Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: June 10, 2019

To: Interested Person

From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@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 19-142824 AD

GENERAL INFORMATION

Applicant: Paul Wolfe | Dominek Architecture, LLC
2246 E Burnside St, #A, Portland, OR 97214
503-954-3065 | pwolfe@dominekarch.com

Owner: Terry Gariety | Homestead At Pittman Park Llc
3743 NE 24th Ave, Portland, OR 97212

Site Address: 1518 N BLANDENA ST

Legal Description: BLOCK 2 LOT 9&10, ERWIN & WATSONS ADD
Tax Account No.: R256300470
State ID No.: 1N1E21AD 12000
Quarter Section: 2528

Neighborhood: Overlook NA, contact landuse@overlookneighborhood.org.
Business District: None
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
Plan District: North Interstate
Zoning: CM3d – Commercial/Mixed Use 3 zoning with "d" Design Overlay zoning
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
The site has Commercial/Mixed Use zoning which allows for a variety of uses. Currently, the site is developed with 8 total residential units, with 4 units in each of two buildings. The first level of each of these units has a garage and hallway, both accessed from a central courtyard, and a bedroom and attached bathroom which connects both to the rest of the unit via the

hallway and to the outside through a door to a secondary pedestrian path near the east and west property lines.

The applicant wishes to convert the western 4 of these 8 bedroom/bathroom spaces to temporary lodging, which would be a Retail Sales and Service use. For 3 of the 4 units, the secondary pedestrian path would be the primary access to these spaces (the front unit has a door that faces N Blandena St).

Because the pedestrian path would now be a required path leading to a Retail Sales and Service use, it is required to be 6 feet wide. The applicant requests an Adjustment to Zoning Code Section 33.130.240.B.2.a to reduce the width of the required pedestrian path from 6 feet to 3 feet to maintain the existing path on the west side, as shown on the attached plans. The path would access three rooms that are each around 270 square feet.

Relevant Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The 10,000-square-foot site is developed with two buildings with 4 residential units each, with a central drive aisle leading to garages and main entrances. The site is one lot from N Interstate Ave, just north of N Going St.

The vicinity includes a mix of both residential and commercial uses. Nearby N Interstate Avenue is recognized as a significant commercial corridor. The historic built environment along Interstate Avenue is defined by development that occurred during the 1940s and 1950s. At the time, Interstate Avenue was the major north-south route for travel between California and Washington, and as a result, businesses developed that catered to the long-distance automobile traveler. With the construction of I-5 in the 1960s, the travel-oriented businesses along Interstate declined. However, the area is now witnessing a growth in new commercial and residential development, in large part due to the MAX light rail line that runs along Interstate connecting north Portland with downtown.

Portland's *Transportation System Plan* classifies N. Interstate Avenue as a District Collector, Regional Transitway/ Major Transit Priority Street, City Walkway; Major City Bikeway; and Major Emergency Response Street.

Zoning: The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. Design Review is typically required in this zone; however, this proposal will not require Design Review.

The "d" Design 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. Since no exterior development is proposed with this project, no provisions of the Design overlay are required to be met.

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

- ***LU 14-200181 DZM*** – Design Review approval for the two buildings currently on the site, with 8 dwelling units total. This review modified the pedestrian path standards of 33.140.240.B.2 to allow for a shared, central pedestrian/vehicle court down the middle of the site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 3, 2019**. The following Bureaus have responded with no issues or concerns:

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

The Life Safety (Building Code) Plans Examiner noted the building code standards that would be required to be met at time of building permit prior to the change of occupancy being approved (Exhibit E.6).

Neighborhood Review: No written responses were received from either the Neighborhood Association or notified neighbors in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.805.010 Purpose (Adjustments)
The regulations of the Zoning Code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The Adjustment Review process provides a mechanism by which the regulations in the Zoning Code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the Zoning Code's regulations would preclude all use of a site. Adjustment Reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the Zoning Code to continue providing certainty and rapid processing for land use applications.

33.805.040 Approval Criteria
Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

A. Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The purpose for the pedestrian standards in the Commercial/Mixed Use zones is stated in Zoning Code Section 33.130.240.A:

A. Purpose. The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible.

The applicant proposes to repurpose an existing path that currently serves as a secondary exit path, and make it the primary access point for three separate temporary lodging facilities. While temporary lodging is categorized as a Retail Sales and Service use in the Zoning Code, the amount of pedestrian traffic expected to be generated from these three rooms is equivalent to three hotel rooms, which would be less than the standard retail storefront which might draw hundreds of customers per day, with a required 6-foot-wide pedestrian path. The level of traffic expected is closer to a residential use than a storefront use. The residents onsite will continue to use the main entries off of the central court between the two buildings; the only users of this side path are expected to be related to the temporary lodging use (guests, cleaners, etc.).

In the pedestrian standards for Commercial/Mixed Use zones, if a development is all residential and a pedestrian path leads to 4 residential units or fewer, that path may be at least 3 feet wide. Given the similarities between expected usage of the three hotel rooms and three residential unit, the reduction in the width of the path to 3 feet can equally meet the purpose of a safe and usable pedestrian circulation system.

The path is made of bricks and is adjacent to 5 feet, 7 inches of mature landscape screening on the sunny western property line of the building, both of which create a pleasant walking environment. This path meets the purpose that pedestrian circulation systems be attractive. Further, the path provides a direct route to the sidewalk from all three of the entrances to the hotel rooms.

For these reasons, the proposal equally meets the purpose of the regulation. This criterion is met.

The existing pathway leading to the three entrances to the temporary lodging facilities, adjacent to landscaping.

B. If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is in a CM3 zone; therefore, the proposal must be consistent with the classifications of the adjacent streets and the desired character of the area.

Street Classifications
N Blandena St is considered a Local Service street for all modes. The Portland Bureau of Transportation reviewed the proposal and responded with no objections: "This request is not anticipated to generate more trips to the site than would be generated by a Retail Sales and Service use with an on-site pedestrian system meeting the width standard of 33.130.240. Therefore, PBOT has no objections to the requested Adjustment" (Exhibit E.2). For these reasons, the proposal is consistent with the street classifications and this aspect of the criterion is met.

Desired Character of Area
The "desired character" of an area is defined in Zoning Code Section 33.910.030 as the preferred or envisioned character based on the purpose statement or character statement of the base zone and any adopted area plans. The subject site is located within the CM3 zone, and within the Albina Community Plan area and the North Interstate Plan District.

The character statement for the CM3 zone in Section 33.130.030.D reads as follows:

> **Commercial/Mixed Use 3 zone.** The Commercial/Mixed Use 3 (CM3) zone is a large-scale zone intended for sites in high-capacity transit station areas, in town centers, along streetcar alignments, along civic corridors, and in locations close to the Central City. It is intended to be an intensely urban zone and is not appropriate for sites where adjacent properties have single-dwelling residential zoning. The zone allows a wide range and mix of commercial and residential uses, as well as employment uses that have limited off-site impacts. Buildings in this zone will generally be up to six stories tall unless height and floor area bonuses are used, or plan district provisions specify other height limits. Development is intended to be pedestrian-oriented, with buildings that contribute to an urban environment with a strong street edge of buildings. The scale of development is intended to be larger than what is allowed in lower intensity commercial/mixed use and residential zones. Design review is typically required in this zone.

The proposed Adjustment will reduce the width requirement for the pedestrian walkway from 6 feet to 3 feet. The 3-foot-wide walkway will be mostly hidden from public view behind a wooden fence and gate, so the width of the walkway will not directly affect the factors described above. The narrower walkway has enabled slightly wider landscape screening than required (5 feet, 7 inches instead of 5 feet), which provides a green buffer between the proposed temporary lodging use and the house next door, supporting compatibility with the adjacent residential zone. This aspect of the approval criterion is met.

The site is within the boundaries of the adopted North Interstate Corridor Plan, which calls for the area immediately west of N Interstate to serve as a transition between the residential neighborhood and the denser N Interstate frontages (Section 5 and Appendix M). The development went through Design Review in 2014 when it was initially constructed, and at that time it was determined to meet the relevant Community Design Guidelines as required. Both then and now, the zoning applied to the site emphasized dense, urban, multi-use developments. The plan itself has no

policies or objectives, being primarily an urban design concept and Zoning Code update project. This proposal is not in conflict with the adopted area plan.

The site is also within the boundaries of the adopted Albina Community Plan. Although no policies from this Plan are found to be relevant to the width of the walkway, the following policy discusses development of tourism, which, arguably, the provision of hotel rooms supports by creating opportunities for people to stay in Albina and support other local businesses and shopping locations while in the area.

> Policy Area III: Business Growth and Development
> Policy A: Business Investment and Development *Objective 14: Strengthen the markets for local goods and services by encouraging business growth, tourism development, residential rehabilitation, and new housing construction.*

Staff finds the proposal is not in conflict with the Albina Community Plan. This criterion is met.

C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is requested. This criterion is not applicable.

D. City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). As the site is not within an environmental zone, this criterion is not applicable.

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 proposal to reduce the width of an existing pedestrian path from 6 feet to 3 feet (required by a change of use from residential to commercial) equally meets the intent of the regulations to be modified and is consistent with the desired character of the CM3 zone. The applicant has

demonstrated that the applicable approval criteria are met. Since the approval criteria are met, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to Zoning Code Section 33.130.240.B.2.a to reduce the width of the required pedestrian path accessing three temporary lodging rooms from 6 feet to 3 feet to maintain the existing path on the west side of the property, per the approved plans, Exhibits C.1 through C.4, signed and dated June 5, 2019, subject to the following conditions:

A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 19-142824 AD."

Staff Planner: Amanda Rhoads

Decision rendered by: _____ on June 5, 2019
By authority of the Director of the Bureau of Development Services

Decision mailed: June 10, 2019

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 April 3, 2019, and was determined to be complete on April 30, 2019.

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 April 3, 2019.

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: August 28, 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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 24, 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 Adjustment Committee 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 Adjustment Committee 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 **June 24, 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.

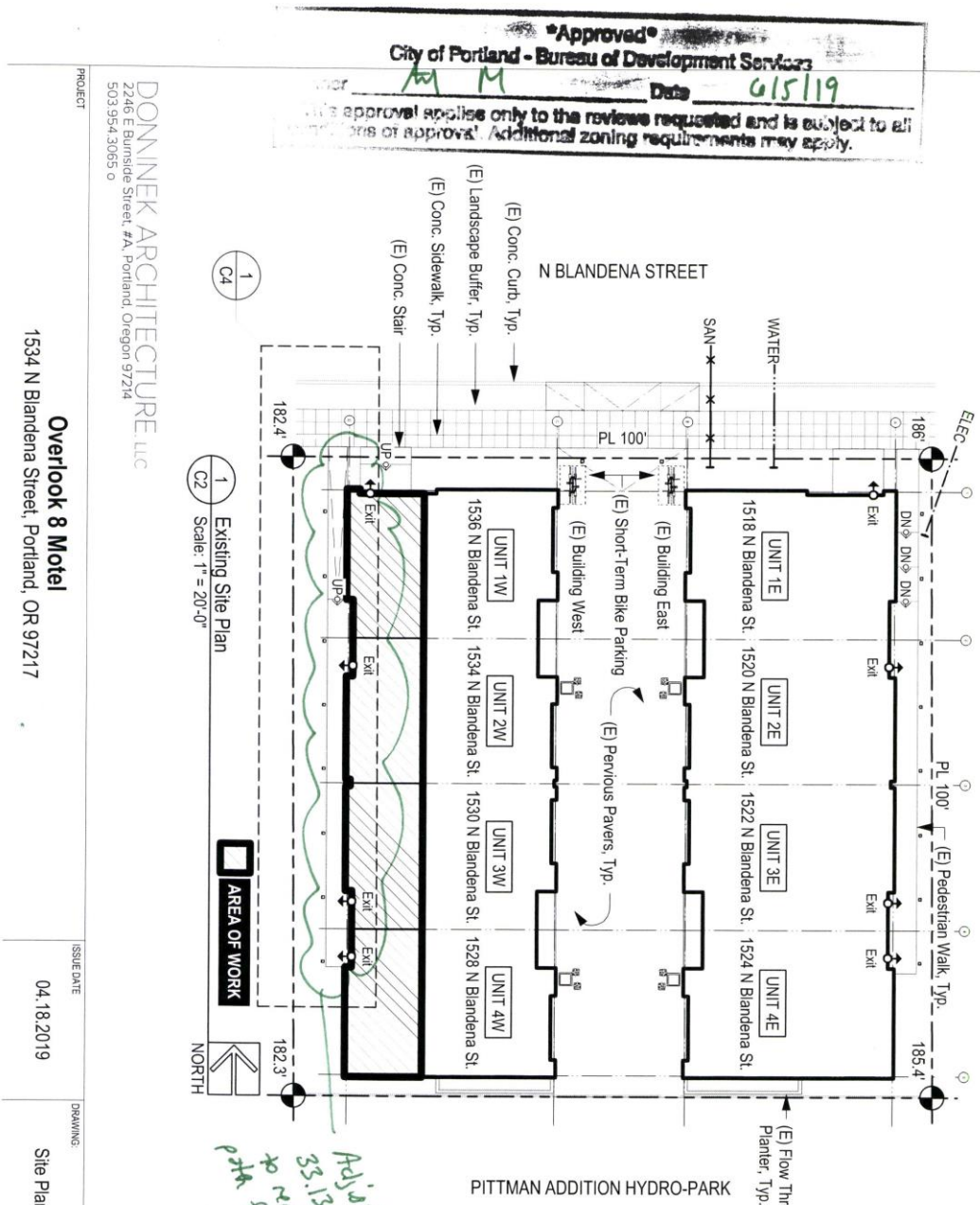
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Statement
   1. Original Applicant Narrative
   2. Original Plan Set
   3. Response to Incomplete Letter, April 29, 2019
   4. Updated Applicant Narrative (superseded by A.5)
   5. Final Applicant Narrative, April 29, 2019
   6. North Elevation
   7. Building Section showing area of temporary lodging units
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Area Site Plan
   2. Site Plan (attached)
   3. Landscape Plan (attached)
   4. Detailed Site Plan (attached)
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Transportation
   3. Water Bureau
   4. Fire Bureau
   5. Site Development Review Section of BDS
   6. Life Safety (Building Code) Plans Examiner
F. Correspondence: none received
G. Other:
   1. Original Land Use Application and Receipt
   2. Incomplete Letter, April 17, 2019
   3. Planner Email to Applicant, April 19, 2019

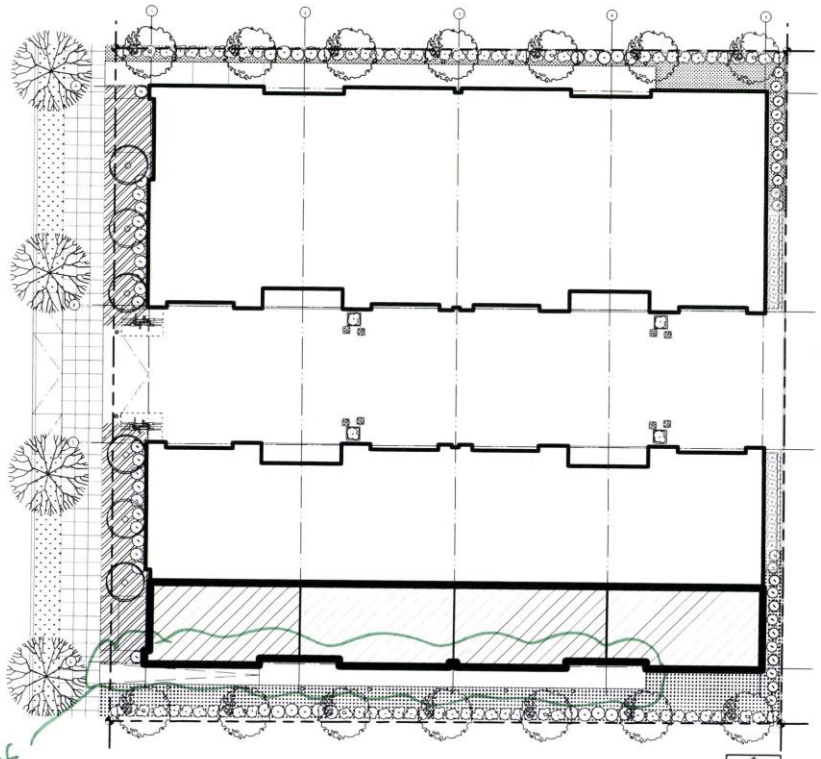
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).


Approved
City of Portland - Bureau of Development Services
Date 6/5/19
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
N BLANDENA STREET
(E) Conc. Curb, Typ.
(E) Landscape Buffer, Typ.
(E) Conc. Sidewalk, Typ.
(E) Conc. Stair
SAN
WATER
ELEC
PL 100'
186'
182.4'
182.3'
185.4'
UP
DN
Exit
UNIT 1E
1518 N Blandena St.
UNIT 2E
1520 N Blandena St.
UNIT 3E
1522 N Blandena St.
UNIT 4E
1524 N Blandena St.
UNIT 1W
1536 N Blandena St.
UNIT 2W
1534 N Blandena St.
UNIT 3W
1530 N Blandena St.
UNIT 4W
1528 N Blandena St.
(E) Building East
(E) Building West
(E) Short-Term Bike Parking
(E) Pervious Pavers, Typ.
(E) Pedestrian Walk, Typ.
(E) Flow Through Planter, Typ.
PITTMAN ADDITION HYDRO-PARK
AREA OF WORK
NORTH
1 C4
1 C2
Existing Site Plan
Scale: 1" = 20'-0"
Adjustment to 33.130.240.B.2.a to reduce pedestrian path from 6' to 3'
CASE NO. LU 19-142824 AD
EXHIBIT C.2
DONNINEK ARCHITECTURE LLC
2246 E Burnside Street, #A, Portland, Oregon 97214
503.954.3065 o
PROJECT
Overlook 8 Motel
1534 N Blandena Street, Portland, OR 97217
ISSUE DATE
04.18.2019
DRAWING
Site Plan
SHEET NO.
C2

Approved
City of Portland - Bureau of Development Services
AM
Date 6/5/19
This approval applies only to the reviews requested and is subject to all conditions or approval / additional zoning requirements may apply.

Plant Legend

	SYMBOL	[QUANTITY] SIZE	SCIENTIFIC NAME COMMON NAME
TREES			
PP		[4] 2.5"	*Parrotia Persica* Persian Ironwood
SJ		[14] 2"	*Styrax Japonicus* Japanese Snowbell
AC		[6] 2"	*Malus Fusca* Western Crabapple
SHRUBS			
SR		[24] 5 Gal, spaced as shown	*Sarcococca Ruscifolia* Fragrant Sweet Box
BS		[76] 5 Gal, spaced as shown	*Buxus Sempervirens* Graham Blandy Boxwood
EJ		[23] 5 Gal, spaced as shown	*Euonymus Japonicus* Green Spire
JV		[24] 5 Gal, spaced as shown	*Juniperus Virginiana* Skyrocket Juniper
GROUNDCOVER & GRASSES			
PM		1 Gal, tri-spaced, 18" O.C.	*Polystichum Munitum* Western Sword Fern
PT		1 Gal, tri-spaced, 24" O.C.	*Pachysandra Terminalis* Japanese Pachysandra
TP		1 Gal, tri-spaced, 24" O.C.	*Thymus Pseudolanuginosus* Woolly Thyme
T			Turf
JP		1 Gal, tri-spaced, 12" O.C.	50% *Juncus Patens* Spreading Rush 50% *Polystichum Munitum* Sword Fern

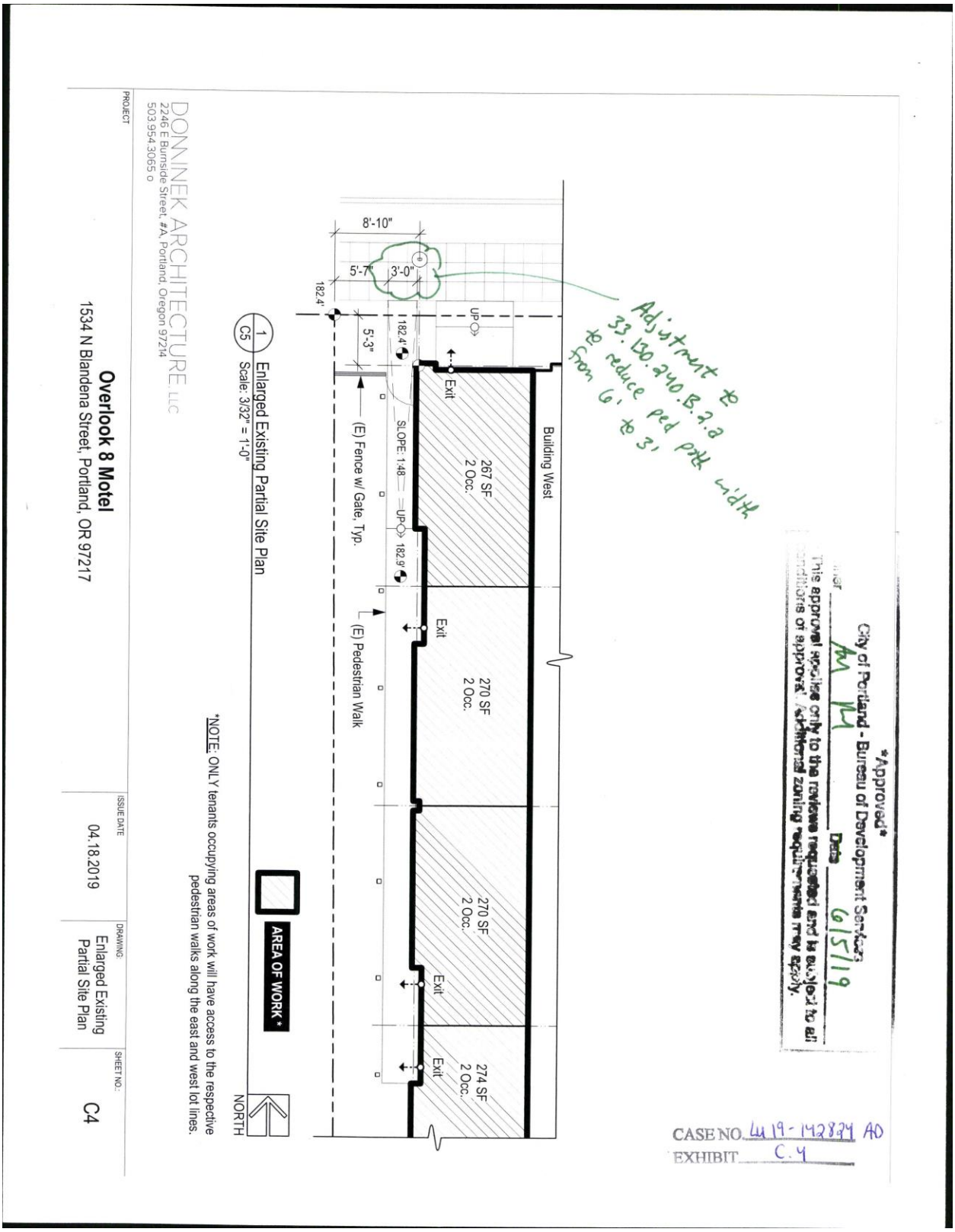


1 / C3 Existing Landscape Plan
Scale: 1" = 20'-0"

CASE NO. LU 19-142824 AD
EXHIBIT C.3

DONNINEK ARCHITECTURE, LLC
2246 E Burnside Street, #A, Portland, Oregon 97214
503.954.3065 o

PROJECT	ISSUE DATE	DRAWING:	SHEET NO.:
Overlook 8 Motel 1534 N Blandena Street, Portland, OR 97217	04.18.2019	Existing Landscape Plan	C3


Approved
City of Portland - Bureau of Development Services
Date 6/5/19
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.
Adjustment to 33.130.240.B.2.a to reduce ped path width from 6' to 3'
Building West
267 SF
2 Occ.
270 SF
2 Occ.
270 SF
2 Occ.
274 SF
2 Occ.
Exit
Exit
Exit
Exit
UP
SLOPE: 1:48
182.4'
182.9'
8'-10"
5'-7"
3'-0"
5'-3"
(E) Fence w/ Gate, Typ.
(E) Pedestrian Walk
AREA OF WORK *
NORTH
CASE NO. LU 19-142824 AD
EXHibit C.4
1 C5 Enlarged Existing Partial Site Plan
Scale: 3/32" = 1'-0"
*NOTE: ONLY tenants occupying areas of work will have access to the respective pedestrian walks along the east and west lot lines.
DONNINEK ARCHITECTURE LLC
2246 E Burnside Street, #A, Portland, Oregon 97214
503.954.3065 o
PROJECT
Overlook 8 Motel
1534 N Blandena Street, Portland, OR 97217
ISSUE DATE
04.18.2019
DRAWING
Enlarged Existing Partial Site Plan
SHEET NO.:
C4