



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: September 22, 2014
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 14-175788 DZ PRECISION IMAGES REMODEL

GENERAL INFORMATION

Applicant: Chris Olenyik | Scott Edwards Architecture
2525 East Burnside | Portland OR 97214

Owners: Robert S & Lauren J Wilson
9204 NW McKenna Drive | Portland OR 97229

Site Address: 900 SE SANDY BLVD

Legal Description: BLOCK 200 LOT 1 EXC PT IN ST LOT 2&7&8, EAST PORTLAND
Tax Account No.: R226513350
State ID No.: 1N1E35CD 08800
Quarter Section: 3031
Neighborhood: Buckman, contact Matthew Kirkpatrick at 503-236-6350.
Business District: Central Eastside Industrial Council, contact Peter Fry at 503-274-2744.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Central City - Central Eastside
Zoning: EXd - Central Employment with design overlay
Case Type: DZ - Design Review
Procedure: Type II - administrative decision with appeal to the Design Commission

Proposal:

The applicant seeks Design Review approval for alterations to the existing Precision Images building in the Central Eastside Subdistrict of the Central City Plan District to include the following:

- Replace existing storefront with new aluminum-framed, clear-glazed storefront and relocate the main door from the west façade to the north façade;
- Replace the angled entry canopy with a new metal canopy with integral LED lighting that runs along the north and west facades, wrapping the NW building corner;
- Install a new concrete and steel bench near the new front entry;
- Install one new 40 SF vinyl address graphic onto the west façade 2nd floor window;
- Install 5 new wall sconces along the north façade;

- Paint one new 39 SF sign onto the existing north façade overhead steel door at the delivery dock; and
- Install one two-space bike rack, and one new steel planter near the relocated front entry.

The west façade relocated sign and the sign shown on the front entry steel bench are both less than 32 SF in area and are therefore exempt from Design Review. Exterior alterations to existing buildings in design zones require design review.

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:

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

ANALYSIS

Site and Vicinity: The site is a 15,325 square foot lot located at the north half of the block bounded by SE Oak Street, SE 9th Avenue, SE Pine Street, SE 10th Avenue, and SE Sandy Boulevard. The existing building was constructed in 1948 and is a two-story concrete masonry structure with brick veneer and large, aluminum-framed, single-pane storefront and windows along the SE Sandy Blvd frontage and SE 9th Avenue frontages. The site's surface parking lot is located behind the building along SE 10th Avenue. Existing loading dock doors face SE Pine Street. The surrounding context consists of one and two-story structures with on-site vehicle areas that are a mix of industrial (warehouse, manufacturing) and commercial, residential or retail development. Newer mid-rise mixed-use apartment buildings are being constructed to the north of the site as this area begins to redevelop.

There is limited public transit around the site with the nearest bus line a block away on SE 11th Avenue. Southeast Sandy Blvd is designated by the Transportation System Plan (TSP) as a District Collector, a Transit Access Street, a City Bikeway, and City Walkway and includes bike lane infrastructure. Southeast 9th Ave is a designated City Bikeway and Local Service Walkway. Southeast 10th Ave, SE Pine St and SE Oak St are all designated Local Service Walkways and Local Service Bikeways. The site is also within a designated Freight District.

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

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.

Central City Plan District: 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 Downtown Parking and Circulation Policy. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area.

Land Use History: City records indicate that prior land use reviews include the following:

- LUR 97-01030 DZ: Design Review approval for warehouse addition to existing office building and adjustment of ground floor window standards.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 19, 2014**. There were no agency responses of concern about the proposal. See Exhibit E-1 for additional information relevant to building permits.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 19, 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

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan and Central City Fundamental Design Guidelines

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district’s heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district’s personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and

other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

Findings for A2 and A2-1: The existing building is one of many structures built for commerce in the original East Portland which is now part of the Central Eastside subdistrict. New clear-glazed storefront systems with mullion patterns that evoke the older mid-century window systems of the original construction as well as of nearby commercial and industrial buildings will continue the building's role as a place of commerce on Sandy Boulevard. *These guidelines are therefore met.*

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

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

Findings for A4 and C4: The proposal includes new clear-glazed storefront, a new projecting metal canopy, and distinctive signage on parts of the building, all of which are design elements traditionally present throughout the Central Eastside subdistrict. The proposed materials and simple forms of this renovation allow the building to continue to evoke the warehouse style of the surrounding area. *These guidelines are therefore met.*

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

A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard). Acknowledge the historical significance of the Sandy River Wagon Road (Sandy Boulevard) from East Burnside to

7th Avenue with an upgrade of the public right-of-way to be more pedestrian accommodating and which is related to its historical context. New development located adjacent to this diagonal alignment also should acknowledge the historical significance in a creative way that is attractive, informative, and appropriate.

Findings for A5 and A5-2: New landscaping near the northwestern corner of the site and the addition of street trees where required, will contribute to a more pedestrian accommodating environment along historic Sandy Boulevard by adding visual and textural interest along what is now a rather stark concrete environment. *These guidelines are therefore met.*

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

Findings: The proposed renovation allows for continued occupation of an existing building in the district. *This guideline is therefore met.*

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

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings for A7 and A8: The existing building sits at or near the surrounding public rights-of-way along three of the five adjacent streets. This siting will not be altered so the urban enclosure created by the exterior building walls will remain in place. Views into active interior spaces will also be maintained with the replacement of existing storefront with new clear-glazed storefront that faces adjacent sidewalks. *These guidelines are therefore met.*

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.

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.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

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

Findings for B1, B2, B4 and B7: The existing sidewalks surrounding the site will be retained with this proposal. The pedestrian environment will not be impacted by mechanical equipment as this is all located on the roof. New lighting is being provided along the north façade, and within the wrap-around canopy to provide additional sidewalk-oriented night-lighting. Vehicular movement will remain as it exists today with clearly marked entries to the loading docks and parking lot so pedestrians are aware of vehicle movement zones. The reconfigured entry plaza is enhanced with a planter and bench that provide a place for people to stop, view, socialize, and rest outside of the sidewalk through zones. The relocated customer entry will be at grade, providing a barrier-free design. *These guidelines are therefore 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: A new projecting metal canopy is provided as part of this proposal along the primary north-south pedestrian route past this site. The canopy wraps around to the north façade directly above the main customer entry. This new canopy will mitigate the effects of weather on the pedestrian environment. *These guidelines are therefore met.*

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

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

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

Findings for C2, C3 and C5: The new aluminum storefront system, metal canopy, bench and planter, and exterior light fixtures are constructed of high quality materials such as concrete, steel, aluminum, and glass, all of which can withstand the demands of an urban environment. These new building elements will promote quality and permanence that is consistent with other commercial development in the Central Eastside. The new storefront and canopy are proportioned to fit within existing structural openings along the ground level and are therefore compatible with the existing simple warehouse architecture of the existing building. The new signage and light fixtures also complement this building by fitting within the simple rectangular forms around the façade. All of these new elements work with the existing warehouse building to create a coherent composition. *These guidelines are therefore 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.

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

Findings for C7 and C8: The existing building's primary corner faces SE Sandy Boulevard and SE 9th Avenue. This corner will become more even prominent and active by the relocation of the main customer entrance from its more hidden current location to the fully glazed north façade. Both the new main entry and existing storefront openings will be fitted with a clear-glazed door and windows which will help enhance the street intersection. The new metal canopy will also reinforce this active corner condition by wrapping around from the west to the north façade, highlighting the new main entry and active ground level spaces. The canopy and long band of storefront delineate the ground level of the building from the upper level with a strong horizontal line between the more solid upper story and the more transparent lower story. *These guidelines are therefore met.*

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges

toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

C8-1. Allow for Loading and Staging Areas on Sidewalks. On local service streets, adjacent businesses may use the sidewalk area for temporary loading and staging as long as pedestrian access through it is maintained.

Findings for C10 and C8-1: The new metal canopy projecting from the building is raised above the sidewalk to allow for clear pedestrian access past the site. The thin canopy profile works with the simple building form to create some visual interest in the pedestrian environment while not overwhelming the building. While no staging currently happens on the surrounding local service street sidewalks, these areas will remain available for use by businesses if needed. *These guidelines are therefore met.*

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: The five new wall sconce light fixtures are evenly spaced along the north façade and vertically aligned between existing loading bays, which fit into the overall building design. These fixtures highlight the loading bay openings which are an important architectural feature of this building. The sconces are also located at the first floor level and will therefore not have an impact on the skyline at night. The metal canopy has integrated LED lighting that will shine down onto the sidewalk, having no adverse impact on the nighttime skyline. *This guideline is therefore met.*

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings: The new building signs on the upper story and loading bay door reflect older style commercial signs in the district by being bold, graphic in nature, and non-illuminated. These two new signs are integrated into the building by being located within large framed features, and they do not cover important decorative elements. The signs are also not illuminated and will therefore have no impact on the Portland skyline. One existing illuminated sign on the west façade will be lowered closer to the sidewalk which will reduce its potential impact on the skyline. *These guidelines are therefore 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The alterations to the building including new storefront, relocating the main entry, replacement the existing canopy, entry bench and planter, new lighting, and new signage will fit into the context of the existing building and will add quality features to the sidewalk level of the plan district. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for alterations to existing development at the Precision Images building in the Central Eastside Subdistrict of the Central City Plan District, to include the

following:

- New aluminum-framed, clear-glazed storefront and main entry in existing openings along the ground floor;
- Replacing the angled entry canopy with a new metal canopy with integrated LED lighting that runs along the north and west facades, wrapping the NW building corner;
- Installing a new concrete and steel bench near the relocated front entry;
- Installing one new 40 SF vinyl address graphic to the west façade 2nd floor window;
- Installing 5 new wall sconces along the north façade loading bays;
- Painting one new 39 SF sign onto the existing north façade overhead steel door at the delivery dock; and
- Installing one new two-space bike rack and one new steel planter near the relocated front entry.

Approved, per the approved site plans, Exhibits C-1 through C-10, signed and dated September 16, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-175788 DZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on September 16, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: September 22, 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 June 26, 2014, and was determined to be complete on **August 15, 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 June 26, 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: December 13, 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 October 6, 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 5th 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 **October 7, 2014.**
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

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

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

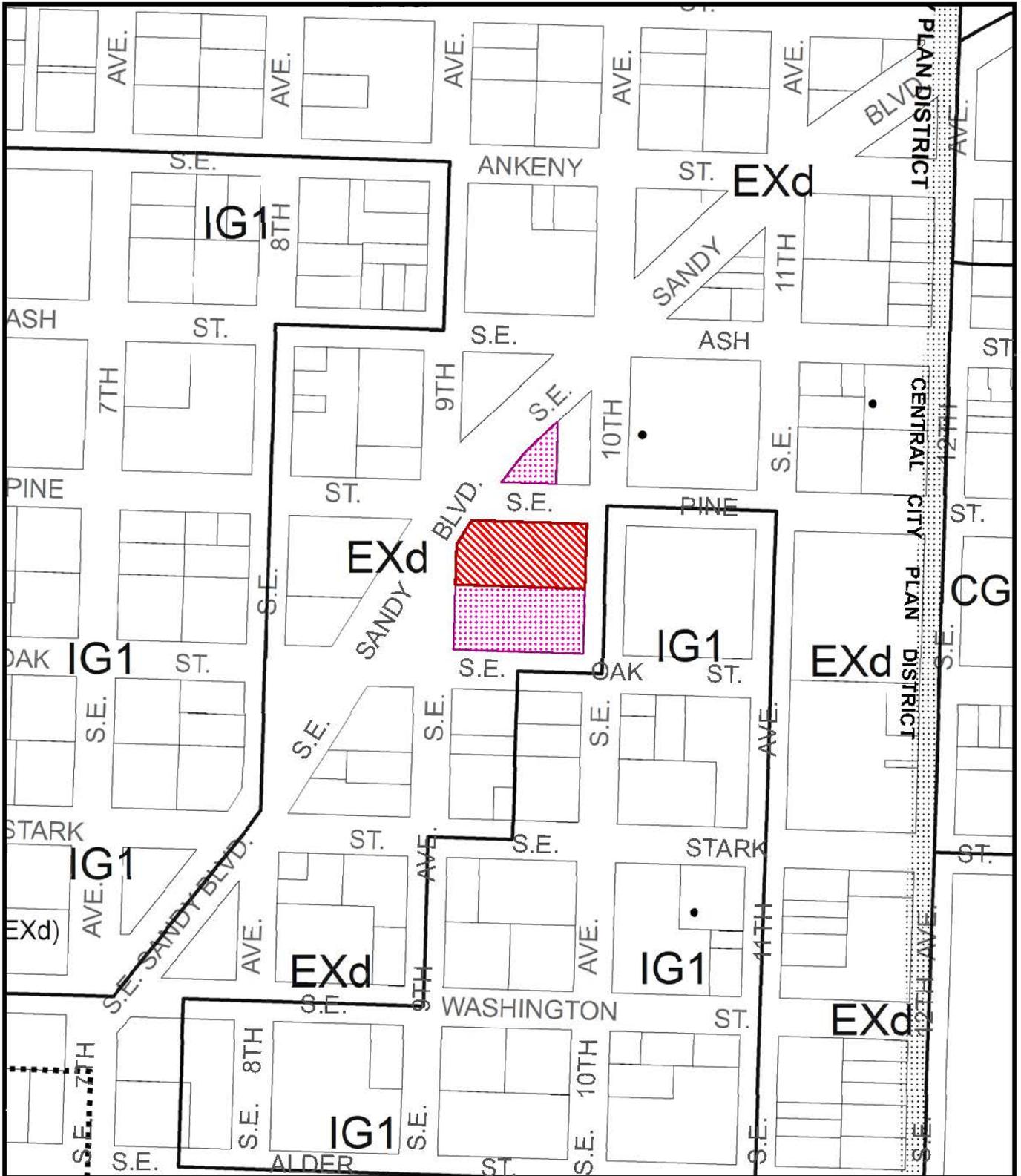
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. First Floor Plan
 - 3. Roof Plan
 - 4. Proposed Exterior Elevations (attached)
 - 5. Existing Exterior Elevations
 - 6. Building and Wall Section
 - 7. Material Information
 - 8. Exterior Renders and Photos
 - 9. Kawneer Window Framing System information
 - 10. Jesco LED Linear Fixture information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Building Code Section of BDS
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Letter of Completeness
 - 3. Site Photos

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned
-  Historic Landmark

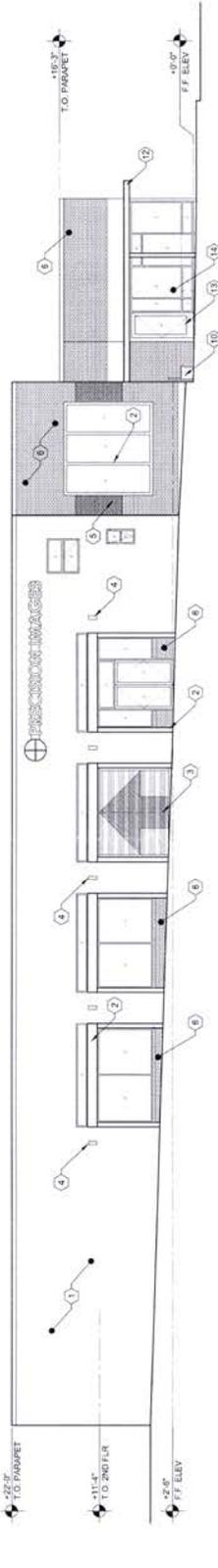


This site lies within the:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE

File No.	LU 14-175788 DZ
1/4 Section	3031
Scale	1 inch = 200 feet
State_Id	1N1E35CD 8800
Exhibit	B (Jul 01, 2014)

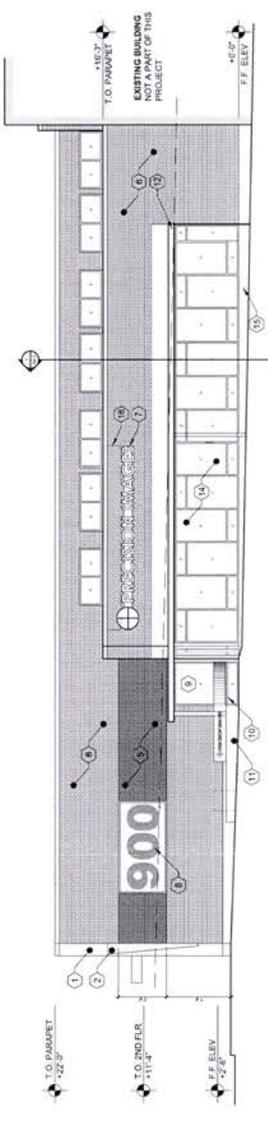
PRECISION IMAGES DESIGN REVIEW

900 SE SANDY BLVD.
 PORTLAND, OREGON 97214

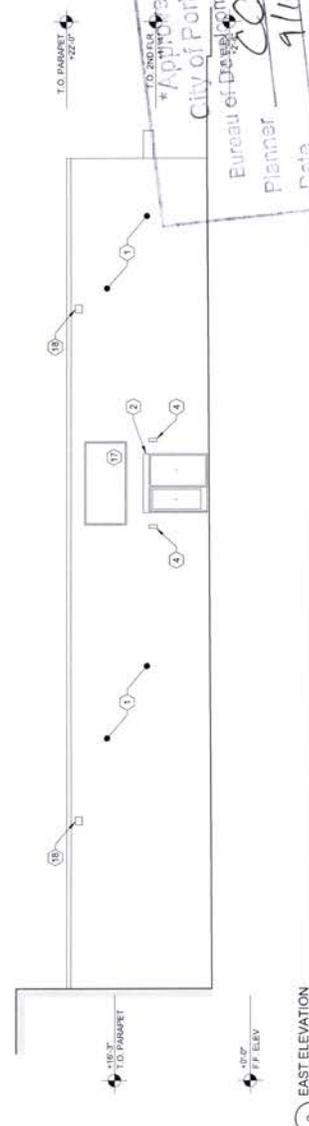


1 NORTH ELEVATION
 10' x 11' 0"

SIGNAGE NOTE:
 PER TITLE 32.025 STANDARDS IN THE COMMERCIAL EMPLOYMENT ZONE, SIGNAGE SHALL BE PERMANENT AND SHALL BE LOCATED IN NON-RESIDENTIAL ZONES AND BOX LINES.
 SIZE ALLOCATION *
 1'-0" TO 4'-0" HIGH: 150 SF
 4'-0" TO 6'-0" HIGH: 225 SF
 6'-0" TO 10'-0" HIGH: 118 SF
 10'-0" TO 15'-0" HIGH: 200 SF
 PRIMARY BUILDING WALL LENGTH * 150'
 ALLOWED SIGNAGE AREA * 225 SF
 EXISTING SIGNAGE AREA * 118 SF
 PROPOSED SIGNAGE AREA * 200 SF



2 WEST ELEVATION
 10' x 11' 0"



3 EAST ELEVATION
 10' x 11' 0"

Approved *
 City of Portland Services
 Bureau of Development Services
 Planner: [Signature]
 Date: 9/14/14
 * This approval applies only to the details illustrated and is subject to all applicable codes and regulations. Conditions of approval may vary.

KEYNOTES:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	(N) PAINT (BMHC 186 - HERDALL CHARCOAL)	10	(N) CONCRETE AND STEEL BENCH WITH PAINTED STEEL PLATE SIGN (SIGN AREA = 3 SF)
2	PAINT (E) AWNINGS & TRIM (PAINT TO COLOR MATCH PRECISION LOGO)	11	(N) STEEL PLATE PLANTER
3	(N) PAINTED DOOR GRAPHIC (SIGNAGE AREA = 39' SF) @ DELIVERY DOOR	12	(N) ENTRY CANOPY W/ INTEGRAL LIGHTING
4	(N) WALL SCORIES (COVER LIGHTING WESTWOOD 715)	13	(N) STOREFRONT ENTRY DOOR WITH ENTRY TYPE LOCKSET SYSTEM HANDBLER (TYPAB VERSA GLAZE 831 T)
5	PAINT BAND (CHARCOAL) ALIGN W/ (N) WINDOW	14	PANT BASE TO MATCH (N) STOREFRONT
6	PAINT (E) BRICK (BM - 1552 RIVER REFLECTIONS)	15	(E) SIGN LOCATION
7	(E) SIGN (RELOCATED AND REATTACHED BY SUIBLER UNIFORM AS ORIGINAL) (SIGN AREA = 32 SF)	16	(E) SIGN TO REMAIN (SIGN AREA = 26 SF)
8	(N) WINDOW W/ 100% ADDRESS COUPLING (SIGN AREA = 40 SF) GRAPHIC APPLIED TO THE SECOND PHASE	17	(E) WALL PACKLIGHTS TO REMAIN
9	REPLACE (E) ENTRY W/ (N) STOREFRONT WINDOW	18	

Δ D.R. REVISION 1 8/14/2014
 Drawing:

PROPOSED EXTERIOR ELEVATIONS

Job No: 1365
 Date: 06/26/2014
 Sheet No:

LU 14-175788D2
 EXH. C-4