



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

FROM CONCEPT TO CONSTRUCTION

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**FINAL FINDINGS AND DECISION BY THE DESIGN
COMMISSION RENDERED ON April 16, 2015**

CASE FILE NUMBER: LU 14-250142 DZ
PC # 14-212045
The Porter Hotel by Hilton

BUREAU OF DEVELOPMENT SERVICES STAFF: Jeff Mitchem 503-823-7011 /
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The Design Commission has **approved** a proposal in your neighborhood. 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.

GENERAL INFORMATION

Owner: Ed Shagen / Portland Hotel Ownership LLC
5786 Widewaters Pkwy #9 / Syracuse, Ny 13214-1867

Representative: Tom Hogan | HC Architecture Inc
1425 Dutch Valley Place NE, Studio B / Atlanta, Ga 30324

Site Address: 202-218 SW JEFFERSON ST

Legal Description: BLOCK 130 LOT 1-4 E 2' OF LOT 5-8, PORTLAND
Tax Account No.: R667712690, R667712690
State ID No.: 1S1E03BC 01400, 1S1E03BC 01400
Quarter Section: 3129

Neighborhood: Portland Downtown, contact Rani Boyle at 503-725-9979.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with a Design Overlay
Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Design review for a new 299 room hotel (16 floors plus one below grade level and a rooftop restaurant) on a vacant 20,400 square foot lot. The gross building floor area will be approximately 200,000 square feet and building height will be approximately 190'. Ground floor program includes a restaurant, bar, lobby, a market, take out window (oriented to SW

Columbia St), loading (oriented to SW Jefferson St), kitchen and back of house. Additional basement facilities include a pool, sauna, spa, fitness and staff. The main entry is oriented to SW 2nd Ave. No on-site parking is proposed. Design review is required because the proposal is for new construction in a Design Review overlay.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The vacant ½-block site occupies the east half of the block bounded by SW 3rd Ave, 2nd Ave, Columbia St and Jefferson St. The west half of block is developed with the 13-story Essex House Apartments containing ground floor retail including Starbucks and a sundries shop called The Doodle Pad. The MAX light rail line runs two-blocks west along SW 5th Ave. SW Columbia St, Jefferson St and 3rd Ave are designated Local Service Walkways, while SW 2nd Ave is designated a City Walkway. Bus service runs along both SW Jefferson and Columbia Sts. The site is within the Downtown Pedestrian District. Vicinity public space includes Gov. Tom McCall Waterfront Park (2 blocks east), Keller Fountain (2 blocks south) and Terry Schrunk Plaza (1 block northwest).

Zoning:

The Central Commercial Zone (CX) is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] 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 no prior land use reviews.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **February 12, 2015**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 12, 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

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.

Central City Fundamental Design Guidelines SECTION A - PORTLAND PERSONALITY

A1. INTEGRATE THE RIVER. Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.

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 facades that create visual connections to adjacent public spaces

Findings: The project site is two blocks west of the Willamette River and greenway directly accessed via SW Columbia Street. Project components enhancing connections to the river include

- roof-top lounge/restaurant with outdoor terraces on both north and south ends of roof with views to the river and mountains,
- ground floor active use on portions of all street frontages including clear glazing to enhance sidewalk vitality, and
- vegetated storm water flow-through planters at the second floor (meeting level) terrace to enhance river ecology by improving water quality before it flows into the Willamette.

These guidelines are met.

A2. EMPHASIZE PORTLAND THEMES. When provided, integrate Portland-related themes with the development's overall design concept.

Findings: Themes integral to the vitality of this part of the central city have been reinforced through the following ground floor program elements

- sidewalk oriented take-out food (food cart culture),
- market café (old grocer charm),
- diverse ground floor spill-out activity (restaurant/nightclub scene), and
- multiple entry points (pervasive pedestrian connections).

In addition, a generous entry canopy and colonnade will also be provided so that sidewalk seating can be provided further adding to sidewalk activity.

This guideline is met.

A3. RESPECT THE PORTLAND BLOCK STRUCTURES. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocs exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings: The proposed building occupies one half of a full 200-foot square Portland block. The building will support the Portland Block structure on its street frontages by massing the building at the property line.

This guideline is met.

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: The project's design includes a variety of treatments intended to unify the street frontage with immediate context. The high-volume base articulation is a common element in the district and is incorporated into the proposed design. The double-height base of the

neighboring KOIN Center Tower is expressed as a series of vertical piers with recessed glazing. This pier and punch rhythm is continued in the proposed design wrapping the ground floor with an emphasis on street activation. Specific elements that serve to unify and distinguish the building include

- a stone clad colonnade accommodating restaurant spill-out and the hotel's primary entry,
- a continuous overhang at the third floor line creating a strong horizontal datum to transition from the building's active base to the guestrooms above,
- the tower's overhanging roof form reflects the third floor overhang while providing all weather protection for the rooftop terrace, and
- the ground floor's materiality, window mullion pattern and vertical pier expression are interpreted and reflected in the upper floors of the building,
- over-story window wall glazing pattern composed of a unique patterning effect – vertically aligned interlocking weave of aluminum composite panel (mica finish) and multi-colored glass curtain wall (green-azure-blue).

This combination of elements will create a unified frontage, while introducing new elements that will give the building a unique character.

These guidelines are 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: This part of the Central City is notable for the pedestrian-centric street life, and pervasive street front shops and restaurants. The public areas of the hotel have been distributed around the perimeter and provided with distinct entry points intended to evoke the individual storefront appeal. The market café has its own corner entry, and the restaurant is embellished with outdoor dining and a unique entrance, separate from the hotel. The main lobby of the hotel is accentuated by the largest access point, situated mid-block. These distinct entries, along with the pizza take-out window on Columbia provide the feel of independent tenants within the larger building.

The food cart inspired pizza window on SW Columbia St will invite direct public interaction and a potential sidewalk dining experience. The recessed dining arcade along SW 2nd Ave provides deep relief in the facade, and softening the appearance of the building at street level. The embellishment of the main hotel entrance midblock along SW 2nd Ave features a large glass canopy, evoking the design of those found at many of the hotels and businesses in the area.

The dramatic blade element incorporating a discreet sign and integrated into the façade also marks the entry of the hotel and is inspired by some of the historic blade and marquee signage found throughout the downtown district. The corner entry at the Market Café takes advantage of the existing sidewalk grades creating an elevated entry into the market. The resulting steps, stoop, storefront, and signage at this corner location provides a welcome focal point in the streetscape, adding to the vibrant streetscape character of the area.

This guideline is 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 proposed building will be built to all property lines to provide a strong built edge along all frontages. The project's corners are anchored with active uses and entries, and the primary entrance is well marked with a vertically-oriented blade sign and generous canopy protecting pedestrians from the elements while creating a smaller space serving as a buffer between the public exterior realm and the private, interior of the building. A continuous colonnade along SW 2nd Ave will help to define the street edge while also providing cover for outdoor seating.

This guideline is met.

SECTION B - PEDESTRIAN EMPHASIS

B. 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.

Findings: The proposed building will enhance the pedestrian system through a sidewalk-activating ground floor program. By nature, the hotel use will deliver many new visitors to the neighborhood concentrated at key points along the project frontage – the active colonnade space, central entry, the hotel lobby and reception fronting SW 2nd St and the lobby lounge and bar. Currently, travelers tend to spend more time in the hotel public spaces working on laptops instead of in their rooms. This trend as well as bar/food customers and reception check in/check-out activity will keep the ground level public spaces active throughout the day.

This guideline is 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.

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.

B7. INTEGRATE BARRIER FREE DESIGN. Integrate access systems for all people with the building's overall design concept.

Findings: Care has been taken to reduce the amount of mechanical louvers at the sidewalk level and to consolidate them within the loading dock area and therefore minimize the exposure to pedestrians. The majority of these sidewalk level louvers are also only utilized intermittently which will help to minimize the amount of intake and/or exhaust and potential noise that is not desired. The balance of mechanical systems equipment is located on the high roof and shielded from view with a screen wall enclosure that is integrated into the overall design of the building exterior.

The southeastern edge of the building has been setback to provide a colonnaded gathering place to stop, gather, dine and drink. The 12' deep space is well sheltered from the elements. On the northeast corner, a stone "stoop" has been introduced at the base of the market café storefront providing a place to sit and people watch. Downcast architectural lighting will be used to demarcate entries and at street level the brick piers will incorporate lighting to reinforce their rhythm along the street front. Expansive ground floor glazing will allow viewing both into and out of the hotel's active public spaces. All entries to the building are fully accessible.

These guidelines are met.

SECTION C - PROJECT DESIGN

C2. PROMOTE QUALITY AND PERMANENCE IN DEVELOPMENT. Use design principles and building materials that promote quality and permanence.

Findings: The building will use contextually germane materials including aluminum storefront windows, stone, and outside glazed curtain wall. The building's massing is derived as a classic Base-Middle-Top composition which is universal and recognizable in all architectural periods and will result in a sense of permanence and tradition.

The primary material of wrapping the base will be a modular stone that will anchor the building and provide a sense of lasting permanence and durability. The remaining portions of the building will be clad with more contemporary but durable materials such as composite aluminum panels and high pressure thermosetting resin panels, and glass. These materials are considered of high quality and evoke a sense of permanence.

At the April 16th Design Commission Hearing, the Applicant will provide a scaled wall assembly mock-up consisting of materials specified in the attached Drawing Set (Sheet 5A-09). *This guideline is met.*

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

Findings: The building facade is intentionally organized to express the primary program components of the building – the public base, the residential middle and the public top. The coherency of the overall composition is conveyed through the following

- **Bulk.** The building's overall bulk is predominated by a singular expression of height with minor variations in visual texture, transparency and reflectivity, and façade setback and erosion.
- **Massing.** The building's bulk is subtly massed in a traditional tri-partite configuration of base, middle and top – the stone base to approximately 36' proportioned to define street enclosure, the glass curtain-wall middle to approximately 167' with step back variations on all frontages, and the covered double height glazing top with increased set-backs and column expressed building wall.
- **Scale.** The building's base massing is comprised of two primary scale shifts – *sidewalk level* intended (approximately 20' floor to floor) to reinforce a human-scaled streetscape experience and the *second floor meeting/covered terrace level* (approximately 16' floor to floor) to accentuate streetscape volume and add a layer of elevated outdoor activity. The building's upper level massing is expressed as a singular glass curtain-wall with subtle scale references to individual rooms through glass color changes and vertically aligned metal panel with integrated louvers.

Human scale reference is reintroduced at the building's top level through expansive covered terrace with glass guardrails. These shifts in scale are horizontally stratified through the use of metal banding and terrace overhangs which serve to both unify through self-reference and reinforce human-scale dimension and orientation.

- **Fenestration.** The building's fenestration pattern corresponds well with the primary scale shifts – street level storefront expression at the base, the singular glazing pattern of the middle composed of complimentary color shifts, and the repeated storefront expression at the top to signify human-scale amenity space.
- **Roof Forms.** The roof form is expressed as a singular horizontal metal plane. The form is used twice on the building: at level 3 as both a “cap” to the streetscape-oriented building wall and as all weather protection for the level 3 terrace; and, at the top of the building as a visual terminus and, again, as all weather protection for the rooftop amenity terrace.
- **Materials.** The building's cohesion is reinforced through restrained application of three primary materials – stone, glass and metal. This is achieved through using material as a functional representation – a robust stone base of permanence and texture, a rhythmic patterning of upper-story glazing drawing the eye upward to a compelling metal clad rooftop restaurant and terrace amenity.

At the April 16, 2015 Hearing, the Design Commission had three concerns related to the project's coherency.

- **Ground Floor Stone Tile Patterning.** The patterning of the stone tiles and complexity of the over-story glass window wall was viewed by the Design Commission as two disparate patterns in conflict with one another. *With the condition of approval that the ground floor cladding material be specified as pre-cast, uniform concrete panels (joints to be aligned with adjacent window mullions), this guideline is met.*
- **Ground Floor Pilaster Dimension.** The Design Commission observed that the stone pilasters extending from the sidewalk to level three seemed dimensionally heavy. *With the condition of approval that the ground floor pilasters be narrowed by a minimum of one foot, this guideline is met.*
- **Ground Floor Pilaster Alignment – North Façade.** The Design Commission observed that the ground floor pilasters on the north façade were out of alignment with the pilasters on levels two and three. *With the condition of approval that all ground floor pilasters be vertically aligned from ground floor to second and third floors, this guideline is met.*

With the three conditions of approval specified above, this guideline is met.

C6. DEVELOP TRANSITIONS BETWEEN BUILDINGS AND PUBLIC SPACE. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings: While the site is not adjacent to any public open space, it does have ample frontage on three public rights-of-way. As such, the project incorporates subtle transitions between the private interior and the public exterior on all frontages – the main hotel entrance at center-site on SW 2nd Ave, the main restaurant entrance at the SE corner and main market entrance on the NE corner.

These entrances are well marked and protected through the use of arcades, canopies and recessed entry sequences. The hotel, as the primary function, incorporates a large overhead entrance canopy that not only signifies primary entry portal, but provides for a transition space between public and private by providing extra depth and cover. The restaurant entry provides a seating area and arcade with significant transition space while

helping to mitigate a minor change in the sidewalk grades. The market entry utilizes a small recessed area including steps and a small canopy that, combined, will provide transition while contributing to a unique “boutique neighborhood market” look and feel.

This guideline is met.

C7. DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS. Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquees, signs, and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

Findings: Special emphasis has been given to the design of the corners of the hotel. At street level, the south end has been recessed creating a change in plane and relief in the façade while maintaining the rhythm of the columns. Further emphasis of the corner is given to the second level through the introduction of an outdoor terrace with broad overhang creating visual interest and enhancing views both from the sidewalk as well as while on the terrace. The top level also features an expansive outdoor terrace with broad overhangs which allows for the mass of the building to step back from the middle portion of the building, offering great views to the south east while creating a distinctive look for the building from a distance. The NE corner incorporates the unique entrance into the market café, evoking a corner grocer feel and creating a focal point at street level. The outdoor terrace and deep overhangs are repeated at the second and top levels, offering direct views to the NE while visual terminus as one approaches the building from the Hawthorne Bridge in the distance.

This guideline is met.

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: The building’s massing is derived as a classic Base-Middle-Top composition with the base sidewalk level being a distinctively different material and expression than the upper levels. Specific features distinguishing the sidewalk level are

- Stone clad columns that will visually anchor the building to the ground and provide a sense of lasting permanence.
- Human scaled pedestrian colonnade level that defines the retail and lobby entrances.
- Larger windows than the balance of the project, therefore creating a strong visual interaction from sidewalk to interior spaces of the hotel.
- Metal “beltline” that occurs as a unifying element just above the second floor. This “beltline” will reinforce the distinct base with a strong shadow line and create a point of reference, or ceiling line that defines the pedestrian zone.

The hotel’s internal public space program is purposely designed to be flexible to accommodate the needs of the guest and to draw visitors. The restaurant and market spaces will have access directly from the sidewalk to engage and encourage use by the general public. Each space will have its own identity and entrance to create a more individually scaled environment. The retail market is being developed to incorporate operable windows with window counter seating to encourage patrons to linger and have a visual connection to the outside. The restaurant will incorporate an arcade that will be used for outdoor dining that will activate the sidewalk.

These guidelines are met.

C10. INTEGRATE ENCROACHMENTS. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

Findings: The metal clad overhang at the floor line of level 3 acts as a unifying element and abstracted cornice. This feature will encroach approximately four feet into the right-of-way. This “beltline” overhang will serve to reinforce the distinct base of the building with a strong shadow line and create a point of reference, or implied ceiling line, that will help frame the streetscape. Additionally, a metal and glass entrance canopy is included over the main hotel entrance provide in weather protection for arriving guests and to create a transitional zone.

This guideline is 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: Both the top floor of the building and the second floor meeting level have outdoor terraces and signature roof plane overhangs that integrate the design, create a cohesive aesthetic and serve a practical function of protecting pedestrians. These distinctive roof features and terraces also serve as a public amenity that will be recognizable from other parts of the city while offering views of the downtown area, both toward the north and south, featuring glimpses of the Willamette River and the Hawthorne Bridge.

Mechanical equipment on the roof will be concealed by a mechanical screen. The equipment will be arranged to minimize the screening area and combined with rooftop access overruns. The screen is cohesively composed and clad in metal panel used elsewhere on the building in order to best integrate with the building. The second floor roof will incorporate flow through planters to accommodate storm water quality control.

This guideline is met.

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: Exterior lighting will be simple, discreet and architecturally integrated. Lighting fixtures will be oriented to softly illuminate the underside of the building’s main horizontal overhangs at the roof and above the second floor. The base of the building will incorporate accent lighting at the stone columns and at the entrance areas to the hotel lobby, restaurant and market to express the structural grid of the building. The ceilings at the occupied portion of the rooftop terrace will have indirect cove lighting to provide ambient lighting. Careful attention has been paid to recessing the rooftop canopy lighting fixtures at a sufficient depth so that no direct light glare is cast obliquely to neighboring buildings or vicinity public right-of-way.

While drawings and details provided appear to demonstrate that lighting will be well integrated with structural components of the building and not cast glare on the skyline at night, additional renderings demonstrating night views from key distant vantage points will be presented at the hearing. *Pending a positive evaluation by Staff and Commission, this guideline may be met.*

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: Signage will be integrated into the design but is **not a part of this review**. All ground floor signage is less than 32 square feet and therefore not subject to design review. Future exterior upper-story building signage will be submitted for a separate Type II design review at a later date. The applicant has prepared conceptual options for the Design Commission's review and comment. Please refer to the drawing set (Sheet 1A-02) attached to this Staff Report.

Therefore, this guideline is not applicable.

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 applicant has addressed all major concerns expressed by staff and designed a building that embodies the spirit intended by the applicable design guidelines, and responds well to the natural, cultural and built context. The proposal meets, and in some cases exceeds the applicable design guidelines and therefore warrants approval.

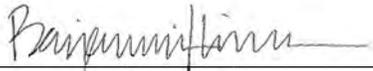
DESIGN COMMISSION DECISION

It is the decision of the Design Commission to approve Design Review for a new 299 room hotel (16 floors plus one below grade level and a rooftop restaurant) on a vacant 20,400 square foot lot in the Downtown Sub District of the Central City Plan District.

Approvals per Exhibit C.1, The Porter Design Review Drawing Set (pages C.1-C.39), signed, stamped, and dated April 16, 2015, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (A – E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 14-250142 DZ. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B.** No field changes allowed.

- C. The ground floor cladding material shall be specified as Pre-cast, uniform concrete with joints to be determined, aligned with adjacent window mullions.
- D. The ground floor pilasters shall be narrowed by one foot.
- E. On the north elevation, the ground floor pilasters shall be aligned with the second- and third-floor pilasters.

By: 
Ben Kaiser, Design Commission Vice Chair

Application Filed: December 16, 2014
Decision Filed: April 17, 2015

Decision Rendered: April 16, 2015
Decision Mailed: April 23, 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 December 16, 2014, and was determined to be complete on **February 2, 2015**.

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 December 16, 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 did not waive or extend the 120-day review period. The **120 days expire on June 2, 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. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval 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.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on May 7, 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. Information and assistance in filing

an appeal is available from the Bureau of Development Services in the Development Services Center or the staff planner on this case. You may review the file on this case by appointment at, 1900 SW Fourth Avenue, Suite 5000, Portland, Oregon 97201. Please call the file review line at 503-823-7617 for an appointment.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000 will be charged.**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services in the Development Services Center, 1900 SW Fourth Ave., First Floor. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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.

- 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

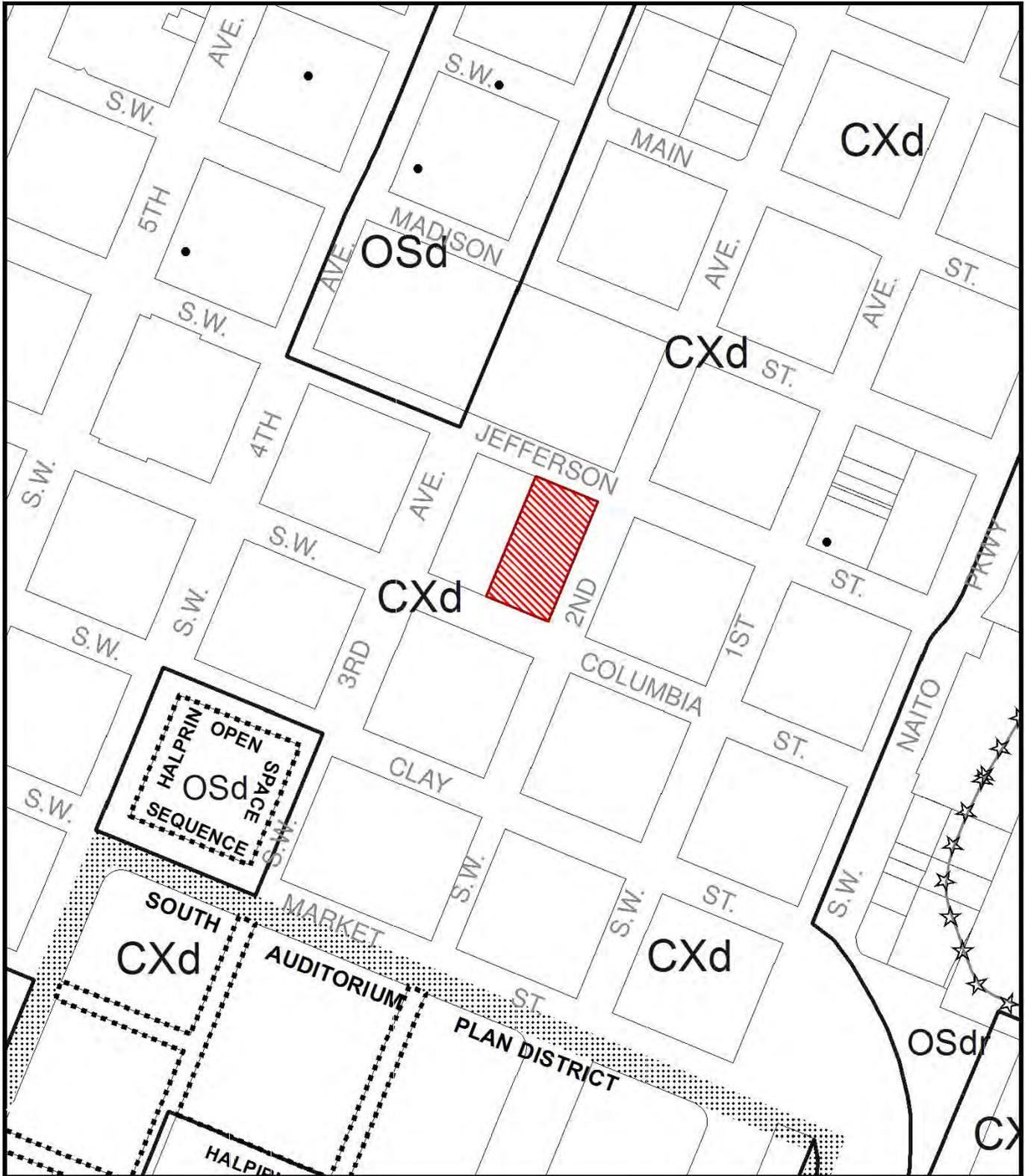
- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

Jeff Mitchem
April 21, 2015

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).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans & Drawings
 - 1. The Porter Design Review Drawing Set (C.1-C.39)
 - 2. C.5, Site Plan (attached)
 - 3. C.13, East Elevation (attached)
 - 4. C.14, West Elevation (attached)
 - 5. C.15, South and North Elevation (attached)
- D. Notification information:
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailed notice
 - 6. Mailing list
- E. Agency Responses:
 - 1. Portland Bureau of Environmental Services
 - 2. Life Safety
 - 3. Portland Water Bureau
 - 4. Site Development
 - 5. Portland Fire Prevention Division
 - 6. Portland Bureau of Transportation
- F. Letters
NONE
- G. Other
 - 1. Original LUR Application
 - 2. Incomplete Letter
- H. Hearing
 - 1. Staff Report



ZONING

-  Site
-  Historic Landmark
-  Recreational Trail

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

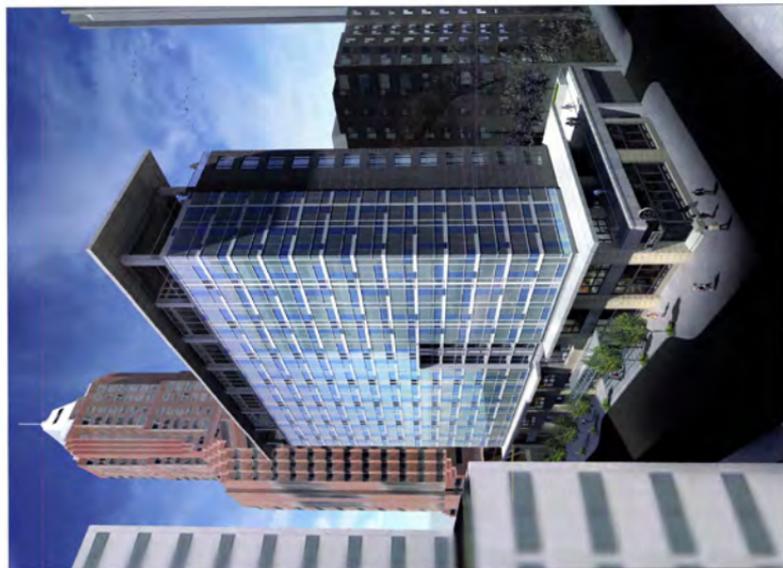


File No. LU 14-250142 DZ
 1/4 Section 3129
 Scale 1 inch = 200 feet
 State Id 1S1E03BC 1400
 Exhibit B (Dec 17, 2014)

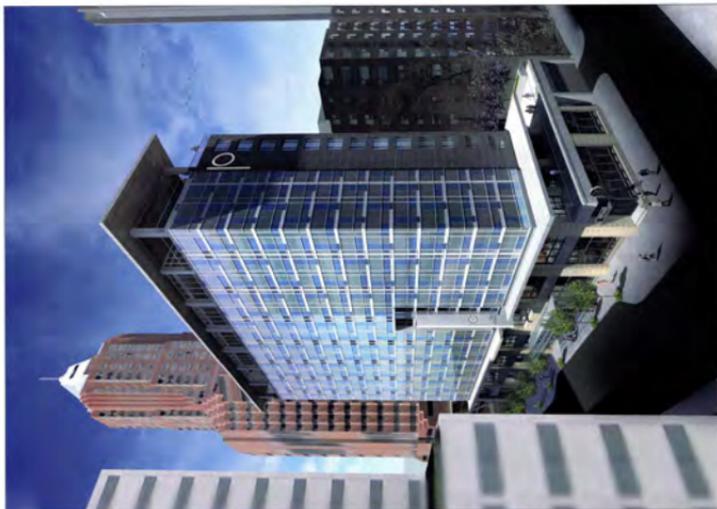
DATE:	07/15/14
PROJECT:	WIDEWATERS HOTELS - THE PORTER
CLIENT:	WIDEWATERS HOTELS
LOCATION:	110 W. WASHINGTON STREET, CHICAGO, ILLINOIS 60601
PHASE:	ARCHITECTURAL RENDERING
SCALE:	1:100
DATE:	07/15/14
PROJECT:	WIDEWATERS HOTELS - THE PORTER
CLIENT:	WIDEWATERS HOTELS
LOCATION:	110 W. WASHINGTON STREET, CHICAGO, ILLINOIS 60601
PHASE:	ARCHITECTURAL RENDERING
SCALE:	1:100
DATE:	07/15/14
PROJECT:	WIDEWATERS HOTELS - THE PORTER
CLIENT:	WIDEWATERS HOTELS
LOCATION:	110 W. WASHINGTON STREET, CHICAGO, ILLINOIS 60601
PHASE:	ARCHITECTURAL RENDERING
SCALE:	1:100



1 EVENING RENDERING
1/12



1 DAY RENDERING
1/12



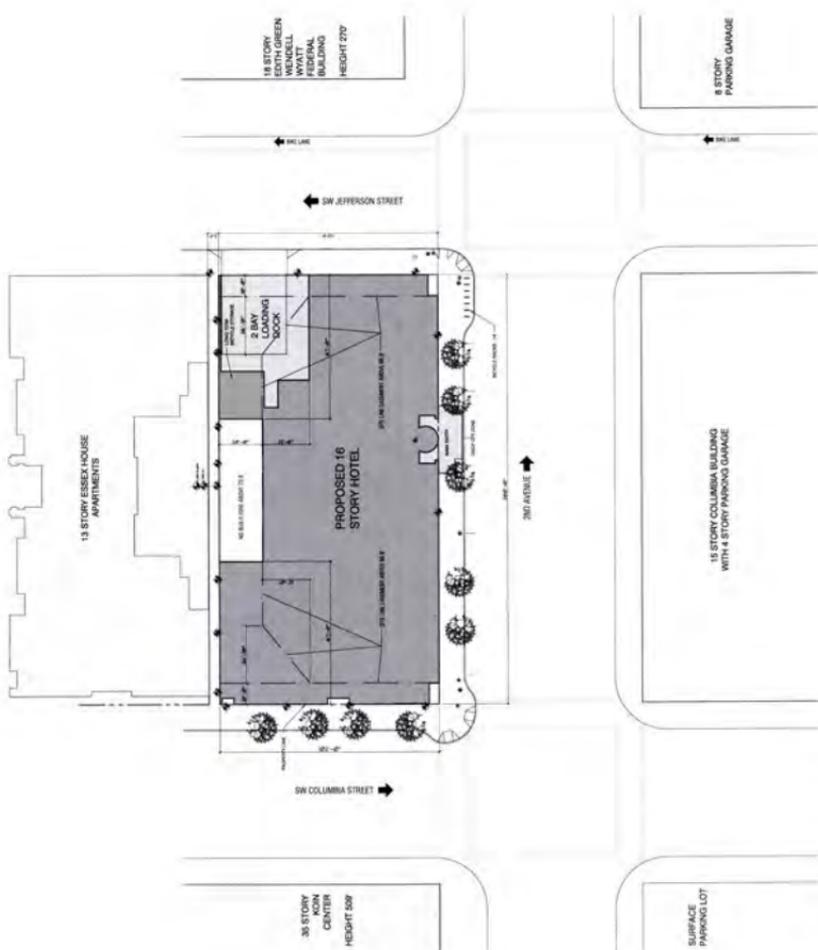
1 DAY RENDERING WITH SIGNAGE FOR COMMISSION REVIEW

ENTRY SIGNAGE = 24 S.F. PER SIDE = 48 S.F. TOTAL
 SIGNAGE ON CANOPY = 160 S.F. TOTAL
 (AREA OF BUILDING SKIN MINUS LARGE EMPTY SPACE BELOW) = 80 S.F. PER SIDE = 160 S.F. TOTAL

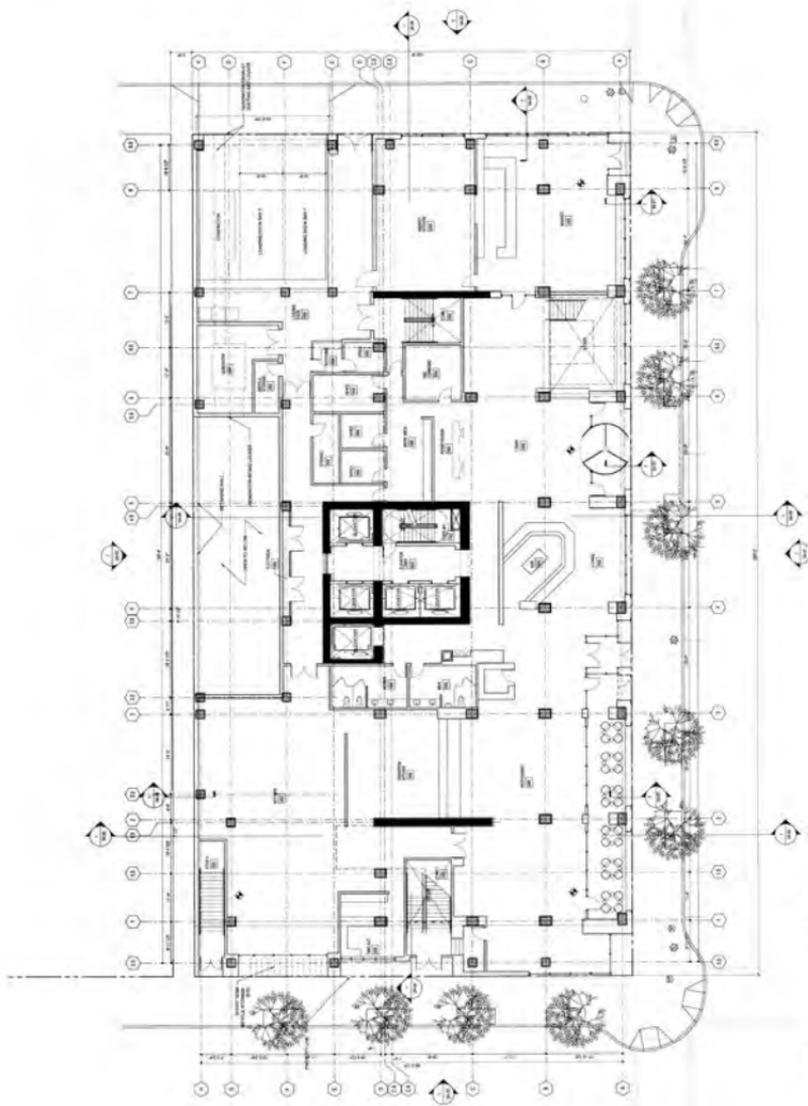


2 EVENING RENDERING WITH SIGNAGE FOR COMMISSION REVIEW

DATE: 11/11/14	SCALE: 1/8" = 1'-0"
PROJECT: WIDEWATERS HOTELS	NO. 1000
CLIENT: WIDEWATERS HOTELS	NO. 1000
ARCHITECT: HC ARCHITECTURE	NO. 1000
DESIGNER: THE PORTER DESIGN	NO. 1000
DATE: 11/11/14	SCALE: 1/8" = 1'-0"
PROJECT: WIDEWATERS HOTELS	NO. 1000
CLIENT: WIDEWATERS HOTELS	NO. 1000
ARCHITECT: HC ARCHITECTURE	NO. 1000
DESIGNER: THE PORTER DESIGN	NO. 1000



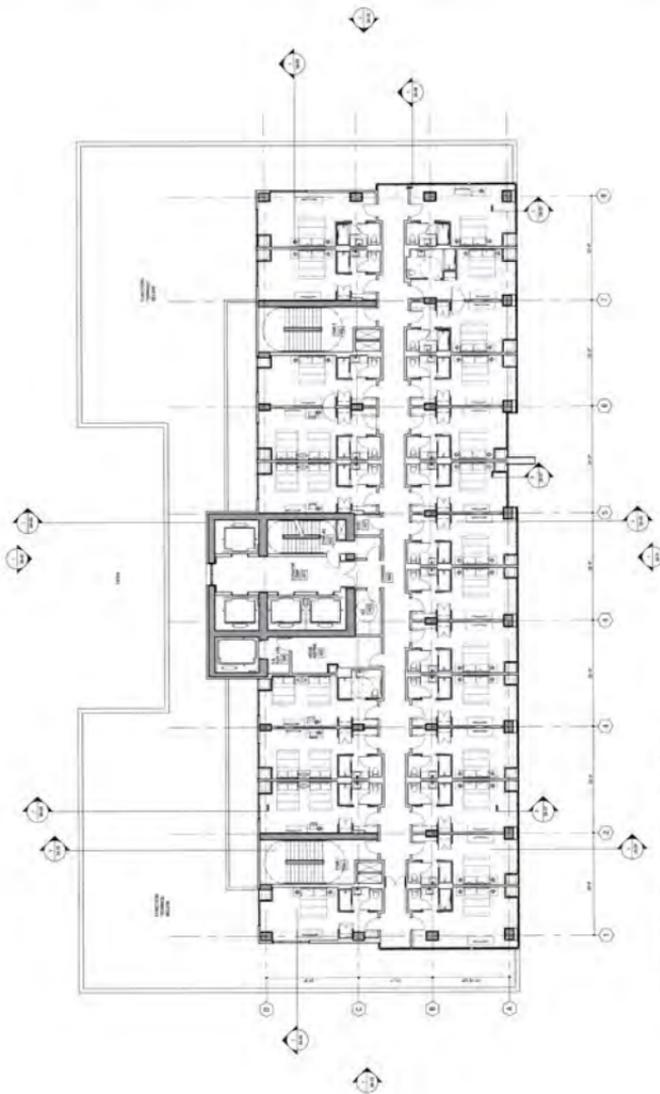
1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"



1 LOBBY LEVEL PLAN
SCALE: 1/4" = 1'-0"

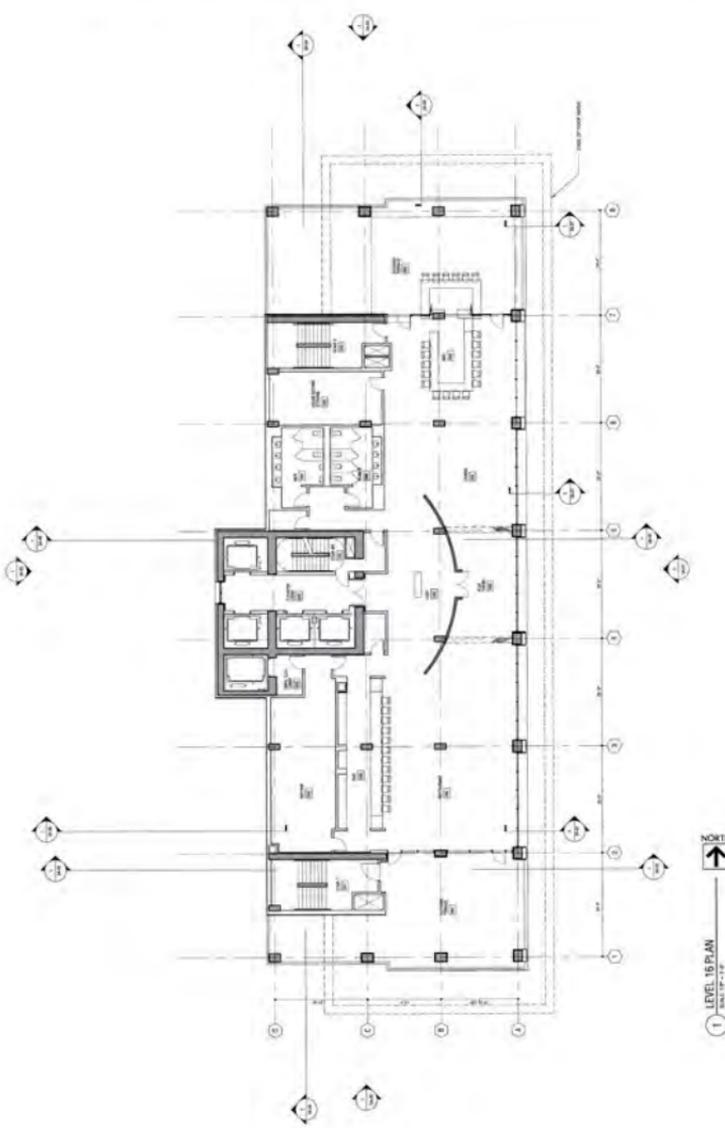
DATE: 08/14/12

PROJECT: THE PORTER
OFFICE BUILDING
1000 W. WASHINGTON ST., SUITE 1000
CHICAGO, IL 60607
ARCHITECT: HC ARCHITECTURE
DATE: 08/14/12



1 TYPICAL LEVEL PLAN - FLOORS 3-7
 SCALE: 1/8" = 1'-0"

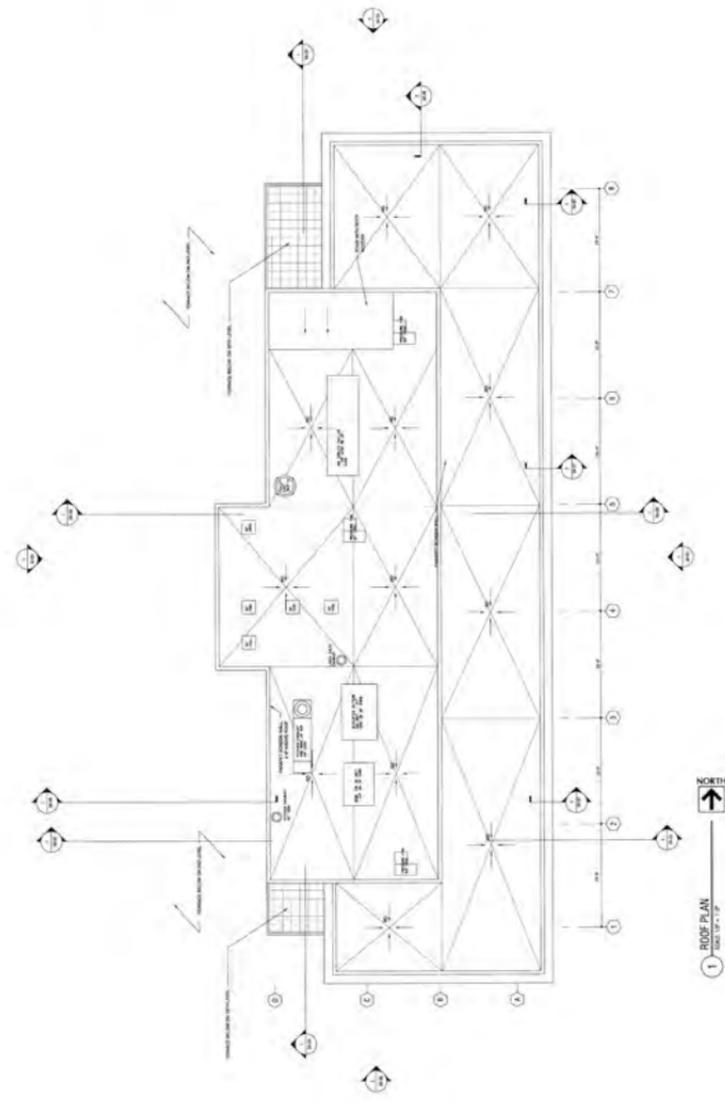
AREA SUMMARY:
 TOTAL FLOOR AREA: 120,000 S.F.
 GROSS FLOOR AREA: 120,000 S.F.
 FINISHED FLOOR AREA: 120,000 S.F.
 TOTAL FLOOR AREA: 120,000 S.F.
 TOTAL FLOOR AREA: 120,000 S.F.



1 LEVEL 16 PLAN
 1/8" = 1'-0"

DATE: 08/11/10
 DRAWN BY: J. L. WILSON
 CHECKED BY: J. L. WILSON
 PROJECT: WIDEWATERS HOTELS
 SHEET: 16.01
 TOTAL SHEETS: 16.01



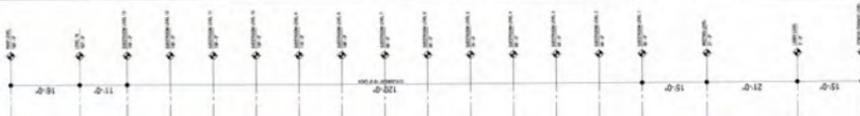




MATERIAL LEGEND

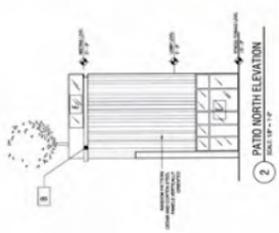
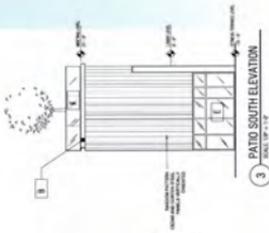
1	BRICK
2	STONE
3	GLASS
4	ALUMINUM
5	STEEL
6	CONCRETE
7	PAINT
8	LANDSCAPE
9	VEGETATION
10	WATER
11	SKY
12	GROUND

1 EAST ELEVATION
 100-100-100-100



MATERIAL LEGEND

1	BRICK
2	CONCRETE
3	GLASS
4	WOOD
5	STEEL
6	ALUMINUM
7	BRICK
8	CONCRETE
9	GLASS
10	WOOD
11	STEEL
12	ALUMINUM
13	BRICK
14	CONCRETE
15	GLASS
16	WOOD
17	STEEL
18	ALUMINUM
19	BRICK
20	CONCRETE
21	GLASS
22	WOOD
23	STEEL
24	ALUMINUM
25	BRICK
26	CONCRETE
27	GLASS
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29	STEEL
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88	WOOD
89	STEEL
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92	CONCRETE
93	GLASS
94	WOOD
95	STEEL
96	ALUMINUM
97	BRICK
98	CONCRETE
99	GLASS
100	WOOD



MATERIAL LEGEND

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- 100. BRICK

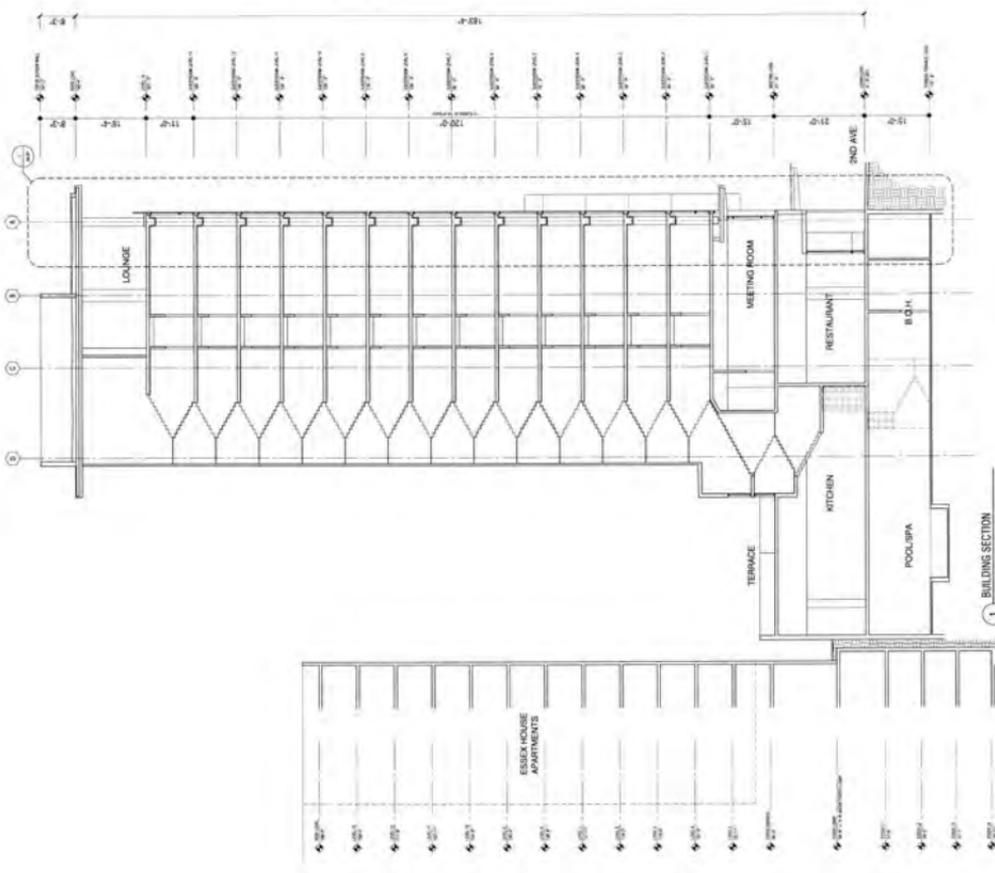


1 SOUTH ELEVATION AT PIZZA WINDOW
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION AT MARKET AND LOADING BAY
SCALE 1/8" = 1'-0"

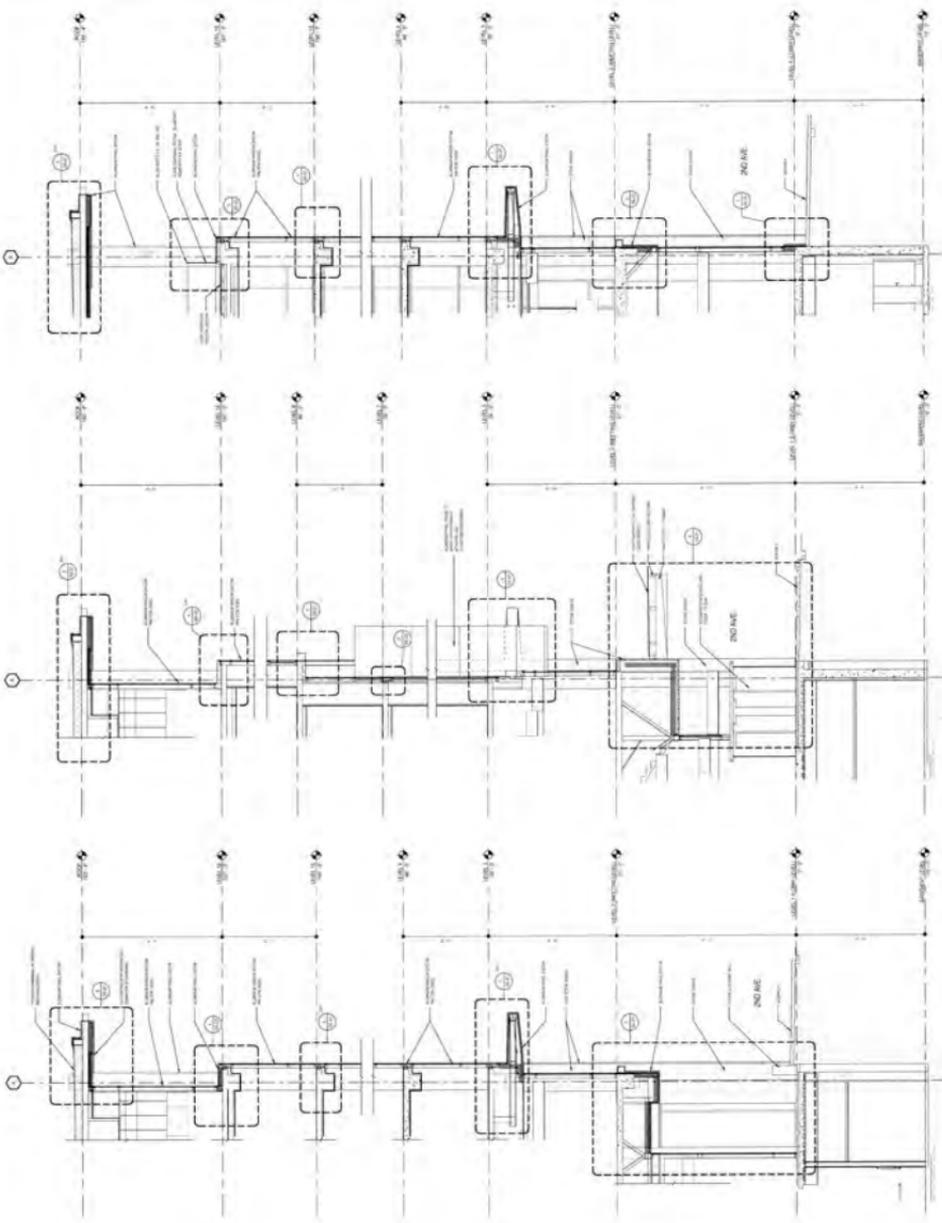
ENLARGED ELEVATIONS

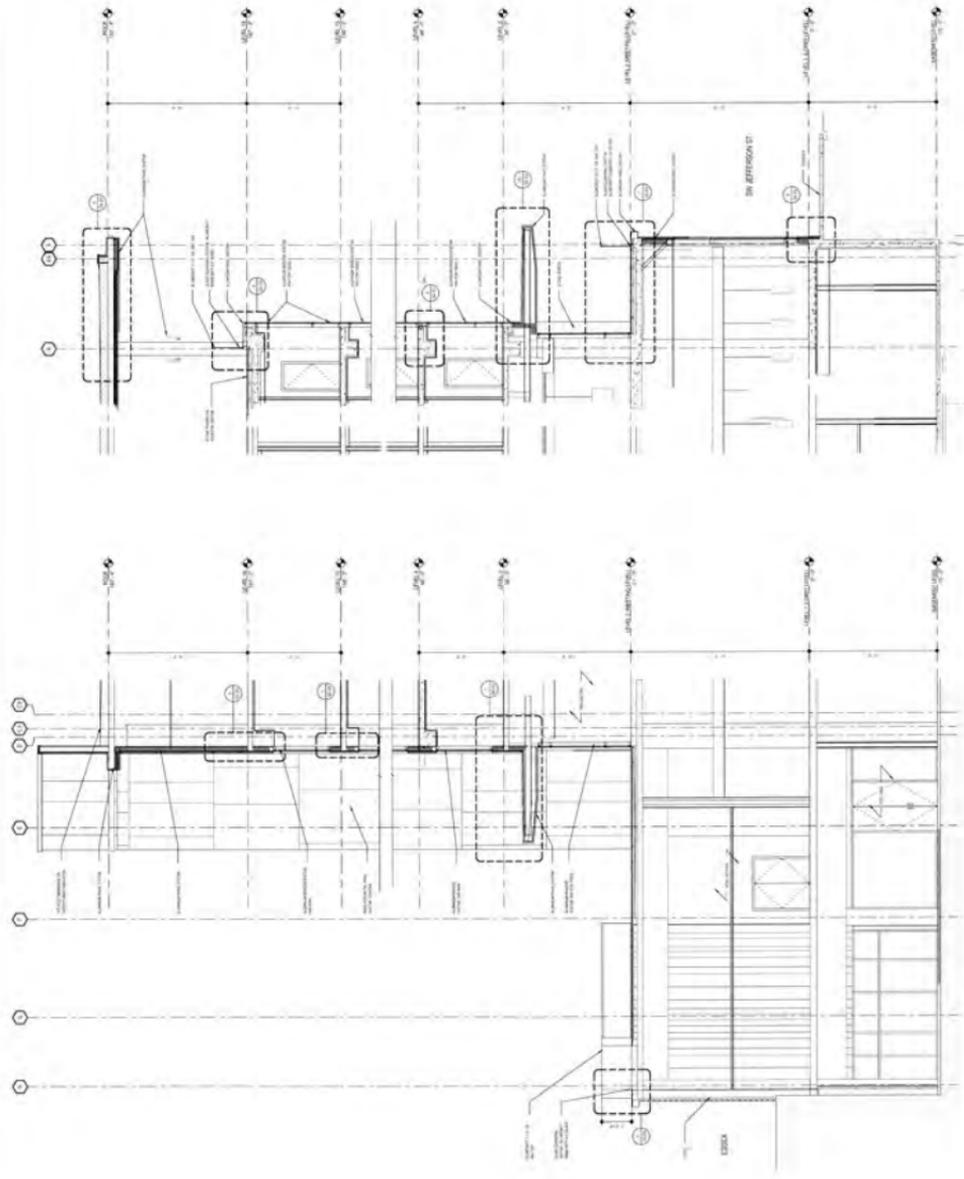


① INTERIOR WALL SECTION @ HALLWAY

② EXTERIOR WALL SECTION @ ENTRY

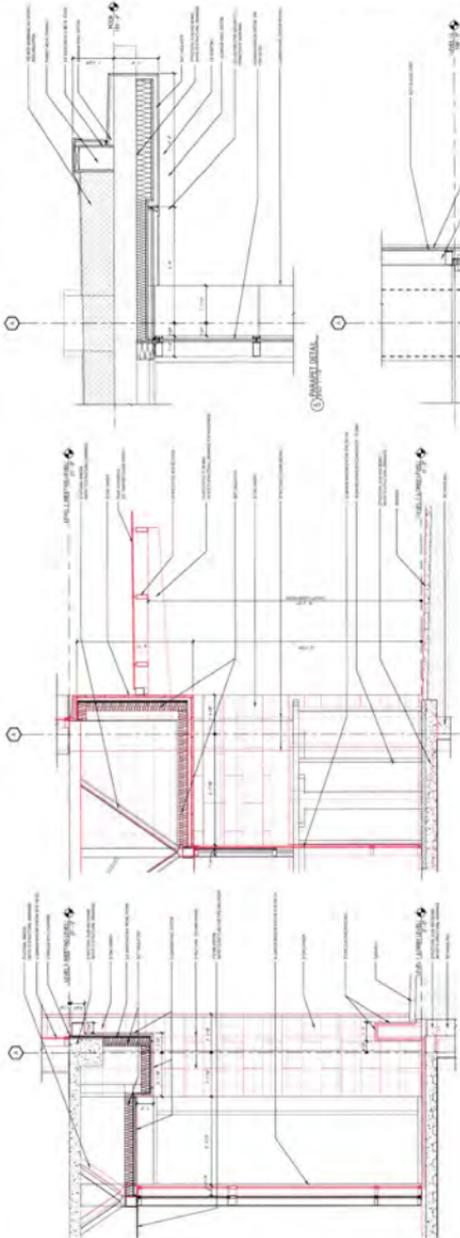
③ EXTERIOR WALL SECTION @ RESTAURANT





① OUTSIDE WALL SECTION @ WEST ELEVATION

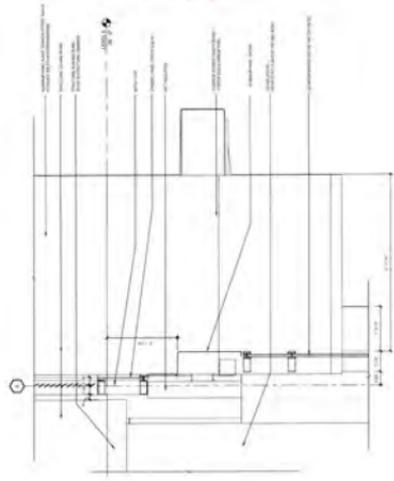
② OUTSIDE WALL SECTION @ WEST ELEVATION



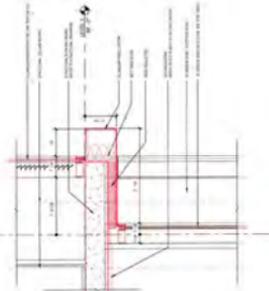
1 ALUMINUM SIGHT PANEL SYSTEM

2 GLASS CANTILEVER SYSTEM

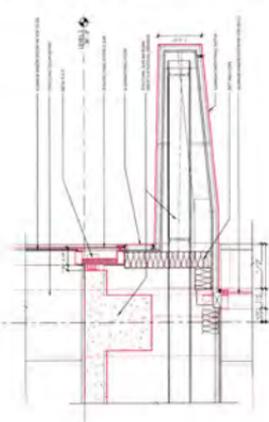
3 ALUMINUM CANTILEVER SYSTEM



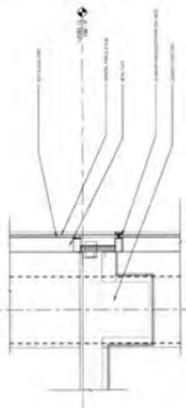
4 ALUMINUM WINDOW SYSTEM IN BOTTOM



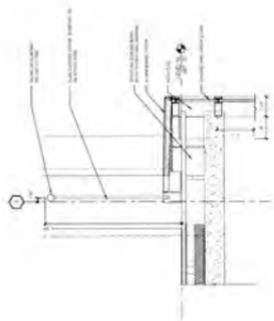
5 ALUMINUM WINDOW SYSTEM IN TOP



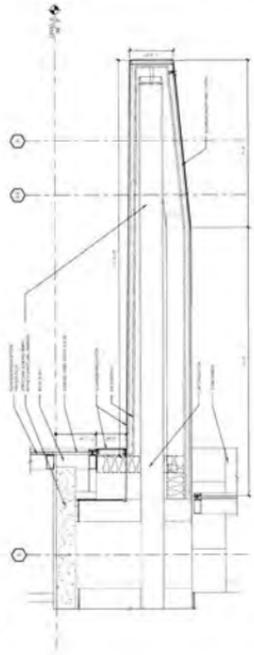
6 ALUMINUM CANTILEVER SYSTEM



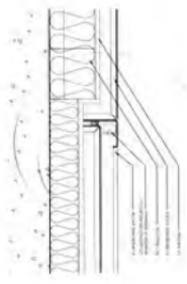
7 ALUMINUM DETAIL



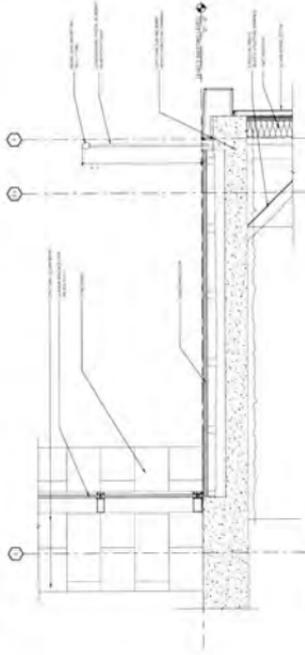
① WALL SECTION ELEMENTS - WINDOW



① WALL SECTION ELEMENTS - WINDOW



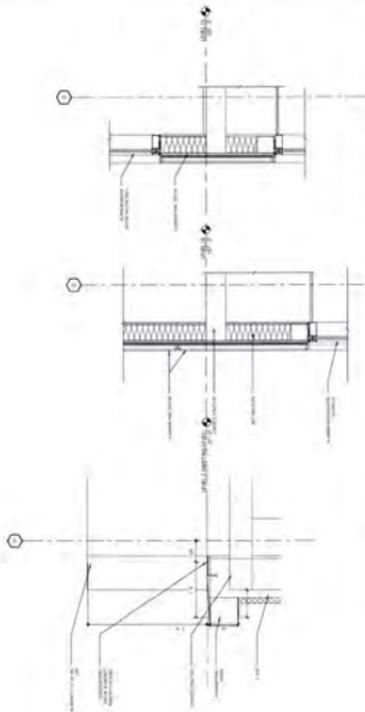
① WOOD LIFTING DETAIL



① ALUMINUM WINDOW FRAME SYSTEM - WINDOW



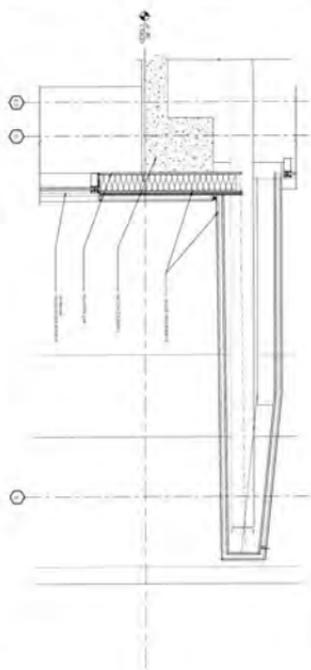
① WALL SECTION ELEMENTS - WINDOW



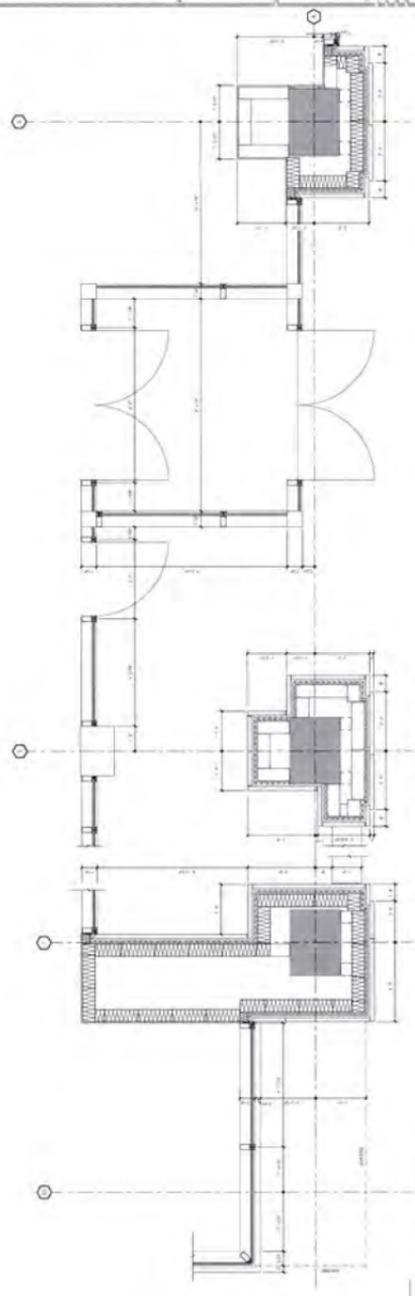
SECTION 1 - WINDOW FRAME DETAIL - Detail 1

SECTION 2 - WINDOW FRAME DETAIL - Detail 2

SECTION 3 - WINDOW FRAME DETAIL - Detail 3

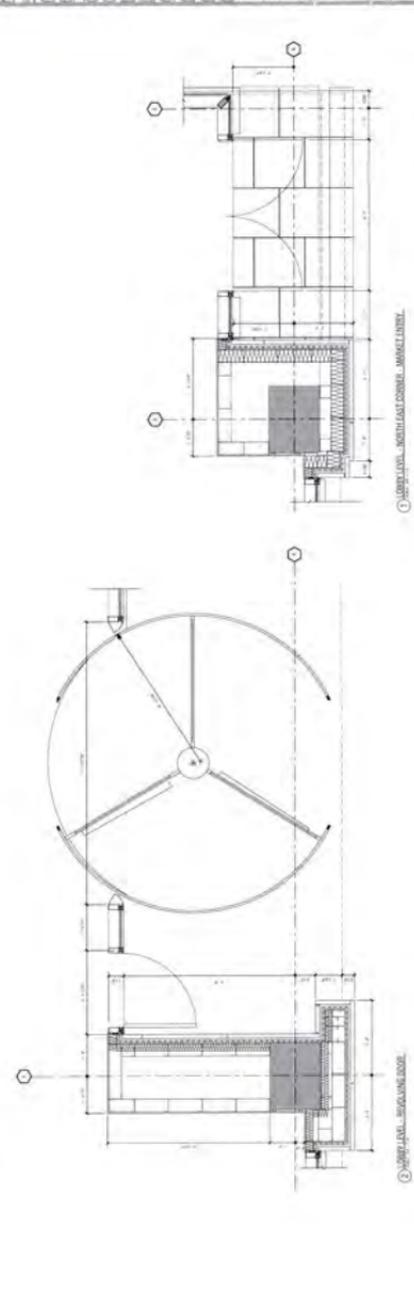


SECTION 4 - WINDOW FRAME DETAIL - Detail 4



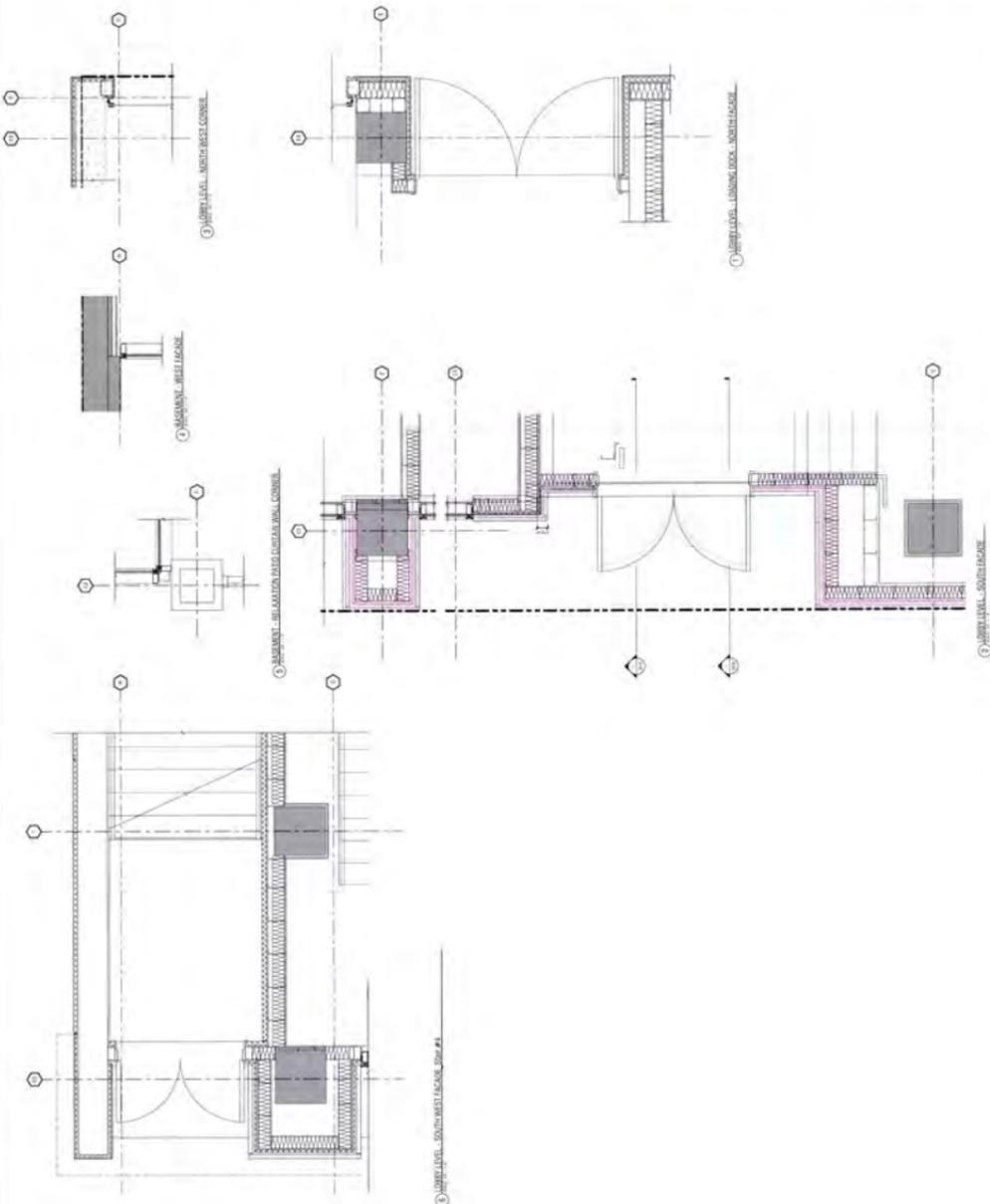
① MISCELLANEOUS COLUMN FOOTING DETAIL - WEST WALL

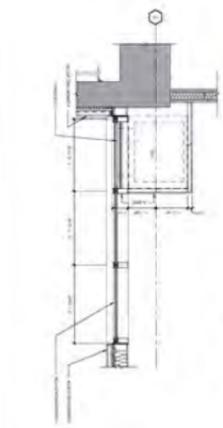
② MISCELLANEOUS COLUMN FOOTING DETAIL - SOUTH WALL



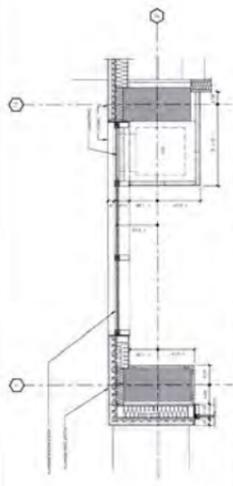
③ MISCELLANEOUS COLUMN FOOTING DETAIL - NORTH WALL

④ MISCELLANEOUS COLUMN FOOTING DETAIL - REVOLVING STAIR

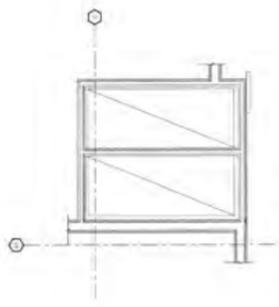




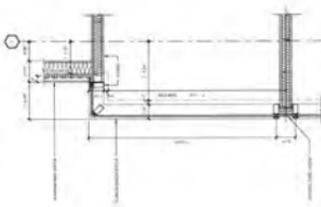
① COLUMN PLAN DETAIL AT UPPER CORNER TOP LEVEL 3, TYPICAL WEST ELEVATION



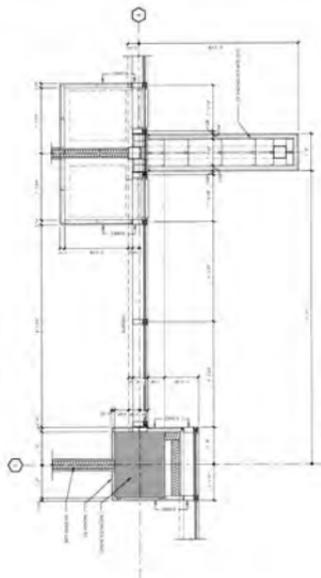
② COLUMN PLAN DETAIL AT UPPER CORNER TOP LEVEL 3, TYPICAL WEST ELEVATION



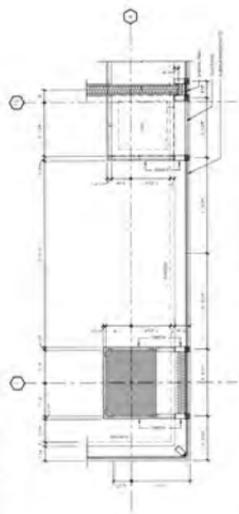
③ TYPICAL GLASS CURTAIN WALL, TYPICAL UNIT



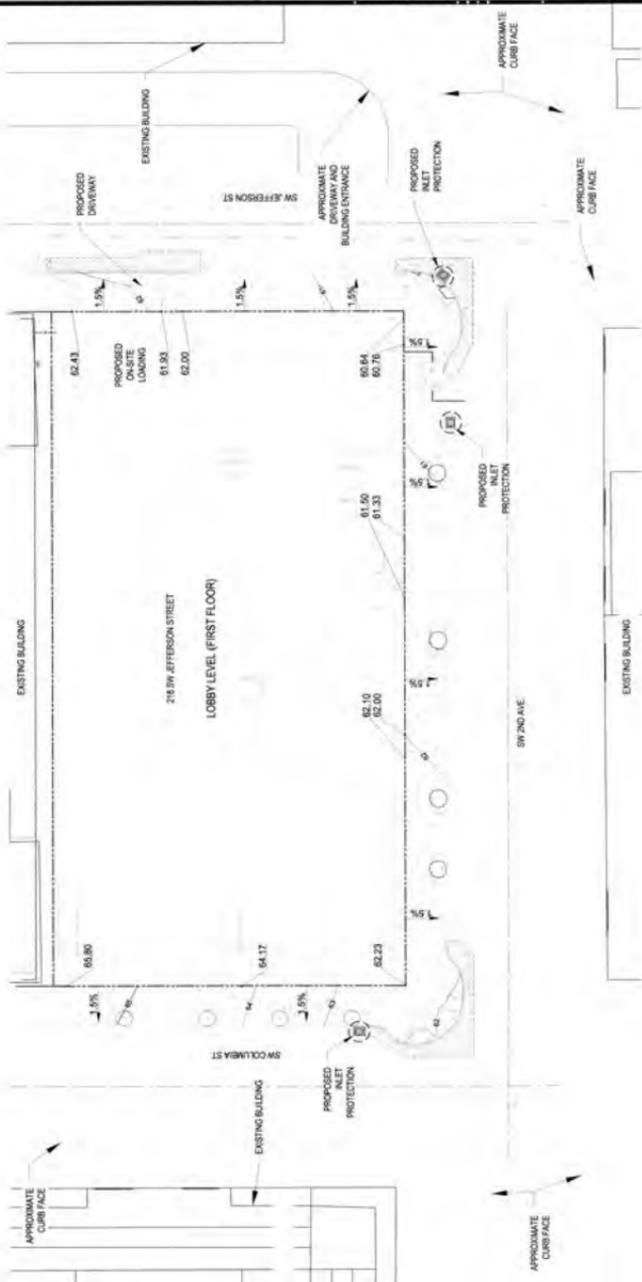
④ WINDOW/DOOR DETAIL AT TYPICAL LEVEL AND ELEVATIONS



⑤ COLUMN PLAN DETAIL AT UPPER CORNER TOP LEVEL 3, TYPICAL EAST ELEVATION



⑥ COLUMN PLAN DETAIL AT UPPER CORNER TOP LEVEL 3, TYPICAL EAST ELEVATION



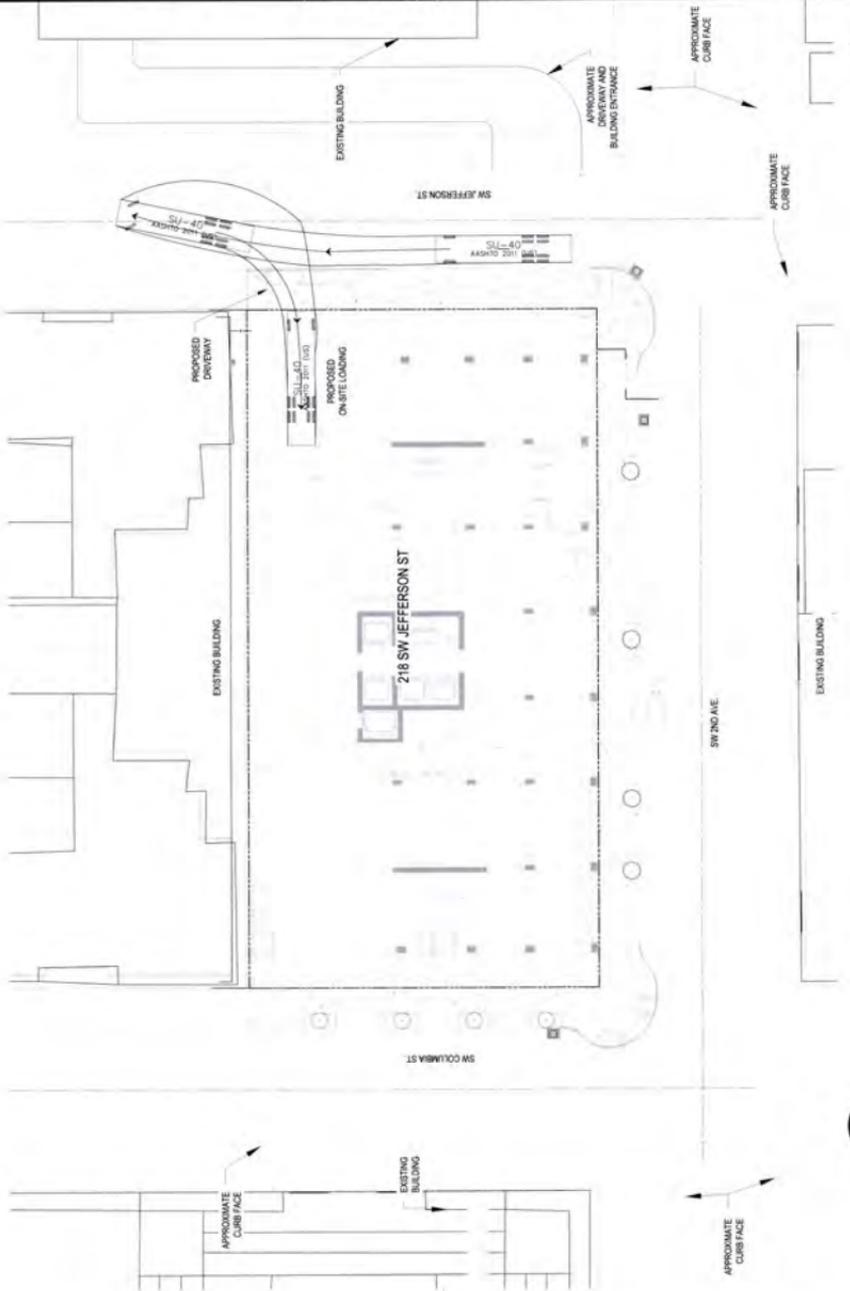
LEGEND

- | | |
|----------------------------|---------------------------|
| PROPERTY LINE | PROPOSED CONCRETE |
| CENTER LINE | PROPOSED ASPHALT |
| FENCE | PROPOSED SHOULDER LINE |
| UNDERGROUND POWER LINE | PROPOSED INLET PROTECTION |
| GAS LINE | PROPOSED MINOR CONTOUR |
| COMBINED SEWER LINE | PROPOSED MAJOR CONTOUR |
| STORM DRAIN LINE | SPOT ELEVATION |
| UNDERGROUND TELEPHONE LINE | SLOPE |
| WATER LINE | |
| PEDESTRIAN POLE | |
| EXISTING STREET LIGHT | |
| SIGNAL POLE | |
| LIGHT BOX | |
| PARKING STATION | |
| STORM DRAIN MANHOLE | |
| UTILITY MANHOLE | |
| SIGN | |
| GAS VALVE | |
| WATER VALVE | |
| CATCH BASIN | |
| FIRE HYDRANT | |





NO.	REVISION	DATE
1	ISSUED FOR PERMITS	08/14/2014
2	REVISED PER COMMENTS	08/14/2014
3	REVISED PER COMMENTS	08/14/2014
4	REVISED PER COMMENTS	08/14/2014
5	REVISED PER COMMENTS	08/14/2014
6	REVISED PER COMMENTS	08/14/2014
7	REVISED PER COMMENTS	08/14/2014
8	REVISED PER COMMENTS	08/14/2014
9	REVISED PER COMMENTS	08/14/2014
10	REVISED PER COMMENTS	08/14/2014
11	REVISED PER COMMENTS	08/14/2014
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