



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
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www.portlandoregon.gov/bds

Date: January 7, 2014
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@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 13-209088 DZ MODA CENTER RESTAURANT

GENERAL INFORMATION

Applicant: Markus Brown / GBD Architects
1120 NW Couch St., Ste 300 / Portland, OR 97209

Owners: Oregon Arena Corporation/ Portland Arena Mgmt Llc
1 N. Center Court St. #150 / Portland, OR 97227

Site Address: 1 N. Center Court St.

Legal Description: BLOCK 5&6&12&14 TL 1400 LAND ONLY SEE R638903 (R553000701) FOR IMPS, MC MILLENS ADD; BLOCK 5&6&12&14 TL 1400 IMPS ONLY SEE R215942 (R553000700) FOR LAND, MC MILLENS ADD

Tax Account No.: R553000700, R553000701

State ID No.: 1N1E34AB 01400, 1N1E34AB 01400A1

Quarter Section: 2930

Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.

Business District: Lloyd District Community Association, contact Gary Warren at 503-234-8271.

Plan District: Central City - Lloyd District

Zoning: CXd - Central Commercial with "d" Design Overlay Zone

Case Type: DZ - Design Review

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

Proposal:

The applicant has requested Design Review for tenant improvements to part of the annex building on the Rose Quarter site. The proposal is for a new restaurant in an existing vacant space at the south end of the building. Changes to the building include the following:

1. Remove a barrier system on the south side of the building;
2. Remove a canopy and four support columns on the east side of the building at the current location of the main entrance;
3. Remove two awnings from the east side of the building;

4. Remove two bays of storefront and replace with overhead roll-up glass panel doors and add metal panel awnings above the overhead doors; and
5. Modify the southeast corner of the building to accommodate a new main entrance.

Also proposed, but exempt from review, is the replacement of the red and white fabric on the three awnings on the south side of the building with black fabric.

Because the proposal is for non-exempt exterior alterations to an existing building on a site with design overlay zoning in the Central City Plan District, Design Review is required prior to the issuance of building permits.

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

ANALYSIS

Site and Vicinity: The site is a large superblock located in Portland’s Lloyd Subdistrict of the Central City Plan District. The irregularly shaped lot is located on the east side of the Willamette River and is part of the Rose Quarter sports complex, bounded by N Broadway and N Weidler to the north, and NE Multnomah Streets, and North Williams, North Larrabee, North Wheeler, and Interstate Avenues on the other sides. The complex is a visually prominent gateway to the Lloyd District to the east, downtown Portland to the west, and the Eliot Neighborhood to the north. Characterized by a mixture of uses, the immediate vicinity includes parking, semi-industrial, entertainment, and commercial ventures.

The site is located within the Lloyd Pedestrian District. N. Interstate Ave. is designated a Regional Transitway/Major Transit Priority Street, a Traffic Access Street, and a City Bikeway and Walkway. The other nearby streets do not pass directly by this portion of the site. The site is also adjacent to the MAX Light Rail along its southern and western edges.

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.

Land Use History: City records indicate that prior land use reviews of the Arena Annex Building include the following:

- LU 96-013482 DZ (LUR 96-00595 DZ) approved minor modifications to a tenant space in the Arena Annex Building: adding a door opening and defining an outside dining area with glass and metal partitions with intermittent planters.
- LU 96-013375 DZ (LUR 96-00488 DZ) approved the addition of an awning entry canopy and four associated stanchions on the east side of the building.

- LU 95-012602 DZ (LUR 95-00709 DZ) approved tenant build-out of an existing space in the Arena Annex Building, including addition of signage; an exterior serving counter with recessed storefront doors; a demarcated area for outdoor seating; and a glass backlit vertical water feature on the building.
- LU 95-012367 DZ (LUR 95-00474 DZ) approved tenant build-out of an existing space in the Arena Annex Building, including two 150-foot signs; installation of awnings and a glass seating area separation wall on the south end of the building; installation of two sets of awnings, an entry canopy with signage and a “barn-style” pair of entry doors on the east elevation.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **November 26, 2013**. The Life Safety (Building Code) Section of BDS responded saying building permits would be required for the proposed work.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 26, 2013. 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 33.825, 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.

The Lloyd District 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 Lloyd 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 was developed to guide development throughout the Central City. They apply within the Lloyd 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.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A5-1. Develop Identifying Features. Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.

Findings for A4, A5 & A5-1: One intent of developing an overall master plan for the Oregon Arena Project in the 1990s was to imbue the site with an identifiable "district" character and identity. The master plan presents a unified identity of the Rose Quarter through, among other things, consistent use of construction/paving patterns and materials and architecturally integrated building design. The elements included in this proposal should similarly serve to contribute to and enhance this identity, while removing outdated elements added earlier.

The proposed roll-up doors and modified southeast corner with a new main entrance will enhance and embellish the existing outdoor space by allowing more access and visual connection to the indoor space. The roll-up glass panel doors will match the style and color of the existing storefront system.

Removal of the barrier system along the south side of the building and the canopy and awnings along the east face of the building will visually unify the building; the style of the elements proposed for removal does not occur anywhere else on the building or in the area. The removal will clean up the facades of the building and allow the architecture to be more clearly expressed. *These guidelines are therefore met.*

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

Findings for A6: The proposed alterations utilize the existing building form, adding elements to provide pedestrian entry, pedestrian protection, better connections between the inside of the building and the pedestrian plaza, and tenant identity. Removal of several façade elements on the east and south sides of the building will help the building express its architecture more strongly. The façade will be updated to a more modern expression and will better reflect its use as a restaurant. *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 for A8: The proposal changes the exterior of the building to relocate the building's entrance and open the east side of the building to the pedestrian plaza. This establishes an identity and an indication of retail activity behind the otherwise minimally embellished building façades. Placing the main entrance in the southeast corner under the tower likewise makes better use of the existing architecture and more strongly grounds the main entrance in a visible area that will better define the building's purpose and connect it to the plaza. *This guideline is met.*

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings for B5: The new main entrance faces the pedestrian plaza and enhances the east-west connection across the plaza between the Moda Center and the annex building at the south end of the site. *This guideline is met.*

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.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for B6 & B6-1: The existing covered area along the south side of the building provides sun, wind and rain protection. While the color of the awnings will change, the functionality will not. The existing recessed storefront along the east side of the building in conjunction with the proposed awning will provide sun and rain protection. *These guidelines are met.*

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

Findings for B7: The proposed removal of the barrier system at the south end of the building allows for more accessibility to the building. The existing ramps, handrails and elevator which enable accessibility will not change. *This guideline is met.*

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

Findings for C2: All elements of the project are designed to be of a very high commercial quality, intended to be permanent rather than temporary or transitional in nature and visible from a variety of vantage points. All new materials will match in style and color of adjacent materials already in place. *This guideline is met.*

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.

Findings for C10-2: The recessed glazing along the east façade will be maintained in the proposed roll-up doors. These roll-up doors will not only provide visual access between the outside and inside, but will also provide a sculptural element that varies depending on the time of day and use. *This guideline is met.*

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

Findings for C3: The proposed roll-up doors will maintain the rhythm and style of the storefront system already in place. The current barrier system, canopy and awnings break up the visual rhythm of the existing storefront and structural system. Removing these elements will clarify this visual rhythm and expression. *This guideline is met.*

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

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

Findings for C4 & C5: The site is an unusual one, offering retail opportunities on a plaza that is public in nature with what will typically be an intense level of public activity. The need for a strong identity is consistent with this level of activity, the architecturally strong presence of the arena adjacent, public art, the fire and water feature across from the restaurant, and other elements in and about the plaza intending to “activate” the site. The proposed main entrance makes the best use of this context in its location in the southeast corner and under a major design feature of the building. The proposed roll-up doors connect the building to the activated plaza.

The roll-up doors will be the same color and finish of the existing storefront system. The proposed precast panels will be the same color and finish of the existing precast panels. The proposed main entrance doors and sidelights will match the existing storefront layout, style, size, finish and color. Removal of the red elements will likewise tie the building back more closely with the rest of the complex. 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.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings for C6 & C7: The current main entrance of the building is in the middle of the eastern façade off of the pedestrian plaza, denoted only by a canopy with pillars. The

proposed main entrance is under the large sign tower at the southeast corner. Placing the main entrance at this location will make sense to approaching pedestrians and make the building easier to read, while activating this important corner near one of the main entrances of the Moda Center. The ability for sections of the east façade to open with the installation of roll-up doors will connect the building much better to the pedestrian plaza. Both changes significantly improve the transitions between the building and the public space. These guidelines are met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

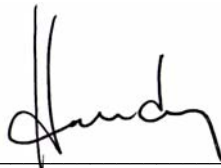
The proposed changes modernize the building for a new restaurant tenant while better connecting the space to the pedestrian plaza. The proposal further activates the pedestrian plaza and connects the annex building better with the Moda Center arena, contributing to the character and identity of the Rose Quarter. The proposal meets the relevant guidelines and should be approved.

ADMINISTRATIVE DECISION

Approval of the proposal for renovation of the 'Moda Center Annex Building' in the Lloyd Subdistrict of the Central City Plan District; and includes the following changes: removal of awnings, entry canopy, and barrier system; the addition of a new main entrance at the southeast corner of the building; and replacement of two bays of storefront with overhead roll-up glass panel doors with metal awnings overhead, per the approved site plans, Exhibits C.1 through C.3 and C.5, C.6, signed and dated December 31, 2013, 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.3 and C.5, C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-209088 DZ."

Staff Planner: Amanda Rhoads



Decision rendered by: _____ **on January 2, 2014.**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 7, 2014

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 24, 2013, and was determined to be complete on November 19, 2013.

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 24, 2013.

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: March 19, 2014.**

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 January 21, 2014** 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 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **January 22, 2014**.
- 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.

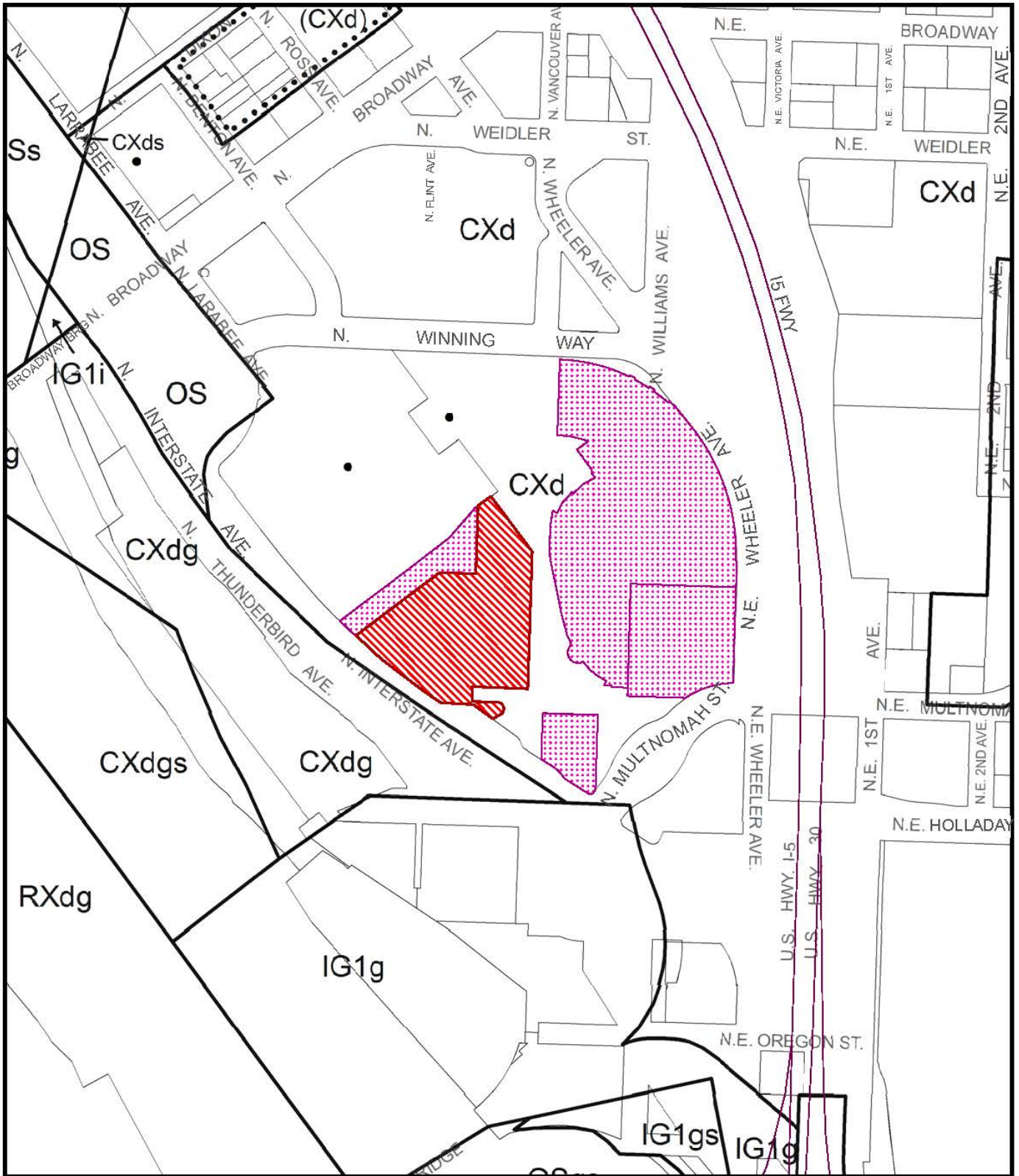
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant's statement
 2. Applicant Correspondence, October 23, 2013
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. First Floor Plan (attached)
 3. East Elevation (attached)
 4. Wall Section at East Storefront
 5. South Elevation (attached)
 6. South Elevation Canopy (attached)

7. West Elevation
 8. Perspective – SE Corner, Doors Closed
 9. Perspective – SE Corner, Doors Open
 10. Perspective – SE Corner, Complete
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses
1. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received
- G. Other:
1. Original LU Application, September 24, 2013
 2. Revised LU Application, November 1, 2013
 3. Incomplete Letter, October 4, 2013
 4. Memorandum, November 4, 2013
 5. Original Submittal Package, September 24, 2013
 6. Revised Submittal Package, November 1, 2013
 7. Final Submittal Package, November 19, 2013

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
-  Also Owned
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT

File No. LU 13-209088 DZ
 1/4 Section 2930
 Scale 1 inch = 300 feet
 State_Id 1N1E34AB 1400
 Exhibit B (Sep 26, 2013)

Approved

City of Portland
Bureau of Development Services

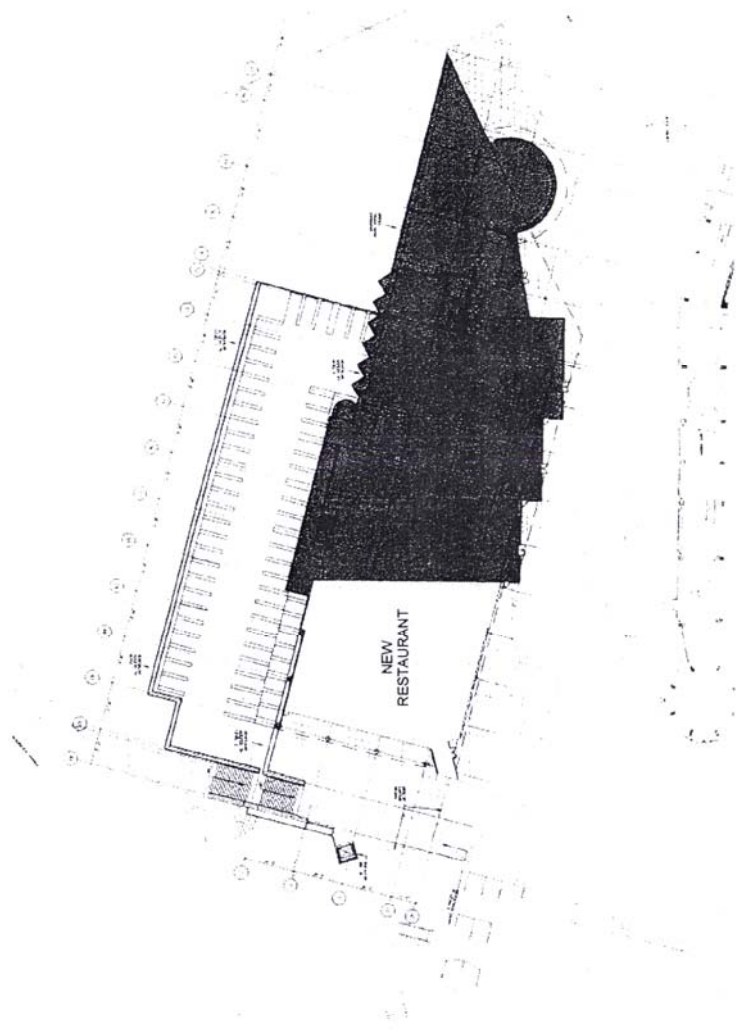
Planner Arl M

Date 12/30/2013

* This approval applies only to the reviews requested and is subject to the conditions of approval.

Blazers Restaurant, One Center Court, Portland, Oregon

5

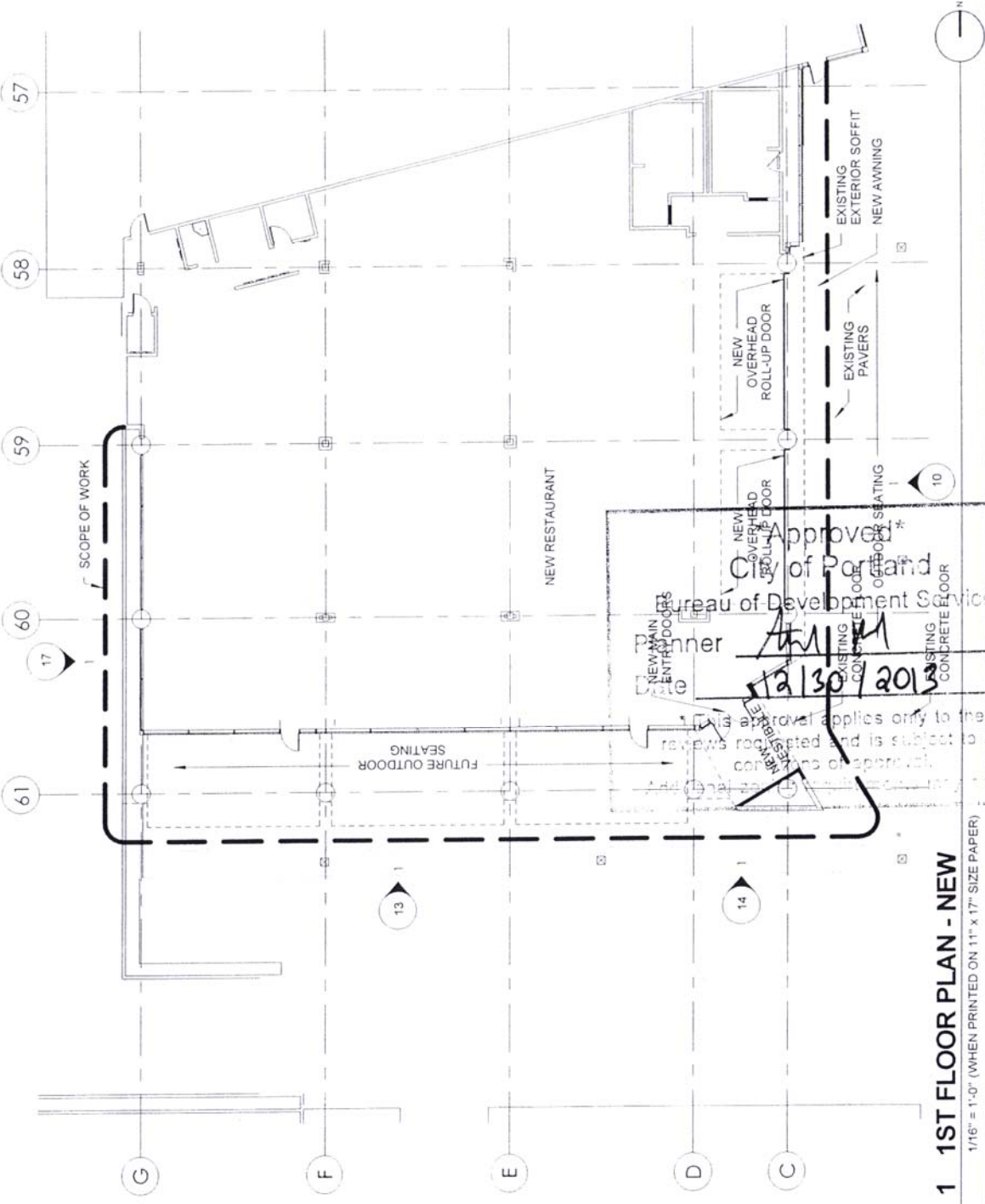


1 SITE PLAN

1/64" = 1'-0" (WHEN PRINTED ON 11" x 17" SIZE PAPER)

CASE NO. Lu 13-209088 D2

EXHIBIT C.1

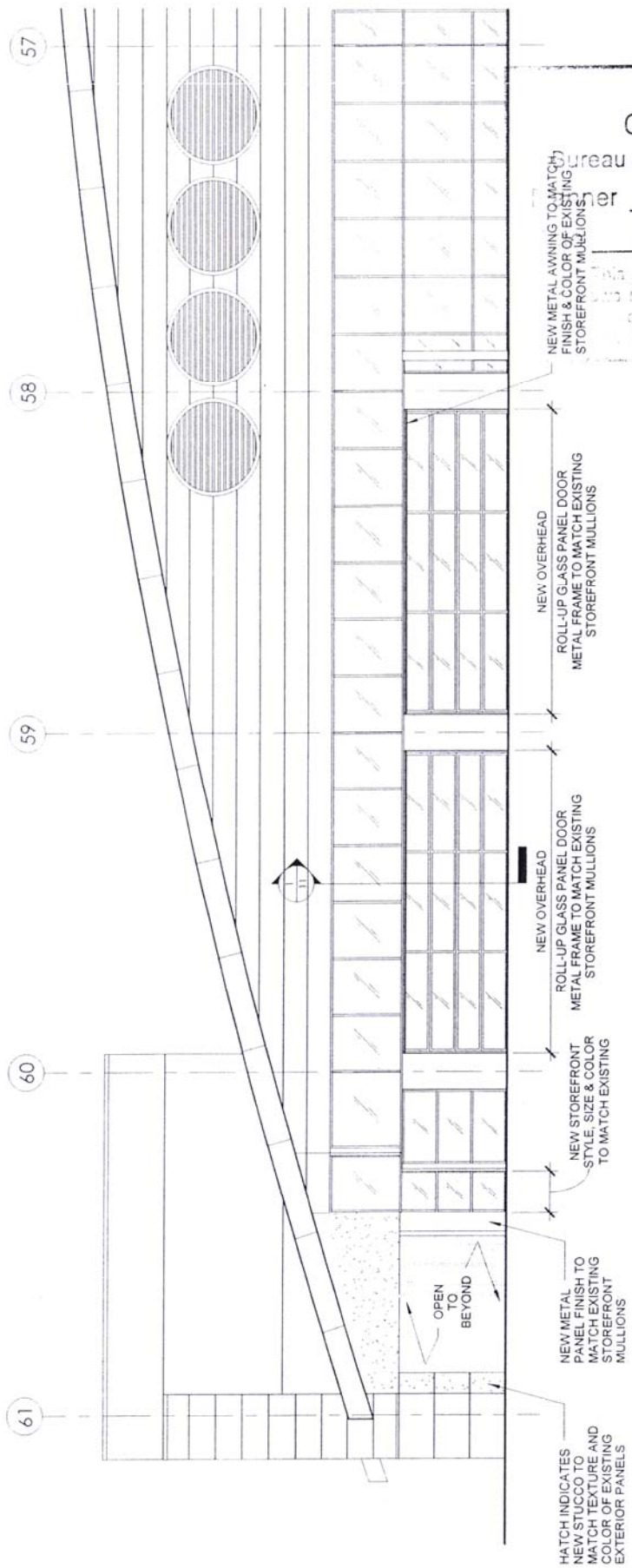


1 1ST FLOOR PLAN - NEW

1/16" = 1'-0" (WHEN PRINTED ON 11" x 17" SIZE PAPER)

Approved by
 City of Portland
 Bureau of Development Services
 Planner *AMM*
 12/30/2013
 REVIEWER: *AMM*
 APPROVAL APPLIES ONLY TO THE
 REVIEWED AND IS SUBJECT TO
 CONFORMANCE APPROVAL.

CASE NO. LU 13-209088D2
 EXHIBIT C.2



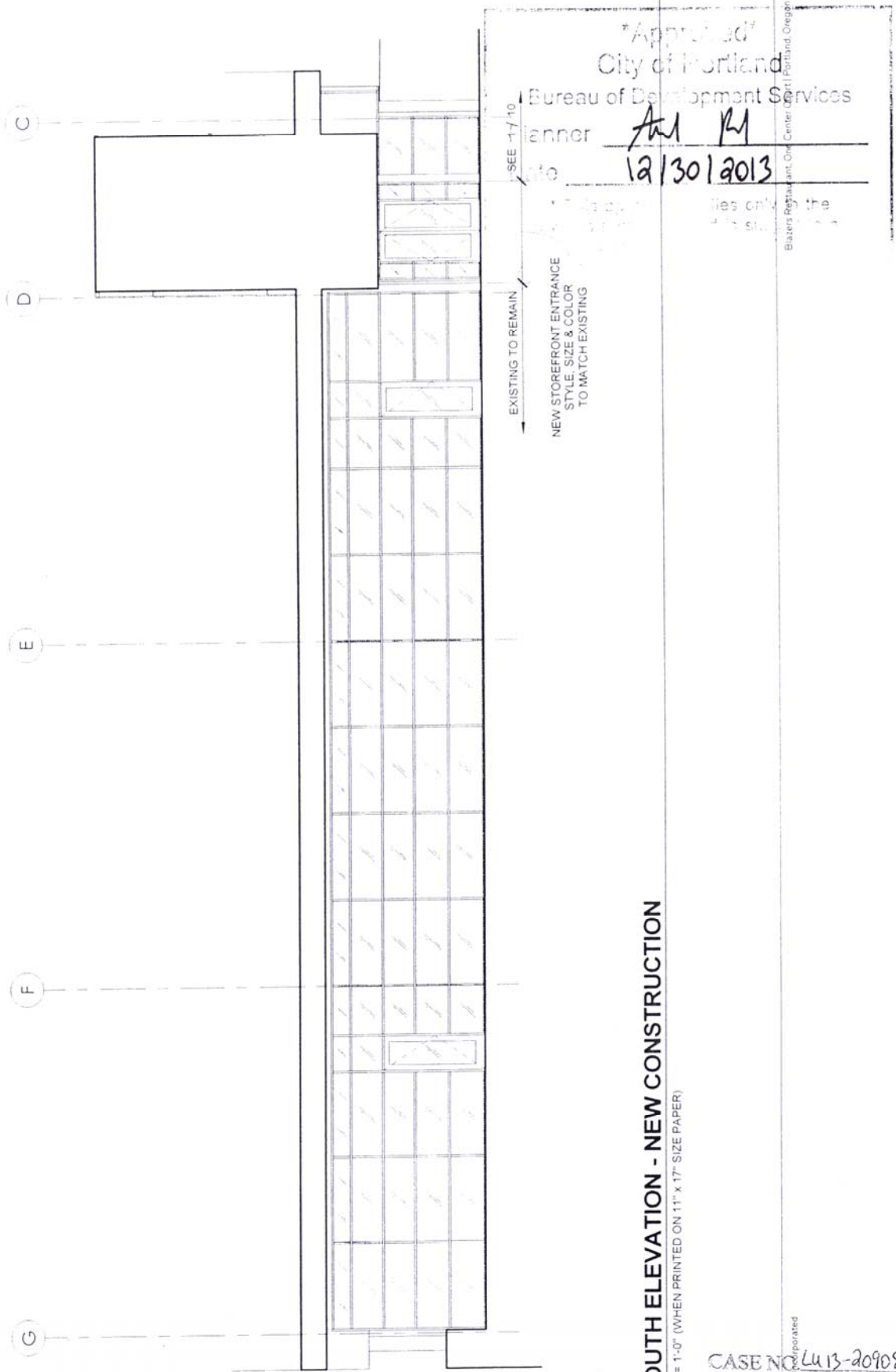
1 EAST ELEVATION - NEW CONSTRUCTION

1/8" = 1'-0" (WHEN PRINTED ON 11" x 17" SIZE PAPER)

Approved
 City of Portland
 Bureau of Development Services
 Per AMM
12/30/2013
 This approval applies only to the request and is subject to a

CASE NO. LU-13-209088D
 EXHIBIT C.3

GBD Architects, Inc. incorporate



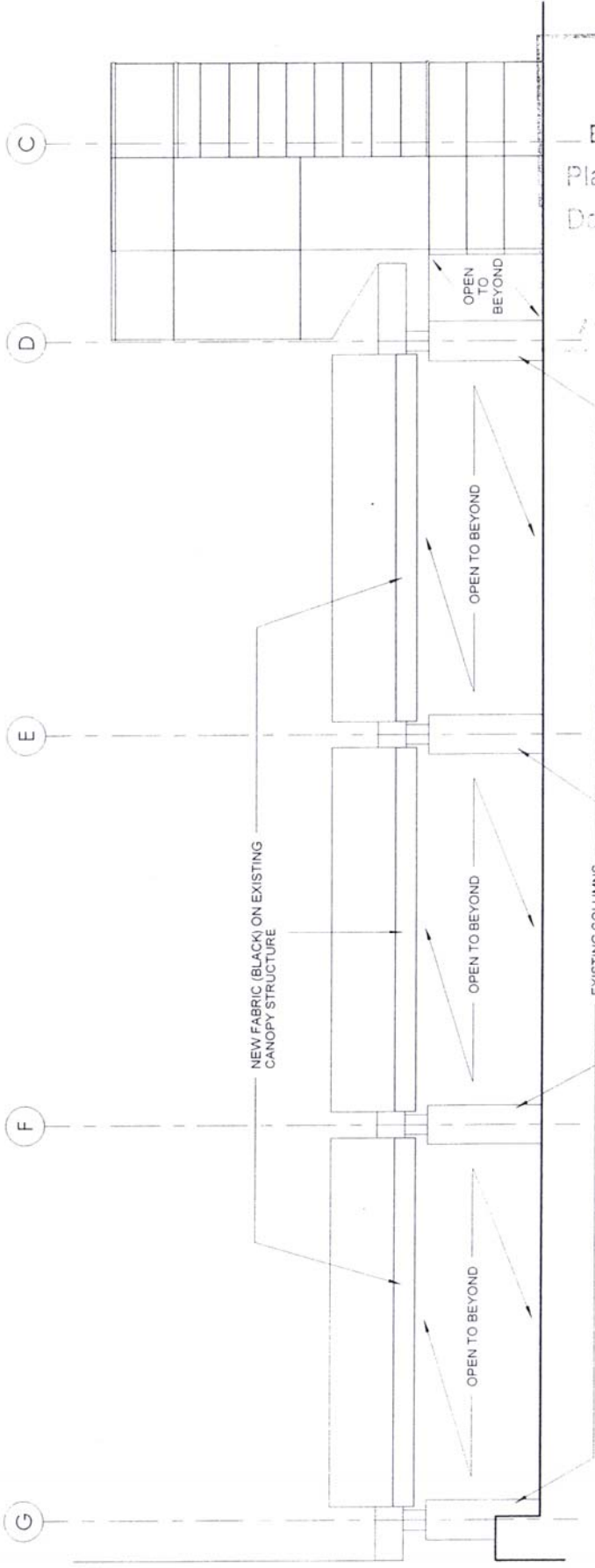
1 SOUTH ELEVATION - NEW CONSTRUCTION

1/8" = 1'-0" (WHEN PRINTED ON 11" X 17" SIZE PAPER)

CASE NO. LU 13-209088 02
EXHIBIT C.5

GED Architects Incorporated

Blazers Restaurant, One Center Street, Portland, Oregon 97201



Approved
City of Portland
 Bureau of Development Services
 Planner Am RM
 Date 12/30/2013

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

1 SOUTH ELEV. @ CANOPY - NEW CONSTRUCTION

1/8" = 1'-0" (WHEN PRINTED ON 11" x 17" SIZE PAPER)

CASE NO. LU 13-209088 DZ
 EXHIBIT C.6

GSD Architects Incorporated

Blazers Restaurant, One Center Court | Portland, Oregon 14