



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: May 6, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 16-126232 DZ – REVISIONS TO SE 9TH & BELMONT APARTMENTS

GENERAL INFORMATION

Applicant: Mike Coyle, Applicant
Faster Permits
14334 NW Eagleridge Ln
Portland, OR 97229

Little Loca LLC, Owner
500 E Broadway, Ste. 110
Vancouver, WA 98660

Representative: Jeremy Mcpherson, Owner's Representative
Little Loca LLC, A Delaware, LLC
500 E Broadway, Ste. 500
Vancouver, WA 98660

Site Address: 888 SE 9TH AVE

Legal Description: BLOCK 205 LOT 1 EXC PT IN ST LOT 2-4 LAND & IMPS SEE R150449 (R226513811) FOR BILLBOARD, EAST PORTLAND

Tax Account No.: R226513810, R226513810

State ID No.: 1S1E02BA 04600, 1S1E02BA 04600

Quarter Section: 3131

Neighborhood: Buckman, contact Zachary Brooks at 503-482-8252.

Business District: Central Eastside Industrial Council, contact Debbie Kitchin at ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside

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 is seeking Design Review approval for the following revisions to a previously approved 6-story, brick, 105-unit apartment building with ground floor retail and 17 internal parking spaces in the Central Eastside Subdistrict of the Central City Plan District (LU 15-102181 DZM), approved by the Design Commission on August 20, 2015. The proposed revisions are as follows:

- Introduction of a resident only, 745 square foot roof deck and canopy, and associated elevator, vestibule, and stair overruns, as well as, exit access walkways with metal railings. The proposed revision changes the building height from 69’–0” to 81’-8” at the top of the elevator overrun. *Note: The applicant is currently undergoing a building code appeal to allow this aspect of the project. Therefore, this aspect of the proposal is optional.*
- Reduction of unit count from 105 units to 100 units, and change of proposed unit mix from 35 studios, 60 one bedroom units, and 10 two bedroom units to 35 studios, 60 one bedroom units, and 5 three bedroom units.
- Increase in the number of parking stalls on the ground level from 15 to 32 stalls (20 of which are mechanically stacking spaces).
- Relocation of the elevator and stair core to accommodate mechanically stacking parking and larger area for lobby amenities.
- Reduction in gross square feet of commercial space on the ground level from 6,835 GSF to 6,126 GSF (a 709 GSF reduction).
- Bicycle parking/storage room moves to a higher profile storefront location replacing mid-block commercial space.
- Increase in the lobby area square footage achieved by adding lounge amenities and a dedicated manager's office.
- Increase in the number of bicycle parking spaces on the ground level from 49 long term spaces to 54 long term spaces. The number of long term bicycle storage spaces in the living units has been reduced from 113 to 100 spaces. While the project is still exceeding the required number of long term bicycle parking spaces, the total number of spaces has been reduced from 162 spaces to 154 spaces.

A Type II Design Review is required to make minor changes to a previously approved Design Review originally processed through a Type III procedure.

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*
- *Special Design Guidelines for the Central Eastside*

ANALYSIS

Site and Vicinity: The 20,000 SF site comprises a half block of land bounded by SE Morrison Street, SE 9th Avenue, and SE Belmont Street. The site to the west, across the street was recently renovated into a number of retail spaces, including Grand Central Bowl. Lots to the south east have also been renovated for a brewery. The area around the site is developed with a combination of low-scale commercial and industrial buildings typical of the older early 20th Century industrial development of the Central Eastside. A few new mid-rise mixed-use buildings have been constructed farther north and east around East Burnside Street and 10th Avenue. The area is becoming popular with local retailers and has an active nightlife scene with multiple restaurants and bars.

The City of Portland's Transportation System Plan designates SE Morrison Street a Major City Traffic Street, a Major Transit Priority Street, a City Bikeway, a City Walkway, and a Regional Main Street. Both NE Davis Street and SE 9th Avenue are designated Local Service Bikeways, Local Service Walkways. The site is within a designated freight district and is in Central Eastside Parking Sector 2. There is no designated Pedestrian District in this area.

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 Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

- **LU 15-102181 DZM** Design Review with Modification approved for a new 6-story, brick, 105-unit apartment building with ground floor retail and 17 internal parking spaces in the Central Eastside Subdistrict of the Central City Plan District.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **April 1, 2016**. The following Bureaus have responded with no issues or concerns:

- Water Bureau: no issue. Please see Exhibit E-1 for additional details.
- The Fire Bureau responded with the following comment: A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development. Please see Exhibit E-2 for additional details.
- Life Safety Division of BDS responded with the following comment: A Building Permit has been applied for and is currently under review or has been issued or a Life Safety plans examiner has been in contact with the applicant. Please refer to correspondence from the Life Safety plans examiner for building code-related comments. Please see Exhibit E-3 for additional details.

Note: There are pending building code appeal(s) associated with the proposed roof deck and canopy. Therefore, the portions of this review subject to building code appeal are optional elements within the scope of the current design review.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 1, 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 the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

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

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

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 Eastside Design Goals

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

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

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

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

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.

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

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

Findings for A2, A2-1, A4, A5, C4 & C3-1: The proposed revisions to the previously approved design include the introduction of a resident only, 745 square foot roof deck, canopy, and associated elevator, vestibule, and stair overruns, as well as, exit access walkways with metal railings. The ground floor plan has changed to allow the rotation of the core to order to accommodate the proposed introduction of mechanical parking, a more gracious lobby, introduction of lounge amenities and a dedicated manager's office, and the relocation of some long term bike parking along the street front. The proposed revisions also include a change to the unit mix, with the introduction of (5) three bedrooms units and the removal of (10) two bedroom units, resulting in an overall reduction in the total unit count from 105 units to 100 units.

The intent of the original proposal for this project is to provide efficient, economical housing for the people that work and live in the central eastside industrial district and to provide a mix of urban housing options while striving to maintain and bolster the existing fabric of the industrial district. The intent of the proposed changes, currently subject to review, is to provided increased amenity and a more diverse mix of unit type, while strengthening the connection of the project to the City and the river by providing outdoor spaces for individual and communal resident use that take advantage of views of the Central Eastside and Downtown to the west and Mt. Hood to the east.

These guidelines are therefore 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: As originally proposed (and approved) this building was designed to provide view opportunities of downtown, the Willamette River, Mt Hood, and the West Hills by providing windows on all sides of the upper floors, terraces for the 2nd level units, and balconies that allow for outdoor connections for the upper level units. The proposed revisions to allow the introduction of a resident only, 745 square foot roof deck, greatly enhance the existing view opportunities and serve to further connect the project to surrounding points of interest and activity through view opportunities of the surrounding Central Eastside, the Willamette River, and Downtown to the west and Mt Hood to the east.

This guideline is therefore met.

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

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.

C1-1. Integrate Parking.

- a. Integrate parking in a manner that is attractive and complementary to the site and its surroundings.
- b. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for C2, C5 & C1-1: The proposed roof deck, canopy, and associated elevator, vestibule, and stair overruns, as well as, the proposed exit access walkways with metal railings continue to incorporate quality building materials seen throughout the original proposal. These materials such as the fully backed 22 gauge metal panel on the vestibule and elevator and stair overruns continue to promote permanence and integrity as seen throughout the project. The proposed addition of 20 mechanical parking stalls will result in a total of 32 ground level parking stalls, as compared to the 15 stalls originally proposed and approved for the project. This revision further integrates additional parking desired by the applicant team, yet does so in a way that supports and maintains active uses on the ground floor.

The building is set back from the SE 9th Avenue lot line (the west elevation) due to clearance requirements from overhead Pacific Power high-voltage supply lines that run through this neighborhood. It is also set back from the east lot line, as required by the building code, so that windows can be provided for the upper floor units. The recessed upper stories create a ground floor podium that is a strong, cohesive base for the building. The ground level window and door glazing patterns and divisions are consistent around the ground floor which also helps strengthen the podium and create visual cohesion along the sidewalks. In keeping with this cohesive design the proposed elevator, vestibule, and stair overruns, as well as, the proposed exit access walkways with metal railings have been further pulled back from the west façade along 9th Avenue. The roof deck and the 42 inch tall metal railing will be set back a minimum of 7 feet from the roof edge on the west elevation. The remaining roof top elements, such as the 8' tall vestibule, the 12' tall elevator overrun, the 9' tall stair overrun to the south, and 9' tall stair overrun to the north will be set back a minimum of 14', 22', 22', 44' respectively from the west roof edge. These setbacks and the setbacks from the north, south and east elevations limit the impact of the proposed roof deck and associated equipment on views from the street and form a coherent composition.

With the Condition of Approval that all proposed metal panel be fully backed and be a minimum of 22 gauge, these guidelines are 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, C9 & C10: While revisions to the ground floor plan have been proposed to accommodate the relocation of the core, addition of 20 mechanical parking stalls, a more gracious main lobby, amenity space and long term bicycle storage, and a

dedicated manager's office, the proposed storefront has not been changed and a majority of active uses are maintained on the streetscape in the revised proposal.

These guidelines are therefore met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

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 for C11, and C12: As mentioned, the proposed revisions to the previously approved design include the introduction of a resident only, 745 square foot roof deck, and associated elevator, vestibule, and stair overruns, as well as, exit access walkways with metal railings. The roof deck, canopy, and the accompanying core elements (vestibule, elevator and stair overruns) have been placed along the west edge of the roof, pulled back to the previously approved mechanical equipment. While the 42" tall metal railing will be set back 7' from the west roof edge, the tallest elements proposed, the 12' tall elevator overrun has been minimized as much as possible and is to be set back a minimum of 14' from the west roof edge along SE 9th Avenue and a minimum of 58' from SE Belmont. The placement of the proposed elements minimizes impacts on view from the street and is designed to integrate with the roof top mechanical units originally proposed.

These guidelines are therefore met.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The proposed revisions to the previously approved 6-story, apartment building with ground floor retail and in the Central Eastside Subdistrict of the Central City Plan District (LU 15-102181 DZM), approved by the Design Commission on August 20, 2015 meet the applicable approval criteria and therefore warrant approval.

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. With the condition of approval that all proposed metal panel be fully backed and a minimum of 22 gauge, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of revision to a previously approved 6-story, apartment building with ground floor retail and in the Central Eastside Subdistrict of the Central City Plan District, to include the following:

- Optional 745 square foot roof deck, canopy, and associated elevator, vestibule, and stair overruns, as well as, exit access walkways with metal railings. The proposed revision changes the building height from 69'-0" to 81'-8" at the top of the elevator overrun.

- Reduction of unit count from 105 units to 100 units, and change of proposed unit mix from 35 studios, 60 one bedroom units, and 10 two bedroom units to 35 studios, 60 one bedroom units, and 5 three bedroom units.
- Increase in the number of parking stalls on the ground level from 15 to 32 stalls (20 of which are mechanically stacking spaces).
- Relocation of the elevator and stair core to accommodate mechanically stacking parking and larger area for lobby amenities.
- Reduction in gross square feet of commercial space on the ground level from 6,835 GSF to 6,126 GSF (a 709 GSF reduction).
- Bicycle parking/storage room moves to a higher profile storefront location replacing mid-block commercial space.
- Increase in the lobby area square footage achieved by adding lounge amenities and a dedicated manager's office.
- Increase in the number of bicycle parking spaces on the ground level from 49 long term spaces to 54 long term spaces. The number of long term bicycle storage spaces in the living units has been reduced from 113 to 100 spaces.

Approved per Exhibits C-1 through C-24, signed and dated May 4, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 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 16-126232 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All proposed metal panel shall be fully backed and be a minimum of 22 gauge.
- C. No field changes.

Staff Planner: Megan Sita Walker

Decision rendered by:  **on May 4, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 6, 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 February 24, 2016, and was determined to be complete on March 25, 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 February 24, 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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 23, 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 May 20, 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 **May 23, 2016**.
- 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.

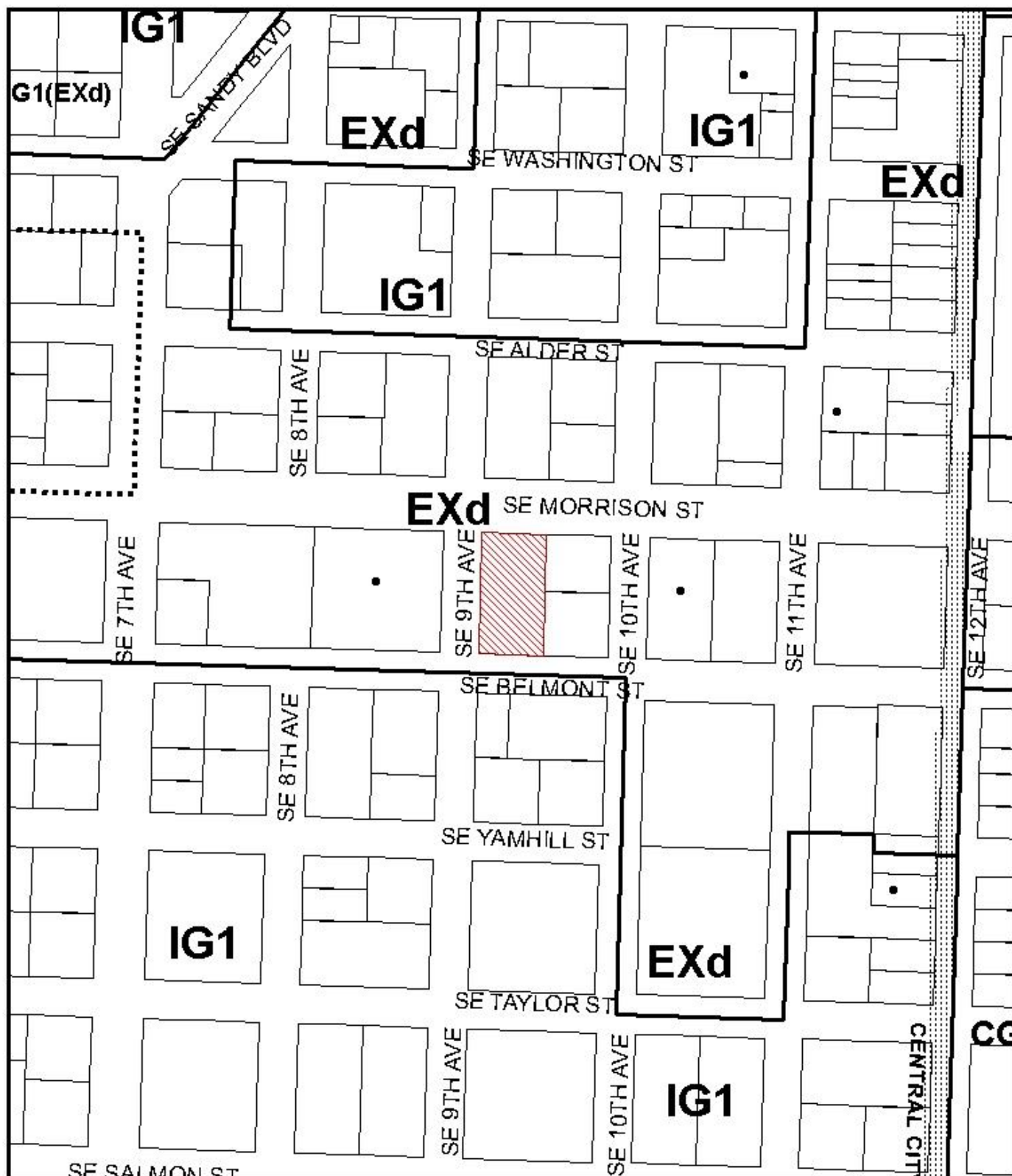
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Response to Approval Criteria
 2. Original Drawing Set – Not Approved/ For Reference Only
 3. Revised Drawing Set (3/31/16) – Not Approved/ For Reference Only
 4. Revised Drawing Set (4/4/16) – Not Approved/ For Reference Only
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Utility Plan
 2. Planting Plan
 3. Existing Level 1 Plan (attached)
 4. Proposed Level 1 Plan (attached)
 5. Existing Level 2 Plan
 6. Proposed Level 2 Plan
 7. Existing Level 3-6 Plan
 8. Proposed Level 3-6 Plan
 9. Existing Roof Plan (attached)
 10. Proposed Roof Plan (attached)
 11. Existing West Elevation
 12. Proposed West Elevation (attached)
 13. Existing South Elevation
 14. Proposed South Elevation (attached)
 15. Existing East Elevation

16. Proposed East Elevation
 17. Existing North Elevation
 18. Proposed North Elevation
 19. Existing North-South Section
 20. Proposed North-South Section
 21. Existing East-West Section
 22. Proposed East-West Section
 23. Roof Deck Lighting Plan
 24. Roof Deck Lighting Specifications
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Water Bureau
 2. Fire Bureau
 3. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
1. Original LU Application

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

• Historic Landmark



NORTH

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

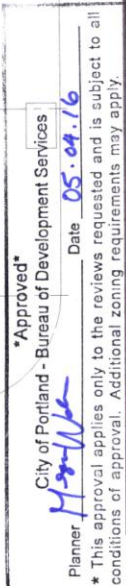
File No. LU 16-126232 DZ

1/4 Section 3131

Scale 1 inch = 200 feet

State_Id 1S1E02BA 4600

Exhibit B (Feb 26, 2016)



LEVEL 1 AREA: 17,675 SF
TOTAL BUILDING AREA: 90,355 SF

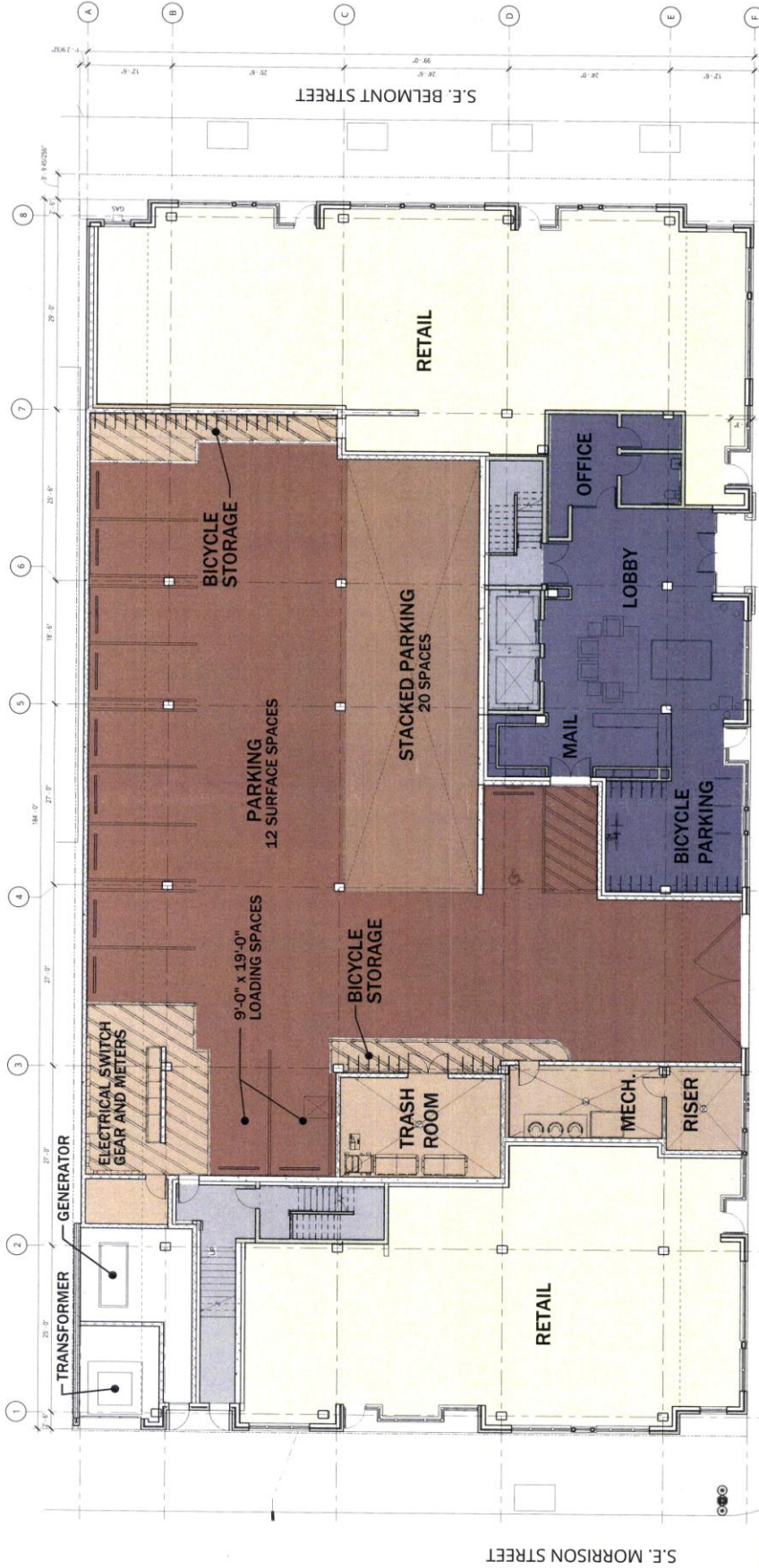


EXH C-3

11 12 13 14 15 16

CA 1.01

REVISED LEVEL 1 PLAN



Approved
 City of Portland - Bureau of Development Services
 Planner Hog-Walk Date 05.04.16
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

S.E. 9TH AVENUE

CA 1.01R

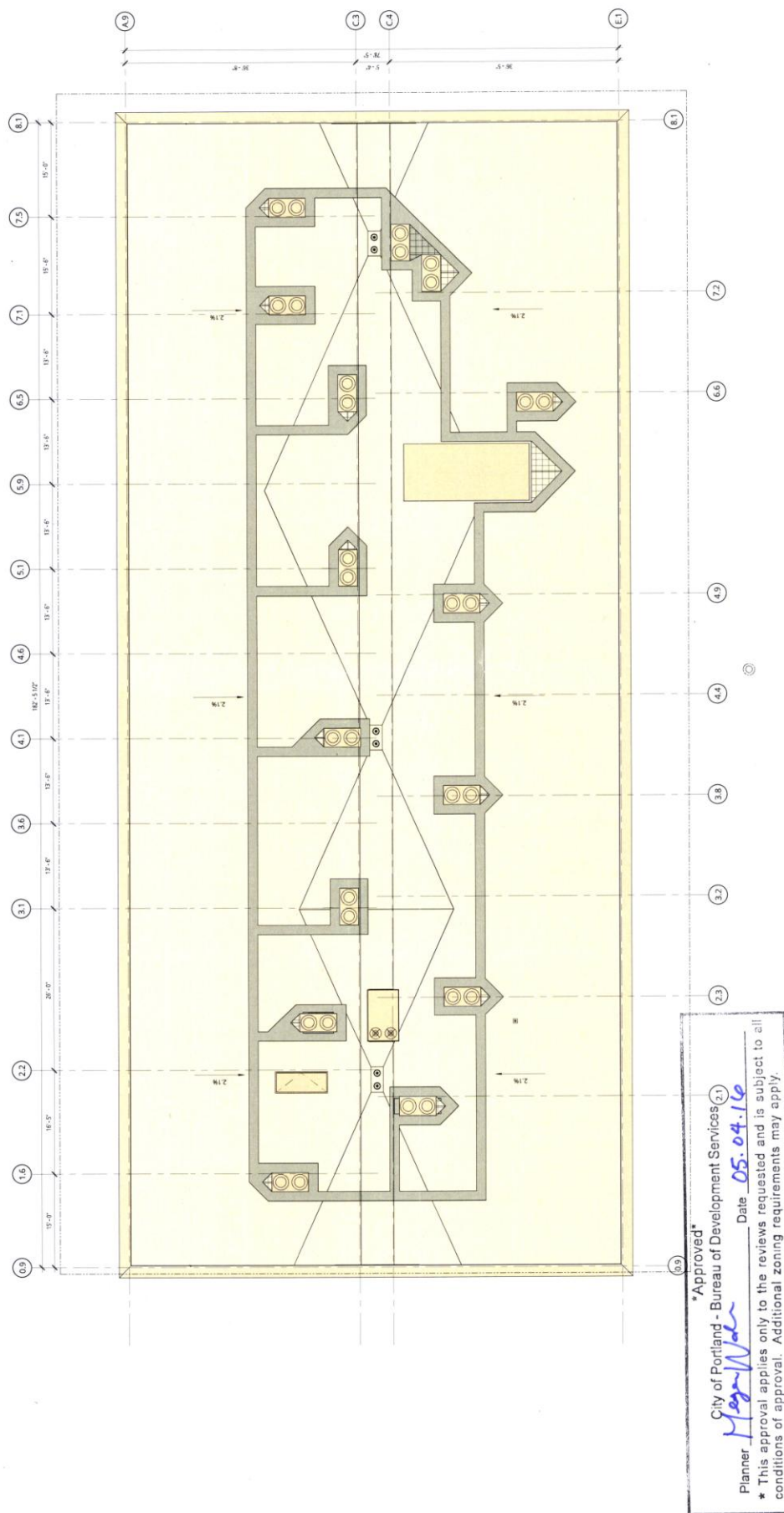


LEVEL 1 AREA: 17,675 SF
 TOTAL BUILDING AREA: 90,355 SF



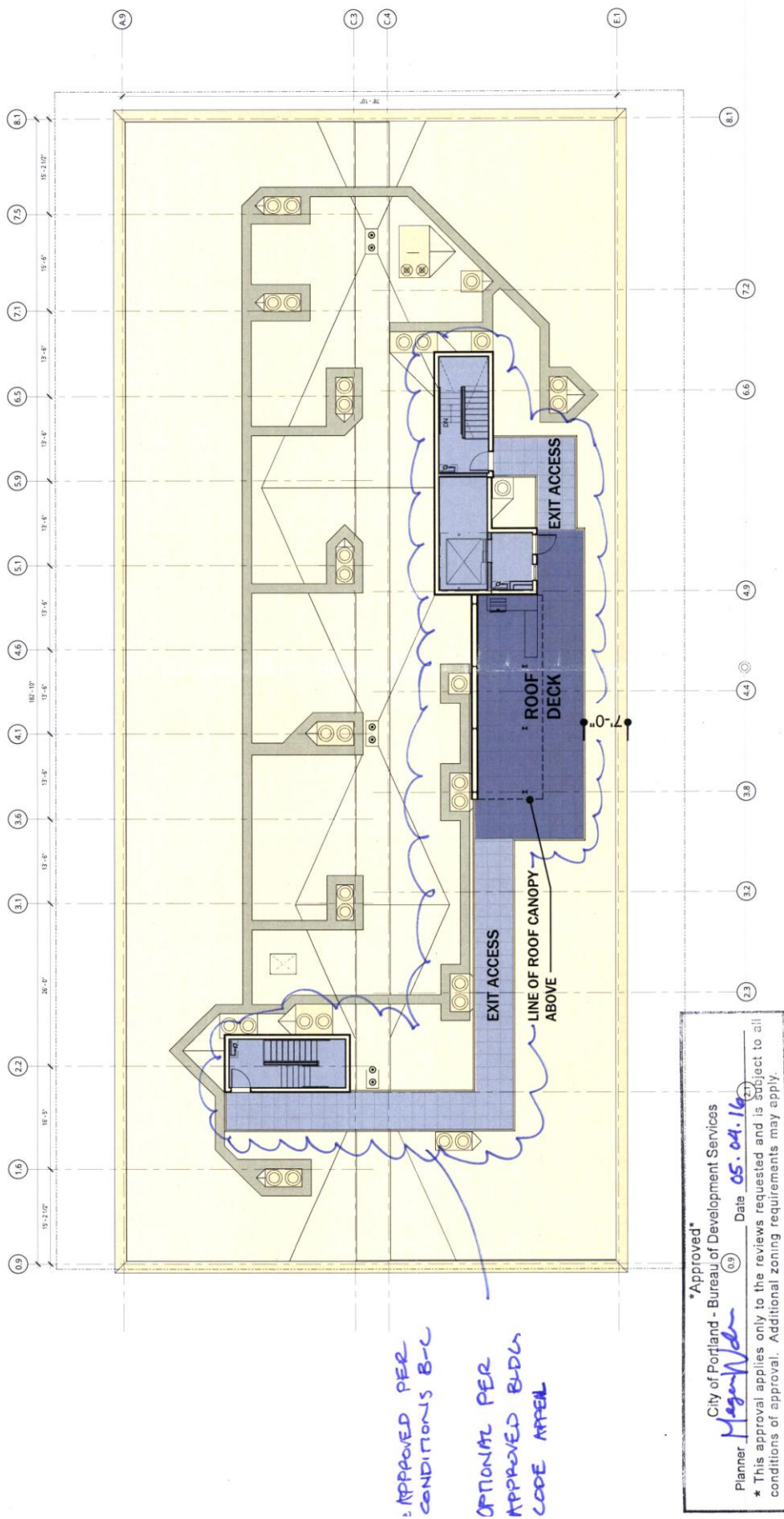
EXH C-1

ROOF PLAN



Approved
City of Portland - Bureau of Development Services (21)
Planner Hagen Widen Date 05.04.16
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

REVISED ROOF PLAN



ROOF DECK AREA: 746 SF



Ankrom Moisan

EXH C-10
LV16-126232DZ-

CA 1.04R

City of Portland - Bureau of Development Services
Planner Margaret Date 05.09.16
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

* Approved*

* APPROVED PER COMMENTS B-C

* OPTIONAL PER APPROVED BLDG CODE APPEAL

REVISED - SOUTH ELEVATION AT ROOF DECK



CA 2.02R 0 8 16 32



ExH C-14 LU 16-126232DZ