



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 20, 2016
To: Interested Person
From: Don Kienholz, Land Use Services
503-823-7771 / Don.Kienholz@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 16-209966 AD

GENERAL INFORMATION

Applicant: Doug Sheets
Lever Architecture
239 NW 13th Ave Suite 303
Portland, OR 97209

Owner: Aaron Blake
Reworks Inc
PO Box 454
Corbett, OR 97019

Site Address: 4713 N ALBINA AVE

Legal Description: BLOCK 6 LOT 7&8 TL 11701, CLIFFORD ADD
Tax Account No.: R163901100
State ID No.: 1N1E22BD 11701
Quarter Section: 2529
Neighborhood: Humboldt, contact Micah Meskel at 503-481-5715.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-5070.

Zoning: EXd – Central Employment base zone with Design (“d”) overlay zone
Case Type: Adjustment Review (AD)
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

In 2015, the subject property was approved through Design Review for a four-story office building along the northern property line and a two-story accessory building in the southwest corner with a common court yard. The property is adjacent to an area zoned Single-Dwelling Residential 2,500 (R2.5). Building permits were then issued for the construction of the buildings. The property owner was to develop a 5-foot wide planting strip along the entire

length of the western property line that satisfied the L3 landscaping requirements [PCC 33.248.020(C)]. The L3 landscape standard consists of trees placed 15 to 30-feet on center, 6-foot tall shrubs, and living groundcover. All plantings are required to be in-ground.

The landscaping buffer was to provide screening between the subject property and the adjacent residentially zoned property [PCC 33.140.215(B)(2)]. During construction, it was discovered that the footings for an existing retaining wall along the western property line were shallow and created a concrete barrier that would prevent the required landscaping trees and vegetation from properly establishing.

As a result of the existing on-site conditions, the applicant is requesting an Adjustment review to the L3 landscape requirements to allow a raised planting strip on the northern half of the western property line for proper root depth; allow trees in planting boxes for proper root depth along the southern half of the western property line; and reduce the amount of required groundcover vegetation to accommodate pavers for a pedestrian path.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The site is a 7,102-square-foot “L” shaped vacant lot fronting both N. Albina Avenue and N. Blandena Street. The lot wraps a renovated two-story brick structure on the NW corner of N Blandena and N Albina. West of the subject property are single-dwelling residential properties in the R2.5 zone and directly north of the site is one-story warehouse. South of the site across N Blandena is a two-story story store (coffee shop) with residential/office above and east across N Albina are a mix of one to two-story commercial and multi-family-dwelling uses.

The site is located within a larger block defined by N Mississippi and N Albina to the west and east, and N Blandena and N Humboldt to the south and north that is split-zoned with single-dwelling residential (R2.5a) facing N Mississippi and a mix of Central Employment (EXd), Multi-dwelling Residential (R1a) and General Commercial (CG) facing N Albina. Directly west of the property is the border of the Mississippi Conservation District.

N Albina in this area is classified as a Community Corridor, a Local Service street for traffic and bikes, a Transit Access Street, and a City Walkway. N Blandena is classified as a Local Service street for traffic and bikes.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

1. LU 15-139681 DZM – Approved Design Review for construction of a new four-story office building, two-story accessory building and a common courtyard, and approved modification to increase the height of a street facing fence from 8-feet to 9-feet.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 12, 2016**.

The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation Engineering and Development Review (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4); and
- Site Development Review Section of BDS (Exhibit E.5).

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue providing certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant is seeking an Adjustment to the L3 landscape requirements required under 33.140.215(B)(2). During construction for the building on site, it was discovered the footings of the existing and proposed retaining wall would prevent the root structures of shrubs and trees required under the L3 landscape provisions [33.248.020(C)] from properly establishing. The applicant applied for this Adjustment and proposed an alternative landscaping plan (Exhibit C.1) they believed would meet the purpose of the zone's required landscaped setback to a residential zone required in 33.140.215(B)(2). In order to equally or better meet the purpose of the EX zone setbacks as required to be approved for an Adjustment, the applicant submitted an updated landscape plan (Exhibit C.6). The difference between the two landscape plans are outlined in Table 1 below.

Table 1.

	Original Planting Plan	Updated Planting Plan
Number of Tress	6	7
Type of Trees	All Japanese Maples (considered “small” and very slow growing. They have a Canopy Factor of 4 in the City of Portland Landscape Manual.	Three Japanese maples in the northern extent of the landscaped area and four European Hornbeam along the southern extent. Hornbeams are considered Medium trees with a Canopy Factor of 84 in the Landscape Manual.
Shrubs	None. Mason retaining wall in lieu of [33.248.020(C)(2)].	None. Mason retaining wall in lieu of [33.248.020(C)(2)].
Ground Cover	Porous Pavers; no living ground cover.	Porous Pavers with Creeping Thyme planted in joints.
Vegetation Placement	Three northern trees in raised continuous planting bed. Southern three trees in 24-in x 24-in planter boxes; No ground cover.	Three northern trees in raised continuous planting bed; Four southern trees in 24-in x 24-in planter boxes; Ground cover included.

The purposes of the zone setbacks are listed in 33.140.215(A):

“Purpose. *The setback standards promote different streetscapes. The EG2 and IG2 zone setbacks promote a spacious style of development. The EG1, IG1, and EX zone setbacks reflect the generally built-up character of these areas. The IH zone requires only a minimal setback to separate uses from the street. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones. In the EG1 and EX zones, the setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.”*

The relevant points outlined in the purpose statement for properties zoned EX like the subject property are the following:

1. EX zone setbacks reflect the generally built-up character of these areas.
2. The setback standards are also intended to ensure that development will preserve light, air, and privacy for abutting residential zones.
3. In the EG1 and EX zones, the setback requirements along transit streets and in Pedestrian Districts create an environment that is inviting to pedestrians and transit users.

Purpose #2 is the only applicable portion of the purpose statement that the applicant must demonstrate will be equally or better met with the proposed updated landscape plan.

Purpose #1 is not applicable because Purpose #1 is for building setbacks from a property line, which was fully satisfied. Purpose #3 is not applicable because the landscaping along the western side property line is not adjacent to a transit street.

In addition to the purpose statement above, the L3 landscape standard has its own purpose statement that must be met in 33.248.020(C)(1):

“Intent: *the L3 Standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required.”*

The L3 landscaping standard has three components that must be evaluated to the purpose statements:

1. High shrubs. The L3 standard requires evergreen shrubs to form a continuous screen 6-feet in height. A 6-foot high masonry wall is permitted to substitute for the shrubs.
2. Trees. One “large” tree per 30-linear feet of landscaped area, one “medium” tree per 22-linear feet of landscaped area, or one ‘small’ tree per 15-linear feet of landscaped area. Trees of different sizes may be combined to meet the standard.
3. Ground Cover. Ground cover plants must fully cover the remainder of the landscaped area.

The applicant is seeking to have the trees planted in a raised planting bed and individual planting boxes instead of at-grade. The stated reason is to provide proper root depth for the trees’ establishment because the existing wall footings are too shallow to allow proper root growth. The City’s landscape requirements include planting landscaping at-grade. However, there is an existing physical hardship to requiring planting the landscaping at-grade. As noted earlier, the existing wall footings would prevent tree roots from establishing and eventually cause the death of the trees. Staff finds approving the adjustment to allow planting in the raised planting bed and planting boxes meets or exceeds the purpose of the standard because without approval, the landscaping would not survive and provide the buffer the landscaping’s purpose serves.

As noted in the table above, the applicant originally proposed six small trees (Japanese Maples with a canopy factor of 4 in the planting buffer), but revised the plan to include three small trees and four medium trees. The landscaping buffer is 100-feet in length. The 100-foot length would require a minimum of seven small trees or five medium trees. By including seven total trees with four of them being medium trees, the applicant provides more trees than required by the L3 standard. Additionally, the applicant’s modified planting plan includes European Hornbeams as the medium trees. European Hornbeams have a canopy factor of 84 and are relatively quick growing trees. The applicant has also clustered the European Hornbeams on the southern half of the landscape buffer on the same horizontal plane as the dwelling in the adjacent residential zone.

Staff finds that the purpose of the tree standard in the L3 landscaping buffer is equally or better met because having seven trees overall exceeds the minimum number required and the four Hornbeams are clustered on the same plane as the dwelling. Clustering the Hornbeams on the same plane as the dwelling will provide a more robust and substantial canopy in a shorter amount of time than planting just seven Japanese Maples or just five European Hornbeams trees along the entire 100-foot length of the buffer. That more substantial canopy will provide greater privacy and visual and physical separation between the residential zone and the employment zone rather than planting the minimum required trees.

No shrubs are included with the proposed landscape plan since an approximately 6-foot high masonry wall, that reaches 7-feet at some points, is located along the entire length of the western property line. Under 33.247.020(C)(2), a masonry wall can substitute for high shrubs. With the masonry wall in place, the applicant has satisfied the shrub requirement of the L3 landscape standard.

Lastly, the L3 ground cover standard requires all areas not planted with trees or shrubs to be planted with living ground cover. The applicant has proposed using porous pavers with Creeping Thyme in the joints on the southern half of the landscape buffer. The applicant’s proposal reduces the amount of total vegetative ground coverage but also provides the buffer to be used as a pedestrian path. The landscape buffer will get little natural light because of the two-story accessory building along the eastern side and the six-foot tall concrete retaining wall along the west side. It is not clear that under such light-restrictive conditions normal landscaping ground cover could survive. Creeping Thyme is a robust and quick-spreading ground cover that is marketed as a “steppable” because of its ability to be grow over areas used for walking and still thrive. Considering Creeping Thyme can

potentially provide the full coverage envisioned by the L3 standard, the recessed elevation of the buffer area in relation to the residentially zoned property, and the ability to have the additional use of the buffer as a pedestrian path, Staff finds the ground cover proposal equally meets the purpose of the L3 ground cover requirements.

Criterion met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The subject property is within the Central Employment zoning designation, an E zone. The subject property has road frontage on two streets – North Albina and North Blandena. Given the Adjustment request is to provide an alternative landscape plan within a non-street setback, there is no nexus between the Adjustment request and the classification of adjacent streets.

The Adjustment request must be consistent with the desired character of the area. Desired Character is defined in Section 33.910.010 as follows:

Desired Character. *The preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district. It also includes the preferred and envisioned character based on any adopted area plans or design guidelines for an area. (Emphasis added).*

The purpose of the Central Employment zone (EX) is:

Central Employment. *This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.*

The purpose statement of the EX zone identifies allowing mixed use developments well as using development standards to keep the character of areas in the zone consistent. The landscape buffer is one requirement of the EX zone utilized to help reduce conflicts between different uses and zones, such as the residential use of the adjacent property and the commercial use of the subject property. Additionally, the development standards in the zone include the L3 landscape requirements to ensure that development continues to develop with visually pleasing and pedestrian oriented areas that can connect different sites to form a large scale vegetative tapestry that ties the character of the area together.

The applicable adopted area plans for the subject site are the Humboldt Neighborhood Plan and the Albina Community Plan.

Staff reviewed the Humboldt Neighborhood Plan for relevant policies and found that two of the policies have objectives that have some applicability to this Adjustment, Policy 5: Urban Design and Historic Preservation and Policy 8: Land Use. In general, the applicable objectives focus on preserving and enhancing the greenery in the neighborhood. For example, Objective 2 of Policy 5: Urban Design and Historic Preservation of the Humboldt Neighborhood Plan states:

Enhance the neighborhood through the establishment of community art, open space and greenery.

Objective 2 of Policy 8: Land Use of the Humboldt Neighborhood Plan states:

Promote the productive use of vacant land.

The Albina Community Plan notes areas of the community that are already green and promotes areas that could be improved. Those areas are found on a map titled “A Pattern of Green” that documents open space, parks, proposed and existing open space as well as areas that are park deficient. The plan also includes objectives that aim to increase the greenery, provide buffers between uses, and promote utilization of vacant land. For Example, Objective 2 of Policy B, Policy Area 1: Land use of the Albina Community Plan states:

Buffer residential areas from the negative impacts of nearby large scale commercial, employment, industrial and institutional developments.

Objective 3 of the same Policy states:

Review infill development to ensure that it reinforces the neighborhood’s positive characteristics.

The eight objectives of Policy C: A Pattern of Green especially reinforce the desire to increase the greenery and open space of the district; emphasize plant materials over hard surfaces; and providing landscaping and street trees with new development.

As a whole, the applicable policies and objectives of both plans aim to increase the greenery and softscape of the neighborhoods; to provide buffers between uses, such as the landscape buffer subject to this Adjustment; and to increase the livability of neighborhoods through the establishment of parks. Staff finds the proposed alternative landscape plan is consistent with both the plans by increasing the number of trees planted over the minimum required, and providing a more robust buffer between the residential and employment zones. Additionally, having a pedestrian path through the new landscaping by the use of porous pavers with Creeping Thyme ground cover increases the access to the new greenery for residents and users of the development.

Criterion met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: One only one Adjustment has been requested by the applicant.

Criterion met.

D. City-designated scenic resources and historic resources are preserved; and

Findings: City-designated scenic resources are identified on the Official Zoning Maps with a lower case “s,” while historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. The subject property is not within a City-designated ‘s’ overlay zone and is not within a Historic or Conservation district. As such, approval of the Adjustment will not adversely impact scenic or historic resources.

Criterion met.

E. Any impacts resulting from the adjustment are mitigated to the extent practical.

Findings: As found in staff responses to criteria A and B, the requested adjustment equally or better meets the purposes of the respective purpose and intent statements and will be consistent with the desired character of the area. Staff found there are no adverse impacts resulting from the Adjustment and as such no mitigation is required.

Criterion met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: The subject property is more than one half mile from the nearest environmental zone. The proposed Adjustments will have no detrimental impacts on the protected resource.

Criterion 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

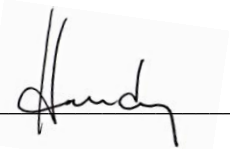
The applicant has demonstrated that the applicable approval criteria have been met for the requested Adjustment. The new landscape plan equally meets the intent of the Employment Zone Setback and the required L3 buffer between the employment and residential zones. As proposed, the landscape buffer will ensure that light, air, and privacy for the abutting residential zone is preserved while also providing the necessary physical and visual separation between the adjacent residential use and employment use on the subject site.

ADMINISTRATIVE DECISION

Approval of the Adjustment, per the approved site plan, Exhibit C-6, signed and dated September 16, 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 Exhibit C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-209966 AD. No field changes allowed."

Staff Planner: Don Kienholz

Decision rendered by: _____  **on (September 16, 2016.)**

By authority of the Director of the Bureau of Development Services

Decision mailed: September 20, 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 22, 2016, and was determined to be complete on August 9, 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 22, 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 7, 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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on October 4, 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 Adjustment Committee 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 Adjustment Committee 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 **October 5, 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.

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 Statements

1. Applicant's July 22, 2016 Narrative
2. Applicant's August 5, 2016 Email Documenting Proposed Changes to Plan

B. Zoning Map (attached)**C. Plans/Drawings:**

1. Applicant's Sheet AR-1 – Tentative Landscape Plan During Previous Review
2. Applicant's Sheet AR-2 – July 22, 2016 landscape Plan and Site Plan
3. Applicant's Sheet AR-3 – Applicant's July 22, 2016 Elevation Plans Documenting Wall Footings and Planter Box Diagram

4. Applicant's July 22, 2016 Site Photos of Landscape Buffer Constraints
5. Applicant's August 9, 2016 Email Sending Revised Landscape Plan
6. Applicant's August 9, 2016 Revised Sheet AR-2 – Revised Landscape Plan and Site Plan (Attached)
7. Applicant's August 9, 2016 Sheet AR-5 – Porous Paver Detail Sheet

D. Notification information:

1. Mailing list and Original Notice
2. Mailed Notice

E. Agency Responses:

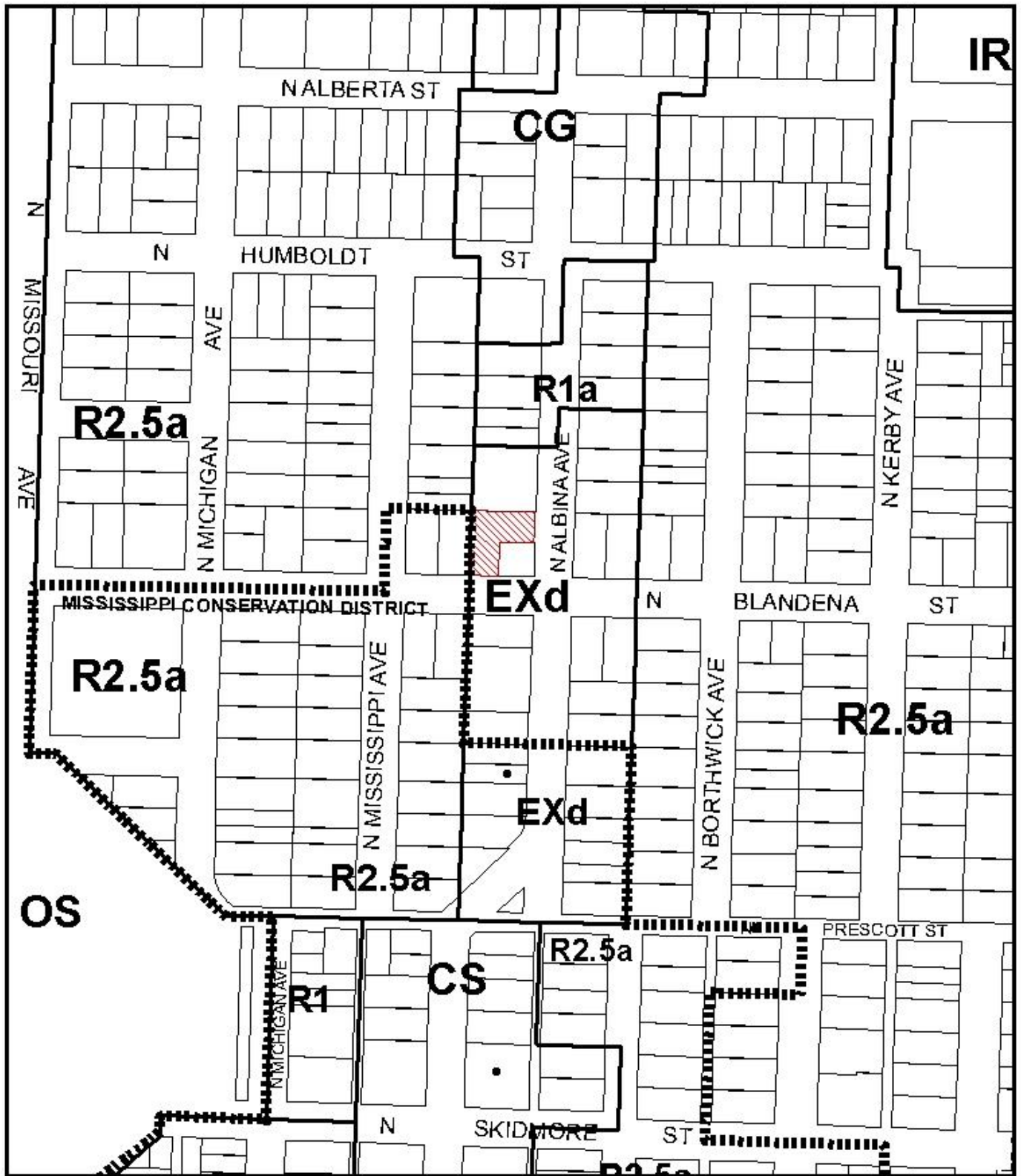
1. Bureau of Environmental Services
2. Bureau of Transportation Engineering and Development Review
3. Water Bureau
4. Fire Bureau
5. Site Development Review Section of BDS

F. Correspondence: No Public Comments Received

G. Other:

1. Original LU Application
2. Receipt of Fees Paid

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



ZONING

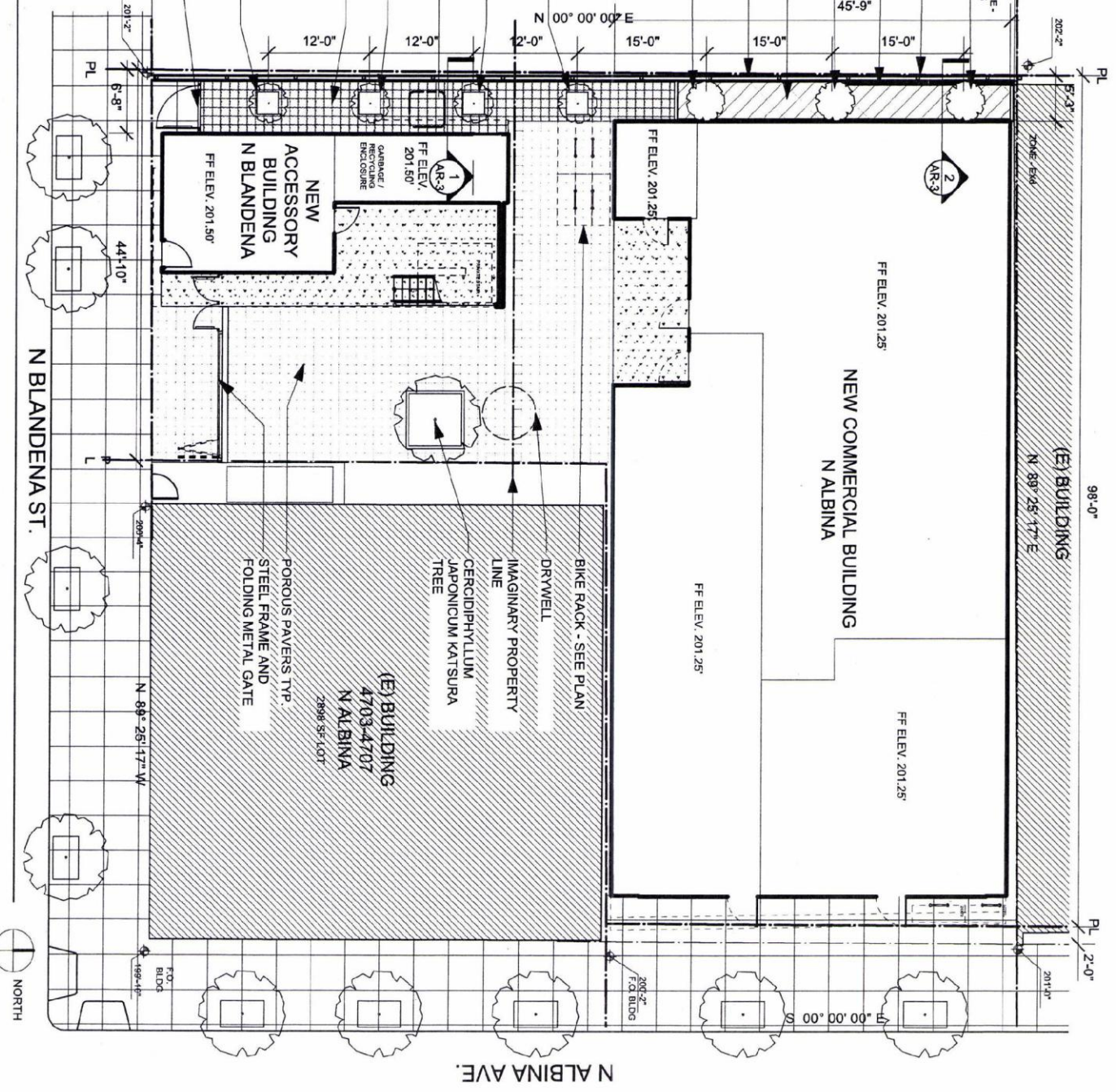
-  Site
-  Historic Landmark



This site lies within the:
ADOPTED ALBINA COMMUNITY PLAN AREA

File No.	LU 16-209966 AD
1/4 Section	2529
Scale	1 inch = 200 feet
State Id	1N1E22BD 11701
Exhibit	B (Jul 26, 2016)

1 NEW PROPOSED SITE PLAN
1/16" = 1'-0"



AR-2

ADJUSTMENT REVIEW
JULY 22 2015
REV. AUGUST 9, 2016
SITE PLAN - NEW PROPOSED

ALBINA YARD
REMOVED DESIGN BUILD
4703-4707 N ALBINA
2896 SF L.O.T.
LEVER