



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

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Date: March 15, 2018
To: Interested Person
From: Hannah Bryant, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 17-223631 DZ – EXTERIOR RENOVATIONS TO STARBUCKS DRIVE THROUGH

GENERAL INFORMATION

Applicant: Fenn Moun | WD Partners
19100 Von Karman Ave, Suite 600 | Irvine, CA 92612
Fenn.Moun@WDPartners.com | (949) 466-8978

Business Owner: Starbucks #14046
2401 Utah Ave South, MS Stop S-SD10 | Seattle, WA 98134

Property Owner: Holy Rosary Church of Portland
375 NE Clackamas Street | Portland, OR 97232

Site Address: **1525 NE M L KING BLVD**

Legal Description: BLOCK 211 LOT 3 W 1/2 OF LOT 6, HOLLADAYS ADD; BLOCK 211 E 1/2 OF LOT 5 INC PT VAC ST & EXC PT IN ST E 1/2 OF LOT 6 EXC PT IN ST LOT 7 EXC PT IN ST; LOT 8 EXC PT IN STS, HOLLADAYS ADD

Tax Account No.: R396214710, R396214740
State ID No.: 1N1E27DD 12300, 1N1E27DD 12400
Quarter Section: 2830, 2930
Neighborhood: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com
Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org
District Coalition: None
Plan District: Central City - Lloyd District
Zoning: CXd, *Central Commercial with a design overlay*
Case Type: DZ, *Design Review*
Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:

The applicant seeks Design Review approval for updates to the exterior of an existing Starbucks drive through, including new building canopies and lighting; a new enclosure for the trash and recycling area and a new large canopy over the existing seating area with integrated seating and landscaping. Design Review is required because the site is in the Lloyd District Sub District of the Central City.

RELEVANT APPROVAL CRITERIA:

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

- *Central City Fundamental Design Guidelines*
- *Lloyd District Design Guidelines*

ANALYSIS

Site and Vicinity: The site includes a rectangular leased area of approximately 13,300 square feet, located on a multi-parcel site at the southwest corner of the intersection of NE Martin Luther King, Jr. Boulevard and NE Broadway Street. The existing building is located near the southeast corner of the site, with the service window and aisle on the south face, and the walk-up window and a small patio area on the north face. North of the building is the on-site surface parking, access driveways to each abutting street, landscaping, and a freestanding sign structure in a planted bed near the corner. Per a 1992 Land Use Decision, the drive-through structure was relocated from its original site at NE 7th & Broadway.

The surrounding area includes a variety of commercial, institutional, and residential uses. The remainder of the block upon which the drive-through is located includes an automobile-oriented convenience store to the west, and several buildings and a large parking area associated with the Holy Rosary Church. Other nearby development includes a car wash, several drive-through restaurants, one-story commercial storefront buildings, medical offices, mid- and high-rise hotels, and various residential developments.

Both streets adjacent to the site are improved with multi-lane, one-way roadways, curbing, and paved pedestrian sidewalks. Both adjacent streets are classified in the City's Transportation System Plan (TSP) as City Bikeways, City Walkways, and Major Transit Priority Streets.

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

The "d" or Design overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through creation of design districts and applying the "d" overlay as part of community planning projects, development of design guidelines for each district, and by requiring design review. Because the site is located within the Lloyd District Design District of the Central City, most projects require prior review through the design review process, with the applicable design guidelines being those cited in the 'relevant approval criteria' section, earlier in this report.

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 Lloyd District Subdistrict of this plan district.

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

- *DZ 1-90* - Design Review approval for sign replacement at the (former) Shell/Arco gas station at the site;
- *LUR 92-00696 DZ* - Design Review approval for the re-location of a drive-through facility building from NE 7th and Broadway to the site;
- *LUR 94-00801 DZ* - Design Review approval for modifications to the drive-through facility building to allow it to become a ‘Motor Moka’ retail coffee operation;
- *LUR 97-00133 CU DZ* - Conditional Use and Design Review approval, with modifications, for a large expansion project for the Holy Rosary Church. Projects included a new education center building, bell tower, pedestrian plaza, and parking lot improvements;
- *LUR 98-00125 DZ* - Approved changes to the Design Review for Holy Rosary Church, originally considered under *LUR 97-00133 CU DZ*; and
- *LUR 98-01090 CU DZ* - Approved changes to the Conditional Use and Design Review for Holy Rosary Church, originally considered under *LUR 97-00133 CU DZ* and *LUR 98-00125 DZ*.
- *LU 07-111735 DZM* – Approved alterations to facilitate new branding, including removal of one service window, new steel awning, moving employee service door; new signage.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 29, 2017**. The following Bureaus have responded with no issues or concerns:

- Portland Bureau of Transportation (Exhibit E.1)
- Life Safety (Exhibit E.2)
- Bureau of Environmental Services (Exhibit E.3)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 29, 2017. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review

Section 33.825.010 Purpose

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

Section 33.825.055, Design Review Approval Criteria

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

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental and Lloyd District Special Design Guidelines.

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

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

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

Lloyd District Design Goals

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

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

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

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Central City and Lloyd District Guidelines are addressed concurrently.

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

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

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.

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.

Findings: The proposal is for the exterior restoration of an existing 1-story mid-century drive-through and the addition of a new, roofed trash shelter to be painted to match the primary building. The unique, mid-century drive-through is notable for its oval floor plan, its curved walls, and its tiered, roof top parapets, that resemble a layer cake with rounded edges. The proposal will retain and repair the original stucco cladding, replace the

contemporary awnings at both the walk-up and drive-up windows with more integrated canopies, and add a single band of discreet rope lighting within the recessed parapet detail. The service windows will be replaced with new windows of the same size.

The restrained scope of the proposal respects the architectural integrity of this notable and unique building, while replacing relatively contemporary awnings with new awnings that both respect the original architecture and complement the context of the surrounding Central City commercial street. The proposal serves to unify the site through matching colors and materials in the primary building and the trash shelter, while celebrating the unique architecture of the drive-through with restoration of existing materials and complimentary accent elements. *Therefore, these guidelines are met.*

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

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

Findings for A2, A5 & A5-1: The proposal includes the addition of canopies over both the walk-up and drive-up windows, to replace existing steel and glass canopies that were approved through a 2007 Design Review. The new canopies are proposed to be a simple, rectangular form with a metal soffit and perimeter detailing to mirror the recessed parapet detail on the primary building. The proposal is to remove architectural elements that did not enhance the architecture of the primary building, and replace them with more discreet elements that celebrate and reinforce the notable and unique detailing of the primary building. *Therefore, these guidelines are met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

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, B4: The proposal will maintain the outdoor seating area, adjacent to the public sidewalk, and the new canopies will further define and demarcate the pedestrian walk-up windows. The reduced size of the canopies will highlight the customer service windows, and contribute to a vibrant streetscape. The new trash shelter will fully enclose the trash area with an opaque, CMU wall and metal doors, painted to match the primary building. In such a highly visible location, the use of high-quality materials and thoughtful finishes on the trash shelter helps to mitigate its impact on the public realm and on the seating area provided as a stopping and viewing place. *Therefore, these guidelines are met.*

B1-1. Protect Pedestrian Areas from Mechanical Exhaust. Incorporate mechanical exhausting systems in a manner that does not detract from the quality of the pedestrian environment.

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.

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.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective storm water management tools.

Findings for B1-1, B2, B6-1, C8 & C11: A new rooftop unit will replace existing units, and new canopies will replace existing canopies over both the drive-up and walk-up windows. The location of the rooftop unit will be screened from view from the street by unique, tiered, curved parapets. To mitigate its visibility from the west side of the parking area and adjacent properties to the west, the rooftop unit will be painted to match the parapet material. By locating the mechanical on the rooftop, its exhaust does not negatively impact the pedestrian environment or views from other buildings or vantage points.

The replacement canopies are metal framed, and discreetly clad around the soffit and fascia with metal panel painted to match the primary building. Located above the service windows, the new canopies serve to differentiate the sidewalk-level of the building. With Condition of Approval C, to ensure durability and long-term rain protection, the metal panel will be a minimum thickness of 20 gauge for panel width of 12 inches or greater, and a minimum thickness of 22 gauge for a panel width of less than 12 inches. *With Condition C, to ensure pedestrian rain protection, these guidelines are met.*

B1-2. Incorporate Additional Lighting. Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.

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

Findings for B6 & B6-1: The proposal includes the addition of new LED strip lighting installed within the recessed parapet detail at the top of the exterior walls. The single strip of white light is appropriately located within an existing architectural recess, and serves to highlight the unique curved form of this small-scale building. Due to the diminutive size of the building on a highly trafficked, commercial transit street, the new light strip will not negatively impact the city skyline or add visual clutter. The lighting provides drama and highlights the architectural features, and is well integrated. *Therefore, these guidelines are met.*

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

C10-1. Use Masonry Materials. Except for window glazing, use masonry types of materials as the predominant exterior material for building walls. Use modular stone or masonry materials on the building base or first floor of buildings whenever possible.

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

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

Findings for C2, C10-1, C10-2 & C10-3: The proposed materials, finishes, and added architectural elements are intended to highlight the sculptural, highly-glazed, rounded form of the primary building. The scope of this proposal is largely intended to restore the existing exterior materials, to remove canopies that obscure the curved form of the building's prow, and to update the color and material palette. The parapets will be rebuilt with triple coated stucco finished to match the existing adjacent stucco; the new awnings will be wrapped in metal panel and finished to match the primary building paint and the new trash enclosure is built of masonry materials. *Therefore, these guidelines are met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. By preserving, updating and celebrating a unique architectural resource, with minimal alterations or additions, this proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to an existing drive-through including replacement of service windows; new canopies over service windows; a new trash enclosure and new LED strip lights within the parapet recess, per the approved site plans, Exhibits C-1 through C-9, signed and dated March 13, 2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 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 17-223631 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. Metal panels to be a minimum of 22 gauge for spans less than 12", and a minimum of 20 gauge for spans of 12" or more.
- D. No field changes allowed.

Staff Planner: Hannah Bryant

Decision rendered by:  **on March 13, 2018**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 15, 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 August 15, 2017, and was determined to be complete on September 23, 2017.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on August 15, 2017.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended for a total of 134 days (see exhibits A.6-9). Unless further extended by the applicant, **the 120 days will expire on: March 26, 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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 29, 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 **March 29, 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

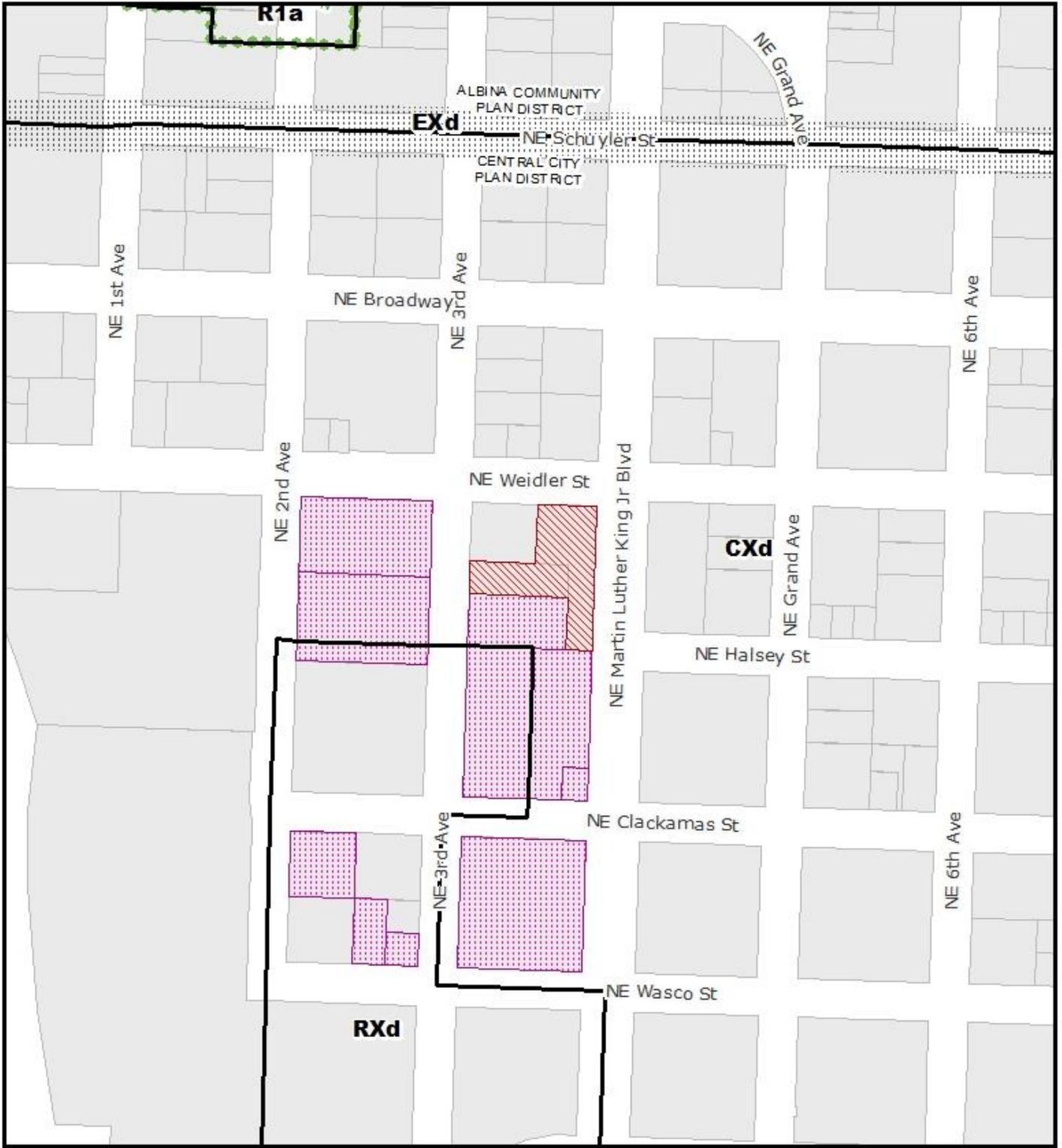
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittals

1. Original Submittal, dated August 14, 2017
2. Revised Submittal, dated September 20, 2017
3. Revised Submittal, dated December 20, 2017
4. Revised Submittal, dated February 2, 2018
5. Responding to Outstanding Issues, dated February 2, 2018
6. Extension, dated November 14, 2017
7. Extension, dated November 21, 2017
8. Extension, dated December 7, 2017
9. Extension, dated February 16, 2017

- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Architectural Site Plan
 - 3. Building Roof Plan
 - 4. Elevations
 - 5. Parapet and Awning Details
 - 6. Trash Shelter
 - 7. Rooftop Unit Sections
 - 8. Rooftop Unit Cutsheet
 - 9. Service Window Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Portland Bureau of Transportation
 - 2. Life Safety
 - 3. Bureau of Environmental Services
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter
 - 3. Outstanding Issues Memo, dated January 4, 2018

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
 LLOYD DISTRICT SUBDISTRICT

-  Site
-  Also Owned Parcels

File No.	LU 17-223631 DZ
1/4 Section	2830 2930
Scale	1 inch = 200 feet
State ID	1N1E27DD 12400
Exhibit	B Aug 17, 2017



STARBUCKS COFFEE COMPANY
 2001 190th Avenue South
 Seattle, Washington 98148
 (206) 318-1575

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STARBUCKS TEMPLATE VERSION: 02/14/10/20
ARCHITECT OF RECORD
wd
 2000 DICK COX BLDG
 614 24 100 ST
 PORTLAND, OR 97222

PROJECT NAME:
NE MLK & WEIDLER

PROJECT ADDRESS:
**1503 NE MLK JR BLVD
 PORTLAND, OR 97232**

COUNTY:
 MULTNOMAH

PROJECT #:
 14046

PROJECT #:
 40427-032

CONTRACTOR:
 GUS ORTEGA

DESIGN MANAGER:
 NORIKO TANAKA

LEAD ARCHITECT:
 WENDY HARRIS

CHECKED BY:
 JAMBRAND

REVISION SCHEDULE

SHEET TITLE:
SCOPE OF WORK

SCALE: AS SHOWN

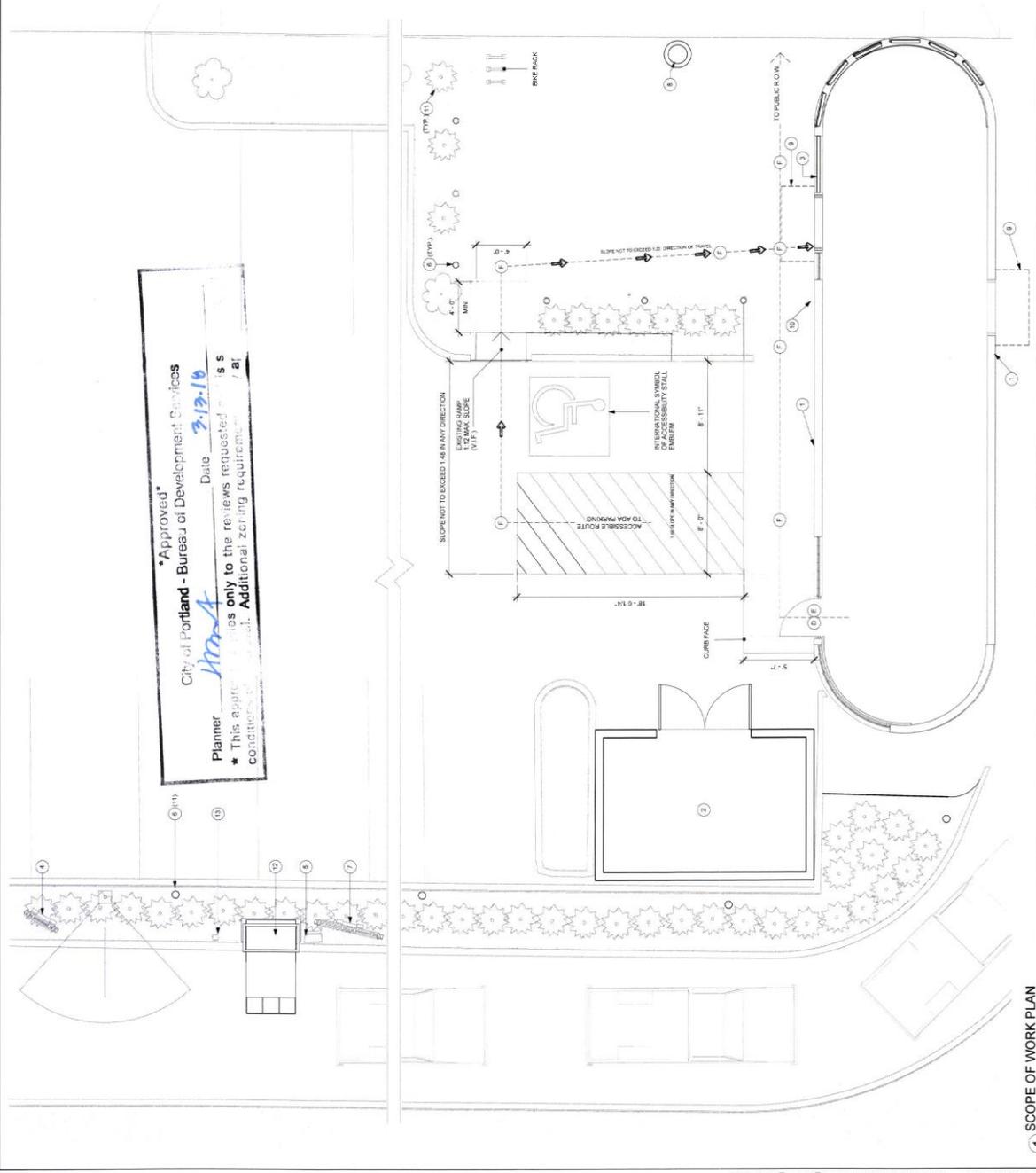
SHEET NUMBER:
 G-0005

SCOPE OF WORK SUMMARY

1. NOT USED
2. NEW TRASH ENCLOSURE
3. NEW TRASH ENCLOSURE WINDOW TO BE REPLACED WITH PANELED GLAZING
4. RELOCATED THE MENU BOARDS
5. RELOCATED THE ORDER INFORMATION SYSTEM
6. NEW SOLAR LANDSCAPING LIGHTING SECURED IN THE GROUND
7. RELOCATED MENU BOARD
8. NEW CONCRETE TRASH CAN
9. NEW EXTERIOR AMBIANT LIGHTING TRUO WINDOW
10. NEW EXTERIOR AMBIANT LIGHTING TRUO WINDOW
11. EXISTING MOUNTAIN SHREUB
12. NEW ORDER BONG CANOPY
13. NEW LIGHT BOLLARD

ACCESSIBILITY KEY

- A. ACCESSIBLE SEAT REQUIREMENTS
- B. EXTERIOR SEATS 20 X 42.00 = 1 ACCESSIBLE SEAT
- C. CURB SURFACE AT ACCESSIBLE TABLE IS 28" MAX TO 34" MAX MAX
- D. 30" X 48" CLEAR FOR WHEELCHAIR ACCESS
- E. 3" MINIMUM CLEAR @ DOOR
- F. LEVEL LANDING THRESHOLD
- G. BARRIER-FREE PATH OF TRAVEL



Approved
 City of Portland - Bureau of Development Services
 Planner: *MAA* Date: *3/12/16*
 * This Approval is only for the reviews requested. Additional zoning requirements may apply.



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1 SCOPE OF WORK PLAN