



CENTRAL EASTSIDE VENUE  
Conditional Use Review Appeal

Applicant Presentation  
September 19, 2024

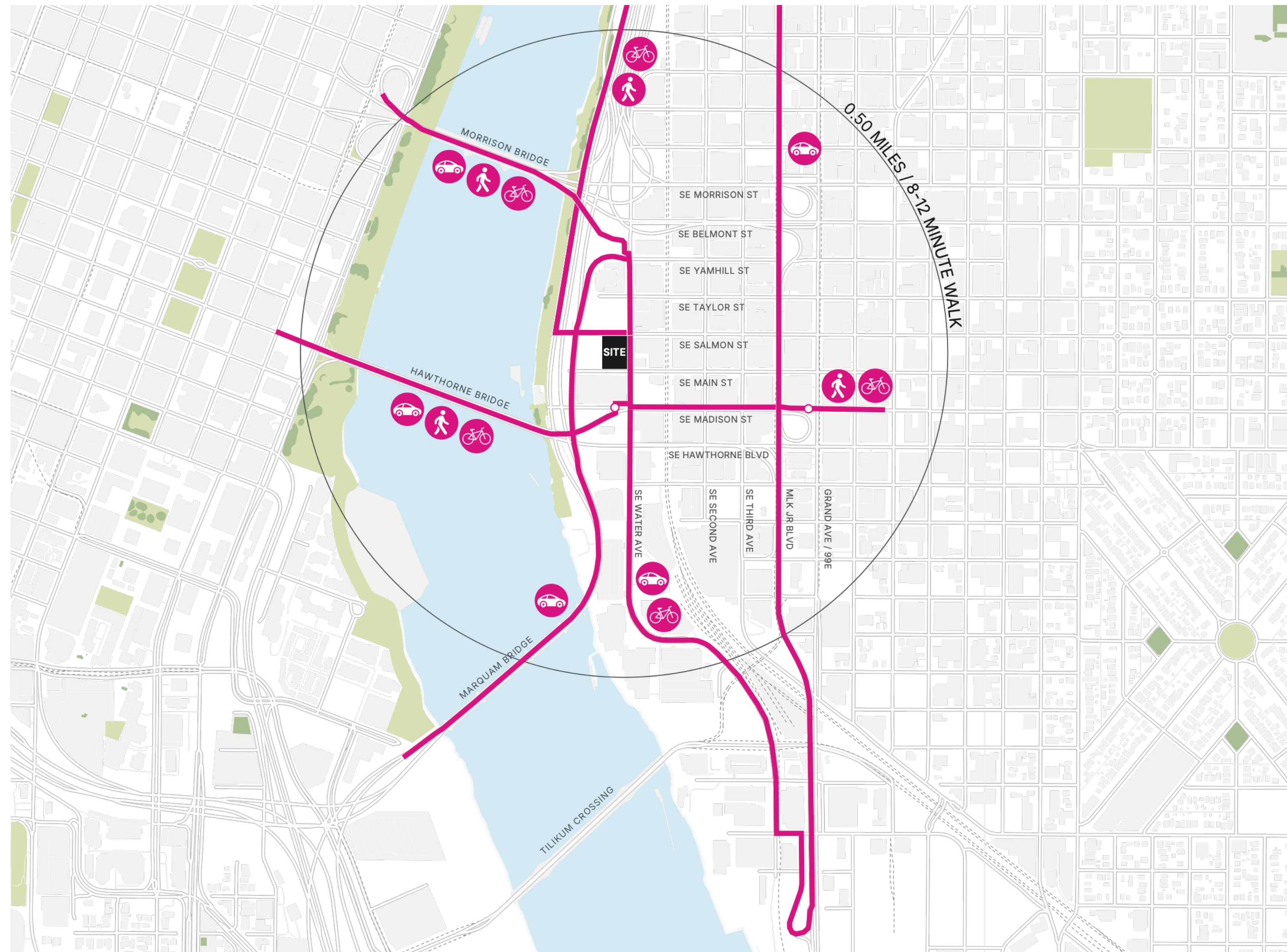





## Major Event Entertainment

- All Employment and Industrial Zones – allowed as CU
- Standards (33.815.215)
  - Public Services      adequate to support proposed use
  - Appearance      consistent with surrounding area
  - Benefit      public benefits of the proposed use outweigh any impacts that cannot be mitigated
- Purpose – ensure that “impact of these uses are not harmful to surrounding areas and that transportation services are or will be sufficient to serve the use.”



## Train Avoidance Routes



-  **4** ROUTES TO SITE
-  **5** ROUTES TO SITE
-  **4** ROUTES TO SITE

 TRAIN AVOIDANCE ROUTE

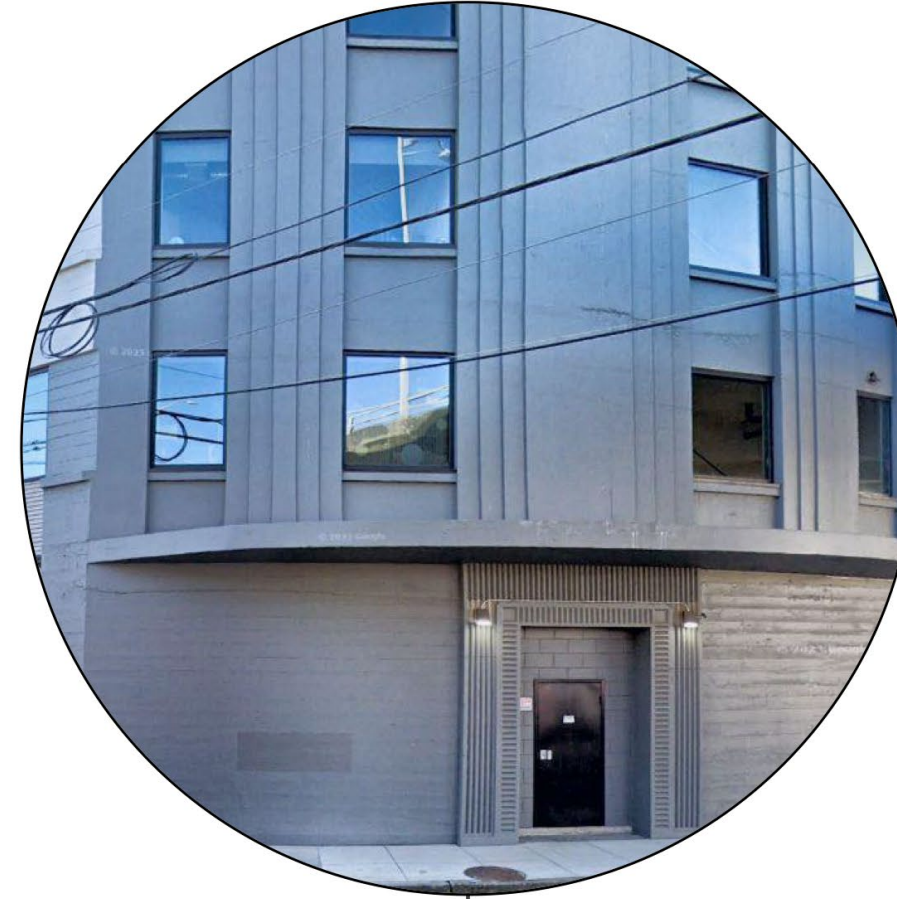


## Building Façade + Materials

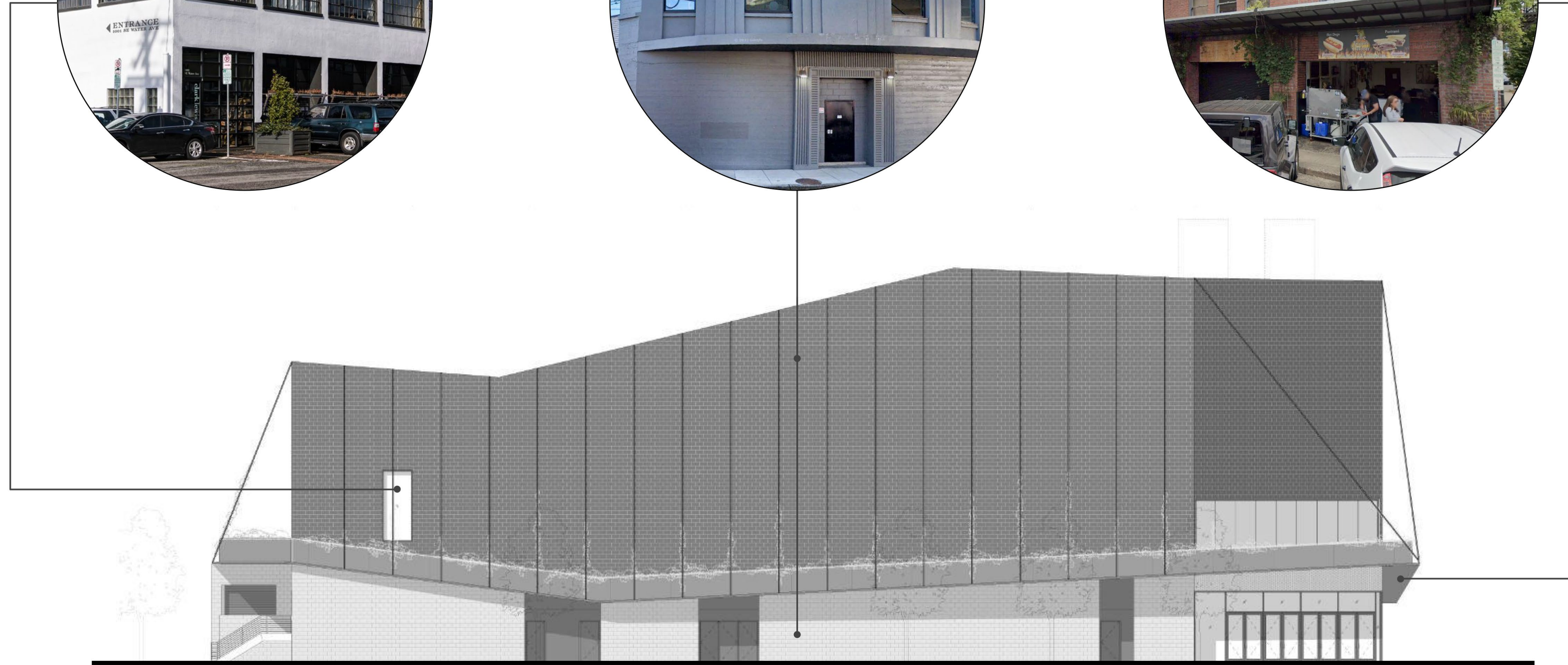
Punched Openings



Painted Concrete and Masonry



Suspended Canopy



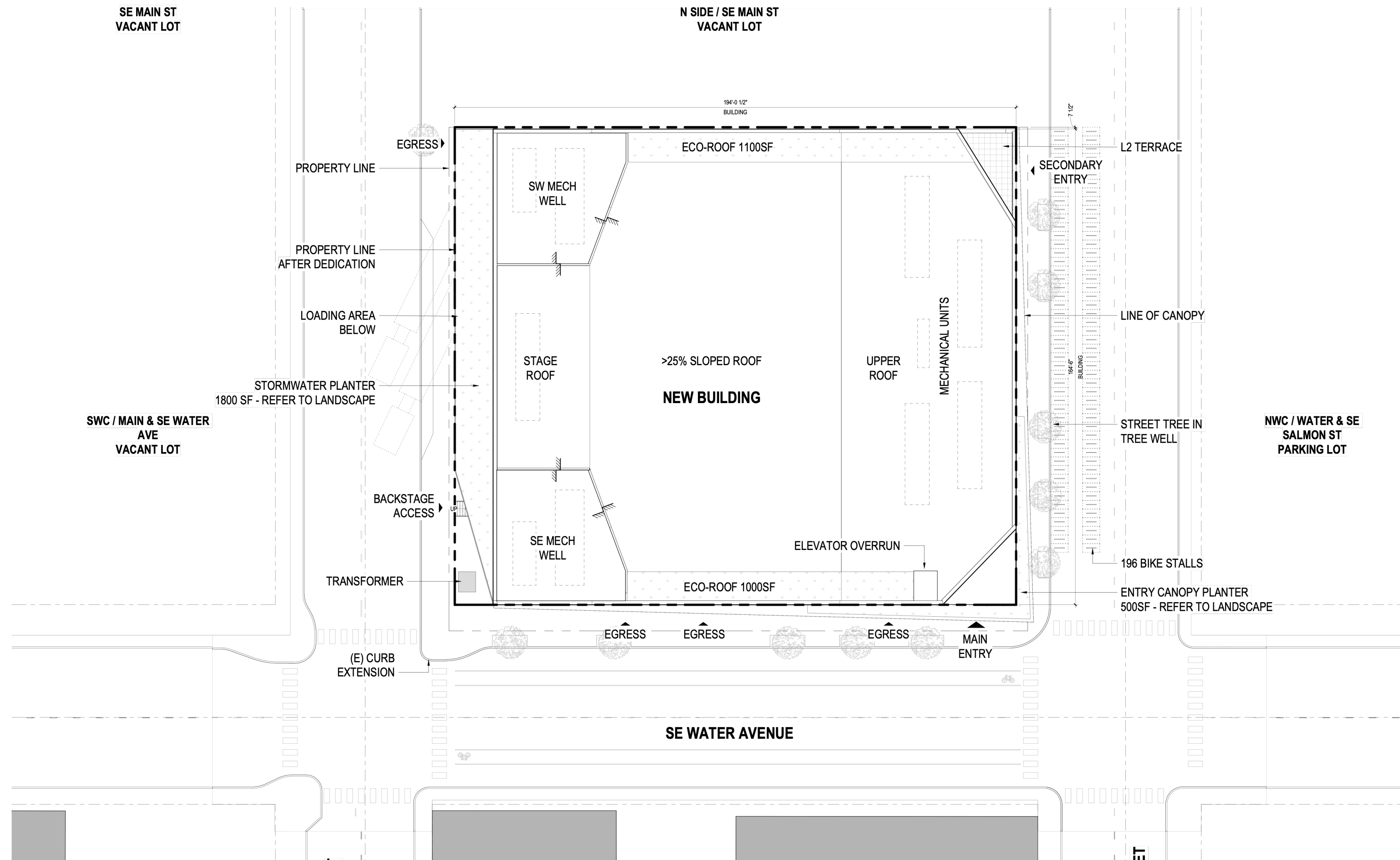


# Neighborhood Context and Character





# Site, Utilities, Roof



PLAN NOT TO SCALE





Rendering at SE Salmon & SE Water Ave (future main entrance)