



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

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Portland, Oregon 97201  
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Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** February 9, 2009  
**To:** Interested Person  
**From:** Breah Pike-Salas, Land Use Services  
503-823-6825 / [Breah.Pike-Salas@ci.portland.or.us](mailto:Breah.Pike-Salas@ci.portland.or.us)

## **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 reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 08-175968 DZM, HARRISON TOWER APARTMENTS SIGN PROPOSAL**

#### **GENERAL INFORMATION**

**Applicant:** Ken Ambrosini (Contact)  
Ambrosini Design Ltd  
214 NW 20<sup>th</sup> Ave.  
Portland, OR 97209  
503.223.9399

**Owner:** Tyler Rodrigue  
Harrison Tower LLC  
1 Lagoon Drive, Ste. 200  
Redwood City, Ca 94065-1562

**Site Address:** 222 SW HARRISON ST

**Legal Description:** BLOCK B LOT 2 TL 1100, SOUTH AUDITORIUM ADD  
**Tax Account No.:** R777500620  
**State ID No.:** 1S1E03CB 01100  
**Quarter Section:** 3229

**Neighborhood:** Downtown Cmty Assoc., contact Jennifer Geske at 503-750-9843.  
**Business District:** Downtown Retail Council, contact Stephen Pirkl at 503-274-7682.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Downtown  
**Zoning:** RXd, Central Residential with Design overlay.  
**Case Type:** DZM, Design Review with a Modification  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:** The applicant requests Design Review approval with a modification for two (2) wall signs - each being 20 square feet in area. The proposed wall signs consist of pin mounted aluminum lettering and log element. The proposed signs will be located on the east and west

columns of the porte cochere element at the Harrison Tower Apartments located at 222 S.W. Harrison Street.

Any new signage proposed in the South Auditorium plan district requires Design Review.

**Modification Request:** The applicant requests one Modification as part of this Design Review:

**32.34.030.G.2.d. Signs for residential-only development.** Sites developed with only residential uses are limited to one fascia signs not exceeding 10 square feet in total area. The applicant is requesting modification approval to have two wall signs both being 20 square feet in 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:

- Chapter 33.825 Design Review
- Chapter 33.580 South Auditorium Plan District
- Central City Fundamental Design Guidelines
- Chapter 32 Sign Code Manual

## ANALYSIS

**Site and Vicinity:** The site is located on the block bounded by SW Harrison Street to the north, SW 2<sup>nd</sup> Avenue to the east, SW Hall Street and Lovejoy Fountain Park to the south, and SW 3<sup>rd</sup> Avenue to the west. In the South Auditorium District, SW 2<sup>nd</sup> and 3<sup>rd</sup> Avenues and Hall Street are dedicated paved pedestrian paths. Automobiles are prohibited on these paths.

The townhouse units and abutting residential tower are known collectively as Harrison South. Harrison South, along with the Harrison East and Harrison West towers and townhouses to the north, were known collectively as the Portland Center Apartments until 2005, when the entire complex was sold to Reliance Development. Harrison East and West have been converted to condominiums. The Harrison South tower and most of the townhouses will remain apartments, although some of the townhouses will be office space.

Established in 1960, South Auditorium was the first urban renewal district executed by the Portland Development Commission, with funds from the US Department of Housing and Urban Development. To accommodate redevelopment of the area, an ethnically heterogeneous, working-class neighborhood containing 336 families, 289 businesses, and 445 buildings was demolished.

Completed in 1965, Portland Center Apartments was the first high-rise residential project in the South Auditorium District. It was designed in the mid-century Modern style by Skidmore Owings & Merrill architecture firm. The district also includes two small parks with fountains – Pettygrove Park, abutting Harrison West to the north, and Lovejoy Fountain Park, abutting Harrison South to the south. These two parks and the district’s landscape of trees, lighting, and pedestrian paths were designed by landscape architect Lawrence Halprin and architect Charles Moore. The district also contains office buildings, some small-scale retail, and other high-rise residential towers.

The City of Portland established the South Auditorium Plan District to protect the unique character of the South Auditorium urban renewal district, which expired in 1974. The Zoning Code standards of the Plan District focus on maintaining the original character of the district through landscaping requirements, tree preservation, screening of rooftop mechanical

**Zoning:** The Central Residential (RX) zone is a high-density multi-dwelling zone that allows the highest density of dwelling units of the residential zones. The maximum size of buildings and

intensity of use are regulated by floor area ratio limits and other site development standards. The major types of new housing development will be medium- and high-rise apartments and condominiums, often with allowed retail, institutional, or other service-oriented uses.

The design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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 seven prior land use reviews for this site.

1. LU 85-004560 DZ (reference file # DZ 24-85): Design Review Approval to remove canopies and trellis.
2. LUR 93-010284 DZ (reference file # 93-00285 DZ): Design Review approval for new free-standing planters and urns, new monument sign, and alterations to courtyard area adjacent to 222 SW Harrison St. Approval for Modification to increase allowable sign area at 111 SW Harrison St from 10 square feet to 77 square feet.
3. LUR 94-011275 DZ (reference file # 94-00373 DZ): Design Review approval to replace existing concrete canopies with steel canopies.
4. LUR 95-012484 DZ (reference file # 95-00591 DZ): Design Review approval for signage improvements, security fencing, garage door, and awning.
5. LUR 98-015873 DZ (reference file # 98-00567 DZ): Design Review approval for above-ground emergency generator tank.
6. LU 07-135758 DZ: Design Review approval for alterations to porte-cochere and main entrance of Harrison South residential tower.
7. LU 08-109557 DZ: Design review approval for a new glass vestibule at the entrance to one of the townhouse units, to accommodate wheelchair turning radius area; required as an accessibility improvement because the unit is being used as the leasing office for Harrison South.
8. LU 08-120237 DZ: Design review approval for exterior alterations to existing townhouses of Harrison South.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **December 26, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **December 26, 2008**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### I. 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 in-fill 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 Central City Fundamental Design Guidelines.

### **Central City Fundamental Design Guidelines**

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

### **Central City Plan Design Goals**

This set of goals has been developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

#### **A4. Use Unifying Elements.**

Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

#### **A5. Enhance, Embellish, and Identify Areas.**

Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

#### **C2. Promote Quality and Permanence in Development.**

Use design principles and building materials that promote quality and permanence.

#### **C3. Respect Architectural Integrity.**

Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions, that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

#### **C5. Design for Coherency.**

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

**C13. Integrate Signs.**

Integrate signs and their associated structural components with the building's overall design concept. Size, place, design and light signs to not dominate the skyline.

**Findings for A4, A5, C2, C3, C5 and C13:** The new Harrison Tower Apartments signs will consist of flat dimensional lettering with a vertical logo element. These new identifiers maintain the style and design of the existing signage found on the Harrison East and West buildings on the north side of S.W. Harrison Street.

The proposed signs consist of flat 1/2" thick aluminum 3" and 5" tall lettering, and a 2' -6" tall logo element all pin mounted flush to the existing columns. These new signs are designed to resemble existing signs located on the columns of Harrison East and West located on the north side of S.W. Harrison Street. The signs of Harrison East and West are also flat 1/2" thick, 2" and 4" tall lettering, and a 12" tall logo element pin mounted flush to the existing columns of the porte cochere. Therefore, a common visual link can be established between Harrison East and West located to the north side of S.W. Harrison Street and the Harrison Tower Apartments located to the south side of S.W. Harrison Street.

Respect to and compatibility with the character of the existing architecture is successfully accomplished as a result of the new signs retaining the simplistic, modern design of the existing architecture. By incorporating the simplistic, modern design from the existing architecture into the sign design of pin mounted lettering and logo element, coherency is achieved. This proposal utilizes a durable building material such as aluminum that promotes permanence and long-lasting quality.

Because the proposed signs are small in size, minimal in design and flush mounted to existing columns, only one sign will be seen at a time when traveling along S.W. Harrison Street. As a result of the careful and thoughtful design of these proposed signs, the Portland skyline will not be visually impacted and the pedestrian environment will be enhanced.

*These guidelines are met.*

**A6. Reuse/Rehabilitate/Restore Buildings.**

Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Finding:** The existing building continues to be used for residential purposes and will not change as a result of this approval. The new signs are proposed to be located on the existing columns of the porte cochere enhancing the functionality of these columns. *This guideline is met.*

**B1. Reinforce and Enhance the Pedestrian System.**

Maintain a convenient access route for pedestrian travel where a public right-of-way exists or have existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public rights-of-way system through superblocks or other large blocks.

**Finding:** The existing entrance into the Harrison Tower Apartments will remain from S.W. Harrison Street. Proposed signage on the existing columns of the porte cochere adjacent to the sidewalk improves the identification of the building for pedestrians along S.W. Harrison Street. *This guideline is met.*

**B2. Protect the Pedestrian.**

Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk oriented night-lighting systems that offer safety, interest, and

diversity to the pedestrian.

**Finding:** Pedestrian experiences at the sidewalk adjacent to the Harrison Tower Apartments will have an added element of visual interest with this proposal. The simplistic and modern design of pin mounted lettering and logo element on the existing columns of the porte cochere adjacent to S.W. Harrison Street are of a human scale and are in direct proportion with the existing columns, relating to the architecture of the building. Therefore, the new signs will not detract from the pedestrian experience, but rather enhance the sidewalk level of the building. *This guideline is met.*

## **II. SECTION 33.825.040 MODIFICATIONS THAT WILL BETTER MEET DESIGN REVIEW REQUIREMENTS:**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. Better meet design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modification is requested:

**1. Chapter 32.34.030.G.2.d Signs for residential-only development:** In the South Auditorium plan district signs for residential-only development are limited to one fascia sign not exceeding 10 square feet in total area. The applicant is proposing two signs measuring 20 square feet in area to be located on the east and west columns of the porte cochere element. As such, a modification through design review is requested to have two signs and have each sign measure 20 square feet in area.

**Purpose:** *The regulations contained in Chapters 32.30 through 32.38 are land use regulations which work in combination with Title 33, Planning and Zoning, to implement Portland's Comprehensive Plan. The standards contained in Chapters 32.32 through 32.34 encourage signs to be compatible with the distinct character of specific areas of the city by regulating the size, placement, and features of signs by base zone, overlay zone, and plan district. Chapter 32.34 includes standards that encourage signs that further the objectives of certain land use categories.*

**Findings:** While the proposal of two signs each measuring 20 square feet in area does not meet the requirement of only having one sign each no larger than 10 square feet in area, the proposal is keeping in character with a number of existing signage found in the Harrison complex, specifically the Harrison East and West which have a sign located on each side of existing columns of the porte cocheres. The design of the signs located at Harrison East and West are flat 1/2" thick, 2" and 4" tall lettering with a 12" tall logo element pin mounted flush to the existing columns. The proposed design for the signs located at the Harrison Apartments also consist of flat 1/2" thick aluminum 3" and 5" tall lettering, and a 2' -6" tall logo element pin mounted flush to the existing columns of the porte cochere. Therefore, the new signage is in keeping with the existing signage style and materials in the immediate area and maintains the minimal character of signage found in the District.

The proposal increases the sign area to enable enhanced identification of the building. The signs have been sized appropriately to respect and fit within the dimension of the column, and thus successfully relates to the proportions of the existing architecture. Because the signs are to be located on the east and west sides of the porte cochere columns at the ground floor level of the building, only one sign would be seen at a time traveling east and west along S.W. Harrison, lessening the impact on the pedestrian environment and the Portland skyline. Additionally, because the signs consist solely of lettering and the logo, the actual area of the lettering and logo is significantly less than what is technically considered the sign area. Therefore, the signs maintain a human scale along the public right-of-way.

Due to two characteristics described above, the signs better meet the Central City Fundamental Design Guidelines B2- Protect the Pedestrian, C3- Respect Architectural Integrity, C13-Integrate Signs, C5- Design for Coherency. The two proposed 20 square foot signs are compatible with the purpose of the standard being modified and better meets the applicable design guidelines. *The approval criteria 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 new signage contributes to the overall sign program for the Harrison complex. Because the signs are human scaled and of quality materials, the modification to increase the number of signs allowed and the size does not negatively impact the pedestrian environment. The proposal meets the applicable design guidelines and approval criteria and therefore warrants approval.

## **ADMINISTRATIVE DECISION**

- Approval of Design Review for two (2) wall signs each being 20 square feet in area. One sign will be located on the east column and one on the west column of the existing Porte Cochere.
- Approval of a Modification for Signs for Residential-only Development in the South Auditorium Plan District (32.34.030.G.2.d) to allow two (2) walls signs each being 20 square feet in area.
- Approval per the approved plans, Exhibits C-1 and C-2, signed and dated February 5, 2009, 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 and C-2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-175968 DZM . No field changes allowed."



**Decision rendered by:** Breah Pike-Salas **on February 5, 2009.**

By authority of the Director of the Bureau of Development Services

**Decision mailed: February 9, 2009**

**Staff Planner: Breah Pike-Salas**

**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 November 5, 2008, and was determined to be complete on **December 15, 2008.**

*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 November 5, 2008.

*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.

**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 February 23, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the

required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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](http://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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **February 24, 2009– (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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 503-823-0625.

**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:

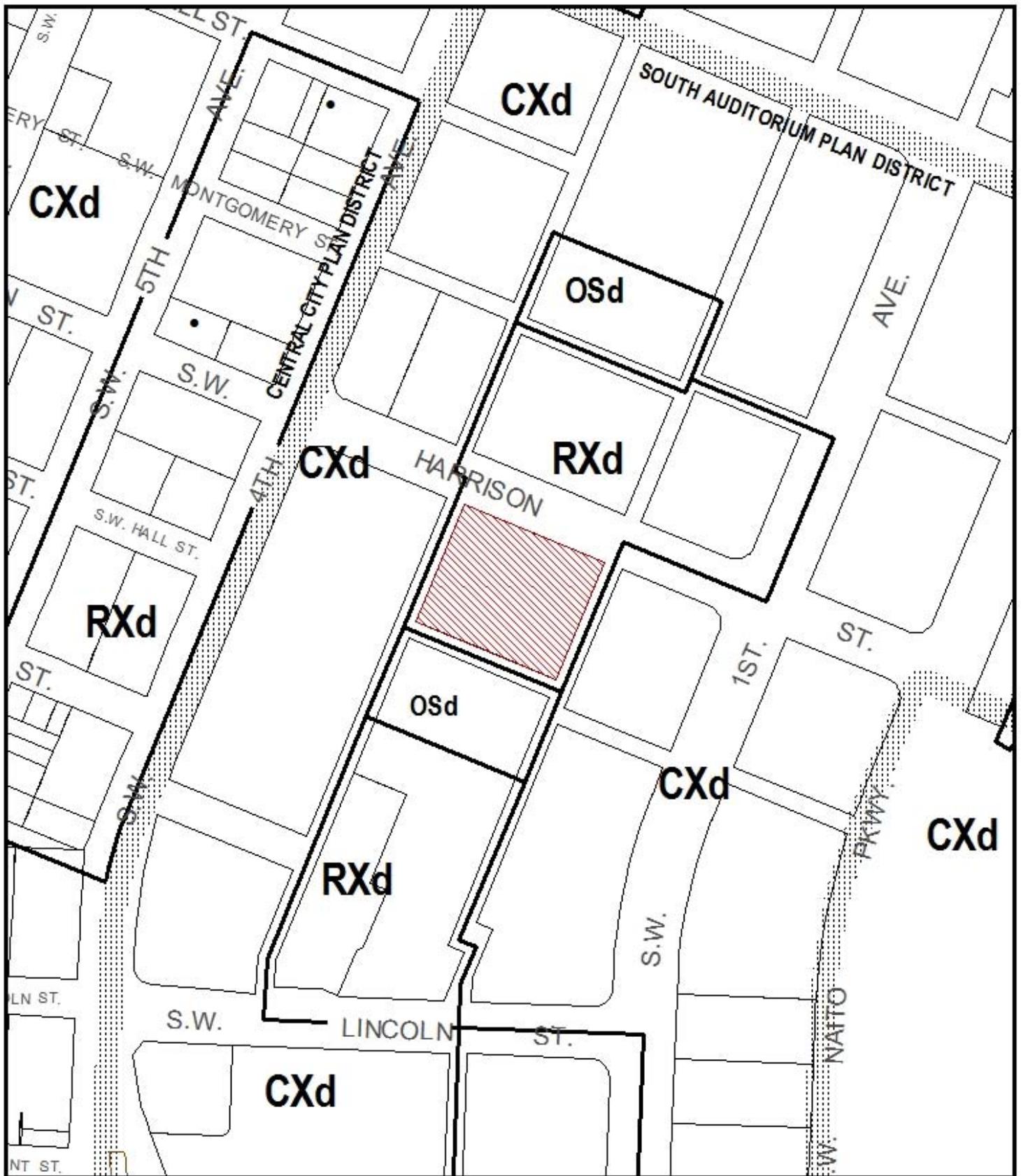
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Elevation (attached)
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses: None
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**



# ZONING



Site



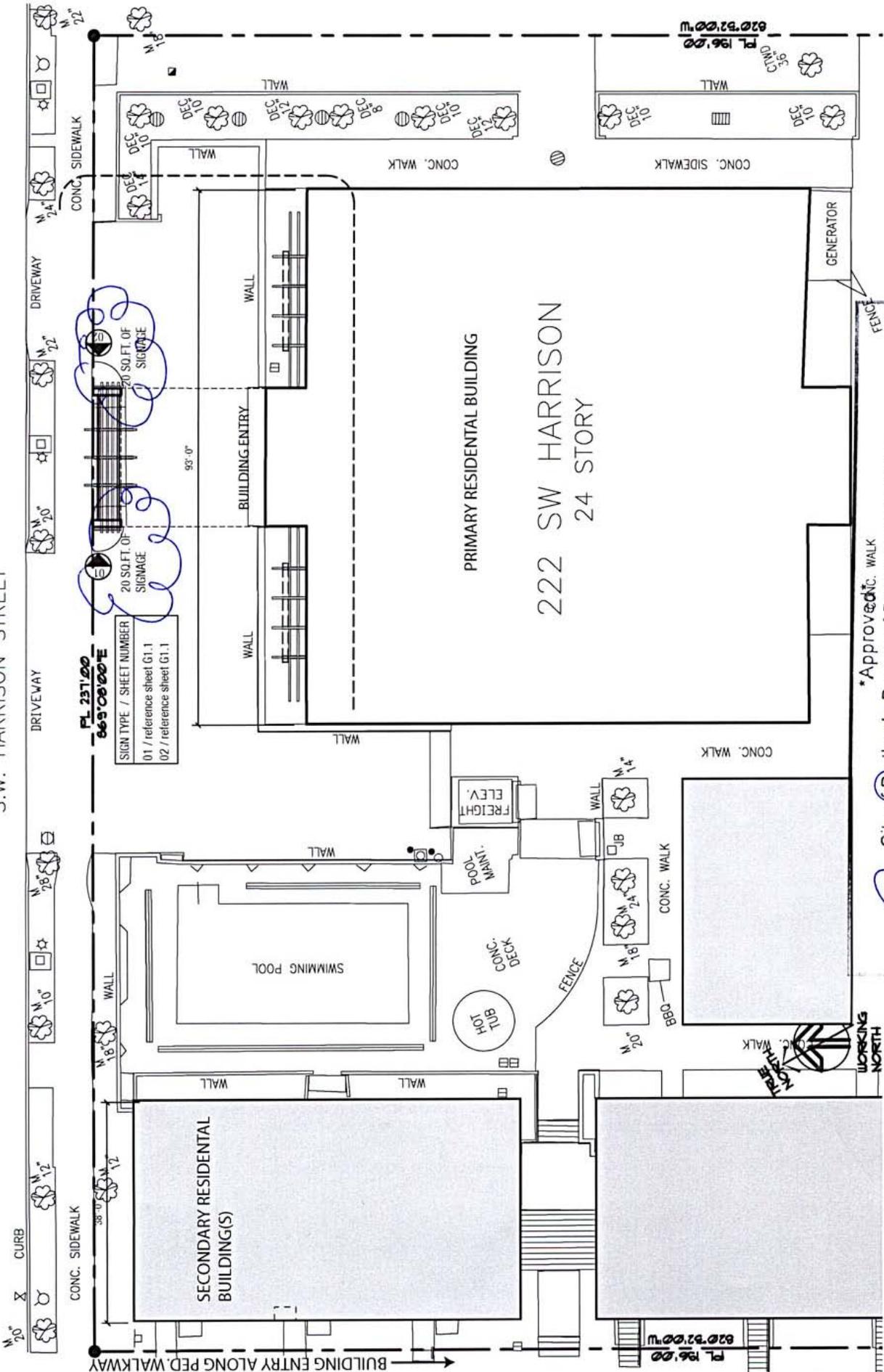
Historic Landmark



This site lies within the:  
CENTRAL CITY/SOUTH AUDITORIUM PLAN DISTRICT

File No.	<u>LU 08-175968 DZM</u>
1/4 Section	<u>3229</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1S1E03CB 1100</u>
Exhibit	<u>B (Nov 10,2008)</u>

S.W. HARRISON STREET



PL 2371.00  
669'08100'E

SIGN TYPE / SHEET NUMBER  
01 / reference sheet G1.1  
02 / reference sheet G1.1

20 SQ. FT. OF SIGNAGE

20 SQ. FT. OF SIGNAGE

PRIMARY RESIDENTIAL BUILDING

222 SW HARRISON  
24 STORY

\*Approved: CONC. WALK

City of Portland - Bureau of Development Services  
 Planner: *John P. ...* Date: *2.5.09*

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

HARRISON TOWER	SITE PLAN	AMBROSINI design LTD
	LAND USE REVIEW APPLICATION DOCUMENT	
	DATE: 11/03/08	
	G1.0	

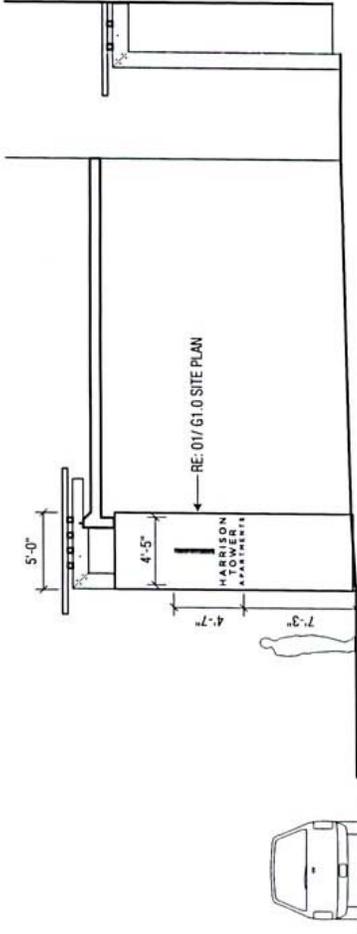
Exhibit C-1  
 LU 08-175968 DZ

\*Approved\*

City of Portland - Bureau of Development Services

Planner: *Rachael Salo* Date: *2.5.09*

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



1 ELEVATION / PORTE COUCHERE WEST  
1/8" = 1'-0"

**SIGN TYPE e1.1 BUILDING IDENTIFIER**

\* HARRISON TOWER APARTMENTS\* LOGO TYPE FLAT CUT OUT METAL TYPE WITH POWDER COAT FINISH TO MATCH: X. TYPE IS 3/8" THICK PIN MOUNTED WITH 1/4" STAINLESS STEEL STAND OFFS FROM EXISTING CONCRETE COLUMN.\*

GRAPHIC LOGO ELEMENT (VERTICAL BAR) IS FLAT CUT OUT OF METAL AND CUSTOM PAINTED TO MATCH PROJECT APPROVED LOGO COLORS. LOGO ELEMENT IS 1/2" THICK AND MOUNTED FLUSH TO THE COLUMN FACE.

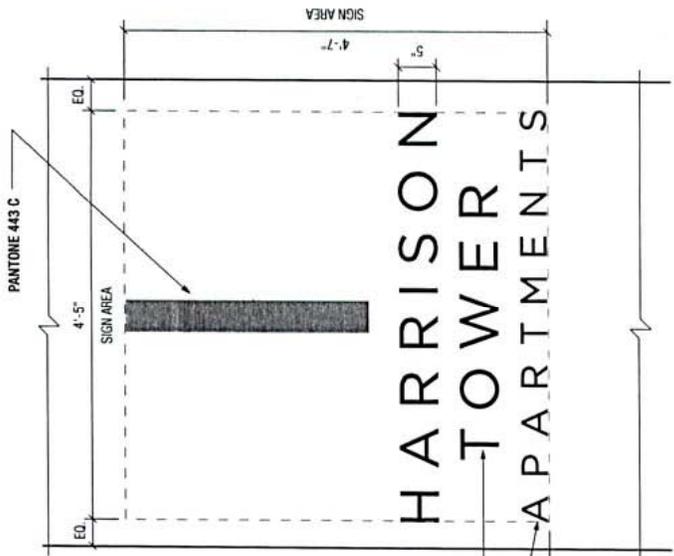
DASHED LINE AROUND LOGO AND LOGO TYPE IS: 53" X 55" OR 20 SQUARE FEET.

PRIMARY FONT: GOTHAM, HARRISON TOWER.

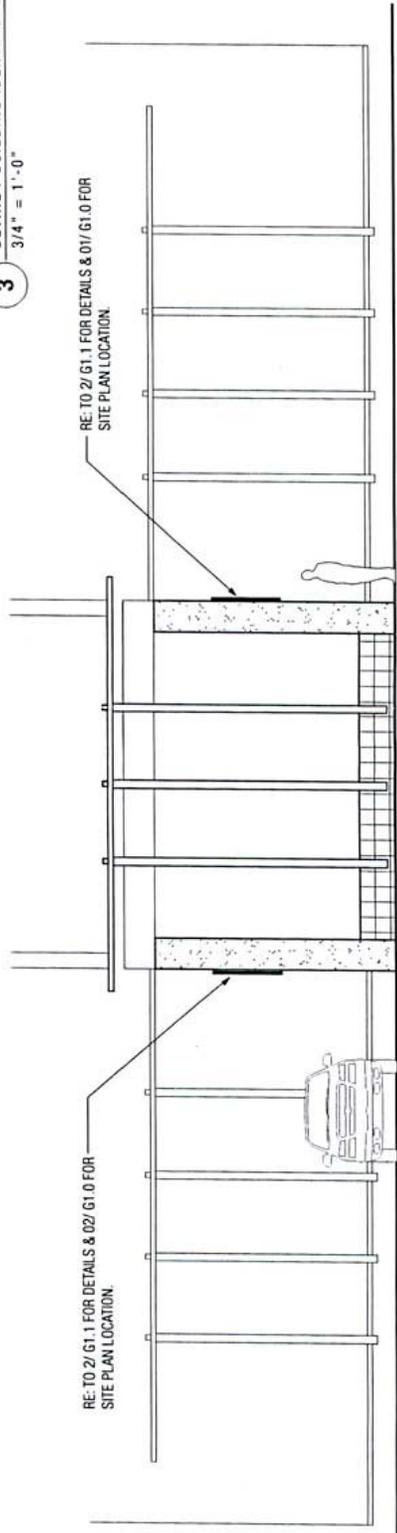
SECONDARY FONT: TIMES NEW ROMAN, APARTMENTS.

PANTONE 443 C

PANTONE 447 C



3 DETAIL / BUILDING IDENTIFIER / 20 SQ. FT.  
3/4" = 1'-0"



2 ELEVATION / HARRISON STREET/ NORTH SIDE.  
1/8" = 1'-0"

Exhibit C-2  
LU08-175968 DZ



EXTERIOR SIGN PROGRAM  
LAND USE REVIEW APPLICATION DOCUMENT  
DATE: 11/03/08

HARRISON TOWER

G1.1