



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: August 22, 2008
To: Interested Person
From: Matt Wickstrom, Land Use Services
503-823-7840 / WickstromM@ci.portland.or.us

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 08-144218 NU

GENERAL INFORMATION

Applicants: Benjamin J Kaiser
PATH Architecture
5214 N Williams Ave
Portland, OR 97217

Alan D Strack
5210 N Williams Ave
Portland, OR 97217

Catherine Humblet
5212 N Williams Ave
Portland, OR 97217

Ellen Brown
5216 N Williams Ave
Portland, OR 97217

Site Address: 5210-5218 N WILLIAMS AVE; 5230 and 5232 N WILLIAMS AVE

Legal Description: LOT 5210, SUMNER LOFT CONDOMINIUM; LOT 5214, SUMNER LOFT CONDOMINIUM; LOT 5216, SUMNER LOFT CONDOMINIUM

Tax Account No.: R807700050, R807700150, R807700200

State ID No.: 1N1E22AA 90001, 1N1E22AA 90003, 1N1E22AA 90004

Quarter Section: 2530

Neighborhood: Humboldt, contact Paul Anthony at 503-367-9679

Business District: North-Northeast Business Assoc, contact Joyce Taylor at 503-445-1321

District Coalition: Northeast Coalition of Neighborhoods, contact Lauren McCartney at 503-823-4135

Zoning: R1a (Residential 1,000 with an Alternative Design Density overlay)

Case Type: NU (Nonconforming Situation Review)
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

A 2003 Nonconforming Situation Review approved the conversion and expansion of a nonconforming industrial building at this site to create seven live/work units. The review approved a change from the nonconforming industrial use to allow 3,150 square feet of nonconforming retail or office uses as part of the project. This 3,150 square feet of office and retail use was divided equally among each of the seven units so that each unit could provide up to 450 square feet of retail or office space. The remaining square footage of each unit was to be occupied by residential uses which are allowed by right in the R1 zone.

Four owners of units in the renovated structure have requested a new Nonconforming Situation Review to change the function and square footage of the nonconforming uses allowed within their units. Three owners request a change to allow 1,000 square feet of office-only uses on the main floor of their units with the upper floor continuing to be occupied for residential use only. As an alternative to providing office uses in their units, these owners request to maintain their rights to 450 square feet of retail use with the remainder of their units continuing to be occupied for residential use only. The fourth owner requests a change to allow the full 1,400 square feet of their unit to be occupied as office use only. For consistency and better uniformity throughout the project, staff has included the three remaining units as well. This review also evaluates reinstating or increasing the nonconforming non-residential uses in these units to allow 450 square feet of Retail Sales and Service uses or 1,000 square feet of Office uses per unit. Please see the attached site plan for details about this request. No exterior changes are proposed as part of this review.

Relevant Approval Criteria:

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

- 33.258.080.B Nonconforming Situation Review

ANALYSIS

Site and Vicinity: The site is comprised of two tax lots (9,160 square feet and 4,650 square feet in area) located at the northeast corner of NE Sumner Street and N Williams Avenue. The southern lot is developed with a building which was converted in 2004 to 5 units of live/work space. Prior to the conversion, the building had been used by various industrial uses including R & E Construction Services. The northern lot is developed with two new live/work residential units which face N Williams Street with three residential units behind. These three units are occupied by entirely residential uses and are not subject to this review.

Existing development in the surrounding area includes a mix of single and multi-dwelling residential development. A small scale commercial area is located approximately two blocks north of the site, at the intersection of N Williams and NE Killingsworth. A single-dwelling residence is located to the north of the site.

Zoning: The site is zoned Multi-Dwelling Residential 1,000 with an Alternative Design Density overlay zone (R1a). The R1 zone allows multi-dwelling residential development with a maximum density of one dwelling unit per one thousand square feet of site area. The “a” overlay allows some additional residential density for projects that meet specific design criteria. The current proposal does not utilize the provisions of the “a” overlay zone.

Office and Retail Sales and Services uses are prohibited in the R1 zone; however, sites which are occupied by a nonconforming use may continue to operate or request a change to another nonconforming use or an expansion through a Nonconforming Situation Review.

Nonconforming rights are lost if they are discontinued for 3 continuous years; however, a nonconforming use that has been discontinued for more than 3 continuous years may be re-established through a Nonconforming Situation Review but not if the nonconforming use has been discontinued for 5 or more continuous years. The live/work units and associated uses have not been in existence for more than 5 years, therefore, the uses may be evaluated through this land use review.

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

PC 5737 C: Denial of a zone change. Approval of a revocable permit to allow storage of contractor's vehicles on the site.

LUR 03-172498: Approval of a change of Nonconforming Use from Industrial Service to a mix of Office or Retail Sales and Service and residential. Additional approval of an expansion of development associated with a Nonconforming Use, in order to allow the building addition to include Office and Retail Sales and Service uses in addition to the allowed residential uses.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **July 22, 2008**. The following Bureaus have responded:

- The Life Safety Section of BDS responded that a building permit is required to change the use of a building to a different occupancy classification and the building must comply with building code requirements for the proposed new use or occupancy (Exhibit E-1).
- The Fire Bureau responded that the project will be required to meet fire code at the time of occupancy change (Exhibit E-2).
- The Bureau of Environmental Services responded with no objections to the proposal because no new or redeveloped impervious area will be created and there are no source control issues. The response notes that stormwater run-off generated from the proposal must meet the requirements of the City of Portland's Stormwater Management Manual (Exhibit E-3).
- The Development Review Section of Portland Transportation responded with no concerns. The reviewer evaluated trip generation forecasts related to the current and proposed uses at the site and found them to be accurate (Exhibit E-4).
- The Site Development Section of BDS as well as the Water and Parks Bureaus responded with no concerns (Exhibit E-5).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 22, 2008. One written response has been received from notified property owners in response to the proposal. The respondents request that the proposal to increase the amount of nonconforming office space at the site be denied. The response states that the change would negatively impact the building where the respondents also own a unit. The respondents state that allowing businesses to move into a residential zone could negatively impact livability. The respondents state that their strongest objection is with the proposal to convert 5214 N Williams to an entirely office use because, they believe, it would increase traffic, leave a unit entirely vacant during non-office hours and may attract a tenant who is not involved in the community or homeowners association. The respondents state that the unauthorized office expansion which has occurred in 5214 N Williams has created difficulties with parking. The respondents state that security is also an issue because units which include a residential component have tenants who are at the site during the evenings and weekends which "drives away crime rather than vacant buildings that attract unwanted behavior". The response also states that future tenants of an office-only unit may not have the same commitment to the neighborhood as residential tenants. The response questions whether changes to the building will be necessary and if a change in the proportion of office uses will require accessibility changes or additional bicycle parking. The response also includes an excerpt from the bylaws for the condominium which states that "no commercial activities shall be allowed beyond those described under the definitions of Type A and Type B Accessory Home Occupations".

Staff response: Concerns about livability, traffic and parking are addressed as part of the findings of this report. Concerns about the proportion of non-household living uses are also addressed as

part of this report. Accessibility requirements will be addressed by the building plans examiner at time of permit review. The City of Portland does not enforce condominium bylaws however those quoted appear to conflict with the previous approval for each unit to have 450 square feet of Office and Retail Sales and Service per unit.

ZONING CODE APPROVAL CRITERIA

33.258.080 Nonconforming Situation Review

- A. Procedure.** A nonconforming situation review is processed through a Type II procedure.
- B. Approval criteria.** The request will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:
1. With mitigation measures, there will be no net increase in overall detrimental impacts (over the impacts of the previous use or development) on the surrounding area taking into account factors such as:
 - a. The hours of operation;

Findings: The previous land use review (03-172498 NU) approved the creation of seven live/work units at this site. Each unit was allowed 450 square feet of Retail Sales and Service or Office uses for a total of 3,150 square feet of nonconforming non-residential space in the project. The applicants propose to alter the function and square footage of the nonconforming uses at the site. The proposal would allow 1,000 square feet of Office uses or 450 square feet of Retail Sales and Service uses within three of the units, 5210, 5212 and 5216 N Williams. The proposal would allow 1,400 square feet of Office use within the fourth unit, 5214 N Williams. For consistency and better uniformity throughout the project, staff has included 5218, 5230 and 5232 N Williams as part of this proposal. This review also evaluates reinstating or increasing the nonconforming non-residential uses in those units to allow 450 square feet of Retail Sales and Service uses or 1,000 square feet of Office uses per unit.

An overall premise of this evaluation concerns the impacts of retail uses versus the impacts of office uses; generally retail uses produce more impacts than office uses. In terms of hours of operation, early morning or later evening operations for a retail use would produce more impacts than an office use. This can be attributed to the frequent comings and goings of customers visiting a retail use which in turn generates more activity and noise than employees and clients associated with an office use where fewer individuals would arrive and who would also stay at the site for a much longer period of time. Employees and clients of an office use would also be more familiar with the site, location of entrances and overall layout which also results in less impacts than retail customers who may be visiting the site for the first time. An exception would be that of medical and dental office uses where patients tend to arrive and leave more frequently. Therefore a condition of approval is included with this review which stipulates that medical or dental office uses are not allowed.

The previous land use review approved the retail or office uses to operate between the hours of 9 a.m. to 6 p.m. Monday through Saturday. These hours are appropriate for retail uses however office uses do not always function within these time parameters and since the hours of operation of office uses pose less impacts than retail uses, it is appropriate to expand the hours allowed for office uses. Therefore, a condition of approval has been included with this review which limits the hours of operation for retail uses to between 9 a.m. to 6 p.m. Monday through

Saturday and limits the hours of operation for office uses to between 7:30 a.m. and 6:30 p.m. Monday through Saturday. Based on this information and the two conditions of approval, this criterion is met.

- b. Vehicle trips to the site and impact on surrounding on-street parking;

Findings: Staff prepared a comparison of the vehicle trips associated with the 3,150 square feet of retail space currently allowed at the site (450 square feet for each of the seven units) and the increase in office uses proposed as part of this land use review. This comparison was evaluated by PDOT staff who agreed with the calculations and the anticipated frequency of trips associated with retail and office uses (Exhibit E-4). Trip generation figures estimate that 6.84 morning peak hour vehicle trips are generated for every 1,000 square feet of retail use square footage whereas 1.55 morning peak hour vehicle trips are generated for every 1,000 square feet of office use square footage. The evening peak hour trips are similar with 5.02 trips for every 1,000 square feet of retail square footage and 1.49 trips for every 1,000 square feet of office square footage. Based on this information, the number of vehicle trips associated with retail uses are much greater than the number associated with office uses. It is important to note that the trip generation estimates used include general retail uses but not restaurant or coffee shop uses which generate many more trips but which would typically not locate in the 450 square foot spaces proposed as part of this review. The trip generation estimates also do not include medical or dental office uses which also generate more trips than general office uses but which are not allowed due to a condition of approval cited above.

The previous land use review approved 450 square feet of retail uses per unit or 3,150 square feet of retail space overall. Trip generation estimates show that this amount of retail space would generate approximately 22 morning peak hour vehicle trips and 16 evening peak hour vehicle trips. To compare these figures with the proposal, staff tabulated the vehicle trips associated with 1,350 square feet of retail space (three of the seven units utilizing the maximum proposed 450 square feet of retail space per unit) and 5,600 square feet of office space (three of the seven units utilizing the maximum 1,000 square feet of office space with the final unit utilizing the maximum 1,400 square feet of office space). Trip generation estimates show that this amount of retail and office space would generate approximately 18 morning peak hour vehicle trips and 15 evening peak hour trips – less than that which was approved through the 2003 land use review. Were six of the units to utilize the maximum proposed 1,000 square feet of office space and the seventh unit to utilize the maximum 1,400 square feet of office space, the frequency of trips would be even less than that of the current allowance of 450 square feet of retail space per unit. All units utilizing the maximum amount of proposed office space would generate approximately 11 morning peak hour vehicle trips and 11 evening peak hour vehicle trips. Based on this information the proposed increase of office use square footage will not result in an increase in vehicle trips when compared to the vehicle trips associated with the last approved use at the site. This criterion is met.

- c. Noise, vibration, dust, odor, fumes, glare, and smoke;

Findings: As noted above, retail uses generally contribute to a greater amount of noise than office uses because customers tend to come and go more frequently and aren't as aware of the site and location of entrances and exits when compared to the employees and clients of office uses. Therefore, the increase in office uses proposed should not result in increased noise. Vibration, dust, odor, fumes, glare or smoke should remain minimal when comparing the previously approved retail uses and the proposed increased offices uses. Based on this information, this criterion is met.

- d. Potential for increased litter; and

Findings: Retail uses tend to contribute to a greater amount of litter than office uses because retail uses provide packaging and bags which result in waste. Office uses rely more heavily on technology which generates less litter. Furthermore, an increased amount of office activity at the site implies that an increased number of employees would be present at the site during the day. This could translate into more individuals with stronger ties to the site and who would be more likely to collect litter rather than ignore it. Therefore, the proposed increase in office uses should not result in increased litter. This criterion is met.

- e. The amount, location, and nature of any outside displays, storage, or activities; and

Findings: As office uses typically do not have outside displays, storage or activities, no increase in impacts associated with these factors is expected. This criterion is met.

2. If the nonconforming use is in an OS or R zone, and if any changes are proposed to the site, the appearance of the new use or development will not lessen the residential character of the OS or R zoned area. This is based on taking into account factors such as:

Findings: Criterion 2 provides a list of possible factors by which to evaluate whether any changes to the site could lessen the residential character of the OS or R zoned area. In addition, the use of the term “such as” implies that this list is not exhaustive of all potential changes which could occur. In this case, one unit, 5214 N Williams, is proposed to become exclusively office whereas the other units would retain at least 400 square feet of residential uses. As the site is located in a residential zone, the proposal to convert 5214 N Williams to an entirely office use takes the unit further out of conformance with the uses allowed in the residential zone which could lessen the residential character of the area. However considering this, it is important to point out that 5214 N Williams is occupied by the architecture firm (PATH Architecture) which designed both buildings on the site, provides tours of the new units recently constructed and which also works on a variety of primarily residential projects in the greater vicinity. For these reasons, PATH Architecture, can be viewed as complimentary to the residential character of the area and should be allowed to retain full use of the unit as entirely office. However, the potential exists for this firm to leave the site and another office use which doesn’t appropriately compliment the residential character of the area could occupy the unit. For this reason, a condition of approval is included with this review. The condition states that 5214 N Williams is allowed 1,400 square feet of office use for use by PATH Architecture only. Any other tenant of this unit is allowed 1,000 square feet of Office use or 450 square feet of Retail Sales and Service use. In order to further ensure that all units are capable of supporting residential uses and tenants another condition of approval is included with this review. This condition states each unit must provide a fully functional kitchen which includes a stove, oven, kitchen sink and refrigerator, aside from times when a kitchen may be in the process of being remodeled.

- a. Building scale, placement, and facade;

Findings: No changes are proposed to the exterior of the building therefore the building scale, placement, and façade will not change. This criterion is met.

- b. Parking area placement;

Findings: Because the site is well served by public transportation (Tri-Met #44), the Zoning Code exempts the site from minimum parking requirements, regardless of the use proposed. However, the applicant notes that parking is provided behind the building for each unit, with access from the alley. This criterion is met.

- c. Buffering and the potential loss of privacy to abutting residential uses; and

Findings: The previous land use review required a six-foot tall fully opaque fence to be constructed along the north property line of the site. This fence provides adequate privacy for the property to the north which would be most impacted by the change in use proposed for the building. Based on this information, this criterion is met.

- d. Lighting and signs; and

Findings: The applicant did not propose specific lighting or sign elements. Lighting and signs will conform to City code requirements, unless reviewed through a separate land use review. Because City code will limit lighting and signs to what is allowed on residentially zoned properties (regardless of the use), there will not be a detrimental impact on the surrounding area. This criterion is met.

3. If the nonconforming use is in a C, E, or I zone, and if any changes are proposed to the site, the appearance of the new use or development will not detract from the desired function and character of the zone.

Findings: The use is not located in a C, E, or I zone. This criterion is not applicable.

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

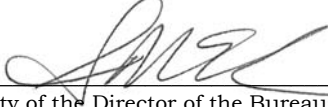
The applicants propose a Nonconforming Situation Review to increase the square footage of office uses allowed at the site. As noted in this report, the proposal meets the approval criteria with approval granted based on the comparable or decreased impacts associated with office uses when compared to the retail uses already allowed at the site. With approval requiring that permit drawings substantially conform with the site plan attached, the request meets the applicable criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of a Nonconforming Situation Review (33.258.080) to allow a change in the amount of nonconforming uses at the site to allow 1,000 square feet of Office or 450 square feet of Retail Sales and Service uses for 5210, 5212, 5216, 5218, 5230 and 5232 N Williams and 1,400 square feet of Office use for 5214 N Williams per the approved site plans, Exhibits C-1 through C-2, signed and dated August 20, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-144218 NU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The hours of operation for Retail Sales and Service uses are limited to between 9 a.m. and 6 p.m. Monday through Saturday. The hours of operation for Office uses are limited to between 7:30 a.m. and 6:30 p.m. Monday through Saturday

- C. Medical and dental office uses are not allowed at this site
- D. 5214 N Williams is allowed 1,400 square feet of office use for use by PATH Architecture only. Any other tenant of this unit is allowed 1,000 square feet of Office use or 450 square feet of Retail Sales and Service use and the remainder of the unit must be occupied by a residential use.
- E. Each unit must provide a fully functional kitchen which includes a stove, oven, kitchen sink and refrigerator, aside from times when a kitchen is in the process of being remodeled.

Decision rendered by:  **on August 20, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 22, 2008

Staff Planner: Matt Wickstrom

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 July 9, 2008, and was determined to be complete on July 17, 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 July 9, 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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 5, 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 Hearings Officer 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 Hearings Officer 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 **September 8, 2008 – (the day following the last day to appeal)**.
- 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:

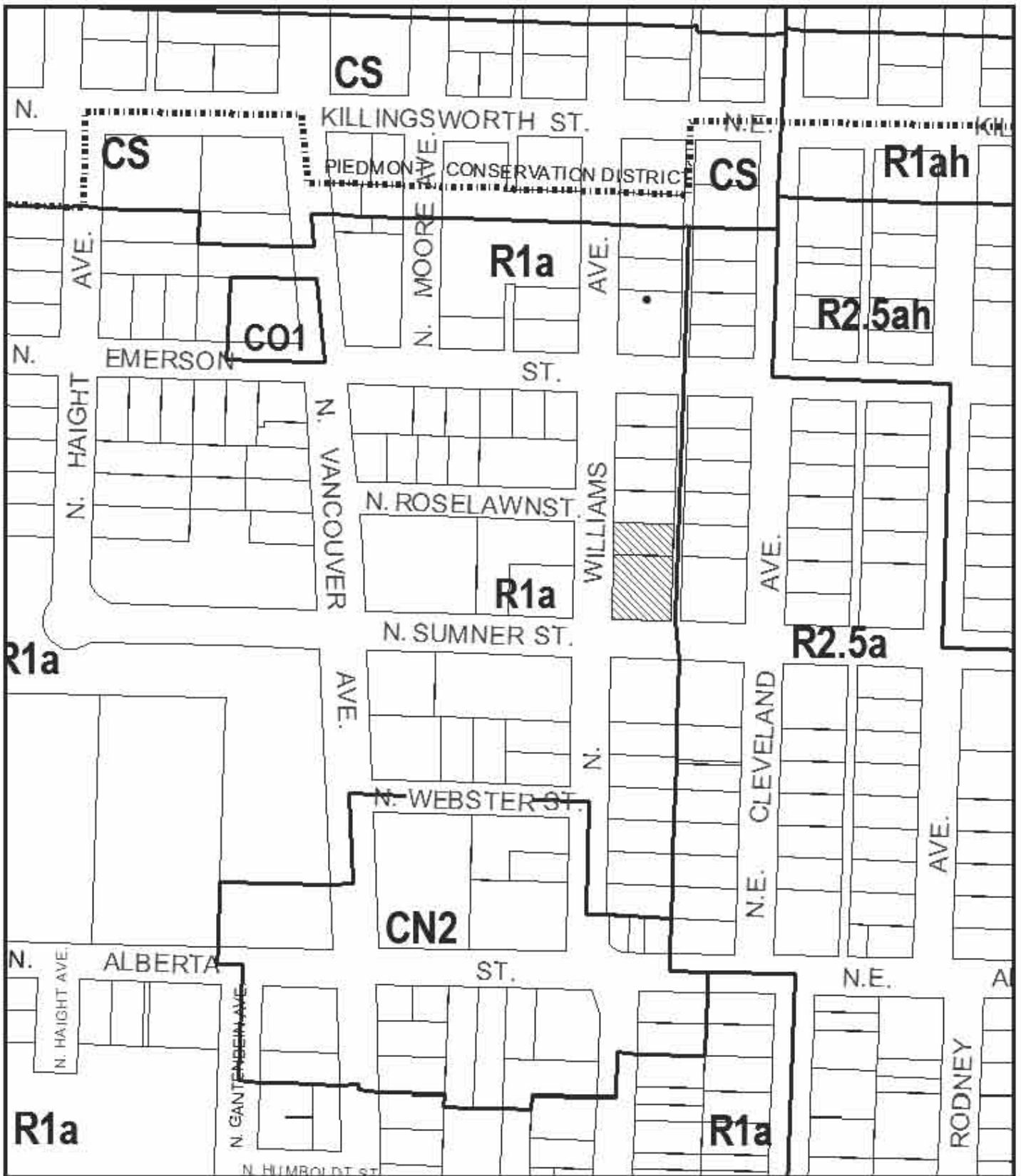
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED


- A. Applicant's Statement and Original LU Application
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Floor Plan (attached)
 - 2. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Section of BDS
 - 2. Fire Bureau
 - 3. Bureau of Environmental Services
 - 4. Development Review Section of Portland Transportation
 - 5. Summary Sheet of Bureau Responses
- F. Correspondence:
 - 1. Mark Adamski and Shannon Ward, July 29, 2008, concerns about proposal
- G. Site History Research

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

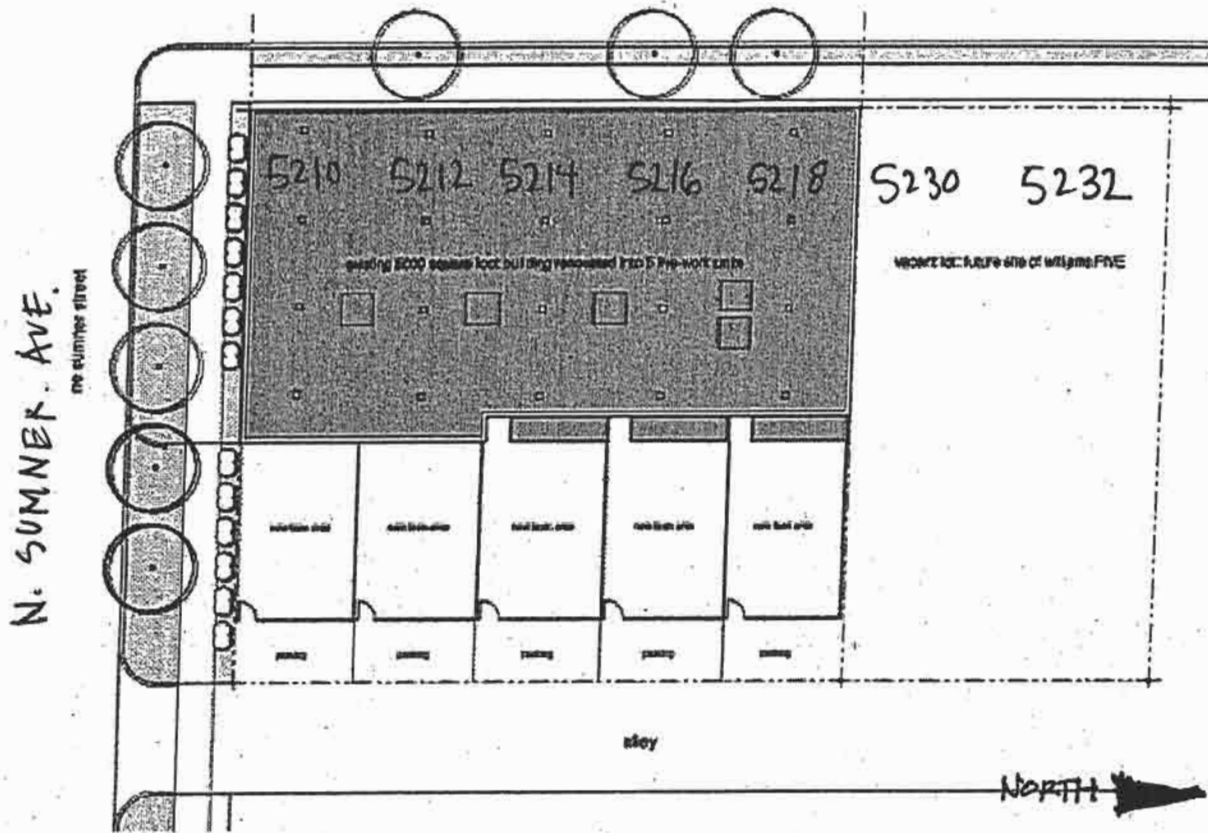
 Historic Landmark



File No.	LU 08-144218 NU
1/4 Section	2530
Scale	1 inch = 200 feet
State_Id	1N1E22AA 90000
Exhibit	B (Jul 18, 2008)

N. WILLIAMS AVE.
N WILLIAMS AVENUE

LU 08-144218N4



Approval to allow 1,000 square feet of office use or 450 square feet of retail use in units 5210, 5212, 5216, 5218 5230 and 5232 N Williams

Approval to allow 1,400 square feet of office use for 5214 N Williams for PATH Architecture only.

7/2/2008

5210-5218 N. WILLIAMS +
5230 + 5232 N WILLIAMS
SITE PLAN

