



**Bureau of
Development Services
Land Use Services Division**

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.portlandonline.com/bds

**NOTICE OF FINAL
FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY OF PORTLAND ADJUSTMENT COMMITTEE
ON AN
APPEALED ADMINISTRATIVE DECISION
(Type II Process)**

**CASE FILE: LU 08-109558 AD
LOCATION: 14919 SE Stark Street**

The administrative decision for this case was appealed to the Portland Adjustment Committee by the applicant, Reza Abedini. A public hearing was held on May 6, 2008. The original administrative analysis, findings and conclusions were adopted by the Adjustment Committee and are attached for reference.

I. GENERAL INFORMATION

Applicant/Appellant: Reza Abedini
Ray And Sons Inc
14801 SE Stark
Portland, OR 97233

Owner: Ray & Sons Inc
13597 SW Benchview Ter
Tigard, OR 97223

BDS Staff Representative: Suzanne Savin

BDS Administrative Decision: Denial

Public Hearing: Hearing was held on May 6, 2008

Testified at Hearing: Suzanne Savin, BDS Staff Representative
Reza Abedini, applicant and appellant

Site Address: 14919 SE STARK ST

Legal Description: TL 5100 LOT 251&252, ASCOT AC
Tax Account No.: R041808100
State ID No.: N2E36CD 05100
Quarter Section: 3045

Neighborhood: Glenfair, contact Donna-Lynn Kublick at 503-257-3784.

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: East Corridor

Zoning: CS (Storefront Commercial)
Case Type: AD (Adjustment Review)
Procedure: Type II, administrative decision with appeal to Adjustment Committee.

II. ADJUSTMENT COMMITTEE DECISION

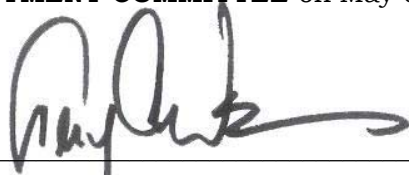
Deny the appeal and uphold the administrative decision of denial.

Staff Planner: Suzanne Savin

Final Decision Rendered on May 6, 2008 and mailed on May 23, 2008

The original staff findings, conclusions and decision were adopted by the **PORTLAND ADJUSTMENT COMMITTEE** on May 6, 2008

By _____



Portland Adjustment Committee
Terry Amundson, Chair

Appeal of this decision. This decision is final and becomes effective the day the notice of decision is mailed (noted above). This decision may not be appealed to City Council; however, it may be challenged by filing a "Notice of Intent to Appeal" with the State Land Use Board of Appeals (LUBA) within 21 days of the date the decision is mailed, pursuant to ORS 197.620 and 197.830. A fee is required, and the issue being appealed must have been raised by the close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For further information, contact LUBA at the Public Utility Commission Building, 550 Capitol Street NE, Salem, OR 97310 [Telephone: (503) 373-1265].

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Sign Elevation (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Mailed Admin Decision
 - 4. Decision mail list

E. Agency Responses:

1. Life/Safety Plan Review Section of BDS
2. "No concerns" responses from Bureau of Environmental Services, Bureau of Transportation Engineering and Development Review, Water Bureau, Fire Bureau, Site Development Review Section of BDS, Bureau of Parks - Forestry Division

F. Correspondence:

1. No correspondence was received.

G. Other:

1. Original LU Application
2. Site History Research

H. Appeal

1. Appellant's Statement
2. Mailed Appeal Notice
3. Appeal Notice mail list

I. Received at Hearing

1. Staff PowerPoint
2. Applicant PowerPoint and video

Copies

Applicant / Appellant

All Parties whom Wrote or Submitted Testimony at the Public Hearing

Neighborhood and/or Business Association(s)

Auditor's Office

Planning and Zoning

SS/May 23, 2008



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Bureau of Development Services
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Date: April 2, 2008
To: Interested Person
From: Suzanne Savin, Land Use Services
503-823-5888 / Suzanne.Savin@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has denied 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 08-109558 AD

GENERAL INFORMATION

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Plan District: East Corridor

Zoning: CS (Storefront Commercial)

Case Type: AD (Adjustment Review)
Procedure: Type II, administrative decision with appeal to Adjustment Committee.

Proposal:

The site is being developed with a one-story shopping center that will have 12 commercial tenants. The applicant is proposing to locate a freestanding sign for the shopping center at the southwest corner of the property, adjacent to SE Stark Street.

According to Sign Code Section 32.32.020 and Table 32.32-2, the maximum allowed height of a freestanding sign in the CS zone is 20 feet, and the size limit for a freestanding sign is 100 square feet. The proposed freestanding sign, at 20 feet in height, will comply with the height requirement. However, the sign face of the proposed sign will be approximately 10 feet wide by 14 feet in height, with an area of 140 square feet. This area exceeds the maximum 100 square feet size requirement. Therefore, the applicant is requesting an Adjustment to Sign Code Section 32.32.020 and Table 32.32-2, to allow the proposed freestanding sign to be 140 square feet in size.

It should be noted that the freestanding sign is proposed to have an 18 square foot changing image feature (labeled "video" on the attached sign elevation), on each side of the sign. Section 32.24.010.B, Backed Signs, states that only one side of a backed sign is counted in determining the area of sign faces. However, per Section 32.32.030.D.1 of the Sign Code, changing image sign features are limited to a total combined area of 20 square feet per site, and Section 32.24.010.B, Backed Signs, may not be applied to changing image sign features. This means that for the changing image portion of the sign only, the changing image areas on each side of the freestanding sign are added together for the total combined area. The changing image sign area on each side of the sign is 18 square feet, so the total combined area of the changing image feature is 36 square feet, which exceeds the maximum of 20 square feet per site. However, per Sign Code Section 32.32.030.D.4, an adjustment to the size standard for a changing image sign feature is prohibited.

Therefore, before a sign permit can be issued for the proposed sign's construction, and regardless of whether an adjustment request to allow the freestanding sign to be larger than 100 square feet is approved, the applicant's sign permit submittal will be required to show that the total combined area of the changing image features on the sign does not exceed a maximum of 20 square feet.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Section 32.38.030.C (Adjustment Review) of the City of Portland Sign Code.

ANALYSIS

Site and Vicinity: The site is approximately 33,144 square feet in size, has an upside-down "L" configuration with street frontage on SE Stark Street, and is being developed with a one-story multi-tenant shopping center.

To the north of the site are properties that are zoned RHd and R2.5a, which are developed with multi-dwelling residential structures and single-dwelling residences. To the east of the site are properties that are zoned RHd, which are developed with multi-dwelling residential structures and single-dwelling residences. To the south of the site, on the south side of SE Stark Street, are properties that are zoned R2a (developed with multi-dwelling residential structures), CN1 (developed with a retail establishment for boat sales), and CS (developed with a retail establishment for tire sales). The commercial developments have free-standing signs along their SE Stark Street frontages.

Immediately abutting the site to the west is a property that is under the same ownership, which is zoned CS and is developed with a Chevron gas station and mini-mart and its paved parking and vehicle circulation area.

Further west, on the west side of SE 148th Avenue, are properties zoned CS that are developed with commercial uses including a convenience store, automobile service centers, and retail sales and service establishments. Several of these nearby commercial uses have free-standing signs along their SE Stark Street frontages.

Zoning: The property is zoned Storefront Commercial (CS). The 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 predominantly 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.

Land Use History: City records indicate there are prior land use reviews for this site. The site was formerly within unincorporated Multnomah County, and each of the prior land use reviews are reviews processed by Multnomah County when the site was within its jurisdiction.

MCF 78-01-01: A proposal for a restaurant on the west portion of the site and on the abutting property to the west; no decision information in the file.

MCF 79-04-06: A proposal for auto sales in the south portion of the site; no further information in the file.

MCF 8-86: A proposal for a 5 percent reduction in minimum lot coverage for the site and the abutting property to the west; no further information in the file.

MCF 14-86: A proposal for a zone change for the site and abutting property to the west, for a community service use (church). Approved with conditions.

MCF 86-05-03: A proposal for gasoline sales with accessory food sales, on the site and abutting property to the west. Approved with conditions.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 6, 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

The Life/Safety Plan Review Section of BDS responded that a separate building permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. The structural design of the sign must meet applicable engineering practices. (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 6, 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

33.38.030.A Adjustment Review – Purpose.

Sign adjustments are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs that enhance the overall character of an area or allow for mitigation of unusual site conditions.

32.38.030.C Adjustment Review

Sign adjustments will be approved if the review body finds that the applicant has shown that the criteria of Paragraph C.1. or 2, below are met.

1. Area enhancement. The applicant must meet criteria C.1.a & b. and either C.1.c. or d.
 - a. The adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of the area, or to a sign that will be inconsistent with the objectives of a specific plan district or design district; and

Findings: The subject property is not within a plan district or design district. The applicant states that the proposed increase in signage will not significantly increase or lead to street level sign clutter or adversely dominate the visual image of the area.

Several of the nearby commercial uses along SE Stark Street to the south and west have freestanding signs along their Stark Street frontages. Some of these freestanding signs appear to exceed the current maximum 20-foot height requirement by 5 to 15 feet, but the size of the sign faces of these freestanding signs generally appear to be at or below the current maximum 100 square foot size limit allowed in the CS zone. Approximately two signs in the vicinity exceed the allowed sign face size limit: a billboard sign located on the south side of SE Stark Street approximately 570 feet west of the site, and a freestanding sign for the Scan Design store, also located on the south side of SE Stark Street approximately 420 feet west of the site. (The Scan Design freestanding sign face appears to be approximately 120 square feet in size, according to information in sign permit file SGN97-00973 and GIS aerial photo information.)

The proposed freestanding sign will be located within 10 feet of the south property line and SE Stark Street right-of-way, so the sign's proposed larger size is not offset by a larger setback distance from the right-of-way. As noted above, the majority of the nearby freestanding signs to the south and west appear to be within the size limits allowed by the Sign Code. There are two freestanding signs that appear to exceed the current size limits allowed by the Sign Code, but these signs are on the south side of SE Stark Street, more than 400 feet to the west of the site. Due to the sign's size and proximity to the right-of-way, and the fact that existing freestanding signs in the immediate vicinity are at or below the current maximum 100 square foot size limit, the proposed 140 square foot sign will increase street level sign clutter and adversely dominate the visual image of the area.

This criterion is not met.

- b. The sign will not create a traffic or safety hazard; and

Findings: The applicant states that the sign will not create a traffic or safety hazard. Staff has not received an objection to the proposed sign, or any expressed concerns about the proposed sign, from Portland Transportation. On that basis, Staff concludes that the proposed sign will not create a traffic or safety hazard.

This criterion is met.

- c. The adjustment will allow a unique sign of exceptional design or style that will enhance the area or that will be a visible landmark; or

- d. The adjustment will allow a sign that is more consistent with the architecture and development of the site.

Findings: The applicant states that the adjustment will allow a unique sign of exceptional design that will enhance the area and will be a visible landmark. However, the applicant has not supplied any information to support this conclusion. The submitted sign elevation depicts a free-standing sign with an appearance that is typical of free-standing signs for multi-tenant developments in the Portland area. The only unusual feature of the sign is that it is proposed to be approximately 40 square feet larger in area than allowed by the Sign Code. Therefore, the proposed sign is not unique, and it does not possess an exceptional design or style.

The applicant states that the adjustment will allow a sign that is more consistent with the architecture and development of the site. Staff notes that the multi-tenant building's architectural style is typical for a one-story, multi-tenant commercial building. The applicant states that one atypical aspect of the development is the fact that the property and the building on it, wrap partially around the abutting property to the west, containing a gas station and mini-mart. The mini-mart's location blocks views of the facades of the northern tenant spaces in the building, from vehicles traveling eastbound on SE Stark Street. (At a site visit, Staff observed that this is indeed the case). The applicant states that a larger freestanding sign near the southern end of the site, close to SE Stark Street, will help to identify the presence of the less visible tenant spaces to eastbound vehicles. On this basis, the applicant states that the larger freestanding sign is more consistent with the development of the site.

Staff notes that the proposed sign, per the submitted elevation, consists of 3 sections: 1) a top section in which the name of the building and its street number are identified; 2) a central portion containing the proposed changing image component (labeled "video" on the elevation); and 3) a bottom portion containing twelve 13-inch tall by 45-inch wide cabinets to identify each of the twelve building tenants. It appears that if the central portion of the sign was removed, and if the top portion and bottom portion were placed immediately adjacent to each other, the height of the sign would be reduced to approximately 10 feet, which would reduce the sign face area to approximately 100 square feet, while still retaining the cabinets identifying each of the 12 tenants. Therefore, Staff disagrees that the sign must be 140 square feet in area to identify the presence of the less visible tenant spaces to eastbound vehicles. Staff also disagrees that a 140 square foot sign is more consistent with the development of the site.

This criterion is not met.

2. Site difficulties. If there are unusual site factors that preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment will be granted to achieve the visibility standards of Subparagraph d below. This adjustment is not intended to be used to make signs visible to other streets and rights of ways or to freeways. Site difficulties may include the sign face being blocked due to topography of the site, existing development or landscaping on the site, or from abutting development or landscaping. This set of adjustment criteria is generally intended for freestanding and projecting signs and allows greater flexibility in placement of the sign. The adjustment will be approved if all of the following criteria are found to be met:
 - a. There is no reasonable place on the site for an allowed sign without an adjustment to achieve the visibility standards of Subparagraph d below;

Findings: In order for a sign adjustment to be approved, an applicant must show that either the criteria of C.1 (Area Enhancement) or the criteria of C.2 (Site Difficulties) are met. The applicant's written information primarily addresses the criteria of C.1 (Area

Enhancement). However, as noted under the findings for criterion C.1.d, the applicant also states that the requested adjustment is the minimum needed to meet visibility requirements for all twelve tenant spaces, since the facades of some of the tenant spaces are not visible to eastbound traffic on SE Stark Street due to the location of the mini-mart on the abutting property to the west. For that reason, Staff is also reviewing the request under the criteria of C.2 (Site Difficulties).

Staff notes that some of the tenant space facades, and the future wall signs on them, will not be visible to eastbound traffic on SE Stark Street due to abutting development (the mini-mart on the abutting property to the west).

However, Staff also notes that per the language of the criterion, “This set of adjustment criteria is generally intended for freestanding and projecting signs and allows greater flexibility in *placement of the sign*.” (emphasis added) The language indicates that this set of criteria is intended to be used in situations where an allowed freestanding sign location would be blocked by site topography, existing development or landscaping on the site, or abutting development or landscaping.

That situation does not apply to this case. The proposed freestanding sign is within an allowed location, and its location is not being blocked by topography or existing development on the site or an abutting site, so its visibility will not be impeded. The applicant is not requesting an adjustment for an alternative *placement of the sign*, but to sign face size.

This criterion is not applicable.

- b. If the proposed sign extends into the right-of-way, the sign will not create a traffic or safety hazard;

Findings: The proposed sign does not extend into the right-of-way. This criterion is not applicable.

- c. Of potential adjustments to meet the visibility standard of Subparagraph d., the request is the most consistent with the surrounding development and sign patterns; and
- d. The adjustment is the minimum needed for a sign to meet the following visibility standards:

<u>Posted Road Speed</u>	<u>Visibility to Travel Lanes on The Street In Front Of The Site</u>
35 mph or less	200 feet
40-50 mph	300 feet
55 mph or more	400 feet

Findings: The proposed freestanding sign will be in close proximity to the site’s SE Stark Street frontage, as it will be approximately 10 feet north of the south property line and Stark Street right-of-way. The proposed sign will not be blocked by existing development on the abutting site to the west. The freestanding sign on the abutting property to the west is approximately 160 feet west of the location of the proposed sign, and the other structures on the abutting site to the west are set back at least 40 feet north of the Stark Street right-of-way.

In the absence of applicant information to the contrary, the proposed freestanding sign will meet the visibility standard of Subparagraph d., with a sign face that complies with the 100 square foot maximum size.

Therefore, these criteria are not applicable, and an Adjustment to the freestanding sign face size cannot be granted on the basis of these criteria.

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

Sign adjustments are subject to the criteria of Section 32.38.030.C.1 (Area enhancement) or the criteria of Section 32.38.030.C.2 (Site difficulties). The "Site Difficulties" criteria are not applicable to this request to allow a freestanding sign to be 40 square feet larger in size than allowed, because the "Site Difficulties" criteria are intended to allow greater flexibility in the placement of freestanding and projecting signs. The proposed sign will increase street level sign clutter. The applicant has not submitted information to show that the proposed adjustment will allow a unique sign of exceptional design or style that will enhance the area. The applicant has not submitted information to show that allowing the sign to be 40 square feet larger than allowed will result in a sign that is more consistent with the architecture and development of the site, than a sign that complies with the size standard. Therefore, the applicant has not shown that the proposed adjustment will comply with the "Area Enhancement" criteria, and Staff must deny the Adjustment.

ADMINISTRATIVE DECISION

Denial of a request for an Adjustment to Sign Code Section 32.32.020 and Table 32.32-2, to allow the proposed freestanding sign to be 140 square feet in size.

Decision rendered by:  **on March 28, 2008.**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 2, 2008

Staff Planner: Suzanne Savin

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 February 15, 2008, and was determined to be complete on March 3, 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 February 15, 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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 15, 2008** 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. Recognized neighborhood associations are not subject to the appeal fee. 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.

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 Adjustment Committee 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.

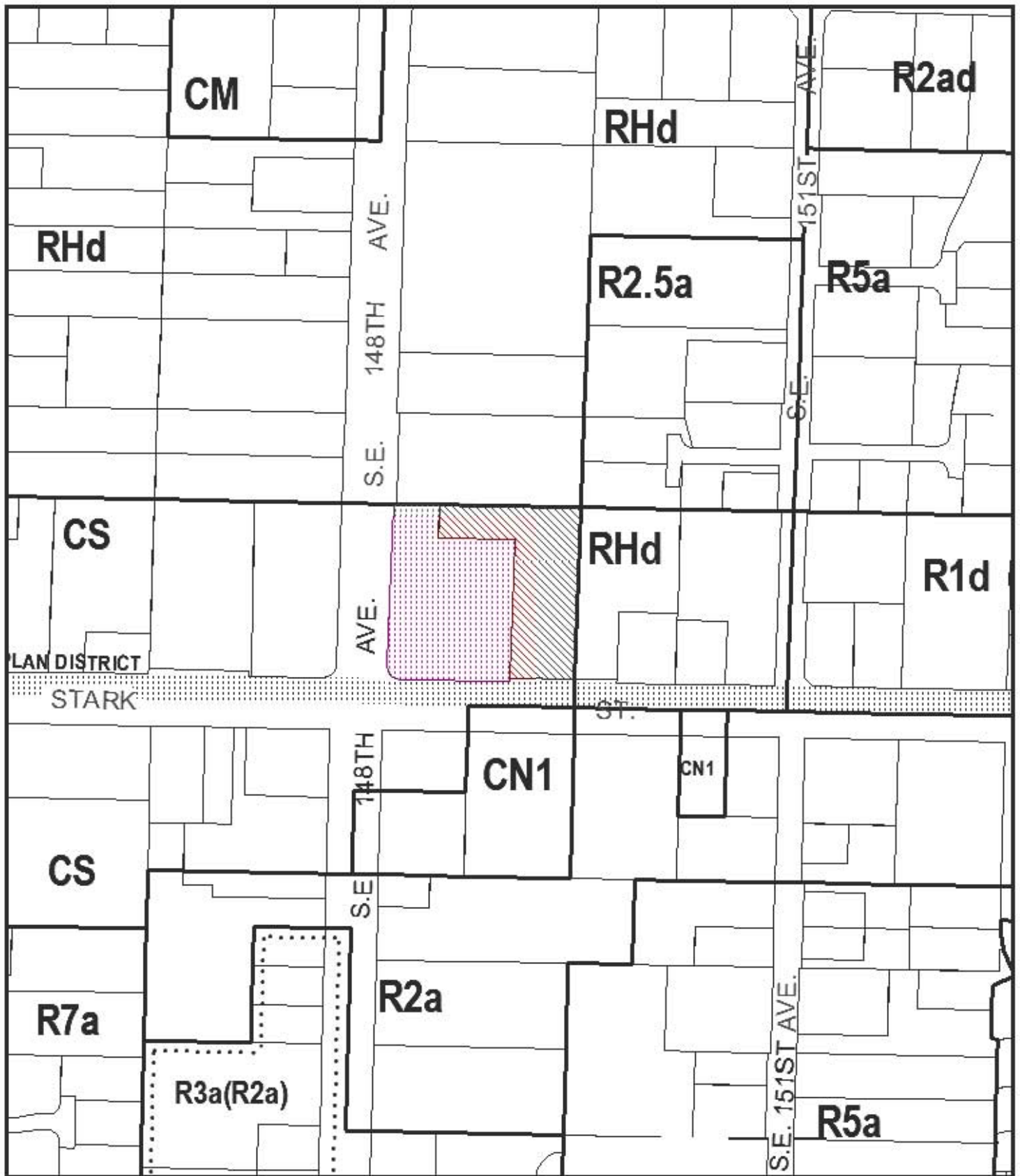
Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
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- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Sign Elevation (attached)
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 - 1. Life/Safety Plan Review Section of BDS
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- F. Correspondence:
 - 1. No correspondence was received.
- 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).



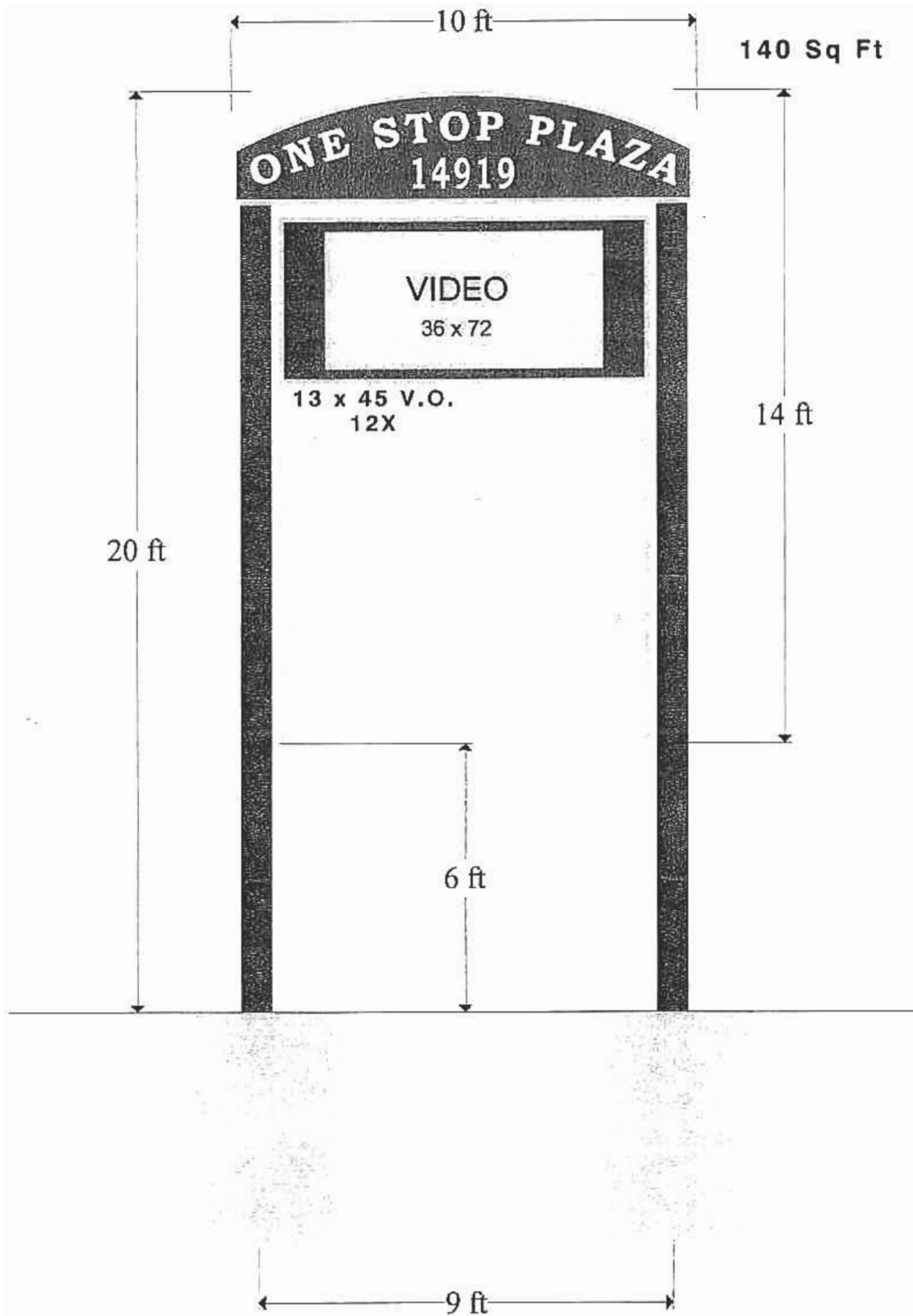
ZONING

-  Site
-  Also Owned



This site lies within the:
EAST CORRIDOR PLAN DISTRICT

File No. LU 08-109558 AD
 1/4 Section 3045,3145
 Scale 1 inch = 200 feet
 State_Id 1N2E36CD 5100
 Exhibit B (Feb 21,2008)



FREESTANDING SIGN (140 SQ FT)



Vancouver (360) 573-3686
Portland (503) 252-5858

SCALE: AS SHOWN	DRAWN BY: MP	Project: ONE STOP PLAZA
DATE: 2/22/08	REVISION NUMBER 3	COPYRIGHT 2000-10 VITAL SIGNS

www.vitalsignsnorthwest.com