



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: December 23, 2011
To: Interested Person
From: Kara Fioravanti, Land Use Services
503-823-5892 / Kara.Fioravanti@portlandoregon.gov

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 11-193756 HDZM

GENERAL INFORMATION

Applicant: Public Service Building LLC
920 SW 6th Avenue, Suite 223 / Portland, OR 97204

Chris Kopca, Downtown Developers
920 SW 6th Avenue, Suite 223 / Portland, OR 97204

Representative: Aron Faegre, Aron Faegre & Assoc
520 SW Yamhill Street / Portland, OR 97214

Site Address: 920 SW 6TH AVENUE
Legal Description: BLOCK 170 LOT 5-8 HISTORIC PROPERTY 15 YR 1998 POTENTIAL ADDITIONAL TAX, PORTLAND
Tax Account No.: R667717460 **State ID No.:** 1S1E03BB 01000 **Quarter Section:** 3129

Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Plan District: Central City - Downtown
Other Designations: Historic Landmark
Zoning: CXd, Central Commercial with design overlay
Case Type: HDZM, Historic Design Review with Modification
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal: The applicant seeks Historic Design Review approval to remove the ground level storefront at the SW corner of the Historic Landmark and replace with new.

Modification Request: The applicant seeks approval to install a 36.25 SF projecting sign at the SW corner of the building. Title 32, The Sign Code, limits projecting signs to a maximum of 30SF.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are: 33.846.060 G. 1-10, Central City Fundamental Design Guidelines, 33.846.070 Modification Criteria.

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. This application was submitted on November 15, 2011 and determined to be complete on November 23, 2011.

ANALYSIS

Building summary: The Public Service Building is a 16-story steel frame building designed by A. E. Doyle and completed in 1928. At that time it was Portland's tallest building, and it remained so until 1958. The building may be categorized as "Late 19th and early 20th century American Movement – Skyscraper." A public entry on the middle of the west façade is flanked by two major ground floor tenant spaces. To the north is U.S. Bank. To the south until recently was a Nike retail store. The Nike store area was renovated in 1990, and involved a major redesign of the window openings, in an eclectic design style that utilized Nike images and trademark symbols. The building was placed on the National Historic Register in 1996. The intent of this application is to bring the south/southwest ground floor and mezzanine façades substantially back to their original composition.

Description from the National Register Application: Two poignant sections from the application provide excellent descriptions of the look of this carefully designed "sky-scraper": "The central mass has a two-story veneer of terra cotta on a granite base. The terra cotta is rusticated and has a gray granite-like glaze. The ground floor level is arcaded with five matching round arched openings with rusticated terra cotta voissours. The center opening serves as the building's entry. Beginning on the second floor, flat pilasters divide the façade into twelve bays wide, each approximately 9 feet. Each bay consists of a single casement window metal frame with single glaze. Windows at the base are cast iron painted a weathered bronze, above they are painted steel frame. On the second floor, the sills are terra cotta, above they are brick. A terra cotta belt course of enlarged and flattened wave scroll runs above the base, separating the second and third floors. A dentil band separates the mass from the attic." (NRHP Registration Form, Section 7 Page 4, September 12, 1996).

"The Public Service Building is significant under National Register Criterion C because it represents the culminating statement in A. E. Doyle's mastery of long standing in tall building composition. Not only did the Public Service Building push beyond local standards in vertical scope, it struck a balance between harmonious, formal design based on Classicism and the modern emphasis on geometric form." (NRHP Registration Form, Section 8 Page 2, September 12, 1996)."

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 "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its 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 that prior land use reviews include the following:

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **November 28, 2011**. The following Bureaus have responded with no issues or concerns: **Site Development, Environmental Services, and Urban Forestry.**

Fire Bureau: The applicant is required to obtain a separate building permit for the proposed work. The Fire Bureau will review the commercial building permit and will provide any applicable Fire Code requirements through that process.

Water Bureau: The Water Bureau has no objections to the requested Historic Design Review and the modifications to existing zoning code regulations regarding the sizing of signs, for the property located at 920 SW 6th Ave.

There are several existing services which provide water to this location and they are as follows:
1" metered service – Serial #98044719, Account #2996342100
2" metered service – Serial #98240115, Account #2995714300
2" metered service – Serial #98240116, Account #2995714300
6" metered fire service – Serial #3502795, Account #2995714400

The above listed water services are provided water from the existing 16" CI water main in SW Salmon St. The estimated static water pressure range for this location is 56 psi to 70 psi at the existing service elevation of 67 ft.

Life Safety: A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances.

State Historic Preservation Office: Delete applied mullions in 4th opening from the south on the SW 6th Avenue façade, and the decorative detail at top of proposed marquee over entrance. Specifics on exterior corner signage to be submitted for review prior to installation. Please provide color photos upon completion of project(s).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 28, 2011. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Design Review

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

Historic Design Review Approval Criteria

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

Findings: The site is a designated Historic Landmark. Therefore the proposal requires historic design review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria 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.

A3: RESPECT THE PORTLAND BLOCK STRUCTURES

Findings: The existing historic structure occupies the full half block footprint. This configuration will remain unchanged as part of this project. The replacement of the altered window bays with historically compatible designs will visually reinforce the existing bay structure of the whole building along the 200-foot and two 100-foot block frontages.

A4: USE UNIFYING ELEMENTS

Findings: Retention of the existing building assures historical consistency with the surrounding district. The connection to historic fabric will be strengthened by the replacement of the intentional disruption of the historic ground level façade with a new historically informed storefront that is consistent with the scale and proportion of historic fabric remaining above and the surrounding district. This guideline is met.

A5: ENHANCE, EMBELLISH, AND IDENTIFY AREAS

Findings: The proposed material selections are intended to be historically compatible with the existing building, thus reinforcing the historic identity of the district, while providing for individual identity amongst the district's buildings. This guideline is met.

A6: REUSE/REHABILITATE/RESTORE BUILDINGS

Findings: The existing historic structure will be re-used, rehabilitated and restored. As part of the restoration, the recently changed “Nike” façade elements will be removed, and replaced with historically compatible materials. This guideline is met.

A7: ESTABLISH AND MAINTAIN A SENSE OF URBAN ENCLOSURE

Findings: The urban enclosure will be articulated through the replacement of the existing façade with a historically sensitive, finely scaled storefront approach. These elements will result in the building being coherent as a whole, and will strengthen the existing urban edge, and articulate the building as a whole where it meets the sidewalk. This guideline is met.

A8: CONTRIBUTE TO A VIBRANT STREETScape

Findings: The proposed renovation will put back into service a large retail space, with entrance directly on SW 6th Avenue, Portland’s major northbound downtown street. Once the new façade is in place, the building interior will be renovated to add back the full mezzanine, resulting in the addition of approximately 9,000 sf of tenant space to the building. This will result in increased activity and liveliness at the pedestrian streetscape level. A corner sign is proposed as part of the work to promote needs of a major tenant for which pedestrian identity is needed. This guideline is met.

B1: REINFORCE AND ENHANCE THE PEDESTRIAN SYSTEM

Findings: The renovation of the façade is intended to facilitate the attraction of a major new ground floor tenant which will add active uses to the pedestrian realm. This guideline is met.

B2: PROTECT THE PEDESTRIAN

Findings: No mechanical grills are proposed as part of the work, so no protections for pedestrians are required. This guideline is met.

B4: PROVIDE STOPPING AND VIEWING PLACES

B6: DEVELOP WEATHER PROTECTION

Findings: A new recessed entry will be provided at the façade. The recess allows pedestrians to pause out of the weather and view the activities inside. These guidelines are met.

B7: INTEGRATE BARRIER FREE DESIGN

Findings: The brick pavers are proposed to be adjusted outside of the entrance to ensure grades fully comply with barrier free design. This guideline is met.

C1: ENHANCE VIEW OPPORTUNITIES

Findings: The existing building massing will remain unchanged in the proposed design. Where prior renovation had blocked some of the windows into the tenant space, the proposed design puts the windows back in. This increased glazing area will provide ample opportunity for views into and out of the ground floor spaces. This guideline is met.

C2: PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT

C5: DESIGN FOR COHERENCY

Findings: The existing structure has been in service for over 82 years, and all of this project’s alterations have been designed to extend that life well into the future. The proposed design will

utilize durable materials that have a long track record of urban installations and compatibility with historic structures. These guidelines are met.

C3: RESPECT ARCHITECTURAL INTEGRITY

Findings: The intent of the proposed design is to replace the current ground floor storefront with a new façade that is historically sensitive and appropriate for the building. The current ground level façade lacks the regularity of design as the rest of the structure. Ground level materials currently clash badly with the historic fabric. The proposed renovation seeks to recreate a façade that matches what would have historically been present, while maintaining its principal pedestrian entry on 6th Avenue. This guideline is met.

C4: COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS

Findings: The proposed design will re-establish the historic ground and mezzanine level design patterns found on the rest of the building. It returns the building to its historic configuration. It will become a prime example of the “Doyle architecture” of the 1920’s that is common throughout the downtown core. This guideline is met.

C7: DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS

Findings: The reconfiguration of the corner retail space entry will increase pedestrian activity at the corner of SW 6th and Salmon. This guideline is met.

C8: DIFFERENTIATE THE SIDEWALK LEVEL OF BUILDINGS

Findings: The proposed design restores the historic simple façade organization of the building, with masonry base, and terra cotta and glazing above. This guideline is met.

C9: DEVELOP FLEXIBLE SIDEWALK LEVEL SPACES

Findings: The ground level retail space will open directly off the sidewalk. This guideline is met.

C12: INTEGRATE EXTERIOR LIGHTING

Findings: New down lights will be included in the recessed entry. No new exterior building lighting is proposed as part of this project. This guideline is met.

C13: INTEGRATE SIGNS

Findings: A corner sign is proposed for a ground level tenant. The lighting conduits will be established through the wall so as not to be exposed along the surface of the building exterior wall. The attachments will be sensitively done, by removal of the original terra cotta and replacement with a fabricated matching piece that accommodates the sign attachment structure. This guideline is met.

1: HISTORIC CHARACTER

3: HISTORIC CHANGES

7: DIFFERENTIATE NEW FROM OLD

8: ARCHITECTURAL COMPATIBILITY

10: HIERARCHY OF COMPATIBILITY

Findings: The historic character of the building will be retained. The area of proposed work is the ground floor at the south of 6th Avenue and of Salmon Street. Work is limited to the existing storefronts and entries. The design proposes to remove treatments installed in 1990. These existing treatments attempted to create a “new” and additional architectural identity. These designs are incompatible with the building’s design and undermine the building’s hierarchy. Materials are modern and the design is without regard for the historic design.

This proposal replaces these incompatible treatments with compatible. The new design for windows, entry and sign are drawn from the vocabulary of both the original design and the existing historic fabric. The proposed work largely replicates the window treatments found elsewhere on the ground floor; the entry balances historic design with modern code requirements such as ADA access; and the proposed sign is located and scaled appropriately for the size of the building. While these changes are evocative of the original design, they are subtly yet distinctly distinguished from the historic. These designs also re-establish and reinforce the historic hierarchy of the building’s ground floor, retaining the central entry as the dominant entry while the area of work remains secondary. These guidelines are met.

2: RECORD OF ITS TIME

Findings: The proposed storefront design is based on the composition and proportion of the historic façade. The window profiles will consist of steel structural members (as are the historic windows). The textured elements will be either of cast iron or molded epoxy material. The closest available matching granite from today’s marketplace will be used for the base. This guideline is met.

4: HISTORIC FEATURES

Findings: The existing terra cotta façade will remain intact and unchanged. The new restored façade will repeat this historic configuration using materials available in today’s construction industry. This guideline is met.

5: HISTORIC MATERIALS

Findings: The remaining historic materials will not be subject to any harsh or abrasive cleaning methods. This guideline is met.

6: ARCHEOLOGICAL RESOURCES

Findings: The land is 100% disturbed and there are no plans for excavation so this item is not germane. None-the-less the contractor selected to undertake the project will be made aware of the historic nature of the project, and will be instructed to notify the Owner and Architect in the event of inadvertent discovery. This guideline is met.

9: PRESERVE THE FORM AND INTEGRITY OF HISTORIC RESOURCES

Findings: The proposed façade is located in an area of the building that has been renovated many times throughout the buildings history, and will not impact remaining historic fabric. This guideline is met.

Modification Review

Section 33.846.070 Modifications Considered During Historic Design Review

The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

A. Better meets historic design review approval criteria. The resulting development will better meet the approval criteria for historic design review than would a design that meets the standard being modified; and

B. Purpose of the standard.

1. The resulting development will meet the purpose of the standard being modified; or
2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification: The applicant seeks approval to install a 36.25 SF projecting sign at the SW corner of the building. Title 32, The Sign Code, limits projecting signs to a maximum of 30SF.

Purpose Statement:

These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs and awnings have the following specific objectives:

- A. *To ensure that signs and awnings are designed, constructed, installed and maintained according to minimum standards to safeguard life, health, property and public welfare;*
- B. *To allow and promote positive conditions for sign communication while at the same time avoiding nuisances to nearby properties;*
- C. *To reflect and support the desired character and development patterns of the various zones, overlay zones, and plan districts and promote an attractive environment;*
- D. *To allow for adequate and effective signs in commercial and industrial zones while preventing signs from dominating the appearance of the area; and*
- E. *To ensure that the constitutionally guaranteed right of free speech is protected.*

The regulations allow for a variety of sign types and sizes for a site. The provisions do not ensure or provide for every property or business owner's desired level of visibility for the signs. The sign standards are intended to allow signs to have adequate visibility from streets and rights-of-way that about a site, but not necessarily to streets and rights-of-way farther away.

Findings: The proposed blade sign is well detailed with quality materials and interesting/compatible forms to add to the quality signs in and vibrancy of downtown's retail core (consistent with purpose statements A and C). Its illumination is limited to only the copy of the sign face (consistent with purposed statement B and historic approval criteria). And, it is proportioned appropriately for a sign that is high on a tall building and below a band of building ornamentation, with ample room above the public realm (consistent with purpose statement D). The sign is designed to reflect the soft curves of the ground level masonry material, it has relief for small-scale detail, and its attachment is clean with the supports plates below the building skin – these are all reasons why this sign better meets design guidelines C2, C3 and C13. The approval criteria are met.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The approval criteria are met.

ADMINISTRATIVE DECISION

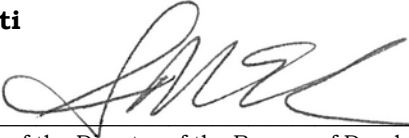
Approval of **Historic Design Review** to remove the ground level storefront at the SW corner of the Historic Landmark and replace with new.

Approval of a **Modification Request** to allow a 36.25 SF projecting sign in the right-of-way.

Approvals per the approved site plans, Exhibits C-1 through C-12, signed and dated December 21, 2011, 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.12. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-193756 HDZM. No field changes allowed."

Staff Planner: Kara Fioravanti

Decision rendered by:  **on December 21, 2011**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 23, 2011

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 November 15, 2011, and was determined to be complete on **November 23, 2011**.

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 November 15, 2011.

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: March 23, 2011**.

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 January 6, 2012** 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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 on or after **January 9, 2012 – (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.

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:

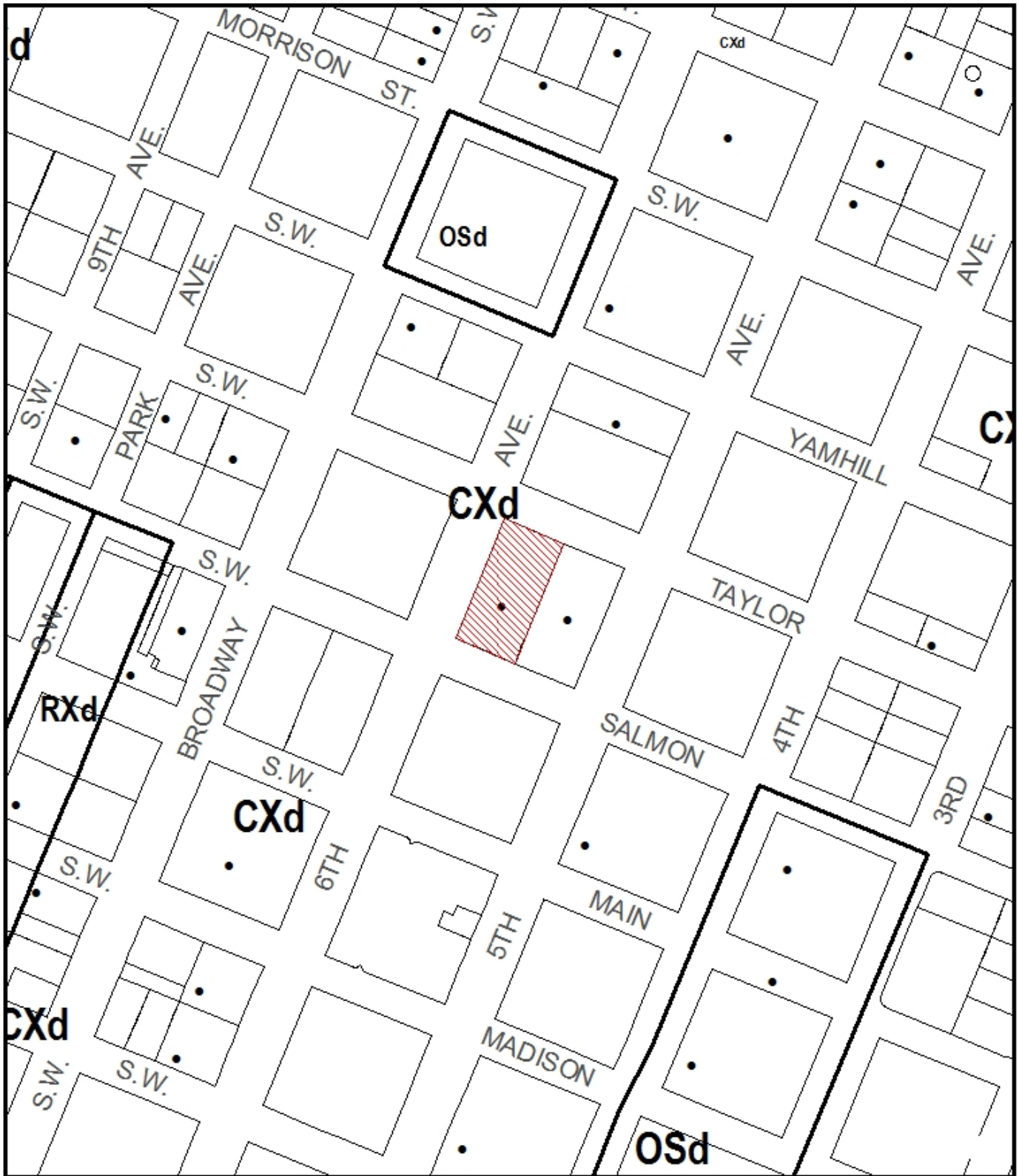
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED


- A. Applicant's Submittals
 - 1. Original narrative
 - 2. Existing elevations
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Proposed elevations (attached)
 - 2. Enlarged elevation, partial floor plan
 - 3. Enlarged elevation, reflected ceiling plan
 - 4. Wall sections
 - 5. Structural elevation
 - 6. Details
 - 7. Details
 - 8. Details
 - 9. Details
 - 10. Details
 - 11. Sign information
 - 12. Sign attachment details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Water Bureau
 - 3. Site Development Review Section of BDS
 - 4. State Historic Preservation Office
- F. Correspondence:
 - none received*
- 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. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

 Site

 Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

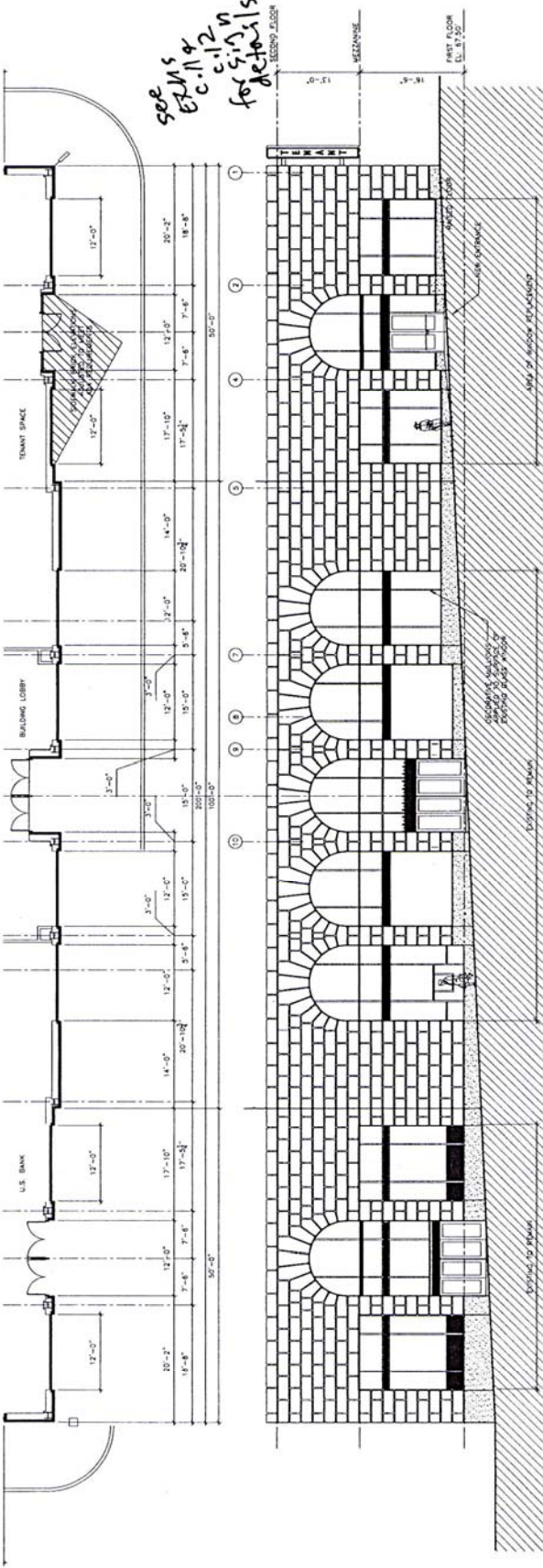
File No.	LU 11-193756 HDZ
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BB 1000
Exhibit	B (Nov 18, 2011)

ARON FAEGRE ARCHITECT
 520 SW YAMHILL ST. ROOFGARDEN 1, PORTLAND OREGON 97204
 503-222-2546 FAEGRE@FAEGREARCHITECT.COM
 ARCHITECTURAL CASTINGS INC., PO BOX 12229, PORTLAND, OR 97212

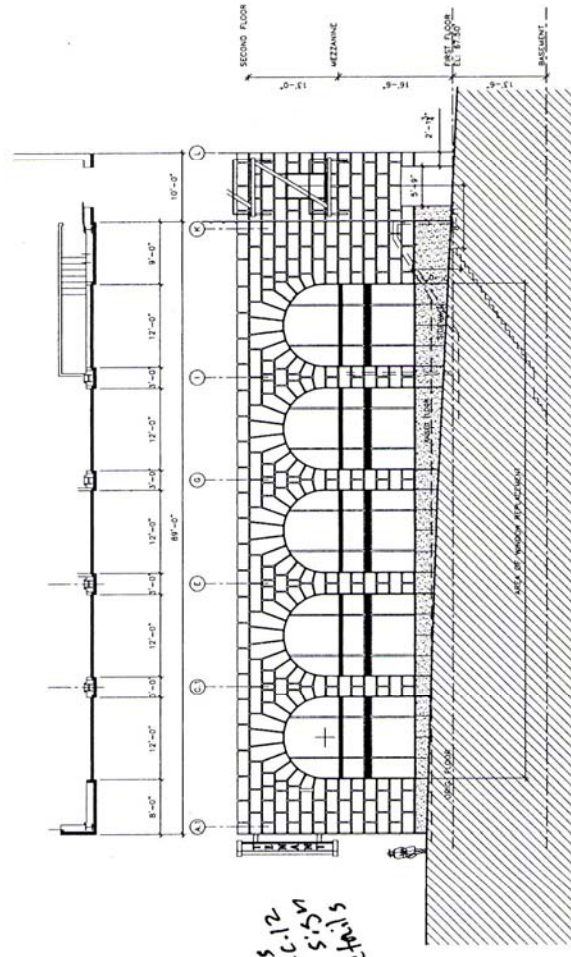
PUBLIC SERVICE BUILDING LLC
 920 SW 6TH AVE. SUITE 223
 PORTLAND, OREGON 97204

DRAWN BY: AFTH
 CHECKED BY: AFTH
 DATE: OCTOBER 11, 2011
 REVISION: 1 - NOVEMBER 2, 2011

A3



1. SOUTHWEST SIXTH AVENUE ELEVATION (PROPOSED)
 1/8\"/>



3. SOUTHWEST SALMON STREET ELEVATION (PROPOSED)
 1/8\"/>

Approved
 City of Portland
 Bureau of Development Services
 Permit # 12.211
 Planner [Signature]
 Date 12.2.11
 * Approval for Environmental Review only
 Not a building permit.
 Additional zoning requirements may apply.

11-192750 HDZ EXH C1