



Date: Thursday, June 27, 2014
To: Interested Person
From: Kate Marcello, Land Use Services
 503-823-7538 | kate.marcello@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, via this link: <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the district coalition and 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 13-229565 DZ
Ground- and Terrace-Level Alterations at Calaroga Terrace

GENERAL INFORMATION

Applicant: David Fey, Jensen Fey Architecture And Planning
 7730 Leary Way | Redmond, WA 98052
 425-216-0318, extension 311

Owners: Colby Young, Pacifica Companies
 1775 Hancock St | San Diego, CA 92110
 619-296-9000, extension 219

Extended Care Portfolio/Multistate Pool LLC
 6400 SE Lake Rd #400 | Milwaukie, OR 97222

Site Address: 1400 NE 2nd Avenue

Legal Description: BLOCK 61 LOT 1-8, HOLLADAYS ADD
Tax Account No.: R396201880
State ID No.: 1N1E34AA 00500
Quarter Section: 2930
Neighborhood: Lloyd District Community Association;
 contact Michael Jones at 503-265-1568
Business District: Lloyd District Community Association;
 contact Gary Warren at 503-234-8271
District Coalition: None
Plan District: Central City Plan District; Lloyd Subdistrict
Zoning: Central Residential (RX) base zone; Design (d) overlay zone
Case Type: Design Review (DZ)
Procedure: Type II, which is an administrative decision with appeal to the Design Commission

PROPOSAL: The applicant requests Design Review approval for ground- and terrace-level alterations at Calaroga Terrace, a senior independent living and assisted living apartment building located in the Lloyd District neighborhood. The proposed alterations include the following:

Ground Level (at southwest portion of site)

- Existing elements such as the raised concrete planters and the existing courtyard will be removed to accommodate reconfiguration of the driveway entrance. This will allow for a second driveway lane to be added. This second driveway, which will fit within the area between existing concrete columns, will run parallel to the existing driveway.
- The existing brick surfacing of the walkway from NE 2nd Avenue to the building's main entrance will be replaced with colored/scored concrete. This colored/scored concrete will also comprise the surfacing for the existing walkway from NE Clackamas Street.
- The existing driveway and the new driveway will be surfaced with colored pavers.
- The Notice of Proposal stated that the existing dimensional concrete-block wall located along the walkway would be replaced with a composite wood-paneled wall. However, the concrete-block wall will be retained. The composite wood panels will be installed on the surface of the concrete-block wall. The composite wood paneling will also be installed on the building façade adjacent to the entry vestibule.
- Wood panels with recessed down-lights will be installed on the ceiling of the porte-cochere area.
- The existing entry vestibule will be reconfigured and a new glazing system will be installed. The reconfiguration will result in a smaller vestibule.
- The Notice of Proposal stated that stone veneer would be installed on the existing columns that flank the walkway and two driveways. This is no longer part of the proposal.
- The existing pole-mounted sign will be removed and replaced with a monument sign. Because the new monument sign has under 32 square feet of area, it is exempt from Design Review (per 33.420.041.F in the Zoning Code). The sign will be integrated with a circular structure of cultured stone and boulders, with a bubbling water feature.
- New landscaping will be installed along all three street frontages. There will be two stormwater swales on the NE Clackamas Street frontage.

Terrace Level

- Two new wood arbors/trellises will be installed.
- A new cobblestone fire pit and reflecting pool will be installed.
- New teakwood benches will be installed.
- The existing raised vegetable planters will be removed and replaced with six new raised vegetable planters.
- Eight new ornamental planters will be installed. Four planters are square-shaped and four are rectangular. The square-shaped planters have benches cantilevered from their outer edges.

RELEVANT APPROVAL CRITERIA:

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

- The *Central City Fundamental Design Guidelines*, and
- The *Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan*.

ANALYSIS

- I. Site and Vicinity:** The subject site is located in the Lloyd District neighborhood, in the southern portion of the double-block bounded by NE Clackamas Street, NE 2nd Avenue, NE Weidler Street, and NE 3rd Avenue. A hotel abuts the site to the north. North of the hotel, on the Weidler Street frontage of the block, there is a one-story medical office building. The surrounding area contains a mixture of uses, including a medical laboratory facility, a church, an event/meeting venue, hotels, multiple surface parking lots, a condominium building, and a variety of retail storefronts.

The subject building is 15 stories tall. It was constructed around 1968. It exhibits many design characteristics of 1960s-era residential towers, including the use of dimensional concrete-block as an accent feature; a strong sense of verticality; concrete as a primary building material; and curvilinear design repeated in multiple ways, via concrete and metal, throughout the building's interior and exterior (such as curvilinear metal railings and concrete columns, and window bays with curved lower edges).

II. Zoning:

Base Zone: The Central Residential (RX) zone is a high-density multi-dwelling zone that allows the highest density of dwelling units of the residential zones. The maximum size of buildings and intensity of use are regulated by floor area ratio limits and other site development standards. The major types of new housing development will be medium- and high-rise apartments and condominiums, often with allowed retail, institutional, or other service-oriented uses.

Overlay Zone: The Design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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.

III. Land Use History:

City records indicate four prior land use reviews at the subject site:

1. PC 5752C (reference file number LU 90-023996): Denial of a Conditional Use proposal for a new sign.
2. LUR 94-00104 CU DZ (reference file number LU 94-011006 CU DZ): Conditional Use and Design Review approval for four new telecommunications antennas and an associated equipment room.
3. LUR 95-00914 DZ (reference file number LU 95-012807 DZ): Design Review approval for “antennas and equipment.”
4. LU 08-144335 CU DZM: Conditional Use and Design Review approval for six new telecommunications antennas, eight new microwave dishes, six new BTS units, one new cabinet with an attached GPS device, and two enclosures to screen the aforementioned equipment.

IV. Public Notice:

A *Notice of Proposal in Your Neighborhood* was mailed on January 17, 2014. Neighborhood Review: No written comments in response to the proposal have been received from the neighborhood association (Lloyd District Community Association) or notified property owners. Agency Review: The Life Safety/Building Code Section of the Bureau of Development Services responded with comments but with no objections to the proposal (Exhibit E-1).

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 Design Guidelines and the 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

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.

A5-1. 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.

C3. Respect Architectural Integrity.

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

C5. Design for Coherency.

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

Findings for A4, A5-1, C3, and C5: The proposal enhances the appearance of the porte-cochere area and the terrace level without adversely affecting the original 1960s-era architecture of the building. The large, heavy concrete horizontal members and the concrete columns of the porte-cochere area will remain intact and visible. Stone veneer, previously planned to be installed on the concrete columns, has been removed from the proposal. The second driveway will be added parallel to the existing driveway. It will be located between the existing concrete columns, retaining the existing porte-cochere configuration of this ground-level area. The new composite wood panels to be located on the existing concrete-block wall and at the ceiling will be installed in such a way that they can easily be removed in the future, thus keeping the original concrete materials intact.

New elements to be located at the terrace level – planters, benches, trellises, fire pit, and reflecting pool – will be largely out of view from surrounding vantage points, and their additive nature makes them easy to remove without damaging the original design elements of the building.

The proposal enhances the building's sense of place, respects its architectural integrity and distinct identity within the neighborhood, and allows it to remain a cohesive 1960s-era composition. *Therefore these guidelines are met.*

A5-6. Incorporate Landscaping as an Integral Element of Design.

Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.

Findings for A5-6: The proposal includes substantial landscaping along all three street frontages. Large in-ground stormwater swales will flank the walkway from NE Clackamas Street. The existing hardscaped area located at the corner of NE 2nd Avenue and NE Clackamas Street will be removed and replaced with landscaping that includes three trees and a circular structure of cultured stone and boulders, with a bubbling water feature. The terrace level of the building will receive several new landscape elements, including vegetable planters and ornamental planters. *Therefore 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.

B1. Reinforce and Enhance the Pedestrian System.

Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Findings for A8 and B1: The existing walkways leading to the building entrance from NE 2nd Avenue and NE Clackamas Street will be enhanced by a new walking surface of colored/scored concrete. This differentiates the walkways from the driveways, which will have colored pavers with a contrasting pattern. Composite wood panels, to be installed on the existing dimensional concrete-block wall along the walkway from 2nd Avenue, will highlight the location of the walkway and foster a warm, inviting appearance. In addition, reconfiguration of the entry vestibule will allow for increased glazing that offers views into the lobby. Reconfiguration of the vestibule will also result in a simpler, cleaner composition, with one entry door location accessible from both walkways, with a regularized window pattern. *Therefore these guidelines are met.*

B1-2. Incorporate Additional Lighting.

Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.

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 for B1-2 and C12: Recessed down-lights will be installed within the new wood panels to be located on the ceiling of the porte-cochere area. The fixtures use light-emitting diodes (LEDs) to create a "wall-wash" effect, which means the lighting is diffuse and subtle. This allows the fixtures to provide safety lighting for pedestrians, residents, and visitors, without producing glare or light pollution. The small size of each fixture, the fixtures' even and consistent spacing throughout the ceiling-mounted wood panels, and the recession of the fixtures into the panels help to integrate the lights with their surroundings, enhance the nighttime appearance of the porte-cochere area, and highlight the new wood panels and other new design features of this area.

New sconce lights will be installed on the concrete columns in the porte-cochere area. These create a "wall-wash" effect that highlights the concrete columns as an important element of the building's design, as well as enhancing the nighttime appearance of the area and increasing pedestrians', residents', and visitors' sense of safety.

Therefore 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.

B3. Bridge Pedestrian Obstacles.

Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

Findings for B3: Different paving patterns for the walkways and driveways will differentiate pedestrian areas from vehicle areas. Whereas the walkways will have colored/scored concrete, the driveways will have a contrasting pattern of colored pavers. Planters will be placed between the walkway and driveway from NE 2nd Avenue. New sconce lights will be installed on the existing concrete columns, and recessed down-lights will be located in the

new wood panels to be hung from the ceiling of the porte-cochere. In addition, the new composite wood panels to be installed on the existing concrete-block wall will screen the adjacent loading and back-of-house area from view, resulting in a more pleasant pedestrian experience on the walkway from NE 2nd Avenue. *Therefore these guidelines are 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 and B6-1: The existing coverage provided for the walkways leading to the building's main entrance will not be affected by the proposal. The entire walkway from Clackamas Street is covered, and the portion of the 2nd Avenue walkway closest to the building entrance is also covered. Thus the existing amount of weather protection for pedestrians will be maintained.

The proposal includes a substantial amount of landscaping along all three street frontages, including two large in-ground stormwater swales along the sidewalk on Clackamas Street. Existing hardscaped area at the corner of 2nd Avenue and Clackamas Street will be replaced with landscaping, including three trees. Additionally, several new ornamental and vegetable planters will be installed at the terrace level of the building. All of these new areas of landscaping will help to mitigate the effects of heavy rain events.

Therefore 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 new walking surface for the two existing pedestrian paths will be scored/colored concrete, at-grade with the adjacent public sidewalks and at-grade with the new entry door. The new entry door will be an automatic sliding door. Thus barrier-free design is an integral part of the proposal. *Therefore 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: The proposal promotes quality and permanence in the following ways:

- All walking surfaces are comprised of colored/scored concrete and the driving surfaces consist of colored pavers.
- The new terrace-level planters, fire pit, and reflecting pool will be made of concrete.
- The composite wood panels, which have concealed fasteners, are comprised of wood veneer with a core of heat-hardened synthetic resin-bonded cellulose fiber. These panels have been used as a cladding material for new buildings within recent years. The panels have the ability to weather gracefully and have proven to be a durable cladding material that exudes a warm appearance similar to that of more traditional wood cladding products.

Therefore this guideline is met.

C10-1. Use Masonry Materials.

Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor of buildings whenever possible.

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 C10-1 and C10-2: The proposal meets these guidelines in the following ways:

- Masonry – in the form of concrete and brick – will remain a prominent part of the existing design of the building. Whereas previously the proposal included stone veneer over the existing concrete columns in the porte-cochere area, this has been removed from the proposal. This allows the concrete to remain visible and prominent, in keeping with the original architectural style of the building.
- A portion of solid wall adjacent to the entry vestibule will be altered to accommodate the installation of windows that provide views into the building’s lobby.

Therefore these guidelines are met.

C10-3. Use Light Colors.

The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.

Findings for C10-3: The proposal adds darker-value accent materials in the form of composite wood panels, located on the existing concrete-block wall along the 2nd Avenue walkway and located at the ceiling of the porte-cochere. *Therefore this guideline is met.*

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 C7: New landscaping and a new water feature will highlight the corner of NE 2nd Avenue and NE Clackamas Street. The specially paved walkways and driveways at the southwest corner of the building, along with the new wood panels at the ceiling and wood panels along the 2nd Avenue walkway, will highlight the location of the building’s main entrance and indicate that this is the most important corner of the subject site. *Therefore 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 enhances the building’s sense of place, respects its architectural integrity and distinct identity within the neighborhood, and allows it to remain a cohesive 1960s-era composition. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations – located at the ground level porte-cochere and at the terrace level – at Calaroga Terrace, which is located in the Lloyd Subdistrict of the Central City Plan District.

Approval per the approved plans and drawings, Exhibits C-1 through C-22, signed and dated June 24, 2014, subject to the following condition:

- A. As part of the building permit application submittal, each of the four 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-22. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-229565 DZ. No field changes allowed."

Staff Planner: Kate Marcello

Decision rendered by:  **on June 24, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 27, 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 November 21, 2013, and was determined to be complete on **January 9, 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 November 21, 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 requested that the 120-day review period be extended for a total of 75 additional days. (See Exhibit G-6.) Unless further extended by the applicant, **the 120 days will expire on July 23, 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 July 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 **July 14, 2014 (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

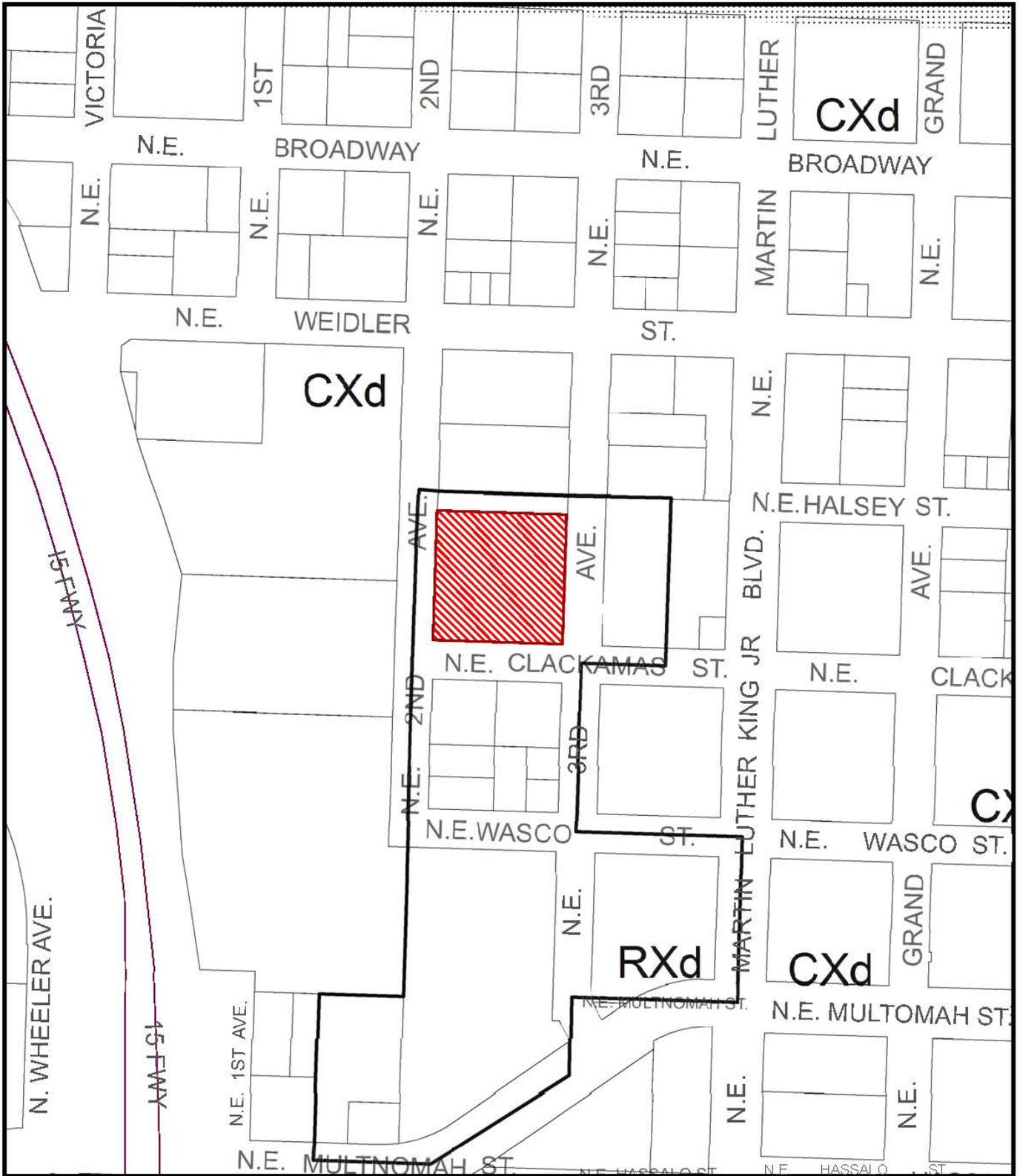
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement/Narrative
- B. Zoning Map (attached)
- C. Plans and Drawings:
 - 1. Existing Site Plans – Ground Level/Porte-Cochere and Terrace Level
 - 2. Planting Plan – Ground Level
 - 3. Landscape/Site Plan – Ground Level (attached)
 - 4. Enlarged South and West Elevations – Ground Level/Porte-Cochere
 - 5. Detail and Section Drawings – Wood Panel Wall and Porte-Cochere Ceiling
 - 6. Paver Section Drawings and 3-D Detail Drawing for Water Feature + Sign (Note: Sign is exempt from Design Review)
 - 7. Reflected Ceiling Plan for Porte-Cochere
 - 8. Landscape/Site Plan – Terrace Level (attached)
 - 9. Planting Plan – Terrace Level
 - 10. Planter, Reflecting Pool, and Fire Pit Detail Drawings – Terrace Level
 - 11. Trellis and Bench Detail Drawings – Terrace Level
 - 12. Ground Level/Porte-Cochere Rendering – 2nd Avenue
 - 13. Ground Level/Porte-Cochere Rendering – Clackamas Street
 - 14. Ground Level/Porte-Cochere Rendering – Clackamas Street, Looking Northwest
 - 15. Ground Level/Porte-Cochere Rendering – 2nd Avenue, enlarged
 - 16. Ground Level Rendering – Walkway from 2nd Avenue, near Entry Vestibule
 - 17. Rendering of Walkways and Entry Vestibule
 - 18. Rendering of Entry Vestibule showing new Location of Entry Doors
 - 19. Rendering showing Reconfiguration of Entry Vestibule and Walkways
 - 20. Manufacturer's Information for Prodema Composite Wood Panels
 - 21. Manufacturer's Cutsheet for Sconce Lights
 - 22. Manufacturer's Cutsheets for Recessed Lights (for ceiling of porte-cochere)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety/Building Code Section of the Bureau of Development Services
- F. Correspondence: None received.
- G. Other
 - 1. Original Land Use Review Application
 - 2. Letter of Completeness, dated December 10, 2013
 - 3. Photographs Provided by Applicant
 - 4. Site Visit Photographs
 - 5. Original Elevation Drawings Submitted by Applicant (superseded)
 - 6. Requests for Extension of 120-Day Review Period, signed by applicant

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).



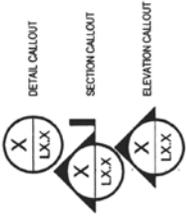
ZONING



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

File No. LU 13-229565 DZ
 1/4 Section 2930
 Scale 1 inch = 200 feet
 State_Id 1N1E34AA 500
 Exhibit B (Nov 26, 2013)

CALLOUT LEGEND



SITE MATERIALS

PATTERN	MATERIAL	DETAILS
	COLORSCORED CONCRETE	1 & 2 / L1,2
	COLOR PAVERS	3 / L1,2
	CONCRETE	(SEE CIVIL)
	SIGN LIGHT	(BY OTHERS)
	DETECTABLE WARNING STRIP	7 / L1,2

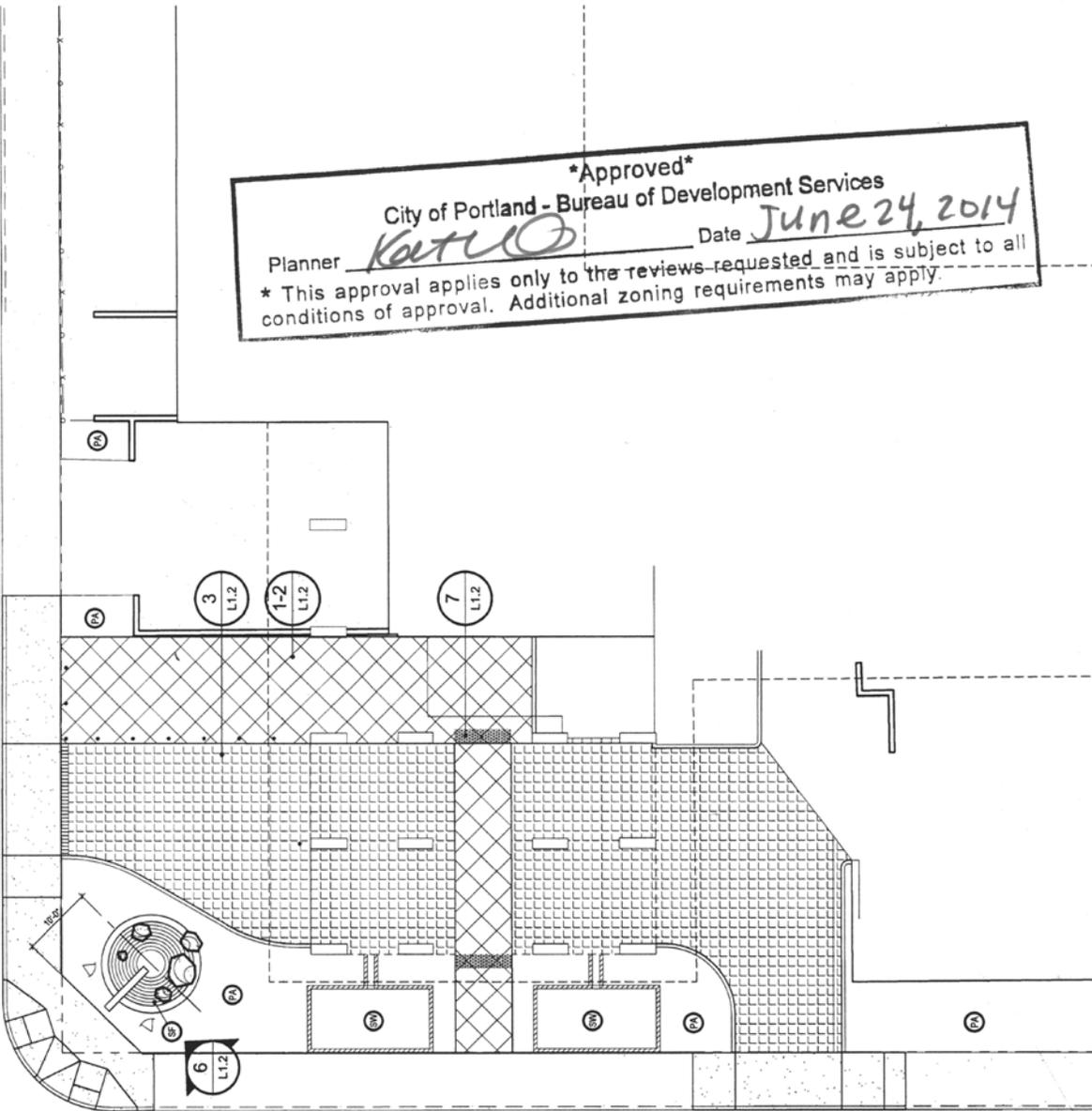
KEYNOTES

- Ⓚ BENCH SEAT
- Ⓚ PLANTING AREA
- Ⓚ STORMWATER TREATMENT INFILTRATION AREA
- Ⓚ GARDEN AREA (BY OWNER)
- Ⓚ SIGN / FOUNTAIN

NOTES

1. OWNERS REPRESENTATIVE TO REVIEW MOCK-UP OF CONCRETE AND CONCRETE PAVES AS INDICATED ON PLAN PRIOR TO CONTINUATION OF PAVING INSTALLATION. APPROVED MOCK-UPS MAY BECOME PART OF THE COMPLETED WORK. IF UNDISTURBED AT TIME OF SUBSTANTIAL COMPLETION, IF REJECTED, CONTRACTOR WILL REMOVE MOCK-UP AND REPLACE FOR FURTHER INSPECTION AND APPROVAL.
2. FINISHED SURFACE ON ALL CONCRETE FLATWORK ON SLOPES LESS THAN 5% SHALL BE A CONSISTENT NON-SLIP, LIGHT-BROOM FINISH, NORTHSOUTH IN ORIENTATION, PARALLEL AND/OR PERPENDICULAR TO EDGES.
3. ALL CONCRETE FLATWORK GREATER THAN 5% SHALL HAVE A CONSISTENT COLOR AND NON-SLIP HEAVY-BROOM FINISH, PERPENDICULAR TO SLOPE, ACROSS ALL JOINTS.

NE SECOND AVENUE



Approved
 City of Portland - Bureau of Development Services
 Planner Kat Date June 24, 2014
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NE CLACKAMAS STREET

LANDSCAPE SITE PLAN - GROUND FLOOR

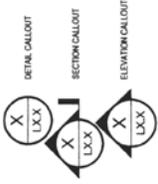
SCALE 1" = 10'



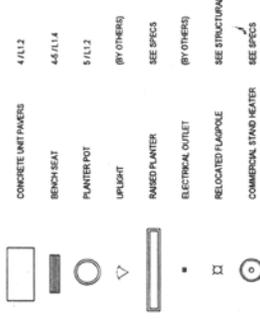
LU 13-229565 DZ Exhibit C-3

* Approved*
 City of Portland - Bureau of Development Services
 Planner *Kate* Date *June 24, 2014*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CALLOUT LEGEND



SITE MATERIALS

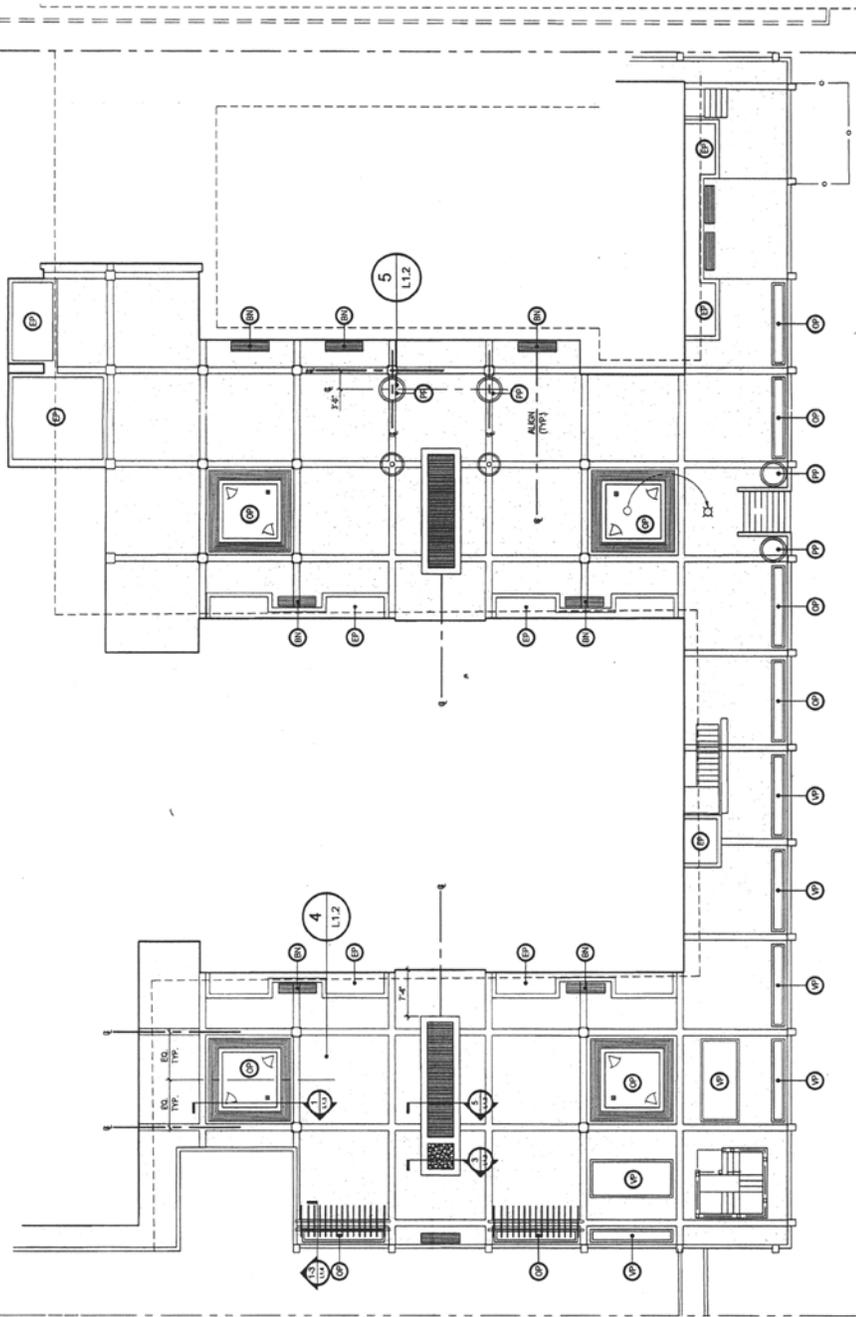


KEYNOTES



NOTES

- OWNERS REPRESENTATIVE TO REVIEW MOCKUP OF CONCRETE AND CONCRETE PAVERS PRIOR TO CONTINUATION OF PAVING INSTALLATION. APPROVED MOCKUPS MAY BECOME PART OF THE COMPLETED WORK IF UNDERTAKEN AT TIME OF INSTALLATION. ALL MATERIALS TO BE MATCHED TO EXISTING MATERIALS AND REPLACE FOR FURTHER INSPECTION AND APPROVAL.
- REMOVE PAVES SLATS ON ALL EXISTING BENCHES AND REPLACE WITH 12" X 12" PE TO MATCH EXISTING BENCHES.
- REMOVE AND RELOCATE EXISTING UPLIGHTS AS SHOWN. USE EXISTING CONCRETE PATCHES WHERE POSSIBLE. CONSULT WITH STRUCTURAL ENGINEER PRIOR TO REINSTALLING.
- REMOVE ALL MATERIAL FROM EXISTING PLANTERS TO REMAIN. PRESERVE WHERE ALL SURFACES MATCH UNDER AREA AND PROVIDE SACK FINISH TO MATCH NEW PLANTERS. VERIFY THAT DRAINAGE SYSTEM OPERATES PROPERLY. PROVIDE NEW DRAINAGE SYSTEM WHERE NECESSARY. REMOVE EXISTING PLANTERS FROM EXISTING SURFACES AND PLACE GROWING MEDIUM PER SPECIFICATIONS.



NE CLACKAMAS STREET

NE THIRD AVENUE

LANDSCAPE SITE PLAN - TERRACE
 SCALE 1" = 4'