



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: October 24, 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 08-157012 DZ -
REVISIONS TO PREVIOUSLY APPROVED FIRST AND MAIN OFFICE TOWER
[LU 06-178100 DZ]**

GENERAL INFORMATION

Applicant: Eric Castle, Owner
Shorenstein Realty Services
1 SW Columbia, Suite 300
Portland, OR 97258

Two Main Development LLC, Owner
235 Montgomery St 14th Fl
San Francisco, Ca 94104

Patrick Wilde
Gerding Edlen Development Co
1120 NW Couch St., 600
Portland, OR 97209

Representative: Richard Dobrot, Phone: (503) 224-9656
GBD Architects
1120 NW Couch, Ste 300
Portland, OR 97209

Site Address: 100 SW MAIN ST

Legal Description: BLOCK 10 LOT 1 EXC PT IN STS LOT 2-8 EXC PT IN ST, PORTLAND
Tax Account No.: R667701690

State ID No.: 1S1E03BD 00600

Quarter Section: 3129

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: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

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 is requesting Design Review approval for revisions to a previously approved case (LU 06-178100 DZM). The applicant is proposing several revisions to the original submittal for a new 16-story, mixed-use office building located on a full-block in Downtown Portland bounded by SW First and Second Avenues, and SW Morrison and Main Streets. Proposed revisions include:

- New revolving door and adjacent storefront door on east façade into main lobby.
- New vestibule doors and relocated retail storefront entrance on west side of the building.
- New retail entrance on south façade.
- Change to the main entrance canopy at the southeast corner of the building.
- Adjustments to the horizontal mullion spacing at the podium at north elevation.
- Changes to vertical glass at stair tower on west elevation.
- Additional plantings and hardscape materials at the 4th floor roof terrace.
- Addition of Photovoltaic panels on upper roof of the building. The proposed solar panels will be set at a 15-degree angle and arranged in seven rows, running from east to west.

Because the proposal is for revisions to a previously approved design review application, 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:

- Design Review, 33.825
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The First & Main Site is a highly visible location near Portland’s Tom McCall Waterfront Park. While not an official Gateway site, it is one of five prominent Bridgehead sites in the Central City.

The site is well served by public transit with major bus stops inbound on the north side of SW Main at Second Avenue, and outbound on the south side of SW Madison at First Avenue. The site is three blocks to the Downtown Transit Mall, and three blocks to a MAX stop. The Hawthorne Bridge is also major bicycle corridor from the East Side. As such, First & Main intends to create a Bike Hub (bike storage, showering and changing facilities) within the ground floor retail space to accommodate and encourage bicycling as a viable transportation alternative.

A required sidewalk dedication of 3’-0” exists on SW First Avenue, and a tapered sidewalk dedication is required on SW Main street to maintain a 12’-0” wide sidewalk at the northeast corner where the street cuts slightly into the block. There is approximately 6 feet of grade change on the site from the high southwest corner to the lower northeast.

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. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

- **LU 06-178100 DZM** - Approval of 16-story Class A office building with 350,000 square feet of office space, 20,000 square feet of ground level retail/office and three below grade parking levels to accommodate a total of 294 parking stalls.
- **LU 06-126557 DA** - The Design Advice Request.
- **LU 03-159828 AD** - Approved new driveway to an existing surface parking lot.
- **LU 02-155814 PR** - Renewal of CCPR for surface parking lot.
- **LUR 01-00472 DZM** (01-007870) - Approval of proposed new full-block 16-story office tower.
- **LUR 96-00602 PR** (96-013489) - Approval to continue to use Two Main place as a 220-space surface parking lot.
- **LUR 93-00864 CU DZ** (93-010863) - Approved conditional use and design review to continue use of the City Block as a surface parking lot for 220 automobiles.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on September 12, 2008. The following Bureaus have responded with no issues or concerns:

- 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;
- Life Safety (Building Code) Section of the Bureau of Development Services.

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on September 12, 2008. No written comments in response to the proposal have been received from the neighborhood association or notified property owners.

ZONING CODE APPROVAL CRITERIA

(1) DESIGN REVIEW (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design

guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is within the Central City Plan District, the applicable approval criteria are listed in Chapter 33.510, and applicable design guidelines are the Central City Fundamental Design Guidelines.

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.

A1 Integrate the River

Findings: The First & Main site is located just one block away from the Tom McCall Waterfront Park and the Willamette River. Several aspects of the proposed design have been developed in direct response to the river's presence and proximity:

- The Hawthorne Bridge is a major vehicular, pedestrian and bicycle accessway across the River. The building entrance is placed at the northeast corner of the site to reinforce this strong connection.
- Terraces at the 4th floor and the 16th floor will offer tenants a visual connection to the River.
- The massing and placement of the new office tower takes advantage of significant views to the River, to the south, east and north.
- The upper portion of the east façade curves slightly to the south to further take advantage of the river views to the south.
- The curtainwall façade has generous amounts of glass to evoke the shimmering quality of the river both literally and figuratively.
- Silver metal panel lieu of white enhance the building's appearance with addition of subtle variations in reflectance due to the metallic paint color. See attached rendering and paint samples.

This guideline is therefore met.

A2 Emphasize Portland Themes

Findings: The project integrates a significant new building into the cityscape in a manner that will create a rich and enjoyable environment for pedestrians, an important Portland theme. The large eco-roof at the 4th floor, visible to all the surrounding buildings, highlights the project's sustainable features in a city known for its "green" buildings. The open and active ground floor design, including the "bike hub," also reinforces Portland's strong pedestrian-oriented character.

Possible addition of Photovoltaic panels on the upper roof of the building; these will be mostly hidden by the parapet from almost any vantage point except from above.

This guideline is therefore met.

A4 Use Unifying Elements

Findings: The project is designed to incorporate familiar features that tie the building to its Portland context. Street trees and new sidewalks will be constructed on all sides of the building in accordance with Central City requirements, unifying the pedestrian experience with adjoining blocks. City standard twin ornamental streetlights will be placed on each frontage as required.

The building's form takes cues from the Hawthorne Bridge with the lift structure towers and counterweight, the Federal Courthouse's east wall of glass, roof terrace and canopy, and to some degree, even the riverside grain elevators with their vertical bay structure and asymmetrical massing.

At the northeast corner, the two vertical frames can be seen as a translation of the bridge towers that support the glass bay "counterweight". This projecting bay is held up above the ground, creating a dramatic 3 story high view into the building lobby, welcoming visitors to downtown Portland.

At the pedestrian level, a unifying steel canopy framework occurs at 3 sides of the building, which will provide the armature for future fabric awnings and glass infill panels. The future retail tenants will provide these infill panels according to a future design, likely requiring design review approval. The framework will also provide the support for future retail signage. The canopy at the top of the building is visually related to the Federal Courthouse roofline but is not imitative.

This guideline is therefore met.

A8 Contribute to a Vibrant Streetscape

Findings: The building sets the stage for opportunities of activity and interaction between the streetscape and the interior spaces. The majority of the ground floor is dedicated to retail uses, intent on creating interesting and vibrant pedestrian environments. The service and parking entries have been carefully configured to allow all four corners of the building to be developed for retail and other active uses. The main building lobby is showcased with a 3-story transparent glass wall to the east, and marked with a large glass canopy overhead on the north side. The secondary building entrance on the west side is articulated with a notch in the podium wall, and the vertical massing of a metal, stone and glass enclosed stair. Clear glazing is proposed for the ground level storefronts to maximize views into the retail and lobby spaces. Addition of revolving door and adjacent storefront door on east side into main lobby.

This guideline is therefore met.

B1 Reinforce and Enhance the Pedestrian System

Findings: The creation of new active retail and office use in conjunction with new sidewalks and street trees on the current surface parking lot will greatly enhance the pedestrian

experience. The main entry setbacks will give pedestrians going to and from the building a degree of separation from the heavy vehicular traffic at these corners.

This guideline is therefore met.

B5 Make Plazas, Parks and Open Space Successful

Findings: While the First & Main project doesn't incorporate any large-scale plazas, parks or open space, it does contribute to the potential of surrounding spaces including public sidewalks. Directly across the street from First & Main's entrance is an pedestrian space at the One Main Place Building that will take on greater significance by association with the new building. The curb extensions and prominent retail and lobby frontages on SW First Avenue will perhaps increase the likelihood that the small greenspace across the street might be used by area tenants as a mini park. The two areas of building setbacks discussed in Section A7 are at primary building and retail entrances, which will ensure lively pedestrian activity in these areas.

At the fourth floor, the project also includes a substantial planted terrace, which will allow users of the building to enjoy the fresh air and greenery. While not a public area, the terrace can be seen and enjoyed simply as a visual feature by people in surrounding buildings.

This guideline is therefore met.

B6 Develop Weather Protection (Consider Sunlight, Glare, Reflection, Wind and Rain)

Findings: The tower's north-south orientation will allow for the greatest amount of sunlight to reach the surrounding buildings and pedestrian environment. The easterly bias of the tower minimizes the canyon effect that could be created between the adjacent buildings. Canopies and a canopy framework for future infill panels are proposed at multiple locations to protect the surrounding sidewalks from wind and rain. A large metal and glass canopy will be constructed at the main entry to provide rain protection and shading from the sun.

- ◆ Further definition of the anchor retail tenant canopy at the southeast corner of the building. Instead of the heavy, solid canopy initially shown, the refined version has open structure on the south portion and glass infill above the tenant entrance that is more in keeping with the design of the rest of the retail canopies, only with a little more emphasis due to its relative importance to the streetscape. (Exhibit 2, 19).
- ◆ Minor structural detail modifications to the main entry canopy. Revised from a tube steel structure to a steel plate structure. Still maintaining the size, and suspended glass details as before. (Exhibit 21, 21A).

This guideline is therefore met.

C2 Promote Quality and Permanence in Development

Findings: The project is designed to meet expectations of the Class "A" office market, generally considered to be the highest quality level for major, large-scale commercial office buildings. The size of the project dictates that it be constructed in conformance with the most stringent structural and life safety criteria in the Building Code.

The proposed palette of exterior cladding materials contributes to the perception of quality and permanence. The skin will be a combination of high-performance tinted glass and metal panel configured in a unitized curtainwall system, and a clear glazed storefront system at the ground floor. Granite panels are used at the base of the columns to provide a tactile, rich and durable material at the pedestrian level.

This guideline is therefore met.

C5 Design for Coherency

Findings: The refined crisp exterior detailing is evident throughout the building's design. The tower and the three-story podium use the same curtainwall system, tinted glazing and metal

panels. The sidewalk level utilizes tall clear glazing, concealed vertical mullions and a continuous canopy line for a consistent exterior esthetic.

Adjustments to the horizontal mullion spacing at the podium as a result of curtainwall attachment requirements. The possible addition of Photovoltaic panels on the upper roof of the building. These will likely be mostly hidden by the parapet from almost any vintage point except from above (Exhibit 9). In either case, their uniform layout is simple and ordered, resulting in an thoughtful, cohesive composition when viewed.

This guideline is therefore met.

C6 Develop Transitions between Buildings and Public Spaces

Findings: The overall design of the block acknowledges the very public nature of the surrounding streets by presenting a nearly continuous active ground level space to provide visual interest and active participation between pedestrians and the building. The main building entrance is recessed from the property line, with a building overhang and large glass canopy to provide a generous transition from public to private.

West building entrance has added vestibule doors. Appearance is the same as the previous approved elevation, they are just closer to the face of the building. This will eliminate the “transient hangout” that is common with deep recesses at the sidewalk edge.

This guideline is therefore met.

C9 Develop Flexible Sidewalk Level Spaces

Findings: The proposed design has successfully integrated flexible retail spaces at all street frontages, with tall fenestration and a nearly continuous canopy framework structure to allow flexibility in locating entrances, signage, displays and lighting, for a variety of uses.

Relocated retail entrance at the west (southwest corner). Tenant entrance on the south side will likely go away, but for the sake of design review we would like to leave it in as an approved door location in case this retail space is split into 2 spaces.

This guideline is therefore met.

C11 Integrate Roofs and Use Rooftops

Findings: The primary roof structure of the building will house the necessary mechanical equipment and has been carefully integrated into the building form. The glass curtainwall continues beyond the last office floor to contain a majority of the mechanical space. The cooling towers are concealed from view within the “counterweight” structure, and their required louvers are designed into the overall composition of the north facade. In order to achieve this integrated appearance, a modification for Mechanical Penthouse coverage and parapet setback is requested.

Roof terraces at the 15th and 16th floor levels will be designed to allow tenants on those floors to develop them as usable outdoor spaces with container plantings and outdoor furnishings.

The 4th floor roof incorporates an extensive eco-roof, with ample hardscaped areas for tenants to enjoy the outdoor space. As this roof terrace is highly visible from the surrounding buildings the landscape design has been highly refined to create large scale patterns seen from a distance, and small scale detail for close-up visual interest, both with color variation throughout the year and time of day.

Enhancements to the 4th floor roof terrace include additional plantings and hardscape materials for a more lush feeling roofscape and better seating areas for tenants to use. The possible addition of Photovoltaic panels on the upper roof of the building. These will likely be mostly hidden by the parapet from almost any vintage point except from above. In either case,

their uniform layout is simple and ordered, resulting in an thoughtful, cohesive composition when viewed.

This guideline is therefore met.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

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 a previously approved case (LU 06-178100 DZM), a 16-story, mixed-use office building. Approved revisions include:

- Silver metal panel to replace white metal panel system;
- New revolving door and adjacent storefront door on east façade into main lobby;
- New vestibule doors and relocated retail storefront entrance on west side of the building;
- New retail entrance on south façade;
- Change to the main entrance canopy at the southeast corner of the building;
- Adjustments to the horizontal mullion spacing at the podium at north elevation;
- Changes to vertical glass at stair tower on west elevation;
- Additional plantings and hardscape materials at the 4th floor roof terrace;
- Addition of Photovoltaic panels on upper roof of the building.

Approval per the approved Exhibits C-1 through C-10, signed and dated October 20, 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 08-157012 DZ. No field changes allowed."

Decision rendered by:  **on October 20, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: October 24, 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 August 21, 2008, and was determined to be complete on **September 4, 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 August 21, 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 November 7, 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 **November 10, 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:

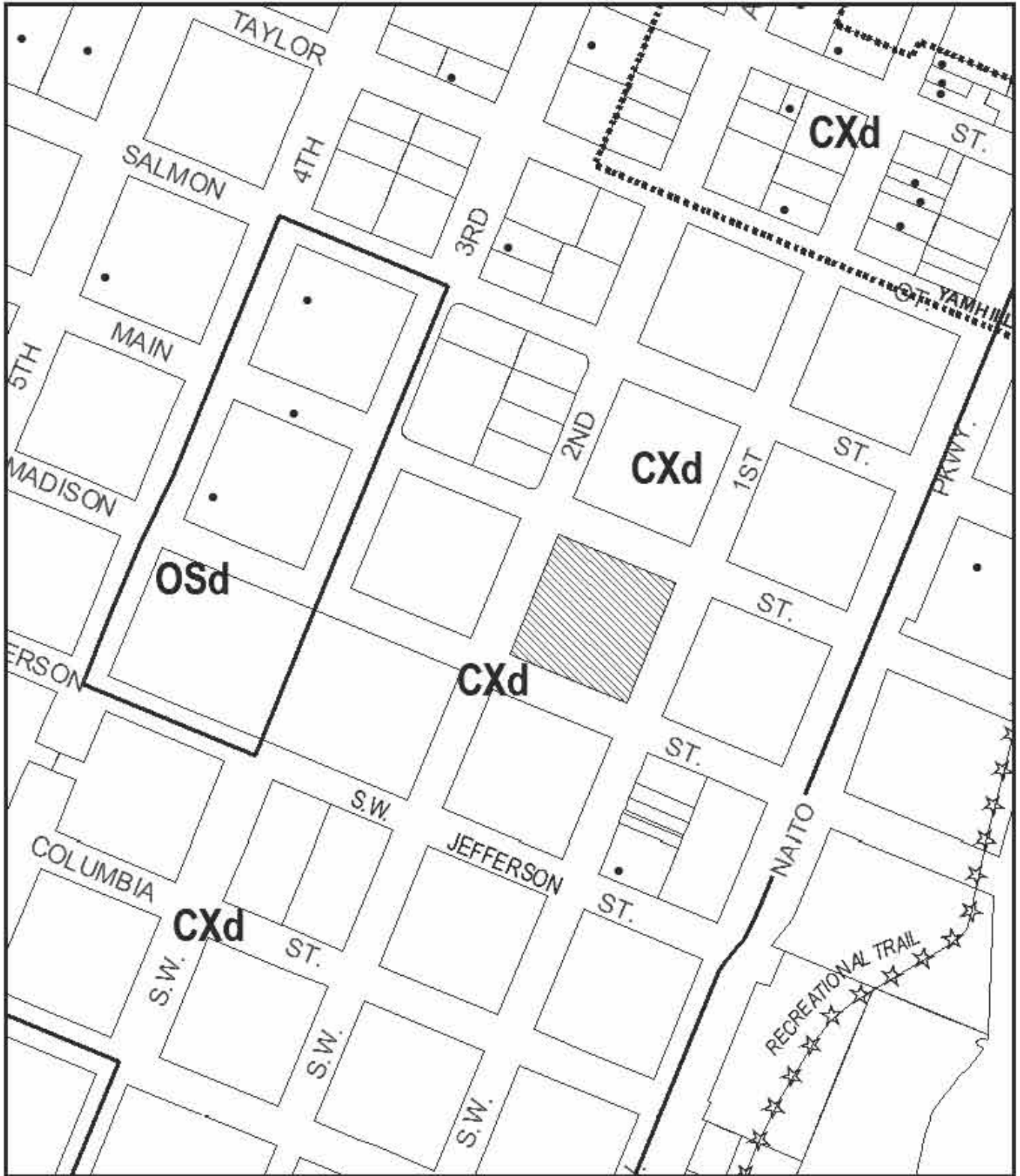
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. September 17, 2008 addendum
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. NE Facing Rendering (attached)
 - 2. Site/Ground Floor Plan (attached)
 - 3. Second Floor Plan (attached)
 - 4. Upper roof Plan (attached)
 - 5. Partial East/NW 1st Avenue Elevation
 - 6. Partial North/SW Main Street Elevations
 - 7. Partial West/SW 2nd Avenue Elevation
 - 8. Partial South/SW Madison Street
 - 9. Rendering/Main Entrance Canopy
 - 10. Revised 4th Floor Roof Planting Plan (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. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. 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 08-157012 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BD 600
Exhibit	B (Aug 22, 2008)

FIRST & MAIN
LU-06-178100
REVISIONS TO ORIGINAL SUBMITTAL
8-11-08

LO 08-157012 D2
EXH. C.1

Approved
City of Portland Bureau of Development Services
Date 10-20-08
This approval is based on the information provided and is subject to change if additional information is required and is subject to approval. Additional zoning requirements may apply.

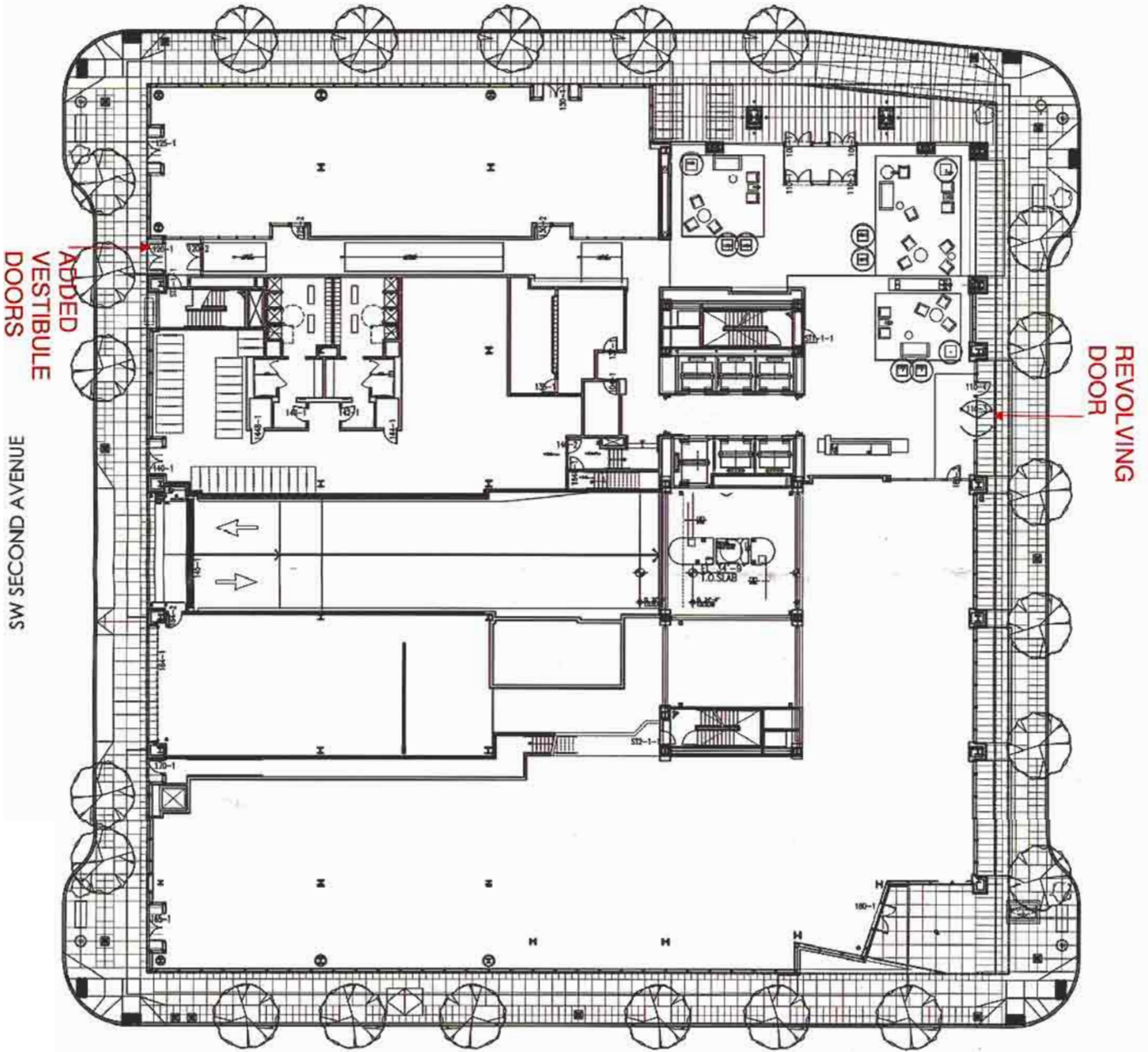


LU 08.157012 D2

Approved
City of Portland - Bureau of Development Services
Planner TE Date 10.20.08
This approval applies only to the reviews requested and is subject to the terms of approval. Additional zoning requirements may apply.

EXH.C.2

SW MAIN STREET



SW SECOND AVENUE

SW MADISON STREET

GROUND FLOOR PLAN

LU 08.157012 D2

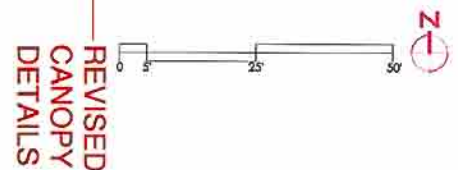
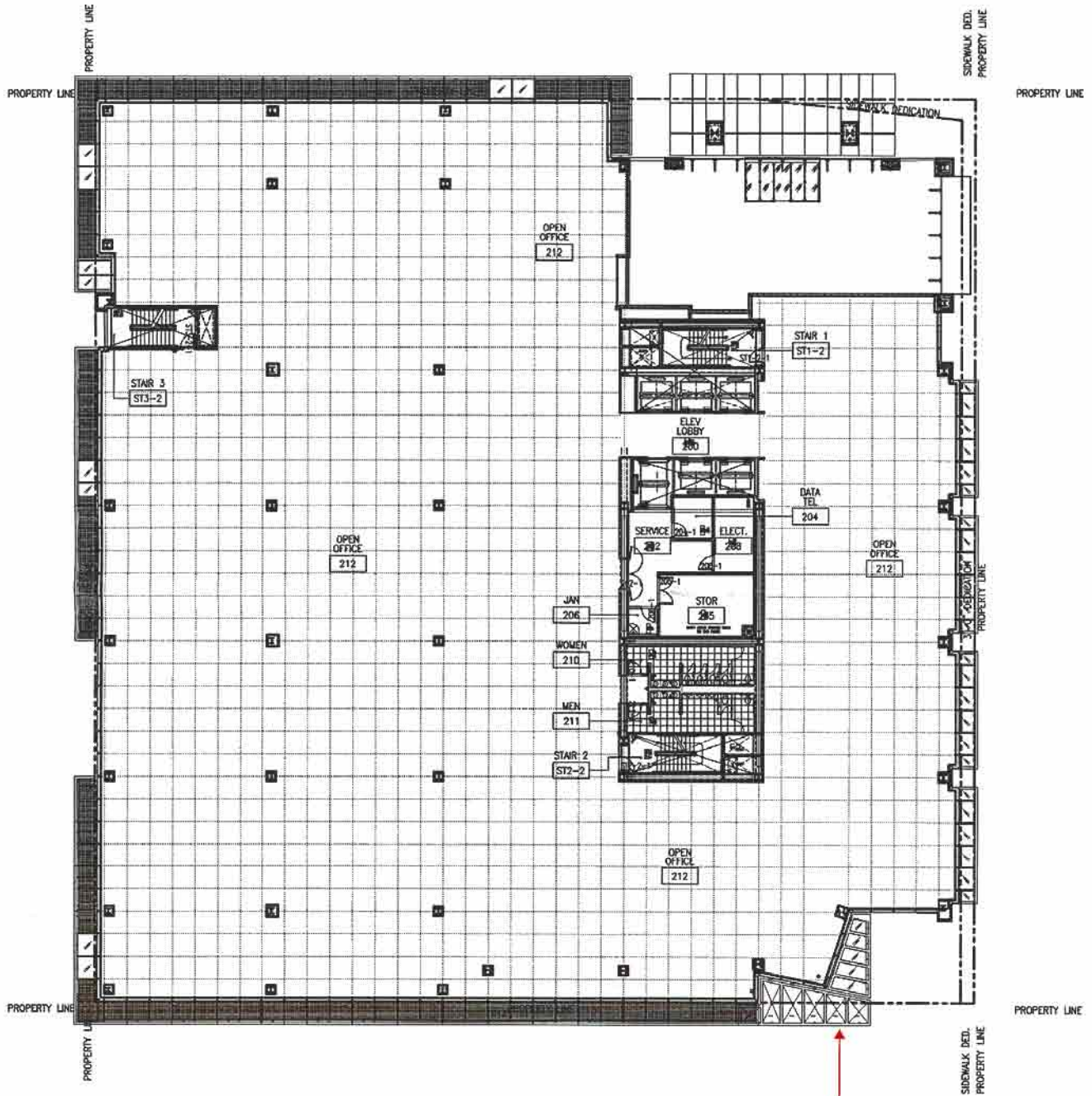
Approved

City of Portland - Bureau of Development Services

Planner TJ Date 10.20.09

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

EXH. C.3

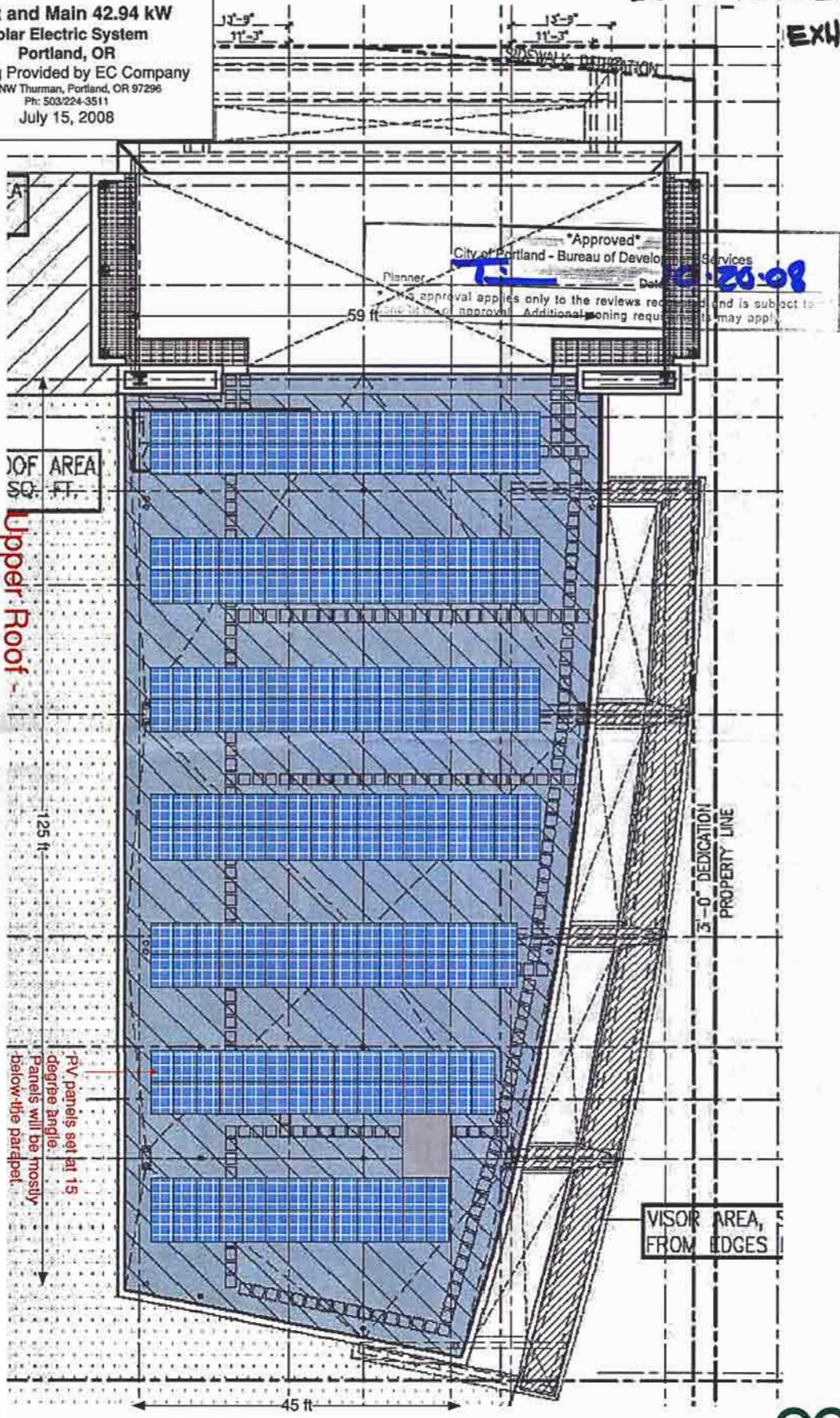


SECOND FLOOR PLAN

REVISED CANOPY DETAILS

**First and Main 42.94 kW
Solar Electric System
Portland, OR**
Drawing Provided by EC Company
2121 NW Thurman, Portland, OR 97296
Ph: 503/224-3511
July 15, 2008

LU 09-15701Z D2
EXH.C.A



Upper Roof
Preliminary Photovoltaic Panel
Plan

TABLE OF AREA
SQ. FT.

Approved
City of Portland - Bureau of Development Services
Planner: [Signature] Date: 07-20-08
This approval applies only to the reviews required and is subject to the terms and conditions of approval. Additional zoning requirements may apply.



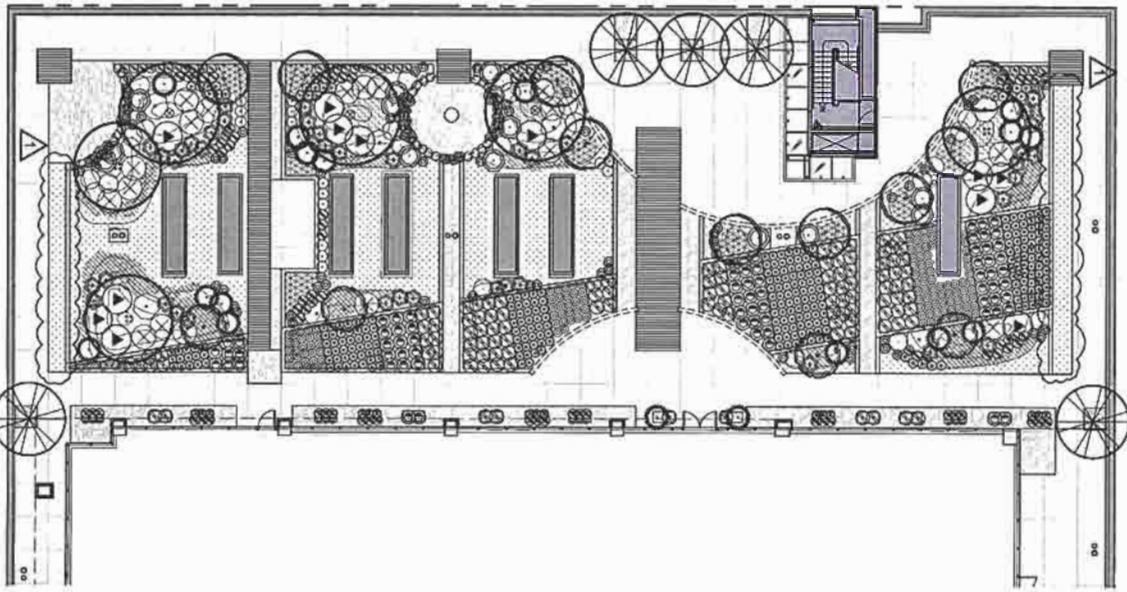
VISOR AREA,
FROM EDGES

LU 08-15701Z A2
EXH. C.10

Approved
City of Portland - Bureau of Development Services
Planner [Signature] Date 10-20-08
This approval applies only to the reviews requested and is subject to future approval. Additional zoning requirements may apply.

CAD FILE: L300\Plan\Project: 100001_1_10.dwg, Main: 1000.dwg, C:\AD\3_Plan\Sheet\1300_Plan\1300.dwg
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PLANT LEGEND

- TREES - DECIDUOUS**
- 1 FERGUS DAWSON'S YEWBERRY - FOREST HAWK REDBUD
15'-17' BAL. SPICE AS SHOWN
 - 2 POMPONILLA YEWBERRY - THAYER TREE
15' O.C. - BAL. SPICE AS SHOWN
 - 3 MANOCOA STILIADA - STAR MANOCOA
15'-17' O.C. - BAL. SPICE AS SHOWN
 - 4 MALB TRUNK, BAL. SPICE AS SHOWN
15'-17' O.C. - BAL. SPICE AS SHOWN
 - 5 MALB TRUNK, BAL. SPICE AS SHOWN
15'-17' O.C. - BAL. SPICE AS SHOWN

- TREES - EVERGREEN**
- 1 SPICE ALBERTUS - WINTERBERRY
15'-17' SPICE BAL. SPICE AS SHOWN
 - 2 SPICE BAL. SPICE AS SHOWN

- SHRUBS**
- 1 DORONICUS GRATA TILLODOR - FERGUSON FINE CYPRESS
15' O.C. SPICE AS SHOWN
 - 2 SPYGLASSING PINEA - TANGIE GOLF
15' O.C. SPICE AS SHOWN
 - 3 SPICE & TANGIE - FERGUSON FINE CYPRESS
15' O.C. SPICE AS SHOWN
 - 4 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN
 - 5 SPICE SPICE WILLOW - WESTERN DOGWOOD
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 - 99 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN
 - 100 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN

- GRASSES**
- 1 POMPONILLA YEWBERRY - THAYER TREE
15' O.C. SPICE AS SHOWN
 - 2 MANOCOA STILIADA - STAR MANOCOA
15'-17' O.C. - BAL. SPICE AS SHOWN
 - 3 MALB TRUNK, BAL. SPICE AS SHOWN
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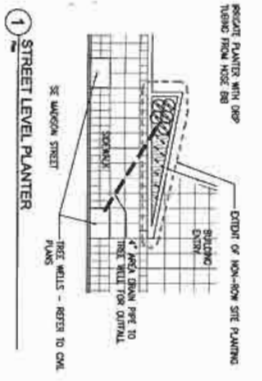
- PERENNIALS**
- 1 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN
 - 2 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN

- GROUNDCOVERS**
- 1 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN
 - 2 SPICE SPICE WILLOW - WESTERN DOGWOOD
15' O.C. SPICE AS SHOWN

EXTENSIVE ECOROOF PLANTINGS

EXTENSIVE ECOROOF PLANTING ARE (ALL 4" POT, UNLESS NOTED)
APPROX. MOUL = 1,489 SF. (UNLESS NOTED)
7% SPACING O.C.

PLANT	HEIGHT	SPACING
1. HEDERA HELIX	4.5'	12" O.C.
2. HEDERA HELIX	4.5'	12" O.C.
3. HEDERA HELIX	4.5'	12" O.C.
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