



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Date: November 12, 2008
To: Interested Person
From: Sheila Frugoli, Land Use Services
503-823-7817 / frugolis@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 08-168407 AD

GENERAL INFORMATION

Representative: Kevin Russell, Planning Consultant
WRG Design, Inc.
5415 SW Westgate Dr.
Portland, OR 97221
(503) 419-2500

Applicant: Dan Reek
Target
1000 Nicollet Mall, TPN-12j
Minneapolis, MN 55403

Owner: Port Of Portland
P O Box 3529
Portland, OR 97208-3529

Site Address: **9401 NE CASCADES PARKWAY**

Legal Description: TL 121 15.59 ACRES, SECTION 16 1N 2E
Tax Account No.: R942161040
State ID No.: 1N2E16 00121
Quarter Section: 2240

Neighborhood: None
Business District: Columbia Corridor Association, contact Land Use at 503-287-8686.
District Coalition: None

Plan District: Cascade Station/PIC - Subdistrict A
Zoning: EG2hx, General Employment 2 zone with the h, Aircraft Landing and the x, Portland International Airport Noise overlay zones

Case Type: AD, Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal: The applicant is requesting an Adjustment to exceed the maximum allowed height of light poles from 20 feet to 30 feet along the private streets that cut through the site (Zoning Code section 33.508.280.D.1). This site will be developed with a new 138,000 square foot Target store. The applicant is requesting the change in order to reduce the total number of light poles on the site. The taller poles result in light covering a larger area. The taller poles will maintain a consistent style of lighting throughout the site as well as provide the desired level of lighting for visibility and safety. The lights will be directed downward and are designed with a cap that reduces glare.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are criteria A. through F. of Section 33.805.040, Adjustments.

ANALYSIS

Site and Vicinity: This project is located on a 679,312 square foot lease area (site), located within Subdistrict A of the Cascade Station Plan District, with frontage on NE Airport Way, NE Mount Hood Avenue and NE Cascades Parkway. The site also abuts one of the light rail stations. Cascade Station is comprised of newly constructed buildings, projects currently under construction and a few remaining vacant sites. The infrastructure is already in place, which includes public streets, traffic signals, landscaping and light rail stations. The first major retail store—Ikea opened in July 2007. Most of the stores in the retail shopping center have recently opened. Other projects, including three hotels, a multi-story office building and a technical college have received City permits and are under construction or will be developing soon. One of the future hotels, the Residence Inn Hotel abuts the western edge of the Target site. This hotel shares access from NE Cascades Parkway, on a private street. Light rail plaza improvements which will be completed as part of the hotel will serve Target and hotel customers, as well as others working and visiting the Cascade Station area.

Surrounding uses and development include the Portland International Airport to the north and west as well as air cargo and airport-related uses to the west. Interstate 205 separates the plan district from retail and light industrial use uses to the east.

Zoning: The lease area for this mixed-use building is located in a General Employment 2 (EG2) zone with an Aircraft Landing (“h”) overlay zone and a Portland International Airport Noise Impact (“x”) overlay zone. The project is also located within the Cascade Station/Portland International Center Plan District. The remaining portion of the site (owned by the Port of Portland) is located within the General Industrial 2 (IG2) zone.

- **General Employment 2 Zone.** The General Employment zones implement the Mixed Employment map designation of the Comprehensive Plan. The zones allow a wide range of employment opportunities without potential conflicts from interspersed residential uses. The emphasis of the zones is on industrial and industrially-related uses. Other commercial uses are allowed to support a wide range of services and employment opportunities. The development standards for each zone are intended to allow new development, which is similar in character to existing development. The intent is to promote viable and attractive industrial/commercial areas. EG2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.
- **General Industrial 2 Zone.** The General Industrial zones implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zones provide areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve for industry. The IG2 areas generally have larger lots and an

irregular or large block pattern. The area is less developed, with sites having medium and low building coverage and buildings that are usually set back from the street.

- **Aircraft Landing Overlay Zone.** The Aircraft Landing overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.
- **Portland International Airport Noise Impact Overlay Zone.** This overlay zone reduces the impact of aircraft noise on development within the noise impact area surrounding the Portland International Airport. The zone achieves this by limiting residential densities and by requiring noise insulation, noise disclosure statements, and noise easements.
- **Cascade Station/Portland International Center Plan District.** The Cascade Station/Portland International Center (CS/PIC) plan district regulations encourage the development of a commercially viable mix of office, retail, hotel, entertainment, and industrial employment uses while protecting significant environmental and archaeological features of the area. The development of these uses fosters a vibrant, mixed-use environment served by two major regional transportation facilities: the Portland International Airport and the Airport Light Rail. Development is clustered around the plan district's two light rail stations, the Park Blocks and key streets throughout the area. Requirements for buildings along the Park Blocks and key focal intersections increases the activity level at those areas and provides an attractive pedestrian environment.
- **Subdistrict A** is served with two light rail stations and is intended to develop into a vibrant mixed-use commercial area with strong design features, formal open space and multi-modal activity. Uses will include both larger format anchor tenants and small-scale retailers that support office workers and regional shoppers. The mix of uses allowed in Subdistrict A is intended to create a critical economic mass of commercial and office development.

There is a mix of IG2, General Industrial 2 and EG2, General Employment 2 zoning on properties that surround the site.

Land Use History: There is a previous land use review completed for this specific lease area. Land Use Review LU 05-174817 AD, for a proposed Costco Home store, approved the following Adjustments.

1. Re-align Private Street E to a location more than 50 feet south of the mapped location and waive the sidewalk requirement for the portion of Street E west of the store entrance (Section 33.508.280.B.& C);
2. Increase the maximum width of Private Street D from 36 to 40 feet at site entrances (Section 33.508.280.C);
3. Remove pedestrian connection requirement on Private Street D that abuts NE Cascades Parkway public sidewalk (Section 33.508.280.C);
4. Waive the requirement for an internal pedestrian connection from store to public street-NE Mt. Hood Avenue (Section 33.140.240.B.1);
5. Increase the maximum allowance for evergreen shrubs, from 50 to 70 percent, on the site (Section 33.508.230.C.4.d.(3));
6. Reduce the T1 tree and shrub requirement in the interior parking lot landscaped areas (Section 33.140.248.I.2) as shown on Exhibit C.3 and C.4;
7. Reduce the L2 tree and shrub requirement in the perimeter parking lot landscaped areas (Section 33.140.248.B.2) as shown on Exhibit C.3 and C.4; and
8. Reduce the required short-term bicycle parking requirement from 24 to 10 spaces (Section 33.266.210.A),

And recently, LU 08-128580 AD was approved for this proposed Target Store. The following four Adjustments were approved:

1. Reduce the required number of short-term bicycle parking spaces from 30 to 24 (Zoning code Section 33.266.210.A.1/Table 266-6);
2. Reduce the number of trees and shrubs in the required perimeter parking lot landscape areas [33.266.130.G and 33.248.020.B];
3. Reduce the number of trees in the required interior parking lot landscape areas (33.248.020.I.2); and
4. Waive the tree requirement in the required loading space landscape area (33.266.310.E),

There are a number of previous land use reviews completed on the larger Cascade Station site, most of which pre-date the establishment of the CS/PIC plan district in 1999. The following land use reviews have been completed on the site (Port of Portland ownership) since the establishment of the plan district:

LUR 99-00962 AD: Approved an Adjustment to Section 33.508.500 to add additional plant types to the plan district's approved plant list. [With the legislative amendments to the plan district that were adopted in 2005, the plant list was removed from the Zoning Code.]

LU 05-152994 AD: Approved an Adjustment to parking area layout to allow vehicles to reverse from parking spaces into the roadway along E streets in Subdistrict A. Also approved an Adjustment to the design of private streets to allow the required sidewalk along E streets in Subdistrict A to be located at the head of parking stalls from which reverse egress onto the street is allowed.

LU 06-130349 AD: Approved, with conditions, the following six Adjustments for the retail shopping center:

1. Increase the surface parking area frontage, in a build-to-line designated area, from the allowed 62 feet to 200 feet for surface parking on Block 2. And reduce the parking area setback from 12 feet to 10 feet along NE Cascades Parkway and to 6 feet along the internal private streets [Zoning Code standard 33.508.230.D.2.b].
2. Allow an additional driveway in Subarea 1. The driveway will be located off NE Cascades Parkway near the western edge of the site [33.508.280.D.4].
3. Reduce the number of trees and shrubs in the required interior parking lot landscape areas [33.248.020.I].
4. Reduce the number of trees and shrubs in the required perimeter parking lot landscape area and waive the requirement for a small area in the easternmost parking lot for an accessible connection from ADA parking to the public sidewalk (33.266.130.G and 33.248.020.B).
5. Reduce the width of the minimum unobstructed sidewalk width for Private Streets C and B for the placement of elements such as architectural columns, landscape planters, benches, bicycle racks and trash receptacles [33.508.280.C, Table 508-3].
6. Reduce the build-to-line requirement, from 80 percent to 78 percent, for the building on Block 1 (33.508.230.D.1.c).

LU 06-163311 AD: Approved, with conditions, a reduction in the ground floor window requirement for buildings located in the proposed Cascade Station Retail Center.

LU 06-171656 AD: Approved, with conditions, the following three Adjustments for a 136-room hotel:

1. Reduce the percentage of building wall within the maximum 6-foot build-to-line setback from 80 percent to 40 percent (Zoning Code standard 33.508.230.D.1.c). Of the 210 lineal feet of frontage, 85 lineal feet of the building will be located within the required 6-foot setback. The remaining portion of the building will be located approximately 45 feet back from the street lot line. A landscaped plaza will be located within the 65-foot setback.
2. Reduce the number of trees and shrubs in the required perimeter parking lot landscape areas and waive the landscape requirement along the western edge of the surface parking area, located west of the building, where it abuts private street B [33.266.130.G and 33.248.020.B].
3. Reduce the number of shrubs and trees in the required interior parking lot landscape areas (33.248.020.I.2).

LU 07-144133 AD: Approved, with conditions, the following four Adjustments for an office building:

1. Reduce the percentage of building wall within the maximum 6-foot build-to-line setback from 80 to 71 percent (33.508.230.D.1.c).
2. Reduce the number of trees and shrubs in the required perimeter parking lot landscape areas [33.266.130.G and 33.248.020.B].
3. Reduce the number of trees in the required interior parking lot landscape areas (33.248.020.I.2).
4. Waive the required loading space setback and landscaping standard for the proposed two loading spaces (33.266.310.E).

LU 07-150217 AD: Approved the following three Adjustments for a two-story building with ground-level retail space and office above:

1. Reduce the required number of trees and shrubs in the perimeter parking lot landscape area.
2. Reduce the required number of trees and shrubs in the interior parking lot landscape areas.
3. Waive setback and landscaping for loading space. The setback and landscaping is required between streets and loading spaces.

LU 07-167772 AD: Approved 4 Adjustments for a 2-story, 35,000 square-foot building that will house a technical college use, as follows:

1. Increase the amount of surface parking frontage (on NE Cascades Parkway) from the allowed maximum of 62 lineal feet to 195 lineal feet and reduce the width of the required setback from 12 feet to 10 feet (Section 33.508.230.D.2.b).
2. Reduce the number of trees and shrubs in the required perimeter parking lot landscape areas [33.266.130.G and 33.248.020.B].
3. Reduce the number of trees and shrubs in the required interior parking lot landscape areas (33.248.020.I.2).
4. Waive the required loading space setback and landscaping standard for the proposed two loading spaces (33.266.310.E).

LU 08-117312 AD Approved 3 Adjustments for a 124-room hotel (Residence Inn), as follows:

1. Reduce the number of trees and shrubs in the required perimeter parking lot landscape areas [33.266.130.G and 33.248.020.B].
2. Reduce the number of trees and shrubs in the required interior parking lot landscape areas (33.248.020.I.2).
3. Waive the requirement for two on-site loading spaces (33.266.310.C.2.b).

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **October 20, 2008**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Transportation Engineering, Portland Office of Transportation
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 20, 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

33.805.040 Approval Criteria

A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The intent of the street requirements for Cascade Station Subdistrict A, is stated in Section 33.508.280, as follows:

These requirements help create a clear street system connecting to the Park Blocks, providing the feel of an urban environment and encouraging pedestrian activity by breaking up the long distances along the Park Blocks between the light rail stations.

The requested Adjustment to increase the height of light poles from 20 feet to 30 feet along the private streets will not detract from the desired urban environment. The applicant has submitted a plan that provides adequate lighting for the Target site. A well-lit area will encourage pedestrian activity. The increased height of poles that are adjacent to the streets will match the height of light poles on the site. The requested adjustment will equally meet the purpose of the regulation.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with the desired character of the area; and

Findings: The site is located in a General Employment (EG2) zone. It has frontage on NE Airport Way, NE Mt. Hood Avenue and NE Cascades Parkway. The streets are classified in the Transportation Element of the Comprehensive Plan as follows:

Rights-of-Way	Traffic Classification	Transit Classification	Bicycle Classification	Pedestrian Classification
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NE Airport Way	Regional Trafficway	Community Transit St.	City Bikeway	Local Service Walkway
NE Mt Hood Ave.	District Collector	none	City Bikeway	City Walkway
NE Cascades Parkway	Neighborhood Collector	Regional Transitway	City Bikeway	City Walkway

Portland Transportation/Engineering and Development reviewed the proposal for conformance with adopted transportation policies, Title 17, and Title 33 approval criteria, as well as conformance with street designations, and has no objections to the requested Adjustments.

This site has Private Streets B, D and E providing internal connections into and through the site. The Private Streets are not public streets and therefore, they are not classified in the Transportation Element of the Comprehensive Plan. The submitted plans comply with the standards of Section 33.508.280.C and/or are approved as proposed through the previous land use review—LU 05-174817 AD.

The Zoning Code defines the term “desired character” as being based on the purpose statement of the base zone, and the preferred and envisioned character included in adopted area plans (Section 33.910.030). The desired character of the area, and in particular Subdistrict A, is best described in the purpose statement for the CS/PIC plan district (Section 33.508.010.A).

Subdistrict A is described in this purpose statement as an area served with two light rail stations, which will develop into a vibrant mixed-use commercial area with strong design features, formal open space and multi-modal activity. Desired uses are intended to include both larger format anchor tenants and small scale retailers that support office workers and regional shoppers. The mix of uses allowed in Subdistrict A is intended to create a critical economic mass of commercial and office development.

As noted above, Portland Transportation has no concerns or objections to increasing the height of the light poles along the private streets. The light poles are attractive, sleek poles that will provide adequate light for employees and shoppers. The proposed lighting is consistent with the desired character of the area. This criterion is met.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one adjustment is requested. This criterion is not applicable.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the ‘s’ overlay; historic resources are designated by a large dot. There are no such resources present on the site. Therefore, this criterion is not applicable.

- E.** Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: There are no discernible impacts that would result from granting the requested adjustment. This criterion is met.

- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: The site is not within an environmental zone, which is designated on the zoning map by either a “c” or “p” overlay. Therefore, this criterion is 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

Based on the findings of this report, the approval criteria are met. The request to increase the height of light poles located along the designated private streets is consistent with the purpose of the regulation and does not conflict with the desired character of the area. The requested Adjustments should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to exceed the maximum allowed height of light poles from 20 feet to 30 feet along the private streets that cut through the site (Zoning Code section 33.508.280.D.1), per the approved plans, Exhibits C.1 and C.2, signed and dated November 10, 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.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-168407 AD."

Decision rendered by:  **on November 10, 2008**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 12, 2008

Staff Planner: Sheila Frugoli

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 October 7, 2008, and was determined to be complete on October 16, 2008.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on October 7, 2008.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 26, 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 Adjustment Committee 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 Adjustment Committee 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 28, 2008 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan showing Lighting Plan with 30 ft tall poles (attached)
 2. Lighting specification sheets (attached)
 3. Site Plan showing lighting plan with 20 and 30 ft. tall poles, comparison
- D. Notification information:
 1. Mailing list
 2. Mailed notice

E. Agency Responses:

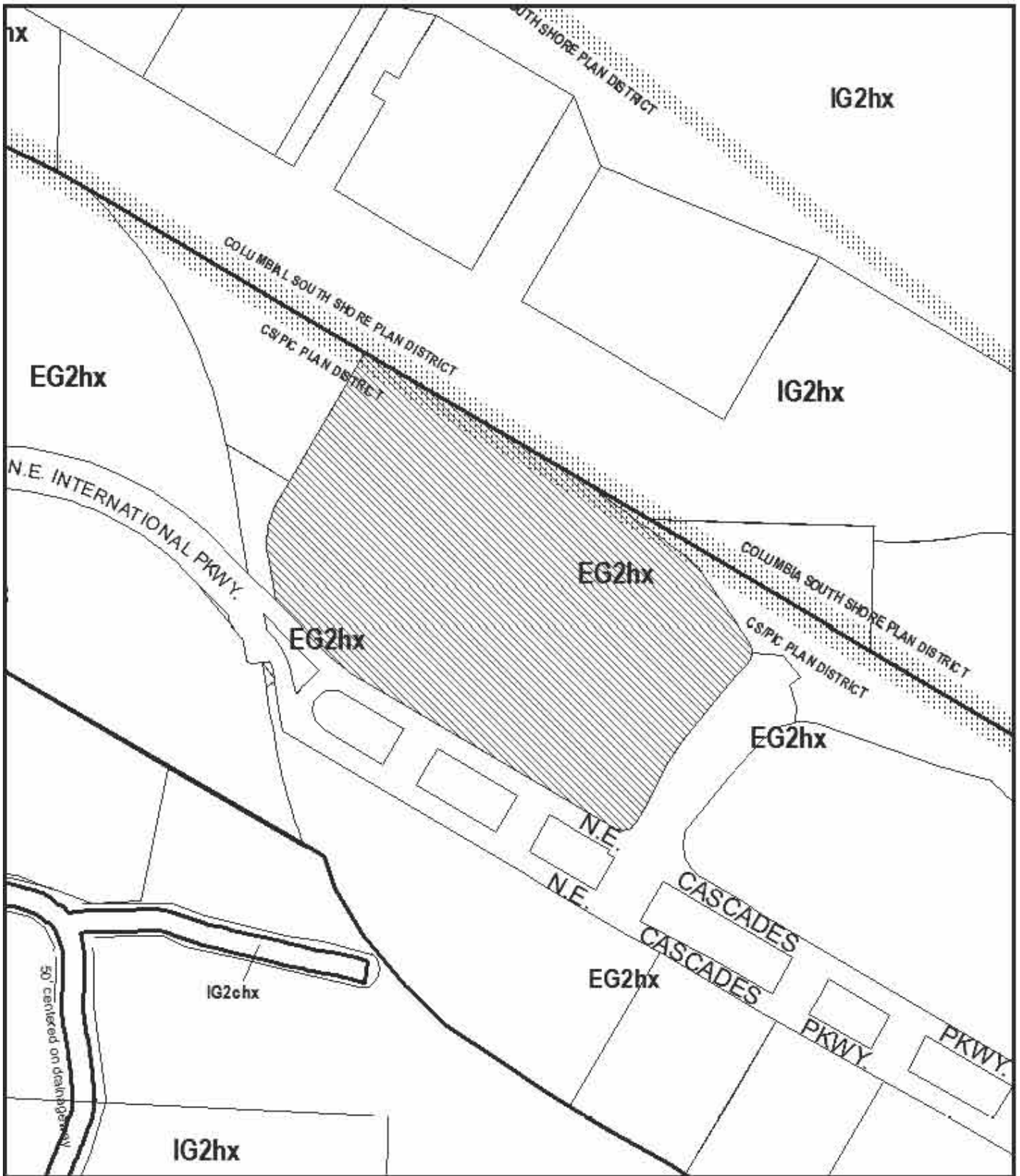
1. TRACS permit response from: Bureau of Environmental Services, Bureau of Transportation Engineering and Development Review, Water Bureau, Fire Bureau, Site Development Review Section of BDS, Bureau of Parks, Forestry Division

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).

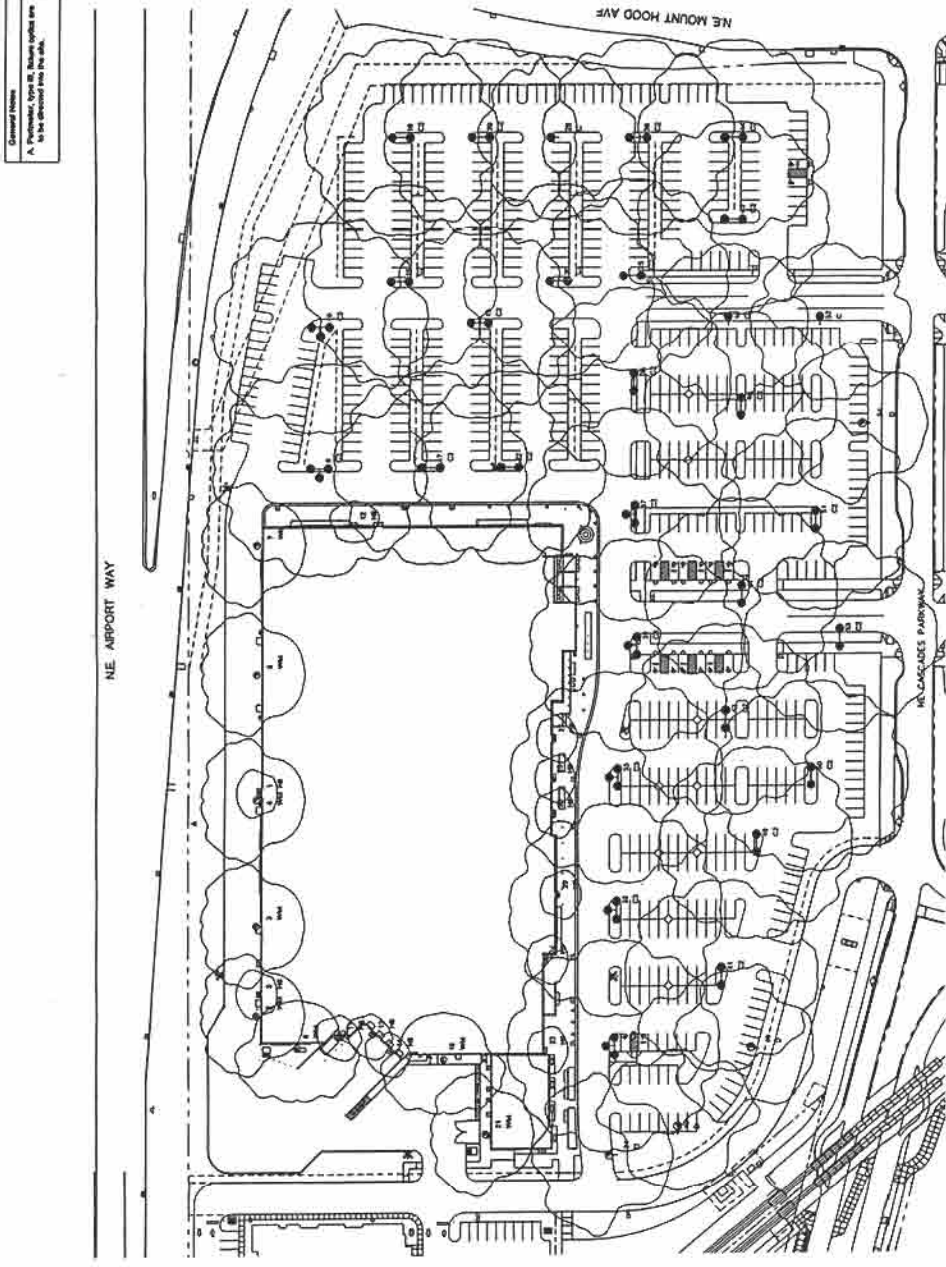
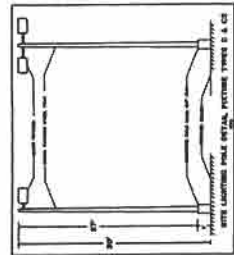


ZONING

 Site



File No.	LU 08-168407 AD
1/4 Section	2240,2340
Scale	1 inch = 300 feet
State_Id	1N2E16 121
Exhibit	B (Oct 09,2008)



VISIONAIRE LIGHTING
1945 Richmond Way
Berkeley, CA 94702
PH 925-834-1548 FAX 925-834-9044

Revision: Date:

B	05/27/2008
C	07/01/2008
D	07/01/2008
E	07/17/2008
F	08/10/2008
G	08/10/2008
H	09/10/2008
I	09/10/2008
J	10/01/2008

ISO-LINE
PLAN

CASCADE STATION
PORTLAND NE OREGON

Project No. 0800039
Date 04/09/2008
AS NOTED
SAZSAS
SL111 K

Per Type Developer's Edition 2.0
All changes or substitutions allowed
without written notification by Target.
Photometric plan without written notification by Target.

Project No. 0800039
Type Class: COMMERCIAL
Site Class: COMMERCIAL
Site Class: COMMERCIAL
Site Class: COMMERCIAL

TARGET SITE LIGHTING SCOPE NOTES

Item	Description	Notes
1	Area to be illuminated	See Scope Notes
2	Area to be excluded	See Scope Notes
3	Area to be excluded	See Scope Notes
4	Area to be excluded	See Scope Notes
5	Area to be excluded	See Scope Notes
6	Area to be excluded	See Scope Notes
7	Area to be excluded	See Scope Notes
8	Area to be excluded	See Scope Notes
9	Area to be excluded	See Scope Notes
10	Area to be excluded	See Scope Notes
11	Area to be excluded	See Scope Notes
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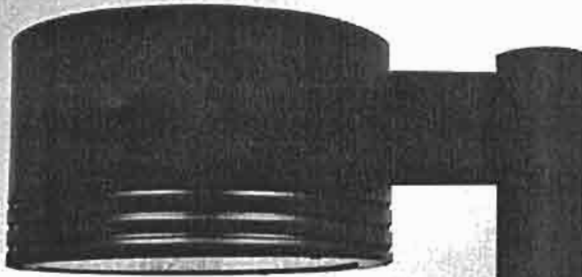
1 PHOTOMETRIC PLAN

Approved
City of Portland - Bureau of Development Services
Planner *Shirley Truesdell* Date 11-10-08
Subject to the reviews requested and is subject to final zoning requirements.

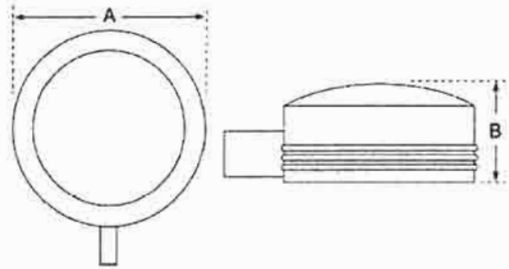
Exhibit C.1
LU08-168407AD

Concourse

AREA



Dimensional Drawings



*approx lbs based on heaviest configuration w/packaging

Fixture	A	B	Max. Watt	Lbs*
CON-1	20"	11"	400w Flat Glass (Convex Optional)	50
CON-2	25 1/4"	15 1/4"	1000w Flat Glass (Convex Optional)	70

The **Concourse Series** features the most advanced lighting reflector system available today. Vision™ is a patented, revolutionary new reflector system unlike any other. The flat lens, vertical lamp, IES full cutoff luminaire is Dark Sky certified to restrict light trespass, glare and light pollution for neighborhood-friendly outdoor lighting. (Convex glass lens is available when required.)

The housing features a smoothly contoured dome top and three decorative circular reveals to accent the shape. Computerized precision machinery and quality materials ensure manufacturing to the highest industry standards.

The **Concourse** is offered in two enclosure sizes and five distribution patterns, including a special forward throw T4-A reflector for auto dealership front line lighting. Vision™ Reflector System allows the use of fewer fixtures and poles with wider spacings, providing substantial equipment, installation and energy cost savings.

Concourse is an excellent choice for shopping centers, auto dealerships, parking lots, and general area lighting. A wide selection of light sources from 100 through 1000watts are offered, in Metal Halide, High Pressure Sodium, and the New Pulse Start Metal Halide Lamp which provides excellent efficiency, lumen maintenance and color.

Model No.	Optics	Wattage	Source	Voltage	Mounting	Finish	Options
CON-1	Type II (T2)	100 (100) 150 (150) 175 (175) 250 (250) 320 (320) 400 (400)	PS, HPS PS, HPS MH, PS MH, PS, HPS PS, MH, PS, HPS (M), (P), (S)	120 (1) 208 (2) 240 (3) 277 (4) 480 (5) M.Tap (6)	Bolt-On Arm 6" (BOA6) Bolt-On Arm 10" (BOA10) Spider Mount (SM) Wall Mount (WM) *Cast Wall Plate (BAWP) to be ordered separately.	Bronze (BZ) Black (BK) White (WH) Green (GN) Grey (GY) Silver Metallic (SL) Custom (CC)	Photocell & Receptacle *Specify voltage (PC120) (PC208) (PC240) (PC277) (PCR480) Photo Receptacle *With Shorting Cap, Uninstalled (PER) Quartz Restrike (QR) Fusing *Single In-Line Fuse *Specify voltage (SF120) (SF277) *Double In-Line Fuse *Specify voltage (DF208) (DF240) (DF480) House Side Light Shield (LS) Convex Glass Lens (VLCG) RPP-1 Round Pole Plate Adaptor (RPP) Cast Wall Plate (BAWP)
CON-2	Type III (T3) Type IV (T4) Type IV-A *Automotive (T4A) *Available CON-2 only Type V (T5)	400 (400) 750 (750) 1000 (1000)	MH, PS, HPS PS MH, PS, HPS (M), (P), (S)	Multi-Tap ballast wired at 277v unless specified. 5-Tap (7) Standard for 400 & 1000w MH only, wired at 480v unless specified. 347v available; consult factory			

For more detailed information on mounting, wiring, or installation instructions, please consult factory. Note that if poles are not ordered with fixtures, please specify the mounting requirements. This document contains proprietary information of Visionaire Lighting, LLC. Any use of this information requires the written approval of Visionaire Lighting, LLC. In keeping with our TQM policy of continuous improvement, Visionaire reserves the right to change any specifications contained herein without prior notice.



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