



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: July 10, 2017
To: Interested Person
From: Lauren Russell, Land Use Services
503-823-7817 / Lauren.Russell@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 16-257787 AD

GENERAL INFORMATION

Applicant: Jennifer Dzienis
Works Progress Architecture
811 SE Stark St, S210
Portland, OR 97214

Owner: Bridgehead Development LLC
75 SE Yamhill St #201
Portland, OR 97214

Site Address: 123 NE 3RD AVE

Legal Description: EAST PORTLAND; BLOCK 68 INC PT VAC ST LOT 1&8 LOT 2&3&6&7 INC PT VAC ST LOT 4&5; HISTORIC PROPERTY; POTENTIAL ADDITIONAL TAX, EAST PORTLAND; BLOCK 69 INC PT VAC ST-EXC E 45' LOT 1-4, EAST PORTLAND; BLOCK 68 TL 2602

Tax Account No.: R226504340, R226504430, R226504320

State ID No.: 1N1E34DA 02800, 1N1E34DA 01400, 1N1E34DA 02602

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 Subdistrict

Other Designations: None

Zoning: IG1/IG1s – General Industrial 1, Scenic Resource overlay zone

Case Type: AD – Adjustment Review

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

In 2014 the applicant applied for a building permit to complete major tenant improvements at this site. Issuance of building permit 14-115663 FA was based on a recorded covenant deferring all required nonconforming upgrades at the site for a two-year period, which ended on April 2, 2016. Development not in compliance with the required development standards must be brought into conformance or receive an Adjustment (Zoning Code Section 33.258.070.D.2.b). One of the standards is that landscaping and trees are required along the perimeter of surface parking.

Per Zoning Code Section 33.266.130.G.2.d and Table 266-5, the area between existing surface parking and adjacent street property lines in the IG1 zone must be screened by 5 feet of landscaping that meets the L2 standard of Chapter 33.248. There is currently 4 feet of landscaping between the existing parking lot and NE 2nd Avenue, increasing to 6 feet at the north end of the site; however, only 1 foot of the landscaping is on the property and the remainder is located within the right-of-way. The landscaping in the right-of-way cannot be counted towards the required 5 feet of on-site perimeter landscaping. The applicant proposes to maintain the existing on-site perimeter planting strip configuration and width and increase the number of plants within it to meet the L2 standard. Because the perimeter landscaping does not meet the required width, the applicant requests an Adjustment to reduce the width of the required surface parking perimeter landscaping on the site from 5 feet to 1 foot.

Relevant Approval Criteria:

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

ANALYSIS

Site and Vicinity: The subject site is a 45,620 square foot lot that fronts NE 2nd Avenue to the west, NE 3rd Avenue to the east, and a vacated portion of NE Couch Street to the south. It is located one block north of the Burnside Bridge and one block south of the Interstate 5 and Interstate 84 interchange. It is currently developed with the three-story Ira F. Powers Warehouse and Factory, a 1925 building listed on the National Register of Historic Places, that has been renovated into office and event spaces; an accessory surface parking lot; and a radio frequency tower facility located in the northern portion of the parking lot. The property west of the subject site contains the Pacific Coast Fruit Company warehouse. The property south of the subject site is developed with a 21-story mixed-use tower. The property east of the subject site is developed with a 10-story mixed-use building.

Zoning: The IG1 designation is one of the City's industrial zones, which are intended to provide areas where most industrial uses may locate and to restrict other uses to prevent potential conflicts and preserve land for industry. The development standards work together to allow new development which is similar in character to existing development and promote viable and attractive industrial uses.

The Scenic Resource overlay zone is intended to protect Portland's significant scenic resources as identified in the *Scenic Resources Protection Plan*; enhance the appearance of Portland to make it a better place to live and work; create attractive entrance ways to Portland and its districts; improve Portland's economic vitality by enhancing the City's attractiveness to its citizens and to visitors; and implement the scenic resource policies and objectives of Portland's Comprehensive Plan.

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 Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions that address special circumstances existing in the Central City area.

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

- LU 14-254689 HR: Revised approval of Historic Resource Review to add 2 new 24" x 36" blade signs to a structure listed in the National Register of Historic Places.
- LU 14-146782 HR: Approval of Historic Resource Review to replace a transom with a new louvered vent on a structure listed in the National Register of Historic Places.
- LU 12-148844 DZ HDZ: Approval of revisions to previous design review approval LU 10-195642 DZM to the sitework and to the Historic Landmark.
- LU 10-195642 DZM: Approval of renovation of existing building – new hardscaping and landscaping to create a series of pedestrian plazas, pathways, and stormwater management facilities.
- LU 06-103735 ZC: Approval of a Zoning Map Amendment to change the zoning from IG1, General Industrial, to EXd, Central Employment with a Design Overlay, for the Burnside Bridgehead site.
- CU 001-88: Approval of a conditional use for an office building in a G-1 zone, for the Crossroads Square Building.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed October 26, 2016. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services responded with no objections to approval of the requested Adjustment (Exhibit E-1);
- Bureau of Transportation Engineering (PBOT) responded with no objections to approval of the requested Adjustment (Exhibit E-2);
- Water Bureau responded with no concerns (Exhibit E-3);
- Fire Bureau responded with no concerns (Exhibit E-4);
- Site Development Section of BDS responded with no concerns (Exhibit E-5); and
- Life Safety Review Section of BDS responded with no concerns (Exhibit E-6).

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

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)

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

33.805.040 Approval Criteria

Adjustment requests will be approved if the applicant has demonstrated that approval criteria A through F, below, have been met.

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

Findings: The applicant is requesting an Adjustment to reduce the width of the required surface parking perimeter landscaping on the site from 5 feet to 1 foot.

The purpose of the parking lot development standards is stated in Zoning Code Section 33.266.130.A (applicable sections in bold):

Purpose. *The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of those zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:*

- *Provide a pedestrian access that is protected from auto traffic; and*
- *Create an environment that is inviting to pedestrians and transit users.*

The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles. The setback and landscaping standards:

- ***Improve and soften the appearance of parking areas;***
- ***Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;***
- *Provide flexibility to reduce the visual impacts of small residential parking lots;*
- *Direct traffic in parking areas;*
- ***Shade and cool parking areas;***
- ***Reduce the amount and rate of stormwater runoff from vehicle areas; and***
- ***Decrease airborne and waterborne pollution.***

The applicant proposes to reduce the width of the parking lot perimeter landscaping from 5 feet to 1-foot along 120'-5" of the NE 2nd Avenue frontage, for a length of 63'-4" north of the 20-foot wide curb cut and for a length of 57'-1" south of the curb cut. The landscaping in the reduced-width segments will fully meet the plantings required for the L2 landscape standard. There are 9 existing Pin Oak (*Quercus Palustris*) trees, which are classified as medium trees in the "Tree and Landscaping Manual – Plant Materials." Only 6 medium trees would be required to meet the on-site L2 landscape standard, so the applicant is providing more trees than necessary. The applicant proposes to install on-site Mexican Orange (*Chosiyia Ternata*) shrubs, which the manual classifies as high-screen shrubs that will grow taller than 6 feet in height. The L2 landscape standard only requires low-screen shrubs that will grow to 3 feet in height, so the applicant is providing more screening than necessary. Lastly, the applicant proposes to install Emerald Carpet (*Rubus Calycinooides*) as ground cover.

By providing more than the required number of trees and taller shrubs, the proposed landscaping would improve and soften the appearance of the parking area despite the reduce width of the landscape buffer. The landscaping would reduce the visual impact from the adjacent sidewalk and street. The 9 oak trees, which have an expected mature size of 60 feet to 70 feet in height and a spread of 25 feet to 40 feet, would shade and cool the parking area.

The reduced width of the perimeter landscaping, planted to the L2 landscape standard, will help decrease airborne and waterborne pollution. The applicant provided sufficient information to demonstrate that, due to the topography of the site, it is not feasible for the perimeter landscaped areas to also function as stormwater facilities. The site slopes away from the vegetated perimeter area and flows toward a catch basin in the center of the parking lot. The Bureau of Environmental Services reviewed the requested Adjustment and did not raise any concerns about stormwater runoff or airborne and waterborne pollution as a result of the reduced perimeter landscaping.

For these reasons, the proposed Adjustment equally meets the intent of the regulation and this criterion is met.

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

Findings: Because the subject site is located in an industrial zone, the applicant must demonstrate that the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area. Zoning Code Section 33.910 defines desired character as the “preferred and envisioned character (usually of an area) based on the purpose statement or character statement of the base zone, overlay zone, or plan district” and “it also includes the preferred and envisioned character based on any adopted plans or design guidelines for an area.”

Street classifications: The Portland Transportation System Plan classifies NE 2nd Avenue and NE 3rd Avenue at this location as a Local Service Bikeways and Local Service Walkways. The subject site is located within a freight district. The proposed Adjustment to the perimeter landscaping would not affect the uses or development intended along these adjacent streets.

IG1 zone character statement: The character statement of the IG1 zone is stated in Zoning Code Section 33.140.030.C:

General Industrial 1 zone. *The General Industrial zones are two of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The development standards for each zone are intended to allow new development which is similar in character to existing development. The intent is to promote viable and attractive industrial uses. IG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. IG1 areas tend to be in the City’s older industrial areas.*

The requested Adjustment to the parking lot development standards would still preserve land for industry. The added landscaping would promote viable and attractive industrial uses.

Scenic Resource Zone purpose statement: The purpose statement of the Scenic Resource overlay zone is stated in Zoning Code Section 33.480.010:

Purpose. *The Scenic Resource zone is intended to:*

- *Protect Portland’s significant scenic resources as identified in the Scenic Resources Protection Plan;*
- *Enhance the appearance of Portland to make it a better place to live and work;*
- *Create attractive entrance ways to Portland and its districts;*
- *Improve Portland’s economic vitality by enhancing the City’s attractiveness to its citizens and to visitors; and*
- *Implement the scenic resource policies and objectives of Portland’s Comprehensive Plan.*

The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

The northern portion of the subject site is located within view corridor #VC 24-16, which is a view of downtown from the 12th Street overpass at Interstate 84. This viewpoint is from the NE 12th Street overpass above the Interstate 84 freeway, looking toward downtown and the west hills. Because the freeway is located at the bottom of Sullivan’s Gulch, the view is open and relatively unobstructed. At the subject site, there is an 80-foot height restriction for all development and vegetation. The requested Adjustment to the parking lot development standards would protect view corridor #VC 24-16 because the mature height of the oak trees is 60 to 70 feet, which is under the 80-foot maximum.

Kerns Neighborhood Action Plan: The subject site is within the boundaries of the 1987 Kerns Neighborhood Action Plan. The numbered policies and objectives in these plans were adopted by the City Council as part of the Comprehensive Plan. The lettered strategies in these plans were not adopted by the City Council as part of the Comprehensive Plan. Among the 6 area-wide policies and the 4 area policies of the Kerns Neighborhood Action Plan, none are directly applicable to the requested Adjustment.

Central City Plan District: The subject site is within the boundaries of the Central City Plan District and thus subject to the 1995 “Policies of Portland’s Central City Plan.” The numbered and lettered policies in this document were adopted by the City Council as part of the Comprehensive Plan. The action charts were not adopted by the City Council as part of the Comprehensive Plan. Among the 13 functional policies and the 8 district policies of “The Policies of Portland’s Central City Plan,” the following policy is directly applicable to the requested Adjustment.

Policy 4: Transportation. *Improve the Central City’s accessibility to the rest of the region and its ability to accommodate growth by extending the light rail system and by maintaining and improving other forms of transit and the street and highway system, while preserving and enhancing the City’s livability.*

D: Recognize that parking is an important element in the transportation system which supports growth and ensure that each district has adequate parking while improving air quality and traffic flow.

As discussed in the findings for Criterion A, the proposal to reduce the width of the perimeter parking lot landscaping along the NE 2nd Avenue frontage would allow the continued operation of a parking lot, while still decreasing airborne and waterborne pollution, which would improve air quality.

For these reasons, the proposal would be consistent with the classifications of the adjacent streets and the desired character of the area. This criterion is met.

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

Findings: Because only one Adjustment is being requested, this criterion is not applicable.

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

Findings: City-designated scenic resources are identified on the Official Zoning Maps with a lower case “s” and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. The subject site contains the Ira F. Powers Warehouse and Factory, a 1925 building listed on the National Register of Historic Places. The requested Adjustment is limited to the parking lot that is accessory to the historic resource and would not negatively impact the preservation of the historic resource.

As stated in above in Criterion B, the northern portion of the subject site is located within view corridor #VC 24-16, which is a view of downtown from the 12th Street overpass at Interstate 84. This viewpoint is from the NE 12th Street overpass above the Interstate 84 freeway, looking toward downtown and the west hills. Because the freeway is located at the bottom of Sullivan’s Gulch, the view is open and relatively unobstructed. At the subject site, there is an 80-foot height restriction for all development and vegetation. The requested Adjustment to the parking lot development standards would protect view corridor #VC 24-16 because the mature height of the oak trees is 60 to 70 feet, which is under the 80-foot maximum.

Therefore, this criterion is met.

E. Any impacts resulting from the Adjustment are mitigated to the extent practical; and

Findings: As discussed in the findings for Criterion B, the proposal would have no adverse impacts on the classifications of the adjacent streets or the desired character of the area for which mitigation would be required. Additionally, the proposal has no identified impact on the designated historic resource or scenic resource. Therefore, this criterion is met.

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

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). Because no environmental overlay zone is mapped on subject site, this criterion is not applicable.

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 proposal to reduce the width of perimeter landscaping equally meets the intent of the regulations and is consistent with the classifications of the adjacent streets and the desired character of the area. The applicant has demonstrated that the applicable approval criteria have been met. Because the approval criteria have been met, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to reduce the width of the perimeter landscaping from 5 feet to 1 foot (Zoning Code Section 33.266.130.G.2.d), per the approved site plans, Exhibits C-1 through C-2, signed and dated July 5, 2017, subject to the following conditions:

- A. As part of the zoning 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-2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-257787 AD. No field changes allowed."

Staff Planner: Lauren Russell

Lauren Russell

Decision rendered by: _____ **on July 5, 2017.**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 10, 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 October 12, 2016, and was determined to be complete on October 20, 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 October 12, 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 requested that the 120-day review period be extended for a total of 180 days (Exhibits A-2 and A-3). Unless further extended by the applicant, **the 120 days will expire on: August 16, 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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 24, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that

issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **July 25, 2017** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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:

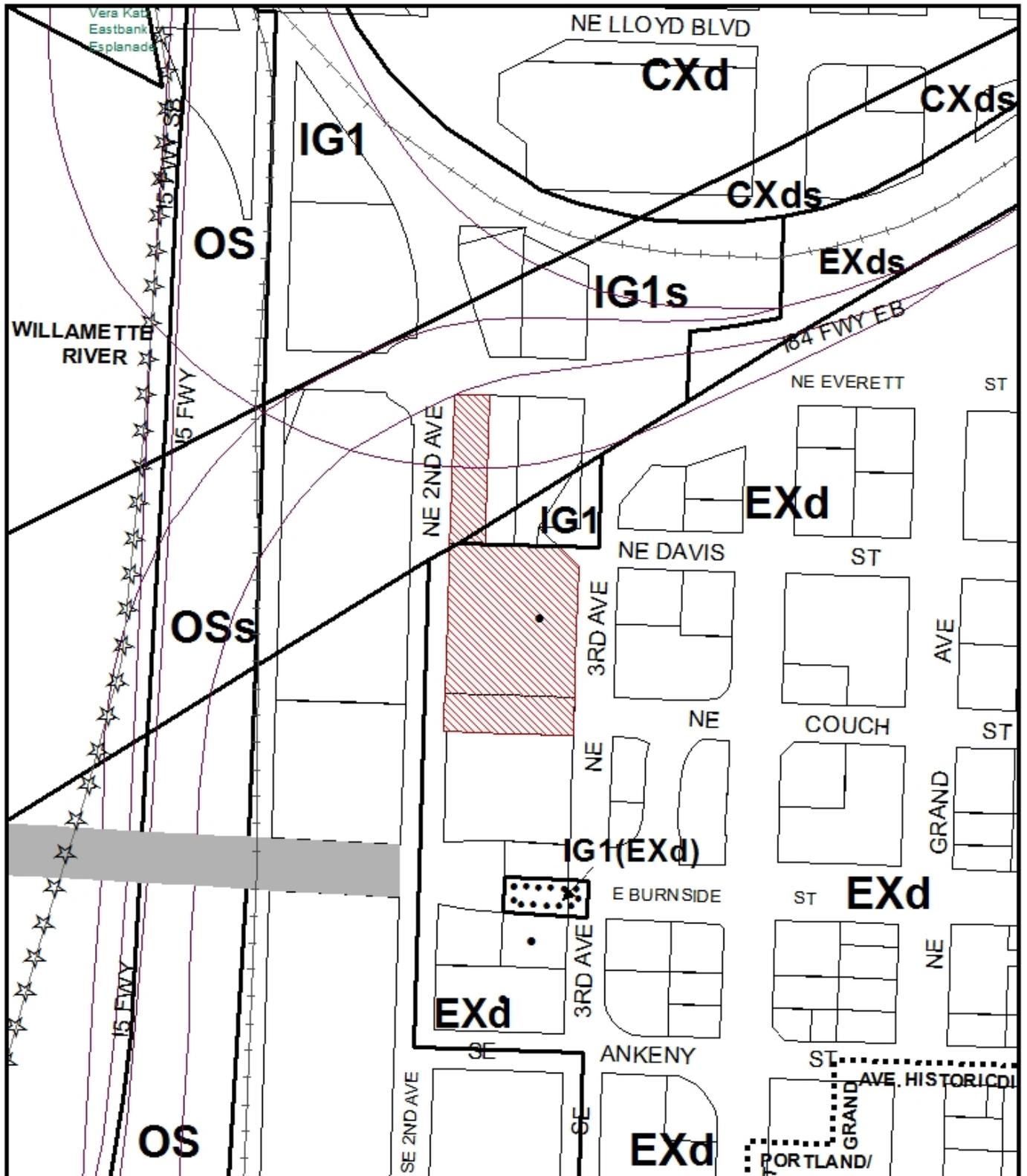
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative and Plans submitted 10/12/16
 - 2. 120-Day Review Period Extension received 1/18/17
 - 3. 120-Day Review Period Extension received 4/19/17
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Site Plan (attached)
- D. Notification Information:
 - 1. Mailing List
 - 2. Mailed Notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Life Safety Review Section of BDS
- F. Correspondence: none received
- 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



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

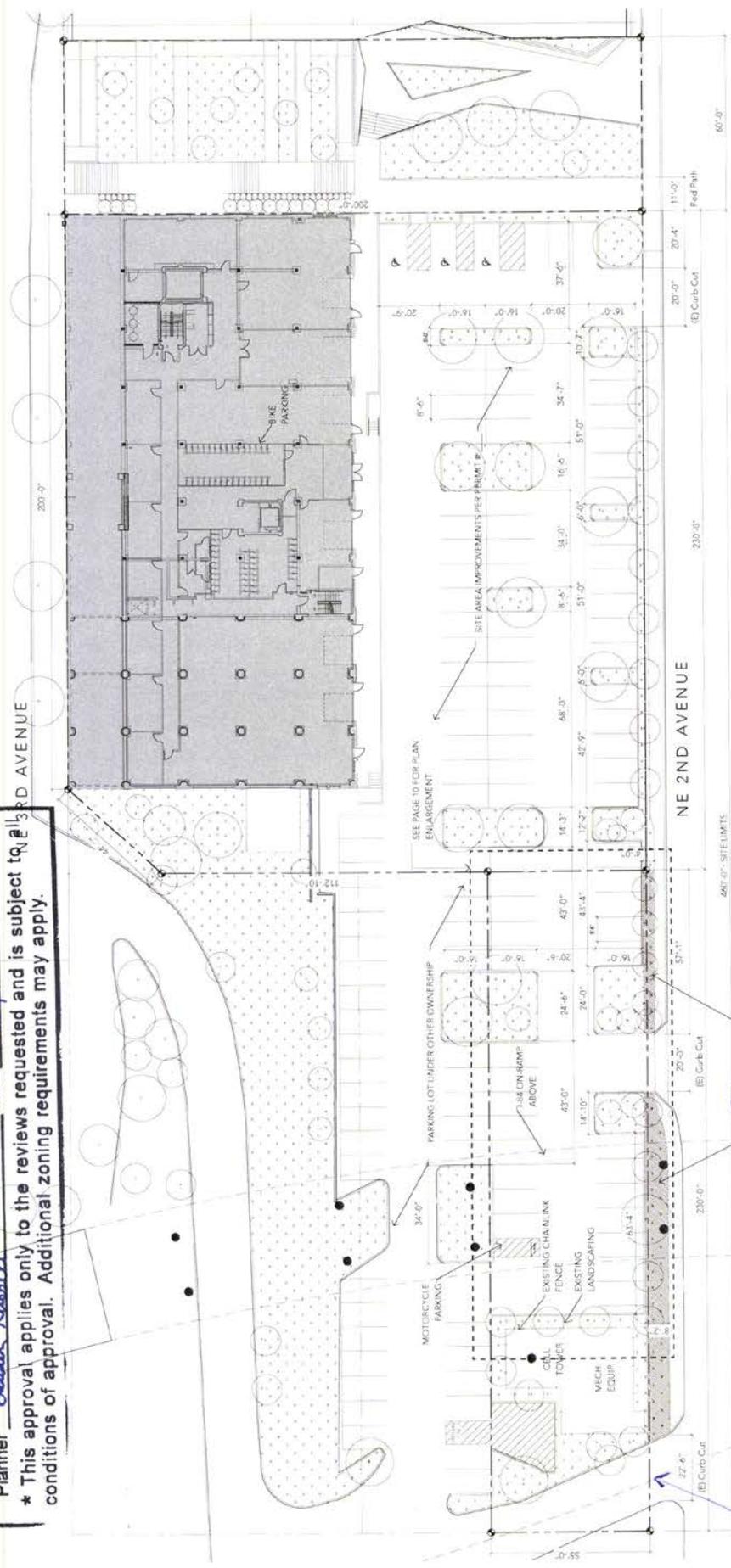
-  Site
-  Recreational Trails
-  Historic Landmark

File No.	<u>LU 16-257787 AD</u>
1/4 Section	<u>3030</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34DA 2800</u>
Exhibit	<u>B (Oct 17, 2016)</u>

Approved
 City of Portland - Bureau of Development Services

Planner Jane Russell Date 7/5/17
 * This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

PROPOSED SITE PLAN



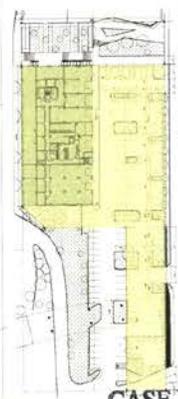
101
 101' x 45' = 4,545 sq ft
 4,510 sq ft
 Scale: 1/32" = 1'-0"

Total Parking Stall
 Parking Lot Interior Landscaping Provided
 Parking Lot Interior Landscaping Provided



ADJUSTMENT REQUEST TO REDUCE
 THE WIDTH OF THE REQUIRED SURFACE
 PARKING PERIMETER LANDSCAPING FROM
 5' TO 1'

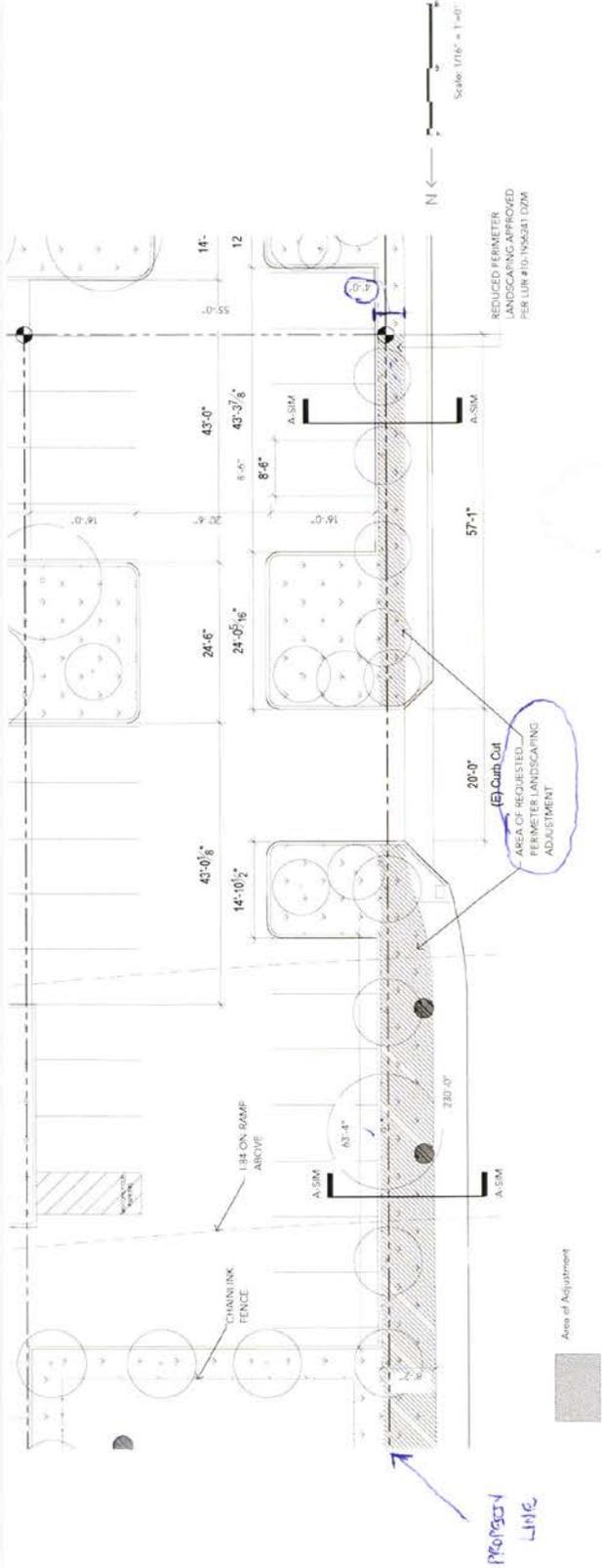
AREA OF REQUESTED
 PERIMETER LANDSCAPING
 ADJUSTMENT



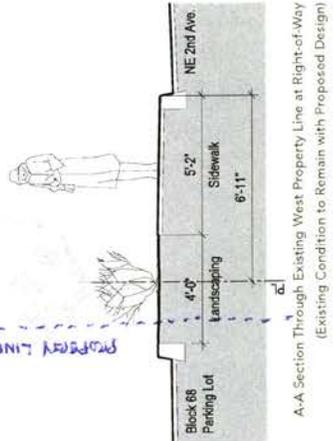
Site Area (Not to scale.)

CASE NO. 16-25778T AD
 EXHIBIT C-1

ENLARGED SITE PLAN

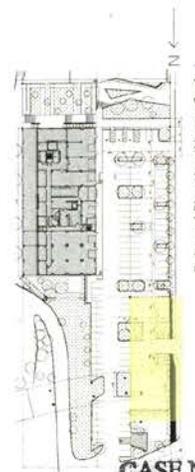


NOTE: LANDSCAPING TO BE INSTALLED ENTIRELY ON-SITE AND NOT WITHIN THE RIGHT-OF-WAY



Approved
City of Portland
 Bureau of Development Services
 Planner Jamien Russell
 Date 7/5/17

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



WORKS PROGRESS ARCHITECTURE, LLP
 All rights reserved.

CASE NO. 16-257787AD
 EXHIBIT C-2