



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

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

Date: June 4, 2012
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 12-132549 DZ – STOREFRONT REMODEL
GENERAL INFORMATION

Applicant: Mike Coyle (consultant)
Faster Permits
PO Box 42597
Portland, OR 97242

Property Owner: Smithco Properties Inc. Brad Stoffer
230 NW 10th Avenue Smith CFI
Portland, OR 97209 620 NE 19th Ave
Portland OR 97232

Tenant: Don & Georganne Sader (tenant)
Local Choice
1420 NW 14th Avenue, Unit 708
Portland, OR 97209

Representative: Guy Altman (architect)
LRS Architects
720 NW Davis Street, Suite 300
Portland, OR 97209

Site Address: 238 NW 9TH AVE and 830 NW EVERETT STREET

Legal Description: BLOCK 58 LOT 6&7, COUCHS ADD
Tax Account No.: R180205170
State ID No.: 1N1E34CB 06100
Quarter Section: 3029
Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: Pearl District Business Association, Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Zoning: CXd – Central Commercial zone with a 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 for a storefront remodel to a building within the River Subdistrict of the Central City Plan District. The remodel consists of the following:

- Remodel 6 of the 8 existing bays along NW Everett with a new recessed entry and aluminum storefront and 5 new metal and glass overhead doors.
- Remodel 4 of the 8 existing bays along NW 9th with a new recessed entry and aluminum storefront and 3 new metal and glass overhead doors.
- New steel and glass canopies at each bay.
- New light fixtures at each pilaster along both facades and on the upper façade for future signage.

The plans also indicate new signage and painting of the exterior, however both, of these improvements are exempt from design review per Zoning Code Section 3.0420.041. The exterior alterations noted above do require Design Review given their location within the Central City Plan District.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

ANALYSIS

Site and Vicinity: The quarter block site is located at the southeast intersection of NW 9th Avenue and NW Everett Street. The 10,000 SF, single story building occupies the entire property. Constructed in 1917, the concrete building consists of narrow, 12'-2" bays that continue repetitively along each 100'-0" street façade, typical of the warehouse style. The existing window system, mostly original and some of which will be retained, is comprised of industrial steel sashes with true divided lites. The uncomplicated composition of the building is articulated on the upper façade with strong horizontal reveals, which also appear in the capitals of the exterior pilasters that define the bays. To the east are the park blocks, and the surrounding vicinity to the north, south and west is generally built up with multi-story office and mixed commercial/residential development

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.

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 Subdistrict of this plan district.

Land Use History: City records indicate there one prior land use reviews for this site.

- DZ 19-85: Withdrawn design review application for a sign.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 3, 2012**. The following Bureaus have provided written responses with no major issues:

- Transportation Engineering (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Fire Bureau (Exhibit E-3)
- Plan Review Section of BDS (Exhibit E-4)

The following Bureaus have no concerns:

- Site Development Section of BDS
- Bureau of Environmental Services
- Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 3, 2012. 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 planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic of Portland. Further, the River District will accommodate a significant portion of the region’s population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a 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.

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

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.

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

Findings A2, A4, A5, and A5-1-1: The proposal honors the building's historic utilitarian style, and therefore maintains the historic warehouse character of the Pearl District. The simple designs presented in both the proposed canopies and exterior lighting unify the building's two street-facing façades. The proposed canopies are consistent with those found on buildings within the district and function to perceptually connect the building to the wider district. The proposal retains 6 of the original industrial steel sash storefront systems and reuses portions of the ones removed for transoms above the two new entrances. In addition, the new glazed overhead doors will be designed with similar muntin dimensions to match proportions of the true divided lites of the industrial steel sash windows to remain. The new overhead doors and storefront entry systems will be finished and painted to match the existing storefront to remain (bronze). Finally, the upgrades made to the existing storefront support the building's transparency and encourage opportunities for active ground-level retail,

reinforcing the identity of the neighborhood. *Therefore, these guidelines are met.*

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

Findings: It appears that portions of 4 of the 16 storefront bays have been altered over time to accommodate additional access to the building. The proposal replaces these 4 storefront bays and repurposes portions of the industrial steel sash windows as transoms above the two new entrances. The project also retains the original industrial steel sash storefronts within 6 of the bays. Overall, the concrete structure itself remains largely untouched. The proposed exterior alterations contribute to its continued use. *Therefore, this guideline is 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.

Findings: The existing three-story building, built to the lot lines, creates a sense of urban enclosure at the pedestrian level. The addition of new canopies along the both NW 9th Avenue and NW Everett further integrates the building with its environment and supports a sense of enclosure at the sidewalk. Additionally, the existing and proposed large ground-level windows and glazed overhead doors provide visual connection between future active interior uses and the sidewalk, contributing to the vibrancy of the streetscape. The addition of exterior lighting and canopies create a welcoming streetscape along the adjacent sidewalks and encourages safety of the pedestrian environment. *Therefore, these guidelines are 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.

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.

B6-1. Provide Outdoor Lighting at a Human Scale. Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

Findings for B1, B1-1, B2, B6, and B6-1: The addition of new canopies and exterior lighting at the building's ground level lend a human scale to the sidewalk environment and function to reinforce the pedestrian system. Specifically, the new canopies protect pedestrians from the elements, and new exterior lighting encourage evening pedestrian activity. The small scale of the new canopies, occurring within each window bay and interrupted by the pilasters, creates a pleasing rhythm to the sidewalk environment and a pedestrian scale to the building that reinforces the experience of the building's architecture. The placement of new lighting at the ground floor of the pilasters further

reinforces this sense of architectural rhythm and pedestrian scale of the sidewalk.
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 building's main entrance is at grade and accessible. *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 for C2, C3, C4, and C5: The proposal respects the building's original character, while its durable materials including aluminum and steel, add to the quality of the building. In particular, the proposed exterior down lights are high quality, integrated elements that maintain the building's sense of permanence; all related electrical conduit is hidden from exterior view. Additionally, the new overhead doors and storefront systems window proposed compliment the original industrial steel sash windows to remain in terms of proportions, profile and finish and color. Finally, the proposed canopies fit within the existing ground level window bays and their simple design respects the building's simple form. *Therefore, these guidelines are 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: Although only single story, the original building design successfully differentiates the sidewalk-level of the building from the upper facade of the building through the use of the large storefront windows and glazed overhead doors at the ground level and strong horizontal reveals that extend through the pilasters on the upper facade. The addition of new canopies and lighting at the ground-level further defines the sidewalk level of the building and reinforces its pedestrian character.
Therefore, this guideline is 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.

C1-2. Integrate Signs and Awnings. Integrate signs and awnings to be complementary and respectful of a building's architecture. This guideline may be accomplished by:

- a. Placing signs and awnings to fit with and respect a building's architecture;
- b. Avoiding large, excessively illuminated or freestanding signs that contribute to visual clutter; or
- c. Integrating with a building's design, an exterior sign program/system for flexible sidewalk level space that accommodates changing tenants.

Findings for C12 and C1-2: Both light fixtures proposed, along the ground level facade and in the upper fascia band for future signage, focus the light downward with the goose neck design and reflector that is sensitive to Portland's skyline. The ground level wall fixtures between each storefront bay will highlight the building's pilasters while the

4 sign light fixtures will be centered above each of the two bays. Both will be installed so that all electrical conduit is hidden from the exterior. The proposed canopies fit within each individual bay, reinforcing the architectural rhythm at the ground level. The canopies are mounted to the interior faces of the pilasters allowing these elements to remain pure and consistent along the both street facades. *Therefore, these guidelines are 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 retains the original character of the warehouse building by preserving some of the original window systems, complimenting these original character defining features with new, similarly proportioned storefront glazing, and adding pedestrian elements, including canopies and lighting that reinforce the architectural rhythm at the ground level. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a storefront remodel within the River Subdistrict of the Central City Plan District. The remodel consists of:

- Remodel 6 of the 8 existing bays along NW Everett with a new recessed entry and aluminum storefront and 5 new metal and glass overhead doors.
- Remodel 4 of the 8 existing bays along NW 9th with a new recessed entry and aluminum storefront and 3 new metal and glass overhead doors.
- New steel and glass canopies at each bay.
- New light fixtures at each pilaster along both facades and on the upper façade for future signage.

Per the approved site plans, Exhibits C-1 through C-21, signed and dated month/day/year, 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.21. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-132549 DZ. No field changes allowed."

Staff Planner: Staci Monroe

Decision rendered by:  **on May 31, 2012**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 4, 2012

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 April 20, 2012, and was determined to be complete on **April 30, 2012**.

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 April 20, 2012.

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.

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 June 18, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth 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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 **June 19, 2012**
- 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. Project Summary and Responses to Development Standards and Approval Criteria

2. Applicant's Response to Completeness Items
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. Floor Plan
 3. Demolition Elevations
 4. Proposed Elevations (attached)
 5. Existing Ground Floor Window Calculations
 6. Proposed Ground Floor Window Calculations
 7. Enlarged West Elevation
 8. Wall, Window and Overhead Door Sections
 9. Wall and Overhead Door Sections at Trash Area
 10. Color Palate
 11. Color Palate Legend
 12. Vicinity Photos (3 sheets)
 13. Colored Perspectives (3 sheets)
 14. Transom Wall Section Detail for Recessed Entries
 15. Canopy Details
 16. Concrete Details
 17. Overhead Door Cutsheets
 18. Photos & Dimensions of Existing Steel Sash Windows
 19. Storefront Wall Fixtures
 20. Sign Light Fixture Cutsheets
 21. Storefront System Cutsheets
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Transportation Engineering and Development Review
 2. Water Bureau
 3. Fire Bureau
 4. Plan Review Section of BDS
- F. Correspondence:
- G. Other:
1. Original LU Application
 2. Site History Research

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



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 12-132549 DZ
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State_Id 1N1E34CB 6100
 Exhibit B (Apr 26,2012)

DRAWING INDEX

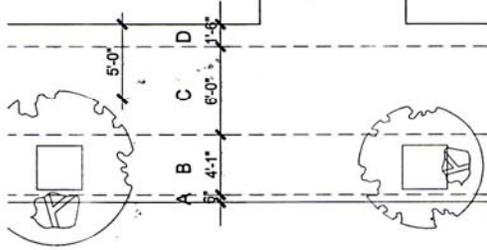
- DR-0 COVERSHEET
- DR-1 SITE PLAN
- DR-2 FLOOR PLAN
- DR-3 DEMO EXT ELEVATIONS
- DR-4 EXTERIOR ELEVATIONS
- DR-5 EXIST GRND FL WINDOW CALCS
- DR-6 PROPSD GRND FL WNDW CALCS
- DR-7 WEST ELEVATION DETAIL
- DR-8 SECTIONS
- DR-9 SECTIONS
- DR-10 MATERIAL PALLETTE
- DR-11 COLOR PALLETTE
- DR-12 VICINITY PHOTO 1
- DR-13 VICINITY PHOTO 2
- DR-14 VICINITY PHOTO 3
- DR-15 PERSPECTIVE 1
- DR-16 PERSPECTIVE 2
- DR-17 PERSPECTIVE 3

LEGEND

- COMBINED GRAVITY MAIN
- SANITARY GRAVITY MAIN
- CONNECTION
- LATERAL
- PRESURIZED MAIN

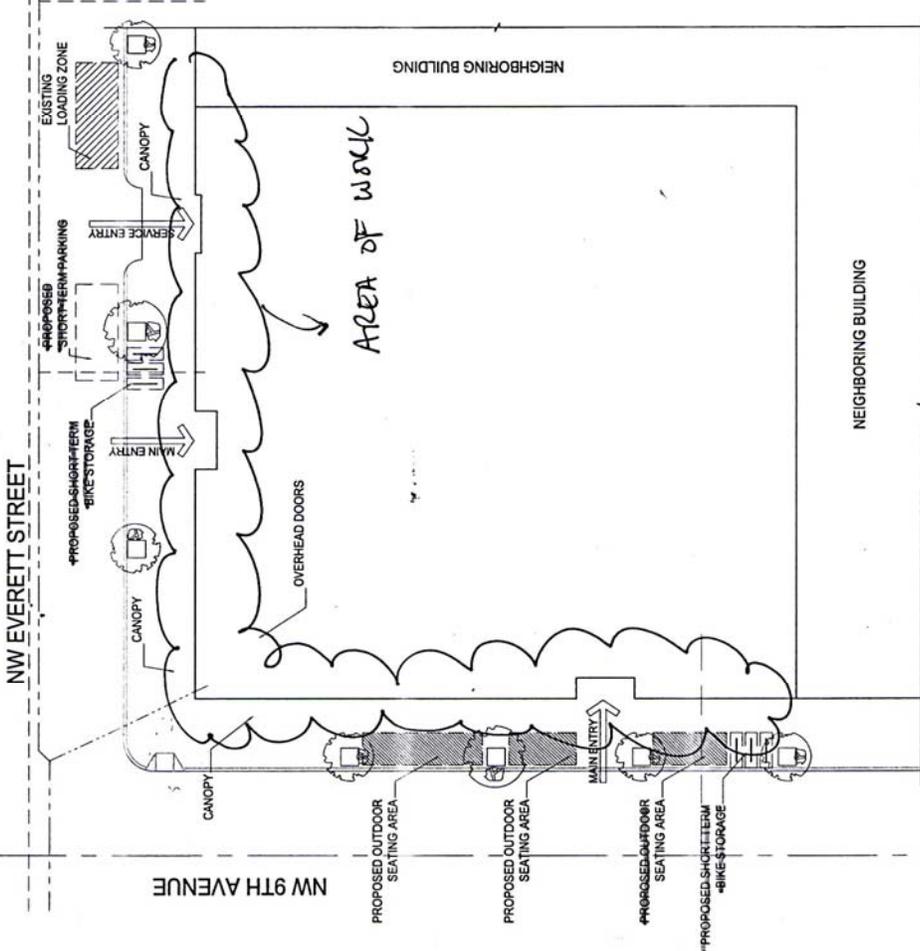
SIDEWALK DIAGRAM

- A. 8" CURB ZONE
- B. 4" FURNISHING ZONE
- C. 12" BUILDING FRONTAGE ZONE
- D. 12" BUILDING FRONTAGE ZONE



NOTES

- 1. LOADING PROCESS: TRUCKS TO PARK IN LOADING ZONE. MATERIALS TRANSFERRED TO SERVICE AREA VIA HAND-TRUCKS.



1. SITE PLAN

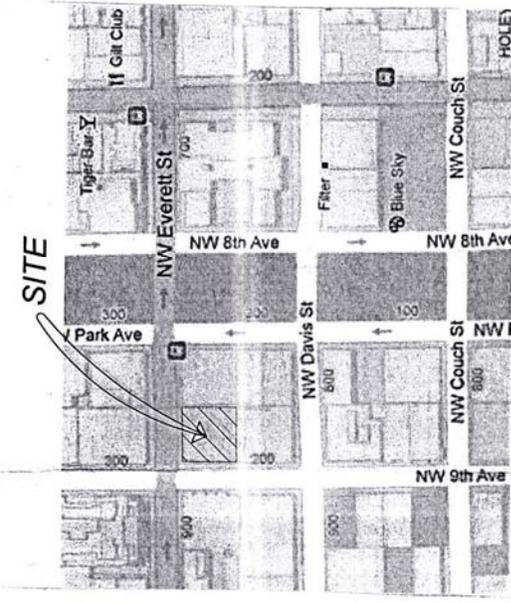
SCALE: 1/16" = 1'-0"

LFS ARCHITECTS
 www.lfsarchitects.com
 LFS Architects, Inc. © 2012

720 NW Davis
 Suite 300
 Portland OR 97209
 503.221.1121
 503.221.2077

**LOCAL CHOICE
 PRODUCE MARKET**
 830 NW EVERETT ST.
 Portland, OR 97209

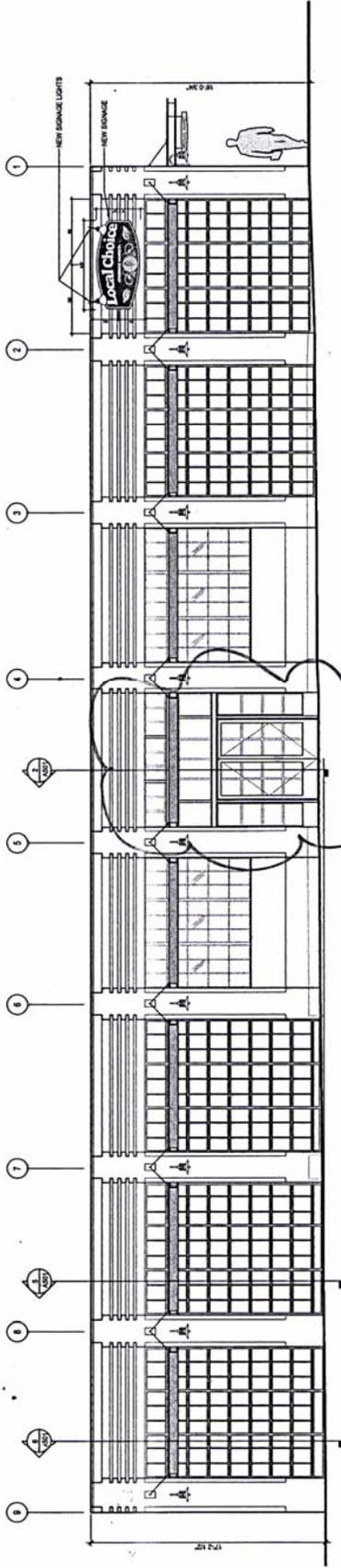
"Approved"
 City of Portland - Bureau of Development Services
 Date: 5.3.12
 Material Palette: [Signature]
 Approval applies only to the reviews requested and is subject to change. Approval does not constitute a warranty.



2. VICINITY MAP

SCALE: NTS

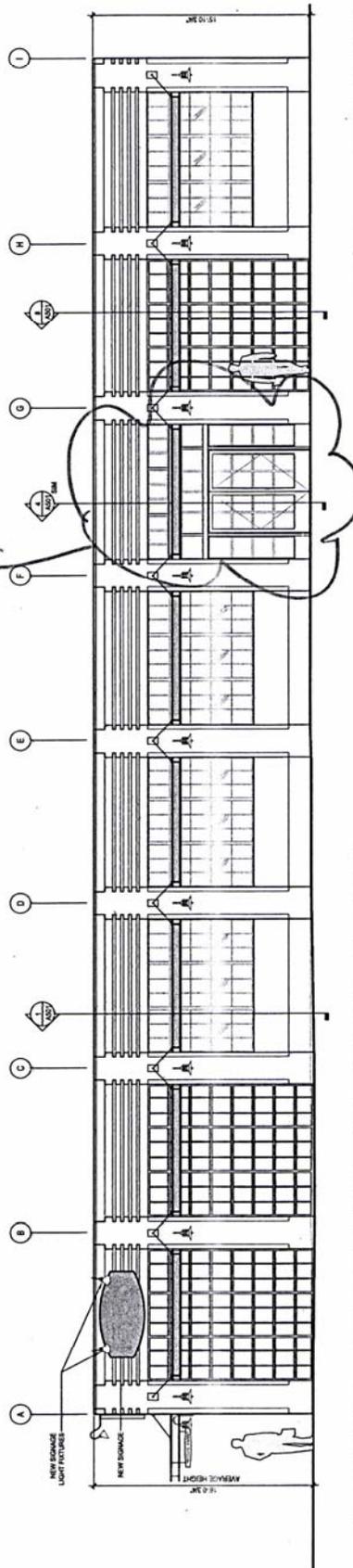
PROJECT NAME: LOCAL FIRST
 PROJECT NUMBER: 212026
 DATE ISSUED: 5.17.12
 REVISION: 1
 SHEET: DR-1
 LU 12-132549 62
 EX. C-1



SEE REVISED ENLARGED ELEVATION ON SHEET DR-7

1. PROPOSED NORTH ELEVATION (NW EVERETT STREET)

SCALE: 1/8" = 1'-0"



2. PROPOSED WEST ELEVATION (NW 9TH AVENUE)

SCALE: 1/8" = 1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner *S. Miller* Date 5-31-12
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

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PROJECT NAME: LOCAL FIRST
 PROJECT NUMBER: 212026
 DATE ISSUED: 5.17.12
 REVISION: 1
 SHEET: DR-4
 LV 12-132549 D
 EX-C-4

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