



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: July 2, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

NOTICE OF A TYPE I 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, including the written response to the approval criteria and to public comments received on this application, 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 15-174743 HR GALLAGHER PLAZA FRONT PLANTERS

GENERAL INFORMATION

Applicant: Heather Flegel / HOLST Architecture
110 SE 8th Ave / Portland OR 97214 /

Representative: Julie Livingston / Home Forward Development
135 SW Ash St 5th Floor / Portland OR 97204-3540

Site Address: 2140 NW KEARNEY ST

Legal Description: BLOCK 1 TL 11800 LAND ONLY SEE R668664 FOR IMPS, KINGS
2ND ADD

Tax Account No.: R452300110

State ID No.: 1N1E33BD 11800

Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Mike Conklin at 503-226-6126.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other Designations: Alphabet Historic District

Zoning: RH – High-Density Residential with Historic Resource overlay

Case Type: HR – Historic Resource Review

Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant seeks Historic Resource Review approval for one linear gray-coated steel-edged planter along the north wall, east of the main entry, to cover exposed building footings. The planter is a non-standard improvement in the right-of-way and therefore requires Historic Resource Review.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Reviews
- Community Design Guidelines
- Historic Alphabet District Community Design Guidelines Addendum

ANALYSIS

Site and Vicinity: The subject site is located on the block bounded by NW 21st and 22nd Avenues and by NW Johnson and NW Kearney Streets in the Alphabet Historic District, which was placed on the National Register of Historic Places on November 16, 2000. The site is approximately 26,000 square feet in size and is the location of the Gallagher Plaza residential tower, a six-story concrete structure built in 1981 that is owned and operated by Home Forward.

A large parking lot and commercial building are located across NW Kearney Street to the north. A parking lot and commercial building containing a restaurant are located on the adjacent lot to the east. Legacy Hospital is located directly north and west of the project site. Older multi-family residences are located on lots immediately west of the site. The vicinity contains a mixture of residential structures, medical facilities, industrial buildings, retail storefronts, and small offices. NW 21st and 23rd Avenues are the nearest commercial corridors, containing mostly small boutiques, restaurants, bars, and coffee shops. NW Kearney Street is designated a Local Service Bikeway and Local Service Walkway in the Transportation System Plan. The Portland Streetcar is located one block north on NW Lovejoy Street. The site is within the Northwest Pedestrian District.

Zoning: The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. The proposed project uses are allowed in this zone.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area's role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area's parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild's Lake Industrial Sanctuary.

Land Use History: City records indicate there are the following prior land use reviews for this site:

1. VZ 322-80 (LU 80-035916) – Approval of a variance to reduce the number of off-street parking spaces from the 68 to 11 to construct an 85-unit elderly housing project.
2. LU 09-104180 CU HDZ – Approval to install a rooftop radio frequency facility.
3. LU 14-227218 HRM AD – Approval of Gallagher Plaza exterior renovation.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **June 15, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

HISTORIC RESOURCE REVIEW (33.846)

33.846.060 Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

33.846.060 Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: The existing building was constructed in 1981, outside of the period of historic significance for the Alphabet Historic District. There is no historic material present on the site. *This criterion is therefore met.*

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings: The new planter along the building front will not affect any historic material as the building is a non-contributing, non-eligible development constructed in 1981. The proposed exterior planter materials are of a similar scale with and are used in a similar manner to materials on this particular building. The proposed materials will appear new, as modern interpretations of traditional planter edging, which will differentiate them from historic materials on nearby buildings. *This criterion is therefore met.*

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings: The proposed addition is compatible with the original building as it allows the basic form and massing to remain. Adjacent properties will not be adversely affected by the new steel-edges planter at the ground floor of the Gallagher Plaza building. This new feature helps to break down the scale of this otherwise monolithic structure. The new materials and site changes will allow this non-contributing building to better fit into the Alphabet Historic District by using more human-scaled materials

that reflect traditional siding systems on nearby properties. *This criterion is therefore met.*

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.

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 renovation of the Gallagher Plaza building continues the Northwest Plan District characteristics and traditions in a number of ways:

Continuing the area's established pattern of partial block building massing.

The existing building massing will be more broken up with the addition of the ground level planter which projects beyond the face of the building.

Maintaining and re-establishing the area's historic street grid. No changes to the existing street grid are proposed.

Orienting the primary entrances, lobbies, and activity areas to the surrounding neighborhood instead of interior streets. Existing main entries will remain facing the street.

Along streets where residential uses predominate, utilizing design elements that serve to distinguish residential streets from hard-scaped main streets and street car alignments. Design elements that characterize the residential side streets from more intensely hard-scaped main streets include: façade articulation created by elements such as entrance treatments, balconies, and vertically divided building volumes. Differentiation of the residential street from the hard-scaped main streets is accomplished by adding a new area of landscaping between the building and the sidewalk. This is a pattern present along most of the residential streets.

Respecting the historical industrial character of the District. The proposed building is located in an area that is not industrial by character but has instead been developed over decades with medical facilities, commercial buildings, and older and newer housing. The steel material selected for the new ground level planter reflect elements present in the area.

These guidelines are therefore met.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Findings: The new ground level planter will retain the building's siting and simple rectangular forms and will help break up what is now a visual monolith. The planter

addition incorporates elements seen in residential portions of the neighborhood such as planter edging and a variety of plant materials suited for the northern exposure. This helps to reduce the impact of the existing non-contributing building along the sidewalk. *This guideline is therefore 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.

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.

Findings for E1 & E3: The existing building will remain where it is, located close to the sidewalk along NW Kearney Street. The sidewalk in front of the building will be improved as required to meet City standards. The new steel edged ground level planter will cover what would be unsightly existing building foundations. The Bureau of Transportation has also approved an encroachment request to allow the planter to occupy a portion of the sidewalk right-of-way as the existing building footings cannot be reduced or removed. The existing building's street-level façade will be further differentiated by this new planter which will contribute to a sense of enclosure and visual interest along the sidewalk and pedestrian areas. *These guidelines are therefore 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 & D3: The proposal retains the majority of the on-site landscaping which wraps around the western portion and rear of the site. The new steel-edged planter along the north façade will add even more landscaping to the site which will contain an assortment of plants that are suited to the local microclimate. This new planter along with all of the other plantings along NW Kearney Street will help soften the sidewalk zone. *These guidelines are therefore met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

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 D6 & D8: The selected planter materials are located on the renovated north façade which creates a cohesive composition around the building. The proposed materials are high quality and durable. *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. The proposed

planter addition is an appropriate feature at this location. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for one linear gray-coated steel-edged planter along the north wall, east of the main entry, to cover exposed building footings.

Approved, per the approved site plans, Exhibits C-1 through C-13 signed and dated June 20, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-174743 HR."

Staff Planner: Chris Caruso



Decision rendered by: _____ **on June 30, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) July 2, 2015

Procedural Information. The application for this land use review was submitted on May 22, 2015, and was determined to be complete on **June 10, 2015.**

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 May 22, 2015.

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: October 8, 2015.**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **July 2, 2015**.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-7617.

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:

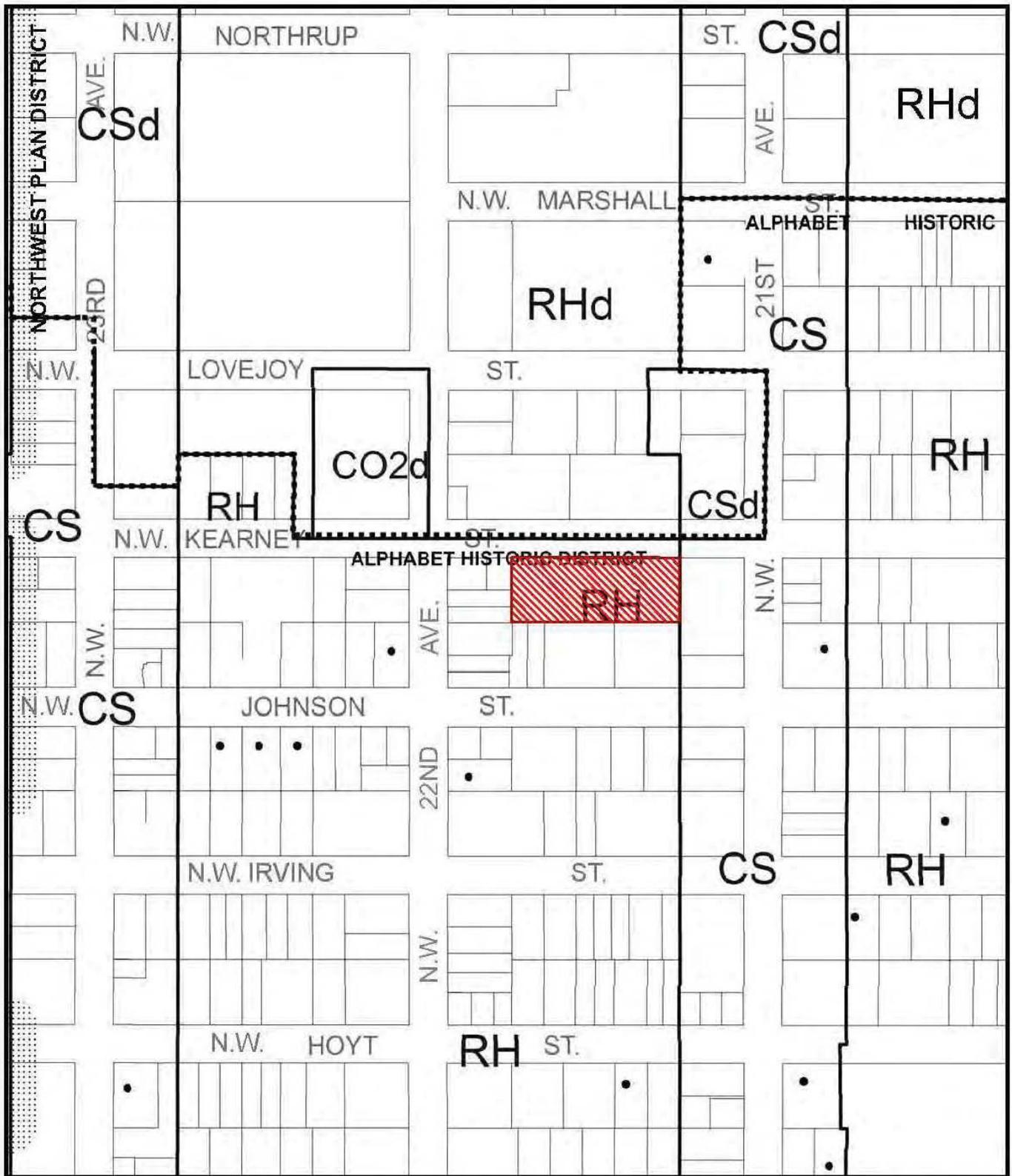
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Cover Sheet
 - 2. Vicinity Plan
 - 3. Table of Contents
 - 4. Civil Site Plan (attached)
 - 5. Planting Plan (attached)
 - 6. Plant List
 - 7. Planting Plan – Raised Front Planter
 - 8. North Elevation
 - 9. Enlarged Elevation at Planter (attached)
 - 10. Building Section
 - 11. Enlarged Civil Plan
 - 12. Planter Material
 - 13. Rendering Looking SE
- 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
 - 6. Bureau of Parks, Forestry Division
- F. Correspondence: none received
- G. Other:
 - 1. Original LU Application

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



Site



Historic Landmark



NORTH

This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

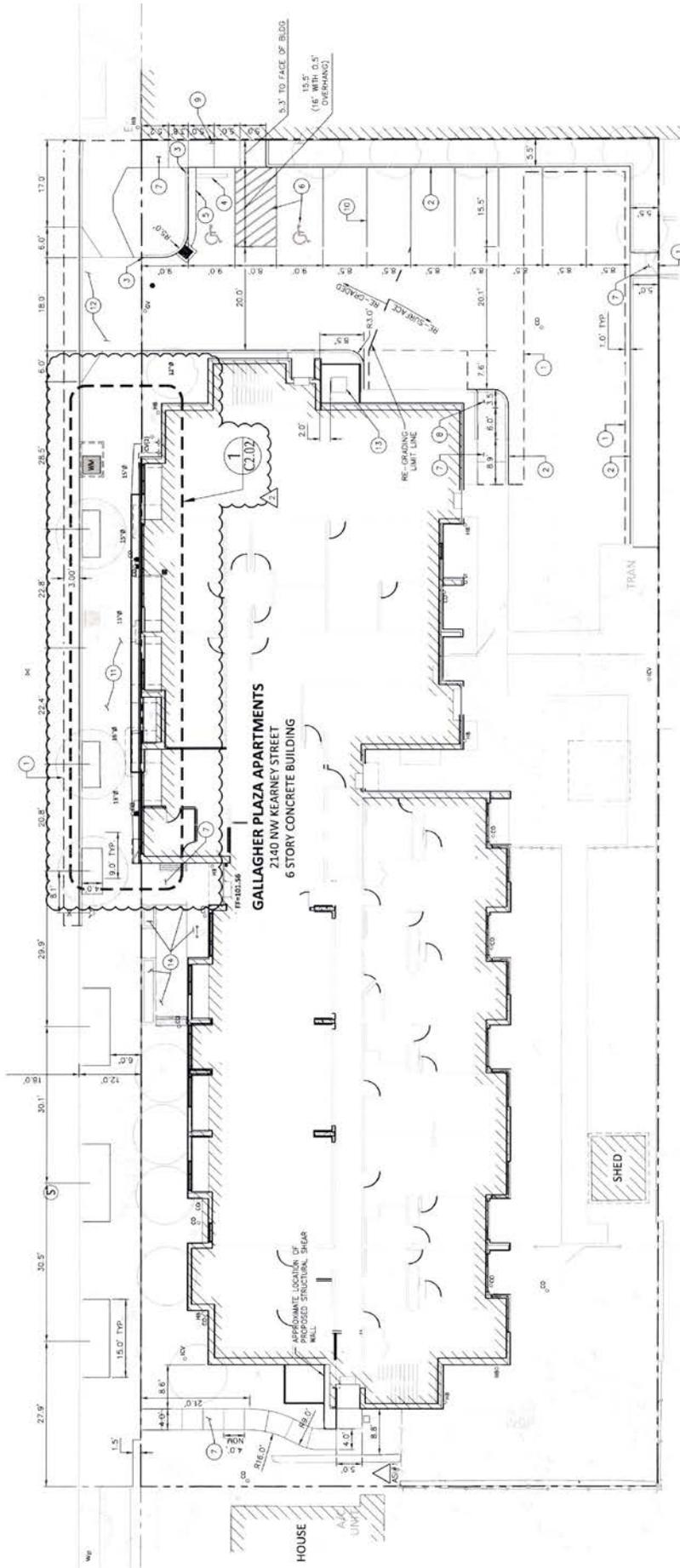
File No. LU 15-174743 HR

1/4 Section 2927

Scale 1 inch = 200 feet

State_Id 1N1E33BD 11800

Exhibit B (May 26, 2015)



GALLAGHER PLAZA APARTMENTS
 2140 NW KEARNEY STREET
 6 STORY CONCRETE BUILDING

SHEET NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. CONCRETE PAVEMENT SHALL BE CONSTRUCTED PER DETAIL 7/14/07.
3. FINISHES AND STRIPES FOR CONCRETE SHALL BE FOR REFERENCE ONLY. TO BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.

SHEET LEGEND



KEY NOTES

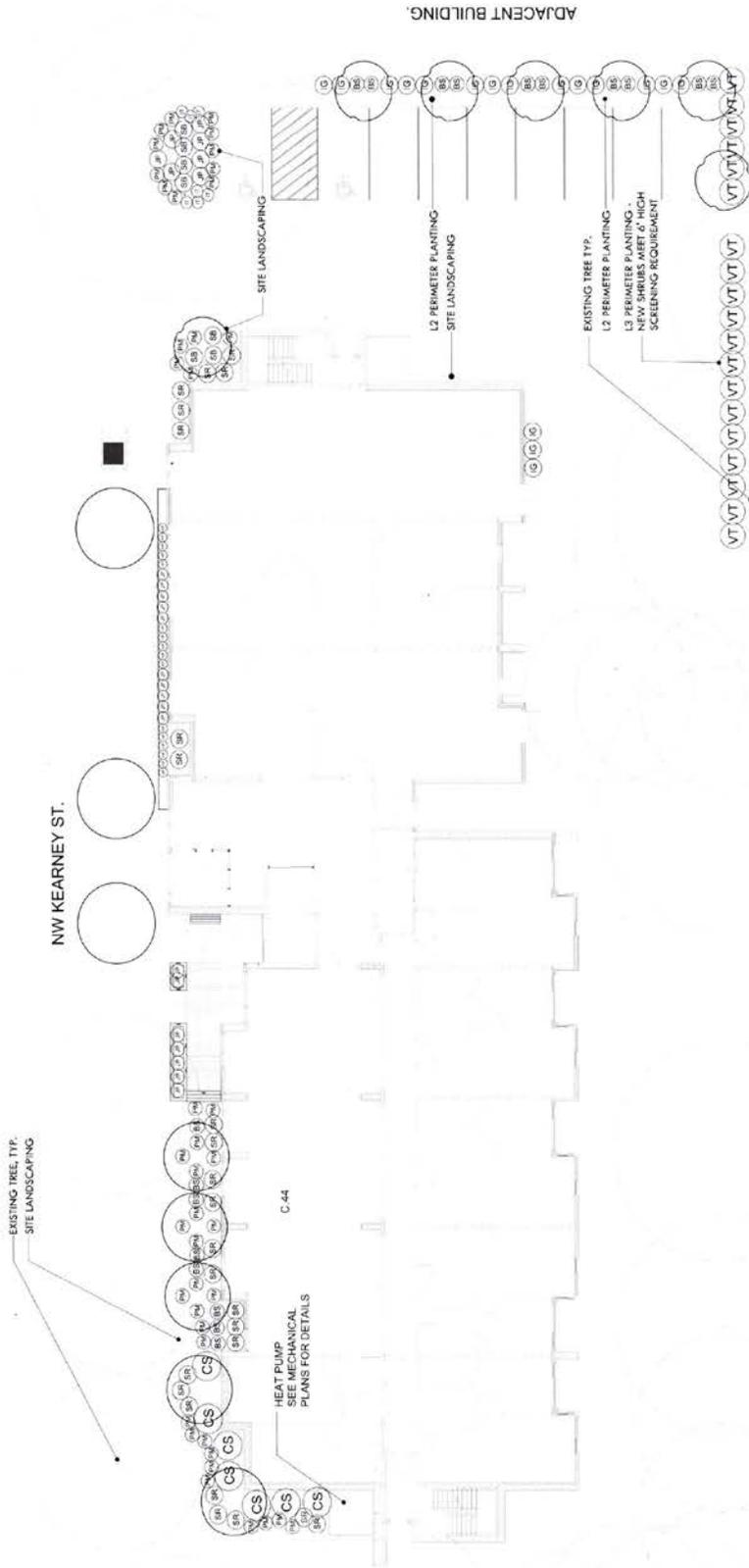
1. SAWCUT LINE
2. STANDARD CURB
3. CURB ENDING
4. WHEEL STOP
5. CONCRETE CURB & GUTTER
6. ADA PARKING STALLS AND STRIPING
7. CONCRETE SIDEWALK
8. ADA RAMP
9. ADA PARKING SIGN
10. 4" WHITE STRIPE
11. CONCRETE SIDEWALK, SEE PLOT PLANS
12. CONCRETE DRIVEWAY, SEE PLOT PLANS
13. 3" BY 3" HEAT PUMP PAD, SEE MECHANICAL PLANS
14. SEE LANDSCAPE PLANS

Handwritten notes:
 4/15/15
 4/30/15
 *THESE FINISHES AND STRIPES ARE FOR REFERENCE ONLY AND SHALL BE PERMITTED UNDER SEPARATE PUBLIC WORKS PERMIT.
 ALL DIMENSIONS SHALL BE TO FACE OF CURB OR FACE OF WALL.

Proposal and design as approved in
 case file # LU 14-227219-HR01.
 No field changes allowed.



SCALE
 1" = 10'-0"



Approved
City of Portland
Bureau of Development Services
Planner
Date: 6/30/15
This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
CS	CORNUS SERICEA 'ISANTI'	ISANTI DOGWOOD	3 GAL	AS SHOWN	7
IG	ILEX GLABRA 'SHAMROCK'	INKBERRY	3 GAL	AS SHOWN	1
SIR	SARCOCCOCCIA RUSCIFOLIA	FRAGRANT SWEETBOX	5 GAL	AS SHOWN	2
SB	SPIRAEA x BETULIFOLIA	BIRCHLEAF SPIRAEA	3 GAL	AS SHOWN	7
BS	SPIRAEA x RUMALDA CV'S	RUMALD SPIRAEA	3 GAL	AS SHOWN	18
VT	VIBURNUM TINUS	LAURISTINUS VIBURNUM	7 GAL	AS SHOWN	19
GROUND COVERS, GRASSES AND GRASS-LIKE PLANTS					
HP	CAREX MORROWII	JAPANESE SEDGE	1 GAL	18" O.C.	388
IT	HEUCHERA 'PURPLE MAJESTY'	PURPLE MAJESTY CORAL BELLS	1 GAL	AS SHOWN	16
JP	IRIS TENAX	PACIFIC COAST IRIS	1 GAL	AS SHOWN	7
PM	JUNCUS PATENS 'ELK BLUE'	GROOVED RUSH	1 GAL	AS SHOWN	24
	POLYSTICHUM MUNITUM	SWOBD FERN	1 GAL	AS SHOWN	42

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QTY
TREES WITHIN RIGHT-OF-WAY						
	QUERCUS FRAINETTO 'SCHMIDT'	FOREST GREEN OAK	3.5" CAL	AS SHOWN	BBB	3
TREES ON-SITE						
	CARPINUS BETULUS 'FRANZ FONTAINE'	EUROPEAN HORNBEEAM	2" CAL	AS SHOWN	BBB	7
	ACER CIRCINATUM	VINE MAPLE	8-10"	AS SHOWN	BBB MULTI-STEM	5

- GENERAL NOTES
- ALL PERIMETER LANDSCAPE AREAS MEET THE REQUIREMENTS SET FORTH IN THE CITY OF PORTLAND CODES.
 - LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANTS PRIOR TO PLANTING. ONLY PLANTS IN GOOD HEALTH WILL BE ACCEPTED.
 - LANDSCAPE ARCHITECT SHALL ADJUST ALL PLANT LOCATIONS IN THE FIELD PRIOR TO PLANTING.
 - SEE SPECIFICATION SECTION 02.60.00 - 3.2 - 9. 50% MAX FOR PLANTERS FOR SOIL AMENDMENT DETAILS.
 - NO BRICATIONS WILL BE USED FOR PLANTING. IT IS THE OWNER'S RESPONSIBILITY FOR ENGINEERING THE REALITY OF PLANTS PLANT. INSTALLATION SHALL TAKE PLACE BETWEEN SEPTEMBER 1ST AND NOVEMBER 30TH.

PLANTING PLAN
SCALE: 1" = 10'-0"

CU 15-174748 HR

GALLAGHER PLAZA

DESIGN REVIEW
05/21/2015

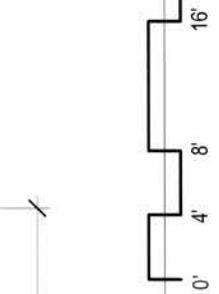
Title
EXTERIOR
ELEVATION

Sheet



Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date *6/30/15*

* This approval applies only to the conditions of approval. Additional zoning requirements may apply.



53'-5"
COATED STEEL PLANTER BOX (CHARCOAL TO MATCH ANTHRACITE SIDING)
BOARD-FORM CONCRETE BUILDING CURB

1 ENLARGED ELEVATION AT PLANTER
1/8" = 1'-0"
C.9

Lu 15-174743 RP

C.9