

36: Zone Related Design Standards (14-526(d) 5)

- Address Historic Preservation Design Review, if applicable

Not applicable

- Address any applicable design review standards by zone

Per the City of Portland Design Manual(d)(1) a,c-I development in a B-2 Commercial Business the buildings have been placed to create an urban street wall, the dedicated mixed-use retail building includes windows along street frontage that are transparent and installed at a height to provide views by passersby. The façade character is oriented in a manner so that active and public portions of buildings create an active presence along the sidewalk. Building materials are compatible with the surrounding apartment buildings and other nearby commercial uses. See architectural plans included in this site plan submittal package.

Landscaping will screen views to/from the project site from abutting properties. We understand that a densely planted landscape buffer and/or fencing is required to protect neighboring properties from development impacts such as lighting, parking, traffic, noise, odor, smoke or other incompatible uses.

- Address submission requirements from Design Manual, page 1, addressing neighborhood context

The enclosed architectural plans and renderings address the proposed development and include building elevations, floor plans, color and proposed finishes. The plans as presented are progress only and are subject to revision. Final plans will be submitted to the City, as required.

- Description of exterior materials, color, finish, and samples

See Architectural Plans for the proposed colors and finishes table.