



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

Date: August 22, 2018
To: Interested Person
From: Jill DeCoursey, Land Use Services
503-823-7314 / 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 18-125109 DZ – NEW WINDOWS

GENERAL INFORMATION

Applicant: Erik Matthews | EM Architecture, LLC
2712 SE 47th Avenue | Portland, OR 97206
erik@emarchitecture.net

Owner: H Merlo Properties, LLC
1001 SE Sandy Boulevard | Portland, OR 97214

Party of Interest: Jason Gnich | Gnich Architecture Studio
2918 NE Edgemoor Place | Portland, OR 97212

Site Address: 1001 SE Sandy Blvd

Legal Description: BLOCK 225 LOT 1-3 EXC PT IN ST, EAST PORTLAND
Tax Account No.: R226514530
State ID No.: 1N1E35CD 02700
Quarter Section: 3031

Neighborhood: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside
Zoning: EXd – Central Employment with Design Overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant is seeking Design Review approval for alterations to an existing office building in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes:

- Installation of new windows on the east, west, and north elevations.
- Replacement of the existing garage door on the west elevation with a glazed garage door.
- Replacement of an existing solid door on the west elevation with a glazed door.
Installation of a new canopy above the glazed door.
- Site improvements including new parking lot landscaping, bike parking, and accessibility upgrades.

Design Review is required because the proposal is for non-exempt exterior alterations to a building within a design overlay zone, per Zoning Code Section 33.825.

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

ANALYSIS

Site and Vicinity: The site is a 9,000-square foot irregularly shaped lot on a triangular block bordered by SE 10th Avenue to the west, SE Ankeny Street to the north, and SE Sandy Boulevard to the southeast. The lot is currently developed with a two-story concrete block warehouse and office building constructed in 1979 and a surface parking lot. The surrounding context consists primarily of one-story structures with on-site vehicle areas that are a mix of industrial (warehouse, manufacturing) and commercial or retail development. SE Sandy Boulevard is classified as a Civic Main Street, Transit Access Street, City Walkway, and Major City Bikeway. SE Ankeny is classified as a Local Street, Local Service Transit Street, Local Service Walkway and a Major City Bikeway. SE 10th Avenue is classified as a Local Street, Local Service Transit Street, Local Service Walkway and Local Service Bikeway. The site is located in a designated 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 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 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:

- **EA 18-122321:** Early Assistance appointment to discuss conversion of existing warehouse to office use.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 25, 2018**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Life Safety Section of BDS (Exhibit E-1)
- Site Development Section of BDS (Exhibit E-2)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 25, 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 33.825 Design Review****Section 33.825.010 Purpose of Design Review**

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

Section 33.825.055, Design Review Approval Criteria

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

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

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

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

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

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

Central Eastside Design Goals

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

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

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within all of the Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;

6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

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.

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

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

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

Findings for A2, A2-1, A4, A5, A6, C3-1, C3-2: This project is a remodel of an existing building. The existing structure is typical of the area, a two-story masonry building with adjacent surface parking. The new windows and site improvements will complement the design of the existing building and will not significantly alter the relationship of the building to its surroundings.

Therefore, these guidelines are met.

A5-2. Acknowledge the Sandy River Wagon Road (Sandy Boulevard). Acknowledge the historical significance of the Sandy River Wagon Road (Sandy Boulevard) from East Burnside to 7th Avenue with an upgrade of the public right-of-way to be more pedestrian accommodating and which is related to its historical context. New development located adjacent to this diagonal alignment also should acknowledge the historical significance in a creative way that is attractive, informative, and appropriate.

Findings for A5-2: This project includes minor improvements to the sidewalk along the perimeter of the site, including along SE Sandy Boulevard. While not expressly referencing the Sand River Wagon Road, the sidewalk improvements and parking lot perimeter landscaping will improve the pedestrian experience along SE Sandy Boulevard.

Therefore, this guideline is 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.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical

exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

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

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

Findings for A8, B1, B2, B3: This project does not change the massing of the existing building or the proportions of the existing sidewalk. However, the addition of windows and glazed doors around the perimeter of the building will add to the vibrancy of the streetscape by improving the connection between active interior spaces and the adjacent sidewalk. General sidewalk improvements will provide safer, more uniform walking surfaces. New parking lot perimeter landscaping will provide a vegetated buffer between the parking lot and the adjacent sidewalk, improving the pedestrian experience.

Therefore, these guidelines are met.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide pedestrian rain protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended

Findings for B6 and B6-1: This project proposes a new canopy at the west entry, improving the weather protection provided on site.

Therefore, these guidelines are met.

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

Findings: The proposed site improvements include creating an accessible parking space in the existing parking lot and an accessible route from the parking lot to the main building entry. This will improve the overall accessibility of the site.

Therefore, this guideline is met.

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

Findings: Adding additional windows in currently blank façades will improve the visual connection between interior spaces and the adjacent public sidewalks and streets.

Therefore, this guideline is met.

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

Findings: The proposed materials include aluminum framed windows, a glazed garage door, glazed metal man-door, and painted steel canopy. The new windows will match the existing window system but with clear, low-e glazing. Both doors will be metal with tempered glazing. Painted steel is a durable material for the exterior canopy. The proposed canopy will complement the industrial character of the existing building.

Therefore, this guideline is met.

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.

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 C3, C4, C5: The proposed new windows will match the appearance of the original windows. New window openings are sized and located to align with the existing window grid, maintaining the same horizontal mullion lines as the existing windows. The widths of the new windows are based on the module established by the existing concrete block construction. The proposed canopy is industrial in character, in keeping with the industrial character of the building.

Therefore, these guidelines are met.

C1-1. Integrate Parking.

A. Integrate parking in a manner that is attractive and complementary to the site and its surroundings.

Findings for C1-1: The proposal reduces the number of surface parking lot spaces to accommodate perimeter landscaping. The new landscaping will improve the appearance of the parking lot and the pedestrian experience of the site.

Therefore, this guideline is met.

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

Findings for C9: Adding sidewalk-level windows and the glazed garage door will increase the number of potential uses for the interior building spaces, improving their flexibility.

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 new windows and site improvements will promote the continued use of this existing building without compromising the architectural character of the property. The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the new windows, new glazed garage door, new glazed man-door, new canopy, parking lot landscaping and general site improvements, per the approved site plans, Exhibits C-1 through C-9, signed and dated 8/20/18, 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 18-125109 DZ." 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.

Staff Planner: Jill DeCoursey

Decision rendered by:  _____ **on (August 20, 2018)**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 22, 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 February 21, 2018 and was determined to be complete on July 19, 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 February 21, 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: November 16, 2016.**

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

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

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

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

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 5, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final;

any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after **September 6, 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.

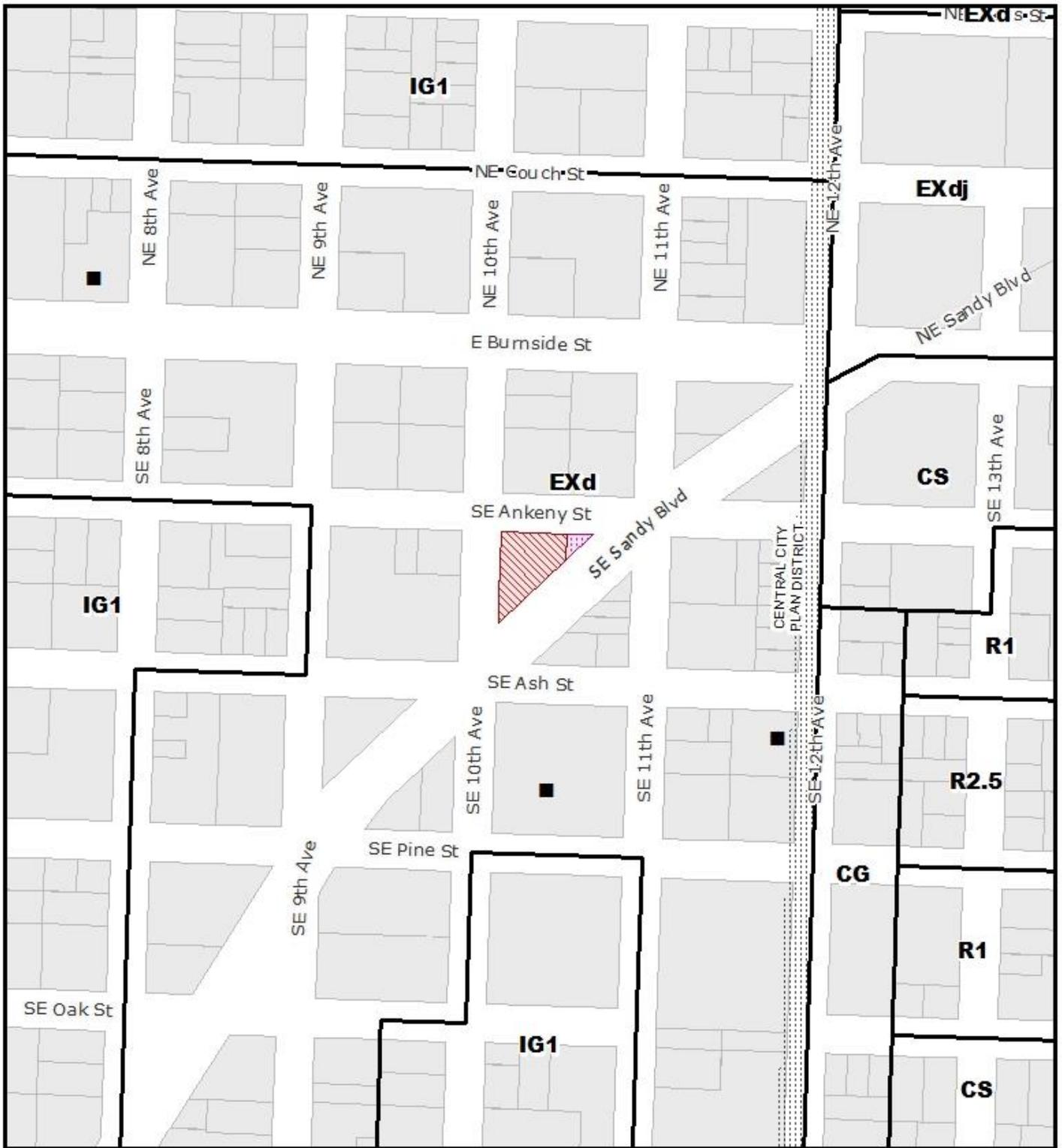
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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. New Windows Narrative (received 3/2/18)
 - 4. Elevation Concept Drawings (received 3/2/18)
 - 5. Response to Incomplete Letter (received 3/14/18)
 - 6. Revised Project Narrative (received 3/14/18)
 - 7. Window and Door Product Information (received 3/14/18)
 - 8. Project Budget Summary (received 3/14/18)
 - 9. Revised Project Drawings (received 3/14/18)
 - 10. Revised Project Drawings (received 7/19/18)
 - 11. Revised Project Drawings (received 7/26/18)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. First Floor Plan
 - 3. Second Floor Plan
 - 4. Roof Plan
 - 5. Building Elevations (attached)
 - 6. Window Schedule & Details
 - 7. Building Section & Canopy Detail
 - 8. Sectional Door Product Information
 - 9. Window Product Information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
 - 2. Site Development Review Section of BDS
- F. Correspondence: None received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete letter (sent 3/7/18)
 - 3. Email Correspondence

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

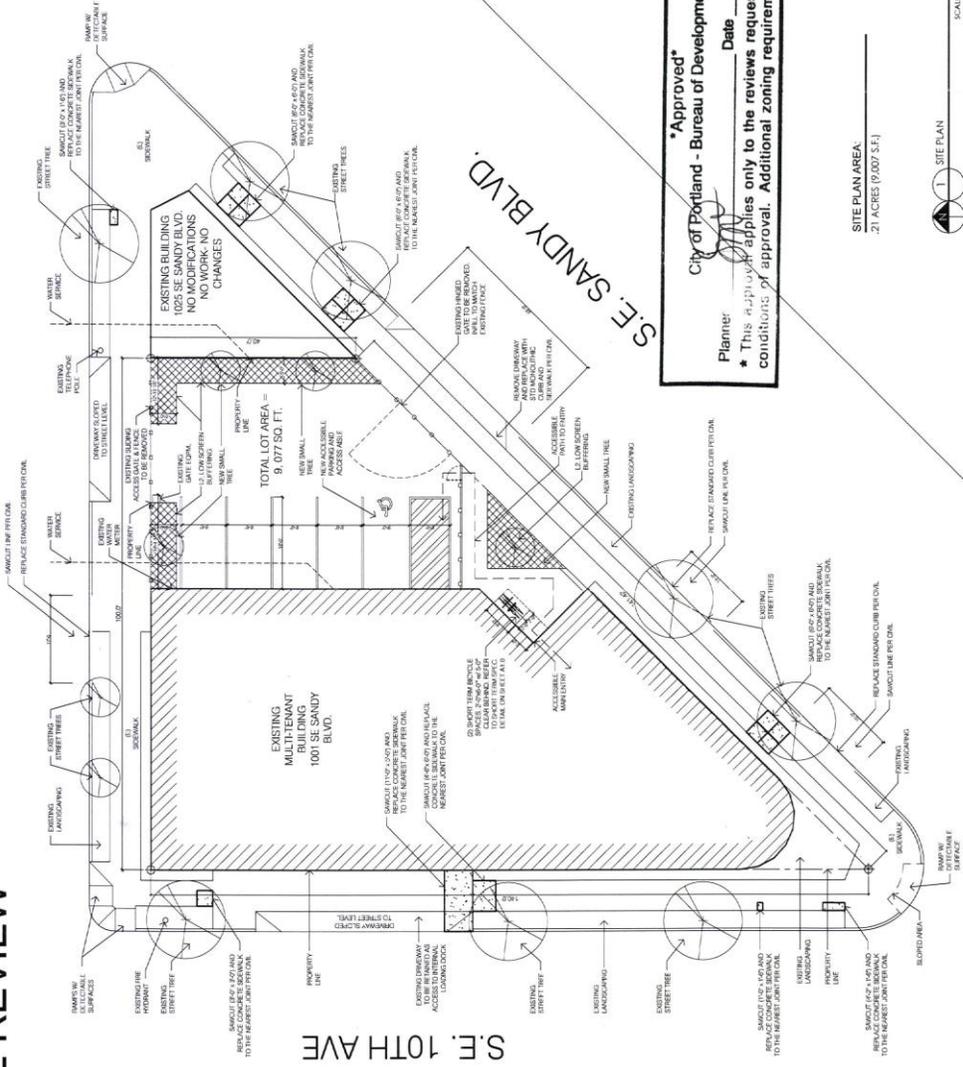
THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 18-125109 DZ
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CD 2700
Exhibit	B Feb 27, 2018

GNICH ARCHITECTURE STUDIO 1001 SE SANDY BLVD. PORTLAND, OR 97214 TENANT IMPROVEMENT TYPE II LAND USE REVIEW

S.E. ANKENY ST.

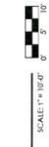


S.E. 10TH AVE

S.E. SANDY BLVD.

Approved
City of Portland - Bureau of Development Services
Planner: *[Signature]* Date: 8/20/18
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SITE PLAN AREA
.21 ACRES (9,007 S.F.)



1001 SE SANDY BLVD. SUITE 110
PORTLAND, OR 97214
503.241.1000
WWW.GNICHARCH.COM



Project No: 18320006
GNICH ARCHITECTURE STUDIO
Tenant Improvement
1001 SE Sandy Blvd., Portland, OR 97214
Portland, OR 97214 503.552.9079

DATE SUBMITTED FOR LAND USE REVIEW: 8/20/18
DATE: 8/20/18
PROJECT: 18320006

SHEET NUMBER: SP1.0
SHEET NAME: SITE PLAN

EXHIBIT C-1
LM 18-125109 D2



836 SWD AVE. SUITE 110
 PORTLAND, OR 97214
 P. 503.241.7056
 WWW.GNICHARCH.COM



Project No: 18320006
 GNICH ARCHITECTURE STUDIO
 Tenant Improvement
 1001 SE Sandy Blvd., Portland, OR 97214
 PORTLAND, OR 97214 503.552.9079

DD SET/ISSUED FOR
 L.A. USE REVIEW:
 07.25.18

DATE: 07.25.18

SHEET NAME

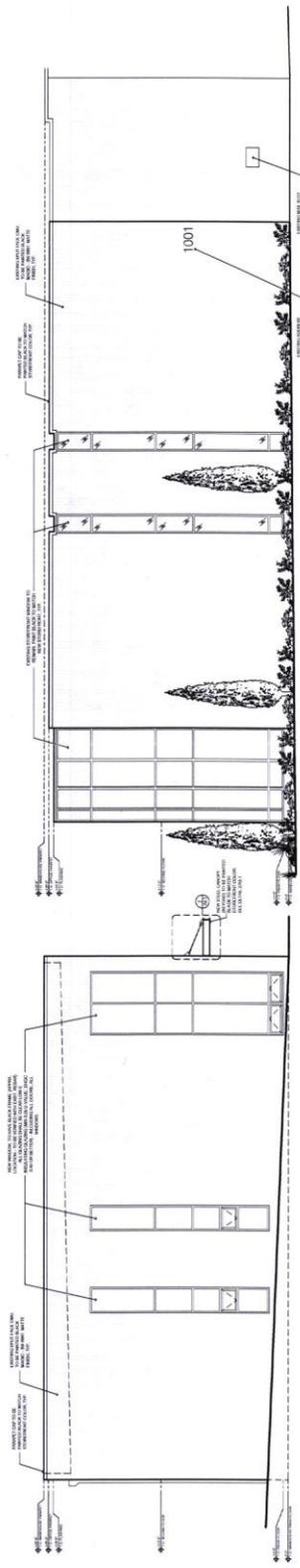
PROPOSED BUILDING
 ELEVATIONS

SHEET NUMBER

A3.1

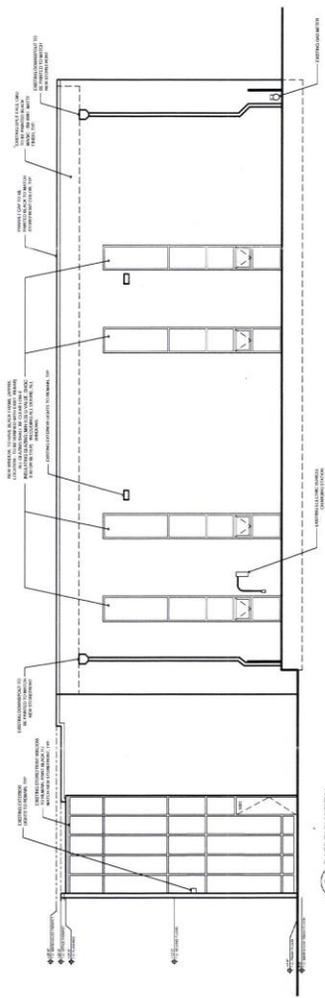
COMPASS DATE

EXHIBIT C-5
 UM 18-125109 DZ

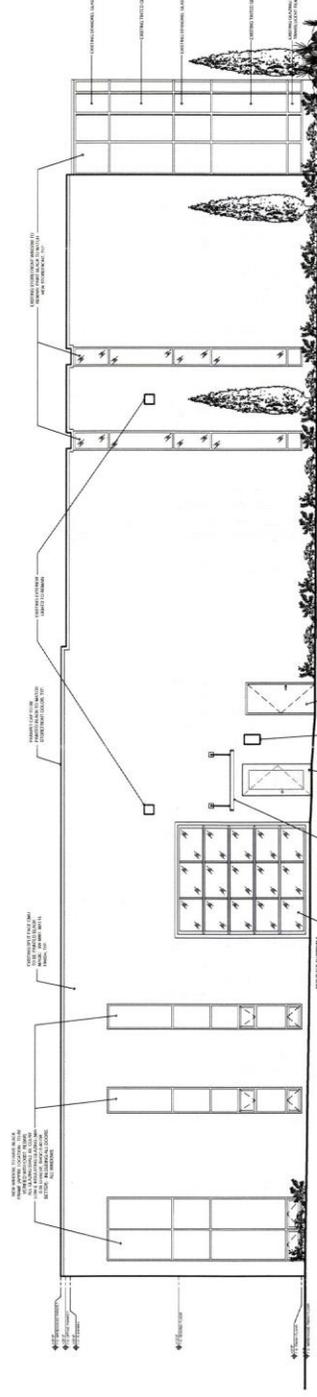


4 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"

3 SOUTHEAST ELEVATION
 SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 3/8" = 1'-0"



1 WEST ELEVATION
 SCALE: 3/8" = 1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date 8/29/18
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.