



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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: June 01, 2016
To: Interested Person
From: Arthur Graves, Land Use Services
503-823-7803 | Arthur.Graves@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 mailed copy of this document is only a summary of the decision. 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 16-101514 DZ: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Gabriel Dominek | Dominek Architecture, LLC | 503.380.6143
2246 E Burnside St Suite A | Portland, OR 97214

Owner: Chris Tinnin | Portland State University, Capital Projects &
Construction | 617 SW Montgomery St, Suite 302 | Portland OR
97201

Tenant: Peter Koehler | Green Zebra Grocery
3011 N Lombard St. | Portland OR 97217

Site Address: 1704 SW Broadway

Legal Description: BLOCK 189 LOT 1&2 DEFERRED ADDITIONAL TAX LIABILITY,
PORTLAND; BLOCK 189 N 1/2 OF LOT 6 S 5' OF LOT 7, PORTLAND;
BLOCK 189 NLY 45' OF WLY 50' OF LOT 7, PORTLAND; BLOCK 189
WLY 50' OF LOT 8, PORTLAND; BLOCK 189 E 50' OF N 45' OF LOT 7
E 1/2 OF LOT 8, PORTLAND

Tax Account No.: R667719360, R667719420, R667719440, R667719460, R667719480
State ID No.: 1S1E04AD 08000, 1S1E04AD 08400, 1S1E04AD 08300, 1S1E04AD
08200, 1S1E04AD 08100

Quarter Section: 3128
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - University District
Zoning: CXd: Central Commercial (CX), design (d) overlay zone
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design
Commission.

Proposal:

The applicant requests Design Review approval for a proposal to make exterior alterations to the subject property. The proposed alterations include the following:

- North Elevation:
 - Install a new storefront system in the bay east of the existing storefronts. Concrete half-wall to remain with new concrete to be added to level the wall for new storefront system. Storefront system to match existing with windows to be translucent glazing. Mechanical louvers to run along the top course of this new window installation and a louver to be located, instead of glazing, in one window module.
 - Installation of clear glazing to remaining existing storefront system on this elevation.
- West Elevation:
 - Replace existing front door with a new 36 inch sliding door in the same location.
 - Remove three existing fabric canopies and replace with 3 new steel and glass canopies in the same locations: each canopy to be approximately 12 feet in length and 5 feet in depth. Adjustable linear LED lighting to also be included within the canopy construction.
 - New short term bicycle parking space to be located adjacent to main entry.

Per Zoning Code Section 33.420.041.B, Design review is required due to the proposal including an exterior alteration to existing development in a design zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS**Site and Vicinity:**

The Portland State University parking structure building was built in 1970 and is an example of the Brutalist architectural style exhibited by many buildings on the PSU campus. The building occupies the northeast quarter of the block bounded by SW 6th Avenue, Montgomery Street, Broadway, and Mill Street.

Amenities within a quarter mile walk (approximately five minute) include a diverse range of cafes, restaurants, retail and commercial storefronts and civic buildings in all directions, such as McMenamins Market Street pub, Park Avenue Café, the Portland Art Museum and Oregon Historical Society. A number of parks and open space venues are also located within this five minute proximity including the South Park Blocks to the west and the Halprin Open Space Sequence to the east.

Transportation amenities available to the site include a number of options. SW Mill Street is classified as a Transit Access Street by the Transportation Service Plan (TSP). SW 6th Avenue is classified as a Regional Transitway. Bus lines run on both SW Broadway (#68) and SW 6th Avenue (the #01, #08, #09, #17, #19, #35, #36, 54, #56, #68, #94, #99). The MAX light rail runs on SW 6th Avenue and SW 5th Ave, both to the east. Portland Streetcar runs on SW Mill Street and SW Market Street, both to the north. SW Broadway and SW Montgomery Street are both designated City Bikeways. The site is within the Downtown Pedestrian District.

Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very

intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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.

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

- LUR 98-015699 CU (reference file # 98-00393): Approval with conditions to remove a condition of approval of CU 145-86, which required a Conditional Use Master Plan for PSU campus.
- LUR 98-015900 DZ (reference file # 98-00594): Approval to convert 4,300 square feet of ground-floor parking structure to retail storefront.
- LUR 07-152107 DZ: Approval to install three stainless-steel eyebolts on the SW 6th Ave. façade of PSU parking structure #2.
- LUR 15-169150 DZ: Approval to install new storefront and canopies – WITHDRAWN.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 26, 2016**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau: Dawn Krantz, March 02, 2016. (Exhibit E-1). No issues mentioned.
- Water Bureau: Terry Wenz, March 14, 2016. (Exhibit E-2). No issues mentioned.
- Bureau of Development Services Life Safety/Building Code Section: Natalie Davis, March 15, 2016. (Exhibit E-3). No issues mentioned.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 26, 2016. 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.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental 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.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the 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.

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

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.

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

Findings for A4, A5 and A6: The existing storefront was added to the parking structure in 1988, converting a portion of the parking structure to retail space. The proposal will continue the adaptive reuse of this portion of the first floor of the parking structure building as retail space for a small specialty grocery store. The refurbished storefront will continue to be fully glazed on both the west and north elevations and so will maintain a consistent street-facing elevation in both directions. In addition, new steel and glass canopies will be added to the west elevation in place of the current fabric awnings in an effort to further maintain a consistent streetscape while providing improved natural light to the west elevation. *Therefore these guidelines are met.*

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

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.

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.

Findings for A7, A8 and B1: The proposed alterations to the west and north street-facing façades of the existing parking garage maintain a sense of urban enclosure through the benefit of a combination of existing established street trees, generous sidewalk area and new storefront glazing to the stylistically Brutalist building. The west elevation provides further enclosure through maintaining and refurbishing the four existing canopies on the building: the large entry canopy will be cleaned, painted and otherwise restored, the three smaller fabric awning canopies will be removed and replaced with new steel and glass canopies in the same locations on the façade. Collectively, the proposed alterations will provide visual and physical connections into the retail space and renewed activity and pedestrian comfort in the adjacent public right-of-way. Ironically, with the installation of the proposed storefront alterations this parking garage building will provide greater direct benefit to pedestrians and vibrancy to the streetscape than the majority of existing buildings along this corridor, which lack windows, canopies, and entries to SW Broadway. *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.

Findings: The proposed alterations to the corner retail space at the ground floor of the existing parking garage protect the pedestrian environment through locating the trash and recycling within the building off of the north façade. The trash, recycling and associated mechanical equipment will be fully screened behind a new fully glazed storefront system on the north elevation that is consistent in design and materials with the storefront system proposed for the rest of the project. Additional louvers consistent with the location and alignment of the proposed storefront systems will also be incorporated within this area of the new storefront system. *Therefore this guideline is met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

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.

Findings for B4 and B6: The proposed storefront systems, which include existing clear glazing (on the west elevation) and new clear glazing on the existing storefront systems on the north elevation, are an improvement to the pedestrian environment along both elevations. The addition of steel and glass canopies on the west façade, provide safe, comfortable spaces where people can stop, view, socialize and rest that are out of the elements and not in conflict with sidewalk users. *Therefore these guidelines are met.*

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

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.

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings for B5, C1 and D1: The site does not directly face or front a plaza, park or open space. However, the proposed alterations which include adding clear glazing to the north and west elevations allow for the potential oblique siteline down SW Mill Street (which is closed to vehicle traffic west of SW Broadway) to the South Park Blocks which are a block away to the west. *Therefore these guidelines are met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The existing entry on the west façade is at grade and will incorporate a new automatic sliding door allowing universal access. *Therefore this guideline is met.*

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 C2, C3, C4 and C5: The proposal to the existing northwest corner of the parking garage building includes alterations that utilize and retain quality materials and respect the architectural character of the existing building. The proposed alterations will maintain the existing storefront system but replace the existing glazing on the north with clear glazing. The new storefront system immediately east of the existing storefront systems on this elevation will provide translucent glazing as screening for the mechanical equipment, loading, and trash and recycling that are internal to this area. This proposed section of new storefront will be constructed to match the existing aluminum systems in material as well as in size and dimension. This storefront system will include a louver in place of glazing in its western most frame. Louvers will also be located along the top course of this storefront system.

Collectively, the proposed architectural alterations are consistent with existing treatments to the building. In addition, the proposed development will also help the building to better integrate into the surrounding university context, in that the proposed changes will provide the building with a more active ground floor and contribute to a more vibrant streetscape. *Therefore these guidelines are met.*

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: The proposed alterations to the sidewalk level of the northwest corner of the parking structure building will maintain and utilize the existing main entrance on the west elevation of the building. This entry is recessed from the sidewalk and provides a semi-public/semi-private, fully assessable and sheltered, transition area from the adjacent public right-of-way. *Therefore this criteria has been 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.

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.

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

Findings for C7, C8 and C9: The integration of large fully glazed storefront systems on both elevations of the corner site along with new steel and glass canopies along nearly the entire sidewalk level of the west elevation creates flexible sidewalk level spaces to the existing parking structure building. *Therefore these guidelines are met.*

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: The existing large awning, approximately thirteen and a half feet long and six and a half feet wide and located at the main entrance on SW Broadway will not be removed. This awning will be cleaned and repainted. However, the three existing fabric canopies, also located on this elevation, will be removed and replaced with three new steel and glass awnings, each twelve feet long and five feet wide. Specifically, the proposed awnings will extend from the building into the right-of-way approximately five feet for approximately thirty-six collective linear feet of the building frontage. The proposed encroachments into the public right-of-way will enhance the pedestrian environment through creating covered spaces to socialize and congregate, further activating the pedestrian space adjacent to the building. *Therefore this criteria has been met.*

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: Lighting is integrated into the proposed glass canopies. The lighting will be adjustable linear LED lighting inset within the awning brackets and angled to illuminate the glass portion of the canopy. This effect will not dominate the architecture nor the skyline but will provide accent lighting, architectural continuity and adequate lighting at night for security around the building. Collectively, these alterations will provide for an improved pedestrian environment regarding visibility and safety. *Therefore this guideline is met.*

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: Proposed signage will be incorporated into the entrance awning. However, because the proposed sign is less than 32 square feet in size it is exempt from Design Review (Per Portland Zoning Code 33.420.025.F). *Therefore this criteria has been met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The design review process 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 exterior alterations to the first floor retail space at the northwest corner of the existing three story parking garage building within the Central City Plan district and University Subdistrict.

Approval, per the approved site plans, Exhibits C-1 through C-13, signed and dated Thursday, May 26, 2016, 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.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-101514 DZ. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Thursday, May 26, 2016.**
By authority of the Director of the Bureau of Development Services

Decision mailed: Wednesday, June 01, 2016.

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 January 7, 2016, and was determined to be complete on February 24, 2016.

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 January 7, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 60 days (Exhibits A-5 and A-6). Unless further extended by the applicant, **the 120 days will expire on: Monday, August 22, 2016.**

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 Wednesday, June 15, 2016** 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 **Thursday, June 16, 2016**.
– **(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 Submittal
 1. Applicant's Statement
 2. Retail Lease
 3. Early submittal: January 07, 2016
 4. Revised Loading Area plans: February 17, 2016
 5. Extension Waiver: April 04, 2016
 6. Extension Waiver: May 11, 2016
 7. Email confirming work on large canopy and existing storefronts: May 11, 2016.
 8. Site Photo
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Title Sheet
 2. Site Plan (attached)
 3. Photo Rendering
 4. Floor Plan
 5. Short Term Bike Parking Plan
 6. Elevations: Existing – North and West
 7. Elevations: Proposed – North and West
 8. Elevations Enlarged: Proposed – West (attached)
 9. Elevations Enlarged: Proposed – North (attached)
 10. Canopy Section and Elevation Details
 11. Details
 12. Materials Sheet
 13. Manufactures Cutsheet
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Fire Bureaus: Dawn Krantz, March 02, 2016.
 2. Water Bureau: Terry Wenz, March 14, 2016.

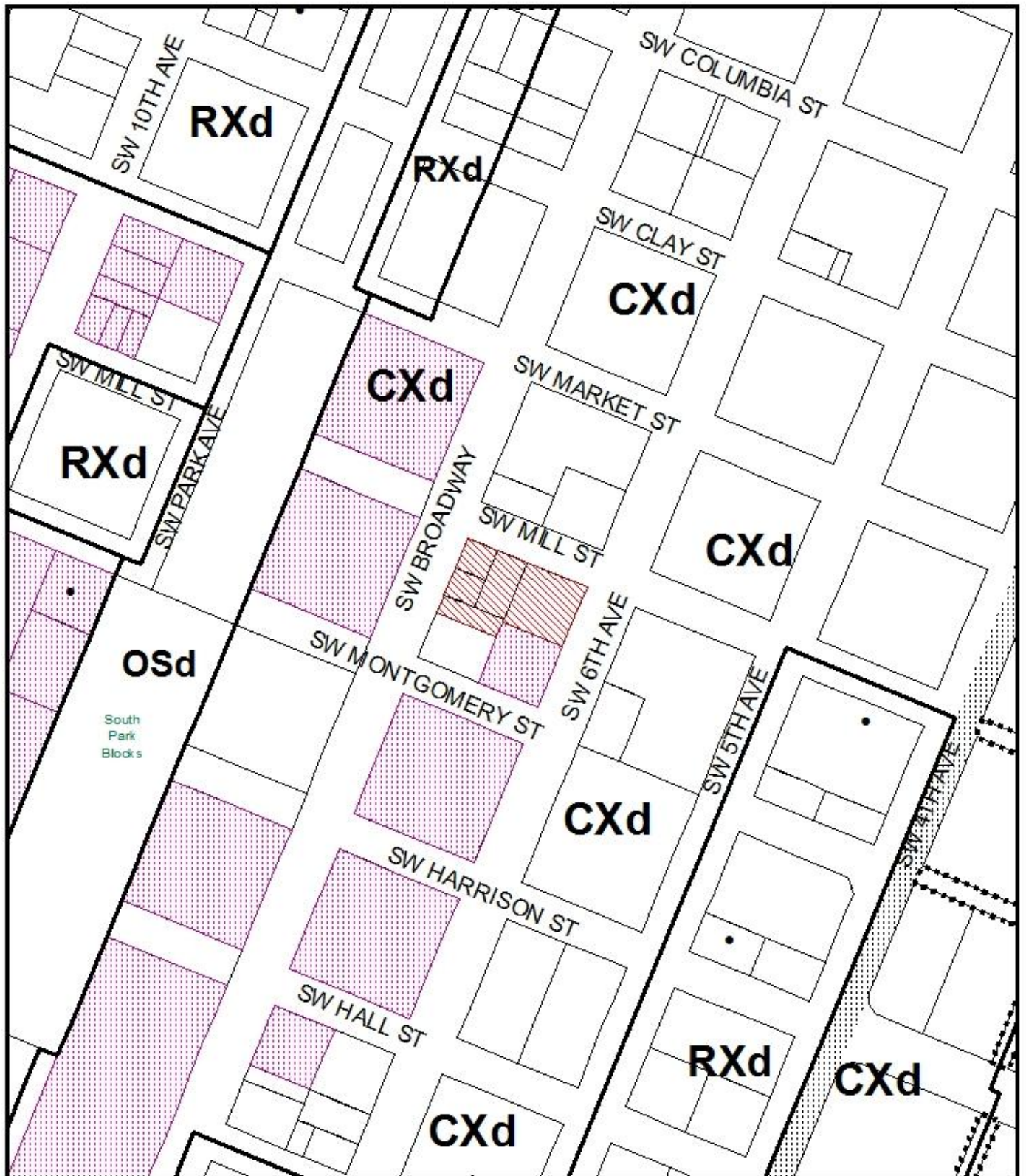
3. Life Safety/Building Code Section of the Bureau of Development Services: Natalie Davis, March 15, 2016.

F. Correspondence: None Received

G. Other:

1. Original LU Application
2. Incomplete Letter: February 05, 2016
3. Site Photographs: North and West Elevations
4. Site Photographs: North Awnings

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).



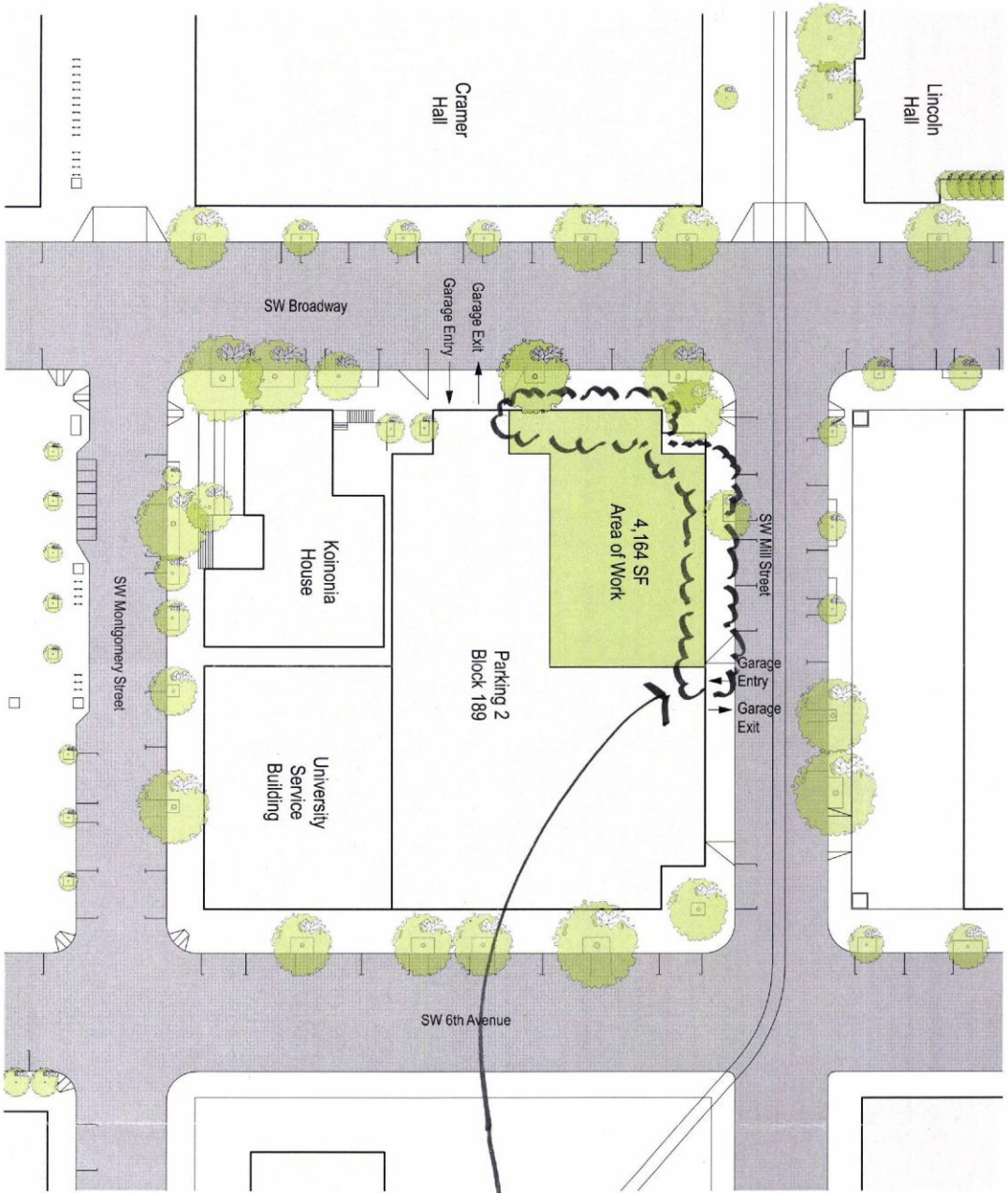
ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
UNIVERSITY DISTRICT SUBDISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No.	<u>LU 16-101514 DZ</u>
1/4 Section	<u>3228 3128</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E04AD 8100</u>
Exhibit	<u>B</u> (Feb 05, 2016)



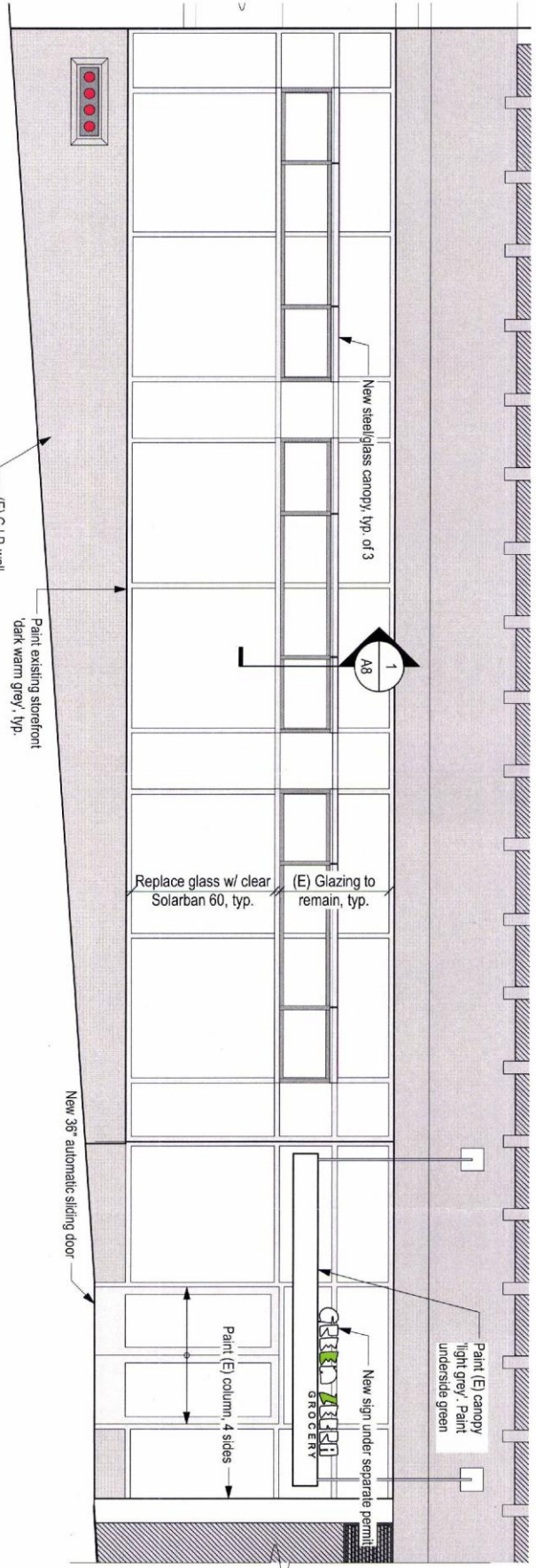
AREA OF WORK

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 5.26.16
 *This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

DATE: 01.07.2016
 REV: 03.05.11.2016
 Green Zebra - PSU
 1704 SW Broadway
 Portland, OR 97201

DONINIK ARCHITECTURE
 2246 E Burnside Street #A, Portland, OR 97214
 503 380 6143V

Design Review
A1
 EXH C-2
 1516-181514 B2



1 Partial West Building Elevation
 A6 Scale: 1/4" = 1'-0"

DATE: 01/07/2016
 REV01: 02/16/2016
 Green Zebra - PSU
 1704 SW Broadway
 Portland, OR 97201

DONNINEK ARCHITECTURE, LLC
 2246 E Burnside Street #A, Portland, OR 97214
 503.990.6143V

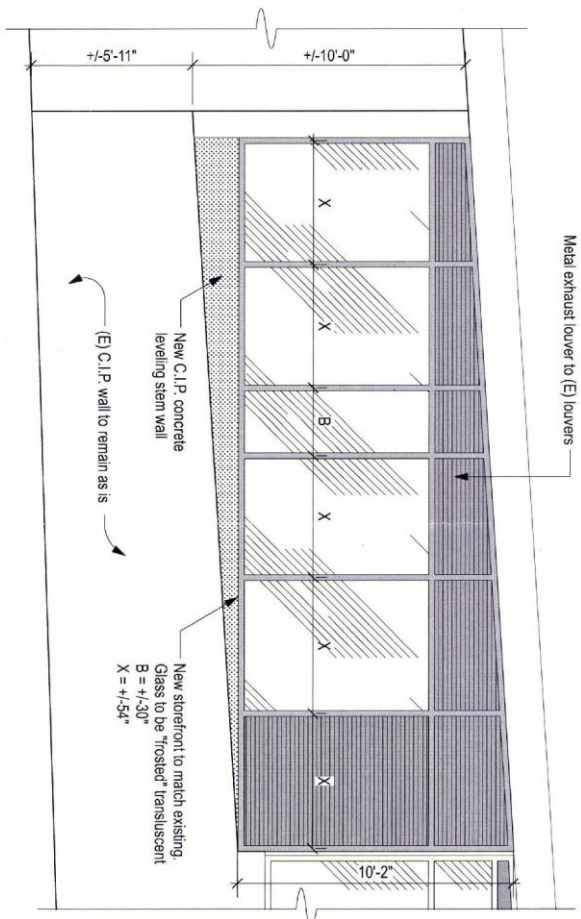
Design Review

A6

EXH C-8
 15-16-18/514 BZ

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 5.16.16

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



1 Partial North Building Elevation
 A7 Scale: 1/4" = 1'-0"

Applied
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 5.26.16

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

DATE: 01.07.2016
 REV: 01.16.2016
 Green Zebra - PSU
 1704 SW Broadway
 Portland, OR 97201

DONNINEK ARCHITECTURE, LLC
 2246 E Burnside Street, #A, Portland, OR 97214
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Design Review
 A7

EXH C-9
 1516-10514 DZ