



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

Dan Saltzman, Commissioner
 Paul L. Scarlett, Director
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Date: September 08, 2016
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 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 16-178478 DZ: NEW SELF STORAGE BUILDING

GENERAL INFORMATION

Applicant: Steve Tangney
 39 Castledown Road | Pleasanton CA 94566

Planning Consultant: Lans Stout
 33883 SW Firdale Road | Cornelius OR 97113

Architect: Dan Vasquez | Mildren Design Group
 7650 SW Beveland Street # 120 | Tigard, OR 97223

Civil Engineer: Karl Koroch | Tim Rippey Consulting Engineers
 7650 SW Beveland St, Ste 100 | Tigard, OR 97223

Site Address: 4806 SE 16th Avenue

Legal Description: BLOCK 4 LOT 1, HOLGATE ADD; BLOCK 4 LOT 2, HOLGATE ADD; BLOCK 4 LOT 3, HOLGATE ADD; BLOCK 4 LOT 4 EXC PT IN ST, HOLGATE ADD; BLOCK 4 LOT 5&16 TL 4800 LAND & IMPS SEE R181760 (R395000751) FOR BILLBOARD, HOLGATE ADD; BLOCK 4 LOT 17&18 TL 4700, HOLGATE ADD; BLOCK 4 LOT 19 TL 4600, HOLGATE ADD; BLOCK 4 LOT 19&20 TL 4500, HOLGATE ADD

Tax Account No.: R395000670, R395000690, R395000710, R395000730, R395000750, R395000990, R395001030, R395001050

State ID No.: 1S1E14AB 05200, 1S1E14AB 05100, 1S1E14AB 05000, 1S1E14AB 04900, 1S1E14AB 04800, 1S1E14AB 04700, 1S1E14AB 04600, 1S1E14AB 04500

Quarter Section: 3532

Neighborhood: Brooklyn Action Corps, Hotline at 503-241-4540.

Business District: Greater Brooklyn, contact David Weislogel at 503-872-9320.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: CG, IG1

Case Type: DZ: Design Resource Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for a new three story, approximately 100,000 square foot, self-storage facility in the Brooklyn Neighborhood. The building will be bounded by SE Schiller Street to the north, SE 17th Avenue to the east, SE McLoughlin Boulevard to the south, and SE 16th Avenue to the west. The building is located in both the CG and IG1 zones.

The building will be clad in metal panel with a stucco coated CMU base. Aluminum storefront systems provide glazing on primarily the south and west elevations. The main entrance to the facility as well as the parking and loading will be located off of the SE 16th Avenue, a non-through street. In addition, the proposal includes a stormwater system and perimeter as well as parking area landscaping and screening.

Per Zoning Code Section 33.284.040.A Design review is required for new self-storage buildings in the C and EX zones. Therefore, this design review is for only the portion of the building within the CG zone.

Relevant Approval Criteria:

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

- 33.284.050 Self Storage Design Guidelines

ANALYSIS

Site and Vicinity:

The site is located at the southwestern edge of the Brooklyn Neighborhood, very near the Sellwood-Moreland Neighborhood across SE McLoughlin Boulevard to the south. The site is bounded by SE Schiller Street to the north, SE 17th Avenue to the east, SE McLoughlin Boulevard to the south and the SE 16th Avenue (a dead-end street) to the west. The surrounding area is a mix of commercial and retail venues to the north and south. A new apartment building to the west is under construction. The area west of the site, once across SE McLoughlin Boulevard, includes the Oaks Bottom open space and the Willamette River. East of the site is the large industrial area including predominantly the railroad yards,

Regarding area amenities, the site is within a typical 5-minute walk (a quarter of a mile distance) from a number of retail, commercial and open space resources. To the north and south of the site, along SE Milwaukie Avenue, are a number of restaurants, bars and retail and commercial outlets. Also north of the site is the Trackers Earth program, a 24 hour fitness, and a self storage facility (at the corner of SE 17th Avenue and Se Holgate Boulevard). West of the site is access to the Oaks Bottom Wildlife Refuge and Springwater Corridor Trail. The area south of the site is largely residential.

Regarding transportation amenities adjacent to the site; the site is well served with transportation options. SE 17th Avenue is designated as a Regional Transitway and SE McLoughlin Blvd is designated as a Major Transit Priority Street per the Transportation Service Plan (TSP). The MAX Orange line runs adjacent to the site on SE 17th Avenue. Bus service is provided on SE McLoughlin Blvd by the #30 and on SE 17th Ave with the #70 and #99. Both SE McLoughlin Blvd and SE 17th Ave are designated as City Walkways and City Bikeways.

Zoning:

The Neighborhood Commercial 2 (CN2) zone is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods. The emphasis of the zone is on uses which will provide services for the nearby residential areas, and on other uses which are small scale and have little impact. Uses are limited in intensity to promote their local orientation and to limit adverse impacts on nearby residential areas. Development is expected to be

predominantly auto accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The development standards reflect that the site will generally be surrounded by more spread out residential development.

The General Industrial 1 (IG1) zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The intent is to promote viable and attractive industrial areas. IG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverage and buildings which are usually close to the street. IG1 areas tend to be the City's older industrial areas. Minimum lot area is 10,000 square feet.

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

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **July 20, 2016**. The following Bureaus have responded with no issues or concerns:

1. Portland Bureau of Transportation (PBOT): Robert Haley: July 20, 2016. With the following conditions of approval from the approved Public Works Alternative Review 16-178670 PW, (Exhibit E-1):
 - a. SE 16th Ave: The frontage is improved with a 12-ft sidewalk corridor with a 5-6-1 configuration that exceeds minimum City standards. The required improvements will be to terminate the street with half 36-ft diameter cul-de-sac with curb only connecting to the curb on the west side of the street. The existing guard rail may remain. The corner ramp at SE 16th and SE Schiller must be upgraded to meet current ADA standards. Any damaged sections of the existing sidewalk must be repaired and any old driveways must be closed. Street trees as required by the City Forester must be installed.
 - b. SE Schiller Street: This frontage is improved with a 16-ft sidewalk corridor with a 9-6-1 configuration. Any damaged sections of the existing sidewalk must be repaired and any old driveways must be closed. Street trees as required by the City Forester must be installed.
 - c. SE McLoughlin Blvd: The frontage is improved with a 6-ft curb tight sidewalk. The amount of ROW behind this sidewalk varies. Dedications at the pinch point near the existing street light will be required. A 12-ft sidewalk with a 4.5-6-1.5 configuration will be required. If the applicant wants to avoid having to move the street light into the new furnishing zone, they may provide additional dedication and construct the sidewalk behind the street light where the 6-ft sidewalk has minimum of 1-ft of separation from the back edge of the street light pole. The existing sidewalk terminates at a stairway that connection to SE 16th. The stairway will be removed. The applicant will be required to provide an additional 6-ft wide sidewalk up to SE 16th that meets ADA grade requirements. There may be existing ROW that can accommodate this new connection. If not, additional dedication will be required. The maximum grade for an ADA sidewalk that is not following the road grade is 8.33% with a landing for every 30 inches of elevation change. ODOT does not want a sidewalk extended the full length of the frontage due to pedestrian safety concerns. The extent of the sidewalk improvements will be determined during the engineering phase of the public works permit process.
 - d. SE 17th: No dedications or street improvements are anticipated.
2. Bureau of Development Services Life Safety / Building Code Section: Natalie Davis: August 08, 2016. Boilerplate information provided. (Exhibit E-2).
3. Fire Bureau: Dawn Krantz: August 10, 2016. No concerns. (Exhibit E-3).
4. Bureau of Environmental Services: Emma Kohlsmith: August 11, 2016. With no objections. (Exhibit E-4).
5. Water Bureau: Mari Moore: August 13, 2016. With no concerns. (Exhibit E-5).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 20, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Section 33.284.050 Self-Service Storage Design Guidelines

These design guidelines are used to review new Self-Service Storage uses in the C and EX zones. They apply in addition to any design guidelines that apply because of an overlay zone or plan district.

A. Building and roof design. The building and roof are designed to be compatible with surrounding development, especially near residential uses. Considerations include design elements that break up long, monotonous building or roof lines and elements that are compatible with the desired character of the zone.

B. Building materials. The materials used for buildings, roofs, fences and other structures are compatible with the desired character of the zone and are visually pleasing, especially near residential uses.

Findings for A and B: While the proposed three story self-storage building is not immediately adjacent to residential development it is adjacent to and compatible with surrounding industrial and commercial structures in the area. Nearby commercial and industrial development predominantly consists of brick, concrete masonry unit (cmu), stucco, and metal construction and cladding. The proposed storage facility reflects the area character in its overall mass and form as an uncomplicated coherent building as well as in its utilization of similar exterior cladding materials including: stucco finished cmu at the base and vertically oriented metal panel. In addition, the proposed self-storage building includes significant clear glazing with 4-1/2 inch recess or “punch”. Collectively, the proposed cladding materials work to create a simple uncomplicated building that is consistent with the surrounding area while also providing a material change that breaks up what could be considered long and monotonous building elevations. *These guidelines are therefore met.*

C. Street facades. The design and layout of the street side of the site provides a varied and interesting façade. Considerations include the use of setbacks, building placement, roof design, variations in building walls, fencing, other structural elements, and landscaping.

D. Landscaping. The landscaping on the site provides appropriate transition from public to private spaces, separates and buffers the buildings from other uses especially abutting residential uses, and provides visual relief from stark, linear building walls.

Findings for C and D: The proposed self storage building occupies the entire site, a city block, bounded by SE Schiller St to the north, SE 17th Ave to the east, SE McLoughlin Blvd to the south and SE 16th Ave to the west. Due to the split zone of the site and current Portland Zoning Code (33.284.040) Design Review is only required for the CG portion of the site. To this end, glazing and building orientation in compliance with the ground floor windows and transit street main entrance requirements has been met along the south and west portions of the building. Further efforts have been made in the design to create varied and interesting façades on all elevations of the building, while maintaining a coherent design, through variations in building walls, alterations in cladding materials and the integration of a uniform landscape plan around all sides of the building. *These guidelines are therefore met.*

E. Fencing. Any proposed fencing is designed to be compatible with the desired character of the area and is especially sensitive to abutting residential uses. Use of rolled razor wire is discouraged.

F. Security. The perimeter of the site is designed to provide adequate security for both the site and abutting sites. Considerations include fence and wall materials and placement, type and placement of landscaping including thorny plant material and desired visibility or privacy.

Findings for E and F: The units in the proposed self storage building are accessed through one main entrance with interior circulation to all of the storage units beyond this point. As a result of this, and from conversations with the applicant, exterior fencing is not necessary. The additional aspect of the building's orientation and design has been done to minimize exposure areas and provide necessary visibility and access for the on-site manager as a means of site security. *These guidelines are therefore met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new three story self-storage facility in the Brooklyn Neighborhood bounded by SE Schiller Street to the north, SE 17th Avenue to the east, SE McLoughlin Boulevard to the south, and SE 16th Avenue to the west.

Approval, per the approved site plans, Exhibits C-1 through C-16, signed and dated Thursday, September 01, 2016., 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.16. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-178478 DZ. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Thursday, September 01, 2016.**

By authority of the Director of the Bureau of Development Services

Decision mailed: Thursday, September 08, 2016.

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 25, 2016, and was determined to be complete on July 14, 2016.

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 25, 2016.

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: November 11, 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.

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 Thursday, September 22, 2016.** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 **Friday, September 23, 2016 – (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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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. TriMet Bus Schedule
 3. Storm Drainage Calculations: May 2016
 4. Early Assistance Summary Memo: February 05, 2016
 5. Original Submittal: May 25, 2016
 6. Response to Incomplete Letter: June 24, 2016
 7. Revised Submittal: July 01, 2016
 8. Revised Submittal: July 14, 2016
 9. Precedent Images Illustrating Paint
- B. Zoning Map (attached)

C. Plans/Drawings:

1. Site Plan (attached)
2. Demolition Plan
3. Grading Plan
4. Utility Plan
5. Elevations (attached)
6. South and Southwest Elevation – single sheet
7. West Elevation – single sheet
8. North Elevation – single sheet
9. East Elevation – single sheet
10. Design Review Analysis Sheet
11. Tree Plan
12. Landscape Plan
13. Truck Maneuvering Ingress Plan
14. Truck Maneuvering Egress Plan
15. Details
16. Manufacturers Cut-sheets

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

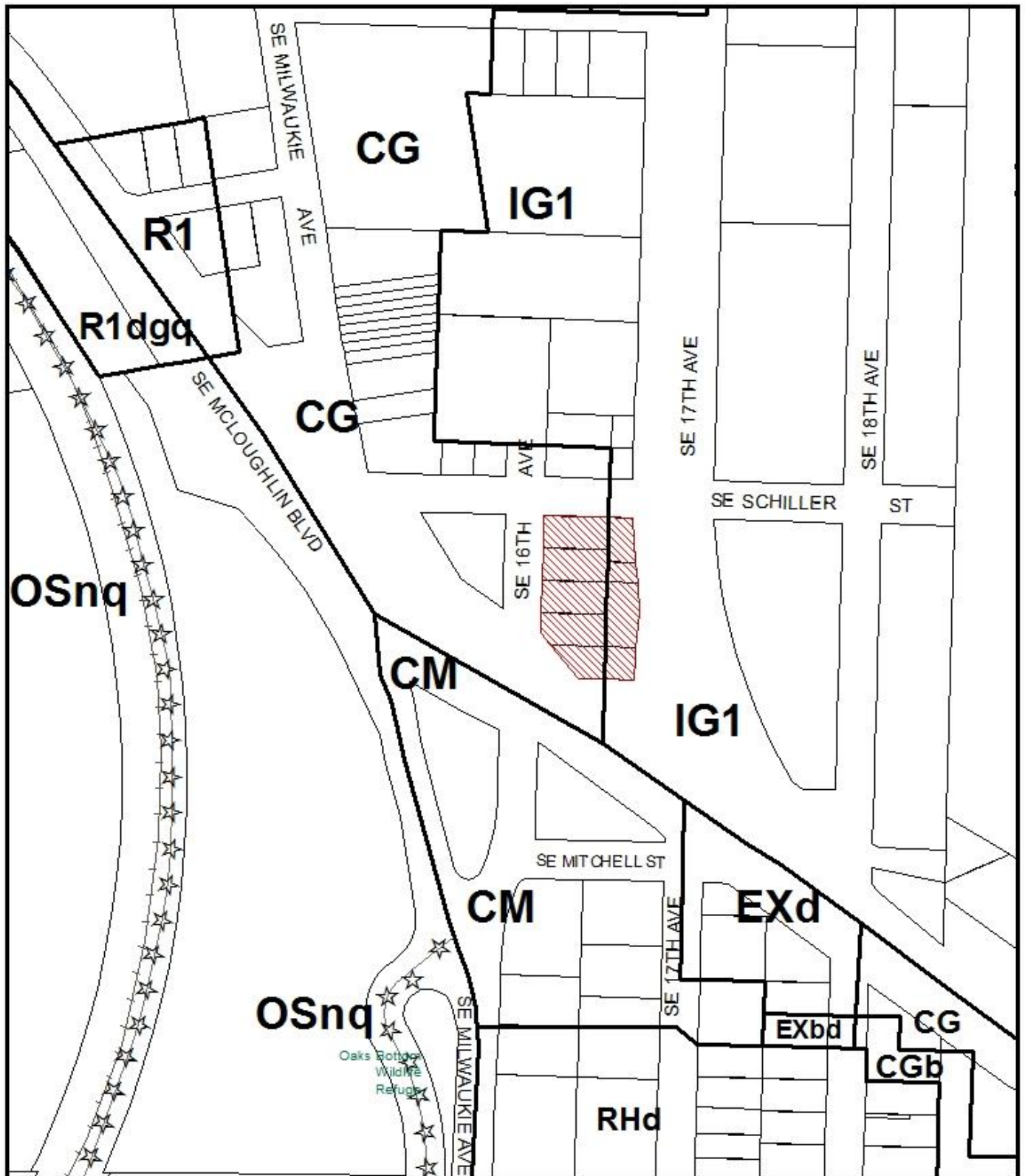
1. Portland Bureau of Transportation (PBOT): Robert Haley: July 20, 2016.
2. Bureau of Development Services Life Safety / Building Code Section: Natalie Davis: August 08, 2016.
3. Fire Bureau: Dawn Krantz: August 10, 2016.
4. Bureau of Environmental Services: Emma Kohlsmith: August 11, 2016.
5. Water Bureau: Mari Moore: August 13, 2016. With no concerns.

F. Correspondence: None Received

G. Other:

1. Original LU Application
2. Incomplete Letter: June 21, 2016
3. Site Visit Photos

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



ZONING ↑
NORTH

-  Site
-  Recreational Trails

File No. LU 16-178478 DZ
 1/4 Section 3532
 Scale 1 inch = 200 feet
 State_Id 1S1E14AB 5200
 Exhibit B (May 26, 2016)

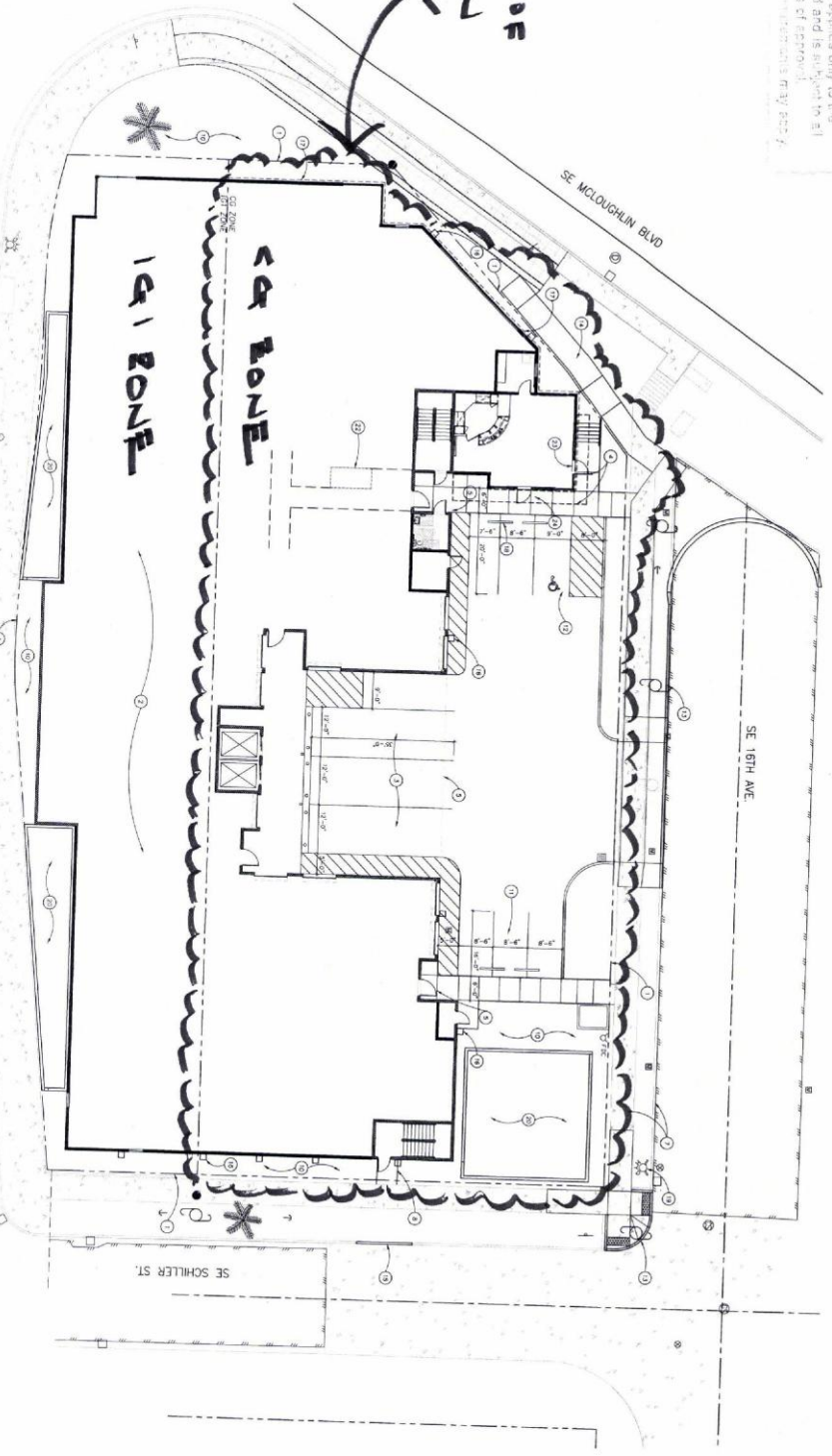
Approved*
City of Portland
 Bureau of Development Services
 Planner **Q. L. S. G.**
 Date **7/15/16**

Site Data:

SITE (TOTAL)	32,840 SF (0.74 ACRES)	1. ZONING	MA	2. CONCEPT PLAN#	MA
SITE (REAR)	14,000 SF (0.32 ACRES)	3. CONCEPT	MA & CONCEPT REQUIRED		
SITE (FRONT)	18,840 SF (0.43 ACRES)	4. CONCEPT	MA & CONCEPT REQUIRED		
REAR LOT AREA	14,000 SF	5. CONCEPT	MA & CONCEPT REQUIRED		
FRONT LOT AREA	18,840 SF	6. CONCEPT	MA & CONCEPT REQUIRED		
LANDSCAPE SET BACK FOR DRIVEWAY & AREA CALCULATIONS	22,172 SF (0.51 ACRES)	7. CONCEPT	MA & CONCEPT REQUIRED		
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*This approval applies only to the review requested and is subject to all applicable zoning requirements by code.

AREA OF DESIGN REVIEW



Keynotes

1. IMPROVED LANE AND RETAIL FRONT PADE, IMPROVED BUILDING
2. CONCEPT PLAN, IMPROVED BUILDING
3. IMPROVED LANE AND RETAIL FRONT PADE, IMPROVED BUILDING
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Design Review Re-submittal - August 2016 All EXH C-11
 1516178478 DE

WCS -
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 and
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 Portland, Oregon 97202

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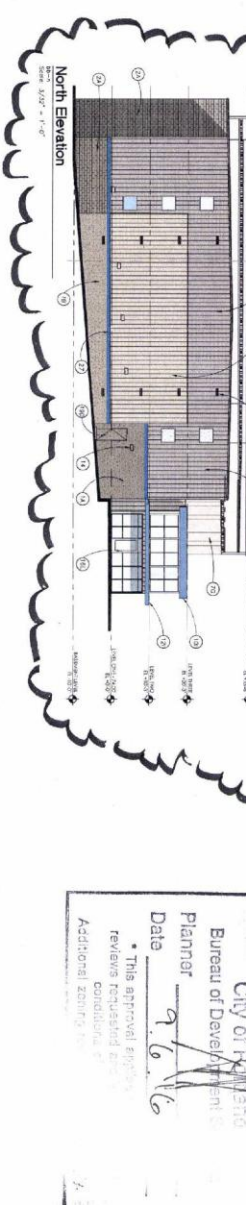
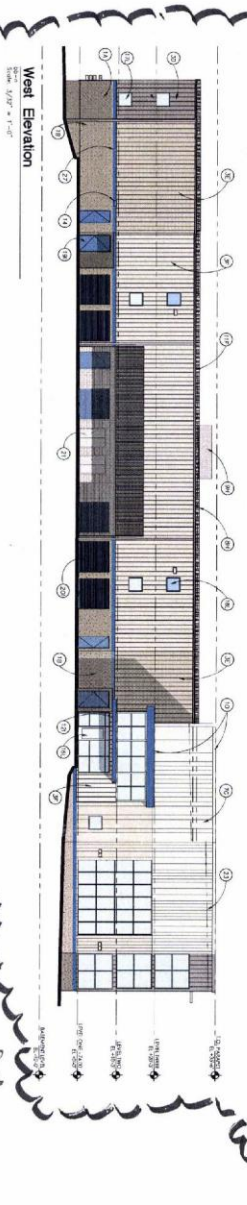
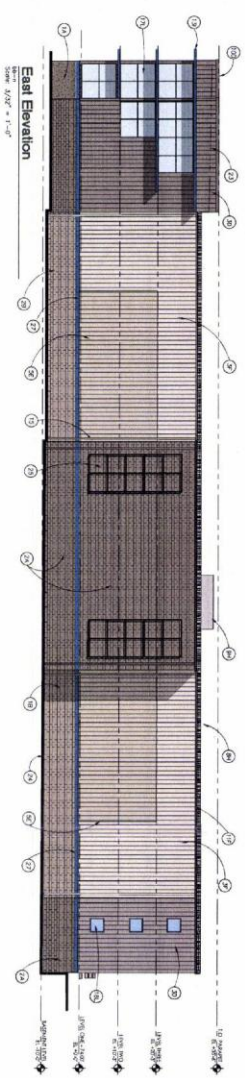
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Approved
 City of Richmond
 Bureau of Development
 Planner
 Date: 9.6.16
 * This approval expires
 reviews requested and
 considered.
 Additional zoning: N-2

- Keynotes**
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ELEVATIONS DESIGN REVIEW

- EXTERIOR MATERIALS/DETAILS**
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Design Review Residential - August 2016
 ASI EXH C-5
 1-16-178478 B2

REGISTERED ARCHITECT
WALTER B. WALKER, AIA
 WALTER B. WALKER ARCHITECTS, P.C.
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 RICHMOND, VA 23220
 TEL: 804.644.1111
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WCCS - SE 17th Ave and McLaughlin
 2017/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

Project Name	WCCS - SE 17th Ave and McLaughlin
Client	WCCS
Architect	Walter B. Walker Architects, P.C.
Project No.	178478
Revision	B2
Date	9.6.16
Scale	1/8" = 1'-0"