



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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Date: August 18, 2020
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989 / 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 20-149056 DZ – EXTERIOR ALTERATIONS

GENERAL INFORMATION

Applicant: Michael Coon | GBD Architects Inc.
1120 NW Couch St, Suite #300 | Portland, OR 97209
MichaelC@gbdarchitects.com

Owner's Agent: Ty Barker | Unico Properties
601 SW 2nd Ave, Suite 1610 | Portland, OR 97204

Owner: UCP 2055 NW Savier LLC
1215 4th Ave #600 | Seattle, WA 98161

Site Address: 2055 NW SAVIER ST

Legal Description: BLOCK 293 TL 2300, COUCHS ADD
Tax Account No.: R180230570
State ID No.: 1N1E28CD 02300
Quarter Section: 2827

Neighborhood: Northwest District, contact Greg Theisen at planning@northwestdistrictassociation.org.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Other Designations: Con-way Master Plan Area
Zoning: **EXd** – Central Employment with Design overlay

Case Type: **DZ** – Design Review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes alterations to the existing UNICO Slabtown Center Office Building located in the Con-way Master Plan area to include:

- Replacement of existing ground level storefront on the west and south elevations including new canopy;
- New metal screen entrance element;
- New and replacement signage;
- Replacement of existing round aluminum column wraps with rectilinear metal panel covers matching new storefront finish; and
- New secondary building access points on the north and west elevations including new canopies (optional).

Design Review is required because the proposal is for non-exempt exterior alterations in a design overlay zone.

Relevant Approval Criteria:

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

- Section 5 (Design Guidelines) of the Con-way Master Plan
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The subject property is a 5-story brick office building with set behind a double-loaded surface parking lot and oriented south on NW Savier Street in the Con-way Master Plan area of the Northwest Plan District. The building is bounded by NW Thurman Street to the north, NW Savier Street to the south, NW 21st Avenue to the west, and NW 20th Avenue to the East. It was built in 2000. The aggregate site area contained within the proposed Master Plan limits is about 17.5 acres. Present uses of the Master Plan area include office, industrial, warehousing and surface parking, and more recently, retail and high-density residential uses. Only a couple of the parcels within the master plan area are yet to be redeveloped.

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 development standards are intended to allow new development which is similar in character to existing development.

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 Northwest Plan District implements the Northwest District Plan, providing for an urban level of mixed-use development including commercial, office, housing, and employment. Objectives of the plan district include strengthening the area’s role as a commercial and residential center. The regulations of this chapter: promote housing and mixed-use development; address the area’s parking scarcity while discouraging auto-oriented developments; enhance the pedestrian experience; encourage a mixed-use environment, with transit supportive levels of development and a concentration of commercial uses, along main

streets and the streetcar alignment; and minimize conflicts between the mixed-uses of the plan district and the industrial uses of the adjacent Guild’s Lake Industrial Sanctuary.

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

- LU 20-130478 DZ. Approval of alterations to the north side of the existing building.
- LU 17-235244 DZ – Design review approval for new signage;
- LU 15-142459 MS – Approval of a master plan amendment to remove vehicular access restriction from NW Thurman Street;
- LU 12-135162 MS – Approval of the Con-way Master Plan;
- LU 06-157680 DZ – Design Review approval for new signage;
- LUR 99-00473 – Approval of an Adjustment to waive forward motion requirement for loading docks.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 6, 2020**. The following three Bureaus, Divisions and/or Sections responded with no objections and two of these included comments found in Exhibits E.1-E.2:

- Fire Bureau (Exhibit E.1)
- Life Safety Division of the Bureau of Development Services (Exhibit E.2)
- Site Development Review Section of Bureau of Development Services

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 6, 2020. No written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Design Review (33.825)

33.825.010 Purpose

Design Review ensures:

- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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.

It is important to emphasize that design review goes beyond minimal design standards and is viewed as an opportunity for applicants to propose new and innovative designs. The design guidelines are not intended to be inflexible requirements. Their mission is to aid project designers in understanding the principal expectations of the city concerning urban design.

The review body conducting design review may waive individual guidelines for specific projects should they find that one or more fundamental design guidelines is not applicable to the circumstances of the particular project being reviewed.

The review body may also address aspects of a project design which are not covered in the guidelines where the review body finds that such action is necessary to better achieve the goals and objectives of design review in the Central City.

Findings: The site is designated with design overlay zoning (d). Therefore the proposal requires Design Review approval. Because the site is within the Northwest Plan District and the Con-way Master Plan area, the applicable approval criteria are the Community Design Guidelines and the Con-way Design Guidelines.

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

Con-way Master Plan Design Guidelines

Introduction

The existing Community Design Guidelines, along with seven (7) Con-way Master Plan design guidelines, are the applicable approval criteria for design review. Design guidelines are mandatory approval criteria that must be met as part of design review and historic design review. They inform developers and the community as to what issues will be addressed during the design review process. The guidelines state broader concepts than typical development standards in order to provide flexibility to designers, yet they are requirements.

Applicants are responsible for explaining, in their application, how their design meets each applicable guideline.

The design review process is flexible. It is intended to encourage designs that are innovative and appropriate for their locations. For this reason, design guidelines are qualitative statements. Unlike objective design standards, there are typically many acceptable ways to meet each design guideline. Examples of how to address specific guidelines are included in this section for each design guideline. It is not the City's intent to prescribe any specific design solution through the design guidelines.

During the design review process, the review body must find that the proposal meets each of the applicable design guidelines. Proposals that meet all applicable guidelines will be approved; proposals that do not meet all of the applicable guidelines will not be approved.

If the review body approves the proposed design, they may add conditions to their approval to ensure the proposal's compliance with the guidelines. If the review body does not approve the proposed design, they would prefer that the applicants revise the design to address deficiencies rather than have the city impose a specific solution through conditions. They may find that such action is necessary to better achieve the goals for design review.

In some cases, a design guideline may be waived during the design review process. An applicable guideline may be waived as part of the design review process when the proposed design better meets the goals of design review than would a project that had complied with the guideline. If a waiver is requested, the applicants must explain, in their application, how the goals of design review are better met in the proposed design than would be possible if each guideline being considered for waiver was followed. Allowing the waiver of one or more guidelines during the design review process reflects the City's concern that the design guidelines not become a rigid set of requirements that stifle innovation.

Goals of design review:

1. Encourage urban design excellence;
2. Integrate urban design and preservation of our heritage into the development process;
3. Promote the development of diversity and areas of special character within the district;
4. Establish an urban design relationship between the district and the Northwest District as a whole;

5. Provide for a pleasant, rich and diverse experience for pedestrians;
6. Assist in creating an 18-hour district which is safe, humane and prosperous; and
7. Ensure that development proposals are at a human scale and that they relate to the scale and desired character of its setting and the Northwest District as a whole.

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

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.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle 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 design features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

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.

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.

Con-way Master Plan Design Guidelines

Guideline 1: Provide human scale to buildings and edges along sidewalks, squares and pedestrian accessways.

Guideline 3: 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.

Guideline 6: Integrate high-quality materials and design details.

Findings for CDGs P1, E1, E3, E4, E5, D1, D2, D5, D6, D8; and Con-way MP DGs 1, 3, 6: The proposed alterations to the existing UNICO Slabtown Center Office Building will be congruous changes to the existing building that will create a more active and inviting ground floor and result in a more prominent main entrance. The proposed alterations will also create the potential for new retail development within the existing building.

In the southwest corner of the site, the replacement of the existing ground level storefront on the west and south elevations of the building will provide better engagement of the ground floor tenant areas with the adjacent sidewalk. New double doors will replace the small egress door on the west facade, with additional canopy cover being added. Included with the new south façade storefront replacement will be integrated sliding door panels

that will help to open up the ground floor tenant space to the existing adjacent forecourt plaza space. The existing outdoor area will be retained, and more activity will be encouraged due to the new storefront configuration which allows better inside outside connection. The proposed new storefront, new metal panel column wraps, and new signage provide visual interest by introducing complimentary building materials that are different but still compatible with existing materials.

On the south side of the building, the existing main entrance lacks prominence given its location away from the street and its design which blends in with the rest of the building. The proposal includes a new main entry screen with a colorful decorative component and building signage to add prominence, interest, and to simplify wayfinding for pedestrians. These new design features will help to pull attention from the street to the building entry on the south façade.

In the northwest corner of the site, the addition of new building access points on the north and west elevations will create more active facades. These proposed access points will respect the existing building's character and its existing human scale by nestling new ground floor tenant entries within existing concrete planters. The proposed new NW tenant access points will match existing building datum lines, window systems, and finishes and they will include new canopies to create weather protection for pedestrians.

The proposed design uses materials and forms already present on the building to ensure architectural continuity and form a coherent composition. Alterations will be constructed of high quality and robust materials that match the materials and details of the existing building including painted structural steel and glass at canopies and high quality and durable metal panel cladding at column wraps and new metal panel infill wall. New ramps and stairs are cast-in-place concrete to match existing vernacular.

Overall, the proposed new storefront, metal panel infill/column wraps, and main entry screen will stay within the existing site characteristics by utilizing building materials that are compatible with the building vernacular and using pre-established existing building datum lines. The new construction will match similar aesthetics, heights, size, and chamfers of existing planter walls and existing window system and finishes. The proposed alterations will allow retail development that can accommodate retailers of varying sizes to offer options that work well with the building street frontage. Proposed canopies at new and existing access points will provide weather protection and include integrated lighting to ensure safety.

These guidelines are met.

DEVELOPMENT STANDARDS

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

CONCLUSIONS

The proposed development will enhance activity at the ground level of the existing building by creating more permeable frontages with a combination of new and larger building entrances. The proposed new storefront, metal panel infill/column wraps, and main entry screen will establish new visual interest allowing for an easy visual guide for pedestrians passing by to gain access to main building entry and/or potential retail shops. 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 conditioned herein, the proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of alterations to the existing UNICO Slabtown Center Office Building located in the Con-way Master Plan area, per the approved site plans, Exhibits C-1 through C-17, signed and dated August 14, 2020, 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 20-149056 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: Tanya Paglia



Decision rendered by: _____ **on August 14, 2020.**

By authority of the Director of the Bureau of Development Services

Decision mailed: August 18, 2020

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 May 27, 2020, and was determined to be complete on June 26, 2020.

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 May 27, 2020.

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: October 24, 2020.**

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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on September 1, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

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 “Appeal Body” 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 “Appeal Body” an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

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

A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **September 2, 2020**.
- A building or zoning permit will be issued only after the final decision is recorded.

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, or
- In situations involving only the creation of lots, the land division has been recorded.

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 original project narrative, zoning summary, and response to approval criteria, 5/27/2020
 2. Original plan set – NOT APPROVED/reference only 5/27/2020
 3. Applicant's updated project narrative, zoning summary, and response to approval criteria, 7/2/2020
 4. Applicant email in response to staff email, 7/2/2020
 5. Plan Set Cover Sheet and Table of Contents
 6. Vicinity Map and Overview of Project
 7. Site Photos
 8. Project Renderings
 9. Project Precedents
 10. Existing Signage
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Vicinity Plan
 2. Site Plan – Existing Conditions
 3. Proposed Site Plan
 4. Enlarged Plan – NW Corner at Ground Level
 5. Enlarged Elevations – NW Tenant Entry and Exit (attached)
 6. Enlarged Plan – SW Corner at Ground Level
 7. Enlarged Elevations – SW Tenant Storefront and Main Entry (attached)
 8. Enlarged Elevation – Main Entry
 - 9-11. Signage
 12. Materials
 - 13-16. Details
 17. Proposed Site Plan (attached)

D. Notification information:

1. Mailing list
2. Mailed notice

E. Agency Responses:

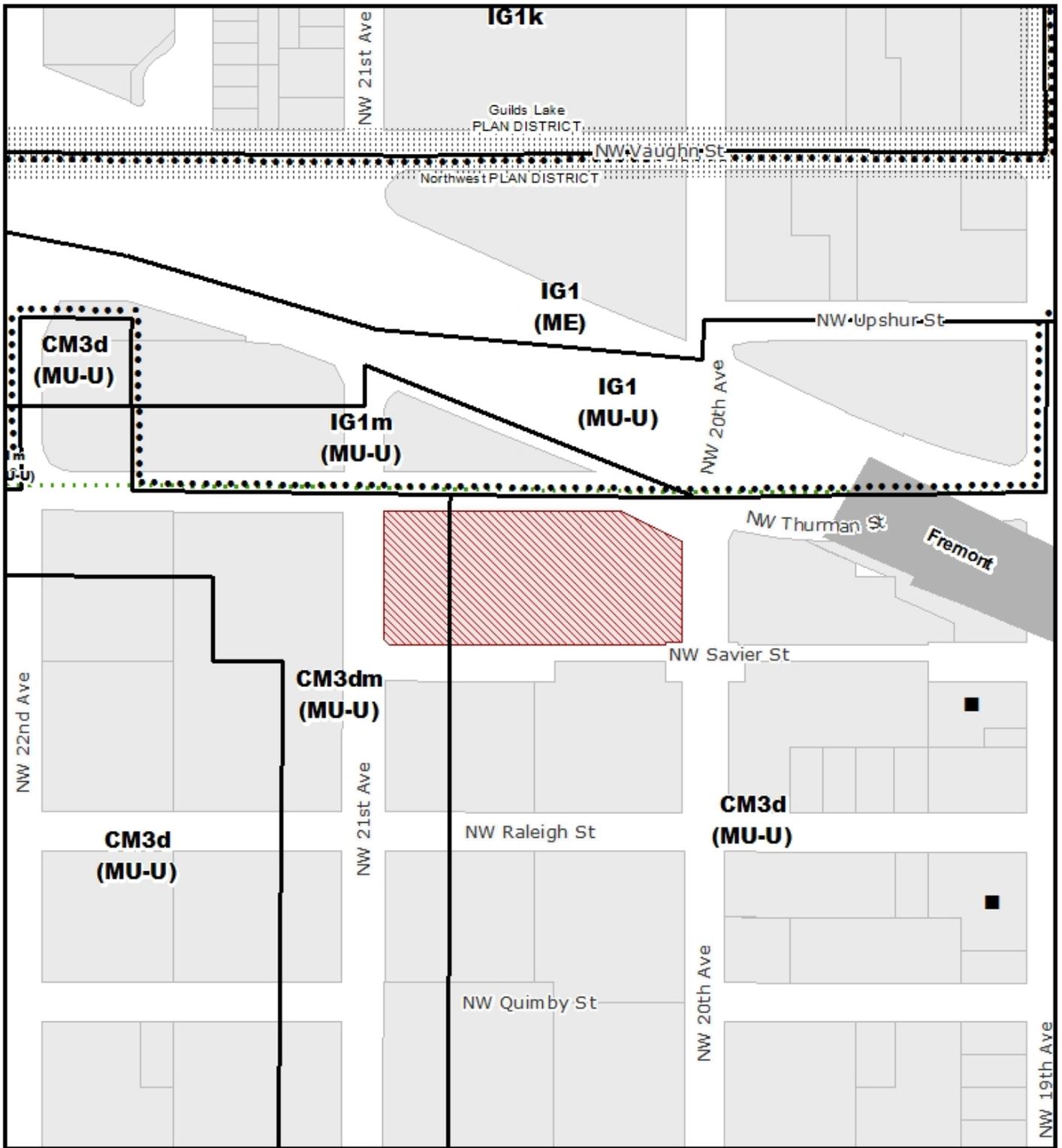
1. Fire Bureau
2. Life Safety Division of the Bureau of Development Services

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).



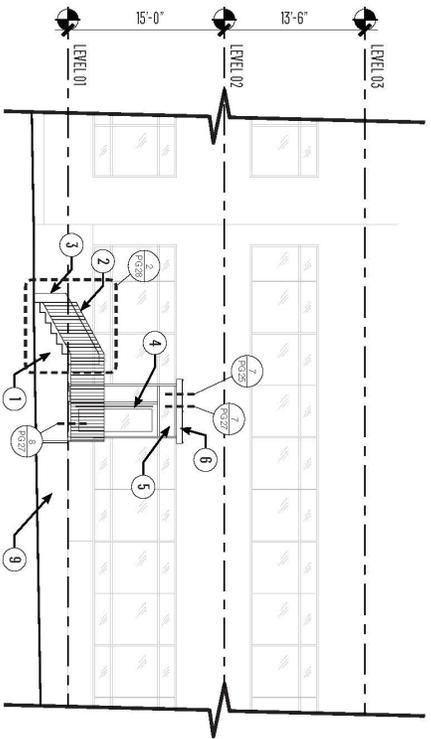
ZONING

NORTHWEST PLAN DISTRICT



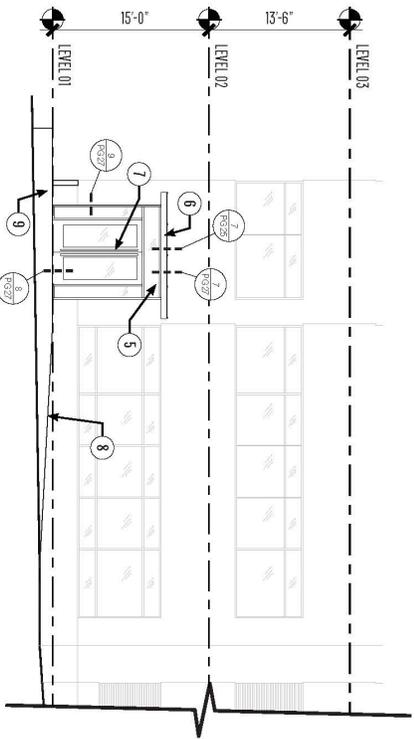
-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 20 - 149056 DZ
1/4 Section	2827
Scale	1 inch = 200 feet
State ID	1N1E28CD 2300
Exhibit	B Jun 02, 2020



1) ELEVATION - NORTH - NW TENANT EXIT

SCALE: 3/32" = 1'-0"



2) ELEVATION - WEST - NW TENANT ENTRY

SCALE: 3/32" = 1'-0"



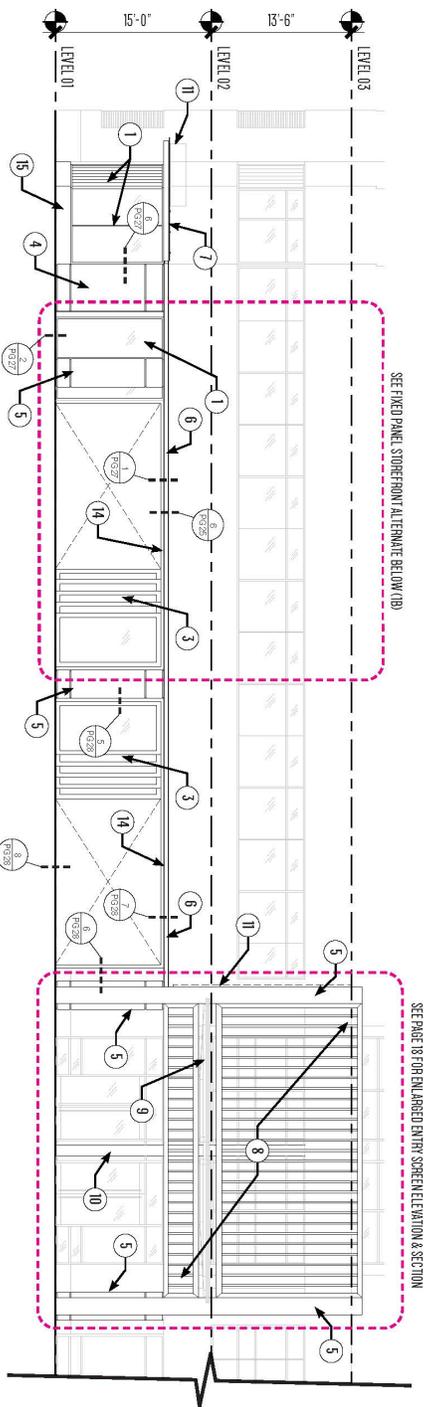
KEY

- 1 New Concrete Landing and Stair at NW Tenant Exit
- 2 New Painted Steel Guardrail at Stair - 3/8" x 1 1/2" Steel Plate Pickets, Painted Charcoal Finish
- 3 New Painted Free-standing Steel Railings - 3/8" x 1 1/2" Steel Plate, Painted Charcoal Finish
- 4 Modify Existing Storefront to Accommodate New Storefront Door and Lower E-Vision Side Light, Kawneer 451 Series, Match Existing Finish
- 5 New Lower E-Vision Glass Above Door(s)
- 6 New Painted Steel and Glass Canopy at Tenant Entry/Exit, Painted Charcoal Finish
- 7 Modify Exterior Window/Mull as Needed to Accommodate New Storefront Doors and Lower E-Vision Side Lights, Match Existing Finish
- 8 New Concrete Landing and Ramp at NW Tenant Entry
- 9 Existing Planters to Remain

Approved
 City of Portland
 Bureau of Development Services

Planner *[Signature]*
 Date 8/14/2020

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

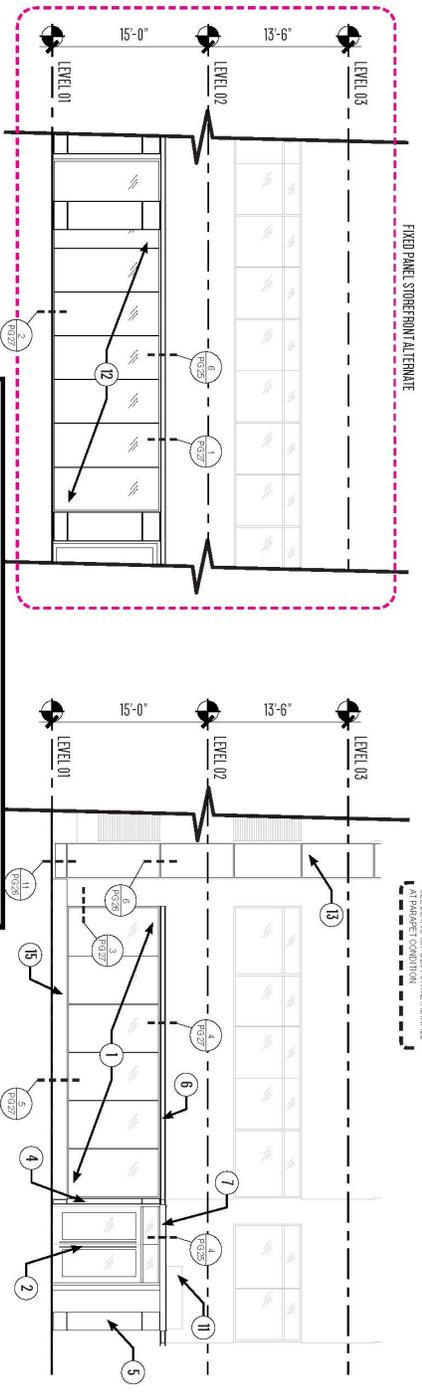


KEY

- 1 New Storefront with Structural Glazed Vertical Mullions to Replace Existing Storefront Matching Extent and Location, Kiewit 1600 Series, Charcoal Finish
- 2 New Storefront Doors, Kiewit 1600 Series, Charcoal Finish
- 3 New Large Slider Doors, Kiewit 1600 Series, Charcoal Finish
- 4 Metal Panel Cladding on Existing Wall, Aluminum Composite Panel, Charcoal Finish, See Page 23 for Additional Information
- 5 New Metal Panel Cladding to Replace Existing Metal Panel Cladding at Columns, Aluminum Composite Panel, Charcoal Finish, See Page 23 for Additional Information
- 6 New Painted Steel Channel Trim Piece at Existing Soffit, Painted Charcoal Finish
- 7 New Painted Steel and Glass Canopy at Entry, Painted Charcoal Finish
- 8 New Metal Entry Screen with Metal Pins & Mural Component, Charcoal Finish, See Pages 18-20 for Additional Information
- 9 Existing Canopy To Remain (undisturbed)
- 10 Paint Existing Metal Panel at Column, Painted Charcoal Finish
- 11 New Building Signage, See Page 21-22 for Additional Information
- 12 ALTERNATE: Fixed Panel Storefront with Structural Glazed Vertical Mullions, Kiewit 1600 Series, Charcoal Finish
- 13 New Metal Panel Infill to Accommodate Potential Future Hood Exhaust Soffit to Roof, Aluminum Composite Panel, Charcoal Finish, See Page 23 for Additional Information
- 14 Paint Underside of Existing Soffit, Painted Charcoal Finish
- 15 Paint Existing Concrete Stem Wall, Painted Charcoal Finish

1) ELEVATION - SOUTH - SW TENANT STOREFRONT/OPERABLE DOORS + MAIN ENTRY SCREEN

SCALE: 3/32" = 1'-0" NORTH



1B) ELEVATION - SOUTH - SW TENANT ALTERNATE

Approved
City of Portland
Business Development Services

SCALE: 3/32" = 1'-0" NORTH

Planner: *[Signature]*
Date: 8/14/2020
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exhibit: C-7

ENLARGED ELEVATIONS

NW THURMAN ST

Approved
 City of Portland
 Bureau of Development Services

Planner: *[Signature]*
 Date: 8/14/2020
 *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

- (Potential) NW Tenant Entry**
 (See pages 7-11 for more information)
- New Landing and Ramp with Steel Handrails
 - New Entry Doors
 - New Canopy

- (Potential) NW Tenant Exit** (See pages 7-11 for more information)
- New Landing and Stair with Steel Guardrail and Handrails
 - New Entry Door
 - New Canopy

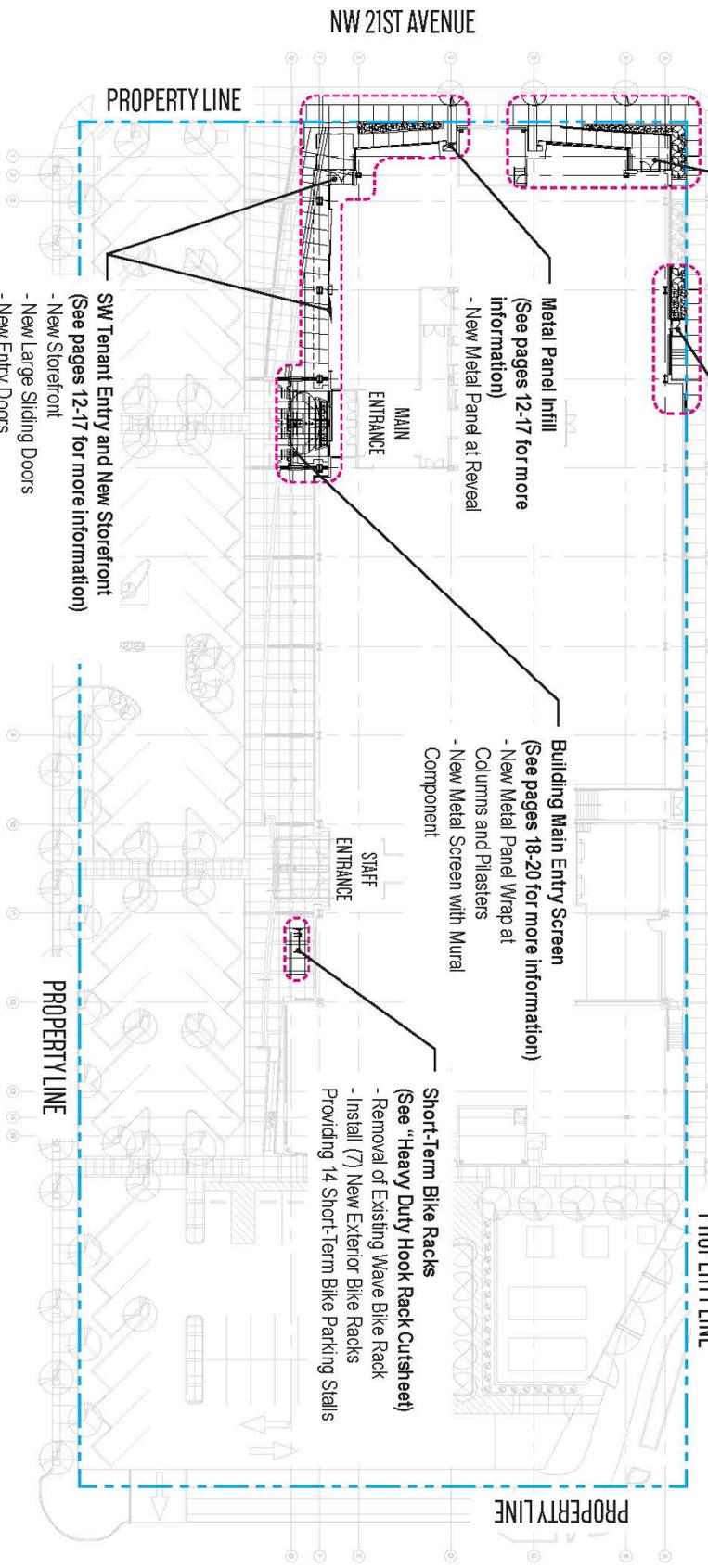
- Metal Panel Infill**
 (See pages 12-17 for more information)
- New Metal Panel at Reveal

- Building Main Entry Screen**
 (See pages 18-20 for more information)
- New Metal Panel Wrap at Columns and Plasters
 - New Metal Screen with Mural Component

- Short-Term Bike Racks**
 (See "Heavy Duty Hook Rack Curbsheet")
- Removal of Existing Wave Bike Rack
 - Install (7) New Exterior Bike Racks
 - Providing 14 Short-Term Bike Parking Stalls

- SW Tenant Entry and New Storefront**
 (See pages 12-17 for more information)
- New Storefront
 - New Large Sliding Doors
 - New Entry Doors
 - New Canopy
 - New Metal Panel Columns

NW RALEIGH ST



SITE PLAN - PROPOSED DESIGN

SCALE: N.T.S. **NORTH**