



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

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

Date: October 18, 2019
To: Interested Person
From: Hannah Bryant, Land Use Services
 503-823-5353 / Hannah.Bryant@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 19-122243 HR AD – NEW OFFICE BUILDING IN ELIOT CONSERVATION DISTRICT

GENERAL INFORMATION

Applicant: Caroline Hather | Ankrom Moisan Architects
 38 NW Davis St #300
 Portland, OR 97209
 (503) 952-1540

Owner: CNS Properties LLC
 PO Box 5118
 Portland, OR 97208-5118

Site Address: **2148 NE M L KING BLVD**

Legal Description: BLOCK 3 LOT 1 EXC PT IN ST, ALBINA; BLOCK 3 LOT 2 EXC PT IN ST, ALBINA; BLOCK 3 LOT 27, ALBINA; BLOCK 3 LOT 28, ALBINA

Tax Account No.: R009600800, R009600810, R009601120, R009601130

State ID No.: 1N1E26CB 18600, 1N1E26CB 18500, 1N1E26CB 18300, 1N1E26CB 18400

Quarter Section: 2831

Neighborhood: Eliot, contact at lutcchair@eliotneighborhood.org.

Business District: Soul District Business Association, contact at info@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Plan District: Albina Community

Other Designations: Non-contributing resource in the Eliot Conservation District

Zoning: CM3d – Commerical Mixed Use 3 with Design Overlay

Case Type: HR AD – Historic Resource Review with an Adjustment

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

Proposal:

The applicant seeks Historic Resource Review and Adjustment Review for a new two-story office building in the Eliot Conservation District. The new building will replace an existing non-contributing two-story office building built in 1926, as well as warehouses along NE Thompson. The proposal includes nine vehicle parking spaces plus one on-site Type B loading space that will serve as a parking space outside of reserved loading hours.

An Adjustment is requested to reduce the on-site loading space from one Type A loading space to one Type B loading space.

Historic Resource Review is required for new development in the Albina Community Plan Area, per Table 825-1 of Portland's Zoning Code, Title 33.

Relevant Approval Criteria:

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

- *Community Design Guidelines*

ANALYSIS

Site and Vicinity: Located in the Eliot Conservation District and the Albina Plan District, the proposal includes four parcels owned by the Harder Mechanical Company. The company has been headquartered in its existing building since the 1930s, when it was developed to support housing needs for shipyard workers. Existing conditions include a surface parking area for 17 vehicles accessed from NE MLK Boulevard, a two-story office building at the corner of NE MLK and NE Thompson, and accessory workshops accessed from NE Thompson.

The surrounding commercial corridor along NE MLK Boulevard is primarily one- and two-story buildings that reflect the street's streetcar and auto-oriented history. Numerous one-story auto garages and mechanic shops have been converted into retail uses. The two-story streetcar era buildings reflect their mixed-use history with wood or brick bulkheads beneath large glazed storefront windows. Upper stories have smaller, regular punched windows to reflect their residential uses. Historic buildings are primarily painted concrete, stucco and brick.

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.

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

The 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 Eliot Conservation District denotes an area with common historic values significant to the neighborhood and seeks to contribute to the preservation of significant features of Portland's development history. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to historic design review.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **August 7, 2019**. The following Bureaus have responded with no issues or concerns:

- Water Bureau (exhibit E.1)
- Site Development Section of BDS (exhibit E.2)
- Bureau of Environmental Services (exhibit E.3)
- Life Safety (exhibit E.4)

The Bureau of Transportation Engineering responded with the following comment: *The original Adjustment request to have zero on-site loading spaces and one on-street loading space is not supported. The loading may be Adjusted from one on-site Standard A loading space to one on-site Standard B loading space with limited hours. Please see Exhibit E.5 for additional details.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 7, 2019. 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 Eliot Conservation 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*.

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

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.

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.

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, P2, D4, D7 and D8: Historic buildings nearby are primarily masonry or brick, one or two-story streetcar era buildings with large windows into retail spaces at the ground floor and smaller, regularly spaced, punched windows on the upper stories. The upper façade is often detailed with a decorative cornice or other brick detailing. The proposed building is a two story, brick structure with vertically aligned windows and subtle recessed brick detailing at the parapet-level. To ensure a clear, visual break, Condition of Approval C states that the recessed brick detailing at the parapet level will be offset a minimum of one inch from the surface of the bricks below. The material, regular punched windows and detailing are derived from the surrounding Eliot Conservation district context and are utilized on all four sides of the proposal. The canted upper story and walls around the street-facing entrance and along a rear, upper-story balcony area, provide contemporary touches without weakening its contextual response.

Located at the corner of NE MLK Boulevard and NE Thompson, the ground floor is located at the property line and NE MLK and just behind the property line on NE Thompson. A planting area between the north façade of the building and the NE Thompson sidewalk is intended to soften the architecture and provide a transition between the urban environment of MLK and the residential areas to the east.

The east face of the building (its rear wall) is located 61' from the east property line to provide a significant buffer from the adjacent residential zone to the east. A driveway and parking area, as well as a trash shelter and landscaped area are located within this open space. A ten-foot-deep landscape buffer, comprised of evergreen trees and shrubs, screens the new development and its associated surface parking from the residential zones to the east.

The architectural expression, the high-quality, contextual materials and the site design are thoughtful responses to the Conservation District, the adjacent residential zones, and to the City as a whole. *Therefore, with Condition of Approval C that the recessed brick detailing at the parapet level will be offset a minimum of one inch from the surface of the bricks below, 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.

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

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to

buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

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

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.

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

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

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

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, E2, E2, E4, E5, D1, D2, D3 and D5: The street level of the building provides a strong contextual response to the historic Conservation District context. Slightly angled walls from the north corners to the west- and east-facing entrances are the only deviations from the rectilinear, regular patterning of the street-level. The angled walls on NE MLK ensure that the primary entrance is highly visible from the transit street and from the corner of NE MLK and NE Thompson Street.

The recessed public main entrance fronting MLK Boulevard provides space for short-term bicycle parking as well as a fixed bench. Both are sheltered from sun, wind and rain by the overhang of the building above, as well as a long canopy. This accessible, pleasant and safe outdoor area, adjacent to the public sidewalk on MLK, is a sheltered space for pedestrians to rest away from the noise and traffic of MLK.

A secondary entrance, at the rear façade, may serve as the primary entrance for employees arriving by bicycle, as well as for deliveries. A six-foot-wide hardscape path connects the rear entrance to the NE Thompson sidewalk, as well as to the on-site surface parking area.

The proposal includes almost 900 square feet more landscaped area than is required by code. The ground level landscaping is largely not occupiable, but provides a diverse, attractive plant palette that softens the architecture and enhances the appearance of the site. However, an alternative design submitted as part of the final submittal shows a steel grate balcony over the ten-foot-deep stormwater planter on the south façade. This outdoor area would activate the façade, while providing a sunny, spill-out area from the open offices within. At the upper level, an integrated balcony is proposed on the east façade, within the recessed area created through the angled walls. Located more than 60 feet from the adjacent residential properties, this is a well-sited, usable outdoor area that does not impede on the privacy of the neighbors.

The large, regular windows on both the upper and lower floors, as well as significant glazed areas above the main entrance and a balcony on the rear façade, all serve to ensure many eyes on the street, and will enhance public safety in the adjacent right-of-way. Further, significant integrated lighting along all frontages and careful site design to minimize dark, unlit areas, will create a safer environment for the public at night and on weekends, when the building is unoccupied.

With large, prominent entrances, significant glazing, thoughtfully designed landscape areas and attention to lighting and site design, the proposal will be a significant improvement for the site and the neighborhood. *Therefore, these guidelines are met.*

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply citywide, 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 to provide certainty and rapid processing for land use applications.

The following adjustment is requested:

- Loading Standards [PZC 33.266.310]: Requires 1 Standard A (35-foot-wide long by 10-foot-wide) loading space. The applicant proposes 1 Standard B (18 feet long by 9 feet wide) loading space.

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 have been met:

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified.

Findings: The purpose statement for 33.266.310 is: A minimum number of loading spaces are required to ensure adequate areas for loading for larger uses and developments. These regulations ensure that the appearance of loading areas will be consistent with that of parking areas. The regulations ensure that access to and from loading facilities will not have a negative effect on the traffic safety or other transportation functions of the abutting right-of-way.

The proposal is to replace an existing building with a larger, 27,595 square foot building. However, the existing business will remain the sole tenant, and the quantity of employees or the uses within the building are not anticipated to expand. A loading analysis provided by a traffic engineer evaluated the existing loading needs for the business and determined that the loading needs are minimal and are primarily served with small vehicles. A limited-hours, Standard B space was determined by PBOT to meet the loading needs of the building while ensuring that the appearance of the loading space is consistent with that of the adjacent parking area. The shared functionality of the space will ensure that the reserved, on-site space is well utilized at all hours, and will reduce the impact to the neighborhood of loading from the right-of-way.

For these stated reasons, the approval criterion is met.

- 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.

Findings: The site is zoned CM3. The parking and loading area are accessed from NE Thompson Street, which is classified as a Local Service Street for all modes of travel. The location of the parking and loading access has been approved by PBOT and will create fewer

traffic conflicts than access from the higher priority MLK frontage. The on-site loading area ensures that loading trucks will not block the local service street and allows sufficient space for turn around so trucks can exit the site in a forward motion. The proposal is consistent with the classifications of the adjacent streets and the desired character of the area.

For these stated reasons, the approval 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.

Findings: *This criterion does not apply.*

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

Findings: The on-site location for the Standard B space is well screened by extensive landscaping and consistent with the scale of the adjacent surface parking spaces. It does not detract visually from the Eliot Conservation District.

For these stated reasons, the approval criterion is met.

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

Findings: The on-site location for the Standard B space is well screened by extensive landscaping and consistent with the scale of the adjacent surface parking spaces. A Standard A loading space, as required by code, would be longer and wider and would have resulted in a significant impact to the building and site. The flexible use of the Standard B space proposed ensures that it can be utilized by personal vehicles outside of reserved loading hours.

For these stated reasons, the approval criterion is met.

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

Findings: *This criterion does not apply.*

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 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 therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a two-story brick, 27,595 square foot office building with an adjacent surface parking area for ten vehicles, per the approved site plans, Exhibits C-1 through C-45, signed and dated October 16, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-122243 HR AD." 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. The recessed brick detailing at the parapet level will be offset a minimum of one inch from the surface of the bricks below.
- D. No field changes allowed.

Staff Planner: Hannah Bryant

Decision rendered by:  **on October 16, 2019**
By authority of the Director of the Bureau of Development Services

Decision mailed: October 18, 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 February 19, 2019 and was determined to be complete on July 31, 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 February 19, 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 requested that the 120-day review period be waived (exhibit A.2). Unless further extended by the applicant, **the 120 days will expire on: July 30, 2020.**

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 November 1, 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 **November 4, 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.

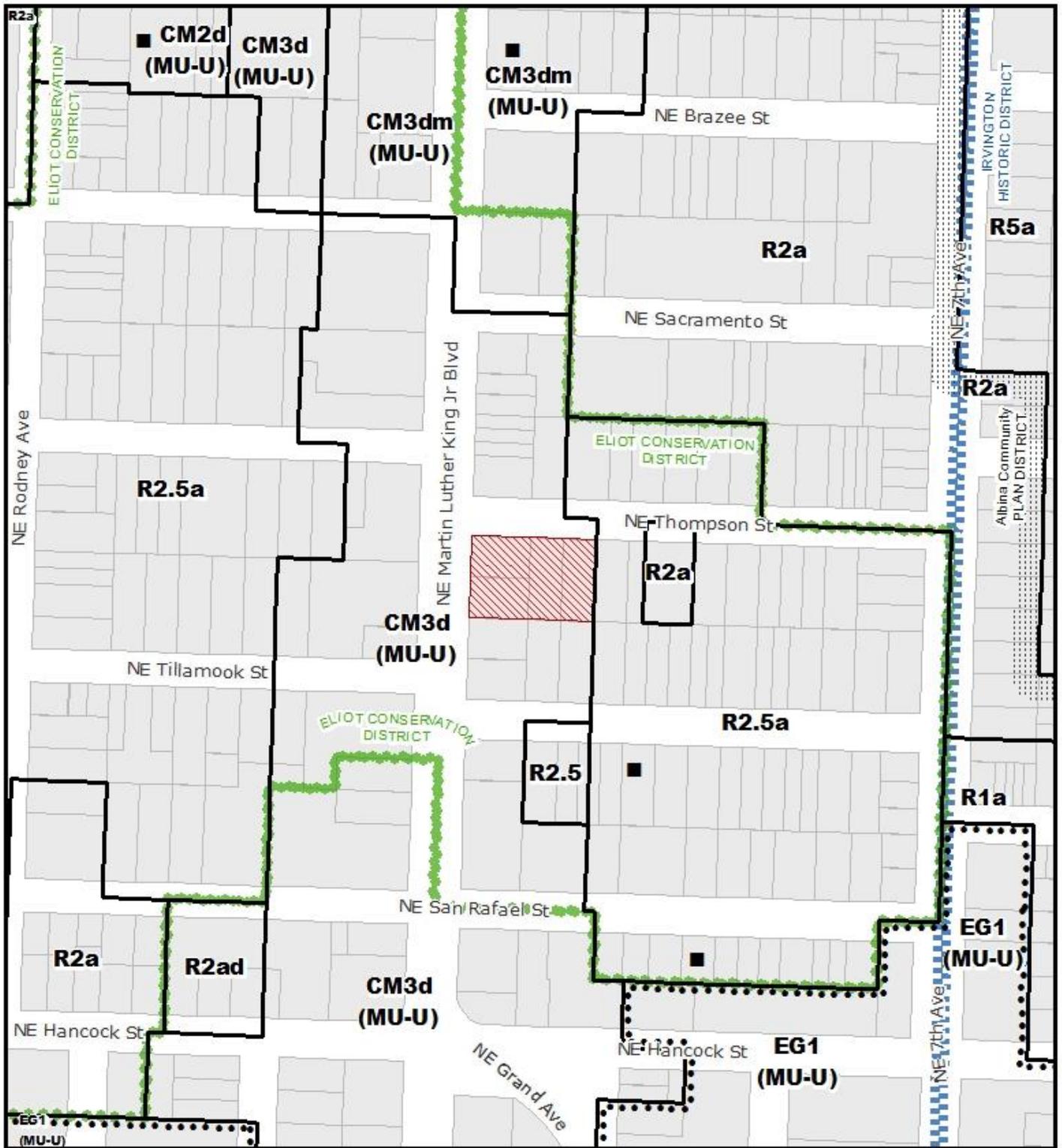
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Submittal
 2. Extension Request
 3. Email from Applicant, August 14, 2019
 4. Neighborhood Contact
 5. Revised Submittal – response to Incomplete
 6. Appendices to Final Submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. not used
 3. not used
 4. Level 1 Plan
 5. Level 2 Plan
 6. Roof Plan
 7. Long Term Bike Parking Plan
 8. West Elevation
 9. East Elevation
 10. North Elevation
 11. South Elevation
 12. Building Sections
 13. Enlarged Elevations – Details
 14. Enlarged Elevations – Details
 15. Exterior Signage
 16. not used
 17. Sign Details
 18. Typical Details
 19. Materials Palette
 20. Landscape Plan
 21. Optional South Planter Seating Area

22. Optional South Planter Seating Area Landscape Plan
 23. Landscape Calculations
 24. Landscape – Proposed Plants
 25. Existing Tree Plan
 26. Trash Enclosure
 27. Utility Plan
 28. Brick Details
 29. Equitone Cutsheet
 30. Equitone Concealed Fasteners
 31. Window Cutsheet
 32. Window Cutsheet and Details
 33. Storefront Cutsheet
 34. Door Cutsheet
 35. not used
 36. Light Fixtures
 37. Light Fixtures
 38. Light Fixtures
 39. Light Fixtures
 40. Light Fixtures
 41. Fence and Short-Term Bike Rack
 42. Rooftop Equipment
 43. Rooftop Equipment
 44. Skylights
 45. Metal Roofing
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Water Bureau
 2. Site Development Review Section of BDS
 3. Bureau of Environmental Services
 4. Life Safety
 5. Bureau of Transportation Engineering and Development Review
- F. Correspondence: None
- G. Other:
1. Original LU Application
 2. EA Notes, October 15, 2018 and January 9, 2019
 3. Incomplete Letter
 4. Completeness Review Code Check

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



ZONING

NORTH

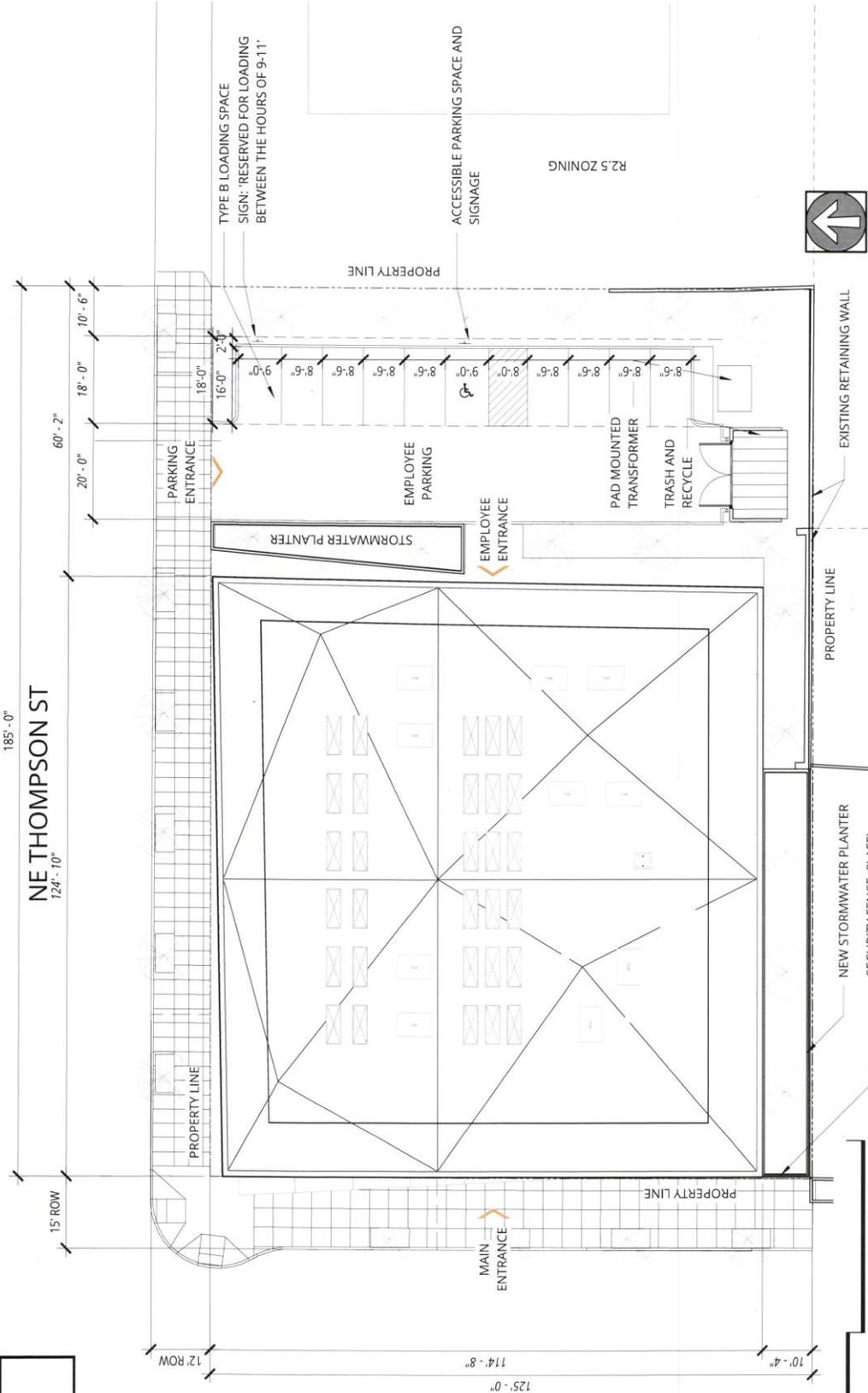
THIS SITE LIES WITHIN THE:
ALBINA COMMUNITY PLAN DISTRICT
ELIOT CONSERVATION DISTRICT

-  Site
-  Historic Landmark

File No.	LU 19-122243 HR AD
1/4 Section	2831
Scale	1 inch = 200 feet
State ID	1N1E26CB 18500
Exhibit	B Feb 25, 2019

LOT SIZE: 23,125 SF
 BUILDING AREA: 27,595 SF
 FAR: 1.15

185'-0"
 NE THOMPSON ST
 124'-10"



NE MLK JR BLVD



Approved
 City of Portland - Bureau of Development Services
 Planner: *[Signature]* Date: 10-16-19
 * This plan is subject to the reviews requested and is subject to all applicable zoning requirements and is subject to all applicable zoning requirements may apply.

HARDER MECHANICAL OFFICE
 HARDER MECHANICAL CONTRACTORS | SEPTEMBER 20, 2019

SITE PLAN

LAND USE REVIEW LU 19-122243

C-1

