



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 26, 2013
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

NOTICE OF A TYPE Ix 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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 13-184821 HRM

GENERAL INFORMATION

Applicant: Mark Wolfe / American Property Management
2510 NE Multnomah / Portland OR 97232

Owner: Weston Investment Co. LLC
2154 NE Broadway #200 / Portland, OR 97232-1590

Site Address: 1221 SW YAMHILL ST

Legal Description: BLOCK S1/2H LOT 1-8, PORTLAND; BLOCK S1/2H LOT 1-8 NON-HISTORIC SEE R246865 FOR HISTORIC, PORTLAND

Tax Account No.: R667736640, R667736641

State ID No.: 1N1E33DD 06200, 1N1E33DD 06200A1

Quarter Section: 3028

Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.

Business District: Goose Hollow Business Assoc, Angela Crawford at 503-223-6376.

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

Plan District: Central City - West End

Zoning: RXd

Case Type: Historic Resource Review with Modifications – HRM

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant has installed ten rooftop mechanical units on the roof of a seven-story building (three levels of parking and four levels of office space) to service the top floor of the building. The building is a non-contributing addition to the Terminal Sales Building, which is on the National Register of Historic Places. As the work has taken place on a building addition that is physically connected to a Historic Landmark, the proposal for the addition of mechanical equipment to a rooftop must go through a Historic Resource Review (Zoning Code section 33.846.060).

One **Modification** is requested as part of this Historic Resource Review:

Per 33.120.250.C of Portland's Zoning Code, mechanical equipment installed on a roof must be screened either by a parapet, screening, or a setback of 3 feet for each foot of height of the equipment, if the equipment is within 50 feet of an R (residential) zone. The units as installed are 47" tall. Because the setback of five of the ten units is less than the required twelve feet, a Modification is required.

Relevant Approval Criteria:

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

- *Central City Fundamental Design Guidelines*
- 33.846.060.G. *Other Approval Criteria*
- 33.846.070. *Approval Criteria for Modifications Considered During Historic Resource Review*

ANALYSIS

Site and Vicinity: The site is a full-block site bound by SW Yamhill, Morrison, 12th and 13th. The downtown light rail alignment runs along SW Yamhill and Morrison, which are both classified as Major Transit Priority Streets and Pedestrian Streets. SW 12th is a city-designated Walkway and 13th is a city-designated Bikeway. The site is within the Downtown Pedestrian District.

The site is a Historic Landmark pursuant to listing in the National Register of Historic Places as the Terminal Sales Building, on October 17, 1991. The landmark is a tall concrete structure built in 1926 by the architectural offices of A.E. Doyle. The building on which the mechanical equipment has been installed is considered a noncontributing addition to the Landmark.

Immediately to the west of the building is I-405. Some lower commercial, residential and office buildings surround the subject site in the other directions, as well as a church and surface parking lots. This is a densely developed part of the city, as the zone would suggest.

Zoning: The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

The Design [d] overlay zone designation 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.

The Historic Resource Overlay Zone applies to all Historic Landmarks and other areas and sites with designated historic resources. It 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:

- DZ 13-73 approved, with conditions, a surface parking lot.

- DZ 107-84 approved a boiler.
- DZ 145-85 approved signage.
- DZ 71-88 approved signage.
- DZ 108-88 approved an ATM.
- LUR 91-00684 DZ approved, with conditions, the installation of a pedestrian gate and garage doors.
- LUR 94-00234 DZ approved, with conditions, a new parking entrance on SW 12th and a new wall on SW Yamhill.
- LUR 96-00476 DZ approved new awnings at two bays on the north side of the Terminal Sales Building.
- LUR 01-00024 HDZ was a design review request for antennas. The case was voided on 8-15-01.
- LUR 01-00120 HDZ approved a non-illuminated fabric awning on the east elevation of the Terminal Sales Building.
- LUR 02-104176 HDZ approved installation of radio frequency transmission facility on existing office building: six antennas and two equipment cabinets.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **August 19, 2013**. The BDS Life Safety (Building Code) Plan Review Section responded with no concerns; reminders for Building and Mechanical Permits were included.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 19, 2013**. 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 Resource Review

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

Historic Resource Review Approval Criteria

Requests for Historic Resource 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 includes a designated Historic Landmark and has design overlay zoning (d). Therefore, the proposal requires Historic Resource Review approval and criteria in 33.846.060 G. 1-10 apply. Because the site is located generally within the Central City Plan District, the applicable design guidelines are the Central City Plan Fundamental Design Guidelines.

1. 33.846.060.G Other Approval Criteria

Approval criteria based on the Standards of the Secretary of the Interior:

1. Historic character.

The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: No removal of historic materials is proposed. The alteration, installation of low-profile mechanical units on the rooftop, will not be readily visible from the ground and are installed on the noncontributing portion of the building. Thus, they have no impact on the historic character of the landmark building. *With the condition of approval that the mechanical units be painted to match the rooftop, this criterion is met.*

2. Record of its time.

The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

Findings: The proposed changes are utilitarian in nature and installed on the noncontributing addition to the Landmark. They will not create a false sense of history because they will be distinguishable as modern alterations. *This criterion is therefore met*

3. Historic changes.

Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The proposal will not affect any historic alterations that have achieved significance in their own right. *This criterion is therefore not applicable.*

4. Historic features.

Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

Findings: No replacement of deteriorated or missing features is proposed. *This criterion is therefore not relevant.*

5. Historic materials.

Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: No chemical or physical treatments are proposed. *This criterion is therefore not relevant.*

6. Archaeological resources.

Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

Findings: No ground-disturbing activity is proposed. *This criterion is therefore not relevant.*

7. Differentiate new from old.

New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

Findings: The proposed installation of rooftop mechanical equipment will not affect any significant historic materials since they are installed on the noncontributing portion of the Historic Landmark. *This criterion is therefore met.*

8. Architectural compatibility.

New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

10. Hierarchy of compatibility.

Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a

Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The ten proposed mechanical units are a relatively minor addition to the rooftop and thus achieve compatibility. On the approximately 16,000 square foot roof, the units add 272 square feet of massing, or less than 2%. The equipment will be out of view from the street level due to its low profile of 47" (as installed). The existing parapet on the building is 32 inches tall. As viewed in elevation, the units extend above the parapet about 15 inches. The units are painted to match the rooftop. The elements are also similar to those found on surrounding commercial buildings. *With the condition of approval that the mechanical units be painted to match the rooftop, this criterion is met.*

9. Preserve the form and integrity of historic resources.

New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings: No additions or adjacent new construction is proposed. *This criterion is there not relevant.*

2. 33.846.070 Modifications Considered During Historic Resource Review

33.846.070 Modifications Considered During Historic Resource Review

The approval criteria for modifications considered during Historic Resource Review are:

- A. Better meets Historic Resource Review approval criteria.** The resulting development will better meet the approval criteria for Historic Resource 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.

33.120.250 Screening

A. Purpose. The screening standards address specific unsightly features which detract from the appearance of multi-dwelling residential areas.

Modification #1: Per 33.120.250.C of Portland's Zoning Code, mechanical equipment installed on a roof must be screened either by a parapet, screening, or a setback of 3 feet for each foot of height of the equipment, if the equipment is within 50 feet of an R (residential) zone. The equipment as installed is 47" tall. Because the setback of five of the units is less than the required twelve feet, a Modification is required.

Findings for A: As evidenced in the findings under Criteria 1-10 above, the resulting development will better meet the approval criteria for Historic Resource Review. The mechanical units in question are completely out of view from the street even blocks away. Installed on the noncontributing portion of the Historic Landmark, they have no impact on the Landmark's architectural or historic integrity. *This criterion is met.*

Findings for B: The purpose of the regulation, to minimize views of unsightly features in multi-dwelling residential areas, is met because the units as installed are invisible from the surrounding residential area. While the setback for five of the units is less than regulations state, additional screening is unnecessary. The installation of the units has no impact on the pedestrian's experience of this noncontributing addition to a historic landmark. With a

condition of approval that the new mechanical units be painted to match the rooftop, the units can achieve visual integration when viewed from higher floors of adjacent buildings. *This criterion is met.*

The proposed Modification meets the approval criteria and the purpose of the standard and therefore merits approval.

3. Central City Design 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

These goals were 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.

- B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: The low profile, partial parapet screening, setbacks from both roof edges and painted exterior will ensure the rooftop units have minimal impact on the pedestrian environment. *This guideline is therefore met.*

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

Findings: The mechanical units are painted metal and designed to withstand the elements as they are exterior features. In addition, they can easily be painted to restore the finish. *This guideline is therefore met.*

- 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.

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

Findings: The building on the site where the mechanical units have been installed is itself a noncontributing addition to the Historic Landmark. Therefore, the Landmark's architectural integrity is unaffected by the installation. The mechanical units in question are not visible from the street and have no impact on the existing building's architecture or character. The condition to paint the units so that they have a matte finish and blend into the roof ensures that the installation of these units does not work against the existing context of the building. For this building, the color chosen to best do this has been determined to be Rodda Grey Matters, number 8304. *These guidelines are therefore met.*

- 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: The painting of the units will help them blend in with the roof, prevent reflections and integrate the mechanical units into the roofscape of this noncontributing addition. *This guideline is therefore met.*

- C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The low profile of the mechanical units, only fifteen inches of which will sit above the parapet, on this seven-story building will have no impact on the Central City skyline. The rooftop units are not visible from the street, nearby parking lots or from adjacent I-405. The matte paint will reduce their impact further when viewed from higher vantage points. *This guideline is therefore met.*

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The addition of rooftop mechanical equipment, well screened from general view, allows an office use on a long-vacant floor of the building which will help to support the continued preservation of the Historic Landmark. The minor character of the proposed mechanical units enables them to be compatible with the character of this noncontributing addition to the Historic Landmark. With a condition of approval that the new mechanical units be painted to match the rooftop and prevent reflection, the units can achieve visual integration. The proposal meets the applicable design guidelines and therefore warrants approval.

The historic nomination includes both the 1926 Terminal Sales Building and the more recent building addition. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not

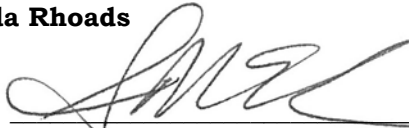
compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of ten 47"(w) x 83.3"(l) x 47"(h) mechanical units (overall 36.4" tall with 11" curb) on the rooftop of a noncontributing addition to the Terminal Sales Building, a Historic Landmark in the Central City Plan District, per the approved site plans, Exhibits C.1 through C.6, signed and dated September 23, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 13-184821 HRM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The mechanical units shall be painted in a matte finish, color Rodda Paint 8304, grey Matters, to better match the rooftop.

Staff Planner: Amanda Rhoads

Decision rendered by:  **on September 23, 2013**

By authority of the Director of the Bureau of Development Services

Decision mailed September 26, 2013

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 July 25, 2013, and was determined to be complete on August 15, 2013.

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 July 25, 2013.

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: December 13, 2013.**

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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **September 26, 2013**.

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

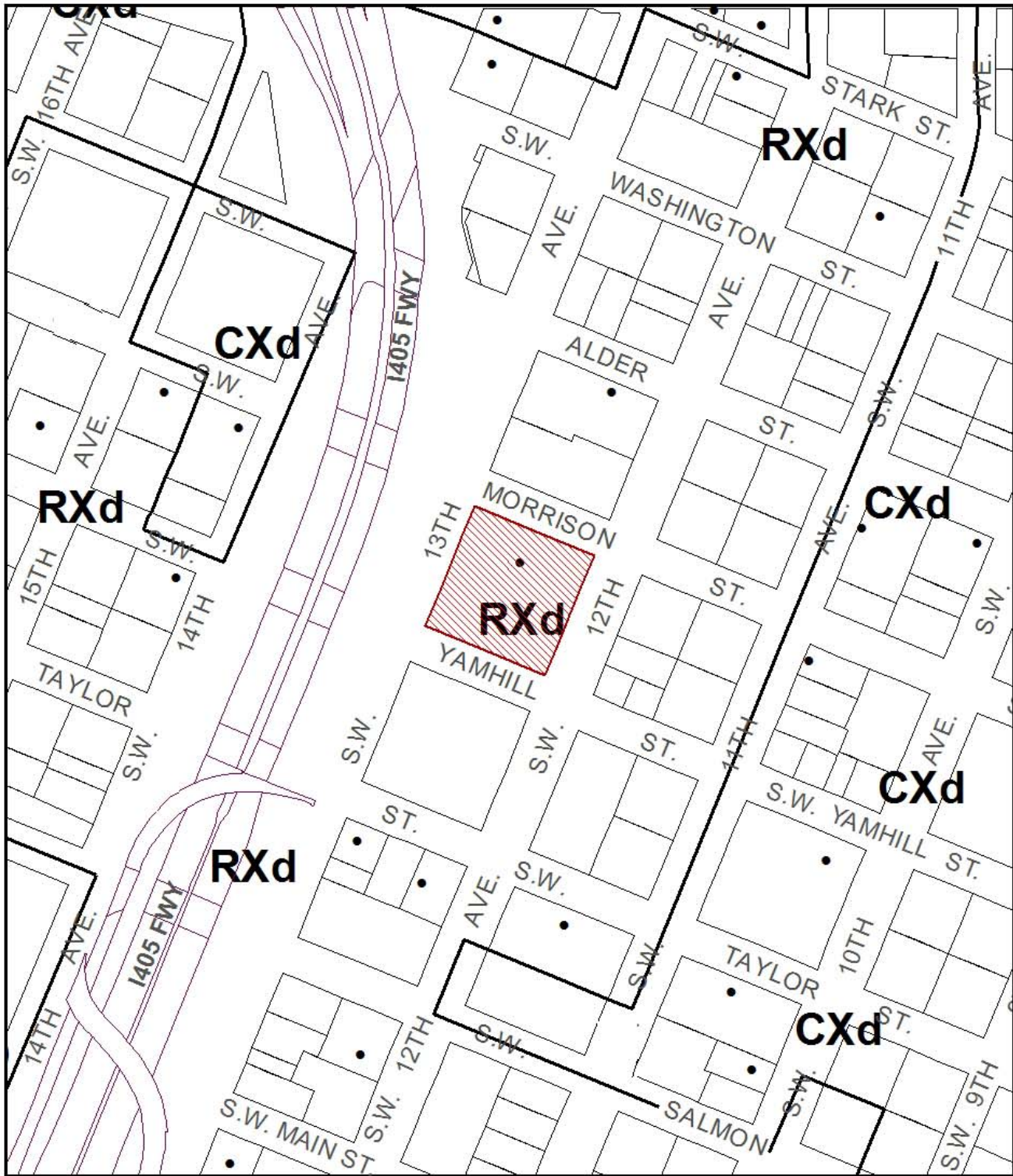
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Roof Plan (attached)
 - 3. East and West Elevations (attached)
 - 4. North and South Elevations
 - 5. HVAC Zone Map
 - 6. Mechanical Unit Specification Sheets
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. BDS Life Safety (Building Code) Plan Review Section
- F. Correspondence: none received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



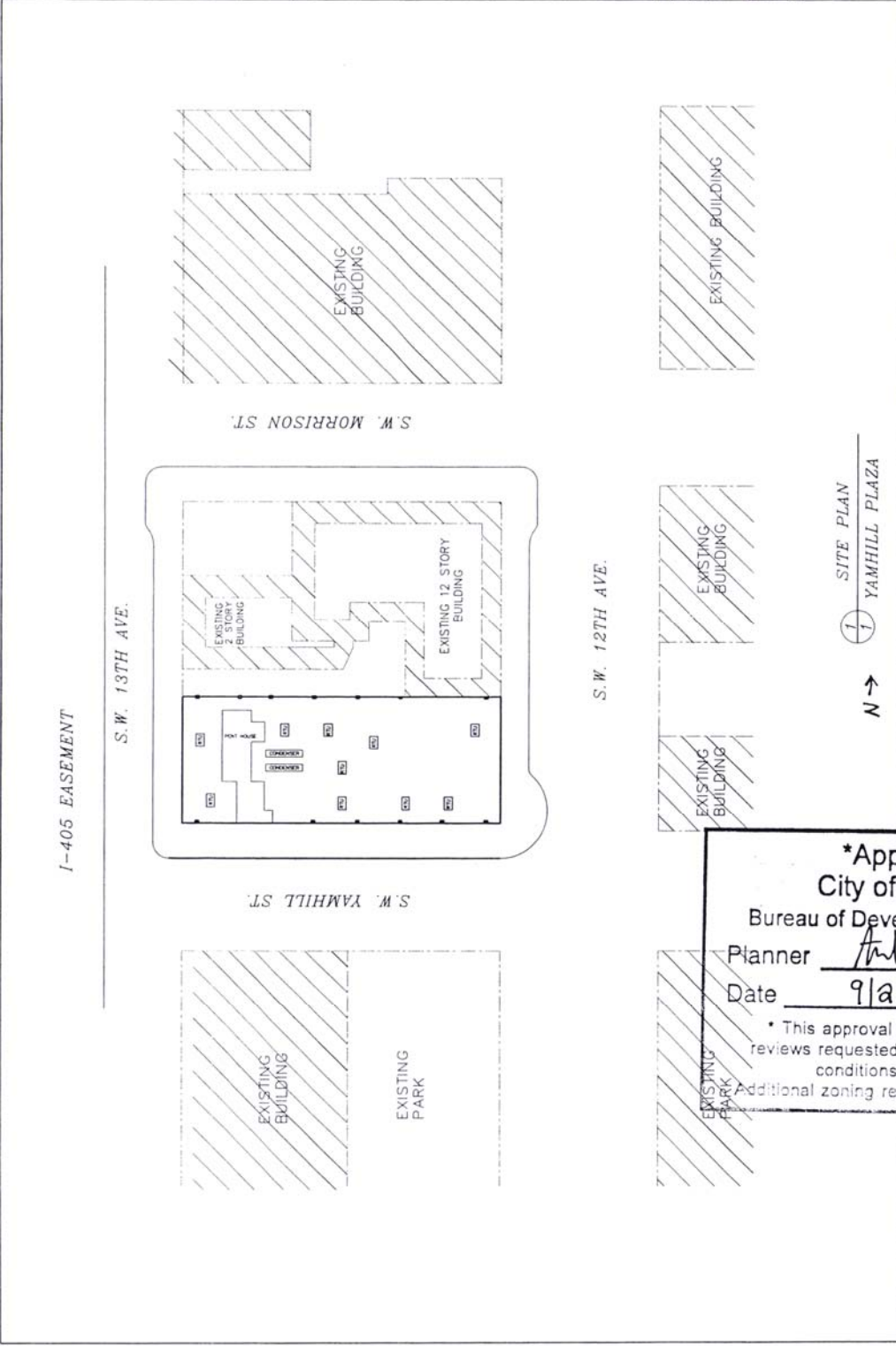
Historic Landmark



NORTH

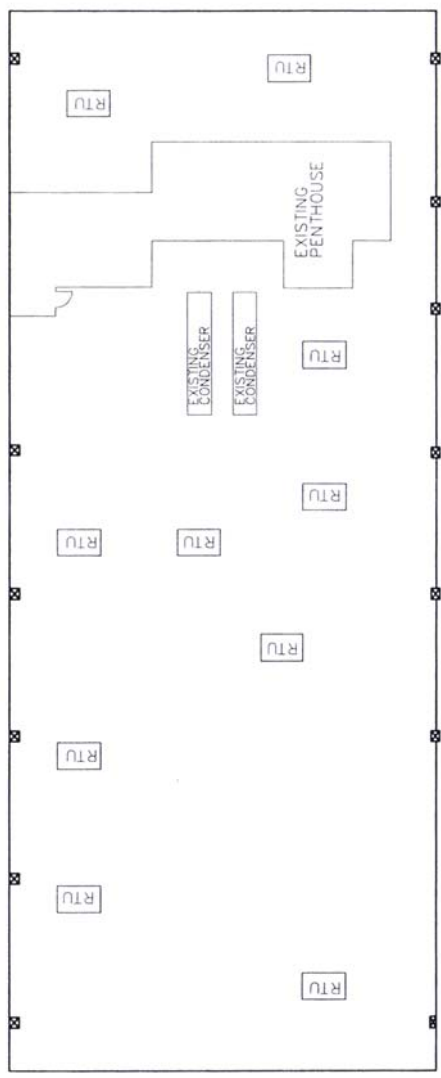
This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN - WEST END

File No.	LU 13-184821HRM
1/4 Section	3028
Scale	1 inch = 200 feet
State_Id	1N1E33DD 6200
Exhibit	B (Jul 31, 2013)



Approved
 City of Portland
 Bureau of Development Services
 Planner And M
 Date 9/23/13
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

CASE NO. Lu 13-184821 HRM
 EXHIBIT C.1



1
 ROOF PLAN
 YAMHILL PLAZA

RTU NEW RTU

Approved
 City of Portland
 Bureau of Development Services
 Planner And M
 Date 9/23/13
 * This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements apply.

CASE NO. CU 13-184821 HQ
 EXHIBIT C.2



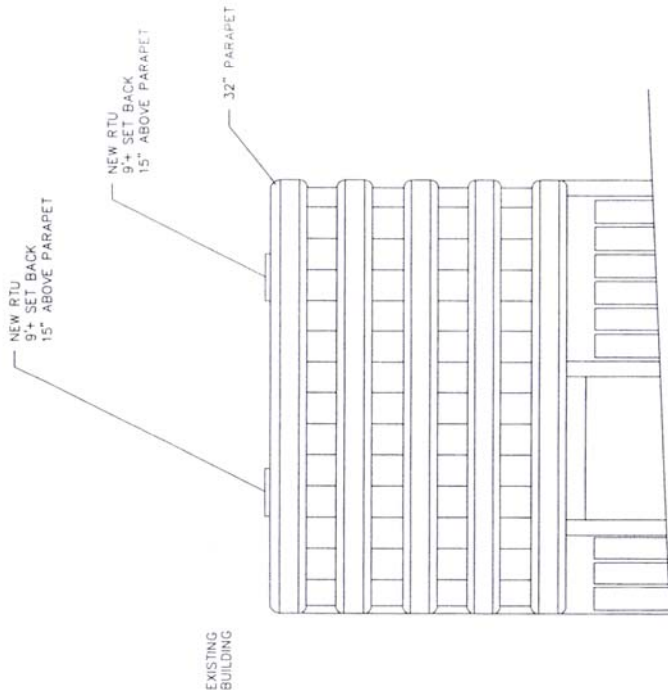
PROJECT: YAMHILL PLAZA
1221 S.W. YAMHILL ST.
PORTLAND, OREGON 97205

DRAWN BY: CLARENCE
DATE: 7-26-2013
SCALE: 1"=30'
FILE NAME: 130914.YAMHILL PLAZA EAST ELEVATION

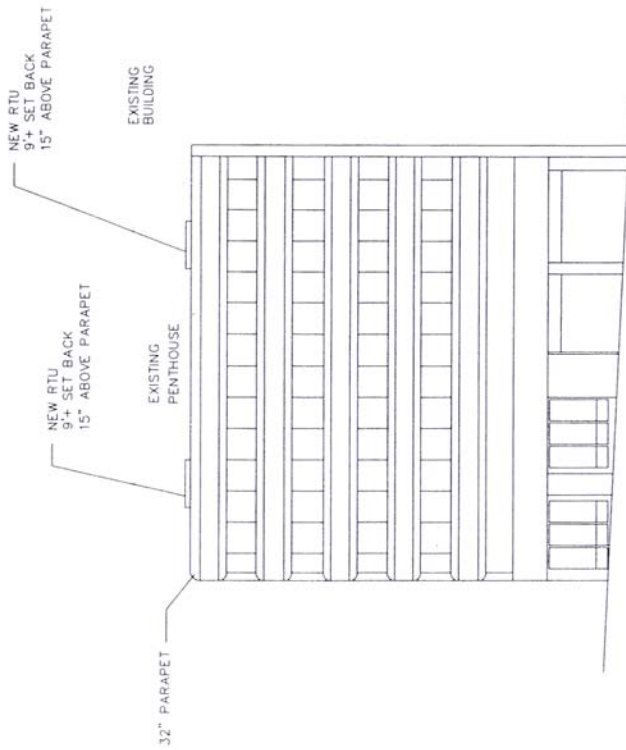
APM

SHEET

1 of 1



2
1 WEST ELEVATION
YAMHILL PLAZA



1
1 EAST ELEVATION
YAMHILL PLAZA

Approved
 City of Portland
 Bureau of Development Services
 Planner Adm RML
 Date 9/23/13

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

CASE NO. Lu 13-184821 HRM
EXHIBIT C.3