



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

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Date: October 18, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
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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 17-113306 DZM – NEW MIXED-USE BUILDING IN ST. JOHNS

Applicant: Alan Jones & Sienna Shiga | Jones Architecture
120 NW 9th Ave., Suite 210
Portland, OR 97209

Owner: St John-3 LLC
10260 SW Greenburg Road #1180
Portland, OR 97223

Site Address: **8608 N Lombard Street**

Legal Description: BLOCK 39 SELY 1/2 OF LOT 4 EXC PT IN ALLEY, JAMES JOHNS ADD
Tax Account No.: R425804370
State ID No.: 1N1W12BA 06600
Quarter Section: 2121

Neighborhood: St. Johns, contact Rachel Hill at hill.rachel@gmail.com
Business District: St. Johns Center for Opportunity, contact Emily Stanfield at 503-841-5522.

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: St. Johns
Zoning: CSd – *Storefront Commercial with Design Overlay*
Case Type: DZ – *Design Review*
Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:
The applicant seeks Design Review for a four-story building fronting the public plaza at the intersection of N. Lombard and N. Philadelphia streets. The ground floor will be a leasable commercial space, designed to accommodate a restaurant. The upper three floors will be residential units. The residential lobby and long-term bike parking will be accessed from the

south end of the N. Philadelphia frontage. One Modification to reduce long-term bike parking spacing from 24” to 18” is requested. One Design Exception to reduce the spacing between oriel projections, from 12’ to 6’ on the North Lombard frontage is requested.

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 criteria are:

- *Community Design Guidelines*
- *Modification Approval Criteria 33.825.040*

ANALYSIS

Site and Vicinity: The 6900-square foot site is located on the west side of N. Lombard Street, at the intersection of N. Philadelphia Avenue and N. Lombard Street, and across from N. Burlington Avenue. To the south and east of the site, a deep public plaza separates it from its adjacent street frontages. The plaza includes low seating walls, stepped areas, and mature trees. It is the heart of the neighborhood’s programmed civic activity, hosting the weekly Farmer’s Market in the summer, outdoor concerts and festivals. It is the heart of the “Main Street” commercial corridor of the St. Johns neighborhood.

North Lombard is characterized by storefront commercial buildings constructed over several decades interspersed with utilitarian service buildings. With a few exceptions, buildings are a maximum of two stories, and primarily brick or stucco.

The site abuts one building, a narrow one-story Thai restaurant to the northwest. Behind the site, a narrow mid-block alley separates it from the half block site to the SW. That site is occupied by a one-story Burgerville and surface parking. Across N. Philadelphia street to the southeast is the US Bank, flanked by surface parking to the north and south.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominately built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

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 no prior land use reviews.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 23, 2017**. The following Bureaus have responded with no issues or concerns:

The Bureau of Environmental Services. Please see Exhibit E-1 for additional details.

The Portland Bureau of Transportation. Please see Exhibit E-2 for additional details.

The Water Bureau. Please see Exhibit E-3 for additional details.

The Fire Bureau. Please see Exhibit E-4 for additional details.

The Site Development Section of BDS. Please see Exhibit E-5 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 23, 2017. A total of four written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

Joshua Guerra, July 12, 2017. *Wrote with concerns about the proposal's response to surrounding contextual architecture. Suggested: brick or stucco cladding; stronger relationship with the plaza; utilize pedestrian-scale elements at the street level. Mr. Guerra also sent a .pdf presentation that he presented at the St. Johns Neighborhood Association meeting. Please see Exhibit F.1 for more detail.*

Christa Holden, July 14, 2017. *Wrote with concerns that the residential and commercial entries were not obvious. The ground level is not distinguished from the upper floors. She suggested more operable openings to tie the ground floor to the plaza, or balconies on the upper floors. Please see Exhibit F.2 for more detail.*

Holly Hagerman, September 23, 2017. *Feels the exterior design does not fit with the aesthetics of main street. Please see Exhibit F.3 for more detail.*

Staff Response to the above comments: *The proposal that public comments were reacting to has been significantly modified to better achieve the contextual responses. Large, operable glazing panels were located at the corner to allow the ground floor to open to the plaza. Additional commercial entrances were located off the plaza, and the primary entrances to the commercial and residential spaces were moved to the far corners closest to street frontages, to facilitate visibility. Pedestrian-scale, contextual elements were added, including canopies, wood cladding at the recessed entries, integrated lighting and mounts to accommodate future signage. While the primary cladding material is not stucco or brick, the terra-cotta color does reference the red brick of the US Bank across N. Philadelphia. The smooth, flat cementitious panels create large, continuous planes that are visually similar to stucco.*

St. Johns Neighborhood Association, September 23, 2017. *A stakeholder group, including the St. Johns Neighborhood Association, St. Johns Center for Opportunity, and the St. Johns Boosters wrote with concerns. Suggestions include: suggestions that the Title 33 code requirements for Ground Floor Windows should also apply to the N. Philadelphia façade as well as the N. Lombard façade; reduced height would be more contextually responsive; singular massing is overwhelming to pedestrians; reduced width of windows; utilize brick, stucco or horizontal wood; locate primary entrance at the plaza corner; treat the site as a gateway; enhance the pedestrian realm with more pedestrian-scale treatment; reduce the scale of upper story windows; add a parapet and more detailing. Please see Exhibit F.4 for more detail.*

Staff Response to the Neighborhood Association: *The Ground Floor Window standards (33.130. 230.B1) specifically applies only on the frontage that has the highest transit street classification. Despite the significance of both street frontages, Staff cannot apply code standards to areas or frontages where they do not apply. However, in response to the comments, the applicant voluntarily chose to increase the ground floor windows on the N. Philadelphia frontage. The result is that both street frontages exceed the 50% of the façade length and 25% of the ground level wall area that is required of only one frontage.*

Similarly, the proposal complies with the zoning code height limitations, and does not request any height Modifications. Site-specific height maximums are determined by the Bureau of Planning and Sustainability (BPS) through determination of zoning and overlays. Bureau of Development Services staff enforce Title 33, Planning and Zoning code, but do not have the ability to require a height reduction or other change to development standards. If the community feels that the maximum heights for this area are excessive, Staff recommend working with the Bureau recommends providing commentary to BPS.

Staff weighed the context of surrounding buildings, and the deep plaza wrapping both street frontages, when evaluating the appropriate architectural response. Ultimately, a survey of other buildings demonstrated that large fields of singular, undetailed material is common in the area. North Lombard is notable for its plain, utilitarian, stucco buildings, with very few historic decorative details. Staff determined that large fields of singular materials and simple, rhythmic facades are typical of the area, and that a more dramatic application of these principles is appropriate at the iconic, civic plaza location.

In response to the much smaller scale, pedestrian-oriented main street context, Staff echoed the neighborhood requests for a richer treatment of the street level. In response to the comments, the applicant added significant detail at the street level including deep canopies, operable windows at the plaza corner, horizontal wood cladding in the recessed entries, wood soffits beneath the vertical oriel bays, integrated lighting and traditional mounts to accommodate future signage.

Finally, Staff shares the public concerns about the need for high-quality, durable materials to ensure an attractive and long-lasting façade. Staff has evaluated a material sample for the proposed integral-color Cembrit cementitious panels. Staff is satisfied that this material is not susceptible to scratches, dents or streaking. Its integral color, factory-cut and pre-drilled panel system will minimize site-installation errors and will facilitate the applicant's intended smooth façade.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

Findings: The site is designated with design 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.

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 & D7: The St. Johns Main Street and its immediate vicinity is comprised of an eclectic mix of utilitarian structures, such as former mechanic shops and gas stations now reused as retail spaces; classic streetcar era storefronts with commercial at the ground floor and residential above, and a few formal examples of classic civic architecture, represented in brick with Palladian windows in the original James Johns Elementary school, the library, and the Baha'i Center. The area has seen significant new residential development, but commercial development has been predominantly adaptive reuse of existing structures, with little new commercial construction near the site.

Significant analysis of the social and historic context of St. Johns, its civic spaces and its existing built context helped Staff determine that while a more classic tripartite design reminiscent of the streetcar era storefronts or the industrial and manufacturing buildings might be appropriate elsewhere in the North Lombard, that this site is unique in its plaza-frontage location, at the primary intersection and serving as a gateway to the neighborhood.

This site is at the geographic heart of the St. Johns neighborhood. Located at the intersection where all incoming traffic from the St. Johns bridge must turn left or right onto North Lombard, the site is set behind a deep public plaza and backed by an alley. It serves as a backdrop for the community farmers markets, music festivals, art fairs and parade celebrations that are hosted in the public plaza. Its iconic location also gives it a special responsibility to be a unique and special building. This is not the appropriate location for a staid backdrop building.

Like many other buildings lining N. Lombard, this proposal has large storefront windows at the ground floor, fostering views and connection with the activities within. Deep canopies over each glass bay provide pedestrian protection and facilitate spill-out activities such as café seating from the ground-floor tenant spaces. The canopies, with integrated lighting and wood soffits, serve to define the street level, and differentiate it from the upper levels.

Neither the applicant nor Staff contend that this proposal is architecturally reminiscent of the existing context. However, its location – surrounded by a deep, well-landscaped and significant community space – indicate that this is a neighborhood location appropriate for an iconic, jewel-box of a building, that stands out from more utilitarian buildings and enhances the identity of a special place with notable and unique architecture. *Therefore, 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 design 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.

Findings for E1, E2, E3, E4 and E5: The clean lines and verticality of the façade serve to accentuate the luminaire quality of the glass curtain wall oriel projections and the highly-transparent, permeable ground floor. The proposal’s clear identity and highly visible location will demarcate the corner and serve to activate and illuminate the intersection and the public plaza.

At the street level, generous and well-detailed canopies frame tall storefront windows and folding glass doors that can create an entirely open corner facing into the plaza. These operable glass panels link the interior commercial space with the activity in the public realm, and facilitate seating, stopping and resting spaces that take advantage of the plaza location while being buffered from street traffic, sun, wind and rain. Pedestrian-scale doors on each frontage incorporate small-scale building design features, and facilitate the demise of the ground floor to serve various tenant space needs without compromising the intended permeability or visibility of the street level. *Therefore, these guidelines are met.*

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

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

Findings for D1 and D3: While the proposal does not include any renovation to the public plaza, owned by the Portland Bureau of Transportation, its street-level is highly responsive to this plaza. The proposal was significantly altered in response to community comments that demonstrated a strong desire for direct access to interior commercial spaces from the plaza. In consideration of the seasonal nature of plaza usage, the applicant has located primary entrances closer to the street frontages and well-trafficked sidewalks, and has designed the corner to be operable in good weather to connect outdoor seating areas to the plaza and pedestrian realm. *Therefore, these guidelines are met.*

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

Findings for D2: The primary entrance into the large, corner retail space is located across from N. Burlington and very close to the #___ bus stop. North Lombard makes a slight turn at this area, resulting in the site having a slightly canted relationship with the street frontage. This location is significantly closer, and therefore more visible, to the street than the corner location which is set deep into the plaza and partially screened by low walls and mature landscaping. The year-round visibility, proximity to transit and the most common path of pedestrian travel along Lombard and a more contextually typical relationship with neighboring retail entrances makes this an appropriate location for the main entrance. *Therefore, this guideline is 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.

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 D4 and D5: The proposal includes no vehicle parking or loading spaces. However, it has treated bike parking in a manner that is attractive and complementary to the site and its surroundings. Rather than treating the alley as a back-of-house condition, the applicant has continued the pattern of alternating opaque and glazed bays around to the alley frontage, with large storefront window bays illuminating the alley and fostering views into the residential lobby and bike storage from North Philadelphia.

Additionally, the location of a bike entrance off the alley, rather than providing a singular residential lobby door, ensures that residents will regularly be entering and existing into the alley. This proposal will fundamentally transform that right-of-way from an under-lit and rarely used back of house, to a well-lit and highly active area. This treatment sets a context for future buildings to further enhance and activate the length of the alley. *Therefore, these guidelines are met.*

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 D8: The proposal is for a simple, well-detailed box, with alternating vertical bands of terra-cotta colored, high density cementitious rain screen panels, and vertical projecting glass boxes. The regular, cohesive design concept will be enriched by the variable nature of the activity within, and surrounding the building. The building serves as the backdrop for public activity at the plaza level, and for the residential and commercial activity within.

The projecting glass oriels utilize a curtain wall system that facilitates the desired glass jewel box effect without bulky vertical structural components complicating the façade. Per Condition of Approval C, all metal panel will be of a stiff enough gauge to prevent denting and/or pillowing due to extreme temperature fluctuations.

The proposal has utilized its alley frontage to create a three-sided building. While oriel projections were not allowed, per Portland Bureau of Transportation, the alley frontage shares the same vertical patterning of opaque rain screen and glass bays as the two street facades. The lone end wall, which will rise three stories above the adjacent one-story concrete building, utilizes varied panel widths to add detail and visual interest without creating a visual statement that might distract from the other buildings on the street.

At the street level, the thoughtful detailing will enhance the pedestrian experience. Canopies are four feet deep, in addition to 3' recesses for entry doors. Tongue and groove wood cladding, sealed in a dark charcoal color, provides tactile detailing at the ground level and is easily accessed for repair and maintenance. Wall-mounted lighting, sliding glass panel doors and tall storefront windows further enrich the pedestrian realm and contribute to the active, pedestrian-oriented Main Street environment. Per Condition of Approval D, exhaust vents will be located above canopies, to protect pedestrians from the negative impacts of air exhaust. *With Conditions C and D this guideline is 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. The proposed new four-story building is a successful architectural response to an iconic urban design site. It relates to the surrounding Main Street context while honoring its significant location with notable, place-making architecture. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a four-story, 30-unit building with ground floor commercial space, per the approved site plans, Exhibits C-1 through C-43, signed and dated October 16, 2017, 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 17-113306 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. Metal panels to be a minimum of 22 gauge for spans less than 12", and a minimum of 20 gauge for spans of 12" or more. Backed, composite metal panel is an approvable substitute and may utilize any gauge of metal.
- D. All exhaust vents in entrance bays must vent above canopies.
- E. No field changes allowed.

Staff Planner: Hannah Bryant

Decision rendered by: _____ **on October 16, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed: October 18, 2017

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 30, 2017, and was determined to be complete on July 25, 2017.

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 30, 2017.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 40-days, as stated with Exhibit A.8 and A.11. Unless further extended by the applicant, **the 120 days will expire on: January 1, 2018.**

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 November 8, 2017** 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 **November 9, 2017** 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittals

1. Original Submittal, dated January 27, 2017
2. Envelope Compliance Certificate, dated May 3, 2017
3. Response to Incomplete Memo, dated July 24, 2017
4. Submittal 02, dated July 24, 2017
5. Submittal 03, dated September 8, 2017
6. Bulleted Response to SJNA Letter
7. Response to Neighborhood Concerns Memo, dated September 14, 2017
8. 30-day Extension, dated September 19, 2017
9. Submittal 04, dated October 5, 2017
10. Final Submittal Appendices, dated October 11, 2017
11. 10-day Extension, dated October 16, 2017

B. Zoning Map (attached)**C. Plans/Drawings:**

1. Index (not stamped)
2. Site Plan (attached)
3. Floor Plan – Ground Story
4. Floor Plan – Second Story Plan
5. Floor Plan – Third Story Plan
6. Floor Plan – Fourth Story Plan
7. Roof Plan
8. North Elevation – Color
9. North Elevation – Black and White

10. East Elevation – Color
 11. East Elevation – Black and White
 12. South Elevation – Color
 13. South Elevation – Black and White
 14. West Elevation – Color
 15. West Elevation – Black and White
 16. East – West Section
 17. North – South Section
 18. Shear Wall Details
 19. Bay Window & Retail Entry Details
 20. Residential Entry Details
 21. Utility | Alley Details
 22. Canopy, Signage, Fastener Details
 23. Materials
 24. Bike Parking
 25. Exterior Lighting + Ventilation Plan
 26. Civil Existing Conditions Plan
 27. Civil Utility Plan
 28. Mechanical Cut Sheets
 29. Cembrit Patina Cladding Cut Sheet
 30. Curtain Wall Cut Sheet
 31. Curtain Wall Vent Cut Sheet
 32. Curtain Wall Vent Detail
 33. Flush Face Concealed Metal Panel Cut Sheet
 34. Aluminum Sliding Doors Cut Sheet
 35. Aluminum Storefront Cut Sheet
 36. Aluminum Entrances Cut Sheet
 37. ACM Soffit Panel Cut Sheet
 38. Wood Cladding Stain Cut Sheet
 39. Overhead Door Cut Sheet
 40. Recessed Can Light Cut Sheet
 41. Linear Wall Sconce Cut Sheet
 42. Linear Wall Sconce Cut Sheet
 43. LED Sign Light Cut Sheet
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
 2. Bureau of Transportation Engineering and Development Review
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
- F. Correspondence:
1. Joshua Guerra, July 14, 2017, concerns about response to contextual architecture.
 2. Christa Holden, July 14, 2017, concerns about relationship to plaza.
 3. Holly Hagerman, September 23, 2017, does not feel building fits with main street.
 4. St. Johns Neighborhood Association, September 11, 2017, numerous concerns including architectural style, materials, response to plaza, pedestrian realm detailing.
- G. Other:
1. Original LU Application
 2. Site Photos
 3. Early Assistance Notes, dated March 28, 2016
 4. Incomplete Letter, dated February 24, 2017
 5. St. Johns Town Center, Appendix K, Community Design Guidelines
 6. St. Johns Plan District, Maximum Height, Map 583-2

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).