



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: September 12, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 16-199368 DZ – STORAGE ROOM TO STOREFRONT CONVERSION

GENERAL INFORMATION

Applicant: Lorraine Guthrie
Lorraine Guthrie Architect
2748 SW Patton Ct
Portland, OR 97201

Owner: Dave Schrott
Convention Center LLC
1532 SW Morrison St, Ste. 1000
Portland, OR 97205

Site Address: 505 NE GRAND AVE

Legal Description: BLOCK 6 LOT 5, HEIPLE ADD
Tax Account No.: R373600050
State ID No.: 1N1E35BC 03600
Quarter Section: 3031

Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.
Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org.
District Coalition: None

Plan District: Central City - Lloyd Subdistrict

Zoning: CXd – Central Commercial with Design Overlay

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 exterior alterations to an existing 1-story building in the Lloyd Subdistrict of the Central City Plan District. The proposal includes non exempt exterior alterations associated with the conversion of an existing storage room into a retail storefront with smaller storage room, as follows:

- Replacement of an existing metal roll up overhead door with a new partially glazed roll up overhead door in the same opening;
- Replacement of an existing steel door which serves as an entry to the existing storage room with a wood framed glazed door to serve as the primary entry to the new retail space;
- Installation of a new steel door to the reduced storage room;
- Installation of a wall mounted light fixture adjacent to the entry to the retail space;
- Installation of two (2) light fixtures on the east and west facades of the adjacent buildings (same ownership) to light the area recessed from the street; and
- Installation of a rooftop mechanical unit setback approximately 19'-6" from the south roof edge (approximately 40'-6" from the south property line), as well as two (2) new exhaust and intake vents.

Exempt from Design Review

The proposal includes new signage that is less than 32 square feet, and thus is exempt from Design Review per section 33.420.041.F. The proposal also includes the proposed installation of a steel framed fabric awning to be centered over the retail entry door that is proposed to meet the exemption listed in section 33.420.045.R.2.

The proposal includes non-exempt exterior alterations to an existing building in the Design Overlay zone. Therefore, Design Review is required.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- *Lloyd District Design Guidelines*

ANALYSIS

Site and Vicinity: The site is occupied by a single-story structure, originally constructed in 1937. The building sits on a 4,500 square-foot parcel, at the northwest corner of the intersection of NE Grand Avenue and NE Lloyd Blvd. The eastern portion of the property includes a simple concrete structure with storefront windows and a main entry door facing east, towards Grand Avenue, and wrapping the corner facing south. The western portion of the south elevation, where work is currently proposed, is recessed back from NE Lloyd Blvd approximately 21' and is clad in a painted cementitious panel siding to remain.

Surrounding streets are all paved and include curbing and concrete public sidewalks. Adjacent buildings on the same block are similar in scale, and include a nightclub directly to the west, a coffee shop directly to the north, and another small retail structure. Directly east of the site, across NE Grand Avenue, is the Metro Regional Government headquarters and parking lot, and the superblock directly to the west contains the Oregon Convention Center. Just south of the site are bridges for both NE Grand Avenue and NE Martin Luther King, Jr. Boulevard as they cross the Banfield (I-84) Freeway Cut.

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 Overlay (d) Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards 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:

City records indicate one prior land use review at the site. A Variance record was created for the site in 1961 (VZ 416-61), but no substantial information, including proposal or description, was found in City records for the case.

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

- **VZ 416-61:** City records indicate that a variance was processed for this property in 1961. However, no substantial information, including proposal or description, was found in City records for the case;
- **LU 09-109514 DZ:** Design Review approval for the installation of a single new rooftop HVAC unit; and
- **LU 11-149594 DZ:** Design Review approval for the following exterior alterations in the Lloyd subdistrict in the Central City Plan District:
 - Two signs, each 36.6 sq. ft. in area; pin-mounted metal sign letters cut from ¼” Cor-Ten steel, with two cantilevered exterior lights above each sign
 - Accent lighting: 5 color gels mounted on each façade, 14.5” in diameter, at a 3 ft. spacing

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 9, 2016**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau (Exhibit E-1)
- Life Safety Division of BDS (Exhibit E-2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 9, 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

Chapter 33.825, Design Review

Section 33.825.010 Purpose

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 district guidelines.

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 and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

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.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District:

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within 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. Central City and Lloyd District Guidelines are addressed concurrently.

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

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by

creating and maintaining a sense of urban enclosure.

A7-1. Maintain a Sense of Urban Enclosure When Single-Story Buildings are Set Back.

Maintain a sense of urban enclosure, through the use of landscaping and other means, when single-story buildings are set back from the property line. Do not set buildings back from the property line within the East Portland Grand Avenue Historic District.

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. Protect Pedestrian Areas from Mechanical Exhaust. Incorporate mechanical exhausting systems in a manner that does not detract from the quality of the pedestrian environment.

B1-2. Incorporate Additional Lighting. Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.

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.

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.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

Findings for A6, A7, A7-1, A8, B1, B1-1, B1-2, C12, B2, B6, and B6-1: The proposal includes non-exempt exterior alterations associated with the conversion of an existing storage room into a retail storefront with smaller storage room, as follows:

- Replacement of an existing metal roll up overhead door with a new partially glazed roll up overhead door in the same opening;
- Replacement of an existing steel door which serves as an entry to the existing storage room with a wood framed glazed door to serve as the primary entry to the new retail space;
- Installation of a new steel door to the reduced storage room (painted to match the south wall of the building);
- Installation of a wall mounted light fixture adjacent to the entry to the retail space;
- Installation of two (2) light fixtures on the east and west facades of the adjacent buildings (same ownership) to light the area recessed from the street; and
- Installation of a rooftop mechanical unit setback approximately 19'-6" from the south roof edge (approximately 40'-6" from the south property line), as well as two (2) new rooftop vents.

The Proposal allows for the continued use of an existing building with the conversion of a current storage room into a retail space. While the building will remain set back from NE Lloyd Blvd by approximately 21', the proposed alterations associated with adding an entry sequence to a newly created retail space on the south façade of the existing building will activate this elevation, previously a service and back of house area. The installation of a

new glazed entry door and a partially glazed overhead door will allow for visual and physical connections into the buildings' active interior spaces, and will thus contribute to an active streetscape. The proposal also includes the installation of exterior lighting on the east and west walls adjacent to the recessed area and a wall mounted light fixture that will highlight the new retail entry. In addition, the applicant has also included the installation of a steel framed fabric awning to be centered over the retail entry door that is proposed to meet the design review exemption listed in section 33.4205.045.R.2 that will serve as weather protection for the newly created retail entry and better highlighted the building entry. To ensure weather protection and a more distinguished entry is provided to meet guidelines A8, B6, and B6-1 a condition of approval has been added. *With the condition of approval that an awning is required and must meet the design review exemption listed in section 33.4205.045.R.2 or come back through another Type II Design Review, these guidelines are 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.

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 storm water management tools.

Findings for C2, C3, C5 and C11: The existing single-story structure has a simple, unadorned façade with painted cementitious panel siding on the south facade (to remain) and an undifferentiated parapet capped with metal flashing. In addition to the new retail presence, the proposed wood framed glazed entry door, partially glazed overhead door, exterior lighting, signage and awning will better integrate this area with other commercial elements of the existing building and will achieve a more coherent design.

In addition to the new façade elements proposed, a new mechanical unit measuring 44" deep by 74- 3/8" wide by 44" tall is proposed to be set back 19'-6" from the south roof edge, approximately 40'-6" from the south property line. This unit and the two proposed rooftop vents are well integrated and will not impact to the adjacent pedestrian environment. *With the condition of approval that an awning is required and must meet the design review exemption listed in section 33.4205.045.R.2 or come back through another Type II Design Review, these guidelines are 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 remodel of this existing building to accommodate a new retail space along NE Lloyd Blvd, will add activity to the streetscape while respecting the existing architecture of the building. The proposed wood framed glazed entry door, partially glazed overhead door, exterior lighting,

signage and awning will better integrate this previously back of house area with other commercial elements of the existing building and will achieve a more coherent design.

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. With the condition of approval that an awning is required and must meet the design review exemption listed in section 33.4205.045.R.2 or come back through another Type II Design Review, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

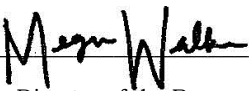
Design Review approval of exterior alterations in the Lloyd Subdistrict of the Central City Plan District to include the following:

- Replacement of an existing metal overhead door with a new partially glazed overhead door in the same opening;
- Replacement of an existing steel door with a wood framed glazed door to serve as the primary entry to the new retail space;
- Installation of a new steel door to the reduced storage room;
- Installation of a wall mounted light fixture adjacent to the entry to the retail space;
- Installation of two (2) light fixtures on the east and west facades of the adjacent buildings; and
- Installation of a rooftop mechanical unit setback approximately 19'-6" from the south roof edge (approximately 40'-6" from the south property line), as well as two (2) new exhaust and intake vents.

Approved per Exhibits C-1 through C-8, signed and dated September 8, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-199368 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. An awning is required as indicated in Exhibit C-1, and must meet the design review exemption listed in section 33.4205.045.R.2 or come back through another Type II Design Review.
- C. No field changes.

Staff Planner: Megan Sita Walker

Decision rendered by:  on September 8, 2016
By authority of the Director of the Bureau of Development Services

Decision mailed: September 12, 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 July 5, 2016, and was determined to be complete on August 3, 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 July 5, 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: December 1, 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 September 26, 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 **September 27, 2016**
- 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

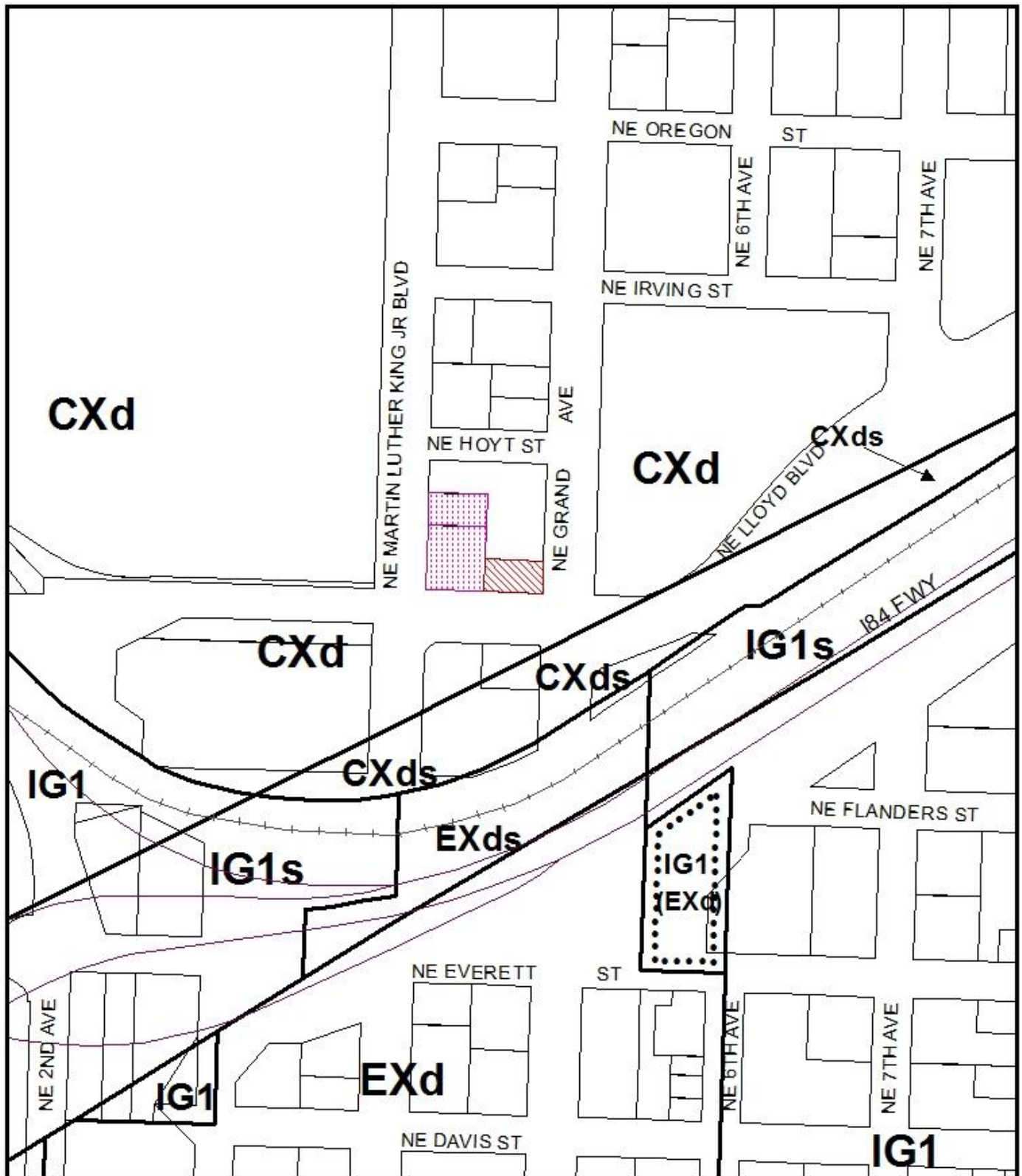
A. Applicant's Statement

1. Original Project Description and Response to Approval Criteria
2. Revised Project Description and Response to Approval Criteria, Received 07/28/2016
3. Original Drawing Set – Not Approved/ For Reference Only
4. Revised Drawing Set, Received 07/28/16 – Not Approved/ For Reference Only
5. Site Photos

B. Zoning Map (attached)

- C. Plans/Drawings:
 - 1. Site Plan & Elevations (attached)
 - 2. Retail Door Manufacturer's Cut Sheet
 - 3. Retail Light Fixture Manufacturer's Cut Sheet
 - 4. Side Wall Light Fixture Manufacturer's Cut Sheet
 - 5. Overhead Door Manufacturer's Cut Sheet
 - 6. Rooftop Mechanical Specifications
 - 7. Rooftop Exhaust Specifications
 - 8. Rooftop Intake Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application

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

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

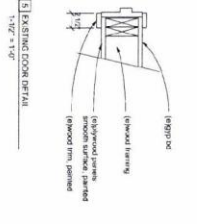
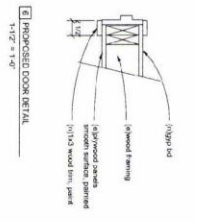
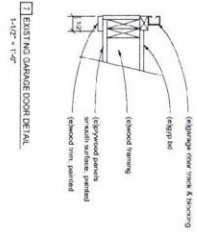
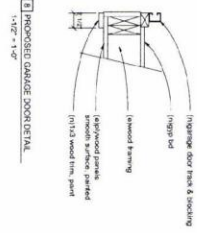
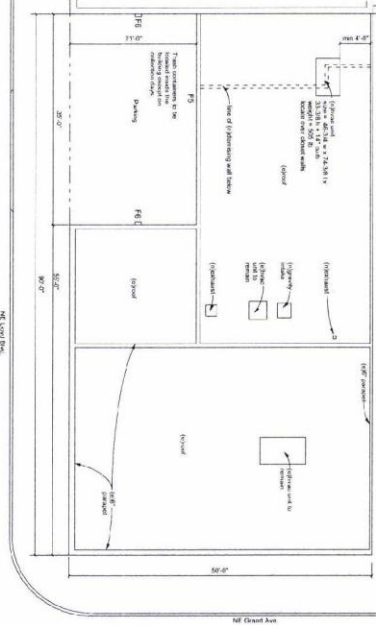
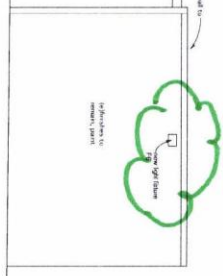
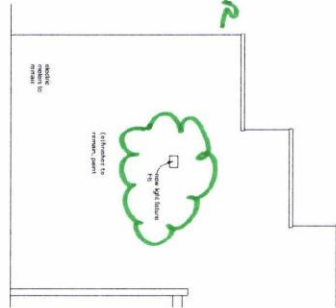
-  Site
-  Also Owned Parcels

| | |
|-------------|-------------------|
| File No. | LU 16-199368 DZ |
| 1/4 Section | 3031 2931 |
| Scale | 1 inch = 200 feet |
| State_Id | 1N1E35BC 3600 |
| Exhibit | B (Jul 06, 2016) |

*** Approved ***
City of Portland
Bureau of Development Services
Planner *M. V. [Signature]*
Date 09.08.16

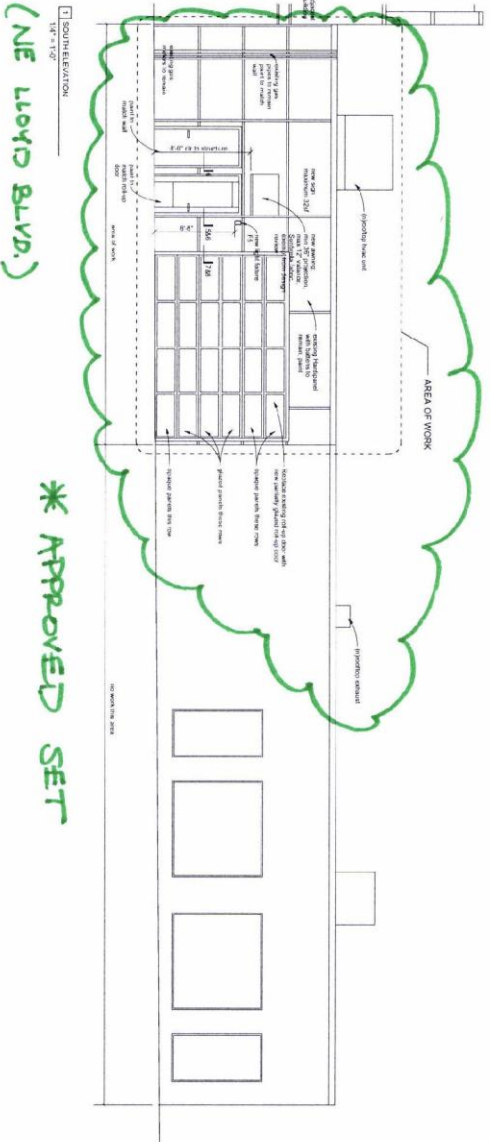
* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.

*** APPROVED PER CONDITIONS**



SITE INFORMATION
 Site Address: 1811 NE Lloyd Avenue, Portland, OR 97232
 Parcel: 1811 NE Lloyd Avenue, C-1, Block 4
 Sub Area: 2.278 sq. Permitted Area
 Zoning: C-1A
 Contact: Call: 503.588.1500
 Email: 503.588.1500

PROJECT TEAM
 OWNER: [Name]
 ARCHITECT: [Name]
 CONSULTANT: [Name]



*** APPROVED SET**
 (NE LLOYD BLVD.)

DESIGN REVIEW SET

Architect: Lorraine Goffroy Architect, Inc. 2748 SW Fallon Court, Portland, OR 97201 855.854.6326
 1811 NE Lloyd Avenue, Portland, OR 97232

DATE: 09/08/16

PROJECT: 1811 NE Lloyd Avenue, Portland, OR 97232

SCALE: 1/8" = 1'-0"

REVISIONS:

A2.0

EXH C-1
LU 16-19936B DZ