



City of Portland
Bureau of Development Services
Land Use Services Division

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Portland, Oregon 97201
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Date: October 27, 2008
To: Interested Person
From: Noelle Elliott, Land Use Services
503-823-7812 / Noelle.Elliott@ci.portland.or.us

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-163070 HDZ – NEW MECHANICAL AT 428 NW 20TH AVE

GENERAL INFORMATION

Applicant: Congregation Beth Israel
1972 NW Flanders St
Portland, OR 97209

Representative: Sherrie Robinson, HVAC, Inc, 503-462-4822
5188 SE International Way
Milwaukie, OR 97222

Site Address: 428 NW 20th Ave

Legal Description: TL 2600 LOTS 10&11&14 BLOCK 275, COUCHS ADD
Tax Account No.: R180226700
State ID No.: 1N1E33DB 02600
Quarter Section: 3028
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Kay Wolfe at 503-227-0898.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Zoning: RH: High Density Residential
Case Type: HDZ: Historic Design Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks historic design review approval to replace two existing roof-mounted chiller units with three smaller units on a one-story building located at the intersection of NW Glisan St and NW 20th Ave in the Alphabet Historic District. The existing units to be replaced measure 7'-0" tall, 6'-0" wide and 16'-0" long and are located on the eastern edge of the building. The proposal includes two units that each measure 3'-5" tall, 4'-10" wide and 7'-3" long and sit on a concrete curb that measures 1'-2" tall, for a total height of 4'-7" above the roof. A third unit

measures 3'-9" tall, 7'-2" wide and 6'-0" long, also placed on a 1'-2" concrete curb, for a total height of 4'-11" above the roof. The units are located 23'-3 ¼" from the roof edge facing NW Glisan St, and approximately 67'-0" from the edge of the roof facing NW 20th Ave. The unit closest to the property to the south is located approximately 19'-3" from the southern roof edge. The new units are generally aligned with one another in the north-south dimension.

Because the proposal is in an historic district and exterior alterations are proposed, 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. The relevant approval criteria are:

- Chapter 33.846 Historic Reviews
- Community Design Guidelines
- Historic Alphabet District Community Design Guidelines Addendum
- Oregon Statewide Planning Goals*

**The Northwest Plan District is a post-acknowledgment Comprehensive Plan amendment under ORS 197.625 and is currently on appeal to Land Use Board of Appeals [LUBA]. Under ORS 197.625(3)(a) prior to acknowledgment, the amendment is effective at the time specified by the local ordinance and is applicable to all land use decisions. Under Subsection (3)(b), approval of land use decisions subject to an unacknowledged amendment must include findings in compliance with the Statewide Planning Goals applicable to the amendment.*

ANALYSIS

Site and Vicinity: The 10,000-square-foot site is located at the corner of NW 20th Avenue and Glisan Street in the Northwest Plan District. The site is developed with a one-story building, the Otto J. Kraemer Building, a secondary contributing structure in the Alphabet Historic District. The building was constructed in 1925 in the Utilitarian style, with a rectilinear plan, brick foundation, and flat roof. The exterior surface of the building is clad with red brick in a random stretcher pattern. The building has not been altered, but its use has changed over time from a garage to a daycare center. The building is part of the Congregation Beth Israel complex. Portland's *Transportation System Plan* classifies this area of NW Glisan Street as a Transit Access Street, Local Service Bikeway, and Community Corridor. NW 20th is also classified as a Local Service Bikeway. The site is within the Northwest Pedestrian District, the Northwest Plan District, and the Alphabet Historic District.

Zoning: The High Density Residential (RH) zone is a high-density multi-dwelling residential zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartment and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

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 health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **September 30, 2008**. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
 - Portland Water Bureau;
 - Urban Forestry Division of Portland Parks & Recreation;
 - Bureau of Transportation Engineering & Development Review;
 - Site Development Section of the Bureau of Development Services.
- The Life Safety (Building Code) Section of the Bureau of Development Services responded with the following comment: “A separate Building Permit may be required if the units weigh more than 400 lbs and are to be relocated elsewhere on the roof than originally located. The proposal must then be designed to meet all applicable building codes and accepted engineering standards”. *Please see Exhibit E.1 for additional details.*

The Bureau of Environmental Services responded with the following comment: “BES has no objections to the proposed replacement of two existing roof-mounted chiller units with three smaller units. Further development of the property would be subject to the Bureau of Environmental Services’ standards and requirements during the building plan review process”. *Please see Exhibit E.2 for additional details.*

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on September 30, 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

1) HISTORIC REVIEWS (Chapter 33.846)

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 Alphabet Historic District. Therefore the proposal requires Historic Design Review approval. The applicable design guidelines are the Community Design Guidelines and the Historic Alphabet District Community Design Guidelines Addendum [33.846.060 E.1.c]

Historic Alphabet District - Community Design Guidelines Addendum

These guidelines were adopted on September 5, 2000 and were developed to work with the Community Design Guidelines to provide a set of guidelines specific to the district.

Community Design Guidelines

These guidelines provide the constitutional framework for all design review areas outside the Central City that are not covered by their own specific area design guidelines. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland’s urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other transportation systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland’s urban design framework and the users of the city.

Staff has considered all guidelines and only has addressed those considered applicable to this proposal. Historic Alphabet District Guidelines and Community Design Guidelines are addressed concurrently.

Historic Alphabet District Approval Criteria

1. **Historic Changes.** Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: The subject building is classified as a secondary contributing structure within the Historic Alphabet District, and is considered a good example of a Utilitarian style commercial building. The proposed work is limited to the addition of three mechanical units to the building's roof. Two of the units each measure 3'-5" tall, 4'-10" wide and 7'-3" long and sit on a concrete curb that measures 1'-2" tall, for a total height of 4'-7" above the roof. The third unit measures 3'-9" tall, 7'-2" wide and 6'-0" long, is also be placed on a 1'-2" concrete curb, for a total height of 4'-11" above the roof. The installation of the proposed units retains the historically significant elements on the building, allowing the building's overall character to remain unchanged. *This criterion is therefore met.*

2. **Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings: Historically significant aspects of the building's architecture remain unaffected by the addition of the proposed mechanical units to the roof of the subject building. Furthermore, the proposed mechanical units are easily identified as modern additions due to their material composition and design. The proposed units are located a significant distance from the street facing building edges and should have minimal visual impact on the building. *This criterion is therefore met.*

3. **Hierarchy of Compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings: The scale and location of the proposed mechanical units is sensitive to the architectural character of the subject building, adjacent properties, and the wider historic district. Their location a significant distance from street-facing building edges ensures they have a minimal visual presence on the building and the Historic District. The existing units to be replaced are larger than the new units, measuring 7'-0" tall, 6'-0" wide and 16'-0" long, located on the eastern edge of the building. The new units have a smaller size, with two units measuring 3'-5" tall, 4'-10" wide and 7'-3" long, and sitting on a concrete curb that measures 1'-2" tall, for a total height of 4'-7" above the roof. The third unit measures 3'-9" tall, 7'-2" wide and 6'-0" long, similarly placed on a 1'-2" concrete curb, for a total height of 4'-11" above the roof. The new units are located a minimum of 23'-3¼" from the roof edge facing NW Glisan Street, and approximately 67'-0" from the edge of the roof facing NW 20th Ave. The unit closest to the property to the south is located approximately 19'-3" from the southern roof edge. The new units exhibit a factory-applied light grey matte paint color, which helps the units blend with the light color of the roof and the sky. Due to their central location and relatively small size, the proposal reduces the overall visual impact of mechanical equipment on the building. Furthermore, due to their careful alignment, the new units exhibit a rational alignment and grouping, lending a secondary aspect of visual compatibility to the proposal. *Therefore, this guideline is met.*

Community Design Guidelines

- E1. **The Pedestrian Network.** Create an efficient, pleasant, and safe network of sidewalks

and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings: The relatively small number, size, and central location of the proposed rooftop mechanical units limit potential negative impacts on the surrounding pedestrian environment. The proposed units are pulled back a considerable distance from street-facing roof edges—approximately 67'-0" from NW 20th Avenue and a minimum of 23'-3¼" from NW Glisan Street—allowing for the building's internal needs to be met without compromising the pedestrian environment. *Therefore, this guideline is met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D6, D7 and D8: The location and size of the proposed mechanical units ensure that the proposal retains the integrity and quality of the subject building, and that of the surrounding neighborhood. The replacement of the existing 7-foot tall mechanical units with the shorter proposed units, measuring 3'-5" and 3'-9" tall, reduces the impact of roof-mounted mechanical equipment on the overall aesthetic of the building. The new units exhibit a factory-applied light grey matte paint color, which helps the units blend with the light color of the roof and the sky. The careful alignment of the proposed units offers an orderly appearance to the roof, and minimizes the visual clutter of the building when viewed from neighboring buildings. Moreover, the fact that the units are pulled back a significant distance from all street-facing roof edges further reduces their impact on the architectural character of the building and neighborhood. *Therefore, these guidelines are met.*

2) OREGON STATEWIDE PLANNING GOALS

(Complete text of the Goals can be found online at: www.lcd.state.or.us/goalhtml/goals.html).

- (1) **Citizen Involvement.** Goal 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local Governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.
- (2) **Land Use Planning.** Goal 2 outlines the basic procedures of Oregon’s statewide planning program. It ways that land use decisions are to be made in accordance with a comprehensive plan, and that suitable “implementation ordinances” to put the plan’s policies into effect must be adopted. It requires that plans be based on “factual information”; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed.

Findings for Goals 1 and 2: The City of Portland’s land use planning process allows for, and seeks, the involvement of its citizens in all types of land use processes, whether legislative or quasi-judicial. The Type II Design Review process most closely follows these goals at the City and community level. In the design of individual buildings or the alteration of existing ones, citizen involvement is carried out through mailed public notices, neighborhood association meetings, and an exchange of comments and opportunities for appeal. Projects that address concerns of citizens and the community are therefore achieved through the review process. Because the designated zoning on the site were specifically adopted to comply with the Comprehensive Plan, this process implements Portland’s Comprehensive Plan. *These criteria are met.*

- (3) **Agricultural Lands.** Goal 3 defines “agricultural lands.” It then requires counties to inventory such lands and to “preserve and maintain” them through farm zoning.
- (4) **Forest Lands.** This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will “conserve forest lands for forest uses.”

Findings for Goals 3 and 4: The site is not agricultural or forested land. It is developed urban land with “High Density Residential” zoning. *Therefore, these goals are not applicable.*

- (5) **Open Spaces, Scenic and Historic Areas and Natural Resources.** Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands.

Findings: The site is contained within the boundaries of the Northwest Plan District, so the proposal must meet specific approval criteria designed to conserve, and enhance, the scenic, architectural, or cultural value of the area. No scenic or natural resources are identified on the site. *Therefore, this criterion is met.*

- (6) **Air, Water, and Land Resources Quality.** This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

Findings: The site is in a highly urbanized area of Northwest Portland with a large amount of impervious area. The proposal does not add new impervious surface area to the site and meets the Bureau of Environmental Services standards. *This criterion is met.*

- (7) **Areas Subject to Natural Disasters and Hazards.** Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply “appropriate safeguards” (floodplain zoning, for example) when planning for development there.
- (8) **Recreational Needs.** This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them.

Findings for Goals 7 and 8: The site is not mapped to occur within an area subject to natural disasters or hazards; nor is the site designated or zoned as a site which could provide recreational opportunities. *Therefore, these criteria are not applicable.*

- (9) **Economy of the State.** Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.
- (10) **Housing.** This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing.

Findings for Goals 9 and 10: The site’s RH zone allows for residential uses, but also provides some opportunities for commercial development. This zoning, in combination with the Design overlay, promotes the re-use and renovation of existing buildings as well as new development. The scope of work for this proposal is limited to mechanical equipment to serve a school facility, but in its limited capacity it supports the continued use of the building and is supportive of the mixed-use neighborhood. *Therefore, these criteria are met.*

- (11) **Public Facilities and Services.** Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal’s central concept is that public services should be planned in accordance with a community’s needs and capacities rather than be forced to respond to development as it occurs.

- (12) **Transportation.** The goal aims to provide a “safe, convenient, and economic transportation system.” It asks for communities to address the needs of the “transportation disadvantaged.”

Findings for Goals 11 and 12: All applicable building and fire codes are addressed and met in this project. The site’s central location allows it to continue to take advantage of the existing urban infrastructure, including public services such as utilities, trash and recycling, and police and fire protection. By helping the building to remain viable and active, in its small way the proposal supports the success of the Alphabet Historic District and northwest Portland, which are intimately connected with Portland’s public transportation infrastructure. *Therefore, these criteria are met.*

- (13) **Energy.** Goal 13 declares that “land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

- (14) **Urbanization.** This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an “Urban growth boundary” to “identify and separate urbanizable land from rural land.”

Findings for Goals 13 and 14: By supporting the continued use of this historic building, the proposal supports energy conservation, and in a larger sense, it helps promote urbanism that is well integrated with the City’s historic and diverse architectural fabric. The City of Portland has established an Urban Growth Boundary; the site is not near the periphery of the boundary. The site’s zoning supports residential, limited commercial or mixed uses, in accordance with the urban nature of land uses within the Urban Growth Boundary. Furthermore, by supporting the retention and active use of this existing building, energy and resources are conserved. *Therefore, these criteria are met.*

- (15) **Willamette Greenway.** Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.
- (16) **Estuarine Resources.** This goal requires local governments to classify Oregon’s 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those “management units.”
- (17) **Coastal Shorelands.** The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed.
- (18) **Beaches and Dunes.** Goal 18 sets planning standards for development on various types of dunes.
- (19) **Ocean Resources.** Goal 19 aims to “conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf.”

Findings for Goals 15, 16, 17, 18, and 19: The site is not located at, or near, the Willamette River, estuaries, or coastal habitat or resources. *These goals are therefore not applicable.*

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. By replacing two existing mechanical units with three units of a smaller size, and located the new units a considerable distance from the building's street-edges, the impact of mechanical equipment on the building is diminished and the building's historic character is improved.

ADMINISTRATIVE DECISION

Approval of three new roof-mounted mechanical units, including two units that measure 7'-3" long, 4'-10" wide, and 3'-5" tall, and one unit that measures 6'-0" long, 7'-2" wide and 3'-9" tall, each sitting on a concrete curb that measures 1'-2" tall, each painted a light-grey matte paint color, per the approved drawings, Exhibits C-1 through C-3, signed and dated October 22, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required drawings 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 08-163070 HDZ. No field changes allowed."

Decision rendered by:  on October 22, 2008.

By authority of the Director of the Bureau of Development Services

Decision mailed: October 27, 2008.

Staff Planner: Noelle Elliott

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on September 16, 2008, and was determined to be complete on September 25, 2008.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on **September 16, 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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 10, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. 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 Landmarks 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 Landmarks 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 after **November 11, 2008 – (the first business 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.

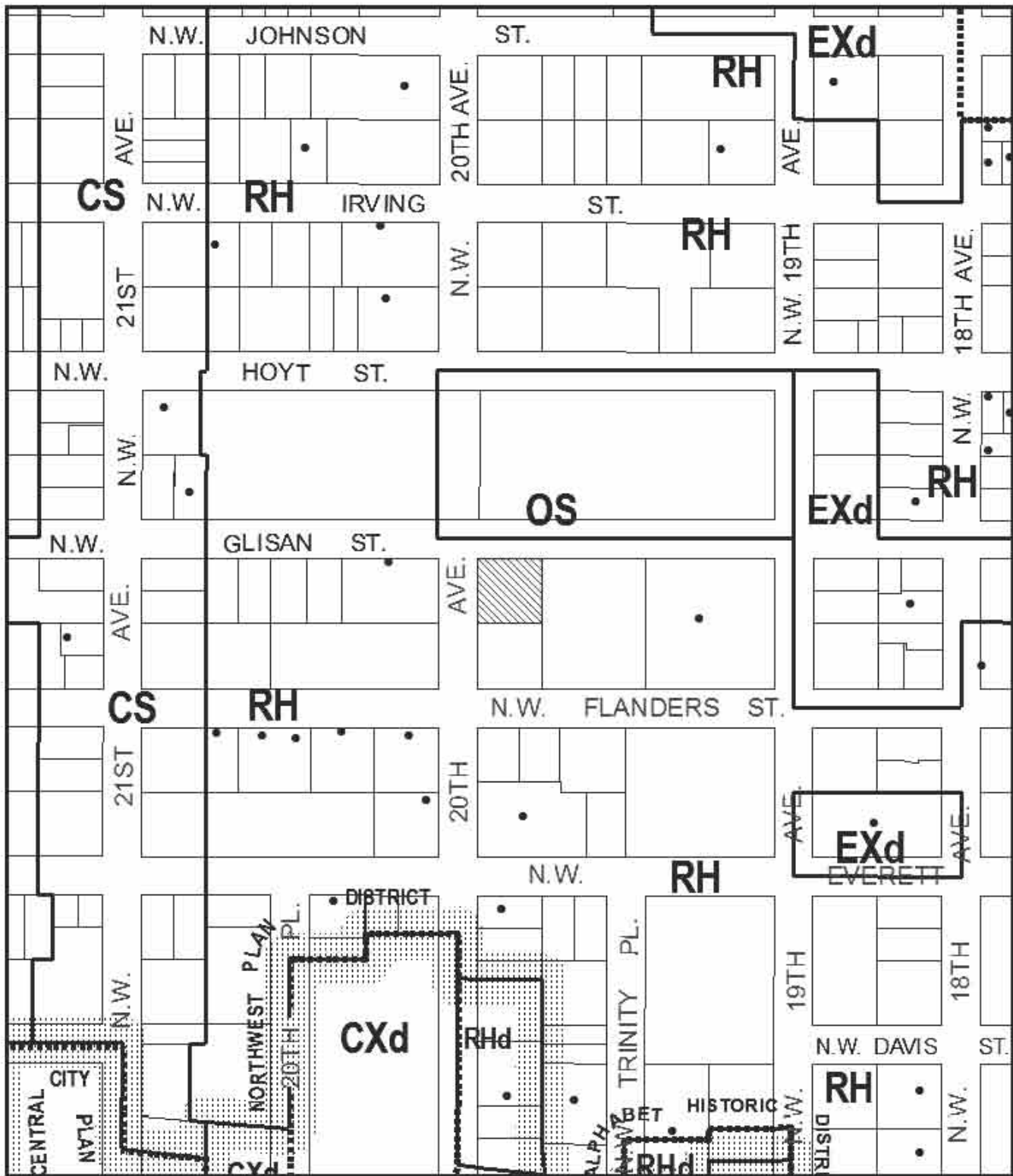
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement & Drawings
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. North Elevation (facing NW Glisan St) & West Elevation (facing NW 20th Ave) (attached)
 - 3. Manufacturer's Cutsheets for Proposed Mechanical Equipment
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life-Safety Plans Examiner of BDS
 - 2. Bureau of Environmental Services
- 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:
 ALPHABET HISTORIC DISTRICT HISTORIC DISTRICT
 NORTHWEST PLAN DISTRICT

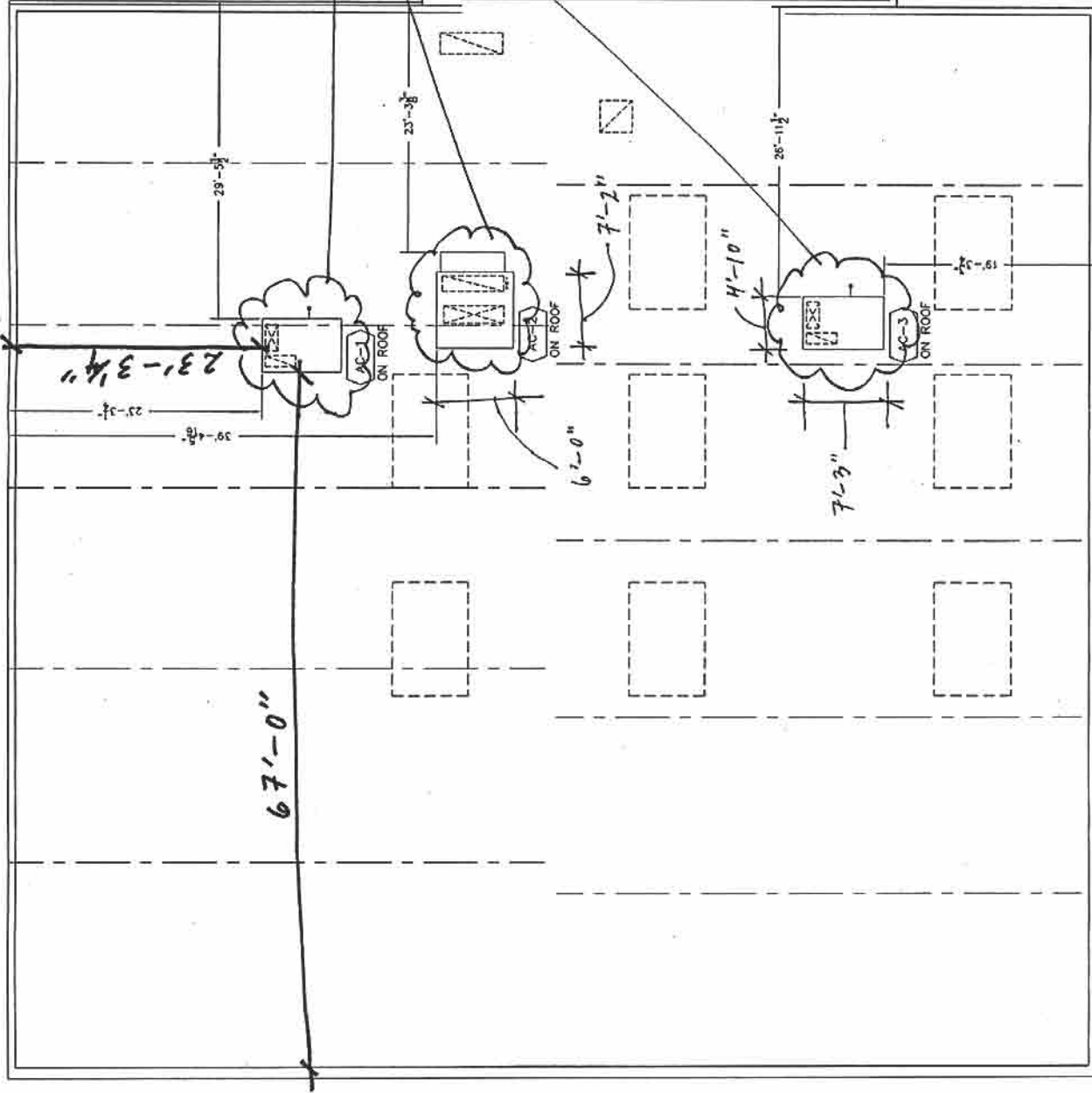


File No.	LU 08-163070 HDZ
1/4 Section	3028
Scale	1 inch = 200 feet
State Id	1N1E33DB 2000
Exhibit	B (Sep 26, 2008)

NW Glisan St.

NW 20th Ave

PRELIMINARY
NOT FOR CONSTRUCTION
12 SEPT 098



Approved
 City of Portland - Bureau of Development Services
 Planner *[Signature]*
 * This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.
 Date 10.22.08

THIS PLAN IS APPROVED BY THE CITY OF PORTLAND, OREGON, FOR THE PURPOSES OF THE ZONING ORDINANCE. THE CITY OF PORTLAND DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF PORTLAND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY OF PORTLAND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES TO PERSONS OR PROPERTY. THE CITY OF PORTLAND IS NOT RESPONSIBLE FOR ANY COSTS INCURRED BY ANY PARTY IN CONNECTION WITH THIS PLAN.

LW 08-163070 HDZ
 Exhibit C.1

① ROOF HVAC PLAN

Approved
 City of Portland - Bureau of Development Services

Planner [Signature] Date 10.22.08

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

area of work

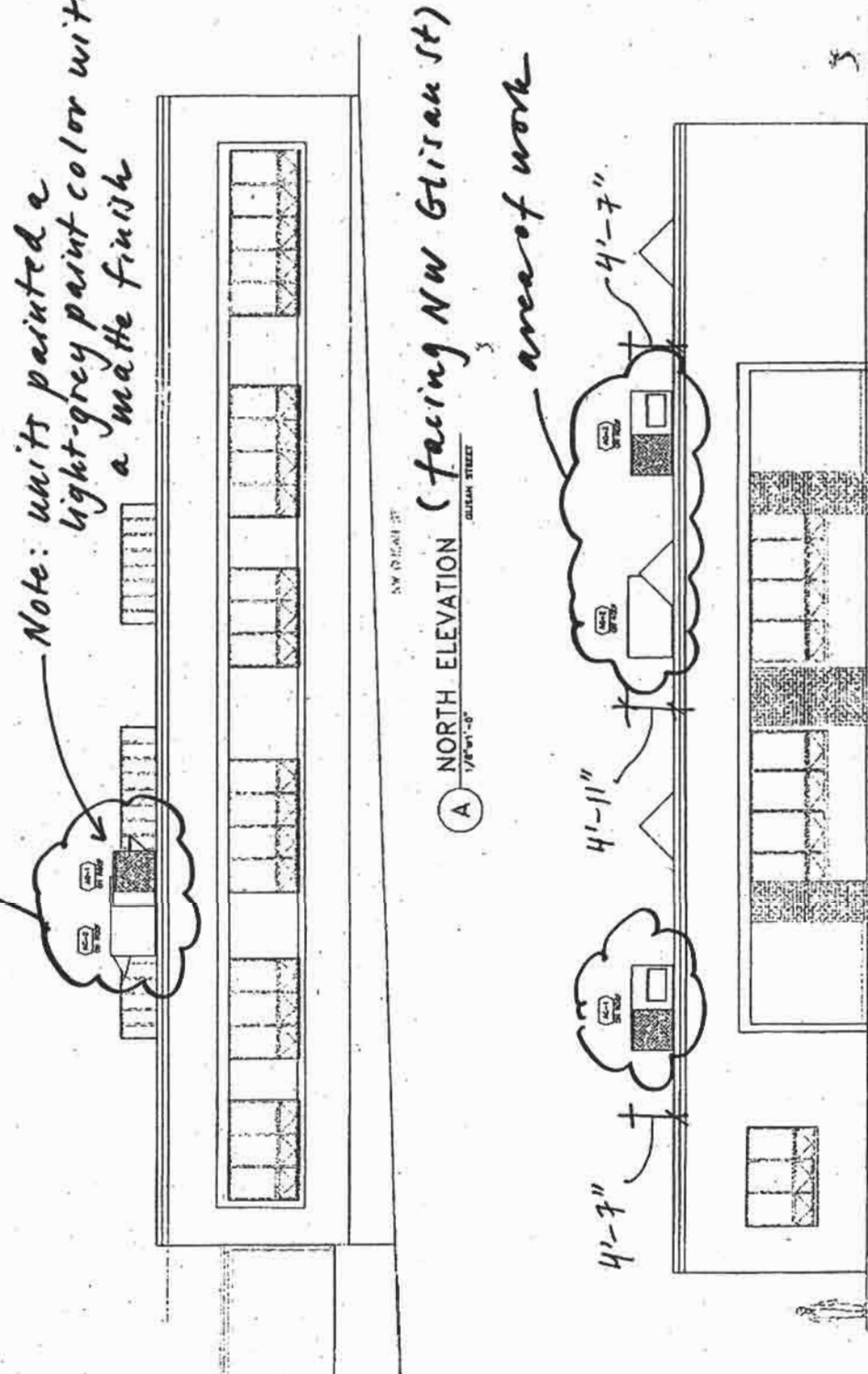
Note: units painted a light-grey paint color with a matte finish

PIPING NOTE:

1. CONCEAL ALL PIPING AND/OR ABOVE CEILINGS
2. SUPPORT PIPE PER ILLUM. ALL ROOF MOUNTED GAS BLOCKS SHALL BE SECURELY PLACED. OMSC C407.2
3. DO NOT LOCATE GAS UNIONS IN CONCEALED SPACES USED AS PLUMBING C408.1.2
4. INSTALL GAS SHUT OFF APPLIANCE AND HEAD APPLIANCE UNION WITHIN APPLIANCE OMSC C408. VALVE SHALL BE U.L. LISTED SERVICE PROVIDED.
5. GAS PIPING SHALL MEET RESTRAINTS IN ACCORDANCE WITH TABLE 303.4 AND SMACNA RESTRAINT MANUAL
6. WHERE UNIONS ARE A AND LEFT NIPPLES AND BE USED, UNIONS MAY BE EXPOSED FIXTURE OR CONNECTIONS AND EXPOSED LOCATIONS IMMEDIATELY FROM THE BUILDING SHUT OFF
7. GAS SHUT OFF VALVE LOCATED ABOVE CEILING ACCESSIBLE GAS SHUT OFF BE INSTALLED IN GAS SERVICE OUTSIDE OF EACH APPLIANCE OF UNION CONNECTION 1

CITY NOTES:

1. PLANS BASED ON DOA AIA CIRCA 1957. SEE ORIGINAL INSTALLATION EQUIPMENT INFORMATION
2. HVAC INC SCOPE UM EXISTING AIR HANDLER TOWERS AND INSTALL EQUIVALENT SIZE ROOF UNITS AND TIE INTO EXISTING SYSTEM.
3. 03 SEPT 08: ADDED REPLACE EXISTING BOLLIE SEE U3 FOR DETAILS.



*LW 08-163070 HDZ
 Exhibit C.2*