



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: May 14, 2019
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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

CASE FILE NUMBER: LU 18-107716 DZ

GENERAL INFORMATION

Applicant: Charles Moseley
Barghausen Consulting Engineers, Inc.
18215 72nd Ave. S
Kent, WA 98032

Property Owner: PacWest Energy LLC, dba Jackson's Food Stores, Inc.
3450 E Commercial Ct.
Meridian, ID 83642

Site Address: 5524 SE 82nd Ave.

Legal Description: BLOCK 3 LOT 1&2 INC PT VAC ALLEY EXC PT IN ST LOT 3&4 INC PT VAC ALLEY; N 6' OF LOT 5 INC PT VAC ALLEY, EVELYN; BLOCK 3 LOT 28 TL 5200, EVELYN; BLOCK 3 LOT 29-31 INC PT VAC ALLEY EXC PT IN ST, EVELYN; BLOCK 3 LOT 32 INC PT VAC ALLEY EXC PT IN ST LOT 33 INC PT VAC ALLEY; EXC PT IN STS, EVELYN

Tax Account No.: R260800270, R260800290, R260800550, R260800560, R260800590
State ID No.: 1S2E16CB 06800, 1S2E16CB 06700, 1S2E16CB 05200, 1S2E16CB 05100, 1S2E16CB 05000

Quarter Section: 3639
Neighborhood: Lents, contact Nick Christensen, Land Use Chair, at mojavenc@gmail.com

Business District: Eighty-Second Ave of Roses Business Association, contact info@82ndave.org & Lents Grown Business Association, contact lentsgrown@gmail.com

District Coalition: East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694

Zoning: EXd – Central Employment with Design (“d”) overlay zone
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission

Proposal: The applicant proposes to redevelop the existing gas station and retail store on this site with a new gas station canopy and a larger store. The new store will be one-story, about 4,400 square feet in area, and sited near the northwest corner of the property. The proposal also includes new landscaping areas with trees, shrubs, and ground cover plants. No increase in the existing number of gas pumps on the site is proposed. Design Review is required because the site is in a Design overlay zone.

The applicant also applied separately for a Nonconforming Situation Review for this project (case file LU 18-107727 NU). A decision on the Nonconforming Situation Review application is expected soon.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are the Community Design Guidelines.

ANALYSIS

Site and Vicinity: The site is approximately 0.85 acres in area and is located on the southeast corner of SE 82nd Avenue and SE Foster Road. Both SE 82nd Avenue and SE Foster Road are major arterials with frequent transit service. The site also has frontage on SE 83rd Avenue, a local service street. The site is currently developed with a gas station, a small (1,121-square-foot) retail store underneath the gas station canopy, and a drive-through car wash which will be removed. The neighboring commercial areas along SE 82nd Avenue and SE Foster Road are characterized by one-story commercial buildings and surface parking lots. Neighboring commercial development has an auto-accommodating character. Properties along SE 83rd Avenue, to the south and southeast of the site, are mostly developed with single-dwelling houses.

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

The Design (“d”) overlay zone is intended to promote the conservation, enhancement, and continued vitality of areas of the city with special scenic, architectural, or cultural value.

Land Use Review History: There was one prior land use review for the site. In 1987, a Conditional Use Review was approved for a new gas station and convenience store (CU 087-87).

Agency Review: A “Notice of Proposal” was sent April 2, 2019. The following Bureaus responded with no concerns about the proposal:

- Bureau of Environmental Services (Exhibit E-1);
- Water Bureau (Exhibit E-2);
- Fire Bureau (Exhibit E-3);
- Site Development Section of BDS (Exhibit E-4); and
- Life Safety Review Section of BDS (Exhibit E-5).

Neighborhood Review: No written responses to the mailed “Notice of Proposal” were received from either the Neighborhood Association or notified neighbors for this Design Review application. (A written comment was received for the Nonconforming Situation Review application and will be addressed in that decision.)

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 (“d”) overlay zone; therefore, the proposal requires this review. In this 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.

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 P1, D7, and D8: The site is located on a major intersection within the Outer Southeast Community Plan area. The current development on the site has a simple, functional appearance. The existing gas station canopy and store are set back from the street, and nearly the entire site is paved.

The new, larger retail store will be constructed near the intersection of SE 82nd Avenue and SE Foster Road, with the gas station canopy and vehicle area behind. The entrance to the store will face the intersection, and a paved walkway will connect the building entrance to the public sidewalk. Large window areas will face both SE 82nd Avenue and SE Foster Road, allowing transparency between the interior of the store and the adjacent sidewalks. New landscaping including trees and shrubs will be provided along all four perimeters of the site, with additional landscaping around the vehicle area. As envisioned in the Outer Southeast Community Plan, the proposal will create a more pleasant and pedestrian-friendly commercial environment at a major intersection and on an historic streetcar street (SE Foster Road).

Durable cladding materials are proposed, with a combination of brick, metal panels, and composite siding with a wood-like appearance. The articulated, angled building facades,

large street-facing windows, and deep metal awnings will all contribute to an attractive building design.

The mass and scale of the development will be compatible with other commercial development in the area, most of which is also single-story. The single-story McDonald's restaurant building across the street from the site (at 5615 SE 82nd Avenue) was recently approved for remodeling through Design Review (case file LU 16-251699 DZ). Some of the cladding materials approved for the McDonald's remodel will be comparable to those proposed for the subject site (brick, metal, and composite siding with a wood-like appearance).

For these reasons, these guidelines are met.

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.

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 for E3 and E5: The new retail building will have only one story and will be constructed near the public sidewalks along SE 82nd Avenue and SE Foster Road. This will create a more pleasant, human-scaled pedestrian environment near this intersection than exists today. (The existing store is located toward the center of the site, underneath the gas station canopy.) Visual interest at the sidewalk level will be enhanced by articulated, angled building facades, variations in siding materials, and large street-facing windows extending from floor level to almost 9 feet above floor level. Deep metal awnings around much of the building's exterior and above both entrances will enhance the appearance of the building and provide weather protection for pedestrians.

For these reasons, these guidelines are 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;

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

Findings for D1 and D3: New landscaping including trees, shrubs, and ground cover plants will be provided along all four perimeters of the site, with additional landscaping around the vehicle area. A broad variety of plants is proposed, including large-canopy trees such as scarlet oak and tulip trees. The new landscaping will soften views of the site, provide shading and cooling, and infiltrate stormwater. The largest usable outdoor area (excluding the stormwater infiltration planter) will be immediately south of the new building. This area of lawn, trees, and shrubs will be accessible from a paved walkway, and the trees and shrubs will soften a windowless portion of the building wall and create a more inviting appearance from the street.

For these reasons, these guidelines are met.

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

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 D2 and E4: The site abuts two arterial streets classified as Major Transit Priority Streets in the City's Comprehensive Plan: SE 82nd Avenue and SE Foster Road. The new retail store will be constructed near the intersection of these two streets, with the

gas station canopy and vehicle area located behind. The building will be constructed at an angle from the street corner, and the main entrance to the store will directly face the intersection. The main entrance will be emphasized with an awning and signage above, and a paved walkway will connect the entrance to the public sidewalk. Significant amounts of glazing facing both SE 82nd Avenue and SE Foster Road will make activity within the building visible from the public sidewalks, enhancing the pedestrian environment near the intersection.

For these reasons, these guidelines are met.

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.

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.

Findings for D4 and E1: No parking garage is proposed, but surface parking will be provided south and east of the new retail store. The store will be constructed near the intersection of the two abutting transit streets (SE 82nd Avenue and SE Foster Road), and there will be no vehicle area between the building and these transit streets. The new building will be surrounded on all four sides by public and private sidewalks, and pedestrians will be able to access the store from SE 82nd Avenue and SE Foster Road without having to cross the parking area. The walkway between the store and SE 83rd Avenue (a local service street) will cross through the parking area, but the pedestrian path will be visually emphasized with a contrasting paving material. New trees and shrubs around the parking area will soften the view of it from the street and from neighboring properties.

For these reasons, 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 for D5: The new retail store will be near the intersection of the abutting transit streets (SE 82nd Avenue and SE Foster Road). Both street-facing facades will have significant glazing, and a glazed building entrance will face the corner. The resulting transparency between the building interior and the public sidewalks will promote “eyes on the street” to deter crime. The east wall facing the gas station canopy and the parking area will also have significant glazing, providing the store’s interior with a wide view of the site. Also, since the store will be near the northwest corner of the property, the interior of the site will be easily seen from all three abutting streets (SE 82nd Avenue, SE Foster Road, and SE 83rd Avenue). Pole-mounted lights will surround the vehicle area to illuminate the property at night.

For these reasons, this guideline is met.

DEVELOPMENT

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. As detailed in the approval criteria findings, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for a new retail store and gas station on the site of an existing retail store and gas station, per the approved plans, Exhibits C-1 through C-7, signed and dated May 10, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B and 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 18-107716 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 Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Andrew Gulizia

Decision rendered by:  **on May 10, 2019.**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 14, 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 January 16, 2018 and was determined to be complete on July 12, 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 January 16, 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 by a total of 245 days (Exhibits A-16 through A-18).

The 120-day review period will expire on July 12, 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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 28, 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 **May 28, 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 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.

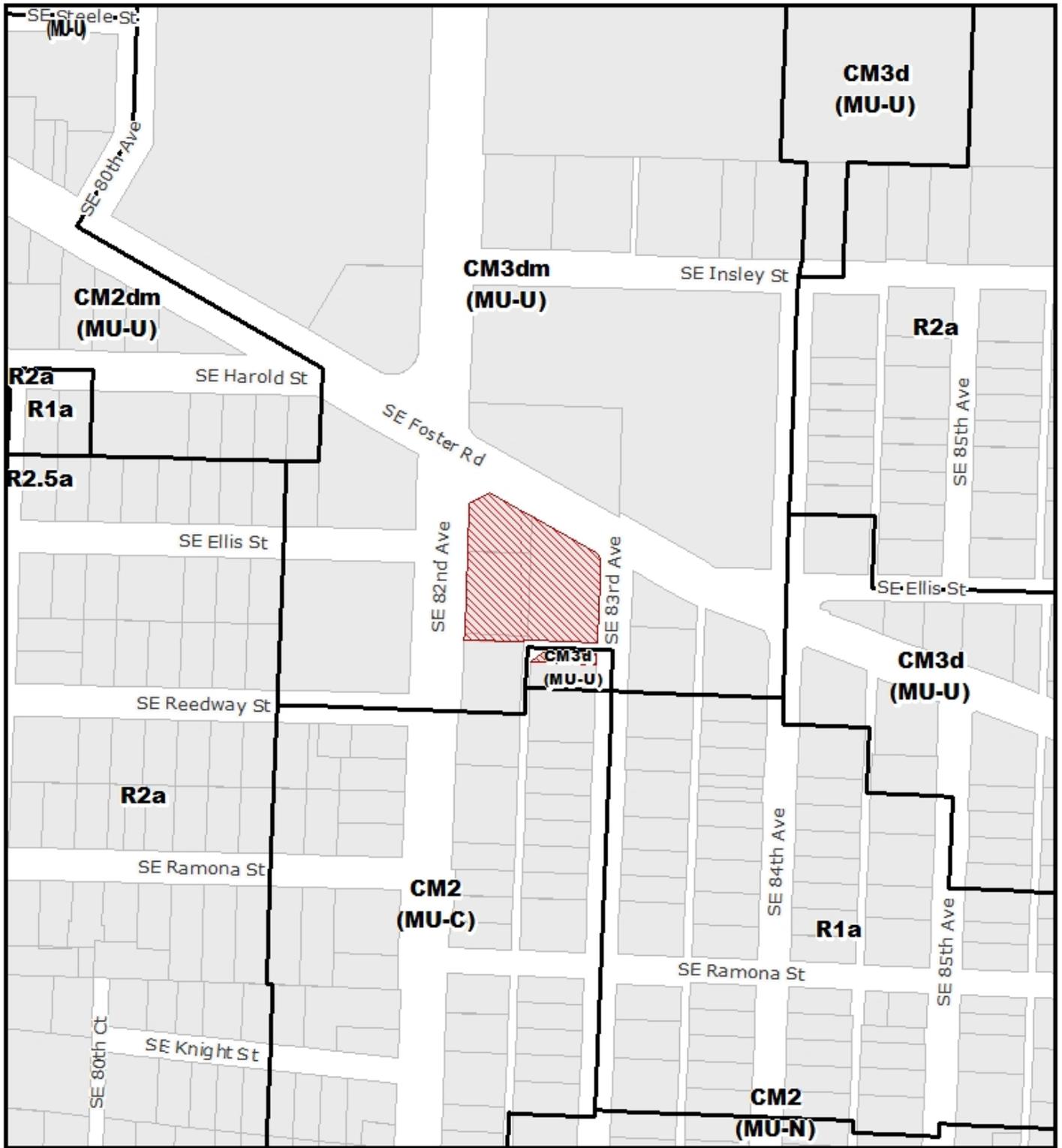
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Statement:
 - 1. Original written statement, received January 16, 2018
 - 2. Original Design Review narrative, received January 16, 2018
 - 3. Submittal letter, received January 16, 2018
 - 4. ADA 8-87 decision
 - 5. Early Assistance meeting notes
 - 6. Color renderings
 - 7. Materials details
 - 8. Photo survey
 - 9. Request to deem application complete, received July 12, 2018
 - 10. Originally submitted plan set, prior to revisions (superseded by Exhibits C-1 through C-7)
 - 11. Resubmittal letter, received July 23, 2018
 - 12. Revised written statement, received July 23, 2018
 - 13. Revised Design Review narrative, received July 23, 2018
 - 14. "Trespa Pura" façade material details
 - 15. Revised color renderings, received July 23, 2018
 - 16. Request to extend 120-day review period, received August 10, 2018
 - 17. Request to further extend 120-day review period, received September 25, 2018
 - 18. Request to further extend 120-day review period, received December 13, 2018
 - 19. Final resubmittal letter, received March 29, 2019
 - 20. Final revised Design Review narrative, received March 29, 2019
 - 21. Final revised color renderings, received March 29, 2019
 - 22. Existing conditions map
 - 23. Preliminary drainage and utility plan
 - 24. Landscaping plan prior to final revision (superseded by Exhibit C-7)
 - 25. Geotechnical and stormwater infiltration info
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site plan (attached)
 - 2. Retail store north and south building elevations (attached)
 - 3. Retail store west and east building elevations (attached)
 - 4. Retail store southwest building elevation
 - 5. Gas station canopy elevations (attached)
 - 6. Retail store floor plan
 - 7. Landscaping plan
- D. Notification Information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Site Development Review Section of BDS
 - 5. Life Safety Review Section of BDS
- F. Correspondence – none received
- G. Other:
 - 1. Land use application form and receipt
 - 2. Incompleteness determination letter, dated January 30, 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

 Site

File No.	LU 18-107716 DZ
1/4 Section	3639
Scale	1 inch = 200 feet
State ID	1S2E16CB 5000
Exhibit	B Jul 24, 2018

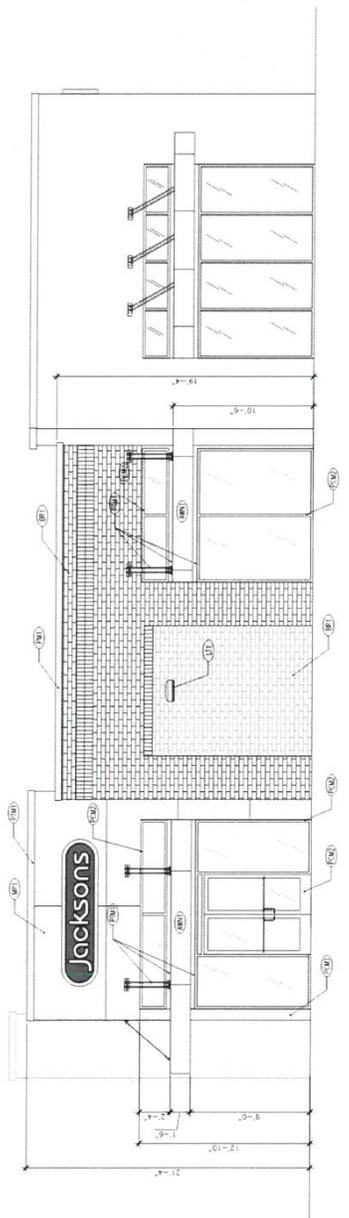
LM 18-10776 DZ EXHIBIT C-3

EXTERIOR ELEVATIONS JACKSONS STORE NO. 528 5524 SE 82ND AVENUE PORTLAND, OREGON 97266	Jacksons JACKSONS FOOD STORES, INC. 3450 E COMMERCIAL COURT MERIDIAN, ID 83642 PH 208.888.6061 FX 208.888.3585 WWW.JACKSONS.COM	For:	SHEET: A22 DRAWING NUMBER: 17857	 Barghausen Consulting Engineers, Inc. 1825 72nd Avenue South Kent, WA 98032 425.251.5222 barghausen.com

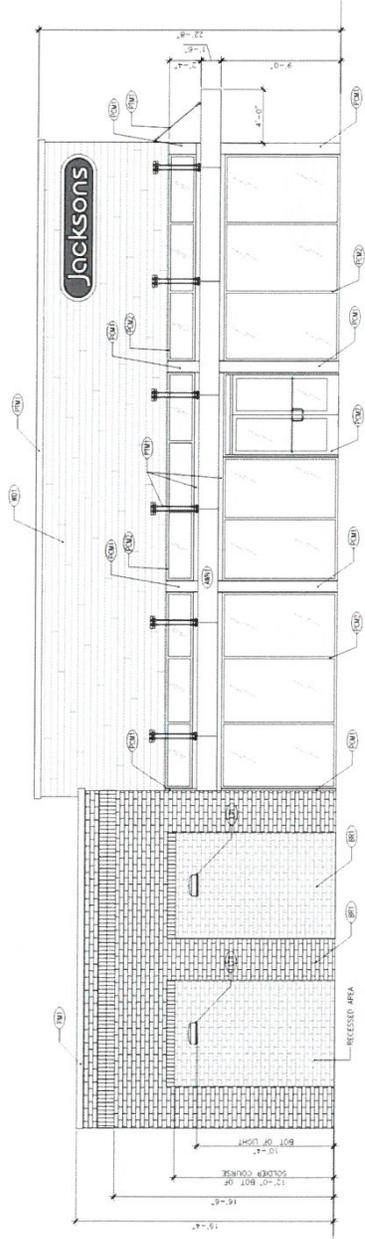
NO.	DATE	BY	CHKD	DESCRIPTION
1	05/19/19	AM	AM	NEW STORE
2	02/07/19	AM	AM	RESPONSE TO L&P COMMENTS
3	01/05/19	AM	AM	ISSUED FOR DESIGN REVIEW

PRELIMINARY

Approved
 City of Portland - Bureau of Development Services
 Planner: *A. Guhars*
 Date: *5/16/19*
 This approval applies only to the reviews requested and is not a guarantee of compliance with all applicable codes and regulations. Additional zoning requirements may apply.



WEST ELEVATION (facing 82nd Ave.)



EAST ELEVATION (facing 83rd Ave.)

LA 18-10716 DZ Exhibit C-5

JACKSONS STORE NO. 528
5524 SE 82ND AVENUE
PORTLAND, OREGON 97266

JACKSONS FOOD STORES, INC.
3450 E COMMERCIAL COURT | MERIDIAN, ID 83642
PH: 208.888.6081 | FX: 208.888.3585
WWW.JACKSONS.COM



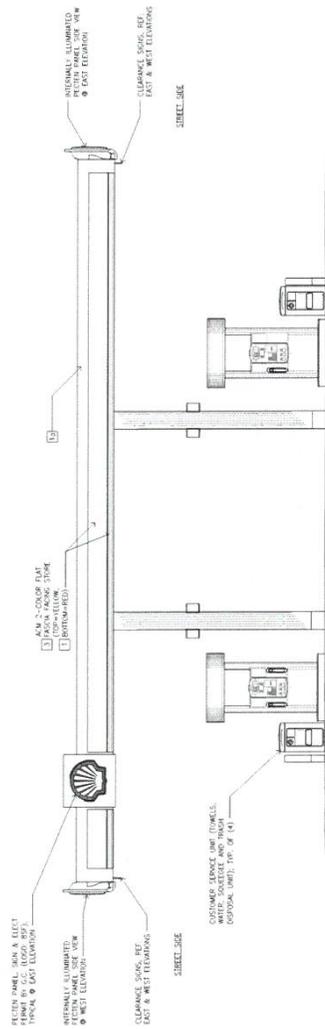
For

18215 22ND AVENUE SOUTH
KENT, WA 98032
(425) 251-8232
KENT, WA 98032
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
ARCHITECTURAL SERVICES
BAGHASEN CONSULTING ENGINEERS
121812
APPROVED: [Signature]
DATE: 12/18/17

CA1
7857

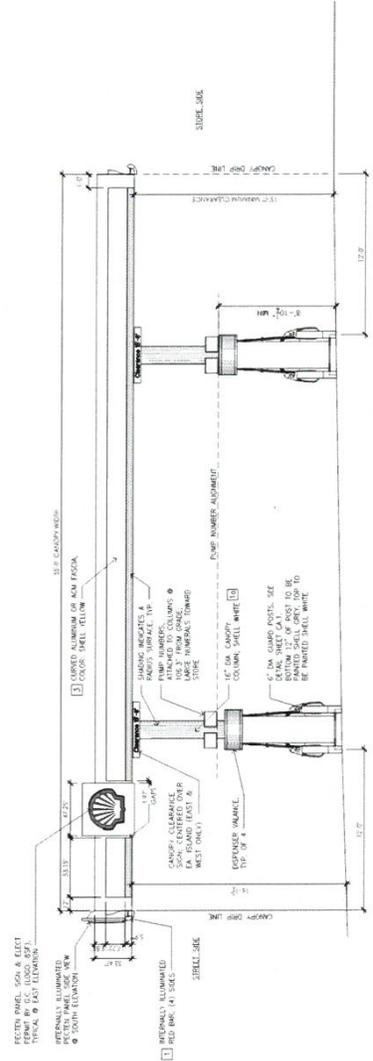
NO.	DATE	BY	CHK	APP	DESCRIPTION
01	05/18/17	SP	SP		ISSUED FOR DESIGN REVIEW

PRELIMINARY

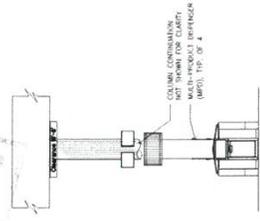


- COLOR LEGEND**
- 1 SHELL-WHITE
 - 2 SHELL-RED
 - 3 SHELL-DARK GREY
 - 4 SHELL-YELLOW

A. NORTHEAST ELEVATION (SOUTHWEST ELEVATION SIMILAR)



C. SOUTHEAST ELEVATION (NORTHWEST ELEVATION SIMILAR W/OUT LOGO)



VALET SIDE VIEW

City of Portland - Bureau of Development Services
 Approved: [Signature] 6/12/19
 Date: 5/10/19
 This approval is only in the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.