



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

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Date: April 28, 2015
To: Interested Person
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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 15-119318 HR GW **NEW LOADING DOCK, DOORS, STAIRS AT ALBERS MILL**

GENERAL INFORMATION

Applicant: Russell Finley / LRS Architects
720 NW Davis St Suite 300 / Portland Oregon 97209

Representative: Melanie Cole / Bill Naito Company
2701 NW Vaughn St Suite 323 / Portland OR 97210

Site Address: 1200 NW NAITO PKY

Legal Description: BLOCK 318 LOT 2-15 TL 100, COUCHS ADD
Tax Account No.: R180236030
State ID No.: 1N1E34BA 00100
Quarter Section: 2929
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
Zoning: EXdg – Central Employment with “d” Design and “g” Greenway River General Overlay Zones and the Historic Resource Protection Overlay Zone

Case Type: HR GW – Historic Resource Review and Greenway Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission (Historic Review) and Hearings Officer (Greenway Review).

Proposal:

The applicant proposes exterior changes to a service entrance on the south façade of the Albers Mill Building, a Historic Landmark adjacent to the Willamette River. Proposed changes include the following:

- Adding a new 42-inch high concrete loading dock with guard rail and adjacent dock lift;

- Replacing the steel person door and concrete exit stairs with new door and stairs with same materials;
- Adding a canvas awning above the stairs and loading dock to match existing awnings;
- Adding a wall-mounted light fixture above the loading dock; and
- Adding a double steel doors and frame at the loading dock.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations on a Historic Landmark.

A Greenway review is required to determine whether the proposed development meets the Willamette Greenway Design Guidelines for proposals located within the River General overlay zone.

Relevant Approval Criteria:

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

- 33.846.060.G.1-10 Other Approval Criteria
- Central City Fundamental Design Guidelines
- River District Design Guidelines
- Greenway Review Approval Criteria, Zoning Code Section 33.440.350; and
- *Willamette Greenway Design Guidelines*

ANALYSIS

Site and Vicinity: The 3.2 acre site, approximately 140,150 square feet, is located on the northeast side of NW Naito Parkway, just north of the Broadway Bridge and along the west bank of the Willamette River. NW Naito Parkway is a City Designated Transit Street, Bikeway and Pedestrian corridor.

The Albers Milling Company Building is a brick, six-story reinforced concrete utilitarian-style structure with concrete and wooden additions to the east. Constructed between 1909 and 1911, the building projects its original character. The Albers Milling Company Building has a roughly square plan. The main entries are on the west, facing NW Naito Parkway, which runs along the downtown waterfront. On the east, the back of the building steps down and extends over the river. The south façade of the building, abutting the Broadway Bridge, is primarily used as a service entrance and a secondary employee entrance, and is adjacent to parking on the site. The building has flat roofs with heavy timber framing and reinforced concrete walls which, on the older section, are clad in brick.

South of the site, between the Steel Bridge and the Broadway Bridge, are the McCormick Pier Condominiums, constructed in the 1980s and converted to condos in the 2000s. Immediately north of the site is the Waterfront Pearl two-tower development, approved through Design Review in 2005. To the west is vacant land.

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” Design 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 Greenway Overlay Zones, designated as “g”, “i”, “n”, “q” or “r” are intended to protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along Portland's rivers; establish criteria, standards, and procedures for the development of land, change of uses, and the intensification of uses within the greenway; increase public access to and along the Willamette River for the purpose of increasing recreational opportunities, providing emergency vehicle access, assisting in flood protection and control, providing connections to other transportation systems, and helping to create a pleasant, aesthetically pleasing urban environment; implement the City's Willamette Greenway responsibilities as required by ORS 390.310 to 390.368; and implement the water quality performance standards of Metro's Title 3.

- The River General “g” allows for uses and development which are consistent with the base zoning, which allow for public use and enjoyment of the waterfront, and which enhance the river's natural and scenic qualities.

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.

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

- **DZ 69-85:** Approved amendments to the Northwest Triangle Plan.
- **CU 64-88/HLDZ 35-88/GP 18-88/7871-PA:** Approval with conditions of a 1988 Landmarks Design Review, Northwest Triangle Plan Review, Greenway Review and Exception to Goal 15 to development the Albers Mill site into a Wheat Marketing Center, to include 134,522 square feet of office, conference and research facilities, as well as a ground floor restaurant and retail space.
- **GP 17-90:** Approval of a 1990 Greenway Permit to construct a boat landing (floating barges) for commercial charter boats.
- **LUR 93-00124 DZ:** Approval of a 1993 Design Review to install an awning with lettering over the storefront entrance.
- **LUR 00-00773 HDZ:** Approval of a 2000 Historic Design Review to install two antennas to an existing penthouse.
- **LUR 01-00620 HDZ:** Approval of a 2001 Historic Design Review to add an exit door in the aluminum window wall on the east façade and adding aluminum grill louvers on the north and east facades for HVAC.
- **LU 03-121695 HDZ:** Approval of a 2003 Historic Design Review to install roof top mechanical equipment, namely supply and exhaust systems for a noodle cooker located on the second floor for the Wheat Marketing Center. The roof top units consist of an exhaust hood (2'-1" x 2'-1" x 2'-8" high), and a small fan unit to supply make up air (2'-4" x 2'-4" x 2'-10" high) and are located on the rooftop at the riverward side of the building.
- **LU 05-108036 PR:** Pending approval of a 2005 Central City Parking Review for 330 Preservation Parking stalls for the Historic Albers Mill, an adjacent office building, to be constructed as part of the Waterfront Pearl Condominium Development. An additional 523 stalls will be for private residential use. See related LU 05-108039.
- **LU 05-108039 DZM:** Approval of a 2005 Design Review with Modifications for two 10-story residential condominium towers surrounded by a water feature, including 193 dwelling units and 2,816 SF commercial space. Approval includes bay windows projecting 4-feet into the right-of-way to extend 44-feet wide for both towers.
- **LU 05-144253 HDZ:** Approval of a 2005 Historic Design Review for an awning with signage on the valence.
- **LU 05-148471 DZ:** Approval of a 2005 Design Review for minor changes to the original Design Review Approval [LU 05-108039 DZM, AD, GW]:

- Refinement of the trellis element, including landscaping at the base of the main columns.
- Moving the edge of the paving toward the river to enhance the pedestrian circulation between the trellis/benches and the water feature
- Glazing that wraps around the corners of the ground floor units.
- Provide storefront entry doors off the corner glazing.
- Provide additional solid paving next to south-facing live/work unit.
- **LU 06-128654 DZM:** Approval of a 2006 Design Review for minor changes to various façade elements and underground parking of the Waterfront Condominiums. Changes include:
 - Revision of street-facing canopy and height;
 - Some balconies lengthened;
 - Entry door revised at level one;
 - Juliet railings added to L2 units;
 - Thickness of roof cornice increased;
 - Revisions to window mullion details; and
 - Changes to rooftop mechanical enclosure arrangement.
 - Approval of a Modification through Design Review to PZC 33.266.130: reduce the required parking stall width of 8'-6" to 8'-0" for stalls where columns are located.

Public Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 16, 2015**.

Agency Review: The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2) stated: “The applicant has provided additional information for the existing parking lot configuration documenting that the anticipated vehicles using the loading dock will not block existing drivers from leaving the site [Exhibit C.2]. All vehicles must enter and exit the site in a forward manner”;
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS stated: “site is in 1996 flood zone, but area of work is not. Site Development has no concerns” (Exhibit E.5);
- Bureau of Parks-Urban Forestry (Exhibit E.6);
- Life Safety (Building Code) Plans Examiner (Exhibit E.7); and
- Oregon Department of State Lands stated, “Any work proposed within wetland and below ordinary high water may require a State Removal/Fill permit” (Exhibit E.8).

Neighborhood Review: One written response was received from a notified property owner with no objections 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 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.

G. Other Approval Criteria:

- 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: The National Register of Historic Places Inventory Nomination Form for the Albers Brothers Milling Company says the following about the south façade of the existing structure:

The south facing elevation has three components: the brick wall that wraps around from the front, four round concrete silos in the center, and a three-story addition with reinforced concrete walls at the right. The Broadway Bridge runs along the fourth floor. At the left, a single bay defined by brick piers contains a small square window and a door set in a larger segmental arch. The shed roof and landing platform located here connect the ones on the front. There is a faded mural above, at the level of the bridge, and paired, four-over-four, double-hung windows on the fifth and sixth floors. The brick is corbelled below the machicolated parapet.

In the center of the facade, the silos form a continuous wall, which at the upper level is painted like the packages of flour and oats produced by the mill. At the sixth floor there is a flat-stuccoed wall with four-over-four, double-hung windows located above each silo. The wall of the lower addition on the right is constructed of concrete on which the rough formwork is visible. There are three large openings with rolling metal doors, a multilight hinged metal sash window in the left corner, three more on the second floor and another on the third floor.

The “small square window and a door set in a larger segmental arch” appears to be at the Broadway Bridge level and has at some point in the past been filled in. At ground level, the brick portion of the south façade where the work is proposed currently has a modest, concrete stairway with metal railing leading to a grey, single steel door with louver above next to a raised loading dock.

The proposal would keep the same building openings, but would replace the doors with new single and double steel doors, replace the utilitarian concrete stairway with a new one, add a concrete landing with guardrail in front of the loading dock, and install a ground-mounted dock lift to deliver loads to the dock.

The ground level of the south building elevation is not discussed in the landmark nomination form and so the current configuration is not considered to contribute to the historic fabric of the building. Regardless, the proposal maintains existing openings, replaces the doors with new doors matching existing (the new steel single door on the pedestrian entrance matches the one being replaced; at the loading dock, the new steel double doors match double doors elsewhere on the south façade), and does not remove historic material. *The historic character of the building will be retained and this criterion is met.*

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

Findings: The proposal is largely functional, supporting the building's original, more industrial use. The changes are driven by a new tenant who will have need of a loading

dock with a lift, and the new elements will not impact the historic material and will clearly be modern and utilitarian. *This criterion is met.*

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

Findings: As stated above, the historic fabric will not be impacted. The area of work is on the ground level of the south façade, immediately adjacent to/under the Broadway Bridge. The proposal will not impact any changes that have acquired historic significance. *This criterion is met.*

- 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 will be repaired or replaced. *This criterion is not applicable.*

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

Findings: The proposal does not include processes that will damage historic materials. *This criterion is not applicable.*

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

Findings: No archaeological resources will be affected by the proposal. *This criterion is not applicable.*

- 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 existing building openings will remain. Doors within the openings will be replaced. A concrete stairway constructed outside the period of significance is being replaced with another made from the same materials, with a guardrail to match. The new platform outside of the loading dock will match those stairs. These additions, as well as the dock lift mounted to the ground, will be clearly differentiated from the original historic structure through materials and style.

The proposal includes a new awning that will match existing awnings on the east section of the building with reinforced concrete walls. A condition of approval will ensure the awning structure and wall-mounted light are mounted to the building with bolted connections through grout joints on the brick to prevent damage to historic materials. *This criterion is 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 proposal includes modest additions to a small portion of the south elevation that is obscured from most views by the Broadway Bridge. The proposal

supports the continued business use of the structure and will serve a utilitarian loading function. The massing of the work proposed is minor compared to the building as a whole. *This criterion is met.*

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

Findings: The stairway and the new platform are concrete additions that are attached to the concrete foundation. They can be removed later with limited damage to the foundation material. A condition of approval will ensure the new awning and wall-mounted light will be bolted through the grout joints in the brick to protect the historic material. *This condition is 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: These exterior alterations are designed to have as little impact as possible through such methods as their overall size and distinguishing them from the historic fabric through design and materials. The proposal results in an installation that is designed to be compatible with the architectural values that are recognized as important enough to deserve both a Local and National Landmark designation.

Among the values preserved include the building's historical significance as a utilitarian grain mill, and as part of the Albers Milling Company growth into what became the largest cereal and grain-manufacturing corporation on the Pacific Coast. Architecturally, the building is one of Portland's most prominent examples of Reinforced Concrete Utilitarian style primarily due to its grain silos and location. The new loading dock platform and dock lift do not diminish the building's historical values, nor does the proposal detract from the architectural qualities of the building. *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.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

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

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.

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.

Findings for A4, C4, C5 and B6: The modest proposal to enhance the existing loading dock and employee entrance to the building on the south façade will include provisions to add weather protection in the form of an awning above the new platform and entrance. The awning will match the other, existing awnings on the south façade in both materials and design. The new steel doors, railings and other elements will match existing elements on the south façade to encourage coherency and complement the existing building. *Therefore, these guidelines are 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.

Findings for C2 and C3: The integrity of the historic Albers Mill will be maintained by locating the new features adjacent to the building and attaching to the foundation, rather than the brickwork on the south façade. The proposal will replace an existing employee stairway with a new one with a larger concrete dock, providing easier access to the existing loading dock and providing a transition area from the new dock lift into the building. The new features will use concrete and metal guard rails and new steel single and double doors. These reliable materials will provide long-lasting performance for this utilitarian area of the building. *These guidelines are met.*

33.440.350 Greenway Review Approval Criteria

The approval criteria for a Greenway review have been divided by location or situation. The divisions are not exclusive; a proposal must comply with **all** of the approval criteria that apply to the site. A Greenway review application will be approved if the review body finds that the applicant has shown that all of the approval criteria are met.

A. For all Greenway reviews. The Willamette Greenway design guidelines must be met for all Greenway reviews.

Findings: The Willamette Greenway Design Guidelines address the quality of the environment along the river and require public and private developments to complement and enhance the riverbank area. The Design Guidelines are grouped in a series of eight Issues:

Issue A. Relationship of Structures to the Greenway Setback Area: This issue “applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway trail is shown on the property in the *Willamette Greenway Plan*.” These guidelines call for complementary design and orientation of structures so that the Greenway setback area is enhanced;

Guidelines:

1. Structure Design. The Greenway Setback area should be complemented and enhanced by designing, detailing, coloring, and siting structures and their entrances to support the pedestrian circulation system, including both the Greenway trail and access connections.

2. Structure Alignment. Where surrounding development follows an established block pattern, alignment with the block pattern should be considered in structure placement. Structure alignment should also take into account potential view corridors from existing public rights-of-way or acknowledged viewpoints. The pedestrian access system should be designed to take advantage of these alignments.

Findings for A1 and A2: The proposed work is proposed some 275 feet from the Greenway Setback, adjacent to the building in a parking lot under the Broadway Bridge. The proposal does not inhibit pedestrian circulation in the trail or in connections to the trail. Views are not compromised. *These guidelines are not applicable.*

Issue B. Public Access: This issue “applies to all but river-dependent and river-related industrial use applications for Greenway Approval, when the Greenway trail is shown on the property in the *Willamette Greenway Plan*.” These guidelines call for integration of the Greenway trail into new development, as well as the provision of features such as view points, plazas, or view corridors;

Guidelines:

1. Public Access. New developments should integrate public access opportunities to and along the river into the design of the Project. This includes the Greenway trail, formal viewpoints, access connections to the Greenway trail, and internal site pedestrian circulation.

2. Separation and Screening. The pedestrian circulation system, including Greenway trail, viewpoints, and trail access connections, should be designed to ensure adequate separation and screening from parking, loading, circulation routes, external storage areas, trash dumpsters, exterior vents, mechanical devices, and other similar equipment.

3. Signage. Access connections should be clearly marked.

4. Access to Water’s Edge. Where site topography and conservation and enhancement of natural riverbank and riparian habitat allow, safe pedestrian access to the water’s edge is encouraged as part of the Project.

Findings for B1, B2, B3 and B4: This proposal does not constitute a new development. The proposal will not impact the existing pedestrian system, nor does it propose new connections or impact internal site pedestrian circulation. *These guidelines are not applicable.*

Issue C. Natural Riverbank and Riparian Habitat: This issue “applies to situations where the river bank is in a natural state, or has significant wildlife habitat, as determined by the wildlife habitat inventory.” These guidelines call for the preservation and enhancement of natural banks and areas with riparian habitat;

Guidelines:

1. Natural Riverbanks. The natural riverbank along the Willamette River should be conserved and enhanced to the maximum extent practicable. Modification of the riverbank should only be considered when necessary to prevent significant bank erosion and the loss of private property, or when necessary for the functioning of a river-dependent or river-related use.

2. Riparian Habitat. Rank I riparian habitat areas, as identified in the wildlife habitat inventory, should be conserved and enhanced with a riparian landscape treatment. Other riparian habitat should be conserved and enhanced through riparian landscape treatments to the maximum extent practical. Conservation however does not mean absolute preservation. Some discretion as to what vegetation should remain and what can be removed and replaced should be permitted. Riparian habitat treatments should include a variety of species of plants of varying heights that provide different food and shelter opportunities throughout the year.

Findings C1 and C2: The site does not have riverbank that is in a natural state. *These guidelines are not applicable.*

Issue D. Riverbank Stabilization Treatments: This Issue “applies to all applications for Greenway Approval.” This guideline promotes bank treatments for upland developments that enhance the appearance of the riverbank, promote public access to the river, and incorporate the use of vegetation where possible;

Guidelines:

1. Riverbank Enhancement. Riverbank stabilization treatments should enhance the appearance of the riverbank, promote public access to the river, and incorporate the use of vegetation where practical. Areas used for river-dependent and river-related industrial uses are exempted from providing public access.

Findings: The proposal does not include work along the riverbank. *This guideline is not applicable.*

Issue E. Landscape Treatments: This Issue “applies to all applications for Greenway Approval which are subject to the landscape requirements of the Greenway chapter of Title 33 Planning and Zoning of the Portland Municipal Code.” This Issue calls for landscaping treatments that create a balance between the needs of both human and wildlife populations in the Greenway Setback area or riverward of the Greenway Setback.

Guidelines:

1. Landscape Treatments. The landscape treatment should create an environment which recognizes both human and wildlife use. Areas where limited human activity is expected should consider more informal riparian treatments. Areas of intense human use could consider a more formal landscape treatment. The top of bank may be considered a transition area between a riparian treatment on the riverbank and a more formal treatment of the upland.

2. Grouping of Trees and Shrubs. In areas of more intense human use, trees and shrubs can be grouped. The grouping of trees and shrubs allows for open areas for human use, and has the secondary value of increasing the value of the vegetation for wildlife.

3. Transition. The landscape treatment should provide an adequate transition between upland and riparian areas and with the landscape treatments of adjacent properties.

Findings for E1, E2 and E3: The proposal is for work in a built-up area under/adjacent to the Broadway Bridge. Landscape treatments are not appropriate. *These guidelines are not applicable.*

Issue F. Alignment of Greenway Trail: This issue “applies to all applications for Greenway Approval with the Greenway trail shown on the property in the Willamette Greenway Plan.” These guidelines provide direction for the proper alignment of the Greenway trail, including special consideration for existing habitat protection and physical features in the area of the proposed alignment;

Guidelines:

1. Year-round Use. The Greenway trail should be located so as to be open for public use year round. The trail may be constructed along the top of bank, on a floating platform, or in a series of tiers adjacent to the river, provided that at least one of these levels will remain unsubmerged.

2. Habitat Protection. The Greenway trail should be routed around smaller natural habitat areas to reduce the impact on the habitat area.

3. Alignment. The Greenway trail alignment should be sensitive to and take advantage of topographical and environmental features of the site, views of the river, existing and proposed vegetation, and sunlight.

Findings for F1, F2 and F3: The proposal does not impact the existing Greenway trail or have any impact on trail alignment. *These guidelines are not applicable.*

Issue G. Viewpoints: This issue “applies to all applications for Greenway Approval with a public viewpoint shown on the property in the *Willamette Greenway Plan* and for all applications proposing to locate a viewpoint on the property”. These guidelines provide direction about the features and design of viewpoints, as required at specific locations;

Issue H. View Corridors: This issue “applies to all applications for Greenway Approval with a view corridor shown on the property in the *Willamette Greenway Plan*.” These guidelines provide guidance in protecting view corridors to the river and adjacent neighborhoods;

Guidelines:

1. Right-of-way Protection. View corridors to the river along public rights-of-way are to be protected. These rights-of-way should not be vacated.

2. View Protection. Buildings, structures, or other features must be located to avoid blocking view corridors.

3. Landscape Enhancement. Landscape treatments within view corridors should frame and enhance the view of the river.

Findings for G and H: The site does not have a public viewpoint or a view corridor. *These guidelines are not applicable.*

B. River frontage lots in the River Industrial zone.

C. Development within the River Natural zone.

D. Development on land within 50 feet of the River Natural zone.

Findings for B, C and D: The site does not have a River Industrial, or River Natural designation, and is not within 50 feet of a River Natural designation. *These criteria do not apply.*

E. Development within the Greenway setback. The applicant must show that the proposed development or fill within the Greenway setback will not have a significant detrimental environmental impact on Rank I and II wildlife habitat areas on the riverbank. Habitat rankings are found in the *Lower Willamette River Wildlife Habitat Inventory*.

Findings: The proposal does not include development within the Greenway setback; as stated above, all work is proposed for approximately 275 feet from the edge of the Greenway setback. *This criterion is not applicable.*

F. Development riverward of the Greenway setback. The applicant must show that the proposed development or fill riverward of the Greenway setback will comply with all of the following criteria:

1. The proposal will not result in the significant loss of biological productivity in the river;

2. The riverbank will be protected from wave and wake damage;

3. The proposal will not:

a. Restrict boat access to adjacent properties;

b. Interfere with the commercial navigational use of the river, including transiting, turning, passing, and berthing movements;

c. Interfere with fishing use of the river;

d. Significantly add to recreational boating congestion; and

4. The request will not significantly interfere with beaches that are open to the public.

Findings: The proposal is landward of the Greenway setback. *This criterion does not apply.*

G. Development within the River Water Quality overlay zone setback. If the proposal includes development, exterior alterations, excavations, or fills in the River Water Quality overlay zone setback the approval criteria below must be met. River-dependent development, exterior alterations, excavations, and fills in the River Water Quality zone are exempt from the approval criteria of this subsection.

Findings: The proposal does not include development within the River Water Quality Overlay Zone. *This criterion does not apply.*

H. Mitigation or remediation plans. Where a mitigation or remediation plan is required by the approval criteria of this chapter, the applicant's mitigation or remediation plan must demonstrate that the following are met:

Findings: Neither a mitigation or remediation plan is required by the approval criteria. *This criterion does not apply.*

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 proposal to upgrade the loading dock area on the south façade of the Albers Mill building will have minimum impact to the surrounding area and adjacent Broadway Bridge. The guidelines and approval criteria have been met and the proposal should be approved.

ADMINISTRATIVE DECISION

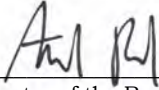
Historic Resource Review and Greenway Review approval of a proposal to make exterior changes to a service entrance on the south façade of the Albers Mill Building, a Historic Landmark adjacent to the Willamette River. Changes include the following new elements:

- 42-inch high concrete loading dock with guard rail and adjacent dock lift;
- Steel single door and concrete exit stairs;
- Canvas awning above the stairs and loading dock to match existing awnings;
- Wall-mounted light fixture above the loading dock; and
- Double steel doors and frame at the loading dock.

Approval is per the approved site plans, Exhibits C.1, C.2, C.3, C.5, C.7-C.11, signed and dated April 24, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition B 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 15-119318 HR GW." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The new proposed awning and wall-mounted light fixture must be bolted through the grout joints in the brick.

Staff Planner: Amanda Rhoads

Decision rendered by:  on April 24, 2015
By authority of the Director of the Bureau of Development Services

Decision mailed: April 28, 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 13, 2015, and was determined to be complete on **March 9, 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 February 13, 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 7, 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 12, 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 13, 2015 – the day following the last day to appeal**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

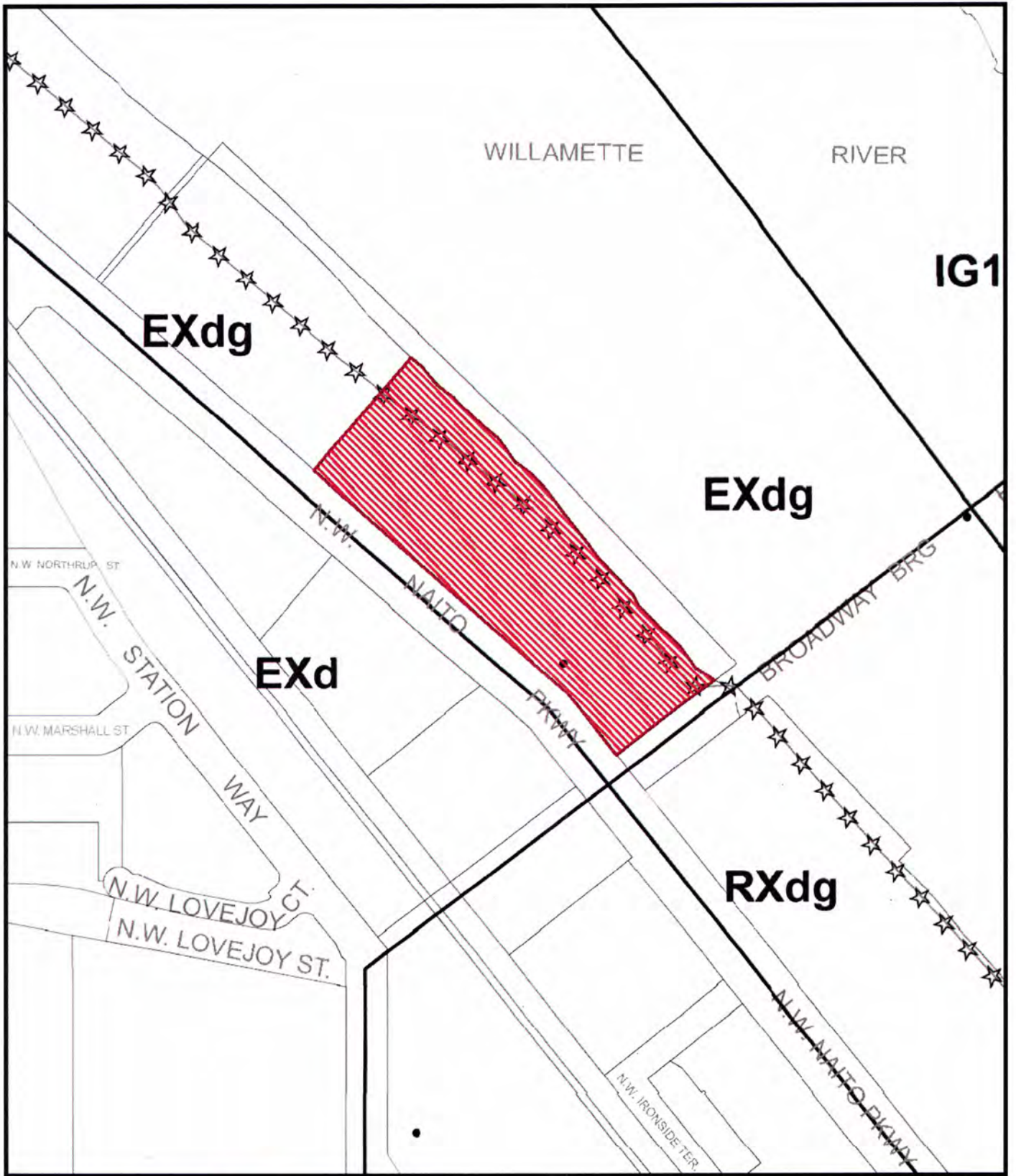
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. South Lot Parking Plan (attached)
 - 3. Area of Work Plan (attached)
 - 4. West Elevation
 - 5. South Elevation (attached)
 - 6. South Elevation Detail - Existing Conditions
 - 7. South Elevation Detail - Proposed (attached)
 - 8. Awning and Guard Rail Details
 - 9. Door Details
 - 10. Dock Lift Specifications
 - 11. Wall-Mounted Light Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety (Building Code) Plans Examiner
 - 8. Oregon Department of State Lands
- F. Correspondence:
 - 1. Ian Barr, March 24, 2015, no objections
- G. Other:
 - 1. Original Land Use Application and Receipt
 - 2. Incomplete Letter, February 26, 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).



ZONING

-  Site
-  Recreational Trail
-  Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT
NORTH PEARL SUBAREA



File No. LU 15-119318 HR, GW
 1/4 Section 2929
 Scale 1 inch = 200 feet
 State_Id 1N1E34BA 100
 Exhibit B (Mar 12, 2015)

WILLAMETTE RIVER

WILLAMETTE RIVER GREENWAY TRAIL

TOP OF BANK
25' GREENWAY SETBACK
LANDWARD OF
50' GREENWAY SETBACK

BROADWAY BRIDGE

ALBERS MILL BUILDING

AREA OF WORK
SEE ENLARGED PLAN

NW NAITO PARKWAY

Approved

Planner: Ann M for Portland - Bureau of Development Services Date: 9/24/15

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

SITE PLAN

SCALE: 1" = 100'-0"

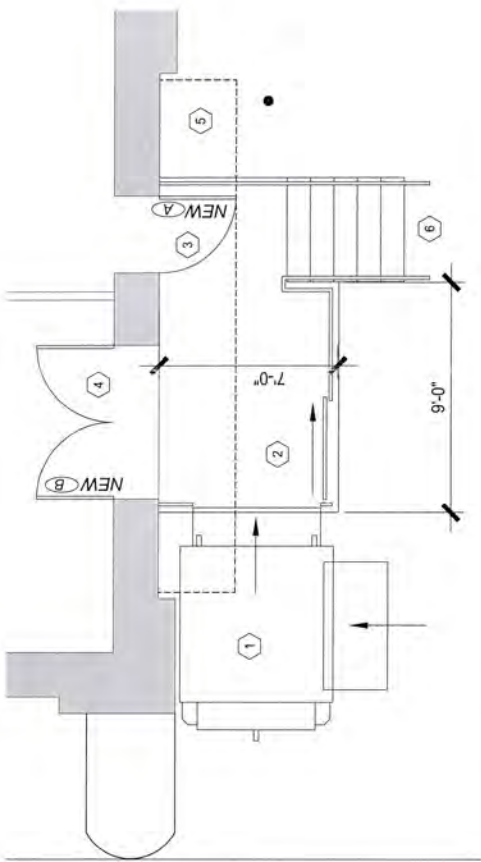


URS
ARCHITECTS

ALBERS MILL BUILDING

EXHIBIT A

Approved
 City of Portland - Bureau of Development Services
 Planner: *AKM*
 Date: *April 29, 2015*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



KEYNOTES

- ① NEW DOCK LIFT, MFR: ADVANCE LIFTS, MODEL 1045. SEE ATTACHED CUT SHEET. TO BE USED FOR LOADING PURPOSES.
- ② NEW CONCRETE DOCK WITH 42" HIGH METAL GUARD RAIL AND 48" WIDE SLIDING GATE. REFERENCE 1/16.
- ③ REPLACE EXISTING DOOR WITH NEW OPPOSITE SWING STEEL DOOR. REFERENCE 2/A7.
- ④ NEW DOUBLE STEEL DOORS AND FRAME. PAINT GRAY TO MATCH EXISTING STEEL DOORS. REFERENCE SHEET A7.
- ⑤ NEW CANVAS AWNING TO MATCH EXISTING ON NORTH BUILDING FACADE. REFERENCE SHEET A6.
- ⑥ EXISTING NON-COMPLIANT CONCRETE STAIRS TO BE REMOVED AND REPLACED WITH NEW CODE COMPLIANT CONCRETE STAIRS AND 36" HIGH HAND RAIL.

ENLARGED PLAN AT PROPOSED AREA OF WORK

SCALE : 1/4" = 1'-0"



ALBERS MILL BUILDING
 EXHIBIT A

A4

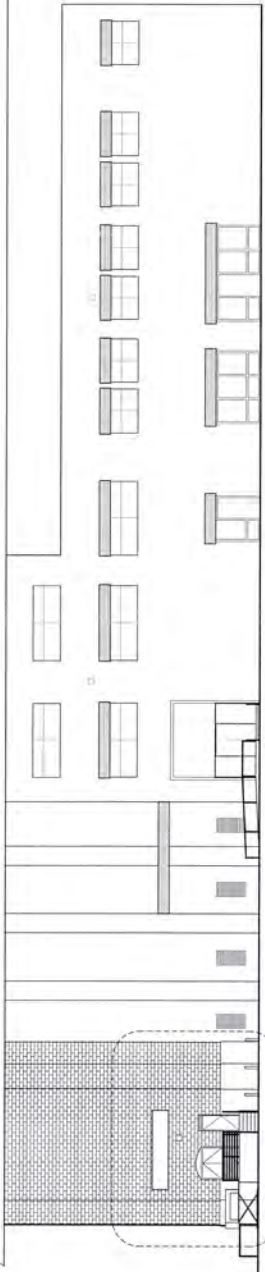


Approved
 City of Portland - Bureau of Development Services
 Planner: *AMM*
 Date: *4/24/15*
 This evaluation applies only to the reviews requested and is subject to all applicable codes and regulations. Additional zoning requirements may apply.

Set of 2
4 over 2
11-2012-11
copy on 11-2012-11

Albers

UNDERSIDE OF BROADWAY BRIDGE



AREA OF WORK
 REFERENCE ENLARGED SOUTH ELEVATION ON SHEET A5

SOUTH ELEVATION

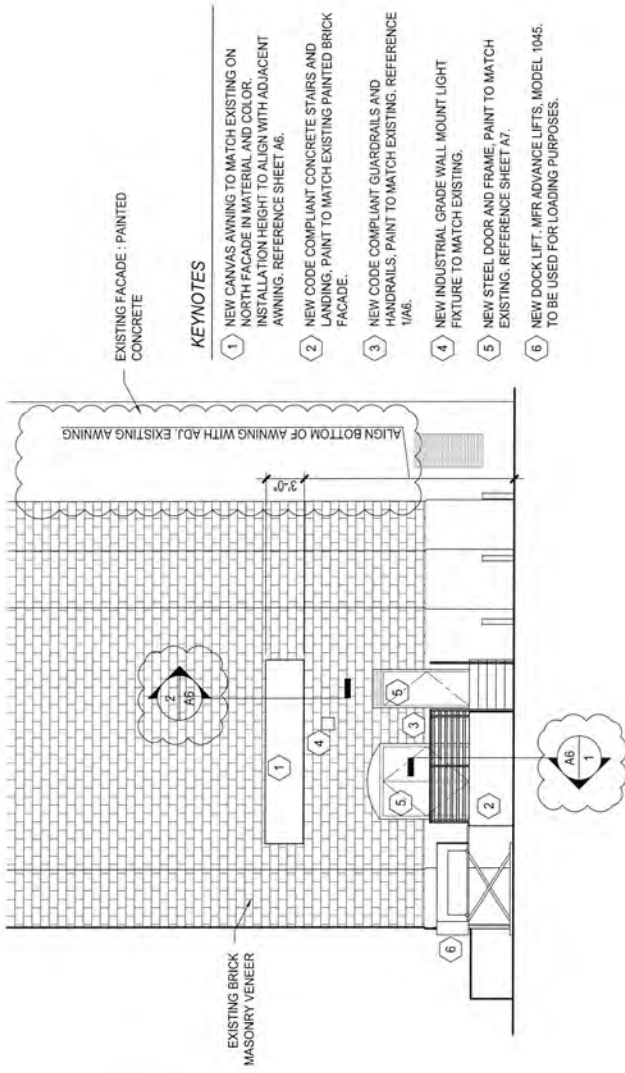
SCALE: 1/16" = 1'-0"

ALBERS MILL BUILDING
 EXHIBIT A

URS
 ARCHITECTS

A3
 CASE NO. 11-2012-11 H.R. 644
 EXHIBIT C-5

"Approved" - Bureau of Development Services
 City of Portland
 Planner: *AMM*
 Date: *4/24/15*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



KEYNOTES

- 1 NEW CANVAS AWNING TO MATCH EXISTING ON NORTH FACADE IN MATERIAL AND COLOR. INSTALLATION HEIGHT TO ALIGN WITH ADJACENT AWNING. REFERENCE SHEET A6.
- 2 NEW CODE COMPLIANT CONCRETE STAIRS AND LANDING. PAINT TO MATCH EXISTING PAINTED BRICK FACADE.
- 3 NEW CODE COMPLIANT GUARDRAILS AND HANDRAILS. PAINT TO MATCH EXISTING. REFERENCE 1/A6.
- 4 NEW INDUSTRIAL GRADE WALL MOUNT LIGHT FIXTURE TO MATCH EXISTING.
- 5 NEW STEEL DOOR AND FRAME. PAINT TO MATCH EXISTING. REFERENCE SHEET A7.
- 6 NEW DOCK LIFT. MFR ADVANCE LIFTS, MODEL 1045. TO BE USED FOR LOADING PURPOSES.

SOUTH ELEVATION AT PROPOSED AREA OF WORK

SCALE : 1/8" = 1'-0"



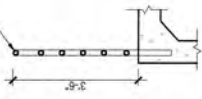
ALBERS MILL BUILDING

EXHIBIT A

A5

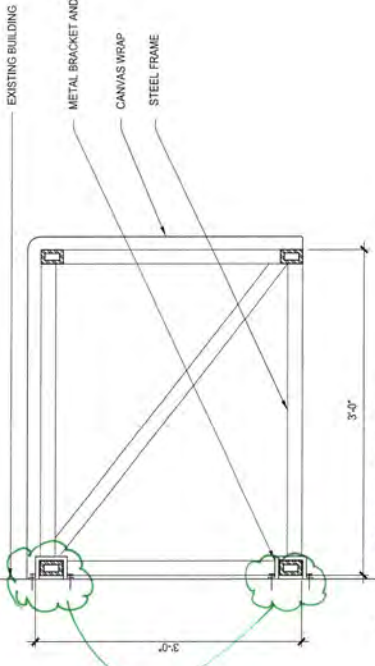
Planner: AMM Date: 4/24/15
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

1-1/2" STANDARD METAL PIPE HANDRAILS. PAINT TO MATCH EXISTING HANDRAILS.



1. GUARD RAIL DETAIL

SCALE: 1/2" = 1'-0"



2. AWNING DETAIL

SCALE: 1" = 1'-0"



3. EXISTING GUARD RAILS

TO BE MATCHED IN TYPE, SIZE, MATERIALS AND COLOR

4. EXISTING AWNINGS

TO BE MATCHED IN TYPE, SIZE, MATERIALS AND COLOR

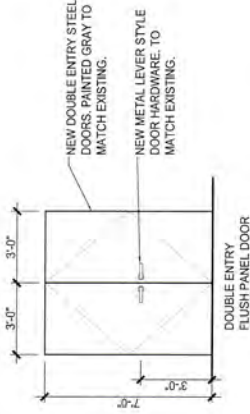
RAILING / AWNING DETAILS

Approved
 City of Portland - Bureau of Development Services
 Planner: AMM Date: 4/24/15
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

ALBERS MILL BUILDING
 EXHIBIT A

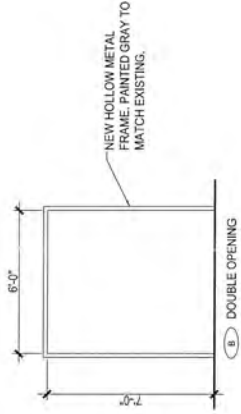
LRS
 ARCHITECTS

AG NO. L415-1938 HK, GW
 EXHIBIT C. 8



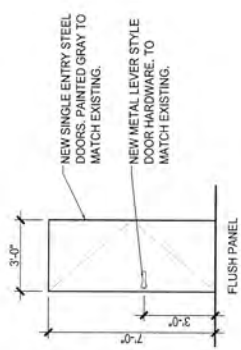
1. DOUBLE DOOR / FRAME TYPE

SCALE: 1/4" = 1'-0"



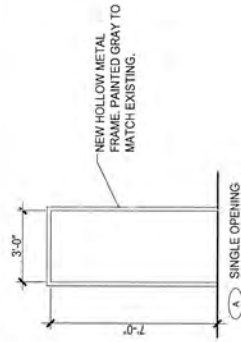
3. EXISTING DOUBLE DOORS

SCALE: 1/2" = 1'-0"



2. SINGLE DOOR / FRAME TYPE

SCALE: 1/4" = 1'-0"



4. EXISTING EXIT DOOR

SCALE: 1/2" = 1'-0"



DOOR TYPES

SCALE: 1/4" = 1'-0"

Approved
City of Equinod... Bureau of Development Services

Planner: *AM* Date: *9/24/15*

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

ALBERS MILL BUILDING
EXHIBIT A



CASE NO. 15-19318 HR, G&C
EXHIBIT C.9

1000 SERIES TOP OF GROUND DOCK LIFTS

These are Instant Docks that simply require positioning and plugging into a power receptacle and they are ready to go to work. They were designed for use with light equipment such as hand carts, 4 wheel carts and pallet jacks.

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

City of Portland - Bureau of Development Services
 Date 4/24/15



Model 1045

SPECIAL FEATURES

- ▶ All models are equipped with a hinged bridge equipped with a pull back chain.
- ▶ All models have a combination approach ramp, wheel chock.
- ▶ All of the electrical controllers are Underwriters Laboratories approved assemblies.
- ▶ Each unit is washed with phosphoric acid, fully primed and then finished with baked enamel.
- ▶ All cylinders are machine grade with clear plastic return lines.
- ▶ All pressure hoses are double wire braid with JIC fittings.
- ▶ Reservoirs are mild steel.
- ▶ These units conform to all applicable ANSI codes.

FEATURE DETAILS



▶ Power Unit
w/Controller



▶ Cylinder



▶ Double Wire
Braid Hose

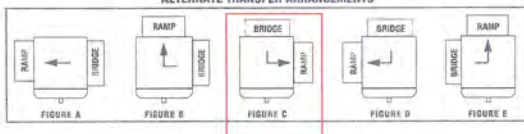


▶ Combination Wheel
Chock/Ramp

SPECIFICATION TABLE FOR 1000 SERIES LIFTS

Model	Lift Cap. Lbs.	Axle Cap. Bridge End*	Axle Cap. Ramp End*	Platform Size	Overall Size	Low Height	Raised Height	Bridge Size	Chock/ Ramp Size	Ship Weight
1045	4,000	2,000	2,000	6' X 6'	76" X 92"	5-1/4"	55-1/4"	18" X 60"	30" X 60"	2,400
1055	5,000	2,000	2,000	6' X 6'	76" X 92"	5-1/4"	58-1/4"	18" X 60"	30" X 60"	2,500

ALTERNATE TRANSFER ARRANGEMENTS

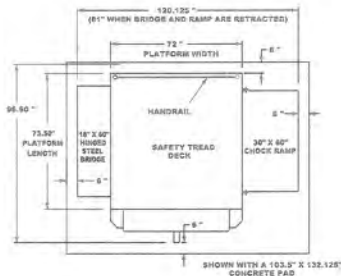


SPEEDS:

- ▶ 1045 & 1055 230V/ 1 or 3 phase = 10 FPM
- ▶ 1055 115V/1 phase = 8 FPM

MODEL 1045 & 1055:

These models were primarily designed to handle carts and dollies. When the units are raised, the ramps become wheel chocks that prevent carts from rolling off of the platforms. The pull back chain on the hinged bridge allows the operator to pull the bridge back and secure it while the unit is being lowered, without stepping around the load. Wheel and dolly transport sets are standard on these units and allow the units to be moved on smooth concrete surfaces.



Plan View of 1045 or 1055

Order Number
Notes
Type

FEATURES & SPECIFICATIONS

INTENDED USE— The Q.R.L. provides years of minimalist, energy-efficient illumination for residential or commercial outdoor applications, including driveways, patios, loading areas and warehouses.

CONSTRUCTION— Durable, die-cast aluminum construction, die-cast and anodized for corrosion resistance and energy savings.

Regulated aluminum corrosion-resistant housing for long life.

Tempered glass lens is fully gasketed to protect LEDs and keep out moisture, dirt and bugs.

LED driver operates at 60 Hz.

Rated for outdoor installations, -40° to 100° Fahrenheit.

OPTICS— High-performance LEDs produce 1400 lumens and maintain 70% of light output at 50,000 hours of service. (LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

Recessed optics reduce glare for maximum light output.

Sealing gaskets and gaskets for a secure, airtight performance.

INSULATION— Moisture-resistant junction box will cut down on energy.

Adjustable head allows precise illumination.

USINGS— UL listed to US and Canadian safety standards for wet locations. BIFMA SP16 certified.

WARRANTY— 5-year limited warranty. Complete warranty terms located at www.us.lithonia.com/GuestResources/Forms_and_Conditions.aspx.

Actual performance may vary as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Outdoor General Purpose

Q.R.L.

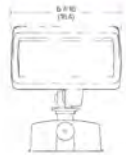
LED RECESSED LIGHT



Approved
City of Portland - Bureau of Development Services

Planner: *AMM* Date: *4/24/15*

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



Dimensions are in inches (in parentheses) unless otherwise indicated.

*Condition B:
Light mounted
through gasket
joint only.*

ORDERING INFORMATION All quantities listed are standard and subject to lead times.

Q.R.L.	14	FE	BZ
Series:	Lumens/ Color temperature (CCT)	Control	Finish
Q.R.L.	14 1351 lumens/ 4000K	FE Button photocell	BZ Bronze

Example Q.R.L. 14 FE BZ

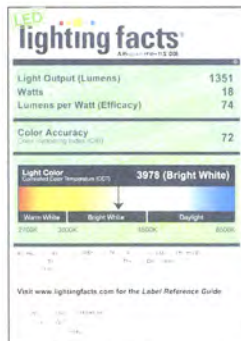
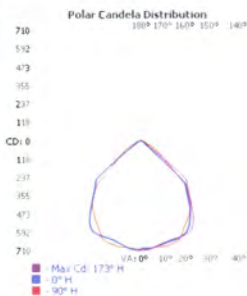
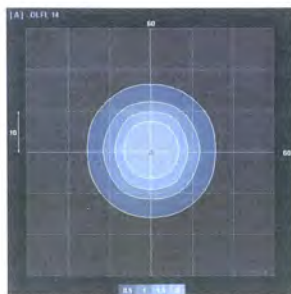
LU 15-119318 HR, G-L
EXHIBIT C.11

Notes:
1 Nominal Color Temperature (CCT) per ANSI C78.37-2008

PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit the QLF home page on www.lithonia.com. Tested in accordance with IESNA LM-79 and LM-80 standards. Actual wattage may vary +/- 8% when operating between 120V +/- 10%.

QLF 14



Lu 15-119318 HR, G-L
EXHIBIT C.11