



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

Ted Wheeler, Mayor
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Date: December 18, 2018
To: Interested Person
From: Arthur Graves, 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 18-252861 DZ – EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Richard Dobrot | GBD Architects, Inc | 503.224.9656
1120 NW Couch Street, Suite 300 | Portland, OR 97209

Owner: Slabtown JV LLC | 2001 Ross Avenue #3400 | Dallas, TX 75201

Owner's Representative: Dennis Cruzan | Cruzan/Slabtown JV LLC
236 South Sierra Avenue | Solana Beach, CA 92075

Party of Interest: Michelle Schulz | GBD Architects, Inc
1120 NW Couch Street, Suite 300 | Portland, OR 97209

Site Address: **1621-1717 NW 21st Avenue**

Legal Description: BLOCK 294 INC PT VAC ST LOT 11-18, COUCHS ADD; BLOCK 294 INC PT VAC ST LOT 11-18, COUCHS ADD

Tax Account No.: R180230750

State ID No.: 1N1E28CD 02800

Quarter Section: 2827

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other: Con-Way Master Plan

Zoning: EXd: Central Employment (EX) with Design (d) Overlay

Case Type: DZ: Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes alterations to the existing building and adjacent site including:

- New storefront systems to the first and second floors of the southeast corner entry, including: new two-leafed overhead folding door with clear glazing for the north entry in this area, two new clear glazed person-doors on the east elevation of this area, removal of existing balcony and railing and installation of new clear glazed storefront on the south elevation of this area.
- Removal of existing stairs at the southeast corner for new reconfigured stairs with landscape planter in this area.
- New relocated anodized aluminum and glass single and double doors to the basement elevation on the east elevation.
- Removal of dark tinted glazing for new clear glazing at the existing south stair enclosure.
- Redeveloped plaza areas on the east elevation to include new paving, seating, stairs, and landscaping.
- Bicycle Parking: New short-term bicycle parking at the main entrance. New long-term bicycle parking to be located in adjacent Block 294W building.

Design Review is required because the proposal is for non-exempt exterior alterations within a design overlay zone.

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:

- Community Design Guidelines
- Section 5 (Design Guidelines) of the Con-way Master Plan

ANALYSIS**Site and Vicinity:**

The subject property, known as the Cruzan Slabtown Office Building, is located in the western half of the Con-way Master Plan area in the Northwest Plan District. The site is bound by NW Thurman to the north, NW 22nd to the west, NW Savier (a private street) to the south, and a parking lot to the east. The site is occupied by a 4-story office building, oriented toward the parking lot to the east.

Northwest Portland is recognized as the City's most intensely developed urban neighborhood – a place of diverse housing options, substantial employment, and regionally recognized destination retail. It is a close-in neighborhood with a mix of land uses located side-by-side in a compact geographic area. As noted in Appendix D of the approved Master Plan, as of 2009 population of Northwest Portland was estimated at close to 9,400 residents. And, while the district is known for a large supply of high value vintage older homes, nearly 90% of residential units district-wide (including apartments) are renter-occupied.

The northernmost boundary of the Master Plan area is I-405, the southernmost boundary is NW Pettygrove Street, the westernmost boundary is NW 22nd Avenue and the easternmost boundary is almost to NW 20th Avenue. NW 21st (included within the Master Plan area boundary) and NW 23rd Avenues are the major north-south commercial corridors of the Northwest Plan District. They can be characterized as successful, vibrant retail streets offering amenities like small retailers, boutique shops and a wide-range of restaurants to residents, office workers, and visitors including tourists. The Master Plan area is unlike the rest of the district in that it includes a vast area of surface parking lots and a few large office buildings.

Zoning:

The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed but are not intended to predominate or set development standards for other uses in the area.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area’s role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area’s parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild’s Lake Industrial Sanctuary.

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

- LU 06-157680 DZ – Design Review approval for new signage;
- EA 11-160116 PC – Pre-Application Conference for a Northwest Master plan for the Con-way site;
- EA 11-188950 DA – Design Advice for Con-way Master Plan;
- LU 12-135162 MS – Design Review approval of the Con-way Master Plan;
- EA 14-247472 PC – Pre-Application Conference for a mixed-use development on Blocks 294E and 295E;
- LU 15-142459 MS – Design Review approval for a Master Plan amendment to remove the vehicle access restriction on NW Thurman Street.
- LU 15-195830 DZM – Type III Design Review for mixed-use development on Blocks 294E and 295E; and
- LU 16-172780 DZ – Type II Design Review for exterior alterations.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 31, 2018**.

The following Bureaus have responded with no issues or concerns:

1. Bureau of Development Services Site Development: Jason Butler-Brown, November 07, 2018. (Exhibit E-1).
2. Fire Bureau: Dawn Krantz, November 15, 2018. (Exhibit E-2).
3. Bureau of Development Services Life Safety/Building Code Section: Geoffrey Harker, November 16, 2018. (Exhibit E-3).
4. Water Bureau: Mari Moore, November 26, 2018. (Exhibit E-4).
5. Bureau of Environmental Services: Stephen Himes, November 27, 2018. (Exhibit E-5).
6. Portland Bureau of Transportation: Robert Haley, December 10, 2018. (Exhibit E-6).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 31, 2018. No responses were 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 of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

Findings: The proposed alterations to the building's exterior facades and plaza area including: new clear glazing (providing improved views), new storefront systems (providing increased use and access), and re-developed outdoor spaces (providing additional seating, hardscape and landscaping that helps to further break down and define the existing plaza area) are all consistent with the desired character of the Con-Way Master Plan, most notably the goals to; "Design a mixed-use quarter that includes employment, housing, retail, open space and community uses", "Support a multi-modal transportation system that accommodates auto, pedestrians, bicyclists and transit", "Enhance the livability of the entire area", and "Create memorable places and spaces that give the site a distinct character and offer places for public activity".

This guideline is met.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

Findings for E1, E2, E3 and E4: The proposed alterations to the exterior plaza area re-develops the current space into new unique public and private spaces for pedestrian activity, while also providing interest at the sidewalk level along the south and east elevations of the building. The three new outdoor "rooms" each provide significant landscaping, clear accessways, connections and site lines, and amenities, such as seating and tables, to encourage increased use and programming. Collectively, the revised

storefront development and improvements to the exterior plaza areas contribute to the intersection's being active and unified.

These guidelines are met.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings: The existing building overhangs: at the main entrance (south-east corner) and the below grade plaza area (north-east corner), will be maintained. Proposed landscaping including trees, shrubs and ornamental grasses to be located in new planters surrounding each of the defined plaza areas and adjacent to the pedestrian accessway connecting NW Savier Street and NW Thurman Street, will provide shade and reduce wind and rain for those in the site and within the adjacent right-of-way.

This guideline is met.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings for D1, D2 and D3: The re-development and reorganization of the plaza areas into three separately tiered outdoor "rooms", two of which are intended to be publicly accessible, and the third, which is approximately 6.5 feet below the sidewalk grade (and intended to be privately accessed from the building), provide a variety of usable spaces exterior to the building and adjacent the pedestrian pathway. Access to the top two plaza areas is provided with both stairs and ramps, allowing universal access and connectivity to the adjacent sidewalk and pedestrian accessway. The below grade plaza area is accessed with stairs at the north and south. Proposed landscaping is significant and includes a variety of trees, shrubs and groundcover planting for year-round interest, screening, to help soften proposed and existing hardscape and retaining walls, and to help define access routes.

These guidelines are met.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The proposed re-development of the storefront systems (adding clear glazing and providing additional access through the installation of a folding door system) provides improved connections to the adjacent pedestrian accessway for additional activity and "eyes-on-the-park". The new plaza areas also help to increase activity and improve site lines in the zone between the building and the public access way, helping to eliminate existing dark spots and reduce the likelihood of crime.

This guideline is met.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6, D7 and D8: Proposed alterations maintain the existing material palette, scale and color that is found on the building. Alterations such as the installation of new clear anodized aluminum and glass doors on the east elevation will be in the same openings as the doors to be removed. The new overhead folding door on the north elevation of the entrance area will also be installed within the existing storefront area that is being removed. The proposed re-development of the southeast entry removes the existing exterior mezzanine balcony (an awkward architecture feature in its location, providing questionable use) and simplifies the existing glazing and mullion organization from four to three horizontal bands while maintaining horizontal and vertical proportions existing and consistent to the building. Incidentally, the existing horizontal bands at this entrance were not originally carried through to other elevations of the building and so the proposed alterations simplify the proportions of vision and spandrel glass and remove the balcony do not cause this area of the building to be inconsistent with an architectural element unique to the building.

These guidelines are met.

NW Master Plan Design Guidelines

Introduction

The existing Community Design Guidelines, along with these new seven (7) Con-way Master Plan design guidelines, are the applicable approval criteria for design review. Design guidelines are mandatory approval criteria that must be met as part of design review and historic design review. They inform developers and the community as to what issues will be addressed during the design review process. The guidelines state broader concepts than typical development standards in order to provide flexibility to designers, yet they are requirements. Applicants are responsible for explaining, in their application, how their design meets each applicable guideline.

The design review process is flexible. It is intended to encourage designs that are innovative and appropriate for their locations. For this reason, design guidelines are qualitative statements. Unlike objective design standards, there are typically many acceptable ways to meet each design guideline. Examples of how to address specific guidelines are included in this section for each design guideline. It is not the City's intent to prescribe any specific design solution through the design guidelines.

During the design review process, the review body must find that the proposal meets each of the applicable design guidelines. Proposals that meet all applicable guidelines will be approved; proposals that do not meet all of the applicable guidelines will not be approved.

If the review body approves the proposed design, they may add conditions to their approval to ensure the proposal's compliance with the guidelines. If the review body does not approve the proposed design, they would prefer that the applicants revise the design to address deficiencies rather than have the city impose a specific solution through conditions. They may find that such action is necessary to better achieve the goals for design review.

In some cases, a design guideline may be waived during the design review process. An applicable guideline may be waived as part of the design review process when the proposed design better meets the goals of design review than would a project that had complied with the guideline. If a waiver is requested, the applicants must explain, in their application, how the goals of design review are better met in the proposed design than would be possible if each guideline being considered for waiver was followed. Allowing the waiver of one or more guidelines during the design review process reflects the City's concern that the design guidelines not become a rigid set of requirements that stifle innovation.

Goals of design review:

1. Encourage urban design excellence;
2. Integrate urban design and preservation of our heritage into the development process;
3. Promote the development of diversity and areas of special character within the district;
4. Establish an urban design relationship between the district and the Northwest District as a whole;
5. Provide for a pleasant, rich and diverse experience for pedestrians;
6. Assist in creating a 18-hour district which is safe, humane and prosperous; and
7. Ensure that development proposals are at a human scale and that they relate to the scale and desired character of its setting and the Northwest District as a whole.

Guideline 1: Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways.

Findings: As mentioned previously, the proposed alterations to the exterior facades and plaza areas along the east elevation of the building, including new storefront systems, clear glazing, and defined landscaped gathering areas, provide interest and articulation along the edge of the development.

This guideline is met.

Guideline 2: Develop urban edge variety adjacent to parks, pedestrian accessways and greenstreets.

Findings: The southeast corner location of the office building entrance with access from the sidewalk and pedestrian accessway will help to activate the public realm. In addition, the new outdoor plaza areas will better connect the building to the pedestrian accessway for increased access and use. The office spaces at the lowest level will include doors directly out to the plaza area, providing access for increased use and activity.

This guideline is met.

Guideline 3: Develop weather protection.

Findings: As mentioned previously, the existing building overhangs: at the main entrance (south-east corner) and the below grade plaza area (north-east corner), will be maintained. These overhangs do not extend into the public right-of-way.

This guideline is met.

Guideline 4: Develop buildings that are appropriately scaled to the neighborhood. Façades should be well articulated and offer diversity in volume and form along the street edges.

Findings: The mass and scale of the existing building is not going to be altered with the proposal. The removal of the existing storefront system (on the north elevation of the entrance vestibule) for the addition of a new clear glazed overhead folding door system will provide improved connectivity and access from the building to the adjacent plaza areas. In addition, the proposed redevelopment of the exterior plaza areas adjacent to the pedestrian accessway (running north-south) with seating, landscaping and new connections the building provides diversity to the east elevation of the site at a pedestrian scale.

This guideline is met.

Guideline 5: Provide transitions between the public and private realms when residential structures abut streets, parks and pedestrian accessways.

Findings: This proposal does not include any residential structures.

This guideline does not apply.

Guideline 6: Integrate high-quality materials and design details.

Findings The proposed aluminum storefront systems will match existing in material, color, finish and detailing. Proposed glazing will all be clear, matching the existing clear glazing that is on the building. As mentioned previously, the proposed re-development of the southeast entry vestibule removes the existing exterior mezzanine balcony and simplifies the existing glazing and mullion organization from four to three horizontal bands while maintaining horizontal and vertical proportions existing and consistent to the building. This alteration in horizontal bands will remain consistent on each of the exterior elevations (north, south and east) of the entry vestibule. Within the plaza areas: metal and concrete planter walls with wood accents are proposed, in addition to concrete pavers and scored concrete to tie into the adjacent development and pedestrian accessway.

This guideline is met.

Guideline 7A: Provide private open spaces that are well integrated with adjacent development, act as gathering places designed to adapt to a variety of activities, are linked together and to other nearby open spaces, are accessible to the public and provide distinctive neighborhood identity.

Findings: The exterior plaza areas provide a variety of gathering spaces, each with strong connections to the building, the pedestrian accessway to the east, and to one another as they are tiered across the east elevation of the site. Plaza areas are connected to the building, adjacent pedestrian accessway and one another through a clear system of stairways and ramps. The top two plaza areas are intended to be accessible to the public, while the lowest tiered plaza area (approximately 6.5 feet below the grade of the adjacent sidewalk to the north) is intended to be primarily private. The lobby forecourt provides a distinctive entrance to the building with paving patterns (that include in-ground lighting) linked to the adjacent pedestrian accessway. This plaza level is also adjacent to the portion of the entry vestibule which includes a proposed overhead door storefront system providing additional connections and access from the building. The mid-level plaza area includes stepped stadium wood bench seats and a direct on-grade connection to the pedestrian accessway to the east. Both the top and middle plaza areas include smaller scale paving patterns to help distinguish them as spaces to gather in rather than to pass through. The bottom tier plaza area includes stepped planting areas with built in seating edges. Landscaping proposed through the plaza areas provides additional continuity and connection to the pedestrian accessway.

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 exterior alterations to the Cruzan Slabtown Office Building and adjacent plaza areas, all within the Con-Way Master Plan of the Northwest Plan District maintains the architectural integrity of the building and adjacent plaza while providing additional use and amenities to the site and surrounding area.

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. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for exterior alterations to the Cruzan Slabtown Office Building and adjacent plaza areas, all within the Con-Way Master Plan of the Northwest Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-11, signed and dated December 13, 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 18-252861 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: Arthur Graves

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

Decision mailed: December 18, 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 October 15, 2018 and was determined to be complete on October 29, 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 October 15, 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: February 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 January 02, 2019** 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 **January 03, 2019** 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:

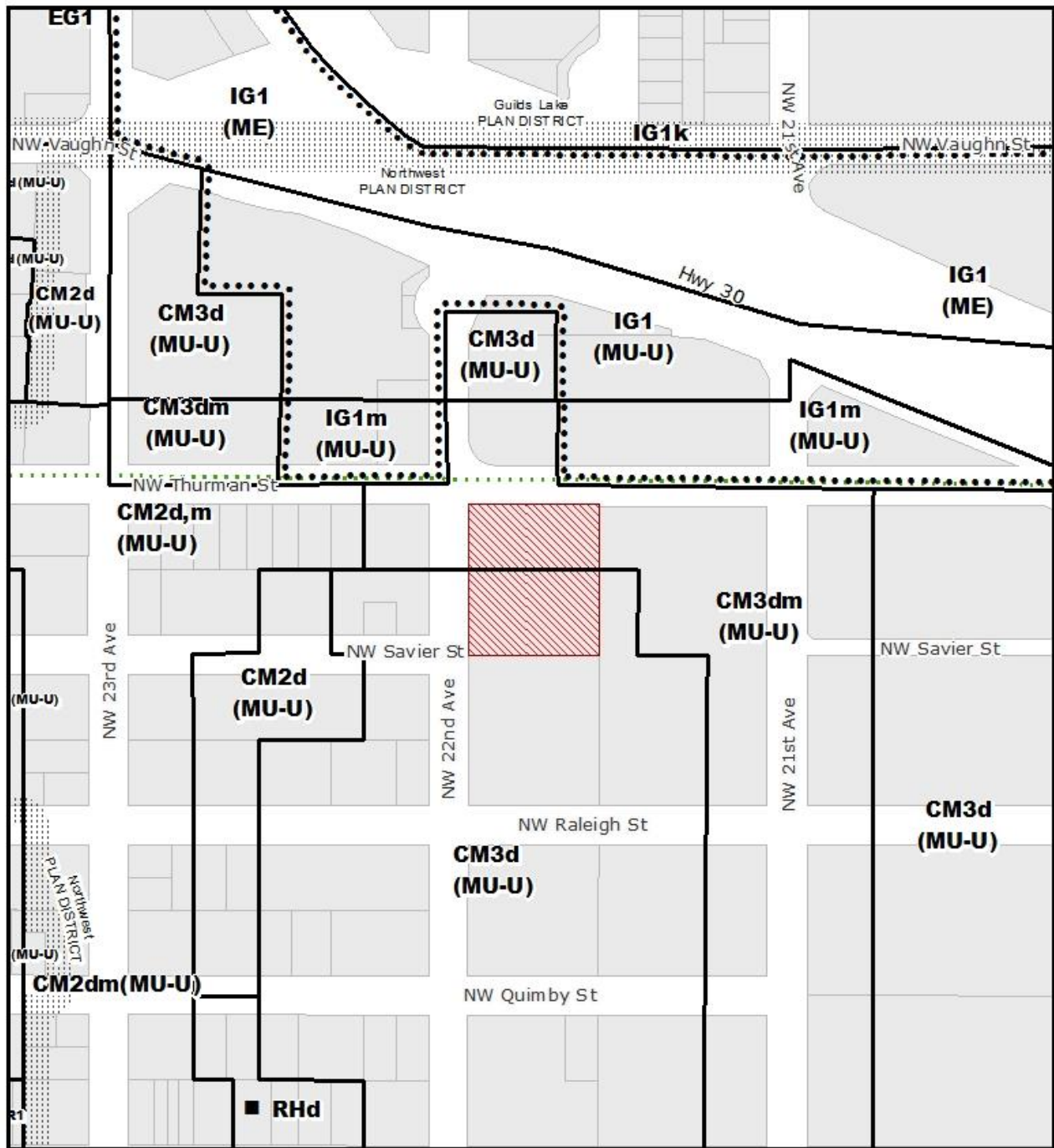
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Initial Submittal Narrative: October 15, 2018
 2. Initial Drawings: October 15, 2018
 3. Neighborhood Contact
 4. Early Assistance Information
 5. Drainage Report
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Vicinity Map
 2. Site Plan (attached)
 3. Site Plan Enlarged (attached)
 4. Plan: Existing and Proposed First Floor Entry Vestibule
 5. Elevation, East: Existing and Proposed Main Entrance Vestibule
 6. Elevation, South: Existing and Proposed Main Entrance Vestibule
 7. Elevation, North: Existing and Proposed Main Entrance Vestibule
 8. Elevation, East: Existing and Proposed Partial Basement
 9. Elevation, South: Existing and Proposed Stair Enclosure
 10. Plan: Bike Parking
 11. Plan: Lighting
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Development Services Site Development: Jason Butler-Brown, November 07, 2018.
 2. Fire Bureau: Dawn Krantz, November 15, 2018.
 3. Bureau of Development Services Life Safety/Building Code Section: Geoffrey Harker, November 16, 2018.
 4. Water Bureau: Mari Moore, November 26, 2018.
 5. Bureau of Environmental Services: Stephen Himes, November 27, 2018.
 6. Portland Bureau of Transportation: Robert Haley, December 10, 2018.
- F. Correspondence: None Received
- G. Other:
 1. Original LU Application
 2. Site Visit Photos

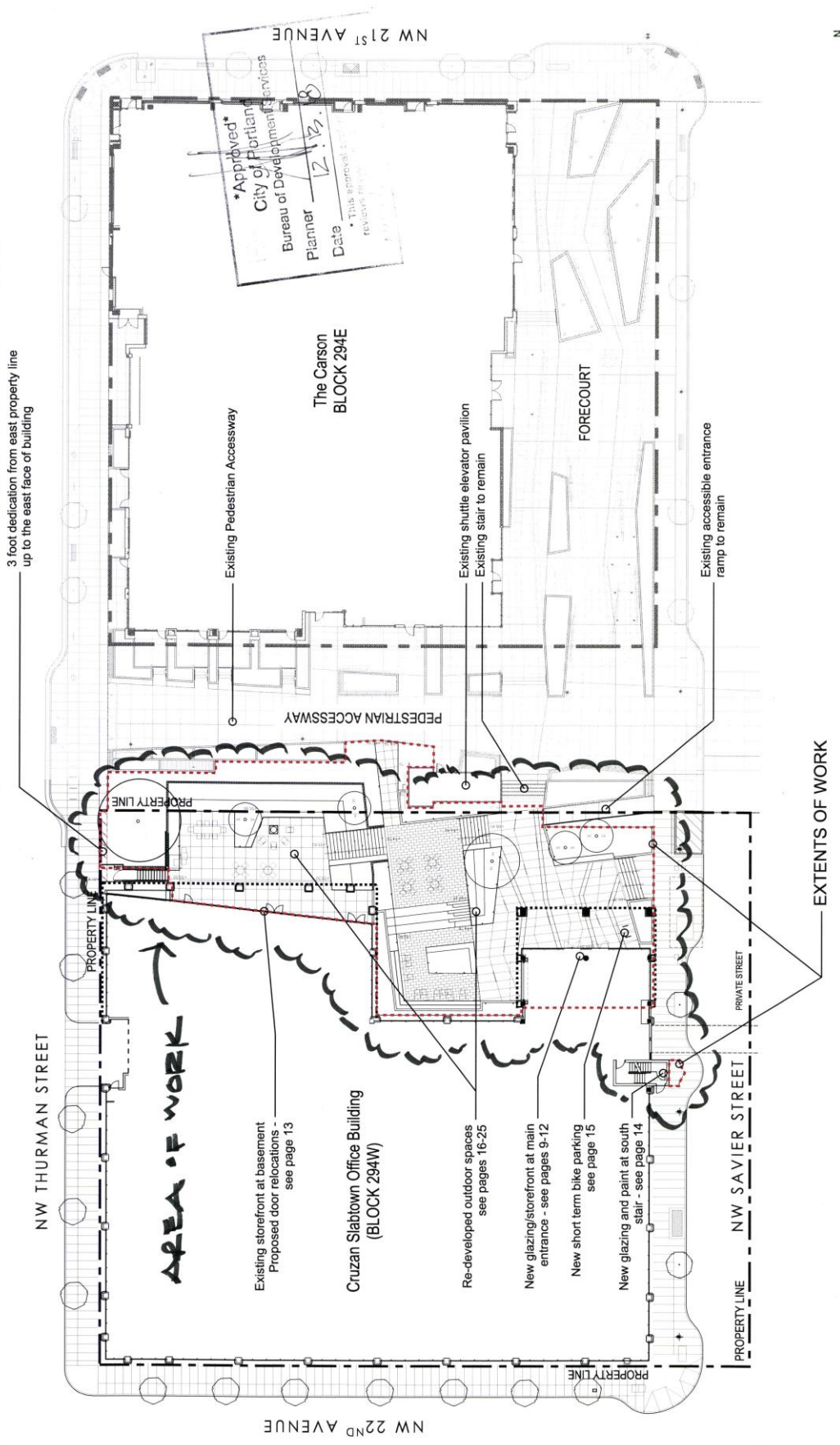
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING 
 NORTH
 THIS SITE LIES WITHIN THE:
 NORTHWEST PLAN DISTRICT

-  Site
-  Historic Landmark
-  Recreational Trails

File No.	LU 18-252861 DZ
1/4 Section	2827
Scale	1 inch = 200 feet
State ID	1N1E28CD 2800
Exhibit	B Oct 17, 2018





Cruzan Subtown Office Building | Exterior Improvements • October 15, 2018

Design Review Package

Exd C-3 SITE PLAN 18
LU 18-252861 DZ

GBD Architects Incorporated