



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

Chloe Eudaly, Commissioner
 Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: December 28, 2017
To: Interested Person
From: Amanda Rhoads, Land Use Services
 503-823-7837 / Amanda.Rhoads@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 17-269919 AD
REPLACEMENT FREESTANDING SIGNS AT WORLD TRADE CENTER

GENERAL INFORMATION

Applicant: Melissa Hayden | Security Signs, Inc
 2424 SE Holgate Blvd | Portland, OR 97202
 503-546-7102 | permits@securitysigns.com

Owner: IEH Portland LLC | Portland General Electric
 1wtc0510-Corporate Tax Dept
 121 SW Salmon St | Portland, OR 97204

Site Address: 121-127 SW SALMON ST

Legal Description: BLOCK 5 LOT 1-8, PORTLAND; BLOCK 6 LOT 1-8, PORTLAND; BLOCK 12 LOT 1-4 5-8 EXC PT IN ST, PORTLAND

Tax Account No.: R667700830, R667700970, R667702030

State ID No.: 1S1E03BA 00200, 1S1E03BD 00200, 1S1E03BA 02100

Quarter Section: 3129

Neighborhood: NW/NW, Portland Downtown, contact Rani Boyle at 503-725-9979.

Business District: Downtown Retail Council, contact Sandra McDonough at 503-552-6762.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Zoning: CXd – Central Commercial with “d” Design Overlay

Case Type: AD – Adjustment Review

Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
 As part of an update to their branding, the World Trade Center Portland is replacing signage throughout their 3-block site. This proposal is to replace six 8-foot-tall freestanding signs (the “lollipop” signs) with three new 8-foot-tall freestanding signs in the same locations as three of the existing signs.

The new signs are four-sided, the same height as the previous signs, and will be lit at the top, near the base, and at the push-through acrylic letters with LED modules. The cabinet/base of the signs are made out of aluminum, with acrylic boxes at the top and middle. Each sign face is 12 square feet; each sign is considered to be 24 square feet in area and therefore under the threshold for Design Review.

However, the Sign Code states that freestanding signs must be placed on arterial street frontages unless there are none. The applicant has requested an Adjustment to Sign Code Section 32.32.030.F.2 to locate two of the three signs on non-arterial streets (sign C1 on SW 2nd Avenue, and sign C3 on SW 1st Avenue).

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 32, the Sign Code. The relevant criteria are Sign Code Section 32.38.030.C.

ANALYSIS

Site and Vicinity: The World Trade Center, designed by Zimmer Gunsul Frasca and constructed in 1974, is a complex of three buildings housing offices, ground level retail, parking and building services located in Portland's downtown. These three buildings are tied together with skybridges and together form an ensemble of modernist forms. The signs in this proposal are proposed on the blocks of Building 1 and Building 3. Building 1 is a 19-story steel-framed office building occupying a full city block bounded by SW Taylor Street to the north, SW Salmon Street to the south, SW 2nd Avenue to the west and SW 1st Avenue to the east. The building has 293,140 square feet of office and retail area.

Building 3 of the World Trade Center is a 152,701-square-foot office building occupying a full city block, bounded by SW Salmon Street to the north, SW Main Street to the south, SW 1st Avenue to the west, and SW Naito Parkway to the east. This building is five stories high, with a smaller two stories of enclosed space above the five stories of office space. This structure is modern in design with an emphasis on building volume rather than ornamentation. The top two stories are set back on three sides and the cornice line at the fifth story is very clean. An open mechanical courtyard is located on the fifth floor to completely conceal major mechanical equipment.

The site is adjacent to SW Naito Parkway and Governor Tom McCall Waterfront Park near the west end of the Hawthorne Bridge. This building is particularly visible from points south and east. The entire site is located within the Central City Plan District.

SW 1st Avenue is a designated Central City Transit/Pedestrian Street and a Transit Access Street. SW 2nd Avenue and SW Salmon between 2nd and 1st are Transit access streets as well. SW Taylor, SW Salmon, and SW Naito Parkway are designated Traffic Access Streets (and therefore arterials). The site is within the Downtown Pedestrian District; SW 2nd is a City Walkway and City Bikeway.

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.

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

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

- LU 17-250752 DZ: Design Review approval of a vent/louver alteration to the soffit on the ground floor of the west elevation of the building at 121-127 SW Salmon.
- LU 17-210536 DZ: Design Review approval of parking garage vehicle doors and single person-door on the north elevation of the building at 25 SW Salmon.
- LU 17-170890 DZ: Design Review approval of exterior alterations to the southwest corner area of the existing building at 121-127 SW Salmon.
- LU 16-205046 DZ: Design Review approval for two new panel antennas mounted to existing antenna mounting structures on the west and south elevations of 26 SW Salmon.
- LU 16-188085 DZ: Design Review approval of renovation to the existing 3rd floor rooftop terrace on the west side of the 17-story building at 121-127 SW Salmon.
- LU 15-203279 DZM: Design Review approval for changes to existing rooftop mechanical on the building at 26 SW Salmon.
- LU 15-119457 DZ: Design Review approval of exterior alterations to install a new Automated Teller Machine (ATM) into the existing ground floor glass storefront of the building at 121-127 SW Salmon.
- LU 14-230997 DZ: Design Review approval for changes to existing antennas on the existing building at 26 SW Salmon.
- LU 13-212050 DZ: Design Review approval to install 20 new antennas behind a wireless-transparent shroud on the roof of the existing building at 26 SW Salmon.
- LU 12-204621 DZ: Design Review approval to replace 6 antennas for 6 larger antennas and associated equipment on the building at 26 SW Salmon.
- LU 11-124367 DZ: Design Review approval to replace 3 antennas with 3 larger antennas and associated equipment on the building at 26 SW Salmon.
- LU 09-105706 DZ: Design Review to install rooftop antennas and microwave dishes. City approval of two microwave dishes but denial of six panel antennas on the building at 26 SW Salmon.
- LU 05-137747 DZ: Design Review case to install 12 PCS antennas and associated equipment cabinets on the building at 26 SW Salmon.
- LU 02-104545 DZ: Design Review approval of three rooftop antennas supported by single-pole tripods on the building at 25 SW Salmon.
- LU 99-017336 DZM (LUR 99-00931 DZM): Design Review approval to replace existing illuminated sign with non-illuminated monument sign. Modification to allow the size of the sign to be larger than allowed by the base zone standards on the site of the building at 121-127 SW Salmon.
- LU 99-016862 DZ (LUR 99-00457 DZ): Design Review approval to install 9 panel antennas and associated equipment in 3 sectors on the building at 26 SW Salmon.
- LU 98-016186 DZ (LUR 98-00880 DZ): Design Review approval for the installation of an ATM into existing storefront on SW Taylor St. in the building at 121-127 SW Salmon.
- LU 97-015102 DZ (LUR 97-01056 DZ): Design Review approval to remove a stair and recessed entry area, and to infill a currently open portion of an existing building to create space for meeting rooms, rest rooms, and a new planter, on an existing building at 25 SW Salmon.
- LU 96-013117 DZ (LUR 96-00230 DZ): Design Review approval with conditions to mount 3 antenna arrays to the roof parapet, to be painted to match the building's color, on the building at 26 SW Salmon.
- LU 95-012256 DZ (LUR 95-00363 DZ): Design Review approval of new ATM in the building at 25 SW Salmon.

- LU 95-012133 DZ (LUR 95-00240 DZ): Design Review approval of new signage program.
- LU 92-009877 DZ (LUR 92-00758 DZ): Design Review approval of a roof satellite dish on the building at 121-127 SW Salmon.
- LU 92-009625 DZ (LUR 92-00506): Design Review approval to install a wrought iron security gate.
- LU 91-008965 DZ (LUR 91-00710 DZ): Design Review approval to add flagpoles and finish potting pavers at 121-127 SW Salmon and 25 SW Salmon.
- LU 85-004999 DZ (DZ 68-85): Design Review approval of change in signage for Oregon Bank in the building at 121-127 SW Salmon.
- LU 85-004932 DZ (DZ 6-85): Design Review approval of two microwave dish antennas on the building at 26 SW Salmon.
- LU 85-004870 DZ (DZ 53-85): Design Review approval of signage for the Electric Outlet in the building at 121-127 SW Salmon.
- LU 76-003392 CU (CU 092-76): Conditional Use approval for a helistop on the roof of the new PGE headquarters building at 121-127 SW Salmon.
- LU 74-004829 DZ (DZ 5-74): Design Review approval for new building complex.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **November 28, 2017**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau (Exhibit E.1);
- Site Development Section of BDS (Exhibit E.2); and
- Life Safety (Building Code) Plans Examiner (Exhibit E.3).

Neighborhood Review: No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

32.38.030.A Purpose (Adjustments)

Sign adjustments are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs that enhance the overall character of an area or allow for mitigation of unusual site conditions.

32.38.030.B Procedures

The Adjustment procedures stated in Chapter 33.805, Adjustments, apply to sign Adjustments. However, the approval criteria of this section are used, rather than those of Chapter 33.805 of the Zoning Code,

32.38.030.C Approval Criteria

Sign Adjustments will be approved if the review body finds that the applicant has shown that the criteria of Paragraph C.1 or 2, below are met.

1. Area enhancement. The applicant must meet criteria C.1.a and b. and either C.1.c or d.

- a. The Adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of the area, or to a sign that will be inconsistent with the objectives of a specific plan district or design district; and**

Findings: The proposal calls for removing six eight-foot-tall directional freestanding signs and replacing them with three eight-foot-tall directional signs in three of the same locations as the current signs. The Sign Code requires freestanding signs to be placed on arterials, and two of the three signs are proposed for locations not on arterials, as described above. This proposal will reduce street-level clutter in two ways. First, the overall number of freestanding signs is being reduced from six to three. Second, the proposed signs offer a streamlined design compared to the current “lollipop” signs. These proposed pillars will be significantly less obtrusive than the current signs (see images below), thus reducing visual clutter of the area.



Current Freestanding Sign



Rendering of Proposed Freestanding Sign

The site is located in the Downtown Subdistrict of the Central City Plan District, and within the Central City Design District. In the Central City Plan document, the policy and objectives around Urban Design seem most relevant. A few are listed below:

- Create a rich and enjoyable environment for pedestrians throughout the Central City.
- Encourage designers of new developments to sensitively enhance Portland's human scale of buildings, streets and open spaces.
- Identify and protect significant public views.

The new signs support these objectives by offering an efficient wayfinding tool while taking up only limited space in the plazas around the World Trade Center buildings. The thinner design of the new signs will offer improved views to Tom McCall Waterfront Park and the Salmon Street Fountain for pedestrians compared with the older, wider signs. The narrow design will be easier to walk around and more pedestrian-friendly, and the subtle colors will integrate well with the surroundings. The lighting will assist with wayfinding and provide visual interest at night without being overbearing.

The Central City Fundamental Design Guidelines have similar goals of cultivating a rich pedestrian environment and using signage effectively, including the following:

- A.4, Use Unifying Elements;
- B.1, Reinforce and Enhance the Pedestrian System;
- C.5, Design for Coherency; and
- C.13, Integrate Signs.

Both A.4 and C.5 are addressed with the new, integrated sign program being installed throughout the three blocks of the World Trade Center. The repeating theme for the new signage can be seen in Exhibits A.3 and A.4. The updated sign package will ease wayfinding in the area and will update the look of the site through which many visitors to Portland flow for various events. The signs will enhance the pedestrian system, as described above, by replacing bulky, overwhelming elements in the pedestrian corridor, with streamlined freestanding signs adjacent to the public right-of-way.

The location of two of the signs is not directly on arterial traffic streets. However, in this case, their placement is warranted because the signs are designed to be used by pedestrians passing by, rather than vehicles. It is this audience that should determine the placement of the signs, rather than the flow of vehicle traffic. The focus on the pedestrian scale is supported by the adopted plans and the strong pedestrian environment we envision for our downtown. This criterion is met.

b. The sign will not create a traffic or safety hazard; and

Findings: As mentioned in the findings above, the locations of the proposed signs are appropriate given their purpose: to provide wayfinding clues for pedestrians. The signs are thinner and fewer in number than the current freestanding signs in the same location, creating less of a visual barrier for both vehicles or pedestrians. They do not impede passage of pedestrians or vehicles. This criterion is met.

- c. **The adjustment will allow a unique sign of exceptional design or style that will enhance the area or that will be a visible landmark; or**
- d. **The adjustment will allow a sign that is more consistent with the architecture or development of the site.**

Findings: The applicant can choose to meet c or d above. The applicant chose to address d. The applicant posited, and staff agrees, that the new narrow look for the signs better reflects the modern character and use of the buildings. This new sign design is part of a larger redesign of wayfinding signs on the three-block site. These signs will be less intrusive in the brick plazas surrounding the buildings and take a backseat to the striking granite buildings while echoing their grey design.

- 2. Site Difficulties.** If there are unusual site factors that preclude an allowed sign from being visible to the street immediately in front of the site, an adjustment will be granted to achieve the visibility standards of Subparagraph d below.

Findings: There are no unusual site factors that preclude an allowed sign from being visible to the street immediately in front of the site. This criterion is not applicable.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The proposal to place two freestanding signs on frontages that are not on arterials would not significantly lead to street level clutter, would not adversely dominate the visual image of the area, and would not create a traffic or safety hazard. The proposal would allow signs that are consistent with the architecture and development of the site. The applicant has demonstrated that the applicable approval criteria have been met. Because the approval criteria are met, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of an Adjustment to Sign Code Section 32.32.030.F.2 to locate two of the three proposed freestanding signs on non-arterial streets (on Exhibit C.1, sign C1 on SW 2nd Avenue, and sign C3 on SW 1st Avenue). The approval is per the approved plans, Exhibits C.1 through C.4, signed and dated December 26, 2017, 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.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 17-269919 AD."

Staff Planner: Amanda Rhoads

Decision rendered by:  **on December 26, 2017**

By authority of the Director of the Bureau of Development Services

Decision mailed: December 28, 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 November 14, 2017, and was determined to be complete on November 21, 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 November 14, 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. Unless further extended by the applicant, **the 120 days will expire on: March 21, 2018.**

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on January 11, 2018** 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 Adjustment Committee 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 Adjustment

Committee 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 11, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

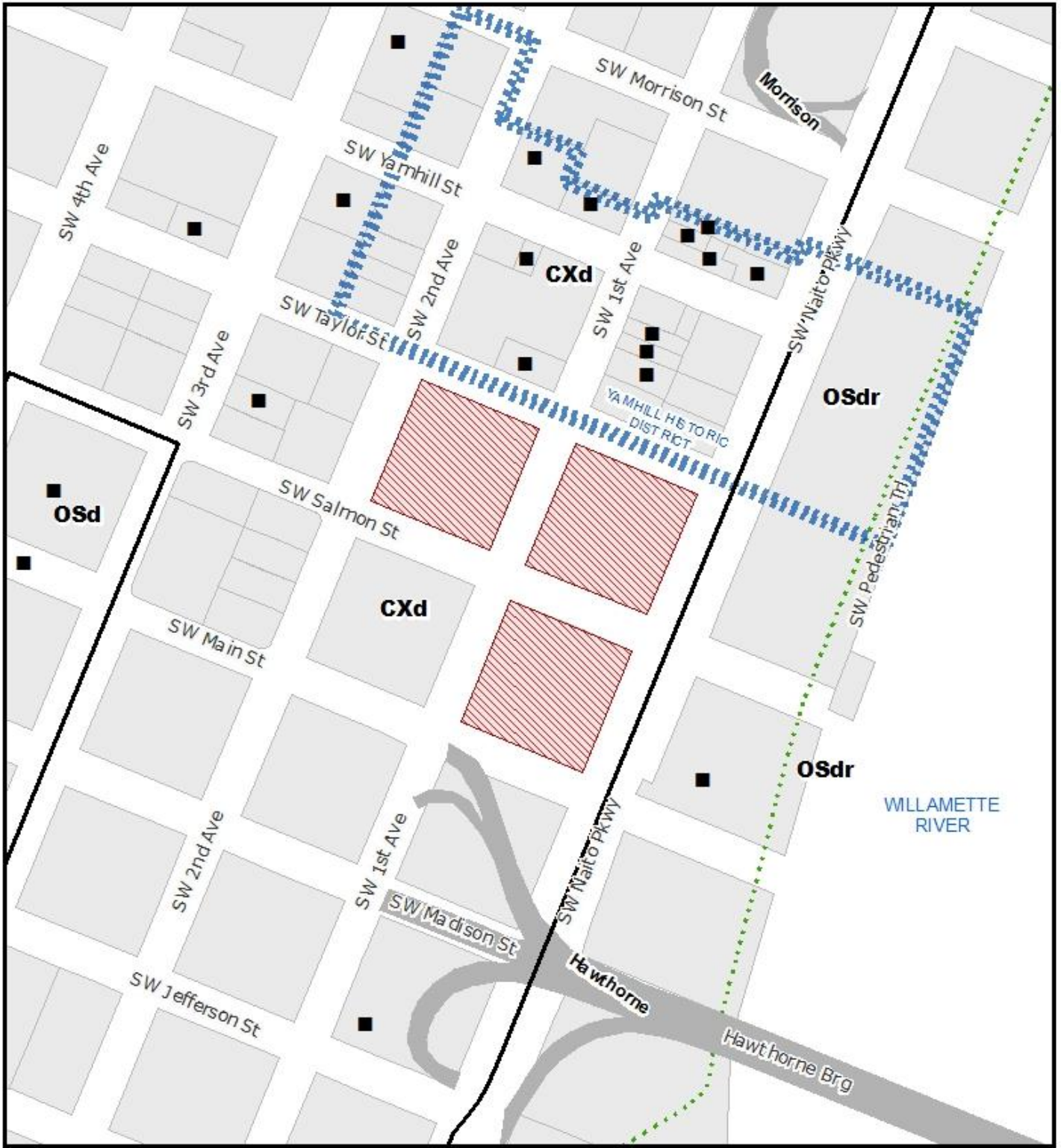
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant Narrative
 2. Sign Renderings
 3. Packet with Other Approved Signs on Site in Same Theme
 4. Sign Packet for New Monument Sign
 5. Revised Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan Showing Arterials (attached)
 2. Directional Pylon Elevation Examples (attached)
 3. Directional Pylon Full Elevations
 4. Directional Pylon – Top Sections
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Fire Bureau
 2. Site Development Review Section of BDS
 3. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received

G. Other:

1. Original Land Use Application and Receipt
2. Fee Transfer Form from previous Design Review application
3. Incomplete Letter from previous Design Review application

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

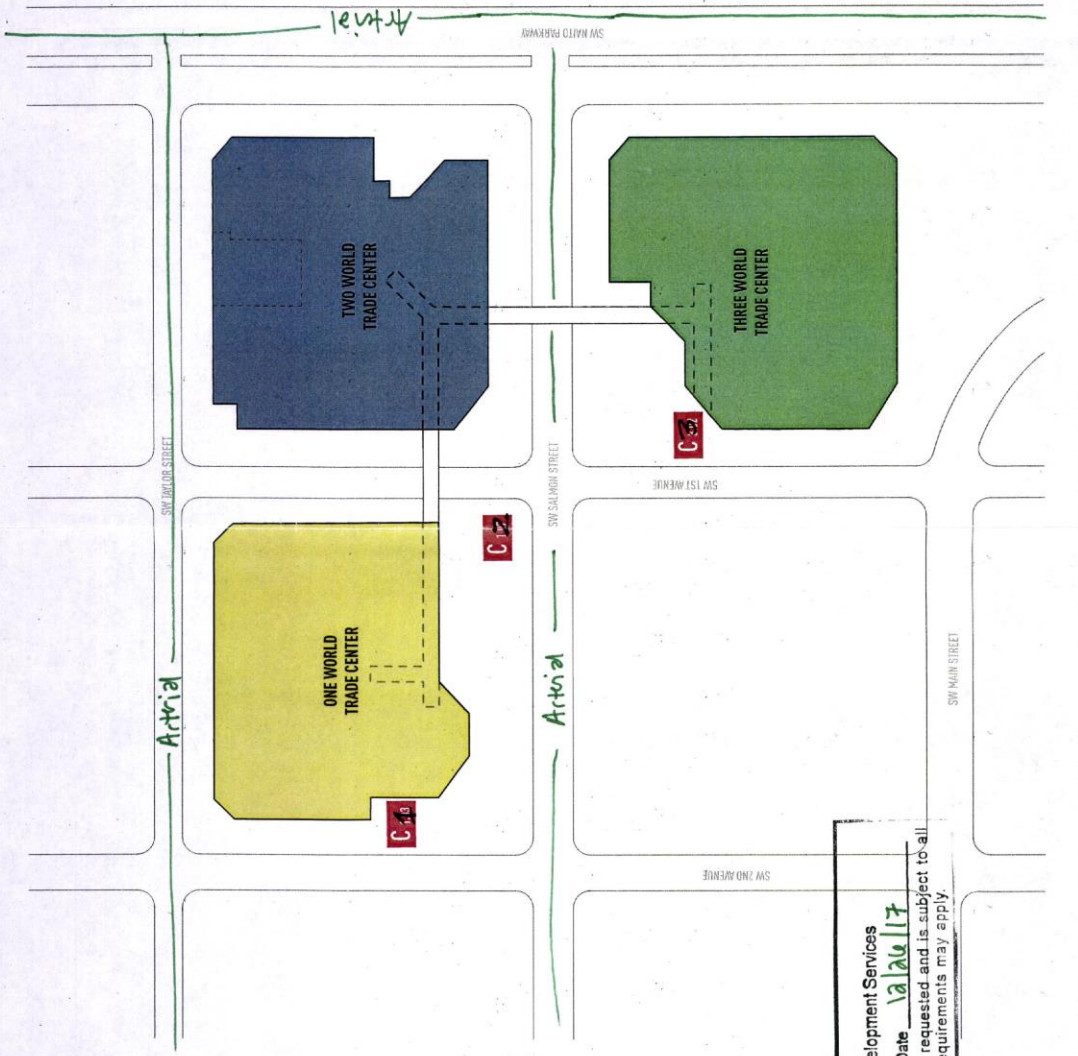
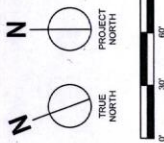


THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

| | |
|-------------|-------------------|
| File No. | LU 17-269919 AD |
| 1/4 Section | 3129 |
| Scale | 1 inch = 200 feet |
| State ID | 1S1E03BA 2100 |
| Exhibit | B Nov 21, 2017 |

EXTERIOR SIGNAGE PLAN



Approved
 City of Portland - Bureau of Development Services
 Planner FA M Date 10/10/17
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

C SIGN PLAN
 Scale: NTS

2424 SE Holgate Boulevard
 Portland, Oregon 97202
 503-254-4172
SECURITY SIGNS
 Quality Signs Since 1972
 securitysigns.com
 OR 62848-12889
 WA SECUR51000CF

WASA
 WASHINGTON STATE ASSOCIATION OF SIGNAGE CONTRACTORS
NORTHWEST SIGN COUNCIL

Account Manager: Melissa Hayden
 Project Name: **WORLD TRADE CENTER**
 121 SW Salmon Street
 Portland, OR 97205

Sign Type C

Exhibit C.1
LM17-269919AD

Client Approval: _____
 Landlord Approval: _____

| | | | | | |
|-------|------------|----------|------------|--------|--------|
| Date: | 08.08.2017 | Drawing: | 17-SC164r1 | Sheet: | 5 of 5 |
|-------|------------|----------|------------|--------|--------|

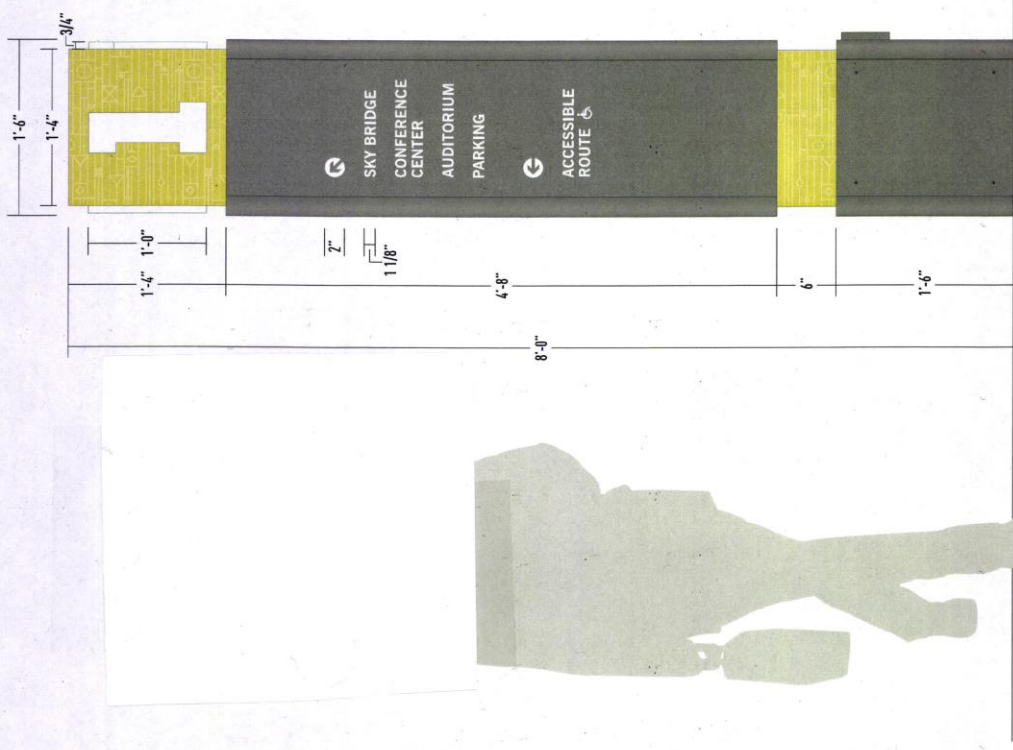
NOTES:

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CITY CODE ALLOWANCE

COLORS

EXTERIOR | SIGN TYPE C - DIRECTIONAL PYLON



Approved - Bureau of Development Services
 City of Portland - Bureau of Development Services
 Planner: Amy Kim
 Date: 12/26/17
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

420 SE Holladay Boulevard
 Portland, Oregon 97202
 503-234-4172
SECURITY SIGNS
 Quality Since 1952
 securitysigns.com
 OR CO# 172829
 WA SC# 05102027

NORTHWEST SIGN COUNCIL
WASA
 Account Manager: Melissa Hayden
 Project Name: **WORLD TRADE CENTER**
 121 SW Salmon Street
 Portland, OR 97205

- Sign Type C**
 Illuminated.
 Manufacture and install three (3) internally-lit pylon signs.
- 1 ACRYLIC BOX - TOP + MIDDLE**
 Material: 1/4" lighting white acrylic
 Construction: fabricated 5-sided acrylic box (4 sides and top), removable for access
 Graphics: Digitally-printed custom graphics on translucent vinyl, applied first surface of 4 side panels, weeded behind top Numbers to reveal white acrylic
 - 2 NUMBERS (1, 3)**
 Material: 3/4" clear acrylic, w/ 3M 230-20 white translucent vinyl applied first surface
 Installation: Secure to four (4) sides of acrylic top
 - 3 CABINET + BASE**
 Material: .125" Aluminum
 Construction: custom fabrication, w/ Signcomp #1880 2" radius monolith edge extruded corners, all PTM PMS 430 C high gloss
 Graphics: 177" clear acrylic flush to face, w/ 3M 230-20 white translucent vinyl applied first surface and diffuser applied second surface
 Access Panels: on two (2) sides of pylon base, w/ visible 1/4" fasteners, PTM PMS 430 C high gloss
 Power Switch: secured to fixed side of base, w/ locking lid, painted to PTM PMS 430 C high gloss
 - 4 ILLUMINATION:** Acrylic Top, Cabinet and Acrylic Middle internally illuminated w/ White LEDs
 - 5 INSTALLATION:** Install on base plates of removed existing directional pylons
- Removal of existing coordinated with WTC Construction

Client Approval: _____
 Landlord Approval: _____
 Date: 08.08.2017
 Drawing: 17-se1641
 Sheet: 2 of 5

Exhibit C.2
 LW 17-2699 19 AD

NOTES: - VOLTAGE 277 + 120 (MULTI-VOLT)

CITY CODE ALLOWANCE

3M 230-20 TRANSLUCENT WHITE VINYL

PRINT TO TRANSLUCENT DIGITAL MEDIA; BASE COLOR TO MATCH PMS 226 C

PRINT TO TRANSLUCENT DIGITAL MEDIA; BASE COLOR TO MATCH PMS 113 C

PTM PMS 430 C SATIN

COLORS

C | DIRECTIONAL PYLON ELEVATION
 Scale: 1" = 1'-0"

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 This sign is intended to be installed in accordance with the applicable codes and regulations of the local jurisdiction. All other applicable codes and regulations shall apply.
 10/17