



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

Dan Ryan, Commissioner
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Date: April 20, 2022
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@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 22-108269 DZ – BUILDING RENOVATION

GENERAL INFORMATION

Applicant: Alex Karel, LRS Architects, akarel@lrsarchitects.com
720 NW Davis St Suite 300
Portland OR 97209

Representative: Dirk Otis, Stratus Real Estate Developers, LLC
19363 Willamette Dr #133
West Linn, OR 97068

Owner/Agent: Mark Vierck, Boyland Portland Properties, LLC
606 SE 117th Ave., Ste 100
Vancouver, WA 98683

Site Address: 720 NE GRAND AVE
Legal Description: BLOCK 24 LOT 1-4 EXC PT IN ST LOT 5-8, HOLLADAYS ADD
Tax Account No.: R396200160
State ID No.: 1N1E35BC 02400
Quarter Section: 2931
Neighborhood: Lloyd District Community, contact Keith Jones at president@lcapdx.org
Business District: Lloyd District Community Association, contact at admin@lloyddistrict.org
District Coalition: Northeast Coalition of Neighborhoods, contact at info@necoalition.org
Plan District: Central City - Lloyd District
Zoning: CXd, Central Employment with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review approval for exterior improvements to the former Land Rover Dealership at 720 NE Grand Avenue. Exterior building alterations include replacing the existing storefront system with new glazing to extend to the finish floor, re-painting the existing building and providing new signage. Per 21-106180 PR and 21-116759 PR, non-conforming Exterior Display and Vehicle Sales and Service are reestablished from the previous landowner – Rasmussen Land Rover.

The existing sign-tower will be refinished with new metal panel, and new signage. The existing sloped canopy on the west façade will be removed and replaced with a new horizontal canopy providing weather protection. On the south side of the building, the existing 25 ft. x 50 ft. canopy over a portion of the inventory display area will be removed and a new canopy will be provided for weather protection at the south-facing pedestrian entrance. A new roof provided over the existing service drive queueing lanes on the southeast side of the building. The non-conforming trash enclosure will be replaced to meet current code and designed to complement the existing design elements on site.

Non-conforming upgrades required per 33.258.070.D.1 include bike parking, pedestrian connection to NE Grand, upgraded landscaping to existing perimeter landscaping and a covered trash enclosure are being provided.

Because the proposal is for exterior alterations to existing development in the design overlay zone, Design Review is required.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Lloyd Sub District Special Design Guidelines

ANALYSIS

Site and Vicinity: The site occupies the full block fronted by NE Grand Avenue, NE Irving Street, NE 6th Avenue, and NE Oregon Street. The existing building is a one-story concrete structure with surface parking to the west and south. The predominant usage in the area is commercial, mostly offices. The surrounding buildings are for the most part low-rise, 2 to 3 stories, with occasional taller buildings such as the State Office Building and Liberty Center. Exterior wall materials in the area are typically painted concrete or brick. Several new recent developments include new ten plus story residential buildings to the north and northeast, and the Oregon Convention Center Hotel to the northwest.

Zoning: The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Lloyd Sub District of this plan district.

The Central Commercial (CX) zone is intended to provide for commercial and mixed-use development within Portland's most urban and intense areas, specifically the Central City and the Gateway Regional Center. A broad range of uses are allowed to reflect Portland's role as a commercial, cultural, residential, and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian oriented with a strong emphasis on a safe and attractive streetscape. The Design overlay zone is applied to 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.

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

- DZ 30-89 [LU 89-004646 DZ] – Design Review approval for auto dealership.
- ADJ 7-89 – Variance to approve a reduced garage setback.
- LUR 94-00351 DZ – Approval of Design Review and Three Adjustments. One of the Adjustments was for the Exterior Display and Storage areas.
- LUR 98-00351 DZ AD – Approval minor changes to existing development.
- LUR 98-00743 DZ – Approval of additional change to bring the site into conformance with LUR 94-00351 DZ [under enforcement].
- LUR 98-00752 DZ – Approval of Modification to LUR 94-351DZ Conditions of Approval for auto dealership [Additional Exterior Display and Storage].
- LU 15-122380 DZ – Proposal for a minor building addition and site improvements; withdrawn.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 2, 2022**.

- Portland Bureau of Transportation responded. Exhibit E1.
 - The applicant shall install either extend the existing walls along NE Grand or provide a minimum of 5-ft of L2 landscaping matching the width of the required narrower driveway on NE Grand.
 - The driveway on NE Grand shall be clearly signed Exit Only visible to vehicles from NE Grand.
- Fire Bureau responded with no concerns. Exhibit E2.
- BDS Life Safety responded with no concerns. Exhibit E3.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **March 2, 2022**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design

guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is within the Lloyd sub-District, the applicable approval criteria are listed in Central City Fundamental Design Guidelines and the Special Design Guidelines of the Lloyd District.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project. Responses to the Design Guidelines are addressed by “Three Tenets of Design Review”: Context, Public Realm, and Quality and Permanence.

Context: A5, A6, C1, C4

A5 - Enhance Embellish and Identify Areas

A6 – Reuse, Rehabilitate, Restore buildings

C1 – Enhance View Opportunities

C4 – Complement the Context of Existing Buildings.

Findings:

- The reestablishment of a new business on the site will greatly enhance the area. The applicant proposes to reuse the site as an automotive sales and service use, rehabilitating the existing building with new paint, storefront systems, canopies, and the surround site with new landscaping.
- The building exterior will be repainted in primarily light colors, accented by darker colors, complimenting the context of existing buildings in the area.
- The existing chain-link trash enclosure will be removed and replaced with a more permanent structure that is better integrated with the surrounding development. Matching elements such as masonry walls and metal gates will help this addition match the character of the existing structure and the adjacent retaining walls.

These guidelines are therefore met.

Public Realm: A4, A7, B1, B2, B6-1, B7

A4 - Use Unifying Elements

A7 – Establish and Maintain a Sense of Urban Enclosure

B1 – Reinforce and Enhance the Pedestrian System

B2 – Protect the pedestrian

B6-1 Provide Pedestrian Rain Protection

B7 – Integrate Barrier-Free Design

Findings:

- The existing retaining wall with brick piers and steel fence will be retained along the edge of the right-of-way along Grand Avenue and Irving Street to reinforce the urban character of the block and maintain the strong built edge and sense of enclosure along the pedestrian way.
- Maintaining the retaining wall and existing fence helps protect the pedestrian from vehicular movement by creating strong visual and physical differentiation at the driveway openings.

- The existing sloped canopy will be replaced by a horizontal canopy which will provide a similar level of weather protection at the side-walk level of the building edge. The new service canopy will provide weather protection for customers and other pedestrians entering the service write-up and cashiers' area.

These guidelines are therefore met.

Quality & Permanence: C2, C3, C5, C10-1, C10-3, C12

C2 – Promote Quality and Permanence

C3 – Respect Architectural Integrity

C5 – Design for Coherency.

C10-1 – Use Masonry Materials

C10-3 – Use Light Colors

C12 – Integrate Lighting

Findings:

- The proposed project maintains the existing concrete and masonry wall materials of the building and the site walls. The new trash enclosure will use a masonry base that matches and complements the existing site walls and enhances the permanence of the development.
- The base of the building – from ground level to approximately 17.75 ft. above finish grade – will be painted a light gray. The 5 ft. concrete spandrel along the top of the exterior wall will be painted a dark color as a complementary accent which articulates and reinforces the horizontality of the building.
- The new service canopy roof will match the existing structure, and the canopy fascia will echo the proportions of the existing concrete spandrel elements that define the upper façade, maintaining and reinforcing the existing character of the building. The new horizontal entry canopies facing Grand Avenue and Irving Street are more in-scale with the building and reinforce the spare rectilinear design and horizontality of the original building.
- The proposed project will remove unattractive and architecturally incongruous wall-pack lighting on the west and south sides of the building. This lighting will be replaced by lighting integrated into the weather-protection canopies and by new wall-mounted luminaires that are more in keeping with the rectilinear and reserved architecture of the original structure.

These guidelines are therefore met.

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 development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the city with special scenic, architectural, or cultural value. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior building alterations include replacing the existing storefront system with new glazing to extend to the finish floor, new canopies, and new trash enclosure.

Approval maintains per 21-106180 PR and 21-116759 PR, non-conforming Exterior Display and Vehicle Sales and Service are reestablished from the previous landowner – Rasmussen Land Rover.

Approval per the approved Exhibits C-1 through C-9, signed and dated April 18, 2022, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) 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 22-108269 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. The applicant shall install either extend the existing walls along NE Grand or provide a minimum of 5-ft of L2 landscaping matching the width of the required narrower driveway on NE Grand.
- D. The driveway on NE Grand shall be clearly signed Exit Only visible to vehicles from NE Grand.
- E. No field changes allowed.

Staff Planner: Tim Heron



Decision rendered by: _____ **on April 18, 2022**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 20, 2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on January 31, 2022, and was determined to be complete on **February 28, 2022**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 31, 2022.

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: June 28, 2022.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received **by 4:30 PM on May 4, 2022. The completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for Office of Community and Civic Life recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after **May 4, 2022** 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:

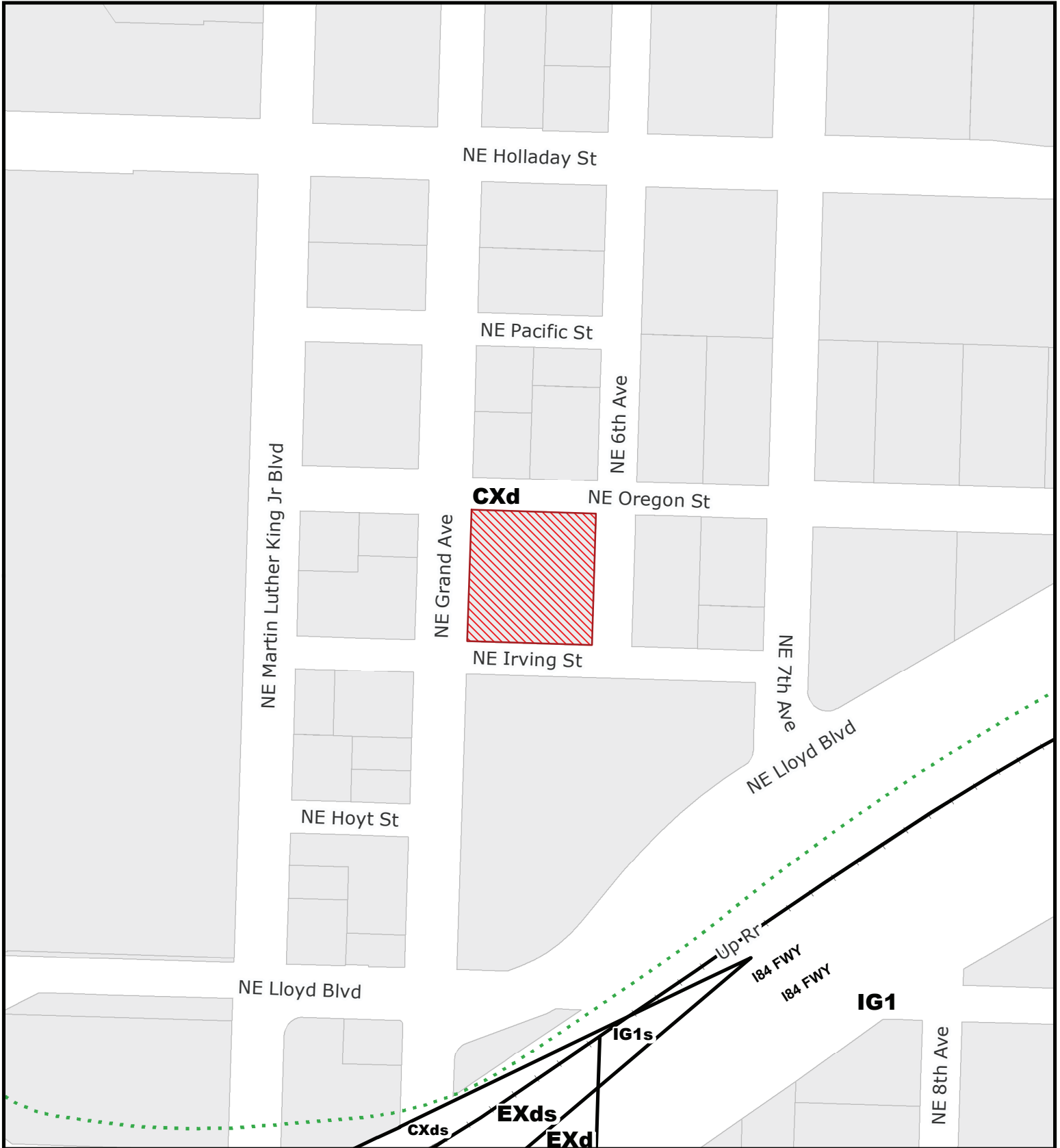
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Planting Plan
 - 3. Floor Plan
 - 4. Elevations (attached)
 - 5. Trash enclosure elevations, sections
 - 6. Enlarged details
 - 7. Details, enlarged elevations, rendering
 - 8. Storefront Details
 - 9. Canopy Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses
 - 1. Portland Bureau of Transportation
 - 2. Fire Bureau
 - 3. BDS Life Safety
- F. Correspondence: No responses were received.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
LLOYD SUB DISTRICT



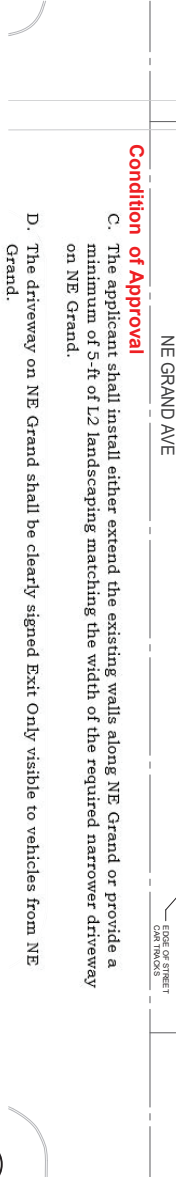
Site



Recreational Trails

File No.	LU 22 - 108269 DZ
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BC 2400
Exhibit	B Jan 31, 2022

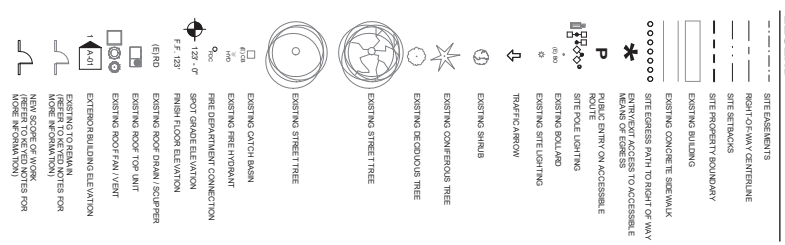
1. PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



- Condition of Approval**
- C. The applicant shall install either extend the existing walls along NE Grand or provide a minimum of 5-ft of L2 landscaping matching the width of the required narrower driveway on NE Grand.
 - D. The driveway on NE Grand shall be clearly signed Exit Only visible to vehicles from NE Grand.



LEGEND



GENERAL NOTES

- A. SITE INFORMATION BASED ON OWNERS SURVEY DATED 02/22/2020. THESE CONDITIONS ARE SHOWN FOR REFERENCE ONLY.
- B. EXISTING LANDSCAPE TO REMAIN, UNDO PROTECT FROM CONSTRUCTION ACTIVITIES.
- C. EXISTING CONCRETE TIE SIGN WORK TO REMAIN UNDO.
- D. EXISTING CONCRETE TIE SIGN WORK TO REMAIN UNDO.
- E. INTERIOR PARKING LOT LANDSCAPE SHALL NOT BE REMOVED OR REPAIRED UNLESS SHOWN OTHERWISE ON THE PLAN AND FOR ELEMENTS INVOLVED IN THE BUILDING AND SITE ELEMENTS.
- F. DRIVEWAYS SHOWN ON THE PLAN ARE FOR INFORMATION ONLY. THE EXISTING DRIVEWAYS SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
- G. REFER TO THE LEAD SURVEY PROVIDED BY OTHERS FOR PROPERTY LINE DIMENSIONS AND BOUNDARIES. REVISIONS TO THE PLAN SHALL BE REQUIRED.
- H. SEE CIVIL DRAWINGS FOR PROPOSED OFF-SITE WORK.

KEYNOTES

- 001 (H) EXISTING VERTICAL CURB AND GUTTER SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
- 002 (H) EXISTING VERTICAL CURB AND GUTTER SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
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- 069 (H) EXISTING VERTICAL CURB AND GUTTER SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.
- 070 (H) EXISTING VERTICAL CURB AND GUTTER SHALL BE MAINTAINED AND REPAIRED AS REQUIRED.

Approved:
City of Portland
Bureau of Development Services

Planner: _____
Date: **4-18-2022**

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DRAWN BY: **ZAK**

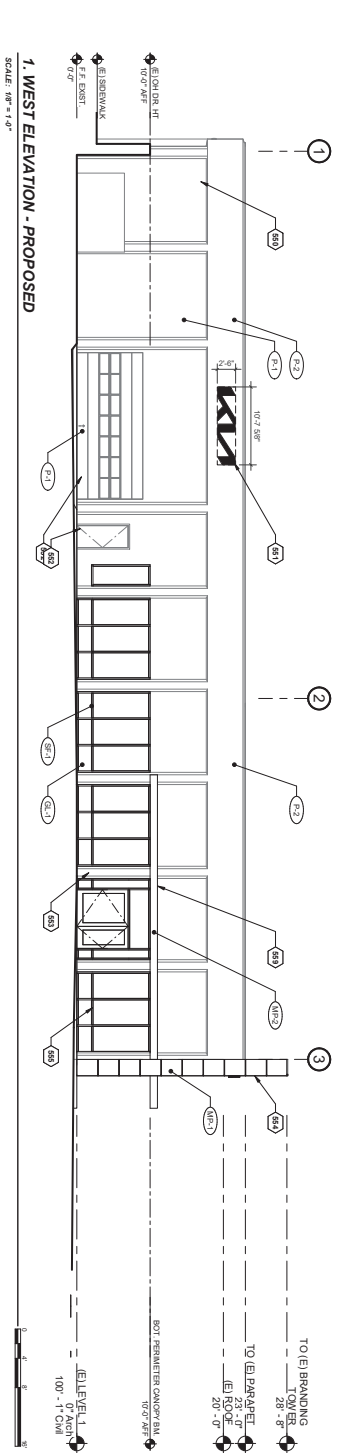
**ARCHITECTURAL
SITE PLAN**

PROJECT NUMBER: **221170**
**BOYLARD KIA OF
PORTLAND**

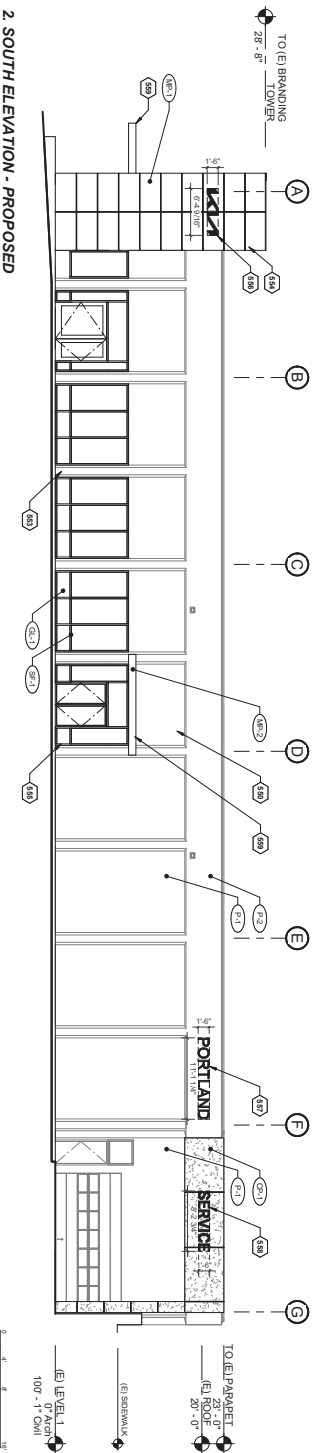
PROJECT ADDRESS: **720 NE GRAND AVE
PORTLAND, OR 97232**

SHEET: **A001**
DESIGN DEVELOPMENT
02.16.2022

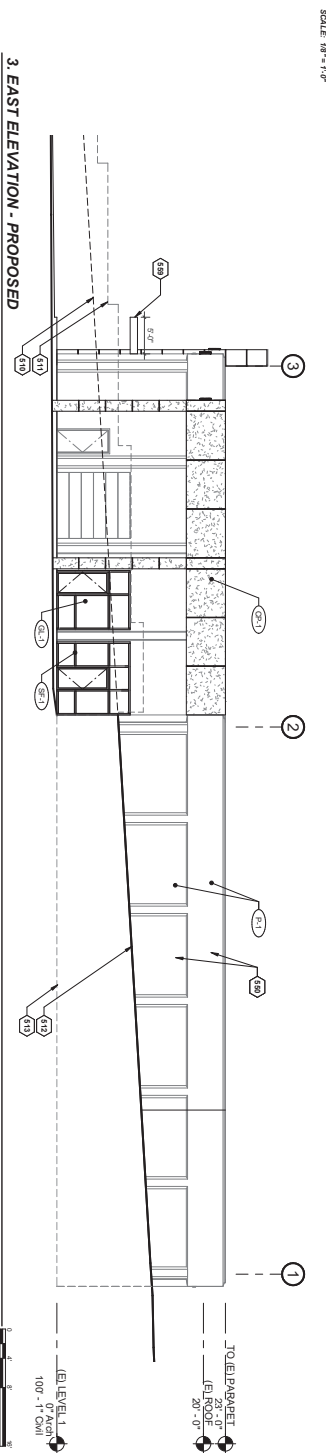
LU 22-108289 DZ Esh CI



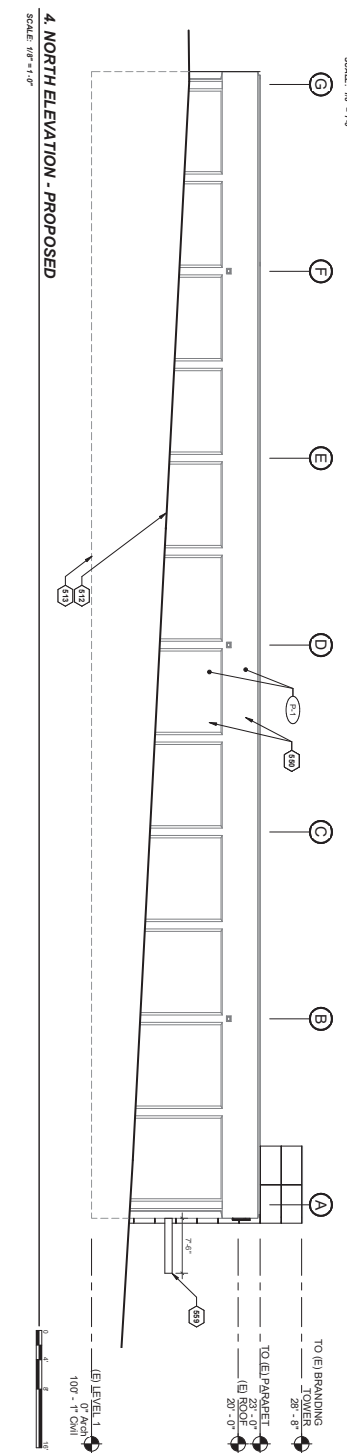
- KEYNOTES**
- 510 EXISTING GRADE BEYOND
 - 511 EXISTING MASONRY RETAINING WALL BEYOND
 - 512 FLOOR LINE BEYOND
 - 500 PAINT EXISTING MASONRY WALL
 - 501 -11.5' ST. SIKAWA
 - 502 PAINT EXISTING DOOR TO MATCH ADJACENT WALL
 - 503 PAINT EXISTING COULM
 - 504 NEW VAPOR BARRIER
 - 505 NEW STOREROOM RENOVATE EXISTING
 - 506 NEW VAPOR EDGE LETTING - 2Z HIGH LETTING
 - 507 NEW PORTLAND EDGE LET SOIL - 18\"/>



- LEGEND**
- (S1) BENJAMIN MOORE - STEERING SILVER SAND
 - (S2) BENJAMIN MOORE - AMTOWNE 1 TOB BLACK
 - (S3) GEMINI PAINTER SYSTEM - AMTOWNE 1 TOB BLACK
 - (S4) ACM PANEL SYSTEM - TOB BLACK
 - (S5) METAL PANEL - METAL PLATINUM
 - (S6) MULTICO FINISH
 - (S7) INSULATED GLAZING UNITS - CLEAR GLASS
 - (S8) SIGN AREA BOUNDARY PER CITY OF PORTLAND TITLE 32 SIGN CODE
 - (S9) EXISTING TO BE MAINTAINED (REFER TO NOTES FOR MORE INFORMATION)
 - (S10) NEW SCOPE OF WORK (REFER TO NOTES FOR MORE INFORMATION)



- BUILDING SIGN SCHEDULE**
- PRIMARY BUILDING WALL PER SIGN LENGTH
- (E) TO (E) PARAPET 28'-0\"/>
- PROPOSED SIGN AREA PER FWH:
- GRAND AVE 27038 SQ FT
 - RIVING ST 2639 SQ FT
 - TOTAL SIGN AREA 29677 SQ FT
- PROPOSED SIGN AREA PER FWH:
- GRAND AVE 17238 SQ FT
 - RIVING ST 2639 SQ FT
 - TOTAL SIGN AREA 19877 SQ FT
- PROPOSED SIGN AREA PER FWH:
- GRAND AVE 27038 SQ FT
 - RIVING ST 2639 SQ FT
 - TOTAL SIGN AREA 29677 SQ FT



- LEGEND**
- (S1) EXISTING TO BE MAINTAINED (REFER TO NOTES FOR MORE INFORMATION)
 - (S2) NEW SCOPE OF WORK (REFER TO NOTES FOR MORE INFORMATION)

PROJECT NUMBER
221170

BOYLAND KIA OF PORTLAND

720 NE GRAND AVE PORTLAND, OR 97232

PRELIMINARY CONSTRUCTION

CONSULTANT:

ARCHITECTS

720 NW Davis St Suite 300
Portland, OR 97209

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

LAND USE REVIEW

A-06

DATE: 02/28/2022