



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: July 9, 2008
To: Interested Person
From: Chris Caruso, Land Use Services
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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 08-126390 DZ - 720 SE SANDY BLVD.

EXTERIOR REMODEL

GENERAL INFORMATION

Applicant: Eric Hoffman (architect)
Sum Design Studio
1111 E Burnside St, #307
Portland, OR 97214
(503) 715-5847

Representative: McInnis Group, LLC (owner)
PO Box 1862
Lake Oswego, OR 97035

Site Address: 720 SE SANDY BLVD

Legal Description: ELY OF SANDY BLVD LOT 4-8 BLOCK 162, EAST PORTLAND
Tax Account No.: R226511010
State ID No.: 1S1E02BB 00600
Quarter Section: 3131

Neighborhood: Buckman, contact Susan Lindsay at 503-725-8257.
Business District: Central Eastside Industrial Council, contact Chris Hammond at 503-309-1971.
District Coalition: Southeast Uplift, contact Gary Berger 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:

This is an exterior renovation of the existing 1949 former paint store building at the intersection of SE Sandy Boulevard, SE Stark Street, SE 8th Avenue and SE Washington Street in the Central Eastside area of downtown. The work will include removal of infill plywood and windows panels on the north and west facades; new storefront doors and glazing on the north and west facades; covering the stone at the base of the curved southwest wall with plaster; new perimeter landscaping along the building edge as well as along SE Washington Street; new street trees at all streets; renovated landscaping in the parking strips along SE Sandy Boulevard and SE 8th Avenue; new rooftop mechanical units; new southern entry door with sidelites and transom, new entry steps and ADA ramp with handrails; new exterior downlights; reduced drive aisle widths on SE Washington Street; new parking lot striping. The cmu block addition on the south façade will have a stucco skim coat and be painted to match the rest of the building. The existing windows on the east façade will be restored. There will be a new metal canopy with tiebacks above the new south entry door.

The project is in a design zone and includes exterior renovation work. It is therefore required to go through design review.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

ANALYSIS

Site and Vicinity: The project site consists of an existing concrete industrial building on a wedge-shaped parcel at the southern terminus of the old Sandy River Wagon Road (now Sandy Boulevard). The site is bounded by SE Sandy to the west, SE 7th Avenue to the east, SE Stark Street to the north, and SE Washington Street to the south. SE Sandy Boulevard is a heavily traveled commercial street serving trucks, cars and bicycles. The immediate vicinity includes similar quality concrete commercial and industrial buildings to the north, south, and west as well as multi-family residential buildings to the east.

The existing 1-story plus mezzanine concrete building was designed in 1947 for the Preservative Paint Company. It featured large expanses of butt-glazed storefront on the west façade that terminated in a curving glass area at the southwest corner, an Art Moderne Herculite door with distinctive stainless steel hardware, thin concrete canopies above the storefront that also curved around the southwest corner of the building, a corrugated glass enclosure at the northern building corner, a visually prominent vertical concrete fin that acted as both a wayfinding landmark as well as a place for painted signage, and a more utilitarian east façade of small rectangular industrial sash windows. Thin horizontal decorative brick veneer appeared on the west façade as well as on brick planters at the northern and southwestern building corners. The interior featured curved walls and an Art Moderne stainless steel stair railing at the mezzanine level. At some point, a small cmu enclosure was added to the south west corner of the building.

A majority of the original building remains, having been used most recently as an office furniture and equipment storage facility. The corrugated glass enclosure was removed and replaced with a wrought-iron security fence and gate. The butt-glazed storefront and Herculite door were filled in with plywood siding, smaller windows and utilitarian commercial doors. The southwestern brick planter was re-faced with stone. Most of the brick veneer has been painted with the exception of the inside faces of the north corner planter where the original brick color remains. The painted signage on the vertical fin has also been removed.

Zoning: The 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 “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 in the Central City Plan District are subject to design review.

Land Use History: City records indicate no prior land use reviews.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 13, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Bureau of Parks-Forestry Division
- Site Development Section of BDS

The Life Safety Review Section of BDS responded with the following comment: Please see Exhibit E-1 for additional details.

The following comments are intended to provide the applicant with preliminary Building Codes information that could affect the Land Use Review and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on The Oregon Structural Specialty Code, The Oregon Mechanical Specialty Code, or The Oregon Residential Specialty Code.

1. Based on the information provided, there appears to be no conflicts between this proposal and applicable building codes as for obtaining LU approval.
2. A separate Building Permit is required for the work proposed and the work must be designed to meet all applicable building codes, ordinances and engineering practices. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center -1900 SW 4th Ave, 1st floor, between the hours of 7:30 AM and 3:00 PM Monday through Friday and also 5:00 PM to 7:30 PM Thursday evening (no appointment necessary.) Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
3. When a tenant has been determined and improvements are proposed It is recommended the applicant visit the Development Services Center to research the current Occupancy Classification and Building Code requirements associated with a possible change of occupancy, including but not limited to: seismic upgrades and system development fees.

The Bureau of Environmental Services responded with the following comment: Please see Exhibit E-2 for additional details.

The following conditions of approval and informational comments are based on the land use review information provided to the Bureau of Environmental Services (BES). The applicant may contact me with any questions or concerns.

Proposal Summary

Design Review for new window system and entrance. Approximately 400 sq. ft. of new impervious area is proposed, according to the site plan attached to the public notice.

BES Summary of Proposal

BES has no objections to the proposed DZ. See comments below.

Sanitary Services

There is a City-owned 8-inch VSP combination gravity main in SE 8th Avenue (BES As-built 2-1650).

Stormwater Management & Water Resources

1. The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland's Stormwater Management Manual (SWMM) current at the time of building plan review. For all projects, the Stormwater Destination/Disposal Hierarchy must be addressed (pages 1-18 and 1-19 of the Stormwater Management Manual). Free CD-ROM discs of the 2004 Stormwater Management Manual are available at the City of Portland Development Services Center, 1900 SW 4th Avenue or on the internet at www.portlandonline.com/bes/. The applicant may contact BES with questions or for more information.
2. There is no City-owned storm-only main in the area.
3. The proposal, according to the submitted site plan, includes approximately 400 sq. ft. of new impervious area. The site plan does not include existing or proposed stormwater management facilities.
4. The SWMM requires that stormwater be managed on-site through surface infiltration facilities to the maximum extent practicable. Where approved by BDS Site Development, roof runoff may be managed in drywells or soakage trenches, and surface (i.e. parking lot, driveway and other ground-level impervious area) runoff must be managed in surface infiltration facilities. Pollution reduction is required for all non-rooftop runoff, and all runoff that is not infiltrated on site. A disposal location for stormwater must be identified for any size development. PLEASE NOTE: Constraints based on small lot size is not considered a basis for waiving any requirements of the 2004 SWMM.
5. BDS Site Development determines the feasibility of on-site infiltration. Please note the comments from BDS Site Development, dated 6/20/08. If on-site infiltration is feasible, it must occur to the maximum extent practicable, as noted in #3 above.

Conditions of Approval

BES has no conditions of approval.

Additional Information

BES sewage system connection fees are assessed at the time of building plans review and change every fiscal year beginning July 1st. For additional information on these fees, please call Development Assistance at 503-823-7761.

Clean River Rewards, Portland's stormwater discount program, arrived in Fall 2006. The program offers discounts up to 100% of the City's on-site stormwater management charge to ratepayers who manage stormwater runoff on their property. The discount is calculated on a sliding scale for how much and how well properties manage stormwater on-site. To qualify, you will need to register your property and describe how you manage stormwater runoff. The Bureau of Environmental Services is offering workshops to ratepayers who want to learn more about stormwater management, and want to get the most out of the stormwater discount program. To learn more about the program and discounts, go to www.cleanriverrewards.com.

Building Permit Issues

When over 500 feet of impervious area is added or redeveloped, building plans must include a detailed site utility plan which shows proposed and existing sanitary connections, and existing and proposed stormwater management systems that meet the requirements of the SWMM in effect at the time of permit submittal.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 13, 2008. 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.

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 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.

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 is developed to guide development throughout the Central City. They apply within the River District as well as to the other seven 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.

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.

Findings for A2 and A2-1: The existing building is one of many structures built for commerce in the Central Eastside. New storefront systems with mullion patterns that evoke the industrial sash systems of the original building as well as nearby commercial and industrial buildings will continue the building's role as a place of commerce on Sandy Boulevard. *These guidelines are therefore met.*

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.

A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard). Acknowledge the historical significance of the Sandy River Wagon Road (Sandy Boulevard) from East Burnside to 7th Avenue with an upgrade of the public right-of-way to be more pedestrian accommodating and which is related to its historical context. New development located adjacent to this diagonal alignment also should acknowledge the historical significance in a creative way that is attractive, informative, and appropriate.

Findings for A5 and A5-2: The rehabilitation of site landscaping along the street edge, the addition of street trees and the creation of a landscaped island marking the southwestern corner of the site all contribute to a more pedestrian accommodating environment along historic Sandy Boulevard. *These guidelines are therefore met.*

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

Findings: The project is for the complete restoration of an existing commercial paint store built in 1949. *This guideline is therefore met.*

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: Building transparency will be greatly increased by the removal of existing plywood infill and small windows and the installation of full-height glass at the storefronts. This will allow for increased visual connections to the building's interior spaces from the adjacent sidewalks. The southwest corner of the site will be converted from parking to an outdoor area for use by retail customers. This outdoor area is an extension of the adjacent sidewalk. *This guideline is therefore 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.

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 for B1 and B2: Rehabilitated two foot wide landscape strips with new street trees around the site will create a buffer for pedestrians from the area's heavy vehicular traffic. New light fixtures will be installed on the underside of the existing concrete canopies and the new southern canopy will also have exterior lighting. These lights, combined with the lights from inside the retail spaces will offer safety, interest and diversity to the pedestrian. The existing southern driveway, which ran almost the entire length of the site along SE Washington Street, will be reduced in width to two drive aisles. The remaining space will be transformed into a new landscaped parking strip with street trees that will buffer and protect the pedestrian on SE Washington Street. *This guideline is therefore met.*

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 Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 and B6-1: Existing concrete canopies along the north and west facades will remain in place and be restored. A new canopy will be installed above the southern entrance. Both of these canopy systems will provide pedestrian rain protection. *These guidelines are therefore met.*

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

Findings: A new ADA accessible ramp will be constructed at the new southern entrance to the building. All other existing building entrances are barrier-free. *This guideline is 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.

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 C1 and C1-1: The building sits on a wedge-shaped site and offers views to the west and south. The removal of plywood infill and the installation of full-height glazing will increase these view opportunities from inside the building. One new ADA parking space and one optional parking space is being provided by the new southern access ramp and entry. The southern portion of the site is currently paved and has been historically used for parking as well as loading and unloading of goods. *These guidelines are therefore met.*

C1-2. Integrate Signs.

- a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c. Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/ architect. Submit a Master Signage Program as a part of the project's application for a design review.

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 for C1-2 and C13: There is an existing vertical tower that is integral to the original architecture. This tower has been used for painted signage in the past and will be rehabilitated for the same use by the new tenants. No new additional signage areas are being proposed. *These guidelines are therefore met.*

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

Findings: The existing concrete building elements will remain and be restored. The new aluminum storefront system, metal canopy, concrete access ramp with metal railing and exterior light fixtures are of a quality consistent with other commercial development. *This guideline is therefore met.*

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.

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 C3 and C5: The original mid-century aesthetic of the existing building will be enhanced with the proposed renovations, particularly the installation of full-height glass in the storefront areas. These new windows will help bring the building closer to its original design. Existing brick veneer and horizontal windows will

remain on the west façade along with existing horizontal multi-lite windows on the east façade. The new aluminum storefront south entry door, sidelites and transom, the new steel canopy with tiebacks and the new concrete ADA ramp with metal railing reflect commercial elements seen on a number of buildings in the immediate area. New multi-lite glazing in the north façade picks up on the historic steel sash windows present in nearby industrial buildings. The new exterior canopy light fixtures also reflect the mid-century modern design of the original building. Three possible exterior building color schemes have been proposed, all of which complement both the building architecture as well as the district. *These guidelines are therefore 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.

Findings: The existing building has two prominent corners. The north corner was originally designed as a retail entry partially enclosed by brick veneer kneewalls topped with corrugated glass walls. At some point, the glass walls were replaced with an iron fence. The entry and window openings will be retrofitted with a new tenant entry door and glazing. The southwest corner of the building features a curved glass section wrapping around from Sandy Boulevard to the parking area on Washington Street. This area will also be retrofitted with full-height glass that will allow views into the tenant space. A new landscaped island at the corner will define a new outdoor customer/tenant flex space that is an extension of the adjacent sidewalk. These design elements all work together to create visually interesting corners and active intersections. *This guideline is therefore met.*

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

Findings: The building will be divided into three tenant spaces. Both the north and south corners of the building feature flexible outdoor areas. The north space is protected by a large canopy overhang and enclosed with an iron fence. This space can be either semi-private or semi-public depending on the tenant. The southwest corner of the site is reserved open flex space that can be configured in a number of different ways depending on tenant needs. *This guideline is 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.

Findings: New mechanical equipment will be placed on the existing roof, in the same location as existing equipment which is partially screened by a parapet running along the east and south portions of the building. *This guideline is therefore 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: Exterior lighting will occur at all the entries and will be integrated into the

existing and new canopies. No other building lighting will be provided. *This guideline is 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, Portland Zoning Code 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 proposal to renovate an existing 1949 mid-century commercial structure at the southern terminus of the historic Sandy River Wagon Trail (now Sandy Boulevard) will both rehabilitate an important Central Eastside District building and reinvigorate an important commercial intersection. New full-height glazing will reestablish views into the building and will enhance the pedestrian environment. Rehabilitated and new landscaping along the edge of the site as well as at both the north and south corners will offer a respite from the large expanses of concrete and asphalt present in the district as well as buffer the pedestrian from vehicular traffic as does the reduced drive aisle along SE Washington Street. A new accessible south entrance, metal canopy, and outdoor flex space further enliven the south corner and draw attention to the curved south wall and prominent vertical tower of the existing building. All new architectural features have been selected to work with the mid-century modern design aesthetic and form a cohesive composition. The proposal meets the applicable design review criteria and should be approved.


ADMINISTRATIVE DECISION

Approval of the exterior renovation of the 1949 Preservation Paint Company building, including:

- New storefront on the north, west and south facades.
- Repair of the east façade windows, the concrete canopies, the tower and all other portions of the building needing repair.
- New metal canopy, stairs and railing, ADA ramp, ADA and optional parking spaces and reduced drive aisles on the south façade and southern portion of the site.
- New light fixtures below existing and new canopies.
- Exterior paint schemes A, B & C.
- Renovated and new landscaping with street trees around the site and the building.
- New rooftop mechanical equipment placed behind the existing parapet.
- Plaster skim coat over existing cmu addition and southwest corner stone-covered planter.

Approval per the approved site plans, Exhibits C-1 through C-15, signed and dated July 7, 2008, subject to the following condition:

- 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 through C-15. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-126390 DZ. No field changes allowed."

Decision rendered by:  **on July 7, 2008.**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 9, 2008

Staff Planner: Chris Caruso

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 May 2, 2008, and was determined to be complete on **June 10, 2008**.

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 May 2, 2008.

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 July 23, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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 **July 24, 2008**.
- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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;

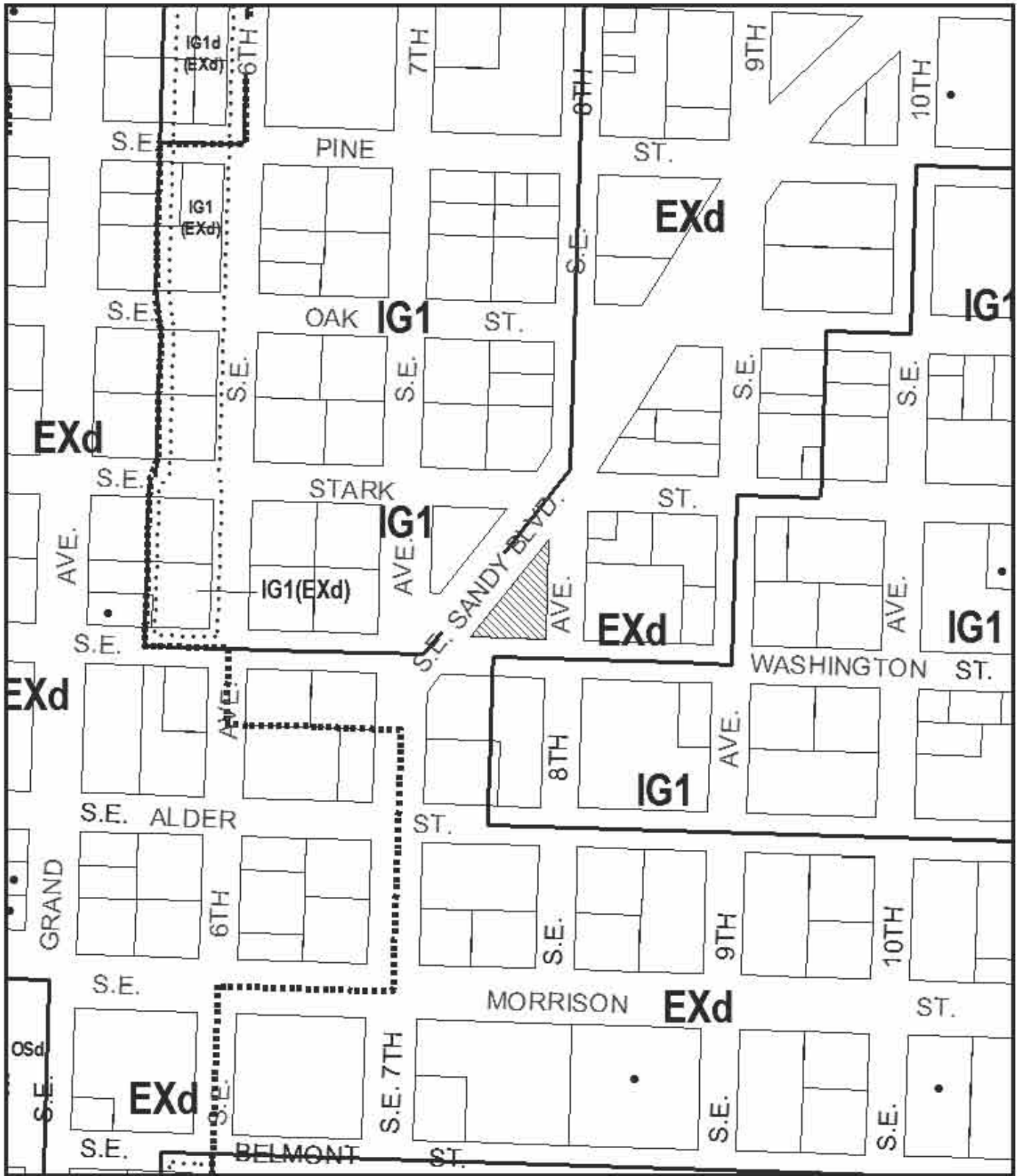
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. A1.1 Floor Plan/Site Plan (attached)
 - 2. A2.1 Elevations (attached)
 - 3. A0.1 Cover/Site Plan
 - 4. A1.0 Code, Demo & Site Plans
 - 5. A2.0 Demo Elevations
 - 6. A4.0 Building Details
 - 7. A5.0 WDW/Door Elevations, Schedules
 - 8. A5.1 Storefront Details
 - 9. Planting Samples
 - 10. Kawneer Trifab VG VersaGlaze storefront product information
 - 11. Lumenart AWL 1.5 light fixture cut sheet
 - 12. Rooftop mechanical equipment images
 - 13. Color Scheme A
 - 14. Color Scheme B
 - 15. Color Scheme C
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
 - 2. Bureau of Environmental Services
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Urban Forestry TRACS comment screen
 - 4. Site Development TRACS comment screen
 - 5. Incomplete Letter
 - 6. Applicant email response dated May 14, 2008
 - 7. Applicant transmittal dated June 9, 2008
 - 8. Original Building construction blueprint copies (6 pages)

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

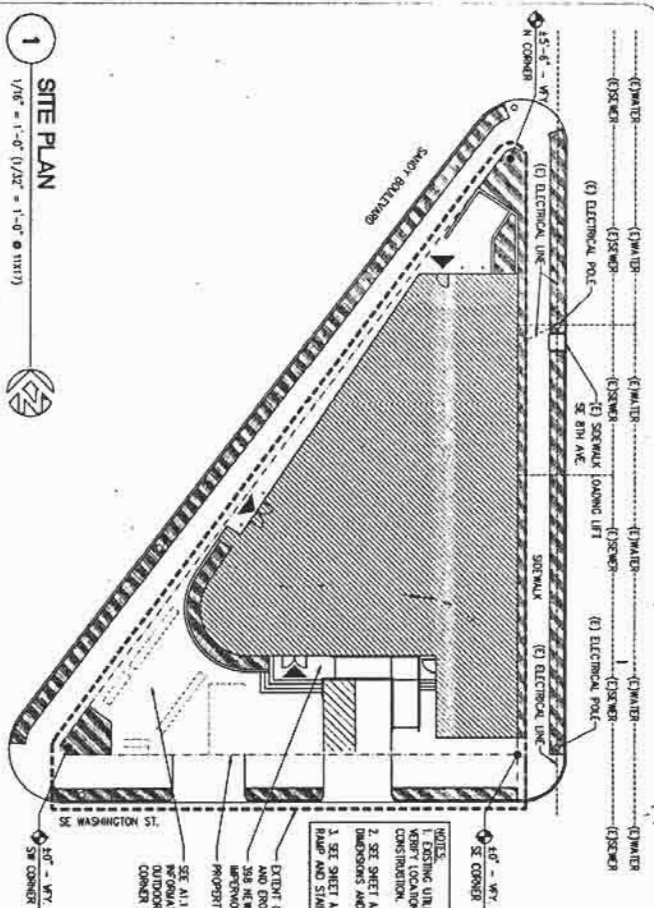
 Site

 Historic Landmark

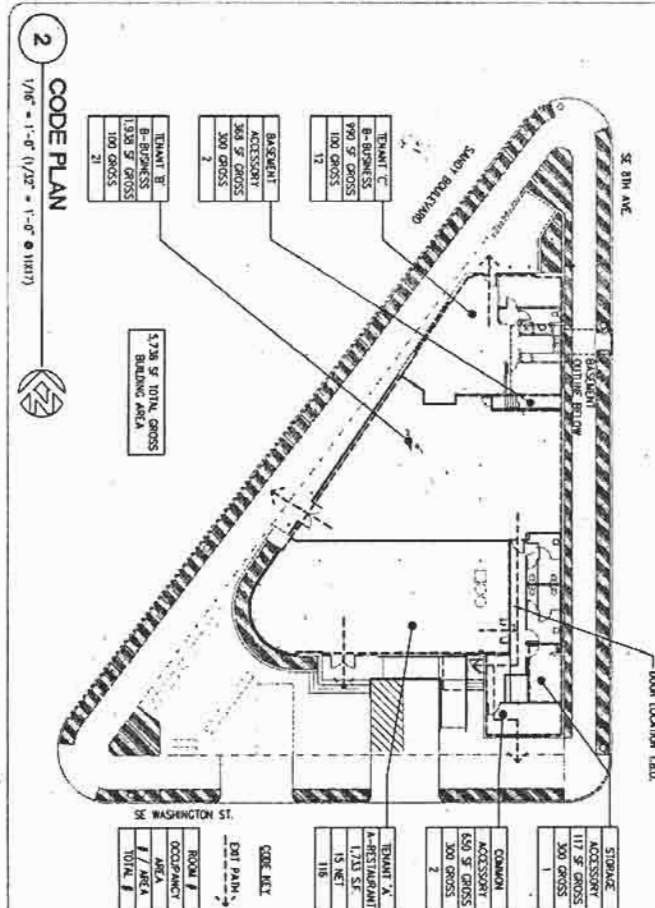


This site lies within the:
CENTRAL CITY PLAN DISTRICT

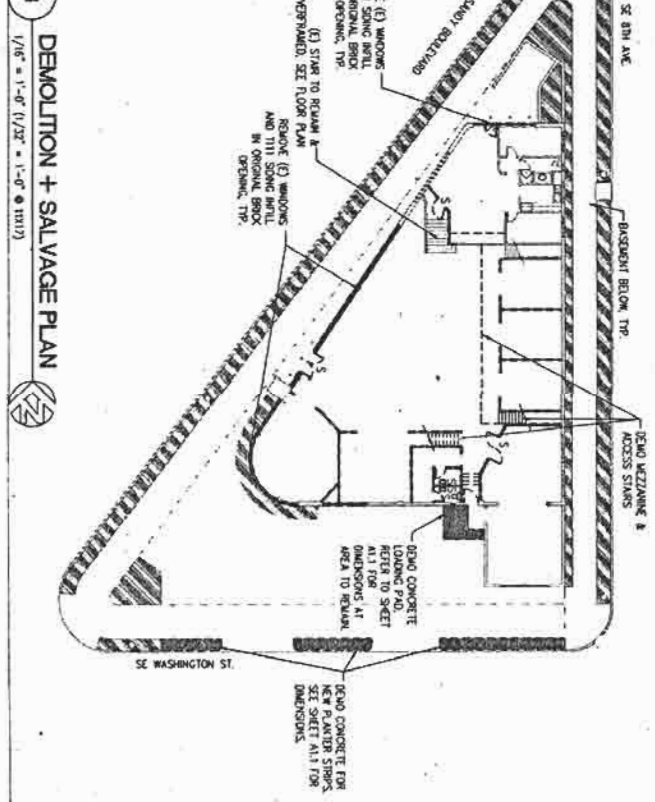
File No.	LU 08-126390 DZ
1/4 Section	3131
Scale	1 inch = 200 feet
State Id	1S1E02BB 600
Exhibit	B (May 06, 2008)



1 SITE PLAN
1/8" = 1'-0" (1/32" = 1'-0" MIN)



2 CODE PLAN
1/8" = 1'-0" (1/32" = 1'-0" MIN)



3 DEMOLITION + SALVAGE PLAN
1/8" = 1'-0" (1/32" = 1'-0" MIN)

Approved
City of Portland - Bureau of Development Services
Date 7/7/08
Planner [Signature]
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

- DEMOLITION SALVAGE NOTES**
- SEE GENERAL NOTES ON PLAN.
 - SCOPE OF DEMOLITION AND REMOVAL WORK SHALL NOT BE LIMITED BY THESE DIMENSIONS BUT SHALL INCLUDE ANY AND ALL WORK NECESSARY TO FACILITATE NEW CONSTRUCTION.
 - INDICATING EXISTING CONSTRUCTION IN AREAS OF DEMOLITION AND NEW WORK AS REQUIRED. (REFER TO ARCHITECT EXISTING ADJUSTMENT, UNLESS NOTED OTHERWISE).
 - ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND RECYCLED OR RE-USE AS ACCORDANCE WITH LOCAL, REGIONAL, AND STATE REGULATIONS.
 - CONTRACTOR TO VERIFY UTILITY LOCATION PRIOR TO START OF WORK. DO NOT DISRUPT EXISTING UTILITIES TO REMAIN. IN THE EVENT EXISTING UTILITIES ARE DISRUPTED OR DAMAGED, THE CONTRACTOR WILL REPAIR/REPLACE THOSE UTILITIES AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR TO REMOVE SUPPORT, BRACING, SHORINGS, AND PROTECTORS AS REQUIRED TO MAINTAIN STRUCTURAL INTEGRITY OF THE PROJECT AND PREVENT EXISTING WORK FROM DAMAGE IN THE EVENT EXISTING WORK IS DISRUPTED OR DAMAGED. THE CONTRACTOR WILL REPAIR/REPLACE SUCH WORK AT THE CONTRACTOR'S EXPENSE.
- DEMOLITION SALVAGE KEY**
- EXISTING UNREMOVED AREA
 - TO REMAIN
 - DEMOLITION WALL/AREA
 - SALVAGE ITEM
 - DEMOLITION ITEM

<p>CODE, DEMO & SITE PLANS A1.0</p>	<p>DESIGN REVIEW 720 SANDY BUILDING 720 SE SANDY BOULEVARD PORTLAND, OR 97214</p>	<p>sum DESIGN STUDIO 1111 S. Commercial St. Ste 307 Portland, Oregon 97214 503.228.4444 503.718.8477 ext 100</p>
	<p>PROJECT NUMBER: 07100 DATE: 04.18.08 DRAWN: JMM APPROVED: JMM NEXT DATE: 04.18.08</p>	

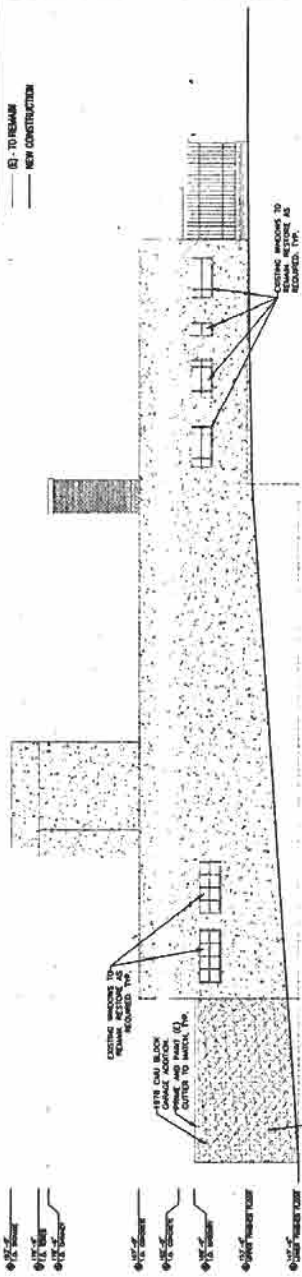
17. 08-196790 02 EXH. C-F

PROJECT NUMBER:	ST208
DATE:	04.15.08
DESIGNED BY:	JMH
APPROVED BY:	ESH
DATE DATE:	04.29.08

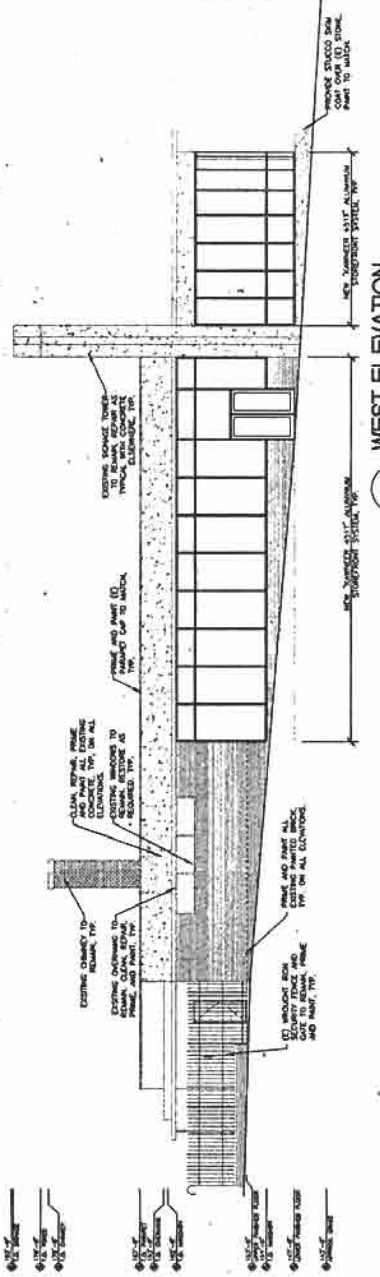
ELEVATIONS
A2.1

ELEVATION SHEET KEY

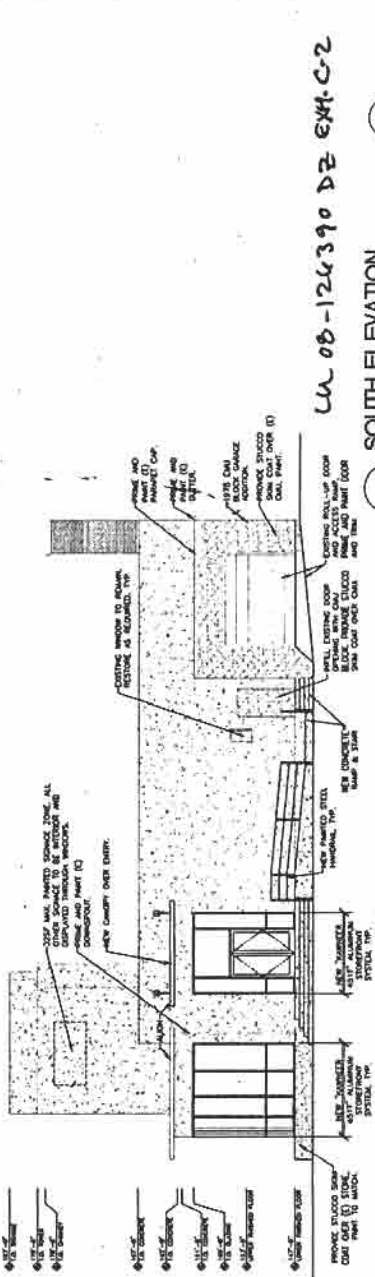
- E — TO REMAIN
- N — NEW CONSTRUCTION



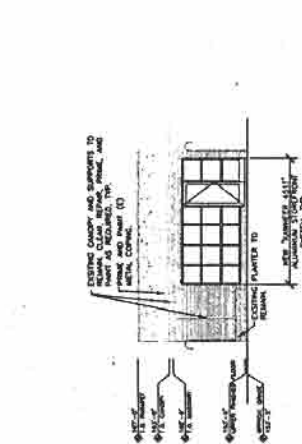
1 NORTH ELEVATION
 1/4" = 1'-0" (1/8" = 1'-0" @ 1/16") SEE 2-1 FOR TYPICAL NOTES



2 EAST ELEVATION
 1/4" = 1'-0" (1/8" = 1'-0" @ 1/16") SEE 2-2 FOR TYPICAL NOTES



3 WEST ELEVATION
 1/4" = 1'-0" (1/8" = 1'-0" @ 1/16") SEE 2-3 FOR TYPICAL NOTES



4 SOUTH ELEVATION
 1/4" = 1'-0" (1/8" = 1'-0" @ 1/16") SEE 2-4 FOR TYPICAL NOTES

Approved
 City of Portland - Bureau of Development Services
 Planner _____ Date 7/7/08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 08-126390 DB EXH-C-2