



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

FROM CONCEPT TO CONSTRUCTION

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

Date: October 15, 2014
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has **approved** a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 14-191671 HR **YALE UNION LAUNDRY BUILDING ENTRY ALTERATION**

GENERAL INFORMATION

Applicant: Dana Moore | Emerick Architects
208 SW 1st Avenue, Suite 320 | Portland, OR 97204

Party of Interest: Jenny Martin | Yale Union
800 SE 10th Avenue | Portland, OR 97214

Owner: Yu Contemporary Inc.
800 SE 10th Ave | Portland, OR 97214

Site Address: 800 SE 10th Avenue

Legal Description: BLOCK 218 LOT 1 EXC PT IN ST LOT 2-4, EAST PORTLAND
Tax Account No.: R226513890, R226513890
State ID No.: 1S1E02BA 04900, 1S1E02BA 04900
Quarter Section: 3131
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
Other Designations: Registered National Landmark, added in 2007
Zoning: EXd: Central Employment (EX) with design (d) overlay
Case Type: HR: Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for alterations to the existing Yale Union Laundry building, constructed in 1908 and a registered landmark structure in the Central Eastside Subdistrict of the Central City Plan District, to include the following:

- Removal of concrete bulkhead and wood doors at the SE 10th Avenue façade former loading bay;
- Addition of new concrete entry apron at grade;
- One pair of new wood and glass entry doors;
- Wood-trimmed surround in the new recessed entry;
- One recessed can light fixture in the soffit;
- Retention of a segment of the original loading floor edge at either side of the new recessed walls plus a portion of existing wood trim; and
- Retention of the four transom windows and arched windows above the new entry.

Historic resource review is required for exterior alterations to designated historic structures.

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:

- 33.846 Historic Resource Review
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Central Eastside District
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The 28,800 SF site known as the Yale Union Laundry Building was built in 1908, largely of brick, with aspects of both Italian Revival and Egyptian Revival styles. The building was added to the National Register of Historic Places as a Historic Landmark in 2007. The genesis for the original construction was to serve as a large scale laundry facility at a time when many urban households lacked individual washing machines resulting in laundry being sent out.

The site occupies the western half of the block bounded by SE Morrison Street to the north, SE Belmont Street to the south, SE 10th Avenue to the west and SE 11th Avenue to the east. The site is within the Central Eastside Subdistrict of the Central City, an area that is seeing significant development, most notably with the “Goat Blocks” multi-block development across SE Belmont St. directly to the south, and the Washington-Monroe High School two blocks away to the northeast.

Regarding current amenities, there are a generous number of restaurants, commercial facilities, and retail shops within a five minute walk of the site (a quarter of a mile). Park and open space amenities include the Buckman Pool, Colonel Summers Park and Buckman Community Garden, all located less than a half mile from the site.

Southeast Morrison and SE Belmont Streets are designated as both Major Transit Priority and Major City Traffic Streets through Portland’s Transportation Service Plan (TSP). Bus service is provided on all streets adjacent to the site. Frequent bus service as defined by TriMet, is provided by the #15 on SE Morrison and SE Belmont Streets. The #70 bus provides service to the site on SE 10th and SE 11th Avenues. SE Morrison, SE Belmont and SE 11th are designated as City Bikeways and City Walkways and include bicycle infrastructure.

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 Design overlay (d) 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.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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 Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **September 8, 2014**. No Bureaus have responded with issues or concerns about the proposal except for the Bureau of Development Services Life Safety / Building Code Section: See Exhibit E-1 for comments.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **September 8, 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 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G.1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: Overall historic character of the resource will not be adversely affected by the proposal to create a new recessed at-grade entry along SE 10th Avenue. The property is recognized for its commercial architectural character and commercial use as a laundry facility. The new entry bay fits into the pattern of arched openings along this façade. *This criterion is therefore met.*

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: The resource will remain a physical record of its time, place and use as the overall form, pattern of arched windows, and upper story decorative medallions will be maintained with this proposal. The new entry doors are a feature seen on other buildings of this type and age and are not conjectural elements from other buildings. *This criterion is therefore met.*

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The changes to the loading bay doorway are recent infill panels and have not acquired historic significance. *This criterion is therefore met.*

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

Findings: Two sections of the original concrete high door sill of the former laundry loading bay will be retained on either side of this new recessed entry and the original arched window above the loading bay will also be retained. This allows historic material to remain in place so there is a record of the building's original construction. Also, the existing material filling the loading bay doorway is not original to the building. *This criterion is therefore met.*

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: The original arched windows above the new door area will be protected and no treatments that would cause damage to historic materials will be used as part of the new entry construction. *This criterion is met.*

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: No significant ground-disturbing activity is proposed and no archaeological resources are expected to be found. *This criterion does not apply.*

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: The new recessed entry will be constructed of modern double-paned glazing and out of new wood which will not be as weathered as the original surrounding original window frames or other entry surrounds. These modern

materials will help differentiate the new recessed storefront entry from other entries around the building as well as from adjacent windows. *This criterion is therefore met.*

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

Findings: The new recessed storefront entry bay will fit within the existing structural opening, making this installation compatible with the resources' massing and scale. Matching all the new materials to existing material profiles and construction allows the new storefront entry bay to be compatible with the resources' architectural features. *This criterion is therefore met.*

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The new glazed doors, wood sidewalls, ceiling soffit, and concrete apron are all compatible with the original resource and with adjacent commercial properties by matching typical historic profiles and finish treatments. *This criterion is therefore met.*

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.

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

Findings: The new recessed entry along SE 10th Avenue will provide an additional ADA-compliant public entrance to the building. This will in turn allow the former laundry building to reconfigure interior leasable area for new tenants so that the historic structure can remain in use. *This guideline is therefore 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.

Findings: The new recessed SE 10th Avenue entry provides additional clear glazing in the new doors in place of what is now a boarded up blank section of wall. The glazed doors new transom window along with the retention of the original arched windows will create new physical and visual connections to the building's active interior spaces on a façade whose other windows gradually rise quite high above grade, not allowing many views into the building. *This guideline is 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: The building historically did not have large canopies or other weather protection on this façade. Over the years, several new entries were inserted into this ground floor elevation, only one of which is recessed enough to provide weather protection. The proposed new entry is pulled back from the sidewalk 3 feet and is wide enough at 6 feet to provide another area of weather protection for pedestrians and building visitors at the middle of the block. *These guidelines are therefore met.*

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

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 B7, C2, C3 and C5: The new mid-block recessed entry will be at-grade and will provide a central fully accessible entrance along SE 10th Avenue. Materials used in the new entry include concrete, painted wood, metal and glass. These materials are all high-quality and durable, and convey a sense of permanence as they are able to meet the demands of an urban environment. The design of the new entry retains the arched window pattern seen on this façade and fits in with the overall building design by fitting into a regular system of glazed bays. The wood surround and doors use materials and styles present on the building which allows the overall composition to remain coherent. *These guidelines are therefore met.*

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.

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 C8 and C8-1: The insertion of a new entry into what is now a boarded up section of wall allows for a consistent ground level treatment of glazed arched openings and entries that differentiate the sidewalk level from the upper floors. Pedestrian access will be maintained with this alteration and businesses may use the sidewalk for temporary loading and staging if desired. *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 one new light fixture in the proposal will be a small round recessed can light centered within the soffit above the new doors. The entire entry will remain symmetrical in its design. The recessed can light will highlight this new public entrance while having no impact on the skyline at night. *This guideline is 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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The new recessed ADA-compliant entry does not adversely impact the historic character of the resource and fits into the building architecture. This

proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for alterations to the Yale Union Laundry building, constructed in 1908 and a registered landmark structure in the Central Eastside Subdistrict of the Central City Plan District, to include the following:

- Removal of concrete bulkhead and wood doors at the SE 10th Avenue façade former loading bay;
- Addition of new concrete entry apron at grade;
- One pair of new wood and glass entry doors with a new glazed transom above;
- Wood-trimmed surround in the new recessed entry;
- One recessed can light fixture in the soffit;
- Retention of a segment of the original loading floor edge at either side of the new recessed walls plus a portion of existing wood trim; and
- Retention of the four transom windows and arched windows above the new entry

Approval, per the approved site plans, Exhibits C-1 through C-9, signed and dated October 13, 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.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-191671 HR." No field changes allowed.

Staff Planner: Chris Caruso



Decision rendered by: _____ **on October 10, 2014.**

By authority of the Director of the Bureau of Development Services

Decision mailed October 15, 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 July 31, 2014, and was determined to be complete on September 3, 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 July 31, 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: January 1, 2015**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **October 15, 2014**. 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:

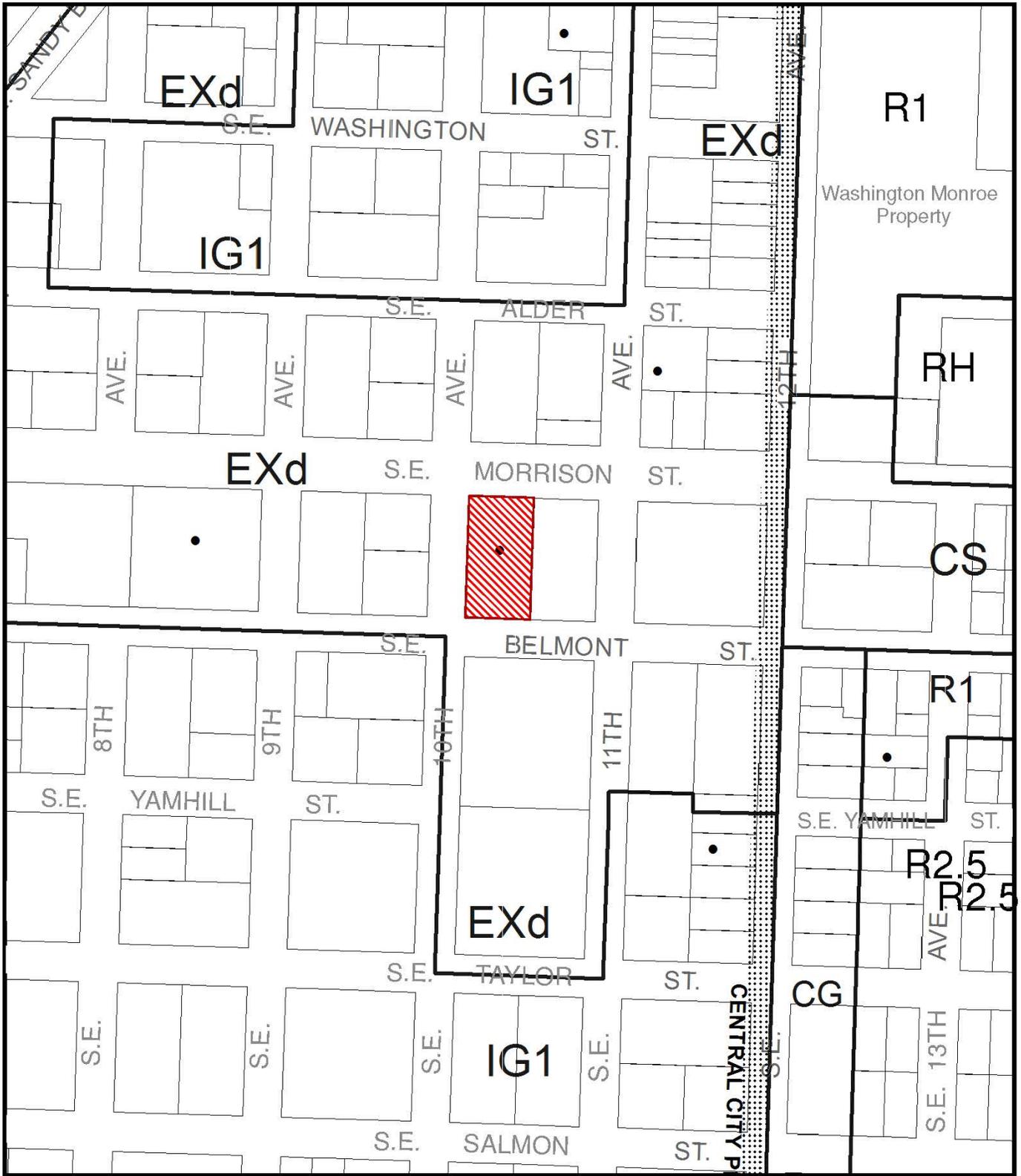
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations: Existing East and West
 - 3. Elevations: Proposed West (attached)
 - 4. Elevations: Existing North and South
 - 5. Detail Section: West Entrance (attached)
 - 6. Enlarged Plan and Floor Detail
 - 7. Enlarged Elevation at West Entrance (attached)
 - 8. Manufacture's Cut Sheet: Von Duprin 88 Trim Selection
 - 9. Manufacture's Cut Sheet: Cooper Lighting
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
- F. Correspondence: none received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter: August 18, 2014
 - 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



Historic Landmark



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

File No.	LU 14-191671 HR
1/4 Section	3131
Scale	1 inch = 200 feet
State Id	1S1E02BA 4900
Exhibit	B (Aug 01, 2014)

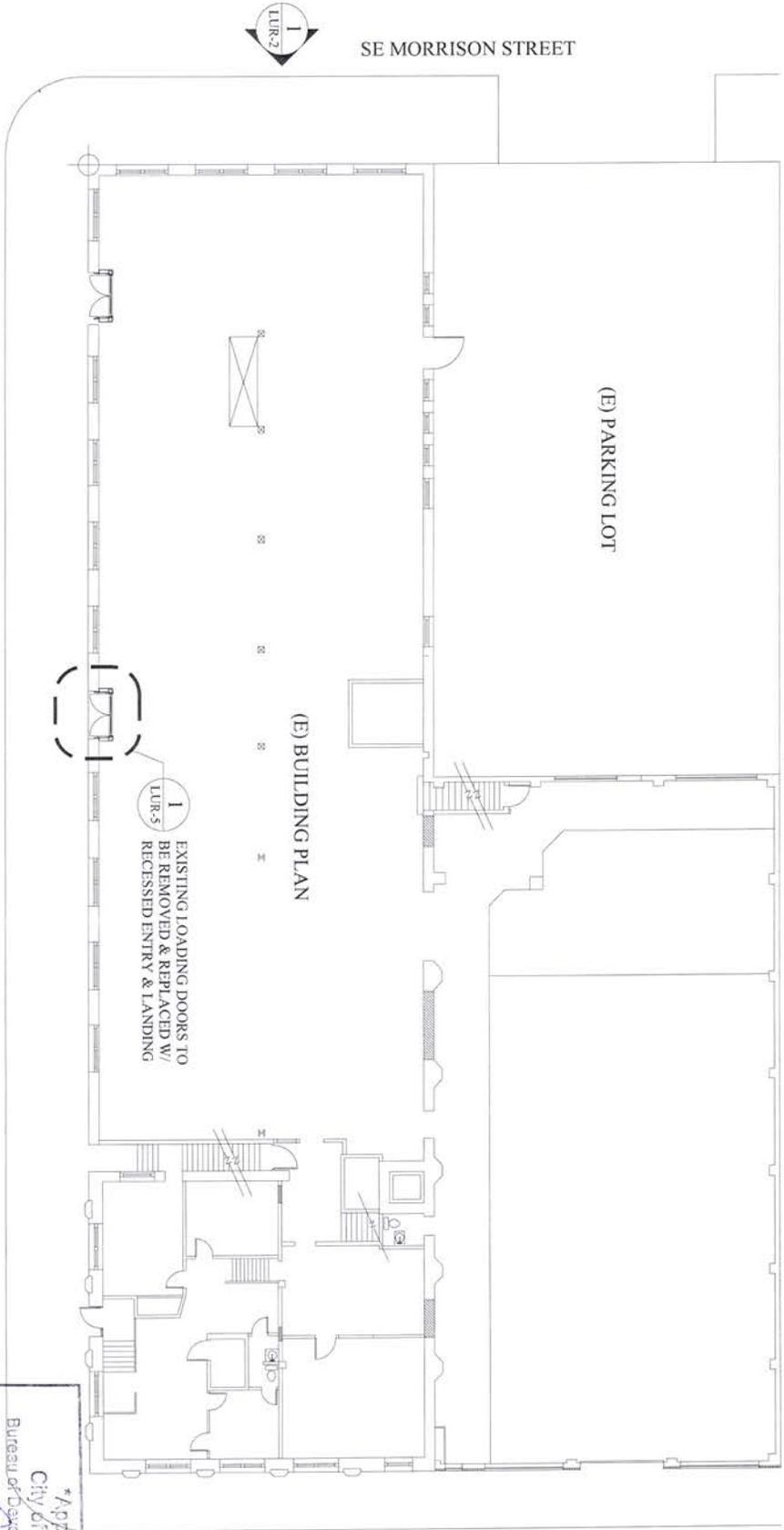
1
SITE / FLOOR PLAN

SCALE: 1/16" = 1'-0"



YALE UNION
 PDC STOREFRONT IMPROVEMENTS
 NOT FOR CONSTRUCTION

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 10/16/14
 * This approval applies only to the review requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

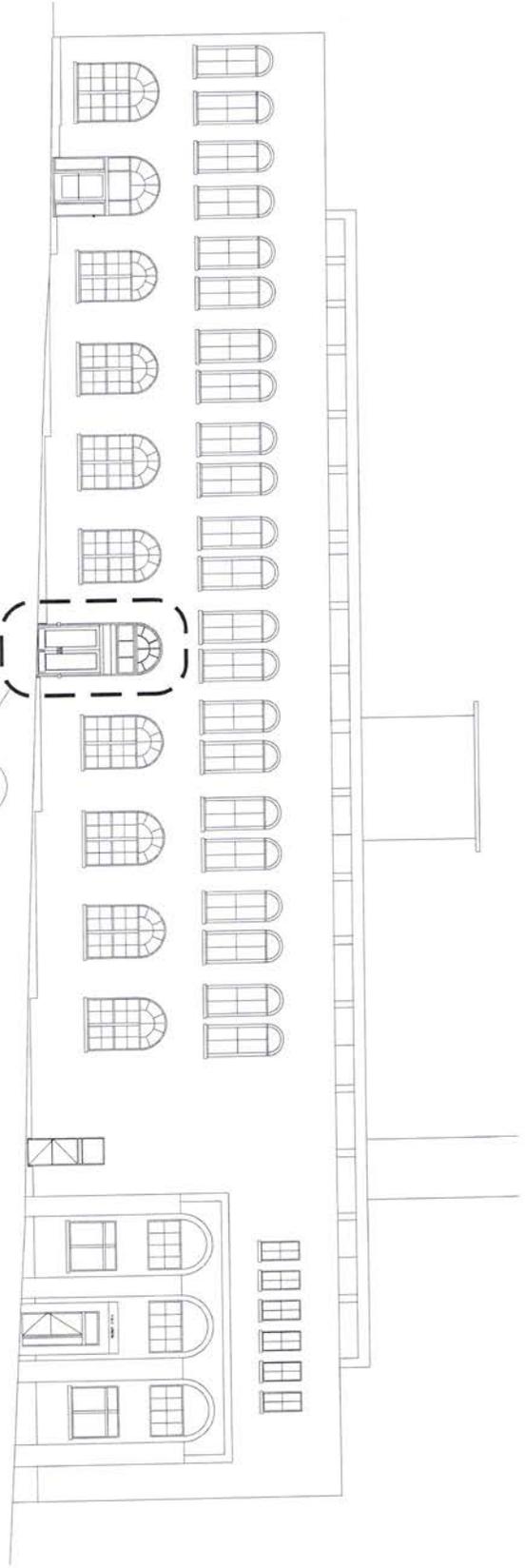


emerick architects p.c.

YALE UNION BUILDING
 800 SE 10TH AVENUE
 PORTLAND, OREGON
 97214
 JOB# 1424

LUR-1
 DATE: 07-28-14

EXH C-1 LU 14-191671 HK



1 PROPOSED WEST ELEVATION

SCALE: 1/16" = 1'-0"

1 NEW RECESSED ENTRANCE REFER LUR-6 TO ENLARGED ELEVATION

Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 10/10/14
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

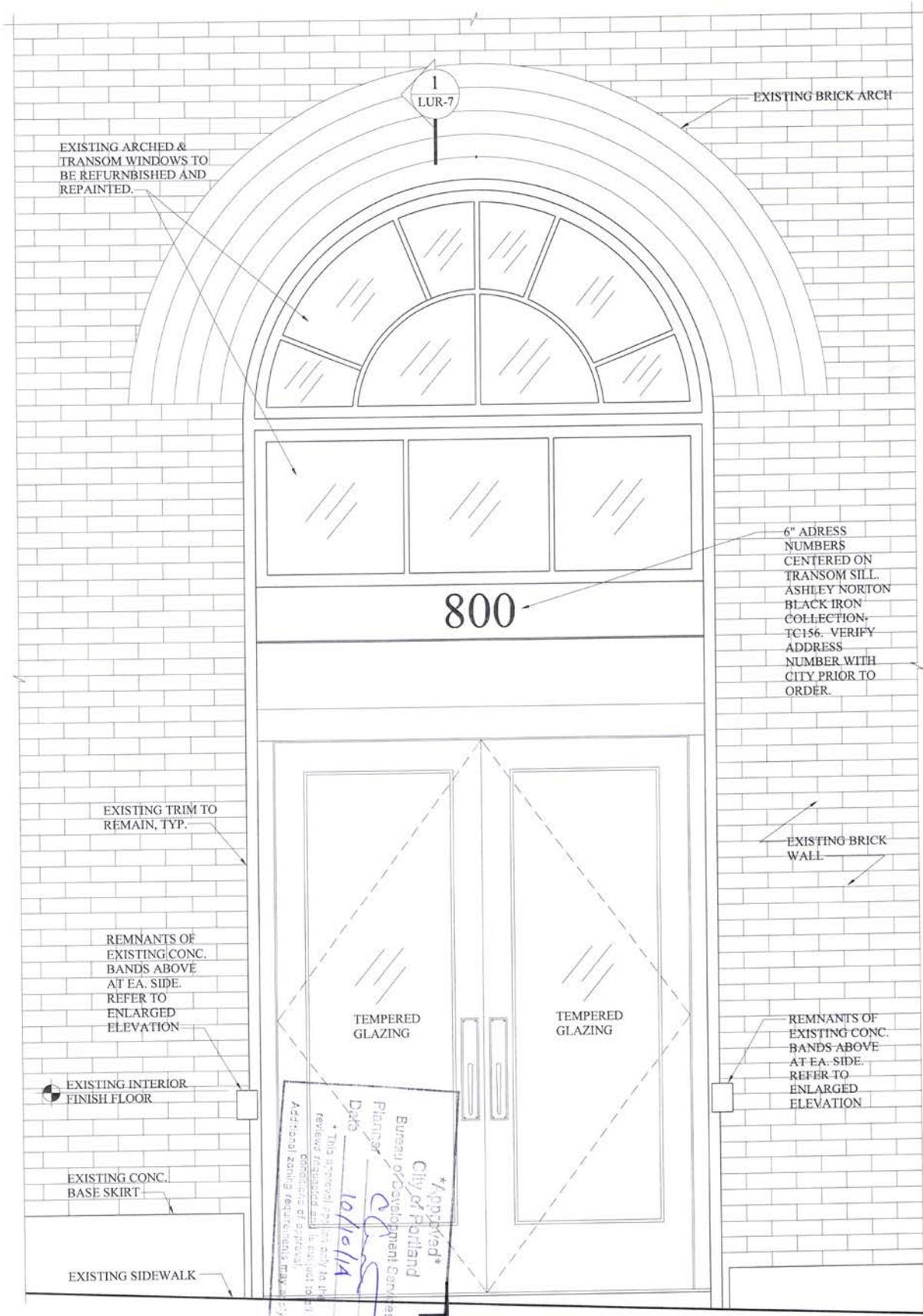
emerick architects p.c.

YALE UNION BUILDING
 800 SE 10TH AVENUE
 PORTLAND, OREGON 97214
 JOB# 1424

LUR-4
 DATE: 07-28-14

YALE UNION
 PDC STOREFRONT IMPROVEMENTS
 NOT FOR CONSTRUCTION

EXH.C-3 LU 14-191671 HR



1 ENLARGED ELEVATION AT WEST ENTRANCE
 SCALE: 3/4" = 1'-0"

YALE UNION
 PDC STOREFRONT IMPROVEMENTS
 NOT FOR CONSTRUCTION



YALE UNION BUILDING
 800 SE 10TH AVENUE
 PORTLAND, OREGON
 97214
 JOB# 1424

LUR-6
 DATE: 07-28-14

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date: 10/16/14
 * This approval is preliminary and is subject to the review and final approval of the City of Portland.
 Additional zoning requirements may apply.

EXH. C-7 LU 14-191671 HR