



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: January 23, 2012
To: Interested Person
From: Mark Bello, Land Use Services
503-823-7810 / Mark.Bello@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 11-195924 HDZ
Goodwill Exterior Alterations

GENERAL INFORMATION

Applicant: Peter Collins
Goodwill Industries Of The Columbia-Willamette
1943 SE 6th Ave
Portland OR 97212

Jerry Baysinger
Baysinger Partners Architecture PC
1006 SE Grand Ave #300
Portland, OR 97214

The Vocational Development Foundation Inc.
1943 SE 6th Ave
Portland, OR 97214

Site Address: 1233 NE BROADWAY

Legal Description: BLOCK 234 LOT 5&6 EXC PT IN ST, HOLLADAYS ADD
Tax Account No.: R396216760
State ID No.: 1N1E26CD 10401
Quarter Section: 2831

Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: None
District Coalition: Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-823-4575.

Plan District: Central City - Lloyd District
Other Designations: Irvington Historic District

Zoning: CXd, Central Commercial with design overlay

Case Type: HDZ, Historic Design Review

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

PROPOSAL: The applicant proposes exterior alterations to the Goodwill Store, constructed in 1993, and a not eligible, noncontributing property in the Irvington Historic District.

The applicant proposes exterior alterations to the building's main entry tower. These include:

- Raising the entry wall parapet by 2'-9" to a height of 24'-3" and modifying windows above the existing corner canopy to approximately 3'-6" by 10';
- Replacement of the painted tile pattern at the storefronts with ceramic tile;
- Signage: with the removal of two Goodwill wall signs along the south and east façade and the relocation of the cabinet sign on the entry wall, the total sign area will be reduced from 100.3 sq. ft. in area to 64.4 sq. ft. in area. The resulting signage includes:
 - A wall sign on the wall behind the corner entrance that is lowered from approximately 24' above grade to approximately 20 ft. above grade. The sign is 14'-6 3/8" long by 2'-2 1/4" tall and 31.78 sq. ft. in area. Channel letters on aluminum backer panel are internally illuminated.
 - A canopy sign, mounted on the Broadway elevation of the corner canopy. The sign is 1'-0 3/8" high and 8'-1 3/4" wide. Total area is 8.4 sq. ft. Channel letters are internally illuminated by LED lighting.
 - A canopy sign, mounted on the NE 13th elevation of the corner canopy. Total area is 9.22 sq. ft. in area. The sign is 1' high and 9' 7 1/2" wide; Channel letters are internally illuminated by LED lighting.
 - An existing wall sign, 6.7 sq. ft. in area will remain.

Note that the original proposal has been modified to retain the original 1993 canopy with signage integrated above the signage. The 2'-8" box canopy has been deleted.

RELEVANT APPROVAL CRITERIA:

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

- 33.846.060 – Historic Approval Criteria
- Central City Fundamental Design Guidelines
- Lloyd sub District Design Guidelines

ANALYSIS

Site and Vicinity:

The site is fully built-out with a ten year old building with its primary frontage along NE Broadway characterized by a full street façade of storefront windows. The Lloyd District is an active pedestrian and retail area with particular emphasis for storefront retail along NE Broadway in this immediate vicinity. Architectural styles vary from converted homes of the early 20th century vintage, to more modern mixed-use construction with ground floor retail and residential above.

Zoning: The Central Commercial (CX) base zone is Portland's most densely built, urban zone which allows for a variety of uses that reinforce the city's role as a commercial, cultural, and governmental center. This type of development is intended to have large buildings that are placed close together and typically cover most of their respective lot areas. This development is also intended to be pedestrian-oriented, with a strong emphasis on a safe and attractive streetscape.

The Design (d) overlay zone designation also ensures that exterior alterations to existing development conserve and enhance the identified historic, scenic, architectural, and cultural

values of each design district: in this case, the Irvington Historic District. The site is also located in the Central City Plan District and the Lloyd District.

Land Use History: City records include following:

- LUR 92-00493 - DZ approval for the existing one-story, 13,500 sq.ft. retail building
- LUR 02-00032 DZ, approval of one 11 sq. ft. projecting sign.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **December 5, 2011**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS
6. Bureau of Parks, Forestry Division
7. Life Safety Plans Examiner, BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 5, 2011. The Irvington Land Use Committee has commented regarding signage, in favor of a reduction in sign area but concerned about proposed illumination of the signage. No written responses have been received from notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Because the proposal is for alterations to a resource in the Irvington Historic District within the Lloyd sub District of the Central City Plan District, both [1] Historic Design Review Approval Criteria and [2] the Central City/Lloyd District Design Guidelines must be addressed.

[1] HISTORIC DESIGN REVIEW (33.846)

Chapter 33.846.060 - Historic Design Review

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 within the Irvington Historic District and the proposal is for non-exempt treatment. Therefore Historic Design Review approval is required. The approval criteria are those listed in 33.846.060 G – Other Approval Criteria.

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

33.846.060 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.

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 for 1 and 10: This 1993 building was built past the date of historic significance of the historic district (1948). So, alterations are reviewed to evaluate potential detriment to the historic district. These alterations do not significantly affect the district. *Therefore, these guidelines are 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.

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

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.

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.

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.

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 for 2, 3, 4, 5, 6 and 7: Proposed materials are contemporary with the building and are not faux historic. There are no historic features or materials. There are no archeological materials. *Therefore, these guidelines are 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 work proposed is limited to changes at the building's main entry. Adjustments to the building's design such as raising the entry wall, enlarging windows above the canopy, removing some signage and adding other signage will not impact the overall size, scale, massing or architectural design of the building. *Therefore, this guideline is 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: Exterior alterations are proposed, not a new addition or new construction. *Therefore, this guideline is not applicable.*

[2] DESIGN REVIEW (33.825)

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

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.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

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. Central City and Lloyd District Guidelines are addressed concurrently.

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

Findings: The exterior alterations are part of the project to renovate the existing building. Work is focused at the main entry and the rest of the building’s exterior will be unaffected. This exterior work will occur concurrently with tenant improvements. *Therefore, this guideline is met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by

creating and maintaining a sense of urban enclosure.

A7-1. Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back.

Maintain a sense of urban enclosure, through the use of landscaping and other means, when single-story buildings are set back from the property line. Do not set buildings back from the property line within the East Portland Grand Avenue Historic District.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings for A7, A7-1, and A8: The building is set at the property line with the exception of the southeast corner where the vestibule is set back from the property line approximately 8 ft. from NE Broadway and 5 ft. from NE 13th Avenue. A metal canopy extends to the sidewalk in both directions. The revised proposal will retain this canopy and glazing. Enhancements to the corner will enhance the connection between the sidewalk and the interior retail space. These include new ceramic wainscoting, identifying signage place above the canopy and enlargement of the windows above that will better daylight the vestibule. The corner will be refreshed and provide a more inviting. *Therefore, these guidelines are met.*

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

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.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B2, B6 & B6-1: The revised project maintains the canopy at the corner. The corner canopy continues canopies along both NE Broadway and NE 13th Avenue. *Therefore, these guidelines are met.*

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

Findings: New materials proposed are ceramic tile and two new signs. Ceramic tile will replace a currently painted "tile" pattern at the entry what is fading and peeling. The ceramic tile is durable and will require minimal maintenance. The two new signs are channel letters on a raceway, aluminum, powder-coated channel letters. These signs will withstand outdoor weather conditions. *Therefore, this guideline is met.*

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

Findings: The building is a utilitarian masonry storefront building, with a "heavy" corner entrance. Painted highlights and the light, tapered aluminum canopy provided some lightness to the design. The proposal respects the architecture of the building by maintaining the canopy, by introducing ceramic tile as highlights, and by enlarging the

windows, increasing the height of the vestibule, and by providing signage integrated into the corner canopy. *Therefore, this guideline is met.*

C1-2. Integrate Signs.

Carefully place signs and sign supports on and for buildings to integrate with the scale, color and articulation of the building design. Avoid large, excessively illuminated or freestanding signs that contribute to visual clutter.

Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/architect. Submit a master signage program as a part of every Design Review application.

Incorporate signage that compliments and supports the pedestrian scale and use of the Broadway/Weidler Corridor and Holladay Street. While recognizing the dimensional provisions in the Code, size and scale of signs should be moderated in these pedestrian-oriented areas.

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 C1-2 & C13: The revised design integrates signage into the design. The large Goodwill sign on the wall behind the entrance is lowered at the same time the wall is raised. This better positions the sign within the composition. Also, the two canopy signs are placed above the canopy which allows its tapered design to remain, complementary to the other canopies on the building's two elevation. *Therefore, these guidelines are met.*

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

C3-1. Design to Enhance Existing Themes in the Broadway/Weidler Corridor. Use special design features which reinforce architectural themes and elements within the Broadway/Weidler Corridor. Look to buildings from throughout the corridor for architectural precedent.

Findings for C4 & C3-1: Some key elements found along NE Broadway include metal canopies, glazing above canopies at the main entry towers, pedestrian level signage, and clearly defined entries. These elements provide a more pedestrian public realm. The proposed exterior alterations retain or enhance these elements. *Therefore, these guidelines are met.*

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings: With the retention of the corner canopy and corner enhancements such as increased height and windows for the tower, the coherency of the building remains. The two elevations meet at the southeast corner, which is celebrated by a more refined design treatment. *Therefore, this guideline is met.*

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

Findings: The revised design enhances the intersection at Broadway and NE 13th by improving the vestibule (enlarge windows above), improving materials (substituting tile for

paint) and adding additional identifying signage (the Broadway elevation sign attached to the canopy at pedestrian height). *Therefore, this guideline is met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The Goodwill project is not an historic resource but alterations to the building should be compatible with the historic Irvington district. The exterior alterations are required to meet the Lloyd District design guidelines as well. As indicated above, the project meets the applicable design guidelines and may be approved.

ADMINISTRATIVE DECISION

Approval of the following exterior alterations to the building located at 1233 NE Broadway:

The applicant proposes exterior alterations to the building's main entry tower. These include:

- Raising the entry wall parapet by 2'-9" to a height of 24'-3" and modifying windows above the existing corner canopy to approximately 3'-6" by 10';
- Replacement of the painted tile pattern at the storefronts with ceramic tile;
- Signage: with the removal of two Goodwill wall signs along the south and east façade and the relocation of the cabinet sign on the entry wall, the total sign area will be reduced from 100.3 sq. ft. in area to 64.4 sq. ft. in area. The resulting signage includes:
 - A wall sign on the wall behind the corner entrance that is lowered from approximately 24' above grade to approximately 20 ft. above grade. The sign is 14'-6 3/8" long by 2'-2 1/4" tall and 31.78 sq. ft. in area. Channel letters on aluminum backer panel are internally illuminated.
 - A canopy sign, mounted on the Broadway elevation of the corner canopy. The sign is 1'-0 3/8" high and 8'-1 3/4" wide. Total area is 8.4 sq. ft. Channel letters are internally illuminated by LED lighting.
 - A canopy sign, mounted on the NE 13th elevation of the corner canopy. Total area is 9.22 sq. ft. in area. The sign is 1' high and 9' 7 1/2" wide, Channel letters are internally illuminated by LED lighting.
 - An existing wall sign, 6.7 sq. ft. in area will remain.

in the Irvington Historic District and the Lloyd District Central Plan District per the approved site plans, Exhibits C-1 through C-3, signed and dated January 19, 2012, 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-195924 HDZ . No field changes allowed."

Staff Planner: Mark Bello

Decision rendered by:  **on January 19, 2012**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 23, 2012

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 November 22, 2011, and was determined to be complete on December 1, 2011.

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 November 22, 2011.

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: March 31, 2012.**

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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 6, 2012** 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 and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional

information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the 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 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 **February 7, 2012**.
- 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

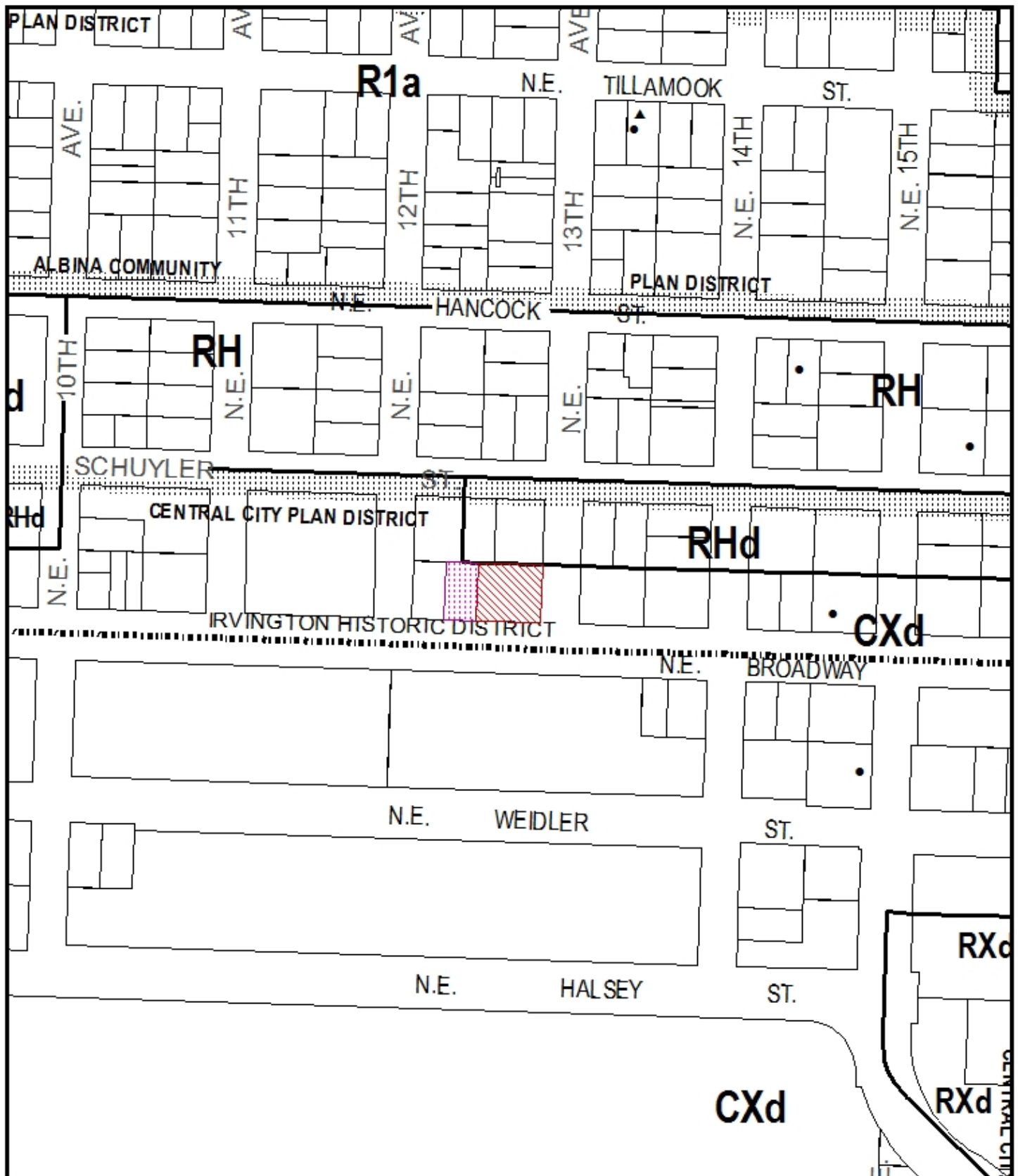
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS




NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations
 - 3. Signage
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety Plans Examiner, BDS
- F. Correspondence:
 - 1. Irvington Land Use Committee, December 27, 2012
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Early Assistance Appointment Summary Notes, September 15, 2011

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:
IRVINGTON HISTORIC DISTRICT
CENTRAL CITY PLAN DISTRICT

File No. LU 11-195924 HDZ

1/4 Section 2831

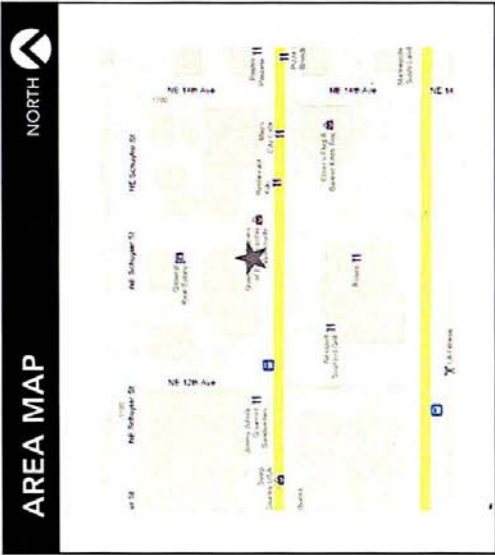
Scale 1 inch = 200 feet

State_Id 1N1E26CD 10401

Exhibit B (Nov 29,2011)



NORTH

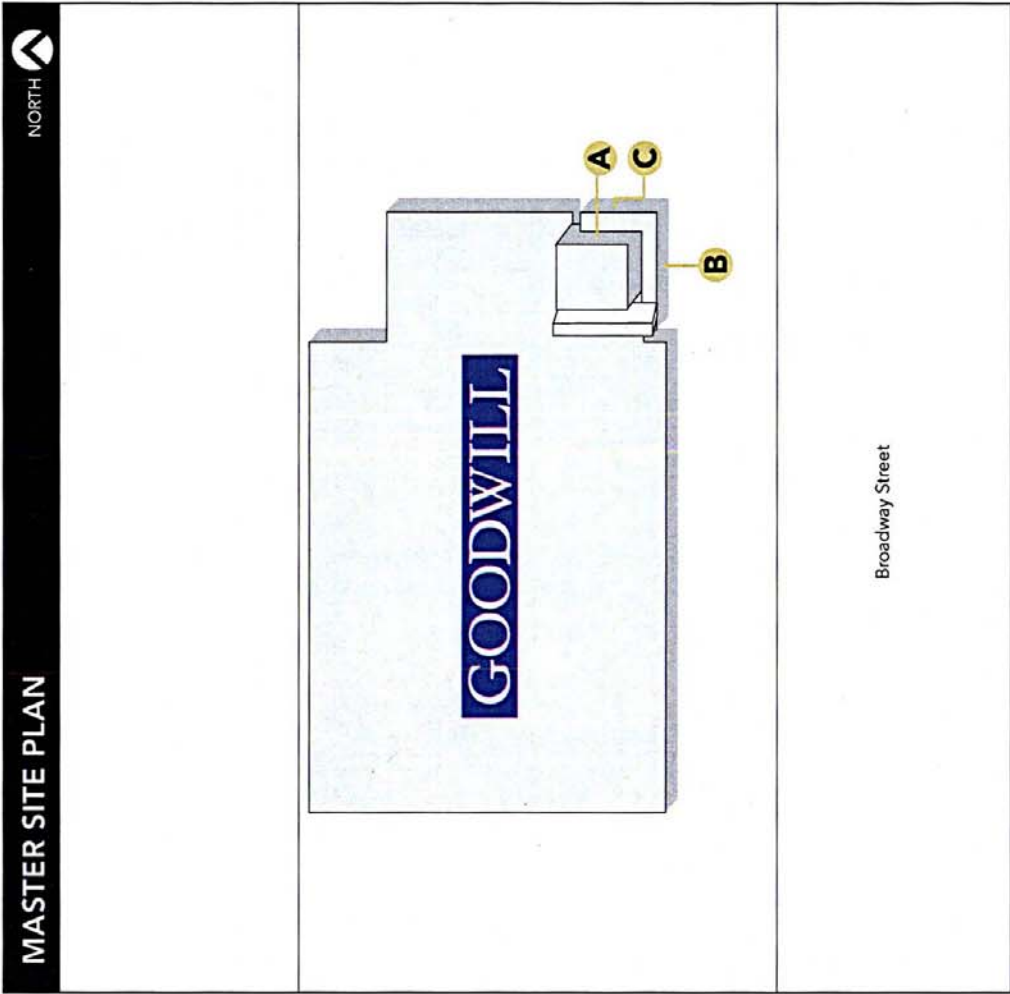


SIGN TYPES

A Wall Sign Identification

B Canopy Sign Identification

C Canopy Sign Identification



Planner _____

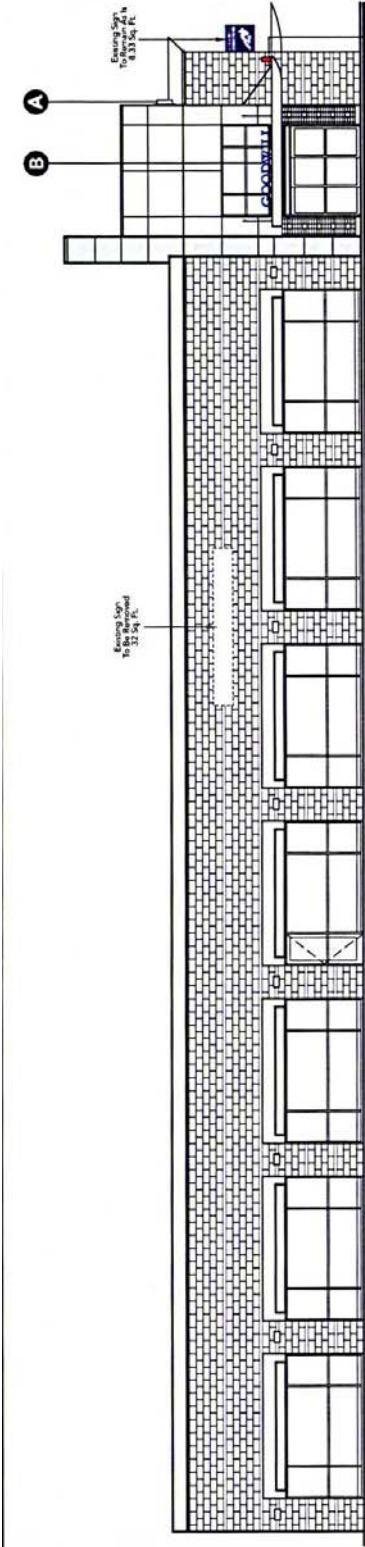
City of Portland Development Services

11/9/12

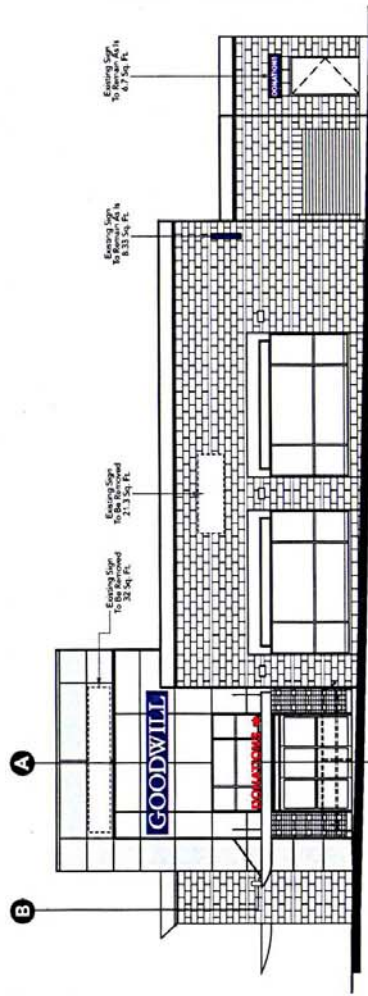
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CASE NO. 11-195924 HDL

EXHIBIT C1



South Elevation
Scale: 3/32" = 1'-0"

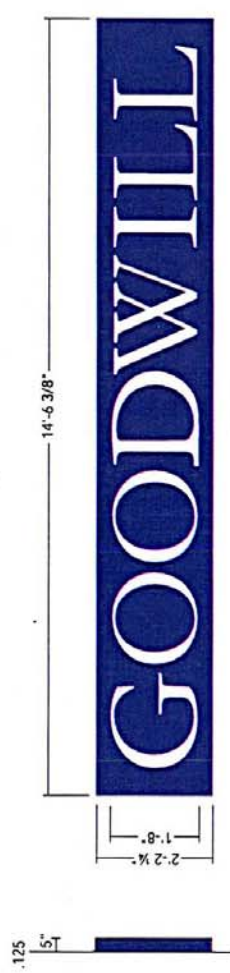


East Elevation
Scale: 3/32" = 1'-0"

Existing Sign Area	
Goodwill sign, south facade	32.0 SF
Goodwill sign, east facade	32.0 SF
Goodwill sign, east wall	21.3 SF
Donations blade sign	8.3 SF
Donations wall sign	6.7 SF
TOTAL EXISTING SIGNAGE	100.3 SF
Proposed Sign Area	
Goodwill sign, east wall	31.8 SF
Goodwill canopy sign, south facade canopy	8.4 SF
Donations canopy sign, east facade canopy	9.2 SF
Donations blade sign (existing to remain)	8.3 SF
Donations wall sign (existing to remain)	6.7 SF
TOTAL PROPOSED SIGNAGE	64.4 SF

City of Portland, Oregon
Planner: _____
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CASE NO. 11-195924 HDZ
EXHIBIT C2



A WALL DISPLAY — 31.78 Sq. Ft. Scale: 1/8" = 1'-0"

Channel Letters

Face lit.
Manufacture and install one (1) set of internally illuminated channel letters on aluminum backer panel.

Letters

Faces: 177" White Acrylic
Trim Cap: 1" Jewellite Blue
Returns: .040 Alum, 5" Deep, PTM Pantone 287C Blue
Backs: .063 Aluminum, pre-coat White
Illumination: LED CL4-MB Mini White Modules

Note: Letter stroke has been thickened to accommodate LED's.

Aluminum Backer Panel

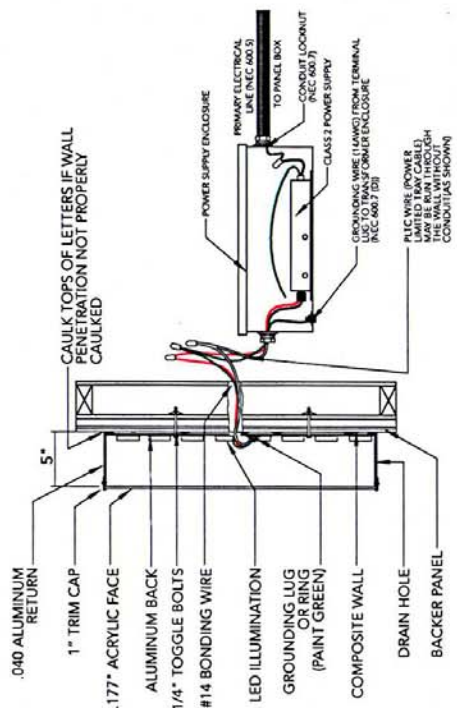
Material: 125 Aluminum painted to match PMS 287c Blue.

Installation

Wall Type: Masonry
Mounting: 3/8" Lugs and shields, or appropriate hardware.
Transformers: Remote mount
Primary: One dedicated 120v/20amp circuit required.

Colors

- ☐ White Acrylic
- ☒ PTM Pantone 287C



A Channel Letter Section Scale: NTS

Planner _____

* This plan is subject to all conditions of the contract and is subject to all conditions of the contract.

City of Portland Development Services

Approved: _____

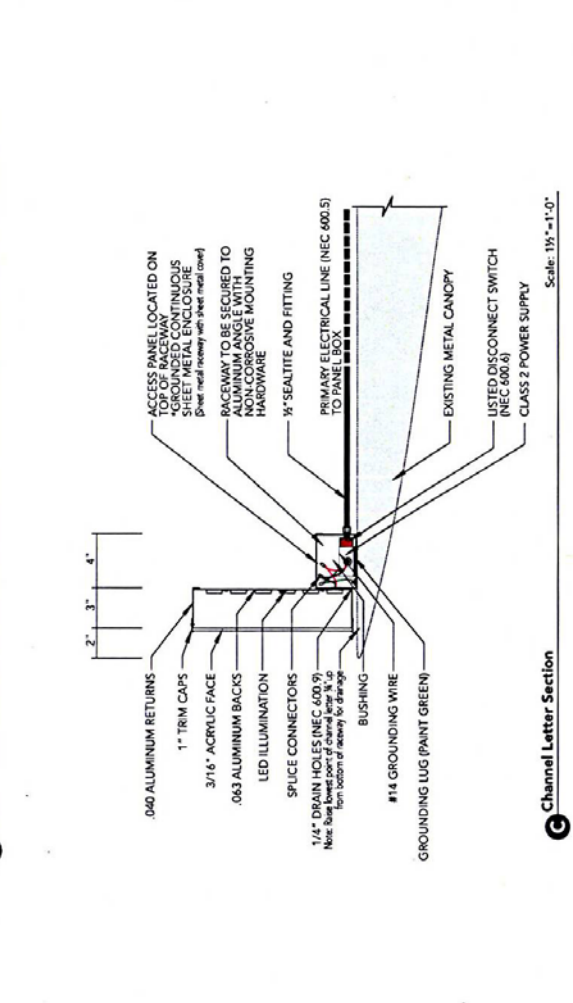
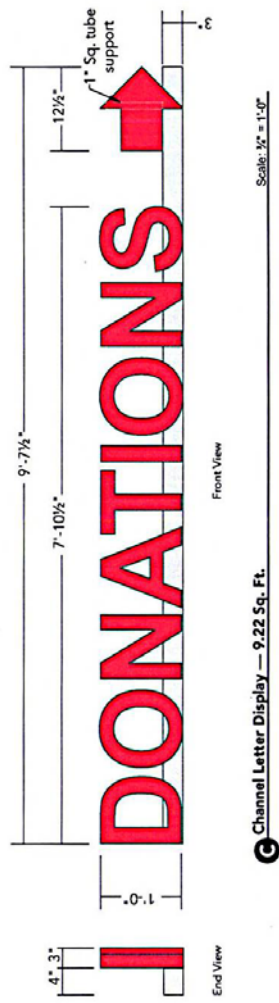
Date: 11/9/12

CASE NO. 11-195924 HDZ

EXHIBIT C3



2053



Planner
* This contract
Development Services
11/19/12
dated and is subject to all
terms and conditions that may apply.

CASE NO. 11-195924 M02
EXHIBIT C3
3 of 3