



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

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Date: 1/15/2019
To: Interested Person
From: Tanya Paglia, 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 18-243089 HRM AD
WILLIAMS PLAZA RENOVATION

GENERAL INFORMATION

Applicant: Paul Conrad | Salazar Architect Inc
 3050 SE Division Street #240 | Portland, OR 97202
 503.702.2575

Owner: Housing Authority of Portland Oregon
 135 SW Ash Street | Portland, OR 97204-3540

Owner's Representative: Leslie Crehan | Home Forward
 135 SW Ash Street | Portland OR 97204

Site Address: **2041 NW Everett Street**

Legal Description: E 260' OF W 360' OF S 100' OF BLOCK 35, KINGS 2ND ADD
Tax Account No.: R452305900
State ID No.: 1N1E33CA 12600
Quarter Section: 3027

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 Designations: Non-contributing resource in the Alphabet Historic District

Zoning: RH – High Density Residential with Historic Resource Protection Overlay
Case Type: HRM AD – Historic Resource Review w/Modifications and Adjustment Review

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

PROPOSAL:

The proposal is for exterior alterations to a non-contributing structure in the Alphabet Historic District – parking lot landscaping, mechanical equipment relocation, screening, replacement of a ground-floor window with a new storefront system, a new canopy on the rear of the building, and a new roof guard rail. The proposal triggers non-conforming development upgrades including long- and short-term bicycle parking standards.

The following **Modification** is also requested:

1. **33.266.220.C.3 Standards for Bicycle Parking** (required per 33.258.070.D.2.b, Non-conforming upgrades) - To allow:
 - Non-lockable racks in the dwelling units (101) and in the maintenance room (5); and,
 - New uncovered staple racks to be installed on new concrete pad on north side of building to be counted as long-term spaces (6).

Portland Zoning Code Modification request is made to size of bike rack within units (wall hanging racks that do not meet security standards requiring that frame and wheel are lockable).

Historic Resource Review is necessary because the proposal is for exterior alterations in an Historic Resource overlay. Modification review is necessary because the proposal includes requests to modify Portland Zoning Code Standards.

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
- 33.825.040 Modification Review
- Historic Alphabet District: Community Design Guidelines Addendum

ANALYSIS

Site and Vicinity: The 26,000 SF lot is in the center of a 460' by 200' block facing NW Everett Street in the Northwest Plan District and the Alphabet Historic District. It is a 101-unit affordable multi-family housing building serving a mostly senior and disabled community and is owned by Home Forward. The 9-story residential structure was built in 1972 with architecture characteristic of the nineteen-seventies. It is a non-contributing structure in the Alphabet Historic District. The building is very angular with little or no ornamentation and is of a scale and design that differs from the more human-scale character typical of the neighborhood. Surrounding the site are primarily multi-level apartment buildings. The Williams Plaza Apartment building is surrounded by historic buildings, sharing a block with six historic landmarks with another across NW Everett to the south and two more across NW 20th Ave to the east.

NW Everett Street is classified as a Transit Access Street, a City Bikeway, and is within the Northwest Pedestrian District. Pedestrian Districts are intended to give priority to pedestrian access in areas where high levels of pedestrian activity exist or are planned, including the Central City, Gateway regional center, town centers, and station communities. The Northwest Pedestrian District is characterized by a grid of narrower, more tree-lined, east-west residential streets, named alphabetically after prominent Portlanders of the day, which are crossed by generally more robust north-south avenues. The site is within a typical 5-minute walk (a quarter of a mile distance) from a number of retail, commercial and open space resources.

Alphabet Historic District was listed in the National Register of Historic Places on November 16, 2000, with periods of significance of 1875-1899, 1900-1924, and 1925-1949. The Historic District is an area of Portland significant for its concentration of intact late 19th and early 20th

Century, mostly middle class, housing stock and small-scale commercial buildings. Of special note are the many mid-sized apartment and institutional buildings. Many of these are in the various Period Revival styles, e.g. Tudor, Spanish Colonial, Byzantine, Jacobean, etc, and this is especially the case in the immediate vicinity of the proposed new development.

The District is located at the base of the West Hills, roughly bounded by W Burnside Street to the south, NW 17th Avenue to the east, NW Marshall Street to the north and NW 24th Avenue to the west. The district is predominantly residential in character but also has two main commercial corridors along NW 21st and NW 23rd Avenues, as well as institutional properties. Originally platted as a residential district for the upper class, the Lewis and Clark Exposition of 1905 prompted the construction of several apartment buildings by notable Portland architects. The neighborhood is still one of the city's more densely populated historic neighborhoods.

Zoning: The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The 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 05-101775 HDZ - Historic resource review approval for the replacement of aluminum windows with new vinyl energy Euroline efficient windows.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 19, 2018**. The following six Bureaus, Divisions and/or Sections responded with no objections and four of these included comments found in Exhibit E-1 through E-4:

- Life Safety Division of the Bureau of Development Services (Exhibit E-1)
- Fire Bureau (Exhibit E-2)
- Bureau of Environmental Services (Exhibit E-3)
- Bureau of Transportation Engineering and Development Review (Exhibit E-4)
- Site Development Review Section of BDS

- Water Bureau

Bureau of Environmental Services also responded with the following comment: SW basin conceptually approved at design review, will need storm report at building permit.

Note: A Driveway Design Exception (TR 18-264787) was approved on November 29, 2018 to allow the parking lot configuration found in the current approved plan (including the retention of both existing driveways near each other, and close to the NW 20th Pl. intersection which otherwise does not meet City standards).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 19, 2018. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

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

Historic Alphabet District - Community Design Guidelines Addendum

- 1. Historic Changes.** Most properties change over time; those changes that have acquired historic significance will be preserved.
- 2. Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.
- 3. Hierarchy of Compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 1, 2 and 3: The Williams Plaza Apartment building was built in 1972, several decades beyond the district's period of historic significance and long after the historic structures that define the district's character. The development is considered noncontributing within the district and no changes to the development existing on the site have acquired historic significance. The site does not have historic materials and the proposal changes very little on the building's exterior, with the bulk of the changes focused on site design. The limited scope of changes proposed will be compatible with the design of the existing development and be compatible with the historic qualities of the district. In particular, the addition of more landscaping to the site will soften and screen the edges of the site's substantial surface parking area as well as soften the

imposing scale of the building from a pedestrian vantage point.

These guidelines are met.

Community Design Guidelines

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.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

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.

Findings for P1, P2 and D7: The proposed project, including changes to site design features, will improve the property's sense of place and identity and the upgrading of an existing affordable housing development will add to the overall character of the neighborhood. The project's landscape additions will improve the transition between the site and the streetscape as well as between the site and abutting historic properties. As the plant materials introduced mature over time, they will continue to help the building better blend into the neighborhood.

Williams Plaza will be receiving robust landscaping enhancements that will improve the functionality of common outdoor spaces for residents and add visual interest to the neighborhood. The existing parking lot will be reconfigured to incorporate several landscaping upgrades. Existing curbs and paving will be selectively demolished to make space for new planting zones. Along the parking lot's perimeter, five-foot wide minimum planting zones will be provided on the North, West and South property lines. The existing pedestrian path leading from the parking lot to the main building entrance will also be reconstructed to include a new accessible ramp with new plantings along each side. The new planter zones will also bring the landscaping area per parking stall into code compliance. The proposal will reduce the total number of parking spaces from 25 to 24 in order to increase landscaping. Upon completion, there will be roughly 2,900 SF of planting area within the parking lot.

There will also be several landscaping improvements along the north edge of the existing building. L3 landscape screening will be provided along portions of the North and East property lines to screen the existing pad-mounted transformer. There will be a new concrete sidewalk built on the North side of the building, immediately outside of the new resident services office, which will host three long term bike parking racks. New plantings will be provided to refresh the existing landscaping areas along the building's North, East and South faces. Existing planters will be repaired as needed and two new picnic tables will be provided.

These proposed landscaping enhancements will reinforce the historic character that defines the district by reflecting the historic pattern of softer, greener site edges which is common among the apartment buildings built in the district's period of significance. The proposed alterations will continue a pattern established by the many historic multi-family structures of the neighborhood, enhancing the residential nature of the local area by providing buffering along site boundaries.

Per the Adopted Northwest District Plan adopted in 2003, "In contrast to the hard edge of the storefront-lined main streets, the residential side streets are characterized by a softer, greener edge provided by large street trees and landscaping and plantings in shallow front setbacks and courtyards. While some apartment buildings on these streets include no setbacks or courtyards, they rarely dominate any block frontage." One of the primary goals identified in the plan calls for, "preservation of the character of the community's historic residential core, including the Alphabet Historic District." Additionally, the Community Design Guidelines suggest that one of the ways the

“Community Plan Character” guideline may be met in the Northwest District Plan Area includes, “along streets where residential uses predominate, utilizing design elements that acknowledge established characteristics that serve to distinguish residential streets from the more intensely hardscaped main streets and streetcar alignment.” The proposed project will thus enhance the residential nature of the area.

These guidelines are 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.

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;

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

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

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 for E1, D1, D3, D4 and D5: The proposal’s improvements to site landscaping will contribute to providing a green edge and sense of safety and enclosure for pedestrians, making the pedestrian network in the area more pleasant. The additional landscaping will visually break up the parking lot and the building’s large mass to persons walking past the site adding human scale around the property and to the streetscape. The location of the existing surface parking lot is undesirable in that it abuts the site’s frontage on NW Everett Street. The addition of enhanced landscaping will help alleviate some of the dominance held by the existing vehicle area as one of the site’s more prominent visual elements. Changes to the existing parking area will make it better integrated with the site and its surroundings and the new landscaping will enhance the residents’ and pedestrians’ experience on NW Everett Street. Not only will the addition of more landscaping contribute to making a more vibrant and pedestrian-oriented streetscape, it will be beneficial for stormwater management and for reducing the heat island effect of the paved area.

The proposed alterations will contribute to the overall usable outdoor areas on the site. While not a public facing alteration, the replacement of an existing window with a new storefront and canopy on the back side of the building (north elevation) creates a more permeable and active building for residents of the 101 units that have access to the site. This new storefront will have weather protection and will be well integrated with the existing building, keeping the same height as the building’s other exterior storefront entrances and having frames and mullions finished to match the existing storefronts. Facing onto a newly finished concrete-paved outdoor area, it provides a more visible and active outdoor area that will also be the location of three new exterior bicycle parking racks located at the rear of the building. The alterations will contribute to a revitalized outdoor space encouraging more interaction and safety. The addition of a door to the rear of the building opening from an active space (the office) onto the bicycle parking courtyard will increase the perception by residents and employees that the rear area is an extension of the building’s common areas. This should increase activity at the rear of the building and thus increase surveillance opportunities, safety and livability.

These guidelines are 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.

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 and D8: The proposal fully supports the architectural integrity of the original building. The minor exterior alterations are in keeping with the architecture and materiality of the existing structure. The new storefront system provides an entry at the same height as the building’s other exterior storefront entrances and has mullions finished to match the existing storefronts and form a cohesive composition. The new canopy (steel-constructed), bicycle plaza, and landscaping will provide visual interest, activity, and human scale to remedy the underwhelming public spaces that currently exist.

These guidelines are met.

MODIFICATION REQUESTS (33.846.070)

33.846.070 Modifications Considered During Historic Resource Review

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the historic resource review process. These modifications are done as part of historic resource review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through historic resource review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. **Purpose of the standard.**
 1. The resulting development will meet the purpose of the standard being modified; or
 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

The following **Modification** is requested:

1. **33.266.220.C.3 Standards for Bicycle Parking** (required per 33.258.070.D.2.b, Non-conforming upgrades) - To allow:
 - Non-lockable racks in the dwelling units (101) and in the maintenance room (5); and,
 - New uncovered staple racks to be installed on new concrete pad on north side of building to be counted as long-term spaces (6).

Purpose: These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage.

Standard: For Bicycle racks, the Office of Transportation maintains a handbook of racks and siting guidelines that meet the standards of this paragraph. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:

- a. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;

- b. A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components.

A. Better meets historic resource review approval criteria. *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

Findings: The modification to allow non-lockable racks in the dwelling units (101) and in the maintenance room (5); and uncovered staple racks on new concrete pad on north side of building to be counted as long-term spaces (6) will allow the proposal to better meet the following Community Design Guidelines (CDG's):

- *E2: Stopping Places, E4: Corners that Build Active Intersections, and D1. Outdoor Areas:* Because there is not enough room in the existing building to provide 112 long-term bike parking spaces in a single bike room on the ground level, these guidelines which focus on providing active ground level open areas for pedestrians will be better met, since no existing outdoor area or interior common areas will be lost to bike parking areas. This will allow the space occupied by the existing ground level pedestrian uses to continue.

B. Purpose of the standard. *The resulting development will meet the purpose of the standard being modified.*

Findings: The purpose of the bike parking requirement is to encourage the use of bicycles by providing safe and convenient places to park bikes. The regulations ensure adequate short- and long-term bicycle parking based on the demand generated by the use. The use of this building serves a population of people who are primarily elderly and disabled and the demand for bike parking is therefore relatively low. Allowing the long-term bike parking spaces to be located within the residents' units gives the residents a sense of security that their bike is safe. Additionally, the minimal profile of the proposed in-unit rack will allow residents to make better use of interior space when it's not in use. The few staple racks that will also provide long-term bike parking (6 of the 112 spaces) on the ground level, while not in a locked area, are located in a public area abutting the new door to the resident services office, and therefore will be under the watchful eyes of people entering and exiting the building.

This Modification therefore merits approval.

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 and site changes to this existing multi-dwelling development will increase the building's compatibility with its surrounding historic district and improve and activate the surrounding pedestrian network. The new exterior improvements are intended to upgrade a large, existing multi-dwelling building to create a more harmonious modern companion to its historic neighbors than presently existing. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to a non-contributing structure in the Alphabet Historic District including new landscaping, mechanical equipment relocation, screening, replacement of a ground-floor window with a new storefront system, new rear canopy, and new roof guard rail.

Approval of the following **Modification** request:

1. 33.266.220.C.3 Standards for Bicycle Parking (required per 33.258.070.D.2.b, Non-conforming upgrades) - To allow:
 - Non-lockable racks in the dwelling units (101) and in the maintenance room (5); and,
 - New uncovered staple racks on the ground floor to be counted as long-term spaces (6).

Approval per Exhibits C-1 through C-9, signed and dated 1/9/2019, 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 18-243089 HRM." 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: Tanya Paglia



Decision rendered by: _____ **on 1/9/2019.**

By authority of the Director of the Bureau of Development Services

Decision mailed: 1/15/2019

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 September 28, 2018, and was determined to be complete on October 10, 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 September 28, 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 requested that the 120-day review period be extended 35 days. Unless further extended by the applicant, **the 120 days will expire on: 3/16/2019.**

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

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has

independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

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

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

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on 1/29/2019** 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 Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after 1/29/2019 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.

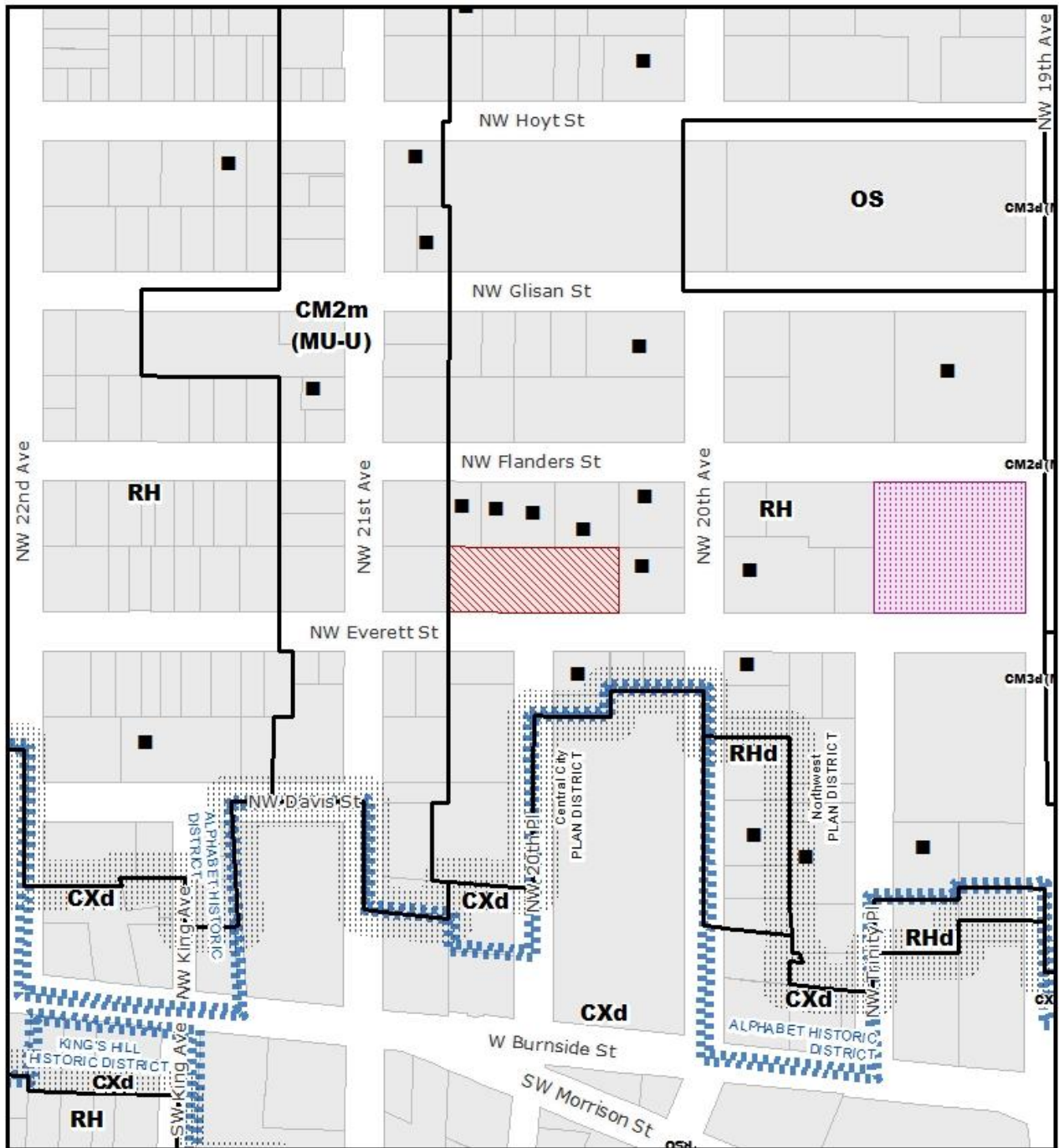
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
1. Applicant's project description, 9/25/2018
 2. Photos of existing conditions
 3. Bike parking Modification Information
 4. Original plan set – NOT APPROVED/reference only, 9/25/2018
 5. Updated plans, partial elevations & details for generator screening – NOT APPROVED/reference only, 11/16/2018
 6. Diagrams of generator screening alternatives – NOT APPROVED/reference only, 11/28/2018
 7. Diagram of generator placement alternatives – NOT APPROVED/reference only, 12/6/2018
 8. Revised site plan with generator and bicycle rack placement changes – NOT APPROVED/reference only, 12/6/2018
 9. Diagram of generator placement and screening – NOT APPROVED/reference only, 12/6/2018
 10. Diagram & rendering of screening – NOT APPROVED/reference only, 12/18/2018
 11. Rendering of generator screening – NOT APPROVED/reference only, 12/19/2018
 12. Additional plan set pages:
 - a. Cover sheet
 - b. Project information
 - c. Utility plan
 13. Request for Extension of 120-Day Review Period for 14 days dated 11/27/2018
 14. Request for Extension of 120-Day Review Period for 7 days dated 12/19/2018
 15. Request for Extension of 120-Day Review Period for 14 days dated 1/4/2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. Planting Plan (attached)
 3. Planting Palette
 4. Floor Plan & Reflected Ceiling Plan Level 1
 5. Unit Plans & Reflected Ceiling Plans
 6. Enlarged Plans & Partial Elevations in Areas of Proposed Alterations (attached)

7. Roof Plan and Guardrail Detail
 8. Existing Conditions Site Plan
 9. Site Improvements Plan
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Life Safety Division of the Bureau of Development Services
 2. Fire Bureau
 3. Bureau of Environmental Services
 4. Bureau of Transportation Engineering and Development Review
- F. Correspondence: None received
- G. Other:
1. Original LU Application

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



ZONING



THIS SITE LIES WITHIN THE:
NORTHWEST PLAN DISTRICT
ALPHET HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 18-243089 HRM AD
1/4 Section	3027
Scale	1 inch = 200 feet
State ID	1N1E33CA 12600
Exhibit	B Oct 11, 2018

