



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

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 Paul L. Scarlett, Director
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Date: November 18, 2016
To: Interested Person
From: Hannah Bryant, Land Use Services
 503-823-5353 / Hannah.Bryant@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 16-248445 DZ
LANDSCAPE AND PLAZA IMPROVEMENTS

GENERAL INFORMATION

Applicant: Alex Porter | Works Partnership Architecture
 811 SE Stark Street, #210
 Portland, OR 97214

Owners: Block 75 LLC
 116 NE 6th Avenue #400
 Portland, OR 97232

Jonathan Malsin | Block 75 LLC
 75 SE Yamhill Street #201
 Portland, OR 97214

Mark Vuong | Block 75 LLC
 116 NE 6th Avenue #400
 Portland, OR 97232

Site Address: **321 NE COUCH ST**

Legal Description: BLOCK 75 LOT 2-6 TL 2900, EAST PORTLAND; BLOCK 75, EAST PORTLAND, BLOCK 75, LOT 5&6 EXC PT IN STS / CANCEL INTO R150027

Tax Account No.: R226504970, R226504990, R226504970, R226504970, R226504970, R226504970, R226504970, R226504970, R226504970, R226504970

State ID No.: 1N1E34DA 02900, 1N1E34DA 03200, 1N1E34DA 02900, 1N1E34DA 02900, 1N1E34DA 02900, 1N1E34DA 02900, 1N1E34DA 02900, 1N1E34DA 02900

Quarter Section: 3030

Neighborhood: Kerns, contact Steve Russell at 503-784-8785.

Business District:	Central Eastside Industrial Council, contact Debbie Kitchin at ceic@ceic.cc.
District Coalition:	Southeast Uplift, contact Leah Fisher at 503-232-0010.
Plan District:	Central City - Central Eastside
Zoning:	Central Employment (EX) base zone; Design (d) overlay zone
Case Type:	DZ , Design Review
Procedure:	Type II , an administrative decision with appeal to the Design Commission.

Proposal:

Applicant seeks design review approval for landscape and plaza improvements in a vacated portion of NE Couch Street, to serve as a pedestrian connection between NE 3rd Ave. and NE Martin Luther King Jr. Boulevard. The site is the former east-west section of NE Couch Street that was decommissioned to form the NE Couch | E. Burnside couplet that feeds traffic onto the Burnside Bridge. The subject area is currently public right-of-way, but is in the process of a formal street vacation that is anticipated to be completed by March 2017. Once complete, this area will be part of The Slate development site at 321 NE Couch Street. A two-lane bike path will remain in the former street as public right-of-way.

The proposed design includes three raised steel planters with bench seating, deciduous trees and grasses. The material palette and integrated lighting on the raised planters are comparable to the existing landscape elements one block west on the vacated section of NE Couch Street between the Yard and the Eastside Exchange buildings.

Design review is required because the exterior alterations do not meet the exemptions of section 33.420.045.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Central Eastside Design Guidelines

ANALYSIS

Site and Vicinity: The subject site is a half block length of the vacated NE Couch Street, between NE Martin Luther King Jr. Boulevard and NE 3rd Avenue. The street was decommissioned when this stretch of NE Couch Street was re-dedicated to be a one-way westbound feeder onto the Burnside Bridge. The area of proposed work is a triangular parcel totaling approximately 2209 square feet. The parcel to the north is The Slate, a recently constructed 10-story mixed-use building.

The site is part of the Burnside Bridgehead redevelopment area. In 2010, the Portland Development Commission generated a Framework Plan for this key site. The site sits at the intersection of the Willamette River and Burnside Street and is envisioned as a vibrant center of life and commerce and a critical link between the east and the west sides of Portland's Central City. Beginning on the northern edge of the Burnside Bridge, the 4.04-acre site is geographically and historically connected to the major commercial and industrial arterial for the region, the Willamette River. The surrounding vicinity includes light industrial, restaurants, start-up businesses, and extensive infrastructural investments of the East Burnside/Couch couplet and Streetcar Loop that were completed over the last several years.

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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Central Eastside Subdistrict of this plan district.

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

- LU 14-163479 – Design Review with Modifications approved for a new 10-story mixed-use building with 40 below-grade parking stalls, ground floor retail space, 32,000 square feet of office space and 75 housing units, with an east-west pedestrian path along the north edge of the building.
- LU 06-103735 – Zone change approval of change from IG1 (General Industrial 1) to EXd (Central Employment) zone with a ‘d’ (design) overlay.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 18, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Life Safety
- Water
- Bureau of Transportation – worked with applicant to obtain encroachment permit, to sunset upon approval of street vacation.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 18, 2016**. No written comments were received.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055, Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines. As the site is also specifically located within the Design Zone of the Central Eastside District, the Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan also apply.

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

The Central Eastside is a unique neighborhood. The property and business owners are proud of the district's heritage and service to the community and region. Light industry, distribution/warehousing, and transportation are important components of the district's personality. To the general public, retail stores and commercial businesses provide the central focus within the district.

The underlying urban design objective for the Central Eastside is to capitalize on and emphasize its unique assets in a manner that is respectful, supportive, creative and compatible with each area as a whole. Part of the charm and character of the Central Eastside District, which should be celebrated, is its eclectic mixture of building types and uses. An additional strength, which should be built on, is the pattern of pedestrian friendly retail uses on Grand Avenue, East Burnside and Morrison Streets, as well as portions of 11th and 12th Avenues.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central Eastside Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Central Eastside

- Encourage the special distinction and identity of the design review areas of the Central Eastside District.
- Provide continuity between the Central Eastside and the Lloyd District.
- Provide continuity between the Central Eastside and the river, downtown, and adjacent residential neighborhoods.
- Enhance 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 all of the 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.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

Findings: The landscaped plaza creates an attractive public space in the former right-of-way that connects with a similar existing pedestrian corridor on Couch Street between NE 3rd and NE 2nd. The landscaping and trees incorporate green elements associated with the river environment. This attractive east-west conduit fosters a connection toward the river, and facilitates access to the adjacent Burnside Bridge. *Therefore, this guideline has been met.*

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A2-1. Recognize Transportation Modes, Produce, and Commerce as Primary Themes of East Portland. Recognize and incorporate East Portland themes into a project design, when appropriate.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblock exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings for A2; A2-1, A3: This project creatively reuses an unused half block former auto street as a dedicated two-lane bike path flanked by generous sidewalks, benches and landscaping. It recognizes the prevalence of bicycle transit and pedestrians in Portland and supports their connection to nearby amenities. The proposal keeps the space open for public access, which respects the Portland block structure while enhancing the pedestrian environment with elements found elsewhere in the Burnside Bridgehead area. *Therefore, these guidelines are met.*

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

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

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.

C3-1. Design to Enhance Existing Themes in the District. Look to buildings from throughout the district for contextual precedent. Innovation and creativity are encouraged in design proposals, which enhance overall district character.

C3-2. Respect Adjacent Residential Neighborhoods. Respect the architectural character and development patterns of adjacent residential neighborhoods.

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

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings for A4, A5; C2, C3, C4, C5 and C12: The proposed landscape elements are consistent in form, material, and lighting with the existing planters, benches and paths on the vacated stretch of NE Couch Street one block west, just north of the recently constructed Yard building. Utilizing the existing design vocabulary serves to create a coherent sense of place, linking the outdoor paths throughout this district. This proposal, with a two-way bike path and a tree-lined, well-lit pedestrian path, creates a graceful transition from the auto-dominated NE Couch Street to the east, and the landscaped

pedestrian path serving adjacent mixed-use development on the vacated block of NE Couch Street to the west. It serves to draw people into the larger Burnside Bridgehead development area, using high-quality materials that are consistent throughout the district and facilitates the connections between adjacent residential buildings and the major transit streets and bridge access to the south and east of this site. *Therefore, these guidelines are met.*

A5-3. Plan for or Incorporate Underground Utility Service. Plan for or Incorporate Underground Utility Service to development projects.

A5-5. Incorporate Water Features. Enhance the quality of public spaces by incorporating water features.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings for A5-3, A5-5 and C10: Until the street vacation is finalized in early 2017, this proposal will constitute an encroachment in the public right of way. It provides both visual and physical respite, as well as connectivity and a unique sense of place in a high-traffic area. The southern tip of the triangular parcel has a sewer easement below it. This landscaping proposal facilitates the easement while enhancing the street level environment by planting sedums above it. The proposed steel raised planters serve as stormwater planters, to be planted with juncus, which helps to filter out pollutants and slow the flow of stormwater introduced to discharge plumbing. The steel planters are spanned by periodic concrete caps, which allows them to also serve as seating. *Therefore, these guidelines are met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

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.

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.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B3-1. Reduce width of Pedestrian Crossings.

- a. Where possible, extend sidewalk curbs at street intersections to narrow pedestrian crossings for a safer pedestrian environment.
- b. Maintain large service vehicle turning radii where necessary.

Findings for A7; B1-B3-1: The triangular site projects into the former NE Couch Street, divided from the site to the south by a two-way bicycle path. This narrow path is easily crossed by pedestrians, and the proposal will facilitate connection between the future Dumbbell development to the south with the rest of the Burnside Bridgehead development. The proposal simultaneously creates a buffer between pedestrians and cars, while serving as a welcoming entrance to those arriving on foot or by bike. Pedestrians moving to, and through, this landscaped site will be buffered from the busy, high-traffic streets near the Burnside Bridge by layers of landscaping including raised steel planters, grasses, and columnar tulip poplar trees. *Therefore, these guidelines are met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks

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

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

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

Findings for A8, A9 and C7: This is a unique and highly visible site, directly adjacent to the westbound access to the Burnside Bridge. It serves as a vibrant, attractive gateway to people arriving to the district and a unique visual marker for those moving past by car. Its location, as a bike and pedestrian-only continuation of a former street, abuts a 90-degree curve in NE Couch as it turns to feed traffic onto the Burnside Bridge. This corner location is highly visible, and will be framed by new, architecturally notable buildings on both sides. Its significance to the district, and as a gateway into the Central City, is deserving of special treatment in the landscaping. *Therefore, these guidelines are met.*

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

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

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

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

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

Findings for B4, B5, C1, C6, C8 and C9: This gateway location serves as a transition point between the east and west sides of downtown Portland; between the realm of auto-dominated streets to the east and bike/pedestrian paths to the west; and between the adjacent building and the active neighboring streets. It is generously sized to accommodate bikes and pedestrians moving through the space, and also those who wish to utilize its incorporated seating to enjoy watching the nearby activity. With integrated seating and lighting, a landscape palette that will provide year-round visual interest and deciduous trees for summer shade, this outdoor room is sufficiently buffered from adjacent streets and bike paths to serve as a comfortable, peaceful space for pedestrians to stop and rest. Additionally, its tree canopy will provide shade and attractive views for residents of nearby buildings, visually connecting them with the natural environment. *Therefore, 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 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 landscape proposal for the vacated section of NE Couch right of way will be a significant contribution to the Central Eastside and the Burnside Bridgehead. The design, materiality and forms are consistent with those found in other landscaped pockets of the Bridgehead development area, while responding to the unique conditions of this active and visually prominent location.

ADMINISTRATIVE DECISION

Approval of a landscaped plaza with integrated seating and stormwater planters, in the vacated portion of NE Couch Street, per the approved site plans, Exhibits C-1 through C-5, signed and dated November 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 Exhibits C.1-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-248445 DZ. No field changes allowed."

Staff Planner: Hannah Bryant

Decision rendered by:  on November 16, 2016.
By authority of the Director of the Bureau of Development Services

Decision mailed: November 18, 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 September 23, 2016, and was determined to be complete on October 12, 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 September 23, 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.

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 December 2nd** 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 **December 5, 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:

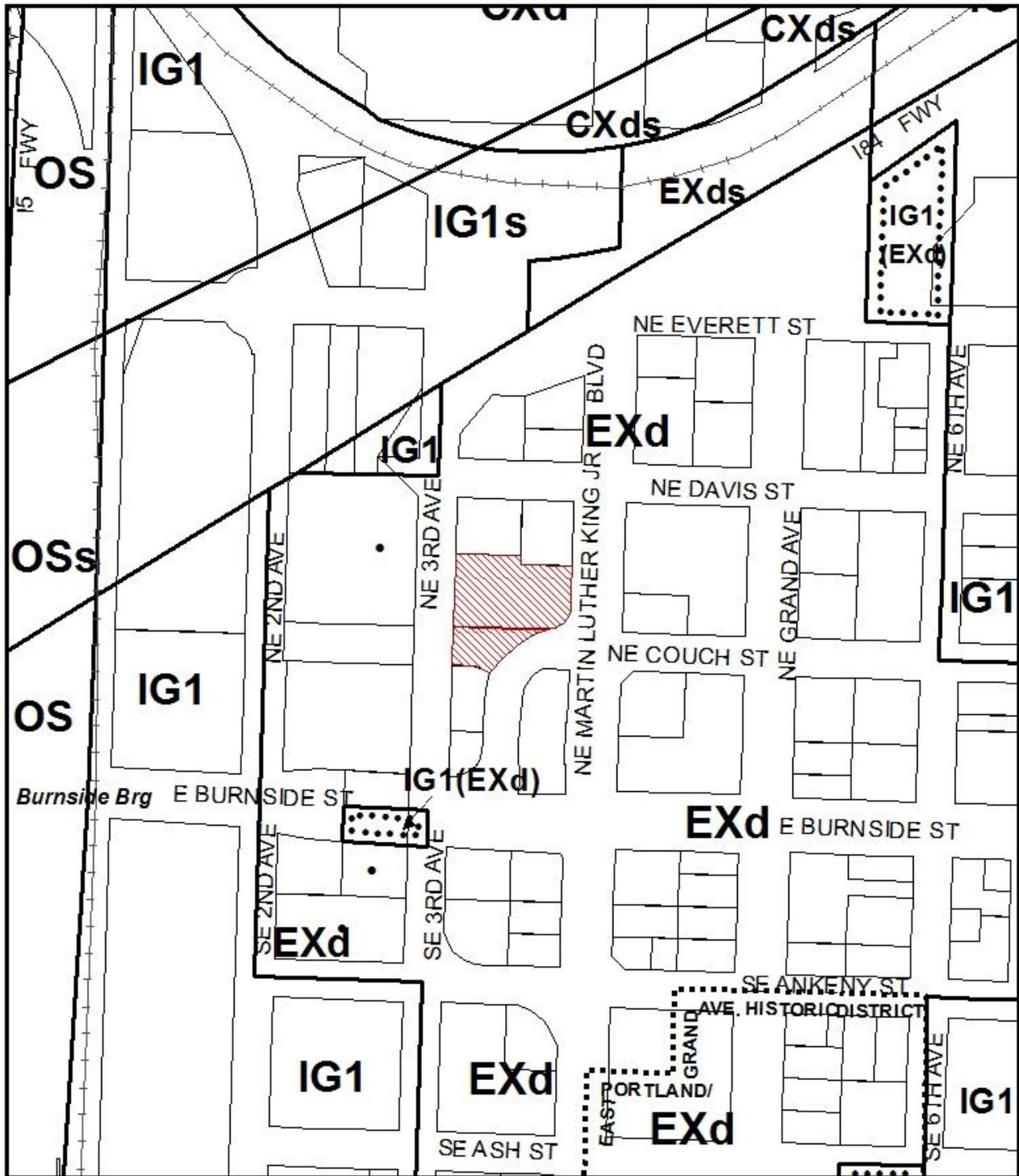
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant's Narrative
 2. Original Submittal Packet
 3. Revised Submittal Packet (10/18/2016) – *includes clarified site plan; enlarged site plan; encroachment permit application*
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan
 2. Enlarged Proposed Development Plan (attached)
 3. Landscape and Materials Plan (attached)
 4. Planting Plan
 5. Site Details
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Life Safety
 2. Portland Bureau of Transportation
 3. Environmental Services – Systems Development
- F. Correspondence: None Received
- G. Other:
 1. Original LU Application
 2. Street Vacation Documents
 3. Incomplete Letter
 4. EA Notes

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



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

-  Site
-  Recreational Trails
-  Historic Landmark

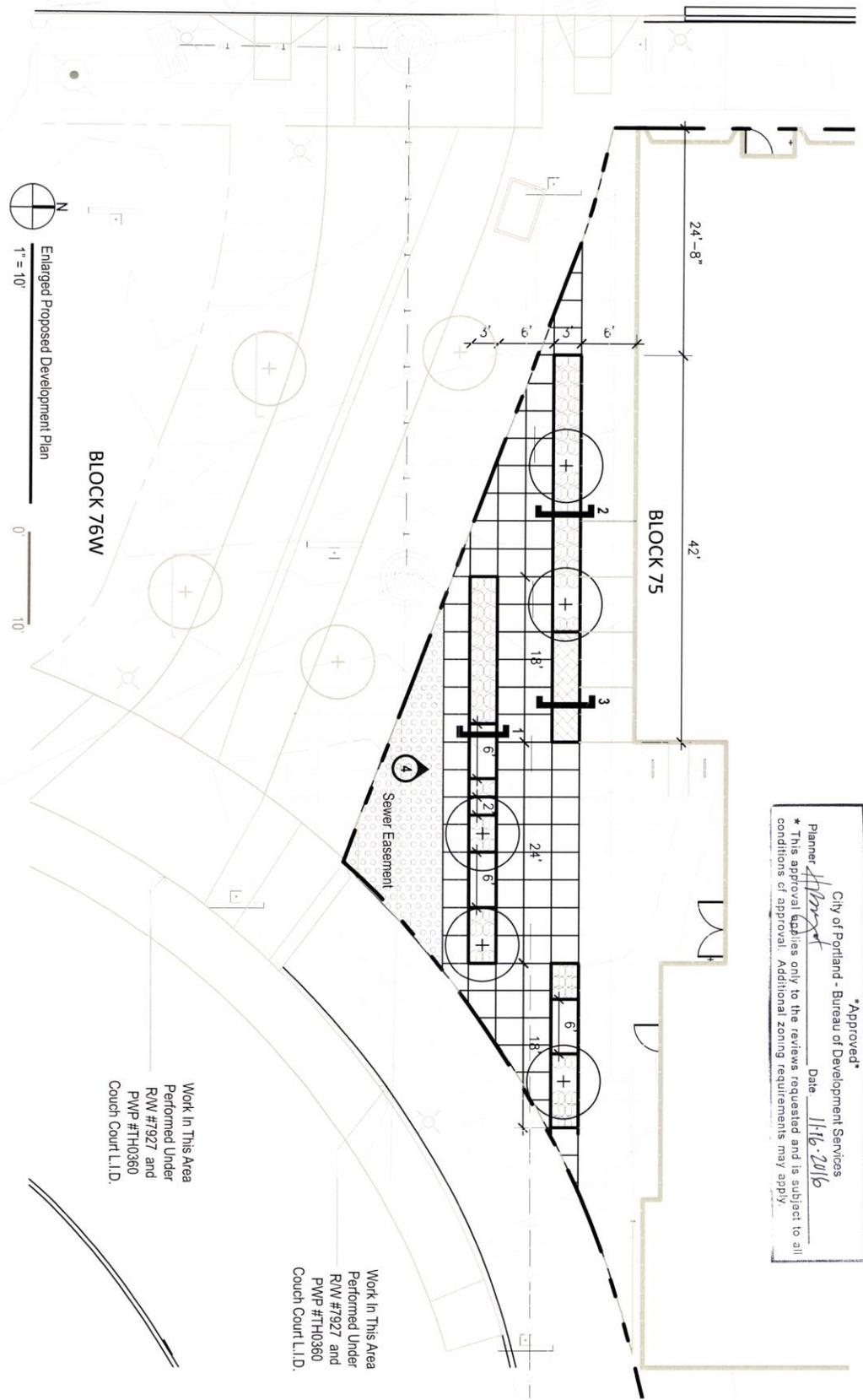
File No.	LU 16-248445 DZ
1/4 Section	3030
Scale	1 inch = 200 feet
State Id	1N1E34DA 2900
Exhibit	B (Oct 12, 2016)

Approved

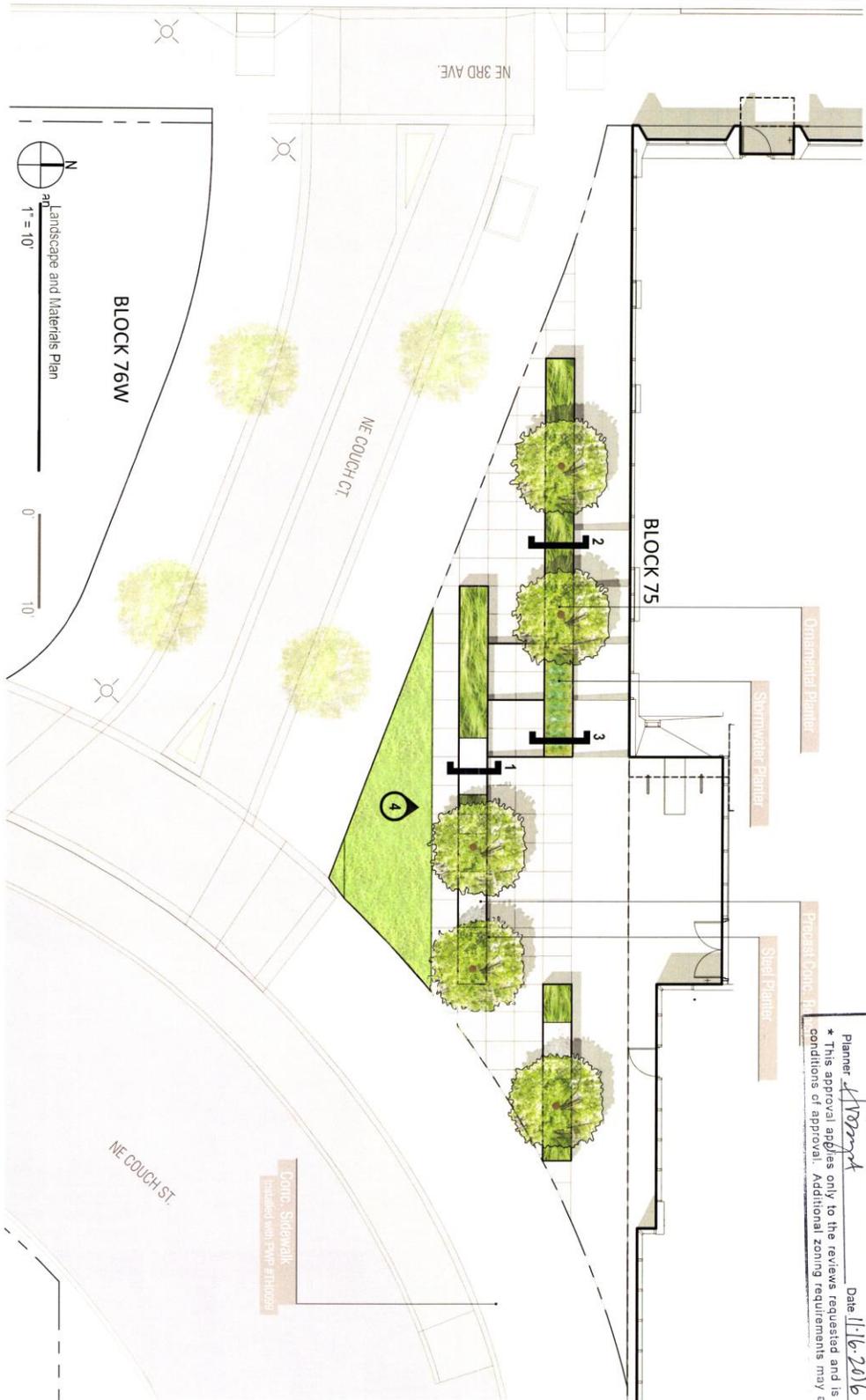
City of Portland - Bureau of Development Services

Planner: *[Signature]* Date: 11/16/2016

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



Enlarged Proposed Site Plan



Approved
 City of Portland - Bureau of Development Services
 Planner: *Atreya*
 Date: 11.16.2016
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.