



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: September 9, 2008
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / theron@ci.portland.or.us

NOTICE OF A TYPE I 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 to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-145623 HDZ— THE DESOTO SIGNAGE

GENERAL INFORMATION

Applicant: Art/Park LLC, Owner
210 SW Morrison Street #600
Portland, OR 97204

Representative: Nancy D'Urso, 503-407-4059
9834 NW Justus Street
Portland, OR 97229

Site Address: 720 NW DAVIS ST

Legal Description: GENERAL COMMON ELEMENTS, ART-PARK CONDOMINIUM
Tax Account No.: R180204610, R180204590, R039650010
State ID No.: 1N1E34CB 09100, 1N1E34CB 09200, 1N1E34CB 88000
Quarter Section: 3029

Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District
Other Designations: Landmark #8478, Lombard Automotive Buildings
Zoning: CXd, Central Commercial with design overlay
Case Type: HDZ, Historic Design Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant seeks Historic Design Review approval for new tenant signage at the historic Lombard Automotive Buildings. The applicant is proposing a total of eight (8) banner signs: one (1) sign at the building's east (NW Broadway) façade; three (3) signs at the building's north (NW Davis) façade; and two (2) signs at the building's west (NW 8th) façade.

The proposed banner signs are 7'-6^{1/2}" in length and 3'-6" in width and will consist of gray canvas with white lettering, affixed to painted steel frames. The signs will be mounted at the mezzanine level and will be illuminated by two light fixtures mounted below each sign.

The subject building was listed on the National Register of Historic Places in 2006; therefore Historic Design Review is required.

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:

- 33.846 Historic Design Review
- Central City Fundamental Design Guidelines
- River District Design Guidelines
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject site is located within the River Sub-District of the Central City Plan District, on the north half of the block bounded by NW Davis Street to the north, NW Broadway to the east, NW Couch Street to the south, and NW 8th Avenue and the North Park Blocks to the west. A surface parking lot occupies the southern half of the block.

The site is developed with two interconnected buildings: the 1915 Overland Building at the northeast corner of the block and the 1916 Oregon Motor Company Building at the northwest corner of the block. The Overland Building is a three-story unreinforced red brick structure with heavy timber columns and beams. The north- and east-facing façades of this building are similar in design; however, the westernmost bay at the north façade once housed an elevator that ran the height of the building, and thus, this bay rises above the roofline an additional floor. The Oregon Motor Company Building is a two-story reinforced concrete building. Again, the north- and west-facing façades at this building are similar in design, except for the easternmost bay, which rises a third story to accommodate elevator equipment.

Portland's *Transportation System Plan* classifies this area of Broadway as a Traffic Access Street, City Bikeway, and City Walkway, and Davis and 8th are both Local Service Bikeways. The site is within a designated Pedestrian District.

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.

The design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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 Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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

- LUR 94-010942 DZ (reference file #94-00040): Design Review approval to move recessed door.

- LU 06-117695 HDZ: Design Review approval of renovations and alterations to the Historic Lombard Automobile Buildings, including rebuilding wood storefront, refurbishment of existing features such as existing transoms and decorative cornices, patching and repointing brick, removing fire escapes, adding new canopies, new signage and refurbishing the existing DeSoto wall sign.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on **July 24, 2008**. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Bureau of Environmental Services;
- Urban Forestry Division of Portland Parks & Recreation;
- Site Development Section of the Bureau of Development Services; and
- Life Safety (Building Code) Section of the Bureau of Development Services.

The Bureau of Transportation Engineering & Development responded in TRACS with the following comment:

“Transportation has no concerns provided that IBC right-of-way encroachment standards are met.”

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **July 24, 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

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic Landmark. Therefore the proposal requires historic design review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the River District and the Central City Plan District, the relevant approval criteria are also the River District Design Guidelines and the Central City Fundamental Design Guidelines.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

G. Approval criteria based on the Standards of the Secretary of the Interior:

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical,

in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

5. **Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 1-5: The proposal will not compromise historic materials or features present on the Lombard Automotive Buildings; therefore, the historic character of the resource will remain intact. The proposal includes the addition of banner signs and related lighting, mounted at the mezzanine level of these historic buildings. The signs each measure 7'-6^{1/2}" in length and 3'-6" in width, and will consist of gray canvas with white lettering, affixed to painted steel frames. Due to the modern design and materiality of the proposed signs and lighting, they will be easily differentiated from historic building elements. Furthermore, the proposed signs and light fixtures will be carefully mounted to the buildings so that in the event of their future removal, penetrations within the building walls will be easily repaired. *Therefore, these criteria are met.*

6. **Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: The proposal will not affect significant archaeological resources. *Therefore, this criterion does not apply.*

7. **Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
8. **Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

Findings for 7 and 8: The proposal will not affect historic materials that characterize the property. In addition, the proposed signage and lighting will be easily differentiated from original features due to their modern construction and design. Furthermore, the proposed signage is compatible with the resource's massing, size, scale, and architectural features. The signs each measure 7'-6^{1/2}" in length and 3'-6" in width, and will be mounted at the buildings' mezzanine level. The length of the signage is consistent with that of the windows at this level, and will be mounted below the second-floor windowsills at each building. Thus, the proposal will establish a consistent signage program along these building façades that compliments the historic character and architecture of the resource. *Therefore, these criteria are met.*

9. **Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
10. **Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 9 and 10: The proposal will not affect the integrity of the resource. The banners and related lighting will be carefully mounted to the building so that if removed in the future the integrity of the resource will remain intact. In addition, the flexible nature of the banner signs will accommodate changing tenants without

requiring new penetrations into the building walls. Finally, the banner signs, and their placement, are consistent with the pedestrian character of this specific resource, as well as the pedestrian-oriented nature of the area. *Therefore, these criteria are met.*

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.

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. Reinforce Distinct Areas.**A5-1-4. Reinforce the Identity of the North Park Blocks Area.****A5-1-7. Reinforce the Identity of the Union Station area.****A5-3. Emphasize NW Broadway's Bright Lights.**

Findings for A4, A5, A5-1, A5-1-4, A5-1-7, and A5-3: The proposal is consistent with the desired design character of the area. For example, the design and placement of the signage, as well as the proposed lighting technology (external illumination) is consistent with the pedestrian-oriented nature of the River District and the North Park Blocks, and will also ensure that the proposal will not detract from the area's focus on Union Station. The signage is well integrated within the façade design of each building: the signs will be mounted at the mezzanine level and centered on existing columns. In addition, the proposed mounting brackets mirror the diamond detailing at the Overland Building. The dimensions of the signs are also compatible with the historic proportions of the façade. The length of the banners matches that of the windows at the mezzanine level, adding to the coherency of the façade. By establishing a consistent signage program along the buildings' façades, its historic storefront character is reinforced. *Therefore, these guidelines are met.*

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

Findings: The proposal complements and reinforces the continued use of this historic resource. *Therefore, this guideline is 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.

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.

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

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 for A8, B1, B1-1, B6-1, and C12: The signage will contribute to a vibrant, unified streetscape along the building frontages. The signage will be mounted at the mezzanine level, which will add to the human scale of the sidewalk environment along the buildings' frontages. While sidewalk-oriented lighting is not included in this proposal, two light fixtures will be mounted below each sign for illumination, contributing to a safer pedestrian environment, without detracting from the historic character of the building. The banner signs, located at the building corners, and also near the tenant spaces, allow for flexibility in the building's signage program by easily accommodating changing tenants. *Therefore, these guidelines are met.*

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

Findings: The proposal utilizes building materials and design principles that promote quality and permanence. The proposed canvas banner signs will be mounted to painted steel frames, both of which are high-quality, durable materials.

Furthermore, the flexible nature of the banner signs will allow the building to easily accommodate the needs of changing tenants, while maintaining a consistent signage program. *Therefore, this guideline is 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.

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.

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.

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 C3, C4, C5, C13, and C1-2: The proposed signs are consistent with the historic character of the existing buildings due to their modest size and traditional conventions. The proposed banner signs, which each measure 7'-6^{1/2}" in length and 3'-6" in width, are an appropriate size and style for the scale of these historic buildings. The signs will be mounted at the mezzanine level and centered on building columns. In addition, the length of the proposed banners is approximately the same as that of the windows at the mezzanine level. Furthermore, the signs will each be externally illuminated with two small fixtures. Thus, the proposal will establish a consistent signage program at the buildings' facades that can easily adapt to changing tenant needs. *Therefore, these guidelines are 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.

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: The signs mounted at the corners of Broadway and Davis, and Davis and 8th will contribute to active intersections at these areas. In addition, the banner signs will be mounted at the mezzanine level, below the second story window sills, which will function to further differentiate the sidewalk levels of the buildings from their upper stories. *Therefore, these guidelines are met.*

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: The proposal is supportive of the pedestrian character of the North Park Blocks. Further, the previously approved building renovation and its adaptive reuse

helps to strengthen the connections between New China/ Japantown and the Pearl District. *Therefore, this guideline is 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 purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION


Approval of a total of six (6) banner signs at 7'-6^{1/2}" in length and 3'-6" in width and will consist of gray canvas with white lettering, affixed to painted steel frames.

- one (1) sign at the building's east (NW Broadway) façade;
- three (3) signs at the building's north (NW Davis) façade; and
- two (2) signs at the building's west (NW 8th) façade.

Approved of two light fixtures mounted below each sign providing external illumination.

Approval per the approved Exhibits C-1 through C-5, signed and dated September 4, 2008, 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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-145623 HDZ."

Decision rendered by:  on September 4, 2008
By authority of the Director of the Bureau of Development Services

Decision mailed September 9, 2008

Staff Planner: Tim Heron

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 14, 2008, and was determined to be complete on **July 18, 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 14, 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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City’s homepage on the Internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **September 10, 2008**.

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 503-823-7967.

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:

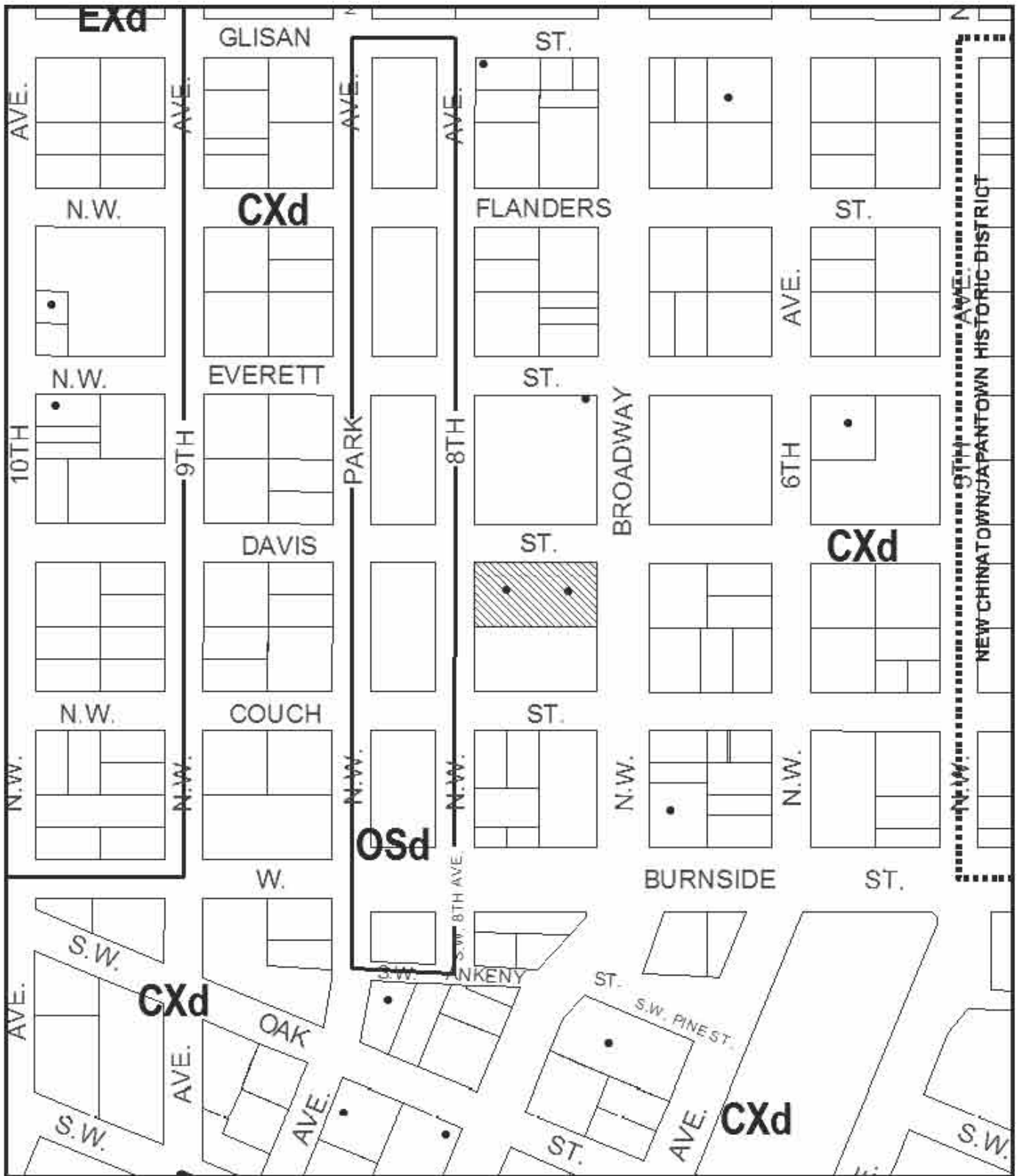
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS


NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan/First Floor Plan (attached)
 - 2. North/South Elevations [attached]
 - 3. East/West Elevations [attached]
 - 4. Enlarged banner details [attached]
 - 5. Enlarged elevations at lighting [attached]
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence: [none]
- 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. 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 08-145623 HDZ
1/4 Section	3029
Scale	1 inch = 200 feet
State Id	1N1E34CB 88000
Exhibit	B (Jul 16, 2008)



RS

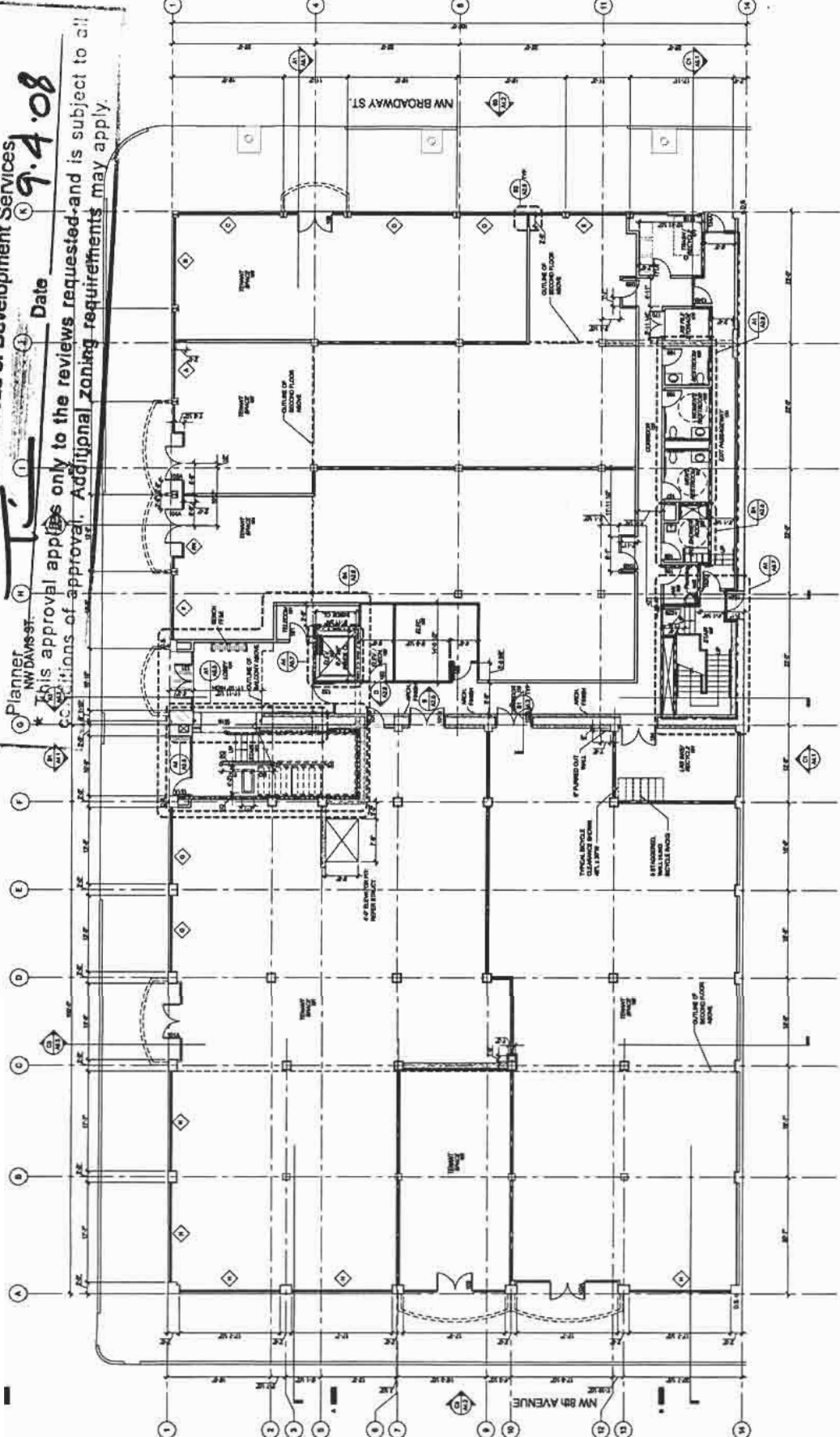
1111 SW Adams
Portland, OR 97205
Tel. 503.227.1222
Fax. 503.227.2077

THE DESOTO BUILDING
123-35 NW BROADWAY AND
134 NW BROADWAY
PORTLAND, OREGON

PROJECT NAME	
DATE	
DESIGNER	
CLIENT	
PROJECT NO.	20111

A2.1

Approved*
City of Portland - Bureau of Development Services
Planner: NW DAVES ST
Date: 9.4.08
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



- GENERAL FLOOR PLAN NOTES**
1. REFER TO ALL GENERAL NOTES, WALL NOTES
 2. REFER TO ALL CODES, LOCAL ORDINANCES
 3. REFER TO ALL NOTES ON THIS AND ALL OTHER SHEETS
 4. ALL NOTES SHALL EXTEND TO UNLESS OTHERWISE NOTED
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- LEGEND**
- 1. EXISTING MASONRY WALL
 - 2. NEW CONCRETE BLOCK WALL
 - 3. NEW STRUCTURAL WALL
 - 4. EXISTING CONCRETE WALL
 - 5. EXISTING CONCRETE WALL
 - 6. EXISTING CONCRETE WALL
 - 7. EXISTING CONCRETE WALL
 - 8. EXISTING CONCRETE WALL
 - 9. EXISTING CONCRETE WALL
 - 10. EXISTING CONCRETE WALL

- PLAN NOTES**
1. REFER TO ALL GENERAL NOTES
 2. REFER TO ALL GENERAL NOTES
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 6. REFER TO ALL GENERAL NOTES
 7. REFER TO ALL GENERAL NOTES
 8. REFER TO ALL GENERAL NOTES
 9. REFER TO ALL GENERAL NOTES
 10. REFER TO ALL GENERAL NOTES



C1. FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

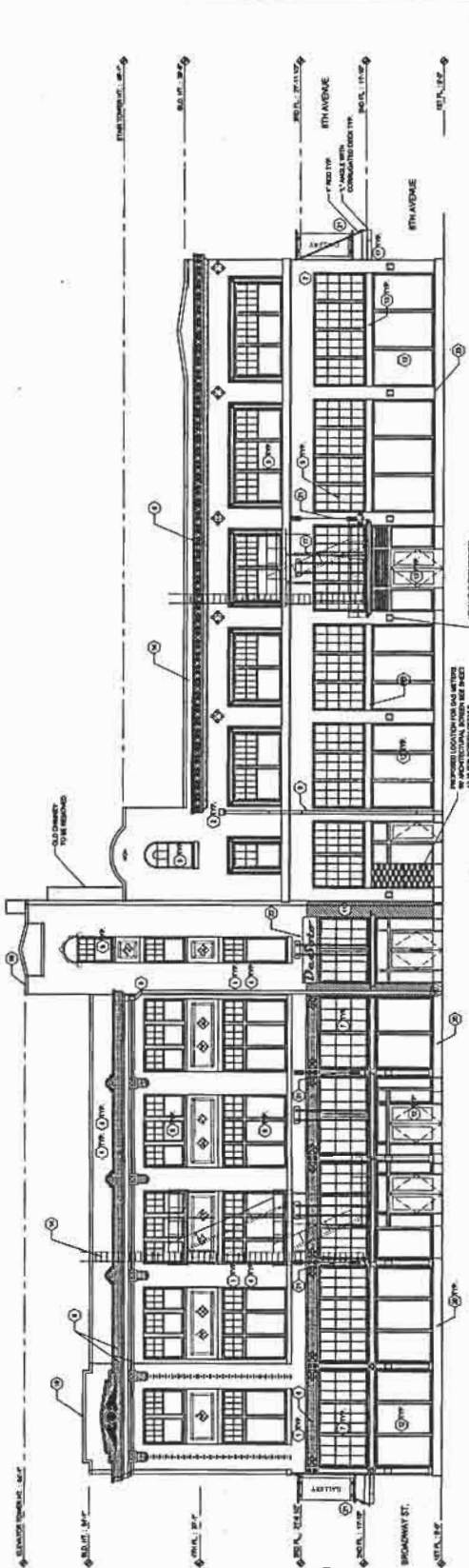
LU-08-145623 HDZ
EXHIBIT C.1



R.S.
 1211 97th Avenue, Suite 100
 Portland, Oregon 97223
 Tel: 503.231.2977
 Fax: 503.231.2977

THE DESOTO BUILDING
 1328 S W 8TH AVENUE
 PORTLAND, OREGON

A4.1

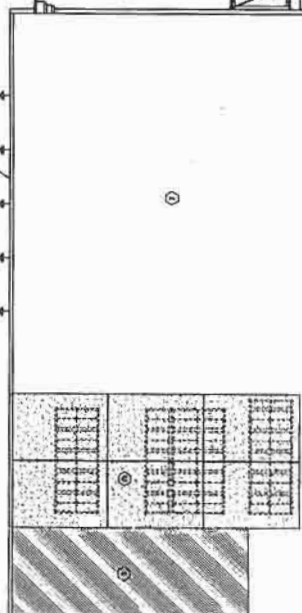


N1. NORTH ELEVATION
 SCALE 1/8" = 1'-0"

ELEVATION KEY NOTES

1. CLEAN AND REPAIR
2. REPAIR ALL EXISTING DAMAGE
3. REPAIR ALL EXISTING DAMAGE
4. REPAIR ALL EXISTING DAMAGE
5. REPAIR ALL EXISTING DAMAGE
6. REPAIR ALL EXISTING DAMAGE
7. REPAIR ALL EXISTING DAMAGE
8. REPAIR ALL EXISTING DAMAGE
9. REPAIR ALL EXISTING DAMAGE
10. REPAIR ALL EXISTING DAMAGE
11. REPAIR ALL EXISTING DAMAGE
12. REPAIR ALL EXISTING DAMAGE
13. REPAIR ALL EXISTING DAMAGE
14. REPAIR ALL EXISTING DAMAGE
15. REPAIR ALL EXISTING DAMAGE
16. REPAIR ALL EXISTING DAMAGE
17. REPAIR ALL EXISTING DAMAGE
18. REPAIR ALL EXISTING DAMAGE
19. REPAIR ALL EXISTING DAMAGE
20. REPAIR ALL EXISTING DAMAGE

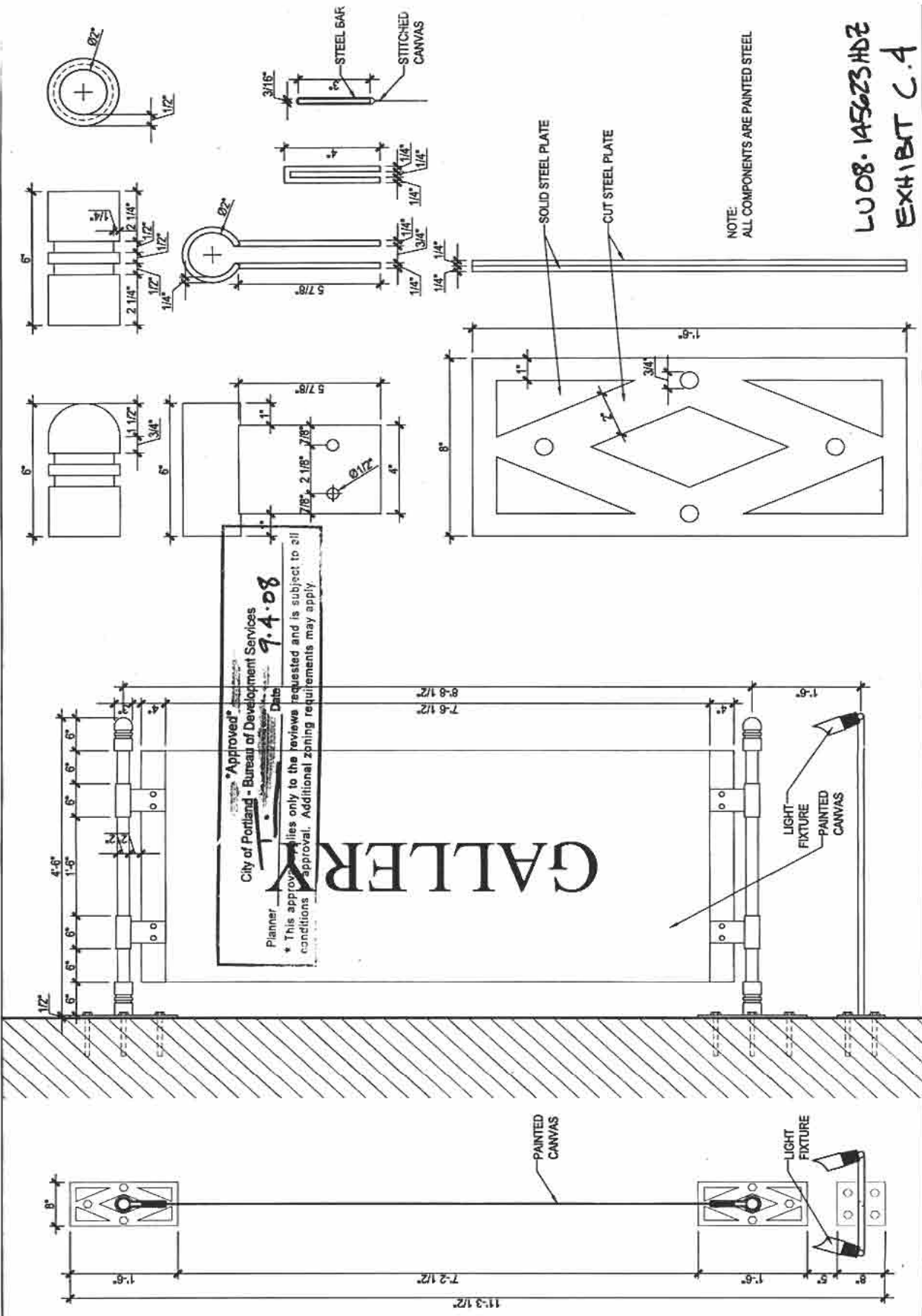
Approved
 City of Portland - Bureau of Development Services
 Date: **9.4.8**
 Planner: _____
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



S1. SOUTH ELEVATION
 SCALE 1/8" = 1'-0"

LU 08-145623 HD2
EXHIBIT C.2

LU08-145623 HD2



City of Portland - Bureau of Development Services
 Approved* 9.4.08
 Planner: [Signature]
 Date: 9.4.08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NOTE: ALL COMPONENTS ARE PAINTED STEEL

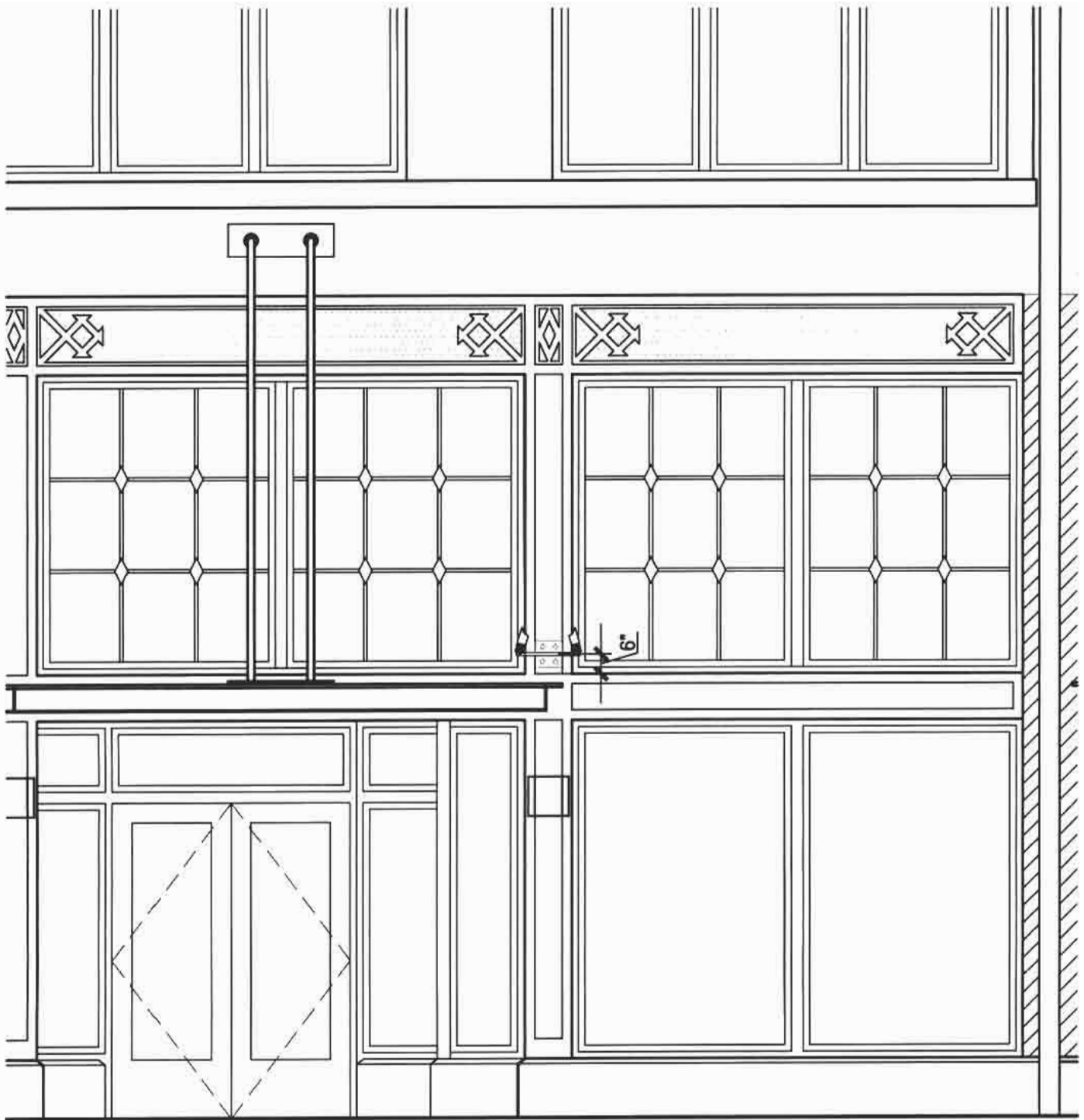
LU08-145623 HDZ
 EXHIBIT C.4

Preliminary design
 Building Retail Sign
 Scale: 3/4"=1'-0"
 3"=1'-0"

LR S

DeSoto Building
 Portland, Oregon

LU 08-145623 HDZ



Approved
 City of Portland - Bureau of Development Services
 Planner T. Date 9.4.08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 08-145623 HNZ
 EXHIBIT C.5

BLADE SIGN LIGHT MOUNTING HIGHT

SCALE: 1/4"=1'-0"