



Date: September 18, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
 503-823-7803 | Arthur.Graves@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 15-166713 DZ: STOREFRONT ALTERATIONS

GENERAL INFORMATION

Applicant: Gabe Headrick | Steelhead Architecture | 503.348.8874
 107 SE Washington Street Suite 234 | Portland, OR 97214

Site Address: 439 NW Broadway

Legal Description: BLOCK 49 E 50' OF LOT 8 EXC PT IN ST, COUCHS ADD
Tax Account No.: R180204280
State ID No.: 1N1E34CB 00600 **Quarter Section:** 3029

Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.
Business District: Pearl District Business Association, Carolyn Ciolkosz at 503-227-8519.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City (Plan District), River District (SubDistrict)
Zoning: CXd: Central Commercial (CX), design (d) overlay zone
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a proposal to make exterior alterations to the subject property. The proposed alterations will include removing cladding from late renovation attempts, and renewing the existing original materials and major identifiable façade elements on the north and east elevations. Brick and concrete façade construction will be restored by re-pointing, sandblasting, or painting as necessary. The following storefront alterations are also proposed:

- Replace the three existing storefronts in each of the three bays on the east elevation with new anodized aluminum storefront systems.
- Replace two of the three existing storefronts in existing bays on the north elevation with new anodized aluminum storefront systems. The far west bay on this same elevation will install a metal roll-up door for trash and recycling access and removal.
- Clerestory and bulkheads on both the north and east elevations will also be restored and painted.

- Lighting sconces will be added to the brick pilasters.
- The existing “Passport Photo” sign will be restored and remain.
- Metal canopies, 3'-9" wide by 12'-4" in length, will be added to two of the three proposed storefront systems on the east façade.

Two concepts have been submitted for approval, “Option A” and “Option B” showing alternatives for storefront in the center bay on the east elevation.

Per Zoning Code Section 33.420.041.B, Design review is required due to the proposal including an exterior alteration to existing development in a design zone.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- River District Design Guidelines

ANALYSIS

Site and Vicinity:

Built in 1920 and located on the corner of NW Broadway and NW Glisan Street the single story “Passport Building” stands as an early example of Streetcar Era Commercial style. Clad in brick with slight ornamentation above the clerestory, the north and east elevations are composed into three bays on each side. Large clear glazing above a wood bulkhead exists on each of the facades of the structure.

Regarding area amenities, the site is within a five minute walk (roughly a quarter mile) of numerous commercial, retail and open space venues. The Pearl Bakery, Roseland Theater, North Park Blocks, Chinese Garden, Greyhound bus and Amtrak train terminals, the main branch of the United States Postal Service and the Willamette River are all within a five minute walk of the site.

Regarding transportation amenities around the site, both NW Broadway and NW Glisan Street are designated as Transit Access Streets by the Transportation Service Plan. The MAX line runs a block away to the east down both NW 6th and NW 5th Avenues. Bus transit is provided on NW Broadway with the #17 and on NW Glisan Street with the #77. Designated Bikeways close to the site include NW Broadway and NW Flanders Street. The site is also located within the North of Burnside Pedestrian District.

Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The design (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.

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

- **LU 85-004173 DZ:** Ref. File # DZ 107-85. Approval of signage alterations.

- **LU 91-008283 DZ:** Ref. File # LUR 91-00028. Approval of awning alterations.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 6, 2015**.

- Bureau of Development Services Life Safety / Building Code Section: David Jones: August 11, 2015. (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 6, 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 Central City Fundamental Design Guidelines and River District Guidelines.

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region’s population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District 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.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region’s residential growth.
3. Enhance the District’s character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

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 proposed alterations to the “passport building”, including new storefront systems at the existing bays, will remove non-original cladding and glazing on both street frontages so that the original brickwork above the transom and that defining the bays, original wood transom and trim as well as the bulkhead can be restored. Non-original features that detract or weaken the architectural integrity and coherency of the resource are being removed. *This criteria has been met.*

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

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

Findings for A8, B1 and B1-1: Through the proposed new storefront systems the “passport building” will increase visibility and accessibility into the building on both street facing façades: north and east. Both proposed designs (“Option A” and “Option B”) include the following features: metal canopies (approximately four (4) feet by thirteen (13) feet), increased glazing, and folding (Option A) or sliding (Option B) storefront systems connecting the sidewalk right-of-way and the proposed tenant spaces. These proposed alterations further activate both the NW Glisan Street and NW Broadway street frontage. The proposed alterations, which also restore a number of original architectural features found on the building, including the existing brickwork, transom, and bulkhead will help to contribute to a vibrant streetscape and activate the adjacent corner. *These criteria have been met.*

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

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.

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.

Findings for B2, B4 and B6: While the proposed alterations to the 1920's street-car era building add new storefront systems to the north and east elevations for improved accessibility and visibility it is not at the cost of detracting from the pedestrian environment. Elements such as the proposed folding (Option A) or sliding (Option B) storefront systems and metal canopies provide comfortable areas for pedestrians to sit, socialize and rest, which are safe from both motor vehicles and the weather. *These criteria have been met.*

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

Findings: The proposed storefront alterations provide universal accessibility and barrier free design for all of the proposed tenant spaces on the NW Glisan Street and NW Broadway. In addition, the existing corner entry to be maintained at NW Glisan Street and NW Broadway is at grade and barrier-free. *This criteria has been met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings for C1: The proposed alterations maintain the existing bays and overall architectural character of the original 1920's building while providing new storefront systems to the new tenant spaces that enhance views to surrounding areas. Both storefront system (Option A and Option B) schemes increase the amount of glazing to the north and east facades. Both design proposals also restore the existing transom windows effectively allowing additional light in and views out. *This criteria has been 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 C2, C3 and C5: The proposed alterations will restore the existing brickwork, transom windows, and wood trim while at the same time adding new anodized aluminum storefronts and steel canopies which are features of high quality and permanence that respect the building's architectural integrity. The structure will continue to read as a 1920's street-car era building regarding overall design and character with the addition of the modern storefront systems to be located in the existing bays for a coherent overall composition to the restored elevations. *These criteria have been met.*

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: The alterations to the east elevation include design schemes (Option A and Option B) which provide areas for the development of transitions between the building and the adjacent public right-of-way. Both designs propose metal canopies and anodized aluminum storefront systems, Option A including a folding system and Option B with a sliding system, that not only allow the east elevation to open up to the right-of-way but

provide a practical space for seating or gathering without impeding the “through pedestrian zone” of the sidewalk right-of-way. *This criteria has been met.*

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: The proposed alterations including new storefront systems, awnings, and lighting to enhance and activate the corner of NW Glisan and NW Broadway. Both of the current design schemes will restore the original corner entry as well as the widely recognized “Passport Photo” building sign so that character of the building’s corner is not lost. *This criteria has been 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.

Findings: The proposed alterations will incorporate large windows, awnings, lighting and additional entrances at the sidewalk-level of the building. These alterations are intended to revitalize the building and the location for retail use. *Therefore this criteria has been 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.

Findings: Awnings are proposed for two of the new storefront systems on the east elevation of the building. The proposed awnings will extend from the building, into the right-of-way, forty-five (45) inches for approximately thirteen feet of the building frontage. The proposed encroachments into the public right-of-way will enhance the pedestrian environment through creating covered spaces to socialize and congregate, further activating the pedestrian space adjacent to the building. *Therefore this criteria has been met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building’s overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City’s skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: No current rooftop mechanical equipment is proposed. Future rooftop mechanical equipment will be set-back on both the NW Glisan and NW Broadway frontages of the roof twenty-four (24) feet to the area at the south-western corner of the site (Exhibit C-4). This is the location of one exiting mechanical equipment feature. *Therefore this criteria has been 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: Sconce lighting is proposed on the building at each of the existing brick bay defining columns. The proposed lighting will illuminate and accentuate the building’s architecture. *Therefore this criteria has been 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 proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for exterior alterations to this 1920's building in the Central City Plan District and River District sub-district including:

- Replace the three existing storefronts in each of the three bays on the east elevation with new anodized aluminum storefront systems.
- Replace two of the three existing storefronts in existing bays on the north elevation with new anodized aluminum storefront systems. The far west bay on this same elevation will install a metal roll-up door for trash and recycling access and removal.
- Clerestory and bulkheads on both the north and east elevations will also be restored and painted.
- Lighting sconces will be added to the brick pilasters.
- The existing "Passport Photo" sign will be restored and remain.
- Metal canopies, 3'-9" wide by 12'-4" in length, will be added to two of the three proposed storefront systems on the east façade.

Approval, per the approved site plans, as well as both "Option A" (Exhibit C-5) and "Option B" (Exhibit C-6), Exhibits C-1 through C-12, signed and dated Monday, September 14, 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-C.12. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-166713 DZ. **No field changes allowed.**"

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Monday, September 14, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: Friday, September 18, 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 May 7, 2015, and was determined to be complete on **July 29, 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 May 7, 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: Wednesday, November 25, 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 Friday, October 02, 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 **Monday, October 05, 2015**.
- 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.

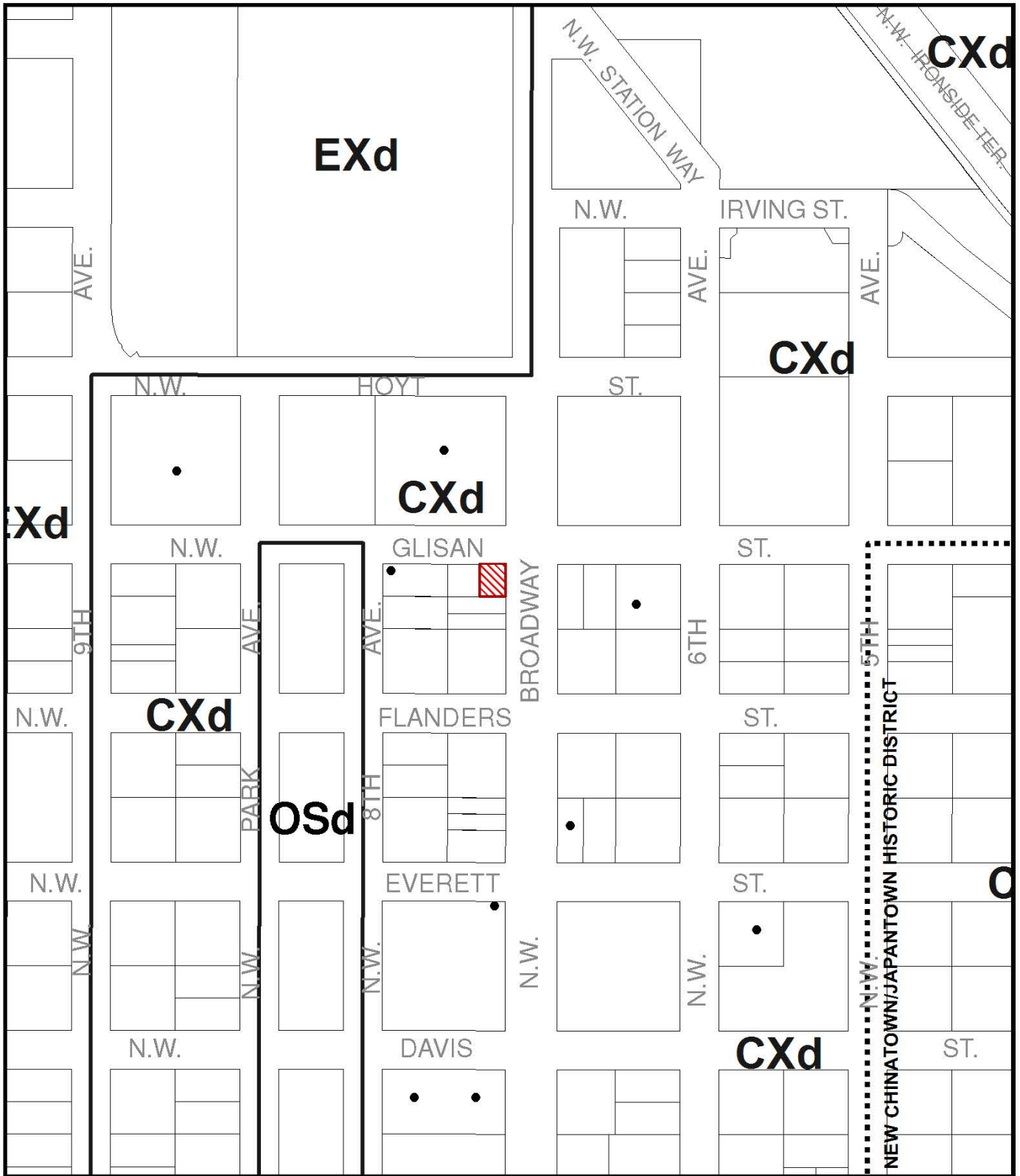
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Statement
 2. Site pictures
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Site Plan: Demolition Plan
 3. Site Plan: Construction Plan
 4. Site Plan: Roof Plan
 5. Elevations: North and East – Option A (attached)
 6. Elevations: North and East – Option B (attached)
 7. Section: Option A and Option B Storefronts Walls
 8. Section: Walls
 9. Renderings: Option A and Option B

10. Schedule: Windows and Finishes – Option A
 11. Schedule: Windows and Finishes – Option B
 12. Manufactures Cut Sheets
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Development Services Life Safety / Building Code Section: August 11, 2015.
- F. Correspondence: No comments were received.
- G. Other:
1. Original LU Application
 2. Photos: Storefront local precedents
 3. Incomplete Letter: June 05, 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



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT SUBDISTRICT

File No. LU 15-166713 DZ

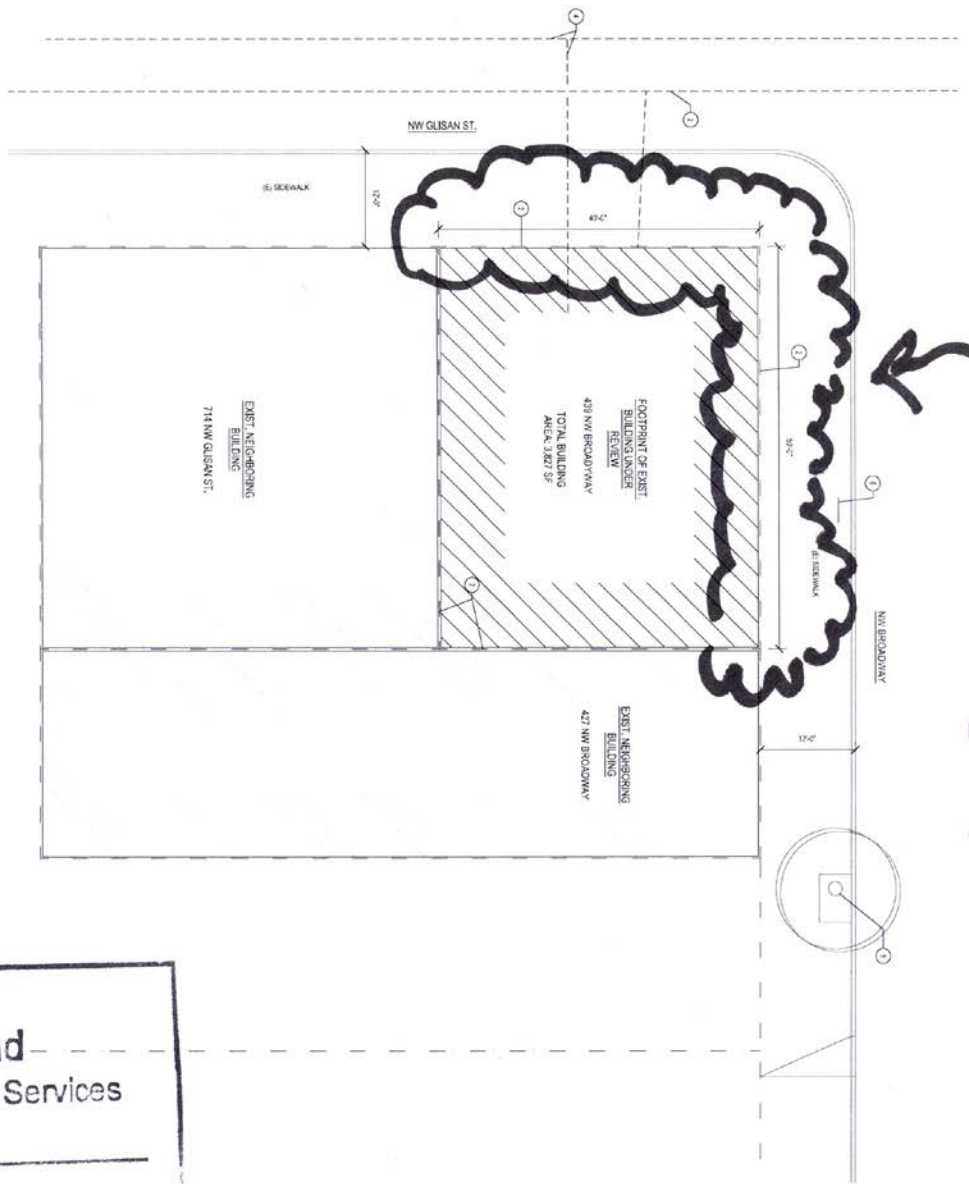
1/4 Section 3029

Scale 1 inch = 200 feet

State_Id 1N1E34CB 600

Exhibit B (May 11, 2015)

1. SITE PLAN
SCALE 1/8"=1'-0" ON 22X34 1/16"=1'-0" ON 11X17



AREA OF WORK

Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 9.15.15

* This approval is subject to the reviews and conditions of approval. Additional zoning requirements may apply.

- SHEET NOTES:
 1. ALL ITEMS ARE EXISTING TO REMAIN, U.O.N.
 2. PROPERTY LINE
 3. EXIST. COMBO STORM / SANITARY SEWER IN NW GLISAN
 4. EXIST. WATER SERVICE IN FROM NW GLISAN. SEE PLAN FOR MASTERS AND FIRE SPRINKLER METERS
 5. EXIST. STREET TREE IN WELL
 6. EXIST. BIKE RACK

AI:1
 LHM - CORRECTIONS
 JULY 27, 2015

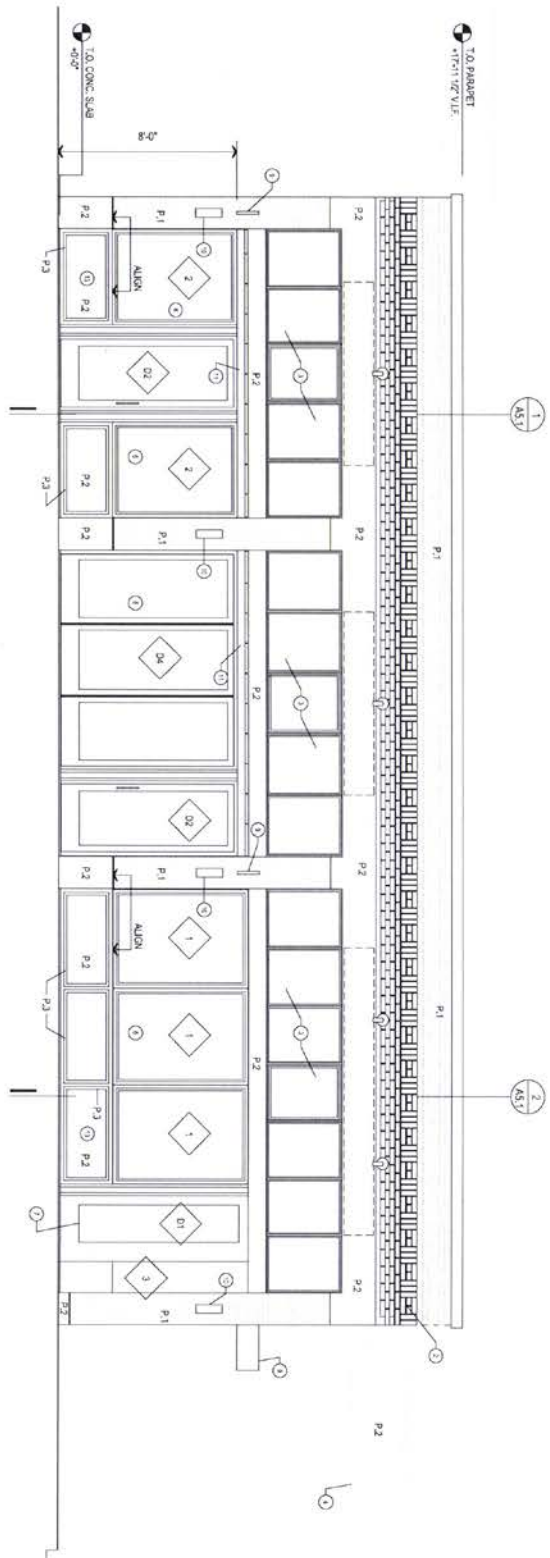
SITE PLAN
 PDC STOREFRONT PHOTO
 439 NW BROADWAY PORTLAND, OREGON 97229



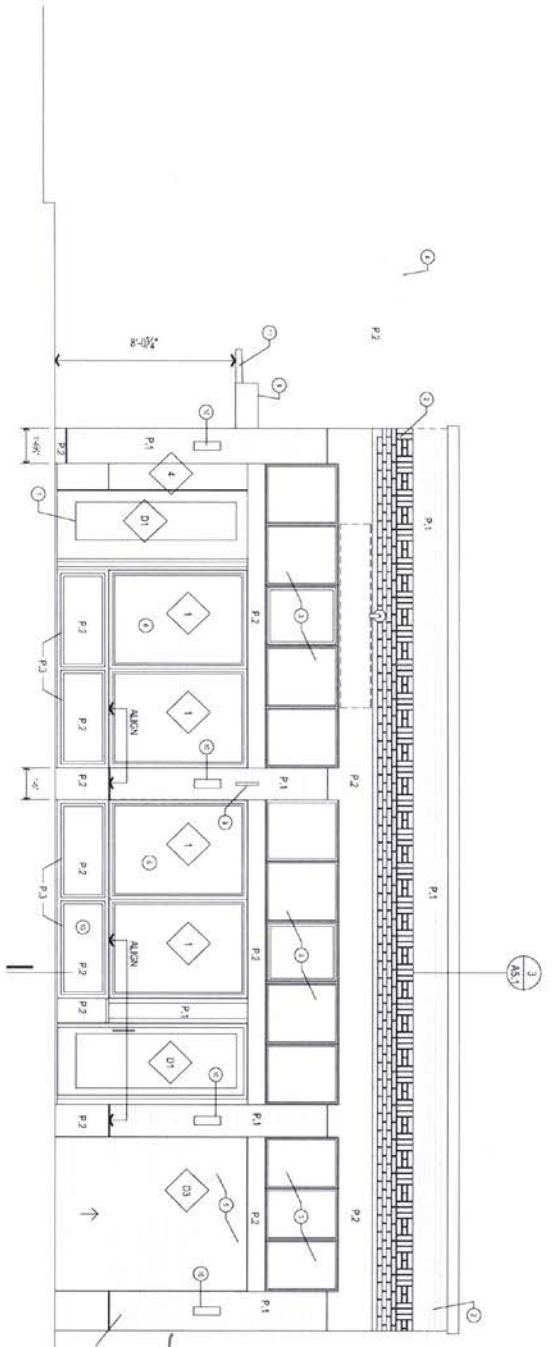
STEELHEAD ARCHITECTURE
 107 SE WASHINGTON, STE. 234 PORTLAND OR 97214

EXH C-1
 LU 15-166713 D2.

OPTION A.



1. ELEVATION : FRONT (EAST)
SCALE: 3/8"=1'-0" ON Z2X34 3/16"=1'-0" ON 11X17



2. ELEVATION : NORTH SIDE
SCALE: 3/8"=1'-0" ON Z2X34 3/16"=1'-0" ON 11X17

Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 9.15.15

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

1.3 INCH OF EXISTING WOOD FRAMED WALL SHOWN FOR EXISTING EXAMINE ON SOUTH SIDE

TRIMMIT 2	13.5'
PROPOSED ALUMINUM WINDOW	13.5'
PROPOSED ALUMINUM DOOR	4.5'
PROPOSED SIGN AREA	4.5'
PROPOSED SIGN AREA	4.5'
TOTAL	37.0'
TOTAL COMBINED SIGN AREA	13.5'

TRIMMIT 2	38"
PROPOSED ALUMINUM WINDOW	13.5'
PROPOSED ALUMINUM DOOR	4.5'
PROPOSED SIGN AREA	4.5'
PROPOSED SIGN AREA	4.5'
TOTAL	37.0'
TOTAL COMBINED SIGN AREA	13.5'

TRIMMIT 2	38"
PROPOSED ALUMINUM WINDOW	13.5'
PROPOSED ALUMINUM DOOR	4.5'
PROPOSED SIGN AREA	4.5'
PROPOSED SIGN AREA	4.5'
TOTAL	37.0'
TOTAL COMBINED SIGN AREA	13.5'

SHEET NOTES:
 1. ALL FINISHES, MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 2. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 4. EXISTING SIGNAGE TO BE REMOVED AND NEW SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 5. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 6. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 7. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 8. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
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 12. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 13. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 14. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.
 15. ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND ZONING ORDINANCES AND THE CITY OF PORTLAND DEVELOPMENT SERVICES APPROVAL PROCESS.

ELEVATIONS: OPTION A

STEEL HEAD ARCHITECTURE
 107 DE WASHINGTON, STE 204 PORTLAND, OR 97214

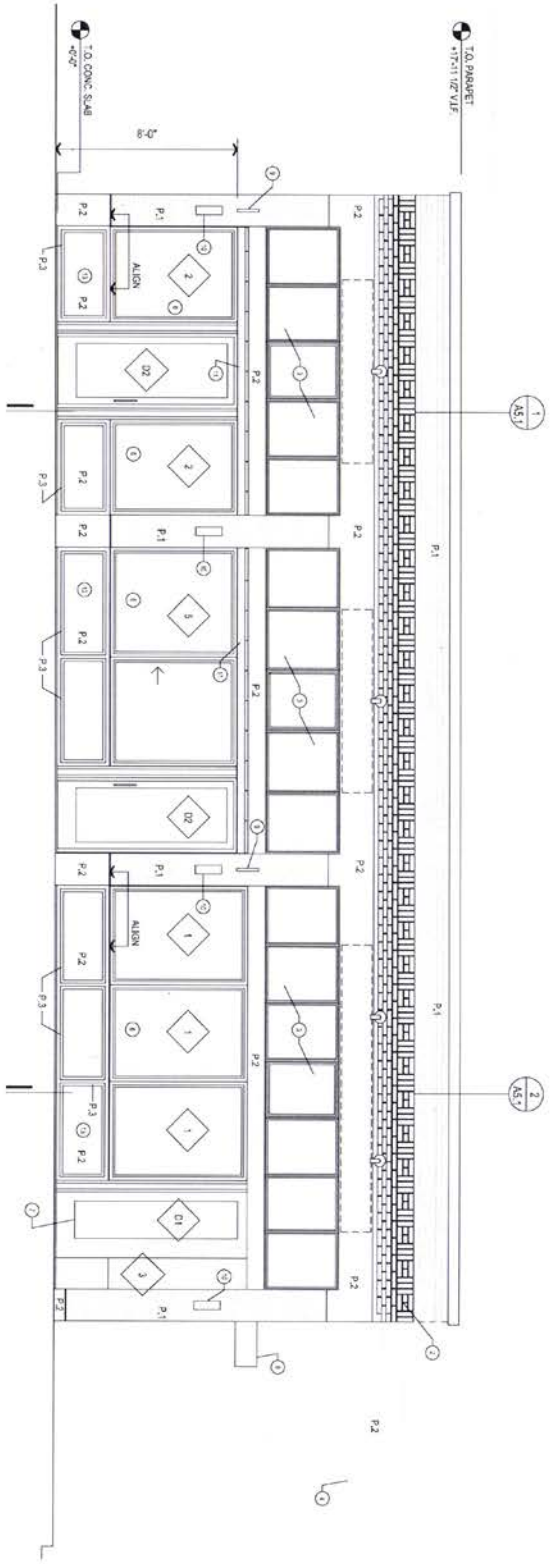
REGISTERED ARCHITECT
 STATE OF OREGON
 NO. 10000

DATE: 09/15/15

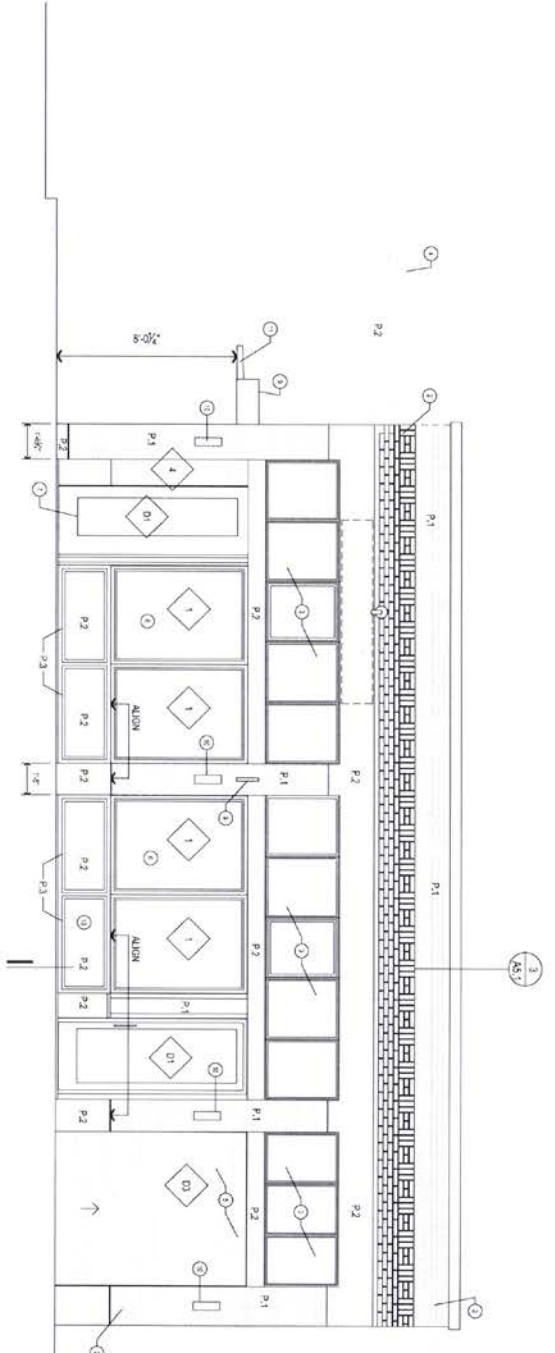
PROJECT: 15-166713-D2

EXH C-5
 15-166713-D2

OPTION B.



1. ELEVATION: FRONT (EAST) - OPTION B
SCALE: 3/8"=1'-0" ON 22X34 3/16"=1'-0" ON 11X17



2. ELEVATION: NORTH SIDE
SCALE: 3/8"=1'-0" ON 22X34 3/16"=1'-0" ON 11X17

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 9.15.15

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

SHEET NOTES:

- REFER TO A.I. FOR SYMBOLS, HATCHES, FINISHES, MATERIALS, ETC. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS NOTED OTHERWISE.
- REMOVE EXISTING GLAZING & RESTORE EXISTING WINDOW SILL AS SPECIFIED. REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED. REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED.
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ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
2	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
3	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
4	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
5	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
6	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
7	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
8	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
9	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
10	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
11	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
12	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
13	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
14	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
15	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
16	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
17	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
18	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
19	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00
20	REMOVE EXISTING SILL CASING & RESTORE EXISTING SILL CASING AS SPECIFIED	15	LF	12.00	180.00