



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

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: April 17, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 15-123790 HR **STOREFRONT REMODEL & ROOFTOP EQUIPMENT**

GENERAL INFORMATION

Applicant: Jonathan Heppner / Lever Architecture
239 NW 13th Avenue Ste 303 / Portland OR 97209

Owner: Torpet Subsidiary LLC / 1010 NW Flanders St
Portland OR 97209-3199

Site Address: 327 NW 10TH AVE

Legal Description: BLOCK 71 LOT 4&5&8, COUCHS ADD
Tax Account No.: R180206520, R180206520
State ID No.: 1N1E34CB 03100, 1N1E34CB 03100
Quarter Section: 3029
Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.
Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - River District
Other Designations: Non-contributing addition to a National Register Landmark property
Zoning: EXd – Central Employment with Design and Historic Resource overlays
Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval for exterior alterations to an existing one-story warehouse commercial building that is listed as a non-contributing addition to the Ballou & Wright Warehouse, a National Register Landmark property. The proposed alterations include:

- Two new rooftop mechanical units set at the far back of the building;
- Removal of two skylights near the front façade;

- Removal of all the existing non-original storefront, transom windows, exit door, garage door, and portion of concrete lintel over the garage door;
- New painted metal exit door and metal infill panel in existing exit door openings, with new stucco sidewalls, soffit, and recessed light fixture;
- New wood and clear glazed storefront system, and a small section of concrete stemwall infill in the existing storefront system opening;
- New pair of wood and clear glass entry doors and sidelites in the modified former garage door opening that will also have with new stucco sidewalls, a soffit, and a recessed light fixture;
- Painted metal u-channel trim around the storefront and recessed doors;
- New stucco skimcoat over the existing stucco and concrete façade; and
- New TPO roof system over existing roof.

Signage is not being reviewed or approved at this time. Historic resource review is required for exterior alterations to historic landmarks.

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:

- 33.846 Historic Reviews
- Central City Fundamental Design Guidelines
- River District Design Guidelines
- 33.846.060.G Other Approval Criteria

ANALYSIS

Site and Vicinity: The 15,000 site is located on the half-block bounded by NW Flanders Street and NW 10th Avenue with the front of the subject building facing NW 10th Avenue. The subject building is a one-story concrete commercial structure in the middle of the half-block. It was constructed after 1920 and is listed as a non-contributing annex to the Ballou & Wright Warehouse next door which is on the National Register of Historic Places. The one-story annex has been extensively remodeled over the years with the removal of all original storefront and doors. The surrounding concrete facade remains basically intact except for the addition of a person door near the overhead door. The surrounding area consists of a mix of light industrial, commercial, office, and residential uses.

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

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the River District Subdistrict of this plan district.

Land Use History: City records indicate no prior land use reviews for this portion of the site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 17, 2015**. The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 17, 2015. 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 is a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City and the River District, the relevant approval criteria are the Central City Fundamental Design Guidelines and the River District Design Guidelines.

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: Overall historic character of the resource which includes the Ballou & Wright Warehouse will not be adversely affected by the proposal to install a wood-framed and metal panel, clear-glazed storefront system and entry doors. These new features will not physically impact the Ballou & Wright Warehouse as the buildings are separate. The new storefront and doors will be inserted into the existing structural openings of the annex building so its basic form will remain intact. No historic features or spaces are being altered with this proposal. *This criterion is therefore 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 historic annex building will remain a record of its time since no alterations of the original pattern of storefront bay pattern are being proposed with this remodel. *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 existing annex building storefront and doors that are being removed as part of this proposal are not original and have not acquired historic significance. *This criterion is 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 historic features are proposed to be removed and the original cast-iron shell head edge protectors are being retained. *This criterion is therefore met.*

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 new storefront system and entry doors will be constructed of modern double-paned glazing and out of new wood framing which will not be as weathered as the surrounding original stucco-coated concrete façade. This will help differentiate the new insertion from surrounding original material. *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.

Findings: The new storefront and doors will fit within the existing structural openings, making this installation compatible with the resource's massing and scale. *This criterion is therefore met.*

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 new storefront and doors are compatible with the original resource and with adjacent commercial properties by using typical commercial building materials and system profiles. *This criterion is therefore met.*

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic of Portland. Further, the River District will accommodate a significant portion of the region's population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a sense of community. The goals frame the urban design direction for Central City and River District development.

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.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals

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.

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

Findings: The proposed project will provide a new use to the existing historic building which has been vacant for some time. *This guideline is therefore met.*

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings: The existing building façade is tight to the front lot line and will remain this way with the remodel. This strong building line continues the urban enclosure at this particular city block as all the buildings sit at their front lot lines, tight to the sidewalk. *This guideline is 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.

Findings: The existing building features a large area of storefront windows plus an overhead door. This condition will be maintained with the new storefront. Sidewalk activity will also be enhanced by the removal of the solid overhead door and the installation of new full-height glazed entry doors. The combination of new storefront windows and glazed doors will allow for increased views into and out of the building's active areas. *This guideline is met.*

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.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest

to buildings along sidewalks and walkways.

B1-2. Orient Building Entries to Facilitate Transit Connections. Orient primary building entries at pedestrian circulation points, which conveniently and effectively connect pedestrians with transit services.

Findings for B1, B1-1 & B1-2: The new full-height glazed storefront windows and entry doors help define the building frontage zone and add interest to the building, thus enhancing the pedestrian system at this location. Human scale is provided by the retention of the strong horizontal band above the new storefront and doors and by the recessed entry areas. These break down the height and mass of the building along the sidewalk. The primary double door entry is oriented to the public sidewalk which in turn connects to the larger city-wide pedestrian system and transit services. *These guidelines are therefore met.*

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.

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.

B6-1. Provide Outdoor Lighting at a Human Scale. Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

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.

Findings for B2, B6, B6-1 & C12: There is no record of awnings or canopies on this historic structure so two recessed areas, one at each new doorway, are being provided as weather protection for patrons. New lighting is being integrated into the two recessed entry soffits. This new outdoor lighting will provide illumination at the sidewalk and will not affect the skyline at night. There will be no mechanical vents or equipment on the street-facing façade so the pedestrian environment will remain as it exists today. *These guidelines are therefore met.*

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

Findings: All of the entries and exits to and from the building will be at grade and will be fully handicapped accessible. *This guideline is therefore met.*

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

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.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

Findings for C1, C8 & C9: The proposed storefront renovation allows for flexibility so that the building can potentially accommodate a variety of uses in the future. This is accomplished through the maintenance of the building's existing large area for windows. The new full-height storefront and glazed full-height entry doors provide good physical and visual connections to the sidewalk. *These guidelines are therefore met.*

C2. Promote Quality and Permanence in Development. Use design principles and building

materials that promote quality and permanence.

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

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

Findings for C2, C3 & C5: The project maintains the commercial character of this historic annex building. Proposed materials include metal, glass, and protected wood. These materials have a history of longevity in urban environments as evidenced by other historic buildings with similar materials. The stucco-faced concrete façade will remain and a new roof membrane will be installed to protect the interior. The new storefront system and doors will be set within the existing structural bays of the building, allowing the overall form and architectural integrity to remain intact.

The proposed project design creates a coherent composition through the use of unified materials, namely wood and metal, as well as lighting. Metal is used in a consistent manner at both recessed door areas while wood is used for the doors and storefront windows. The simple recessed soffit lighting fits into the design and highlights the entry and exit. *These guidelines are 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: Rooftop mechanical equipment is located away from the street edge of the building, being placed close to the interior rear parapet. The new equipment will not be visible from the nearby sidewalks or from across the street and will be partially screened as well by the existing skylights that will remain on the roof. *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 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 proposal offers the continued operation of an existing building that will contribute to the vitality of the district through increased activities. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Historic Resource Review for exterior alterations to an existing one-story commercial warehouse building, listed as a non-contributing addition to the Ballou & Wright Warehouse, a National Register property in the River District of the Central City Plan District to include the following:

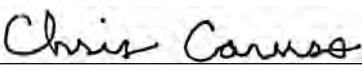
- Two new rooftop mechanical units set at the far back of the building;
- Removal of two skylights near the front façade;

- Removal of all the existing non-original storefront, transom windows, exit door, garage door, and portion of concrete lintel over the garage door;
- New painted metal exit door and metal infill panel in existing exit door openings, with new stucco sidewalls, soffit, and recessed light fixture;
- New wood and clear glazed storefront system, and a small section of concrete stemwall infill in the existing storefront system opening;
- New pair of wood and clear glass entry doors and sidelites in the modified former garage door opening that will also have with new stucco sidewalls, a soffit, and a recessed light fixture;
- Painted metal u-channel trim around the storefront and recessed doors;
- New stucco skimcoat over the existing stucco and concrete façade; and
- New TPO roof system over existing roof.

Approved, per the approved site plans, Exhibits C-1 through C-13, signed and dated April 13, 2015, 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.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-123790 HR. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on April 13, 2015**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 17, 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 February 24, 2015, and was determined to be complete on **March 12, 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 February 24, 2015.

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: July 10, 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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 1, 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 Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 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 Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **May 4, 2015**.
- 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:

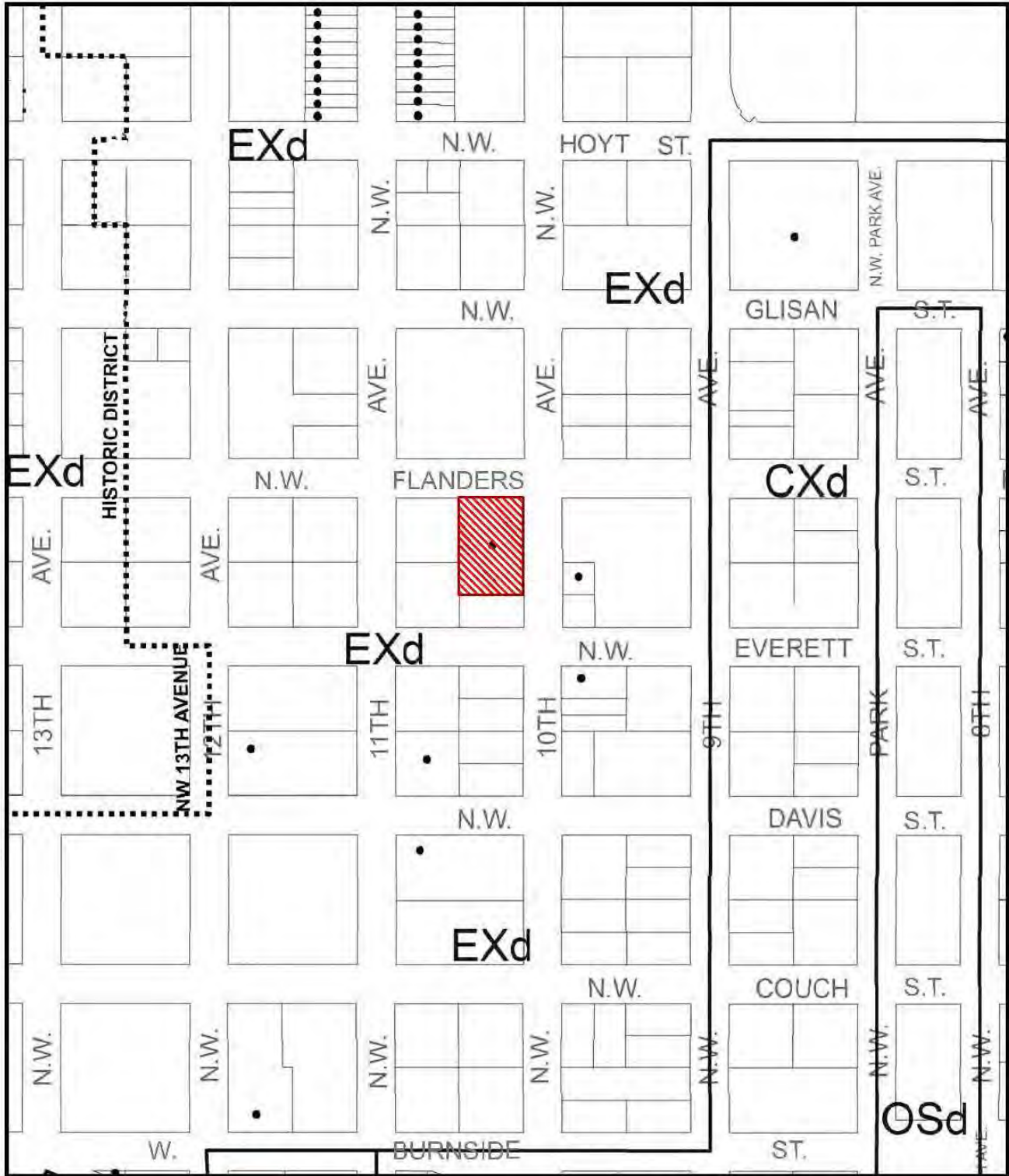
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan with Utility Notes (attached)
 - 2. Existing Exterior Elevation 10th Avenue
 - 3. Building Plan at Street Edge
 - 4. Proposed Exterior Elevation (attached)
 - 5. Building Plan (attached)
 - 6. Street Section 10th Avenue
 - 7. Wall Section 10th Avenue
 - 8. Wall Sections
 - 9. Exterior Wall Details
 - 10. Proposed Façade Materials Palette
 - 11. Proposed Roof Top Mechanical RTU-01 Specification
 - 12. Storefront Basis-of-Design Details
 - 13. Lighting Specification
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
- 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



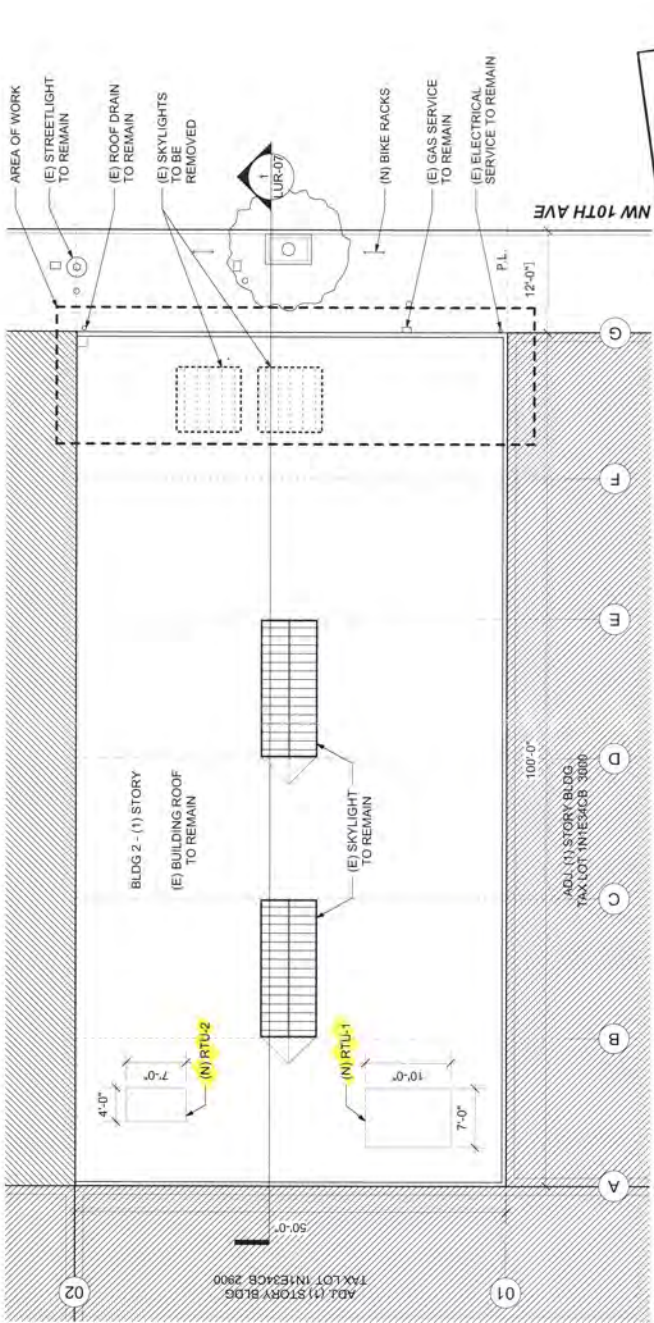
Historic Landmark
(Ballou & Wright Company Building)



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT:
RIVER DISTRICT

File No.	<u>LU 15-123790 HR</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CB 3100</u>
Exhibit	<u>B</u> (Feb. 25, 2015)



1 SITE PLAN
3/32" = 1'-0"



Approved
City of Portland
Bureau of Development Services
Planner COO 4/13/15
 • This applica applies only to the
 • This applica is subject to all
 • This applica is subject to all
 • This applica is subject to all
 • This applica is subject to all

(E) CORNICE TO REMAIN AS-IS

(E) CONCRETE & STUCCO FACADE PREPPED FOR (N) STUCCO SKIM COAT

(E) ELECTRICAL SERVICE TO REMAIN

(E) CONCRETE LINTEL TO BE MODIFIED

(E) GARAGE DOOR TO BE REMOVED

(E) SHELL HEAD EDGE PROTECTION TO REMAIN, TYP.

(E) ROOF DRAIN & DS TO REMAIN

(E) GWB BEHIND PTD TRANSOMS, TYP.

(E) PTD TRANSOMS, TYP.

PROF LINE

Approved
 City of Portland
 Bureau of Development Services
 Planner: [Signature]
 Date: 4/13/15

* This approval applies only to the revisions requested and is subject to a 16 applications of approval. All existing requirements may apply.

(E) EXIT DOOR & STOREFRONT TO BE REMOVED

(E) WD STOREFRONT TO BE REMOVED

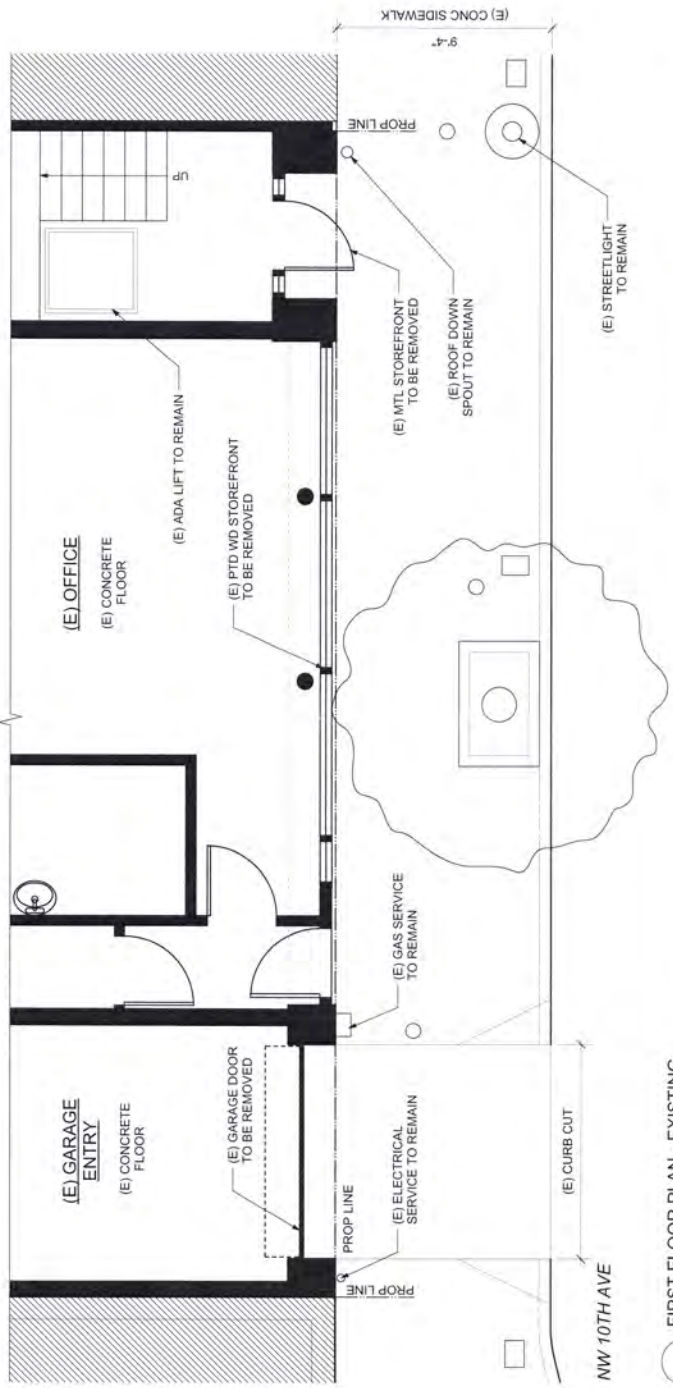
(E) GAS SERVICE TO REMAIN

1 EAST ELEVATION - EXISTING
 1/4" = 1'-0"



LU 15-12379-C-HP

EXH. C-7

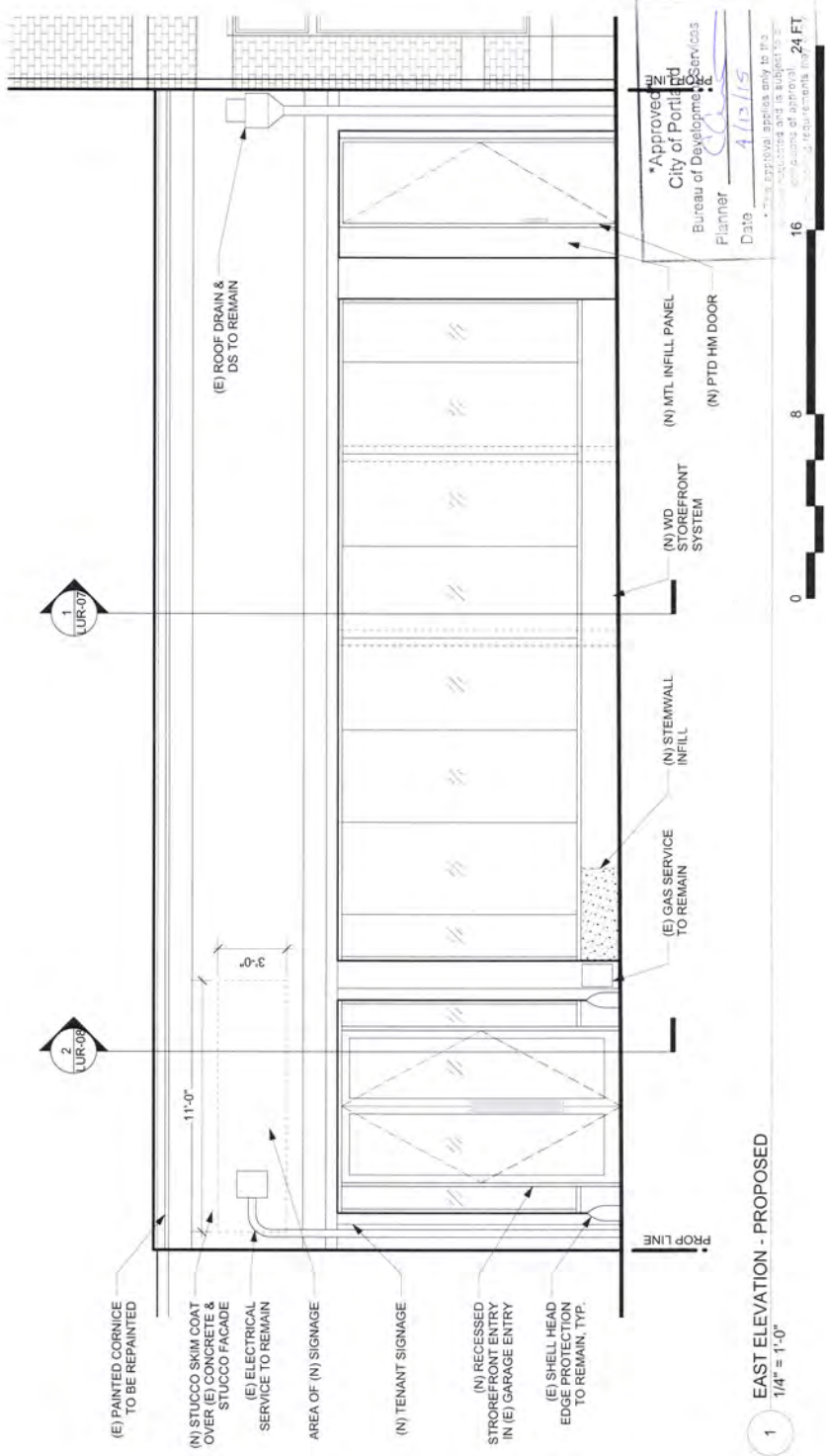


2 FIRST FLOOR PLAN - EXISTING
1/4" = 1'-0"



Approved: _____
 City of Portland
 Bureau of Development Services
 Planner: CCS
 Date: 4/13/15

* This approval applies only to the
 * As shown requested and is subject to all
 * Conditions of approval.
 * Additional zoning requirements may apply.



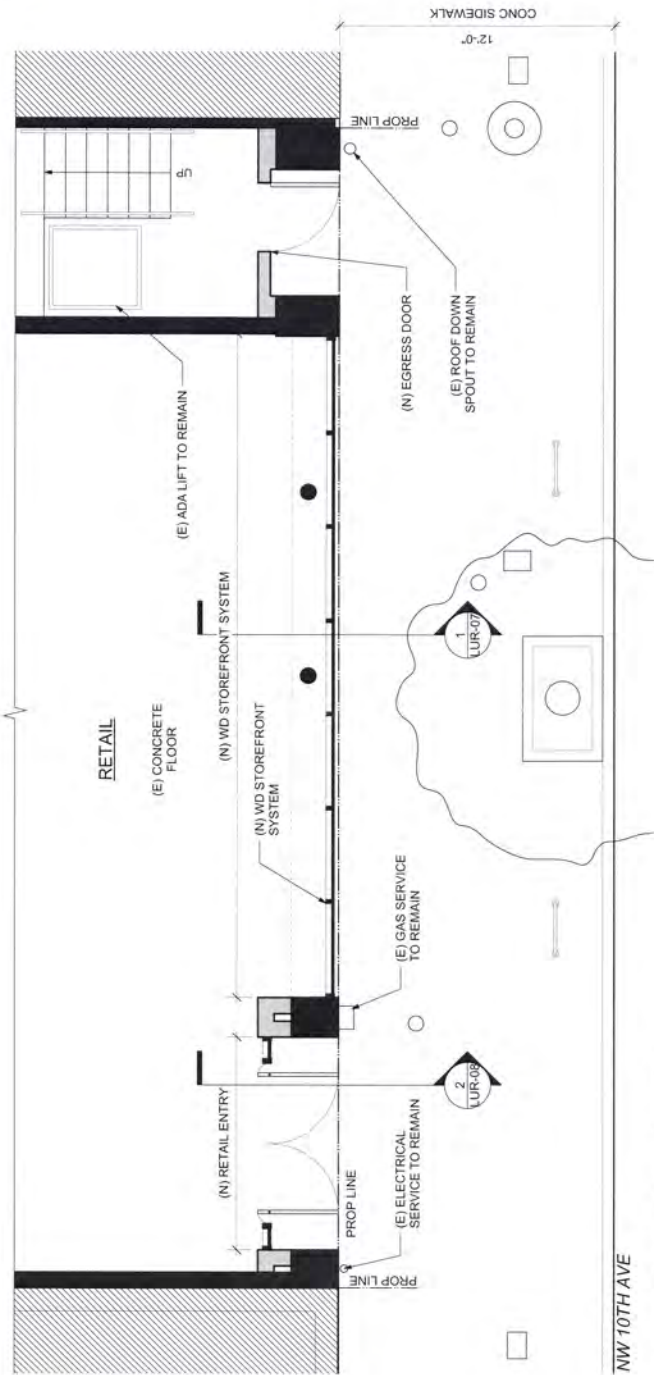
*Approved by
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 4/13/15

*This approval applies only to the conditions and is subject to the requirements of approval.

1 EAST ELEVATION - PROPOSED
 1/4" = 1'-0"

LU 15-123790 HR

EXH.C-4



NW 10TH AVE

1 FIRST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



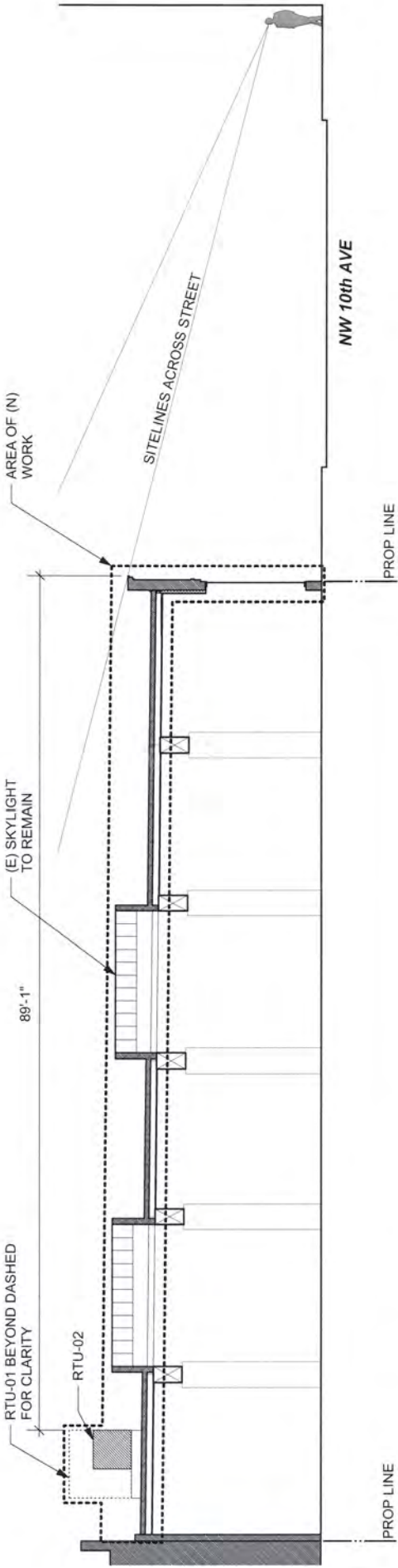
- (E) WALL
- (N) WALL

*Approved
 City of Portland
 Bureau of Development Services

Planner: *[Signature]*
 Date: 4/13/15

* This approval applies only to the
 conditions, references and is subject to a
 separate approval
 (a development may apply)





1 STREET SECTION - LOOKING NORTH

3/32" = 1'-0"

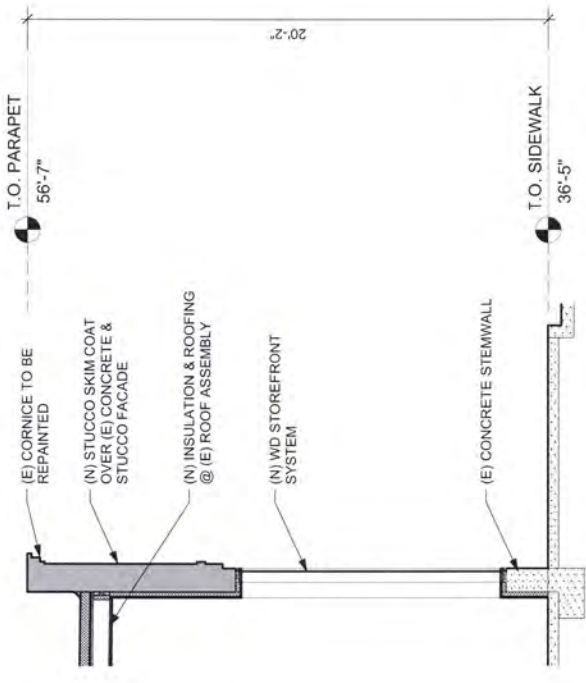
* Approved*
 City of Portland
 Bureau of Development Services
 Planner [Signature]
 Date 4/13/15

* This approval applies only to the conditions requested and is subject to any conditions of approval.
 * Additional permitting requirements may apply.



CU 15-123790 HR

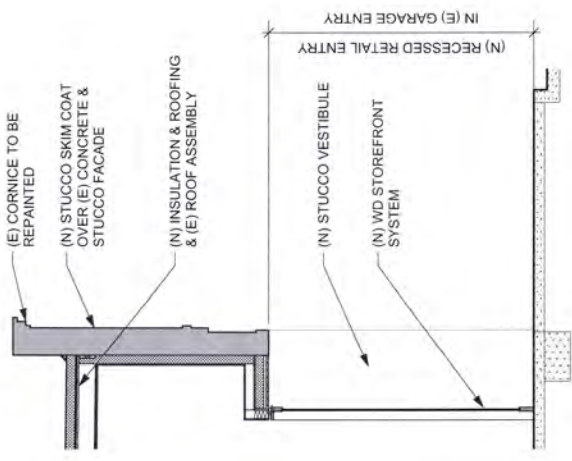
EXH. C-6



1 WALL SECTION THROUGH STOREFRONT
1/4" = 1'-0"

* Approved*
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4/13/15

* This approval applies only to the conditions of approval.
 Additional zoning requirements may apply.



2 WALL SECTION THROUGH RETAIL ENTRY
1/4" = 1'-0"

ISSUED FOR
 INFORMATIONAL
 PURPOSES ONLY

NOT FOR
 CONSTRUCTION

1010 NW FLANDERS
 PORTLAND, OR 97209

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date: 4/15/15

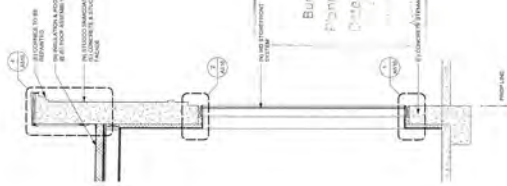
This approval applies only to the conditions of approval. MARK DATE: 4/15/15
 All other zoning requirements apply.

DESCRIPTION
 March 12, 2015
 As Noted

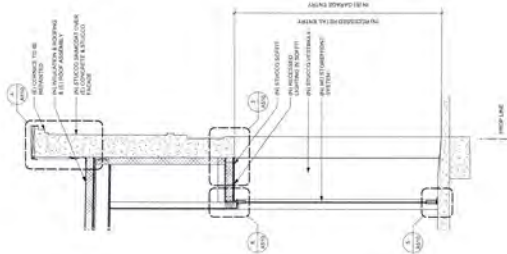
LAND USE REVIEW

WALL SECTIONS

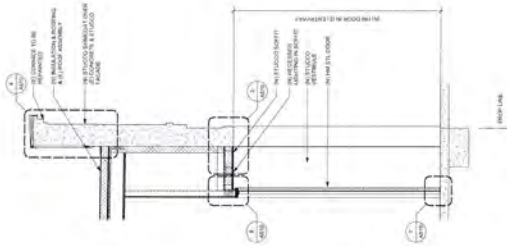
LUR-08A



6 WALL SECTION THROUGH WINDOWLESS DOOR
 1/8" = 1'-0"



7 WALL SECTION THROUGH WINDOWLESS DOOR
 1/8" = 1'-0"



8 WALL SECTION THROUGH WINDOWLESS DOOR
 1/8" = 1'-0"

LU 15-123790 HR

EXH.C-8

LEVER ARCHITECTURE

LEVER Architecture
 1000 SW 10th Ave, Suite 2000
 Portland, Oregon 97205
 T 503.238.0848
 www.leverarch.com

ISSUED FOR INFORMATIONAL PURPOSES ONLY

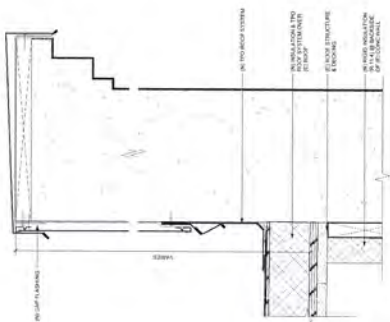
NOT FOR CONSTRUCTION

1010 NW FLANDERS
 PORTLAND, OR 97209

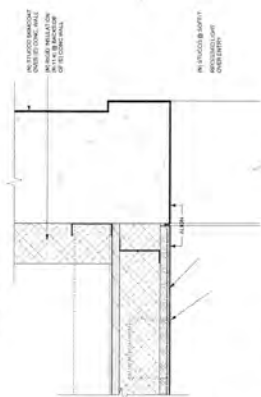
MARK DATE DESCRIPTION
 REVISIONS
 SCALE

LAND USE REVIEW
 UTILIZATION
 EXTERIOR WALL DETAILS

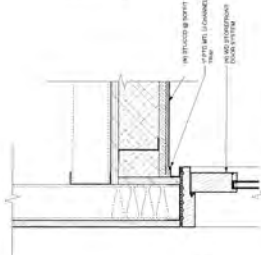
LUR-08B



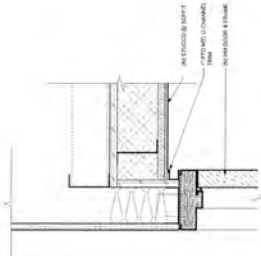
1 DETAIL @ DROOPET
 3'-11 1/2"



2 DETAIL @ SOFFIT
 3'-11 1/2"

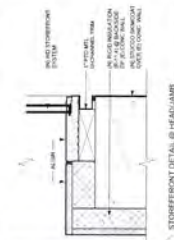


3 DOOR HEAD & SOFFIT @ METAL ENTRY
 3'-11 1/2"

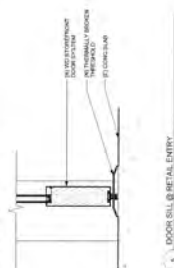


4 DOOR HEAD & SOFFIT @ WOOD DOOR
 3'-11 1/2"

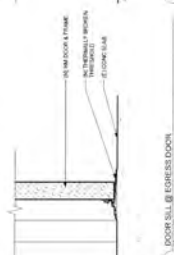
Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 4/13/15
 The approval is valid only to the extent that the project is in compliance with all applicable codes and regulations. The City of Portland is not responsible for any changes in codes or regulations that may occur.



5 STOREFRONT DETAIL @ HEADJAMB
 3'-11 1/2"



6 DOOR SILL @ METAL ENTRY
 3'-11 1/2"



7 DOOR SILL @ WOOD DOOR
 3'-11 1/2"



New Improved Sidewalk (w/ 4' furnishing zone)



Repaint Existing Painted Stucco



New Painted Storefront

Approved
 City of Portland
 Bureau of Development Services

 4/12/15
 APPROVAL APPLIES ONLY TO THE
 PROJECT DESCRIBED AND IS NOT
 A GUARANTEE OF ACCURACY.
 OTHER RESUBMITTALS MAY BE REQUIRED.



Product Catalog



Introduction

Packaged Rooftop Air Conditioners

Through the years, Trane has designed and developed the most complete line of Packaged Rooftop products available in the market today. Trane was the first to introduce the Micro-microelectronic unit controls—and has continued to improve and revolutionize this design concept.

The ReliaTeli™ control platform offers the same great features and functionality as the original Micro, with additional benefits for greater application flexibility.

Voyager continues to provide the highest standards in quality and reliability, comfort, ease of service, and the performance of the high-commercial-probability, most efficient

Trane products. The product's proven reliability, meet stringent performance requirements, and provide a payback based on life cycle costs. Trane delivers with Voyager with eFlex™ technology.

Voyager features cutting edge technologies: reliable compressors, Trane engineered ReliaTel controls, computer-aided run testing, and Integrated Comfort™ Systems. So, whether you're the contractor, the engineer, or the owner, you can be certain Voyager products are built to meet your needs.

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Revision Summary

- RT-PRC056A-EN (06 June 2014)
- Added Low Leak Economizer Factory and Field Installed Option
- Updated Features & Benefits, Model Number Description, Performance Data, Weights, Electrical Data, and Mechanical Specifications

Packaged Rooftop Air Conditioners Voyager with e-Flex™ Technology Cooling & Gas/Electric 12½–17½ Tons, 60 Hz



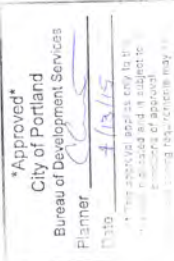
June 2014

RT-PRC056A-EN



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RT-PRC056A-EN



CU 15-123790 HR

EXH-C-11



Dimensional Data

Figure 1. Cooling with optional electric heat and gas/electric models – 12% - 17% tons ultra high efficiency

Note: 1/2 NPT Gas Connection = (YZ Models only);
2" (51 mm) Electrical Connection: Single Point
Power When Heat Installed (TZ Models only)

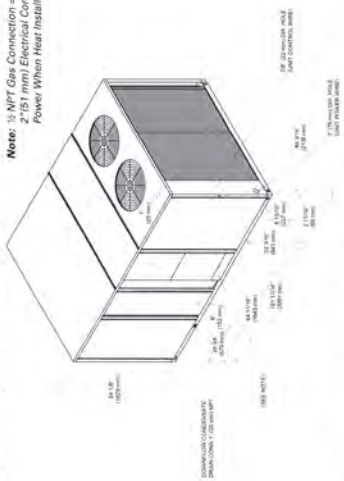
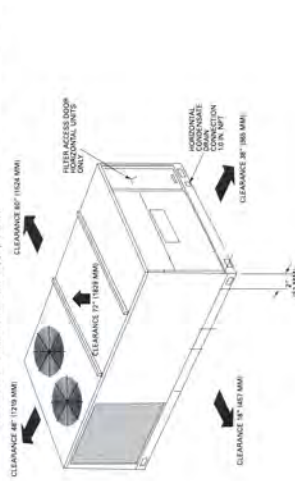


Figure 2. Cooling with optional electric heat and gas/electric models – 12% - 17% tons ultra high efficiency – unit clearance and horizontal unit supply/return



Dimensional Data

Figure 3. Cooling with optional electric heat and gas/electric models – 12% - 17% tons ultra high efficiency – roof curb

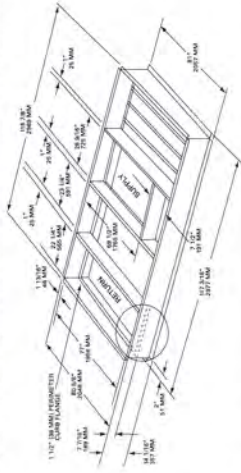
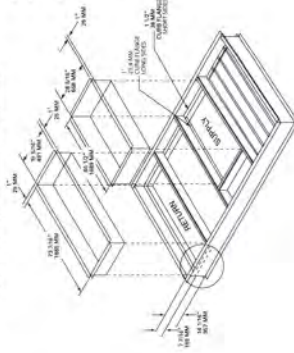


Figure 4. Cooling with optional electric heat and gas/electric models – 12% - 17% tons ultra high efficiency – downflow duct connections – field fabricated

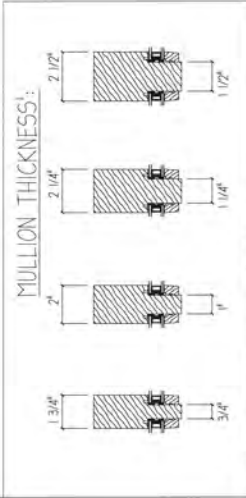
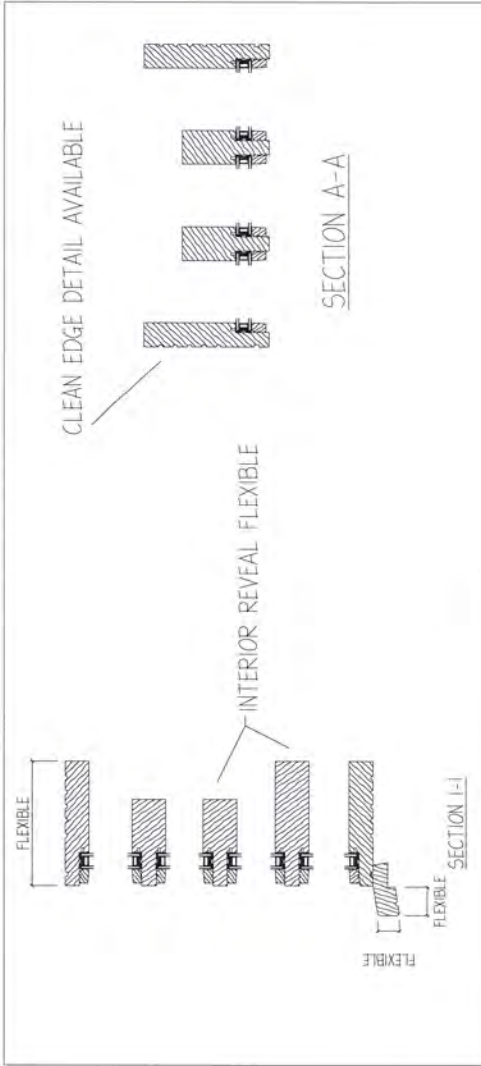


- NOTES:**
- Duct flanges mount 2.7/16" down inside the curb on the 1 1/2" curb flanges.
 - Roof curb is intended for downflow use only!

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4/13/15

• This approval applies only to a project reviewed and is subject to all applicable codes and requirements of approval.
 (2009) (2009) Requirements may vary 827-V

LU 15-123790HD



DYNAMIC		REF. #	SPECIES
.....	CUSTOMER	FINISH
.....	SALESMAN	HPM COLOUR
.....	LINE	DATE
.....	REV	QTY
.....	SERIES	SCALE

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date 4/13/15
 This approval applies only to the
 specific conditions of approval
 and any other requirements may apply.

LA 15-123790 HQ

EXH.C-12

HALO LED 2nd Generation Downlight Collection - Lumen and Compliance Summary

Table with 12 columns: Type, LED Light Engine, Lumens, Energy Cost, Height, Beam Angle, CRI, and Compliance (Energy Star, Title 24, etc.). Rows include various downlight models like ELG40827-2700K, ELG40833-3000K, ELG40834-4000K, ELG40835-3500K, and ELG40835-4000K.

(1) Not all models with Integrated LED Light Engines are available in all US markets. Measurements taken in a dark room. (2) Beam angle is defined as (EMC) (EMC) beam diameter, center line (EMC) (EMC) diameter (EMC) (EMC) diameter. (3) Not all models with Integrated LED Light Engines are available in all US markets. Measurements taken in a dark room. (4) May be used for ICC, International Energy Conservation Code and IBC, International Building Code.

Approved City of Portland Bureau of Development Services Planner [Signature] Date: 4/13/15. This drawing applies only to the City of Portland and is subject to all applicable codes and conditions of approval. Approved on [Signature] 4/13/15. E-Lighting.com LUR-17

Table with 3 columns: Type, Project, and Date. It lists various Halo LED light engine types.



H4 LED Downlight Series 2nd Generation LED Light Engines Available in 2700K, 3000K, 3500K, 4000K Correlated Color Temperatures

- 2700 K EL40827 4" LED Light Engine, 2700K
3000 K EL40833 4" LED Light Engine, 3000K
3500 K EL40835 4" LED Light Engine, 3500K
4000 K EL40835 4" LED Light Engine, 4000K

Color Rendering Index (CRI) chart showing various color rendering index values from 1 to 90, with corresponding color bars and product model numbers like EL40827, EL40833, EL40835.

H4 LED Downlight Series 2nd Generation - LED Light Engines. The family of 4" aperture recessed downlights with H457 series housings designed for use with Halo EL400 Series LED Light Engines and compatible TLA and TLSA-Series LED trims. Halo H4 LED housings have integrated LED drivers that offer dimming as well as 14-184 lumens per watt. H4 LED Light Engines, with TLA, TLSA trims, and H457 housings. H4 LED 2nd Generation features 90 CRI color rendering index and offers a superior optical design that yields productive beam lumens, good cutoff and low glare.

DESIGN FEATURES

- (A) Upper Heat Sink: Durable extruded aluminum construction. Conducts heat away from the LED keeping the junction temperature low. Maximizes the life of the LED in insulated ceiling environments. (B) Lower Heat Sink: Durable die-cast aluminum construction. Flange designed to lock with matching beveled slots in H4 trim rings. Works in conjunction with the upper heat sink for heat dissipation away from the LED.

- (C) Precision Blades: Precision formed stainless steel spring blades provide retention of the EL406 series of light engines in the H457 series housings. The blades are designed so the light engine to be installed in any position within the housing aperture (360 degrees).

- (D) LED Connection: LED connector is non-screw design for quick installation with the H457 Series Housings. LED connector is compliant with high efficiency luminare code base socket. Separate grounding cable included on the module for attachment to the housing during installation.

- (E) Electrical: 9-27 2700°K nominal CCT +/- 90 CRI.

- (F) Compliance: Qualified & Compliant as designated with LED Light Engine and Trim. Refer to ENERGY STAR® Qualified Appliance Database for Ratings.



COOPER LIGHTING BY E.L.N. AD0713145 A032424

15-123790HR

EXH. 2