



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

FROM CONCEPT TO CONSTRUCTION

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** November 25, 2013  
**To:** Interested Person  
**From:** Kara Fioravanti, Land Use Services  
503-823-5892 / [Kara.Fioravanti@portlandoregon.gov](mailto: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 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. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 13-213218 DZ – RENOVATION OF THE CH2M HILL BUILDING ENTRY**

#### **GENERAL INFORMATION**

**Owner:** Parkside Center Associates LLC  
810 NW Marshall St #300  
Portland, OR 97209

**Applicant:** Markus Brown, GBD Architects, 503-224-9656  
1120 NW Couch Street, Suite 300  
Portland, OR 97209

**Site Address:** 2020 SW 4<sup>th</sup> Avenue

**Legal Description:** BLOCK B LOT 2 TL 1000, SOUTH AUDITORIUM ADD  
**Tax Account No.:** R777500600  
**State ID No.:** 1S1E03CC 01000 **Quarter Section:** 3229  
**Neighborhood:** Portland Downtown, contact Jennifer Geske at 503-750-9843.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Downtown, South Auditorium  
**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 for changes to the primary building entry of the multi-story CH2MHill building fronting SW 4<sup>th</sup> Avenue. The building is located within the South Auditorium Sub-District and Central City Plan District. Specifically, the proposal includes the following:

- Removal of an existing entry canopy at the west facade;
- Replacement of pavers at the west façade entrance;
- Replacement of existing entry doors and hardware at the west façade entrance;
- Construction of a new composite metal panel entry pavilion with skylight, pendant light fixture, and reclaimed Douglas Fir wood paneling (at the inside) at the west façade;
- Replacement of the curtain wall on the 2<sup>nd</sup> & 3<sup>rd</sup> floors above the entry vestibule;

- Replacement of the exterior soffit finish above the entry vestibule at the west façade entrance;
- Replacement of the existing non-illuminated sign on the west façade entrance with a new non-illuminated sign of the same size and a similar location;
- New outdoor semi-circular bench adjacent to the main entry utilizing a slat wood seat on a concrete base with a perforated metal panel back;
- New concrete partial height concrete retaining wall adjacent to the new bench.

The proposal requires design review per Section 33.420.041.F and B, for signs of any size in the South Auditorium plan district and for exterior alterations in Central City Plan District.

**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 the Central City Fundamental Design Guidelines.

## ANALYSIS

**Site and Vicinity:** The 46,750-square-foot site is located within the Downtown Subdistrict of the Central City, South Auditorium Plan District on the corner of SW 4<sup>th</sup> Avenue and SW Lincoln Street. The site is developed with a 238,629-square-foot building, which was constructed in 1982. Portland's Transportation System Plan classifies SW 4<sup>th</sup> Avenue as a Traffic Access Street, Regional Transitway/ Major Transit Priority Street, Local Service Bikeway, City Walkway, and Community Main Street. SW Lincoln Street is classified as a Local Service Bikeway. The site is within the Downtown Pedestrian District.

**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.

The design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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.

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

- **LUR 95-012874 DZ** (reference file #95-00981): Design review approval to install three unmanned, roof-mounted cellular communications arrays on the rooftop of an existing building.
- **LUR 99-016429 DZ** (reference file #99-00024): Design review approval of the installation of a total of 12, 1-foot diameter point-to-point satellite dishes on the rooftop of the Parkside Plaza Building, mounted four to a tripod, with the three tripods set back 15 feet from the edge of the roof parapet.
- **LU 06-142555 DZ:** Design review approval of a sprinkler room addition [7'-4" wide x 10-feet deep x 10'-8" tall] setback 2-inches from the existing concrete stair tower along the SW Jackson Street ROW and approval of a new bench to match existing benches on site and grasscrete pavers at the remainder of the landscaped area this location.
- **LU 07-171787 DZ:** Design review approval for an approximately 70-square-foot fascia sign measuring 2'-9½" high x 24'-11" wide sign to be mounted on the south-facing elevation of the existing building, at the top floor. The proposed sign consists of single face, illuminated channel letters.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **October 18, 2013**. The following Bureaus have responded with no issues or concerns:

- The Life-Safety Plans Examiner of BDS  
*The following comments are intended to provide the applicant with preliminary Building Codes information that could affect the Land Use Review and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on The Oregon Structural Specialty Code, The Oregon Mechanical Specialty Code, or The Oregon Residential Specialty Code.*

*A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Tuesday through Friday from 8:00 a.m. to 3:00 p.m. (closed on Mondays). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.*

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **October 18, 2013**. No written responses have been received.

## 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. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### Section 33.825.055 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 guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, 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.*

**A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development's overall design concept.

**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.

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

**Findings for A2, A4, A5 and C4:** The proposed renovation of the building's main entry facing SW 4<sup>th</sup> Avenue is well integrated with the building's architecture, and its contemporary design approach helps visually unify the building with newer buildings in the near vicinity of the South Auditorium Plan District. The use of reclaimed Douglas Fir wood paneling on the inner-side of the proposed entry pavilion suggests a larger Portland architectural theme of using wood as an exterior building material, Douglas Fir in particular as a local material, and further evokes the sustainability concept of re-use which is widespread throughout Portland. The new bench seating located adjacent to the entry reflects the prevalence of outdoor seating and park-like settings characterizing the open spaces within the South Auditorium Plan District. The low-profile details, blocky volume, and alignments with existing of the new pavilion help integrate the proposal with the identifying features of the building and the district. *These guidelines are therefore met.*

**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.

**B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

**B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

**B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.

**C6. Develop Transitions between Buildings and Public Spaces.** Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

**Findings for A8, B1, B4, B6, B7 and C6:** The proposed entry pavilion renovation enhances the building's relationship with the pedestrian environment along SW 4<sup>th</sup> Avenue by providing a slightly more emphatic architectural emphasis of the entry with a projecting pavilion form and a simplified building void on the upper two floors. In addition, the new bench seating adjacent to the entry provides stopping places where pedestrians and building users can rest and socialize. The entry pavilion provides weather protection for building users and an additional area for congregating along the building edge. The new emphasis of the SW 4<sup>th</sup> Avenue entry suggests the grand lobby of the building interior and is appropriately scaled for a building of this size. *These guidelines are therefore met.*

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

**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.

**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.

**C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

**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 A6, C2, C3, C5, C8, C12 and C13:** The new entry pavilion and associated changes proposed for the main entry of the CH2MHill Building provides an updated appearance to the entryway, while respecting the architectural integrity of the existing building. By stepping the new entry pavilion forward of the plane of the building wall, the new pavilion clearly appears as a secondary and distinct addition to the original building. Just as importantly, the new pavilion draws on the architectural details of the existing architecture by carrying the banding, detailing, and datum lines of the original cladding materials in the new pavilion cladding and massing. The proposed changes to the site, including the new pavilion, the revised building skin on the upper two floors above the pavilion, the new paving at the entry, and bench seating adjacent to the entry, provide an updated appearance that reflects newer architectural trends found in buildings to the north of the site and on the PSU campus. The entry pavilion provides a strong, welcoming pedestrian orientation to the sidewalk-level of the building. The new, generously scaled pendant light fixture suspended within the new pavilion, and the reclaimed Douglas fir siding, provide a humanistic and welcoming texture to the new entry that the original stark building design may have lacked. The proposed building materials, including new powdered coated composite metal panels, glass canopy skylight, new glass curtainwall system, granite pavers, reclaimed Douglas Fir siding, and new bench materials incorporating a wood slat seat, concrete base, and powder coated perforated metal back, are all high quality building materials that ensure their long-lasting contribution to the building. The new non-illuminated sign is an exact match in size, materiality, and general placement as the exiting entry sign, but is placed on the north side of the new pavilion, rather than on the south side of the building's existing entry canopy as it is currently. The care evident in the design and construction of the new entry is a positive contribution to the existing building and promotes its continued viability as a significant office building in the South Auditorium Plan District. *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 proposed entry pavilion and associated changes to the primary building entry facing SW 4<sup>th</sup> Avenue are well-integrated with the existing architecture and constructed of high-quality materials. The proposal provides an updated appearance to the entry and a more humanistic interface at the street-level. The new seating bench will enliven the building frontage and reflects the park-like characteristics of the South Auditorium Plan District. The proposal meets the applicable design guidelines and therefore warrants approval.

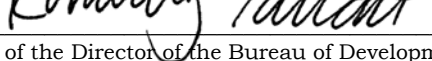
## ADMINISTRATIVE DECISION

Approval of a storefront renovation within the South Auditorium Subdistrict of the Central City Plan District. The renovation consists of:

- Removal of an existing entry canopy at the west facade;
- Replacement of pavers at the west façade entrance;
- Replacement of existing entry doors and hardware at the west façade entrance;
- Construction of a new composite metal panel entry pavilion with skylight, pendant light fixture, and reclaimed Douglas Fir wood paneling (at the inside) at the west façade;
- Replacement of the curtain wall on the 2<sup>nd</sup> & 3<sup>rd</sup> floors above the entry vestibule;
- Replacement of the exterior soffit finish above the entry vestibule at the west façade entrance;
- Replacement of the existing non-illuminated sign on the west façade entrance with a new non-illuminated sign of the same size and a similar location;
- New outdoor semi-circular bench adjacent to the main entry utilizing a slat wood seat on a concrete base with a perforated metal panel back;
- New concrete partial height concrete retaining wall adjacent to the new bench.

- 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.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-213218 DZ. No field changes allowed."

**Staff Planner: Kara Fioravanti**

Decision rendered by:  on November 21, 2013  
By authority of the Director of the Bureau of Development Services

**Decision mailed: November 25, 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 October 4, 2013, and was determined to be complete on **October 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 October 4, 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.

**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 December 9, 2013** 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](http://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 775 Summer St. NE, Suite 330, 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 **December 10, 2013**.
- 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**

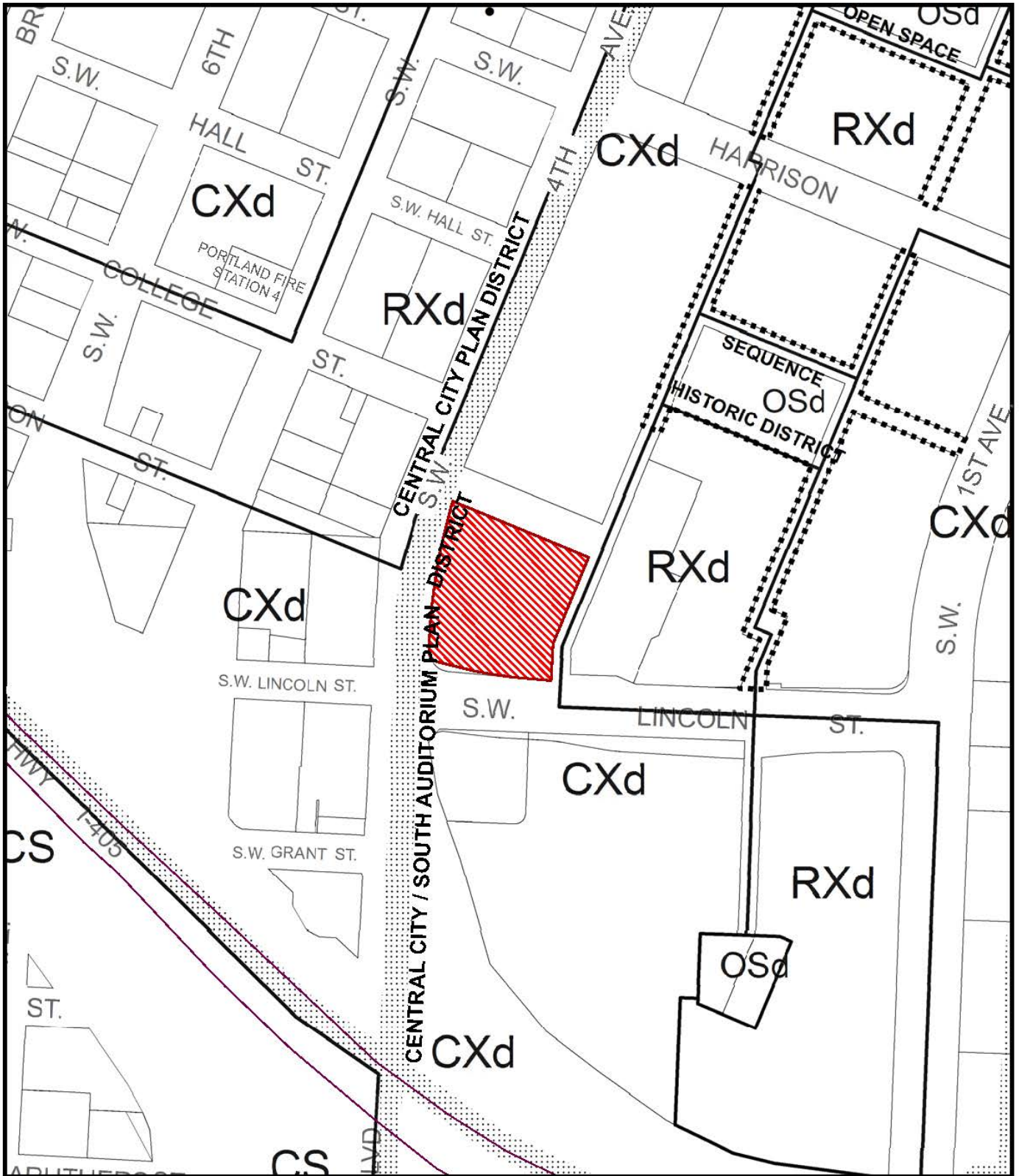
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
  - 1. Transmittal
  - 2. Narrative
  - 3. Existing Axonometric
- B. Zoning Map (attached)
- C. Plans/Drawings
  - 1. Site Plan (attached)
  - 2. 1<sup>st</sup> floor plan



3. 2<sup>nd</sup> floor plan
  4. 3<sup>rd</sup> floor reflected ceiling plan
  5. west elevation
  6. elevations and sections
  7. axonometric (attached)
  8. perspective 1
  9. perspective 2
  10. composite metal panel specifications
- D. Notification information:
1. Mailing list
  2. Mailed notice
- E. Agency Responses  
*None received*
- F. Correspondence  
*None received*
- G. Other
1. Original LU Application

**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

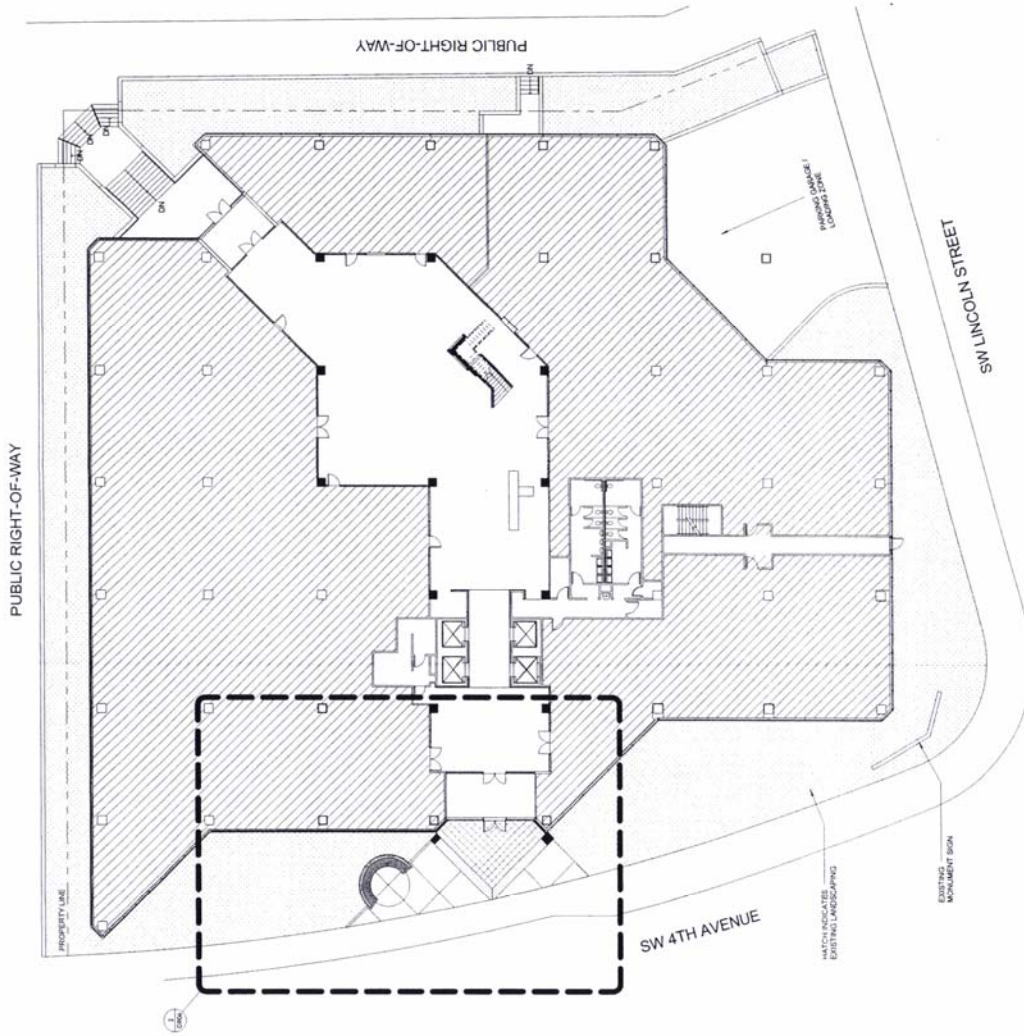


Site



This site lies within the:  
**CENTRAL CITY/SOUTH AUDITORIUM PLAN DISTRICT**

|             |                   |
|-------------|-------------------|
| File No.    | LU 13-213218 DZ   |
| 1/4 Section | 3229              |
| Scale       | 1 inch = 200 feet |
| State_Id    | 1S1E03CC 1000     |
| Exhibit     | B (Oct 09, 2013)  |



1 SITE PLAN  
DATE: 10/18/13 (ORIGIN PRINTED ON 22" x 34" SIZE PAPER)

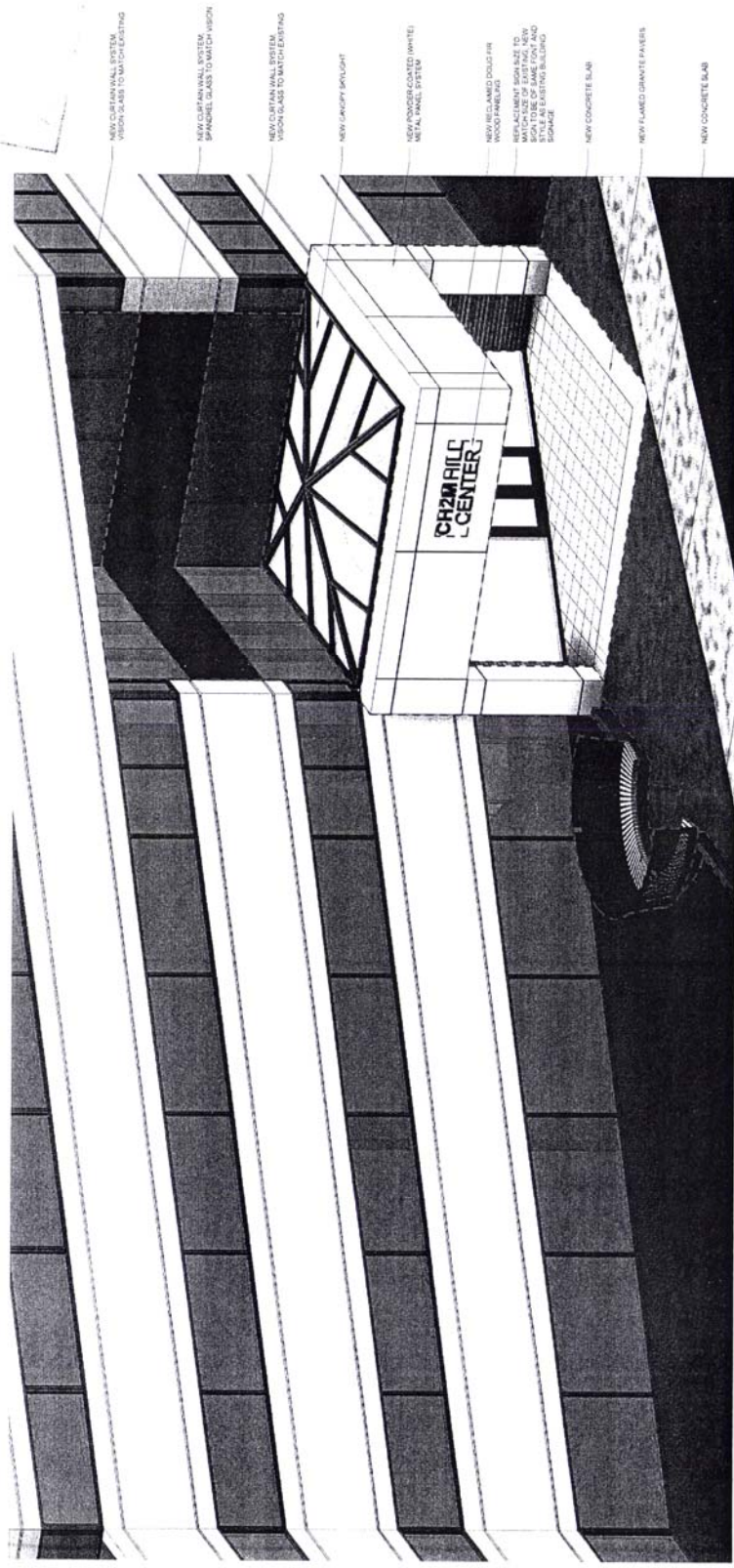
\*Approved by  
City of Portland  
Date: 10/21/13  
This drawing is for informational purposes only.  
Scale: 1/8" = 1'-0"

13.213218 cl

# SITE PLAN - NEW



11-21-13



- NEW CURTAIN WALL SYSTEM  
VISION GLASS TO MATCH EXISTING
- NEW CURTAIN WALL SYSTEM  
SPANDREL GLASS TO MATCH VISION
- NEW CURTAIN WALL SYSTEM  
SPANDREL GLASS TO MATCH EXISTING
- NEW GALLERY SPLITLIGHT
- NEW POWDER COATED (WHITE)  
METAL PANEL SYSTEM
- NEW NEW WOOD DOG FIR  
WOOD PANELING
- REPLACEMENT SIGNAGE TO  
MATCH SIZE OF EXISTING NEW  
STYLE AND EXISTING BUILDING  
SIGNAGE
- NEW CONCRETE SLAB
- NEW FLAMED GRANITE PANELS
- NEW CONCRETE SLAB
- NEW BUSH SLAT WOOD GRAT  
CONCRETE BASE POWDER  
COATED METAL BRACK  
NEW PAINTAL, NIGHT  
CONCRETE WALL

13-213218 C-7

# AXONOMETRIC - NEW