



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

FROM CONCEPT TO CONSTRUCTION

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Date: December 01, 2016
To: Interested Person
From: Arthur Graves, Land Use Services
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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 16-197489 DZ: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Zac Horton | Faster Permits
14334 NW Eagleridge Lane | Portland OR 97229

Applicant: Brett Laurila | BKL/A Architecture
2700 SE Harrison St, Suite A | Milwaukie, OR 97222

Owner: Broadway Crossing LLC
7455 SW Bridgeport Rd #220 | Tigard, OR 97224-7252

Site Address: 800 NE BROADWAY

Legal Description: BLOCK 221 W 1/2 OF LOT 1&2 EXC PT IN ST, HOLLADAYS ADD
Tax Account No.: R396215630
State ID No.: 1N1E26CC 11600
Quarter Section: 2831
Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

Business District: Northeast Broadway Business Association, contact Murray Koodish at info@nebroadway.com.

District Coalition: None
Plan District: Central City and Lloyd District (Sub District)
Zoning: CXd: Central Commercial (CX) with a Design (d) overlay
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for alterations to the exterior of the existing 1923 single story brick clad building located at the southeast corner of NE Broadway Street and NE 8th Avenue intersection in the Central City Plan District and the Lloyd District Sub District. The alterations include:

North Elevation:

- Remove existing fabric awnings and replacing with metal canopies to be located above the transom windows along the entire façade.
- Expose and restore existing transom windows along entire façade.
- Repaint the previously painted brick.

West Elevation:

- Remove the existing storefront system and glazing to be replaced with a new transom window to match existing transom windows on the north elevations and overhead door in approximately the same opening and location. The bulkhead to remain.
- Install a new metal canopy, matching the canopies on the north elevation, to be located above the proposed overhead door.
- Install a new metal canopy above the man-door.
- Repaint the previously painted brick.

Note: All proposed signs shown on this submittal are each less than 32 square feet in size. Because of this, they are exempt from Design Review per Portland Zoning Code 33.420.041.F.

Per Zoning Code Section 33.420.041.B, Design review is required since the proposal includes an exterior alteration to existing development.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan.

ANALYSIS**Site and Vicinity:**

This 5,000 sq. ft. site is located at the northern edge of the Lloyd Sub-district and immediately south of the Irvington Historic District (across NE Broadway). Specifically, the site is located at the southeastern corner of the NE Broadway and NE 8th Avenue intersection. The building is a 1923 brick-clad, single story, streetcar era structure with no setback on the north or west (street facing) façades. The site is also within the Lloyd EcoDistrict boundary.

Regarding surrounding area amenities: the site is within a quarter mile (approximately a 5 minute walk) from a number of amenities and resources. NE Broadway, while evolving in character, is currently home to numerous restaurants (predominantly national chains) and other similar services: a Les Schwab, Walgreens, and Safeway. To the south is the Lloyd Center Mall. To the north is the Irvington Historic District.

Regarding transportation amenities NE Weidler and NE Broadway are classified as Major City Traffic Streets and Major Transit Priority Streets (per the TSP). Portland Streetcar service comes within a block of the site, to the intersection of NE Weidler and NE 7th Avenue. Bus service is provided by the #17 on both NE Weidler and NE Broadway. Bus service is provided by the #77 on NE 9th Avenue to the west. NE Weidler, NE Broadway, NE 7th Avenue and NE 9th Avenue are all City Bikeways. The site is within the Lloyd District Pedestrian District.

Zoning:

The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 11, 2016**. The following Bureaus have responded:

1. Bureau of Development Services Life Safety / Building Code Section: Kathy Aulwes: October 31, 2016. Code and permit information provided, (See Exhibit E-1) issues mentioned include:
 - Landings are required on both sides of a doorway. The landings must be as wide as the doorway and at least 44 inches long in the direction of travel. The landing must be level, except the exterior landing may have a slope of not more than 2 percent. The door threshold must be not more than ½ inch higher than the landing surface on both sides. OSSC 1008.1.5, 1008.1.6, 1008.1.7.
 - Alterations to the building exterior envelope shall meet the prescriptive requirements Energy Code. Exception: When up to 25 percent of the glazing in any one wall is being replaced, it may be replaced with glazing with a U-factor and shading coefficient equal or better than the existing glazing. OEESC 101.4.2.
 - The vertical clearance from the public right-of-way to the lowest part of an awning, including valances, shall be 7 feet minimum. OSSC 3202.2.3.
 - Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. OSSC 3202.3.1.
2. Portland Bureau of Transportation: Patricia Neighbor: November 02, 2016. Code and permit information is provided as well as information regarding right-of-way dedications and improvements. (See Exhibit E-2) Improvements include:
 - Standard improvements at this location on NE Broadway include a 15-ft sidewalk corridor, to include a 0.5-ft curb, 4-ft furnishing zone, 8-ft sidewalk (pedestrian through-zone), and 2.5-ft frontage zone. Standard improvements on NE 8th include a 12-ft sidewalk corridor to include a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and 1.5-ft frontage zone. The standard for the sidewalk corner at this location is a dual curb extension constructed to current ADA standards.
3. Portland Fire Bureau: Dawn Krantz: November 04, 2016. No issues. (Exhibit E-3).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 11, 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 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 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. Central City and Lloyd District Guidelines are addressed concurrently.

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.

A5-1. Develop Identifying Features. Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.

C3-1. Design to Enhance Existing Themes in the Broadway/Weidler Corridor. Use special design features which reinforce architectural themes and elements within the Broadway/Weidler Corridor. Look to buildings from throughout the corridor for architectural precedent.

Findings for A4, A5, A5-1 and C3-1: The proposed alterations which include maintaining and restoring the existing storefront systems and recessed entries on the north elevation and restoring the existing transom windows (which have been covered by non-original canvas awnings) provide unifying elements to surrounding architecture in the Lloyd Sub-District of the Central City. In addition, the proposed new metal canopies on the north and west elevations are consistent with other buildings in the district regarding architectural features and character within the right-of-way. Collectively, the proposed design integrates existing architectural features original to the building with new elements consistent with the area en route to providing a revised corner building that has a clear sense of place in the District. *Therefore these guidelines are met.*

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

Findings: The proposal is reusing and restoring the 1923 single story brick building including: the re-exposure and renovation of the original transom windows along the north façade and the renovation of the two existing storefront systems and recessed entrances on the north elevation. *Therefore this guideline is met.*

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

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.

Findings for A7, A8 and B1: The proposal maintains existing glazing on the north and west elevations while exposing original transom windows and providing new metal canopies to both street facing elevations. Collectively, the alterations are at a scale that is consistent with the surrounding context along NE Broadway, in particular the buildings of similar style and age to the east of the site. The proposed glazing along with the addition of an operable overhead door on the west elevation provides improved visual connection with large window and door openings that encourage pedestrian use and movement. *Therefore these guidelines are met.*

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.

B1-3. Design Projects to Attract Pedestrians to the Broadway/Weidler Corridor.

Incorporate design features in new projects or building renovation which attract pedestrians and encourage their safe and enjoyable movement throughout the Broadway/ Weidler Corridor and which support the corridor as a neighborhood retail area.

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

Findings for B1-2, C12, B1-3 and B4: Lighting is proposed within the new metal canopies on both the north and west street facing elevations. The addition of the proposed lighting, new metal canopies, existing glazing, newly exposed transom windows and west elevation overhead door provides a pedestrian environment on both street facing facades of the building that is inviting, safe and comfortable for people to stop, view and socialize. *Therefore these guidelines are met.*

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 B6 & B6-1: The proposed alterations to the single story building including the restoration of the existing north elevation entrances and new metal canopies on the north and west elevations provide weather protection for pedestrians accessing the building and on the adjacent sidewalk right-of-way. *Therefore these guidelines are met.*

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The two recessed entry doors on the north elevation are at grade and will be maintained for barrier-free and universal access. *Therefore this guideline is met.*

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.

C2-1. Maximize View Opportunities.

Findings for C1 & C2-1: The maintenance and renovation of the north elevation storefront systems, proposed exposure of the existing transom windows on the north elevation as well as the installation of a matching transom window on the west façade and new overhead door all provide views into and out of the existing 1923 single story brick building. These alterations will provide improved visual connections to the adjacent spaces and neighborhood. *Therefore 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.

C10-2. Design Exterior Building Walls that are Transparent in Glazed areas and Sculptural in Surface. Design exterior building walls that are transparent or translucent in the glazed areas and which are textural, sculptural and articulated in surface character.

Findings for C2, C3, C5, and C10-2: The proposed alterations to the 1923 brick building include materials that respect the architectural integrity of the original structure while promoting quality and permanence. These include the proposed steel canopies, metal transom window on the west elevation (to match existing transom windows on the north elevation) and proposed metal overhead door. The proposed canopies are located in the existing stucco band above the existing transom windows, maintaining a consistent architectural element on both street facing façades of the building. The proposed west elevation transom window along with the continued maintenance of the west elevation bulkhead further establish architectural continuity across the street facing façades of the corner building. Maintaining the existing storefront systems on the north elevation containing recessed entries and large glazed areas, along with the addition of the proposed overhead door, provides a variety of windows types helping to add visual interest to the street walls of the building. *Therefore these guidelines are met.*

C10-3. Use Light Colors. The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.

Findings: Remaining consistent with the Lloyd District color palette, the building will be painted a light color with the darker values to be used for accents and to articulate the design. To this end, the existing brick (which is currently painted a brick-red color) will be painted a cool grey (“Cool Grey 8”). The existing stucco band at the canopy height will be painted a mid-range blue (“Process Blue”). The darker grey (“Subway” grey) accent color will be used on the bulkhead, parapet and for the canopy. *Therefore this guideline is met.*

C1-2. Integrate Signs.

Carefully place signs and sign supports on and for buildings to integrate with the scale, color and articulation of the building design. Avoid large, excessively illuminated or freestanding signs that contribute to visual clutter.

Demonstrate how signage is one of the design elements of a new or rehabilitation project and has been coordinated by the project designer/architect. Submit a master signage program as a part of every Design Review application.

Incorporate signage that compliments and supports the pedestrian scale and use of the Broadway/Weidler Corridor and Holladay Street. While recognizing the dimensional provisions in the Code, size and scale of signs should be moderated in these pedestrian-oriented areas.

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

Findings for C1-2 & C13: All proposed signage has been integrated into the building regarding scale to be less than 32 square feet in size and so is exempt from Design Review per the Portland Zoning Code 33.420.041.F. *Therefore this guideline is met.*

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

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.

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

Findings for C6, C7 and C9: The two existing original recessed entries on the north façade, providing a semi-public/semi-private transition area, will be retained and restored. The proposed alterations to the corner building including the addition of metal canopies above the storefront systems on the north and west façades, the exposure of the existing transom windows on the north elevation, and the addition of a matching transom window and a new overhead door on the west elevation collectively contribute to building an active intersection and flexible sidewalk-level spaces. *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 proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to the existing 1923 single story brick clad building in the Lloyd Sub-district of the Central City Plan District, per the approved site plans, Exhibits C-1 through C-6, signed and dated Wednesday, November 23, 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.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-197489 DZ. No field changes allowed."

Staff Planner: Arthur Graves



Decision rendered by: _____ **on Wednesday, November 23, 2016.**

By authority of the Director of the Bureau of Development Services

Decision mailed: Thursday, December 01, 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 June 30, 2016, and was determined to be complete on October 7, 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 June 30, 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: Friday, February 03, 2017.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on Thursday, December 15, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **Friday, December 16, 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.

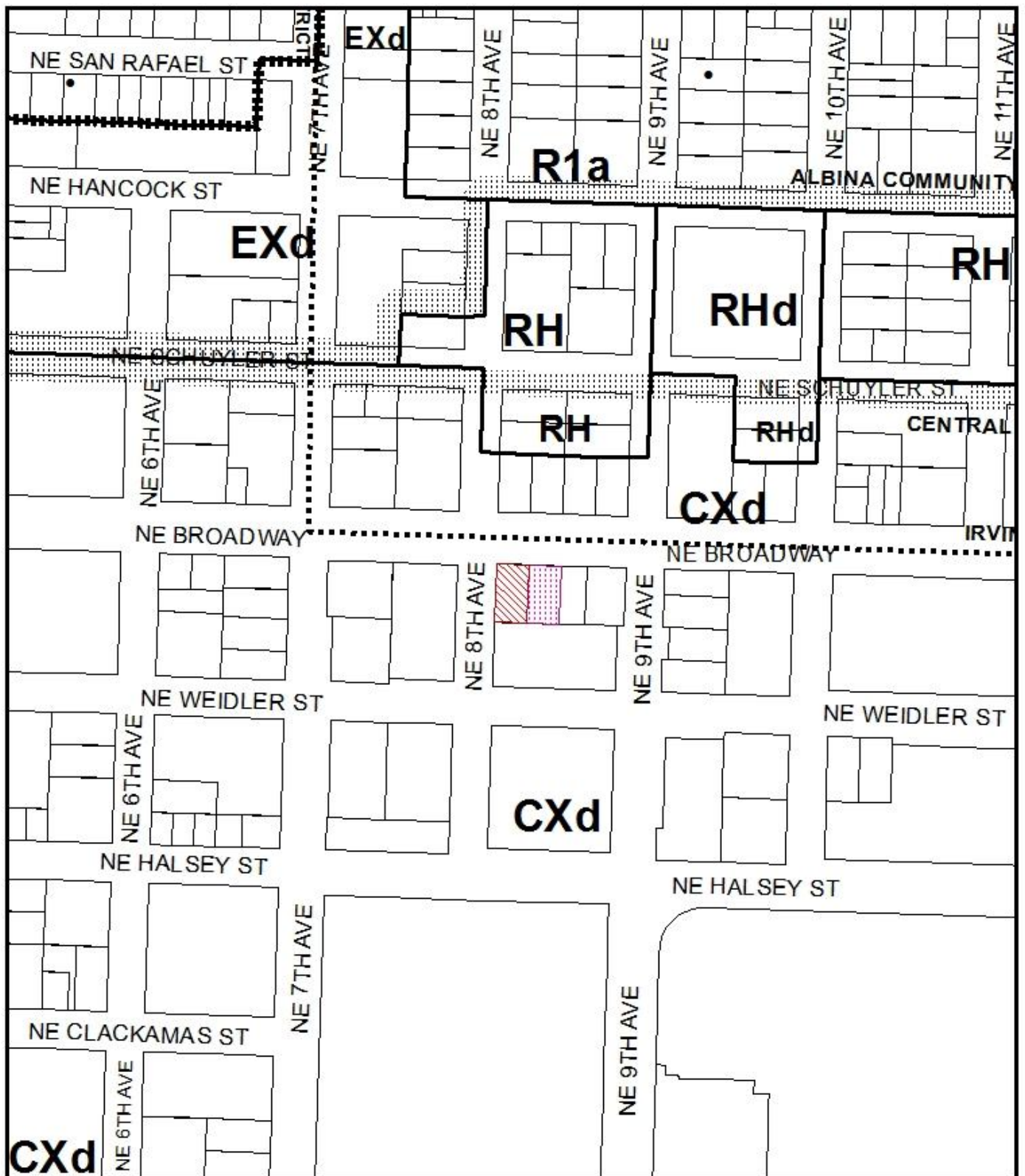
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Applicant's Statement
 2. Original Drawing Set (superseded)
 3. Revised Drawing Set: September 26, 2016 (superseded)
 4. Revised Applicant's Statement
 5. Cost Estimate
 6. Revised Elevations: October 24, 2016 (superseded)
 7. Response to Incomplete Letter: November 10, 2016
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Elevations (attached)
 3. Sections: Door, Canopies, Front Entry

4. Details: Signs
 5. Perspectives
 6. Manufacturers Cut-sheets
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Development Services Life Safety / Building Code Section: Kathy Aulwes: October 31, 2016.
 2. Portland Bureau of Transportation: Patricia Neighbor: November 02, 2016.
 3. Portland Fire Bureau: Dawn Krantz: November 04, 2016.
- F. Correspondence: None Received
- G. Other:
1. Original LU Application
 2. Site Visit Photos
 3. Incomplete Letter: July 30, 2016
 4. Memo Letter: October 10, 2016

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).



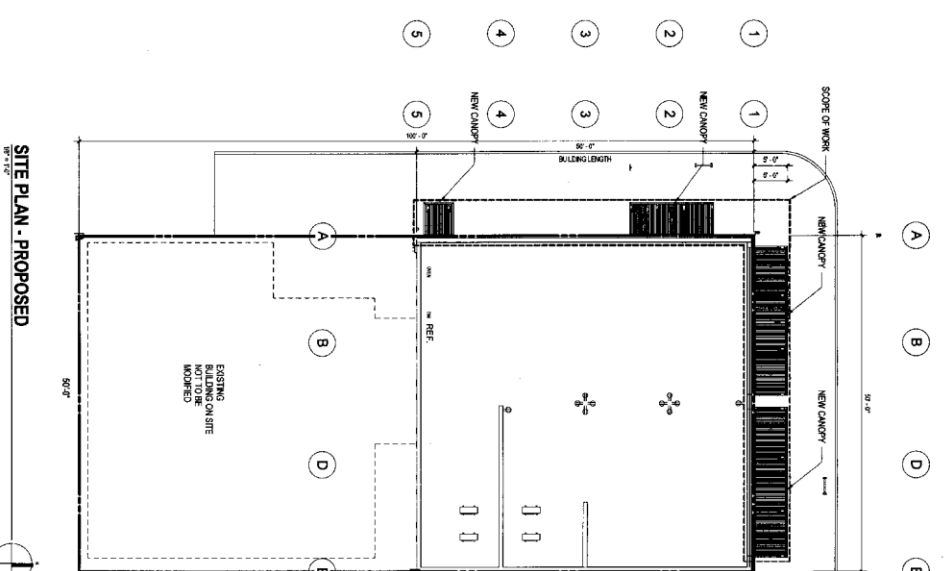
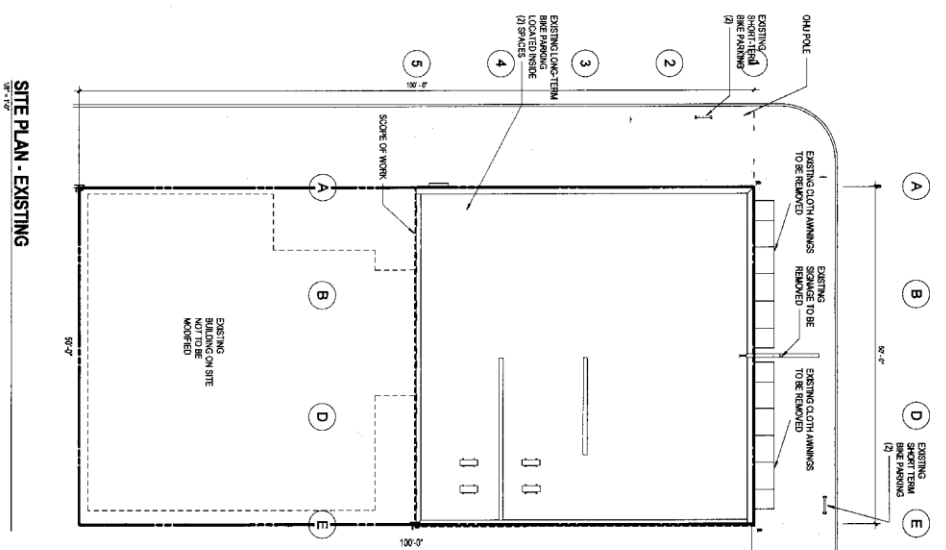
ZONING



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

- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 16-197489 DZ
1/4 Section	2831
Scale	1 inch = 200 feet
State_Id	1N1E26CC 11600
Exhibit	B (Jul 01, 2016)



ZONING CODE SUMMARY

ADJACENT CITY OF PORTLAND BUREAU OF DEVELOPMENT SERVICES
 ZONING CODE SUMMARY
 CITY CODE AND CHARTER TITLE 24B
 CITY CODE AND CHARTER TITLE 24C
 CITY CODE AND CHARTER TITLE 24D
 CITY CODE AND CHARTER TITLE 24E
 CITY CODE AND CHARTER TITLE 24F
 CITY CODE AND CHARTER TITLE 24G
 CITY CODE AND CHARTER TITLE 24H
 CITY CODE AND CHARTER TITLE 24I
 CITY CODE AND CHARTER TITLE 24J
 CITY CODE AND CHARTER TITLE 24K
 CITY CODE AND CHARTER TITLE 24L
 CITY CODE AND CHARTER TITLE 24M
 CITY CODE AND CHARTER TITLE 24N
 CITY CODE AND CHARTER TITLE 24O
 CITY CODE AND CHARTER TITLE 24P
 CITY CODE AND CHARTER TITLE 24Q
 CITY CODE AND CHARTER TITLE 24R
 CITY CODE AND CHARTER TITLE 24S
 CITY CODE AND CHARTER TITLE 24T
 CITY CODE AND CHARTER TITLE 24U
 CITY CODE AND CHARTER TITLE 24V
 CITY CODE AND CHARTER TITLE 24W
 CITY CODE AND CHARTER TITLE 24X
 CITY CODE AND CHARTER TITLE 24Y
 CITY CODE AND CHARTER TITLE 24Z

LEGAL DESCRIPTION

SECTION 10, BLOCK 221, N 42 OF 1ST T12C, P12M, A17
 CITY OF PORTLAND, OREGON

GENERAL SITE PLAN NOTES

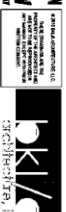
- 1. SHOWN FOR INFORMATION & REFERENCE ONLY. NOT TO BE CONSIDERED AS PART OF THE SUBMITTAL.
- 2. SHOWN FOR INFORMATION & REFERENCE ONLY. NOT TO BE CONSIDERED AS PART OF THE SUBMITTAL.
- 3. SHOWN FOR INFORMATION & REFERENCE ONLY. NOT TO BE CONSIDERED AS PART OF THE SUBMITTAL.
- 4. SHOWN FOR INFORMATION & REFERENCE ONLY. NOT TO BE CONSIDERED AS PART OF THE SUBMITTAL.
- 5. SHOWN FOR INFORMATION & REFERENCE ONLY. NOT TO BE CONSIDERED AS PART OF THE SUBMITTAL.

SITE PLAN SYMBOLS LEGEND

- 1. Proposed Building Footprint
- 2. Existing Building Footprint
- 3. Proposed Parking
- 4. Existing Parking
- 5. Proposed Canopy
- 6. Existing Canopy
- 7. Proposed Short-Term Bike Parking
- 8. Existing Short-Term Bike Parking
- 9. Proposed Long-Term Bike Parking
- 10. Existing Long-Term Bike Parking
- 11. Proposed Utility
- 12. Existing Utility
- 13. Proposed Easement
- 14. Existing Easement
- 15. Proposed Right-of-Way
- 16. Existing Right-of-Way
- 17. Proposed Street
- 18. Existing Street
- 19. Proposed Alley
- 20. Existing Alley
- 21. Proposed Sidewalk
- 22. Existing Sidewalk
- 23. Proposed Bicycle Lane
- 24. Existing Bicycle Lane
- 25. Proposed Greenway
- 26. Existing Greenway
- 27. Proposed Tree
- 28. Existing Tree
- 29. Proposed Planting
- 30. Existing Planting
- 31. Proposed Sign
- 32. Existing Sign
- 33. Proposed Light Pole
- 34. Existing Light Pole
- 35. Proposed Street Light
- 36. Existing Street Light
- 37. Proposed Traffic Signal
- 38. Existing Traffic Signal
- 39. Proposed Intersection
- 40. Existing Intersection
- 41. Proposed Roundabout
- 42. Existing Roundabout
- 43. Proposed Median
- 44. Existing Median
- 45. Proposed Lane
- 46. Existing Lane
- 47. Proposed Shoulder
- 48. Existing Shoulder
- 49. Proposed Ditch
- 50. Existing Ditch
- 51. Proposed Embankment
- 52. Existing Embankment
- 53. Proposed Slope
- 54. Existing Slope
- 55. Proposed Retention Wall
- 56. Existing Retention Wall
- 57. Proposed Bridge
- 58. Existing Bridge
- 59. Proposed Tunnel
- 60. Existing Tunnel
- 61. Proposed Viaduct
- 62. Existing Viaduct
- 63. Proposed Overpass
- 64. Existing Overpass
- 65. Proposed Underpass
- 66. Existing Underpass
- 67. Proposed Culvert
- 68. Existing Culvert
- 69. Proposed Storm Drain
- 70. Existing Storm Drain
- 71. Proposed Sewer
- 72. Existing Sewer
- 73. Proposed Water
- 74. Existing Water
- 75. Proposed Gas
- 76. Existing Gas
- 77. Proposed Electric
- 78. Existing Electric
- 79. Proposed Telecommunications
- 80. Existing Telecommunications
- 81. Proposed Cable
- 82. Existing Cable
- 83. Proposed Fiber Optic
- 84. Existing Fiber Optic
- 85. Proposed Power Line
- 86. Existing Power Line
- 87. Proposed Telephone Line
- 88. Existing Telephone Line
- 89. Proposed Cable TV Line
- 90. Existing Cable TV Line
- 91. Proposed Internet Line
- 92. Existing Internet Line
- 93. Proposed Satellite Line
- 94. Existing Satellite Line
- 95. Proposed Other Line
- 96. Existing Other Line
- 97. Proposed Other Structure
- 98. Existing Other Structure
- 99. Proposed Other Feature
- 100. Existing Other Feature

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date 11/29/16
 * This approval applies only to the review requested and is subject to the City's rules and regulations. *
 LAST DETAIL DATE 11.10.16* PRELIMINARY ONLY - NOT FOR CONSTRUCTION

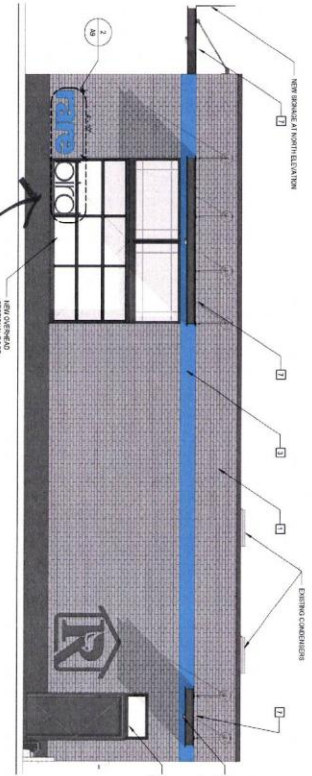
800 NE BROADWAY DESIGN REVIEW



2700 SE HARRISON ST.
 MILWAUKEE, OR 97222
 503.233.8931
 WWW.BKLARCHITECTS.COM

A1.1

EXH-1 <-11
 16-197489 D2



WEST ELEVATION
1/2" = 1'-0"

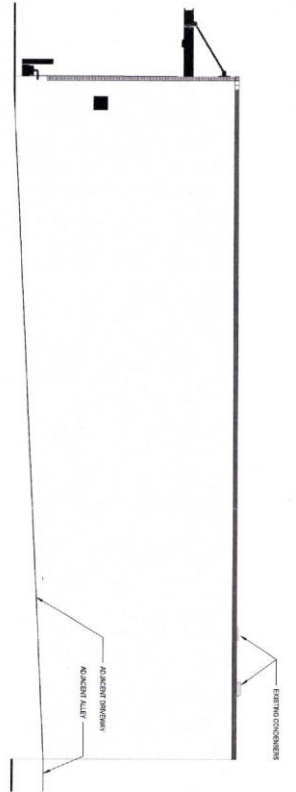
SIGNAGE SUMMARY

SOUTH	138 SF TOTAL
WEST	32 SF TOTAL

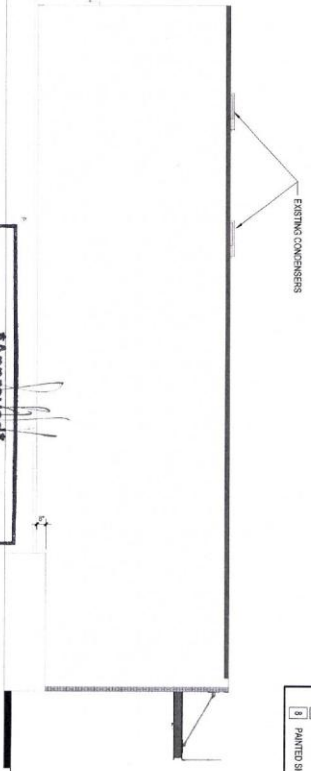
THIS PORTION OF SIGN IS ON STEEL OF OVERHEAD DOOR.

MATERIALS

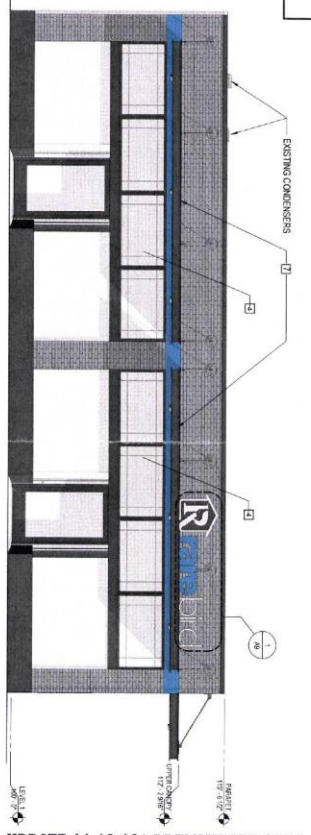
1	PAINTED BRICK
2	CMU - PAINTED
3	STUCCO OVER BRICK - PAINTED
4	GLASS WINDOW
5	CONCRETE WALL
6	COMMERCIAL STOREROOF
7	STEEL CANOPY
8	PAINTED STORAGE



SOUTH ELEVATION
1/2" = 1'-0"



EAST ELEVATION
1/2" = 1'-0"



NORTH ELEVATION
1/2" = 1'-0"

Approved
City of Portland
 Bureau of Development Services
 Planner _____
 Date 11.21.16

* This approval applies only to the reviewer requested and is subject to all conditions of approval.
 * This approval is not a contract and does not constitute a warranty.
 * This approval is not a license to practice architecture or engineering.
 * This approval is not a guarantee of performance.
 * This approval is not a recommendation of any product or material.
 * This approval is not a recommendation of any contractor or subcontractor.
 * This approval is not a recommendation of any architect or engineer.
 * This approval is not a recommendation of any other professional.
 * This approval is not a recommendation of any other service.
 * This approval is not a recommendation of any other product or material.
 * This approval is not a recommendation of any other contractor or subcontractor.
 * This approval is not a recommendation of any other architect or engineer.
 * This approval is not a recommendation of any other professional.
 * This approval is not a recommendation of any other service.

PROPOSED ELEVATIONS
800 NE BROADWAY DESIGN REVIEW
 800 NE BROADWAY



2700 SE HARRISON ST.
 MILWAUKEE, OR 97222
 503.233.9991
 WWW.PKI-ARCH.COM

DATE: 06/20/16

A4

EXH - 2
1516-197489 D2