



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
Telephone: 503-823-7300
TDD: 503-823-6868
FAX: 503-823-5630
www.portlandonline.com/bds

Date: May 27, 2008
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Christine.Caruso@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 08-112802 DZ BLOCK 46 ROOF TERRACE & BUILDING REVISIONS

GENERAL INFORMATION

Applicant: Wade Johns (contact)
SHLP Block 46 LLC
500 Wall St. #216
Seattle, WA 98121
(206) 728-7370

Representative: Alexis Wheeler (architect)
Ankrom Moisan Associated Architects
117 S. Main St. #400
Seattle, WA 98121
(206) 576-1647

Site Address: 3939 SW BOND AVE

Legal Description: BLOCK 174 LOT 1-3 INC PT VAC ST LOT 4 INC PT VAC ST LOT 5 EXC PT IN ST; LOT 6-8 EXC PT IN ST, CARUTHERS ADD; BLOCK 189 INC PT VAC ST LOT 1 LOT 2 EXC PT IN ST LOT 7 EXC PT IN ST; INC PT VAC ST LOT 8 EXC PT IN ST, CARUTHERS ADD

Tax Account No.: R140916260, R140917400
State ID No.: 1S1E10DB 00600, 1S1E10DB 00500
Quarter Section: 3429

Neighborhood: South Portland NA., contact Jim Davis at 503-248-9820.
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Central City - South Waterfront subdistrict
Zoning: CXd - Central Commercial with Design Overlay
Case Type: DZ - Design Review

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

Proposal:

This proposed project known as Block 46, was recently approved through a Type III review by the Design Commission on 9/6/2007 **LU 07-127902 DZM**. Alterations to the approved design are part of this current proposal. The alterations include adding a roof terrace surrounded by 42 inch tall corrugated metal planters with inset lighting to the NE corner of the North Building. The cedar siding on the North Building's courtyard facades is being changed to cement board siding, painted to match the cedar color. There are also modifications to the location, configuration and materials of the rooftop equipment enclosures and screens on both buildings.

The South Building's equipment enclosures have been changed from metal panels to vertical corrugated metal in a color to match the building. Several ground-level canopies have been deleted or relocated to better relate to relocated storefront openings. Select areas of storefront on the north building that formerly extended all the way to the sidewalk have been raised and replaced with a stucco and paint concrete base in colors to match those already approved on the building. The South Building signage is also part of this application and is constructed of colored aluminum letters on a patterned background.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- 33.825 Design Review
- South Waterfront Design Guidelines
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: Block 46 is in the South Waterfront District, an area along the Willamette River that is undergoing large-scale redevelopment. Projects underway include: Block 25- OHSU Building 1 [completed], Block 30- The Meriwether Condos [completed], Block 35- The John Ross Condominiums [under construction], Block 39 - The Alexan Apartments [received Design Review approval], Block 34 – the Atwater Condominiums [under construction], the Tram [recently completed], the Streetcar [under construction], Block 49 and the Prometheus site [Blocks 41, 42, 44, 45] with pending Design Review applications.

The area around Block 46 is bounded by SW Bond Avenue to the east, SW Lowell Street to the south, SW Moody Avenue to the west, and SW Abernethy to the north. The streetcar will run along SW Bond Avenue and SW Moody Avenue and have a temporary turn-around at SW Lowell where there will be a streetcar stop. The street designations include SW Moody Avenue as a Traffic Access Street, Major Transit Priority Street, City Bikeway, and a Central City Transit/Pedestrian Street; SW Bond Avenue as a Traffic Access Street, Major Transit Priority Street, City Bikeway, and a Central City Transit/Pedestrian Street; and SW Lowell Street as Major Transit Priority Street and a Central City Transit/Pedestrian Street. The site is within the North Macadam Pedestrian District.

Zoning: The Central Commercial Zone (CX) is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] 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 that prior land use reviews include:

- 1) PC 7550: Adoption of the zone changes recommended by the Macadam Corridor Study.
- 2) SB 5-88, GP 28-88, DZ 118-88: Proposal for an apartment complex that was appealed to City Council. The appeal was upheld.
- 3) DZ 31-89: Approval for patio roof.
- 4) LU 06-103615 DA: Design Advice Request for condominium development on Block 46.
- 5) LU 06-137171 DZM: Design Review approval for condominium development on Block 46.
- 6) EA 06-181413 DA: Design Advice Request for 6 currently proposed story development on Block 46.
- 7) LU 07-127920 DZ: Design Review approval for 2-building, 6-story, mixed-use development on Block 46.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 29, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Parks - Forestry Division
- Water Bureau
- Site Development Section of BDS
- Fire Bureau

The Bureau of Transportation Engineering responded with the following comment: Please see Exhibit E-1 for additional details.

- 1) Provided IBC encroachment requirements are met.

The Bureau of Environmental Services Source Control responded with the following comment: Please see Exhibit E-2 for additional details.

- 1) The following conditions of approval and informational comments are based on the land use review information provided to the Bureau of Environmental Services (BES). The applicant may contact Tricia R. Sears, BES Development Services at 503-823-2968 with any questions or concerns.
- 2) Proposal Summary: DZ review for changes to original proposal approved under LU 07-127902 DZ. The current proposal includes revised storefront and canopy locations, new concrete base at storefront, new roof deck and planters, revised rooftop enclosures and screens, and final building signage.
- 3) BES Summary of Response: BES comments provided for LU 07-127902 DZ remain the same. Please see the comments, dated 7/19/07, for details on the sanitary services, stormwater management, and water resources information. Conditions of approval, future building permit application requirements, and the additional information that were identified in the comments for LU 07-127902 DZ remain the same. This application, LU 080112802 DZ, does not alter the prior BES comments. BES comments are also provided on building permits. Please note that the proposed development is under review for building permits; there are several permits on file including 07-167442 CO and 07-185402 US.
- 4) Sanitary Services
See previous comments.
- 5) Stormwater Management & Water Resources
The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland’s Stormwater Management Manual (SWMM) current at the time of building plan review. For all projects, the Stormwater Destination/Disposal Hierarchy must be addressed (pages 1-18 and 1-19 of the Stormwater Management

Manual). Free CD-ROM discs of the 2004 Stormwater Management Manual are available at the City of Portland Development Services Center, 1900 SW 4th Avenue or on the internet at www.portlandonline.com/bes/. The applicant may contact BES with questions or for more information. See previous comments.

The Life Safety Division of BDS responded with the following comment: Please see Exhibit E-3 for additional details.

- 1) A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center – 1900 SW 4th Ave, 1st floor, between the hours of 7:30 AM and 3:00 PM Monday through Friday and also 5:00 PM to 7:30 PM Thursday evening (no appointment necessary). Building Code information is also available online at <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 29, 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

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 infill 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 a design (d) overlay zone, therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines and South Waterfront District Guidelines.

Central City Plan Design Goals

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.

South Waterfront Design Goals

The South Waterfront Design Guidelines and the Greenway Design Guidelines for the South Waterfront supplement the Central City Fundamental Design Guidelines. These two sets of

guidelines add layers of specificity to the fundamentals, addressing design issues unique to South Waterfront and its greenway.

The South Waterfront Design Guidelines apply to all development proposals in South Waterfront within the design overlay zone, identified on zoning maps with the lowercase letter “d”. These guidelines primarily focus on the design characteristics of buildings in the area, including those along Macadam Avenue, at the western edge, to those facing the greenway and river.

The Greenway Design Guidelines for the South Waterfront apply to development within the greenway overlay zone, identified on zoning maps with a lowercase “g”. These design guidelines focus on the area roughly between the facades of buildings facing the river and the water’s edge.

South Waterfront Design Guidelines and Central City Fundamental Design Guidelines

The Central City Fundamental Design and the South Waterfront Design Guidelines and the Greenway Design Guidelines for South Waterfront 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.

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

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings: The new concrete base being added below the street-level windows of the North Building varies in height from 12” to 36” with an average height above the sidewalk of 24” around the base of the building. This still allows a generous amount of glazing above the concrete base which in turn offers views into the building’s interior spaces. The large retail spaces on the NW and SW corners retain their previously approved full-height glazing and views into the spaces. *This guideline is therefore met.*

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

Findings: There have been a few changes to the locations of canopies above the sidewalk on both the North and South Building to better align with building entries. The canopy height, attachments and construction methods and materials have not changed from the previous Type III approval. The new canopy locations continue to provide weather protection for pedestrians at the sidewalk level. *This guideline is therefore met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: The new roof terrace on the NE portion of the North Building will provide

outdoor recreation space for residents of both buildings. It is oriented to provide views to the north toward downtown Portland as well as to the east toward the Willamette River and the taller towers of adjacent development. *This guideline is therefore met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

Findings: Revisions to the buildings include a poured-in-place concrete base, a roof terrace of concrete pavers and pre-finished corrugated metal box planters, standing seam metal and metal panel rooftop equipment enclosures, cement board lap siding inside the courtyard area of the North Building, and decorated and polished aluminum signage for the South (Water) Building. All of these materials are of a high quality and permanent character and complement the already approved materials. *This guideline is therefore met.*

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The roof terrace is sited on the NE portion of the North Building. While it will not be visible from the street, it will be visible from the upper floors of adjacent buildings. The terrace is rectangular in shape and features a rectangular pattern of brown, sand, and gray colored concrete pavers. It is surrounded by pre-finished corrugated metal siding planter boxes that further build on the rectangular theme. The roof terrace fits into the composition of various shaped rectangular rooftop equipment enclosures to either side. The revisions to the materials and locations of the rooftop enclosures on both buildings maintain the design composition of the previous approval. *This guideline is therefore met.*

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings: One new light fixture is being proposed for the roof terrace. It is a recessed rectangular fixture that will be set into the inside faces of each planter box. The light will spill out onto the roof terrace floor, illuminating the area for use by the residents as well as adding some visual interest for residents looking down onto the roof from adjacent buildings. *This guideline is therefore met.*

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. Signs should have only a minimal presence in the Portland skyline.

C13-1 Coordinate District Signs. Consider the development of a master sign program that integrates the sign system with the development's overall design.

1. Developing master sign programs that achieve integrated sign systems.
2. Using indirect lighting for building signs.

Findings for C13 and C13-1: The South (Water) Building sign is made of a pre-printed aluminum background panel with painted individual aluminum letters standing in front. The size and scale of the sign is in keeping with the size and scale of the building and sits on top of the main entry canopy band. There is no new lighting proposed for the sign beyond what was approved in the original design review decision. *This guideline is 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

Block 46 in South Waterfront is an ensemble of two mixed-use buildings that respond to their surroundings - the southern building faceted and sculptural, relating to the turnaround of the Portland streetcar and its important gateway location, and the more subtle and restrained north building. The revisions of the new concrete base, roof terrace with planters, revised rooftop equipment screens and enclosures, substitution of cement board siding for cedar siding, revised canopy and storefront entry locations, and new south building signage contribute to the overall design of both buildings as previously approved. The proposed project meets the approval criteria and therefore warrants approval.

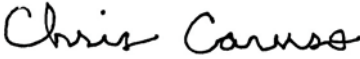
ADMINISTRATIVE DECISION

Approval of revisions case LU 07-127902 DZM, previously approved through a Type III review by the Design Commission on 9/6/2007, as listed below:

- Relocating rooftop equipment enclosures and screens on the north and south building;
- Changing equipment enclosures on the south building from metal panels to vertically seamed metal siding;
- Addition of a roof terrace and corrugated metal box planters with recessed lighting to the NE section of the north building;
- Changing the siding on the north building courtyard facades from cedar to painted cement board lap siding;
- Adding a painted concrete base with an average height of 24" around portions of the north building ground floor level;
- Relocating storefront entries and canopies on the north and south building;
- New metal signage on top of the south building canopy;

Approval per the approved plans, Exhibits C-1 through C-25, signed and dated **May 23, 2008**, 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 through C-25. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-112802 DZ. No field changes allowed."

Decision rendered by:  **on May 23, 2008.**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 27, 2008

Staff Planner: Chris Caruso

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 March 3, 2008, and was determined to be complete on April 25, 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 March 3, 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 June 10, 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 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 **June 11, 2008**.
- 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.

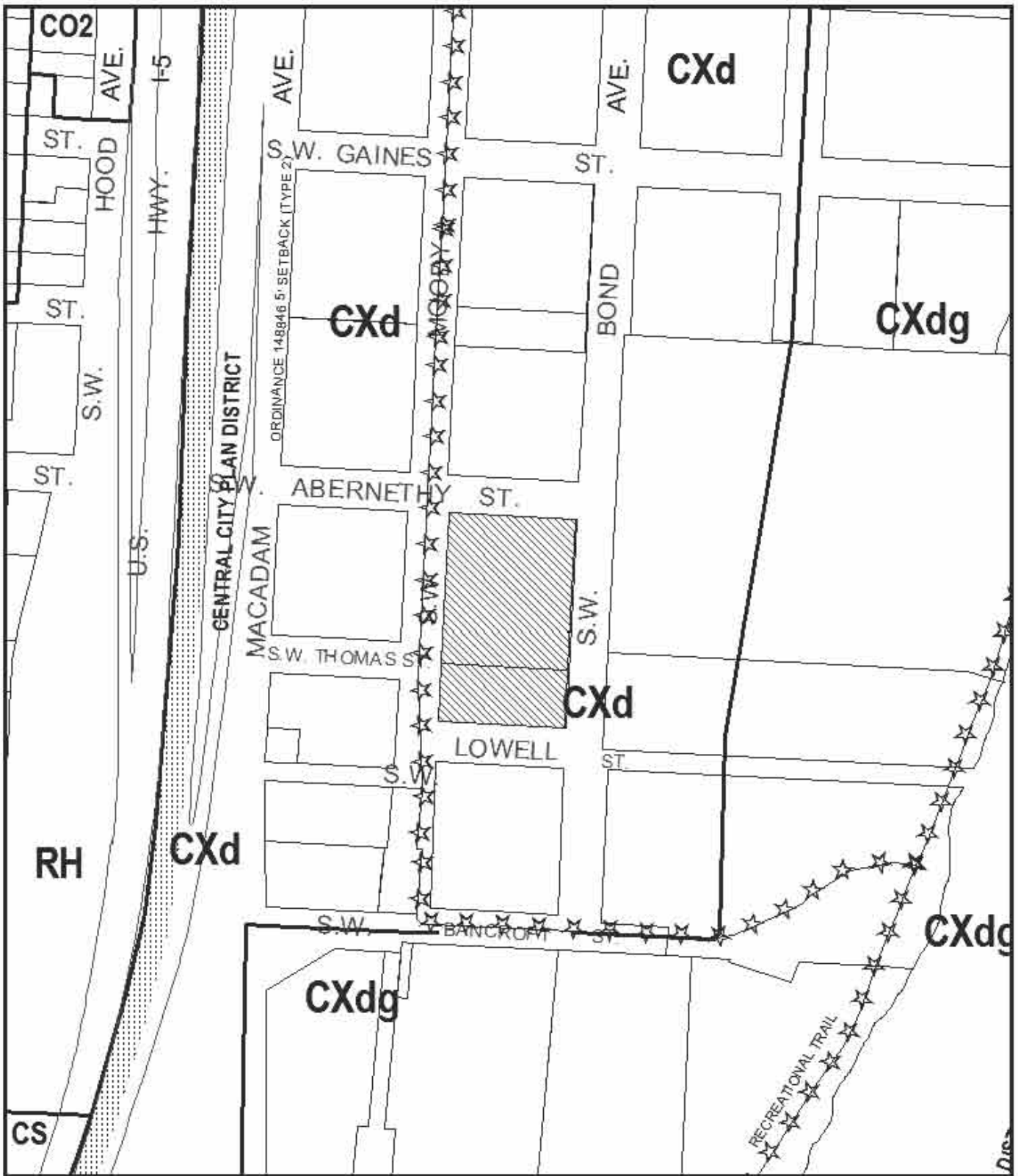
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Zoning Checklist for 07-167442-000-00-CO dated December 20, 2007

- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Cover Sheet
 - 3. C.1 Drawing Index
 - 4. C.25 Roof Plan (attached)
 - 5. C.25a Roof Terrace Plan
 - 6. C.25b Roof Terrace Planting Plan
 - 7. C.25c Roof Terrace Plant Palette
 - 8. C.25d Roof Terrace Perspectives
 - 9. C.26 SW Abernathy Street North Elevation
 - 10. C.27 SW Bond Avenue East Elevation
 - 11. C.28 SW Lowell Street South Elevation
 - 12. C.29 SW Moody Avenue West Elevation
 - 13. C.30 Thomas Street Commons North Elevation
 - 14. C.35 Materials Palette
 - 15. C.42 Enlarged Elevations Penthouses
 - 16. C.50a Details
 - 17. C.78 Signage Water Building (attached)
 - 18. C.78a Signage Details Water Building
 - 19. C.71 Lighting Cutsheets
 - 20. C.72 Lighting Cutsheets
 - 21. C.73 Lighting Cutsheets
 - 22. C.74 Lighting Cutsheets
 - 23. C.75 Lighting Cutsheets
 - 24. C.76 Lighting Cutsheets
 - 25. C.77 Lighting Cutsheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Transportation Engineering and Development Review
 - 2. Bureau of Environmental Services
 - 3. BDS Life Safety Division
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. Tax Map
 - 4. Incomplete Letter dated March 14, 2008
 - 5. Email dated April 16, 2008 with partial responses to Incomplete Letter items
 - 6. Transmittal cover dated April 17, 2008
 - 7. Email dated April 29, 2008 outlining Type II review process
 - 8. 8 ½" x 11" bound set of approved drawings

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).



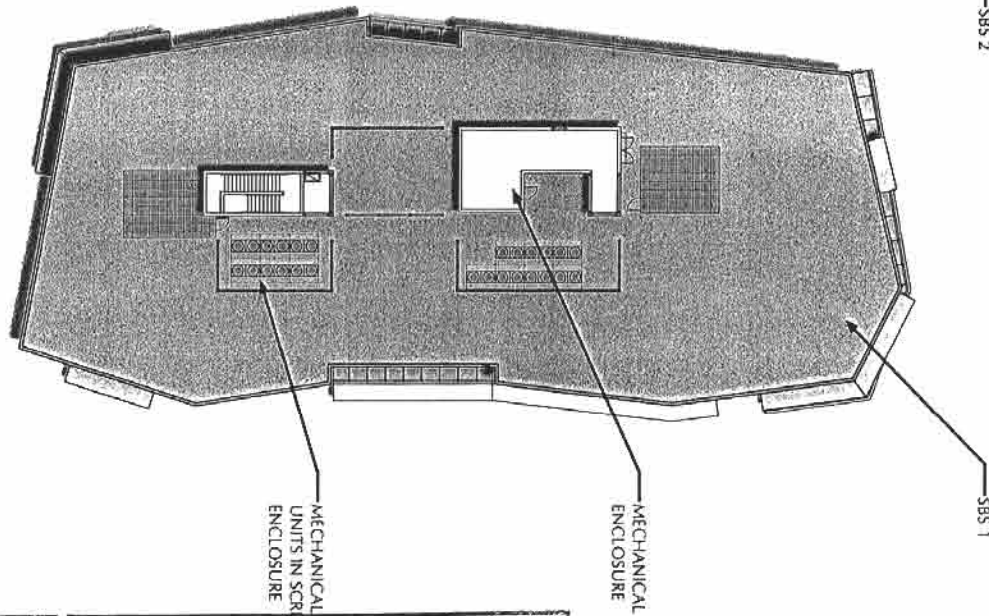
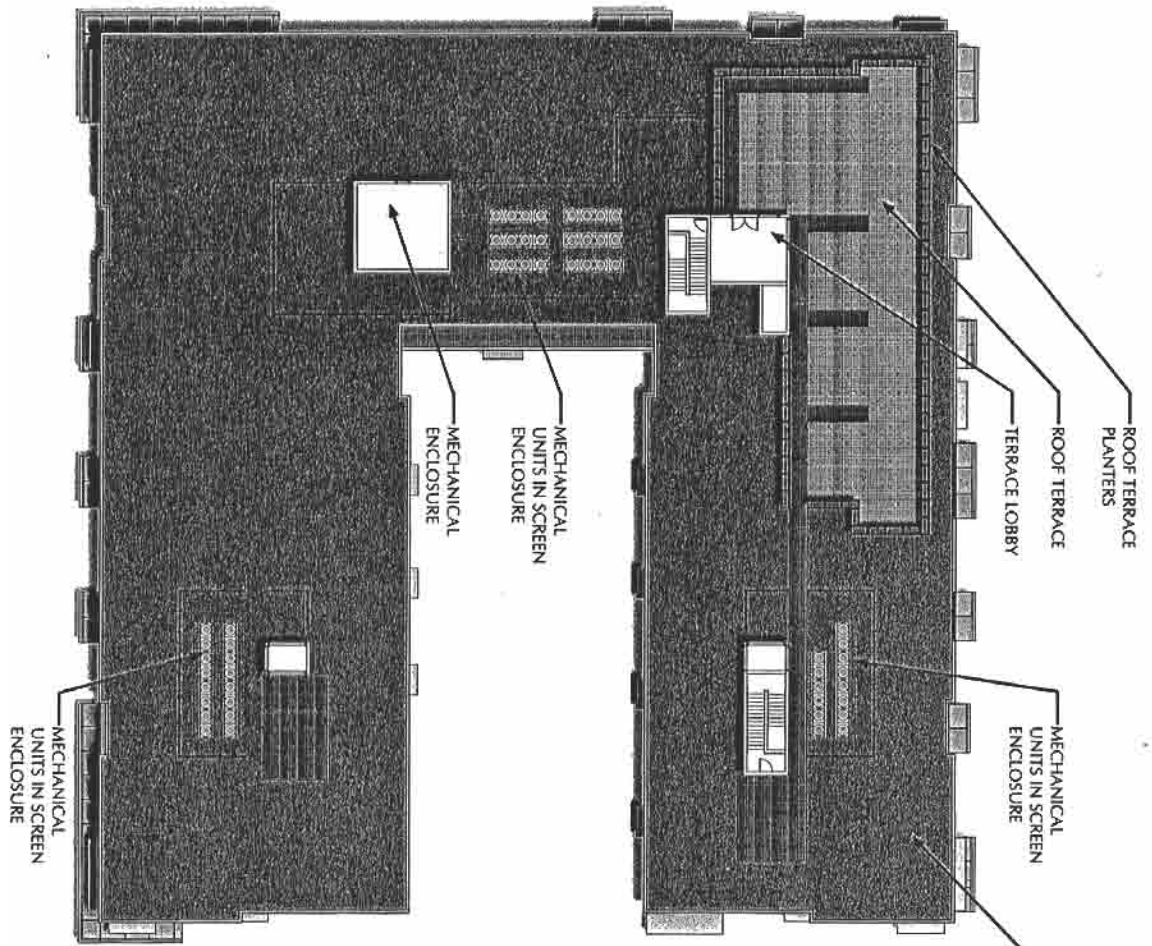
ZONING

 Site



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 08-112802 DZ
1/4 Section	3429.3430
Scale	1 inch = 200 feet
State_Id	1S1E10DB 600
Exhibit	B (Mar 04,2008)



Approved
 City of Portland - Bureau of Development Services
 Planner *Chris* Date 5/23/08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXH C-4

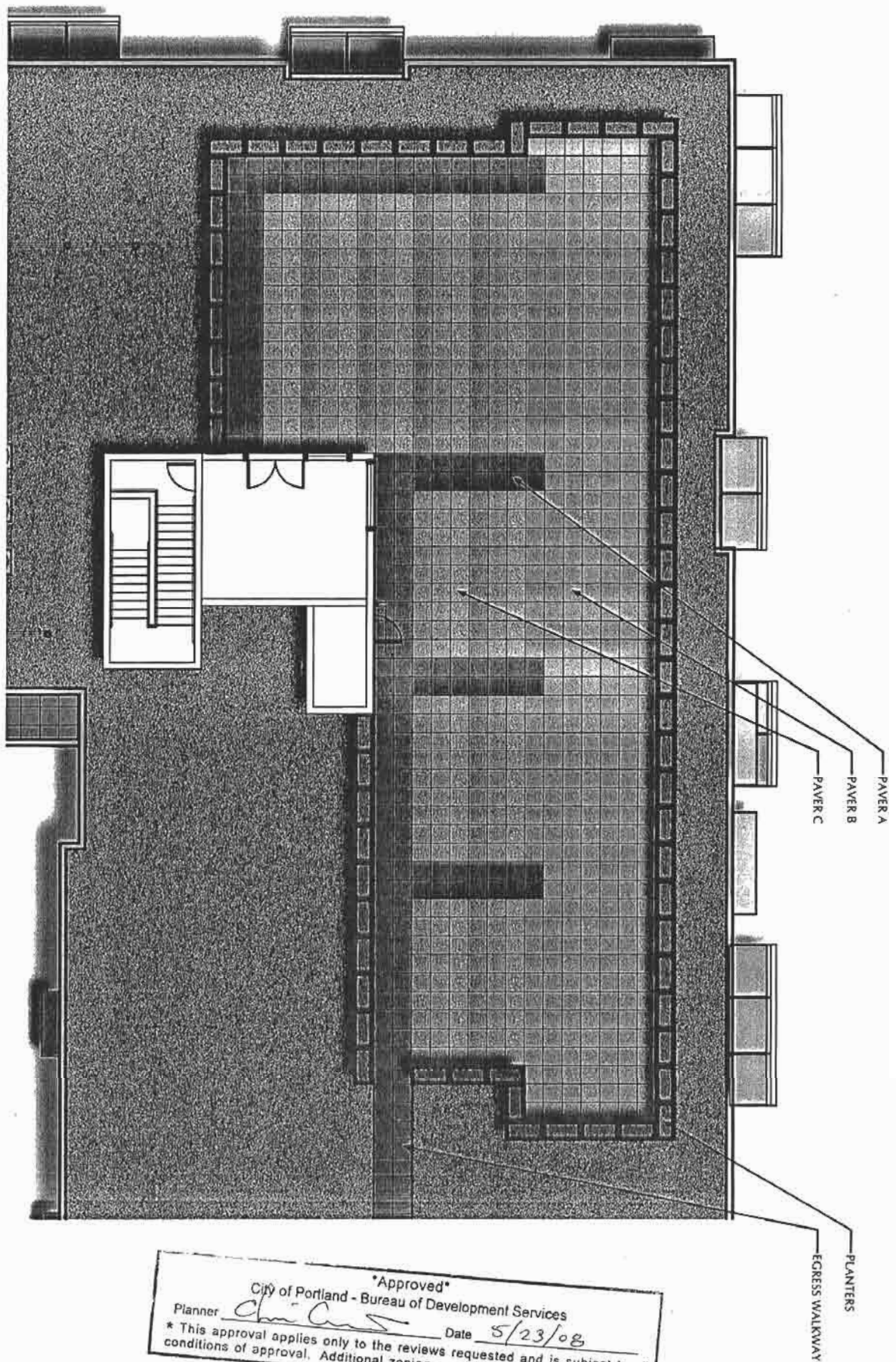


C.25

ROOF PLAN

BLOCK 46 SOUTH WATERFRONT
 TYPE II DESIGN REVIEW - LU 07-127902 DZM
 PORTLAND, OREGON - APRIL 16, 2008

ANKROM MOISAN
 ARCHITECTURE INTERIORS PLANNING



Approved

City of Portland - Bureau of Development Services

Planner *Chris Curtis* Date *5/23/08*

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

⊕ C.25a
EXH. C-5

ROOF TERRACE PLAN

BLOCK 46 SOUTH WATERFRONT
 TYPE II DESIGN REVIEW - LU 07-127902 DZM
 PORTLAND, OREGON - APRIL 16, 2008

ANKROM MOISAN
 ARCHITECTURE INTERIORS PLANNING

* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.
Planner: *[Signature]* Date: 5/23/08
City of Portland - Bureau of Development Services
Approved

