



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

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Date: August 11, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
 503-823-7812 / Benjamin.Nielsen@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 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 15-149351 DZM – FIRE STATION 3 APPARATUS BAY EXPANSION

GENERAL INFORMATION

Applicant / Representative: Deb France | Oh Planning & Design
 115 NW First Ave, Suite 300 / Portland, OR 97209

Owner's Representative: Shawn Roberti | Portland Fire & Rescue
 1135 SE Powell Blvd / Portland, OR 97202

Site Address: 1715 NW JOHNSON ST

Legal Description: BLOCK 160 LOT 1&4 S 20' OF LOT 5, COUCHS ADD
Tax Account No.: R180214090
State ID No.: 1N1E33AC 05300
Quarter Section: 2928

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126. Pearl District Business Association, contact Carolyn@explorethepearl.com
.District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Zoning: EXd – Central Employment with Design Overlay

Case Type: DZM – Design Review with Modifications
Procedure: Type II – an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks design review approval for a proposal to expand the existing Fire Station 3 apparatus bay by extending the bay and overhead doors 6 feet to the east. The proposed wall will be built with steel framing and clad with stucco to match the existing building. The existing overhead doors will be replaced with transparent, glazed overhead doors. New exterior sconce lights and pin-mounted metal letter signage will also be added to the east elevation. (The signage is exempt from design review, due to each sign's size being less than 32 square feet.) The existing trash enclosure will also be rotated 90 degrees and redesigned to be fully enclosed with steel framed, stucco clad walls and covered with a steel-framed roof.

The proposed building changes will also lead to a change in location of the existing parking space and its landscaping between the building and NW 17th Avenue. This will require two modifications to the development standards in Chapter 33.266 – Parking and Loading, which the applicant has requested:

- Table 266-3 – Location of Vehicle Areas. Parking between a building and the street is not allowed in the EX zone. A modification is requested to allow the shifted parking space between the building and NW 17th Avenue to continue to be located between the building and the street in the EX zone.
- 33.266.130.G.3 – Interior Landscaping. At least 45 square feet of interior parking area landscaping to the P1 standard is required per parking space when there are more than 10 spaces on the entire site. A modification is requested to allow the shifted space between the building and NW 17th Avenue to have no interior landscaping.

Design review is required for this proposal since it includes exterior alterations and additional development standards modifications in the Northwest Plan District design overlay zone.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Community Design Guidelines
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

ANALYSIS

Site and Vicinity: The subject site is located on the northwest corner of the intersection of NW Johnson Street [*Minor Emergency Response Street, Local Service Walkway, City Bikeway*] and NW 17th Avenue [*Minor Emergency Response Street, Local Service Walkway, Local Service Bikeway*] in the Northwest Plan District and Northwest Pedestrian District. An existing 2-story building occupies the northern half of the site, and the southern half (fronting NW Johnson Street) is occupied by a parking lot. Fire trucks gain access to the east-facing garage via a long driveway on NW 17th Avenue. Single and 2-story warehouses and retail, as well as a handful of single-dwelling residential structures surround the site.

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.

The Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area’s role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area’s parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild’s Lake Industrial Sanctuary.

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

- LU 01-007560 DZM (Ref. # LUR 01-00161): Approval of design review with modifications for the renovation of the existing fire and rescue station, including the addition of a canopy and sun-shade.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 2, 2015**. The following Bureaus have responded with no issues or concerns:

- Site Development Review Section of BDS
- Fire Bureau
- Urban Forestry Section of the Portland Parks Bureau

The Bureau of Environmental Services responded with the comments about available sanitary service and stormwater management. Please see Exhibit E-1 for additional details.

The Bureau of Transportation Engineering responded with comments requiring a Design Exception to allow the southern driveway to remain in place and requiring the northern driveway/approach to be reconstructed to meet current city standards as a condition of permit approval. Please see Exhibit E-2 for additional details.

The Water Bureau responded with no issues and comments about available water service. Please see Exhibit E-3 for additional details.

The Life Safety Section of BDS responded with comments about fire-rated construction near property lines and general life safety comments. Please see Exhibit E-4 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 2, 2015**. 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 of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

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

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

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

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

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

Findings for P1, D6, & D7: The proposed extension of the Fire Station 3 apparatus bay will maintain the existing industrial modern character of the fire station building and blend well with the overall character of the eastern portion of the Northwest Plan District. The smooth stucco walls will integrate well with the existing concrete finish on the existing portion of the building and will be an appropriate material for the generally warehouse retail-industrial character of this portion of the district. The bay extension will be framed by a stucco clad wrap-around fin, designed to replicate the existing fin and narrow canopy that defines the apparatus bay; the new fins will be painted a dark gray color to match the existing fire station trim. Within this fin-wrapped area of the east façade, the new, glazed overhead doors, sized to be identical in dimension with the current doors, will both further maintain the existing character of the east façade of the fire station while at the same time blending in better with the "industrial chic" styling of some of the retail- and office-occupied warehouses on the same block.

The industrial modern style will be further reinforced with the addition of three new industrial wall sconce light fixtures, one on either side of the two new overhead doors, and the final between them, will help to illuminate the east façade and driveway. The sconces—essentially a refined utilitarian fixture with a curved aluminum shade, though still fairly utilitarian in design and reminiscent of the existing industrial fixtures located elsewhere on the existing building—will be directed downward, rather than both down- and outward, as with the existing fixtures.

The proposed new trash enclosure will use the same materials and cladding as the apparatus bay extension. The enclosure will be composed of steel stud construction with a stucco exterior. A wood joist roof with membrane roofing will cover the enclosure. The top of the walls will have a small cornice with a darker colored stucco to match the wrap-around fin on the main building. The walls will be set on a cast-in-place concrete curb and fully enclosed, though the entire structure will be only about 6' above grade.

The existing parking space that is adjacent to the fire station building and accessed off of the northern driveway will be shifted to the east along with the exterior building wall. Other than this, though, the parking pattern of the site will not be changing, and the site will still retain a character that is appropriate to this section of the Northwest Plan District.

Taken all together, the proposed exterior alterations, including the expanded apparatus bay with new glazed overhead doors, new trash enclosure, and relocated parking still maintain, and perhaps even enhance, the industrial chic character of the neighborhood while respecting the existing modern architecture of the building.

Therefore, these guidelines are met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

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

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

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

Findings for E1, E3, D3, & D4: The proposed addition to the fire station apparatus bay will help enhance the existing pedestrian experience by increasing views into the apparatus bay garage through the new glazed doors, allowing pedestrians to see both the parked fire trucks and goings-on in the bay. The glazed doors also better reflect the evolving character of this semi-industrial neighborhood and match the styling found on several nearby buildings.

The new fin walls and overhang surrounding the overhead doors of the apparatus bay help articulate the eastern façade wall while still maintaining the clean, modernist styling of the building. The resulting shadows will add additional visual interest and help to humanize the scale of the large apparatus bays. Closer to the sidewalk, the new trash enclosure will help create an edge along the wide driveway and the sidewalk and will help screen the adjacent parking space, further delineating the pedestrian realm and helping to screen the sidewalk from the adjacent parking space. To the south, the landscape strip between the shifted parking space and the sidewalk will be replanted with evergreen screening, a small tree, and ground cover.

Overall, the proposed alterations help to further articulate the sidewalk-facing façade of the building, provide additional visual interest along the sidewalk, design the apparatus bay garage to better match other large bays in the district, screen parking from the sidewalk, and better define the pedestrian realm.

Therefore, these guidelines are met.

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

Findings: The new transparent overhead doors on the apparatus bay extension will help provide additional eyes-on-the-street from within the apparatus bay garage, as well as spill-out light from the interior lighting. The new exterior lighting proposed will also help to maintain visibility in this area and the adjacent parking space at night. Additional existing windows in the fire station will continue to overlook the parking space. The new landscape screening will still provide enough transparency to allow views into the shifted parking space, and the new trash enclosure will be small enough in scale to allow for views around it.

Therefore, this guideline is met.

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

Findings: The proposed apparatus bay garage extension and the proposed new trash enclosure will be clad in a smooth 3-coat stucco system, which is a proven system of high quality and durability. The smooth stucco material will also be a good match for the existing smooth concrete exterior of the existing fire station building. The aluminum-frame glazed overhead doors will also be of lasting quality and will provide new opportunities for passers-by to view the fire engines and goings-on inside the apparatus bay; the glazed doors will also complement the modernist style of the existing fire station. The proposed new fins on the side and over the apparatus bay will help to maintain the existing appearance of the apparatus bay, though it will have moved closer to the sidewalk. The fins will provide for additional shadow relief on the façade and provide locations for pin-mounted metal signage. Together, all the components of the proposed apparatus bay expansion, and the new trash enclosure, will form a cohesive addition to the existing fire station, essentially maintaining its industrial modern existing character.

Therefore, this guideline is met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:

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

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
 - **Modification #1: Location of Vehicle Areas – Table 266-3 – allow one parking space to be located between the building and the street along NW 17th Avenue; and,**
 - **Modification #2: Interior Landscaping – 33.266.130.G.3 – reduce the amount of interior landscaping required from 45 square feet to 0 square feet for the shifted parking space between the building and NW 17th Avenue.**

Purpose Statement: Purpose. The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are

restricted in some zones to promote the desired character of those zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:

- Provide a pedestrian access that is protected from auto traffic; and
- Create an environment that is inviting to pedestrians and transit users.
- The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles. The setback and landscaping standards:
 - Improve and soften the appearance of parking areas;
 - Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;
 - Provide flexibility to reduce the visual impacts of small residential parking lots;
 - Direct traffic in parking areas;
 - Shade and cool parking areas;
 - Reduce the amount and rate of stormwater runoff from vehicle areas;
 - Reduce pollution and temperature of stormwater runoff from vehicle areas; and,
 - Decrease airborne and waterborne pollution.

Standard for Modification #1: Table 266-3, Location of Vehicle Areas. General Standard. In RX, CX, and EX zones, parking is not allowed between a building and any street.

Standard for Modification #2: 33.266.130.G.3.a, Amount of interior landscaping required. In all zones, interior landscaping must be provided for sites where there are more than 10 parking spaces on the entire site. At least 45 square feet of interior landscaped area must be provided for each parking space.

A. Better meets design guidelines. *The resulting development will better meet the applicable design guidelines; and*

Findings: The modifications to allow one parking space between the building and the sidewalk and to allow a reduction in the amount of required interior parking lot landscaping for this space will better integrate the already existing parking space. The existing space is a non-conforming parking space that is separated from the sidewalk by a landscape strip and a wooden-fenced trash enclosure. The proposed apparatus bay expansion will require shifting the existing parking space closer to the sidewalk. Though existing landscape area will be lost, the parking space will be better screened from the sidewalk by the rotated, stucco-walled new trash enclosure, minimizing its impact on passing pedestrians.

B. Purpose of the standard. *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: The limit on placing parking between the building and the street and the interior parking lot landscaping standard are both designed to protect pedestrians, provide shade and opportunities for stormwater infiltration, and reduce the visual impact of parking from the street, and especially from residential zones. The combination of perimeter parking lot landscaping and the proposed new, stucco-clad trash enclosure will still provide pedestrians with protection from the parking area, will still provide shade and stormwater infiltration opportunities, and will reduce the visual impact of the parking space by having a screening structure which is well-integrated with the overall design of the building.

Therefore these Modifications merit approval.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans

submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposed exterior alterations at Fire Station #3 in the Northwest Plan District, including an extension of the apparatus bay with new steel stud-framed, stucco-clad walls; new glazed overhead doors; new exterior lighting; a new stud-framed, stucco-clad trash enclosure; and shifted parking space along NW 17th Avenue (and its associated modifications) will integrate well with the existing building and the context of the surrounding district, improve the pedestrian experience with views into the apparatus bay and a stronger street edge, and will be of lasting quality thanks to the use of durable, high-quality materials.

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 proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the proposed exterior alterations at Fire Station #3 in the Northwest Plan District, including:

- Expansion of the apparatus bay with new steel stud-framed, smooth stucco-clad walls;
- New aluminum-framed glazed overhead doors;
- Smooth stucco-clad fins and narrow overhead projection above the new glazed overhead doors on the expanded apparatus bay;
- New industrial-style exterior wall sconce light fixtures;
- A new stucco-clad, covered trash enclosure along NW 17th Ave;
- A shifted parking space located between the building and NW 17th Ave;
- Modifications to the location of vehicle areas standard and the interior parking lot landscaping standard; and,
- Per the approved site plans, Exhibits C-1 through C-9, signed and dated 08/04/2015, 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 through C-9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-149351 DZM. No field changes allowed."

Staff Planner: Benjamin Nielsen

Decision rendered by:  on August 4, 2015.
By authority of the Director of the Bureau of Development Services

Decision mailed: August 11, 2015

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 April 14, 2015, and was determined to be complete on **June 25, 2015**.

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 April 14, 2015.

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: October 23, 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.

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, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 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 **August 26, 2015 – (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:

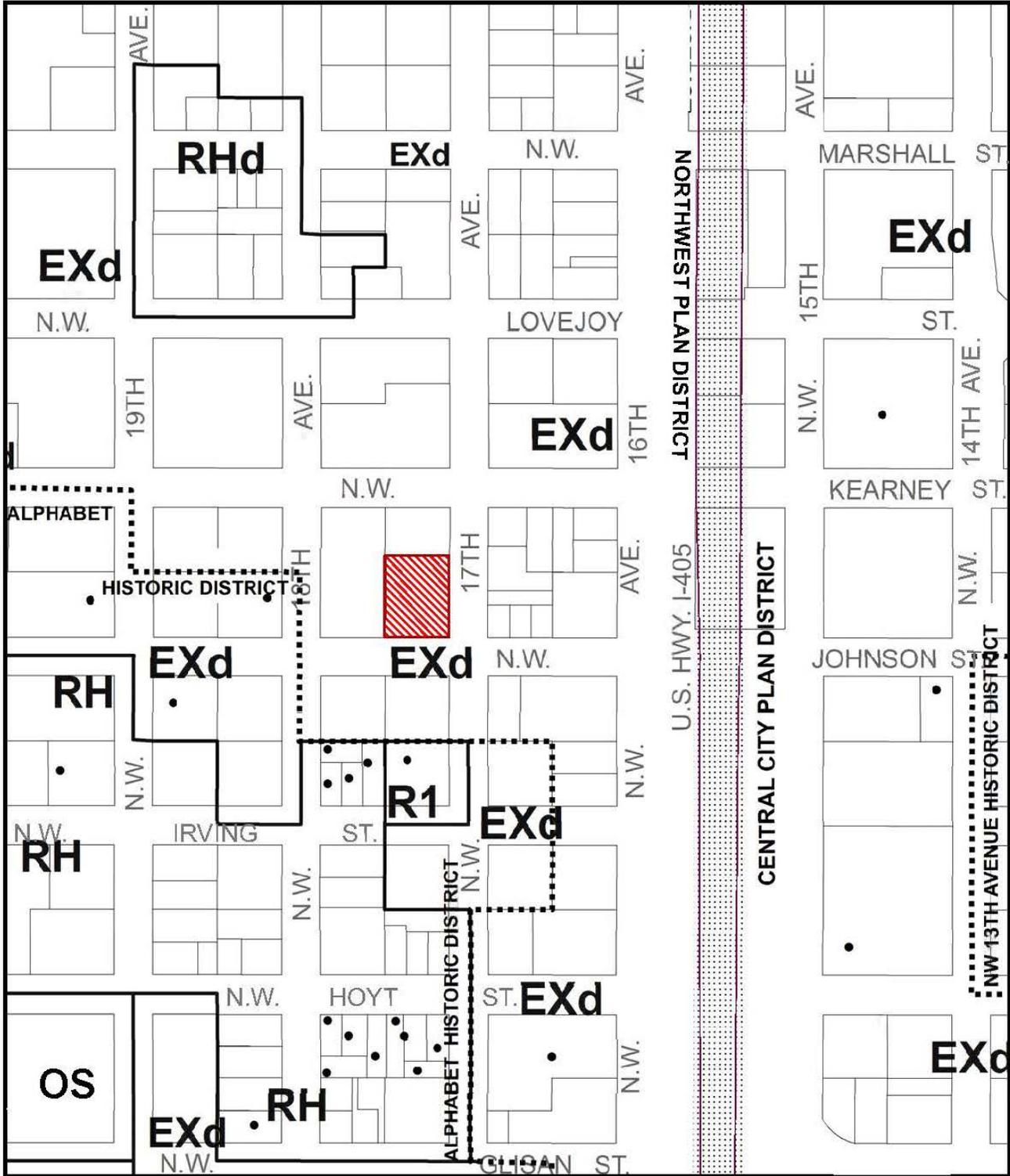
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 - 1. Written Narrative
 - 2. Site Photographs and Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Site Plan (attached)
 - 3. Exterior Elevations (attached)
 - 4. Sheet SK-A Enlarged Site Plan
 - 5. Sheet SK-B Trash Enclosure Section
 - 6. Sheet SK-C Trash Enclosure Elevation
 - 7. Sheet SK-D Apparatus Bay Section
 - 8. Sheet SK-F Trash Enclosure Roof Details
 - 9. SLV Nova LED Light Fixture Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Life Safety Review Section of BDS
- F. Correspondence: No correspondence was received.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Application Letter
 - 3. Responses to Incomplete Application Letter Memo (June 2, 2015)
 - 4. Responses to Incomplete Application Letter Memo (June 19, 2015)

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:
NORTHWEST PLAN DISTRICT

File No.	<u>LU 15-149351 DZM</u>
1/4 Section	<u>2928</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E33AC 5300</u>
Exhibit	<u>B (June 25, 2015)</u>



Fire Station No.3

1715 NW JOHNSON STREET
PORTLAND, OR 97209

CONSULTANTS

APPARATUS BAY ADDITION

DESIGN REVIEW

NOT FOR
CONSTRUCTION



Oh planning+design,
architecture
115 NW 10th Ave, Ste 300
Portland, OR 97209
P: 503.226.8000
F: 503.226.5442

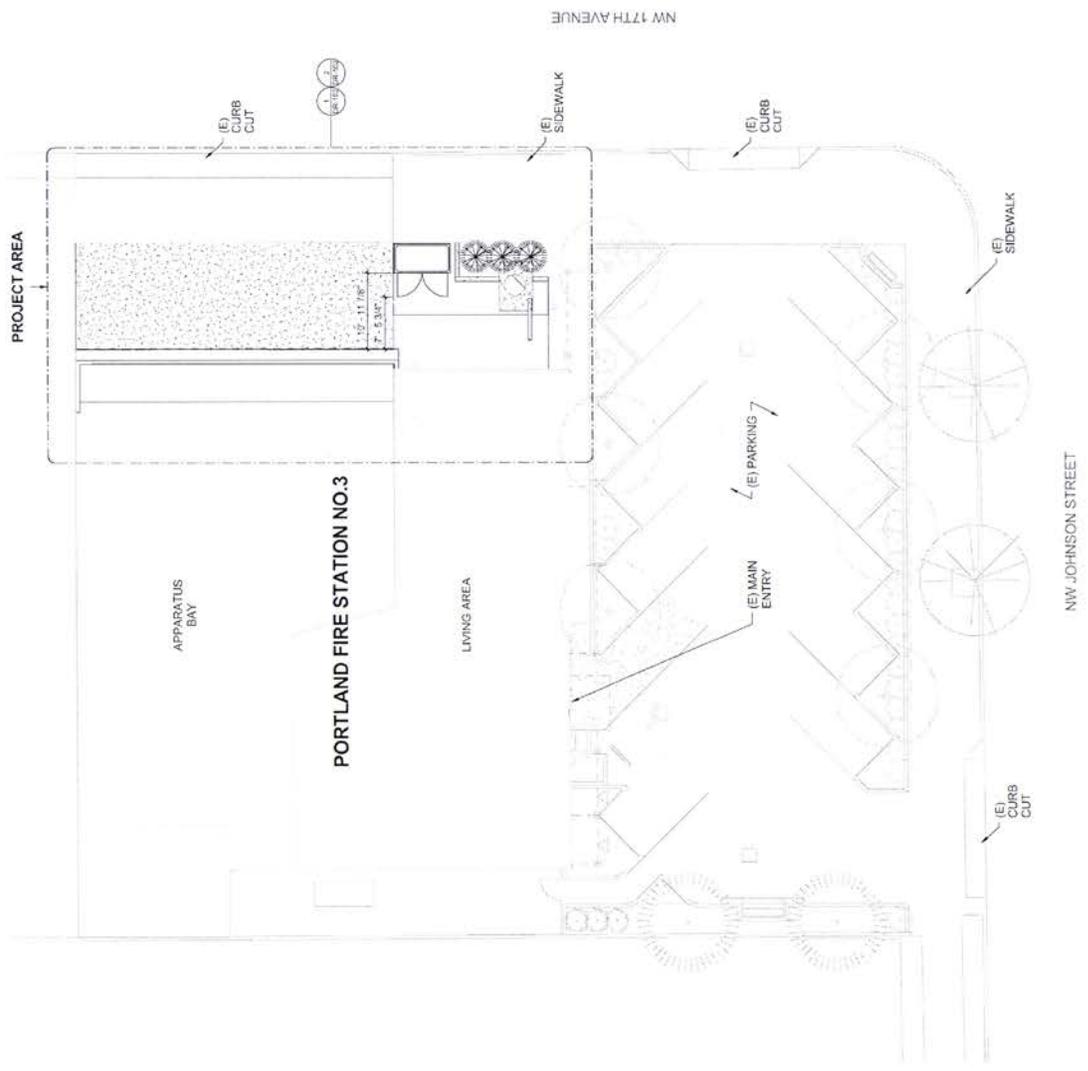
Revised Schedule

SITE PLAN

Sheet Title:
DR-101
Design Number:
DESIGN REVIEW

Approved
City of Portland
Bureau of Development Services
Planner *Becky E. Niska*
Date *08/04/2015*
* This approval applies only to the reviews requested and is subject to all additional zoning requirements may apply.

All ideas, concepts, drawings, and plans set forth on these sheets are created by and are the property of Oh planning + design. Any use, reuse, or distribution of said plans, reproductions, notes, designs, and/or arrangements without the written permission of Oh planning + design is prohibited by law.



1 SITE PLAN
NOT TO SCALE

CU 15 - 149351 DZ EXHIBIT C-1



Fire Station No.3

1715 N. JOHNSON STREET
PORTLAND, OR 97229

CONSTRUCTION

APPARATUS BAY ADDITION
DESIGN REVIEW

NOT FOR
CONSTRUCTION

oh
On planning + design,
architecture
115 NW 1st Ave, Ste. 300
Portland, OR 97209
1 503.280.8000
1 503.251.5242

Date: 04/01/15
Project Number: #0002
Drawn By: PB
Checked By: TL
Revision Schedule

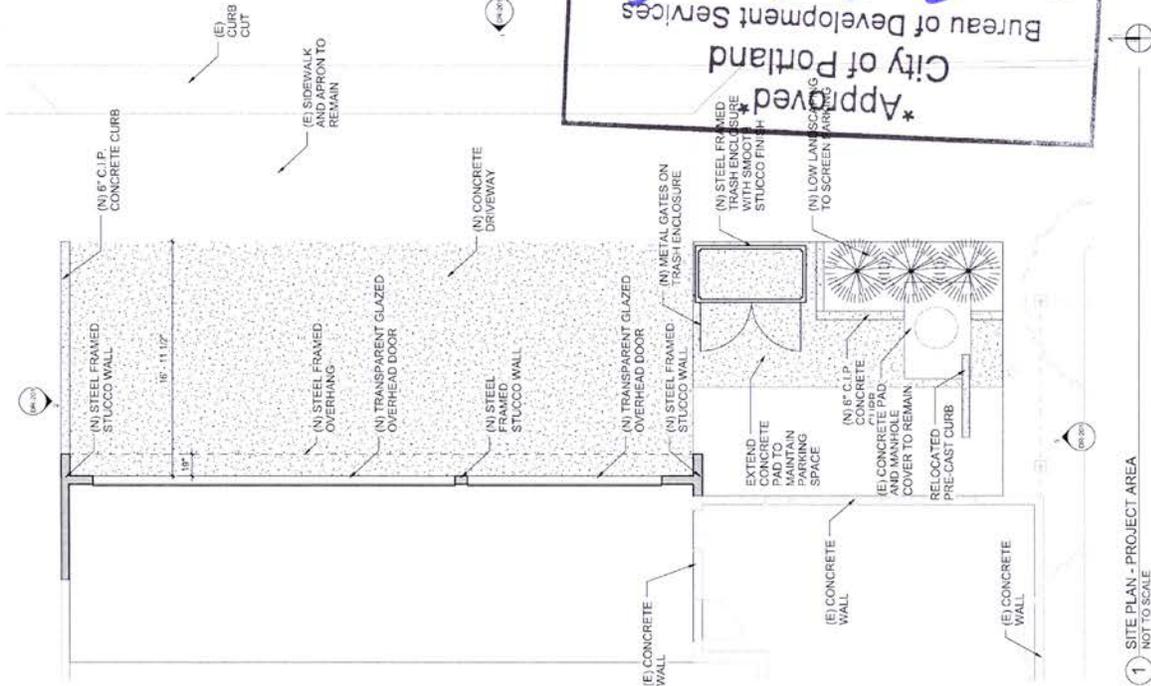
ENLARGED
SITE PLAN

Sheet Title

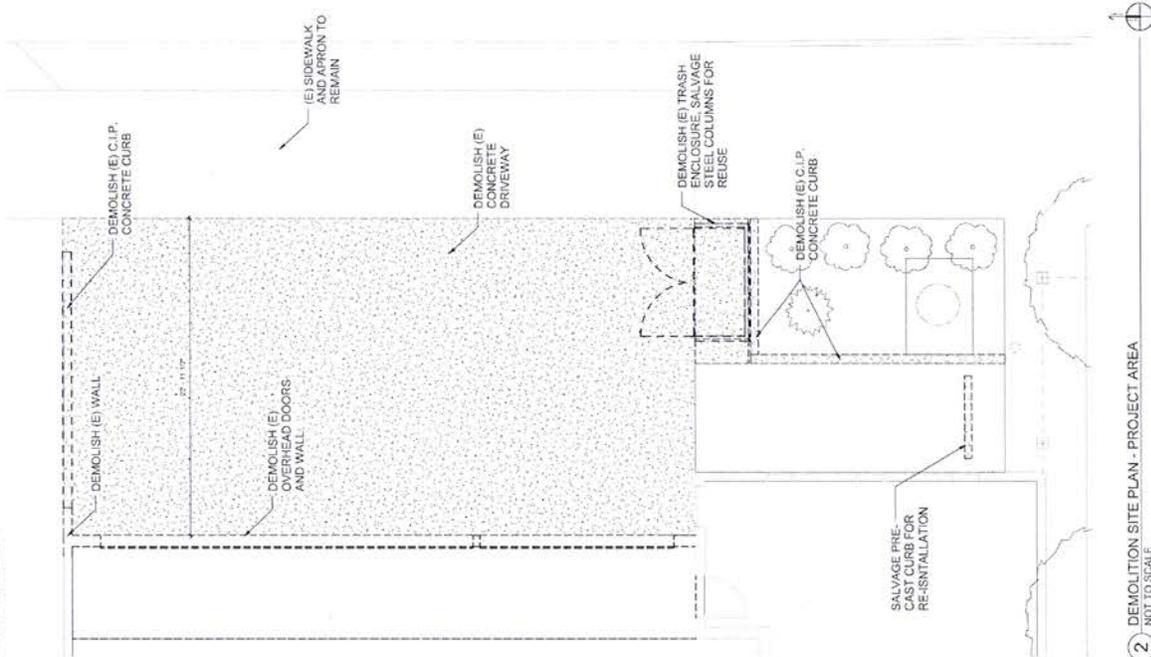
DR-102

Design Number
DESIGN REVIEW

Approved
City of Portland
Bureau of Development Services
Planner *Bejamin Nida*
Date *08/04/2015*
* This approval applies only to the reviews requested and is subject to all Additional zoning requirements may apply



1 SITE PLAN - PROJECT AREA
NOT TO SCALE



2 DEMOLITION SITE PLAN - PROJECT AREA
NOT TO SCALE

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4/10/2015 3:06:12 PM

W 15 - 14935102 EXHIBIT C-2



Fire Station No. 3
 1745 NW JOHNSON STREET
 PORTLAND, OR 97209

APPARATUS BAY ADDITION
 DESIGN REVIEW

NOT FOR CONSTRUCTION

Oh
 Oh Planning+Design
 architecture
 115 NW 1st Ave, Ste. 300
 Portland, OR 97201
 P 503.266.8400
 F 503.224.5442

Date: 04/01/15
 Project Number: 50002
 Drawn By: PFB
 Checked By: TL
 Revision Schedule

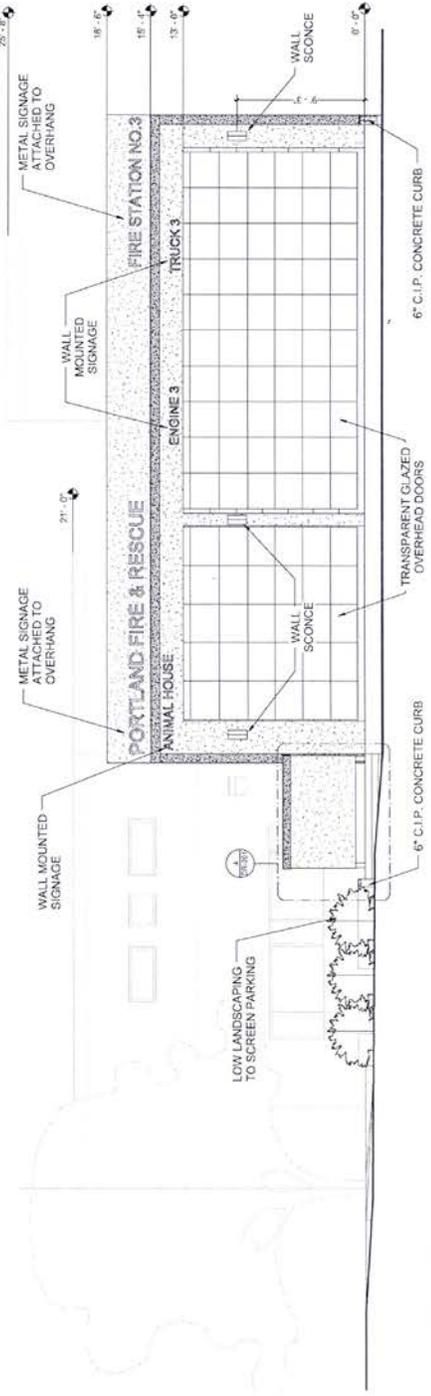
EXTERIOR ELEVATIONS

DR-201
 DESIGN REVIEW

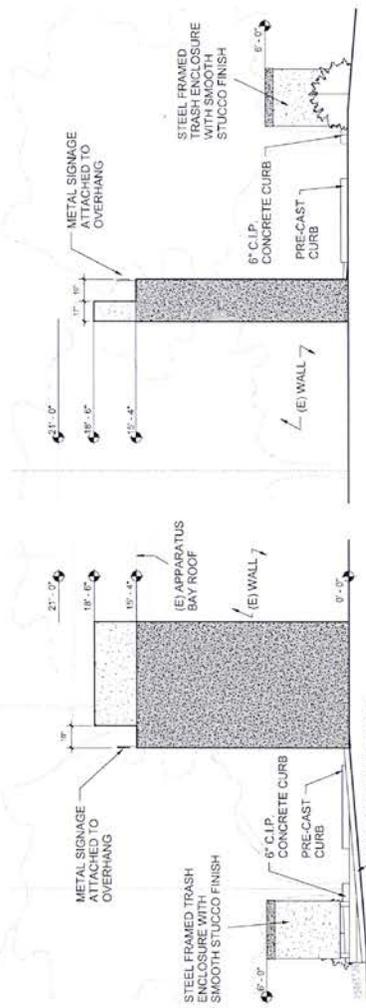
LEGEND
 (E) PAINTED CONCRETE
 OFF-WHITE SMOOTH FINISH STUCCO ON WALLS
 DARK GRAY SMOOTH FINISH STUCCO ON STEEL FRAME, COLOR TO MATCH (E) TRIM COLOR

Approved
 Portland - Bureau of Development Services
 Planner Benjamin E. Nash Date 08/04/2015
 * This approval is only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

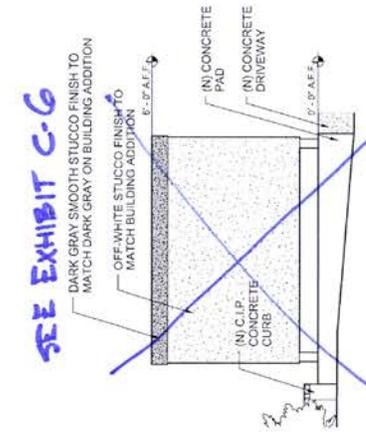
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1 EAST ELEVATION
 NOT TO SCALE



3 SOUTH ELEVATION
 NOT TO SCALE



4 EAST ELEVATION - TRASH ENCLOSURE
 NOT TO SCALE

CU15-1493510Z EXHIBIT C-3