



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

1900 SW Fourth Ave. Suite 5000  
Portland, Oregon 97201  
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[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** June 3, 2008  
**To:** Interested Person  
**From:** Noelle Elliott, Land Use Services  
503-823-7812 / [Noelle.Elliott@ci.portland.or.us](mailto:Noelle.Elliott@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 08-120600 DZ – NEW AWNINGS &  
LIGHTING AT 821-835 NW FLANDERS ST**

**GENERAL INFORMATION**

**Applicant:** Marguerite A. Oliver, Owner  
2545 SW Terwilliger Blvd #620  
Portland, OR 97201-6307  
  
Jim Reilly, Ann Sacks, Kohler Interiors  
222 Merchandise Mart Plaza, Suite 1414  
Chicago, IL 60654

**Representative:** Dana Moore, Emerick Architects, 503-235-9400  
208 SW 1st Ave., Suite 320  
Portland, OR 97204

**Site Address:** 821-835 NW Flanders St

**Legal Description:** LOT 2 BLOCK 60, COUCHS ADD  
**Tax Account No.:** R180205330  
**State ID No.:** 1N1E34CB 01400  
**Quarter Section:** 3029  
**Neighborhood:** Pearl District, contact Patricia Gardner at 503-228-3273.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - River District  
**Zoning:** CXd: Central Commercial with a design overlay  
**Case Type:** DZ: Design Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:** The applicant seeks Design Review approval for exterior ground floor alterations to an existing brick, three-story building at the corner of NW Flanders Street and NW 9<sup>th</sup> Avenue.

The proposed alterations include:

- The removal of all existing fabric canopies on the building; the existing steel canopy at the building's south façade will remain.
- The installation of new canopies at each ground floor window bay and above the entrance at the west façade. The proposed canopies will be constructed of aluminum frames, covered in black "Sunbrella" fabric. The canopies will be mounted at the concrete band above each bay and will project 4 feet from the face of the building, clearing approximately 10 feet above the sidewalk.
- The replacement of the existing aluminum storefront doors at the west entrance with new aluminum and glass doors, and the installation of a new fixed window above this entrance. The new door and window frame profiles will match the existing storefront profile.
- The installation of new up/down light fixtures, centered on each pilaster. All electrical conduit will be hidden from exterior view.
- The frames and mullions of the ground floor windows will be painted black to match the windows at the building's upper levels.

Because the proposal is for exterior work to a property within a design overlay zone, Design Review is required.

**Relevant Approval Criteria:**

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

- 33.825 Design Review
- River District Design Guidelines
- Central City Fundamental Design Guidelines

## ANALYSIS

**Site and Vicinity:** The 5,000 square-foot site is located in the River Sub-district of the Central City Plan District at the corner of NW 9<sup>th</sup> Avenue and Flanders Street. The site is developed with a three-story, brick warehouse building, which was constructed in 1925. The building is listed on Portland's Historic Resource Inventory and is noted for its industrial windows, three-story articulated brick piers ending at a continuous brick spandrel, and plate glass storefronts with transoms.

A variety of development types and uses surround the site. The property directly east of the site—separated by firewalls at the lot line—includes a nearly identical three-story brick warehouse. The North Park Blocks are to the east of the site, and a one-story structure abuts the building's north wall. Nearly the entire south half of the block consists of surface parking lots, with the exception of a small retail building facing NW Glisan Street. In addition, there are several new mixed-use condominium projects within the vicinity.

Portland's *Transportation System Plan (TSP)* classifies NW 9<sup>th</sup> Avenue as a City Bikeway, NW Flanders Street as a Local Service Bikeway, and the entire site is within the Northwest Triangle Pedestrian District.

**Zoning:** The Central Commercial (CX) zone 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.

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 that there are no prior land use reviews for this site.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 28, 2008**. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Bureau of Environmental Services; and
- Site Development Section of the Bureau of Development Services.

The Bureau of Transportation Engineering & Development responded with the following comment: “Provided door swings and awnings meet IBC encroachment standards, no objection”. *Please see Exhibit E.1 for additional details.*

The Life Safety (Building Code) Section of the Bureau of Development Services responded with the following comment: “A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances... Awnings, canopies, marquees and signs with less than 15 feet clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building”. *Please see Exhibit E.2 for additional details.*

The Urban Forestry Division of Portland Parks & Recreation responded with the following comment: “Street trees will be required on Flanders”. *Please see Exhibit E.3 for additional details.*

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **April 28, 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 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 and River District Guidelines.

### River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic

of Portland. Further, the River District will accommodate a significant portion of the region's population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a sense of community. The goals frame the urban design direction for Central City and River District development.

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.

### **River District Design Goals**

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

### **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.

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

**A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept.

**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.

**A5-1-1. Reinforce Distinct Areas.** Reinforce the Identity of the Pearl District Neighborhood.

**Findings A2, A4, A5, and A5-1-1:** The proposal honors the building's historic utilitarian style, and therefore maintains the historic warehouse character of the Pearl District. The simple designs presented in both the proposed canopies and exterior lighting unify the building's two street-facing façades. In addition, the existing ground-level storefront window frames and mullions are painted black to match the windows at the building's upper levels, and the new storefront door and accompanying side lights

match the existing storefront, further unifying the façade. The proposed canopies are consistent with those found on buildings within the district and function to perceptually connect the building to the wider district. Finally, the upgrades made to the existing storefront support the building's transparency and encourage opportunities for active ground-level retail, reinforcing the identity of the neighborhood. *Therefore, these guidelines are met.*

**A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Findings:** The existing building remains largely untouched, and the proposed exterior alterations contribute to its continued use. *Therefore, this guideline is met.*

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**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 existing three-story building, built to the lot lines, creates a sense of urban enclosure at the pedestrian level. The addition of new canopies along the both NW 9<sup>th</sup> Avenue and NW Flanders further integrates the building with its environment and supports a sense of enclosure at the sidewalk. Additionally, the existing large ground-level windows provide visual connection between future active interior uses and the sidewalk, contributing to the vibrancy of the streetscape. The addition of exterior lighting and canopies create a welcoming streetscape along the adjacent sidewalks and encourages safety of the pedestrian environment. *Therefore, these guidelines are met.*

**B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has 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 right-of-way system through superblocks or other large blocks.

**B1-1. Provide Human Scale to Buildings along Walkways.** Provide human scale and interest to buildings along sidewalks and walkways.

**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. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

**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.

**B6-1. Provide Outdoor Lighting at a Human Scale.** Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

**Findings for B1, B1-1, B2, B6, and B6-1:** The addition of new canopies and exterior lighting at the building's ground level lend a human scale to the sidewalk environment and function to reinforce the pedestrian system. Specifically, the new canopies protect pedestrians from the elements, and new exterior lighting encourage evening pedestrian activity. The small scale of the new canopies, occurring within each window bay and interrupted by the pilasters, creates a pleasing rhythm to the sidewalk environment and a pedestrian scale to the building that reinforces the experience of the building's architecture. The placement of new lighting at the ground floor of the pilasters further reinforces this sense of architectural rhythm and pedestrian scale of the sidewalk. *Therefore, these guidelines are met.*

**B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

**Findings:** The building's main entrance is at grade and accessible. *Therefore, this guideline is met.*

**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.

**C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.

**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.

**Findings for C2, C3, C4, and C5:** The proposal respects the building's original character, while its durable materials including aluminum and glass, add to the quality of the building. In particular, the proposed exterior up/down lights are high quality, integrated elements that maintain the building's sense of permanence; all related electrical conduit is hidden from exterior view. Additionally, the new door and window frames proposed at the west entrance match the existing storefront profile. Finally, the proposed canopies fit within the existing ground level window bays and their simple design respects the building's simple form. *Therefore, these guidelines are met.*

**C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

**Findings:** The original building design successfully differentiates the sidewalk-level of the building from the upper floors of the building through the use of the large storefront windows at the ground level and multi-pane, industrial windows at the upper levels. The addition of new canopies and lighting at the ground-level further defines the sidewalk level of the building and reinforces its pedestrian character. *Therefore, this guideline is 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.

**C1-2. Integrate Signs and Awnings.** Integrate signs and awnings to be complementary and respectful of a building's architecture. This guideline may be accomplished by:

- a. Placing signs and awnings to fit with and respect a building's architecture;
- b. Avoiding large, excessively illuminated or freestanding signs that contribute to visual clutter; or
- c. Integrating with a building's design, an exterior sign program/system for flexible sidewalk level space that accommodates changing tenants.

**Findings for C12 and C1-2:** The proposed up/down light fixtures highlight the building's pilasters, while remaining sensitive to Portland's skyline, and are installed so that all electrical conduit is hidden from the exterior. The proposed canopies fit within each individual bay, reinforcing the architectural rhythm at the ground level. The canopies are mounted to the existing concrete band above each bay; therefore the existing brick masonry will not be damaged. *Therefore, these guidelines are met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed changes to the exterior of the building, including new ground-floor awnings and wall-mounted lighting, and new storefront on the west façade, are thoughtfully designed to complement the existing building. Both the new awnings and lighting reinforce the building's well-ordered architecture and pedestrian scale at the ground floor. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of new ground floor awnings within each window bay, new ground floor wall-mounted lighting on the pilasters, and new storefront on the west facade, per the approved drawings, Exhibits C-1 through C-10, signed and dated May 29, 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-C.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-120600 DZ. No field changes allowed."

**Decision rendered by:** \_\_\_\_\_ **on May 29, 2008**

By authority of the Director of the Bureau of Development Services

**Decision mailed: June 3, 2008**

**Staff Planner: Noelle Elliott**

**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 April 7, 2008, and was determined to be complete on **April 21, 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 **April 7, 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 17, 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](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 **June 18, 2008 – (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.

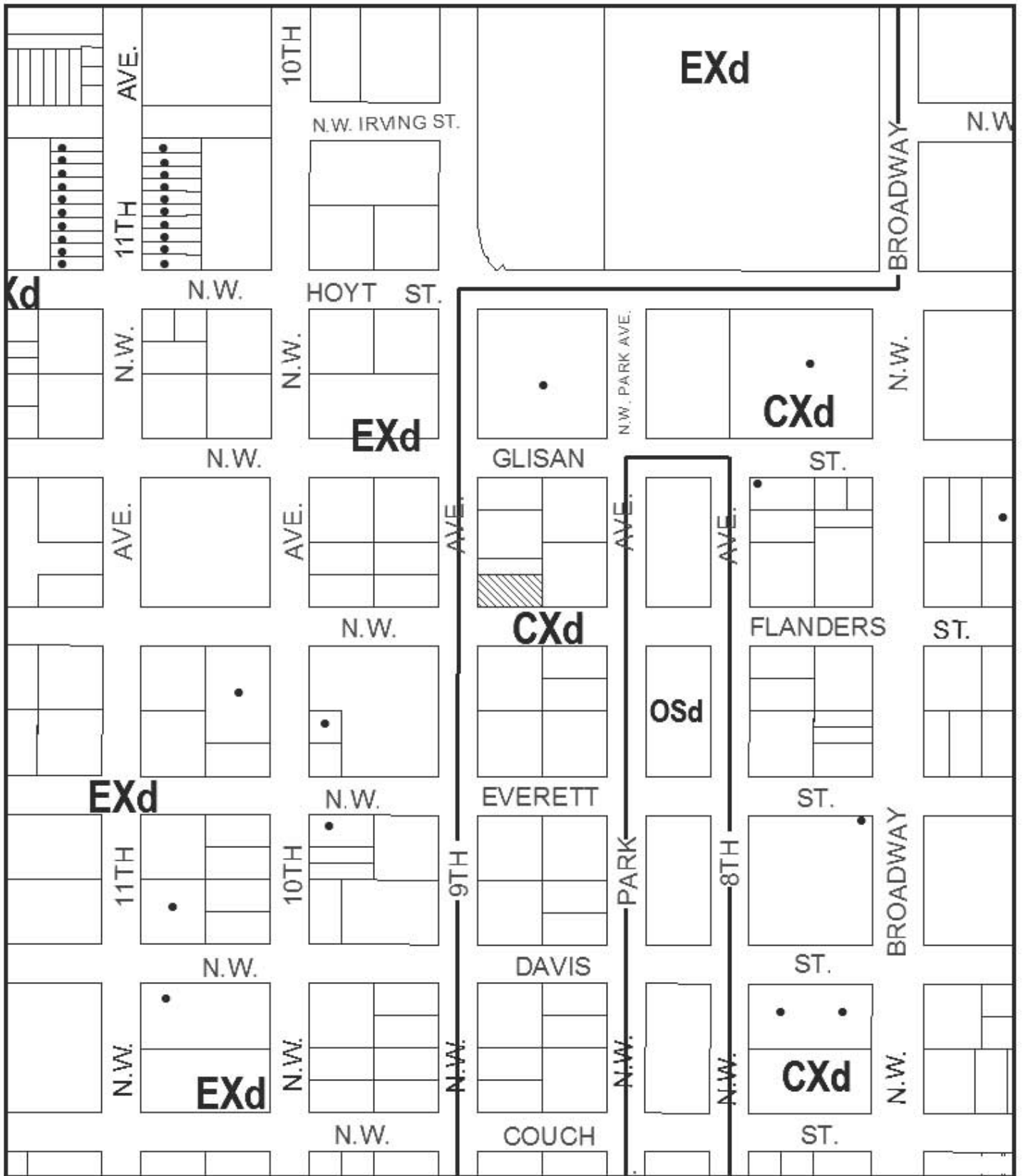
#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  1. Statement & Drawings
  2. Additional Information
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Demo Site Plan
  2. Demo South Elevation
  3. Demo West Elevation
  4. Site Plan (attached)
  5. South Elevation (attached)
  6. West Elevation (attached)

7. Enlarged Elevation, Typical Bay
  8. Awning Section
  9. Lighting Manufacturer's Cutsheet
  10. Storefront Section
- D. Notification information:
1. Mailing list
  2. Mailed notice
- E. Agency Responses:
1. Bureau of Transportation Engineering and Development Review
  2. Life-Safety Plans Examiner of BDS
  3. Bureau of Parks, Forestry Division
- 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

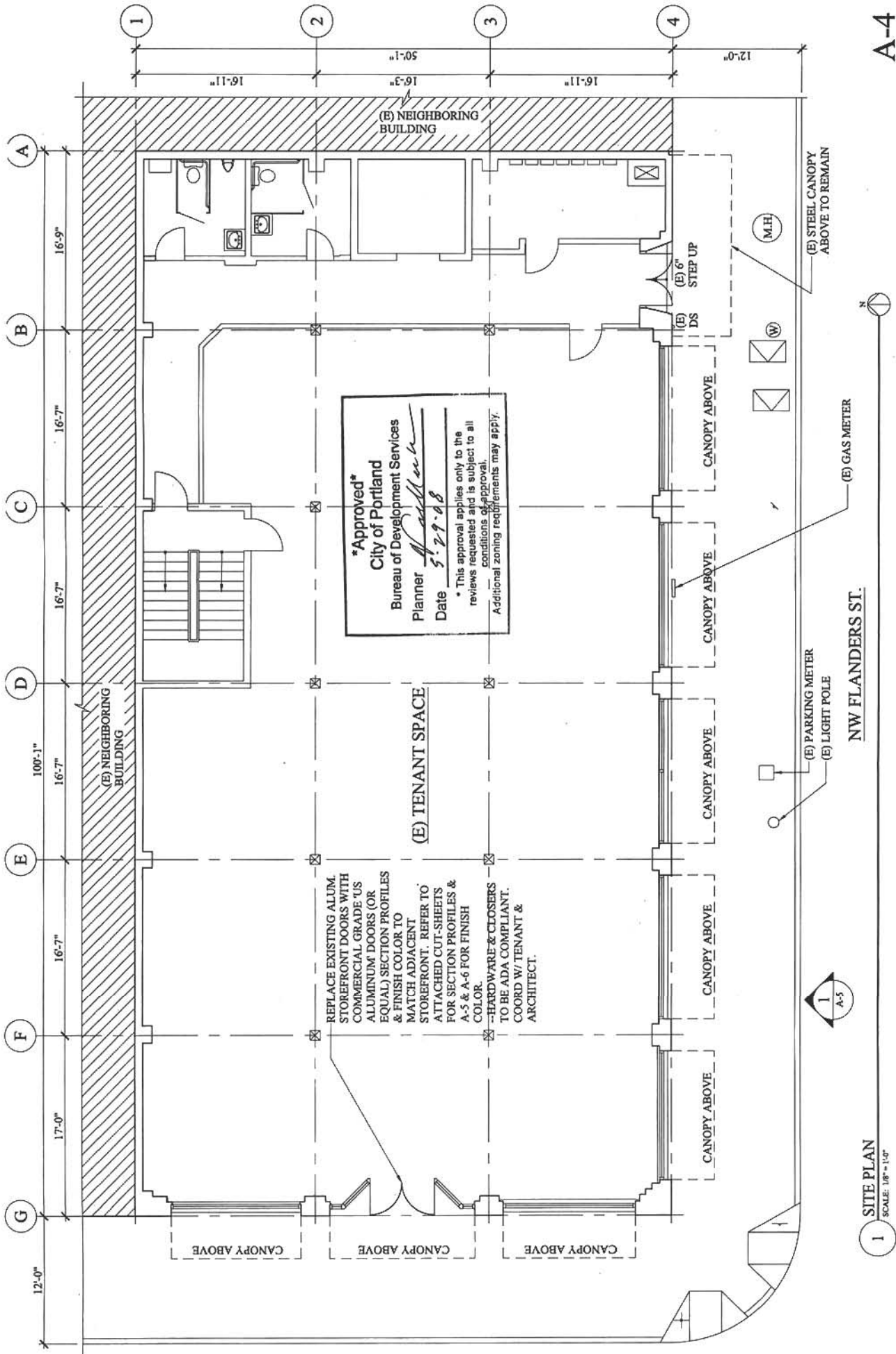


Historic Landmark



This site lies within the:  
CENTRAL CITY PLAN DISTRICT

File No.	LU 08-120600 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CB 1400
Exhibit	B (Apr 14, 2008)



NW 9TH AVE.



1 SITE PLAN  
SCALE: 1/8" = 1'-0"



NW FLANDERS ST.

**\*Approved\***  
 City of Portland  
 Bureau of Development Services  
 Planner *J. Adell*  
 Date *5.29.08*  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval.  
 Additional zoning requirements may apply.

REPLACE EXISTING ALUM. STOREFRONT DOORS WITH COMMERCIAL GRADE US ALUMINUM DOORS (OR EQUAL) SECTION PROFILES & FINISH COLOR TO MATCH ADJACENT STOREFRONT. REFER TO ATTACHED CUT-SHEETS FOR SECTION PROFILES & A-5 & A-6 FOR FINISH COLOR.  
 --HARDWARE & CLOSERS TO BE ADA COMPLIANT. COORD W/ TENANT & ARCHITECT.

(E) TENANT SPACE

(E) NEIGHBORING BUILDING

(E) NEIGHBORING BUILDING

(E) STEEL CANOPY ABOVE TO REMAIN

(E) 6" STEP UP

(E) DS

(E) GAS METER

(E) PARKING METER

(E) LIGHT POLE

CANOPY ABOVE

CANOPY ABOVE

CANOPY ABOVE

CANOPY ABOVE

CANOPY ABOVE

CANOPY ABOVE

CANOPY ABOVE

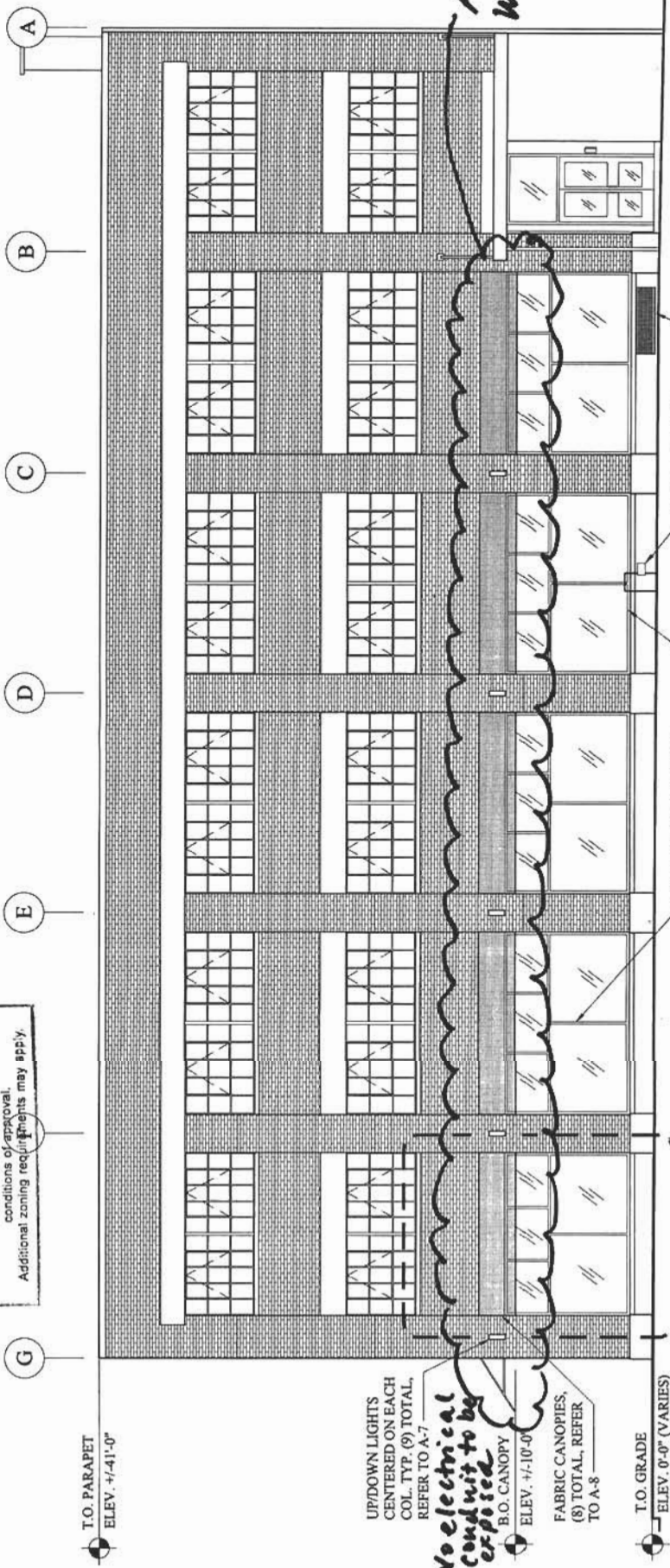
CANOPY ABOVE

A-4

*LU 08-120600 DE  
 Exhibit C.5*

\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date *5-29-08*

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



*Area of Work*

T.O. PARAPET  
 ELEV. +/-41'-0"

UP/DOWN LIGHTS  
 CENTERED ON EACH  
 COL. TYP. (9) TOTAL.  
 REFER TO A-7

*No electrical  
 conduit to be  
 exposed*

FABRIC CANOPIES,  
 (8) TOTAL, REFER  
 TO A-8  
 ELEV. +/-10'-0"  
 B.O. CANOPY

T.O. GRADE  
 ELEV. 0'-0" (VARIES)

1 SIM.  
 A-7  
 TYP.

ALL (E) GROUND FLOOR  
 STOREFRONTS TO BE PREFD &  
 ELASTOMERICALLY PAINTED  
 BLACK, VERIFY PRECISE  
 COLOR # W/ ARCHITECT

PREP. & PAINT SCREEN,  
 PIPES & NAT. GAS  
 METER TO MATCH (E)  
 BASE COLOR.

NOTE:  
 SOUTH & WEST BUILDING  
 ELEVATIONS TO HAVE CONCRETE,  
 BRICK & WINDOWS CLEANED.  
 CLEANING PROCESS IS NOT TO  
 DAMAGE (E) GROUT, PAINT OR  
 WINDOW SEALANTS, TYP.

*NOTE: All electrical conduit to be  
 hidden from the exterior.*

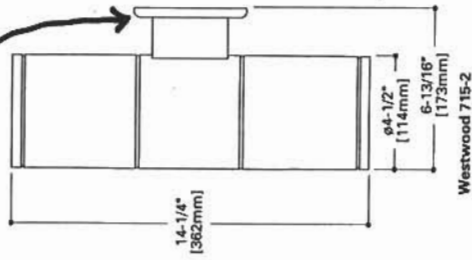
1 PROPOSED SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"

*LW 08-120600 D2  
 Exhibit C.6*

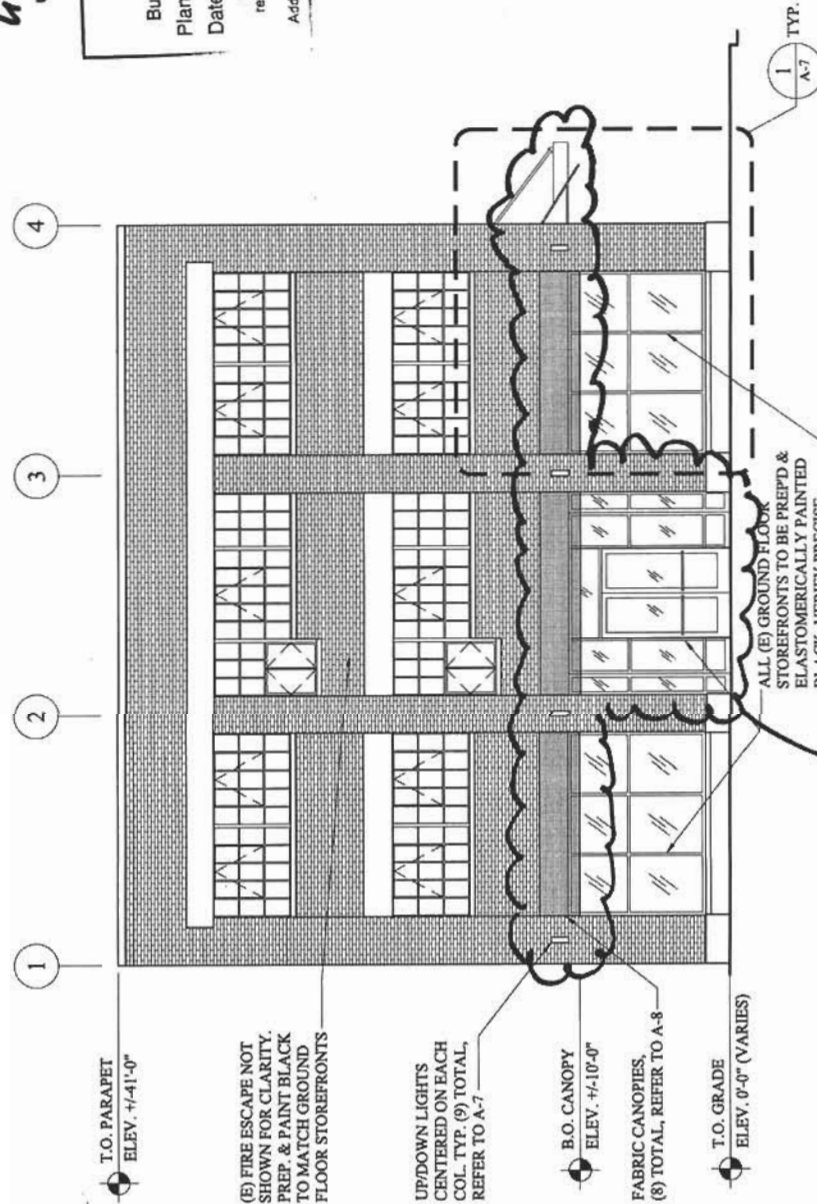
A-5

*no electrical conduit to be exposed*

*Proposed light fixture (up/down light)*

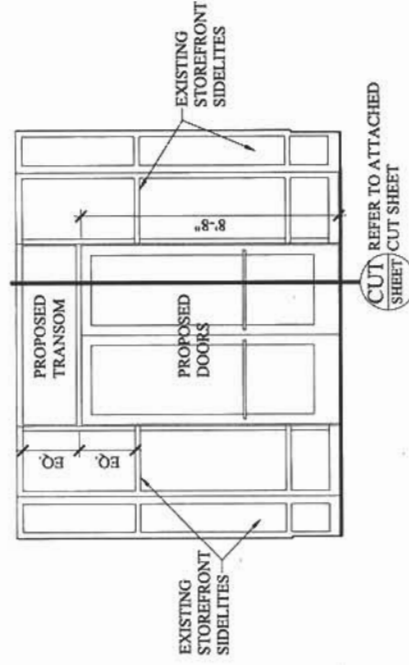


\*Approved\*  
 City of Portland  
 Bureau of Development Services  
 Planner *[Signature]*  
 Date 5-29-05  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval.  
 Additional zoning requirements may apply.



*Note: All electrical conduit to be hidden from the exterior*

NOTE:  
 SOUTH & WEST BUILDING ELEVATIONS TO HAVE CONCRETE, BRICK & WINDOWS CLEANED. CLEANING PROCESS IS NOT TO DAMAGE (E) GROUT, PAINT OR WINDOW SEALANTS, TYP.



*LU 08-120600 D2  
 Exhibit C.7*

1 PROPOSED West ELEVATION  
 SCALE: 1/8" = 1'-0"

2 ENLARGED DOOR ELEVATION  
 SCALE: 1/4" = 1'-0"