



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: October 2, 2019
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-5353 / Tanya.Paglia@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 19-183343 HR – ADDITION TO WIDMER BREWING COMPANY

GENERAL INFORMATION

Applicant: Nicholas Vipond | Livermore Architecture And Engineering
1500 SW First Ave, Ste 240
Portland, OR 97201
nicholasv@livermoreae.com

Owner: Widmer Brothers Brewing Company | Contact: John Castle
929 N Russell St
Portland, OR 97227

Site Address: **924 N RUSSELL ST**

Legal Description: BLOCK 53&54 TL 4300 LAND & IMPS SEE R646289 (R009615362)
FOR MACH & EQUIP ENTERPRISE ZONE, ALBINA

Tax Account No.: R009615360

State ID No.: 1N1E27CA 04300

Quarter Section: 2829

Neighborhood: Eliot, contact at lutcchair@eliotneighborhood.org.

Business District: None

District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Plan District: Central City - Lower Albina

Other Designations: Contributing Resource in Russell Conservation District

Zoning: EXd, IG1 – Central Employment with Design Overlay;
General Industrial 1

Case Type: HR – *Historic Resource Review*

Procedure: Type II, *an administrative decision with appeal to the Landmarks Commission.*

PROPOSAL:

The applicant seeks Historic Resource Review for an addition to the Star Sand Co. Barns and Shop Building. The proposal is to enclose an existing covered loading dock on the west façade of the Star Sand Shop Building. The building is outside the Conservation District boundary; however, the addition will be inside the Conservation District boundary. The addition will facilitate a relocated mechanical room. It includes four new windows, to match existing windows in type and fenestration patterning, on the west façade. Both the narrow north and south end walls are proposed to have steel louvers at the same height and scale as the windows.

Historic Resource Review is required for new development in the Russell Conservation District.

RELEVANT APPROVAL CRITERIA:

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

- *Community Design Guidelines*

ANALYSIS

Site and Vicinity: The site is within the Lower Albina Subdistrict of the Central City Plan District and includes two frontages along the designated Russell Street Conservation District. Existing development at the site includes industrial type buildings associated with a brewery, as well as the Smithson & McKay Brothers Block, an individually listed National Historic Landmark built in 1890. These buildings range in quality from more functional tilt-up panel concrete to brick with decorative metal cornice and decorative brickwork with industrial sash windows. The area is primarily industrial, with a mix of residential and commercial uses as well.

Built circa 1920, this concrete and cast stone building is notable for its decorative cornice. The building is listed in the City's Historic Resource Inventory and in the Oregon State Historic Sites Database. The northern portion of the building is designated as a contributing resource in the Russell Conservation District. The southern portion of the building, which is the primary historic resource, is not included within the boundaries of the Conservation District.

Historically, Russell Street was the original main street for the City of Albina. While Russell Street never had a streetcar line, Interstate Avenue and Williams Avenue did. Typically, buildings were built to the sidewalk and primarily constructed of brick, with ornate detailing and arched windows. The Russell Street Conservation District was designated in October of 1993 during the extensive Albina Community Planning process.

Portland's Transportation System Plan classifies N. Russell Street Transit Access Street, Traffic Access Street, Local Service Bikeway, and City Walkway. N. Interstate Avenue is designated as a Regional Transitway/Major Transit Priority Street, Transit Access Street, City Bikeway and City Walkway. N. Mississippi Avenue is designated as Transit Access Street, Local Service Bikeway, and City Walkway. N. Knott Street is a Local Service Walkway and Local Service Bikeway.

Zoning: The Central Employment (EX) zone allows mixed uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The General Industrial 1 (IG1) zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where most industrial uses may locate, while other uses are restricted to prevent potential conflicts and to preserve land for industry. The intent is to promote viable and attractive industrial areas. IG1 areas generally have smaller lots and a grid block pattern. The area is mostly developed with sites having high building coverage and buildings which are usually close to the street. IG1 areas tend to be the City's older industrial areas. Minimum lot area is 10,000 square feet.

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 Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

The Historic Landmark designation protects certain Portland historic resources and preserves significant parts of Portland’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties. Proposed alterations to Historic Landmarks must go through a Historic Design Review process (Chapter 33.846) and proposed demolition is subject to certain demolition protections (Section 33.445.150).

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 Lower Albina Subdistrict of this plan district.

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

921-955 N. Russell Street

- HL 23-79 — Approval of Historic Landmark designation.
- HL 24-79 — Approval of Historic Landmark designation.
- HL 34-81 — Approval for storefront renovations.
- HL 60-83 — Approval to remove a fire escape.
- HL 73-83 — Approval of demolition request.
- HL 4-89 — Approval of demolition request.
- HL 78-89 — Approval with conditions for building renovation.
- LUR 91-00032 HL — Approval with conditions of signage and awning.
- LUR 91-00415 HL — Approved with conditions, cornice replacement.
- LUR 91-00638 HL — Approved with conditions, addition to the north façade.
- LUR 91-00538 DZ — Approval of an addition to the north façade.
- LUR 91-00414 DZ — Approval of a flag pole to the S.W. corner of the building.
- LUR 01-00114 HDZ — Approved with conditions, installation of four mechanical units.
- LU 04-068926 HR — Approval of a projecting sign.
- LU 14-138205 HR — Void/Withdrawn proposal to add two windows to east wall of existing landmark building.
- LU 18-105548 HRM — Approval of exterior alterations including exterior storage, screening, and landscaping.

2424 N. Interstate and 2519 N Mississippi Avenue

- LU 94-00634 DZM: Approval of Demolition Review, to allow demolition of the two Concrete block structures located at 924 N. Russell Ave., and not to pursue renovation.

- LU 94-00977 DZ: Approval of Design Review for new brewhouse and tank farm structure.
- LU 06-150586 HDZ: Approval of an expansion to a retail and manufacturing facility.
- LU 10-188018 HDZ: Approval of an outdoor beer garden.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **August 12, 2019**. The following six Bureaus, Divisions and/or Sections responded with no objections and four of these included comments found in Exhibits E1-E4:

- Bureau of Environmental Services (Exhibit E.1)
- Bureau of Transportation Engineering and Development Review (Exhibit E.2)
- Life Safety Division of the Bureau of Development Services (Exhibit E.3)
- Fire Bureau (Exhibit E.4)
- Site Development Section of BDS
- Water Bureau

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 12, 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 33.846.060 - Historic Resource Review

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 located within the Russell Conservation District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

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

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area’s desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details,

massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings for P1, P2, E3, D6, D7 and D8: The proposal is located on a working industrial site that has been in ongoing industrial use since it was built. Constructed in 1920, the Star Sand Company Barns and Shop is noted for its concrete utilitarian style, exterior stucco finish, decorative cornice and projecting horses' heads detailing. The proposed project to enclose an existing loading dock on its west façade, adjacent to Interstate Avenue will allow the historic character of the resource to be retained and preserved while allowing the property to modernize to meet the needs of the current occupants by providing needed additional space. The project is additive with nothing original to the façade being removed. The enclosed dock will not greatly impact the building's historic significance and any existing historic materials of the building will remain.

While the initially proposed design was for a significant two-story addition onto a street facing façade of the building, the current proposal is a more modest enclosure of the dock with metal wall panels punctuated with windows, and a standing seam roof. The project will involve demolition of an existing steel roof structure above an existing loading dock. The existing steel roof structure was constructed in 1996, and so is not original to the building. The current proposal achieves compatibility with the resource by not expanding the existing dock's massing envelope or altering the building's footprint in any way. As originally proposed, the project would have obscured the character defining features of this historic resource on the last remaining historic façade that is highly visible to the public. The two-story cooling towers that were proposed to be located on the loading dock in the original design have been relocated away from the dock and onto a portion of the site that is not in the Conservation District. Thus, the cooling towers to be added to the site are exempt from Historic Resource review. The two-story addition has been scaled back to a one-story enclosure.

The proposed enclosure will not compromise the architectural integrity of the building and will be a compatible addition in size, scale and features. The enclosure includes double-hung fenestration that matches the dimensions, patterning and height of the existing windows. The windows will be recessed from the metal paneling to enhance compatibility with the original windows located in the stucco façade. Louvers are located on the end walls and expressed to match the windows in dimension and placement. The cladding will be high quality metal appropriate for an industrial building in an industrial area

The design celebrates the historic industrial nature of the site and district. Thoughtful alterations such as this one allow the site to remain a working industrial site by changing to meet the user's current needs while also respecting the building's architecture. Unlike the original two-story proposal, the currently proposed enclosure preserves views of the building's second story details and elaborate cornice line. The proposed enclosure will be well integrated with the existing west side of the Widmer Brewery building and its industrial use will be able to continue on.

These criteria are therefore met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 design celebrates the historic industrial nature of the site and district and respects the architecture of the existing structure. The purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval to enclose an existing covered loading dock on the west façade of the Star Sand Shop Building, per the approved site plans, Exhibits C-1 through C-3, signed and dated 9/27/2019, 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 19-183343 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.

Staff Planner: Tanya Paglia



Decision rendered by: _____ **on 9/27/2019.**

By authority of the Director of the Bureau of Development Services

Decision mailed: October 2, 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 June 24, 2019, and was determined to be complete on August 6, 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 June 24, 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: 12/4/2019.**

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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on 10/16/2019** 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 Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **10/17/2019** 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.

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:

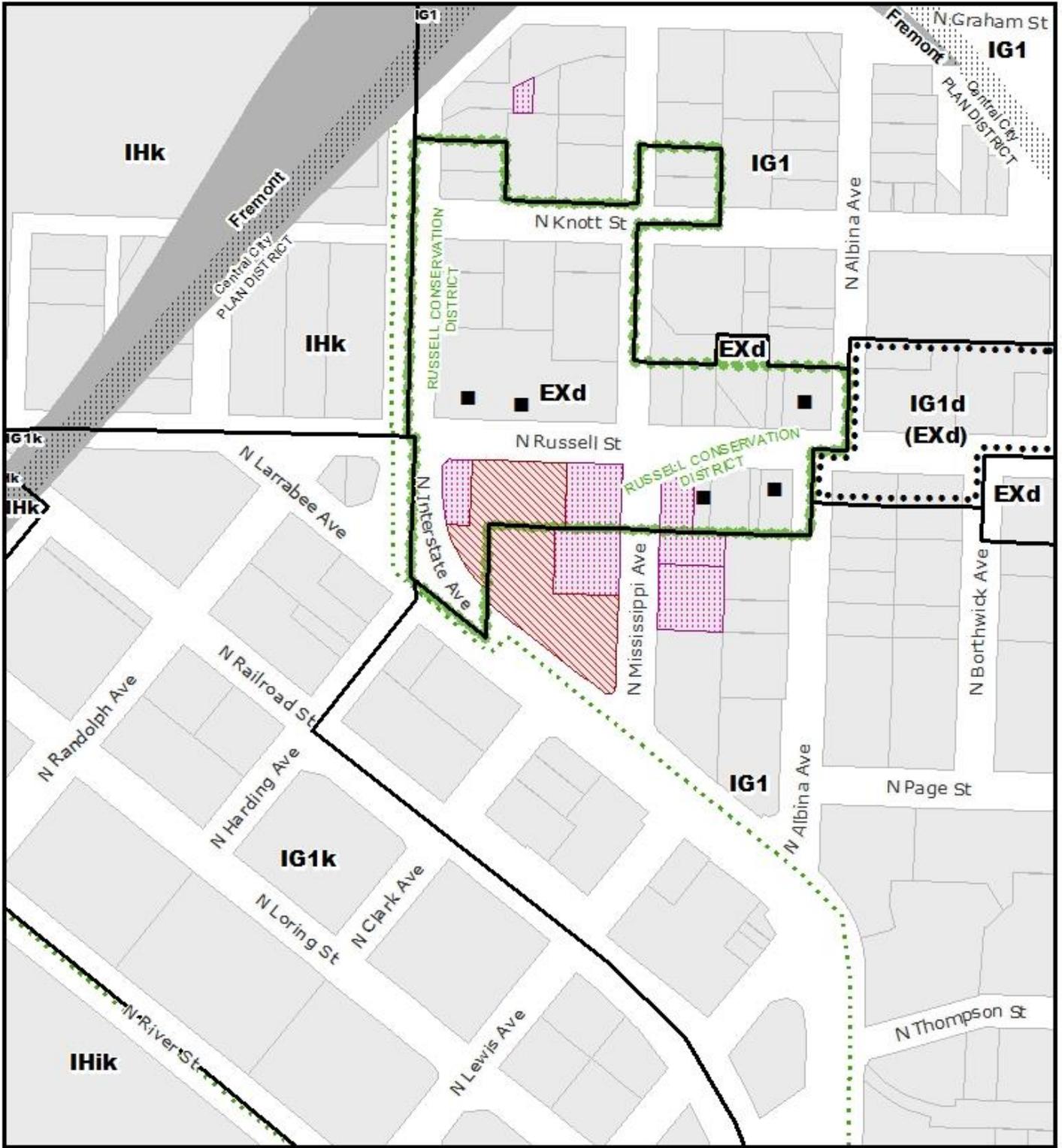
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 - 1. Applicant's Design Review Narrative and Reponse to Approval Criteria
 - 2. Original Drawing set – NOT APPROVED/reference only
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged West Elevation (attached)
 - 3. West, Elevation, Partial South and North Elevations (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Life Safety Division of the Bureau of Development Services
 - 4. Fire Bureau
- F. Correspondence: None Received
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, July 2, 2019
 - 3. Letter from Applicant Regarding Additional Information Needed
 - 4. Detailed map of site

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).



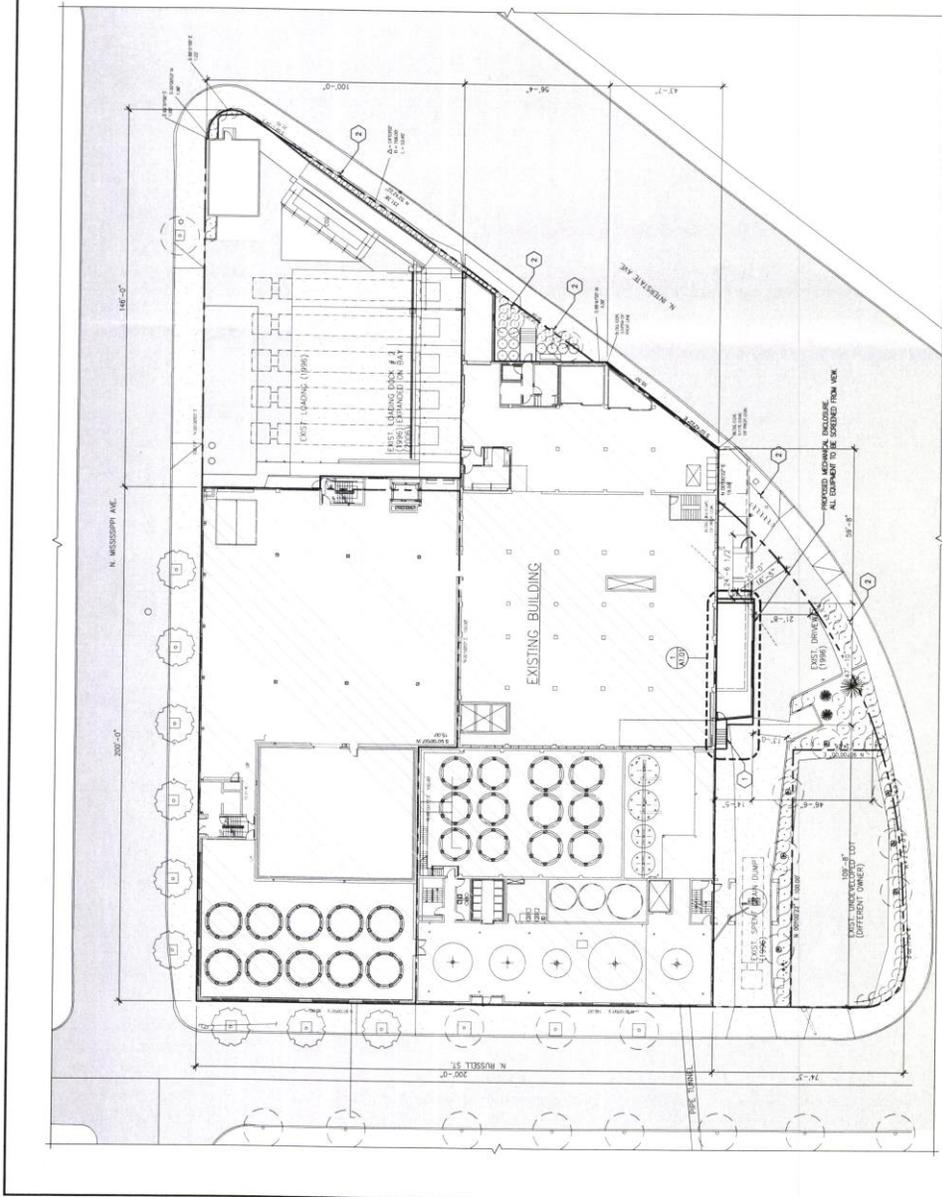
ZONING

 NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 LOWER ALBINA SUBDISTRICT
 RUSSELL CONSERVATION DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19-183343 HR
1/4 Section	2829
Scale	1 inch = 200 feet
State ID	1N1E27CA 4300
Exhibit	B Jun 26, 2019



GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A FULL SET OF THE CURRENT APPROVED CONSTRUCTION DOCUMENTS INCLUDING ADDENDA ON THE PROJECT SITE AT ALL TIMES.
- CONTRACTOR SHALL COMPLY WITH LOCAL UTILITY PROVIDERS REGARDING NOTIFICATION OF INTERRUPTED UTILITIES.
- ALL WORK SHALL COMPLY WITH THE LOCAL JURISDICTION REQUIREMENTS AND THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITIES, RECORDS, REQUIREMENTS AND THE PROJECT INFORMATION WHICH MAY AFFECT THE WORK PRIORS TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES.
- ALL CONSTRUCTION SHALL BE BASED ON DIMENSIONS SHOWN ON THIS DRAWING UNLESS OTHERWISE NOTED.
- SOME OF THE UTILITIES HAVE BEEN SHOWN FOR REFERENCE ONLY.

GENERAL SITE INFORMATION

PROJECT NAME	924 N. RUSSELL STREET
ALTERNATE ACCOUNT NUMBER	R1026445
UNIFORM ACCOUNT NUMBER	R1026445
LEGAL DESCRIPTION	ADJACENT BLOCK 22, LOT 124 N.W. 1/4 OF LOT 17 N.W. 1/4, SECTION 16, T10N, R10W, DISTRICT 1, POLK COUNTY, IOWA
ZONING	INDUSTRIAL
PROJECT USE	INDUSTRIAL (SPECIAL USE)

GENERAL BUILDING INFORMATION

BUILDING TYPE	INDUSTRIAL
EXISTING BUILDING FOOTPRINT	41,400 SF
PROPOSED INCREASE IN BUILDING FOOTPRINT	38,300 SF
BASEMENT FLOOR AREA	45,576 SF
FIRST FLOOR AREA	50,800 SF
SECOND FLOOR AREA	50,800 SF
TOTAL EXISTING BUILDING FLOOR AREA	118,576 SF

NON-CONFORMING UPGRADES

UPGRADES TO EXISTING BUILDING TO BRING INTO CONFORMANCE WITH THE ZONING CODE. UPR-105548 FROM AD.

LANDSCAPING, SCREENING & LIGHTING NOTES

- NO CHANGES WILL BE MADE TO EXISTING LANDSCAPING, SCREENING, LIGHTING AND RECYCLE BINS.
- ALL NEW LANDSCAPING AND LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING CODE.
- LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ZONING CODE.
- LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE ZONING CODE.

LEGEND

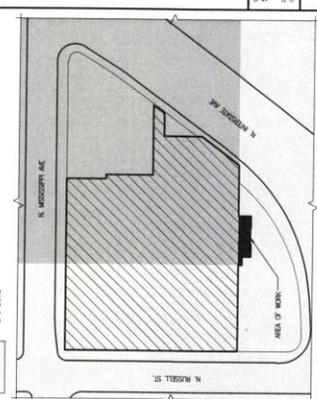
- (1) CONCRETE
- (2) ASPHALT
- (3) BUILDING
- (4) POWER POLE
- (5) CONCRETE STAIR AND GARAGE
- (6) LANDSCAPING FROM PREVIOUS PERMITS
- (7) LANDSCAPING FROM PREVIOUS PERMITS

SITE PLAN KEYNOTES

- CONCRETE STAIR AND GARAGE
- LANDSCAPING FROM PREVIOUS PERMITS
- LANDSCAPING FROM PREVIOUS PERMITS

ZONING MAP LEGEND

- (1) ZONE
- (2) ZONE



ST101

WIDMER BREWERY

COOLING PLATFORM FOR

924 N. RUSSELL
PORTLAND, OR 97227

DATE: 9/27/2019
SITE PLAN
CHECKED BY: G.M.
DESIGNED BY: G.M.

LIVERMORE
ENGINEERING
300 SW 15th Ave, Suite 200
Portland, OR 97205
Phone: 503-491-2000
Fax: 503-491-2001
www.livermoreinc.com

ST101 ZONING MAP
9/27/2019

Approved
City of Portland - Bureau of Development Services

Planner: _____ Date: 9/27/2019

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

ELEVATION GENERAL NOTES

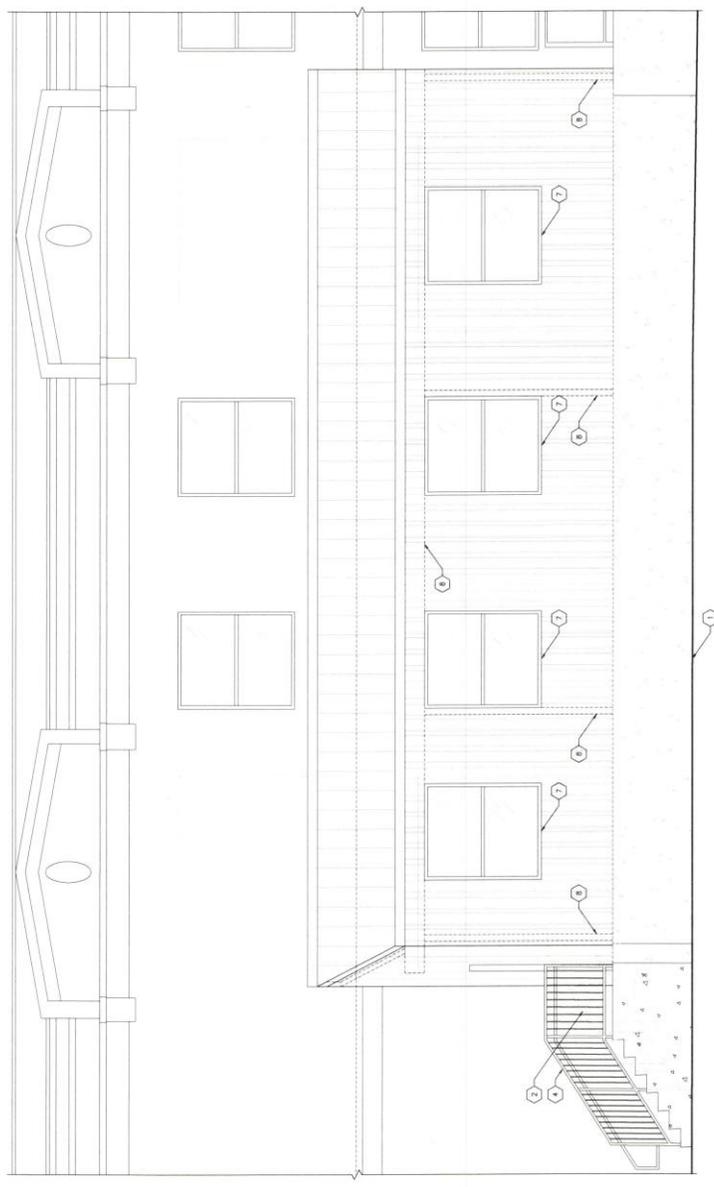
- FINISH GRADE MARKS, SEE CIVIL DRAWINGS
- FOR ROOFTOP ELEVATIONS, SEE ARCHITECTURAL ROOF PLAN

LEGEND

- METAL WALL PANELS
- COLOR MATCH (E) WALL COLOR (BASE)
- (E) STANDING SEAM ROOF
- CONCRETE
- (E) CONCRETE

ELEVATION KEYNOTES

- (1) CONCRETE LOADING DOCK
- REMOVE (E) STAIRS
- NOT USED
- CONCRETE SEAM WITH STEEL GUARNALS
- NOT USED
- ALUMINUM WINDOW
- MATCH EXISTING
- (E) STEEL LOADING DOCK CANOPY
- NOT USED



1. ENLARGED PARTIAL ELEVATION
 1/8" = 1'-0"

Approved
 City of Portland - Bureau of Development Services
 Planner *[Signature]* Date 9/27/2019
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DATE	DESC.
9/26/19	DESIGN REVIEW REVISIONS

LIVERRMORE ARCHITECTURE & ENGINEERING, INC.
 15330 NE 14th St, Suite 200
 Portland, Oregon 97230
 Phone: 503-462-1000
 www.liverrmore.com

EXAMINER TITLE: **ELEVATOR**
 DRAWN BY: **AMV**
 CHECKED BY: **DAE**

A2.02

