



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 13, 2015
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

REVISED 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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

This REVISION adds a condition of approval to the decision regarding future replacement of existing shrubs and trees which have been discovered to be on the Portland Nuisance Plant list. Further, since the time of original approval, the overall landscaping provided on the site has been increased, but a reconsideration of what landscaping counts toward interior parking lot landscaping has reduced the overall square footage of interior parking lot landscaping and reduced the square feet provided per parking space. See the findings for details.

CASE FILE NUMBER: LU 13-234476 AD

GENERAL INFORMATION

Applicant: Seth GaRey, Planning Consultant / Cardno
5415 SW Westgate Dr, Ste 100 / Portland, OR 97206

Owner: Randy Hodgson / Powell Street LLC
901 NE Glisan St / Portland, OR 97232

Management Agent: Leanne Johnston / Elliott Associates Inc.
901 NE Glisan St / Portland, OR 97232

Site Address: 7901 SE POWELL BLVD

Legal Description: TL 12900 9.04 ACRES, SECTION 08 1S 2E **Quarter Section:** 3338
Tax Account No.: R992080160 **State ID No.:** 1S2E08AD 12900
Neighborhood: South Tabor, contact Eric Lozano at 503-724-6266.
Business District: 82nd Ave of Roses Business Association, Frank Harris at 503-774-2832.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: CGb – General Commercial zone with the northwest corner of the site within the “b” Buffer Overlay Zone.

Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
A new grocery tenant, WinCo Foods, proposes to move into the tenant space on the west side of the site formerly occupied by Food 4 Less. Being valued at over \$145,200, the tenant improvements trigger upgrades to nonconforming development as described in Zoning Code

Section 33.258.070. While the proposal brings the site closer to conformance on interior parking lot landscaping and minimum landscaped area, it does not fully meet those two standards. Therefore, the applicant requests Adjustments to the following two standards:

- **33.130.225 Landscaped Areas** and Table 130-3 require that 15% of the site be landscaped to the minimum standards. The proposal results in landscaping totaling 14.4% of the site, or 56,464 square feet instead of the required 58,765 square feet. (The original Adjustment only proposed 55,952 square feet of landscaping overall.)
- **33.266.130.G.3 Interior Landscaping** requires that at least 45 square feet of interior landscaped area be provided for each parking space. The proposal adds new landscaped areas equaling 27.4 square feet of interior landscaped area per parking space, or 13,014 square feet of interior parking lot landscaping total for 475 parking spaces, instead of the required 21,375 square feet (the original Adjustment request proposed 29.2 square feet of interior landscaped area per parking space, or 13,866 square feet total).

Other standards required to be brought into conformance when nonconforming upgrades are triggered (as described in Zoning Code Section 33.258.070) are being met through upgrades.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The site is a 393,890-square-foot retail commercial center and associated parking lot on the corner of SE Powell Blvd. and SE 82nd Ave. The building size is 117,766 square feet and the current number of parking stalls is 510. Current retailers include a pawn shop, Tae Kwan Do, clothing, activewear, fast food, a chiropractor, beauty supply and more. The site had also been home to the Food 4 Less grocer; it is this currently unoccupied space on the west side of the property that is being redeveloped for WinCo Foods, a new grocer, to move in.

Both Powell and 82nd are arterial streets classified as City Walkways, Major City Traffic Streets, Main Truck Streets and Major Emergency Response Streets. Powell is classified as a City Bikeway and a Transit Access Street, while 82nd is a Local Service Bikeway and a Major Transit Priority Street. The area is heavily trafficked on both routes; 82nd is comprised of dense auto-oriented commercial development while Powell is a mix of commercial and residential development in this area. The site abuts residential areas to the west and north.

Zoning: The property is located in the CG – General Commercial zone (Chapter 33.130 of the Portland Zoning Code), with a "b" Buffer Overlay Zone (Chapter 33.410) along portions of the north and west property lines, which abut residential zones.

- The CG zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market.
- The "b" overlay is intended to provide additional buffering between nonresidential and residential zones.

Land Use History: City records indicate that prior land use reviews include the following:

- **VZ 148-68:** Approval of a variance request to allow un-illuminated back-to-back poster panels 12.5 feet by 25 feet large and starting 12 feet off the ground, to be located

approximately 50 feet east of SE 80th on the north side of Powell, to be seen by drivers on Powell.

- **PC 5805:** Approval of a 1971 Zone Change from R5 to C2.
- **ADA 2-87:** Approval with conditions for a 1987 Alternative Design Adjustment to the building orientation regulations for a new retail commercial center.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **January 24, 2014**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services;
- Water Bureau;
- Fire Bureau;
- Site Development Section of BDS; and
- Bureau of Parks-Forestry Division.

The Bureau of Transportation offered no objection to approval, and responded with the following comment: “The change in use from one grocery store to another does not trigger the required to bring the site frontages up to current City standards. The value of the proposed on-site improvements also does not trigger frontage improvements per Title 17.88.020’s significant alteration clause.”

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **January 24, 2014**. No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal. The applicant did submit two letters of support from nearby Neighborhood Associations as part of the original application packet.

The Lents Neighborhood Association concludes that this project improves the existing parking lot more than would be likely to happen were the project to not proceed. It states that “the proposed landscaping plan adequately compensates for the requested adjustments.”

The South Tabor Neighborhood Association voted at its November 21, 2013 meeting to endorse the proposed land use Adjustment for landscaping. “We did this with the expectation that the maximum number of trees shrubs and grasses will be utilized as proposed to enhance the natural environment.” The letter expressed support for WinCo Foods locating at the site because of its positive employee and retail practices and affordable prices.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: Two Adjustments are requested, each with its own set of purpose statements. Each will be addressed separately below.

One proposed Adjustment is to the overall Landscaped Areas standard, which requires that 15% of the lot be landscaped. The relevant purpose statement is below.

33.130.225 Landscaped Areas

Purpose: Landscaping is required in some zones because it is attractive and it helps to soften the effects of built and paved areas. It also helps reduce stormwater runoff by providing a surface into which stormwater can percolate. Landscaping is required for all commercial-zoned lands abutting R-zoned lands to provide buffering and promote the livability of the residential lands.

Findings: The proposal calls for 14.4% of the site to be landscaped, rather than the required 15%. The 14.4% is accomplished through parking lot landscaping (interior and perimeter) as well as hardscape areas (of which up to 1/3 of the required total may be made). The following is the breakdown of the total landscaping:

- 13,014 square feet of parking interior landscaping
- 27,090 square feet of parking perimeter landscaping
- 16,360 square feet of hardscape (including pedestrian pathways)

The proposal adds over 4,600 square feet of new landscape areas through additional interior parking lot planters and swales. Existing landscaping areas will be significantly upgraded, with an additional 103 trees and 678 shrubs added throughout the site. Areas formerly planted in grass, or largely barren with wood chips, will be much more densely planted to create a stronger, more attractive landscape throughout the site.

Three areas of new planters totaling 721.25 square feet in the southwest corner of the site will also serve as stormwater swales, redirecting stormwater from up to 15,000 square feet of parking lot that will infiltrate into the ground, rather than be directed into the sewer.

The site currently has a number of Cherry Laurel trees and Otto Luyken Laurel shrubs. Cherry Laurel, also known as English Laurel, is on Portland's Nuisance Plants List. The Otto Luyken Laurel shrub is a cultivar of English Laurel. Neither plant would be allowed to be included on an approved landscape plan. To address this, a condition of approval will require these plants to be replaced when they die with non-nuisance trees and shrubs.

The commercial site does abut residential zones to the west and north. This part of the site has the "b" buffer overlay, which requires a 10-foot setback landscaped to the L3 standard in all areas where the site is across a local-service street from R-zoned land (the situation on the west of the property along SE 79th Ave.); or abuts the rear lot line of an R-zoned lot. On this site, the 10 feet of land landscaped to the L3 standard runs along both the west and the north sides of the lot, despite the fact that it is only required on the west (only 5 feet are required on the north because the residential sites adjacent have their side lot lines to the property). This additional buffering to the residential sites to the north of the property helps mitigate the impacts of the large, commercial site on their neighbors.

The proposal includes a request for an Adjustment to the interior parking lot landscaping standards of Zoning Code Section 33.266.130. The relevant purpose statements are below.

33.266.130 Development Standards for All Other Uses

The setback and landscaping standards:

- Improve and soften the appearance of parking areas;
- Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;
- Provide flexibility to reduce the visual impacts of small residential parking lots;
- Direct traffic in parking areas;
- Shade and cool parking areas;
- Reduce the amount and rate of stormwater runoff from vehicle areas;
- Reduce pollution and temperature of stormwater runoff from vehicle areas; and
- Decrease airborne and waterborne pollution.

Findings: *Each purpose statement will be addressed individually:*

- *Improve and soften the appearance of parking areas;*

The addition of over 4,600 square feet of new landscaped areas, plus the planting of 103 new trees and 678 additional shrubs will have the impact of improving and softening the appearance of this large parking area.

- *Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;*

While the requested Adjustment is to the amount of interior parking lot landscaping, as measured in square feet, the plan does call for planting all of the trees and shrubs required by this section. The increased density of plantings in existing and new landscape areas will reduce the visual impact of the parking lot. The current landscaping adjacent to residential zones to the west and north already meet or exceed current standards. Landscape areas on the south and east sides of the parking lot will perform better in terms of reduced visual impact from the two major streets, as formerly grass-only areas will be gaining a number of shrubs.

- *Provide flexibility to reduce the visual impacts of small residential parking lots;*

The lot is a large, commercial one. This purpose statement is not applicable.

- *Direct traffic in parking areas;*

The proposed landscaping does not impact the traffic pattern in the parking lot. This purpose statement is not applicable.

- *Shade and cool parking areas;*

The 112 existing trees plus the 106 new trees will continue to grow and will increase in their ability to shade and cool the parking lot.

- *Reduce the amount and rate of stormwater runoff from vehicle areas;*
- *Reduce pollution and temperature of stormwater runoff from vehicle areas; and*
- *Decrease airborne and waterborne pollution.*

As discussed above, some 721 square feet of new stormwater swales will redirect stormwater from some 15,000 square feet of parking lot. There will be stormwater and pollution benefits from the new landscaping areas proposed and improvement of existing planted areas.

Given the information above, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be

consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The classifications for both streets are listed above under “Site and Vicinity.” Both streets are heavily trafficked for both autos and trucks, transit, bikes and pedestrians. The proposal improves existing landscaped areas along the two streets by adding a row of shrubs and new trees in areas currently planted in only grass.

Because the two streets serve so many purposes and are highly developed in both directions, increasing the landscaping along the streets will improve the visual experience for all users. The proposal includes the required number of shrubs and trees given the size of the lot, but does not meet the required number of square feet of interior parking lot landscaping. The landscaping areas that are proposed will be more densely planted than would otherwise be required. This will mean a better experience for people travelling along the adjacent streets as well as users of the parking lot.

The site is within the South Tabor Neighborhood Association. In order to determine what the desired character of the area is, it is useful to consult the South Tabor Neighborhood Plan, adopted in 1996 as part of the Portland Comprehensive Plan. Under Policy 3, Economic Development, the two following guiding principles are relevant to the proposal:

1. Businesses should enhance the neighborhood, not detract from it; and
2. Commercial property should be utilized to the extent that we can synergistically develop a healthy environment in which to live, work, play and shop.

While the proposal does not completely meet all standards eligible for nonconforming upgrades, it does meet all but the two discussed in this case. The applicant is proposing to bring the site closer to conformance for both standards considered here, which will contribute to making the site more attractive for pedestrians and passers-by, with additional landscape areas and more densely-planted landscaping. The interior pedestrian path creates opportunities for the community to shop safely. Further, both Neighborhood Association letters reference the need for more affordable, healthy foods in the area, which approval of this project would help to bring through the redevelopment of the Food 4 Less site for a new WinCo Foods grocery store. This criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: The applicant has requested two adjustments, both to landscaping standards for commercial development in the General Commercial zone. The zone’s development standards promote attractive auto-accommodating development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

Because the proposal does bring the site into greater conformance with overall percentage of landscaping, and with the amount of interior parking lot landscaping, the proposal does contribute to meeting the purpose of the zone in increasing the aesthetic value of the site at the intersection of two very busy commercial streets.

The proposal is working to strike a balance between industry standards/expectations, which generally require 4 stalls per 1,000 square feet of building area, and the City of Portland Zoning Code, which requires 45 square feet

of internal landscaping per parking stall. The proposal reduces the number of parking spaces on site from 510 to 475 while coming closer to conformance with City standards. The two adjustments requested are both relating to landscaping on the site, and would not place the development in opposition to the overall purpose of the zone. This criterion is met.

D. City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is not applicable.

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 project moves the site closer into conformance with Zoning Code standards while still maintaining industry standards for attracting a large retailer to the site. While the amount of interior parking lot landscaping would be less than required, the proposal does include all required shrubs and trees given the number of stalls in the parking lot. The request to move from 15% overall landscaping to 14.4% overall landscaping is a relatively small adjustment, and the some 4,000 square feet of new landscaping brings the site closer to compliance. For the reasons outlined above, the proposal meets the approval criteria and should be approved.

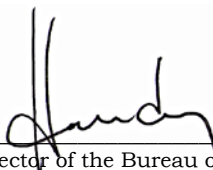
ADMINISTRATIVE DECISION

Approval of Adjustments to **33.130.225 Landscaped Areas**, to allow the site to have 14.4% of the site in landscaping; and **33.266.130.G.3 Interior Landscaping**, to allow the site to have approximately 27.4 square feet of interior parking lot landscaping per parking space, per the approved site plans, Exhibits C.7 through C.10, signed and dated February 10, 2015, 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-234476 AD."

- B. When the existing Cherry Laurel (English Laurel) trees and existing Otto Luyken Laurel shrubs die, they must be replaced with shrubs that are not on Portland's Nuisance Plants List.

Staff Planner: Amanda Rhoads

Decision rendered by:  **on February 10, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 13, 2015

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 4, 2013, and was determined to be complete on January 21, 2014.

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 4, 2013.

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: May 22, 2014.**

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 27, 2015** 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 Adjustment Committee 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 Adjustment Committee 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 **March 2, 2015**.
- 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;

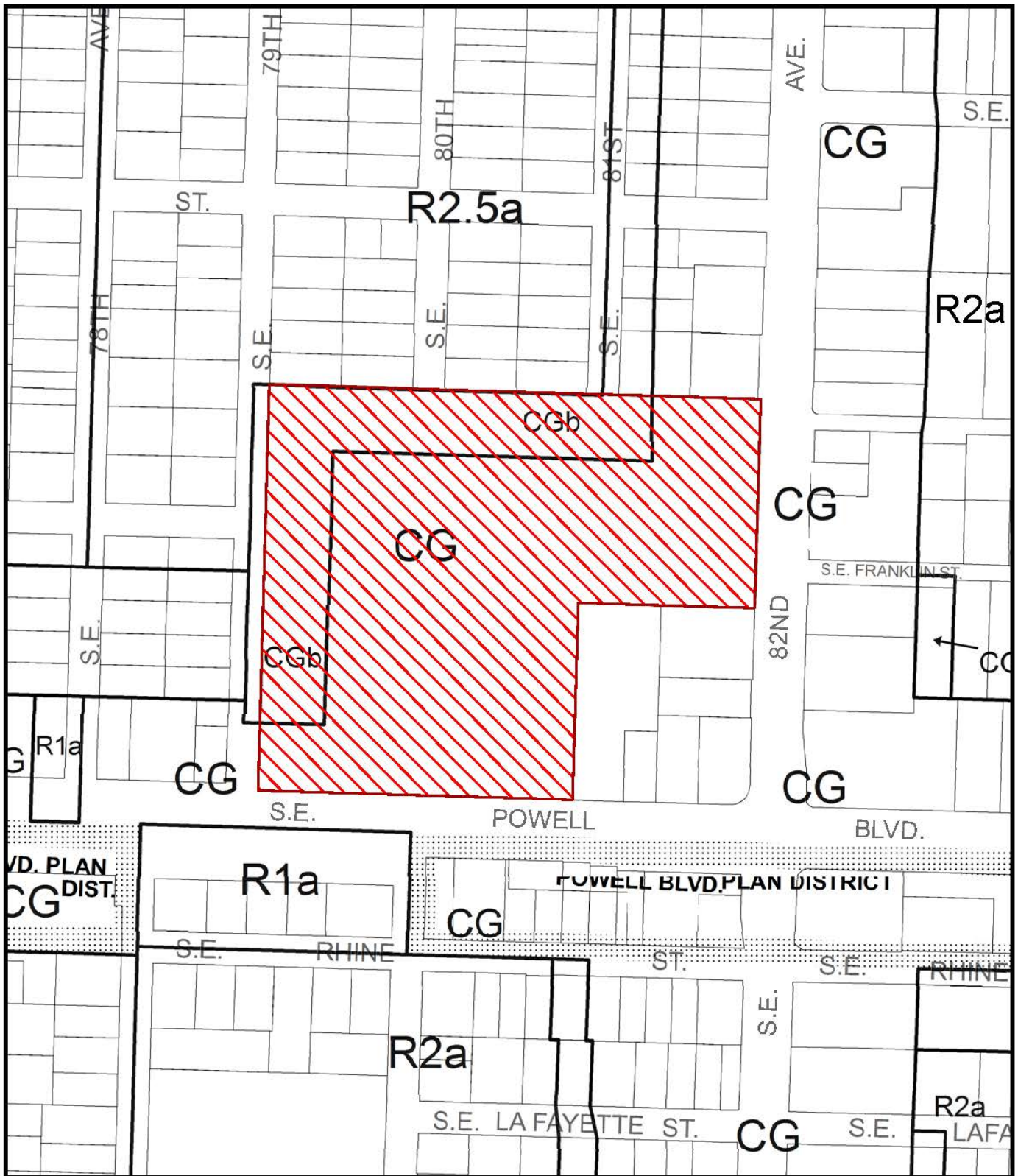
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original submittal, December 4, 2013
 - 2. Memo, January 14, 2014
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan approved February 2014
 - 2. Landscape Plan approved February 2014
 - 3. Existing Conditions Plan included February 2014
 - 4. Existing Landscape Plan included February 2014
 - 5. Utility Plan included February 2014
 - 6. Landscape Irrigation Plan included February 2014
 - 7. Revised Site Plan (attached)
 - 8. Revised Landscape Plan (attached)
 - 9. Revised Existing Landscape Plan (attached)
 - 10. Interior versus Perimeter Landscaping (attached)
- 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 (Building Code) Plans Examiner
- F. Correspondence:
 - 1. Sandra Magdaleno, South Tabor Neighborhood Association President, November 26, 2013, in support
 - 2. Cora Potter, Lents Neighborhood Association Land Use Chair, January 8, 2014, in support
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, December 18, 2013

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



NORTH

File No. LU 13-234476 AD
 1/4 Section 3338,3339,3438
 Scale 1 inch = 200 feet
 State_Id 1S2E08AD 12900
 Exhibit B (Dec 09,2013)

Approved
 City of Portland - Bureau of Development Services
 Planner Am Date 2/10/15
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



PERMIT SET

DATE: 1/16/2014
 DRAWN: JLB
 CHECKED: JLB
 PROJECT: 12-1880
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: C2.0



PORTLAND
 ELLIOTT ASSOCIATES INC.
 POWELL STREET STATION - FUTURE WINCO
 PORTLAND AND OREGON



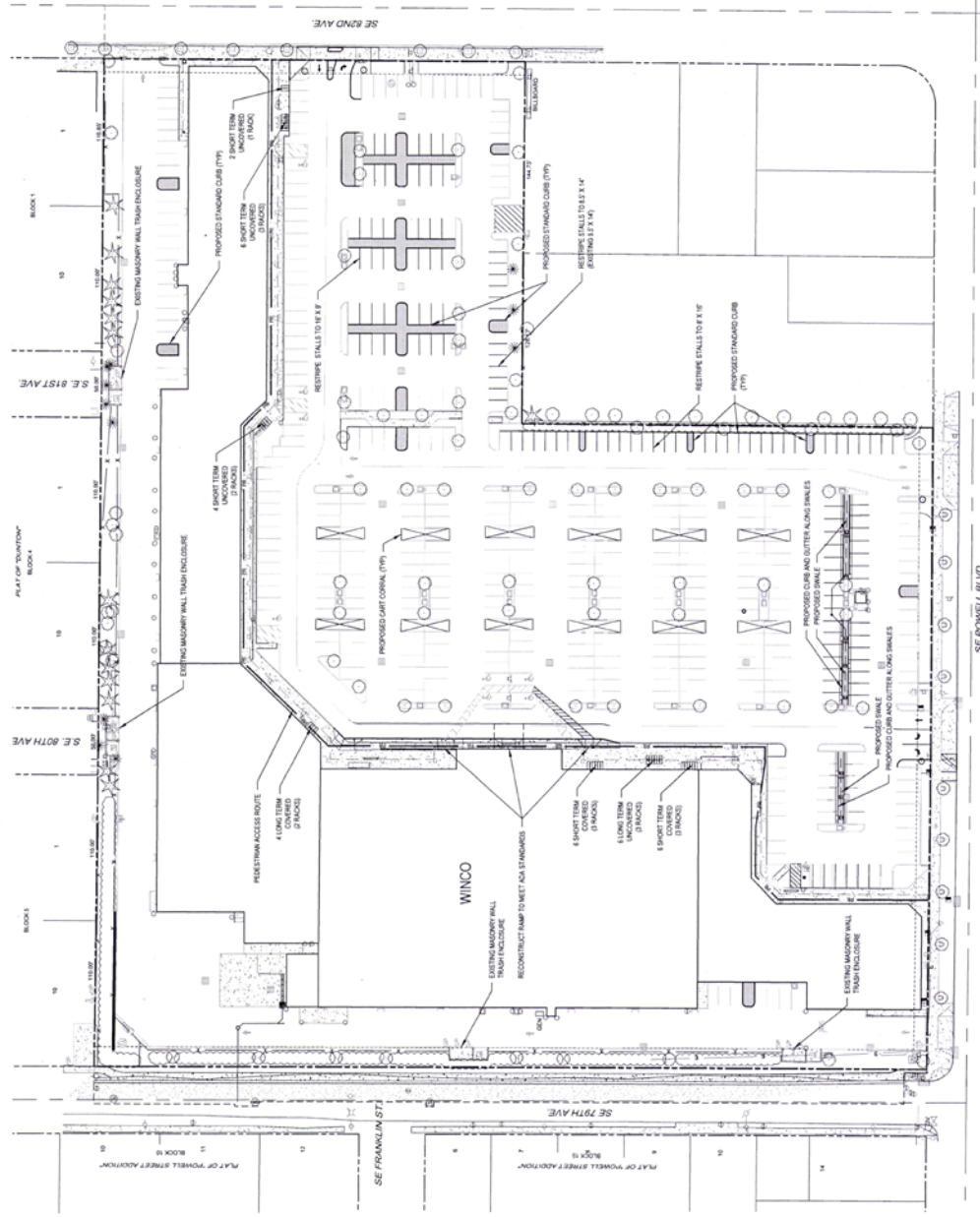
- LEGEND**
- EXISTING BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - BUILDING FACE
 - EXISTING ASPHALT SURFACE
 - EXISTING CONCRETE SURFACE
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - PEDESTRIAN ACCESS ROUTE
 - PROPOSED CONCRETE
 - PROPOSED LANDSCAPE AREA
 - PROPOSED BIKE PARKING

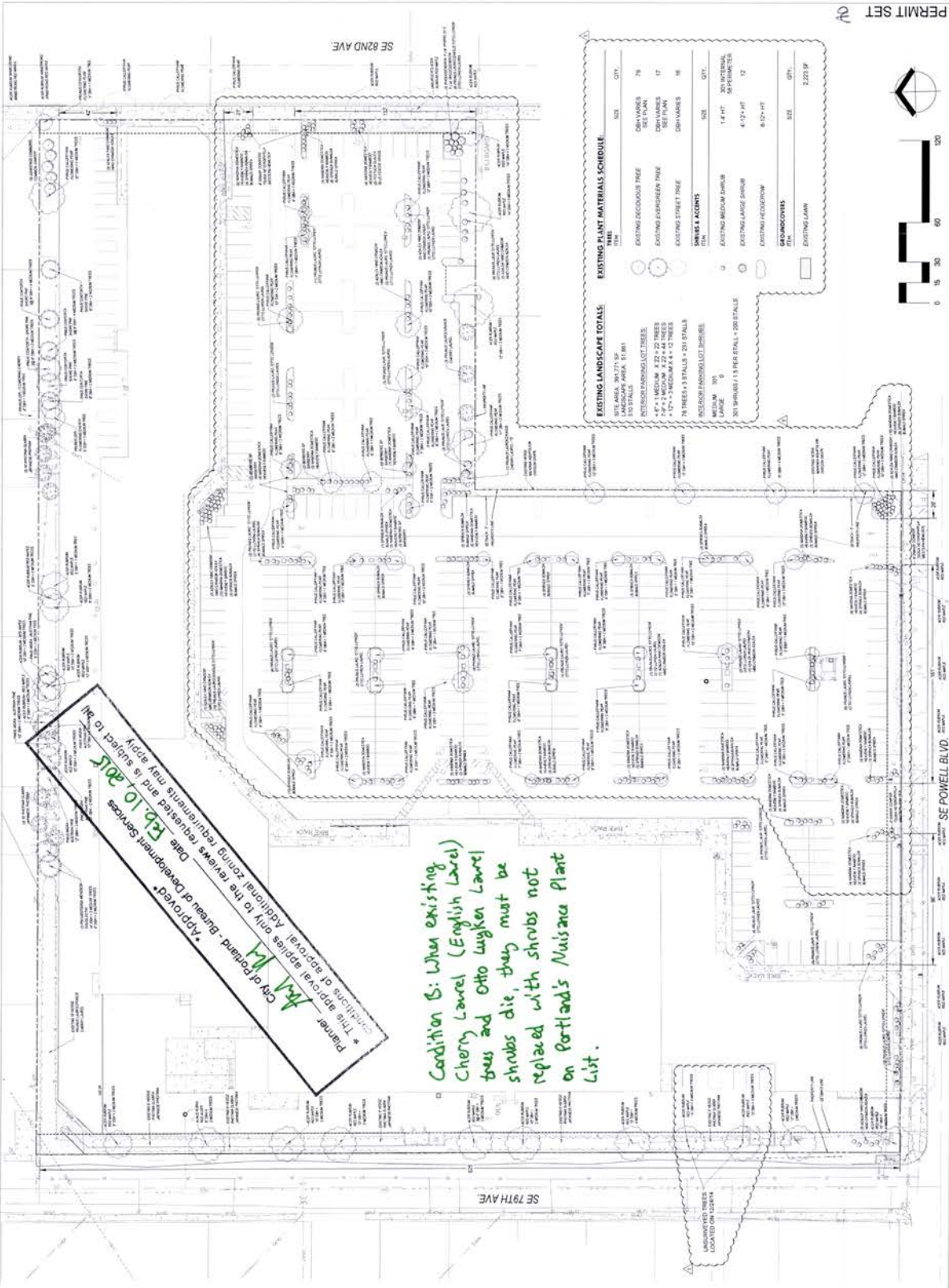
PARKING COUNT CHANGES

EXISTING TOTAL COUNT	373
PROPOSED TOTAL COUNT	475
- ADA STALLS	9
- BICYCLE ONLY	1
NET CHANGE	+83 STALLS

BIKE PARKING

REQUIRED LONG TERM	13
REQUIRED SHORT TERM	24
TOTAL	34





Condition B: When existing Cherry Laurel (English Laurel) trees and Otto Luyken Laurel shrubs die, they must be replaced with shrubs not on Portland's Nuisance Plant List.

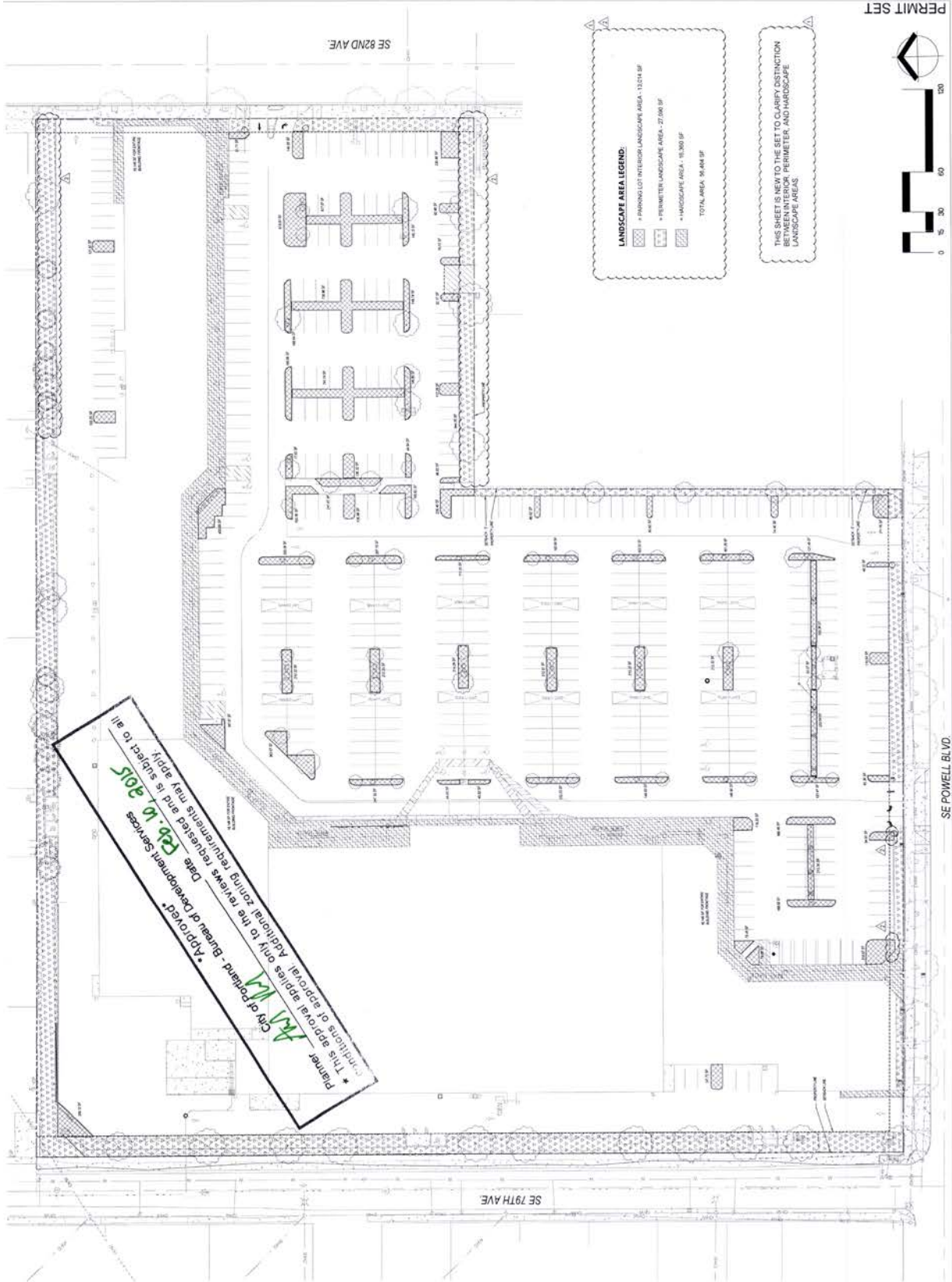
EXISTING PLANT MATERIALS SCHEDULE

ITEM	SIZE	QTY
EXISTING OCCIDENTAL TREE	DBH VARIES	76
EXISTING OCCIDENTAL TREE	SEE PLAN	17
EXISTING OCCIDENTAL TREE	DBH VARIES	16
EXISTING STREET TREE	DBH VARIES	16
SHRUBS & ACCENTS	SIZE	QTY
EXISTING MEDIUM SHRUB	1.4 FT	301
EXISTING LARGE SHRUB	4.0 FT HT	12
EXISTING ACQUEDROW	8.0 FT HT	12
ACQUEDROW	SIZE	QTY
EXISTING LANE	2.00 SP	

EXISTING LANDSCAPE TOTALS:

ALL PLANT MATERIALS TO BE REPLACED BY THE END OF THE PROJECT. SEE PLAN FOR SPECIFICATIONS.

CASE NO. LU 13-234476 AD
 EXHIBIT C.10



LANDSCAPE AREA LEGEND:

- + PARKING LOT INTERIOR LANDSCAPE AREA - 13,274 SF
- + PERIMETER LANDSCAPE AREA - 27,360 SF
- + LANDSCAPE AREA - 15,360 SF
- TOTAL AREA - 56,000 SF

THIS SHEET IS NEW TO THE SET TO CLARIFY DISTINCTION BETWEEN INTERIOR PERIMETER AND HARDSCAPE LANDSCAPE AREAS

PERMIT SET



L2.0

SHEET NUMBER

PROPOSED COMPLIANCE

DATE: 02/23/15

DESIGNER: ELLIOTT ASSOCIATES INC.

PROJECT: 130300

DATE: 02/23/15

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PORTLAND
 5415 SW WESTGATE DR STE 100 PORTLAND, OR 97221
 TEL: (503) 419-1200 FAX: (503) 419-1200
 WWW.ELLIOTTASSOCIATES.COM
 Shaping the Future
Cardno

PROPOSED LANDSCAPE AREA & COMPLIANCE PLAN
 POWELL STREET STATION - FUTURE WINCO
 ELLIOTT ASSOCIATES INC.
 PORTLAND, OREGON