



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

FROM CONCEPT TO CONSTRUCTION

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

Date: February 25, 2014
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 13-241266 DZM BUILDING & SITE ALTERATIONS

GENERAL INFORMATION

Applicant: Jerry Baysinger | Baysinger Partners Architecture | 1006 SE Grand Ave, Suite 300 | Portland OR 97214
Steve Cutter | Oppidan | 6450 Via Del Oro | San Jose, CA 95119

Owner: G & M Hollywood LLC | 711 W Vineyard Drive | Kennewick, WA 99336

Site Address: 4030 NE HALSEY STREET

Legal Description: BLOCK 44 LOT 1-8 TL 200, LAURELHURST
Tax Account No.: R479107520
State ID No.: 1N1E36AA 00200 **Quarter Section:** 2934
Neighborhood: Hollywood, contact Doug Hamilton at 503-490-9563.
Business District: Hollywood Boosters, contact Christine Azar at 971-570-8011.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Hollywood - Subdistrict A
Zoning: CXd – Central Commercial zone with Design overlay
Case Type: DZM – Design Review with a Modification
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval to remodel the exterior of the building at 4030 NE Halsey (currently Hollywood Bowl) and make associated site improvements in the Hollywood Plan District, Sub District A. The proposals includes the following:

- Remove the decorative stone veneer and vertical wood columns on the north façade and add a stucco finish and textured wainscot.
- Extend the building on the north façade closer to the street and include a new main entrance flanked by enclosed display areas with overhead doors.

- Additional elements on the north façade include canopies, light fixtures, ramp, stairs, railings, landscape planters, and new openings with steel railings for the garden enter at the west end.
- Changes to the west façade include enclosing 3 of the garage access bays to provide a new loading dock, stairs, and trash compactor area.
- New storefront system and overhead doors would be a black anodized aluminum and black steel railings would be used at the garden center openings on the north and west facades.
- Site improvements include restriping the surface parking lot at the west end, adding interior and perimeter landscaping, and a concrete wall with metal railing and climbing vines along the south property line.
- New 45 SF sign above the main entrance canopy consisting of individual internally-illuminated channel letters. Additional signs are anticipated, however, they do not require Design Review given their size (less than 32 SF) and status. The existing sign on the south façade is a documented legal nonconforming sign and repainting within its perimeters of 6' tall x 43' would be considered a copy change and not subject to review.

The following Modification is also requested:

1. Not provide full screening of the loading space, trash/mechanical and parking areas along the west and south property lines that meet the L2 or F2 requirements (Sections 33.266.310.E, 33.130.266.130.G and 33.130.235).

The value of the overall project triggers nonconforming upgrades to the site per Zoning Code Section 33.258.070.D. To address these upgrades, the proposal include landscape improvements to the surface parking lot for both perimeter and interior landscaping and short and long-term bike parking. The long term bike parking will be provided within the building and the applicant will pay into the Bike Fund at the time of building permit for the 8 required short-term spaces. Additional short-term spaces beyond the required are being proposed within areas of the building setback along Halsey frontage.

Exterior alterations and signs larger than 32 SF in “d” overlay zones require Design Review per Zoning Section 33.420.041.

Relevant Approval Criteria:

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

- Community Design Guidelines
- Modifications Through Design Review – Section 33.825.040

ANALYSIS

Site and Vicinity: The approximately 60,000 SF site is located on the south side of NE Halsey and bounded by Cesar Chavez Blvd overpass to the west, Banfield Freeway (I-84) to the south and a Trimet transit center for light rail to the east. The abutting rights-of-way are designated as follows: NE Halsey is a Major Transit Priority Street, NE Cesar Chavez is a Transit Access Street, and I-84 is a Regional Transit Way. The site is also located at the southern boundary of the Hollywood Pedestrian District and Plan District.

The Hollywood Plan District provides for an urban level of mixed-use development including commercial, office, housing, and recreation. Specific objectives of the plan district include strengthening Hollywood’s role as a commercial and residential center, and promoting the use of light rail, bus transit, and walking. These regulations: enhance business and economic vitality; promote housing and mixed-use development; discourage auto-oriented uses and developments and direct the placement of auto-oriented uses and developments away from the area of most intense activity; reinforce the connection between the Hollywood Transit Center

and the business core of the Hollywood District; enhance the pedestrian experience; and enhance the character of buildings in the plan district.

The property is improved with a 42,000 SF, one level building over structured parking with surface parking at the west end. The Hollywood Transit Center is located east of the site, while commercial development of 1-4 stories exists in the surrounding area, with a few single family homes across NE Halsey on 40th & 41st.

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 the following prior land use reviews:

- VZ 127-61: A 1961 Variance approval to allow more than one identification sign for each principal building.
- VZ 230-62: A 1962 Variance approval to permit more than one sign in an "S" (Sign Control) zone.
- VZ 250-66 – A 1966 Variance approval to have more than one identification sign in an "S" zone.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed January 23, 2014. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Site Development Section of BDS (Exhibit E-3)
- Plan Review Section of BDS (Exhibit E-4)
- Bureau of Transportation Engineering (Exhibit E-5)
- Bureau of Environmental Services (Exhibit E-6)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 23, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

(1) 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 Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

Findings for P1, E3, E4 and D7: The changes to the building incorporates materials and design elements characteristic of the Hollywood Plan District and that contribute the pedestrian emphasis in the area. The building's primary material and finish, CMU with a stucco finish coat is used throughout the district, as are the stucco pilaster detailing that flanks the main entry and adjacent indoor display areas, which are human scaled features that help this simple building positively contribute to the district. Other improvements such as extending the building closer to the street, increasing the amount of storefront, glazed overhead roll-up doors and pedestrian scaled elements like lighting, canopies and wood trellises are also typical of the building in the area and provide a sense of urban enclosure and interest along the street level of the façade. These elements also help to break down the mass of this rather long building and façade along Halsey, which is more consistent with the smaller storefronts and facades in the plan district. The stair, ramp, landscape area and indoor display areas accessed by the overhead doors serve to better activate the sidewalk and front of the property. *These guidelines are met.*

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Findings: The site is not located in or near a historic or conservation district. *Therefore, this guideline is not applicable.*

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings: Solid canopies will provide shelter from the weather at the main building entry and the garden center entry at the west end. Enclosed display areas with overhead doors afford patrons additional covered open areas just beyond the sidewalk. The partial street dedication along NE Halsey will allow for several street trees to be placed along the curb line, which will allow for shaded areas along the pedestrian environment during the warmer months. *This guideline has been met.*

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1 and D3: Extending the eastern portion of the building towards NE Halsey results in a triangular shaped area at the NE corner of the site. A ramp, stairs and two landscape planters have been designed that creates a pleasant approach from the sidewalk to the building's main entry and indoor display area. The planters contain a mix of shrubs, groundcover and boulders providing variety and interest along the pedestrian environment. Additional landscaping has been provided in the surface parking lot to the west to meet the interior and perimeter parking area requirements. The planters along the north edge provide a visual and physical buffer of the cars from the sidewalk as well as provide interest along this narrow pedestrian corridor. *These guidelines are therefore met.*

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings: The remodel will significantly improve access to the building by creating more prominent and visible entrances. The remodel will relocate the primary building entry closer to the sidewalk on NE Halsey and re-orient the entry to face NE Halsey. A series of ramps and steps will provide direct access for all abilities from the sidewalk. Two additional secondary entrances are also proposed along NE Halsey providing access to the garden center and indoor display area. The main entry is accentuated with stucco pilasters, lighting fixtures and a steel canopy with signage. The other entries would have similar, yet smaller scaled canopies that unify the building's access points. *This guideline has been met.*

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings: The parking structure under the existing building and the surface parking on the western portion of the site will remain. The surface parking area will be improved with the addition of interior and perimeter landscaping which will help minimize the visual impacts along the sidewalk on Halsey. Changes are also proposed to the western wall of the parking structure, which includes enclosing some of the access openings and creating a loading dock. The associated exterior façade changes complement the building in terms of matching materials and design elements (canopy and lighting). Further discussion of the loading and trash area screening can be found in Section 2 of this decision. *This guideline has been met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The significant amount of new glazing along the north façade, the new and more prominent entries, and new building lighting together create a more transparent and active environment along Halsey and around the site, thereby reducing the likelihood of crime. *The guideline have been met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6 and D8: The existing building is painted CMU with a decorative façade treatment on the north wall comprised of stone veneer, vertical wood columns and a zigzagged pattern of “C” shaped half blocks. The decorative elements on the north wall, which are not integral to the building’s design, will be removed and a stucco finish will be applied with a textured wainscot along the base. The new building addition on the north wall that consists of the new entry flanked by indoor display areas will align with the building’s existing parapet and contain flat roofs that respects the horizontal, boxy character of the existing building. The new main entry will be accentuated with stucco pilaster detailing commonly found in the surrounding district, and will be repeated on the facades of the flanking indoor display areas unifying the treatment of this primary building façade. Wood trellises above the bays and complementary steel canopies above the entries unify the storefront. The storefronts and overhead doors will be black anodized aluminum matching the finish of the steel gates in the garden center bays and the fence in the southern landscape planter. A cohesive lighting system is also proposed with similar finishes and a warehouse design theme. The materials and finishes, CMU, stucco, steel and wood are all durable finishes that do not require significant maintenance over time. *These guidelines have been met.*

(2) Modification Review

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification #1: Not provide full screening of the loading space, trash/mechanical and parking areas along the west (no screening) and south (reduce from 5’-0” to 1’-8”) property lines that meet the L2 or F2 requirements (Sections 33.266.310.E, 33.130.266.130.G and 33.130.235).

Findings: The purpose of the landscape screening for surface parking lots, loading areas and trash/recycling areas is to screen and soften the impact of these features along rights-

of-way and from abutting properties. The proposal includes a reduction in the 5' deep planter along the south property line (to 1'-6"), as it abuts a steeply sloped grassy area along the I-84, and to not provide a 5' deep planter along the west property line, as it abuts vacant property underneath the Cesar Chavez Street overpass bridge. The reduced planter along the south property line will contain a black steel picket fence with climbing jasmine and a partial solid CMU wall that will soften and screen the loading area and parking lot from the abutting I-84. Given the significant elevation of the site above the I-84 freeway little of the activities in the parking lot will be visible from the south. If visible at some point, back of house elements are not uncommon at the rear of properties that abut the freeway. Since there is no development on the abutting lot under the freeway, there is no need to provide a landscape buffer along the west property line. Therefore, the screening proposed meets the intent of the standard being modified.

The modification meets design guideline D3 (Landscape Features) and D8 (Interest, Quality, and Composition) in that the fence and climbing jasmine provide variety and interest in the site's landscaping and the materials (black steel fence) complement the gate in the garden center for a cohesive composition. *Therefore this Modification merit 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. As demonstrated in the findings above, the proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of an exterior remodel of the building at 4030 NE Halsey (currently Hollywood Bowl) and associated site improvements in the Hollywood Plan District, Sub District A as follows:

Approval for the following Modification:

2. Not provide full screening of the loading space, trash/mechanical and parking areas along the west (no screening) and south (reduce from 5'-0" to 1'-8") property lines that meet the L2 or F2 requirements (Sections 33.266.310.E, 33.130.266.130.G and 33.130.235).

Per the approved site plans, Exhibits C-1 through C-28, signed and dated 2/21/14, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.28. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-241266 DZM. No field changes allowed."

Staff Planner: Staci Monroe



Decision rendered by: _____ **on February 21, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 25, 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 24, 2013, and was determined to be complete on January 21, 2014 .

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 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.

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 11, 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 12, 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. Project Narrative
2. Responses to Approval Criteria
3. Context Photos
4. Stormwater Report dated 12/20/13
5. Applicant's Response to Incomplete

Letter dated 1/20/14

6. Applicant's Response to Staff email dated 2/4/14

B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Zoning Analysis
3. Existing Conditions
4. Grading Plan
5. Utility Plan
6. Landscape Planting Plan
7. Demo Floor Plan
8. Demo Roof Plan
9. Proposed Lower Floor Plan
10. Proposed Main Floor Plan
11. Enlarged Floor Plans
12. Roof Plan
13. Existing Elevations
14. Proposed Elevations (attached)
15. South Wall & Fence Elevations
16. Building Sections
17. Partial Sections and Elevations
18. Partial Sections and Elevations
19. Partial Sections and Elevations
20. Partial Sections and Elevations
21. Building Sections

22. Colored Building North Elevations

23. Colored Building South Elevations

24. Bike Rack Details (2)

25. Light Fixture Details (4)

26. Storefront Overhead Doors Details

27. Loading Dock Overhead Door Details

28. Steel Gate Screening Images for Garden Center

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

1. Water Bureau
2. Fire Bureau
3. Site Development Review Section of BDS
4. Plan Review Section of BDS
5. Bureau of Environmental Services
6. Bureau of Transportation Engineering and Development Review

F. Correspondence: none

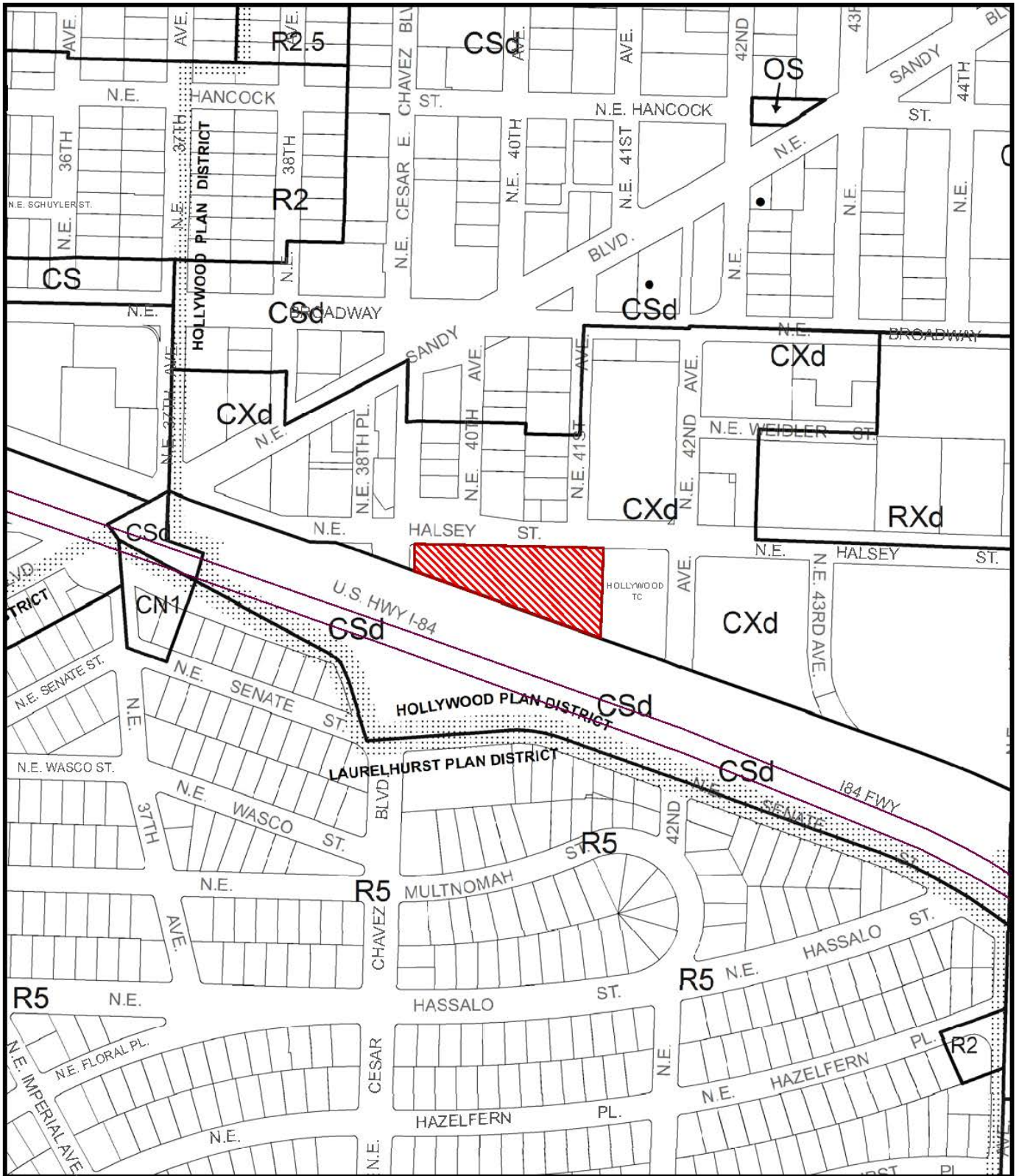
G. Other:

1. Original LU Application
2. Incomplete Letter dated 1/7/13
3. Early Assistance Appointment

Summary Letter dated 11/7/13

4. Documentation of Painted Wall Sign on South Facade

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:
**HOLLYWOOD PLAN DISTRICT
 SUBDISTRICT A**

File No. LU 13-241266 DZM
 1/4 Section 2934
 Scale 1 inch = 300 feet
 State_Id 1N1E36AA 200
 Exhibit B (Dec 27, 2013)



BAYSINGER PARTNERS ARCHITECTURE
1006 SE Grand Ave. Suite 300 Portland, OR 97214
Phone: 503-546-1600 Fax: 503-546-1601

ORCHARD SUPPLY HARDWARE
HOLLWOOD - 4030 NE HALSEY ST., PORTLAND, OR 97232 OH 13068

6450 W. Dr. Dr. 11
503.546.1119

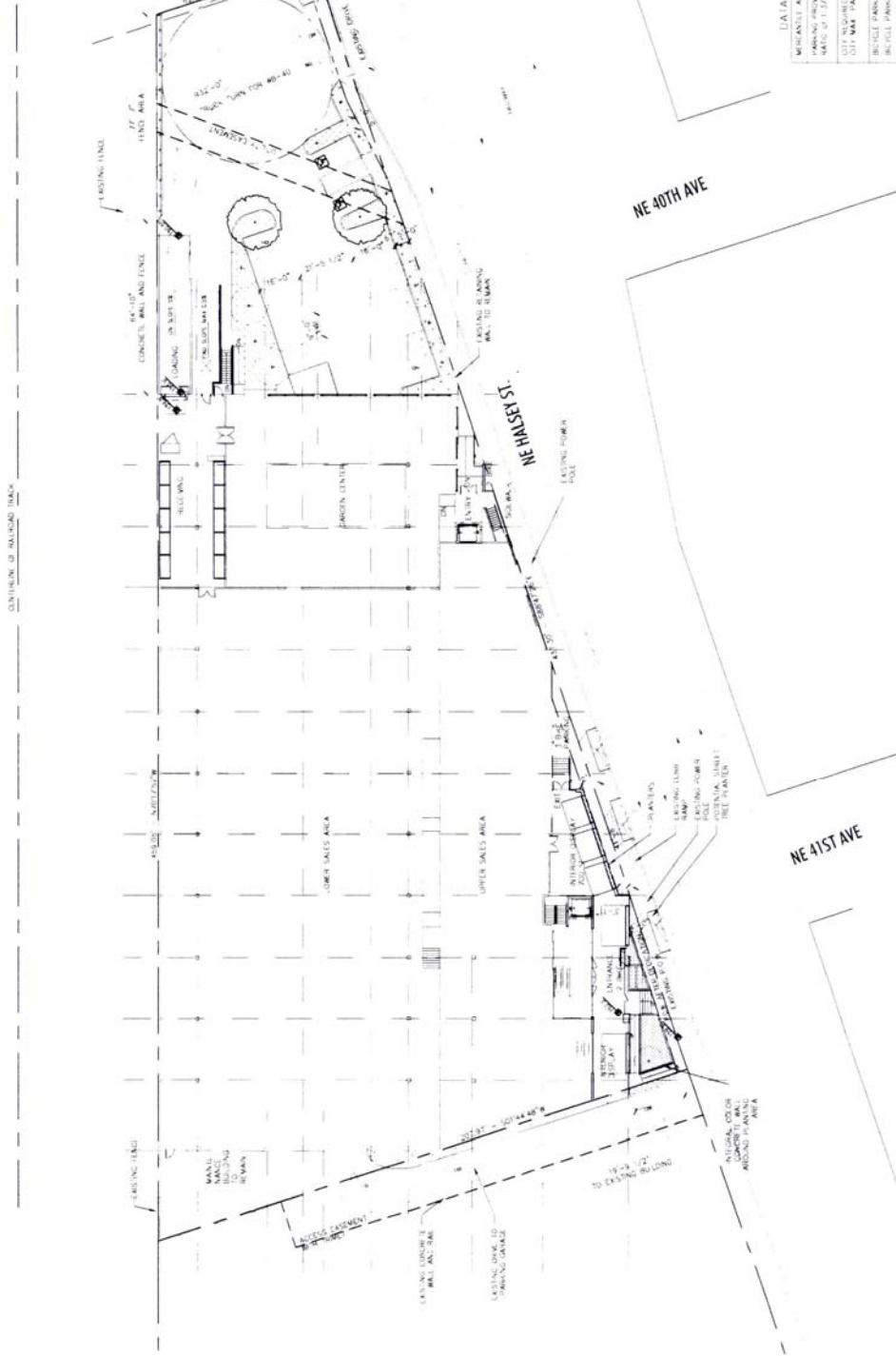
FOR REVIEW ONLY

ISSUED / REVISED / DATE

SITE PLAN

A101

DESIGN DEVELOPMENT



DATA - SITE AND PARKING

MINIMUM AREA - 4500 SQ FT	REQUIREMENTS - 2000 SQ FT
MINIMUM AREA - 4500 SQ FT	REQUIREMENTS - 2000 SQ FT
CITY REQUIRED PARKING - 1199 SQ FT	PARKING NOT REQUIRED
CITY MAX. PARKING ALLOWED - 1199 SQ FT	REQUIREMENTS - 2000 SQ FT
RECYCLE PARKING REQUIRED - 2 SHORT TERM, 4 LONG TERM	REQUIREMENTS - 2 SHORT TERM, 4 LONG TERM
BIKE PARKING REQUIRED - 2 SHORT TERM, 4 LONG TERM	REQUIREMENTS - 2 SHORT TERM, 4 LONG TERM
LONG TERM - 2 A MAN ENTRY, 4 IN EMPLOYEE ROOM	REQUIREMENTS - 2 SHORT TERM, 4 LONG TERM
LANDSCAPE AREA - 50 SQ FT MIN. REQUIRED BY ZONE	REQUIREMENTS - 2 SHORT TERM, 4 LONG TERM
ADDITIONAL PARKING SPACE INDICATED IN THIS PLAN SHOULD BE A MINIMUM OF 10% OF TOTAL PARKING AND AREA CALCULATIONS	REQUIREMENTS - 2 SHORT TERM, 4 LONG TERM

Approved by: [Signature]
 City of Portland - Bureau of Development Services
 Planner: [Signature]
 Date: 2/11/14
 * This approval is subject to the reviews requested and is subject to all other applicable rules and regulations. Additional zoning requirements may apply.



LV 13-241266 DZM
EX C-1

FOR REVIEW ONLY

ISSUED / REVISED DATE

ELEVATIONS
 A201
 DESIGN DEVELOPMENT

KEYED NOTES

1. EXTERIOR FINISH COLOURS
2. EXTERIOR FINISH COLOURS
3. EXTERIOR FINISH COLOURS
4. EXTERIOR FINISH COLOURS
5. EXTERIOR FINISH COLOURS
6. EXTERIOR FINISH COLOURS
7. EXTERIOR FINISH COLOURS
8. EXTERIOR FINISH COLOURS
9. EXTERIOR FINISH COLOURS
10. EXTERIOR FINISH COLOURS
11. EXTERIOR FINISH COLOURS
12. EXTERIOR FINISH COLOURS
13. EXTERIOR FINISH COLOURS
14. EXTERIOR FINISH COLOURS
15. EXTERIOR FINISH COLOURS
16. EXTERIOR FINISH COLOURS
17. EXTERIOR FINISH COLOURS
18. EXTERIOR FINISH COLOURS
19. EXTERIOR FINISH COLOURS
20. EXTERIOR FINISH COLOURS
21. EXTERIOR FINISH COLOURS
22. EXTERIOR FINISH COLOURS
23. EXTERIOR FINISH COLOURS
24. EXTERIOR FINISH COLOURS
25. EXTERIOR FINISH COLOURS
26. EXTERIOR FINISH COLOURS
27. EXTERIOR FINISH COLOURS
28. EXTERIOR FINISH COLOURS
29. EXTERIOR FINISH COLOURS
30. EXTERIOR FINISH COLOURS
31. EXTERIOR FINISH COLOURS
32. EXTERIOR FINISH COLOURS
33. EXTERIOR FINISH COLOURS
34. EXTERIOR FINISH COLOURS
35. EXTERIOR FINISH COLOURS
36. EXTERIOR FINISH COLOURS
37. EXTERIOR FINISH COLOURS
38. EXTERIOR FINISH COLOURS
39. EXTERIOR FINISH COLOURS
40. EXTERIOR FINISH COLOURS
41. EXTERIOR FINISH COLOURS
42. EXTERIOR FINISH COLOURS
43. EXTERIOR FINISH COLOURS
44. EXTERIOR FINISH COLOURS
45. EXTERIOR FINISH COLOURS
46. EXTERIOR FINISH COLOURS
47. EXTERIOR FINISH COLOURS
48. EXTERIOR FINISH COLOURS
49. EXTERIOR FINISH COLOURS
50. EXTERIOR FINISH COLOURS
51. EXTERIOR FINISH COLOURS
52. EXTERIOR FINISH COLOURS
53. EXTERIOR FINISH COLOURS
54. EXTERIOR FINISH COLOURS
55. EXTERIOR FINISH COLOURS
56. EXTERIOR FINISH COLOURS
57. EXTERIOR FINISH COLOURS
58. EXTERIOR FINISH COLOURS
59. EXTERIOR FINISH COLOURS
60. EXTERIOR FINISH COLOURS
61. EXTERIOR FINISH COLOURS
62. EXTERIOR FINISH COLOURS
63. EXTERIOR FINISH COLOURS
64. EXTERIOR FINISH COLOURS
65. EXTERIOR FINISH COLOURS
66. EXTERIOR FINISH COLOURS
67. EXTERIOR FINISH COLOURS
68. EXTERIOR FINISH COLOURS
69. EXTERIOR FINISH COLOURS
70. EXTERIOR FINISH COLOURS
71. EXTERIOR FINISH COLOURS
72. EXTERIOR FINISH COLOURS
73. EXTERIOR FINISH COLOURS
74. EXTERIOR FINISH COLOURS
75. EXTERIOR FINISH COLOURS
76. EXTERIOR FINISH COLOURS
77. EXTERIOR FINISH COLOURS
78. EXTERIOR FINISH COLOURS
79. EXTERIOR FINISH COLOURS
80. EXTERIOR FINISH COLOURS
81. EXTERIOR FINISH COLOURS
82. EXTERIOR FINISH COLOURS
83. EXTERIOR FINISH COLOURS
84. EXTERIOR FINISH COLOURS
85. EXTERIOR FINISH COLOURS
86. EXTERIOR FINISH COLOURS
87. EXTERIOR FINISH COLOURS
88. EXTERIOR FINISH COLOURS
89. EXTERIOR FINISH COLOURS
90. EXTERIOR FINISH COLOURS
91. EXTERIOR FINISH COLOURS
92. EXTERIOR FINISH COLOURS
93. EXTERIOR FINISH COLOURS
94. EXTERIOR FINISH COLOURS
95. EXTERIOR FINISH COLOURS
96. EXTERIOR FINISH COLOURS
97. EXTERIOR FINISH COLOURS
98. EXTERIOR FINISH COLOURS
99. EXTERIOR FINISH COLOURS
100. EXTERIOR FINISH COLOURS

EXTERIOR FINISH COLOURS

1. EXTERIOR FINISH COLOURS

2. EXTERIOR FINISH COLOURS

3. EXTERIOR FINISH COLOURS

4. EXTERIOR FINISH COLOURS

5. EXTERIOR FINISH COLOURS

6. EXTERIOR FINISH COLOURS

7. EXTERIOR FINISH COLOURS

8. EXTERIOR FINISH COLOURS

9. EXTERIOR FINISH COLOURS

10. EXTERIOR FINISH COLOURS

11. EXTERIOR FINISH COLOURS

12. EXTERIOR FINISH COLOURS

13. EXTERIOR FINISH COLOURS

14. EXTERIOR FINISH COLOURS

15. EXTERIOR FINISH COLOURS

16. EXTERIOR FINISH COLOURS

17. EXTERIOR FINISH COLOURS

18. EXTERIOR FINISH COLOURS

19. EXTERIOR FINISH COLOURS

20. EXTERIOR FINISH COLOURS

21. EXTERIOR FINISH COLOURS

22. EXTERIOR FINISH COLOURS

23. EXTERIOR FINISH COLOURS

24. EXTERIOR FINISH COLOURS

25. EXTERIOR FINISH COLOURS

26. EXTERIOR FINISH COLOURS

27. EXTERIOR FINISH COLOURS

28. EXTERIOR FINISH COLOURS

29. EXTERIOR FINISH COLOURS

30. EXTERIOR FINISH COLOURS

31. EXTERIOR FINISH COLOURS

32. EXTERIOR FINISH COLOURS

33. EXTERIOR FINISH COLOURS

34. EXTERIOR FINISH COLOURS

35. EXTERIOR FINISH COLOURS

36. EXTERIOR FINISH COLOURS

37. EXTERIOR FINISH COLOURS

38. EXTERIOR FINISH COLOURS

39. EXTERIOR FINISH COLOURS

40. EXTERIOR FINISH COLOURS

41. EXTERIOR FINISH COLOURS

42. EXTERIOR FINISH COLOURS

43. EXTERIOR FINISH COLOURS

44. EXTERIOR FINISH COLOURS

45. EXTERIOR FINISH COLOURS

46. EXTERIOR FINISH COLOURS

47. EXTERIOR FINISH COLOURS

48. EXTERIOR FINISH COLOURS

49. EXTERIOR FINISH COLOURS

50. EXTERIOR FINISH COLOURS

51. EXTERIOR FINISH COLOURS

52. EXTERIOR FINISH COLOURS

53. EXTERIOR FINISH COLOURS

54. EXTERIOR FINISH COLOURS

55. EXTERIOR FINISH COLOURS

56. EXTERIOR FINISH COLOURS

57. EXTERIOR FINISH COLOURS

58. EXTERIOR FINISH COLOURS

59. EXTERIOR FINISH COLOURS

60. EXTERIOR FINISH COLOURS

61. EXTERIOR FINISH COLOURS

62. EXTERIOR FINISH COLOURS

63. EXTERIOR FINISH COLOURS

64. EXTERIOR FINISH COLOURS

65. EXTERIOR FINISH COLOURS

66. EXTERIOR FINISH COLOURS

67. EXTERIOR FINISH COLOURS

68. EXTERIOR FINISH COLOURS

69. EXTERIOR FINISH COLOURS

70. EXTERIOR FINISH COLOURS

71. EXTERIOR FINISH COLOURS

72. EXTERIOR FINISH COLOURS

73. EXTERIOR FINISH COLOURS

74. EXTERIOR FINISH COLOURS

75. EXTERIOR FINISH COLOURS

76. EXTERIOR FINISH COLOURS

77. EXTERIOR FINISH COLOURS

78. EXTERIOR FINISH COLOURS

79. EXTERIOR FINISH COLOURS

80. EXTERIOR FINISH COLOURS

81. EXTERIOR FINISH COLOURS

82. EXTERIOR FINISH COLOURS

83. EXTERIOR FINISH COLOURS

84. EXTERIOR FINISH COLOURS

85. EXTERIOR FINISH COLOURS

86. EXTERIOR FINISH COLOURS

87. EXTERIOR FINISH COLOURS

88. EXTERIOR FINISH COLOURS

89. EXTERIOR FINISH COLOURS

90. EXTERIOR FINISH COLOURS

91. EXTERIOR FINISH COLOURS

92. EXTERIOR FINISH COLOURS

93. EXTERIOR FINISH COLOURS

94. EXTERIOR FINISH COLOURS

95. EXTERIOR FINISH COLOURS

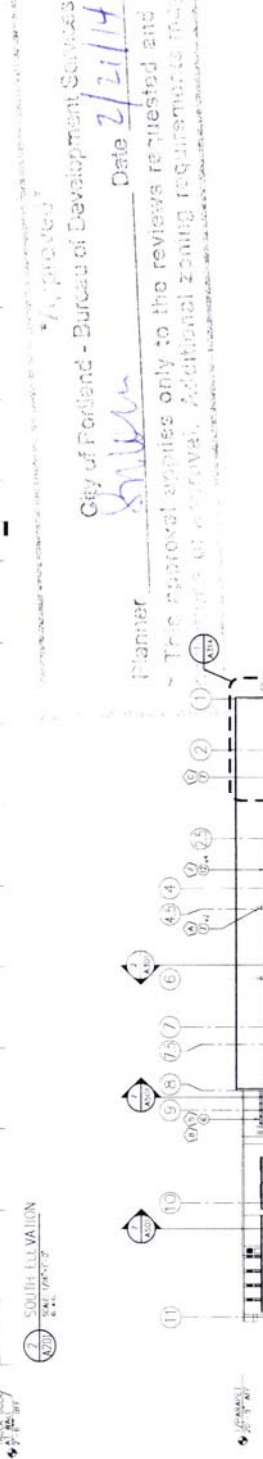
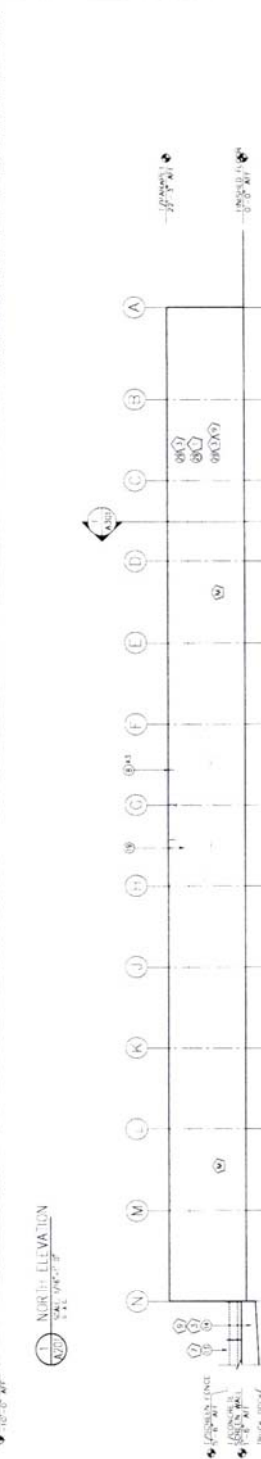
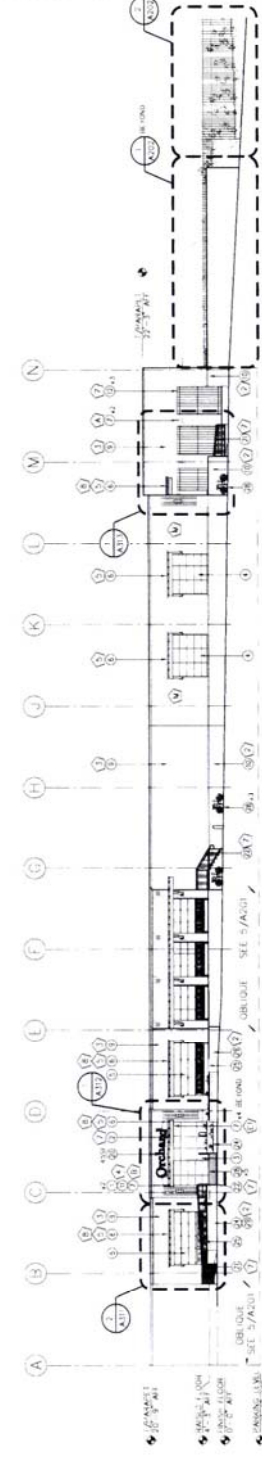
96. EXTERIOR FINISH COLOURS

97. EXTERIOR FINISH COLOURS

98. EXTERIOR FINISH COLOURS

99. EXTERIOR FINISH COLOURS

100. EXTERIOR FINISH COLOURS



City of Portland - Bureau of Development Services
 Date 2/21/14
 Planner: *Shilpa*

The approval applies only to the reviews requested and is not a guarantee of approval. Additional zoning requirements may apply.

STREET-FACING NORTH ELEVATION
 SCALE: 1/8\"/>

EX C-14
 LU 13-241266 D2m