



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: July 3, 2008
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / theron@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 08-126591 DZ – DESIGN REVISIONS FOR THE FEDERAL RESERVE BUILDING [PREVIOUSLY APPROVED LU 07-149484 DZ]

GENERAL INFORMATION

Applicant: Dan Petrescu, Hennebery Eddy Architects, 503-227-4860
921 SW Washington St, Suite 201
Portland, OR 97205

Owner: Harsch Investment Properties LLC
1121 SW Salmon St, 5th Flr / P.O. Box 2708
Portland, OR 97208-2708 / 97205

Site Address: 915 SW STARK ST

Legal Description: EXC PT IN SW OAK ST LOT 1&2 BLOCK 861/2 LOT 3-6 BLOCK 861/2, PORTLAND; LOT 7-9 BLOCK 861/2, PORTLAND; TL 2700 LOT 10&11 BLOCK 861/2, PORTLAND

Tax Account No.: R667708970, R667709040, R667709070
State ID No.: 1N1E34CC 02800, 1N1E34CC 02600, 1N1E34CC 02700
Quarter Section: 3029

Neighborhood: Downtown Cmty Assoc., contact Jennifer Geske at 503-750-9843.
Business District: Downtown Retail Council, contact Portland Business Alliance at 503-224-8684.

District Coalition: None
Plan District: Central City - Downtown

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: The applicant seeks Design Review approval for revisions to a previously approved design review case (LU 07-149484 DZ). The previous case approved the renovation of the existing 4-story building and the construction of a rooftop addition. The revisions proposed in this application are limited to the redesign of a proposed mechanical screen at the building's west elevation; redesign of the building's base at the west elevation; redesign of the west entrance and plaza; and redesign of the north exit. Specifics of the current proposal include:

- Patterned glazing, as opposed to translucent glazing, at the mechanical screen;
- The addition of polished dark gray/green granite panels and aluminum composite panels with a dark bronze finish at the first floor of the west elevation;
- A new canopy design and storefront system at the west entrance;
- Stamped concrete paving, as opposed to stone pavers, at the west plaza, and changes to the plaza's landscape plan; and
- A concrete stair and aluminum door at the north exit.

Because the proposal is for revisions to a previously approved Design Review, 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 criteria are:

- Chapter 33.825 Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The existing 58,467 square-foot, four-story Federal Reserve Bank Building is located on the southeast corner of an oblique city block, at the intersection of two city grids. SW 9th and 10th Avenues and SW Stark and SW Oak Streets border the block, which represents the only full parallelogram block in the city.

The existing 4-story building, designed by Pietro Belluschi in 1949, is constructed of a steel frame and cast-in-place concrete walls. The cladding is a tight skin of smooth black granite and white marble in a sleek International style. A rounded corner at the southeast highlights the block's oblique shape, while the remainder of the building features crisp lines and corners. The rounded corner has a run of exterior steps up to a landing and continues to another set of interior steps; this entrance is not ADA accessible. At the first floor are three part fixed windows and there are operable, three part casement windows on the upper three floors.

Portland's Transportation System Plan (TSP) classifies SW Oak as a Traffic Access Street and Local Service Bikeway. SW 10th Avenue is classified as a Traffic Access Street, Transit Access Street, Central City Transit/ Pedestrian Street, Community Main Street, and Local Service Bikeway. SW Stark is a Traffic Access Street and Local Service Bikeway, and SW 9th is also classified as a Local Service Bikeway. The site is located in the Downtown 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 prior land use reviews include the following:

- LU 07-149484 DZ: Design review approval for the renovation of the existing 4-story building, including a 10,050 SF rooftop addition, renovations to the entry at the southeast corner, new main entrance connection and trellis at the SW corner, and landscaping improvements to the surface parking areas.
- LU 08-118230 DZ: Approval of (2) two HVAC units, each measuring approximately 3'-8" wide x 11'-0" long x 4'-0" tall, placed in the southwest corner of the site's north parking lot, and a 6'-0" tall wooden screen enclosure.

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

- Portland Water Bureau;
- Bureau of Transportation Engineering & Development; and
- Urban Forestry Division of Portland Parks & Recreation.
- 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. Please see Exhibit E.1 for additional details.*
- The Bureau of Environmental Services responded in TRACS with the following comment: *BES has no objections to the revised Design Review application. The applicant is showing a stormwater planter for the revised canopy, which is conceptually consistent with the stormwater plan submitted with 07-149484-DZ. BES has previously indicated approval of permit 08-105338-CO; any questions regarding how the revised design may impact the permit should contact Dan Berge, BES Development Review, at 503-823-5741.*
- The Site Development Section of the Bureau of Development Services responded in TRACS with the following comment: *Site Development has no objection to the proposed revised design to the conceptual stormwater plan, provided that it is acceptable to BES. As noted in Site Development's Amendment to Land Use Review Response for LU 07-149484-DZ, if any pervious paving is proposed at the time of plan review, an engineered design will be required. Questions regarding stormwater requirements may be directed to Mike Ebeling, (503) 823-7247.*

Neighborhood Review: A "Notice of Proposal in Your Neighborhood" was mailed on **May 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.

Central City Fundamental Design Guidelines

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

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

Central City Plan Design Goals

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

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

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

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

Findings for A4 and A5: The current proposal introduces revisions to the design that was previously approved through LU 07-149484 DZ, and specifically to the design of the building's west entry and plaza, north exit, and rooftop mechanical screen. These revisions present minor changes to the previous design, and the proposed elements still work with the building's original mid-century design concept and function to unify and connect this building with the wider district. For example, the addition of granite panels and aluminum composite panels to the building's base at the west elevation helps to unify the treatment of this façade with the building's east and south elevation. In addition, the new west entrance and plaza establishes a pedestrian-orientation, common to buildings within the Central City, that was previously lacking at this elevation. Further, the new pedestrian path from SW 10th to this entrance will help bridge the distance between the public right-of-way and the building's west entrance and plaza. The proposed canopy design as well as the art glass wall at the west entrance will contribute to the area's diverse artistic character. Moreover, the west plaza will provide an important public space on the property. *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 will be renovated for reuse as an office building for multiple tenants. *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.

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.

Findings for A7, A8 and B1: The existing 4-story structure, which abuts the east and south lot lines, successfully creates a sense of urban enclosure along SW 9th Avenue and SW Stark Street. The introduction of new landscaping and trees at the perimeter of the surface parking areas, as well as new street trees at SW 10th Avenue and SW Oak Street, will enhance and add definition to the pedestrian environment. This proposal also establishes a new pedestrian connection from the 10th Avenue sidewalk, through the west parking area to the plaza and entrance planned for the building's west façade. This new pedestrian path will be marked by stamped concrete to distinguish its intended use from the driveway. In addition, the new glass entrance and ground floor windows at the building's west façade will develop a new visual and physical connection to the building's active interior spaces. Finally, the west plaza will provide space for public use and contribute to the vibrancy of the pedestrian environment. *Therefore, these guidelines are met.*

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

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 B2, B3, B4, and B6: The proposal presents a number of elements that will function to enhance the pedestrian environment. New street trees along for SW 10th, Stark and Oak will buffer pedestrians from traffic. In addition, all permanent mechanical equipment will be located at the building's roof, and therefore will not impact pedestrians. Further, lighting will be incorporated at the plaza and within the new canopy, adding to the safety of the pedestrian environment at night. A new pedestrian path across the west parking area will connect SW 10th to the building's west entrance, and will be clearly marked by a change in materials from that used in the

driveway. The proposed west entry plaza will provide a comfortable place, which doesn't conflict with other sidewalk uses, where people can stop and socialize. Finally, the proposed canopy at the west facade will provide weather protection for pedestrians entering and exiting the building. *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 proposed west entrance is at grade and accessible. *Therefore, this guideline is 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 west entrance will introduce a new visual connection to the proposed west plaza and beyond to SW 10th Avenue. *Therefore, this guideline is met.*

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

Findings: The proposal introduces high-quality materials, including glass, granite, and aluminum, and will contribute to the permanence of the original building. *Therefore, this guideline is met.*

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.

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 for C3, C4, C5, and C8: The original building was thoughtfully designed, and the proposed alterations respect the building's original coherency and rhythm. For example, the addition of polished dark gray/green granite panels and aluminum composite panels at the first floor of the west elevation will unify this façade with those at the building's south and east elevations, maintaining the sleek aesthetic of the original design. The addition of granite and aluminum panels at this façade, along with the new canopy, will also function to differentiate the sidewalk-level of the building from its upper floors. The proposed design of the west entrance is sensitive to the original building's minimalist design, with simple straightforward structural systems and flat planes of glass and metal. In addition, the proposed windows at the west wall have been designed to match the existing in terms of proportions and materials. Furthermore, the materials and systems proposed in this project—glass, metal and granite—are consistent with the local design vocabulary. Finally, the redesign of the new west entrance and plaza will maintain a prominent entrance at this façade, unifying the property with the human-scaled focus of the Downtown District with pedestrian connections to the adjacent sidewalks. *Therefore, these guidelines are met.*

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings: The west plaza will be flexible space that can accommodate a variety of uses. *Therefore, this guideline is 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 proposed rooftop mechanical equipment will be well integrated into the building's overall design concept and will be screened by a simple, patterned glass wall system. In addition, the patterning of the system will closely match the windows proposed at the building's upper floors. *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.

Findings: Exterior lighting has been thoughtfully incorporated into this project. Recessed wall lighting and ground surface illuminators will be installed at the west plaza. In addition, lighting is proposed at the west canopy. Further, the glass mechanical screen will be back-lit at night and the art glass at the west wall will be highlighted as well. *Therefore, this guideline is 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 proposal meets the applicable design guidelines and therefore warrants approval.


ADMINISTRATIVE DECISION

Approval of revisions to previously approved design review (LU 07-149484 DZ) including redesign of the: proposed mechanical screen at the building's west elevation; the building's base at the west elevation; the west entrance and plaza; and the north exit. Specifics of the current proposal include:

- Patterned glazing at the mechanical screen;
- The addition of polished dark gray/green granite panels and aluminum composite panels with a dark bronze finish at the first floor of the west elevation;
- A new canopy design and storefront system at the west entrance;
- Stamped concrete paving, as opposed to stone pavers, at the west plaza, and changes to the plaza's landscape plan; and
- A concrete stair and aluminum door at the north exit.

Approval per the approved Exhibits C.1 through C.25, signed and dated June 30, 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.25. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-126591 DZ. No field changes allowed."

Decision rendered by:  **on June 30, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 3, 2008

Staff Planner: Tim Heron

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 May 2, 2008, and was determined to be complete on **May 16, 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 May 2, 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 July 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. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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 **July 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:

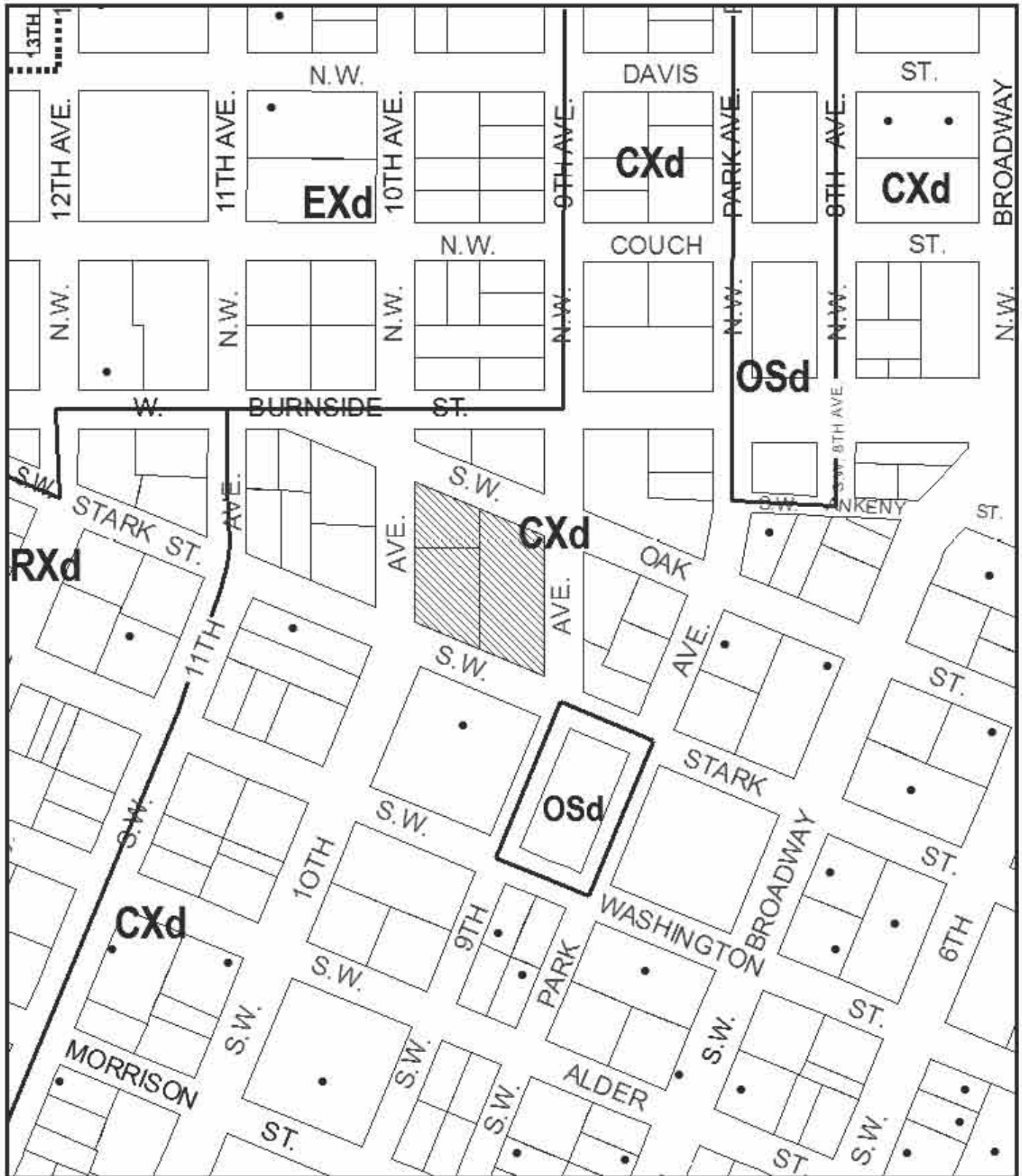
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1.- 25. Site Plan, Elevations, Landscape Plan, Renderings, sections, details (some attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Site Development Review Section of BDS
 - 5. 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



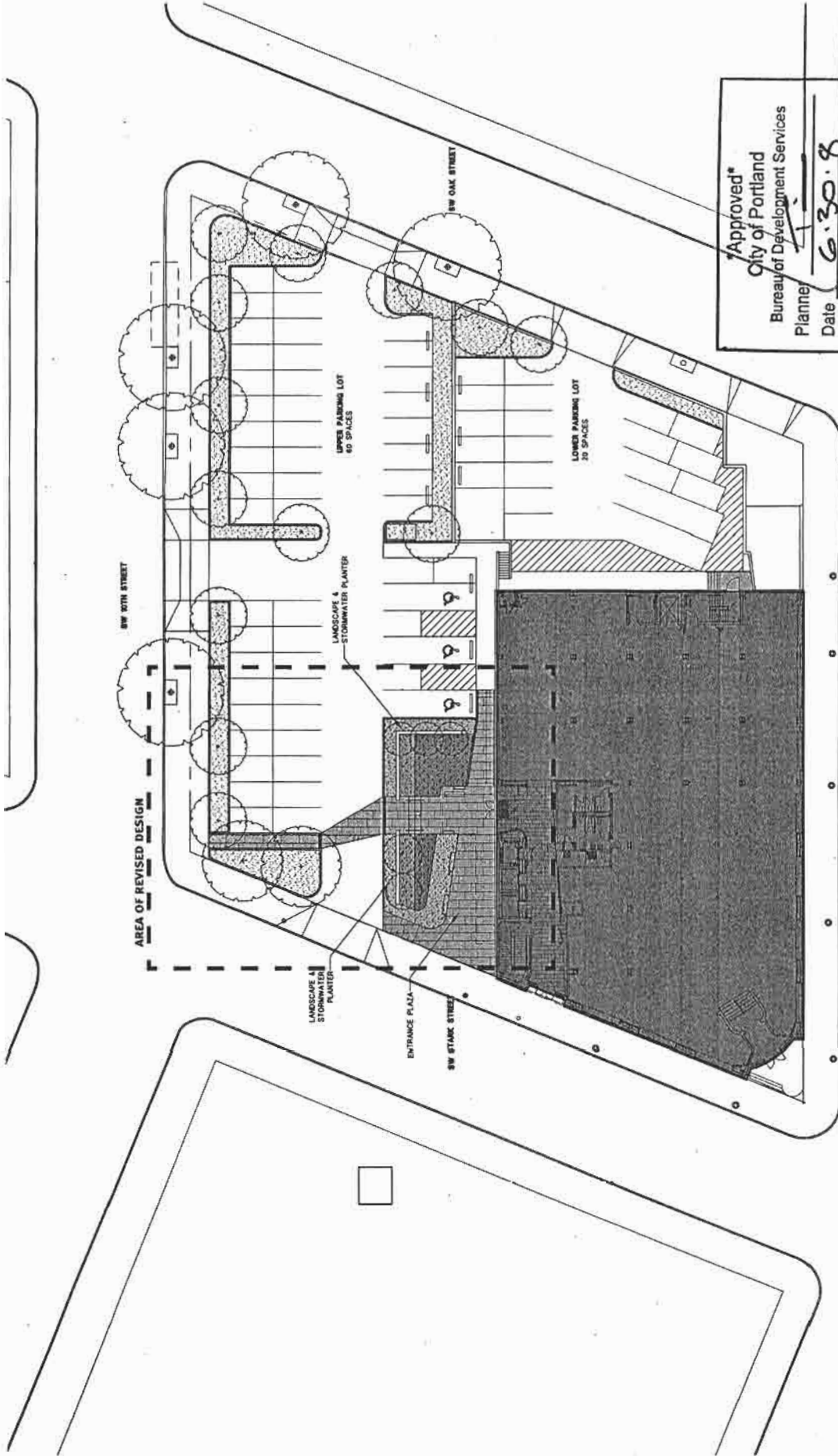
Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 08-126591 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CC 2600
Exhibit	B (May 06, 2008)



Approved*
City of Portland
Bureau of Development Services
Planner _____
Date 6.30.08

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

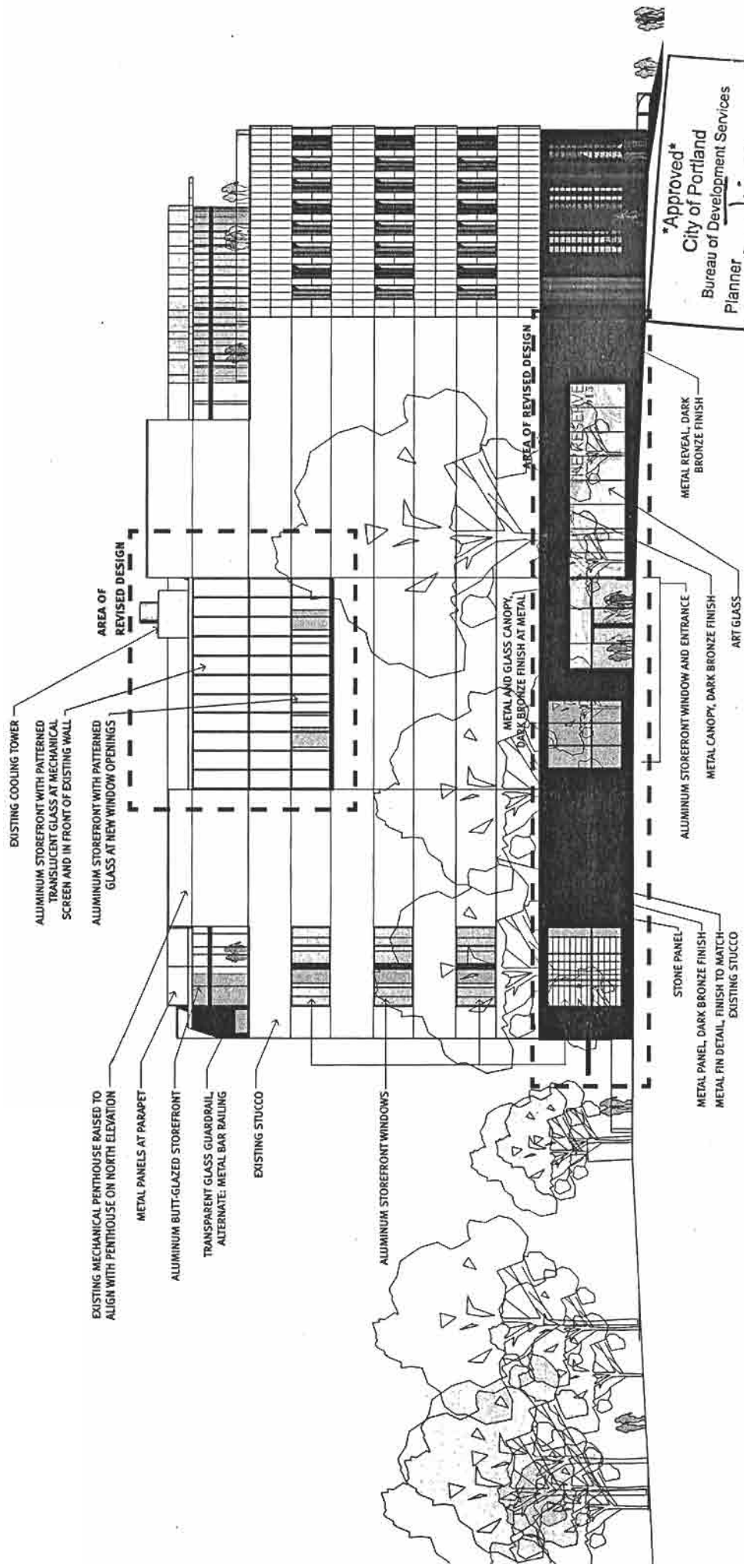
EXHIBIT C-4
LU 08-126591 DZ

30 April 2008
Federal Reserve Exterior Alterations
Design Review Type II Revision to LUR 07-149484 DZ

SITE PLAN/ LANDSCAPE PLAN
1/32" = 1'-0"



HARSCH INVESTMENT PROPERTIES
Hennebery Eddy Architects



Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 6.30.08

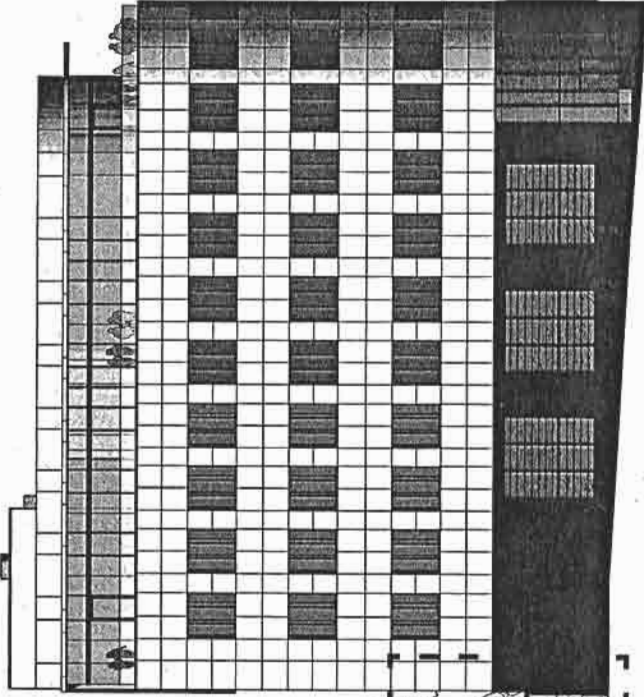
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXH-C-11
 LU 08.126591 DZ

HARSCH
 INVESTMENT PROPERTIES
 Henneberry & Tully
 Architects

WEST ELEVATION
 3/16" = 1'-0"

30 April 2008
 Federal Reserve Exterior Alterations
 Design Review Type II Revision to LUR 07-149484 DZ



AREA OF REVISED DESIGN

METAL AND GLASS CANOPY BEYOND

30 April 2008
 Federal Reserve Exterior Alterations
 Design Review Type II Revision to LUR 07-149484 DZ

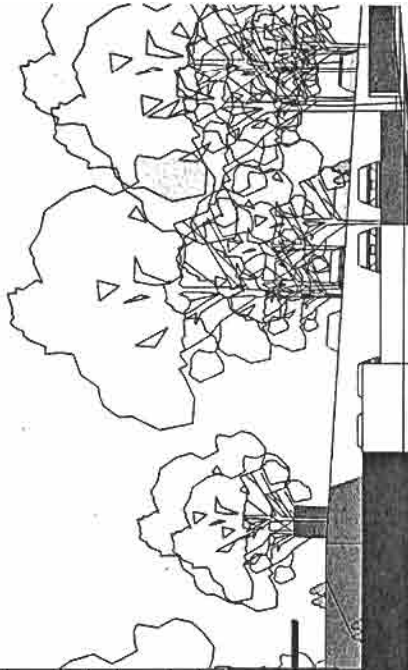
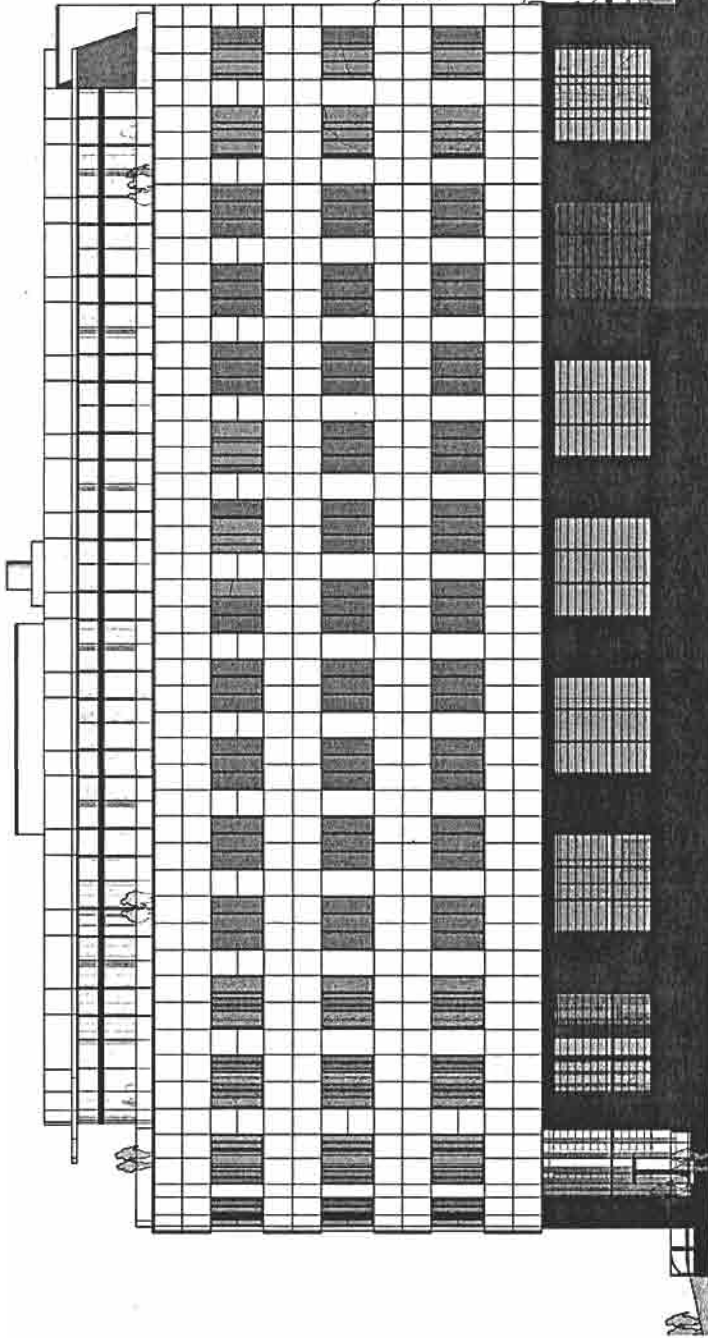
SOUTH ELEVATION
 1/16" = 1'-0"

GJ HARSCH
 INVESTMENT PROPERTIES

L0 0812691 DZ
 EXH. C.12
 Hennebery Eddy
 Architects
 2.12

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date 6.30.08
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Approved
 City of Portland
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 Planner _____
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30 April 2008
 Federal Reserve Exterior Alterations
 Design Review Type II Revision to LUR 07-149484 DZ

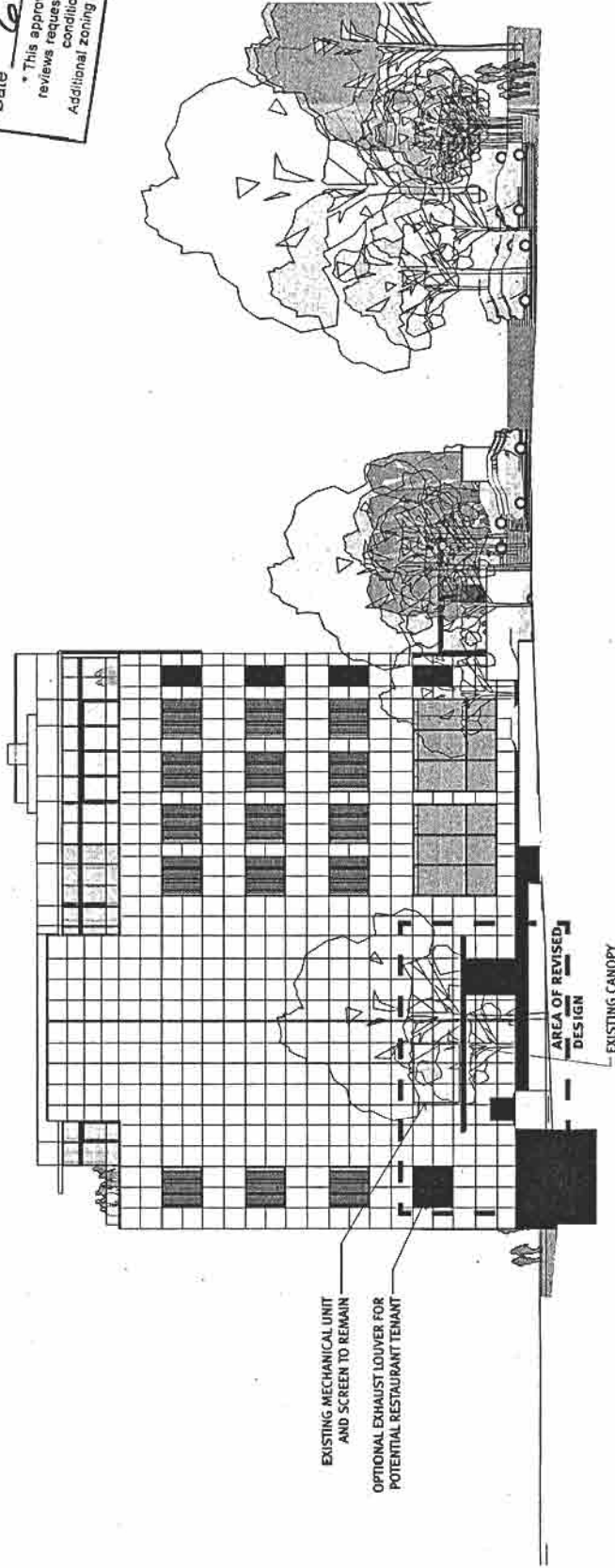
EAST ELEVATION
 1/16" = 1'-0"

H HARSCH
 INVESTMENT PROPERTIES

Hennebery Eddy
 Architects 2-13

EXH. C.13
 LU 08.126591 DZ

Approved
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 Planner _____
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NORTH ELEVATION
 1/16" = 1'-0"

EX4.C.14
 LU 08.126591 DZ
 HARSCH INVESTMENT PROPERTIES
 Hennebery Eddy Architects 2.14