



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: November 12, 2008
To: Interested Person
From: Chris Beanes, Land Use Services
503-823-7983 / chris.beanes@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 08-147680 DZ, TOYOTA RENOVATION

GENERAL INFORMATION

Applicant: Steven Maguire 503-284-0988
AXIS Design Group
11104 SE Stark
Portland OR 97216

Owner: Fares Rustom
Portland Management Properties II
307 NE Broadway St
Portland, OR 97232

Site Address: 55 NE BROADWAY ST

Legal Description: LOT 1&2 BLOCK 1 N 29' OF LOT 3 BLOCK 1 S 16 2/3' OF LOT 5 BLOCK 1 LOT 6-18 BLOCK 1, ELIZABETH IRVINGS ADD; W 70' OF LOT 3 BLOCK 245 EXC PT IN ST-W 70' OF LOT 4 BLOCK 245, HOLLADAYS ADD

Tax Account No.: R244900010, R396217700

State ID No.: 1N1E27DD 07100, 1N1E27DD 07900

Quarter Section: 2830

Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.

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.

Plan District: Central City - Lloyd District

Zoning: CX, EXd, Central Commercial, Central Employment with design overlay

Case Type: DZM, Design Review with Modification request

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes site and building renovations to an existing auto dealership. A number of the proposed elements have been eliminated since the notice from September 9, 2008 was sent. Items eliminated from the original proposal include the following:

- A new frosted glass entry element along the NE Broadway street frontage;
- A decorative metal panel skin added to the south, east, and west facades; and
- A 30' tall freestanding sign proposed for the corner of NE Broadway and NE First Avenue.
- a secondary freestanding sign is proposed for a vehicle display area on the northeast corner of NE Broadway and NE First Avenue.

In addition, the proposed request to modify the height standard for freestanding signage to 30 feet from the standard 25 feet on the corner of NE Broadway and NE First Avenue has been eliminated.

Items that remain unchanged from the original proposal and that are included in this decision include the following:

- A new ADA accessible ramp;
- Enclosure of 2,525 square feet of an existing covered area for customer service ;
- Landscaping within and along the perimeter of the existing parking and vehicle display areas.

Because the proposal is for exterior alterations to an existing building and development within a design overlay zone, 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:

- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan

ANALYSIS

Site and Vicinity: The site is a multi-block development for Broadway Toyota Dealership, including exterior display of new cars, sales and service buildings, and a used car facility. The vicinity includes other commercial properties with associated surface parking areas. The block bounded by NE Broadway, Hancock, and Victoria and First Avenue contains 3 residential properties facing NE First, and is unique for this aspect. Nearby are the Rose Quarter and Memorial Coliseum, and within a half-mile are the Lloyd Center and the Oregon Convention Center. A northbound entrance to I-5 is one block to the west.

NE Broadway is a designated City Walkway and a Major City Traffic Street, and City Bikeway. The site is entirely 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 Central Employment (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 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.

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

- **LU 05-118263 DZM** - Approval to remove two existing pole signs and add one new pole sign near the corner of NE Broadway and N Victoria Avenue.
- **LU 02-136591 DZ** – Denial of replacement of the 41-foot tall sign with a larger sign at 33’ in height.
- **LU 02-00033 DZM** - Approval for new wall signs on east and south elevations.
- **5893C PC** - Petition for application of a code variance in a “B” zone for a fence withdrawn;
- **C 5776 PC** - Denial of change to M3 zone but conditional approval of change to M3B zone, as well as waiver of the setback to 5’ on NE Hancock.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on **September 9, 2008**.

The following Bureaus have responded with no issues or concerns:

- Life Safety (Building Code) Section of the Bureau of Development Services.
- Bureau of Transportation Engineering & Development Review;
- Bureau of Environmental Services;
- Site Development Section of the Bureau of Development Services;

The Life Safety Section of the Bureau of Development Services responded with the following comment: “A separate building permit is required for the work proposed and the proposal must be design to met all applicable building codes and ordinances.” see Exhibit E-1 for additional details.

The Bureau of Transportation Engineering and Development Review responded with the following comment: “Portland Transportation has no concerns with this development that are specifically related to the Design Review approval criteria, however, the following comments are provided to aid the applicant in future building permit phases of the development in compliance with Title 17.” see Exhibit E-2 for additional details.

The Bureau of Environmental Services responded with the following comment: “BES has no objections to the proposed renovations. It appears no new/redeveloped impervious area will be created by this project. Landscaping helps in reducing stormwater run-off by providing a permeable surface”. See Exhibit E-3 for additional details.

The Site Development Section of the Bureau of Development Services responded with the following comment: “Site Development has no objection to the proposed Design Review. The applicant contacted Site Development prior to submitting this application”. See Exhibit E-4 for additional details.

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **September 9, 2008**. A total of two responses have been received from either the Neighborhood Association (Eliot) or notified property owners in response to the proposal.

- A response was received on September 26, 2008 from Alec L. Esquivel, a neighbor (Exhibit F.1). The response was in opposition of the modification request to increase the height of the freestanding sign allowance to 30 feet. Additionally, the letter includes non-opposition the secondary sign proposed as long as it meets sign code allowance. The letter concludes

with the opposition to the enclosure along the NE First Avenue side of the building, and subsequent loss of on-site parking as a result.

- A phone call was received by Steven Koch, a neighboring landowner regarding landscaping the adjacent lot where a secondary freestanding sign was to be located.

Staff Response: The applicant has eliminated the request for the 30 foot freestanding sign. Copy change to existing signage is allowed without special review. The addition will not take parking away since its previous spatial function was to provide drive-in service for auto service, and was not a dedicated parking area. In addition, the secondary sign has been eliminated from the review and the applicant meets the nonconforming threshold for upgrades to the site, thus there is no trigger to require additional landscaping within the nonconforming vehicle display lot.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review

Section 33.825.010 Purpose

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 district guidelines.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the "front door for Oregon and our city." The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

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.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those 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.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Central City and Lloyd District Guidelines are addressed concurrently.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

Findings: The addition to the building will be located under an existing recessed portion of the building which previously served as an auto service area of the previous dealership. The area includes the character-defining squared columns which are present along the principal front and side façade facing NE Broadway and NE First Avenue. The applicant proposes a bronze anodized storefront system, with a low 24" CMU wall for consistent storefront treatment between the existing column bays. In addition, the pilasters will project from the flush storefront as is common amongst other bays. A 16 foot wide walkway will connect the main entry to the widened NE Broadway sidewalk. A five foot wide landscaping strip will be added along NE Broadway, NE First, and NE Hancock Streets to help buffer the parking from the adjacent sidewalks. *This guideline is therefore met.*

A5-5. Use Public Right-of-Way Design Criteria Established for the Lloyd District.

Use the public right-of-way design criteria as established and administered by the City Engineer especially for the Lloyd District from the adopted Lloyd District Transportation Capital Improvements – District-Wide Design Criteria.

A5-6. Incorporate Landscaping as an Integral Element of Design. Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.

Findings for A5, A5-5 and A5-6: The applicant proposes adding extensive landscaping to the site, including five foot landscaped strips along NE Broadway, NE First, and NE Hancock Streets, interior parking lot landscaping, and street trees along NE First Avenue. In addition, the sidewalk facing NE Broadway Street is to be widened by 3'-6" in accordance with the Right-of Way Design Criteria established for the Lloyd District. *These guidelines are therefore met.*

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

A7-1. Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back. Maintain a sense of urban enclosure, through the use of landscaping and other means, when single-story buildings are set back from the property line. Do not set buildings back from the property line within the East Portland Grand Avenue Historic District.

A9-1. Provide a Distinct Sense of Entry and Exit. Design and develop gateways into and within the Lloyd District that are appropriate and relate to the District's and sub-District's emerging characteristics.

Findings for A6, A7-1, and A9-1: The applicant's reuse of the building includes adding within the existing footprint, thus maintaining architectural integrity of the building. The building mass will move outward 30 to 38 feet towards NE First Avenue, thus bringing the building closer to the sidewalk, and better meeting the guideline to maintain a sense of urban enclosure. In addition, the applicant's storefront treatment along the new addition will be consistent with the existing pilaster/storefront relationship that characterizes the base of the building, providing a unified front along NE First Avenue and NE Broadway Street.

New landscaping along NE Broadway will provide an additional layer of urban enclosure along the sidewalk. Additionally, the sidewalk is to be widened by 3'-6" per PDOT requirements, conducive to the vitality of the pedestrian environment within the Lloyd District, and signaling an arrival to the district through urban design gestures. *These guidelines are therefore met.*

B1-3. Design Projects to Attract Pedestrians to the Broadway/Weidler Corridor.

Incorporate design features in new projects or building renovation which attract pedestrians and encourage their safe and enjoyable movement throughout the Broadway/Weidler Corridor and which support the corridor as a neighborhood retail area.

Findings for B1-3: The combination of widened sidewalk, new landscaping, and renovation of the building will provide an active and attractive presence within the area. Greater accessibility is afforded by the project with a new ADA ramp and a new walkway to the building from NE Broadway. *This guideline is therefore met.*

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: Vehicle areas are more clearly delineated in the proposed site layout, with associated landscaping to define distinct portions of the site. In addition, a decrease in the amount of parking is proposed in order to accommodate ADA accessibility and pedestrian circulation systems which should result in a reduction in the amount of vehicle/pedestrian conflicts on site. *This guideline is therefore met.*

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

Findings: A new 16 foot wide ADA accessible ramp is proposed to the main entry of the building where no such facilities exist. *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.

C1-1. Integrate Parking.

Integrate parking in a manner that is attractive and complementary to the site and its surroundings.

Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for C3, C1-1: Architectural integrity of the building is maintained as the proposed addition will be within the existing footprint of the building, and will include storefront elements of the overall design that will be compatible and consistent with the existing storefront. The addition will incorporate the bronze anodized finish of the existing storefront, while maintaining the character-defining pilaster/storefront relationship. The building will be given a fresh coat of paint, which will highlight and maintain its desired masonry building material.

Parking will be better integrated as the landscaping, new striping, and pedestrian circulation systems will clearly delineate on-site parking areas. Vehicle display will be set back from the sidewalk and will be separated by a five-foot wide landscaped strip, providing a buffer between pedestrians and autos. *These guidelines are therefore met.*

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings for C6 and C7: The proposed landscaping separating vehicle display and parking areas will provide transition to the site from the sidewalk. In addition, a new wide concrete walkway ramp from the sidewalk to the main entry will allow smoother transition to the building. *This guideline is therefore met.*

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

C10-1. Use Masonry Materials. Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor of buildings whenever possible.

C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface. Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural and articulated in surface character.

C10-3. Use Light Colors. The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.

Findings for C2, C10-1, C10-2 and C10-3: The addition is logically placed within an existing covered portion on the east side of the building and continues the planar quality of the base, while maintaining the wide overhang which is present along the NE Broadway and NE First Avenue facades. The proposed addition will incorporate high quality durable materials, which includes an aluminum storefront system with bronze anodized finish to match the existing finish of the metal storefront. Additional glazing at the base of the building will continue the contrast between the first and second floor windows of the building of smaller dimensioned mullions and windows on the second floor and larger storefront glazing on the first floor. Additional materials to be employed include low CMU walls to be skim-coated smooth to match the existing finish of the building. A new coat of light colored "Moonlight White" paint will be applied to the masonry portions of the building furthering the contrast of solidity to the lightness of the bronze storefront. *These guidelines are therefore met.*

CONCLUSIONS

The proposed addition, site improvements and renovation of the building will be conducive to furthering vitality along this area of NE Broadway, and will support pedestrian linkage to the site. Landscaping will soften the effect of the amount of paving along Broadway and will separate pedestrian movement from vehicle display. The proposal warrants Design Review approval.

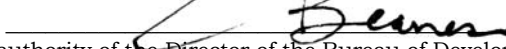
ADMINISTRATIVE DECISION

Approval of:

- A new ADA accessible ramp;
- Enclosure of 2,525 square feet of an existing covered area for customer service ;
- Landscaping within and along the perimeter of the existing parking and vehicle display areas.

Approval per the approved site plans, Exhibits C-1 through C-3, signed and dated November 7, 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-147680 DZ. No field changes allowed."

Decision rendered by:  **on November 7, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 12, 2008

Staff Planner: Chris Beanes

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 21, 2008, and was determined to be complete on **September 2, 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 21, 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 requested that the 120-day review period be extended in order to work on issues related to the modification requested and other design-related issues.

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 November 26, 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 **November 28, 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

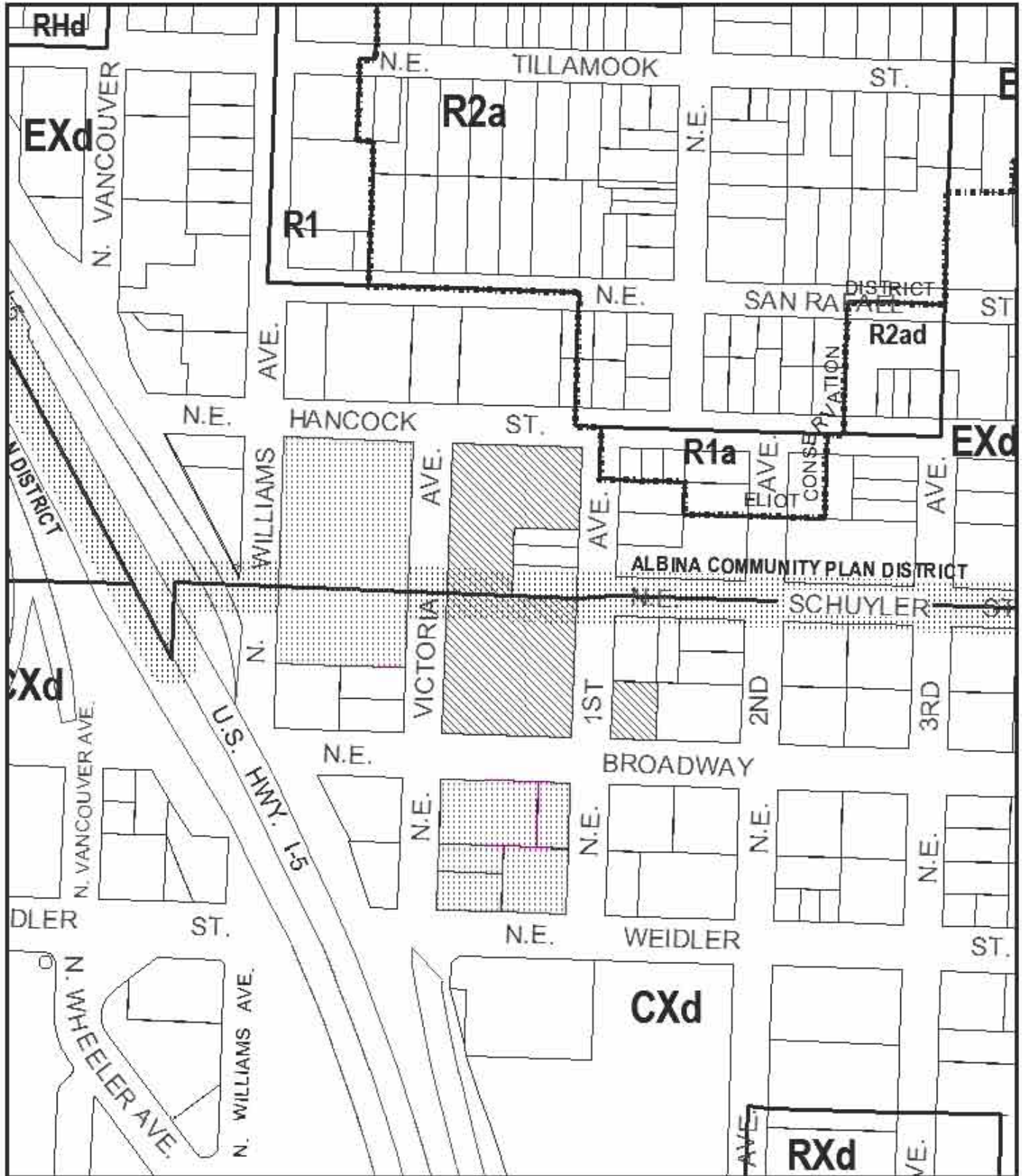
- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations (attached)
 - 3. Elevations (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. The Life Safety Section of the Bureau of Development Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Bureau of Environmental Services
 - 4. Site Development Review Section of BDS
- F. Correspondence:

1. Alec L. Equivel, 9/24/08, Sign height and parking issues.

G. Other:

1. Original LU Application
2. Site History Research
3. Incomplete Letter, dated 7/31/08.
4. Memorandum, dated 9/24/08.

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
-  Also Owned



| | |
|-------------|-------------------|
| File No. | LU 08-147680 DZM |
| 1/4 Section | 2830 |
| Scale | 1 inch = 200 feet |
| State Id | 1N1E27DD 7100 |
| Exhibit | B (Jul 22, 2008) |



BROADWAY TOYOTA
STOREFRONT AND INTERIOR UPGRADES
 55 NE BROADWAY STREET
 PORTLAND, OREGON 97232

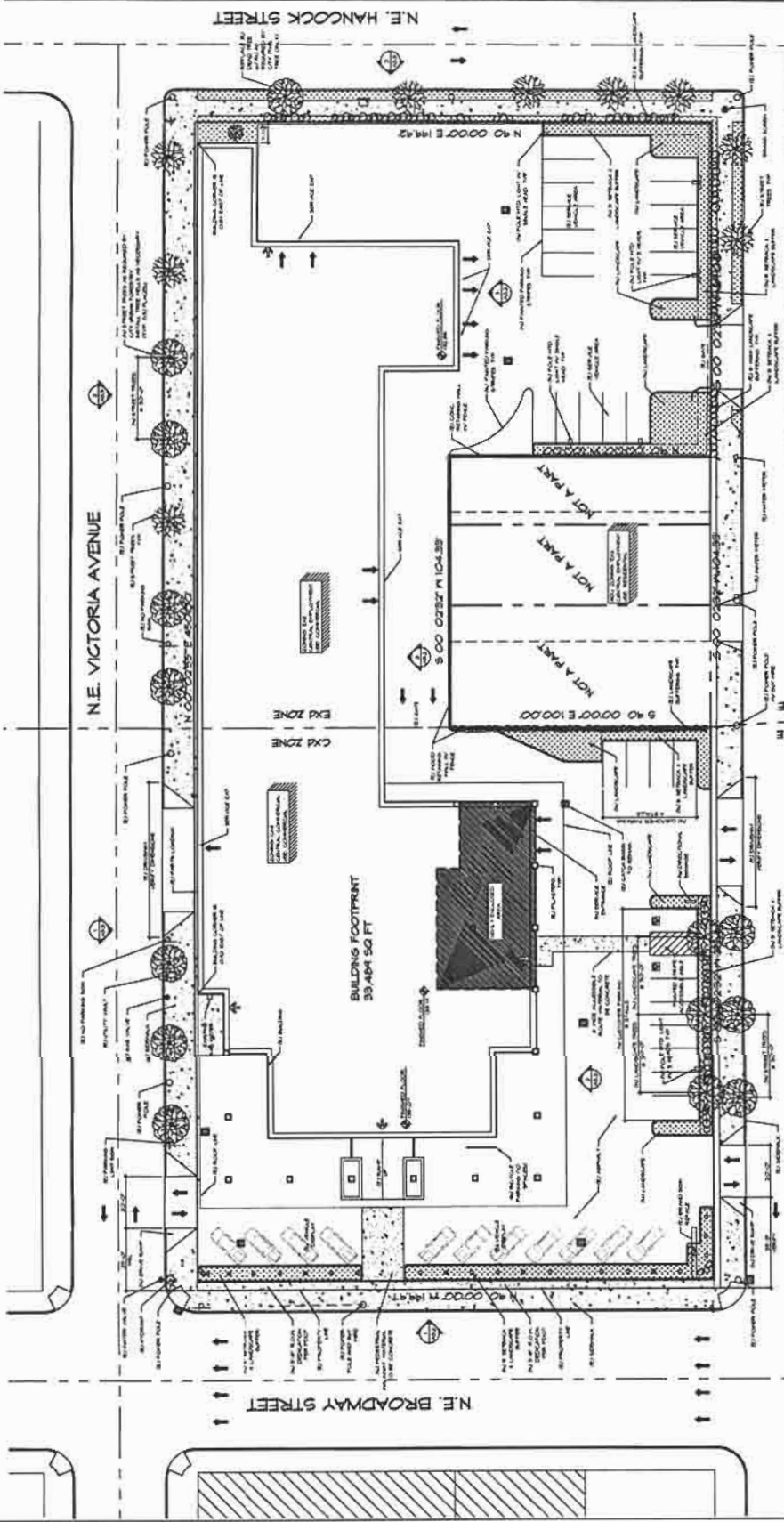
REVISIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| | | |
| | | |

PROPOSED SITE PLAN

| | |
|------|-------|
| DATE | SCALE |
| | |
| | |

AI.1



PROPOSED SITE STATISTICS

| | |
|----------------------|--------------|
| TOTAL LOT AREA | 10,000 SQ FT |
| TOTAL BUILDING AREA | 33,484 SQ FT |
| TOTAL PARKING SPACES | 10 |
| TOTAL LANDSCAPING | 100 SQ FT |
| TOTAL UTILITY | 100 SQ FT |
| TOTAL TOTAL | 10,000 SQ FT |

BUILDING STATISTICS

| | |
|--------------------------|--------------|
| FLOOR AREA | 33,484 SQ FT |
| NUMBER OF FLOORS | 1 |
| NUMBER OF UNITS | 1 |
| NUMBER OF PARKING SPACES | 10 |
| NUMBER OF UTILITY | 100 SQ FT |
| NUMBER OF TOTAL | 10,000 SQ FT |

EXISTING PARKING STATISTICS

| | |
|----------------------|--------------|
| TOTAL LOT AREA | 10,000 SQ FT |
| TOTAL BUILDING AREA | 33,484 SQ FT |
| TOTAL PARKING SPACES | 10 |
| TOTAL LANDSCAPING | 100 SQ FT |
| TOTAL UTILITY | 100 SQ FT |
| TOTAL TOTAL | 10,000 SQ FT |

Approved*
 City of Portland - Bureau of Development Services
 Planner: *[Signature]* Date: 11/7/08

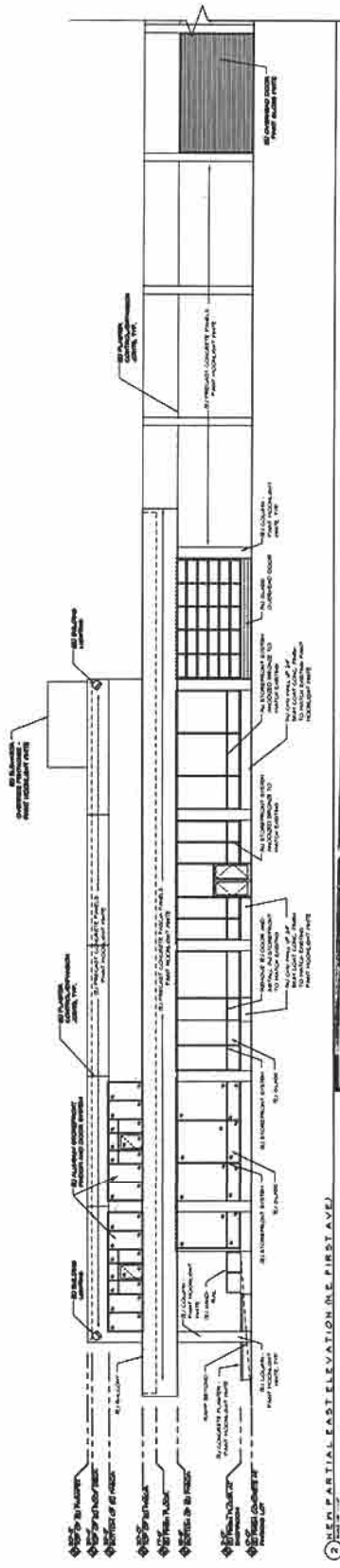
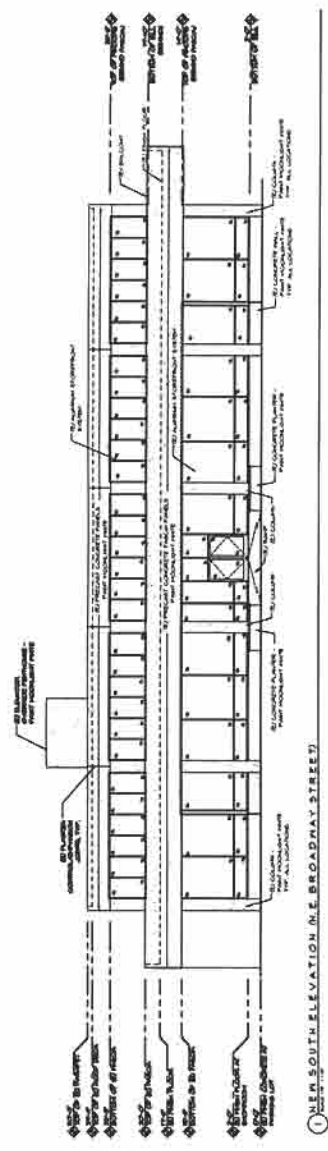
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CV08-147680 PZ ERM.bcf C-1

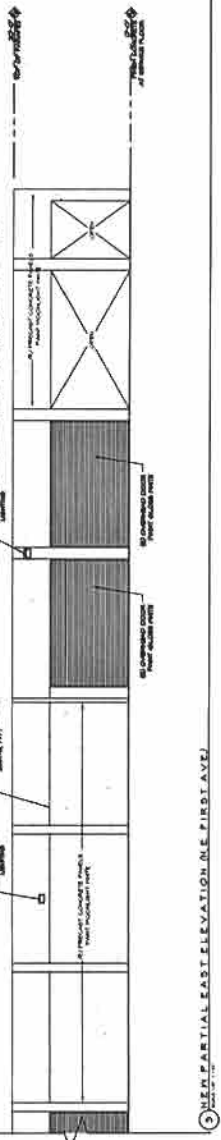


**BROADWAY TOYOTA
STOREFRONT AND INTERIOR UPGRADES
55 NE BROADWAY STREET
PORTLAND, OREGON 97232**

| | |
|-----------|-----------------|
| DATE | 11/7/08 |
| PROJECT | BROADWAY TOYOTA |
| CLIENT | BROADWAY TOYOTA |
| ARCHITECT | ARCHITECT |
| ENGINEER | ENGINEER |



*** Approved ***
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date 11/7/08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



L008-147680 02 Exhibit C.2

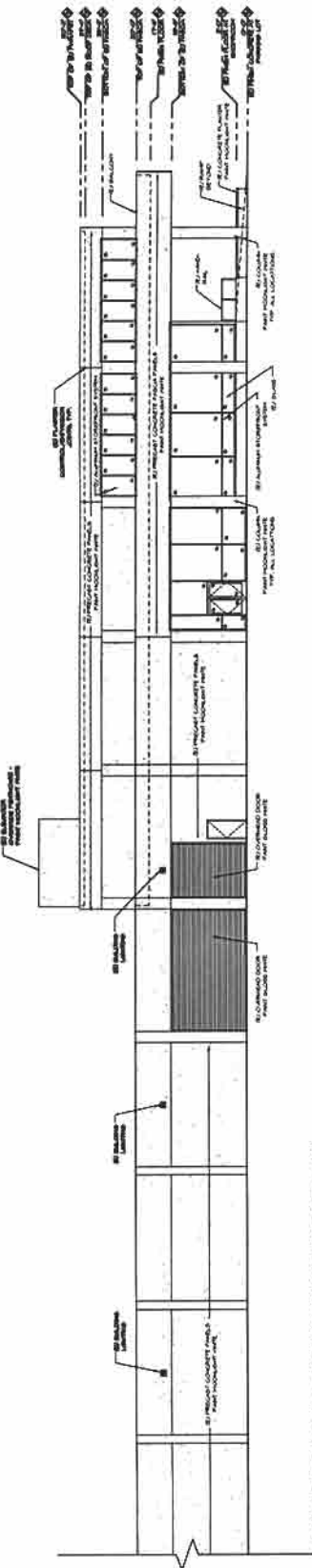


BROADWAY TOYOTA
STOREFRONT AND INTERIOR UPGRADES
55 NE BRADWAY STREET
PORTLAND, OREGON 97232

| | |
|-------------|--|
| PROJECT NO. | |
| DATE | |
| SCALE | |

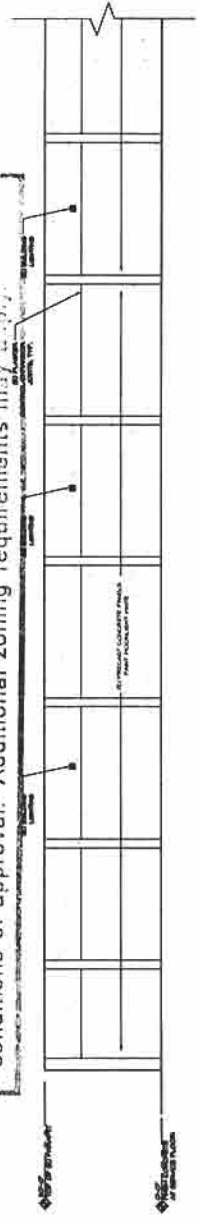
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|-------------|--|
| DATE | |
| SCALE | |
| PROJECT NO. | |
| CLIENT | |

DATE
A3.3

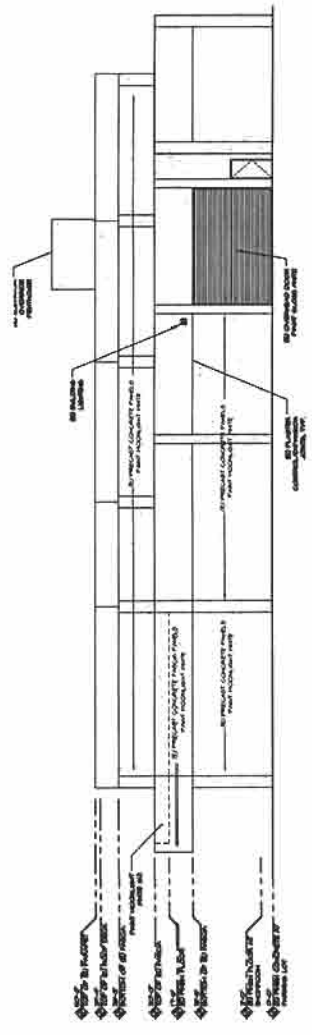


1 WEST PARTIAL REST ELEVATION (NE VICTORIA AVE)

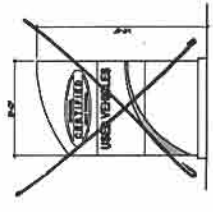
*** Approved ***
 City of Portland - Bureau of Development Services
 Planner *C. [Signature]* Date 1/7/08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



2 WEST PARTIAL REST ELEVATION (NE VICTORIA AVE)



3 EAST ELEVATION (NE HANGOCK ST)



not part of review

4 SECONDARY BRAND SIGN

L208747680D2 Exhibit.C.3