



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

☐ Type I ☐ Type Ix ☐ Type II ☐ Type IIx ☐ Type III ☐ Type IV

LU Reviews _____

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

[Y] [N] 100-year Flood Plain [Y] [N] DOGAMI

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site

Address or Location _____

Cross Street _____ Sq. ft./Acreage _____

Site tax account number(s)

R _____ R _____ R _____

R _____ R _____ R _____

Describe project (attach additional page if necessary)

Describe proposed stormwater disposal methods

Identify requested land use reviews

- **Design & Historic Reviews** - For **new development**, provide project valuation.

For **renovation**, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ _____

\$ _____

- **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☐ no

- **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

☐ yes ☐ no ☐ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

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Check all that apply ☐ Applicant ☐ Owner ☐ Other

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Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

_____ Date: _____

Phone number: _____

Email this application and supporting documents to
LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application. **2**

Date: 2-28-22

To: BDS

From: Julie Bennett – Owner, Grand & Salmon LLC

Subject: Historic Design Review – 512 SE Salmon/1210,1220, 1230 SE Grand Ave.

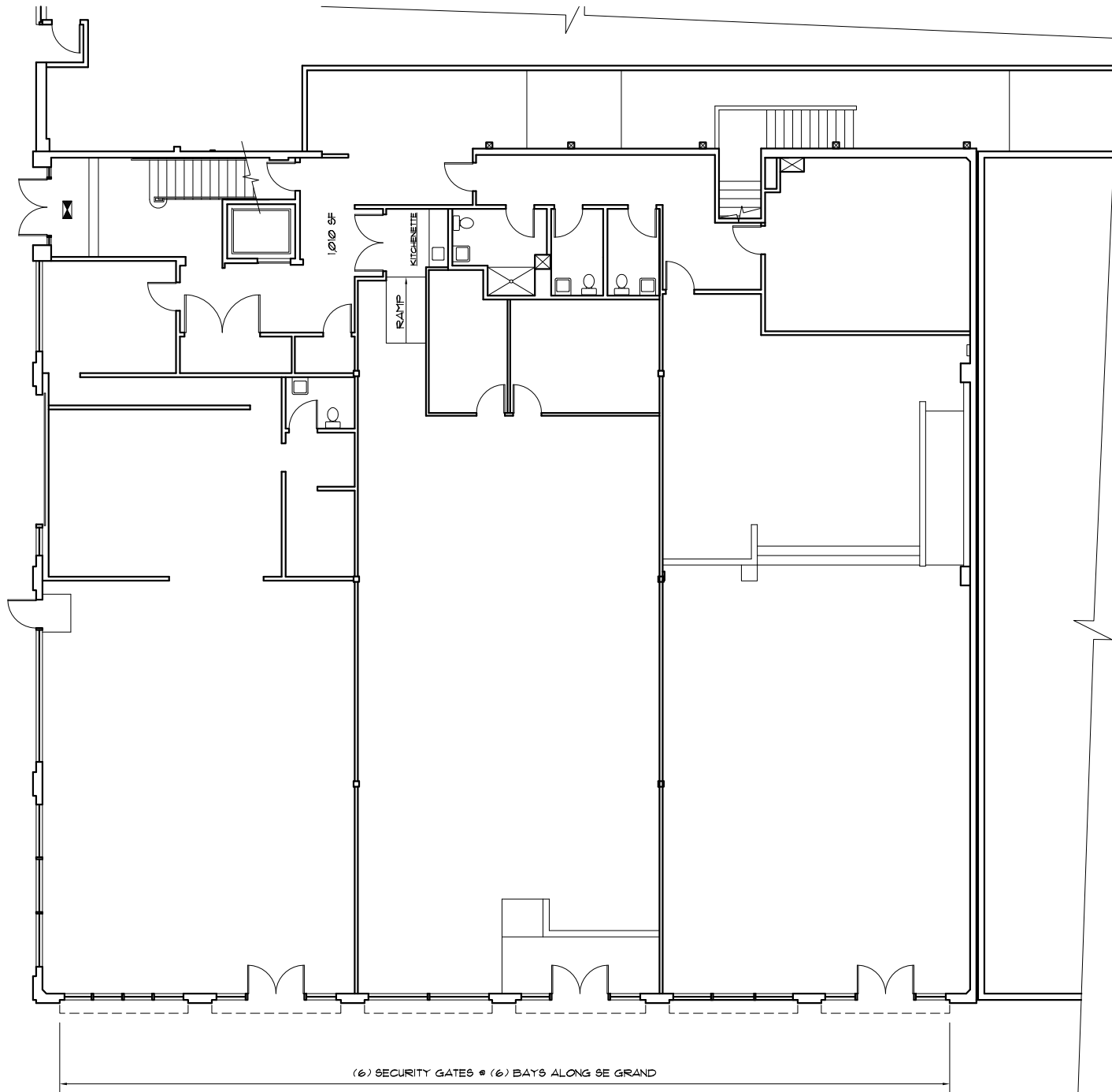
This building is located at the south end of the East Portland/Grand Ave. Historic Design Zone. Built in 1923, it was used as a store and garage, with parking available on the second floor via a ramp off Salmon Street. We are proposing to install six roll down security gates along the Grand Ave. side of the building. The intent is to protect the three retail storefronts, both entrance doors and windows, from further vandalism, theft, destruction. The gates will be mainly used at night when stores are closed. We believe this will enhance the livability and viability for the ground floor businesses. The roll down shutters will assist in creating a safe, humane and prosperous central city (as stated in the goals for central city design review) by ending dangerous broken windows, ravaged storefronts and unsightly boarded up entries.

1)Transparency – 70% of the slates in the shutters will be transparent using perforated steel material allowing increased visibility into store windows.

2)Paint – The hood and guides will be painted the existing body color of the building in order to maintain visual continuity and reduce disruption of the exterior façade.

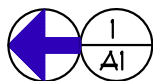
3)Hood Placement – The hood housing will be placed above the clerestory window in the horizontal band continuing the differentiation between the façade elements of the ground floor and second floor.

SE SALMON STREET



(6) SECURITY GATES @ (6) BAYS ALONG SE GRAND

SE GRAND AVENUE

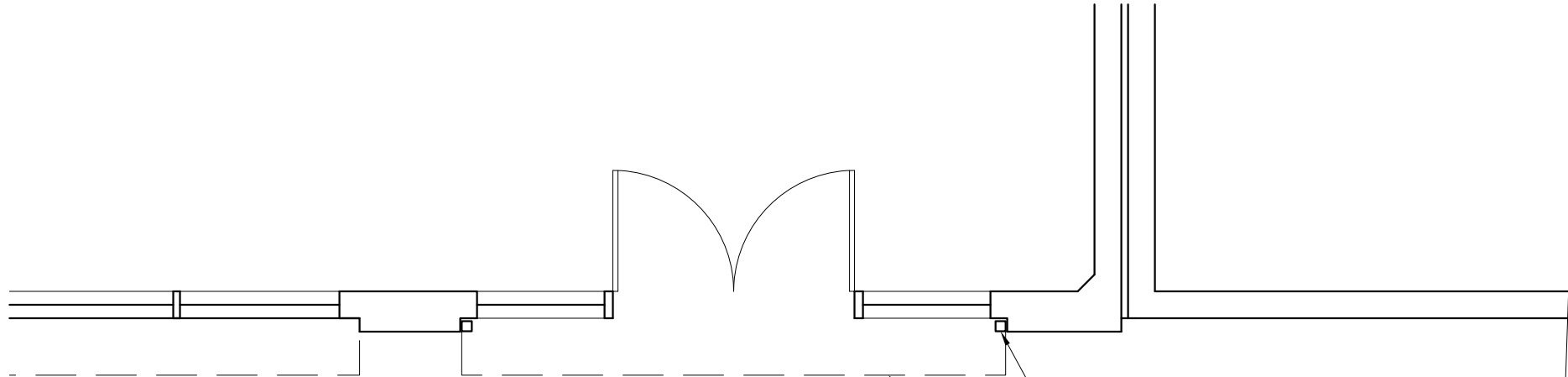


SITE PLAN

1/8" = 1'-0"

LU 22-118200 HR



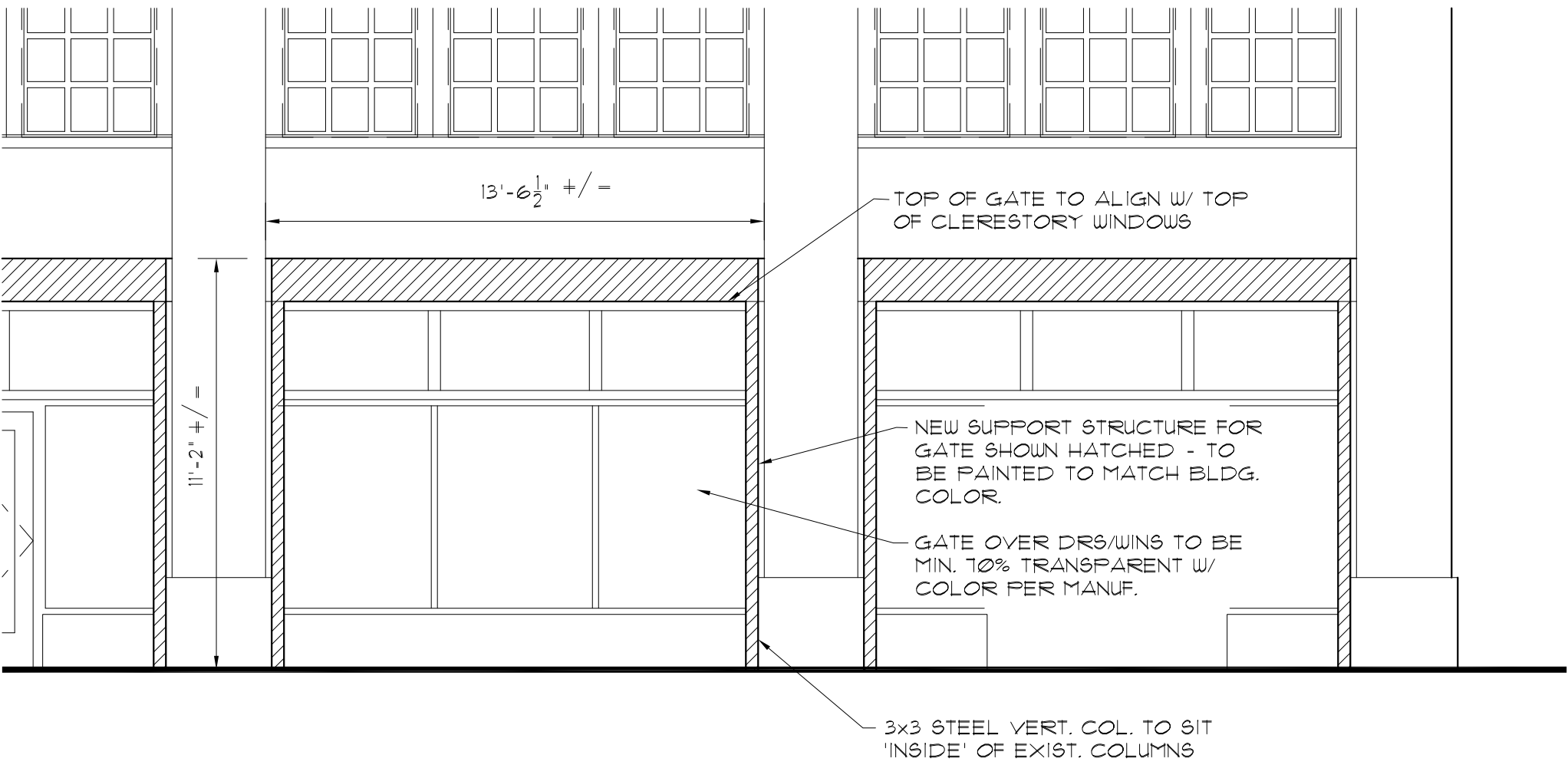


3x3 STEEL VERT. COL. TO SIT
'INSIDE' OF EXIST. COLUMNS

'BOX' FOR ROLLING GATE TO
EXTEND 14" +/- FROM
BUILDING - COL. TO COL.

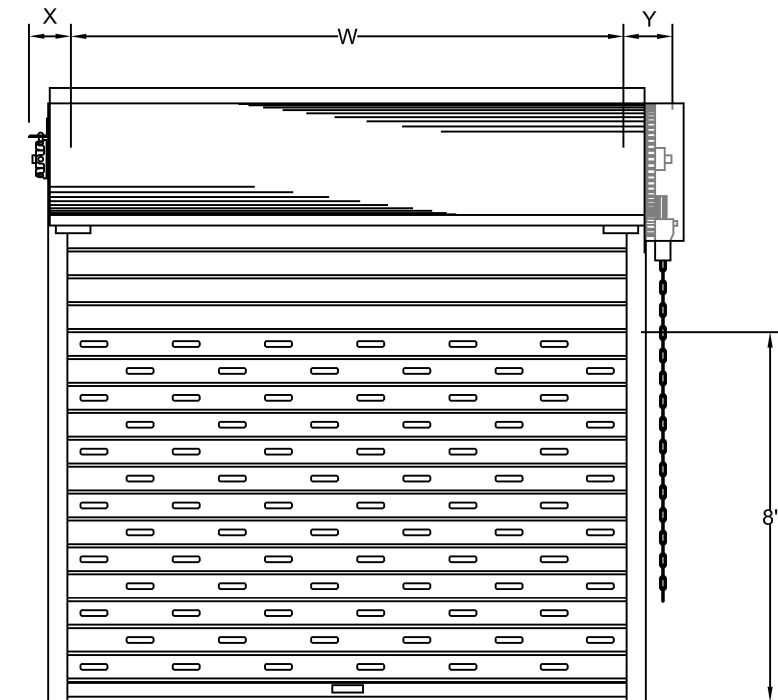
ENLARGED BAY PLAN

1/4" = 1'-0"

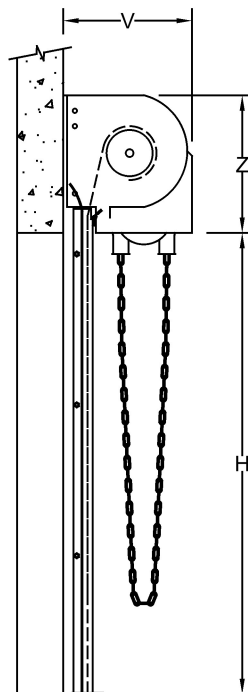


ENLARGED BAY ELEVATION

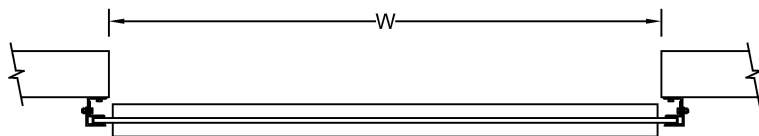
1/4" = 1'-0"



ELEVATION



SECTION

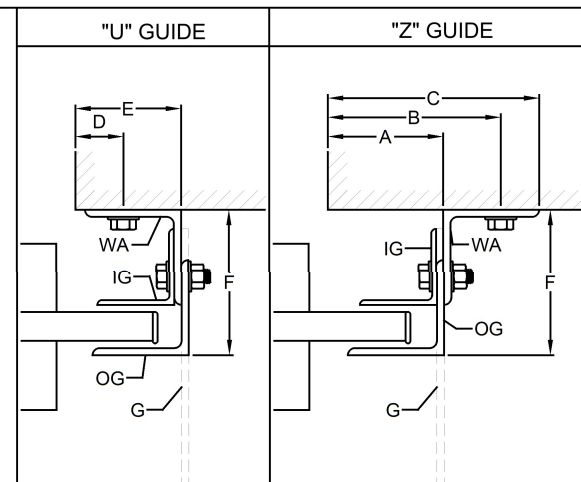


PLAN

NOTES

1. THIS DRAWING IS FOR APPROVAL PURPOSES
2. FINISH: BAKED-ON GRAY OR TAN POLYESTER PRIMER OVER GALVANIZED STEEL SLATS & HOOD. SHOP COAT PRIMER ON OTHER SURFACES.
3. RIGHT HAND OPERATION SHOWN, LEFT HAND OPPOSITE.

G - BRACKET ABOVE



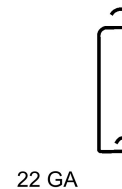
GUIDE ANGLE SIZES

GUIDE TYPE	WALL ANGLE WA	OUTSIDE GUIDE OG	INSIDE GUIDE IG
1	2 1/2 X 2 1/2 X 3/16	2 1/2 X 2 1/2 X 3/16	2 X 2 X 1/8

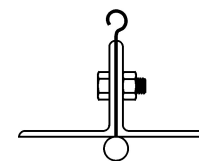
GUIDE ANGLE CLEARANCES

GUIDE TYPE	A"	B"	C"	D"	E"	F"
1	2 7/8	4 3/8	5 3/8	1 1/4	2 3/4	3 7/8

#25 LARGE FLAT SLAT



STEEL ANGLE FOOTPIECE WITH ASTRAGAL



SERVICE DOOR
R&S MANUFACTURING, INC
PORTLAND, OR
(503) 777-6370

MARK	QTY	MODEL	OPENING SIZE		OPER	HAND OF OPER	CLEARANCES				GUID TYPE	COMMENTS
			WIDTH W	HEIGHT H			X"	Y"	Z"	V"		
A	2	DEC-25	13-7	12-3	CHAIN	RIGHT	6	8	21 1/2	18 1/2	1	
B	1	DEC-25	13-7	12-0	CHAIN	RIGHT	6	8	21 1/2	18 1/2	1	
C	3	DEC-25	13-7	11-7	CHAIN	RIGHT	6	8	21 1/2	18 1/2	1	

CUSTOMER: JACKS OVERHEAD DOOR

R&S ID#: 3372

REF: GRAND & SALMON

PO:

LU 22-118200 HR

DATE: 2/16/22

REV: 1

BY: MB

SHEET: 1 OF 1



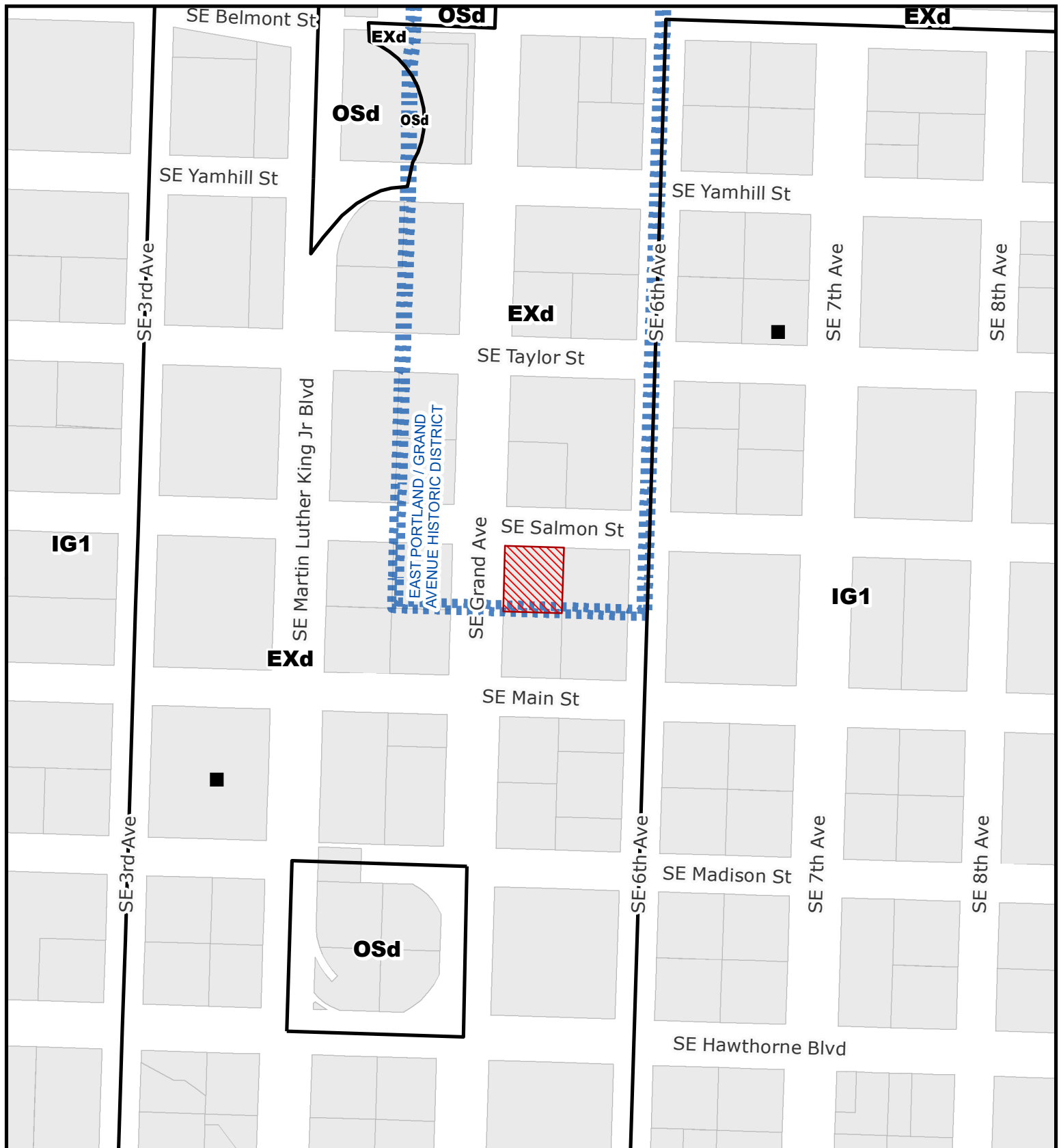


Perforated Slat Service Door



- *Perforated slats are ideal for applications where the combination of security and ventilation or visibility are a consideration.*
- *3/64" diameter holes on 5/64" staggered centers throughout a 2-1/8" wide strip on each slat provide nearly 30% open area over the entire door curtain surface.*
- *Available in 22 gauge Type 25 flat slats as an option on all Standard Duty Service Doors and Heavy-Duty Service Doors to 22 feet wide and 350 square feet.*
- *Consult factory for availability on larger sizes or special applications.*

R&S MANUFACTURING, INC
33955 7TH STREET
UNION CITY CA 94587-7737
(510) 429-1788 (800) 221-DOOR
FAX (510) 429-1172



ZONING



Site



Historic Landmark

For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUB DISTRICT
EAST PORTLAND / GRAND
AVENUE HISTORIC DISTRICT

File No.	LU 22 - 118200 HR
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BC 3400
Exhibit	B Mar 01, 2022