



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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 5, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@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 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.

CASE FILE NUMBER: LU 15-120806 DZ – STOREFRONT REMODEL & EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant / Representative: Hetal Shah | Menemsha Solutions
20521 Earl St / Torrance, CA 90503

Applicant / Property Manager: Katie Smith | Prem Group Inc.
351 NW 12th Ave / Portland, OR 97209

Property Owner: SPF Brewery Blocks LLC
351 NW 12th Ave
Portland, OR 97209-2905

Site Address: 1231 NW COUCH ST

Legal Description: BLOCK 83 LOT 1-8 POTENTIAL ADDITIONAL TAX, COUCHS ADD
Tax Account No.: R180207540
State ID No.: 1N1E33DA 04700
Quarter Section: 3028
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Zoning: EXd – Central Employment with Design Overlay
Case Type: DZ – Design Review
Procedure: Type II—an administrative decision with appeal to the Design Commission.

Proposal: The applicant seeks design review to approve a proposal for exterior storefront alterations at the Lululemon Athletica store at 1231 NW Couch Street. Exterior alterations to a building in a design overlay zone require design review.

The proposal for exterior alterations focuses on three bays along the western half of the NW Couch Street building elevation and includes:

- Relocating the storefront entrance doors one bay to the west.
- Replacing the existing storefront entrance doors with a new pair of storefront windows.
- Replacing an existing storefront entrance to the west with a new pair of storefront windows.
- Replacing one existing metal-framed canvas awning with a new metal canopy to match the existing canopy over the public garage entry door.
- Adding a pre-manufactured wood veneer to the underside of the new metal canopy and the existing metal canopy to the east.
- Replacing a transom window with a new louver over the relocated storefront entry doors.
- Adding a new concrete curb, covered with precast concrete panels to match the existing panels, at the base of the new storefront windows.
- Replacing existing concrete panels with new panels to match existing between the storefront bays and around portions of the storefront windows.

The new storefront door and window systems are designed to match the existing system and will utilize the same kit of parts. The new metal canopy is also designed to be identical to the existing metal canopy to the east. The replacement precast concrete panels will also be designed to match the existing panels.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- River District Design Guidelines

ANALYSIS

Site and Vicinity: The subject site lies on Block 5 of the Brewery Blocks in the Pearl District portion of the River District. On this block lies The Louisa, a 16 story apartment tower, which sits on a two-story retail podium that is home to the Lululemon Athletica store, the subject tenant for this review, as well as other retailers. A public parking garage lies below grade and is accessed from NW 13th Avenue [*City Walkway (Northwest Triangle Pedestrian District), Minor Emergency Response Street, Local Service Bikeway*]. The building is one of five buildings in the Brewery Blocks. Across NW Couch Street to the south of the block and the subject tenant space lies Brewery Block 1, home to Whole Foods Market. To the north of lies the Thirteenth Avenue Historic District, which is home to numerous converted early twentieth century brick warehouse buildings.

The podium portion of Block 5 is composed primarily of concrete panel and aluminum storefront at the ground level. The primary plane of the podium and the pilasters which extend to the sidewalk is faced with lighter-colored concrete panels. Each aluminum storefront is recessed behind the primary plane and has a darker-colored concrete panel surround, the top portion of which extends onto the primary plane above the storefronts and canopies. Fabric awnings with metal frame supports ring the block at the ground level and are currently present at the subject tenant site. Larger flat steel-frame canopies extend out from the building at both corners along NW Couch Street [*City Walkway (Northwest Triangle Pedestrian District), Minor Emergency Response Street, City Bikeway*], at the lobby entrance to the Louisa on NW 12th Avenue [*Local Service Walkway (Northwest Triangle Pedestrian District), Minor Emergency Response Street, Local Service Bikeway*], at both ends of the NW Davis Street façade [*Local Service Walkway (Northwest Triangle Pedestrian District), Minor Emergency Response Street, Local Service Bikeway*], and at the public pedestrian entrance to the parking garage near the middle of the NW Couch Street façade. The steel canopies are partially supported from above by

two, angled steel rods with clevis connectors at either end. The two rods of each canopy meet at the building face and attached to an embedded steel connector plate. Above the ground level on the NW 12th & NW 13th Avenue elevations are two stories of residential units. The apartment tower is located at the northern edge of the block.

Zoning: The Central Employment (EX) 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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the River District Subdistrict of this plan district.

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

- LU 00-006670 DZM (Ref. # LUR 00-00115 DZM): Approval for construction of the Brewery Blocks project.
- LU 00-006673 PR (Ref. # LUR 00-00118 PR): Approval of central city parking review for case LU 00-006670 DZM.
- LU 02-154552 DZM: Approval of 16-story mixed-use apartment tower on Block 5 of the Brewery Blocks.
- LU 04-021345 DZ: Approval of revisions to LU 02-154552 DZM.
- LU 04-049458 DZ: Approval of two single-faced signs.
- LU 05-150842 DZM: Approval of one projecting sign at the corner of NW Davis and 12th.
- LU 06-166325 DZ: Approval of awning alteration from metal awning to glass awning.
- EA 14-155608: Early design advice for storefront modifications to Lululemon store.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 30, 2015**. The following Bureaus have responded with comments:

- The Life Safety Section of BDS responded with general life safety comments. For more details, see Exhibit E-1.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 30, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be

compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines and River District Guidelines.

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region's population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

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

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.

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

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 for A4, C2, C3, C4, & C5: The proposal includes the replacement of the existing fabric awning over two of the storefront bays of the subject tenant space with a new, flat steel-framed canopy with a wood slat ceiling. The entire canopy will be centered on the storefront bay between the two existing pilasters. The proposed design of the canopy matches that of the existing steel canopies located elsewhere on the building: it utilizes the same size steel C-channel exterior frame and sloping steel deck found on the other canopies. It is also partially supported at its exterior face by the same angled steel rods that are connected by clevis connectors at the canopy and meet at another pair of clevis connectors, aligned with the center of the canopy and storefront, at the building face. The new canopy will also be supported at the rear by a new HSS steel beam that is identical to those supporting the existing canopies elsewhere on the building. The new canopy shall extend over the pilaster to the west and the pilaster to the east the same distance as the existing steel canopy located immediately to the east.

The premanufactured wood slat ceiling in the new canopy, which will also be added to the existing canopy to the east, will slightly differentiate this storefront from others on the block, adding a slight sense of softness, while still maintaining a coherent composition in elevation; the wood will not be visible in elevation or extend below the steel frame. The premanufactured wood slat ceiling will be comprised of 3-3/4" x 3/4" solid ash wood slats with a "latte" stain and with a 3/4" space between each board.

The proposal also calls for remodeling three of the existing storefront bays. At the easternmost and westernmost bays, the existing storefront glazing, doors, and mullions will be removed. The existing transom louvers in the westernmost bay will also be removed, and the existing transom louvers in the easternmost bay will be retained. Replacing them in the westernmost bay will be a pair of new storefront windows with clear insulated glazing, set in a 2-1/2" x 7-1/2" front-set clear anodized aluminum frame and divided by a 2-1/2" wide mullion (this system will be used throughout). They will be located closer to the property line than the existing storefront entry doors: the new windows will align with the face of the precast concrete panel recess. They will also sit upon a new curb that will be faced with precast concrete panels that match the existing darker colored precast concrete panel storefront surround. Above the new storefront windows, a pair of new transom windows will occupy the top portion of the space currently occupied by louvers. Between the transoms and the storefront windows will be a metal window system closure piece that occupies the space behind the proposed steel canopy. This closure piece is designed to be identical to those found behind the existing steel canopies.

Replacing the storefront system in the easternmost bay will be another pair of new storefront windows, divided by a mullion. These new windows will be located in the same plane as the storefront doors and windows which they are replacing, and they will align with the existing storefront doors and windows immediately to the east. The new windows will sit on a new curb that will be faced with the darker precast concrete panels that match those of the storefront surround. Above the new storefront windows in the transom area will be the two existing metal louvers that match those on storefronts elsewhere on the building.

The central storefront system currently consists of two lites divided by a mullion. Above

the western lite is a metal louver. Above the eastern lite is a transom window. The system currently sits on a curb that is clad with the darker colored prefabricated concrete panels of the storefront surround. All of this will be removed. The new storefront entry system will be pushed back into the building by one foot. It will have a pair of in-swinging, narrow-stile entry doors with sidelites on either side. A pair of transom windows will sit directly above. Above this lower set of transom windows will be a continuation of the metal window system closure piece behind the steel canopy. Another transom window will sit above this area on the western half of the bay; on the eastern half of the bay, a new metal louver will occupy the transom area.

Finally, the precast concrete panels on the pilaster between the central and easternmost storefront bays will be replaced with new precast concrete panels that match the existing light color and pattern. Similarly, the panels on the pilaster immediately west of the westernmost storefront bay will also be replaced with new precast concrete panels that match the existing light color and pattern.

The replacement storefront windows and doors will utilize the same kit of parts storefront system as that already present on the building, helping to maintain the ground level's visual coherency. The proposed new metal canopies also essentially match those located elsewhere on the building and integrate well in the overall detailing of the building; they are also appropriately designed for the warehouse and post-industrial character of the district. Similarly, the replacement precast concrete panels, both the lighter and darker colors to match existing, will essentially be unnoticeable changes and maintain the coherency of the ground floor design. All are durable and time-tested materials that have fared well on this building. The new premanufactured wood slat ceiling inlay will essentially be protected from the rain and should experience relatively little weathering. It is also a minor element in the overall composition—not even visible in elevation, and minimally visible from a distance. The ceiling is detailed well and will fit in with the overall canopy design, ultimately adding to the design of the storefront at this portion of the building.

*With the condition of approval that the proposed metal canopy be centered on the existing storefront bay and designed such that it extends in front of the existing concrete-paneled pilasters on either side, matching the design and dimension of the extensions on the existing canopy to the east and as indicated in Exhibit C-4 Detail 2, and **not** as indicated in the reflected ceiling plan in Exhibit C-4 Detail 1, these guidelines can be met.*

A5. Enhance, Embellish and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Reinforce Special Areas. Enhance the qualities that make each area distinctive within the River District, using the following "Special Area Design Guidelines" (A5-1-1 – A5-1-5).

A5-1-1. Reinforce the Identity of the Pearl District Neighborhood.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings for A5, A5-1, A5-1-1, & A7: The proposed alterations maintain the existing storefront design and warehouse-inspired character that exists elsewhere on the building and within the Brewery Blocks section of the Pearl District. The flat steel canopy is designed to be identical to the existing steel canopies on the building, and the canopy itself reflects the warehouse character of the district. The canopy also helps to articulate the sidewalk edge and maintain the articulation which is currently present.

Therefore, these guidelines are met.

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 A8: The proposed storefront alterations will maintain the existing storefront character of the subject building's south elevation. Two new clear-glazed display windows will also be created: one, on the westernmost storefront window, will act as an interior sign and art piece, and the other, on the easternmost storefront window, will serve as a typical display window with depth enough for mannequins and other goods. The windows on each will extend nearly to sidewalk level, resting only on a short curb and providing a high level of transparency into the displays. The new entry door in the middle storefront bay will be recessed behind the primary planes of both the building and the storefront windows, creating additional space to move off of and onto the sidewalk at the entry door.

Therefore, this guideline is met.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways.

Findings for B1 & B1-1: The proposal will essentially maintain the same storefront system that extends along the entire southern elevation at the ground level. The new storefront windows will be large, and the new steel canopy will maintain the definition of the frontage zone (and a protected portion of the pedestrian zone) of the sidewalk. The new wood slat ceiling inlay in the two canopies will also provide a subtle level of variation at the ground level.

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.

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 B2, B6, & C13: The proposal to replace an existing fabric awning with a new flat steel-framed canopy will maintain the same amount of weather protection at the sidewalk level. The proposal also includes replacing an existing transom window pane with a new louver for a new mechanical system inside the tenant space. The louver will be located above the proposed new steel canopy and will match the design and placement of other louvers on the building façade. The proposal also calls for replacing the existing hanging blade sign with a new hanging blade sign in the same location. This sign is

smaller than 30 square feet in area and is exempt from review, though it nevertheless satisfies the applicable guidelines. Altogether, these changes serve to maintain the same level of pedestrian and weather protection.

Therefore, these guidelines are met.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: Though the existing storefront windows and doors will be rearranged and views partially blocked from within by new interior walls, if the interior walls (which are not subject to this review) are removed, the storefront design, with its clear glazing and very low curbs, will allow for view opportunities from within the building out to the sidewalk and vice versa.

Therefore, this guideline is met.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings: The proposal will essentially maintain the same storefront system and design language on the ground floor of the south elevation. It already has a clear separation from the middle and top of the building.

Therefore, this guideline is met.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: The proposal will reconfigure two of the existing tenant spaces in this building. The changes proposed will maintain the existing flexibility of the ground floor: any of the existing or remodeled storefront bays could possibly be converted to have doors or windows in the future due to the kit-of-parts aluminum storefront window system.

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 proposed storefront alterations and proposed new canopy are designed to be consistent with the character of the Brewery Blocks—and the Pearl District as a whole—while also integrating well into the existing storefront design of the building.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

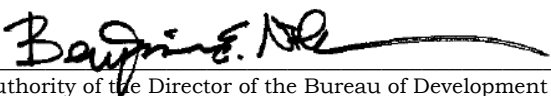
Approval of the proposed storefront and ground level alterations to three storefront bays in the Brewery Blocks section of the Pearl District, including:

- The replacement of existing two pairs of existing storefront doors on the western and eastern sides of the tenant space with new, clear-glazed storefront windows with clear anodized aluminum frames and mullions and a new curb with new precast concrete panels to match the darker-colored panels of the existing storefront surround;
- The replacement of the existing storefront windows at the central portion of the tenant space with a new pair of in-swinging, clear-glazed, narrow-stile, clear-anodized aluminum entry doors with sidelites—all recessed one foot behind the plane of the storefront window bays on either side and recessed two feet behind the pilasters;
- The replacement of the existing transom window and three existing transom louvers on the western two storefront bays with three new, clear-glazed transom windows and a new transom louver to match the design of the existing system;
- The replacement of an existing metal-framed fabric awning with a new flat, steel canopy designed to match the existing canopy to the east, centered evenly on the storefront bay and framed with C-channels. The canopy will be attached to the building with two angled steel rods connected to the canopy with clevis connectors and connected to the building face with a pair of clevis connectors;
- The addition of a premanufactured solid ash wood slat ceiling, stained “latte” color, to the underside of the new canopy and to the underside of the existing canopy to the east;
- The replacement of existing lighter-colored precast concrete panels on two pilasters with new lighter-colored precast concrete panels to match the existing panels; and,

Per the approved site plans, Exhibits C-1 through C-9, signed and dated 04/30/2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 15-126132 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The proposed metal canopy shall be centered on the existing storefront bay and designed such that it extends in front of the existing concrete-paneled pilasters on either side, matching the design and dimension of the extensions on the existing canopy to the east and as indicated in Exhibit C-4 Detail 2, and **not** as indicated in the reflected ceiling plan in Exhibit C-4 Detail 1.

Staff Planner: Benjamin Nielsen

Decision rendered by:  on April 30, 2015.
By authority of the Director of the Bureau of Development Services

Decision mailed: May 5, 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 February 18, 2015, and was determined to be complete on **March 24, 2015**.

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 18, 2015.

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: July 22, 2015.**

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 May 19, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 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 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 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 **May 20, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement (revised)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Title Sheet – Sheet G001
 - 2. Site Plan – Sheet G004 (attached)
 - 3. Site Elevation – Sheet G005
 - 4. Storefront Plan – Sheet A701 (attached)
 - 5. Storefront Elevation – Sheet A702 (attached)
 - 6. Storefront Sections – Sheet A714 (attached)
 - 7. Storefront Details – Sheet A716
 - 8. Storefront Details – Sheet A717
 - 9. Panelized Linear Wood Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Section of BDS
- F. Correspondence:

No comments were received.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Application Letter
 - 3. Original Applicant's Statement
 - 4. Incomplete Application Response Letter

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



ZONING



Site



Also Owned



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT

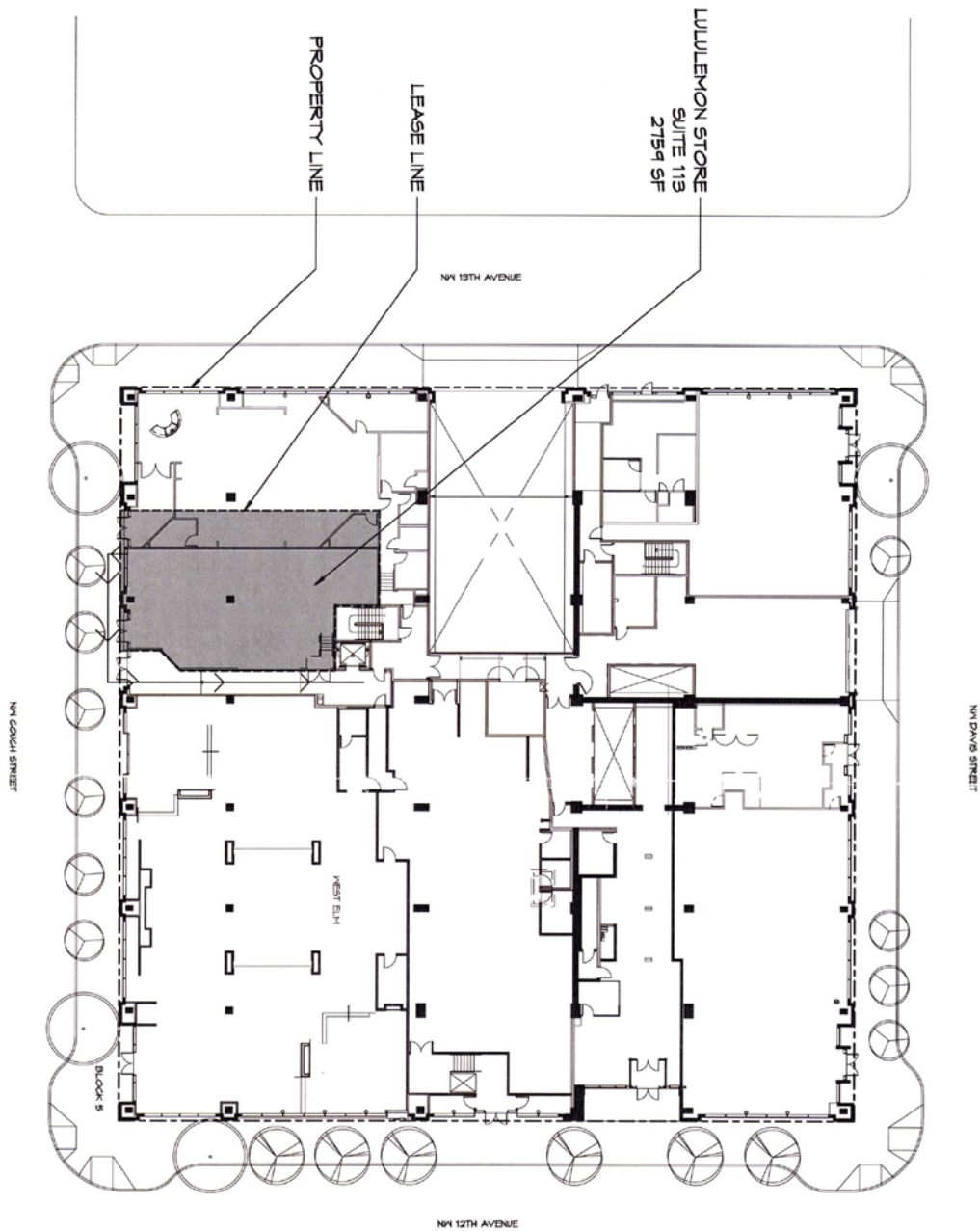
File No. LU 15-120806 DZ

1/4 Section 3028

Scale 1 inch = 200 feet

State_Id 1N1E33DA 4700

Exhibit B (Feb 23, 2015)



Approved
City of Portland
Bureau of Development Services
Planner *Benjamin E. Nick*
Date *04/30/2015*

* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.



LULULEMON ATHLETICA
CONSTRUCTION STANDARDS

1231 NW COUCH ST.
PORTLAND, OR 97209



DATE: 03/20/15
JOB NUMBER: 19283
DRAWN BY: STAFF
CHECKED BY: CM

711 N. FLEISCH RD.
ARLINGTON, TX 76012
PH: (817) 635-5586
FAX: (817) 635-5589

SITE PLAN

NO.	DATE	REVISIONS

SHEET NUMBER

6004

LU 15-120806 D2

EXHIBIT C-2



STOREFRONT
PLAN

① STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"

Bureau of Development Services
Planner Bonnie N. Nidd
Date 04/30/2015

— (E) EXTERIOR STRUCTURE & FINISHES TO REMAIN

(E) EXTERIOR STRUCTURE & FINISHES TO REMAIN

— (E) EXTERIOR STRUCTURE & FINISHES TO REMAIN

[illegible]

2. 0-6 TO MATCH & REPAIR AS REQUIRED AT THE INSTALLED IN STRUCTURAL INSTALL. IN PRECAST CONCRETE, REPAIRS REQUIRED TO MATCH EXISTING.

ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (818) 635-5699

1231 NW COUCH ST.
PORTLAND, OR 97209

804E POR DD-LL	8-25-13
804E POR DD-LLD	8-25-14
804E POR CD-LL	8-25-14
804E POR CD-LLD	8-25-14
804E POR CD-LLD	8-13-14
804E POR PERMIT	8-3-8-13
804E POR PD	XX-XX-XX

A714

SECTION AT (N) DISPLAY WINDOW

LV 15-120806 DZ EXHIBIT C-G