



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

Ted Wheeler, Mayor
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Date: November 19, 2019
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@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 19-188597 DZM – NEW 3-STORY MIXED-USE BUILDING

GENERAL INFORMATION

Applicant: Andrew Schilling | William Kaven Architecture
4075 N Williams Ave, #440
Portland, OR 97227
(503) 841-5239

Owners: Ashley Kern & James Kern
2923 SE Division St
Portland, OR 97202

Developer: Vic Remmers | VWR Development LLC
3300 NW Yeon Ave Suite 100
Portland, OR 97210

Site Address: 2923 SE DIVISION ST

Legal Description: BLOCK 1 LOT 2, LINNWOOD
Tax Account No.: R502000030
State ID No.: 1S1E01CD 09600
Quarter Section: 3233

Neighborhood: Richmond, contact Matt Otis at richmond.pdx.lutc@gmail.com
Business District: Division-Clinton Business Association, contact at info@divisionclinton.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.EXT313.

Plan District: Division Street
Zoning: CM2(MU-U)d – Commercial/ Mixed-Use 2 with the Design Overlay

Case Type: DZM – Design Review with Modifications

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

Proposal:

The applicant is seeking Design Review approval for a new nineteen (19) unit, 3-story mixed-use building located on a 5,000SF lot on the north side of SE Division Street between SE 30th Avenue and SE 28th Place. The proposed ground floor programming consists of retail, a residential lobby, and building services along SE Division, and three (3) ground floor units with internal access. The upper two floors consist of the remaining sixteen (16) units. On the roof level an eco roof is proposed with mechanical units. The primary building materials include brick masonry veneer, aluminum storefront and entry doors, and a painted steel canopy on the ground floor with “Cembrit Solid” fiber cement cladding and vinyl windows on upper story and rear (north) elevations.

One (1) **Modification** is requested as follows:

Modification 1 – Request to modify Long-Term Bicycle Parking Spacing, PZC, 33.266.220.C.3.b to reduce the spacing of long-term bicycle parking from the required 24” to 18”.

Note: Since the Notice of Proposal, it became clear that a revision in the design of the outdoor courtyard - to remove the wall separating covered area from uncovered area of the courtyard- resulted in the design meeting the required outdoor area standard. As such the previously requested Modification to PZC, 33.130.228.B.2.b to allow the common area used in combination with individual unit outdoor area, to be partially indoor/ covered and partially outdoor/ uncovered in an internal courtyard is no longer being requested.

Design review is necessary because the project proposes new development within a design overlay zone.

Relevant Approval Criteria:

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

- *Community Design Guidelines*
- *33.825.040 Modifications That Will Better Meet Design Review Requirements*

ANALYSIS

Site and Vicinity: The project site is a 5,000 lot with approximately 50 feet of south facing frontage along SE Division Street. The site currently includes a 1,968 SF converted single family residence, several small street trees, and other minor site elements. The structure was originally erected in 1922 and is a two story bungalow with wood siding. All existing elements on the site will be demolished. The subject site is immediately east of a recently completed 4-story apartment building and a immediately west of a proposed 4-story mixed apartment building currently going through Design Review (LU 19-182453 DZM).

The site is located on SE Division within the Richmond Neighborhood boundary, and a block away from the Hosford-Abernethy Neighborhood District (HAND) association. The physical character of SE Division Street has changed tremendously over time, beginning with the more pedestrian oriented street-car era commercial street of the turn of the century. Division hosts a diverse array of retail, housing, and industrial uses. The site is located within The Division Green Street/Main Street Project study area, a collaborative effort between the City of Portland and the community to improve the livability and economic vitality of the SE Division Street corridor. Focusing on the area between SE 11th and SE Goth, the plan contains goals, objectives, and implementation strategies to create a pedestrian friendly commercial district that reflects and reinforces community values, including a focus on sustainable and "green" development. The Plan calls for medium density infill development that is pedestrian oriented and serves as a positive contribution to neighborhood context. SE Division is also classified as a Neighborhood Corridor in the Urban Design Framework. Neighborhood Corridors are smaller

and more common than civic corridors, featuring smaller buildings, good bus service and active intersections. New development along neighborhood corridors is typically adjacent to the main street and does not extend out multiple blocks from the main artery.

Portland's Transportation System Plan classifies SE Division as a City Walkway, Major Transit Priority Street, City Bikeway, and a Neighborhood Collector Street. SE 28th Place is classified as a City Bikeway.

Zoning: The Commercial/Mixed Use 2 zone is a medium-scale zone intended for sites in a variety of centers, along corridors, and in other mixed-use areas that have frequent transit service. 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 four 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, provide a strong relationship between buildings and sidewalks, and complement the scale of surrounding residentially zoned areas.

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 Division Street Plan District promotes development that fosters a pedestrian- and transit-oriented main street. The plan district provisions ensure that development:

- Activates Division Street corners and enhances the pedestrian environment; and
- Is constructed with high quality materials in combinations that are visually interesting.

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 **October 4, 2019**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Transportation Engineering (See Exhibit E-1)
2. Life safety Division of BDS (See Exhibit E-2)
3. Site Development Section of BDS (See Exhibit E-3)
4. Bureau of Environmental Services (See Exhibit E-4)
5. Fire Bureau (See Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 4, 2019. A total of two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Lynn Sherman, on October 8, 2019, wrote in in opposition of the proposal due to concerns with the lack of parking. See Exhibit F-1 for additional information.
2. Doug Klotz, on October 20, 2019, wrote in in support of the proposal and the requested modification(s). See Exhibit F-2 for additional information.

Staff Response: The comments in opposition to the proposal cited concerns with the building providing no off-street parking and increased impact on on-street parking and congestion on narrow, crowded neighborhood streets. Design Review is limited to addressing issues directly related to the approval criteria, which are the Community Design Guidelines and 33.825.040. Specifically, design review is limited to exterior, on-site issues and that discretionary design review does not have purview over parking that is more than required by Title 33, Portland's Zoning Code. For this site, Title 33, Portland's Zoning Code there is no required parking due to the number of units and the proximity to frequent

transit. The Staff response to issues related to the approval criteria can be found in the findings below.

ZONING CODE APPROVAL CRITERIA

(1) Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Community Design Guidelines.

Community Design Guidelines

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

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Additionally, findings have been organized under three tenets, "Context", "Public Realm", and "Quality and Permanence".

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.

Findings for P1 and D7: The following aspects of the proposal successfully address these guidelines:

- The building achieves a strong street orientation with a prominent retail space that supports the commercial character along SE Division Street.
- In addition to orienting the commercial space to SE Division, the limited frontage of building services and the differentiation of the residential lobby entrance from the retail entrance supports the commercial character of SE Division. The prioritization of a publicly accessible use along the frontage will help contribute to a vibrant urban streetscape in the immediate area.
- The delineation of base and top, combined with simple massing and a restrained yet high quality material palette, reference the simple forms and elegant materials of streetcar era commercial buildings in the area.

- The building expresses a prominent base with brick piers that extend down to frame the storefront bays. The street level storefronts are further punctuated with painted steel canopies, reinforcing the pattern of active uses along street frontages and contributing to the overall pedestrian friendly character of the area.
- At three stories, the height of the proposed project is at a scale appropriate to both the commercial and residential developments along SE Division.
- The detailing of quality materials, such as the change in brick coursing, and the inset of the windows into the wall plane, incorporates elements/ detailing of nearby, quality buildings and provides a sense of scale and texture that responds to the richness of the material palette of the area.

These criteria are therefore met.

Public Realm

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

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

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

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.

Findings for E1, E2, E3, E4, E5, D1, and D3: The proposal enhances the vicinity's pedestrian network as follows:

- The large section of storefront at the street edge, the generous canopy, and the brick piers that serve to bracket the retail and lobby entrances create a strong sense of enclosure at the street edge while supporting the visual interest of the building as it meets the pedestrian realm. Specifically, the large opening with glazing into active spaces will allow for direct building-to-street activation to enhance the pedestrian realm.
- The additional recesses at the retail and residential lobby entry further highlight points of entry while not diminishing the sense of enclosure.
- The continuous canopy and detailing of the brick and storefront systems helps define a pedestrian scale at the sidewalk level of the building while providing ample pedestrian weather protection.
- The residential upper floors of the building are differentiated from the active ground floor through subtle shifts in material orientation, and changes and scale of openings; creating a strong sidewalk level of the building which differentiates the street-level facade.
- At ground level, at the core of the building, an interior courtyard brings light into the building and also presents a place for usable outdoor area for residents. While revised to be entirely outdoor, the space is partial covered and is sufficiently large to host a

sizeable gathering during inclement weather. It opens to the residential lobby and is also visible from the street frontage through windows in the retail space which adds interest to the public realm.

These criteria are therefore 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.

Findings: No minimum parking or loading is required for this site and no parking or loading is proposed.

This criterion is therefore not applicable.

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

Findings: The following building and site design attributes will serve to minimize the potential for crime:

- The proposal will create a well-lit sidewalk for pedestrians, creating a safe and activated environment at the street edge with recessed building entries facing the street with pedestrian scaled lighting. Additionally, the large areas of glass at the base of the building that will be lit from within, allow for additional illumination and opportunities to see and be seen at the pedestrian realm.

This criterion is therefore met.

Quality and Permanence

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: The proposal achieves a cohesive composition of quality materials and interesting features as follows:

- The application of materials are coordinated to provide a coherent composition while providing rich texture and detailing that defer to the character of the area. On exposed facades, brick veneer is consistently employed at the base and at upper stories. On non-street facing facades, courtyard elevations, and end walls, “Cembrit solid” – a fiber cement product with integral color is applied.
- The base of the building is clearly articulated with brick veneer cladding and recessed aluminum storefront systems with clear glazing that support a strong commercial orientation along SE Division while expressing texture and durability.
- On the upper stories, the change in fenestration pattern reflects the shift to a more residential scale while maintaining alignment with elements at the base of the building which serves for form a cohesive composition.
- A strong relationship of solid to void is expressed with recessed vinyl windows on upper stories and recessed aluminum storefront at the ground floor that are set into the brick cladding which add visual interest and depth to the facade.

This criterion is therefore met.

(2) MODIFICATION REQUEST (33.825)**33.825.040 Modifications That Will Better Meet Design Review Requirements:**

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

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification #1: 33.266.220.C.3 Standards for all bicycles – to reduce the width of all of the required 163 long-term bicycle parking spaces from the required 2'-0" to 1'-6".

Purpose Statement for 33.266.130.C: "These standards ensure that required bicycle parking is designed so that bicycles may be securely locked without undue inconvenience and will be reasonably safeguarded from intentional or accidental damage."

Standard: 33.266.C.3 Bicycle racks. The Office of Transportation maintains a handbook of racks and citing guidelines that meet the standards of this paragraph. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:

- a. The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;
- b. A space 2 feet by 6 feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components. See Figure 266-11; and
- c. The rack must be securely anchored.

- A. **Better meets design guidelines.** *The resulting development will better meet the applicable design guidelines; and*

Findings: By reducing the width of the bike parking, the applicant has the option of reducing the total amount of square footage devoted to bike parking or providing additional spaces to better meet bike parking demand. Guideline D-4 *Parking Area and Garages* is better met by the reduced width, as it allows for accommodation for a greater number of bicycle parking spaces while integrating these spaces to support active frontages along SE Division Street.

- B. **Purpose of the standard.** *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: With the reduction in width, the applicant will be able to accommodate a greater number of long-term bike parking spaces and ensure that demand for bike parking spaces is met. The purpose of the standard is met in that many of the bicycles will be stored privately within the units and the placement of the racks will allow for a vertical stagger which will provide extra space for bicycles with handle bars that are not aligned.

Therefore, this Modification merits approval.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal as designed meets the Design Guidelines and Modification approval criteria, and therefore warrants approval.

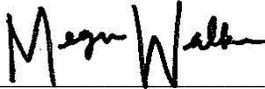
ADMINISTRATIVE DECISION

Approval of Design Review with Modifications for a nineteen (19) unit, 3-story mixed-use building located on a 5,000SF lot on the north side of SE Division Street between SE 30th Avenue and SE 28th Place. The proposed ground floor programming consists of retail, a residential lobby, and building services along SE Division, and three (3) ground floor units with internal access. The upper two floors consist of the remaining sixteen (16) units. On the roof level an eco roof is proposed with mechanical units. The primary building materials include brick masonry veneer, aluminum storefront and entry doors, and a painted steel canopy on the ground floor with “Cembrit Solid” fiber cement cladding and vinyl windows on upper story and rear (north) elevations.

Approvals per Exhibits C-1-C-52, signed, stamped, and dated November 15, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-188597 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Megan Sita Walker

Decision rendered by:  _____ **on November 15, 2019**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 19, 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 July 3, 2019, and was determined to be complete on September 27, 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 July 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 extended by the applicant, **the 120 days will expire on: January 25, 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 December 3, 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 **December 3, 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.

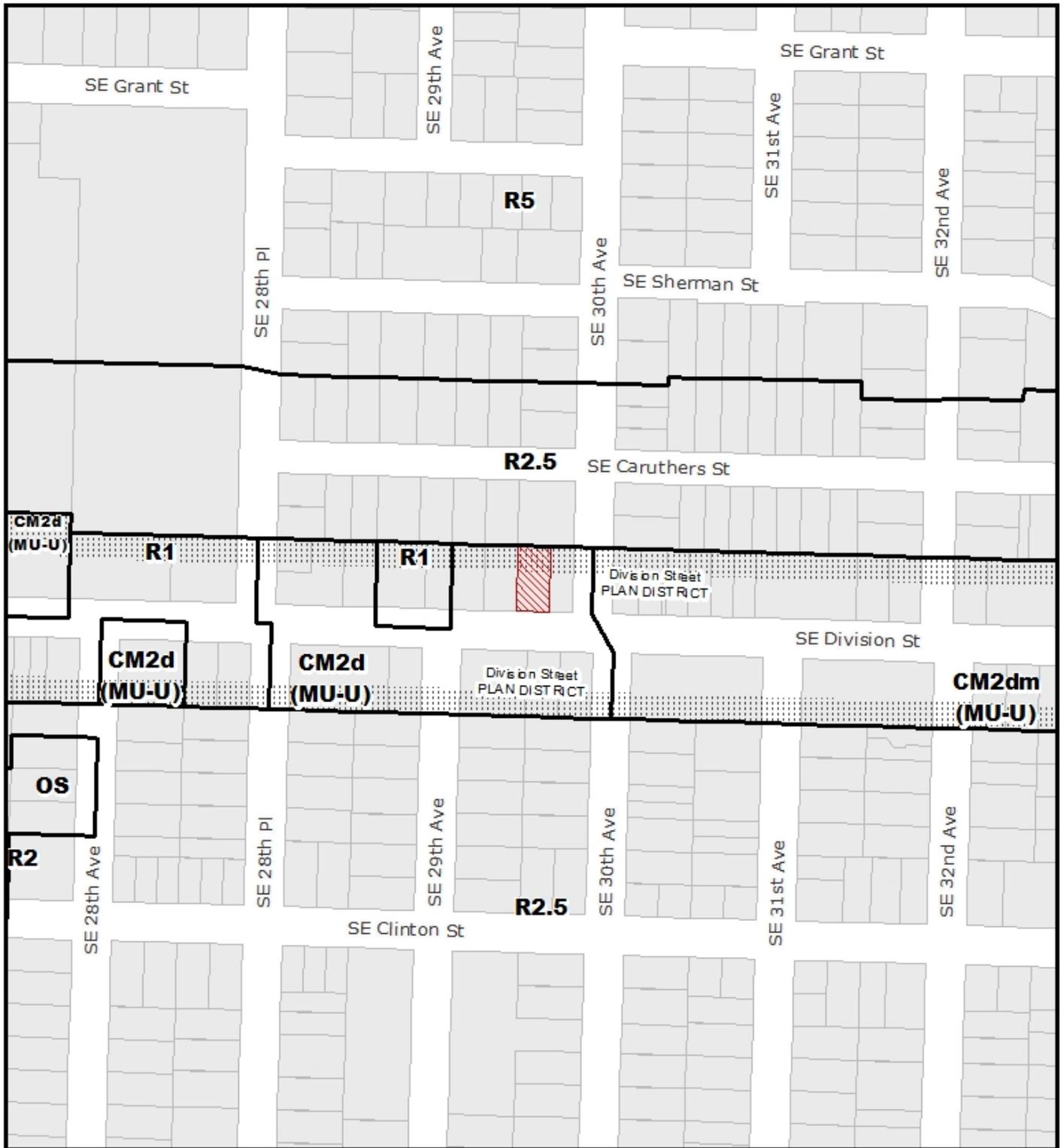
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. Original Project Description & Response to Approval Criteria
 - 2. Original Drawing Set
 - 3. Revised Project Description/ Narrative, Rec'd September 6, 2019
 - 4. Revised Drawing Set, Rec'd September 6, 2019 – Not Approved/ For Reference Only
 - 5. Revised Drawing Set, Rec'd September 27, 2019
 - 6. Revised Project Description/ Narrative, Rec'd September 27, 2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Floor Plan – Ground Floor
 - 3. Floor Plan – Second and Third Floors
 - 4. Floor Plan – Roof Floor
 - 5. Elevations – South Elevation/ SE Division (attached)
 - 6. Elevations – East Elevation/ Courtyard (attached)
 - 7. Elevations – North Elevation (attached)
 - 8. Elevations – West Elevation (attached)
 - 9. Building Section – East/West
 - 10. Building Section – North/South
 - 11. Sight Line for Rooftop Mechanical
 - 12. Details - Masonry Coping and Base of Wall
 - 13. Details - Masonry Corner and Joints
 - 14. Details - Masonry Corners
 - 15. Details – Canopy at Storefront Head
 - 16. Details – Storefront
 - 17. Details – Canopy
 - 18. Details – Louver
 - 19. Details – Storefront
 - 20. Details – Windows
 - 21. Details – Window Jamb and AC Port
 - 22. Details – Cembrit Solid Fiber Cement Panel Coping and Base of Wall
 - 23. Details – Cembrit Solid Fiber Cement Panel Corner and AC Port
 - 24. Details – Cembrit Solid Fiber Cement Panel Joint
 - 25. Details – Windows
 - 26. Details – Windows
 - 27. Details – Doors
 - 28. Details – Gate
 - 29. Material Schedule
 - 30. Landscape Plan – Ground Level
 - 31. Plants
 - 32. Landscape Plan – Courtyard
 - 33. Courtyard Plants
 - 34. Landscape Plan – Roof
 - 35. Lighting Plan – Ground Floor
 - 36. Site Utility Plan
 - 37. Specifications – Brick
 - 38. Specifications – Brick
 - 39. Specifications – Cembrit Solid
 - 40. Specifications – AC Port Louver
 - 41. Specifications – Architectural Louver
 - 42. Specifications – Vinyl Windows
 - 43. Specifications – Aluminum Framed Storefront
 - 44. Specifications – Aluminum Framed Door
 - 45. Specifications – Glazing
 - 46. Specifications – Light Fixture
 - 47. Specifications – Light Fixture

48. Specifications – Light Fixture
 49. Specifications – Light Fixture
 50. Specifications – Rooftop Mechanical
 51. Specifications – Rooftop Mechanical
 52. Specifications – Rooftop Mechanical
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Transportation Engineering
 2. Life safety Division of BDS
 3. Site Development Section of BDS
 4. Bureau of Environmental Services
 5. Fire Bureau
- F. Correspondence:
1. Lynn Sherman, on October 8, 2019, wrote in in opposition of the proposal due to concerns with the lack of parking.
 2. Doug Klotz, on October 20, 2019, wrote in in support of the proposal and the requested modification(s).
- G. Other:
1. Original LU Application
 2. Incomplete Letter, July 19, 2018
 3. Staff Memo, July 29, 2018
 4. Email Correspondence between staff and the applicant

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:
DIVISION STREET PLAN DISTRICT



Site

File No.	LU 19-188597 DZM
1/4 Section	3233
Scale	1 inch = 200 feet
State ID	1S1E01CD 9600
Exhibit	B Jul 09, 2019

PROPERTY LINE

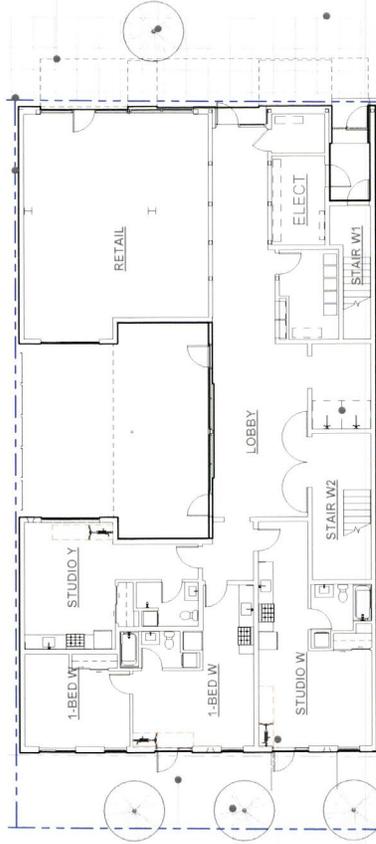
BASE POINT = 127.06

STEEL CANOPY ABOVE

NEW STREET TREE WITHIN PLANTING AREA

NEW CURB AND SIDEWALK PER SITE IMPROVEMENT PLAN

SE DIVISION ST



CONCRETE PATIO

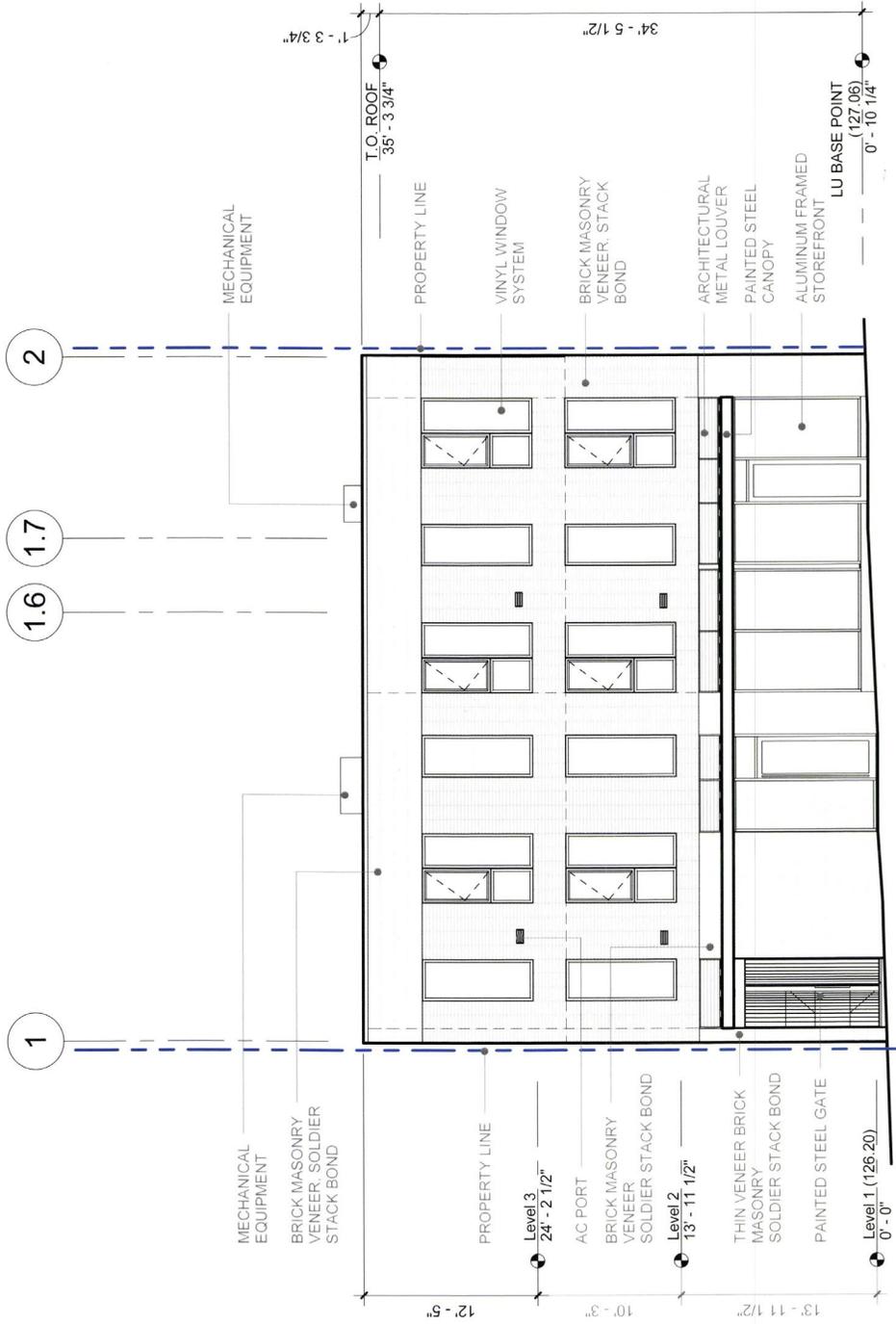
PLANTING AREA
(3) IN-DWELLING LONG TERM BIKE PARKING SPOTS

(4) COMMON AREA LONG TERM BIKE PARKING SPOTS

*** APPROVED PER CANONS B-C**

*** NOTES FOR 'FIBER CEMENT PANEL'
REFER TO 'CEMBAIT SOLID' PER
EXH C-29**

*** Approved***
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date **11.15.19**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

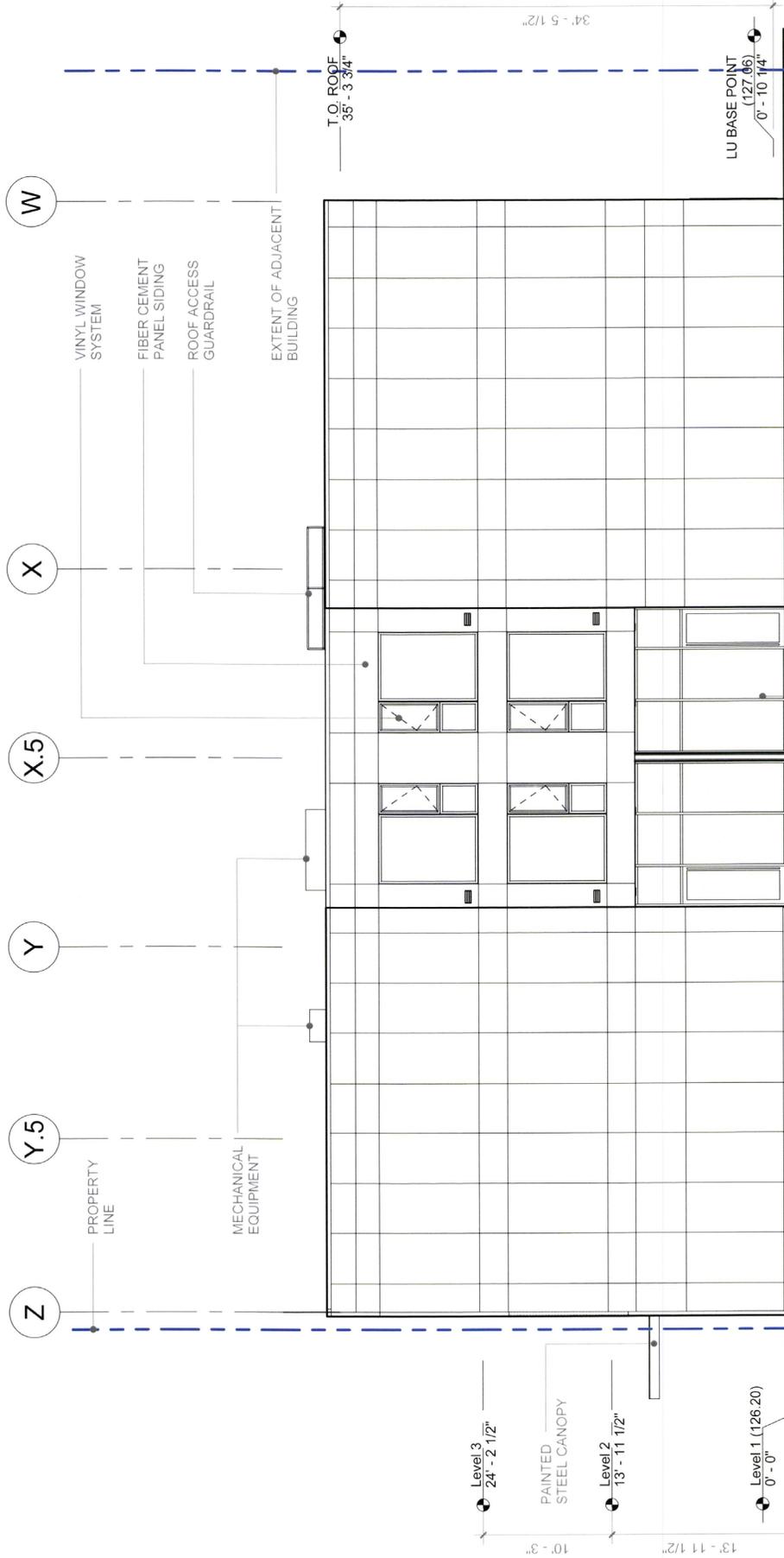


Approved

City of Portland - Bureau of Development Services

Planner _____ Date **11.15.19**

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Approved
 City of Portland - Bureau of Development Services
 Planner AKS Date 11.15.19
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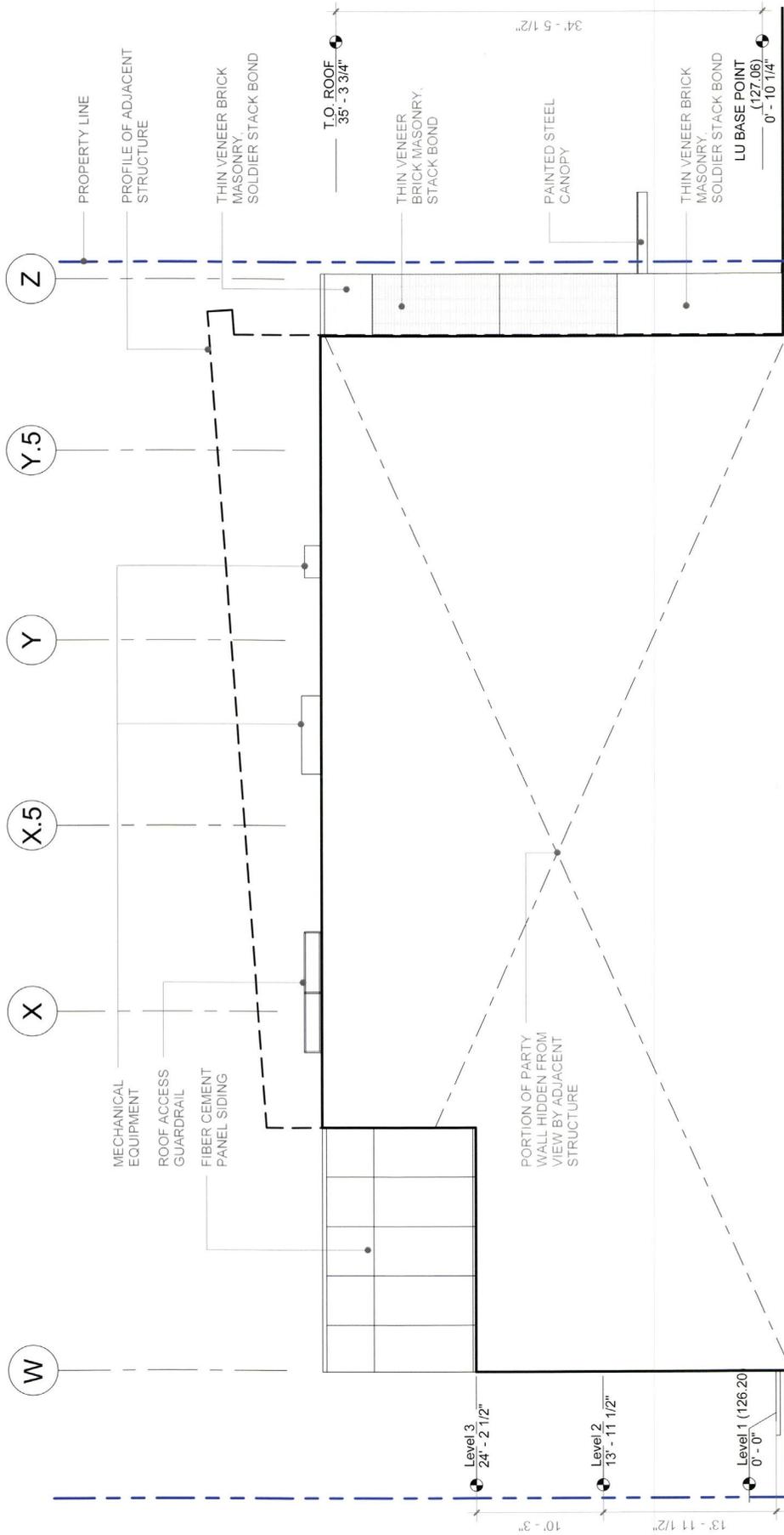
C.7

2923 SE DIVISION ST
LU 19-188597 DZM

TYPE II DESIGN REVIEW SUBMITTAL

NORTH ELEVATION

BUILDING ELEVATIONS
SCALE: 3/32" = 1'-0"



Approved

City of Portland - Bureau of Development Services

Planner *[Signature]* Date 11.15.17

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