



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

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**Date:** May 31, 2017  
**To:** Interested Person  
**From:** Hillary Adam, Land Use Services  
503-823-3581 / [Hillary.Adam@portlandoregon.gov](mailto:Hillary.Adam@portlandoregon.gov)

## **NOTICE OF A TYPE Ix 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 17-152332 HR – OVERHEAD DOORS**

#### **GENERAL INFORMATION**

**Applicant:** Julio Rocha & Michael Roberts | LRS Architects  
720 NW Davis Ste 300  
Portland, OR 97209

Robert Mawson | Heritage Consulting Group  
1120 NW Northrup St  
Portland, OR 97209

Cameron Bassett, Owner Agent | Sentinel Development  
18301 Von Karman Ave Suite 510  
Irvine, CA 92612

Towne Storage Property LLC  
2121 Rosecrans Ave #4325  
El Segundo, CA 90245

**Site Address:** 17 SE 3RD AVE

**Legal Description:** BLOCK 66 LOT 3-6 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX, EAST PORTLAND

**Tax Account No.:** R226504130

**State ID No.:** 1N1E34DD 00800

**Quarter Section:** 3030

**Neighborhood:** Buckman, contact Rick Johnson at [rickjohnson77@comcast.net](mailto:rickjohnson77@comcast.net)

**Business District:** Central Eastside Industrial Council, contact [ceic@ceic.cc](mailto:ceic@ceic.cc).

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

<b>Plan District:</b>	Central City - Central Eastside
<b>Other Designations:</b>	Local Landmark, designated on August 12, 1987, per Ordinance #160026. Individually listed in the National Register of Historic Places, on March 9, 1990.
<b>Zoning:</b>	EXd – Central Employment with Design and Historic Resource Protection overlays
<b>Case Type:</b>	HR – Historic Resource Review
<b>Procedure:</b>	Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

**Proposal:**

The applicant proposes minor revisions to the design of the Blake-McFall renovation which was previously approved through LU 15-262061 HR. The proposed revisions intend to replace one fixed storefront on the south façade and one operable storefront on the west façade with aluminum sectional overhead doors to facilitate the movement of freight in and out of the building.

Historic Resource Review approval is required because the proposal is for non-exempt exterior alterations on a Historic Landmark.

**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:

- 33.846.060.G *Other approval criteria*
- Central City Fundamental Design Guidelines
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

**ANALYSIS**

**Site and Vicinity:** The existing Blake-Mc-Fall Building is commonly known as the Towne Storage Building and is a prominent visual landmark at the east end of the Burnside Bridge. The following description is from the 1990 National Register nomination:

“The historic warehouse located at SE Second Avenue and Ankeny Street, immediately south of the east approach to the Burnside Bridge on the East Side of Portland, Oregon, was built in 1915 for the Blake McFall Company, a wholly-owned subsidiary of Blake, Moffitt & Towne, the leading wholesale paper distributor on the Pacific Coast. The five-story, timber-framed brick warehouse was designed by the Portland firm of McNaughton & Raymond, and its exterior was detailed in the conventional Commercial style. The building has a concrete ground story and a plan measuring 100 x 200 feet. Its street elevations have cast stone trim. Structural bays are marked by strip pilasters which terminate at the fifth story in stylized cartouches which have the effect of colossal capitals. The historic fenestration system, typically consisting of paired, double-hung wood windows with vertical divisions in the upper sash, is essentially intact. A distinctive feature of the west front is an irregular wall plane, which is broken at midpoint, like the prow of a ship, presumably to avoid conflict with right of way at that end.

The building meets National Register Criterion C as one of an important group of heavy, timber-framed loft warehouses which allowed Portland to maintain its status as a regional distribution center from the turn of the Century onward. The northwest industrial district was earliest developed for shipping and handling of merchandise because of its proximity to Union Station. The next area to be developed was Portland's lower East Side, where the Blake McFall Company Building was among the first major warehouses to be erected. The Blake McFall Company, the oldest and largest paper distributor in Portland, was consolidated

with its parent company in 1925. Its building is among the best preserved examples of warehouses remaining to illustrate an important development in the city's historic pattern of industrial land use.”

The subject property is bound by SW 2<sup>nd</sup> Avenue to the west, SW Ankeny Street to the south, SW 3<sup>rd</sup> Avenue to the east, and the Landmark R.J. Templeton Building and a surface semi-truck loading lot to the north. Further north is the Burnside Skate Park beneath the Landmark Burnside Bridge, and the burgeoning Burnside Bridgehead developments. Across SW 2<sup>nd</sup> Avenue, SW Ankeny, and SW 3<sup>rd</sup> Avenue are 1- and 2-story concrete warehouses and surface parking lots. The northern reach of the East Portland/Grand Avenue Historic District begins approximately 1½ blocks to the east. SW 3<sup>rd</sup> Avenue is a designated City Bikeway, SE Ankeny is designated an “Off-street Path” for pedestrians and bicyclists. The site is located within a Freight District.

**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 Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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:

1. CU 019-84 (LU 82-001062): A 1984 conditional use approval to convert an existing five-story office building to office use. Appeal to decision in June 6, 1984 granted with the following conditions:
  - A. The developer shall reserve the equivalent of 19,800 sq. ft of gross floor area (20%) of the structure for industrial and/or warehousing tenants. shared space among the office and industrial tenants shall be prorated to reflect the proportionate use of such space.
  - B. The developer shall provide off-street parking at a rate proportionate to what is required for each use occupying the structure. All such required parking shall meet zoning code design standards and be approved by the Bureau of Traffic Engineering.
  - C. No tenant (or his/her representative) of the structure at 205-215 SE Ankeny shall remonstrate against noise generated by a nearby industrial use which would be normally permitted within the M2, general manufacturing zone.

2. HL 24-87 (LU 87-005882): Approval of a 1987 Land Use Review to designate the property as a Historic Landmark. It was listed under the historic name of Blake McFall Company Building on March 3, 1990, with the address of 215 SE Ankeny Street.
3. LU 95-011969 DZ: Voided case from 1995 for the placement of a 3-foot door at grade level within existing window.
4. LU 95-012226 ZC: Approval of a 1995 Zoning Map Amendment to amend approval of conditions for zone change for the Development of Warehouse & Storage/Work Space.
5. LU 15-262061 HR: Approval of alterations to the Blake-McFall aka Towne Storage Building, a historic Landmark.

**Agency Review:** A Notice of Proposal in your Neighborhood was mailed on **April 25, 2017**. The following Bureaus have responded with no issues or concerns about the proposal:

- Fire Bureau
- Site Development Section of BDS
- Life Safety Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 25, 2017**. No written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### **Chapter 33.846, Historic Reviews**

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is a designated Historic/Conservation Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

#### **G. Other Approval Criteria:**

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
9. **Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**Findings for 1, 2, 3, 4, & 9:** The essential form and integrity of the majority of the structure will remain intact. The building will remain a record of its time, as no significant changes are proposed beyond the previously approved alterations. No changes that have acquired significance will be affected by the proposal. *These criteria are met.*

- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

**Findings:** The applicant has noted that no chemical or physical treatments that can cause damage will be used. *Therefore, this criterion is met.*

- 6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

**Findings:** No excavation of previously undisturbed areas is associated with the proposal. *This criterion is not applicable.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings for 7, 8 & 10:** Previously approved rectangular aluminum surrounds at each of the ground level storefronts and entrances and exits, to include laser-cut signage with tube lighting at the retail tenant and the primary building entrance on the south, will remain. These surrounds help signal that the materials within these openings are new, helping to differentiate the new elements from the historic while serving as a nod to the industrial character of the neighborhood. The proposed overhead doors recall the roll-up doors previously located at the ground level of the building and will more readily enable the potential continued warehousing uses historically associated with this building. The design of the overhead doors is compatible with the new storefront systems and will match in color and exterior material. *These criteria are met.*

**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 11<sup>th</sup> and 12<sup>th</sup> 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.*

**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.

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

**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.

**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.

**Findings for A2-1, A4, C2, C3, C3-1, C4, and C5:** The proposed overhead doors are simple in their design, but intended to be compatible with the new storefront systems previously approved for the ground floor. They will be constructed of aluminum (similar to the storefronts) and will match in color, as well as include a row of transom lights which will match the transoms of the other storefronts. The previously approved metal surrounds at the storefronts will remain. The proposed overhead doors recall the historic warehousing use of the building (and the district), which also utilized overhead doors, and will allow the potential for that use to continue. *With the condition of approval that the overhead doors are painted to match the other storefronts, these criteria 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.

**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.

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

**C8-1. Allow for Loading and Staging Areas on Sidewalks.** On local service streets, adjacent businesses may use the sidewalk area for temporary loading and staging as long as pedestrian access through it is maintained.

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

**Findings for A8, B2, B7, C8-1, and C9:** The introduction of clear-glazed overhead doors will allow the ground floor of the building to be completely open at these two locations and will allow the potential for a mix of uses within the ground floor space. When fully opened, the overhead doors will allow the transmission of air, sound, and a sense of activity between the interior and exterior of the building, contributing to a more vibrant streetscape. In addition, the overhead door along SE Ankeny will provide another point of barrier-free entry. The proposed overhead doors recall the historic warehousing use of the building (and the district), which also utilized overhead doors, and will allow the potential for that use to continue; however, this potential use is not expected to be a significant component of the ground level program and is not expected to create conflicts with pedestrians entering and exiting the building. Loading is not required for this existing building and will be accommodated on the street. *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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval to replace one fixed storefront on the south façade and one operable storefront on the west façade with aluminum sectional overhead doors per the approved site plans, Exhibits C-1 through C-6, signed and dated May 25, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 17-152332 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. The overhead doors shall be painted to match the other storefronts.

**Staff Planner: Hillary Adam**

**Decision rendered by:**  **on May 25, 2017.)**  
By authority of the Director of the Bureau of Development Services

**Decision mailed (within 5 days of dec.) May 31, 2017**

**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 April 13, 2017, and was determined to be complete on April 20, 2017.

*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 April 13, 2017.

*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: August 18, 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.

**This decision, and any conditions associated with it, is final.** It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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](http://www.portlandonline.com).

**Recording the final decision.**

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **June 1, 2017**. 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 503-823-7617.

**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:

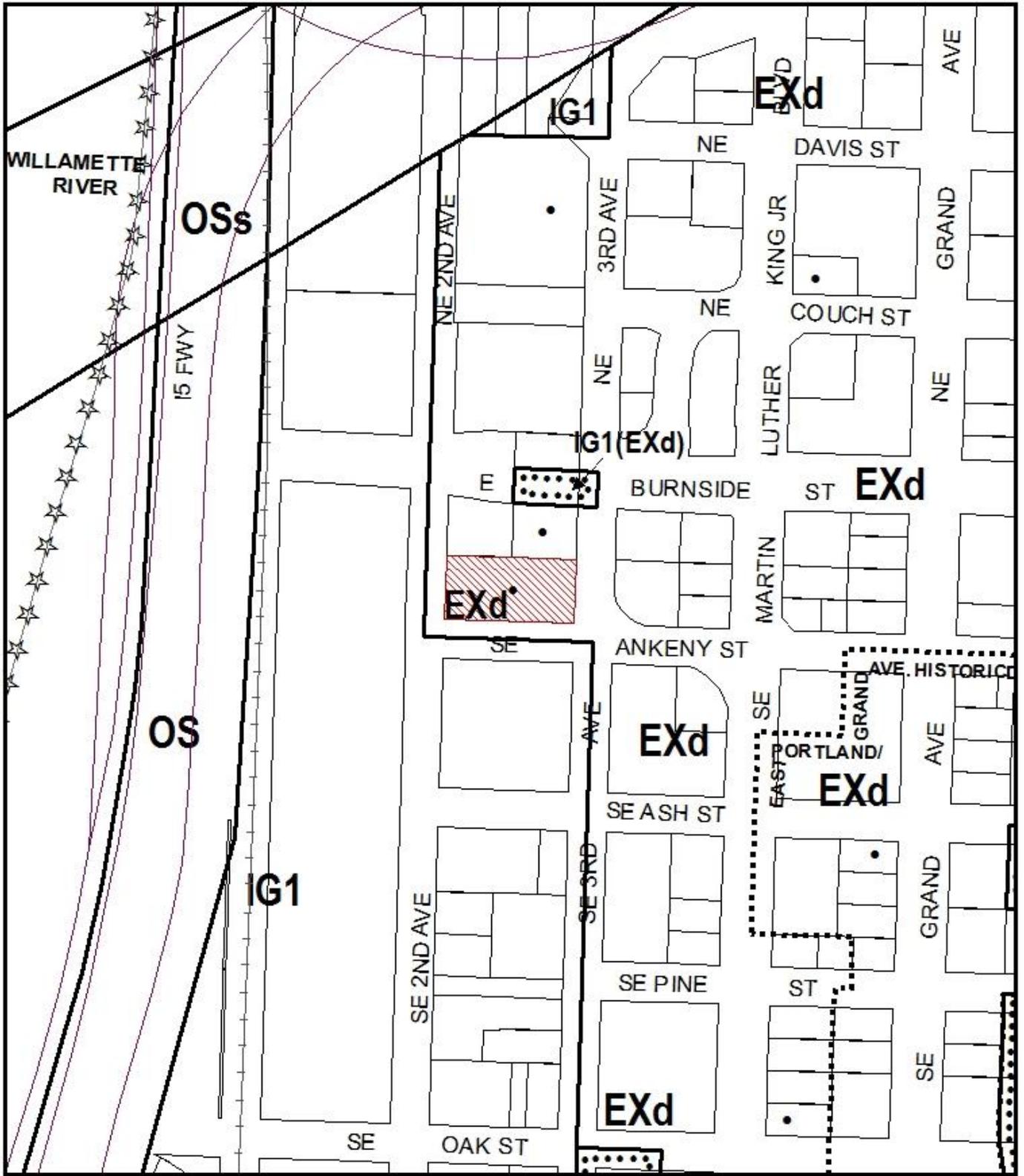
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Partial Floor Plan (attached)
  - 2. Previously Approved South Elevation
  - 3. Proposed South Elevation
  - 4. Previously Approved West Elevation
  - 5. Proposed West Elevation
  - 6. Enlarged Elevations
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Division of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application

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



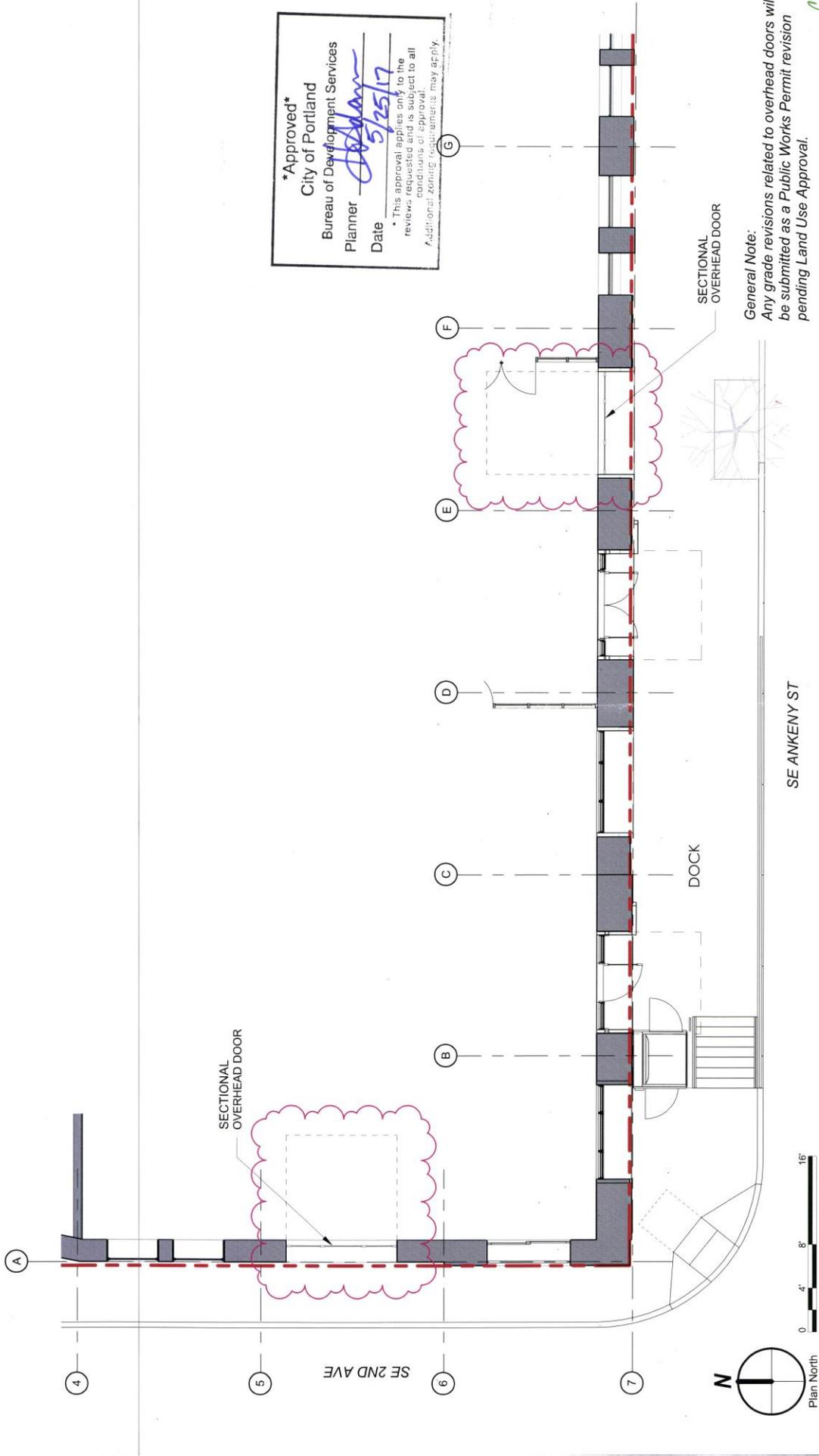
# ZONING

-  Site
-  Recreational Trails
-  Historic Landmark



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

File No.	LU 17-152332 HR
1/4 Section	3030
Scale	1 inch = 200 feet
State_Id	1N1E34DD 800
Exhibit	B (Apr 19, 2017)



**\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date *5/25/17*

\* This approval applies only to the review conditions and is subject to all additional zoning requirements that may apply.

**General Note:**  
 Any grade revisions related to overhead doors will be submitted as a Public Works Permit revision pending Land Use Approval.

Plan North  
 0 4' 8' 16'

04.13.2017

ENLARGED GROUND FLOOR PLAN

URS ARCHITECTS

03

*C-1*