



City of Portland
Bureau of Development Services
Land Use Services Division

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

Date: August 19, 2008
To: Interested Person
From: Kara Fioravanti, Land Use Services
503-823-5892 / kfioravanti@ci.portland.or.us

**NOTICE OF A TYPE I 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 to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 08-144040 HDZ—
BICKEL BLOCK BLDG SIGN**

GENERAL INFORMATION

Applicant: White Stag Block LLC, Listed Owner
ATTN: Craig Kelly
70 NW Couch Street, #207
Portland, OR 97209

Representative: Fletcher Farr Ayotte, Architects
ATTN: Erica Ceder
520 SW Yamhill Street, Suite 900
Portland, OR 97204
Tel: 503-222-1661

Site Address: 5 NW FRONT AVE

Legal Description: BLOCK 9 LOT 1&3 EXC PT IN ST LOT 2 EXC PT IN STS LOT 4;5&8;
HISTORIC PROPERTY 1998 15 YR; POTENTIAL ADDITIONAL TAX,
COUCHS ADD

Tax Account No.: R180200150
State ID No.: 1N1E34DB 00600
Quarter Section: 3030
Neighborhood: Old Town-China Town, contact Carol McCreary at 503-984-4081.
Business District: Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7066.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Other Designations: Historic Bickel Block Building
Zoning: CXd, Central Commercial with design overlay
Case Type: HDZ, Historic Design Review
Procedure: Type I, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal: The applicant requests Historic Design Review approval for a new blade sign at the north (Couch Street) façade of the Bickel Block Building. The proposed sign has two angled faces constructed of anodized aluminum frames, frosted polycarbonate sheets, and

cut out brushed aluminum letters. Each sign face measures 2'-4" wide by 21' long, and will project a total of 3'-4" from the building wall. The sign will be mounted at the second and third levels of the building with 1' long steel supports and will be internally illuminated with a white neon grid.

A similar blade sign was previously approved at the same location on the building through LU 06-177065 HDZM. Due to changes in the design and materials of the previously approved sign, a new Historic 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 and Title 32, Signs and Related Regulations. The relevant approval criteria are:

- 33.846, Historic Reviews
- Central City Fundamental Design Guidelines
- Skidmore/Old Town Historic District Design Guidelines
- 33.846.060

ANALYSIS

Site and Vicinity: The Bickel Block Building occupies a quarter-block site at the corner of NW Couch Street and NW Naito Parkway. This four-story brick building was constructed in 1883 in the High Victorian Italianate style and was used for many years as a factory and warehouse by the Parke and Lacey Machinery Company. Alterations, neglect and fire damaged many of the character defining features of the building. However, beginning in 2006, the Bickel Block and two immediately adjacent buildings, the Skidmore Building and the White Stag Building, were extensively renovated and remodeled for new uses as the University of Oregon's Portland center and office space. At the building's north façade, a new entry alcove was placed in an existing opening, windows were inserted into four "blind" window articulations, and three new openings were created at the upper levels, continuing the first floor window pattern. The building was listed as a "primary landmark" in the 1975 National Register nomination for the district.

The Skidmore/ Old Town District was designated as a National Historic Landmark in 1977. The district is significant for its historical association with the early development and economic growth of Portland, and for the exceptional architectural values of its mid- and late-nineteenth-century cast-iron commercial buildings.

Portland's *Transportation System Plan* classifies this area of NW Couch Street as a Local Service Bikeway. NW Naito Parkway is a Traffic Access Street, Local Service Bikeway, City Walkway, and Community Main Street. The site is within the North of Burnside 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.

The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic

Land Use History: City records indicate that prior land use reviews include the following:

- LUR 91-008623 HDZ (reference file #91-00368): Approval of stairs and entryway to existing door on the south elevation.
- LUR 92-009680 DZ (reference file #92-00561): Approval of painted wall sign.
- LUR 95-012319 GW, DZ, AD (reference file #95-00426): Approval of proposal to modify the historical landmark known as the White Stag Sign and an adjustment/modification to allow the incremental increase in sign area.
- LU 06-124971 HDZM: Landmarks Commission approval for building renovations to the Skidmore, White Stag, and Bickel Block buildings, including the addition of new rooftop elevator and stair over-runs, skylights, and a mechanical enclosure; new window openings at the north and south elevations at upper levels; new storefronts and renovated storefronts at all street-facing facades; and new ground-level light fixtures and canopies. The new metal letter signs and repainting of the water tank sign (as well as added lighting at all of these sign elements) is also approved. The following Modification and Adjustment requests were approved: Ground Floor Window Standard (length requirement) for the façade facing West Burnside; Ground Floor Window Standard (both area and length) for the façade facing NW Couch; Building Sign Allowance for the White Stag building, to allow 2,783 sf of sign area (300 sf maximum is allowed by the sign code); and an Adjustment request for no loading on the site- two full-size loading spaces are required by the new uses on the site.
- LU 06-177065 HDZM: Approval of one new blade sign of 96.25 square feet on the north façade of the building, as well as an added under-canopy light and new wall lights. A modification to allow the sign to project into the right-of-way by more than 30 square feet is also approved.
- LU 07-144655 HDZ: Approval of rooftop photo voltaic panels and associated inverter at the White Stag building.
- LU 07-179244 HDZ: Approval of the removal of a wooden chase and pipe from the underside of the water tower atop the historic White Stag building.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **July 17, 2008**.

The following Bureaus have responded with no issues or concerns about the proposal:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Bureau of Environmental Services;
- Urban Forestry Division of Portland Parks & Recreation;
- Bureau of Transportation Engineering & Development Review;
- Site Development Section of the Bureau of Development Services.

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on **July 17, 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 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Skidmore/Old Town Historic District. Therefore the proposal requires historic design review approval. The relevant approval criteria are the Skidmore/Old Town Historic Design Guidelines and the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines and Historic Skidmore/Old Town Design Guidelines

The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

The Central City Fundamental 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.

A. Retention of Original Construction. So far as practicable, all original exterior materials and details shall be preserved.

E. Visual Integrity of Structure. The vertical lines of columns and piers, and the horizontal definition of spandrels and cornices, and other primary structural elements shall be maintained. Such structural lines should be restored if previous alterations have substantially changed such elements.

- The modulation of building facades was determined by lot parceling. Generally, buildings were built at 25, 50 or 100-foot widths. Within those general building widths, the building was further divided into smaller bay storefront systems.
- Where structural lines cannot be carried to the ground, integrate the upper and lower floor design with color, materials and form simplicity.

F. Scale and Proportion. The scale and proportion of altered or added building elements, the relationship of voids to solids (i.e. openings such as doors and windows to walls and column elements) shall be visually compatible with the traditional architectural character of the Historic District. An important element within the Historic District was the emphasis on the pedestrian scale activities, which were characterized with the addition of canvas awnings or permanent canopies. This defined an important scale and proportion element of the District and to the extent possible, this relationship at pedestrian level should be re-established within the District.

Findings for Guidelines A, E and F: The proposal is sensitive to the historic nature and visual integrity of the existing building, and further, the proposed sign will compliment the verticality of the building's façade. The proposed sign has two angled faces, consisting of anodized aluminum frames, frosted polycarbonate sheets, and cut out brushed aluminum letters. The sign faces are tall and narrow, each

measuring 21' long by 2'-4" wide, which is consistent with the vertical bays that span this façade. The sign will be mounted to the building wall with two, 1' long steel supports—one at the second floor and one at the third floor—and will project 3'-4" from the building wall. The proposed location of the sign, on a blank wall area, near the vertical bay containing the main entry, will highlight this entrance for pedestrians. *Therefore, these guidelines are met.*

H. Rear and Side Walls. Generally, the standards which apply to the fronts of buildings also apply to rear and side walls, although the conditions to meet are usually much more simple. The chief concern lies with the removal of redundant additions to each building including signs, pipes, non-functioning stacks, grills, television aerials, etc. The repair and repointing of brick or masonry, painting of wood or certain masonry surfaces, and an effort to coordinate and subdue the clutter of the mechanical equipment are all recommended.

Findings: While the north wall of the Bickel Block was originally more a "side" façade than a "front" façade, the previously approved alterations to this façade included adding a canopy and utilizing the western bay as the new main entry to the buildings. The proposed sign will further emphasize this entry and will add a simple, yet elegant, element to this façade. *Therefore, this guideline is met.*

J. Signs. Exterior building signage should be visually compatible with the traditional architectural character of the historic buildings in the District. A variety in signage is encouraged, incorporating excellence in graphic design and lettering, careful color coordination with the building, good mounting, readability, and materials, all of which are compatible with and sensitive to the character of the building. Lighting may also be permissible which is creative without being overwhelming. Sign design should be done in an "identification" sense rather than an "advertising" sense. All types of exterior signs are reviewed.

K. Lighting. Historically, lighting within the District was provided by lighting in the public right-of-way with the use of gas lamps, electrical lights, etc. First floor storefront lighting should be consistent with the overall character of the building and the District.

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.

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.

7. Differentiate new from old.

Findings for Historic Skidmore/ Old Town Design Guidelines J and K and Central City Fundamental Design Guidelines C12, C13 and 7 : Due to its proportions, location, and design, the proposed sign is visually compatible with the architectural character of the building. For example, the sign is tall and narrow, spanning the second and third levels of the building. This is appropriate because the windows and decorative elements on this façade are also tall and narrow. The proposed sign has also been placed so as to provide sufficient "breathing room" around architectural openings and elements at the north wall. In addition, the creative design for the sign is consistent with the level of quality desired in downtown signage. The sign is of a similar size to other more historic blade signs on older buildings, and therefore falls within a pattern of signs that support the historic character of the building. The main revision to the sign is the material of the sign's large faces. The finish of these faces still remains frosted. The material, however, is polycarbonate. With background provided by the application submittal, this material has been found appropriate at this specific location for the following reasons: this large sign will have a lighter appearance, it is warranted against discoloration and weathering, it is very clear in color, has a UV resistant property that prevents yellowing of the material when exposed to sunlight [though its north face location limits its sun exposure, it is scratch resistant and very high up on the building where it be well away from the pedestrian realm. Finally, the proposed sign will be internally illuminated with a subtle and consistent white neon grid, which will

produce a restrained glow that will not overwhelm the façade. This neon grid is very thin allowing for the sign to not appear “bulky” or “boxy”. *Therefore, these guidelines are met.*

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 Guidelines A4 and A5: The proposed sign will introduce a simple, creative design to this building façade that will function to unify the building with the desired signage character of the district. This modern interpretation of a historic blade sign, with its angled faces, aluminum frames and aluminum lettering will add interest to the building façade. Additionally, the sign’s unique design, along with the subtle and consistent glow produced by the proposed lighting technology, will function to build on the area’s character. *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.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings for B2 and C10: The proposed sign, placed next to the building’s entrance, will contribute to both the diversity and legibility of the pedestrian environment. In addition, the sign will be mounted at the second and third levels of the building, which will allow it to still be pedestrian oriented, without physically encroaching into the pedestrian environment. *Therefore, these guidelines are 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 sign will provide opportunities for people to locate the building’s entrance, which is located on a side street that is not heavily traveled. From both the MAX train, as well as from Naito Parkway, the sign will allow for pedestrian to locate the building entrance without intruding into any existing view corridors or blocking any existing views. *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.

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.

8. Architectural compatibility.

9. Preserve the form and integrity of historic resources.

10. Hierarchy of compatibility.

Findings for Guidelines C2, C3, C5, 8-10: The proposal consists of design principles and materials that will promote the quality and permanence of this historic building. The sign will be constructed of aluminum frames, frosted polycarbonate faces, and aluminum letters. The polycarbonate material allows for the sign to have a "light" appearance. In addition, the material is impact resistant and has an UV resistant property that prevents yellowing. The fact that the sign is located at the north face of the building also reduces the chances of negative effects from the sun. In addition, the sign will be mounted at the second and third levels of the building, decreasing the likelihood of vandalism. Furthermore, the vertical proportions and location of the sign on the façade respect its design and the light materiality of the sign will ensure that the sign does not detract from the building's detailing. *These guidelines are met.*

- 1. **Historic character.**
- 2. **Record of its time.**

Findings for 1 and 2: The new sign is additive in nature and will not affect the building's historic materials or character. These alterations will protect the integrity of the historic resources and will be compatible with the specific resources as well as with the Skidmore/Old Town Historic District. *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 purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Design Review for design and material revisions to a previously approved [LU 06-177065 HDZM] new blade sign at the north (Couch Street) façade of the Bickel Block Building. Due to changes in the design and materials of the previously approved sign, a new Historic Design Review was required.

Approval per the approved plans, Exhibits C-1 through C-3, signed and dated August 18, 2008 subject to the following condition:

- 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-144040 HDZ."

Decision rendered by:  **on August 18, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 19, 2008

Staff Planner: Kara Fioravanti

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed.

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 July 8, 2008, and was determined to be complete on July 14, 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 July 8, 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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal. The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **date**.

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 503-823-7967.

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.

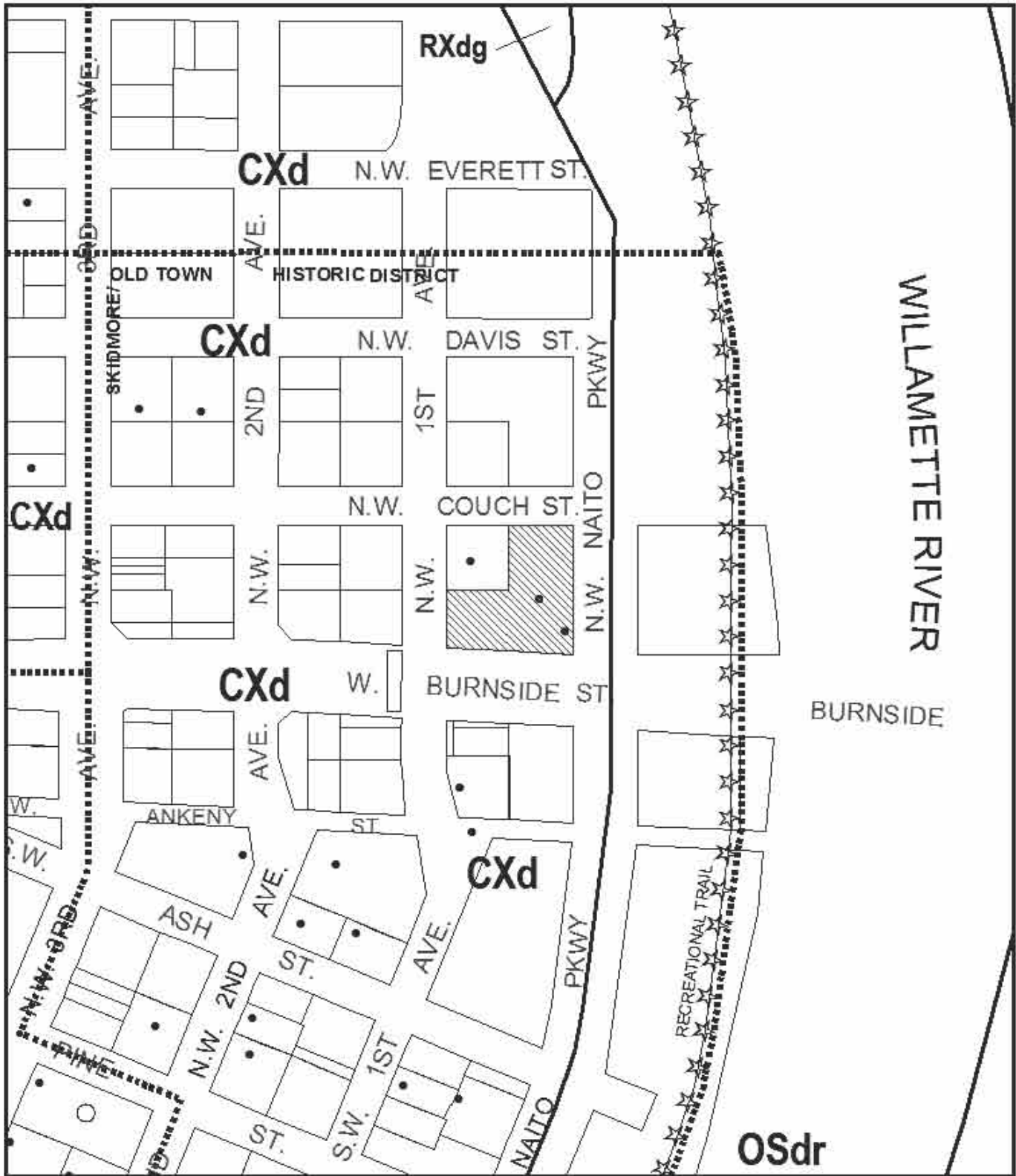
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS - NOT ATTACHED UNLESS INDICATED


- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. North elevation [attached]
 3. Sign details [attached]
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
none received
- F. Correspondence:
none received
- G. Other:
 1. Original LU Application
 2. Site History Research
 3. Sign Design approved under LU 06-177065 HDZM [for reference only]

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

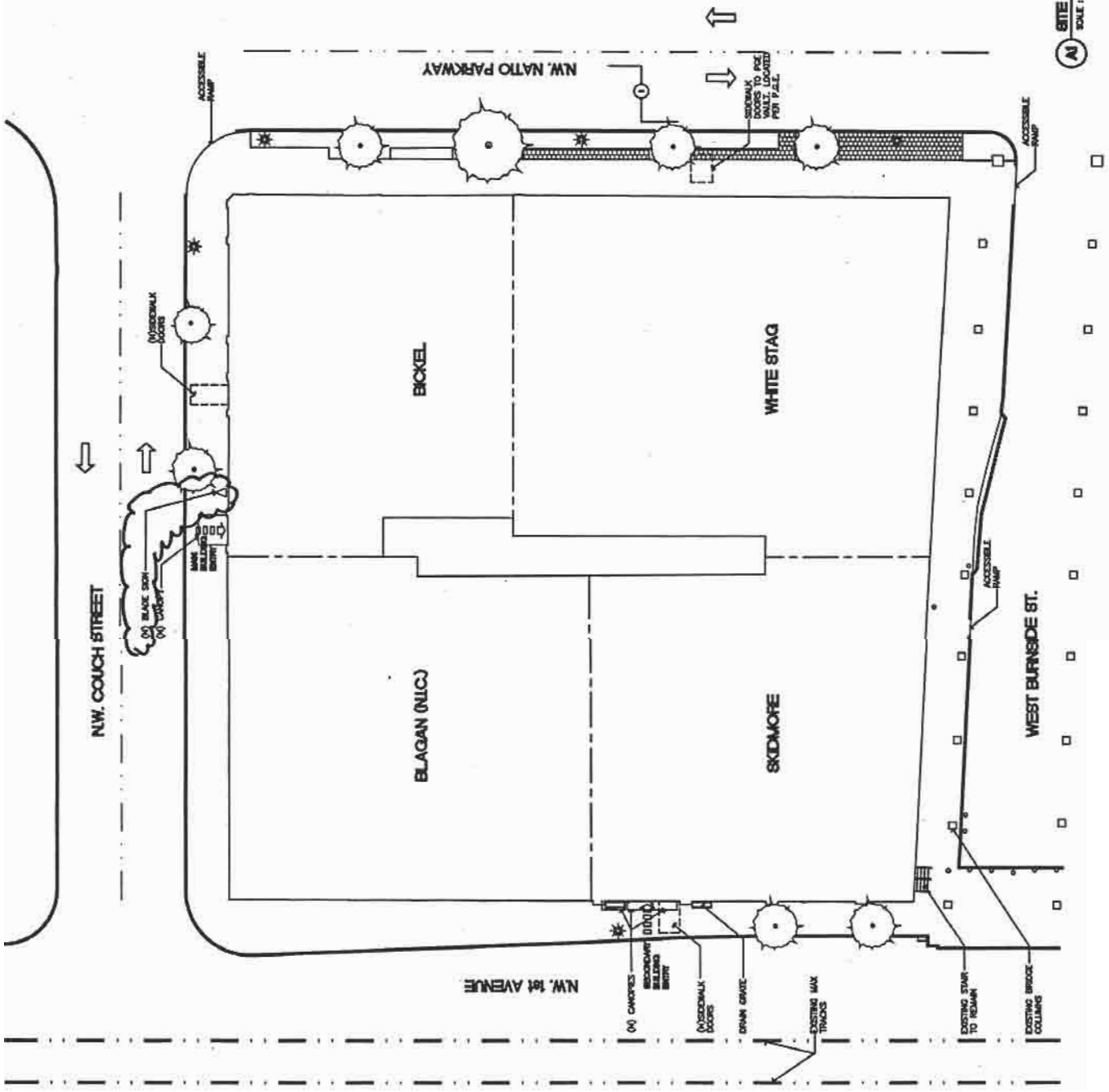
 Site

 Historic Landmark

This site lies within the:
 SKIDMORE/OLD TOWN HISTORIC DISTRICT
 CENTRAL CITY PLAN DISTRICT



File No.	LU 08-144040 HDZ
1/4 Section	3030
Scale	1 inch = 200 feet
State Id	1N1E34DB 600
Exhibit	B (Jul 10, 2008)

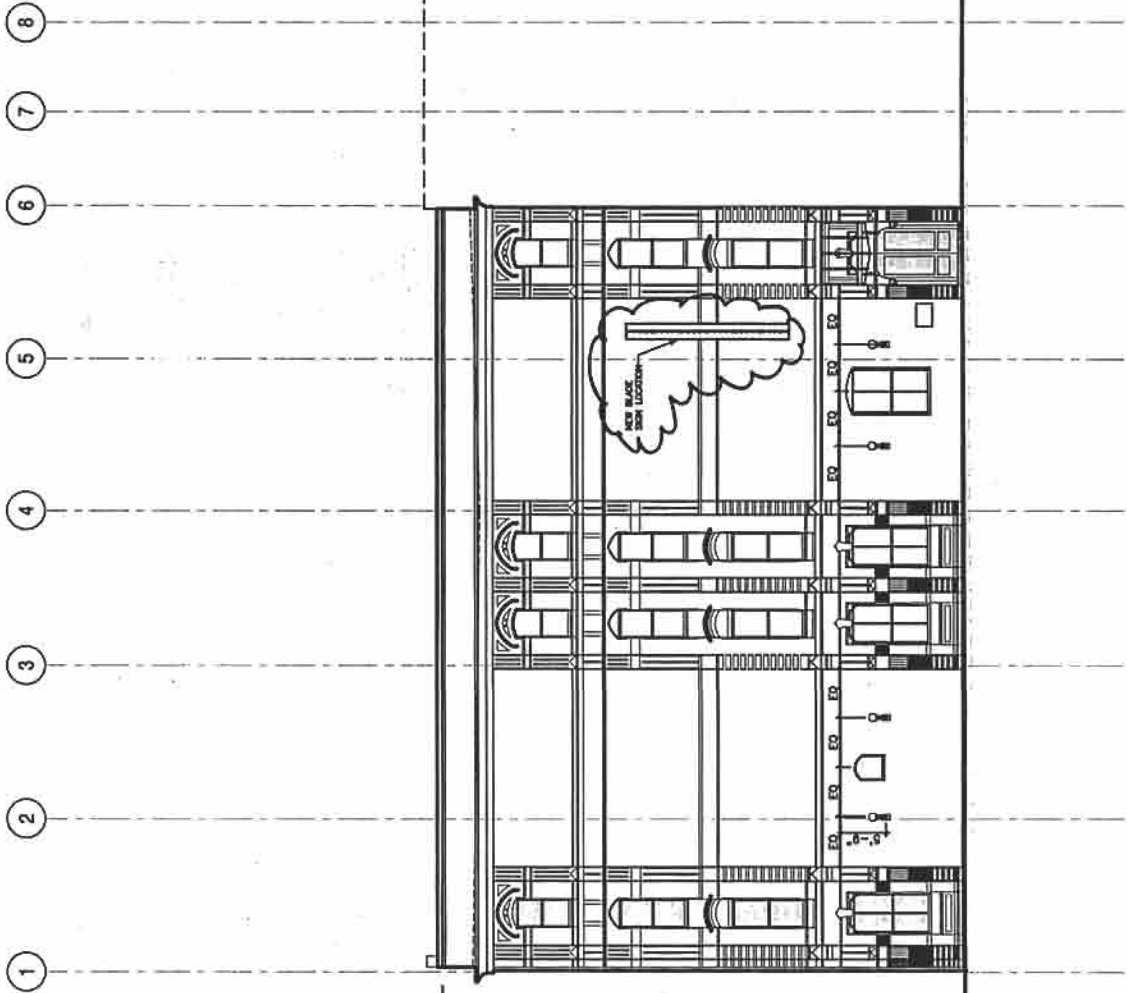


Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]* 8-18-08
 This approval applies only to the
 work requested and is subject to all
 regulations of approval. Additional
 conditions or other requirements may apply.

Site Plan

AS SITE PLAN
 SCALE 1/32" = 1'-0"
 EPH C-1

LA08-144090 HD2



Approved
 City of Portland
 Bureau of Development Services
 Planner 9/18/08
 Date 8.18.08
 * This approval applies only to the reviews received and is subject to all conditions of approval.
 Additional zoning requirements may apply

North Elevation

FM C-2

1408-140940 HD2

- 48'2" TO PARAPET
- 48'0" TO CORNICE
- 46'8 1/2" FF FLOOR
- 23'3 1/4" FF THIRD
- 1st FLOOR
- 2'4 1/2" FF FIRST
- 2'7 1/4" FF BASEMENT



Date: 07.08.08
 Client: University of Oregon
 Project: University of Oregon

Architect: [Blank]
 Designer: [Blank]
 Material: [Blank]

Approval: [Blank]
 Date: [Blank]
 Date: [Blank]

Revisions: [Blank]
 Date: [Blank]
 Date: [Blank]

© Copyright 2007, Ramps Steels, Inc.
 This document is the property of Ramps Steels, Inc. and is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ramps Steels, Inc.
 The design of this document is the property of Ramps Steels, Inc. and is not to be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Ramps Steels, Inc.

5100 E. 7th Ave., Portland, Oregon 97206
 (503) 777-6555 (503) 518-4335 (503) 771-0270
 0 7 4 3 9

SCALE: 1/2" = 1' - 0"

MANUFACTURE AND INSTALL (1) DOUBLE FACED ILLUMINATED PROJECTING MOUNT DISPLAY

CABINET
 ALUMINUM CONSTRUCTION
 PAINT AKZO NOBEL 492 E-4

FACE RETAINERS (HINGED)
 ALUMINUM CONSTRUCTION
 PAINT AKZO NOBEL 492 E-4

FACES
 CLEAR ACRYLIC
 APPLY 210-314 DUSTED CRYSTAL VINYL FIRST SURFACE
 APPLY WHITE DIFFUSING FILM OVER DUSTED CRYSTAL VINYL

DECORATIVE FASTENERS
 1" DIAMETER .125" THICK NATURAL FINISH BRUSHED ALUMINUM

(UNIVERSITY OF OREGON) 8 3/8" LETTERS
 INDIVIDUAL 3/4" THICK ALUMINUM
 NATURAL FINISH BRUSHED ALUMINUM WITH CLEAR COAT FINISH
 INSTALL BLIND PIN MOUNTED FLUSH TO FACES

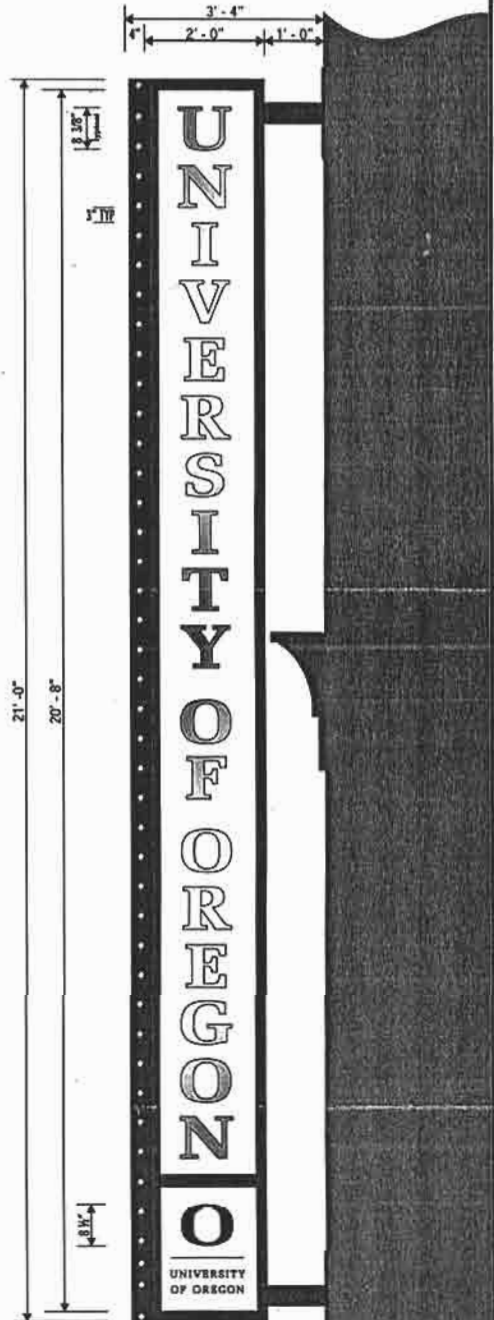
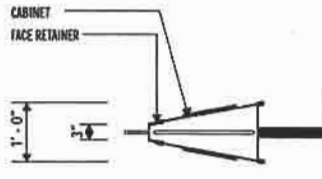
(LOGO / UNIVERSITY OF OREGON) SECONDARY COPY
 INDIVIDUALLY CUT OUT FROM .125" THICK ALUMINUM
 PAINT AKZO NOBEL 492 E-4

ILLUMINATION
 INTERNALLY ILLUMINATE WITH DESIGNER WHITE NEON GRID
 WITH SELF CONTAINED TRANSFORMERS

FIN
 1/2" THICK BLACK FINISH ALUMINUM

SUPPORTS
 2" x 4" STEEL RECTANGULAR TUBING
 OR AS REQUIRED BY ENGINEERING
 PAINT AKZO NOBEL 492 E-4

MOUNTING PLATE ASSEMBLY
 1/2" THICK STEEL PLATES WITH BOLTS THROUGH WALL
 AS REQUIRED BY ENGINEERING
 PAINT AKZO NOBEL 492 E-4



FRM C.3

Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 8-18-08
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional coding requirements may apply.

LU08-14404N H22