



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: February 20, 2014
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 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 13-234139 DZ – EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Nick Williams, Project Architect / Bob Thompson, Design Architect
TVA Architects, Inc / 920 SW Sixth Ave., Ste 1500 / Portland, OR 97204

Owner: Henry Constable, Manager / Evergreen Holdings Group LLC
160 S Oak St Ste 100 / Sisters, OR 97759-1589

Owner's Representative: Vince Sheridan / Urban Renaissance Group
522 SW 5th Ave., #1105 / Portland, OR 97204

Site Address: 731 SW MORRISON ST

Legal Description: LOT 5 BLOCK 212, PORTLAND **Tax Account No.:** R667722840

State ID No.: 1N1E34CC 08700 **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

Zoning: CXd – Central Commercial with Design overlay

Case Type: DZ – Design Review

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

Proposal:

The applicant proposes the following alterations:

- Replacement of the existing ground level façade with a new aluminum and glass storefront system with smaller areas of stone panel;
- Enclosure of the existing corner ground level entry and introduction of two new entries along SW Morrison Street;
- Installation of a new glass canopy along the SW Morrison and SW Park frontages;
- At the second floor, renovation of the existing windows with new storefront systems wrapped with a metal shroud, and the application of white paint to the existing brick façade; and

- At the roof level, removal of the existing mechanical penthouse and installation of four new mechanical units contained within a metal screen, as well as repair and replacement of the existing roof.

Design review is required because the proposal is for exterior alterations in the Central City Plan District.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The subject property is located at the southwest corner of the block bound by SW Morrison Street, SW Broadway, SW Alder Street, and SW Park Avenue in the core of Downtown Portland. It is a 2-story commercial building, originally constructed in 1911, and has been modified over the years. Six other buildings occupy the block of varying heights and ages. South of the property, across SW Morrison is the 1978 Nordstrom department store building. Kitty corner across Morrison and Park is the site of the anticipated Park Avenue West mixed use building. Across SW Park is a half-block with four buildings of varying height and age.

SW Morrison is designated a Community Main Street, a Central City Transit/Pedestrian Street, and a Regional Transitway and Major Transit Priority Street, and is the path of the westbound MAX lines. SW Park Avenue is designated a City Walkway and the site is located within the Downtown Pedestrian District.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. 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 there are no prior land use reviews at this location.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **December 20, 2013**.

The **Bureau of Transportation Engineering** responded with the following comment: "Canopy projection to comply w[ith] IBC Chapter 32 limitations." Please see Exhibit E-1 for additional details.

The **Life Safety Division of BDS** noted that separate Building and Mechanical Permits are required and noted that a Preliminary Life Safety Meeting is scheduled with the applicant. Please see Exhibit E-2 for additional details.

The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS

- Water Bureau
- Fire Bureau
- Bureau of Environmental Services
- Parks Bureau – Urban Forestry

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 20, 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 of Design Review

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 guidelines for the area.

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 Design Guidelines.

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 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 all of the 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.

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.

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

Findings for A4, A5, and C4: The applicant has noted the significant number of downtown commercial buildings, many of them historic, which are white in color. Many of these historic buildings are terra cotta with an intrinsic white color; however, others are white brick or white-painted brick. The applicant has proposed to paint white the building's Roman style brick in order to make it complement the other white commercial buildings in the vicinity. In addition, the introduction of a nearly fully-glazed storefront system at the ground floor also complements the historic commercial storefronts in the area, nearly all of which maintain high levels of visibility, excluding the necessary structural supports. The proposal will elevate the existing building's presence in the commercial corridor by taking cues from the historic storefronts nearby and expressing them in a very modern way. *These guidelines are met.*

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

Findings: The proposal is for a rehabilitation of an existing building. While the ground floor alterations will include the removal of a significant amount of material, the upper level exterior materials will remain with the addition of paint and new architectural features. *This guideline is met.*

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

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.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

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 A7, A8, C1, and C7: Currently, the ground floor of the existing building is primarily clad with opaque stone masonry panels, with a relatively small amount of windows providing views to the interior, although some of the windows have been used as display cases for the previous tenant, a jeweler, which further limited views to the interior. The proposal to replace the ground floor exterior materials almost entirely with glass storefront will significantly improve views between the interior and exterior, revealing the activities inside and adding to the vibrancy of the streetscape. The ground floor plan essentially remains the same with the access points to the upper floors located

at the edges of the building toward the center of the block. The existing condition at the corner features a recessed area for an angled entrance with the 2nd floor supported by a column at the corner, allowing passage of pedestrians through the open corner. The proposal includes reestablishing this corner of the building at the ground level, which will help reinforce the sense of urban enclosure. Although the corner will be reestablished, transparency into the interior space will be significantly improved by a substantial increase in glazing. In addition, the proposal includes a ground level canopy to wrap nearly the entire extent of the building, encompassing the two entrances to the 2nd level and highlighting the corner of the building and the block. *These guidelines are 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.

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.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for B2, B6, and C11: All mechanical equipment will be located on the roof within a ribbed metal panel screen enclosure set back from the parapet walls, thus protecting pedestrians from seeing and hearing rooftop mechanical equipment. While no rooftop garden areas are proposed, the proposed mechanical equipment corral will be sufficiently screened by the existing building and street trees, as well as the screening proposed. The proposed nearly full length glass canopy at the ground level will protect pedestrians from rain; however, the existing mature street trees at this location provide sufficient protection from sun and glare. The glass in the canopy will allow pedestrians to be protected from the weather while also allowing them to enjoy it, without creating an unnecessarily dark space. In addition, integrated tube lighting is incorporated into the canopy to provide pedestrian night time lighting. *These guidelines are met.*

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

Findings: The proposal includes alterations to the northwest entrance to provide barrier-free access. Currently, access is impeded by barriers at both the exterior and interior of the building at this location. Barrier-free access is currently provided and will be maintained at the entries to the ground level space along SW Morrison. *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.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: As noted above the existing building was originally constructed in 1911 but has been modified over time. While staff has not been able to locate the original drawings, it appears that the brick at the 2nd level has been a part of the building for some time and may be original, while the ground floor façade certainly is not original. The proposal to maintain the existing brick respects the architectural integrity of the building; the proposal to paint the brick, which has not been designated historic, is consistent with façade treatments in the downtown commercial core, particularly at the first two levels of the adjacent Broadway Building on SW Morrison. In addition, existing 2nd floor window openings are proposed to remain, as well as the entry locations for the 2nd floor. The metal-clad frames proposed to surround the 2nd floor windows will be steel-framed wrapped with 20 gauge metal with a reinforced soffit to provide additional strength and insurance against oil-canning. The ground level canopy will also be steel-framed with integrated tube lighting near the perimeter. The ground level will primarily consist of butt-glazed aluminum storefront with 1-inch thick stone cladding at the bulkhead below the storefront windows and at the northwest and southeast corners.

In addition to the quality materials, quality design details, integrated lighting, and respect for the architectural integrity of the building, the sidewalk level of the building will be differentiated with the proposed design, primarily through the use of glazing at the ground level and the retention of brick at the 2nd level. The ground floor will be distinguished by its significant amount of transparency while the upper level will be distinguished through its contrast of solids and voids. The result will be a clear and coherent design that adds a touch of modernism to the building while retaining some of its existing character, which may date to its original construction. *These guidelines are met.*

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

Findings: The primary ground level entrance is to be revised from a corner entrance facing both SW Park and SW Morrison to an entrance fronting only SW Morrison near the corner. While direct access may be eliminated, the building's overall connection to the Midtown Park Blocks will be improved through the introduction of an accessible entrance at the northwest corner and the opening of the ground floor façade to be nearly 100% glazing. The existing condition is designed to support windows that are ultimately closed off from the interior space with curtains and other backdrops for the windows which essentially functioned as display cases. The current proposal does not appear to be designed as such and will provide substantially clearer views to the interior. *This guideline is met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The proposal will breathe new life into this relatively unassuming two-story structure in downtown Portland. The proposal maintains the 2nd floor façade with some added flair while respecting this portion of the building. The removal of the existing stone veneer and replacing the majority of the ground level façade with butt-glazed storefront will significantly improve this building's relationship with the street and pedestrians. The proposal respects the existing building while making significant improvement using high quality materials, all of which will result in a modest, yet striking, rehabilitation in the downtown commercial core. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed design meets the approval criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations in the Downtown subdistrict of the Central City Plan District to include the following:

- Replacement of the existing ground level façade with a new aluminum and glass storefront system with smaller areas of stone panel;
- Enclosure of the existing corner ground level entry and introduction of two new entries along SW Morrison Street;
- Installation of a new glass canopy along the SW Morrison and SW Park frontages;
- At the second floor, renovation of the existing windows with new storefront systems wrapped with a metal shroud, and the application of white paint to the existing brick façade; and
- At the roof level, removal of the existing mechanical penthouse and installation of four new mechanical units contained within a metal screen, as well as repair and replacement of the existing roof.

This approval is per the approved site plans, Exhibits C-1 through C-13, signed and dated February 14, 2014, 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-13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-234139 DZ. No field changes allowed."

Staff Planner: Hillary Adam

Decision rendered by:  **on February 14, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 28, 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 December 3, 2013, and was determined to be complete on December 17, 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 December 3, 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, applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: April 16, 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 March 6, 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 **March 7, 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 and Original Drawing Set

B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Level 01 – Site Plan
3. Level 02 – Floor Plan
4. Roof Plan
5. Level 01 – Reflected Ceiling Plan
6. South Elevation (attached)
7. West Elevation (attached)
8. Wall Sections
9. Wall Sections
10. Details

11. Details

12. Storefront Specifications

13. Finishes

D. Notification information:

1. Mailing list
2. Mailed notice

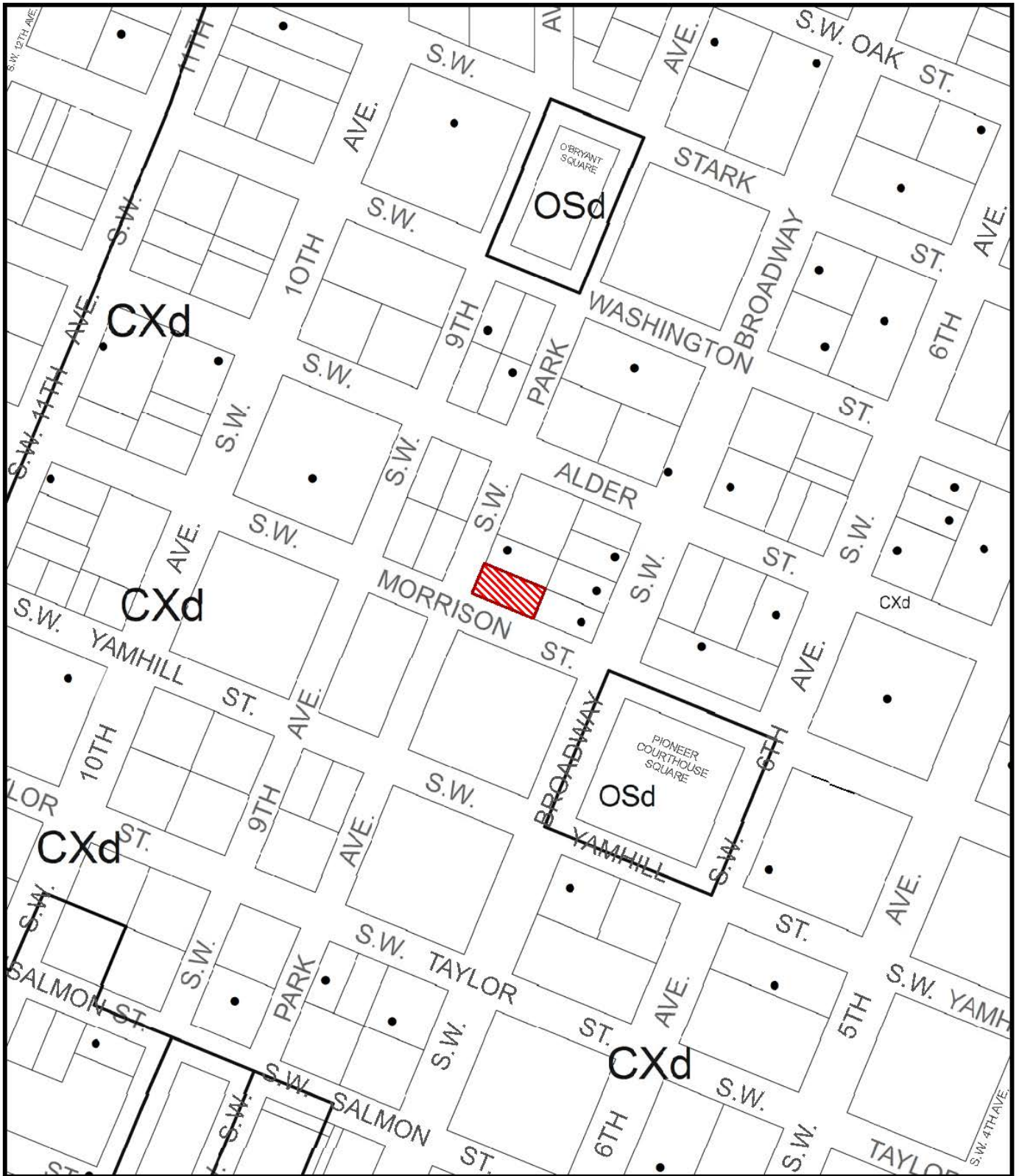
E. Agency Responses:

1. Bureau of Transportation Engineering and Development Review
2. Life Safety Division of BDS
3. Site Development Section of BDS
4. Water Bureau
5. Fire Bureau

F. Correspondence: none
G. Other:

1. Original LU Application

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



This site lies within the:
**CENTRAL CITY PLAN DISTRICT
 DOWNTOWN**

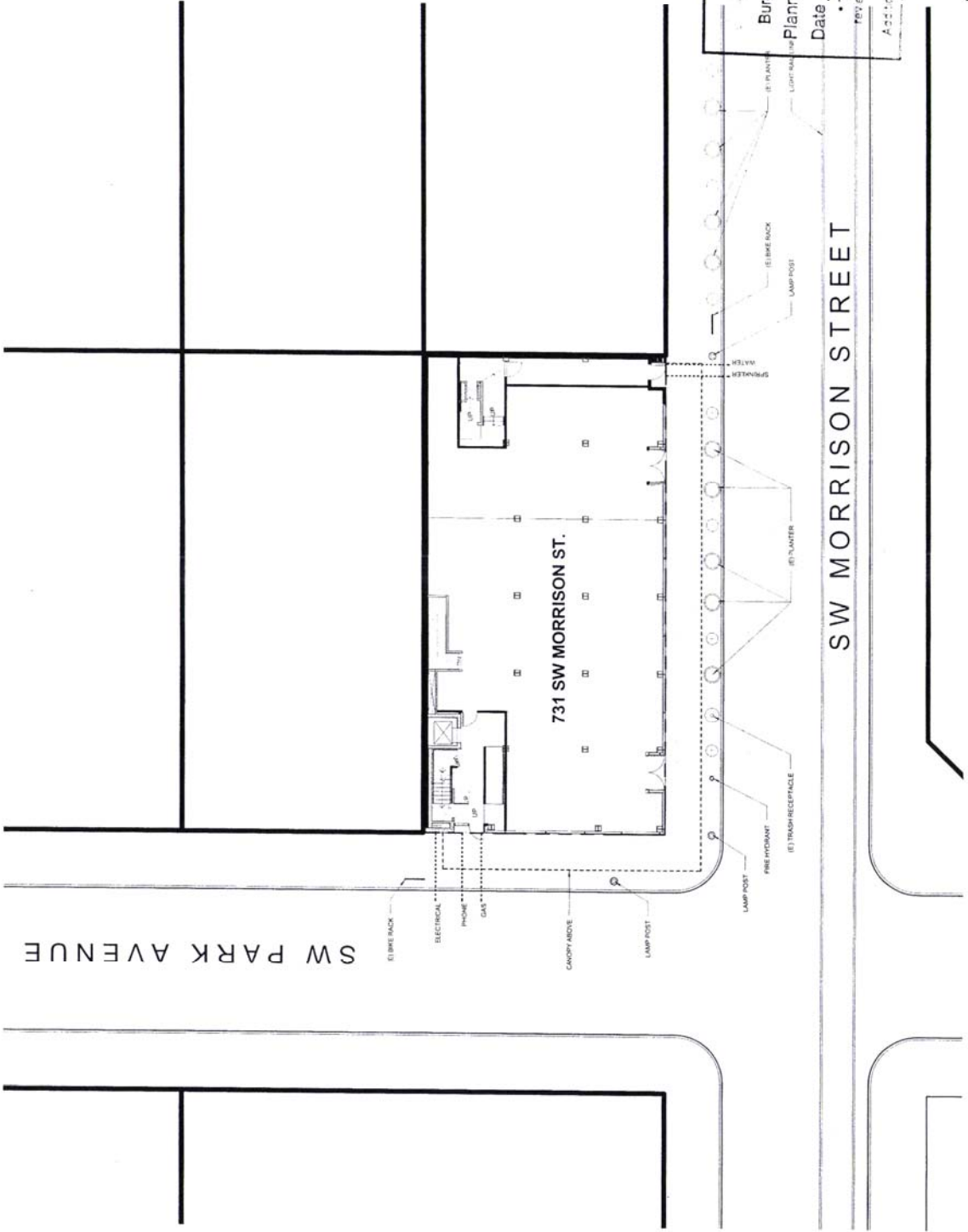
File No. LU 13-234139 DZ

1/4 Section 3029

Scale 1 inch = 200 feet

State_Id 1N1E34CC 8700

Exhibit B (Dec 09, 2013)



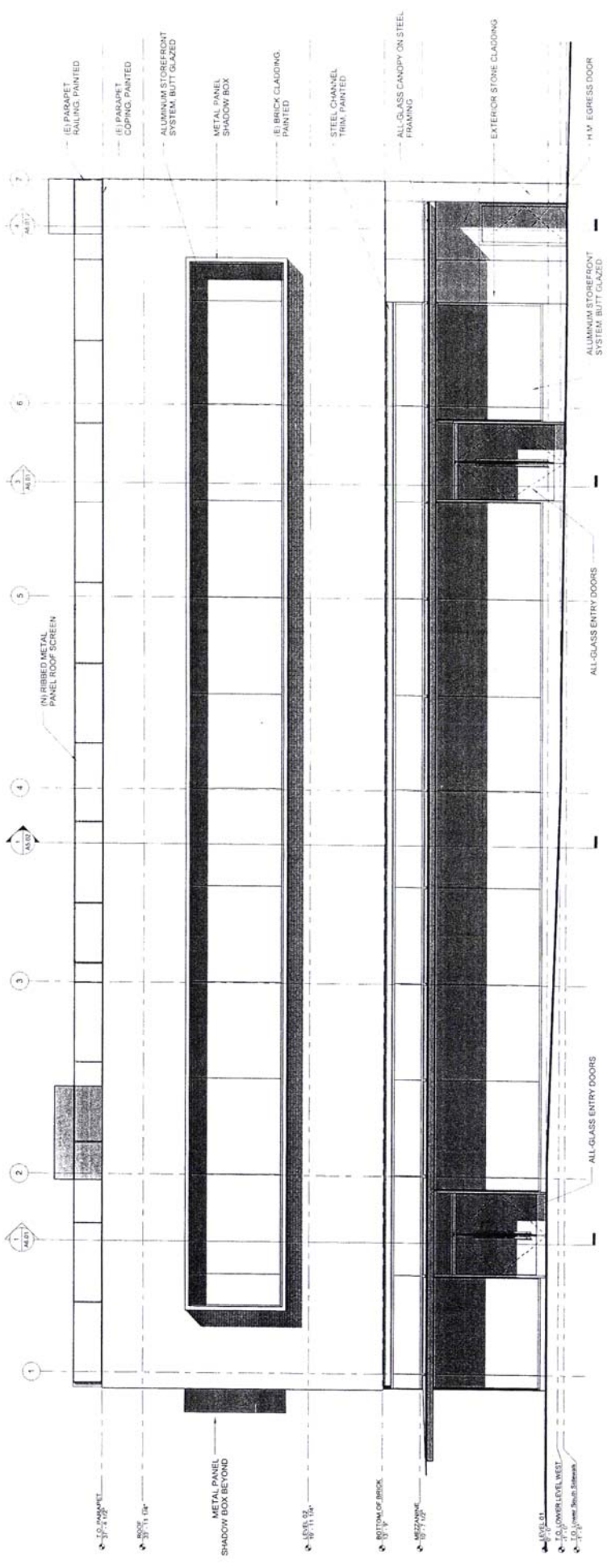
Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 2/14/14

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

C-1

LV13 - 234139DZ

Not To Scale

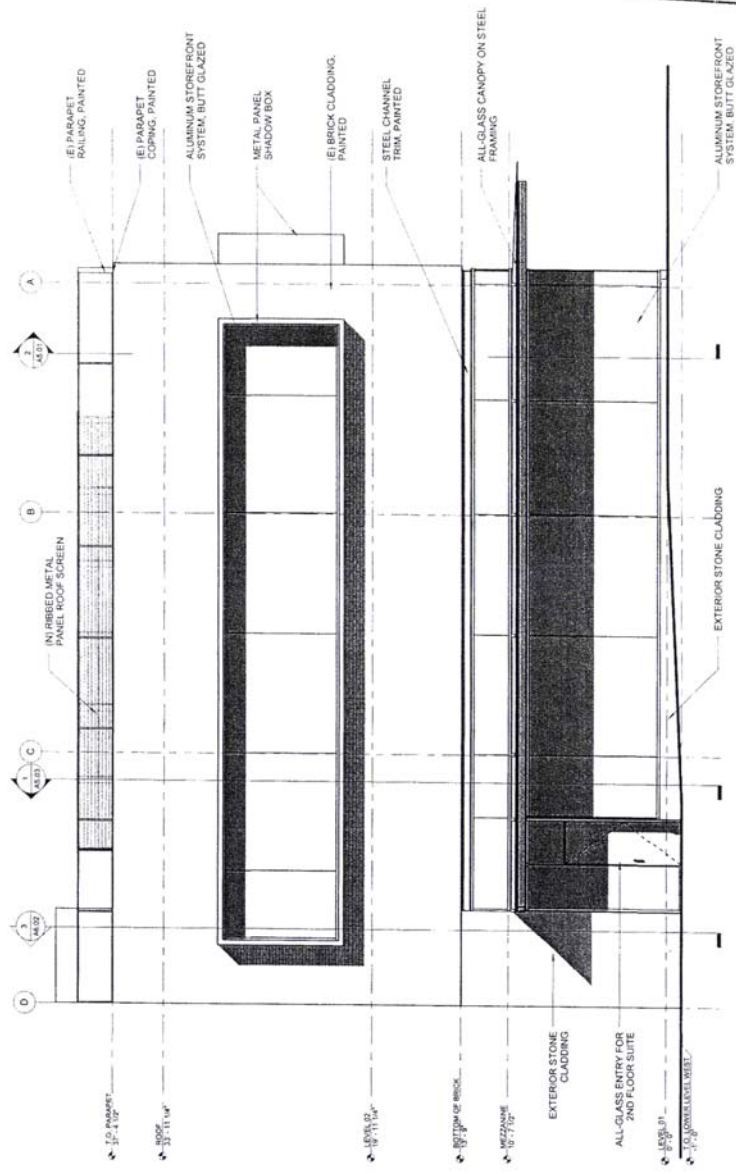


Approved*
 City of Portland
 Bureau of Development Services
 Planner: *Chadlam*
 Date: 7/14/14

* This drawing shall be only for review purposes and is subject to a contract of approval.

LUI3 - 234139DZ C-L

Scale: 1/8" = 1'-0"



Approved*
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 2/14/14

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

LU 13 - 234139DZ C-7

Scale : 1/8" = 1'-0"