



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 18, 2012
To: Interested Person
From: Hillary Adam, Land Use Services
503-823-3581 / Hillary.Adam@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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 12-179284 HDZM STOREFRONT ALTERATION

GENERAL INFORMATION

Applicant: Jacob Strobl, Architect 206-623-4646 / Callison Architecture, PC
1420 5th Ave #2400 / Seattle, WA 98101

Representative: Thomas Kilbane / Urban Renaissance Group LLC
522 SW 5th Ave #1105 / Portland, OR 97205

Owner: RGOY Yeon Building LLC
551 Fifth Ave 23rd Floor / New York, NY 10176

Chris Johns, Lease Holder / Sterling Bank
9755 SW Barnes Road #460 / Portland, OR 97225

Site Address: 520-530 SW 5TH AVE

Legal Description: BLOCK 63 LOT 5&6, PORTLAND
Tax Account No.: R667707390
State ID No.: 1N1E34CD 09600
Quarter Section: 3029
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Portland Historic Landmark, listed in the National Register of Historic Places on January 21, 1994.

Zoning: CXd – Central Commercial with Design and Historic Resource Protection overlays

Case Type: HDZM – Historic Design Review with Modification request
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:

The applicant proposes to make alterations to the storefront at the recessed southwest corner of the building, including the installation of a pair of swinging doors facing south and the

installation of an ATM facing west, with materials to match the existing bronze aluminum storefront system.

The Notice of Proposal included a drawing showing colored frosted film applied to the windows at the location of the ATM. The applicant has since noted that the ATM room would be illuminated from the interior at night, allowing the illumination to highlight the translucent frosted film on the windows.

Because the work proposed is for non-exempt exterior alterations to a historic resource, historic design review is required.

Modification(s):

The applicant is requesting a modification to *33.130.242 – Transit Street Main Entrance*, in order to locate the entrance at the recessed southwest corner of the building to face south toward SW Alder Street, rather than to the west toward SW 5th Avenue which is a Major Transit Priority Street.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.846.060 G Other Approval Criteria

ANALYSIS

Site and Vicinity: The subject property is the National Register listed 1911 Yeon Building, designed by San Francisco architects Reid & Reid. The majority of the building is clad with white terra cotta tiles, which was common among large-scale commercial buildings constructed at that time. In addition to losing its original elaborate terra cotta cornice in 1938 due to the fears of City officials that these elements might come loose and fall to the ground, the building has also undergone several alterations to the ground-level storefront. In 1931, the Governor of Oregon called on building owners to make renovations in order to provide jobs for the many unemployed workers suffering the Depression and in 1983, a garbage truck collision destroyed the main entrance, requiring a remodel. In August of 2011, the City of Portland approved the removal of inappropriate storefront systems of granite, glass and aluminum and their replacement with the paneled bronze aluminum storefronts and glazed transoms, since installed, which are a more appropriate treatment to the historic resource.

The building occupies a quarter-block at the northeast corner of the intersection of SW 5th Avenue and SW Alder Street. The city's Transportation System Plan designates SW 5th Avenue as a Regional Transitway & Major Transit Priority Street and a Central City Transit/Pedestrian Street, while SW Alder Street is classified as a City Walkway.

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. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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 is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its 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 95-00374 DZ – Approval of Design Review for awnings, signs on awnings and granite capitals;
- LUR 00-00451 HDZ – Approval of Historic Design Review for recovering awnings;
- LU 06-125390 HDZ – Approval of Historic Design Review for one painted building sign;
- LU 07-132499 HDZ – Approval of Historic Design Review for one eyebolt at the west elevation; and
- LU 11-150690 HDZ – Approval of Historic Design Review for replacement of non-historic storefront systems with new storefront systems constructed of white Glass Fiber Reinforced Concrete columns with high bay bronze aluminum storefront windows.

Summary of Applicant’s Statement: use at your discretion to further explain proposal and/or how they propose to mitigate for impacts or meet approval criteria.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed September 20, 2012. The following Bureaus have responded with comments:

The **Life Safety Division of BDS** responded with the following comment:

“Landings are required on both sides of a doorway. The landings must be as wide as the doorway and at least 44 inches long in the direction of travel. The landing must be level, except the exterior landing may have a slope of not more than 2 percent. The door threshold must be not more than ½ inch higher than the landing surface on both sides. OSSC 1008.1.4, 1008.1.5, 1008.1.6.” Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 20, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

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/Conservation 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 Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

- 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.

Findings: The ground level of the Yeon Building recently received land use approval for storefront alterations to remove incompatible mid-century storefront systems and replace them with systems more appropriate to the building's historic character, including glass fiber reinforced concrete (GFRC) columns with bronze aluminum storefronts featuring paneled bases and glass panel windows and transoms. The proposed storefront will use the same materials and manufacturer as what was approved in 2011 and since constructed. No alterations affecting historic materials are proposed. *This criterion is met.*

- 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.

Findings: The proposed alterations affect a small portion of the ground level façade recently remodeled. The majority of the historic resource will remain unaffected by the proposal. The proposed alteration will neither create a false sense of history nor affect the building's ability to convey its story. *This criterion is met.*

- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The proposed alterations affect only a portion of the building which was remodeled in the past year. Those alterations have not acquired historic significance. *This criterion is met.*

- 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: The proposed storefront alterations will match the recently constructed storefront systems which are architecturally compatible with the historic resource. The proposed ATM unit will fit within a storefront glass panel and will not adversely affect the resource's massing, size, scale, or architectural features. *This criterion is 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.

Findings: The proposed alterations are located with a contemporary recessed corner and will not affect the historic resource's form and integrity. *This criterion is met.*

- 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: The proposed alterations are compatible with the building in that the materials proposed for the alterations will exactly match the existing storefront materials. The proposed alterations are also compatible with adjacent properties and

other buildings in the downtown core in that durable quality materials are proposed.
This criterion is met.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central 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.

- A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings: The proposal is within the building envelope at the ground level of the exposed corner of the building. The sense of urban enclosure will be maintained. *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.

Findings: The majority of the ground floor storefront at this tenant space will continue to provide views into the interior. The small corner where the ATM is proposed to be located will have translucent film applied to the glass, green in color to match the tenant’s branding, and illuminated from the interior of the building highlighting this corner and identifying the use inside, while simultaneously disguising the machines behind the glass. *This guideline is 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: The green frosted film on the glass surrounding the ATM integrates the building exterior with the specific tenant for this space, through the use of branding through color. By locating the ATM within the recessed corner, users of the ATM are welcomed into the covered tenant space and therefore protected from passing vehicular, as well as pedestrian, traffic. The ATM equipment is hidden behind the frosted glass. *This guideline is met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings: The expansion of this recessed corner entry occurred with the previous land use approval and therefore weather protection was already incorporated at this location. With the introduction of an ATM, however, the use is intensified and more people are likely to use and stop at this corner. Thus, the applicant is providing a safe and comfortable place where people will stop to use the ATM machine as well as enter the tenant space. In addition, the applicant proposes to relocate the main entrance to the south-facing wall from the west-facing wall facing SW 5th Avenue. While this move will result in the main entrance no longer facing the Transit Street, the doors will now be slightly closer to the Transit/Pedestrian Street than they currently are now. Because the ATM room is proposed to be located partially behind the exterior column, this relocation will also maximize views between the interior space and the Transit/Pedestrian Street while still providing weather protection within the recessed entry. If the ATM were located in an alternate location, either weather protection or views toward the Transit/Pedestrian Street, or both, would be lost. *These guidelines are met.*

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

Findings: The entry is proposed to meet the sidewalk at grade, thereby providing access for all. The proposed relocation of the main entrance doors will bring the doors closer to the Transit/Pedestrian Street, which is traveled by more pedestrians than the intersecting SW Alder Street, a City Walkway. By locating the ATM on the west-facing wall and relocating the doors to the south-facing wall, the applicant is reducing potential conflicts between pedestrians accessing the tenant space from the Pedestrian Street and users of the ATM. *This guideline is met.*

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

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings: The proposed storefront system will utilize the same manufacturer and materials as the newly installed storefront systems, which are glass and bronze aluminum systems with paneled bases which will promote quality, permanence, and

coherency while respecting the architectural history and integrity of this National Register property. *These guidelines are met.*

- C13. Integrate Signs.** Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings: Integrated signage for this tenant space was approved as part of the previous land use application. No other signage is proposed as part of this application. Though not technically a “sign”, the green translucent film at the corner around the ATM machine and illuminated from the interior integrates the tenant’s color branding into the building envelope. *This guideline is met.*

33.846.070 Modifications Considered During Historic Design Review

The approval criteria for modifications considered during historic design review are:

- A. Better meets historic design review approval criteria.** The resulting development will better meet the approval criteria for historic design review than would a design that meets the standard being modified; and
- B. Purpose of the standard.**
1. The resulting development will meet the purpose of the standard being modified; or
 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

33.130.242 - Purpose

Modification #1: The applicant is requesting a modification to 33.130.242 – *Transit Street Main Entrance*, in order to locate the entrance at the recessed southwest corner of the building to face south toward SW Alder Street, rather than to the west toward SW 5th Avenue which is a Major Transit Priority Street. The Purpose of the Transit Street Main Entrance standard is as follows: *“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.”*

Findings for A: As evidenced in the findings under Guidelines B2, B6, and B7 above, the resulting development will better meet the approval criteria because the proposal will reduce the potential for pedestrian conflicts between users of the interior tenant space and users of the ATM machine. SW 5th Avenue is the more heavily traveled street by both automobiles and pedestrians. As such, it is reasonable to assume that most users of both the interior tenant space and the exterior ATM will be coming from SW 5th Avenue. By locating the ATM, a use which requires stationary standing and waiting, further from the Transit Street, the majority of pedestrian customers entering will avoid having to navigate around ATM users to access the interior. The proposal will maintain the recessed corner entry which provides direct access from the interior of the space to both SW 5th Avenue and SW Alder Street. In addition, because the ATM machine room is proposed to be constructed partially behind the exterior column, its location at the west-facing wall provides better views between the interior space and the Transit/Pedestrian Street while still utilizing the weather protection of the recessed corner entry, than would an alternate location for the ATM.

The proposed Modification meets the approval criteria and the purpose of the standard and therefore merits approval.

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 proposed alteration is primarily for the purpose of installing an ATM machine at the corner entrance. While it may be more economical to install the ATM in the south-facing wall and leave the entrance doors where they are currently located, the proposed relocation of the doors and installation of the ATM in their place offer two benefits. The location of the ATM on the west-facing wall will reduce the potential for pedestrian conflicts between customers of the interior tenant space coming from the heavily-traveled Transit/Pedestrian Street and users of the ATM. The proposed location will also provide maximum views between the interior space and SW 5th Avenue while providing weather protection for ATM users within the recessed corner entry to a better degree than any other possible exterior ATM location.

ADMINISTRATIVE DECISION

Approval of alterations to the historic Yeon Building, including the installation of a pair of swinging doors facing south and the installation of an ATM facing west, with materials to match the existing bronze aluminum storefront system at the recessed corner entry, per the approved site plans, Exhibits C-1 through C-8, signed and dated October 12, 2012, 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 through C-8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-179284 HDZM. No field changes allowed."

Staff Planner: Hillary Adam

Decision rendered by:  on **October 12, 2012**
By authority of the Director of the Bureau of Development Services

Decision mailed: October 18, 2012

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 September 5, 2012, and was determined to be complete on **September 17, 2012**.

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 September 5, 2012.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 1, 2012** 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 Historic Landmarks 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 Historic Landmarks 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 2, 2012.**

- 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.

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

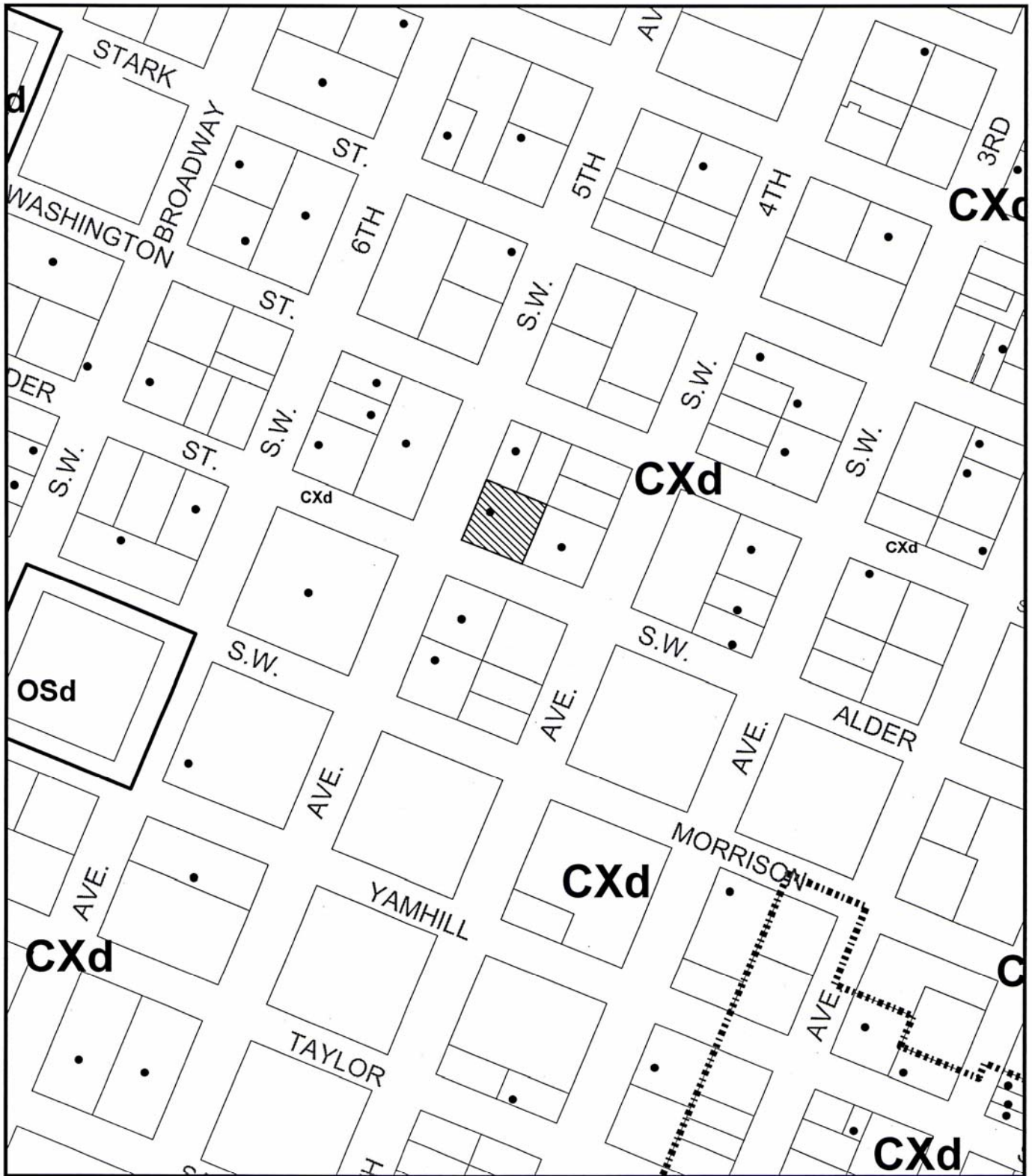
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Written Statement – Compliance with Approval Criteria
 2. Photographs – Compliance with Approval Criteria
 3. Written Statement – Compliance with Approval Criteria for Modification
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Floor Plan (attached)
 2. Exterior Elevations
 3. Rendered Exterior Elevations (attached)
 4. Dimensioned Corner Entry Elevations
 5. Sill and Threshold Details
 6. Pacific Panel Systems Enlarged Entry Details
 7. Pacific Panel Systems Specifications
 8. Arcadia Aluminum Storefront Specifications
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Life Safety Division of BDS
- F. Correspondence: none

G. Other:

1. Original LU Application
2. National Register Information
3. Historic Resource Inventory Form

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



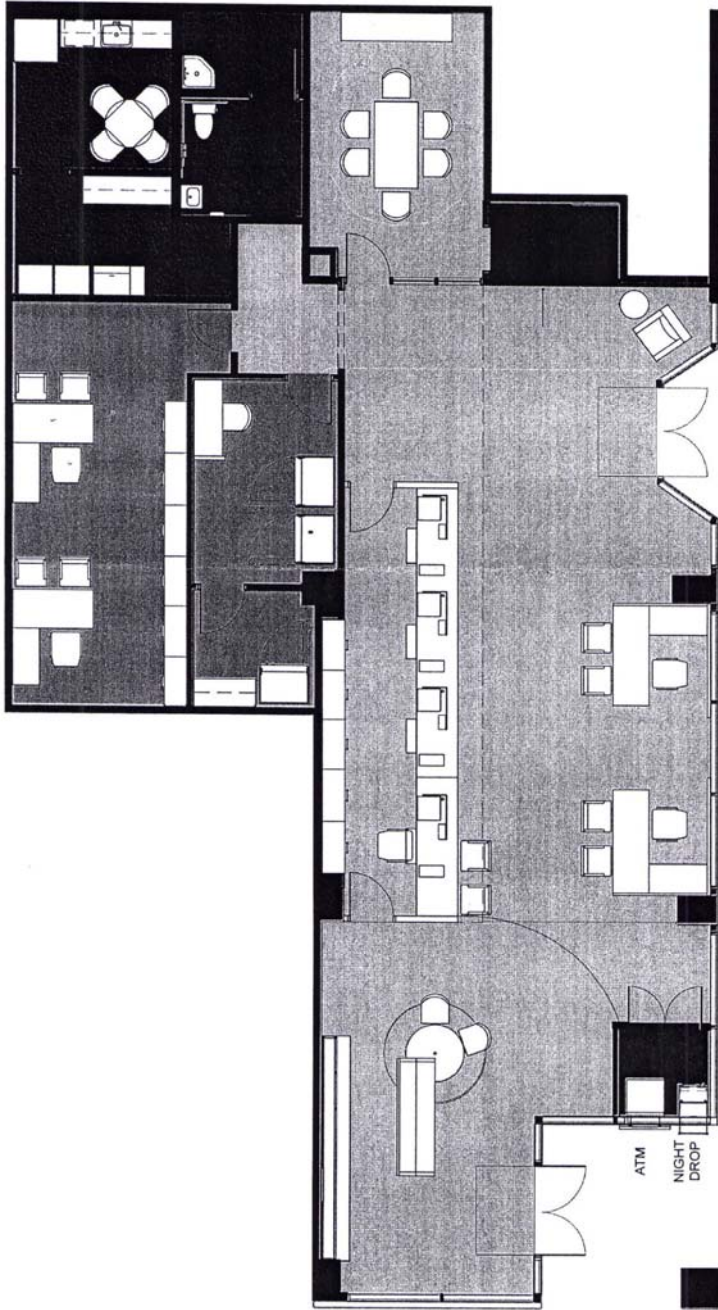
Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 12-179284 DZM
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CD 9600
Exhibit	B (Sep 10, 2012)



Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 10/12/12

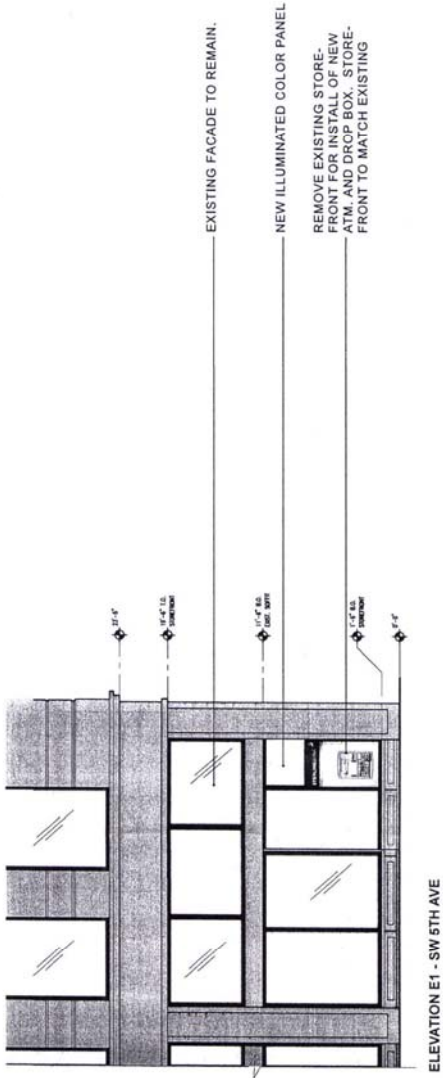
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



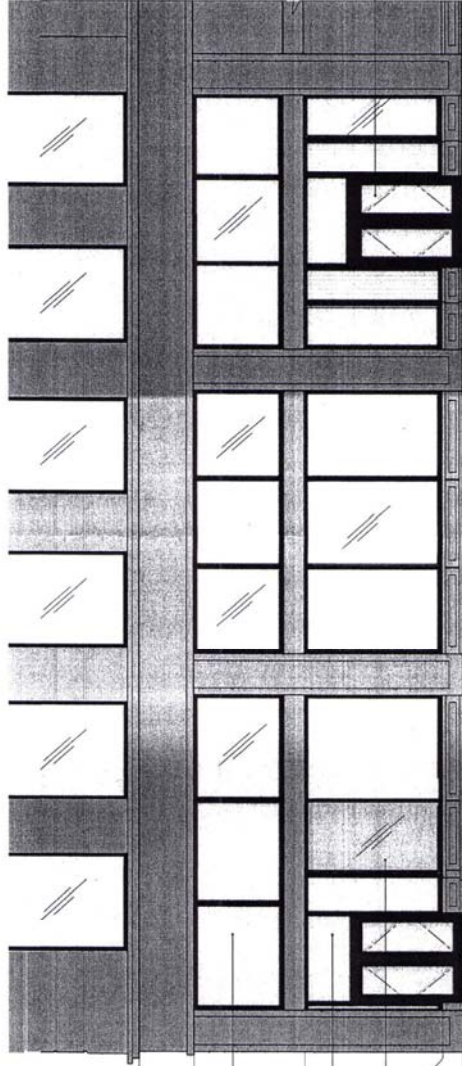
FLOOR PLAN | SCALE: 1/8" = 1'-0"
 STERLING BANK | PORTLAND MAIN | Historic Design Review | August 31, 2012

LUI2-179284 HDZM

2-1



ELEVATION E1 - SW 5TH AVE



ELEVATION E2 - ALDER STREET

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 10/12/12

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

EXISTING EXIT TO REMAIN.

33