



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

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Date: November 23, 2015
To: Interested Person
From: Arthur Graves, Land Use Services
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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 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 15-187592 HR: SIGN PROPOSAL

GENERAL INFORMATION

Applicant: Lu Xu | Stir Fresh Mongolian Grill | 503.460.7434
210 SW Yamhill Street | Portland OR 97214

Architect/Contact: Dennis Thompson | DMTA Architecture | 503.515.1295
3 Monroe Parkway, Suite P-303 | Lake Oswego OR 97035

Site Address: 815 SW 2nd Avenue

Legal Description: BLOCK 22 LOT 1 EXC PT IN ST N 1/2 OF LOT 2 EXC PT IN ST HISTORIC PROPERTY 15 YR 2001; POTENTIAL ADDITIONAL TAX, PORTLAND

Tax Account No.: R667703400
State ID No.: 1S1E03BA 04500
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City (Plan District) and Downtown (Sub-District)
Other Designations: Contributing resource in the Yamhill Historic District, which was listed in the National Register of Historic Places on July 30, 1976.

Zoning: CXd: Central Commercial (CX), with a design (d) overlay, and Historic Resource Protection overlay zone

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 requests Historic Resource Review approval for an exterior sign located adjacent to the main entry of the tenant space on the SW Yamhill Street frontage of the building. The proposed sign is to be located (centered) on the pilaster immediately west of

the tenant space entry, nine and a half (9.5) feet off the sidewalk right-of-way, and is not to extend above or below the existing transom. The sign is three and a half (3.5) feet in circumference with the decorative flames projecting approximately an additional foot from the main body of the sign. It is approximately a foot in width. The sign is constructed of fabricated aluminum with the flames being made of clear acrylic. The sign is internally illuminated. All conduit, cables, wires and/or electrical equipment will be internal to the sign and will not be visible.

Historic Resource Review is required because the proposal is for non-exempt exterior alteration and new construction on a contributing resource in an historic district.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Design Guidelines for the Yamhill Historic District

ANALYSIS

Site and Vicinity:

The subject property was constructed in 1909 as a department store and was originally known as the Bellevue Building. Currently the resource is known as the Moy building and serves a number a different uses and users from retail and office to residential. The structure is a large building that accounts for half of the SW Yamhill block building face and a third of the built elevation for the block adjacent to SW 2nd. In addition, the Moy building is a contributing example of Chicago Style architecture within the Yamhill Historic District.

According to the National Register of Historic Places Inventory/Nomination Form for the Yamhill Historic District, the Portland Yamhill Historic District is historically significant because, “although small in area, it contains some of the finest examples of nineteenth century commercial architecture in Oregon. High Victorian Italianate is the dominant architectural style, but examples of Second Empire, Sullivanesque, Commercial and Colonial Revival may be found as well. Many buildings within the district were constructed after the Great Fire of 1873 leveled the area and were built by investors as part of Portland’s economic boom in the late 1870’s. In 1860 the population of Portland was 861, but by 1870 there were nearly 10,000 residents. Economic growth paralleled the population boom. Portland was the shipping center for agricultural produce from the Willamette Valley and the areas east of the Cascade Mountains. It served as the supply center for the rich mining areas in eastern Oregon and Idaho and was an important shipping point for timber products.”

Regarding area amenities within a five minute walk (roughly a quarter-mile distance), being downtown the site is surrounded by a vast number of retail, commercial, and civic venues as well as a number of open space park locations. Examples include Pioneer Place, Portland Community College and Portland City Hall. Park space within walking distance includes Chapman, Lowndale and Pioneer Courthouse Squares, Mill Ends Park as well as Tom McCall Waterfront Park and the Willamette River.

Regarding transportation amenities the site is well served by a number of transportation alternatives. SW Yamhill Street is classified as a regional transit-way and SW 2nd Ave is classified as a transit access street in the Transportation Service Plan (TSP). The blue and red MAX train lines run down SW Yamhill. Bus service to the site is provided by the 15 and the 51. SW 2nd and 3rd are both classified as city bikeways and the area is all within the downtown 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.

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.

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

- HL 16-85: A 1985 Historic Design Review approval for a storefront remodel.
- HL 46-79: A 1979 Historic Design Review approval for an exterior building renovation.
- LUR 94-00971 DZ: A 1994 Design Review approval for a projecting and wall sign.
- LUR 00-00337 HDZ: A 2000 Historic Design Review approval for the modification of exterior awnings and the addition of a sign.
- LU 08-178127 HDZ: A 2008 Historic Design Review approval for the alterations to exterior including: awnings, lighting, exterior cornice and base and window elements.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **October 12, 2015**. No comments were submitted by Bureaus.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 12, 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 33.846, 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 located within the Yamhill Historic District. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are the Yamhill Historic Design Guidelines and the Central City Fundamental Design Guidelines.

Design Guidelines for the Yamhill Historic District and Central City Fundamental Design Guidelines

As you know, the Yamhill Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Yamhill Historic District.

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.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven 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.

Design Guidelines for the Yamhill Historic District

General Guidelines Alterations and Additions to Historic Landmarks, Potential Landmarks and Other Compatible Buildings

- A. Retention of Original Construction.** So far as practicable, all original exterior materials and details shall be preserved.
- E. Visual Integrity of Structure.** The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained. Such structural lines should be restored if previous alterations have substantially changed such elements.
- The modulation of building facades was determined by lot parceling. Generally, buildings were built at 25, 50 or 100-foot widths. Within those general building widths, the buildings was further divided into smaller bay storefront systems.
 - Where structural lines cannot be carried to the ground, integrate the upper and lower floor design with color, materials and form simplicity.
- F. Scale and Proportion.** The scale and proportion of altered or added building elements, the relationship of voids to solids (i.e. openings such as doors and windows to walls and column elements) shall be visually compatible with the traditional architectural character of the Historic District. An important element within the Historic District was the emphasis on the pedestrian scale activities which were characterized with the addition of canvas awnings or permanent canopies. This defined an important scale and proportion element of the District and to the extent possible, this relationship at pedestrian level should be re-established within the District.

Findings for A, E and F: The addition of the proposed sign will not remove or damage any exterior materials or details on the building. The proposed sign addition to the north elevation is located on an existing pilaster and within the alignment of the transom windows of the contributing resource. In addition, the proposed sign is secondary in size

and location (attached lower on the building) to the existing original MOY sign, located above the historic main entry to the building. The scale and proportion of the proposed sign are less than that of the MOY sign as well, and so will not compete with or impact the visual integrity of the structure or the original construction of the structure. *These criteria have been met.*

G. Exterior Building Materials. Most of the buildings within the District were constructed of bearing wall brick masonry (left exposed or covered with plaster), or stone. This feature gives the area much of its textual surface character. Surfaces need to be treated, repaired, and maintained in a manner which is sympathetic to the District.

1. Walls

- Original building materials shall be preserved wherever possible. Cleaning and/or repointing masonry is preferred over replacement.
- If masonry has to be replaced, repair or replace existing masonry with masonry of matching color, texture, size, coursing. Avoid using “used” brick in replacement. This conflicts with traditional masonry surfaces.
- Mortar should match the color and joint configuration of the existing masonry wall.
- Masonry was painted to seal soft bricks from the weather or painted later for other reasons. Where soft brick surfaces are found to be painted, surfaces should not be stripped but should be repainted.
- Plastered surfaces should be cleaned, repaired with a similar plaster texture and repainted. Avoid exposing brick to the weather by removing finish plaster as this will speed deterioration of the brick.
- Do not apply artificial and/or inappropriate coverings to masonry surfaces. Examples are metal, plastic or wood sidings.

2. Storefronts, Doors and Windows. The shape, size, placement and trim of storefront openings are a key element in establishing the character of a building.

- Where original storefronts remain, preserve and repair. Where covered with other materials, remove and determine condition of original materials.
- Storefronts requiring new materials could consider a wide variety of replacement systems. Building Codes require non-combustible materials (steel, aluminum, etc.), but wood systems may be acceptable provided other means of fire protection are installed. Wood systems should be painted, rather than stained or treated naturally.
- New window and door openings should maintain a similar horizontal and vertical relationship as the originals. Traditionally, windows were two-over-two or one-over-one. Large panes of glass, as used in contemporary storefronts, should be avoided.
- Glazed portions of windows were important elements to the building and should not be altered, painted over or eliminated.
- Clear glass is traditional and should be used instead of tinted glass. Additionally, signs cannot be painted on tinted glass without the possibility of breakage due to the effect of sunlight.
- Re-use original hardware whenever possible. If possible, new hardware should be in keeping with original designs.
- On side-walls, avoid walling-in openings with masonry, if possible. Rather, maintain the opening and replace the glazing if necessary with appropriate hard surface materials.

Findings: The proposed sign will be located on a pilaster on an existing building wall of the north façade which is adjacent to the historic main entry of the building. This entry now serves sole as the main entry for the restaurant that the sign is advertising. All work will be done in a manner that is sympathetic to the contributing structure and the District *This criteria has been met.*

H. Rear and Side Walls. Generally, the standards which apply to the fronts of buildings also apply to rear and side walls, although the conditions to meet are usually much more simple. The chief concern lies with the removal of redundant additions to each building including signs, pipes, non-functioning stacks, grills, television aerials, etc. The repair and

repointing of brick or masonry, painting of wood or certain masonry surfaces, and an effort to coordinate and subdue the clutter of the mechanical equipment are all recommended.

Findings: The All work will be done in a manner which is sympathetic and appropriate to the contributing building and the Historic District. The same standards of cleaning, preparation and repainting will be applied to the sign installation on the north façade. *This criteria has been met.*

J. Signs. Exterior building signage should be visually compatible with the traditional architectural character of the historic buildings in the District. A variety in signage is encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, good mounting, readability, and materials, all of which are compatible with and sensitive to the character of the building. Lighting may also be permissible which is creative without being overwhelming. Sign design should be done in an “identification” sense rather than an “advertising” sense. All types of exterior signs are reviewed.

Signs are controlled by three ordinances. One is the Signboard Control Zone (S Zone) which includes the area at the Morrison and Burnside Bridgeheads and along Front Avenue; another is the newly adopted ordinance which regulates signs in C1 Zones (downtown); and finally, the Landmarks Ordinance provides for sign review. Projects should address all ordinances in addition to District compatibility.

Findings: The proposed sign is 3’-6” in diameter for an overall area of approximately 10 square feet. The sign is approximately a foot in width. The sign will be located lower on the building and to the west of the existing original MOY sign on the north façade of the structure. The sign is proposed to be internally lit with internally lighted flames extending approximately a foot from the top of the sign for additional visibility. This design and lighting is not out of step with other signs on the building or within the larger historic district. The proposed materials: fabricated aluminum with acrylic flames, are also consistent with other signs on the building and within the district. The overall design and subsequent color selection are help to activate and identify the storefront and use of the retail space without detracting from the building or Yamhill Historic District. *This criteria has been met.*

L. Awnings/Canopies. Alterations and/or additions to historic buildings within the District should consider the use of awnings and/or canopies. These should be consistent with the function of the building and the relationship of the awning to adjacent buildings and to the District.

Findings: The proposed sign addition will be located within the awnings that were required for installation with LU 14-225675 HR. No new awnings are proposed as a requirement for this submittal. *This criteria has been met.*

Central City Fundamental Design Guidelines

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

Findings: The proposed sign addition will help to unify the active street facing elevations of the historic Moy Building through providing increased orientation and activity to the north façade adjacent to the pedestrian mall. *These criteria have been met.*

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

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 proposed alterations to the historic Moy Building, a contributing resource in the Yamhill Historic District, will help to rehabilitate and re-activate the north façade at the ground floor. The addition of the proposed sign to the north elevation entry will help to orient pedestrian users while also helping to add improved use of the vacated portion of SW Yamhill Street that is immediately adjacent to the building. *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.

Findings for B2 and B4: The proposed sign, which will be internally illuminated, will provide a limited amount of lighting to help pedestrian orientation and visibility in this vehicle free section of SW Yamhill Street. In addition, the small amount of lighting will help to reinforce this area as a safe, active and comfortable space for pedestrians to stop, view and socialize. *These criteria have 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.

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

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, C4 and C5: The proposed sign addition to the first floor north façade of the Moy Building is respectful to the architectural integrity of the building and includes efforts to incorporate quality and coherent development to the contributing building. The sign will be located within the transom windows, below and to the immediately west of the historic MOY sign. This location, which is consistent with other newer signs on the building, ensures that the proposed sign is secondary to the MOY sign and not in competition with it. The proposed sign is constructed of quality materials including fabricated aluminum with acrylic flame accents that are respectful of their context within the Historic Yamhill District, but which add to the design vocabulary through the use of contemporary materials. *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.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: The proposed sign addition helps to establish the north elevation of the MOY building as an active façade at the pedestrian level. Through the installation of the proposed sign the north façade entry will be identified as an operational business with the historic main entry being seen as the entrance for the proposed restaurant and not

the entry for building residents. The installation of the sign will also help to establish the immediate area adjacent to the building as a transition space from the vacated street and pedestrian mall to an active restaurant within the historic building. *These criteria have been met.*

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

Findings: The proposed sign will be located at the pedestrian level of the building, approximately 9'-6" above the existing public right-of-way, within the transom windows and awnings. The sign is consistent with other signs on the building and within the historic district regarding size, design, color and construction. The proposed sign will not dominate the Portland skyline. *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 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. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the installation of a new fabricated aluminum sign with acrylic flame accents on the pilaster immediately west of the tenant space entry, nine and a half (9.5) feet off the sidewalk right-of-way, and is not to extend above or below the existing transom of the contributing building in the Yamhill Historic District.

Approval per the approved site plans, Exhibits C-1 through C-4, signed and dated Friday, November 20, 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.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-187592 HR."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Wednesday, November 18, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) Monday, November 23, 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 June 17, 2015, and was determined to be complete on **October 8, 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 June 17, 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: Friday, February 05, 2016.**

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 **Monday, November 23, 2015.**

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 503-823-7617.

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:

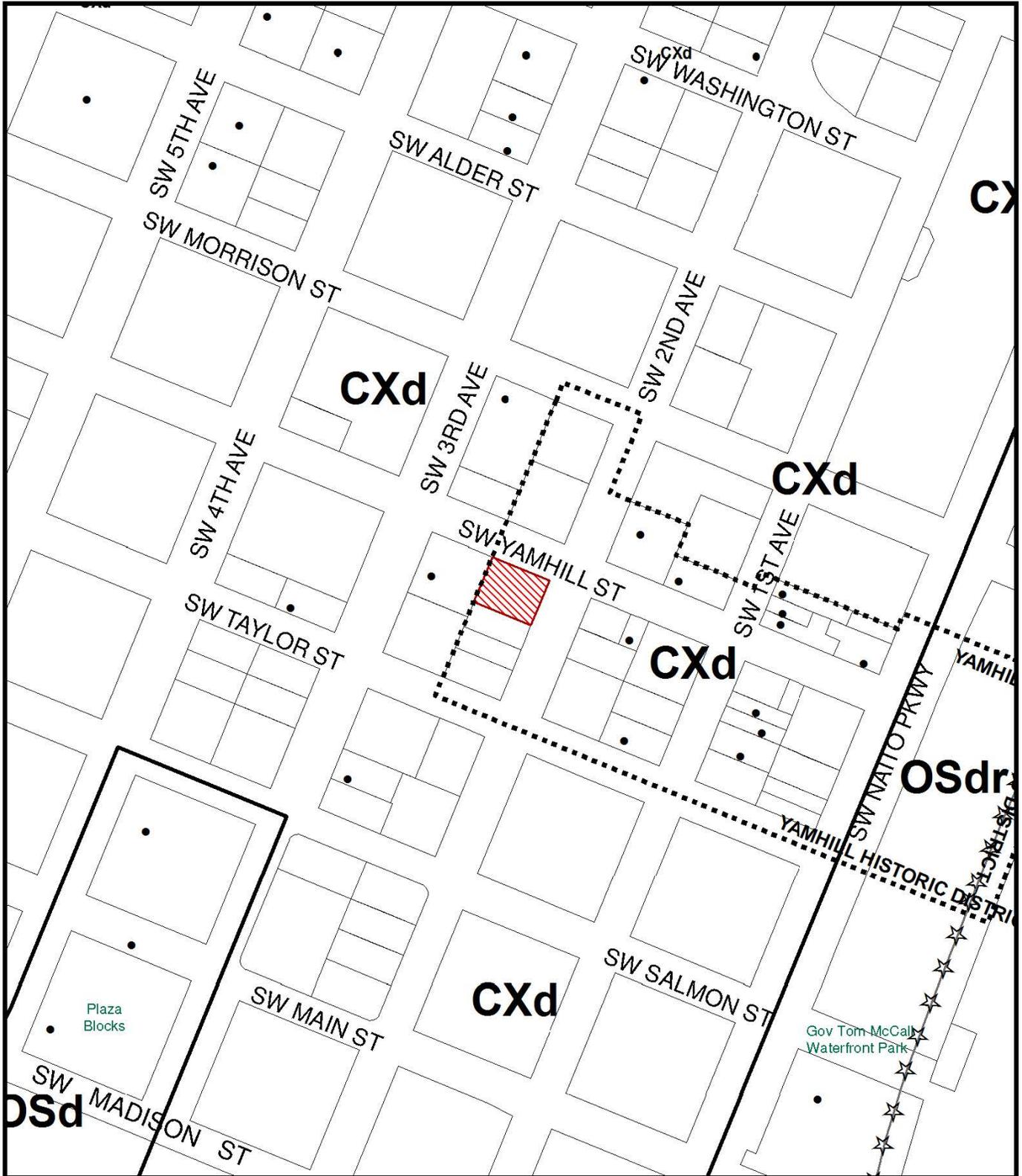
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Statement
 2. Original Drawing Submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Site Elevation and Rendering
 3. Site Elevation
 4. Sign: Plan, Elevation and Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses: None received
- F. Correspondence: None received
- G. Other:
 1. Original LU Application
 2. Oregon Historic Site Record
 4. Site Photos
 5. Incomplete Letter: July 07, 2014

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).



-  Site
-  Recreational Trails
-  Historical Landmarks

ZONING

This site lies with the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT
YAMHILL HISTORIC DISTRICT



File No.	<u>LU 15-187592 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BA 04500</u>
Exhibit	<u>B</u> (Jun 22, 2015)

Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 11.18.15

** This approval applies only to the reviews requested and is subject to all conditions of approval.
 All other zoning and code provisions apply.*

1
A.0.0

ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



AREA OF WORK

EXH C-1
 15-187592 H2