



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

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Date: May 5, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
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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 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 17-113763 HR -
ROOFTOP TERRACE ON POWER + LIGHT BUILDING**

GENERAL INFORMATION

Applicant: Erin Brouillette | TVA Architects, Inc.
920 SW 6th Ave #1500
Portland, OR 97204

Owner: Public Service Building LLC
920 SW 6th Avenue, Suite 223
Portland, OR 97204

Party of Interest: Andy Wattula | Beacon Capital Partners, LLC
701 5th Avenue, #3540
Seattle, OR 98104

Site Address: **920 SW 6TH AVE**

Legal Description: BLOCK 170 LOT 5-8, PORTLAND
Tax Account No.: R667717460
State ID No.: 1S1E03BB 01000
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
Other Designations: Public Service Building & Garage, National Historic Landmark
Zoning: CXd, Central Commercial with design & historic resource overlays
Case Type: HR, Historic Resource review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review for a 2,400 square foot terrace off the 13th floor, on the rooftop of the south wing of the Historic Landmark building commonly referred to as the Public Service Building or the Power and Light Building. The proposed roof terrace will serve as a building amenity for its commercial tenants. The scope of the proposal includes:

- Removing two original steel windows and the masonry below each bay to insert a steel door and window within the original bays;
- Installing a raised ceramic paver system across the deck;
- Perimeter landscaped raised beds set back from the roof edge by a distance of 4'-9" to 17'-3";
- An outdoor kitchen area along the east side, including a sink, grill, and counters;
- Moveable outdoor seating and furnishings;
- Replacement of existing column uplights, downlights inset into planters, and stake lights around perimeter;
- A mixture of deciduous and evergreen, drought tolerant landscaping.

Because the proposal is for an exterior alteration on a National Historic Landmark, Historic Resource Review is required.

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
- Historic Resource Review Criteria in Section 33.846.060.G of the Portland Zoning Code

ANALYSIS

Site and Vicinity: The Public Service Building is a 16-story steel frame building designed by A. E. Doyle and completed in 1928. At that time, it was Portland's tallest building, and it remained so until 1958. The building may be categorized as "Late 19th and early 20th century American Movement – Skyscraper." Its central tower is 15 stories tall. The north and south wings were originally only two stories tall, and were brought up to their current 12 story height in 1957. The Public Service Building and the adjacent parking garage were placed on the National Register of Historic Places in 1996. Due to confusion with the nearby Public Municipal Services Building, in 2017 the Public Service Building was re-named the Power + Light Building, in honor of its early history as the home to the Portland Power + Light company.

The building and parking garage each have a half block footprint. The Public Service Building is located on the west side of the block. SW 6th Avenue (Local Service Bikeway, Bus Line, Minor Emergency Response Street, MAX Light Rail, Major Transit Priority Street) is to the west, SW Taylor Street (Local Service Bikeway, Major Emergency Response Street, Traffic Access Street) is to the north, and SW Salmon Street (Local Service Bikeway, Bus Line, Major Emergency Response Street, Traffic Access Street, Transit Access Street) is to the south. The building is located in the Downtown Pedestrian District. The primary entrance is mid-block on the SW 6th Avenue elevation. The proposed rooftop terrace is located on the roof of the south wing.

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

- DZ 112-88 – Denial of unspecified proposal due to incompatibility with overall design of the building. Further details not available in City records.
- DZ 79-88 – Approval of unspecified proposal and adjustment. Further details not available in City records.
- DZ 72-89 – Approval of unspecified proposal. Further details not available in City records.
- LUR 99-00609 – Approval of installation of microwave dish antenna on rooftop to support wireless communication.

- LU 11-193756 DZ – Approval of replacement of a ground level storefront.
- LU 13-226389 HR – Approval of new fabric awnings on the SW 6th facade, a new grease trap access panel and new rooftop mechanical unit on the parking garage.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 7, 2017**. The following Bureaus have responded with no issues or concerns:

- Life Safety
- Fire Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 7, 2017. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic/Conservation Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental 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.
- 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.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings for 1, 2 & 3: The central tower of the Public Service building is the National Historic Landmark. The flanking wings were originally 50' tall structures, and were raised to 5-stories in 1947. They were built to their current 12-story height in 1957. Because the wings were less than 50 years old when the primary tower was added to the National Historic Register in 1996, the wings were not yet eligible and are not included in the Registration. The adjacent half-block parking structure is also included in the National Register listing.

The proposal has minimal impact on the structure of the Landmark central tower. To access the roof terrace, two original painted steel windows are proposed to be removed and replaced with new fully-glazed dark-bronze steel doors and custom steel floor to ceiling sidelight windows to infill the entire width of the existing window bay. As matching the dark-bronze color on the existing windows is critical to compatibility, a condition of approval to paint or factory-finished to match existing adjacent windows will be required for the new proposed doors and windows. *With Condition D, these criteria are 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.
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 for 4 & 5: While this proposal does not include repair or replacement of any deteriorated features, Condition E ensures that all original materials proposed to be removed are carefully retained and returned to the owner. Retention of these materials will facilitate their use for future repairs or restoration of the original conditions. The proposed new materials are to be installed in such a manner as to have minimal impact on the existing roof structure, and to have no impact on the existing walls or columns. The floating pedestal flooring system is self-supporting, and will support the furnishings, while allowing for gas and water lines to be run underneath. This eliminates the need to run any conduit or plumbing through the original building envelope. *With Condition E, these guidelines have been met.*

6. **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.
7. **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.
8. **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 for 6, 7 & 8: The proposal will remove two existing painted steel windows. Per Condition E, the original historic material will be retained on site. The masonry material beneath the windows will be removed to facilitate the insertion of a new steel door and narrow side window. To retain the rhythm and proportions of the original architectural features, the new steel door and window will fit precisely into the existing window bay.

Where masonry material is removed beneath the windows, corners will be re-built using salvaged masonry bricks from beneath the original windows. These proposed details are compatible with the original structure, while differentiating the two new door and window pairings from the original regular windows that fill all other bays.

All other proposed terrace furnishings and finishes are clearly of a more contemporary palette and style. However, they do not detract from the character or composition of the original architecture. The terrace perimeter is bounded by a low wall of reinforced fiberglass plastic planters, filled with a mix of low evergreen and deciduous, drought-tolerant plants. The proposed raised pedestal flooring system is chosen to resemble the patterning and tone of masonry, while clearly not attempting to represent a different material. *With Condition E, these guidelines are met.*

9. **Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings: The north and south wings are identical and follow the design scheme of the primary central tower. To reduce visibility from the public right-of-way railings,

perimeter planters and furnishings are set far from the parapet and roof edge. Proposed landscape lighting is designed to be discreet, with step lights integrated into the sidewalls of custom planters. Small path lights on the inside of the perimeter planters are shielded from off-site view by plantings. In contrast, the proposed uplights at the base of each column will dramatically highlight these strong architectural features without casting light into the windows of nearby buildings. *This guideline is met.*

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.

- A1. Integrate the River.** Orient architectural and landscape elements including, but not limited to, lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop accessways for pedestrians that provide connections to the Willamette River and greenway.
- A2. Emphasize Portland Themes.** When provided, integrate Portland-related themes with the development’s overall design concept.
- C1. Enhance View Opportunities.** Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings: While the river is not visible from the rooftop due to neighboring buildings, the activation of this large, previously vacant rooftop serves to facilitate more opportunity for this building’s tenants to appreciate views, and it enhances the views from nearby buildings. Repurposing available space to facilitate outdoor activities and appreciation for nearby green spaces is certainly aligned with Portland’s values and public planning goals. *These guidelines are met.*

- A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that

help unify and connect individual buildings and different areas.

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

Findings: Numerous nearby rooftop terraces exist and are proposed in proximity to this proposed terrace, including the green roof at Portland's City Hall. These rooftop green spaces create a quilt of landscaped greenery, helping to soften the urban downtown roofscape and provide a series of habitat pockets linking the riverfront, West Hills and Park Blocks. *These guidelines are met.*

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- B7. Integrate Barrier-Free Design.** Integrate access systems for all people with the building's overall design concept.
- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C11. Integrate Roofs and Use Rooftops.** Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The proposal includes high-quality materials, thoughtfully detailed to minimize impact on the original historic resource while facilitating the addition of a new occupiable space. The different floor heights between the interior and exterior spaces are bridged through an interior, ADA-accessible ramp. Flexible seating areas facilitate use by users of all abilities and mobilities. The level, ceramic paver system provides a safe, flat surface that will not deter access by users requiring wheelchairs or other mobility devices.

The roof terrace addition is an attractive contemporary element that will reuse an underutilized rooftop, expanding and enhancing the building's usable space and helping to ensure that it is a beloved, viable commercial building that will be preserved in perpetuity. *These guidelines are met.*

- 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.
- 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.
- 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: The original character of the building is respected in this proposal. To prevent compromising the legibility of the historic architectural form and elements, the proposed elements are set back far from the roof edges. The element closest to the parapet edge is the backsplash for the outdoor kitchen area, located near the eastern door. This element is 42" above the roof surface, and set back 57" from the parapet edge. The nearby eastern parapet edge overlooks a 13' deep notch in the building façade, separating it from the adjacent parking garage. This location is not visible from the nearby public right-of ways. Other terrace elements are set back from the

parapet edges 8'-9" on the south side and 17'3" on the west side.

The perimeter planter material is finished in a dark gray, creating a discreet and continuous screen to contain the furnishings, plants and occupiable space within. The proposal complements the elegant simplicity of the existing building with its high-quality, durable materials and refined design. The lighting proposed is similarly modest, with the exception of the dramatic uplights at the base of the cast stone columns.

As identified in the National Register nomination, the nine-column loggia is a character-defining element at the top of all four exterior walls on the central tower. This loggia is comprised of cast stone columns with terra cotta Corinthian capitals. This proposal is well-detailed to carefully mount a new pedestal ceramic tile flooring system around the base of these columns. New flush uplights, set into the flooring system, will highlight the columns, celebrating these architectural features and enhancing the visibility of these historic elements in Portland's skyline. *These guidelines are 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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposed rooftop terrace expands the building's usable space with the addition of an attractive and durable outdoor space. With the proposed conditions of approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

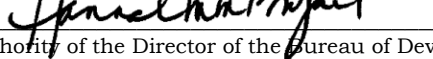
ADMINISTRATIVE DECISION

Approval of a 13th story rooftop terrace on the south wing of the Power + Light Building, per the approved site plans, Exhibits C-1 through C-8, signed and dated May 3, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-113763 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. New steel doors and windows to be painted or factory-finished to match existing adjacent windows.

E. All original windows and intact masonry blocks removed as part of door install shall be carefully protected and retained, for use in future repairs or restoration projects.

Staff Planner: Hannah Bryant

Decision rendered by:  **on May 3, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 5, 2017

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 January 31, 2017, and was determined to be complete on March 31, 2017.

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 January 31, 2017.

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.

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 May 19, 2017** 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 **May 22, 2017**.
- 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;

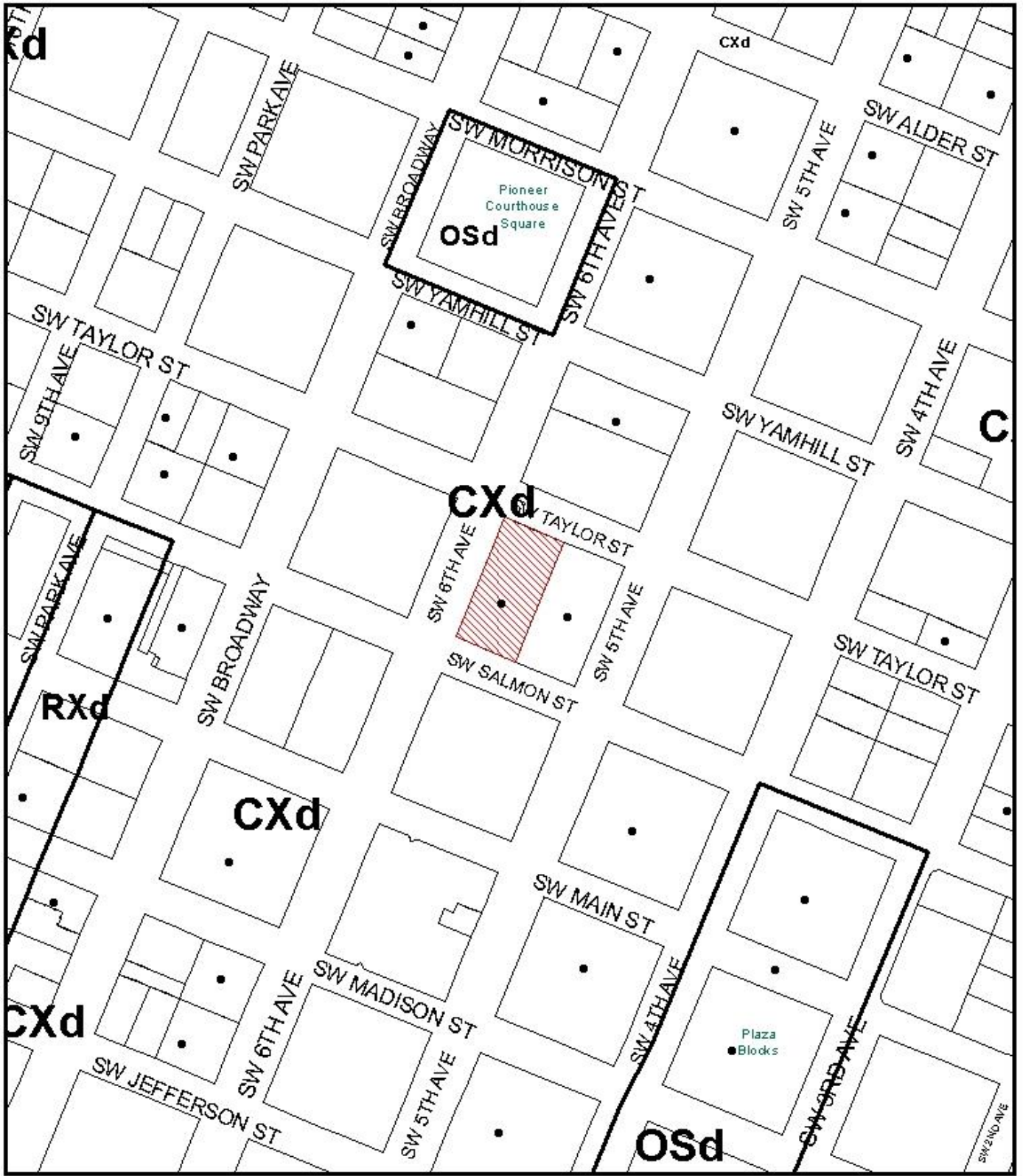
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Submittal (January 31, 2017)
 2. Response to Incomplete Drawing Package (dated March 3, 2017)
 3. Response to Incomplete Memo (March 16, 2017)
 4. Email from Applicant to remain incomplete (March 24, 2017)
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Proposed Floor Plan (Level 13)
 3. Window + Door Details; Terrace Plan
 4. Construction Details
 5. Lighting, Planter + Gate Details
 6. Landscape Plan
 7. Existing + Proposed South Elevations (Level 13)
 8. Existing Floor Plan (Level 13)
 9. Material Cutsheets – Prima Materia Pavers
 10. Material Cutsheets – Tournesol Planters (2 pages)
 11. Material Cutsheets – Recessed Column Uplight
 12. Material Cutsheets – Recessed Planter Path Light
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Portland Fire Bureau
 2. Life Safety
- F. Correspondence: 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

- Site
- Historic Landmark

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



File No.	<u>LU 17-113763 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 1000</u>
Exhibit	<u>B (Feb 07, 2017)</u>

