



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Date: May 17, 2019
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@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 19-140370 DZ: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Jay Young | Dominek Architecture LLC | 503.954.3065
2246 E Burnside St, #A | Portland OR 97214

Owner: TR Southpark Square Corp
PO Box 847 | Carlsbad, CA 92018

Site Address: **1525 SW PARK AVE**

Legal Description: BLOCK 226 LOT 1-8, PORTLAND
Tax Account No.: R667724200
State ID No.: 1S1E04AD 04200
Quarter Section: 3128
Neighborhood: Portland Downtown, contact Wendy Rahm at wwrahm@aol.com
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City, Downtown subdistrict, West End subarea
Zoning: RXd: Central Residential (RX) with a design (d) overlay
Case Type: DZ: Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for the following alterations to Tower A and Tower B of the Southpark Square building located in the West End Sub-District of the Central City Plan District:

- Tower A:
 - Redesign of existing features to the 9th floor pool deck, specifically:
 - Removal of existing steel guardrails to be replaced with new tempered glass guardrails and standoffs in the same location(s).

- Removal of existing concrete deck surface to be replaced with new concrete deck surface in the same location.
- Removal of existing concrete stairs to be replaced with new precast concrete stairs with steel risers in the same location.
- Removal of existing planters.
- Tower B:
 - The addition of a new glass and steel canopy, matching existing canopies on the building, above an existing tenant entry facing into the courtyard.

Per Zoning Code Section 33.420.041.B, Design review is required since the proposal includes an exterior alteration to existing development.

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:

Constructed in 1988 the project site encompasses the full block from SW Market Street to SW Clay Street to the north and from SW 10th Avenue to SW Park Avenue to the east. The site features two primarily residential towers with ground floor retail off of both SW Park Ave and SW 10th Ave. Between the two towers, and the locations of both of the main tower entries, is a large courtyard area providing east-west movement through the site. The courtyard area is also programmed and activated with retail and office space.

Regarding area amenities, the site is within a five-minute walk (roughly a quarter mile) of numerous commercial, retail and open space venues. The Portland Art Museum, Arlene Schnitzer Concert Hall, Portland State University, Portland City Hall, as well as scores of local shops, restaurants and cafes. The site also fronts the Midtown Park Blocks and is within a five-minute walk of the Keller Fountain, both to the east.

Regarding transportation amenities, the site is well served by a number of alternatives. MAX Light Rail lines are a few blocks east of the site on SW 6th and 5th Avenues. The Portland Streetcar runs immediately adjacent to the site on both SW 10th Ave to the west and SW Market Street to the south. Bus transit service is provided to the site by the following lines: 6, 38, 45, 55, 58, 68, 92, and 96. Designated City Bikeways surround the site on SW Jefferson St to the north, SW Broadway to the east, SW Montgomery St to the south and SW 12th Ave to the west. The site is also located within the Downtown Pedestrian District.

Zoning:

The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally, the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

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 66-001248 (Ref. File # CU 025-66: Design review for surface parking lot.
- LUR 66-001249 (Ref. File # CU 025-66: Design review for parking.
- LUR 66-004826 (Ref. File # DZ 5-66: Design review for surface parking lot.
- LUR 80-004521 (Ref. File # DZ 21-80: Design review for development of 83-unit condos.
- LUR 84-002275 (Ref. File # CU 055-84: Design review for off-street parking and ground level commercial space.
- LUR 85-004451 (Ref. File # DZ 170-85: Design review for residential development.
- LUR 86-000760 (Ref. File # CU 010-86: Design review for off-street parking.
- LUR 88-004857 (Ref. File # DZ 51-88: Design review for the installation of a satellite dish.
- LUR 90-023635 (Ref. File # PC 5399C): Approval granting a revocable permit to City Center Parking with conditions.
- LUR 15-106102: Design review approval for storefront alterations.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 15, 2019**.

1. Bureau of Development Services Life Safety / Building Code Section: Tara Carlson: May 6, 2019. (Exhibit E-1). With the following comment:
 - A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. More information regarding building code requirements can be obtained by visiting the Bureau of Development Services Development Services Center - 1900 SW 4th Ave, 1st floor. The Development Services Center is open Monday through Friday from 8:00 a.m. to 3:00 p.m. (close at noon on Thursday). No appointment is necessary. Building Code information is also available online at: <http://www.portlandonline.com/bds/>, or by calling (503) 823-1456.
2. Fire Bureau: Dawn Krantz: May 7, 2019. (Exhibit E-2). With no concerns.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 15, 2019. 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 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 all of the 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.

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 for A2 and C11: Activated rooftops are fast becoming an established theme embraced in both existing and proposed buildings in Portland's Central City. The rehabilitation of failing features on the 9th floor roof area: deck, guardrail, and stairs allows for continued use and activation of this area of the building consistent with this theme. *Therefore these criteria have been 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.

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

Findings for A4, A5 and A6: The proposed entry canopy to Building B is constructed of

HSS steel and ¾” fully tempered glass matching existing canopies on the building. The height and location above the existing door’s brick sailor course is also consistent with existing canopies on the building. Collectively the proposed canopy rehabilitates the providing additional weather protection and prominence the entry that is. Collectively, the proposed entry canopy reinforces the existing entry while providing additional weather protection and unity to the building’s entry plaza area. Similarly, alterations to the 9th floor roof deck replace existing failing materials with new materials consistent with the existing material palette of the building, including tempered glass guardrails and broom-finished scored concrete deck areas, to rehabilitate the building’s roof deck assets for continued activity and use. *Therefore these criteria have been met.*

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings’ active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

Findings for A8, B1, B2 and B4: The proposed canopy, while barely visible from the adjacent sidewalk, does provide additional interest and visual cues to those in the right-of-way of an existing storefront entry. In addition, the proposed alterations help to increase activity within the courtyard plaza which is an area for pedestrians to stop, see and be seen, view, socialize and rest. *Therefore these criteria have been met.*

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

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.

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area’s emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area’s role as a binding element between New China/Japantown and the Pearl District.

Findings for B5, B6, C1 and D1: Alterations to the 9th floor roof deck maintain the existing orientation. The proposed canopy is oriented to the existing entry plaza, providing additional weather protection while extending the visibility of the existing storefront from the adjacent right-of-way. *Therefore these criteria have been met.*

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

Findings: Proposed alterations do not adversely affect existing barrier free design at either the entry plaza or the roof deck. *Therefore this criteria has been met.*

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

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

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.

Findings for C2, C3, C4 and C5: The proposed alterations are compatible and consistent with the existing architectural character of the building. The HSS steel and ¾" fully tempered glass canopy is constructed of quality materials that match existing canopies on both Building A and Building B regarding design, material construction and placement, repeating an established storefront design feature within the entry plaza area. Alterations to the 9th floor roof deck include a tempered glass guardrail and new broom finished and scored concrete deck, both materials are consistent with those found on the building. These alterations are integrated at the pool and hot tub areas of the roof deck providing a consistent and coherent roof deck design. *Therefore these criteria have been met.*

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

Findings: The existing lighting within the entry courtyard and 9th floor pool deck areas will not be negatively impacted by the proposed alterations. The proposed canopy addition utilizes the existing sconce lighting and proposed alterations to the 9th floor pool deck do not impact or alter existing step and pedestal lighting. *Therefore this criteria has been 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 requirements of Title 11 can be met, and 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 proposed exterior alterations to the mixed-use building in the West End subarea of the Central City Plan District maintains the architectural integrity of the building while providing additional use and amenities to the site and surrounding area.

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. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations including a canopy to an existing entry in the plaza area, and to the 9th floor roof deck, to the site within the West End subarea of the Central City Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-5, signed and dated May 10, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 19-140370 DZ." 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.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on May 10, 2019.**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 17, 2019.

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 March 29, 2019, and was determined to be complete on April 11, 2019.

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 March 29, 2019.

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: August 09, 2019.**

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 31, 2019** 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **June 03, 2019** 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:

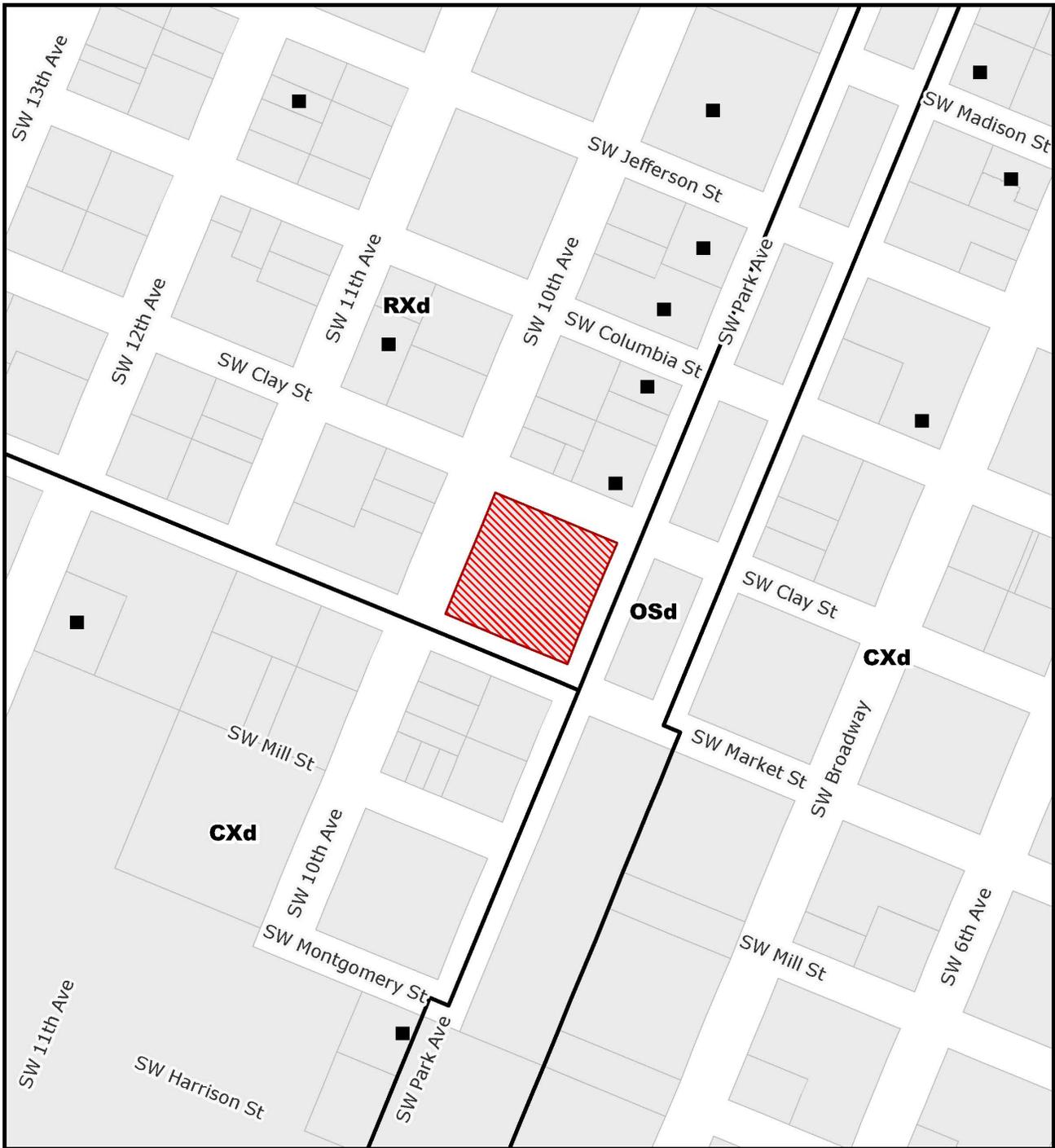
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Statement
 - 2. Initial Submittal
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Roof Plan (attached)
 - 3. Section / Details: Canopy (attached)
 - 4. Details: Canopy
 - 5. Details: Roof Deck
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Development Services Life Safety / Building Code Section: Tara Carlson: April 15, 2019.
 - 2. Fire Bureau: Dawn Krantz: May 07, 2019.
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU 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
WEST END SUBDISTRICT



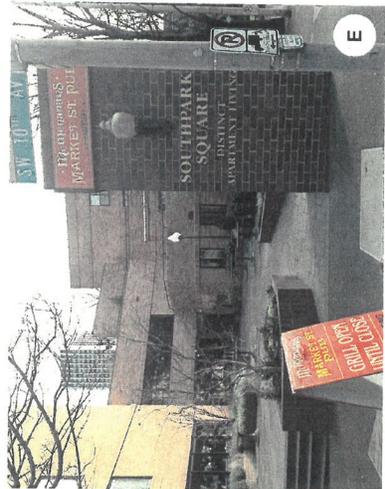
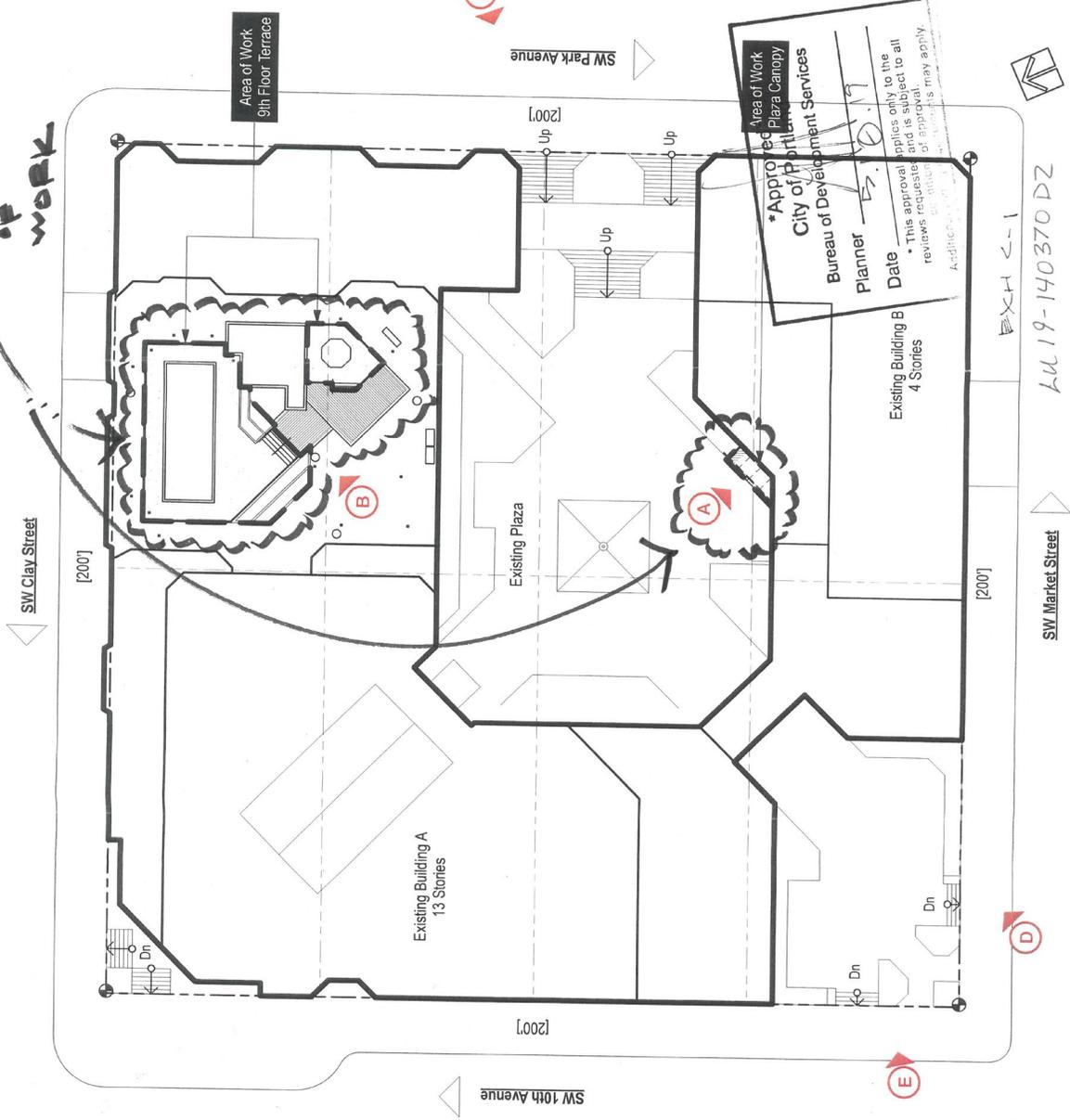
Site



Historic Landmark

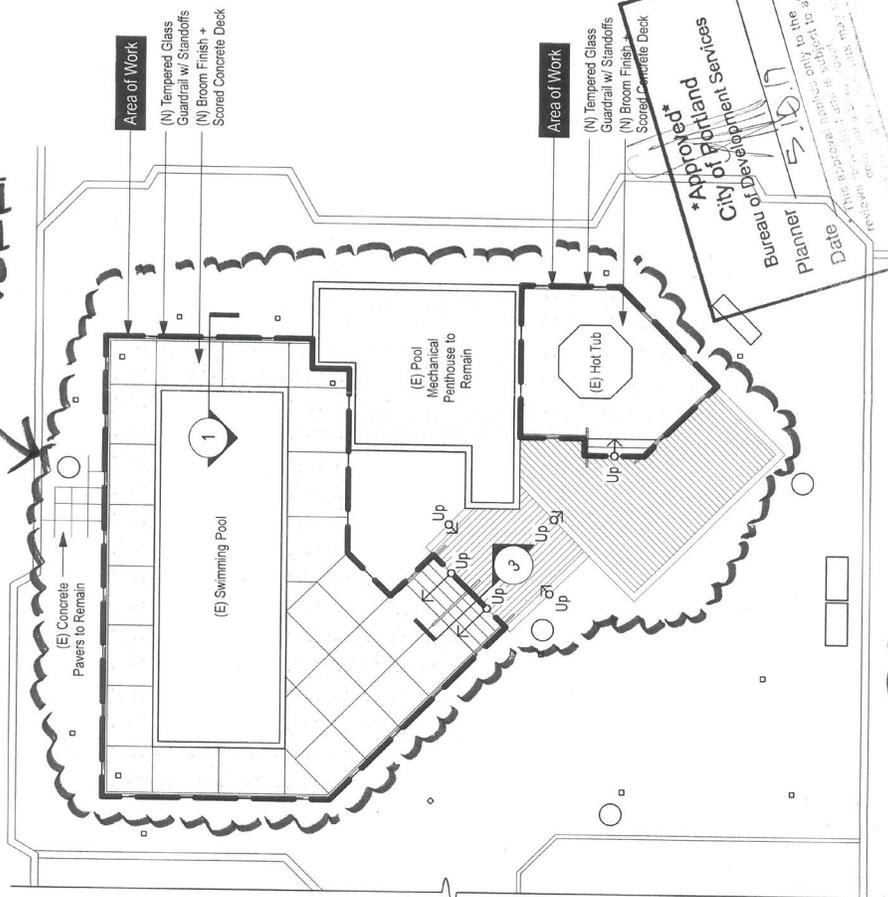
File No.	<u>LU 19-140370 DZ</u>
1/4 Section	<u>3128</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E04AD 4200</u>
Exhibit	<u>B Apr 02, 2019</u>

AREAS OF WORK



(B)

AREA OF WORK



Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date

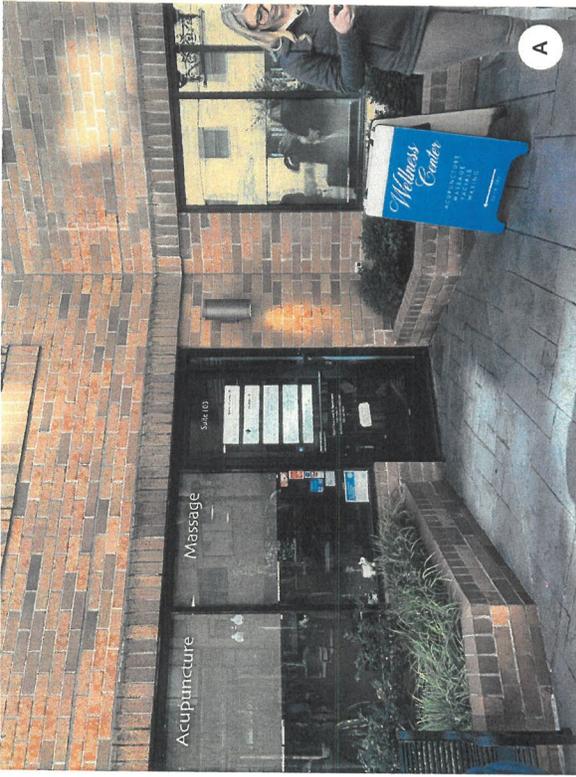
PROPOSED

1
 Proposed Pool Plan
 Scale: 3/32" = 1'-0"

NORTH

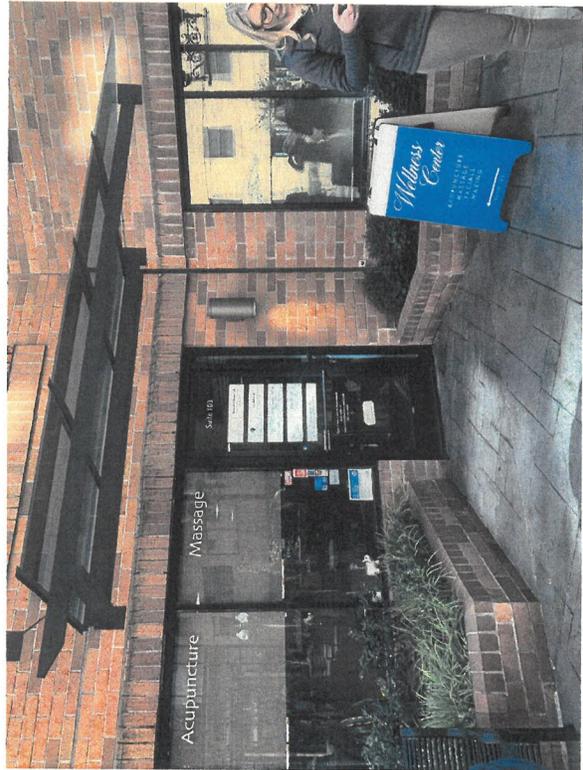
EXH C-2
 2/19/19 - 14A27A07 A10

This drawing is for informational purposes only and is not to be used for construction. It is subject to all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals.



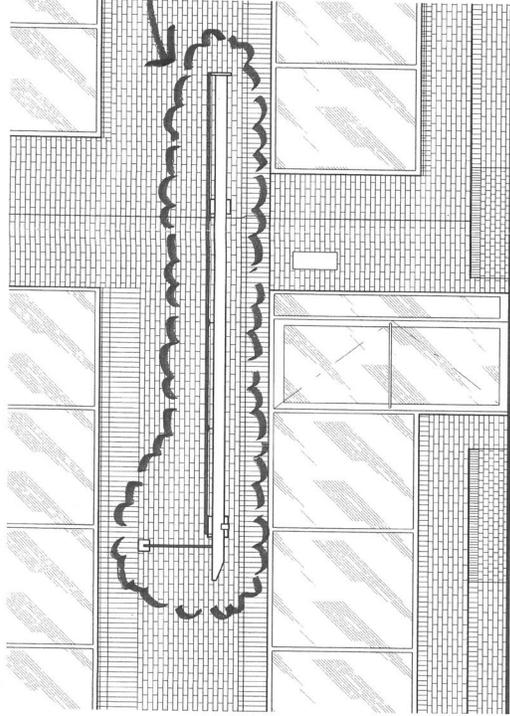
View of Existing Entry

EXISTING

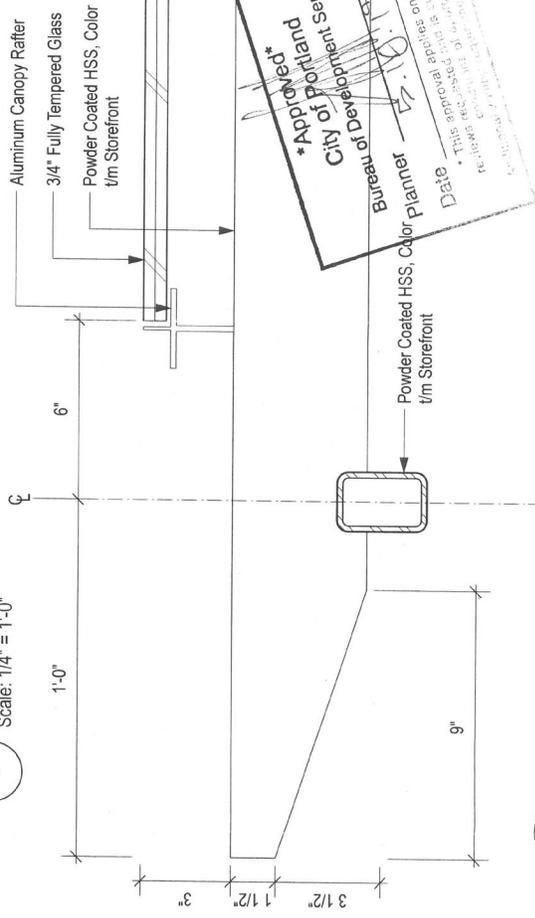


Rendering of Proposed Entry

PROPOSED



3 Elevation at New Canopy
Scale: 1/4" = 1'-0"



A Detail at Canopy
Scale: 3" = 1'-0"

*Approved by the
 City of Portland
 Bureau of Development
 Date: _____
 This approval applies only to the
 reviews received and is subject to all
 applicable City rules and orders.

EXH C-3
 LU 19-140370 DZ A7