



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: July 21, 2011
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-147500 AD

GENERAL INFORMATION

Applicant: Concept Real Estate-Two LLC, Property Owner
829 SE 9th Ave #201
Portland, OR 97214-2260

Jeffrey Cossel, Project Manager
Visconsi Companies, Ltd
30050 Chagrin Blv, #360
Pepper Pike, OH 44124

Representative: Michael Cerbone, Main Contact
WRG Design
5415 SW Westgate Dr
Portland, OR 97221

Site Address: SE DIVISION between 146th and 147th

Legal Description: TL 5500 0.40 ACRES, SECTION 01 1S 2E; TL 5600 0.58 ACRES, SECTION 01 1S 2E

Tax Account No.: R992011300, R992011430

State ID No.: 1S2E01CC 05500, 1S2E01CD 05600

Quarter Section: 3345

Neighborhood: Centennial, contact Louise Cody at 503-252-4302.

Business District: Midway, Bill Dayton at 503-252-2017; Gateway Area Business Association, Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Zoning: CG: General Commercial

Case Type: AD: Adjustment

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

The subject site, which is approximately mid-block along SE Division Street, is proposed to be redeveloped with a new Key Bank. Because the site is 'L' shaped, with frontage along both SE Division and SE 148th Avenue and both of these streets are designated as Transit Streets, the proposed development cannot meet three of the development standards required when a site has frontage on Transit Streets. In addition, the proposed bank is expected to draw a sufficient number of customers that cannot be adequately accommodated by the maximum allowed number of parking spaces required by the zoning code.

Therefore, the applicant is requesting 4 Adjustments to the following development standards:

- An Adjustment to the maximum number of parking spaces allowed by the code, from 19 to 26 parking spaces. The applicant notes that the code allows 1 parking space per 196 square feet of building area; with approval of this Adjustment request, there will be 1 parking space per 150 square feet of building area; [33.266.115, Table 266-2]
- An Adjustment to the 10-foot maximum Transit Street setback required for structures located along transit streets, for both a 9' X 14' trash enclosure, proposed to be located behind the bank building, as well as an Adjustment to this same standard for the street facing façade of the bank building; [33.130.215.C, Table 130-3]
- An Adjustment to allow more than 50 percent of the frontage on a Transit Street to be used for vehicle area. Because of the irregular shape of the site, proposed parking areas, and a drive through banking facility on the west side of the bank building, the applicant requests an Adjustment to allow 55 percent of the Transit Street frontage to be used for vehicle area; [33.266.130.C.3]
- An Adjustment to waive the requirement for a designated and direct pedestrian connection between the main entrance of the bank building and SE 148th Avenue due to spatial constraints within that portion of the 'L' of the site that has frontage along SE 1248th Avenue. [33.130.240B.1.a.2 and 33.130.120240B.1.b]

Attached to this Notice are site plans and elevations depicting the proposed development.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The site is an 'L' shaped parcel approximately 42,674 square feet in area. This figure will change at time of development as the applicant will dedicate some site area for transportation/right of way improvements, as well as adjust an internal property line with the abutting parcel to the west. The area surrounding the site is commercial, as there are lots and parcels in the CN2 zone and the CG zone to the west, south and east of the site. To the north are lots zoned R7a, with rear property lines abutting the north boundary of the site.

Zoning: The site is zoned CG, General Commercial. The General Commercial (CG) zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market.

Land Use History: City records indicate one prior land use review: LU 06-127744 CU, which approved the wireless telecommunications facility located near SE 148th Avenue.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on June 24, 2011. The following Bureaus have responded with no issues or concerns:

The Bureau of Environmental Services responded that there are no objections to the proposed four Adjustments. Full details of the response can be found in Exhibit E-1.

The Bureau of Transportation Engineering responded with no objections to the proposed four Adjustments. PBOT also notes that a dedication along SE Division, as well as frontage improvements along SE Division and SE 148th will be required at time of building permit review and issuance. Full details of the response can be found in Exhibit E-2.

The Water Bureau responded that there are no objections to the proposed four Adjustments, but notes requirements that may be imposed during building permit review and issuance. Full details of the response can be found at Exhibit E-3.

The following agencies responded with no concerns:

Fire Bureau
Site Development Section of BDS
Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 24, 2011. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant requests 4 Adjustments, as described below, with findings discussing the purpose of the regulation to be modified, as follows:

- An Adjustment to the maximum number of parking spaces allowed by the code, from 19 to 26 parking spaces. The applicant notes that the code allows 1 parking space per 196 square feet of building area; with approval of this Adjustment request, there will 1 parking space per 150 square feet of building area; [33.266.115, Table 266-2]

Findings: The purpose of the maximum allowed parking spaces is found at 33.266.115 A, which states:

Limiting the number of spaces allowed promotes efficient use of land, enhances urban form, encourages use of alternative modes of transportation, provides for better pedestrian movement, and protects air and water quality.

The code limits the maximum parking to 1 stall per 196 square feet of gross building area. This standard would otherwise limit the proposed 3,900 square foot bank site to 19 stalls. The applicant has forecasted the need for 26 parking stalls; however, this exceeds the maximum allowed parking quantity for the zone. Given the anticipated employees and customer attendance, the applicant requests an adjustment to the parking maximums to accommodate the business functions and customer demand at this location. The applicant requests that the maximum parking be increased to 1 stall per 150 square feet of gross building area

The proposed redevelopment project adds a new commercial bank use to an existing urbanized area of the City. The site is designed with a strong connection to SE Division Street and will capitalize on existing transit, existing vehicular trips and pedestrian mobility. The proposed parking increase is to accommodate employees and customer estimates that exceed the code allowances. These estimates are based on Key Bank's experience operating banks nationwide and within the Portland Metropolitan area. The additional parking stalls are planned towards the rear of the site and behind neighboring uses already established along SE Division, thus reducing the visual impact of the additional parking stalls along a major transit street. The Bureau of Transportation responded that

Although the site can be accessed by well served Tri-Met Bus Route No. 4 (SE Division), the addition of seven additional on-site parking spaces beyond the Zoning Code's maximum allowance will not affect the ability of the transportation system to accommodate the expected trip generation from the proposed bank. PBOT has no objections to the proposed Adjustment for the increase in on-site parking spaces.

For these reasons, this criterion is met.

- An Adjustment to the 10-foot maximum Transit Street setback required for structures located along transit streets, for both a 9' X 14' trash enclosure, proposed to be located behind the bank building, as well as an Adjustment to this same standard for the street facing façade of the bank building; [33.130.215.C, Table 130-3]

Findings: The purpose for the transit street setback is found at 33.130.215 A, which states:

The setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

The General Commercial zone establishes a 10-foot maximum building setback for structures located along transit streets. For this redevelopment site, this standard requires buildings to be sited within 10 feet of both SE Division and 148th Street. Additionally, this standard applies to the primary 3,900 square foot bank building and the 9' x 14' trash enclosure structure. The irregular parcel shape greatly limits the developable area to a section of the site located mid-block along SE Division. The frontage of the site along 148th Avenue is narrow and includes existing utility infrastructure, including a wireless telecommunications facility compound that greatly limits development in this section of the site. Therefore applicant requests an adjustment to exceed the maximum setback standard for the primary bank building

along SE 148th Avenue and to exceed the maximum setback standard for the trash enclosure structure along both roadways.

The proposed redevelopment project will establish a viable commercial use on an otherwise under developed property in this urbanized area of the City. The proposed design will place the bank building mid-block along SE Division Street and will create a safe and attractive environment for pedestrians and transit users along the SE Division frontage. The bank building will directly orient toward SE Division Street, and with a direct pedestrian path and landscaping, will contribute to a pedestrian friendly environment along the Division Street corridor. The bank cannot be placed close to SE 148th Avenue because this portion of the site is narrow (47-ft) and cannot reasonably accommodate a building. Additionally, existing utilities preclude building placement in this area along 148th Avenue.

The site design includes a 9'x14' trash enclosure structure. Since the structure has four sides and a roof, it is required to meet the building setback standards of the code. The applicant requests that this trash enclosure be exempt from the maximum setback standard since it does not serve pedestrian, transit riders or the general public. Additionally, the applicant prefers to locate this structure behind the primary building and out of the general public sight. The proposed location of the facility along with the fourth requested Adjustment [pedestrian connection to main entrance] will reduce the likelihood of service vehicle and pedestrian conflicts, further contributing to a safe environment.

Because the primary building [the bank] will be oriented to SE Division and because the frontage along SE 148th is so limited in width it is not possible to provide *both* an adequate vehicle area and inviting or safe pedestrian path, the public sidewalk connecting to SE Division provides a reasonable, adequate and safer alternative pedestrian path to the proposed bank building. Because the function of the accessory building, the trash enclosure, is not intended to be accessed by the public, there is no need for a direct pedestrian path for the public to this structure. For these reasons, this criterion is met.

- An Adjustment to allow more than 50 percent of the frontage on a Transit Street to be used for vehicle area. Because the of the irregular shape of the site, proposed parking areas, and a drive through banking facility on the west side of the bank building, the applicant requests an Adjustment to allow 55 percent of the Transit Street frontage to be used for vehicle area; [33.266.130.C.3]

Findings: The purpose for the vehicle area restrictions are found at 33.266.130 A, which states:

The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of those zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:

- *Provide a pedestrian access that is protected from auto traffic; and*
- *Create an environment that is inviting to pedestrians and transit users.*

For this irregularly shaped redevelopment site, there are limited areas to site parking and other vehicular use areas. The site design includes a drive through facility along the building's west side, and a parking bay along the east side. The applicant states that other development configurations have been explored to locate the drive-through; however, all other locations would have impeded circulation and cross access to neighboring properties. Therefore the applicant requests to increase the frontage limitation standard to 55 percent.

Because the site also provides cross access to the neighboring property to the west, the applicant has designed the proposed development with the primary [bank] building located mid-block along SE Division Street. The bank building will have a drive through facility on the west side of the bank building and customer parking along the east side of the bank. Other design alternatives would preclude cross access to the abutting property to the west of the site and also other alternatives would require awkward vehicle circulation on-site. The proposed design meets the intent of code of safely accommodating pedestrians and vehicles on this constrained and irregularly shaped site. For these reasons, this criterion is met.

- An Adjustment to waive the requirement for a designated and direct pedestrian connection between the main entrance of the bank building and SE 148th Avenue due to spatial constraints within that portion of the 'L' of the site that has frontage along SE 1248th Avenue. [33.130.240B.1.a.2 and 33.130.120240B.1.b]

Findings: The purpose for the transit street main entrance is found at 33.130.242 A, which states:

Locating the main entrance to a use on a transit street provides convenient pedestrian access between the use and public sidewalks and transit facilities, and so promotes walking and the use of transit.

As previously discussed, the zoning code requires main entrance and pedestrian connections between the proposed buildings and both transit streets that the site abuts. However, the frontage along SE 148th Avenue is relatively small and the limited width does not provide sufficient area to provide a two-way vehicle maneuvering area and a separated pedestrian path to the main entrances of the buildings.

The request is to eliminate a designated pedestrian pathway requirement that would extend from the proposed buildings to 148th Avenue. The proposed primary building and main entrance are oriented towards SE Division. There are existing sidewalks that provide a safe and efficient connection from areas north of the site. The portion of the site that abuts 148th Avenue is 47-feet wide presenting practical difficulties to accommodating all of the required site amenities. Overall, the site is designed with a strong pedestrian orientation to SE Division which provides a safe and efficient connection to SE148th. In addition, the fully enclosed building for trash collection does not provide services to the general public or bank customers and therefore a transit street main entrance is not necessary. For all of these reasons, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is located within the General Commercial zone. The site has frontage on two designate Transit Streets [SE Division and SE 148th Avenue]. However, due to the irregular 'L' shape of the site, the frontage along SE 148th Avenue is limited and is further constrained by previous development that it is not feasible for the proposed development to meet the transit oriented development standards triggered by the SE 148th frontage. However, the proposal will result in a desirable and viable commercial development that is fully oriented to SE Division Street, with setbacks, main entrance and pedestrian pathways in full compliance with the SE Division frontage. For these reasons, this criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Four adjustments are requested. However, the cumulative effect of approving all four adjustments will result in a viable commercial development mid block along SE Division Street, with the building and on site pedestrian paths oriented to SE Division Street. For these reasons, this criterion is met.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental 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 applicant requests four Adjustments to applicable development standards for a bank building with a drive through teller facility and a fully enclosed trash containment building. The requests meet all of the applicable approval criteria and therefore should be approved.

ADMINISTRATIVE DECISION

Approval of Four Adjustments to development standards as follows:

- An Adjustment to the maximum number of parking spaces allowed by the code, from 19 to 26 parking spaces. [33.266.115, Table 266-2]
- An Adjustment to the 10-foot maximum Transit Street setback required for structures located along transit streets, for both a 9' X 14' trash enclosure, proposed to be located behind the bank building, as well as an Adjustment to this same standard for the street facing façade of the bank building; [33.130.215.C, Table 130-3]
- An Adjustment to allow 55 percent of the Transit Street frontage to be used for vehicle area; [33.266.130.C.3]


- An Adjustment to waive the requirement for a designated and direct pedestrian connection between the main entrance of the bank building and SE 148th Avenue [33.130.240B.1.a.2 and 33.130.120.240B.1.b] , per the approved site plans, Exhibits C-1 through C-2, signed and dated month/day/year, subject to the following conditions:
 - A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-147500 AD."

NOTE TO APPLICANT

At time of building permit review you will be required to meet the following:

1. The applicant will be required to construct frontage improvements along the site's SE Division and SE 148th Ave frontages to the satisfaction of the City Engineer. The improvements must be designed by an Oregon licensed civil engineer and constructed under a Public Works Permit, separate from the Building Permit process. The applicant should also contact Public Works at either (503) 823-1987 or at publicworkspermit@portlandoregon.gov to initiate this process.
2. A performance guarantee (for the estimated value of the improvement) and contract must be in place with PBOT as a condition of Building Permit approval. The applicant is encouraged to provide Public Works Permitting staff with the frontage design information as soon as possible in order to expedite a final summation of performance guarantee requirements.
3. To accommodate the frontage improvement along SE Division noted above, a 5-ft minimum dedication of property for right- of-way purposes will be required. Depending on specific site conditions, additional dedication *may be* required. The required dedication will need to be completed prior to the issuance of a Building Permit for the new bank building. The applicant is advised to contact Lance Lindahl at (503) 823-7465 or at lance.lindahl@portlandoregon.gov to initiate the dedication process. The applicant can also learn more about the City's property dedication process at the following link:
<http://www.portlandonline.com/transportation/index.cfm?a=82666&c=38718>.

Staff Planner: Sylvia Cate

Decision rendered by:  **on July 18, 2011**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 21, 2011

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 June 10, 2011, and was determined to be complete on **June 21, 2011**.

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 June 10, 2011.

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. Unless further extended by the applicant, **the 120 days will expire on: October 19, 2011.**

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 4, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee 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 Adjustment

Committee 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 **August 5, 2011 – (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.

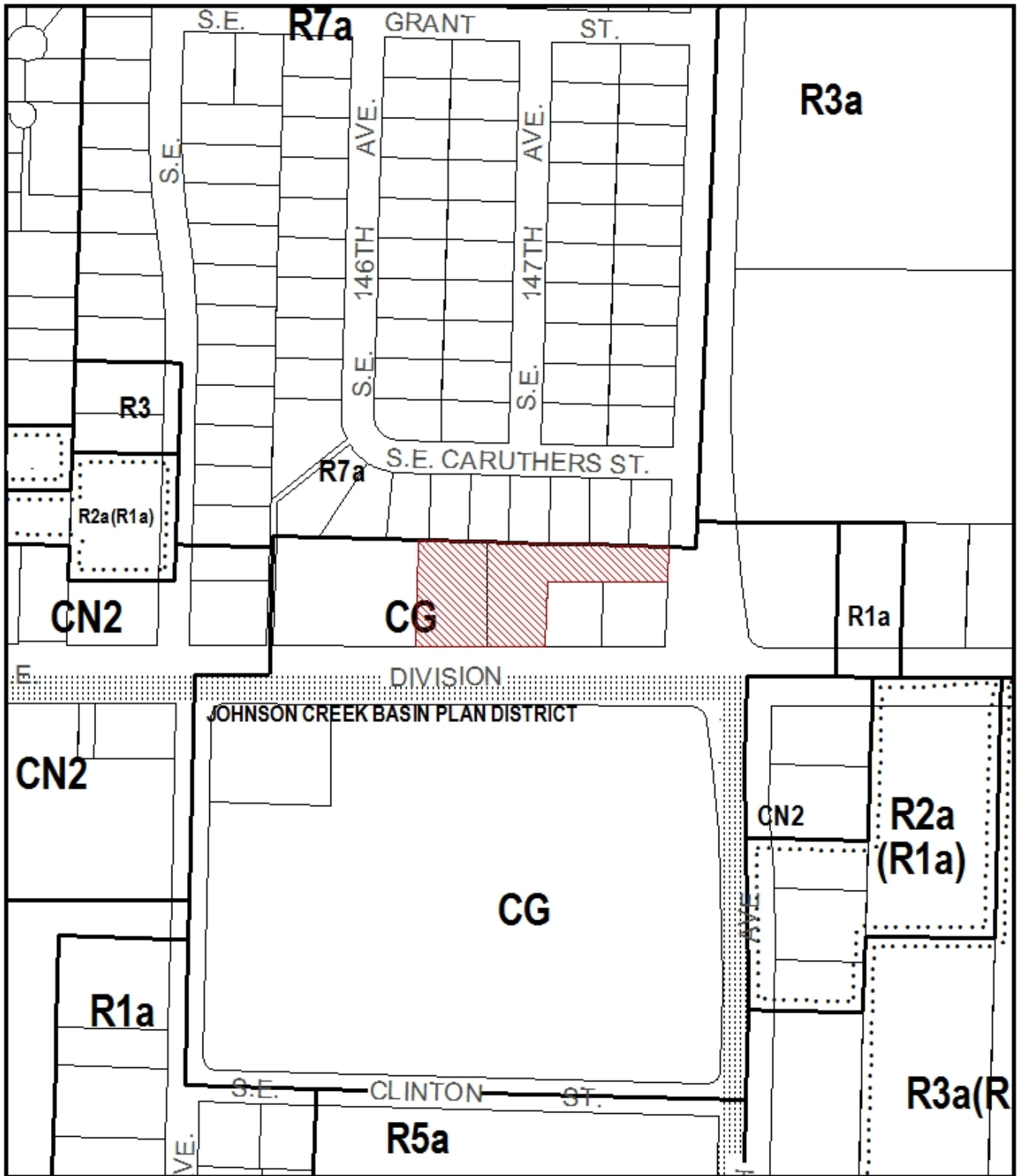
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevations
- 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 received
- G. Other:
1. Original LU Application
 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

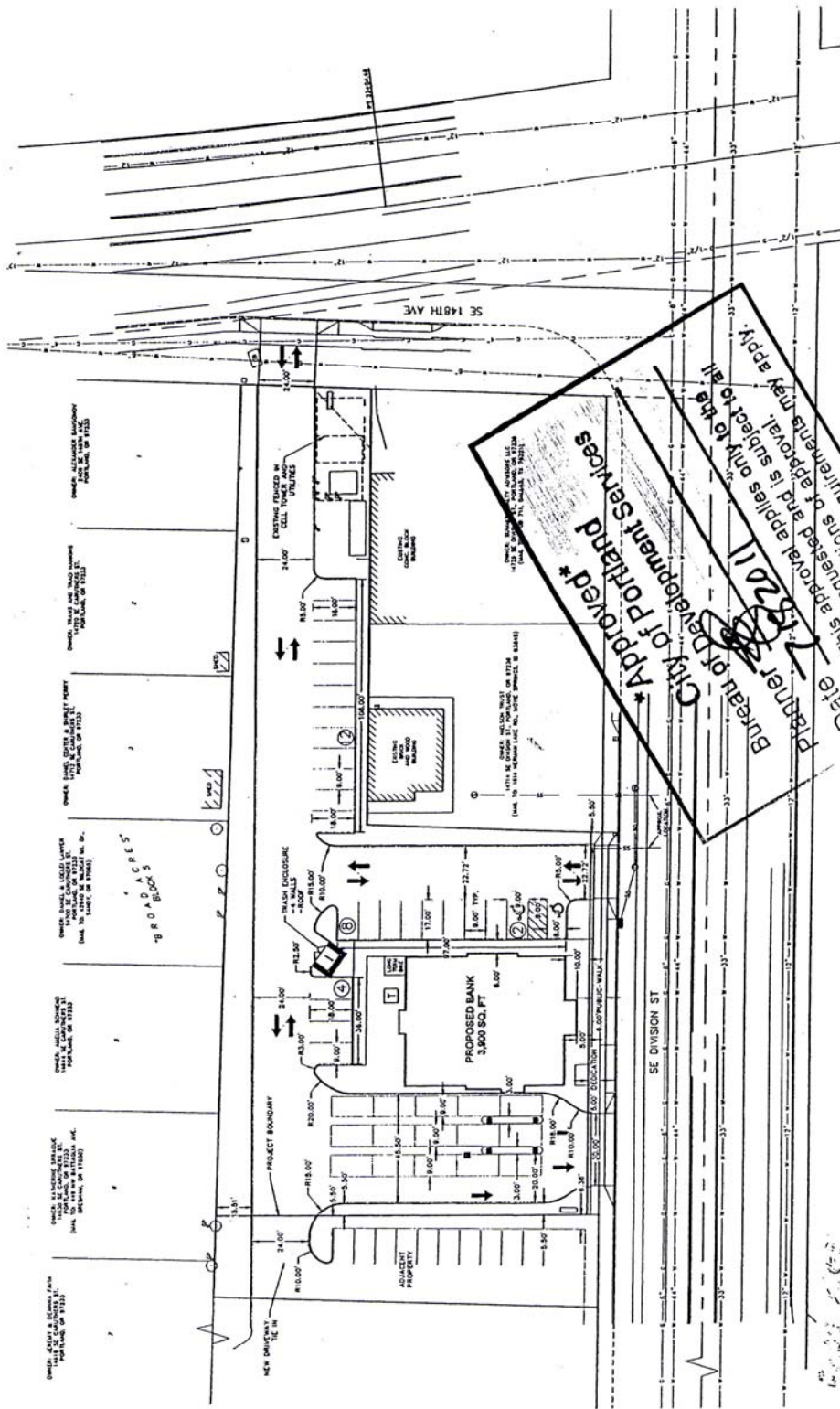


ZONING

 Site



File No.	LU 11-147500 AD
1/4 Section	3345
Scale	1 inch = 200 feet
State_Id	1S2E01CD 5600
Exhibit	B (Jun 21,2011)



OWNER: VISCONSI COMPANIES LTD
 1415 SE DIVISION ST
 PORTLAND, OR 97214
 DATE: 06/08/2011

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 1415 SE DIVISION ST
 PORTLAND, OR 97214
 DATE: 06/08/2011

BROAD ASPRES
 BLOCKS

Approved
 City of Portland
 Bureau of Development Services

7/15/2011

Date: 7/15/2011
 Planner: [Signature]
 This approval applies only to the conditions requested and is subject to all zoning requirements that apply.

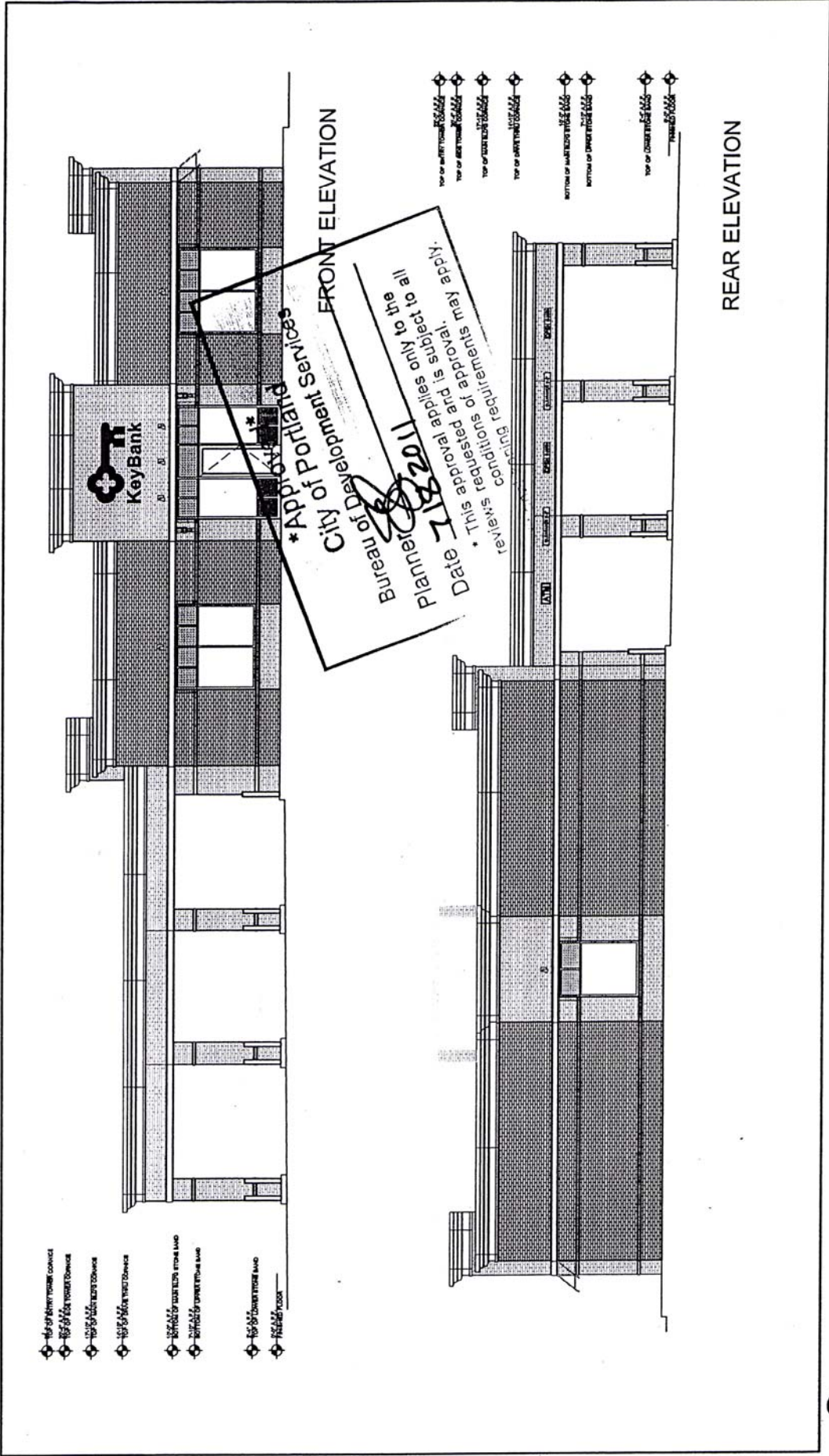


Key Bank - Division St
 Visconsi Companies LTD

Site Plan Exhibit

EXHIBIT C-1

LU1-147500AD



PROPOSED ELEVATION
SCALE: NOT TO SCALE

vocon. partners

3142 Prosper Avenue Cleveland, Ohio
DATE: 11/22/11

LU 11-147500 AD

EXHIBIT C-2