



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

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: March 31, 2010
To: Interested Person
From: Noelle Elliott, Land Use Services
503-823-0624 / 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 10-114912 DZ – KOIN CENTER SIGNAGE

GENERAL INFORMATION

Applicant: Koin Tower LLC
Po Box 23277
Portland, OR 97281-3277

Representative: Joseph Platt, Security Signs
2424 SE Holgate Blvd
Portland, OR 97202

Site Address: 222 SW Columbia Street

Legal Description: BLOCK 130&131 TL 3100, PORTLAND
Tax Account No.: R667712770
State ID No.: 1S1E03BC 03100
Quarter Section: 3129
Neighborhood: NW/NW, Portland Downtown, contact Jennifer Geske at 503-750-9843.
Business District: Downtown Retail Council, contact Lisa Frisch at 503-552-6740.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd: Central Commercial zone with a design overlay
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval to refurbish an existing freestanding sign located at the Koin Center building within the Downtown Sub-District of the Central City Plan District. The existing sign is located at the corner of SW 2nd Avenue and SW Clay Street, and is built at a diagonal. It is integrated with an existing planter that forms the base of the sign and acts as a low screen wall to separate an existing outdoor patio from the adjacent public sidewalk. The

existing sign measures 8'-6" above the height of the planter, 8'-0 ½" wide, and 2'-0" deep. It is constructed of a metal frame with acrylic panels held by metal horizontal fins that once acted as marquee channels for signage that served the building's no longer operational cinema.

The refurbishment of the existing sign involves adding new neon letters backed by aluminum dimensional letters to the sign's top band, new acrylic panels to the central portion of the sign, repainting the metal, removing half of the existing metal fins to provide for a larger signage font for tenants, and adding new 0'-2" vertical divider bars between the acrylic panels. Both sides of the sign will carry new signage, and the entire sign will be repainted.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Chapter 33.825 Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The site is a mixed-use development, completed in 1984, consisting of a 29-story-tower with ground-floor and second-floor retail space (including a movie theater complex), 15 office levels and 11 residential condominium levels. There are also 278 subsurface parking spaces. The site is one block from the South Auditorium District, an urban renewal district that includes the Civic Auditorium.

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**) designation also ensures that exterior alterations to existing development conserve and enhance the identified historic, scenic, architectural, and cultural values of each design district: in this case, the Central City Plan District; Downtown.

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

- ❑ LUR 05-156390 AD: November 2005 Adjustment approval to reduce the required minimum short-term bike parking and for payment to the *Bicycle Parking Fund* in lieu of fulfilling this requirement on the site.
- ❑ LUR 04-036358 DZ: September 2004 Design Review approval for exterior improvements including replacement of existing glass canopy at entrance, addition of two side bays with glass awnings, down lighting and the removal of two trees for visibility at entrance.
- ❑ LUR 03-100058 DZ: February Design Review approval for a proposal to install a new shed-style awning at an existing ground floor tenant entry.
- ❑ LUR 00-00624 CU DZ: February 2000 Conditional Use and Design Review approval to install a new shed-style awning at an existing ground floor tenant entry.
- ❑ LUR 98-00376 DZ AD: August 1998 Design Review and Adjustment to reduce the ground floor window length and area requirements.
- ❑ DZ 19-89: March 1989 Design Review approval for 156 residential unit high rise.
- ❑ DZ 116-88: February 1989 Design Review approval for metal entry canopies.
- ❑ CU 26-88: June 1988 Conditional Use approval for 326 subsurface parking spaces on Clock 130; 877 subsurface parking spaces on Blocs 131, 130 & 128; and 144 surface parking spaces on Block 128 for a three year period.

- ❑ DZ 49-84: 1984 Design Review approval for a parking facility.
- ❑ CU 46-84: August 1984 Conditional Use approval for an interim surface parking lot and permanent subsurface parking.
- ❑ CU 79-82: May 1982 Conditional Use approval to increase the previously approved FAR (floor area ratio) from 11.5:1 to 11.73:1, through the addition of approximately 8,900 square feet to the residential portion of the building.
- ❑ DZ 72-82: 1982 Design Review approval for an increase in parking space, with the condition that a variance be approved to increase the FAR from 9:1 to 11:1.
- ❑ DZ 66-82: 1982 Design Review approval for a sign in the right-of-way.
- ❑ CU 17-82: April 1982 Conditional Use approval for a variance to increase the FAR.
- ❑ DZ 19-82: 1982 Design Review approval for FAR increase and landscape treatments.
- ❑ CU 89-81: September 1981 Conditional Use approval for a variance to increase the permitted FAR from 11:1 to 11.5:1 and to reaffirm the parking allocation by use and phases established by CU 9-81.
- ❑ CU 9-81: February 1981 Conditional Use approval for 670 off-street parking spaces with access via SW Clay Street and SW Jefferson Street for a 2 ½ block, mixed-use development consisting of: a) 17-level, ½ block hotel and residential building with 172 subsurface parking spaces on Block 130; b) A 29-level LOIN Center with a ground floor and second floor retail and cineplex complex, 15-office floors, and 11 condominium/apartment floors, with 278 subsurface parking and loading spaces on Block 131; c) A 15-level office and retail building with 220 parking spaces on Block 128.
- ❑ DZ 50-80: 1980 Design Review approval for the concept of a 2 ½ block, mixed-use development for KOIN tower.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on March 4, 2010. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

The Water Bureau responded with the following comment: “The Water Bureau has no objections to the refurbishing/modifications of the existing sign located at the KOIN center building at 222 SW Columbia Blvd.” *Please see Exhibit E-1 for additional details.*

The Bureau of Transportation Engineering responded with the following comment: “The proposed work is estimated at a value of ~1% of the assessed property value. No work is proposed within the public right-of-way. Additionally, based on this proposal no impact to the public transportation system is anticipated and no work is proposed in the public right-of-way. Transportation has no objection to this proposal.” *Please see Exhibit E-2 for additional details.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 4, 2010. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review

Section 33.825.010, Purpose of Design Review

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area.

- The conservation, enhancement, and continued vitality of the identified historic, scenic, architectural, and cultural values of each design district.
- That the characteristics of an historical landmark, which led to it becoming a historic landmark, are conserved.
- High quality of design of public and private projects.

Section 33.825.060, 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 district guidelines, any applicable area plan adopted by City Council, and in the case of a historic landmark, with the recognized values which the historic landmark designation preserves.

Findings: The site is designated with design overlay zoning (d). This proposal therefore requires Design Review approval. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

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

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

Central City Plan Design Goals

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

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

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

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

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

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

C4. Complement the Context of Existing Buildings. Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4, A5, A6, A8, B1, and C4: The scale, architecture and placement of the proposed sign refurbishment reflects the character of downtown Portland by supporting the pedestrian character of the sidewalk, and supporting the re-use of a design original to the building and existing signage materials. The sign is well integrated with the building's architecture, and is located on the ground floor adjacent to primary tenant entrances and an existing patio that serves a ground floor restaurant. It is composed of durable, quality materials that reflect the materials and colors of the building skin. Signage for the Central City is generally well integrated with a building's architecture and relates well to the pedestrian environment in terms of both scale and placement. The proposed sign helps to highlight the main entry to both car and foot traffic along SW Clay Street and SW 2nd Avenue, while being minimally illuminated, with only the face of the letters and the decorative metal detailing at the top of the sign visible at night.

The sign is oriented to the pedestrian environment through its "monument" style design and integration with an existing planter at the southeast corner of the property. Its scale and integration with the ground plane reflects a pedestrian orientation, an organizational theme of the Downtown Sub-District of the Central City. The existing landscape planter that is retained by the proposal and acts as a base to the sign recalls the nearby civic parks and supports on-site pedestrian seating areas. The refurbishment of the sign, which leaves the majority of the original signage structure intact, maintains the well established, architectural, and lasting quality characteristics of the site and the neighborhood. *These guidelines are therefore met.*

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

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C3, and C5: The newly refurbished metal sign relates strongly to

the design of the existing commercial building in its materiality, form and fine scale detailing. The sign consists primarily of metal, with translucent acrylic lettering and patterning integrated flush with the face of the metal panel. These long lasting quality materials promote a sense of permanence. The grey color of the metal detailing reflects the grey metal trim of the building's windows, while the dark orange/red of the main body of the sign reflects the building's brick skin. The sign's architectural character recalls the fine scale details of the building's brick ornamentation, and its location at the ground, integrated with an existing planter that forms the edges of the southeast patio, responds to the courtyard and extensive landscaping treatments of the site. The subtle internal illumination maintains a restrained appearance at night and limits any negative impact on the surrounding pedestrian environment. The re-use of the original sign reinforces its character as a durable, civic element that reflects the quality design, durable materiality and pedestrian orientation of the building. *These guidelines are therefore met.*

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for C8 and C13: The refurbishment of an existing "monument" style sign at the Koin Center Tower successfully complements the building and emphasizes its architectural base by being placed at the ground and conforming to the style and architectural detailing of the building. The sign rests on an existing angled planter that forms the corner of an outdoor patio at the southeast corner of the property. The sign and planter help to define the building's relationship with the sidewalk and invigorate the pedestrian environment surrounding the building. The sign is an architectural extension of the building in color, detailing, and placement, thus helping to integrate the building's architecture with the public right-of-way and the semi-public outdoor spaces on site. The re-use of an existing sign and its durable materiality ensure its visual integration with the building. The sign's presence on a pedestrian oriented corner of the site and its relationship to the ground plane ensures that it does not dominate the City skyline, while its minimal illumination further reduces the any negative impact of the sign on the surrounding environment. *These guidelines are 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 refurbishment of the subject sign represents a positive re-use of a significant architectural element on the site and reinforces character and quality of the building design and pedestrian-oriented streetscape. The sign is well-integrated with the building's architecture through its use of color and small-scale details, and is reasonably scaled for the pedestrian environment. Minimal internal illumination with flush-mounted acrylic lettering reflects the modernist character of this portion of the Downtown Sub-District, as well as the pedestrian orientation of

the District's sidewalks and civic parks. The proposal meets the applicable design guidelines and therefore warrants approval.

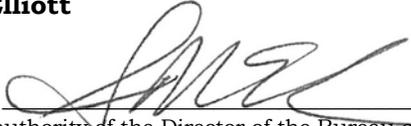
ADMINISTRATIVE DECISION

Approval of the refurbishment of an existing "monument" style free-standing sign located within the Downtown Sub-District and the Central City Plan District.

Approval per the approved drawings, Exhibits C-1 through C-5, signed and dated March 29, 2010, 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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-114912 DZ. No field changes allowed."

Staff Planner: Noelle Elliott

Decision rendered by:  **on March 29, 2010**
By authority of the Director of the Bureau of Development Services

Decision mailed: March 31, 2010

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 February 26, 2010, and was determined to be complete on **March 3, 2010**.

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 February 26, 2010.

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. Unless further extended by the applicant, **the 120 days will expire on: June 24, 2010.**

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 April 14, 2010** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, 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 **April 15, 2010 – (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.

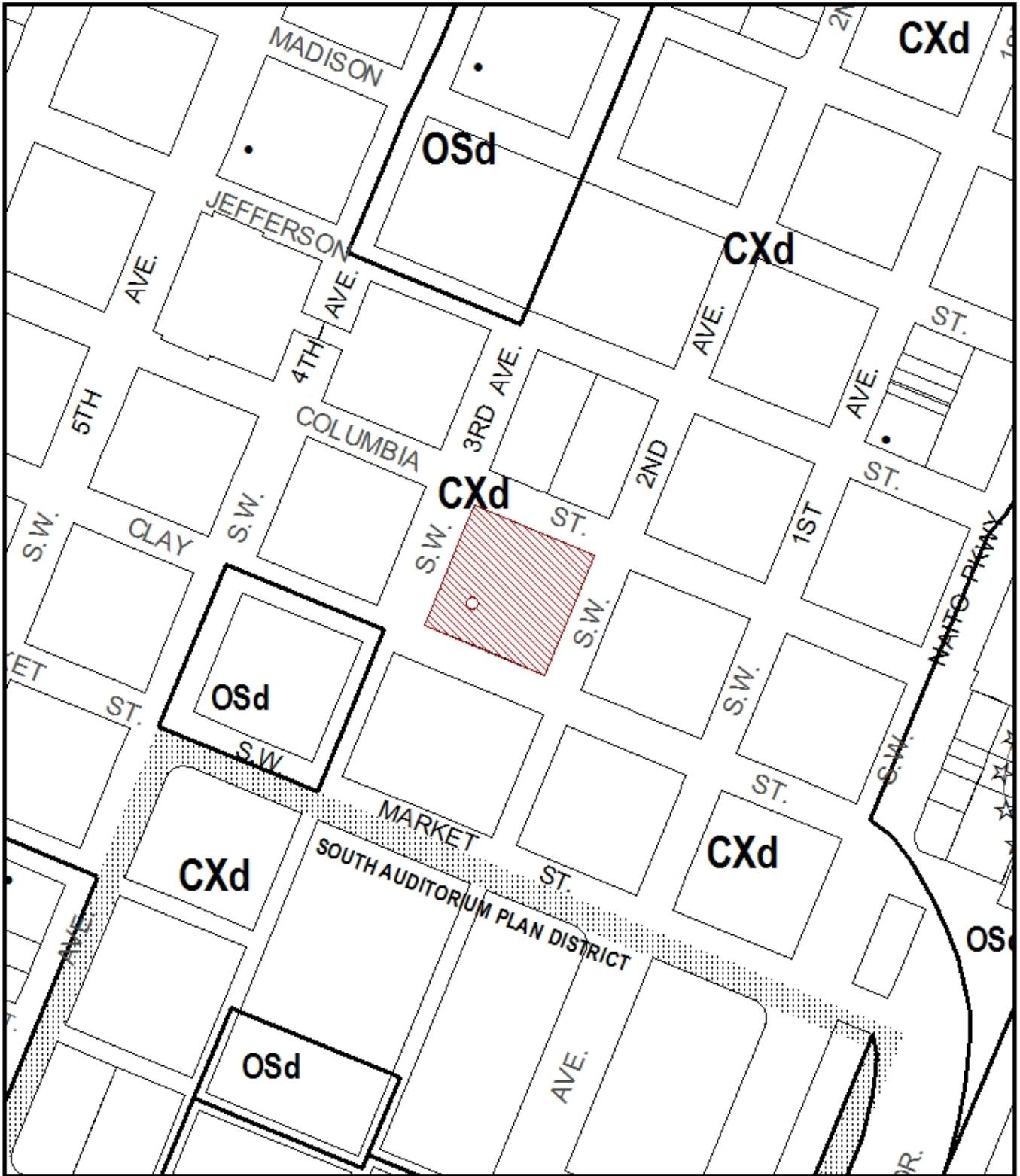
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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. Statement & Drawings
 2. Additional Information
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Sign Perspective
 2. Sign Elevations (attached)
 3. Sign Elevation – Night Rendering & Photo of Existing Sign
 4. Sign Perspective with Building Perspective
 5. Site Plan (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Water Bureau
 2. Bureau of Transportation Engineering and Development Review
- F. Correspondence: None
- G. Other:
 1. Original LU Application
 2. Site History Research



ZONING



Site



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

| | |
|-------------|-------------------|
| File No. | LU 10-114912 DZ |
| 1/4 Section | 3129 |
| Scale | 1 inch = 200 feet |
| State_Id | 1S1E03BC 3100 |
| Exhibit | B (Mar 01,2010) |

SECURITY SIGNS
Quality Since 1925
2424 SE Holgate Boulevard
Portland, Oregon 97202
503-232-4172 fax: 503-230-1861
www.securitysigns.com
OR CC# 12289 WA SC# 0510007

WASA
WASHINGTON STATE ARCHITECTURAL SOCIETY

ARCHITECTURAL COUNCIL

PROJECT MANAGER
Joseph Platt
DESIGNER
J. Ford

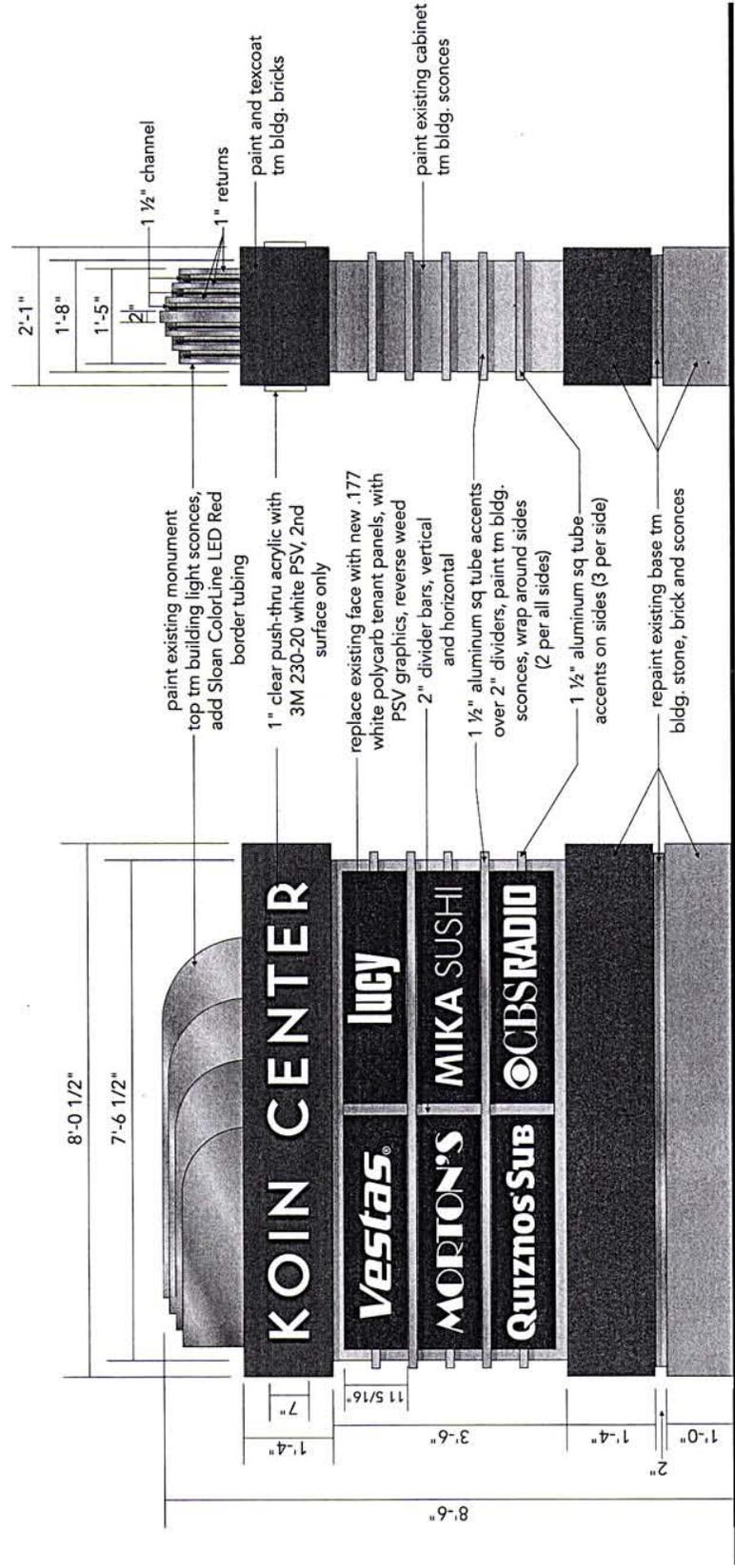
PROJECT NAME
KOIN CENTER
216 SW Clay Street
Portland, Oregon

PAGE DESCRIPTION
Monument Refurbish
Description

- REVISIONS**
- ◆ Change tenant panels 04.01
 - ◆ Redesign 02.11.10
 - ◆ Add sq tube and LED border accents 03.01.10
 - ◆ Change LED border accent color 03.10.10
 - ◆ 03.12.10 / ar 1/2" push thru changed to 1"

APPROVALS
Client Signature
Landlord Signature

DATE: 01/06/09
PAGE #: 2 of 5
DRAWING #:
09-JF125r5



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

Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date *March 19, 2010*
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements apply.

LU 10-114912 D2
Elevations

LU 10-114912 D2
EXHIBIT C.2



PROJECT MANAGER
Joseph Platt
DESIGNER
J. Ford

PROJECT NAME
KOIN CENTER
216 SW Clay Street
Portland, Oregon

PAGE DESCRIPTION
Site Plan

- REVISIONS
- ◆ Change tenant panels 04.01
 - ◆ Redesign 02.11.10
 - ◆ NC 03.01.10
 - ◆ NC 03.10.10
 - ◆ NA

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APPROVALS
Client Signature
Landlord Signature

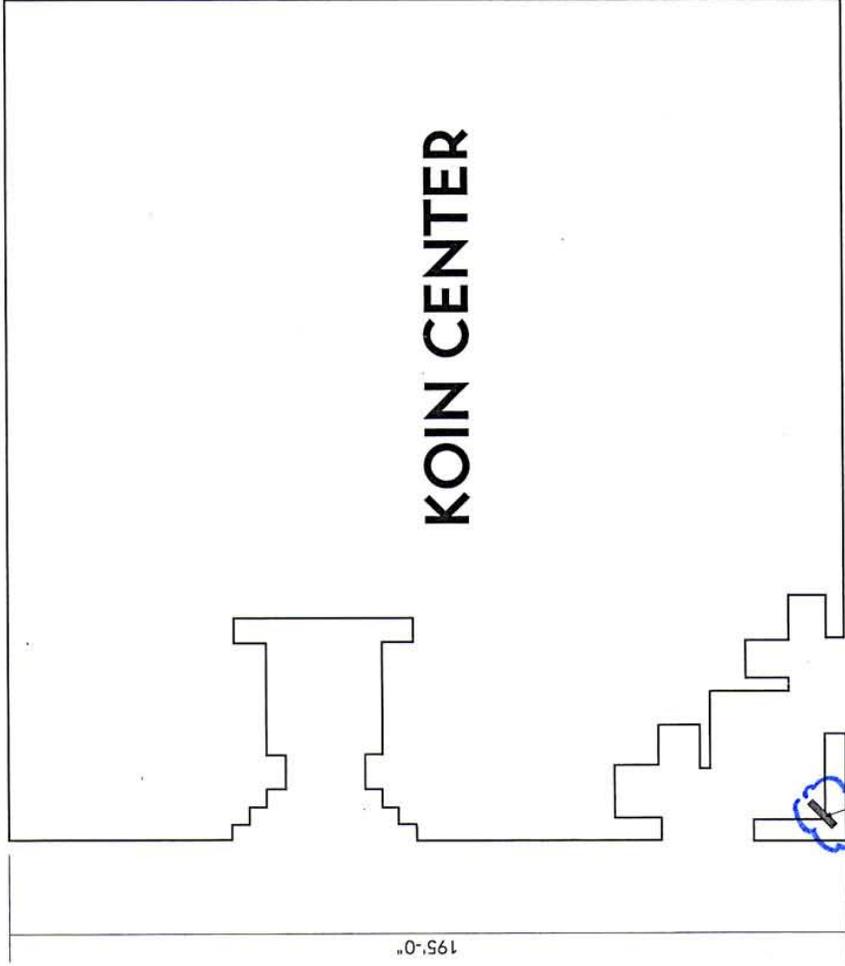
DATE: 01/06/09

PAGE #: 5 of 5

DRAWING #:
09-JF125r5

SW COLUMBIA ST

SW 2nd Ave



195'-0"

200'-0"

2-x8' MONUMENT SIGN FOOTPRINT

SW CLAY ST

area of work

Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date *March 29, 2010*
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

SW 3rd Ave

*LU10-114912 DZ
EXHIBIT C-5*