



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 11, 2014  
**To:** Interested Person  
**From:** Mark Walhood, City Planner  
503-823-7806 / [Mark.Walhood@portlandoregon.gov](mailto:Mark.Walhood@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 14-151203 NU – 808 SW 15<sup>TH</sup> AVE.**

#### **GENERAL INFORMATION**

**Applicant:** Dirk Otis  
Macadam Forbes  
1800 SW First Ave, Ste. 650  
Portland, OR 97201

**Owner:** ORM Holdings LLC  
808 SW 15th Ave  
Portland, OR 97205-1907

**Owner Contact:** Steve Parker  
ORM Holdings, LLC  
2222 NW Lovejoy #304  
Portland, OR 97210

**Attorney:** Michael Robinson  
Perkins Coie, LLP  
1120 NW Couch St., Tenth Floor  
Portland, OR 97209

**Site Address:** 808 SW 15TH AVE

**Legal Description:** N 35' OF LOT 6 BLOCK 309, PORTLAND; LOT 7&8 BLOCK 309, PORTLAND

**Tax Account No.:** R667733020, R667733040

**State ID No.:** 1N1E33DC 04000, 1N1E33DD 07000

**Quarter Section:** 3028

**Neighborhood:** Goose Hollow, contact Greg Wimmer at 503-222-7173.

**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.

**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Zoning:** **RXd** (Central Residential base zone with Design overlay zone), **Central City Plan District/Goose Hollow Subdistrict**

**Case Type:** **NU** (Nonconforming Situation Review)

**Procedure:** **Type II**, an administrative decision with appeal to the Hearings Officer.

**PROPOSAL:** An existing quarter-block office building, originally constructed in the early 1950's, occupies this site at the corner of SW 15<sup>th</sup> & Yamhill, diagonally across from the old Mallory Hotel (now Hotel DeLuxe). Zoning changes over the years have sought to create a high-density residential neighborhood in the area, with the result that this multi-story office building is now considered a nonconforming use. Previously a law office, a new reproductive medicine outpatient clinic is planning to occupy the building, and a series of internal and external physical alterations are proposed. Among other things, the floor area of the building would be expanded by 2,239 square feet, through extensions of the building wall to the south on the lower floors within existing roof overhang areas facing the on-site parking lot. A new rooftop mechanical penthouse of 496 square feet is also proposed, bringing the total square footage on the site to 25,743 square feet. All the exterior alterations are being considered separately through a Type II Design Review process (LU 14-143499 DZM).

The proposed use would operate as an outpatient medical clinic, with hours of operation from 7:00am to 5:00pm. All medical activities will be conducted entirely indoors. Eighteen parking spaces will remain available in the on-site surface parking lot just south of the building, and the use is expected to employ four doctors and sixty-one other full-time staff. No overnight patient stays are proposed. A shared parking arrangement with the Hotel DeLuxe is under consideration, to allow up to 35 patient vehicles to use the hotel parking facilities across the street. Transportation Demand Management strategies are also proposed, including paid employee transit passes, bike commuter encouragement and subsidies, and parking policies which encourage employee use of transit.

Regulations for nonconforming office uses in the RX base zones require that any expansions of floor area receive prior approval through a Type II Nonconforming Situation Review. Therefore, to expand the floor area of a nonconforming office building at the site as noted above, the applicant has requested this Type II Nonconforming Situation Review.

**RELEVANT APPROVAL CRITERIA:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are **33.258.080.B, Nonconforming Situation Review Approval Criteria.**

## ANALYSIS

**Site and Vicinity:** The site is at the southeast corner of the intersection of SW 15<sup>th</sup> Avenue and Yamhill Streets in the Goose Hollow neighborhood, just west of the downtown core. Diagonally across the street from the Hotel Deluxe (formerly Mallory Hotel), the property is slightly larger than the typical 10,000 square-foot corner lot with 13,500 square feet of land. The property includes the existing 3-story office building at the north edge of the site abutting Yamhill and 15<sup>th</sup>, with the main entry on the south side facing SW 15<sup>th</sup> and the small on-site surface parking lot. There are existing mature street trees on both adjacent street frontages, as well as smaller on-site trees on both sides of the on-site surface parking lot. There is a low manicured hedgerow between the surface parking and SW 15<sup>th</sup> Avenue.

The surrounding area is characterized by a variety of building types and uses. Streetcar-era apartment buildings occupy the same block directly to the south and east of the site. Nearby buildings include smaller retail and office buildings, apartments, hotels, surface parking lots and parking garage structures, fraternal association buildings, and Lincoln High School. The MAX light rail tracks are immediately adjacent to the site in SW Yamhill.

**Zoning:** The Central Residential (RX) base zone is a high density multi-dwelling zone which allows the highest density of Portland's residential zones. Allowed housing is characterized by medium and high-rise apartments and condominiums, often with allowed retail, institutional, or other service-oriented uses on the ground floor. Generally, RX zones are located in central locations near to service and employment opportunities.

Multi-story 100% commercial office buildings are not allowed by-right under today's RX base zoning at the site, creating a nonconforming use situation at the property. Expansions of floor area for nonconforming commercial uses in the RX zone must be evaluated through a Type II Nonconforming Situation Review.

The Central City plan district implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The plan district implements portions of these plans through code provisions that address special circumstances existing in the Central City area.

**Land Use History:** City records indicate there are no prior land use reviews for this site. A separate Design Review application, submitted at the same time as this Nonconforming Situation Review, is considering the physical exterior changes to the building (LU 14-143499 DZM).

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **May 20, 2014**. The following Bureaus have responded:

The *Bureau of Environmental Services* (BES) has reviewed the proposal, including specific review of the proposed stormwater management and sanitary sewer arrangements, and has responded without objections or concerns. Exhibit E.1 contains staff contact and additional information.

The *Water Bureau* has reviewed the proposal and provided comments, including specific comments regarding available water services and permitting requirements, but has no objections or concerns regarding the requested Nonconforming Situation Review. If new water service or meter upsize is required, all applicable costs will be the responsibility of the applicant. Exhibit E.2 contains staff contact and additional information.

The *Fire Bureau* has reviewed the proposal and responded with standard comments regarding Fire Code requirements. All current Fire Code requirements apply and must met during the permit review and construction process. No objections or concerns are raised regarding the requested Nonconforming Situation Review. Exhibit E.3 contains staff contact and additional information.

The *Site Development Section of the Bureau of Development Services* has reviewed the proposal and notes that the site was connected to sewer when the building was originally constructed in 1952, and that the site is not located in either the Potential Landslide Hazard Area, or the 100-year floodplain. Site Development takes no exception to the expansion of the floor area of a nonconforming office building. Exhibit E.4 contains staff contact information.

The *Urban Forestry Division of Portland Parks and Recreation* has reviewed the proposal and responded with the comment that existing street trees are to be protected. Otherwise, Urban Forestry has no concerns (Exhibit E.5).

The *Life Safety Section of the Bureau of Development Services* has reviewed the proposal and provided comments regarding permitting and Building Code requirements, but no objections or concerns regarding the requested land use review. Drawings for the required building permit must document conformance with all applicable Building Codes and Ordinances, a separate Mechanical Permit will be required, and accessible parking is required. Exhibit E.6 contains staff contact and additional information.

The *Development Review Section of Portland Transportation* has reviewed the proposal and responded without objections or concerns. Detailed findings have been provided for the transportation-related approval criteria, as included later in this report. Exhibit E.7 contains staff contact and additional information.

**Neighborhood Review:** A “Notice of Proposal in Your Neighborhood” was mailed on May 20, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## **DETERMINATION OF LEGAL NONCONFORMING STATUS**

### **33.258.038 Documenting A Nonconforming Situation**

The applicant must provide evidence to show that the situation was allowed when established and was maintained over time. If the applicant provides standard evidence from the list below, the Director of BDS will determine if the evidence is satisfactory. The Director of BDS will also determine, based on the evidence, what the current legal use is, using the definitions in Chapter 33.910 and the use categories in Chapter 33.920. If the applicant provides evidence other than the standard evidence listed below, a Determination of Legal Nonconforming Status is required. (See 33.258.075.)

- A. Situation allowed when established.** Standard evidence that the situation was allowed when established is:
1. Building, land use, or development permits; or
  2. Zoning codes or maps;
- B. Situation maintained over time.** Standard evidence that the use has been maintained over time is:
1. Utility bills;
  2. Income tax records;
  3. Business licenses;
  4. Listings in telephone, business, or Polk directories;
  5. Advertisements in dated publications;
  6. Building, land use, or development permits;
  7. Insurance policies;
  8. Leases;
  9. Dated aerial photos;
  10. Insurance maps that identify use or development, such as the Sanborn Maps; or
  11. Land use and development inventories prepared by a government agency.

**Findings:** Concurrently with the application for a Nonconforming Situation Review, the applicant has requested verification of the legal nonconforming status of the existing office building. This is necessary due to the current RX zoning, which does not allow a multi-story, 100% office building. Regulations for nonconforming uses state that if a nonconforming use is discontinued for 3 continuous years, the nonconforming use rights are lost (33.258.050.D.1).

The applicant has provided copies of the original building permit for the structure from 1951-52, as well as subsequent permits to convert warehouse space and a carport in the original structure to office space (Exhibit A.2). This work occurred prior to 1980, when the zoning allowed an office building by-right. The applicant’s Exhibit A.2 includes standard evidence documenting that the office building on the site was allowed when it was established.

The applicant has provided telephone directory listings showing various occupants at the site between 1952 and 2014, without any single instance of building vacancy over three years during this time frame (Exhibit A.3). Specifically, the structure has been occupied by a variety of office uses, including a publisher (1952-1956), insurance

company (1957-1961), the Oregon State Bar (1967-1974), legal firms (1964-1967, 2003-2014), and two different oil and chemical company headquarter offices (1976-2001). The applicant's Exhibit A.3 includes standard evidence documenting that the office building on the site has been maintained over time, with documentation for the period from 1952 to 2014.

**Therefore, the applicant has established legal, nonconforming use rights for the existing three story commercial building, which is and has been occupied by Office uses based on the definitions in Chapter 33.910 and the use categories in Chapter 33.920.**

## ZONING CODE APPROVAL CRITERIA

### 33.258.080 Nonconforming Situation Review Approval Criteria

**B. Approval criteria.** The request will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

1. With mitigation measures, there will be no net increase in overall detrimental impacts (over the impacts of the last legal use or development) on the surrounding area taking into account factors such as:
  - a. The hours of operation;
  - b. Vehicle trips to the site and impact on surrounding on-street parking;
  - c. Noise, vibration, dust, odor, fumes, glare, and smoke;
  - d. Potential for increased litter; and
  - e. The amount, location, and nature of any outside displays, storage, or activities; and

**Findings:** The surrounding area can be defined as the block the site is located on, as well as one additional city block in each direction. Directly to the south and east of the site are multi-story apartment buildings. The other building on the block at the opposite corner is a single-story commercial building. Other nearby blocks include apartment buildings, surface parking lots, a hotel, fraternal association buildings, small commercial buildings, and the mixed-use garage structure with office space on the ground floor that occupies the half block directly to the west, across SW 15<sup>th</sup> Avenue.

With regards to hours of operation, the proposed medical clinic has daytime hours of 7:00am to 5:00pm, which are approximately the same as would have occurred while the building was used for general office purposes. There will be no net increase in terms of noise, vibration, dust, odor, fumes, glare and smoke associated with the change from a legal office to a medical office environment, as all activities occur inside the building. Similarly, there should be no difference in terms of potential for increased litter, as might be the case with a take-out restaurant, small market, or convenience store. The project does include accessory outdoor parking in the 18-space surface parking lot, which is being improved with additional landscaping and a perimeter screen, but there are no other outside displays, storage or activities associated with the existing or proposed uses.

With regards to vehicle trips to the site and the impact on surrounding on-street parking, Portland Transportation (PBOT) has submitted findings in their response (Exhibit E.7). The applicant submitted Transportation Impact Study (TIS) to

assess vehicle trip generation and parking demands associated with the proposed use (Oregon Reproductive Medicine, or ORM). To determine whether or not there would be a 'net increase' in the associated impacts, the TIS also contained information relative to the last legal use on the site. The PBOT Development Review and Engineering staff reviewed the submitted TIS and found that the methodologies uses, assumptions made, and conclusions that were derived are supportable. To mitigate the net increase in traffic and parking between the existing nonconforming use and the proposed redevelopment, the TIS included the following recommended Transportation Demand Management (TDM) measures to be implemented to ensure no significant impact in additional traffic or on-street parking:

1. Establish a substantial hotel room discount for out-of-town clients if they take light rail to/from the airport and do not drive, which would reduce vehicular trips. A hotel stay arrangement has already been established with the adjacent Hotel DeLuxe for out-of-town clients;
2. Provide free transit passes for all ORM employees to reduce vehicle trips and parking demand;
3. Provide a subsidy of up to \$240 a year to all ORM employees who commute by bicycle to work via the new Moving Ahead for Progress in the 21<sup>st</sup> Century Act (MAP-21) legislation, which would reduce vehicular trips and parking demand; and
4. Require paid parking for all employees on a monthly basis with ORM provided parking subsidy of \$100 per month. Thus, employees who don't buy parking passes and utilize other modes of transportation are able to keep the subsidy (\$1,200 annually) for themselves.

Documentation from the applicant (ORM) identifying their commitment to implementing the above-referenced TDM measures was included in the record. Further, the above-referenced hotel stay agreement was also submitted into the record by the applicant. The PBOT concludes that with the implementation of the recommended TDM measures, with regard to vehicle trips to the site and impact on surrounding on-street parking, there will be no net increase in overall detrimental impacts over the impacts of the last legal use or development on the surrounding area.

Therefore, this criterion is met.

2. If the nonconforming use is in an OS or R zone, and if any changes are proposed to the site, the appearance of the new use or development will not lessen the residential character of the OS or R zoned area. This is based on taking into account factors such as:
  - a. Building scale, placement, and facade;
  - b. Parking area placement;
  - c. Buffering and the potential loss of privacy to abutting residential uses; and
  - d. Lighting and signs; and

**Findings:** Only minor exterior changes are proposed to the site. The building will be painted and given new decorative projecting metal trellis elements, and portions of the south building facade will be extended under the existing overhead roof above, but these changes all occur within the existing building envelope, without any significant changes to the physical character of the site. The parking area will remain in the current location, although with additional interior and perimeter landscaping and a new perimeter fence for visual screening against abutting the two adjacent apartment buildings. There are no changes with regards to buffering

or the potential loss of privacy for the adjacent apartments, which already have end wall or side wall units that look onto this office building. No signage has been identified in this application, and new lighting is limited to modest ground floor lighting of the raised planters along the sidewalk, low pole lights in the parking area with a hooded design that directs light downwards, and discrete walkway lights to illuminate the on-site pedestrian walkways.

Therefore, with approval granted based on the submitted plans and drawings for the site and building improvements, this criterion is met.

3. If the nonconforming use is in a C, E, or I zone, and if any changes are proposed to the site, the appearance of the new use or development will not detract from the desired function and character of the zone.

**Findings:** The site is in the RX zone, and not a C, E or I zone. Therefore, this criterion does not apply.

## 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

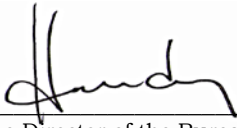
The applicant has proposed a slight expansion of 2,239 square feet for an existing office building in the RX-zoned area of Goose Hollow just west of the downtown core. Built legally in 1951-1952, the office building has been occupied by office users continually since construction with no laps of 3 continuous years or more, giving the office use legal nonconforming (“grandfather rights”) status. With implementation of the Transportation Demand Management measures as proposed by the applicant, and given the modest physical changes being proposed to the site, the request is able to meet the applicable criteria and should be approved.

## ADMINISTRATIVE DECISION

**Approval of a Nonconforming Situation Review** to expand a legal nonconforming office building by 2,239 square feet, through extensions of floor space on the first, second and third floors below an existing roof overhang, per the approved drawings, Exhibits C.1 through C.11, all signed and dated August 5, 2013, and subject to the following condition:

- 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.11. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-151203 NU."

**Staff Planner: Mark Walhood**

**Decision rendered by:**  **on August 5, 2014.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: August 11, 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 May 1, 2014, and was determined to be complete on May 16, 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 May 1, 2014.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on September 14, 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 August 25, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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](http://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 **August 26, 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.

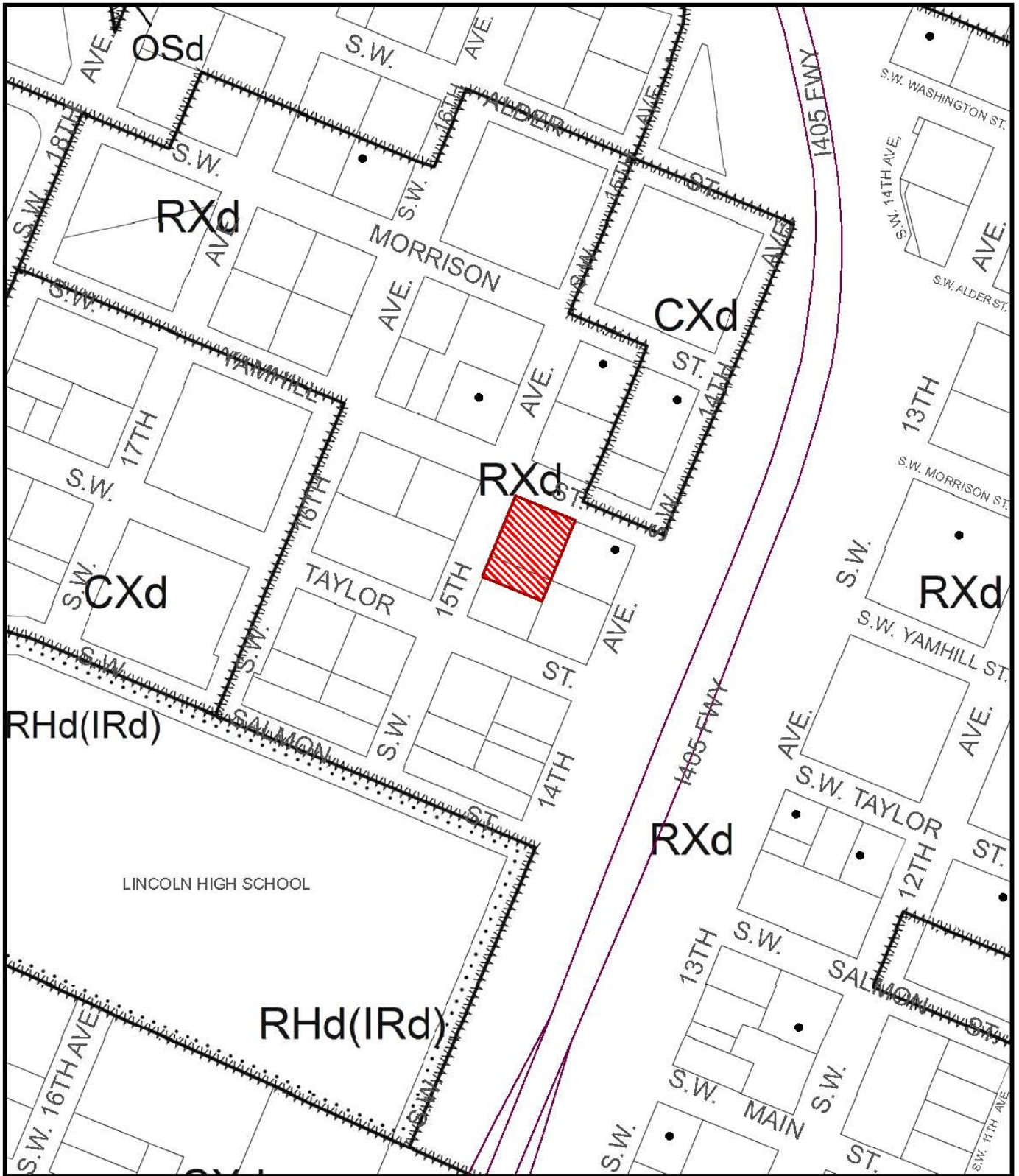
**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Statements
  - 1. Original narrative statement
  - 2. Zoning Code and map attachments, including documentation narrative
  - 3. Telephone and Polk directory attachments, including summary memo
  - 4. Stormwater report and data from KPFF Consulting Engineers, received & dated 6/18/14
  - 5. Transportation Engineering Memo from Kittleson & Associates, dated 4/15/14
  - 6. Transportation Engineering Memo from Kittleson & Associates, dated 6/18/14
  - 7. Transportation Engineering Memo from Kittleson & Associates, dated 7/14/14
  - 8. Supplemental memo regarding shared parking and hotel room arrangements with Hotel DeLuxe, received 8/4/14
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan
  - 2. Landscape Plan (attached)
  - 3. Basement Plan
  - 4. First Floor Plan
  - 5. Second Floor Plan
  - 6. Third Floor Plan
  - 7. Roof Plan
  - 8. North Elevation
  - 9. South Elevation
  - 10. West Elevation
  - 11. Parking Lot Fence Details
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Water Bureau
  - 3. Fire Bureau
  - 4. Site Development Section of the Bureau of Development Services
  - 5. Urban Forestry Division of Portland Parks and Recreation
  - 6. Life Safety Section of the Bureau of Development Services
  - 7. Development Review Section of Portland Transportation, received 8/4/14
- F. Correspondence (*no neighbor or public comment letters were received*)
- G. Other:
  - 1. Original LU Application Form and Receipt

**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



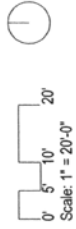
This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**GOOSE HOLLOW SUBDISTRICT**

File No. LU 14-151203 NU  
 1/4 Section 3028  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E33DD 7000  
 Exhibit B (May 05, 2014)

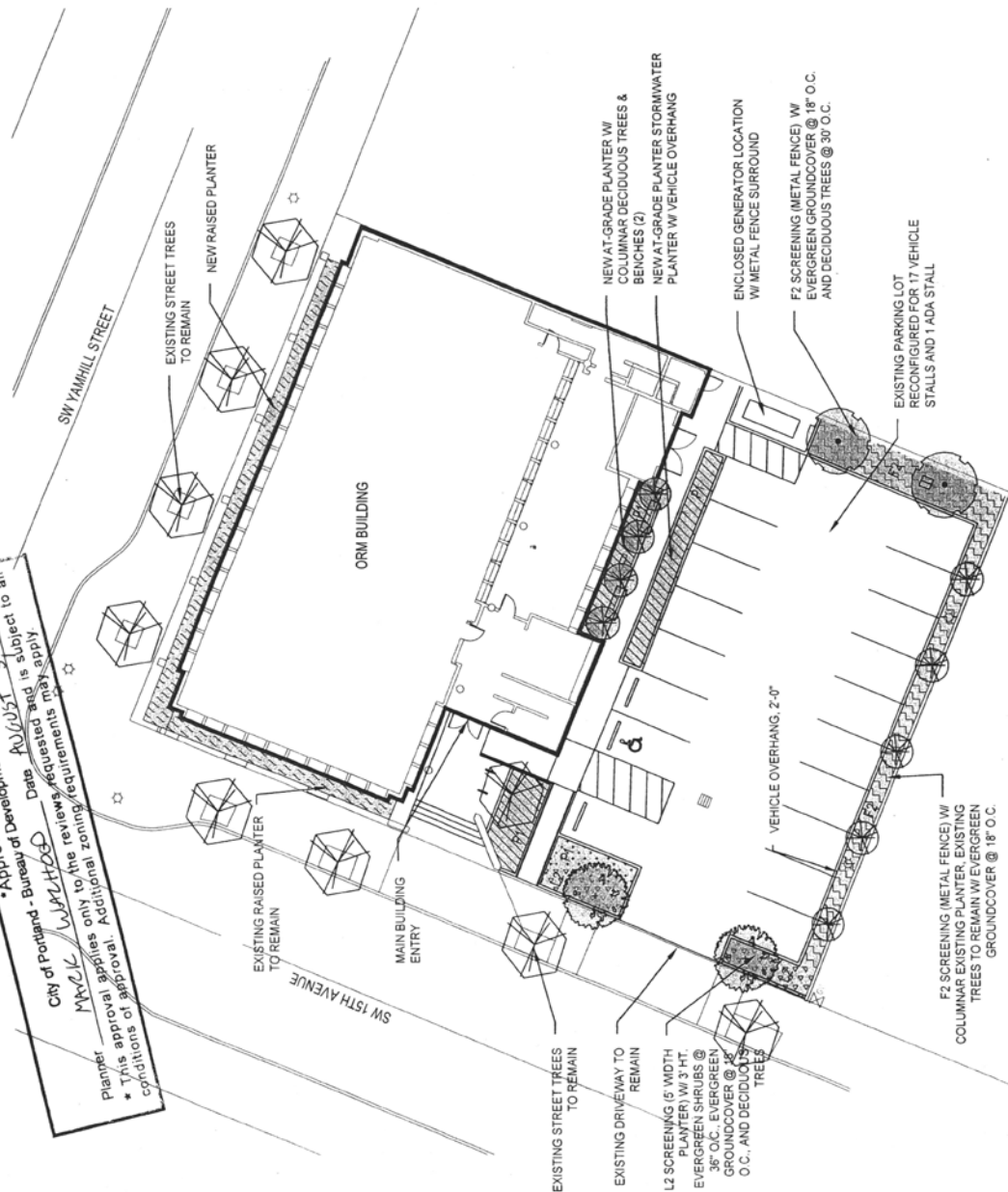
**DESIGN REVIEW**  
Exhibits

*Planner: Mark Wafford*  
 \*Approved\*  
 City of Portland - Bureau of Development Services  
 Date: August 5, 2014  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**EXHIBIT 3**  
LANDSCAPE PLAN - NEW



SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE AND SPACING
	AM	ACER NYSEI WORTON	MORTON STATE STREET MAPLE	7' CALIPER 8B
	PT	POPULUS TREMIULA TREKLA	SWISH-COLUMNAR ASPEN	7' CALIPER 8B
	SP	STYMATIA FRIEBOEMII	JAPANESE STYMATIA	7' CALIPER 8B
EXISTING TREE TO REMAIN AND PROTECT DURING CONSTRUCTION				
15TH STREET AND YAMHILL STREET PLANTERS				
	COK	CORNUS BERGEA SWART	COMPACT REDTIG DOGWOOD	2 GALLON 2F O.C.
	DRW	DYOPTERIS WALLICHIANA	HIMALAYAN WOOD FERN	1 GALLON 1F O.C.
	LS	LIRIOPE SPICATA SILVER DRAGON	SILVER DRAGON LIRIOPE	1 GAL. 12" O.C.
	NDO	NANDINA DOMESTICA GULF STREAM	GULF STREAM NANDINA	2 GALLON 2F O.C.
	PAT	PACHYSTANDIA TERMINALIS SILVEREDGE	VARIATED PACHYSTANDIA	1 GALLON 2F O.C.
	POM	POLYSTICHUM MUNITZUM	SHARD FERN	1 GALLON 2F O.C.
	SAH	SARCOCCOXA HOODESIANA 'MILLET'	SARCOCCOXA	2 GALLON 1F O.C.
	SPS	SPINARIA BETULIFOLIA TOP	COMPACT BROOKLYN SPINARIA	2 GALLON 2F O.C.
PLANTERS				
	COK	CORNUS BERGEA SWART	COMPACT REDTIG DOGWOOD	2 GALLON 2F O.C.
	HED	HEBE DECURRENS	HEBE	1 GALLON 1F O.C.
	HES	HELECTROCHOERIS EMPERORIS	BLUE OAT GRASS	1 GALLON 1F O.C.
	NDO	NANDINA DOMESTICA GULF STREAM	GULF STREAM NANDINA	2 GALLON 2F O.C.
	PAT	PACHYSTANDIA TERMINALIS 'GREEN CARPET'	GREEN CARPET PACHYSTANDIA	1 GALLON 1F O.C.
	VC	VERBENA SPILLIS 'MAYAM'	ORANGE VERBENA	2 GALLON 2F O.C.
L2 SCREENING				
	EUF	EUONYMUS FORTUNEI COLOMATUS	PURPLE-LEAF WINTER CREEPER	1 GALLON 1F O.C.
	NMF	NANDINA DOMESTICA FIREPOWER	FIREPOWER HEAVENLY BAMBOO	3 GALLON 3F O.C.
	VP	VERBENA X YPENSIS	FRAGRANT VERBENA	3 GALLON 3F O.C.
E2 SCREENING				
	EUF	EUONYMUS FORTUNEI COLOMATUS	PURPLE-LEAF WINTER CREEPER	1 GALLON 1F O.C.
	NMF	NANDINA DOMESTICA 'NOTES RED'	NOTES RED HEAVENLY BAMBOO	5 GALLON 4F O.C.
	VC	VERBENA CINNAMOMIFOLIA	CINNAMON VERBENA	5 GALLON 4F O.C.
STORMWATER PLANTERS (LEISURE L10 VERTICALLY PLANTED PER USDF)				
	CAM	CAREX MURROWII	ICE DANCE SEDGE	1 GALLON 12" O.C.
	CAO	CAREX OBLONGA	SLOUGH SEDGE	1 GALLON 12" O.C.
	COB	CORNUS BERGEA APTIC BUN	ARTIC BUN DOGWOOD	2 GALLON 2F O.C.
	ELJ	EUONYMUS JAPONICUS MICROPHYLLUS	BULL-LEAF EUONYMUS	2 GALLON 2F O.C.
	JAP	JAPANESE PATERNS	SPREADING RUSH	1 GALLON 12" O.C.



808 BUILDING // DESIGN REVIEW APPLICATION  
 CASE NO. W 14-151203 NU April 15, 2014  
 EXHIBIT C.2

W 14-151203 NU