



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

Chloe Eudaly, Commissioner  
 Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 6, 2018  
**To:** Interested Person  
**From:** Jill DeCoursey, Land Use Services  
 503-823-7314 / [Jill.DeCoursey@portlandoregon.gov](mailto:Jill.DeCoursey@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 18-176494 HR – NEW CANOPY**

**GENERAL INFORMATION**

**Applicant:** Jennifer Dzienis | Works Progress Architecture LLP  
 811 SE Stark Street #210 | Portland, OR 97214  
[jennifer@worksarchitecture.net](mailto:jennifer@worksarchitecture.net)

**Owner:** Bridgehead Development LLC  
 75 SE Yamhill Street #201 | Portland, OR 97214

**Site Address:** **123 NE 3<sup>rd</sup> Avenue**

**Legal Description:** 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

**Tax Account No.:** R226504340  
**State ID No.:** 1N1E34DA 02800  
**Quarter Section:** 3030

**Neighborhood:** Kerns, contact Elliott Mantell at [commonchiro@yahoo.com](mailto:commonchiro@yahoo.com)  
**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

**Plan District:** Central City - Central Eastside  
**Other Designations:** Historic Landmark

**Zoning:** **EXd** – Central Commercial with Design Overlay and Historic Resource Protection Overlay  
**Case Type:** **HR** – Historic Resource Review  
**Procedure:** **Type II**, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**  
 The applicant is seeking Historic Resource Review approval for alternations to a Historic Landmark in the Central Eastside Subdistrict of the Central City Plan District. The proposal

includes the installation of a new painted steel canopy with integrated LED lighting at the west elevation of the building and a new 8-1/2” by 14’-0” painted sign on the face of the new canopy.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations of 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 criteria are:

- Central City Fundamental Design Guidelines
- Criteria in Section 33.846.060 G
- Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan

## ANALYSIS

**Site and Vicinity:** The subject site is a 45,620-square foot lot that fronts NE 2<sup>nd</sup> Avenue to the west, NE 3<sup>rd</sup> 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 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 development standards are intended to allow new development which is similar in character to existing development.

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.

The Historic Landmark designation protects certain Portland historic resources and preserves significant parts of Portland'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. Proposed alterations to Historic Landmarks must go through a Historic Design Review process (Chapter 33.846) and proposed demolition is subject to certain demolition protections (Section 33.445.150).

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

- LU 16-257787 AD: Approval of an Adjustment to reduce width of perimeter landscaping from 5 feet to 1 foot.
- 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 **July 9, 2018**. The following Bureaus have responded with no issues or concerns:

- Life Safety Section of BDS (Exhibit E-1)
- Site Development Section of BDS
- Fire Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on July 9, 2018. 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 33.846, 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 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.

- 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.
- 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.
- 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.
- 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 Criteria 1, 3, 4, 5, 6, and 9:** The scope of this proposal is limited to the installation of a new canopy over the existing parking lot (west) entry to the Eastside Exchange building. No significant historic features are to be damaged or removed. The existing capped concrete floor drain adjacent to the new canopy structure is to be protected during construction. There is no proposal for cleaning or otherwise disturbing the original building materials. No archaeological resources are anticipated to be affected. Should the canopy be removed in the future, the historic resource would remain as intact as it is today.

*Therefore, these criteria are met.*

- 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.
- 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 Criteria 2, 7, 8, and 10:** Historic photographs of the factory and warehouse building show canopies installed over some of the ground level wall openings. These canopies are no longer present on the historic building. The new proposed canopy is of a similar proportion and scale to the original canopies without directly mimicking the historic design. The proposed canopy will have a painted steel structure with a ribbed metal roof. The overall design is simple and industrial in character, which is in character with the landmark building and the industrial character of the Central Eastside neighborhood.

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

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

**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.

**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, A2-1, A4, A5, C3, C3-1, C4, and C5:** Historic photographs of the factory and warehouse building show canopies installed over some of the ground level wall openings. These canopies are no longer present on the historic building. The new proposed canopy is of a similar proportion and scale to the original canopies without directly mimicking the historic design. The proposed canopy will have a painted steel structure with a ribbed metal roof. The overall design is simple and industrial in character, which is in character with the landmark building and the industrial character of the Central Eastside neighborhood.

*Therefore, these guidelines are met.*

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

**Findings for A6:** This project is an alteration to an existing building. The new canopy complements the design of the existing building.

*Therefore, this guideline is met.*

**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.

**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.

**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 B2, B4, B6, and B6-1:** The scope of this proposal is limited to the installation of a new canopy over the existing parking lot (west) entry to the Eastside Exchange building, and will not impact the public right-of-way.

However, the new canopy will provide weather protection for building users at this entry. New lighting at the entry will also improve user comfort and safety.

*Therefore, these guidelines are met.*

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

**Findings for B7:** The scope of this proposal is limited to the installation of a new canopy over the existing parking lot (west) entry to the Eastside Exchange building. This will provide weather protection over an accessible entrance to the building, improving the building’s usability to all building users.

*Therefore, this guideline is met.*

**C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.

**Findings for C2:** The proposed materials include a painted steel canopy with a ribbed metal roof and integrated LED lighting. Painted steel is a durable material for the exterior canopy. The proposed canopy is designed to attach to the existing concrete building façade with a limited impact on the original historic structure and façade.  
*Therefore, this guideline is met.*

**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.

**C1-2. Integrate Signs.**

- a. Retain and restore existing signage which reinforces the history and themes of the district, and permit new signage which reinforces the history and themes of the East Portland Grand Avenue historic district.
- b. Carefully place signs, sign supports, and sign structures to integrate with the scale, color and articulation of the building design, while honoring the dimensional provisions of the sign chapter of the zoning code.
- c. 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 the project’s application for a design review.

**Findings for C13 and C1-2:** The proposed sign will be painted on the face of the new canopy. The sign is an appropriate scale for the west entrance to the building. Its simple design will complement the character of the existing building.  
*Therefore, these guidelines are met.*

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

**Findings for C12:** The new proposed lighting will replace existing lighting at the west entry and will be integrated with the canopy design. The proposed lighting is simple and streamlined and will not detract from the historic character of the existing building.  
*Therefore, this guideline is 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 requirements of Title 11 can be met, and 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

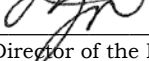
The proposed new canopy will improve the usability of an existing building entrance using building elements and materials consistent with the design and character of the existing building. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior 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 of the new canopy, per the approved site plans, Exhibits C-1 through C-4, signed and dated 8/1/2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 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 18-176494 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 Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

**Staff Planner: Jill DeCoursey**

**Decision rendered by:**  \_\_\_\_\_ **on (August 1, 2018)**

By authority of the Director of the Bureau of Development Services

**Decision mailed: August 6, 2018**

**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 May 23, 2018, and was determined to be complete on July 3, 2018.

*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 May 23, 2018.

*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: October 31, 2018.**

**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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 20, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5<sup>th</sup> floor reception desk of 1900 SW 4<sup>th</sup> 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](http://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 Landmarks 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 Landmarks 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **August 21, 2018** 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:

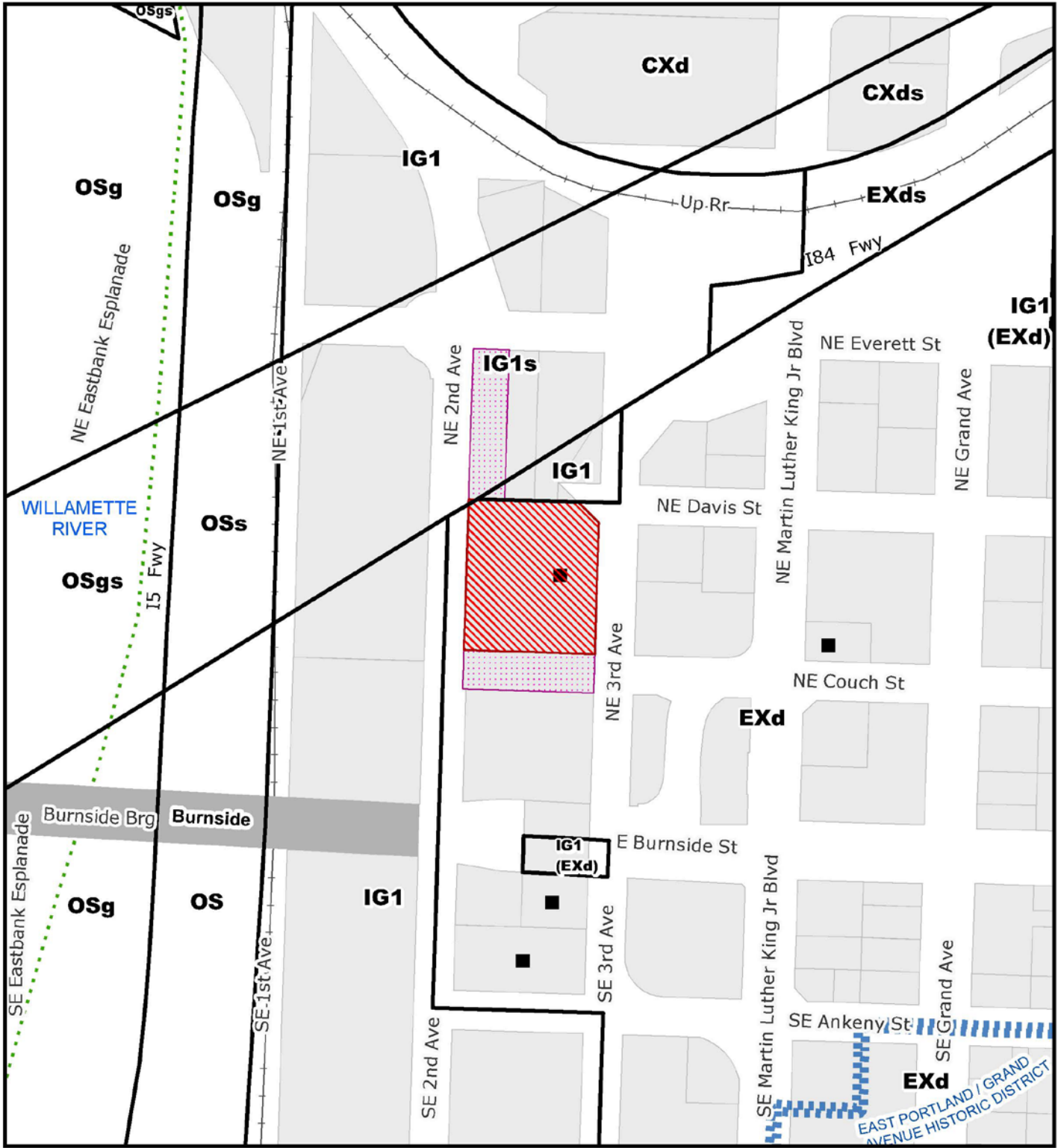
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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


**EXHIBITS**

NOT ATTACHED UNLESS INDICATED


- A. Applicant's Statement
  - 1. Project Narrative
  - 2. Project Drawings
  - 3. Revised Project Narrative (received 7/3/18)
  - 4. Revised Project Drawings (received 7/3/18)
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Building Elevation
  - 3. Enlarged Partial Plan and Elevation (attached)
  - 4. Canopy Section and Elevations
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety Review Section of BDS
- F. None
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete letter (sent 6/5/18)

**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**  NORTH

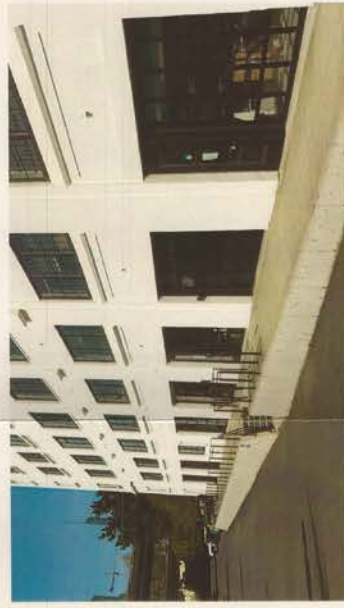
THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 18-176494 HR
1/4 Section	3030
Scale	1 inch = 200 feet
State ID	1N1E34DA 2800
Exhibit	B May 25, 2018

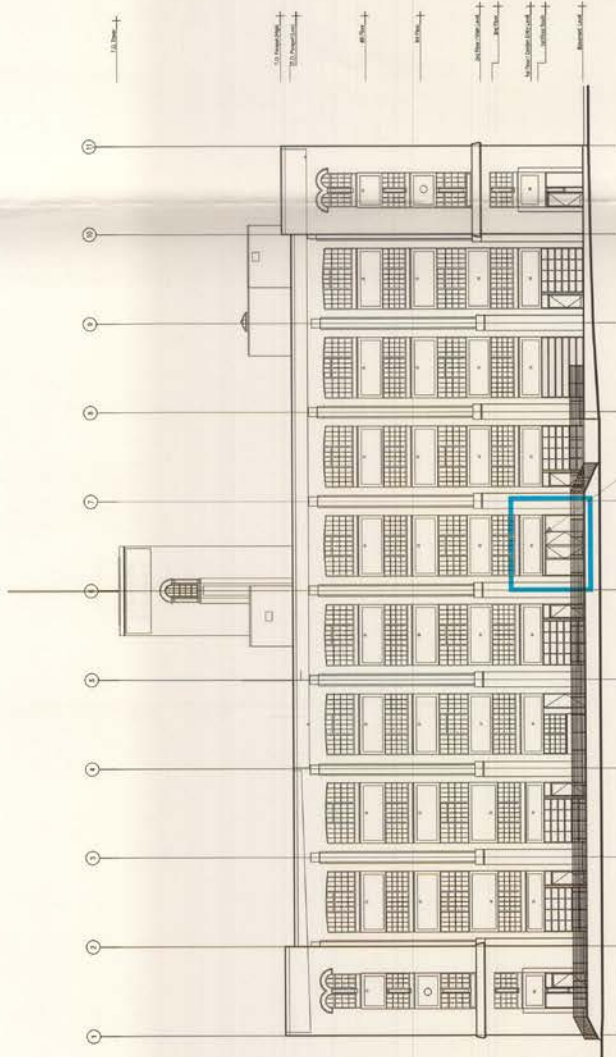


Existing Photo - West Elevation  
From NE 2nd Ave



Existing Photo - Entryway  
From Parking Lot Off NE 2nd Ave.

Scale: 3/16" = 1'-0"

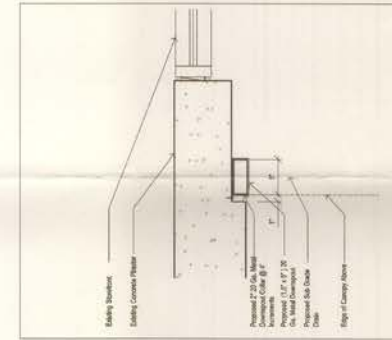
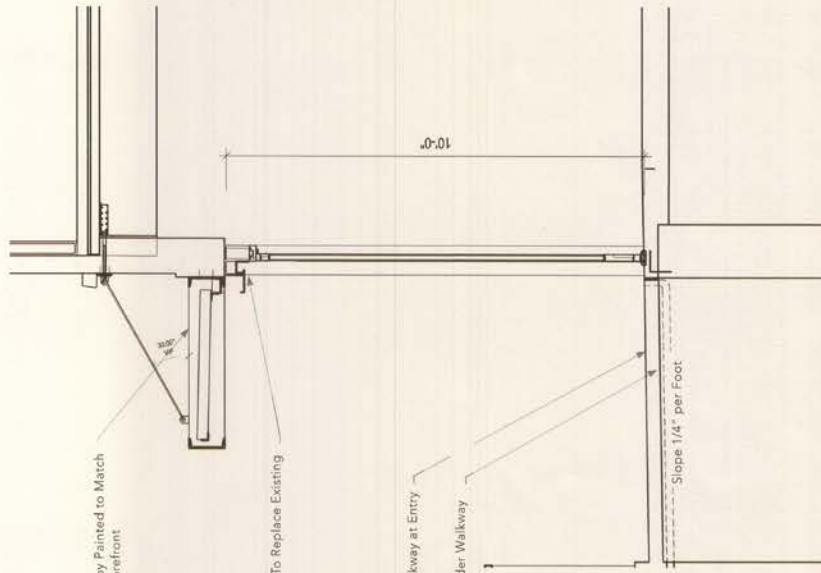


West Elevation

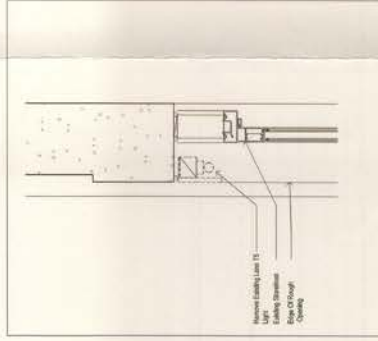
1. Proposed Canopy Location on West Elevation: Entry

**\*Approved\***  
**City of Portland - Bureau of Development Services**  
 Planner [Signature] Date 8/1/18  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

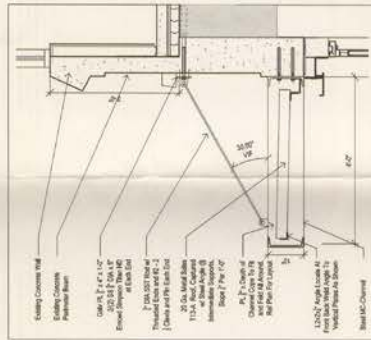
**ELEVATIONS AND EXISTING PHOTOS**



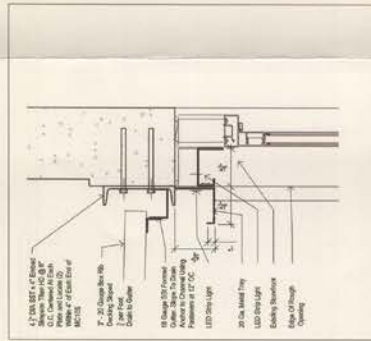
2 Rain Drain Location @ West Elevation



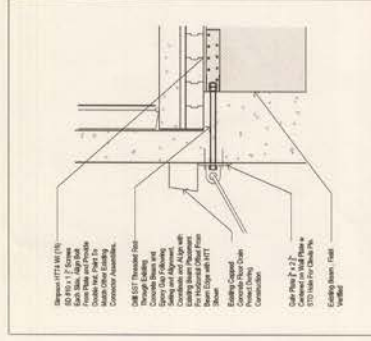
3 Existing Light Detail @ West Facade



4 Canopy @ West Facade



5 Proposed Light Detail @ West Facade



6 Mid Point Connection @ Timber Beam

City of Portland - Bureau of Development Services  
 Planner: SLI Date: 5/1/18  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROPOSED CANOPY SECTION & DETAILS

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PROJECT AND SITE INFORMATION  
 123 NE 3RD AVENUE

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W.P.A