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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

**Date:** April 10, 2012

**To:** Interested Person

**From:** Mark Bello, Land Use Services
503-823-7810 / Mark.Bello@portlandoregon.gov

## NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on May 1, 2012**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-124785 DZM, in your letter. It also is helpful to address your letter to me, Mark Bello.

# CASE FILE NUMBER: LU 12-124785 DZM
# GRAND AVENUE STARBUCKS EXTERIOR ALTERATIONS

**Applicant:** Coffee Land LLC
1101 Matthews Rd.
Washougal, Wa 98671

Renee Strand
Holst Architecture
110 SE 8th Aveune
Portland OR 97214

**Site Address:** 525 NE GRAND AVE

**Legal Description:** BLOCK 6 TL 3300, HEIPLE ADD
**Tax Account No.:** R373600060
**State ID No.:** 1N1E35BC 03300
**Quarter Section:** 2931

**Neighborhood:** Lloyd District Community, contact Lisa Faust at 503-350-1205.
**Business District:** Lloyd District Community Association, contact William Ruff at 503-221-1121.
**District Coalition:** None

**Plan District:** Central City - Lloyd District

**Zoning:** CXd, Central Commercial with design overlay
**Case Type:** DZM, Design Review and Modification

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

**Proposal:**
The applicant seeks design review approval for exterior alterations, including a new Drive-Thru window bump-out. The new building addition is set back 26'-10" from SE Grand and is 14'-7" high. The proposal also wraps the existing roof with a new wood screen. Site changes include closing off the pass-thru connection between this site and another site to the west. Landscape areas will be increased and the drive aisle will be adjusted.

Because exterior alterations to the building are proposed in a design overlay zone, design review approval is required. Modifications are required to vary from zoning development standards of Section 33.510.215 Required Building Lines that specify maximum setback and minimum height for the new building area.

**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:

- 33.825 Design Review
- 33.825.040 Modifications
- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines

**Relevant Approval Criteria:**
In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria are the Central City Fundamental Design Guidelines and Lloyd District Design Guidelines.

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. This application was submitted on March 30, 2012 and determined to be complete on **April 6, 2012.**

**DECISION MAKING PROCESS**
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

*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 extended at the request of the applicant.

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.

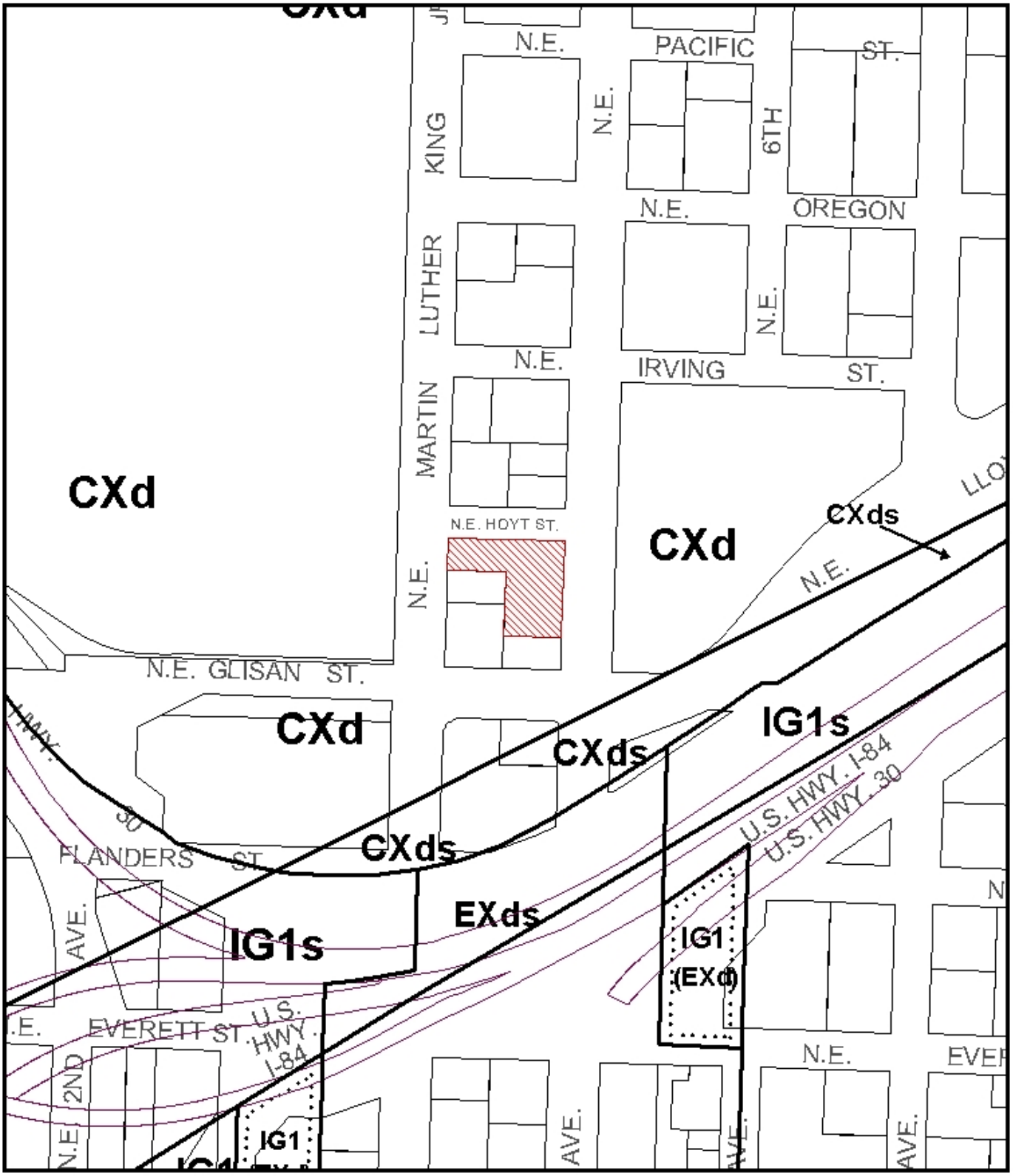
**APPEAL PROCESS**
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

**APPEAL OF THE FINAL CITY DECISION**
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

**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).**

**Enclosures:**
Zoning Map
Site Plan
Elevations



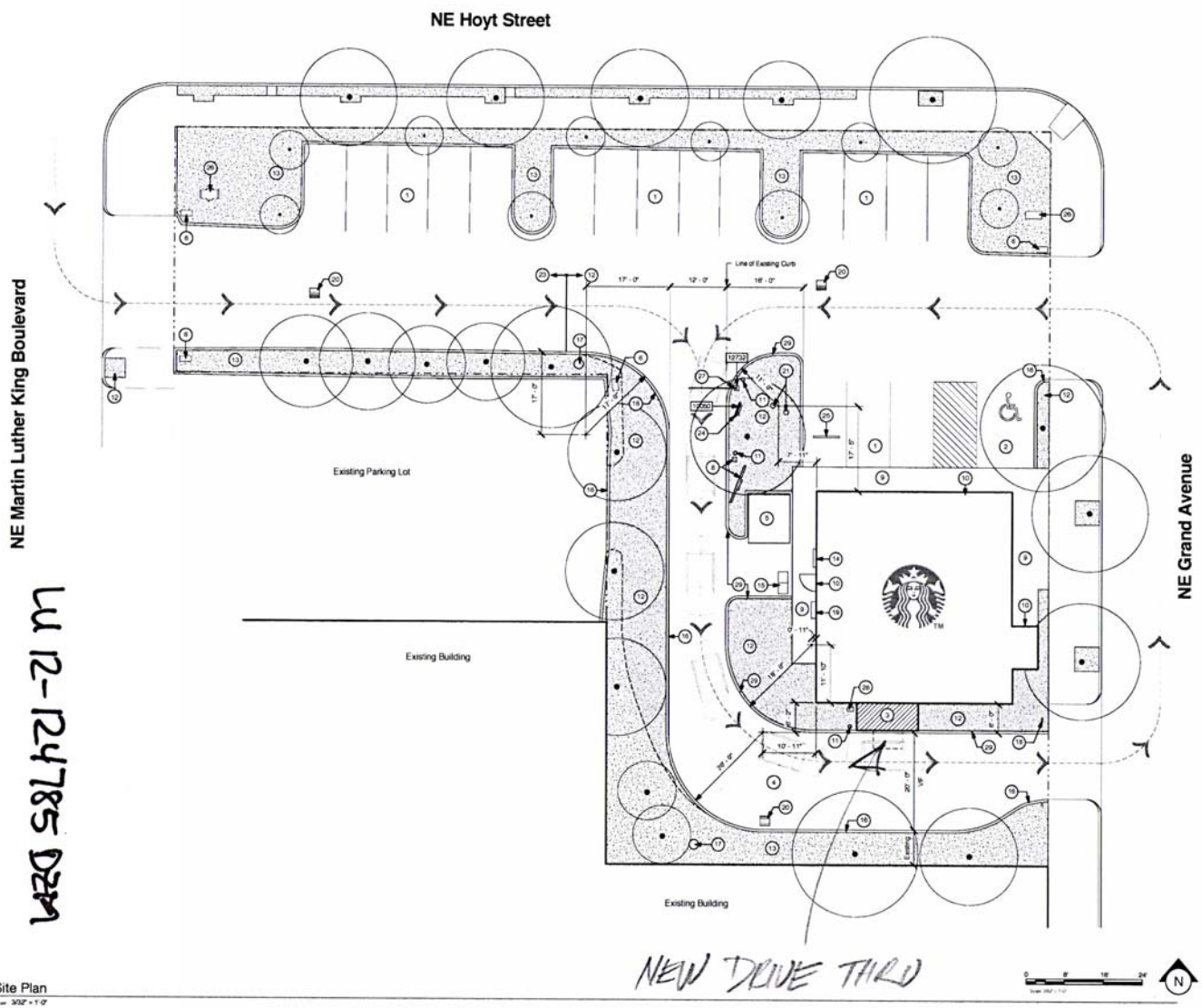

# ZONING

Site

| | |
|---|---|
| File No. | LU 12-124785 DZM |
| 1/4 Section | 2931 |
| Scale | 1 inch = 200 feet |
| State_Id | 1N1E35BC 3300 |
| Exhibit | B (Apr 06,2012) |

NORTH

**This site lies within the:**
**CENTRAL CITY PLAN DISTRICT**




1 Site Plan
Scale: 3/32" = 1'-0"

## Architectural Site Plan Notes

A. Refer to Exterior Elevations for building Signage location and Design ID. Refer to Electrical Plans for electrical requirements.

B. Landscaping to be provided per zoning code and LEED requirements.

C. Drive-Thru Equipment including vehicle detection loop, wireless communication, and monitors coordinated by Starbucks Construction Manager. Refer to Electrical Specifications for electrical requirements.

D. Landlord is responsible for providing site work, including new bollards, footing and conduit for drive-thru signage. Coordinate with Starbucks Construction Manager.

E. All parking and drive-thru striping to be provided by landlord.

F. Trash enclosure to be lockable using steel gates or chain to be provided by landlord.

G. Landlord to provide 6" (150mm) thick concrete paving the length of the drive-thru lane, extent to include drive-thru window standing pad.

H. General Contractor to apply concrete sealer to all exterior concrete patio and walkway surfaces.

## Sheet Notes

1. (E) Parking Spaces
2. (E) ADA Parking
3. (N) Drive Thru Window Bump Out and Awning. See A-400 for layout.
4. Drive Thru Lane
5. (E) Garbage Enclosure, see Landscape for additional information
6. (E) Site Signage
8. (E) Menu Board and Speaker Post
9. (E) Sidewalk
10. (E) Building Entry
11. (N) Bollard
12. (N) Landscaping. See Landscape for additional information.
13. (E) Landscaping, protect during construction
14. (E) Gas Meter
15. (E) Pull Box
16. (N) Extruded Curb at Existing Alignment. See Civil Detail 3/C-100
17. (E) Site Lighting
18. (E) Directional Traffic Signage, reinstall in new landscape area
19. (E) Electrical Box
20. (E) Catch Basin
21. Utility caps to be raised in new planter. See Civil for additional information
22. Not Used
23. (E) Curb to remain. Provide Alternate #1 price to replace this section of curb west to MLK Blvd.
24. (N) Pre-menu Board
25. (E) Bike Parking
26. (E) Site Signage. Replace Panel with New Logo per separate signage permit
27. (N) Clearance Bar with Signage for 9'-0" max
28. Install 12"x30" Concrete Splash Block at New Downspout. Provide positive drainage to top of adjacent curb
29. New Formed Curb. See Civil Detail 4/C-100

## Site Plan Legend

- Property Line
- Automobile Path of Travel
- New Landscaped Area
- Existing Landscaped Area
- New Drive Thru Bump Out
- Existing Tree

Design Review


Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
(206) 318-1575



These Drawings and Specifications are confidential and shall remain the sole property of Starbucks Corporation. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Starbucks Corporation. These drawings and specifications are intended to express Design intent for a prototypical Starbucks store (which is subject to change at anytime) and do not reflect actual site conditions. Neither party shall have any obligation nor liability to the other (except as stated above) until a written agreement is fully executed by both parties.


Revision Schedule

| Rev | Date | By | Description |
|---|---|---|---|
| | | | |

Project Name: GRAND AND LLOYD
Project Address: 525 NE GRAND AVE PORTLAND, OR 97232

| | |
|---|---|
| Store #: | 14045 |
| Project #: | 40426-012 |
| Concept | Artisan |
| Palette | Hand Forged |
| Issue Date | 03.12.2012 |
| Design Manager | Brent Standlee |
| LEED® AP | Renee Strand |
| Production Designer | Carey Givens |
| Checked by | Renee Strand |

Sheet Title: Architectural Site Plan
Scale: As indicated

Sheet Number: A-101

LU 12-124785 DZM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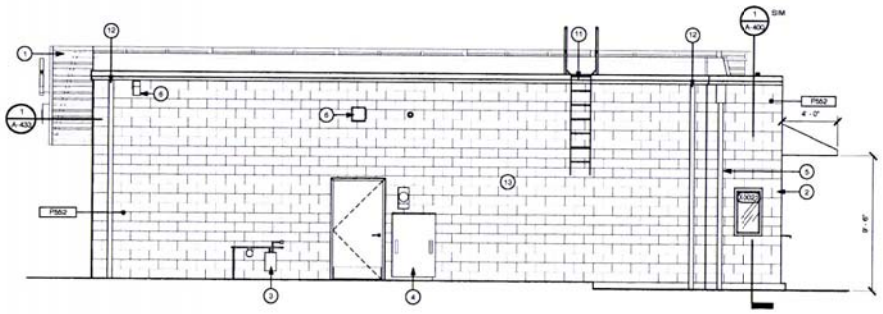
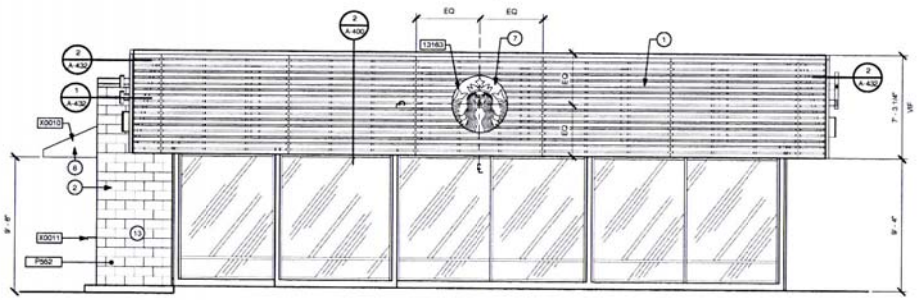
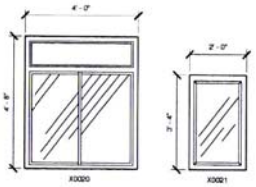


3 West Exterior Elevation
Scale: 1/4" = 1'-0"



2 East Exterior Elevation
Scale: 1/4" = 1'-0"



Window Legend
Scale: 1/8" = 1'-0"

| Window Schedule | | | | |
|---|---|---|---|---|
| Design ID | Count | Description | Responsibility | Comments |
| Windows | | | | |
| X0020 | 1 | Window - DT - Sliding - 47x84in | GC | Modified to fit CMU Coursing |
| X0021 | 1 | Window - DT | GC | Modified to fit CMU Coursing |

## Exterior Elevation Notes

A. General Contractor to coordinate and schedule signage installation with the Signage Contractor providing a minimum scheduling notice of 4 weeks and 1 week prior to scheduled date of installation. Starbucks Construction Manager to provide General Contractor with Signage Contractor contact information.

B. General Contractor shall coordinate with Electrical Contractor to furnish and install electrical circuits including all conduit, wire, connections, and breaker at panel board necessary to serve Signage.

C. General Contractor to provide fire treated wood stud blocking, or equivalent to support Signage.

D. Signage Contractor shall verify size and location of any and all allowable monument or pole signage with landlord and provide shop drawing(s) prior to fabrication to Starbucks Designer for approval.

E. Signage Contractor to install signage in compliance with local codes ad obtain permit and landlord approval.

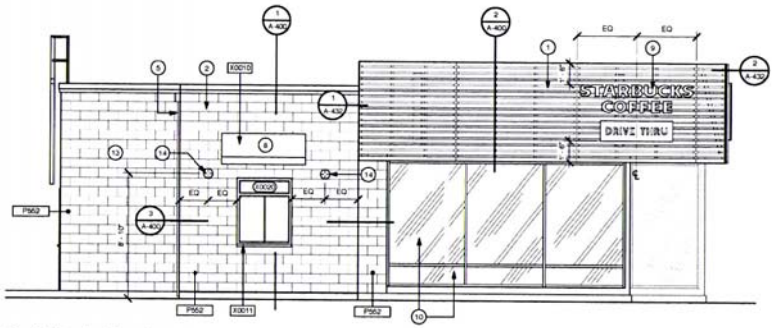
F. Signage Contractor to supply shop drawings to Starbucks Construction Manager and to the General Contractor as needed. General Contractor to notify Starbucks Construction Manager immediately if shop drawings or installation is in discrepancy with Starbucks architectural drawings.

G. General Contractor to clean, patch and repair existing exterior as required.

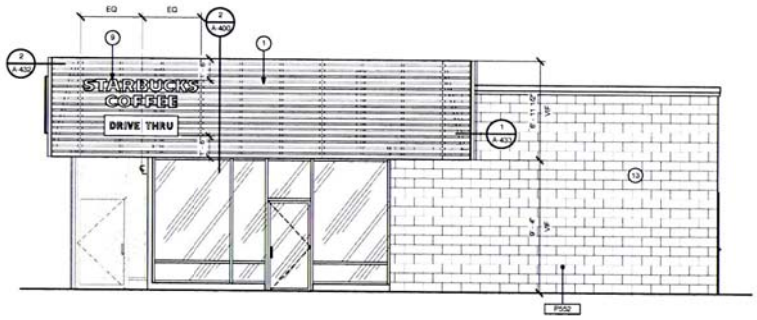
H. See Schedule sheets for schedules.

## Sheet Notes

1. (N) Wood Screen System at (E) roof. See Structural for additional information.
2. (N) painted CMU Drive-Thru Bump Out. Verify grout joint style of block finish with CM and GM.
3. (E) Gas Meter
4. (E) Electrical Box
5. (N) Scupper and Downspout to splash block at landscape below. Install 12"x30" Concrete Splash Block at New Downspout. Provide positive drainage to top of adjacent curb.
6. (E) Lighting
7. (N) Building Signage by separate permit.
8. (N) Drive Thru Awning
9. Relocated (E) Building Signage
10. Infill Storefront Glazing at (E) Drive-Thru Window, match existing. Conform with current energy codes requirments.
11. (E) Roof Access Ladder
12. (E) Downspout
13. Paint (E) Building Exterior
14. New Exterior Wall Sconce, see Electrical
15. Provide 3" (75mm) high black acrylic store address on glazing. Coordinate with CM



1 South Exterior Elevation
Scale: 1/4" = 1'-0"



4 North Exterior Elevation
Scale: 1/4" = 1'-0"

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| Checked by | Renee Strand |

Sheet Title: Exterior Elevations
Scale: As indicated

Sheet Number: A-301