU Application
  2. Site History Research
  3. LU 06-151785 DZ decision

**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).**



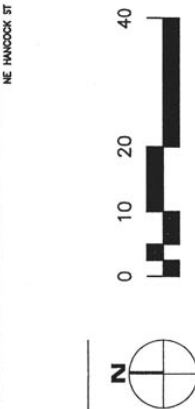
# ZONING

-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:  
ALBINA COMMUNITY PLAN DISTRICT

File No. LU 10-112158 DZ  
 1/4 Section 2830  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E27DD 5100  
 Exhibit B (Feb 18, 2010)



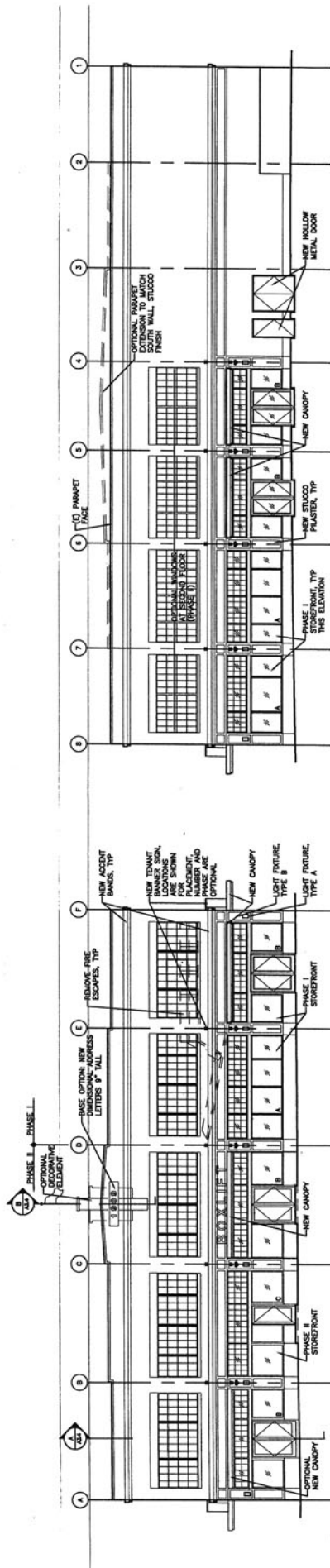
scale: 1"=20'-0"

419 SW 11th Ave Suite 200  
Portland, Oregon 97205  
Phone: 503/228-7571  
Fax: 503/273-8891

LA 10-11258 DZ EXH.C-1



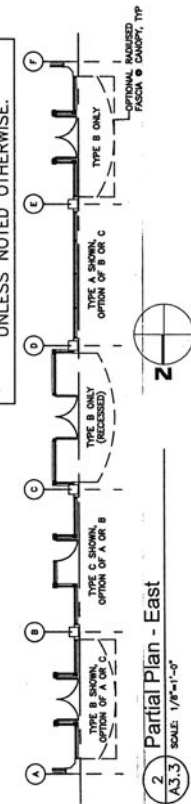
\* Approved\*  
City of Portland - Bureau of Development Services  
Date 3/22/10  
\* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



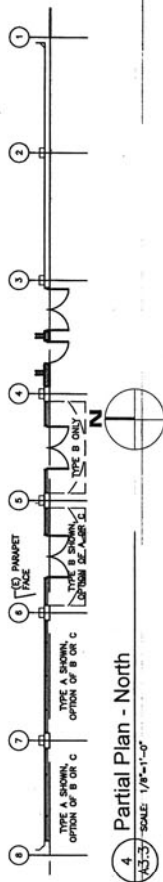
NOTE: ALL EXTERIOR FINISHES TO BE COMPLETED IN PHASE I. ALL OTHER WORK TO THIS ELEVATION TO BE COMPLETED IN PHASE II, UNLESS NOTED OTHERWISE.

3 Proposed North Elevation  
A3.3 SCALE 1/8"=1'-0"

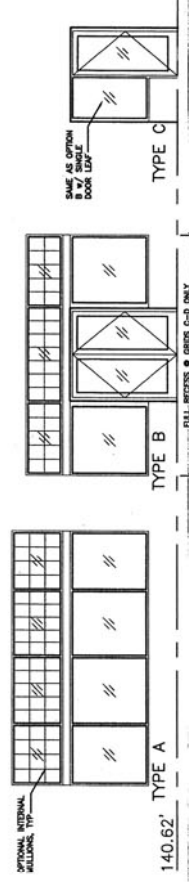
1 Proposed East Elevation  
A3.3 SCALE 1/8"=1'-0"



4 Partial Plan - East  
A3.3 SCALE 1/8"=1'-0"



3 Partial Plan - North  
A3.3 SCALE 1/8"=1'-0"



5 Storefront Types  
A3.3 SCALE 1/8"=1'-0"

NOTE: ALUMINUM STOREFRONT WINDOW SYSTEM AND ENTRY DOORS, FLUORO POLYMER PAINT (PER PREVIOUS DESIGN REVIEW).

Approved\*  
City of Portland - Bureau of Development Services  
Planner: [Signature]  
Date: 3/22/10  
\*Official applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

boxlift building

elevations and partial plans

february 12, 2010

scale: varies

waterleaf

419 SW 11th Ave Suite 200

Portland, Oregon 97205

Phone: 503/228-7571

Fax: 503/273-8881

architecture, interiors & planning

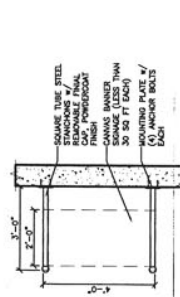
Lu 10-1121 SB D2 EXH. C-2

32

16

8

0



**B** Section thru Optional Feature  
A3.4 SCALE: 1/4"=1'-0"



**C** Banner Sign  
A3.4 SCALE: 1/4"=1'-0"



waterleaf

NOTE: SIGNAGE NOT SUBJECT TO LAND  
USE REVIEW AS SIZES PRESENTED  
ARE LESS THAN 30 SQ FT FOR  
PROJECTING CONDITIONS.

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LA 10-112158 D2 EXH. C-3

boxlift building  
elevation and partial plan  
february 12, 2010  
scale: varies