

05-146607-FA

Y

AUG 25 2006  
MICROFILMED

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## CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

Special Inspections • 1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.bds.ci.portland.or.us

## Structural Special Inspection and Observation Program Checksheet

The registered design professional in responsible charge shall prepare and submit a special inspection and structural observation program in accordance with IBC Sections 1704.1.1, 1705.2, and 108.3.4.1, and confirm that the special inspection and structural observations noted below are indicated on the drawings.

— Please Note that separate Soils and Life Safety Inspection Checksheets may also be required —

## Instructions -- This Checksheet must be fully completed to obtain your permits

⇒ Parts D and E must be completed by the Owner, Architect or Engineer acting as the owner's agent.

When complete, please fax this form to (503) 823-7425.

Application # 05-146607-000-00-FA Date: August 4, 2005  
 Project Name: Bi-W-N Lobby Canopy & Remodel; Canopy & Remodel; Kohn Ctr; Louis Drey  
 Site Address: 222 SW COLUMBIA ST  
 Architect of Record (Firm) ZGF Phone # 503.224.3860  
 Engineer of Record (Firm) KPFF Phone # 503.227.3251

The following special inspections and structural observations shall be performed according to the State Building Code and City of Portland Special Inspection Program Administrative Rules unless a program of inspections is submitted by the Engineer of Record and approved by Bureau of Development Services.

## A. REQUIRED SPECIAL INSPECTIONS FOR ALL BUILDING TYPES

- |  |  |  |  |
|--|--|--|--|
| <input checked="" type="checkbox"/> Steel Construction | <input type="checkbox"/> Concrete Construction | <input type="checkbox"/> Anchors - Adhesive      | <input type="checkbox"/> Wood Construction         |
| <input type="checkbox"/> Curtainwall                   | <input type="checkbox"/> Prestressed Concrete  | <input type="checkbox"/> Anchors - Cast-in-place | <input type="checkbox"/> Masonry in a              |
| <input type="checkbox"/> Structural Silicone Glazing   | <input type="checkbox"/> Shotcrete             | <input type="checkbox"/> Anchors - Expansion     | <input type="checkbox"/> Cold Framed Steel Framing |
| Special Cases:   |  |  |  |

## B. REQUIRED SPECIAL INSPECTIONS FOR CATEGORY III AND IV BUILDINGS (In addition to those noted above)

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Seismic Force Resist. System | <input type="checkbox"/> Storage Racks            | <input type="checkbox"/> Access Floors | <input type="checkbox"/> Suspended Ceilings |
| <input type="checkbox"/> Mechanical Components        | <input type="checkbox"/> Electrical Components    | <input type="checkbox"/> Cladding      | <input type="checkbox"/> Veneer             |
| <input type="checkbox"/> Nonbearing Walls             | <input type="checkbox"/> Seismic Isolation System |  |   |
| Special Cases:  |   |  |   |

## C. STRUCTURAL OBSERVATION

- ☐ Required (The stages of construction at which structural observation is to occur shall be indicated on the drawings.)

## D. APPROVED SPECIAL INSPECTOR OR INSPECTION AGENCY (To be completed by the applicant.)

Indicate the City approved special inspector or special inspection agency to perform the required special inspections noted in parts A. and B. above:

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Carlson Testing (503) 684-3480 | <input type="checkbox"/> Northwest Geotech (503) 682-1880 | <input type="checkbox"/> PSI (503) 289-1778             |
| <input type="checkbox"/> Mayes Testing, Inc. (503) 281-7615        | <input type="checkbox"/> Clair Company (800) 383-8855     | <input type="checkbox"/> Krozan & Assoc. (425) 485-5519 |
| <input type="checkbox"/> Other:                                    |   |   |

## E. SIGNATURE (To be completed by the applicant.)

The owner hereby agrees to employ the special inspector, special inspection agency and/or engineer for the above noted special inspections and/or structural observations. (Contractors are NOT authorized to sign for the Owner.)

① Ronald H. Belts, V.P. - L.P.C. Date 8-8-05  
 Signature of Owner or the Architect or Engineer acting as the Owner's Agent

Print Name

Ronald H. Belts

Firm

Louis Dreyfus Property Group

Plant Examiner:

David Nilles

Filed  
8/9/05

APPLICANT - COMPLETE PARTS D &amp; E



# CITY OF PORTLAND, OREGON – BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • [www.bds.ci.portland.or.us](http://www.bds.ci.portland.or.us)



## STRUCTURAL CHECKSHEET

Application # : 05-146607-000-00-FA

Facility Permit

Review Date : August 4, 2005

|       |                     |   |        |                                  |
|-------|---------------------|---|--------|----------------------------------|
| To:   | APPLICANT           | Jay Ruff<br>Koin Center Partnership/Louis Dreyfus Properties<br>222 SW Columbia, #201<br>Portland, OR 97201 | Work:  | 503 223-8040                     |
|       |                     |   | Home:  | 503 -                            |
| From: | Structural Engineer | David Nilles, SE  | Phone: | 503-823-7704                     |
| cc:   | OWNER               | DREYFUS-KCP ASSOCIATES<br>222 SW COLUMBIA #201<br>PORTLAND, OR 97201  | Fax    | (503) 223-8040<br>(503) 221-0571 |

### PROJECT INFORMATION

|                      |  |
|----------------------|--|
| Street Address:      | 222 SW COLUMBIA ST                                   |
| Description of Work: | T&S2/PR# KOIN 1049/ North Lobby Canopies and Remodel |

Based on the plans and specifications submitted, the following items appear to be missing or not in conformance with the Oregon Structural Specialty Code and / or other city, state, or federal requirements.

| Item # | Location on plans | Code Section | Clarification / Correction Required  |
|--------|-------------------|--------------|--|
| 1.     |                   |              | Complete and return the attached Special Inspection form prior to issuance of the permit. The completed form can be fax returned to Special Inspections at (503) 823 4172 or to 2nd Floor Document Services. The special inspection items noted on the form should also be clearly listed on the drawings. |

### INSTRUCTIONS

To respond to this checksheet, come to Document Services (1900 SW Fourth Ave., 2nd floor) between 7:30 a.m. and 3:00 p.m. and update all four sets of the originally submitted drawings. To update the drawings, you may either replace the original sheets with new sheets, or edit the originally submitted sheets when corrections are of a minor nature and when approved by the Bureau of Development Services. (Specific instructions for updating plans are posted in Document Services.)

Please complete the attached Checksheet Response Form and include it with your re-submittal. Notify Document Control Staff that you are submitting corrections for the Structural review. To ensure that the plan reviewer receives notification, verify that the computer has been updated to show that the corrections were received.

If you have specific questions concerning this Checksheet, please call me at 503-823-7704. To check the status of your project, call (503) 823-7000 and select option 4. Your Plan Review Status will be faxed to you, so please be ready to provide a fax number. If you don't have a fax number, you may check the status of your permit on the internet by going to [www.cgis.ci.portland.or.us/maps/bds](http://www.cgis.ci.portland.or.us/maps/bds). Enter your permit number on the "Application Number" tab and then click on the green "Go" button. To see your permit details, left-click on the permit you want to view. Alternatively, you may also dial (503) 823-7357 to request a Plan Review Status or visit Document Services.

You may receive separate Checksheets from other City agencies that will require separate responses.



## CITY OF PORTLAND, OREGON -- BUREAU OF DEVELOPMENT SERVICES

Special Inspections • 1900 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.bds.cl.portland.or.us

**Structural Special Inspection and Observation Program Checksheet**

The registered design professional in responsible charge shall prepare and submit a special inspection and structural observation program in accordance with IBC Sections 1704.1.1, 1705.2, and 106.3.4.1, and confirm that the special inspection and structural observations noted below are indicated on the drawings.

~ Please Note that separate Soils and Life Safety Inspection Checksheets may also be required ~

**Instructions -- This Checksheet must be fully completed to obtain your permits**

⇒ Parts D and E must be completed by the Owner, Architect or Engineer acting as the owner's agent.

When complete, please fax this form to (503) 823-7425.

Application # 05-146607-000-00-FA Date: August 4, 2005  
 Project Name: BW-N Lobby Canopy & Remodel: Canopy & Remodel: Koln Ctr: Louis Drey  
 Site Address: 222 SW COLUMBIA ST  
 Architect of Record (Firm) ZGF Phone # 503.224.3860  
 Engineer of Record (Firm) KPFF Phone # 503.227.3251

The following special inspections and structural observations shall be performed according to the State Building Code and City of Portland Special Inspection Program Administrative Rules unless a program of inspections is submitted by the Engineer of Record and approved by Bureau of Development Services.

**A. REQUIRED SPECIAL INSPECTIONS FOR ALL BUILDING TYPES**

- |  |  |   |   |
|--|--|---|---|
| <input checked="" type="checkbox"/> Steel Construction | <input type="checkbox"/> Concrete Construction | <input type="checkbox"/> Anchors -- Adhesive      | <input type="checkbox"/> Wood Construction        |
| <input type="checkbox"/> Curtainwall                   | <input type="checkbox"/> Prestressed Concrete  | <input type="checkbox"/> Anchors -- Cast-In-place | <input type="checkbox"/> Masonry fm =             |
| <input type="checkbox"/> Structural Silicone Glazing   | <input type="checkbox"/> Shotcrete             | <input type="checkbox"/> Anchors -- Expansion     | <input type="checkbox"/> Cold Framed Steel Framin |
| Special Cases: <input type="checkbox"/>                | <input type="checkbox"/>                       | <input type="checkbox"/>                          | <input type="checkbox"/>                          |

**B. REQUIRED SPECIAL INSPECTIONS FOR CATEGORY III AND IV BUILDINGS (In addition to those noted above)**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Seismic Force Resist. System | <input type="checkbox"/> Storage Racks            | <input type="checkbox"/> Access Floors | <input type="checkbox"/> Suspended Ceilings |
| <input type="checkbox"/> Mechanical Components        | <input type="checkbox"/> Electrical Components    | <input type="checkbox"/> Cladding      | <input type="checkbox"/> Veneer             |
| <input type="checkbox"/> Nonbearing Walls             | <input type="checkbox"/> Seismic Isolation System | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| Special Cases: <input type="checkbox"/>               | <input type="checkbox"/>                          | <input type="checkbox"/>               | <input type="checkbox"/>                    |

**C. STRUCTURAL OBSERVATION**

- ☐ Required (The stages of construction at which structural observation is to occur shall be indicated on the drawings.)

**D. APPROVED SPECIAL INSPECTOR OR INSPECTION AGENCY (To be completed by the applicant.)**

Indicate the City approved special inspector or special inspection agency to perform the required special inspections noted in parts A. and B. above:

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Carlson Testing (503) 684-3460     | <input type="checkbox"/> Northwest Geotech (503) 682-1880 | <input type="checkbox"/> PSI (503) 289-1778             |
| <input type="checkbox"/> Mayes Testing, Inc. (503) 281-7515 | <input type="checkbox"/> Clair Company (800) 383-8855     | <input type="checkbox"/> Krazan & Assoc. (425) 485-5519 |
| <input type="checkbox"/> Other:                             |   |   |

**E. SIGNATURE (To be completed by the applicant.)**

The owner hereby agrees to employ the special inspector, special inspection agency and/or engineer for the above noted special inspections and/or structural observations. (Contractors are NOT authorized to sign for the Owner.)

Signature of Owner or the Architect or Engineer acting as the Owner's Agent \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Firm \_\_\_\_\_ Plans Examiner: David Nilles

APPLICANT - COMPLETE PARTS D &amp; E



## CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue • Portland, Oregon 97201 • www.portlandonline.com/bds • 503-823-0652 • FAX 503-823-7425



## Facilities Permit Plan Intake Form

## FOR INTAKE, STAFF USE ONLY

Date Received 7/22/05 Building 503-823-0668 Scott Burris / 41  
 Building Registration # 00-165858 Electric 503-823-0641 Lee Hartfield  
 Fixed Bid N Plumbi 503-823-0642 Mikal Shabazz  
 Bin # +652 Fire 503-823-3778 Gary Boyles  
 Building Permit # 05-146607-5A Planning enanced canon det 5  
 Mechanical #  BES   
 Plumbing Permit #  PDOT   
 Electrical Permit #  Structural Jed Simpson det 2  
 Other

APPLICANT: Complete all sections below that apply to the project. Please print legibly.

Print Name Louis Dreyfus Property Group Sign Name   
 Street Address 222 SW Columbia Street, Suite 201  
 City Portland State OR Zip Code 97201  
 Day Phone (503) 223-8040 FAX (503) 221-0571 email

Plans / permits available for pick up at 1900 SW 4th Avenue, 5th floor between 8:00 am to 5:00 pm

Contact Name for plan/permit pick up Jay Ruff  
 Day Phone (503) 223-8040 email ruffj@louisdreyfus.com

Project Building Name / # KOIN Center  
 Project Address or Location 222 SW Columbia Street  
 Project Name and Description North lobby canopies + remodel

Total Project Value \$400,000 Project Reference # KOIN 1049  
 Building Contractor Louis Dreyfus Const. CCR # 134991  
 Mechanical Contractor  CCB #   
 Electrical Contractor Christensen License # 458  
 Plumbing Contractor  License #

☐ Building Permit  
 No. of Stories  [Y] [N] Alarms Required  
 Const. Type  [Y] [N] Smoke Det. Req'd  
 [Y] [N] Sprinklers Req'd  
 [Y] [N] Struct. Eng. / Calcs Submitted

☐ Electrical Permit  
 Please provide a completed standard electrical permit application form. You may mail or deliver it to 1900 SW 4th Avenue, Portland, Oregon 97201 or FAX to 503-823-7425.

☐ Mechanical Permit  
 Mechanical Valuation   
 Description

☐ Plumbing Permit  
 Number of Fixtures   
 Back Flow Devices   
 Water Service (# of Feet)   
 Medical Gas   
 Other



# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

Special Inspections • 1800 SW Fourth Avenue, Suite 5000 • Portland, Oregon 97201 • www.bds.ci.portland.or.us

## Structural Special Inspection and Observation Program Checksheet

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When complete, please fax this form to (503) 823-7425.

Application # 05-148607-DFS-01-FA Date: October 13, 2005  
Project Name: BW-Building Work Canopy & Remodel Koin  
City of Portland  
Site Address: 222 SW COLUMBIA ST  
Architect of Record (Firm) \_\_\_\_\_ Phone # \_\_\_\_\_  
Engineer of Record (Firm) Berry-Nordling Phone # 503.227.7783

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| Special Cases:  | <input type="checkbox"/>                       | <input type="checkbox"/>                         | <input type="checkbox"/>                           |

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|---|---|--|---|
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| <input type="checkbox"/> Mechanical Components        | <input type="checkbox"/> Electrical Components    | <input type="checkbox"/> Cladding      | <input type="checkbox"/> Veneer             |
| <input type="checkbox"/> Nonbearing Walls             | <input type="checkbox"/> Seismic Isolation System | <input type="checkbox"/>               | <input type="checkbox"/>                    |
| Special Cases:  | <input type="checkbox"/>                          | <input type="checkbox"/>               | <input type="checkbox"/>                    |

#### C. STRUCTURAL OBSERVATION

- ☐ Required (The stages of construction at which structural observation is to occur shall be indicated on the drawings.)

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- |  |   |   |
|--|---|---|
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| <input type="checkbox"/> Mayes Testing, Inc. (503) 281-7616        | <input type="checkbox"/> Clair Company (800) 383-8855     | <input type="checkbox"/> Kraenz & Assoc. (425) 485-5519 |
| <input type="checkbox"/> Other:                                    |   |   |

#### E. SIGNATURE (To be completed by the applicant.)

The owner hereby agrees to employ the special inspector, special inspection agency and/or engineer for the above noted special inspections and/or structural observations. (Contractors are NOT authorized to sign for the Owner):

Robert G. Furusho  
Signature of Owner or the Architect or Engineer acting as the Owner's Agent

Date 11.16.2005

Print Name ROBERT G. FURUSHO

Phone 503.224.3860

Firm ZGF PARTNERSHIP

Plans Examiner: David Niles

APPLICANT - COMPLETE PARTS D & E

RECEIVED

NOV 17 2005

DMI #05139S

**DeaMor Associates, Inc.**

14010A NE Ct., #102  
Vancouver, Washington 98685  
(360) 574-3449  
Toll Free (888) 284-6799  
Fax (360) 574-3487

**LETTER OF TRANSMITTAL**

**DATE:** November 16, 2005

**TO:** Anna  
Special Inspections  
City of Portland Oregon - Bureau of Buildings

**FAX:** 503-823-7425

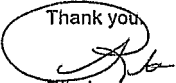
**PAGES:** Three (3)

**RE:** KOIN Center  
222 SW Columbia  
Portland, OR  
Building Permit 05-146605-000-C0-FA  
DFS Permit Application

Anna: Thanks for your call this morning. Enclosed is a copy of the Special Inspection Program prepared by our structural engineer, William G. Berry of Berry-Nordling Engineers, Inc. This was included with our permit application on October 7th, and a copy was faxed to "Special Inspections" at Fax No. 503-823-4172 on October 14th.

If you need any other information or documentation, please feel free to contact me.

Thank you

  
Rita Levesque (x 29)  
Project Administrator

Enclosure: Special Inspection Program (2 pages)

*Yanks!*

RECEIVED  
NOV 17 2005  
CITY OF PORTLAND  
BUREAU OF BUILDINGS  
RECEIVED  
NOV 17 2005  
REVIEW  
THE PLAN'S  
JUSTICE FOR

09/20/05 11:35 FAX 360 574 3487

DEANOR ASSOCIATES

002

*DeaMor*

DeaMor Associates, Inc.  
14010 A NE 3<sup>rd</sup> Ct., #102  
Vancouver, WA 98685  
Phone Toll-Free: 1-888-284-6799  
FAX: 360-574-3487

7652

05-146607-  
DFS-01-FA

**SHOP APPLIED STRUCTURAL SILICONE SPECIAL INSPECTION  
PROGRAM**

DATE: September 19, 2005  
JOB NAME: KOIN Center  
222 SW Columbia St  
Portland, OR

APPLICATION NO. 05-146607-000-00-FA

**INSPECTION AGENCY AND REPORTS:**

Inspection shall be done by an approved third party inspector provided by the building owner or their agent. Special inspection reports shall be provided to the structural silicone application fabricator and the City of Portland.

**STRUCTURAL SILICONE APPLICATION REQUIREMENTS:**

The following items are to be available and reviewed by the approved inspection agency inspector:

- Engineered shop drawings stamped by a registered engineer in the state of the project. The engineered shop drawing must indicate the silicone type, depth and width of the silicone joint and locations of such joints
- Dow Corning Silicone Structural Glazing Manual is the reference for the proper application of the silicone and the proper method of cleaning
- A copy of this inspection program document signed and sealed by the design/building structural engineer
- Applicator of structural silicone shall be trained by the company in the proper method of cleaning, application and record keeping of the product

**INSPECTION SHALL RECORD THE FOLLOWING:**

- Confirmation that the structural silicone was applied per the section above
- Verification of the fit up of aluminum components consistent with the engineered shop drawings
- Verification of the cleaning of components consistent with the silicone manufacturers recommendations
- Verification that the joints are filled completely with not more than 1% voids or bubble more than 1/8" in diameter
- Skin over and elastomeric test samples are taken and filed at DeaMor Associates
- Silicone manufacturer name, lot number and expiration date

PERMIT #  
PERMIT  
ISSUED BY  
SPECIFICATION  
ALL INSPECTION



09/20/05 11:35 FAX 360 574 3487

DEANOR ASSOCIATES

003

**SHOP APPLIED STRUCTURAL SILICONE SPECIAL INSPECTION  
PROGRAM**

JOB NAME:

KOIN Center

APPLICATION NO.

05-146607-000-00-PA

PAGE

2 of 2**FREQUENCY OF INSPECTION:**

- Inspection shall occur during the application of silicone on the first five (5) units in production and not less than 20% of units thereafter. The application shall be by the same applicator as observed during the first five (5) units
- Inspection shall occur on the first five (5) units by any additional or different applicator
- Inspection shall verify the lot numbers and expiration dates on 100% of the silicone manufacturer's tubes used for structural adhesion

**DESIGN / BUILD ENGINEER'S APPROVAL OF INSPECTION PROGRAM:**

The design / build engineer has reviewed this program and determined it to be appropriate for this project and has signed and sealed this document below.

William Berry  
By: William Berry  
For: Berry Nordling Engineers, Inc.

9/20/05

Date:





Consulting Engineers

April 28, 2005

Mr. Robert Furusho  
Zimmer Gunsul Frasca Partnership  
320 SW Oak Street, Suite 500  
Portland, Oregon 97204

RE: KOIN Tower Exterior Canopies  
Portland, Oregon

Dear Bob:

Attached please find calculation sheets 1 through 16, dated April, 2005, which verify the structural adequacy of the new canopies on the North Elevation of the KOIN Tower building in downtown Portland, Oregon as shown on architectural drawings A3.2 through A3.7, dated April 29, 2005.

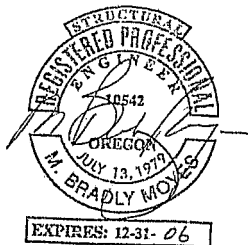
Design was based on the requirements of the 2004 Oregon Structural Specialty Code, based on the 2003 International Building Code. If you have any questions or need further information, please call me.

Sincerely,

JoMarie Farrell, PE

JF/jkd

Attachments  
203249/calcd letter -- 4-28-05.doc



111 S.W. Fifth Avenue, Suite 2500 Portland, OR 97204-3628 (503) 227-3251 Fax (503) 227-7980

Seattle  
Sacramento

Tacoma  
Los Angeles

Portland  
Irvine

Eugene  
San Diego

Fl. Dragg  
Phoenix

San Francisco  
Denver

Oakland  
St. Louis



Consulting Engineers

Portland, Oregon

|                          |                      |         |      |           |           |
|--------------------------|----------------------|---------|------|-----------|-----------|
| Project                  | KOIN CENTER CANOPIES | By      | JF   | Sheet No. | 1         |
| Location                 | Portland             | Date    | 4-05 | Job No.   |           |
| Client                   | ZGE                  | Revised |      |           |           |
| North Elevation Canopies |                      |         |      | Date      | 203249.01 |

DESIGN CRITERIA

2003 IBC , 2004 OSEC  
 ASCE 7-02  
 Category II

DEAD LOAD

|                      |          |                |
|----------------------|----------|----------------|
| 3/4" LAMIN. GLASS    | 12 PSF   |                |
| 3/4" RATES @ 2' o.c. | 14 PSF   | 1" @ entry     |
| Tubes at Rear        | 3 PSF    |                |
| PIPE                 | 1 PSF    |                |
| MISC.                | 2 PSF    |                |
|                      | 32 PSF   | 37 PSF @ entry |
|                      | @ OTHERS |                |

LIVE LOADSNOW LOADS

$P_g = 15 \text{ psf}$  for canopies for drift calcs.  
 $P_g = 25 \text{ psf}$  for canopies (not including drift)

$$P_f = 0.7 C_e C_t I P_g$$

$$I = 1.0$$

$$C_e = 1.2$$

$$C_t = 1.0$$

$$P_f = 0.7(1.0)(1.2)(25 \text{ psf}) = 21 \text{ psf} \quad (\text{used } 25 \text{ psf min})$$

drift

$$L_w = 50' \text{ max}$$

$$h_d = 0.43 \sqrt[3]{L_w} \sqrt[3]{P_g + 10} - 1.5$$

$$= 0.43 \sqrt[3]{50} \sqrt[3]{15 + 10} - 1.5 = 2.04'$$

$$\gamma = 0.13 \times 15 \text{ psf} + 14 = 15.95 \text{ psf} \rightarrow 16 \text{ psf}$$

$$P_d = h_d \gamma = 2' \times 16 \text{ psf} = 32 \text{ psf}$$

$$W = 4 \times 2 = 8'$$

$$h_d \text{ for } 25 \text{ psf} = 2.35'$$



Consulting Engineers

Portland, Oregon

Project KOIN CANOPIES

Location

Client

By

jf

Date

4-05

Revised

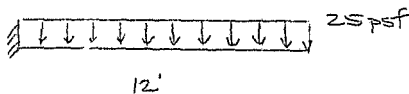
Date

Sheet No.

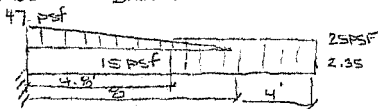
2

Job No.

## SNOW LOAD



## SNOW + DRIFT



$$M = 25 (12)^2 / 2 = 1800 \text{ 'K}$$

$$\text{or } M = 25 (12)^2 / 2 + 22 (4.8)^{1/2} \times 1.6'$$

$$= 1888 \text{ 'K}$$

← governs design

## WIND

PER 1998 OSSC PER IBC/OSSC 1609.1.1.6

$$P = C_e C_g q_s I_w \quad \text{Exp. B}$$

$$q_s (80 \text{ mph}) = 16.4 \text{ psf}$$

$$C_e = 1.76$$

C per Note 2 Table 16-H

$$C_g = 2.3 \text{ upward} - 0.7 = 1.6 \text{ upward}$$

$$I_w = 1.0$$

$$P = 46.2 \text{ psf upward}$$

Uplift Total

$$32 \text{ psf} - 46.2 \text{ psf} = 14.2 \text{ psf}$$

|          |                      |         |      |           |   |
|----------|----------------------|---------|------|-----------|---|
| Project  | KOIN Center Canopies | By      | JF   | Sheet No. |   |
| Location |                      | Date    | 4-05 |           | 3 |
| Client   |                      | Revised |      | Job No.   |   |
|          |                      | Date    |      |           |   |

# SEISMIC

$$F_p = \frac{0.4 a_p S_{DS} W_p}{R_p / I} \left( 1 + 2 \frac{z}{h} \right) \quad \frac{z}{h} = 0.034$$

$$\left. \begin{array}{l} a_p = 1.0 \\ R_p = 2.5 \end{array} \right\} \text{Canopy Element}$$

$$\left. \begin{array}{l} a_p = 1.25 \\ R_p = 1.0 \end{array} \right\} \text{Connection to Structure}$$

$$I = 1.0$$

$$S_{DS} = \frac{2}{3} S_{MS}$$

$$S_{MS} = F_a S_s \quad \begin{array}{l} 1.2 \text{ sec} \\ S_s = 2.0 \text{ in } 50 \text{ year} \\ = 1.0531 \end{array}$$

$$F_a = 1.1$$

$$S_{MS} = 1.1 \times 1.0531 = 1.1584$$

$$S_{DS} = \frac{2}{3} (1.1584) = 0.76455$$

$$F_p = 0.1306 W_p$$

$$F_{pn} = 0.3 S_{DS} I_p W_p = 0.2294 W_p \quad \leftarrow \text{governs}$$

$$F_p = 0.4129 W_p \quad \text{for connections}$$

$$\text{FOR } 10' \times 8' \Rightarrow 80 \text{ \#} \times 32 \text{ psf} \times 0.2294 = 590 \text{ lbs.}$$

$$15' \times 12' \Rightarrow 180 \text{ \#} \times 32 \text{ psf} \times 0.2294 = 1321 \text{ lbs.}$$

WIND GOVERNS LATERAL DESIGN

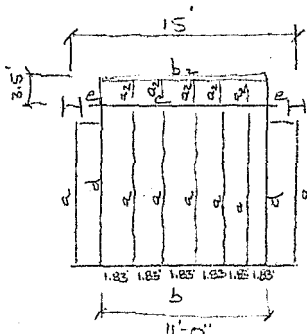


Consulting Engineers

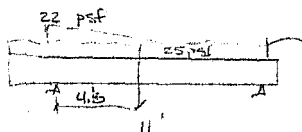
Portland, Oregon

|          |                      |         |      |           |   |
|----------|----------------------|---------|------|-----------|---|
| Project  | Hain Center Canopies | By      | JF   | Sheet No. | 4 |
| Location |                      | Date    | 4-05 |           |   |
| Client   |                      | Revised |      | Job No.   |   |
|          |                      | Date    |      |           |   |

## FRAMING PLAN FOR 12' MAX. CANOPY



Member a



$$\begin{aligned}
 w_D &= 37 \text{ psf} \times 2.2' = 81.4 \text{ plf} \\
 w_S &= 25 \text{ psf} \times 2.2' = 55.0 \text{ plf} \\
 w_{UD} &= 40.2 \text{ psf} \times 2.2' = 88.4 \text{ plf} \\
 &\quad \text{upward}
 \end{aligned}$$

$$D+S: 82 \text{ plf} + 60.0 \text{ plf} = 142 \text{ plf}$$

$$D+1.3W: 82 \text{ plf} + 1.3 \times 88.4 \text{ plf} = 196.9 \text{ plf}$$

$$D+S+\frac{1.3W}{2} = 116 \text{ plf}$$

$$D+1.3W+S/2 = 120.1 \text{ plf}$$

NOTE: D+S governs for downward - no increase in allowables  
 D+1.3W governs for upward - 1.33 increase in allowables

OVERALL DESIGN, D+S GOVERNS FOR  
 HIGHEST LOAD CASE



Consulting Engineers

Portland, Oregon

Project Vain Center CanopiesBy if

Location

Date 4-05

Client

Revised

Sheet No.

5

JOB No.

Date

Member a (cont)

 $4SS3 \times 2 \times 1/4$  $12" \times 10" \text{ min}$ 

$M = 2.28 \text{ k}$

$M_a = 3.73 \text{ k}$

$F_b = 1.55 \text{ k}$

$F_b = 0.6 \times 36$

$F_b = 17.42$

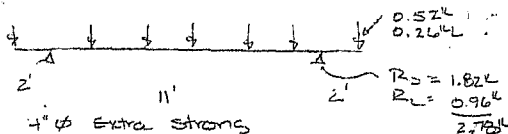
$F_b = 30.4 \text{ k}$

OK

$\Delta = 0.73" \quad 21230 \approx 21240 \quad \therefore \text{OK}$

$R = 0.52 \text{ k} + 0.26 \text{ k} = 0.78 \text{ k}$

Member b



$M = 5.6 \text{ k}$

$M_a = 8.22 \text{ k}$

$F_b = 15.6 \text{ k}$

$F_b = 23.1 \text{ k}$

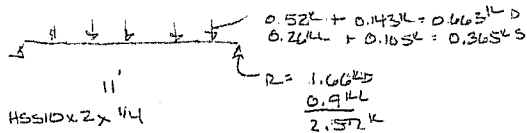
$R = 1.82 \text{ k}$

$R = 0.96 \text{ k}$

$2.78 \text{ k}$

$\Delta = 0.412" \quad 21320 \quad \therefore \text{OK}$

Member c



$HSS10 \times 2 \times 1/4$

$M = 8.5 \text{ k}$

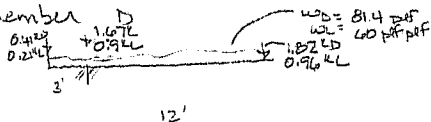
$M_a = 28.1 \text{ k}$

$F_b = 9.2 \text{ k}$

$F_b = 30.4 \text{ k}$

$\Delta = 0.11" \quad \therefore \text{OK}$

Member d



$M = 43.5 \text{ k}$

$\Delta_{max} = 2 \times 12' \times 12 / 240 = 1.2"$

$12" \times 12"$

$I_{reqd} = 97.67 \text{ in}^4$

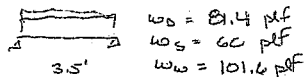
$S = \frac{1}{6} (1) (12)^2 = 24$

$S_{reqd} = \frac{43.5 \text{ k} \times 12}{0.6 \times 36} = 24.1 \text{ in}^3$

$I = \frac{1}{12} (1) (12)^3 = 144 \quad \therefore \text{OK}$

|          |                    |         |      |           |   |
|----------|--------------------|---------|------|-----------|---|
| Project  | Loan Center Canopy | By      | JF   | Sheet No. | 6 |
| Location |                    | Date    | 4-25 |           |   |
| Client   |                    | Revised |      | Job No.   |   |
|          |                    | Date    |      |           |   |

member a<sub>2</sub>



$$M = 0.22^{11} \text{ K}$$

$$\text{or } M = -0.1^{11} \text{ K}$$

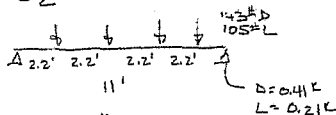
$$F_D = \frac{0.22^{11} \times 12}{\frac{1}{6}(1)(12)^2} = 0.11 \text{ K} \therefore R1" \times 12 \text{ OK}$$

$$R_D = 143 \#$$

$$R_L = 105 \#$$

$$R_W = 178 \#$$

member b<sub>2</sub>



$$M = 1.98^{11} \text{ K}$$

$$\text{HSS } 12 \times 2 \times \frac{1}{4}$$

$$F_D = 1.54 \text{ K}$$

$$M_R = 38.88 \text{ K}$$

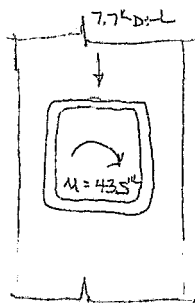
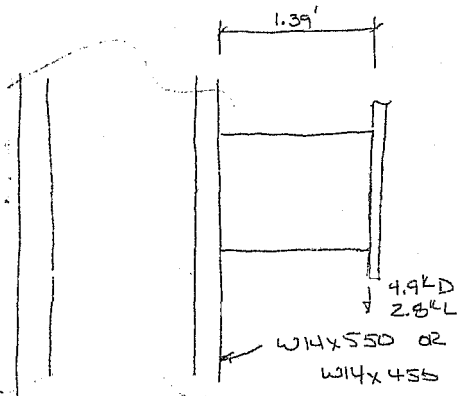
$$F_L = 30.4 \text{ K}$$

$$\Delta = 0.016" \therefore \text{OK}$$



|          |                      |         |      |           |   |
|----------|----------------------|---------|------|-----------|---|
| Project  | Voin Center Canopies | By      | JE   | Sheet No. | 7 |
| Location |                      | Date    | 4-05 | Job No.   |   |
| Client   |                      | Revised |      |           |   |
|          |                      | Date    |      |           |   |

## CONNECTION TO (E) WF COLUMNS



$$M_{tube} = 7.7k \times 1.39' = 10.7k$$

$$T_{tube} = 43.5k$$

$$HSS 8 \times 8 \times \frac{3}{8}$$

$$f_b = 4.9ks$$

$$F_b = 30.3ks \quad \therefore O.K.$$

$$F_v = 1.29ks$$

$$F_v = 18.4ks \quad \therefore O.K.$$

$$F_t = \frac{43.5k \times 12}{2 \times 11.1in^2 \times 0.375} = 62.7ks$$

$$F_t = 0.4 \times 46 = 18.4ks \quad \therefore N.G.$$

$$\text{Try } HSS 10 \times 10 \times \frac{1}{2}$$

$$F_t = \frac{43.5k \times 12}{2 \times 20.4in^2 \times 0.5} = 25.6ks \quad \therefore N.G.$$

$$\text{Try } HSS 10 \times 10 \times \frac{5}{8}$$

$$F_t = \frac{43.5k \times 12}{2 \times 27.4 \times 0.625} = 15.24ks + 1.29ks = 16.5ks < 18.4ks$$

$\therefore HSS 10 \times 10 \times \frac{5}{8}$  Read for main canopy

$$l_{\text{weld}} \Rightarrow \frac{43.5^{\text{KL}} \times 12}{10} = 52.2^{\text{KL}}$$

$$l_{\text{act}} \Rightarrow 10''$$

$$P_{\text{allow}} = 0.928 \times 7 \times 10'' = 64.96^{\text{KL}} > 52.2^{\text{KL}}$$

check top weld

$\therefore 7/16''$  Fillet OK  
down sides  
only

$$T = C = \frac{M}{d} = \frac{10.7^{\text{KL}} \times 12}{10''} = 12.8^{\text{KL}}$$

$$P_{\text{allow}} = 0.928 \times 7 \times 8'' = 52^{\text{KL}} \therefore \text{OK}$$

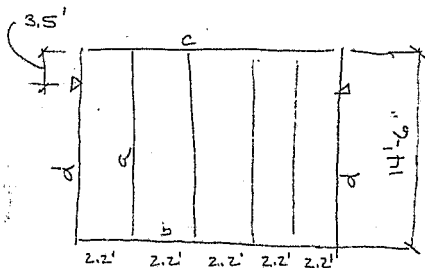
if weld only top & bot & not sides

$$P_{\text{allow}} \Rightarrow R = \sqrt{(52.2^{\text{KL}})^2 + (12.8^{\text{KL}})^2} = 53.7^{\text{KL}}$$

$$= 0.928 \times 8 \times 8'' = 59.4^{\text{KL}} > 53.7^{\text{KL}}$$

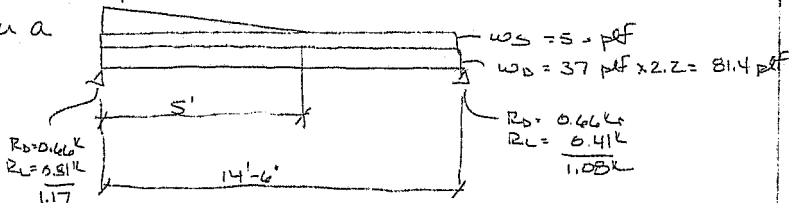
$\therefore$  OK  $1/2''$  fillet weld top & bottom  
only

FRAMING PLAN IF R ARE CONTINUOUS



11'

WS 50 plf  
member a



$$M = 4.0^{11}k$$

$$f_b = \frac{4.0^{11}k \times 12}{20.16 \text{ in}^3}$$

$$= 2.38^{11}k$$

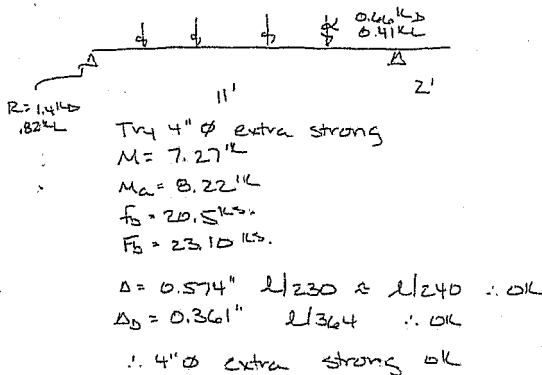
$$F_b = 0.6 \times 36 = 21.6^{11}k$$

$$\Delta = 0.047" \quad \therefore R1" \text{ OIL}$$

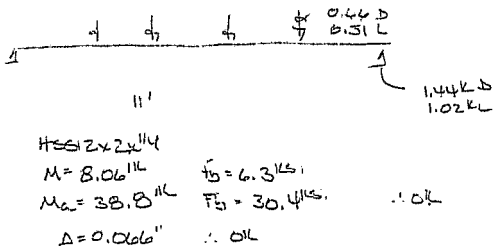
$$S = \frac{1}{6}(1)(11)^2 = 20.16 \text{ in}^3$$

$$I = 110.9 \text{ in}^4$$

member b

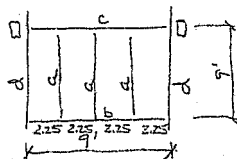


member c

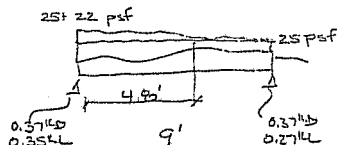


|          |                |         |      |           |    |
|----------|----------------|---------|------|-----------|----|
| Project  | 10.17 Canopies | By      | JF   | Sheet No. | 12 |
| Location |                | Date    | 4-05 |           |    |
| Client   |                | Revised |      | Job No.   |    |
|          |                | Date    |      |           |    |

# FRAMING PLAN FOR 9' MAX. CANOPY



member a



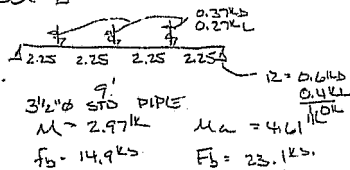
$$\begin{aligned} W_D &= 32 \text{ psf} \times 2.25' = 72 \text{ plf} \\ W_L &= 56.2 \text{ plf} \text{ to } 105.8 \text{ plf} \\ W_{\text{tot}} &= 46.2 \text{ psf} \times 2.25 = 104 \text{ plf} \end{aligned}$$

$$\begin{aligned} M &= 1.5''\text{K} \\ F_b &= \frac{1.5''\text{K} \times 12}{\frac{1}{6} (0.75 \times 10)} = 1.44 \text{ K} \end{aligned}$$

$$F_b = \frac{12 \times 10^3 \times 1.0}{9' \times 12 \times 10 / 0.75 \times 5} = 41.6 \text{ K}$$

$$0.6 \times 36 \text{ K} = 21.6 \text{ K} \therefore \text{OK } 3/4" \times 10" \text{ R}$$

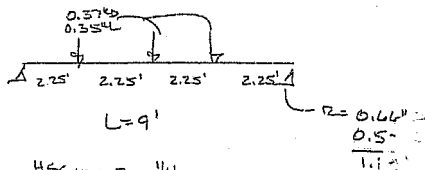
member b



$$\begin{aligned} 3/2" \text{ STD PIPE} \\ M &= 2.97 \text{ K} \quad M_a = 4.61 \text{ K} \\ F_b &= 14.9 \text{ K} \quad F_b = 23.1 \text{ K} \end{aligned}$$

$$\delta = 0.3" \text{ L } 3/63 \therefore \text{OK } 3/2" \text{ STD PIPE}$$

member c



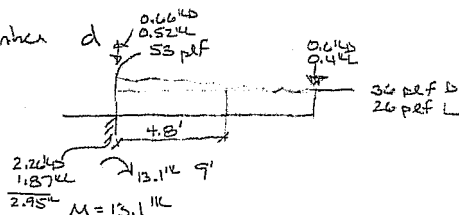
HSS 10 x 2 x 1/4

$M = 3.5$  k  $M_u = 30.5$  k

$F_u = 26.2$  k  $F_o = 23.10$  k

$\Delta = 0.021$   $\therefore$  OK HSS 10 x 2 x 1/4

member d



$R 1' \times 10''$

$S = \frac{1}{6}(1)(10)^2 = 16.67$  in<sup>3</sup>

$I = \frac{1}{12}(1)(10)^3 = 83.33$  in<sup>4</sup>

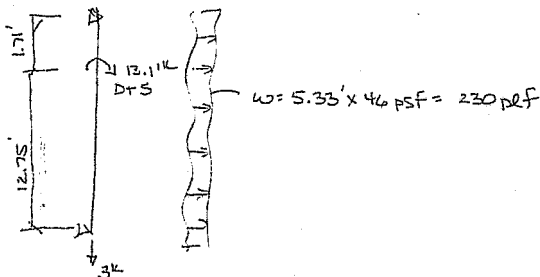
$F_o = 9.43$  k

$F_u = 0.6 \times 36 = 23.76$  k

$\Delta = 0.177''$   $\ll 1/219 \therefore$  OK  $R 1' \times 10''$

|          |               |         |      |           |    |
|----------|---------------|---------|------|-----------|----|
| Project  | Koin Canopies | By      | jF   | Sheet No. | 14 |
| Location |               | Date    | 4-05 | Job No.   |    |
| Client   |               | Revised |      |           |    |
|          |               | Date    |      |           |    |

Canopy supported by (e)  $8 \times 4 \times 5/16$



$$M_{max} = 17.6 \text{ kL}$$

$$F_b = 15.61 \text{ kL}$$

$$F_b = 30.2 \text{ ksi} \times 1.33 \therefore (e) \text{ OK}$$

$$\Delta_{max} = 0.182" \text{ (1010 wind)} \quad \Delta_{wind} = 0.327"$$

$$\Delta_{TOTAL} = \frac{3}{8}" + 0.182" = 0.56" \therefore \text{joint to be } 3/4" \text{ around conn.}$$

$$\Delta_{wind} = 0.56" + 0.182" = 0.74" \therefore \text{joint to be } 3/4" \text{ OK}$$

$$R_{TOP} = 2.6 \text{ kL}$$

$$F_a = 0.44 \text{ kL}$$

$$F_a = 12.94 \text{ kL}$$

$$F_{axial} = 17.21 \text{ kL}$$

$$R_{BOT} = 2.6 \text{ kL}$$

$$F_{b, TOP} = 10.2 \text{ kL}$$

$$F_{b, w-d+b} = 12.8 \text{ kL}$$

$$L_b = 14.5'$$

$$F_{b, L} = 30.4 \text{ kL}$$

$$F_{b, 1/3t} = 40.38 \text{ kL}$$

$$F_{b, D+L} = 4.0 \text{ kL}$$

$$F_{b, L} = 30.4 \text{ kL}$$

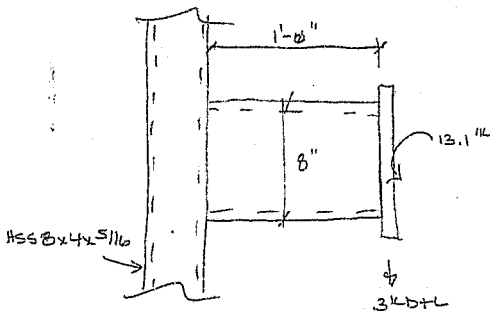
$$\text{Unity Check AISC H1-3} \quad \text{Dead} = 0.4838$$

+LIVE

$$\text{AISC H1-3 D+W} = 0.4228 \text{ (1/3 increase)}$$

$$\text{both} < 1.0 \therefore \text{OK} \quad \text{HSS } 8 \times 4 \times 5/16 \text{ TO SUPPORT SMALL CANOPIES}$$

CONN. TO (E) HSS COLUMNS



$$M_{\text{tube w/gak axis}} = 3K \times 1.21' = 3.625'K$$

$$T_{\text{ube}} = 13.1'K$$

$$\text{Try HSS } 8 \times 6 \times 3/8$$

$$F_b = \frac{3.625'K \times 12}{20.9 \text{ in}^3} = 2.08'K$$

$$F_b = 30.36'K \quad \therefore \text{OK}$$

$$F_v = 0.5'K$$

$$F_v = 18.4'K \quad \therefore \text{OK}$$

$$F_t = \frac{13.1'K \times 12}{2 \times 9.58 \times 0.375} = 21.87'K$$

$$F_t = 0.4 \times 46'K = 18.4'K \quad \therefore \text{OK}$$

$$\text{Try } 8 \times 6 \times 1/2$$

$$F_t = 12.67'K$$

$$F_v + F_t = 0.438'K + 12.67'K = 13.1'K < 18.4'K$$

$$\therefore 8 \times 6 \times 1/2 \text{ OK}$$



|                              |                  |           |
|------------------------------|------------------|-----------|
| Project <i>Loon Canopies</i> | By <i>jf</i>     | Sheet No. |
| Location                     | Date <i>4-05</i> | <i>16</i> |
| Client                       | Revised          | Job No.   |
|                              | Date             |           |

or if use HSS8x8x3/8

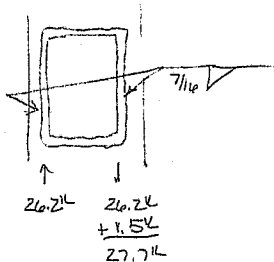
$$F_v = 0.5 \text{ ksi}$$

$$F_t = 18.9 \text{ ksi}$$

$$19.4 \text{ ksi}$$

$$F_v = 18.4 \text{ ksi} \quad \therefore \text{use HSS8x8x1/2}$$

if weld sides



$$a_l = 12''$$

$$l = 8$$

$$a = 1.5$$

Per AISC Table XIX

$$C = 0.284 \quad \text{5/16ths}$$

$$P_{allow} = 0.284 \times 5 \times 8 = 11.4 \text{ K} > 1.5 \text{ K}$$

If use 4" length

$$C = 0.142$$

$$P_{allow} = 0.142 \times 5 \times 4 = 2.84 \text{ K} > 1.5$$

use 4" for torsion

$$T_{allow} = 0.928 \times 5 \times 4 = 18.56 \text{ K}$$

since at corner

can use 7/16" fillet

$$T_{allow} = 0.928 \times 7 \times 4 = 26 \text{ K} \approx 26.2 \text{ K} \therefore \text{OK}$$

CITY OF PORTLAND  
BUREAU OF DEVELOPMENT SERVICES  
1900 SW Fourth Avenue, Suite 5000  
Portland, OR 97201

P524

Land Use Review Notice Enclosed  
Case # LU 04-036358 DZ



U.S. POSTAGE



0060

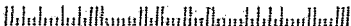
H METER 456199



16

APPLICANT  
RUFF JAY  
KOLIN CENTER PRTR  
222 SW COLUMBIA #201  
PORTLAND OR 97201

97201+5602 16



Plan District: Central City - Downtown

Zoning: CXd, Central Commercial with Design Overlay Zone

Case Type: DZ, Design Review

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

#### Proposal:

The applicant seeks design review of exterior improvements to the Koin Center building. Proposed improvements include replacing an existing glass canopy at entrance and addition to recessed window bays with new canopies. The canopies include the following elements:

- steel frames and structural supports finished to match the existing storefront window mullions,
- skylights created from laminated frit pattern glass, and
- integrated accent lighting to highlight the structural design of the canopies, limestone cladding on existing pilasters and columns, and illumination of the pedestrian system.

Additionally, the proposal will require removal of two trees for visibility at the entrance subject to offsite mitigation requirements.

The site is located within a "d" Design Zone Overlay of the Central City. This overlay zone requires design review of Type II proposed exterior changes to existing buildings.

#### Relevant Approval Criteria:

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

- 33.130 Commercial Zones
- 33.420 Design Overlay Zone
- 33.825 Design Review
- 33.510 Central City Plan District
- Central City Fundamental Design Guidelines

### ANALYSIS

The site occupies one full city block or 40,000 square feet within a Pedestrian District and bounded by SW 2nd and SW 3rd Avenues and SW Clay and SW Columbia Streets. Pedestrian Districts are intended to give priority to pedestrian access in areas where high levels of pedestrian activity exist or are planned, including the Central City, Gateway regional center, town centers, and station communities. The site improvements include a pedestrian plaza subsurface parking and a mixed-use high-rise development: the KOIN tower. The awnings are proposed at the SW Columbia Street elevation of the building.

SW 2nd Avenue is classified by the City of Portland Transportation System Plan as City Walkway and intended to provide safe, convenient, and attractive pedestrian access to activities along major streets and to recreation and institutions; provide, connections between neighborhoods; and provide access to transit. SW 2nd and SW 3rd Avenues also serve as Local Service Bikeways. SW Clay, a district-oriented Transit Access Street, serves nearby main streets, neighborhoods, and commercial, industrial, and employment areas.

The surround vicinity includes a mix of uses allowed within Central Commercial zoning. This area includes parking lots, mixed-use development, high-density residential development, office and commercial blocks, and a cultural institution, the Civic Auditorium. Immediately to the southwest of the site is a full city block dedicated to open space and host to the Ira Keller Fountain.

The existing SW Columbia façade at street level consists of four limestone clad structural bays subdivided by five limestone pilasters with nine window niches recessed approximately 2 feet



City of Portland

**Bureau of Development Services**

Land Use Services Division

1900 SW Fourth Ave. Suite 5000  
Portland, Oregon 97201  
Telephone: 503-823-7300  
TDD: 503-823-6868  
FAX: 503-823-5630  
[www.bds.ci.portland.or.us](http://www.bds.ci.portland.or.us)

**Date:** September 1, 2004  
**To:** Interested Person  
**From:** Justin Fallon Dollard, Land Use Services  
503-823-7983

**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 reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 04-036358 DZ**

**EXTERIOR IMPROVEMENTS CANOPY REPLACEMENT/ADDITIONS**

**GENERAL INFORMATION**

**Applicant:** Fountain Plaza Condominium No 1 Assn  
222 SW Columbia St #800  
Portland, OR 97201

Ron Beltz,  
Louis Dreyfus Property Group  
222 SW Columbia, Ste 201  
Portland, OR 97201

Jay Ruff,  
Koin Center Partnership/Louis Dreyfus Properties  
222 SW Columbia, #201  
Portland, OR 97201

Gil Fitzpatrick,  
Louis Dreyfus Properties, Llc  
222 SW Columbia Street, Ste 201  
Portland, OR 97201

**Site Address:** 1414 SW 3RD AVENUE

**Legal Description:** COMMON ELEMENTS, FOUNTAIN PLAZA CONDO  
**Tax Account No.:** R294400010  
**State ID No.:** 1S1E03BC8 70000  
**Quarter Section:** 3129

**Neighborhood:** Downtown Cmty Assoc., contact Dan Zalkow at 503-725-4412.  
**Business District:** Downtown Retail Council, contact Association for Portland Progress at 503-224-8684.  
**District Coalition:** Unaffiliated

from the vertical plane of the building. The entrance to the condominium is delineated by a glass canopy above double entry door divided by a limestone clad column and framed by a monumental limestone clad surround with decorative spandrel glass above to the second story.

**Zoning:** The Central Commercial zone (CX) is Portland's most densely built, urban area which allows for a variety of uses that reinforce the city's role as a commercial, cultural, and governmental center. This type of development is intended to have large buildings that are placed close together and typically cover most of their respective lot areas. This development is also intended to be pedestrian-oriented, with a strong emphasis on a safe and attractive streetscape.

The Design (d) Overlay zone designation also ensures that exterior alterations to existing development conserve and enhance the identified historic, scenic, architectural, and cultural values of each design district: in this case, the Central City Plan District.

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

- LUR 03-100058 DZ -Design Review approval of an awning on the sidewalk level for a retail venue.
- LUR 00-00624 CU DZ -Conditional Use and Design Review approval with conditions to place satellite communication equipment on the roof.
- LUR 98-00376 DZ AD -Design Review approval with Adjustments for tenant improvements to storefront areas, awnings, signs, and adjustments to ground floor window standards.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed 7/28/04. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Fire Bureau

The Bureau of Parks-Forestry Division responded with the following comments regarding the proposed removal of street trees adjacent the entry and off-site mitigation:

#### TREE LOSS MITIGATION STANDARDS FOR RIGHT-OF-WAY TREES

Trees are an integral part of Portland's urban ecosystem. Our City depends on trees to provide environmental, psychological, and economic benefits that enhance our daily lives. Street trees, like other public right-of-way infrastructure such as roads and sidewalks, require a permit prior to activities such as planting, pruning or removal. Tree loss mitigation standards were developed to assist property owners and project managers in meeting their needs and to partially restore the loss of trees to the community. Mitigation also supports the goals of Portland's Urban Forestry Management Plan. This formula for mitigation was adapted from the Tree Preservation and Planting Plan, (adopted by City Council in July, 1999), and the City's Tree Cutting Ordinance (Chapter 20.42). Portland's Urban Forestry Commission has also reviewed and approved this mitigation formula.

#### Tree Loss:

- When a property owner needs to remove viable trees in the adjacent public right-of-way, the tree loss is measured in inches of trunk (stem) diameter removed. Example: Three street trees proposed for removal from the south end of street "X" for new building construction have stem diameters of 14" each. This amounts to a total loss of 42 diameter-inches.
- The property owner is required to mitigate for the removal of the trees using a formula of one inch of mitigation per inch of stem loss. In the example above, the mitigation requirement is 42 inches. The City Forester must approve the mitigation plan proposed by the property owner prior to the issuance of a permit to remove the tree(s).

Mitigation:

- The property owner is given credit for caliper inches of new trees planted back in the same right-of-way space from which they were removed. In the example above, if three 4" caliper trees are planted on the south end of street "X," then 12" of the replacement requirement is satisfied, and 30" remains to be satisfied. Replacement trees must meet Urban Forestry spacing and planting standards.
- In addition to replacing trees in the space where they were removed, the following mitigation alternatives are available to satisfy remaining mitigation requirements.

**Alternative 1:** The first alternative is for the property owner to alter the plans or design a project in a way that protects as many existing trees as possible. This often adds to the value of the project while reducing the amount of mitigation required in terms of replacement inches/cost. For instance, relocating a driveway could preserve a particularly large tree, significantly reducing or eliminating the amount of mitigation required and retaining street appeal.

**Alternative 2:** The property owner replaces the tree loss by planting right-of-way trees nearby, in the same neighborhood and zone where the loss occurred. In the example above, nine 3.5" caliper trees, planted in the right-of-way of the commercial district could satisfy the 30" replacement requirement. This alternative requires a plan to provide initial care to the newly planted trees to assure their survival. The advantage of this alternative is that it can provide a public relations benefit for the property owner in the community.

No credit can be given for new trees planted in vacant spaces where trees are already required to be planted by a building permit, by code enforcement, or by the development code. For instance, in the above example, credit would not be given for trees planted in the right-of-way on the north end of street "X" if planting trees in this area was a requirement of the building permit.

**Alternative 3:** Property owners receive credit for planting new trees on the right-of-way adjacent to other properties that they own. This credit only applies when there is no code or permit condition requiring the planting of trees at these locations. This alternative provides a financial advantage to the property owner by enhancing other properties they own, while possibly satisfying future planting requirements for the property.

**Alternative 4:** All or part of the tree mitigation requirement is satisfied with payment into Portland's "Tree Fund". The current rate of compensation for tree loss is \$150 per inch. The Tree Fund is used to finance the planting and establishment of public trees throughout the City of Portland. This alternative recognizes that other alternatives may not appeal to every developer and offers an expedient resolution that meets the goals of the Portland Urban Forestry Management Plan.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on 7/28/04. 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). The proposal requires Design Review approval. The design approval criteria associated with this site: 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 and the River District Design Guidelines focus on four general categories. (A) **Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. (B) **Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. (C) **Project Design**, addresses specific building characteristics and their relationships to the public environment. (D) **Special Areas**, provides design guidelines for the four special areas of the Central City.

#### Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

**A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

**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.

**Findings for A4 & A8:** The applicant proposes using large, projecting canopies as a

unifying element at the ground level. The new canopy design takes an existing steel and glass entry canopy as a point of departure from an otherwise undifferentiated streetscape along the north building façade. This new exterior feature will help connect the north façade to its neighbors where awnings are extensively used to develop a vibrant streetscape on 3<sup>rd</sup> Avenue between SW Columbia and SW Jefferson. The canopies would significantly increase the perception of potential public space, help delineate an interior active use area, and offer additional weather protection and exterior lighting, thus promoting an urbane sidewalk environment, which revels in pedestrian-oriented activity and access. *These guidelines are met.*

**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.

**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.

**Findings for B1 & B6:** The canopies will refine the building frontage and celebrate movement zones of the pedestrian system. Well design canopies further articulate the public right-of-way by creating a subtle "ceiling plane" spatial definition of the streetscape. The removal of two street trees on SW Columbia shall improve the pedestrian way-finding experience. The break in a dense tree canopy along this streetscape will further delineate the building entry. The proposed exterior accent lighting on the canopies fosters security at night in critical areas, such as at the main entrance to condominiums and offices. The existing building offers little weather protection beyond recesses at ground floor level. The canopies will provide additional protection from inclement weather conditions. *These guidelines are 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.

**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 for C2, C3 & C12:** The applicant proposes to use durable materials for the canopies and installed to meet the proposed all-weather installation requirements. The canopies mount between structural columns and pilasters above storefront window bay openings and tying back into support structures outside of the public-right-of-way. The canopies, as vertical additions, use materials compatible with the existing building façade at the ground level and could be removed without impairing architectural integrity. Light fixtures, with glare shields mounted under each canopy, directly adjacent columns and pilasters, will provide sidewalk illumination and highlight architectural elements of the existing building. The intimate scale of these light fixtures would create no visual impact on the Portland skyline. *These guidelines are met.*

## DEVELOPMENT STANDARDS

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



**ADMINISTRATIVE DECISION**

Approval of exterior improvements to include replacing an existing glass canopy at entrance and the addition to recessed window bays with new canopies with the following elements,

- steel frames and structural supports finished to match the existing storefront window mullions,
- skylights created from laminated frit pattern glass, and
- integrated accent lighting to highlight the structural design of the canopies;

and removal of two trees for visibility at the entrance subject to offsite mitigation requirements per the approved drawings, Exhibits C-1 through C-3, signed and dated 8/30/04, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 04-036358 DZ. No field changes allowed."

Staff Planner: Justin Fallon Dollard

Decision rendered by: Rebecca Carr on August 30, 2004  
By authority of the Director of the Bureau of Development Services

Decision mailed: September 1, 2004

**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 7/19/04, and was determined to be complete on 7/26/04.

*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 7/19/04.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** This approval 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 9/15/04 at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fourth floor. An appeal fee of \$250 will be charged. The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7702 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.ci.portland.or.us](http://www.ci.portland.or.us).

**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 550 Capitol St. NE, Salem, Oregon 97310 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.**

Before the applicant can proceed with their project, the final Land Use Review 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 9/16/04 - (the day following the last day to appeal).
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** This decision 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.

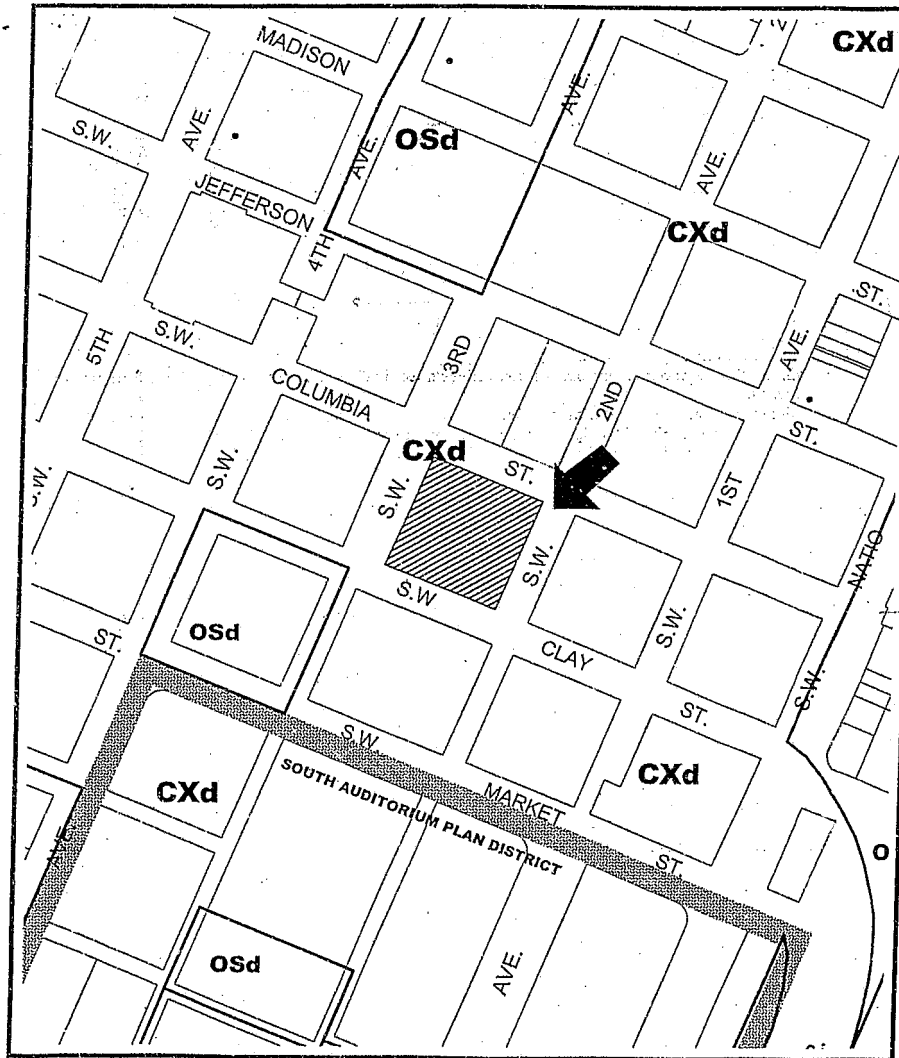
**Applying for your permits.** A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

#### EXHIBITS NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Typical Canopy Section/Plan (attached)
  - 3. Entry Canopy Section/Plan (attached)
  - 4. North Elevation / North Elevation @ Entry
  - 5. Perspective @ Entry
- 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. Fire Bureau
  - 4. Bureau of Parks, Forestry Division
- F. Correspondence: None Received
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7702 (TTY 503-823-6868).**



# ZONING



Site

- Historic Landmark

This site lies within the:  
CENTRAL CITY PLAN DISTRICT



NORTH

File No. LU 04-036358 DZ

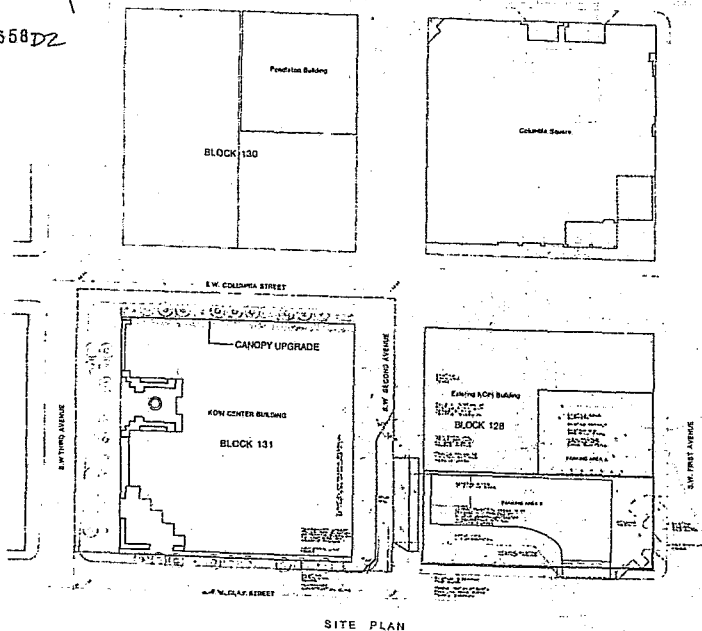
1/4 Section 3129

Scale 1 inch = 200 feet

State-Id 1S1E03BC8 70000

Exhibit B (Jul 27, 2004)

LU 04-036358 DZ



SITE PLAN

ZIMMER GUNSUL FRASCA PARTNERSHIP

30 April 2004

KOIN CENTER  
Canopy Upgrade

\*Approved\*

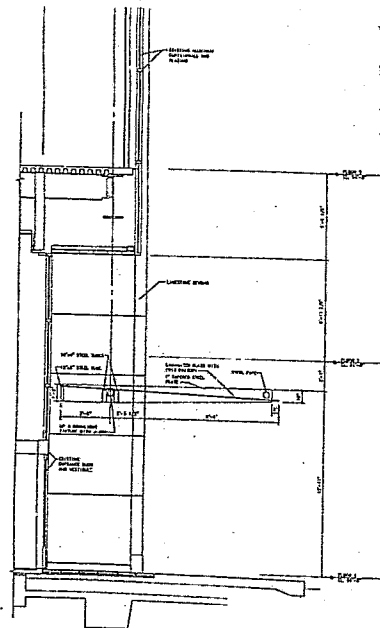
City of Portland - Bureau of Development Services

Planner [Signature] Date 0-30-04

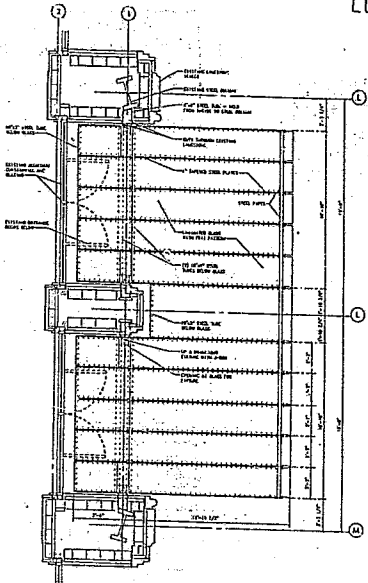
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 04-036358 DZ  
EXHIBIT C.1.

LU 04-036358 DZ



1 ENTRY CANOPY SECTION  
SCALE: 3/16" = 1'-0"



2 ENTRY CANOPY PLAN  
SCALE: 3/16" = 1'-0"

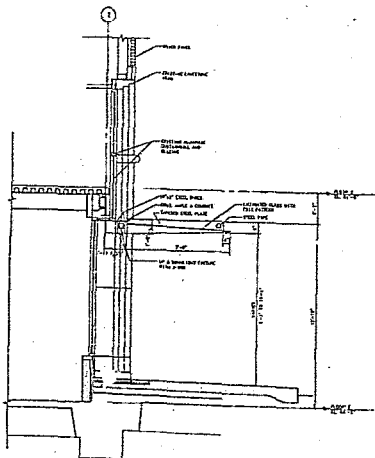
ZIMMER GUNSUL FRASCA PARTNERSHIP  
30 April 2004

KOIN CENTER  
Canopy Upgrade

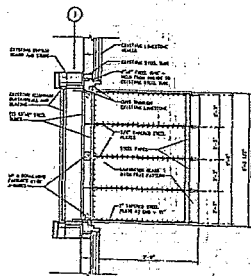
LU 04-036358 DZ  
EXHIBIT C.3.

City of Portland - Bureau of Development Services  
Planner  
\* Approved \*  
Date 8.30.04  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU 04-036358DZ



1 TYPICAL CANOPY SECTION  
SCALE: 3/16" = 1'-0"



2 TYPICAL CANOPY PLAN  
SCALE: 3/16" = 1'-0"

ZIMMER GUNSUL FRASCA PARTNERSHIP  
30 April 2004

## KOIN CENTER Canopy Upgrade

LU 04-036358DZ  
EXHIBIT C.2.

City of Portland - Bureau of Development Services

Planner \_\_\_\_\_ Date 8.30.04

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