



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 6, 2016
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision 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 16-188085 DZ
RENOVATION OF THE LEVEL-THREE ROOF DECK

GENERAL INFORMATION

Applicant: IEH Portland LLC
1wtc0510-Corporate Tax Dept 121 SW Salmo
Portland, OR 97204

Leon Scott | Portland General Electric
121 SW Salmon St, 3wtc P1 02
Portland OR 97204

Representative: Thomas Bertrand
Professional Roof Consultants
1108 SE Grand Ave Suite 300
Portland OR 97214

Site Address: 121-127 SW SALMON ST
Legal Description: BLOCK 12 LOT 1-4 5-8 EXC PT IN ST, PORTLAND
Tax Account No.: R667702030, R667702030
State ID No.: 1S1E03BA 02100, 1S1E03BA 02100
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 zone.
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
Renovation to the existing 3rd floor roof-top terrace on the west side of the 17-story One World Trade Center building consisting of the following specific components:

- glass panels to be installed between existing pipe railing atop the parapet wall;
- bollard style lighting at approximately 42" above roof level;
- parapet wall panels;
- moveable planters;
- ground cover landscaping at building edge;
- putting green at southeast corner;
- fixed and moveable seating;
- tube steel trellis screening at air intake with integrated electric fireplace at south end;
- tube steel trellis covered seating area at northeast corner; and,
- storage for temporary tables and chairs.

Design Review is required because the proposal is for exterior alterations in a Design 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:

- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The subject property is located on the block bounded by SW Taylor Street, SW 2nd Avenue, SW Salmon Street and SW 1st Avenue in the Central City Plan Area. The building at 121 – 127 SW Salmon Street is a 19-story steel-framed structure built in 1975. The walls above the ground floor retail level are clad in granite; the storefront system at the base of the building consists of vertically butt-glazed glass above a granite base. The roof deck is located on level 3 oriented to the corner of SW Taylor Street and SW 2nd Ave. The site is within the Central City Pedestrian District and SW 2nd Avenue is a City Walkway.

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

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

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

- **LUR 15-119457 DZ:** Approval of a new ATM machine installed into the existing glass storefront at the entry plaza.
- **LUR 99-00931 DZM:** Approval with conditions of a 1999 Design Review with Modifications to remove an existing illuminated monument sign and replace it with a non-illuminated monument sign. The new sign is to be a stainless steel and aluminum cut-out "world map" on top of a granite base incorporating 10" high aluminum letters. The new "map" element is proposed to be 5'-3" high, atop a 2'-3" high x 14'-6" long base, for a total sign area of 108.75 square feet
- **LUR 98-00880 DZ:** Approval of a 1998 Design Review to install a new Automated Teller Machine (ATM) into the existing glass storefront of the building.
- **LUR 95-00240 DZ:** Approval of a 1995 Design Review for a new signing and directional system.

- **LUR 92-00758 DZ:** Approval with conditions of a 1992 Design Review for the installation of a roof satellite dish.
- **LUR 91-00710 DZ:** Approval with conditions of a 1991 Design Review to add flagpoles in front of 121 SW Salmon St and to finish potting pavers at SW 25 Salmon St.
- **DZ 68-85:** Approval of a 1985 Design Review for changes in the signage for the Oregon Bank.
- **DZ 53-85:** Approval of a 1983 Design Review for signage of the electric outlet.
- **CU 092-76:** Approval of a 1976 Conditional Use Review for the proposed helistop on the roof of the building under construction, subject to approval by the noise control board.
- **DZ 5-74:** Approval with conditions of a 1974 Design Review for a new building complex.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed **November 10, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Life Safety Plans Examiner
- Site Development Section of BDS

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on **November 10, 2016**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City. The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;

5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

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

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

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

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

Findings for A2, A4, A5 and C4: Many of the buildings throughout the Central City and Downtown Sub-District are designed with upper-level terraces, balconies, roof-top gardens, and various forms of solar shading devices. While these treatments are conceptually diverse, they share many design characteristics that serve to enhance and unify the Central City skyline. The proposed level three roof-top improvements further this theme by providing a well-integrated amenity space for building tenants where none currently exists.

The proposed improvements are significant building embellishments that will contribute to the variety of roof-top design vocabulary in the immediate vicinity while complimenting the context of the existing building through minimalist intervention and design simplicity. The seating areas are oriented to maximize views to neighboring environs with oblique distant views of the abutting plaza at the southwest corner of the subject block.

The most visually significant component of the improvements – the trellis structures – are to be located away from the parapet wall (approximately 12') to minimize visibility from street level, and will be of an elementally simple design and configuration reflective of existing similar on-site infrastructure. The light-weight structural columns will provide both visual transparency to the building's façade beyond and containment to the new "outdoor rooms." The glass panel railing and off-white paint color of the tube steel trellises will tie-in with the design vocabulary of the infrastructure within the adjacent plaza. All of these interventions are intentionally minimalist, and therefore visually unobtrusive and complimentary to the modernist simplicity of the existing building.

These guidelines are therefore met.

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

Findings: The pedestal decking system allows the deck to be ADA compliant ensuring accessibility between the deck and abutting interior floor area.

This guideline is therefore met.

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

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

materials that promote quality and permanence.

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

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

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.

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

Findings for A6, C2, C3, C5, C11 and C12: The new rooftop trellises and associated changes enhance rooftop functionality, provide improved views of and from the rooftop while not visually competing with integrity of the existing building through the use of light-gauge materials, transparency and complimentary colors. By orienting the trellises away from the roof edge, inward views will be minimized and the structure will appear as an extrusion of the original building. As mentioned, the new trellises draw on the architectural details of the existing building through simple and coherent design (orthogonal grid), and compatible material (powder-coated tube steel) and color (off-white).

The proposed changes to the roof will re-purpose an existing underutilized portion of the building thereby enhancing the overall functionality of the building. The proposed building materials – including new steel trellises, moveable planters and seating, fire pit, bollard lighting, porcelain pavers, and engineered artificial fill putting green – are all high quality building materials that ensure their long-lasting contribution to the building.

The low level bollard lighting, the moveable seating and planters provide a humanistic and welcoming texture to the existing underused roof. The alterations will result in enhanced functionality of the building, with attention to detail and featuring common materials. Combined, these alterations are a positive contribution to the existing building and promote its continued viability as a significant office building in the Downtown Plan District.

These guidelines are therefore met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed changes to the building are successfully expressed to integrate with overall building coherency. All of the proposed alterations are well-integrated with the existing architecture and constructed of high-quality materials. The proposed trellises, moveable seating/planters and fire pit provide enhanced functionality with a more humanistic interface at upper levels of the building and reflects the quality and character of the ground-level plaza. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of renovation to the existing 3rd floor roof-top terrace on the west side of the 17-story One World Trade Center building per the approved site plans, Exhibits C-1 through C-7, signed and dated December 2, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-188085 DZ. No field changes allowed."

Staff Planner: Jeffrey Mitchem

Decision rendered by:  **on December 2, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 6, 2016

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 June 14, 2016, and was determined to be complete on November 9, 2016.

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 June 14, 2016.

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 March 9, 2017.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the

use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 20, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

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

- *Unless appealed*, The final decision may be recorded on or after **December 21, 2016**
- 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:

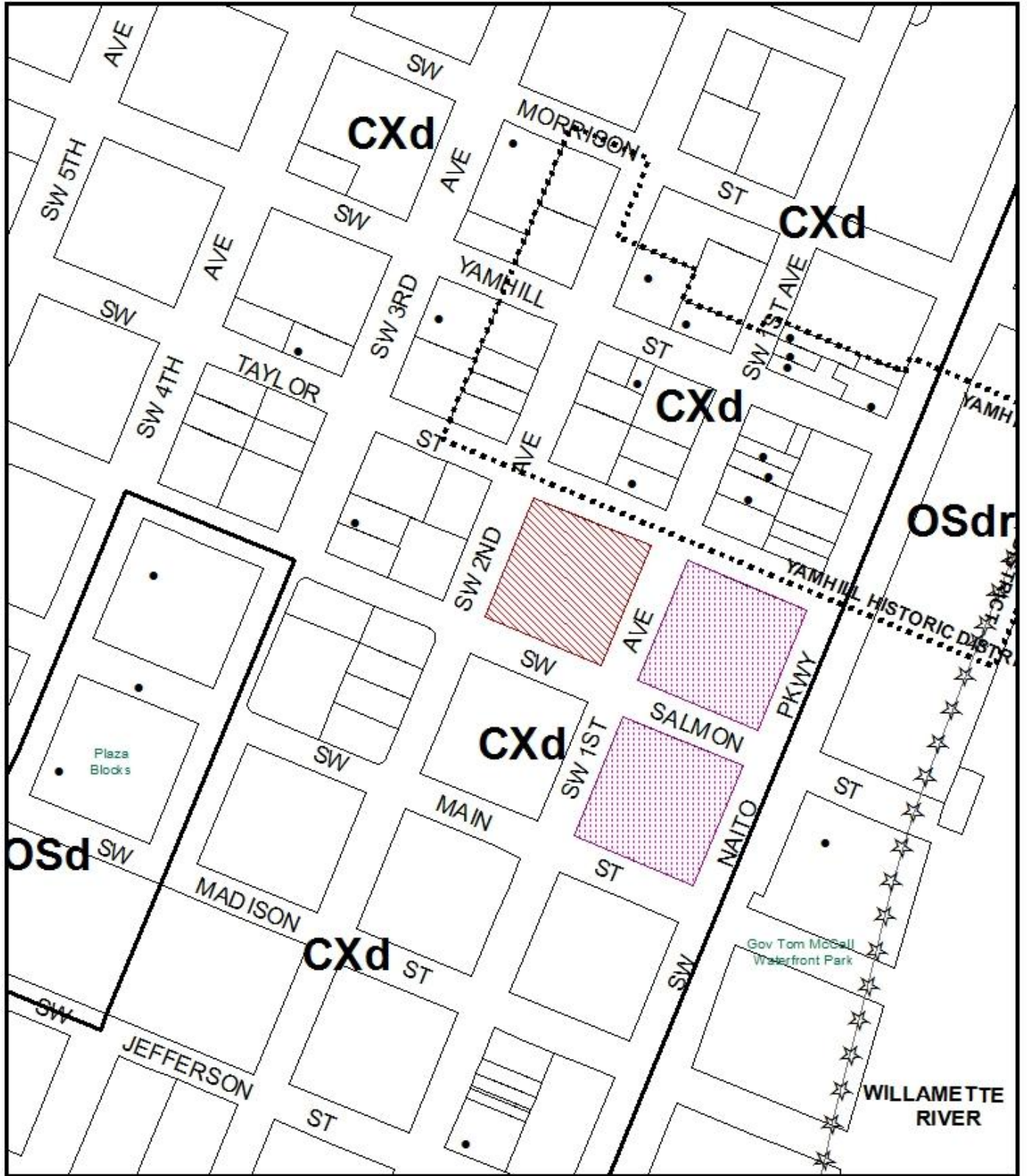
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Manufactures Cutsheets
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Terrace Landscape Plan (attached)
 - 2. Terrace Section (attached)
 - 3. Existing Roof Terrace Paver Plan
 - 4. Soil Depth Placement Plan
 - 5. Terrace Landscape Elements Plan
 - 6. Terrace Lighting Layout Plan
 - 7. Terrace Section Elevation Plan
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety
 - 2. Bureau of Environmental Services
- F. Public Testimony
 - None
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter

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



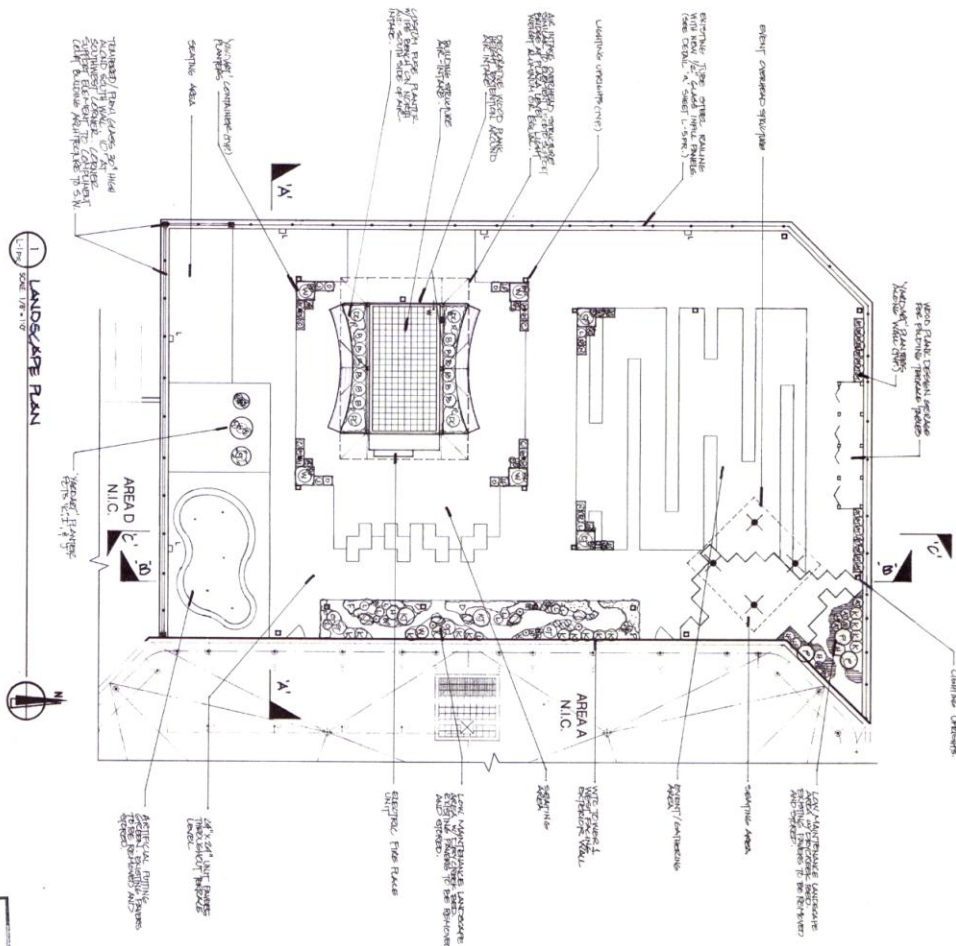
ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN Sub District

- Site
- Also Owned Parcels 1/4 Section
- Recreational Trails
- Historic Landmark

File No.	LU 16-188085 DZ
	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 2100
Exhibit	B (Jun 17, 2016)

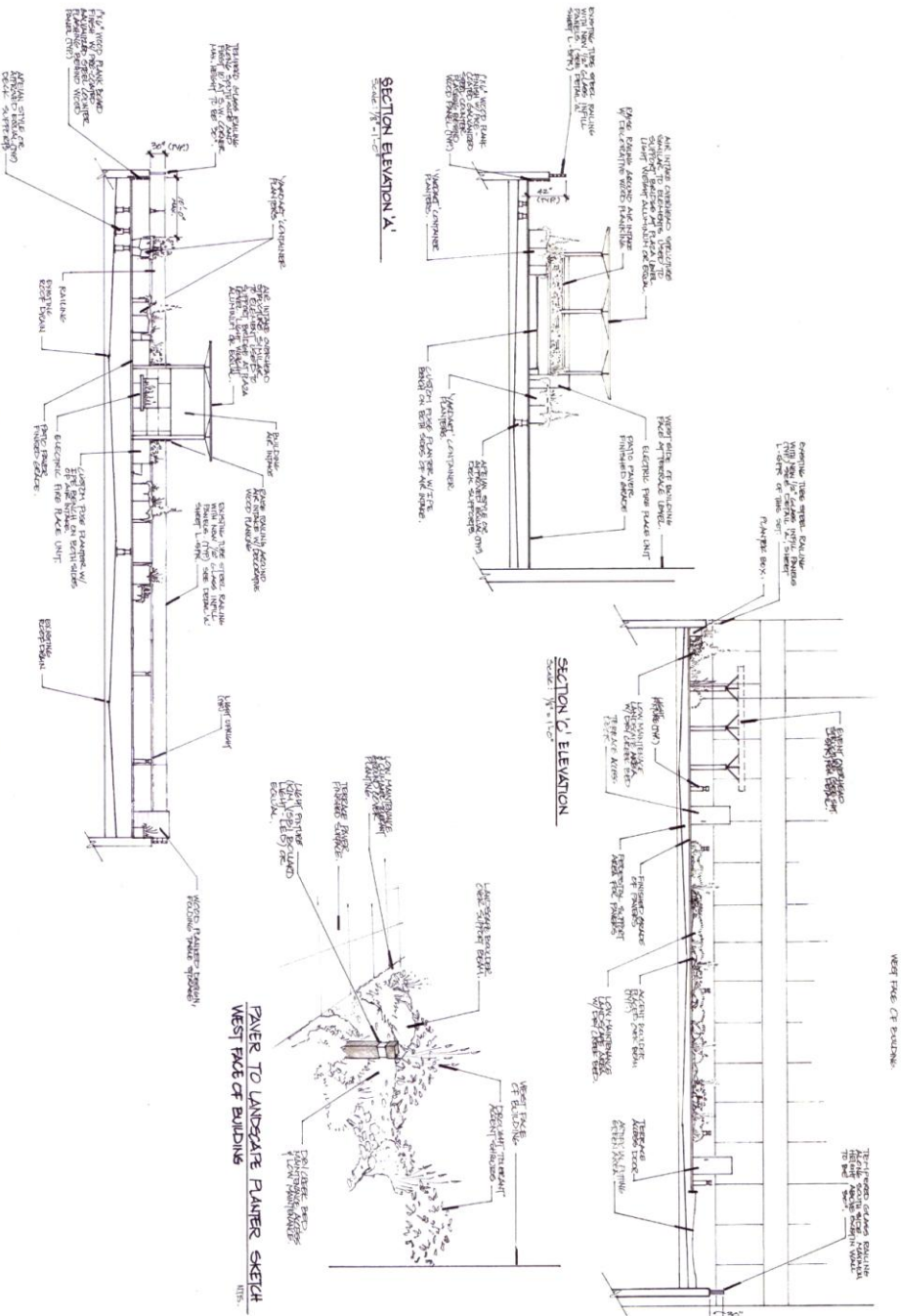


PLANT LEGEND

SYMBOL	QUANTITY	SIZE	COMMON NAME	SCIENTIFIC NAME	PLANT CHARACTERISTICS
1	1	12"	SPRING BURNING BROOM	<i>Coreopsis grandiflora</i>	Annual, 2-3' tall, yellow flowers
2	1	12"	BLACK CHERRY	<i>Prunus serotina</i>	Shrub, 6-10' tall, white flowers
3	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
4	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
5	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
6	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
7	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
8	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
9	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
10	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
11	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
12	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
13	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
14	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
15	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
16	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
17	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
18	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
19	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers
20	1	12"	DOGWOOD	<i>Cornus florida</i>	Shrub, 6-10' tall, white flowers

Approved
 City of Portland - Bureau of Development Services
 Planner: *[Signature]*
 Date: *6/10/16*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SHEET 41 OF	Project Mgr: R. Lomeli	SHEET TITLE Terrace Landscape Plan	 WORLD TRADE CENTER PORTLAND One World Trade Center 121 S.W. Salmon - Portland, OR	REVISIONS 1. ADD NORTH SIDE PLANTING DATE: 6/10/16	Natural By Design Unlimited, LLC
	Drawn By: R. Lomeli Date: 6/10/16 Scale:				



Planner
 City of Portland - Bureau of Development Services
 Date: 6/21/16
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SHEET C-2 OF	Project Mgr: R. Lomeli	SHEET TITLE Terrace Section Elevation Plan	WORLD TRADE CENTER PORTLAND One World Trade Center 121 S.W. Salmon - Portland, OR	REVISIONS 1. 6/21/16 R. Lomeli 2. 6/21/16 R. Lomeli	Natural By Design Unlimited, LLC
	Drawn By: R. Lomeli Date: 6/21/16 Scale: Varies				