



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 25, 2015
To: Interested Person
From: Mark Walhood, City Planner
503-823-7806 / Mark.Walhood@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 14-222880 DZ

GENERAL INFORMATION

Applicant: Don Sowieja / Myhre Group Architects
620 SW 5th Ave., Suite 500 / Portland, OR 97204

Property Owner: SP Williams LLC c/o Security Properties Inc.
1201 3rd Ave., Suite 5400 / Seattle, WA 98101-3277

Site Address: 4134 N VANCOUVER AVE

Legal Description: BLOCK 26 TL 12600, ALBINA HMSTD; BLOCK 26 INC W 1/2 VAC ALLEY LOT 11, ALBINA HMSTD

Tax Account No.: R010505330, R010505450

State ID No.: 1N1E22DB 12600, 1N1E22DB 12701

Quarter Section: 2630

Neighborhood: Boise, contact Stephen Gomez at 503-819-8268.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.

District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Zoning: **EXd** (Central Employment base zone with Design overlay zone)

Case Type: **DZ** (Design Review)

Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

REVISED PROPOSAL: In response to staff concerns, the applicant made modest changes to their proposal with a new drawing set submitted on January 30, 2015. Those changes include the following:

- Elimination of the proposed landscape around the telecommunications hub along Skidmore Street. The second rectilinear landscape bed along Skidmore, not surrounding the equipment, was also removed. Staff felt that these landscaped islands were not an enhancement to the pedestrian environment, and only served to reduce the otherwise deep, gracious pedestrian zone in this area. The applicant was encouraged to

work with an artist and commit to an artistic painting scheme for the two above ground elements, but cannot commit to a specific approach because Century Link owns the equipment; and

- Slight changes to the louver proposal, including modified location and size in certain instances to better align with adjacent building features including windows, etc. The number of louvers was also slightly increased from 233 to 243 overall, but 26 previously-approved top floor louvers were removed from the façade and replaced with low exhaust vents on the rooftop, reducing the overall number of louvers on the façade.

The applicant is in the process of developing a mixed-use residential and commercial project on a nearly full-block site in the Boise Neighborhood. Occupying all but the southwest corner of the block bound by N. Williams and Vancouver Avenues, and N. Skidmore and Mason Streets, the project will include 268 apartments, ground floor commercial space, and below-grade parking. The project is conceived of as three distinct buildings, each named for their primary abutting street frontage: the Williams, Skidmore and Vancouver (townhome) buildings.

At this time the applicant proposes a suite of changes to their original approval, including the following specific items:

- Incorporation of an existing (Century Link) regional telecommunications distribution hub on the site's northern boundary fronting Skidmore Street:
 - Creation of a street-facing alcove within one ground floor bay at the Skidmore building, approximately 8'-0" deep by 26'-0" wide, with replication of the previously-approved full-height aluminum storefront glazing system on the new side and street-facing walls (spandrel glass on the eastern wall, clear elsewhere). The new alcove condition occurs only at the ground floor, and does not continue upwards into residential floors of the building; and
 - Incorporation of the two existing above-ground structures adjacent to the new alcove, both of painted sheet metal: a taller 'punchdown cabinet' approximately 4'-0" tall with a footprint of 3'-0" by 5'-0", and a lower underground vault access hatch behind the cabinet that's approximately 2'-0" tall with a footprint of 4'-0" by 5'-0".
- Incorporation of 243 new through-wall louvers on all exterior facades, with sizes ranging from 3'-6" by 1'-4" to 6'-0" by 3'-9½". Louvers are proposed on all but the street-facing second floor and east-facing third floor facades of the Skidmore Building. New louvers are aluminum with metal flashing, will be painted to match the adjacent siding materials, and are found adjacent to window areas at most bedrooms; and
- A new 3'-0" by 3'-0" below-grade electrical vault lid in the on-site paved sidewalk extension between the building and the street lot line, close to and equidistant from the corner lot line at N. Vancouver and Skidmore.

Exterior alterations to the project as previously approved require evaluation through a follow-up Design Review. A site location within the Albina Community Plan area results in the Design Review being processed as a Type II procedure.

RELEVANT APPROVAL CRITERIA: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are the *Community Design Guidelines*.

ANALYSIS

Site and Vicinity: The site is a nearly full-block parcel in the Boise neighborhood with slightly over two acres of land. With frontage on N. Williams, Skidmore, Vancouver and Mason, the project is at the north edge of the rapidly developing Williams-Vancouver area. The site previously had a single-story concrete block office and retail building along the easterly portion of the block, with the remainder occupied by surface parking and landscaping. A small single-story commercial office building and associated surface parking lot occupy the southwestern corner of the block, under separate ownership. Unlike most of the adjacent blocks to the north and south, there is no platted alley running north-south through the site.

The surrounding area is a mix of newer multi-story mixed-use developments, older single-story industrial and commercial buildings (many of which have been converted in recent years to retail use), and both homes and apartments. West of the site along Vancouver Avenue, the character of the area is generally residential and older, and characterized by mature landscaping and 1- to 2-story homes. Across Skidmore to the north is a large church building and a nearly-finished new apartment building. East of the site another mixed-use apartment building is under construction on a block whose east half is primarily single-family homes. To the south is a mix typical of the neighborhood: single-family homes, a single-story industrial warehouse/manufacturing use, and a newer two-story office building.

The surrounding streets are improved with paved roadways, curbing, and paved public sidewalks. Williams and Vancouver operate as a couplet with dedicated auto and bike lanes, but limited on-street parking: Williams traffic heads north, and Vancouver traffic heads south. North Skidmore is a moderately busy east-west street that connects to adjacent neighborhoods. North Williams, Vancouver and Skidmore all share the same Transit Access, City Walkway and City Bikeway designations in the City's adopted Transportation System Plan (TSP). North Mason is a local service street for all modes in the TSP.

Zoning: The Central Employment (EX) base zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The Design ("d") overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design overlay zone also promotes quality high-density residential development adjacent to transit facilities. In areas outside the Central City and Gateway, the Design overlay zone allows a two-track system of Design Review versus a 'plan check' documenting compliance with the Community Design Standards. The regulatory intention is to ensure that infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate one prior land use review on the site, which is the original approval of this project from 2014 (LU 14-106239 DZM). There are several older variances from before 1980 on the site, but they all address prior development on the site which already has been or will be demolished.

Agency Review: A "Notice of Proposal" was mailed **November 24, 2014**. For this type of review with no additional impervious surfaces or floor area proposed, and involving only changes to a previously-approved building, only the Life Safety Section of the Bureau of Development Services (BDS) is asked to evaluate the proposal for an agency response. In this case, the Life Safety Section of BDS responded with standard comments that Building Codes must be met and that separate permits are required. No objections to the requested Design Review changes were raised in this letter (Exhibit E.1).

Neighborhood Review: A "Notice of Proposal" was mailed on November 24, 2014. No written responses were received from either the Neighborhood Association or notified property owners.

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 Community Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings for E1: The alterations at ground level are limited to modest changes necessary to accommodate an existing telecommunications hub facility on the site along the N. Skidmore frontage. As originally proposed, two rectangular landscaped beds would be provided in an area that was previously shown as an extension of the adjacent sidewalk. The change back to sidewalk paving maintains the generously-proportioned sidewalk corridor in an uninterrupted, continuous pedestrian sequence along the Skidmore frontage. The utility boxes are relatively modest in scale, and not out of character with other electrical and signal boxes found in sidewalk zones. The modest alcove created within the building along Skidmore does not have significant impacts on the pedestrian environment, as clear glazing is maintained facing the street. There are no changes with regards to the pedestrian environment and interactions with the vehicle areas on the site as previously configured.

Staff originally requested that the visible telecommunication equipment (punchdown cabinet and vault access hatch) be provided with an artistic paint treatment to make them a feature or novelty on their own in the sidewalk corridor. Because the equipment is owned by Century Link and not under the control of the applicant, and because the equipment is already in place legally, it is impractical to require this artistic painting treatment. However, the applicant has indicated a willingness to paint the equipment, if Century Link agrees in the future. To memorialize this intention, and clarify that this may happen later without future design review, an optional condition of approval will clarify that these pieces could be painted by an artist without triggering another design review. *Therefore, this guideline is met.*

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for D8: The proposal includes a significant number (243) of new louvers on the exterior, although this is for the entire project which includes three distinct 'buildings' over a basement parking level. The proposed louvers

are applied in a manner consistent with the approach made with the original louvers, except individual panels are typically larger. When not contained within balconies which help to obscure their visibility, the louvers are generally applied in vertical alignment with fixed window openings directly above, to integrate with existing lines on the building. Several of the smaller previously-approved louvers on the top floors of the Skidmore and Williams Buildings were moved to the roof, to create a cleaner and distinct pattern on the top floor. In several locations on the Skidmore Building the applicant has integrated the louvers into the window systems, to avoid penetrating the metal siding as much as possible.

On the townhomes, the louvers are also arranged in vertical alignment with and below fixed windows directly above. On the primary west elevation only one row of louvers are visible, as the top floor units are hidden behind terrace walls. The louvers on the townhomes also avoid the street-facing Meranti wood elements, which are key to the successful design of this building.

Enlarged detail sheets have been provided showing that the profile, flashing and jamb conditions of these louvers have been carefully considered for their impact on the design. These section details document that the punched window openings and layered 'weaving' of planes from the original design are maintained. Although there are significant additional louvers on the façade, they have been integrated in a way that preserves the original architectural character as approved.

In order to ensure that the louvers integrate as well as possible with the layered architectural design, and consistent with the stated intention of the applicant per notes on the drawings, two conditions of approval regarding the louvers will be imposed. These conditions will ensure that the louvers be installed with a face that is flush with the adjacent siding material except when contained behind a balcony or patio railing, and that all louvers be painted to match the adjacent siding material. *With conditions of approval ensuring the louvers are installed as proposed in small detail notes on the drawings, this guideline can be 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 applicant has proposed a significant number of louvers be added to the project as previously-approved in 2014. With 268 units and retail space in three buildings, this is the largest project of recent years in the Williams-Vancouver Corridor. While the number of new louvers is great, they have been incorporated into the architectural design of the building in an integrated, respectful manner. Through the course of this review the alignments with various building features have been improved, and several louvers were moved to the roof instead. With an optional condition of approval memorializing that the telecommunications equipment could be artistically painted in the future without review, and with one ensuring the louvers are installed as proposed, the relevant guidelines can be met and the request should be approved.

ADMINISTRATIVE DECISION

Approval of Design Review for alterations to the previous approval under LU 14-106239 DZM, including the following specific elements:

- Incorporation of an existing (Century Link) regional telecommunications distribution hub on the site's northern boundary fronting Skidmore Street:
 - Creation of a street-facing alcove within one ground floor bay at the Skidmore building, approximately 8'-0" deep by 26'-0" wide, with replication of the previously-approved full-height aluminum storefront glazing system on the new side and street-facing walls (spandrel glass on the eastern wall, clear elsewhere). The new alcove condition occurs only at the ground floor, and does not continue upwards into residential floors of the building; and
 - Incorporation of the two existing above-ground structures adjacent to the new alcove, both of painted sheet metal: a taller 'punchdown cabinet' approximately 4'-0" tall with a footprint of 3'-0" by 5'-0", and a lower underground vault access hatch behind the cabinet that's approximately 2'-0" tall with a footprint of 4'-0" by 5'-0".
- Incorporation of 243 new through-wall louvers on all exterior facades, with sizes ranging from 3'-6" by 1'-4" to 6'-0" by 3'-9½". Louvers are proposed on all but the street-facing second floor and east-facing third floor facades of the Skidmore Building. New louvers are aluminum with metal flashing, will be painted to match the adjacent siding materials, and are found adjacent to window areas at most bedrooms; and
- A new 3'-0" by 3'-0" below-grade electrical vault lid in the on-site paved sidewalk extension between the building and the street lot line, close to and equidistant from the corner lot line at N. Vancouver and Skidmore.

This approval is granted based on the approved site plan and drawings, Exhibits C.1 through C.12, all signed and dated February 12, 2015, and 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.10. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-222880 DZ."
- B. The applicant is encouraged to work with Century Link to provide an artistic paint treatment to the two above-grade elements of the telecommunications hub along the N. Skidmore Street frontage. Any future paint treatment of the punchdown cabinet and vault access hatch at this site is allowed without Design Review.
- C. All exterior louvers on the building, except those contained behind a railing within a patio or balcony wall, shall be installed with outermost louver screens flush with the adjacent material. All exterior louvers on the building, including those within patios or balconies, shall be painted to match the adjacent material.

Staff Planner: Mark Walhood

Decision rendered by: MARK WALHOOD on **February 11, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: February 25, 2015

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 8, 2014, and was determined to be complete on November 17, 2014.

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 8, 2014.

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 provided a 30-day extension to allow consideration of revised drawings (Exhibit A.4). Unless further extended by the applicant, **the 120 days will expire on April 15, 2015.**

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 March 11th, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 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 97301-1283, 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 **March 12th, 2015 – (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 Statements

1. Original application narrative and drawings – reference only
2. Revised application narrative and drawings, rec'd. 11/17/14 – reference only
3. E-mail with formal response to staff issues, rec'd. 1/13/15 – reference only

4. 120-day extension, rec'd. 2/4/15
 5. Cover memo from applicant with final revised drawings, including site survey not needed for C exhibits, rec'd. 1/30/15
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Overall Site Plan (attached)
 2. Overall Roof Plan
 3. Williams Building South and West Elevations (attached)
 4. Williams Building East Elevation
 5. Skidmore Building North, West and Partial West Elevations (attached)
 6. Williams Building South, East and Partial East Elevations
 7. Vancouver Building North and East Elevations
 8. Vancouver Building West and South Elevations (attached)
 9. Enlarged Section Details
 10. Skidmore Telecom Equipment Details
 11. Landscape Plan
 12. PTAC cut sheet details
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Life Safety Section of the Bureau of Development Services
- F. Correspondence (*none received at time of decision mailing*)
- G. Other:
1. Original application form and receipt
 2. Incomplete letter from staff to applicant, sent 10/29/14
 3. E-mail summary of outstanding issues from staff to applicant, sent 12/18/14
 4. E-mail summary of outstanding issues from staff to applicant, sent 1/21/15
 5. Copy of original land use decision for project, LU 14-106239 DZM

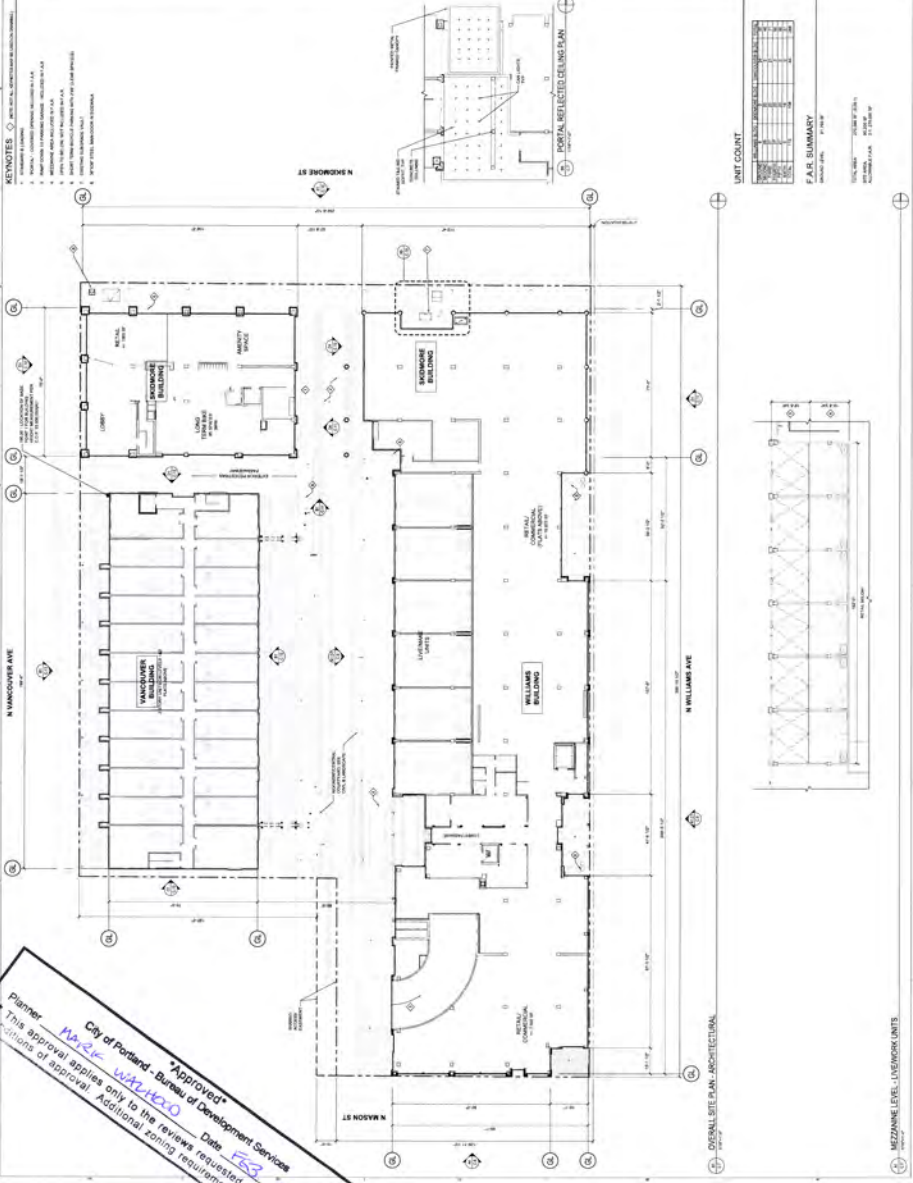
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



File No. LU 14-222880 DZ
 1/4 Section 2630
 Scale 1 inch = 200 feet
 State_Id 1N1E22DB 12600
 Exhibit B (Oct 10,2014)



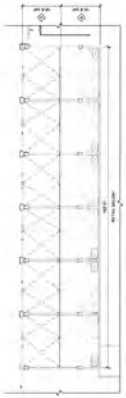
- KEYNOTES**
1. REFER TO SHEET C1 FOR THE EXISTING BUILDING FOOTPRINTS.
 2. REFER TO SHEET C2 FOR THE EXISTING BUILDING FOOTPRINTS.
 3. REFER TO SHEET C3 FOR THE EXISTING BUILDING FOOTPRINTS.
 4. REFER TO SHEET C4 FOR THE EXISTING BUILDING FOOTPRINTS.
 5. REFER TO SHEET C5 FOR THE EXISTING BUILDING FOOTPRINTS.
 6. REFER TO SHEET C6 FOR THE EXISTING BUILDING FOOTPRINTS.
 7. REFER TO SHEET C8 FOR THE EXISTING BUILDING FOOTPRINTS.
 8. REFER TO SHEET C9 FOR THE EXISTING BUILDING FOOTPRINTS.

UNIT COUNT

UNIT TYPE	UNIT COUNT
1-BEDROOM	12
2-BEDROOM	12
3-BEDROOM	12
TOTAL	36

F.A.R. SUMMARY

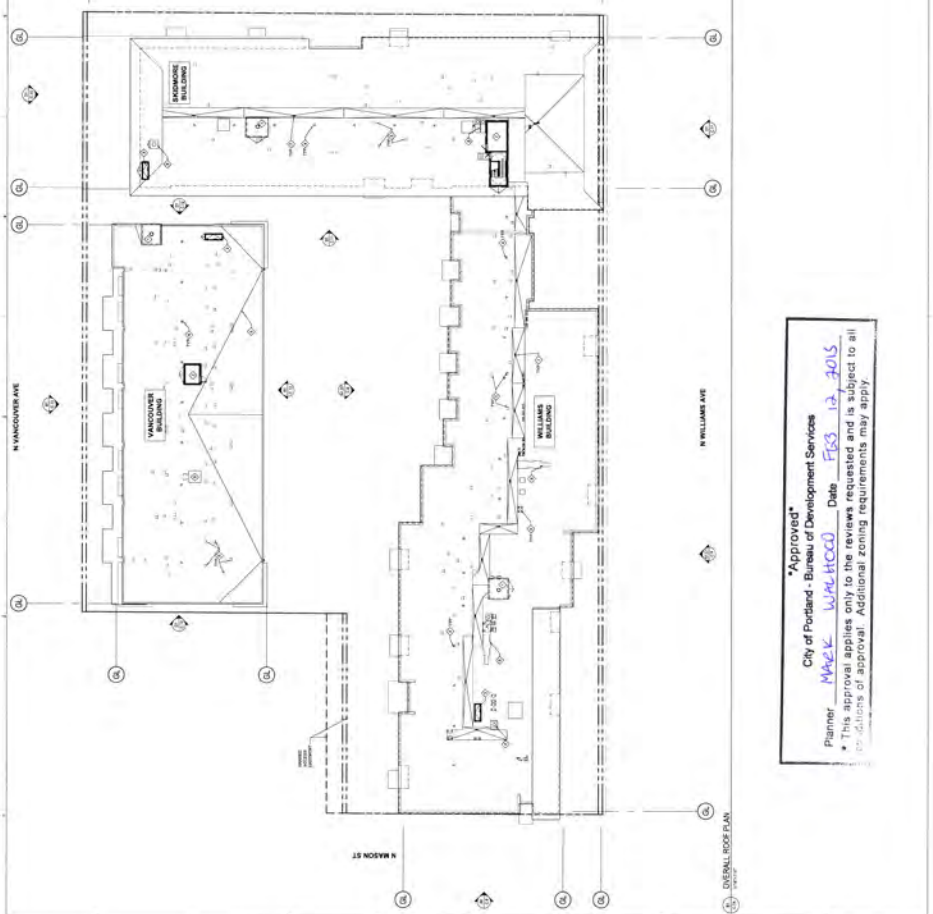
MAXIMUM F.A.R. 1.5
 MAXIMUM FLOOR AREA 54,000 SQ. FT.
 MAXIMUM HEIGHT 45 FT.



Planner: MARC WATKINS
 City of Portland - Bureau of Development Services
 "Approved"
 This approval applies only to the review requested and is subject to all conditions of approval. Additional zoning requirements may apply.
 Date: FEB 12, 2015



- KEYNOTES**
1. SEE MECHANICAL SCHEDULE
 2. SEE MECHANICAL SCHEDULE
 3. MECHANICAL ROOM PERMITTED BY LOCAL CODES. SEE LOCAL CODES FOR PERMITS.
 4. MECHANICAL ROOM PERMITTED BY LOCAL CODES. SEE LOCAL CODES FOR PERMITS.
 5. MECHANICAL ROOM PERMITTED BY LOCAL CODES. SEE LOCAL CODES FOR PERMITS.
 6. MECHANICAL ROOM PERMITTED BY LOCAL CODES. SEE LOCAL CODES FOR PERMITS.
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 10. MECHANICAL ROOM PERMITTED BY LOCAL CODES. SEE LOCAL CODES FOR PERMITS.

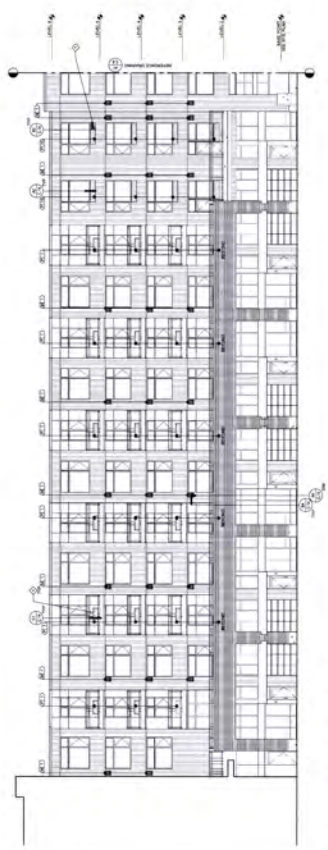


Approved
City of Portland - Bureau of Development Services
Planner: MARK WML HCCO Date: FEB 12, 2015
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

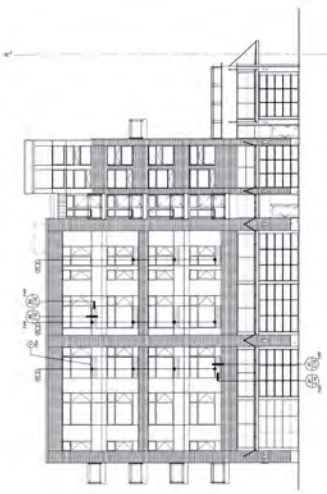
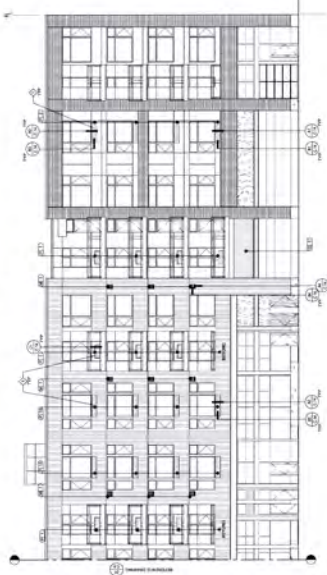


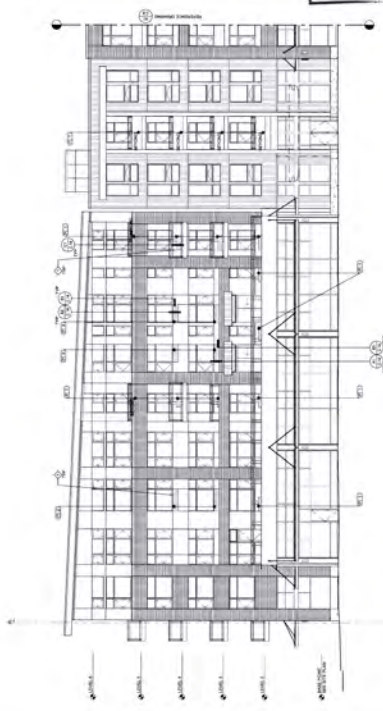
ELEVATION KEYNOTES
1. WINDOW TYPES SHOWN
2. WINDOW TYPES SHOWN

NO.	DESCRIPTION	DATE	BY	CHKD.
1	REVISION			
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
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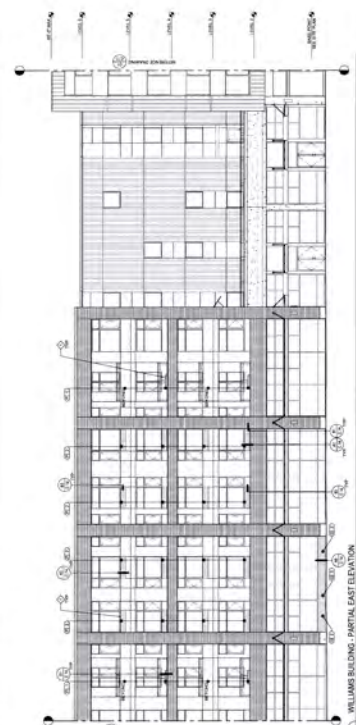
Approved
City of Portland - Bureau of Development Services
Planner MARLE WATHCO Date FEB 12 2015
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



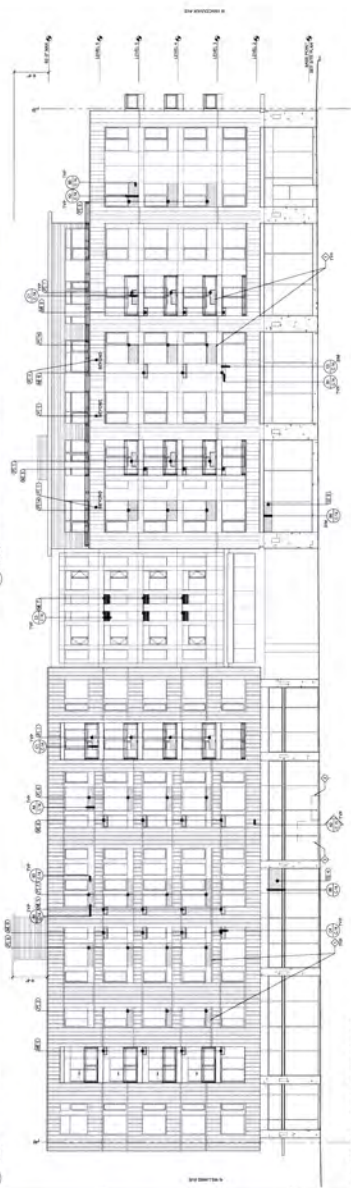
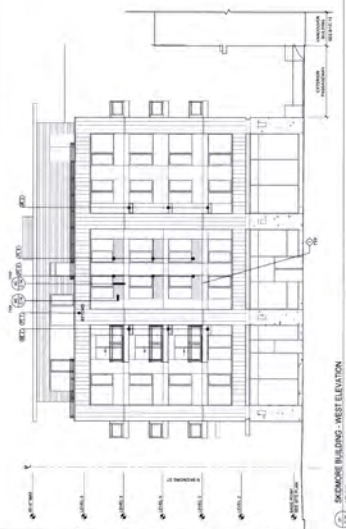
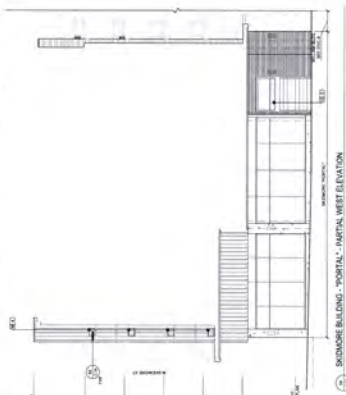


11 WILLIAMS BUILDING - PARTIAL EAST ELEVATION

Approved
 City of Portland - Bureau of Development Services
 Planner MARK WILKINS Date FEB 12 2015
 * This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

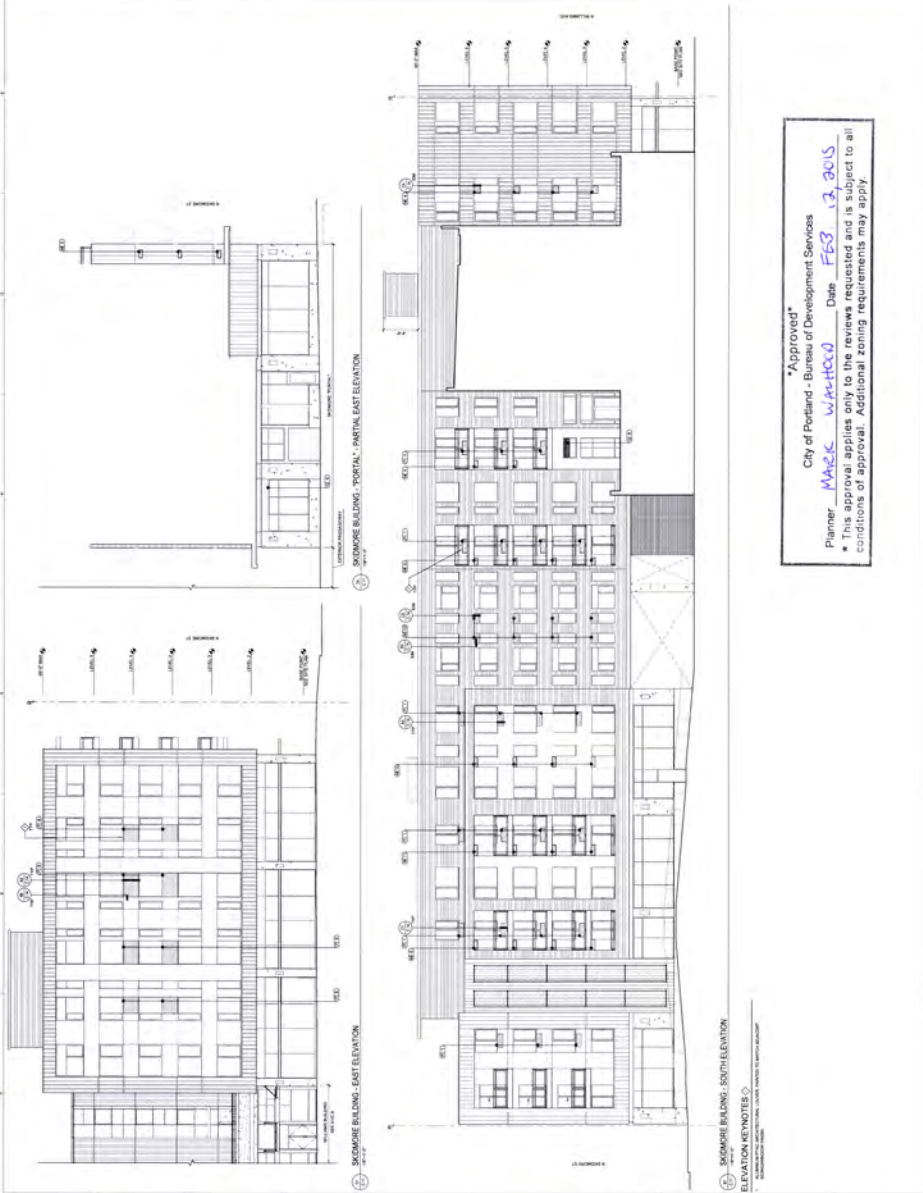


12 WILLIAMS BUILDING - PARTIAL EAST ELEVATION



Approved
City of Portland - Bureau of Development Services
Planner MIKE WALHOG Date FEB 12 2015
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

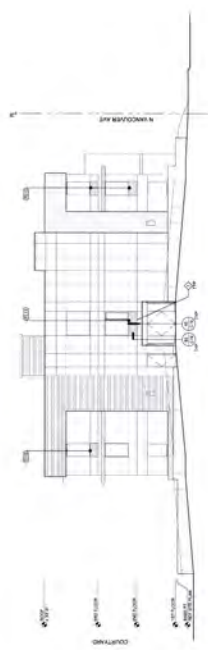
SKIDMORE BUILDING - NORTH ELEVATION
ELEVATION KEYNOTES
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.
2. DIMENSIONS SHOWN ARE TO FACE UNLESS NOTED OTHERWISE.



Approved
 City of Portland - Bureau of Development Services
 Planner: MAEK WATSON Date: FEB 13, 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

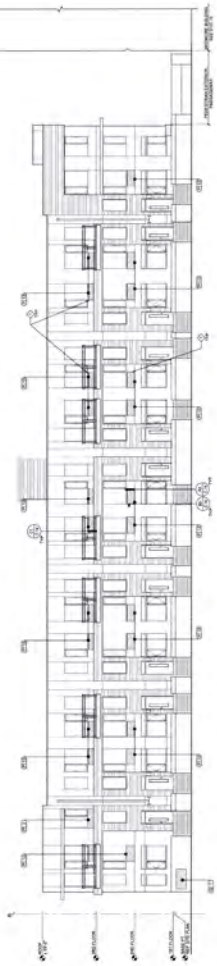


ELEVATION KEYNOTES
 1. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE



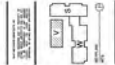
VANCOUVER BUILDING - NORTH ELEVATION

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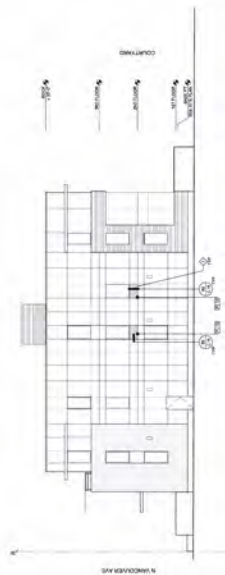


VANCOUVER BUILDING - EAST ELEVATION

Approved
 City of Portland - Bureau of Development Services
 Planner **MARK WATROD** Date **FEB 12 2015**
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



ELEVATION KEYNOTES
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2. ELEVATION KEYNOTES



15 VANCOUVER BUILDING - SOUTH ELEVATION

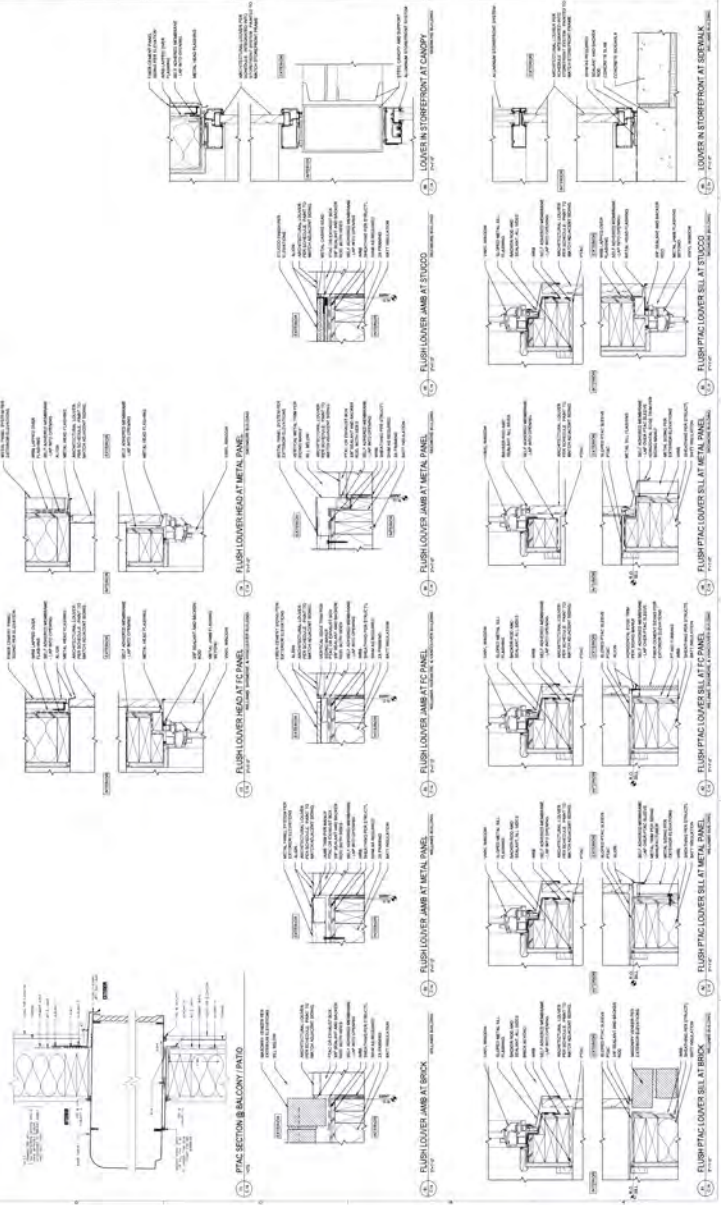


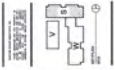
16 VANCOUVER BUILDING - WEST ELEVATION

Approved
City of Portland - Bureau of Development Services
Planner MARK WALKCO Date FEB. 12, 2015
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



Approved
City of Portland - Bureau of Development Services
Planner MARK WATCO Date FEB 12 2015
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.





EXISTING ABOVE GRADE UTILITY ELEMENTS
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 OF THE CITY OF PORTLAND
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 OF THE CITY OF PORTLAND



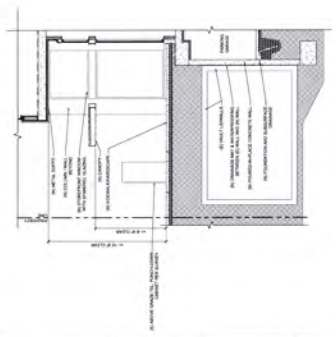
EXISTING TELECOM PUNCH-DOWN CABINET



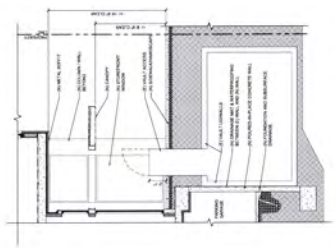
EXISTING TELECOM VAULT ACCESS

EXISTING ABOVE GRADE UTILITY ELEMENTS

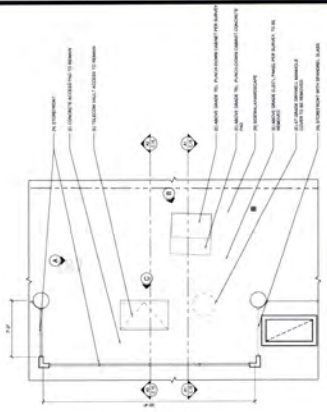
Approved
 City of Portland - Bureau of Development Services
 Planner MARK WALHOO Date FEB 17 2015
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



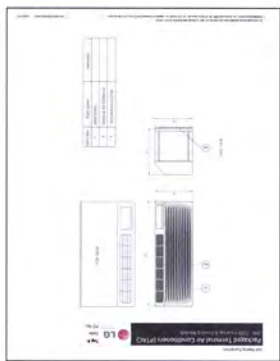
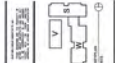
SECTIONAL EXISTING TEL. VAULT - BROOMFIELD



SECTIONAL EXISTING SURGE-RATED VAULT - BROOMFIELD

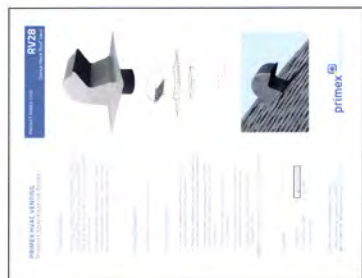
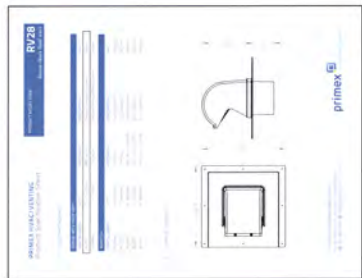


EXISTING VAULT ENLARGED PLAN - BROOMFIELD



Model	Height	Width	Weight	Material
RV28	28"	28"	28 lbs	Aluminum
RV36	36"	36"	36 lbs	Aluminum
RV42	42"	42"	42 lbs	Aluminum

PRIMAX MANUFACTURING
10000 N. CENTRAL EXPRESSWAY
DALLAS, TEXAS 75243
TEL: 972.342.2200



Approved
City of Portland - Bureau of Development Services
Planner MAKLE WRIGHT Date FEB 12 2015
• This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

(ROOFTOP ONLY)