



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: August 3, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@portlandoregon.gov

NOTICE OF A REVISED 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, including the written response to the approval criteria and to public comments received on this application, 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.

This decision has been revised to strike and/or revise conditions of approval B, C, D, and E and add Exhibit C-15.

CASE FILE NUMBER: LU 15-129936 HR – ISOM BUILDING EXTERIOR STAIR & SCREEN

GENERAL INFORMATION

Applicant / Representative: Meg Matsushima | Hennebery Eddy Architects Inc
921 SW Washington, Ste 250
Portland, OR 97205

Owner's Representative: Greg Hockert | Multnomah County (Library Admin)
401 N Dixon St
Portland, OR 97227-1865

Site Address: 205 NE RUSSELL ST

Legal Description: BLOCK 17 LOT 21-25 EXC PT IN ST LOT 26 EXC PT IN STS, ALBINA
Tax Account No.: R009605980
State ID No.: 1N1E27AD 17200
Quarter Section: 2730
Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact info@necoalition.org

Plan District: Albina Community
Other Designations: Eliot Conservation District
Zoning: RH – High Density Residential
Case Type: HR – Historic Resource Review

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

Proposal:

The applicant requests historic resource review to add a new exterior stair and screening around it to the south side of the Isom Building in the Eliot Conservation District. The proposed stair will begin from a new metal door with transom window that will replace an existing window and a portion of the exterior wall on the second story of the south façade. The proposed stair will be constructed with steel risers and stringers and concrete treads. The proposed screen will be constructed out of 50% transparent perforated steel panels that are attached to a support structure surrounding the stair. The screen will extend from the ground level of the existing loading dock and parking lot, replacing an existing planter, and will extend to 42” above the floor of the second story. The existing loading space will be reduced in size, and a new planter will be installed at the south side of the proposed stair. The perforated steel panels will be painted.

Historic resource review is required since this proposal includes new development and exterior alterations in a conservation district.

Relevant Approval Criteria:

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

- 33.846 Historic Resource Review
- Community Design Guidelines

ANALYSIS

Site and Vicinity: The subject site, the Isom Building, is a noncontributing, two-story, modern style office structure that was built during the 1960s as an addition to the landmark Albina Branch Library building. Both buildings are now home to the Multnomah County Library administrative offices. The Isom Building is constructed out of concrete, and the concrete columns and the concrete slab edges (or beams) of the second floor and the base of the roof are expressed on the exterior facades. Between each concrete column, a concrete infill wall is recessed, and two vertical steel windows, one at each end of the bay, sit adjacent to the columns. Above, the parapet is covered with standing seam metal coping with a reveal between the coping and the slab edge below. The building is set back approximately 42 feet from NE Russell Street [*Neighborhood Collector Street, Transit Access Street, Local Service Walkway (Eliot Pedestrian District), City Bikeway, Minor Emergency Response Street*] and approximately 125 feet from NE Rodney Ave [*Local Service Walkway (Eliot Pedestrian District), Minor Emergency Response Street*]. Parking lots occupy both setbacks.

The area of proposed work is located at the southeast corner of the site. Here, a large loading dock extends along two bays of the building at the ground level, though the loading area itself occupies only the eastern-most bay. The building at the ground floor in this area is recessed several feet creating a covered, arcade-like loading dock with the expressed column from above extending down in front of the dock area. A full-height window lies on the east side of the column at the recessed wall, and a steel door and steel transom lie directly west of the column, echoing the pattern around the rest of the south and west facades.

Directly across NE Russell Street lie three contributing streetcar commercial style buildings, including the landmark Hibernian Hall building—currently home to the Wonder Ballroom. Directly across NE Rodney Avenue lies an electrical substation. Further to the east on NE Russell Street are several more streetcar commercial style buildings, though the street overall is interspersed with parking lots and noncontributing structures of a more modern vintage.

Zoning: The High Density Residential (RH) is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of

use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services. Newly created lots in the RH zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

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

The Albina Community Plan District implements the Albina Community Plan. The plan district's provisions are intended to ensure that new higher density commercial and industrial developments do not overwhelm nearby residential areas. Infill housing compatibility and affordability is encouraged by eliminating off-street parking requirements for small multi-dwelling projects. The plan district's provisions also encourage the development of new housing along Martin Luther King Jr. Boulevard by allowing new housing projects to include ground level commercial uses that orient to King Boulevard.

The Eliot Conservation District denotes an area with common historic values significant to the neighborhood and seeks to contribute to the preservation of significant features of Portland's development history. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to historic design review.

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

- LU 99-017189 (Ref # LUR 99-008785): Approval of a proposal to place new mechanical equipment on the roof on the existing building.
- LU 15-129945 HR: Historic resource review approval for replacement of exterior windows.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **June 11, 2015**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation
- Site Development Section of BDS

- The Fire Bureau responded with comments informing the applicant that a building permit will be required. Please see Exhibit E-1 for additional details.

- The Bureau of Development Services – Life Safety Section responded with comments stating that the structure is enrolled in the Facilities Permitting Program. Please see Exhibit E-2 for additional details.

- The Portland Water Bureau responded with comments about available water service adjacent to the site. Please see Exhibit E-3 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 11, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

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

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

Community Design Guidelines

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

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

Findings for P2 & D7: As a non-contributing, 1960s modern structure within the conservation district, the Isom building shares no design elements or architectural features found in nearby contributing commercial buildings or houses. In order to minimize visual impacts to the district, the proposed stair and its painted, perforated metal screen are designed as a simple rectangular form and clad in a single material, which helps to visually dematerialize the stair when viewed from the street. The height of the enclosure is kept to a dimension which balances security and reduced massing. Its height is based on the code required minimum guardrail height (42" high) at the second floor stair landing. The design of the proposed stair and screen are also consistent with the modernist, simple design character of the Isom Building, with resolved detailing and the use of a single, high quality material—namely, steel.

Therefore, these guidelines are met.

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings: The proposed addition of an exterior stair and screen will be located in place of an existing raised landscape planter which currently separates the loading area from the parking area on the southeastern corner of the site. A new, landscape planter, raised 6" above the parking and loading area pavement, will be located at the south end of the proposed stair and screen. The planter will be planted with Lily Turf groundcover and a single

Tuskegee Crape Myrtle tree to replace the shrubs which are being removed. The new planter and landscaping will help to soften the visual impact of both the loading area and the new screen and stairs from the street.

Therefore, this guideline is met.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings: The existing parking area will remain unchanged, and the existing loading area will be reduced in size to accommodate the new stair and its architectural screen. The existing landscape screening along the street will remain as will the existing driveways. Additional landscaping will be installed in a planter in front of the stair which will help to soften the loading area.

Therefore, this guideline is met.

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.

Findings: The proposed new stair will be located in a portion of the existing loading area and in front of the loading dock building recess. The proposed design will extend the perforated steel screen, which will be at least 50% transparent, into the loading dock area underneath the second floor of the building to prevent creating an unsafe space hidden from view of the street. The screened area will include two doors on either side to allow for passage of goods from the loading space and egress from the stair. The eastern door will swing into the screened stair enclosure and will remain locked when not in use. The western door will swing outward from the screened stair enclosure and will include panic hardware on the interior side. Otherwise, the western stair will also remain locked from the outside when not in use for loading.

Existing exterior lighting in the loading dock will remain in place, with one fixture on either side of the new perforated steel screen. A new 3-foot long, linear, wall-mounted LED fixture will be installed to the east of the new steel door on the second floor to illuminate the landing. Another identical fixture will be installed above the mid landing on the HSS steel frame. A final similar fixture, though ceiling-mounted rather than wall-mounted, will be installed under the top landing to provide better illumination at grade within the screen enclosure.

The combination of the transparency of the screen, its enclosure behind the stair and into the loading dock, and the provision of new exterior lighting, in addition to the existing lighting on site, will help deter criminal activity around this part of the building.

Therefore, this guideline is met.

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

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

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

Findings for D6, D7, & D8: The proposed stair and screen addition to the Isom Building echoes the existing building's modernist design with a simple, rectangular massing and use of a single, high-quality material—steel. The proposed stair will be constructed of stringers comprised of steel channel sections, with the open face of the steel channel facing the exterior side of the stair. Each tread will be made of open steel grates which will be mechanically attached to the steel channel stringers. The mid and upper landings will be constructed of concrete on a steel deck. The landings will be supported by large, rectangular steel HSS sections that connect to a supporting steel structural frame comprised of smaller square steel HSS sections.

The surrounding screen will be comprised of 16 gauge (or thicker), perforated steel panels that are oriented vertically. The perforated steel will have round holes that provide at least 50% transparency. The screen will be mechanically fastened with carriage bolts at the top and bottom of each plate at the HSS steel frame and will be mechanically fastened at the sides of the perforated steel plate at vertical steel T-sections on the inside of the enclosure. The entire screen assembly will be painted a pale bluish-grey color to match the color of the trim on the Isom Building.

As has already been hinted at, the structural frame of the screen enclosure and stair will be constructed of a combination of HSS steel tube sections and vertical steel T-sections. The primary structural members consist of square HSS steel tube sections of approximately 4"x4". On both the east and west elevations of the screen enclosure, a series of four vertical HSS steel columns will support the screen and stair. These columns will attach to a steel foundation base plate. Approximately 6" above grade, horizontal HSS beams will form the bottom of the structural frame. These lower beams will run around the west, south, and east facades of the screen. Higher above, at the second story of the Isom Building and in line with the expressed structural beam on the building's south façade, another ring of horizontal HSS beams will allow a vertical break in the perforated steel plates and provide an attachment point for them. Finally, at the top of the structure (42" above the landing floor height), a final ring of horizontal HSS beams will act as the top of the frame structure, the top anchoring point for the perforated steel plates, and a portion of the guardrail for the stair landing.

Vertical steel T-sections will make up the secondary structure for the screen. These T-sections will be spaced at approximately 3'-3" intervals to form attachment points and structural reinforcement for the individual perforated steel plates and support for the stair railing.

In the loading dock recess under the second story, the perforated steel screen will be supported by the existing building structure and additional HSS and T-section steel elements. The door panels of the screen will be constructed of the same perforated steel as well.

At the top of the landing, the existing, easternmost window on the second floor will be removed and replaced with a new metal door, frame, and glass transom. The simple design of the door will reflect the design of the window-door pair below on the ground floor while making a minimal impact on the appearance of the façade. The frame will be painted to match the color of the adjacent concrete window casing and the door will be painted to match the color of the light bluish-grey color of the expressed concrete structural column and beams adjacent to it.

New exterior lighting will be installed both on the south building façade and on the new exterior stair structure and its perforated steel enclosure. A new

3-foot long, linear, wall-mounted LED fixture will be installed to the east of the new steel door on the second floor to illuminate the landing. Another identical fixture will be installed above the mid landing on the HSS steel frame. A final similar fixture, though ceiling-mounted rather than wall-mounted, will be installed under the top landing to provide better illumination at grade within the screen enclosure. These fixtures are minimal in appearance, height, and depth, and therefore leave a minimal expression on the building.

To further reduce the appearance of the new lighting fixtures, the fixture housing for all fixtures must be painted to match its adjacent surface. In the case of the wall-mounted light fixture on the second story, the exterior housing shall be painted a white color that matches the existing large concrete wall expanse upon which it will sit. The other two fixtures shall be painted a light blue-grey color to match the color of the new steel structure and perforated steel enclosure. For the same reason, electrical conduits and junction boxes supplying the wall-mounted fixture shall be located behind the existing wall rather than mounted to its exterior surface. Junction boxes for the two light fixtures mounted on and under the stair structure should be located within the building. Conduit supplying power to these fixtures shall be located on the interior side of all structural members and the underside of the steel deck of the landing only and shall be painted to match their adjacent surfaces.

All of the steel fabrication, including the perforated steel screen, steel primary and secondary structure, the steel landing decks, and the stair stringers (though not necessarily the treads) will be painted a pale bluish-grey color to match the color of the trim on the Isom Building to help the entire structure both blend in with the existing building and simultaneously dematerialize into the background. The overall massing and scale of the screen and the quality of its detailing, which riffs off the existing expressed structure of the Isom Building, help this building integrate with the existing, noncontributing architecture of the Isom Building while at the same time remaining subtle enough to have little impact on the historic character of the Eliot Conservation District.

With the condition of approval that all electrical junction boxes and conduit shall be concealed from the exterior, these guidelines may be 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 exterior stair addition to the Isom Building, with its painted, perforated steel enclosure, will integrate with the existing modernist architecture with its resolved detailing, expressed steel structure, durable and high-quality materials, and its massing and scale relative to the Isom Building, and it does not attempt to impose inappropriate historic detailing on the modernist structure. The design of the enclosure, with its perforations and with perforated steel doors on the east and west sides of the loading dock, and with the new exterior lighting, will help to prevent criminal activity at that location on the site. The new landscape planter in front of the enclosure will help to soften its appearance from the street. Overall, the

proposed exterior stair addition and its perforated steel screen enclosure will have a minimal impact on the noncontributing resource and the Eliot Conservation District as a whole.


The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new exterior stair and screening enclosure on the Isom Building in the Eliot Conservation District, including:

- A stair with mid-landing constructed of steel grating treads, steel C-channel stringers, and concrete landings on steel decking;
 - A screening enclosure around the new exterior stair constructed out of perforated steel plates that are at least 50% transparent and supported by an HSS steel tube primary structure and steel T-section secondary structure. The screen will extend up to 42" above the finished floor height of the top landing/second floor. The screen enclosure will also extend into the loading dock recess on the ground floor to fully secure the area behind the stair;
 - A new landscape planter at the south end of the new stair enclosure and containing ground cover plants and a small, ornamental tree; and,
 - Per the approved site plans, Exhibits C-1 through C-15, signed and dated 07/29/2015, subject to the following conditions:
- A. As part of the building permit application submittal, the following development-related conditions (B) 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 15-129936 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All electrical junction boxes and conduit shall be concealed from view from the exterior.

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on July 29, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 3, 2015

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on March 10, 2015, and was determined to be complete on **May 29, 2015.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on March 10, 2015.

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: September 26, 2015.**

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

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

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 17, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

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

Recording the final decision.

If this Land Use Review is approved the final decision 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 **August 18, 2015 – (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. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

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

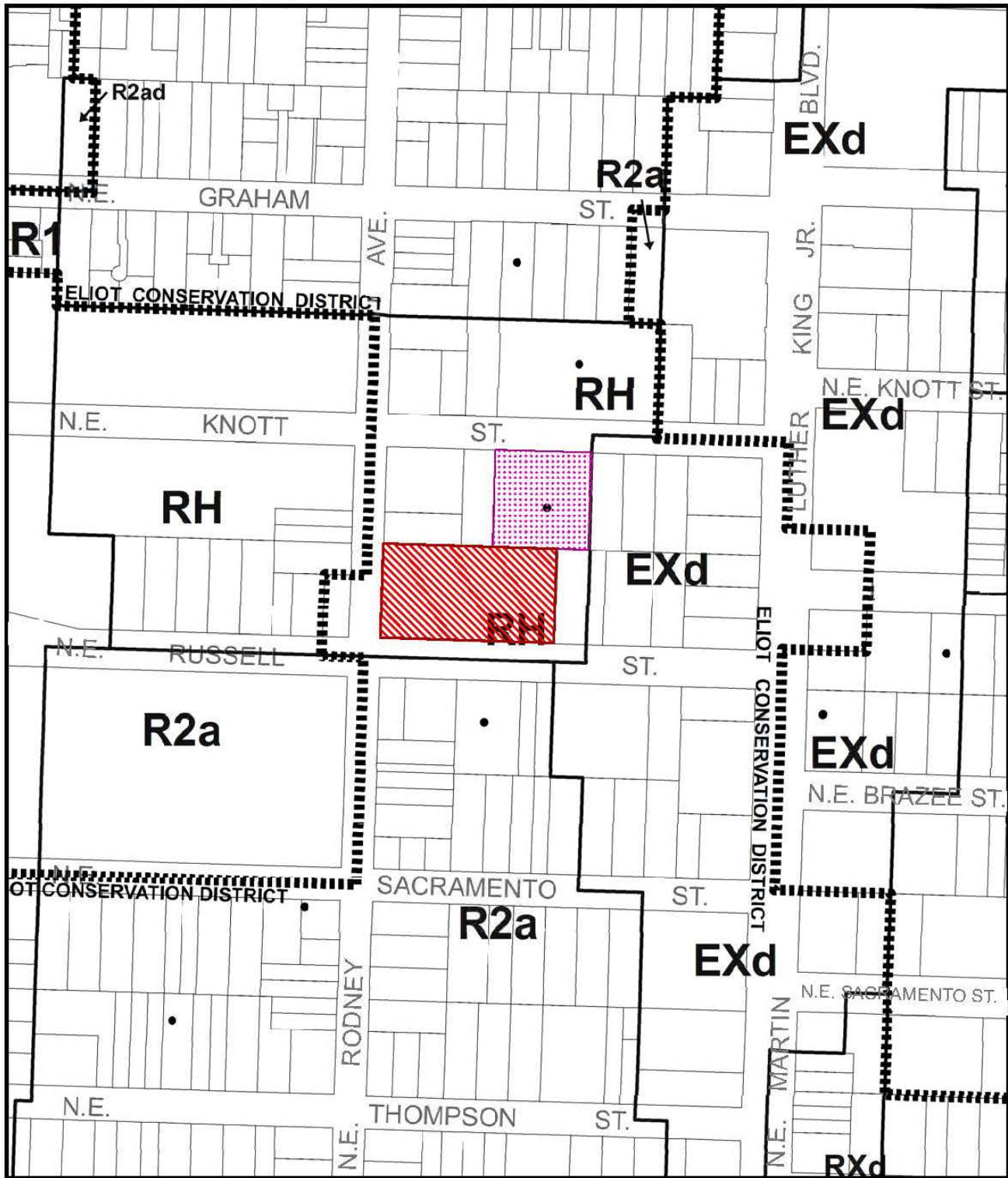
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Stair Plans (attached)
 - 3. Building Elevations
 - 4. Stair Elevations
 - 5. Stair Details
 - 6. Stair Details
 - 7. Site Photos
 - 8. Site Photos
 - 9. Site Photos

10. Civil Partial Demo Site Plan
 11. Civil Partial Site Plan
 12. 50% Perf Metal Diagram
 13. Structural Framing Details
 14. Surface-mounted Linear LED Luminaire Cutsheet
 15. Stair Elevations (attached)
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Fire Bureau
 2. Bureau of Development Services – Life Safety Section
 3. Portland Water Bureau
- G. Other:
1. Original LU Application
 2. Incomplete Application Letter
 3. Applicant's Supplemental Information for Land Use Review Memo
 4. Original Proposal Drawing Submittal

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



Site

Also Owned



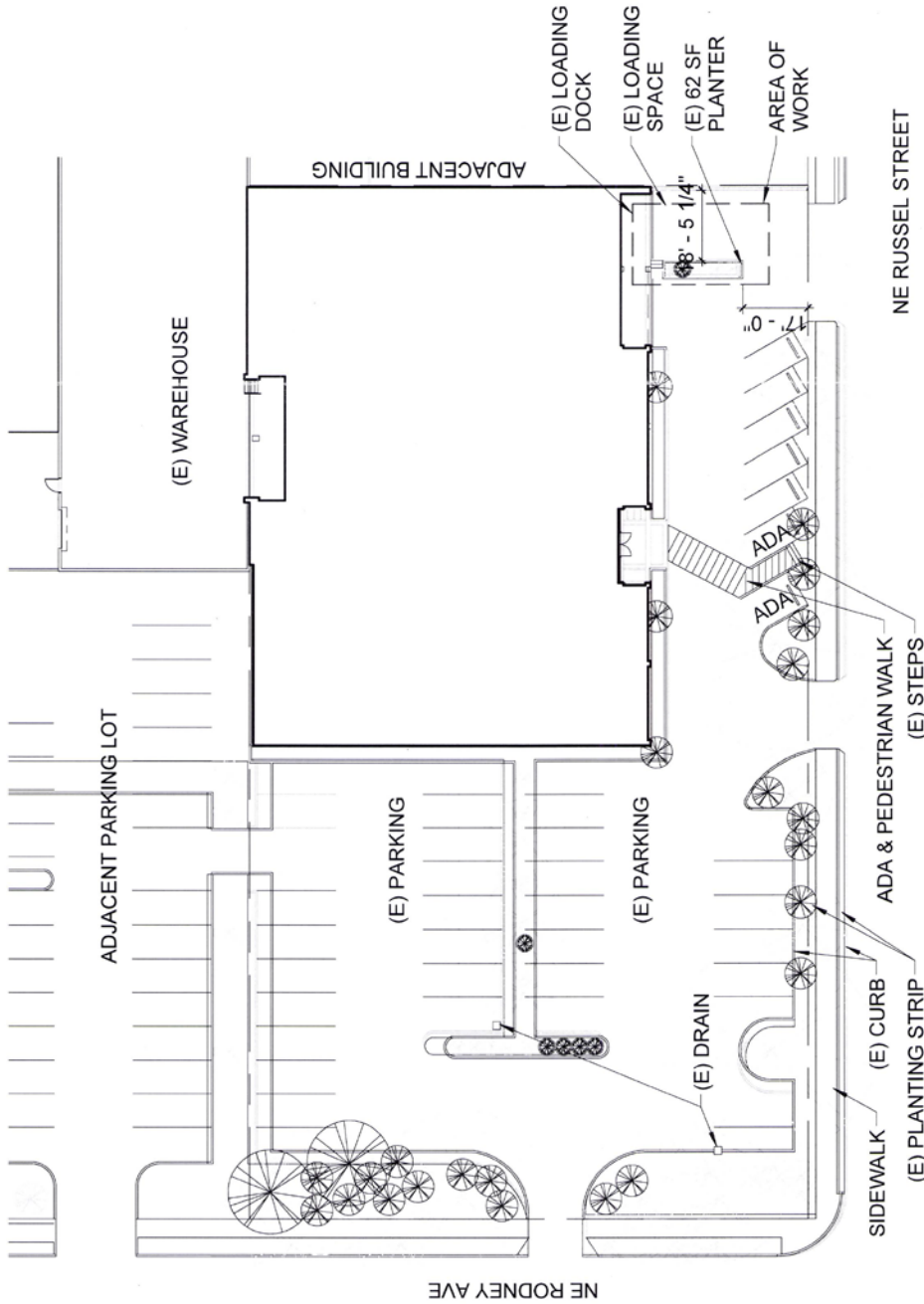
Historic Landmark



NORTH

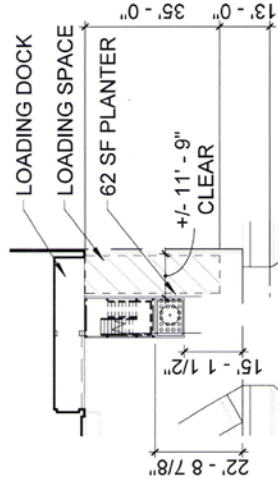
This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT
ELIOT CONSERVATION DISTRICT

File No. LU 15-129936 HR
1/4 Section 2730,2830
Scale 1 inch = 200 feet
State_Id 1N1E27AD 17200
Exhibit B (Mar. 16,2015)



Approved
 City of Portland
 Bureau of Development Services
 Planner *Bejamin Nid*
 Date *07/29/2015*

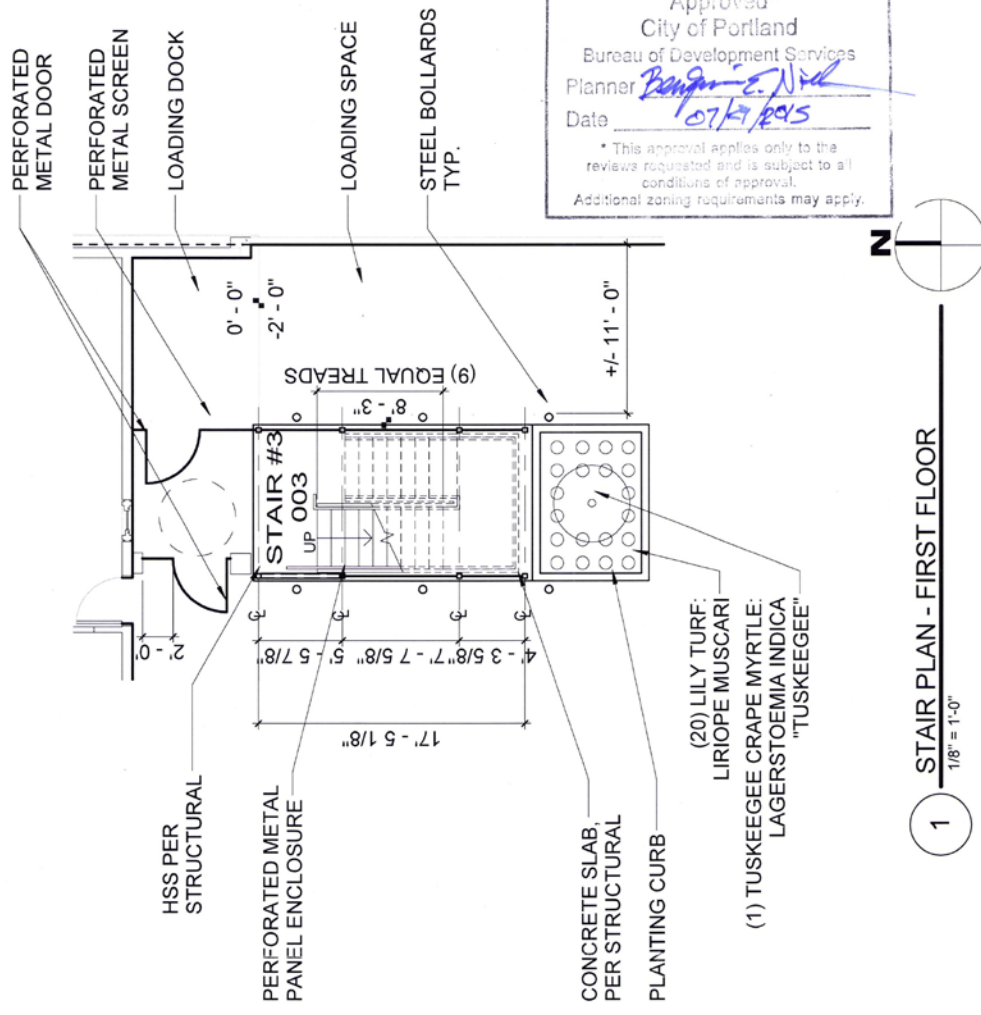
* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.



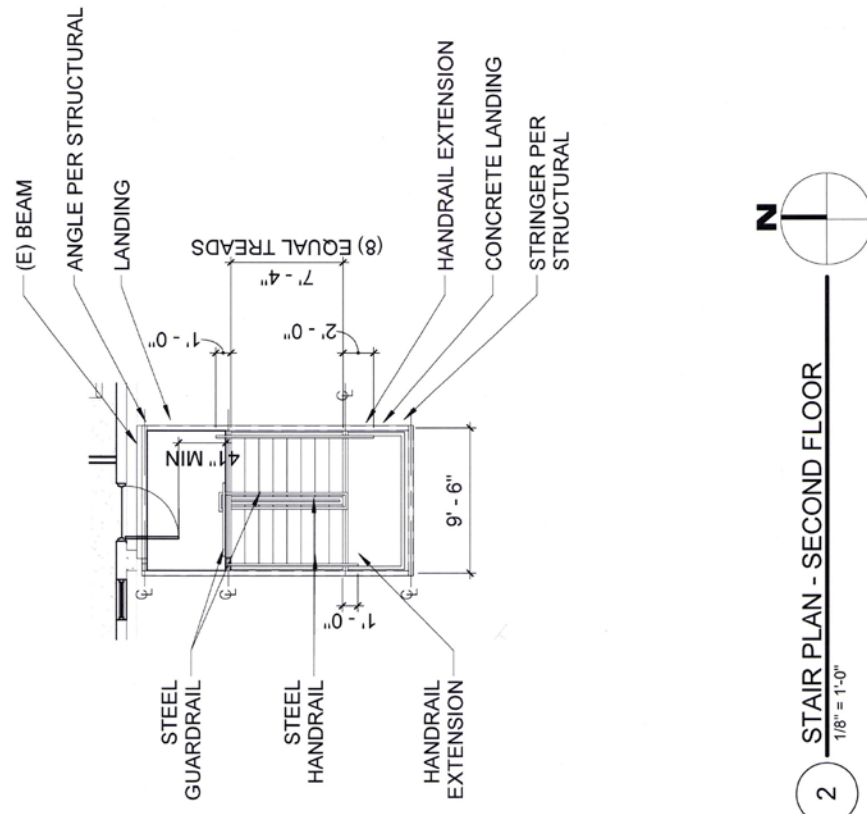
1 (E) SITE PLAN 1/32" = 1'-0"



2 SITE PLAN - STAIR ADDITION 1/32" = 1'-0"



1 STAIR PLAN - FIRST FLOOR
1/8" = 1'-0"



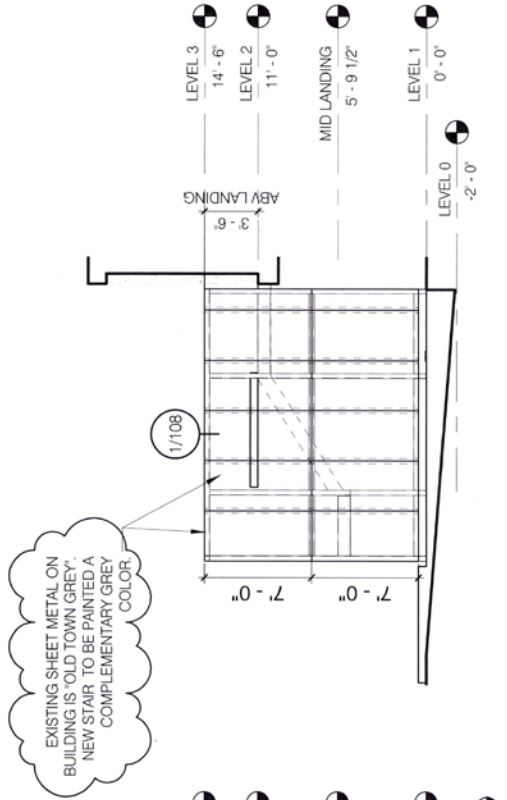
2 STAIR PLAN - SECOND FLOOR
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner *Benjamin E. Nial*
Date *07/17/2015*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

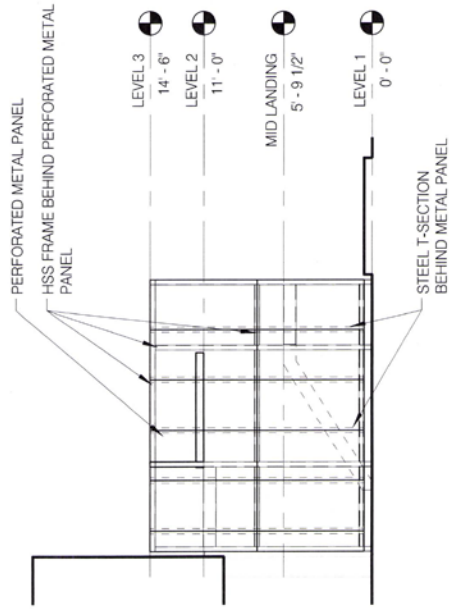
ENLARGED STAIR PLANS

MULTNOMAH COUNTY LIBRARY | ISOM BUILDING STAIR ADDITION | 05/28/15

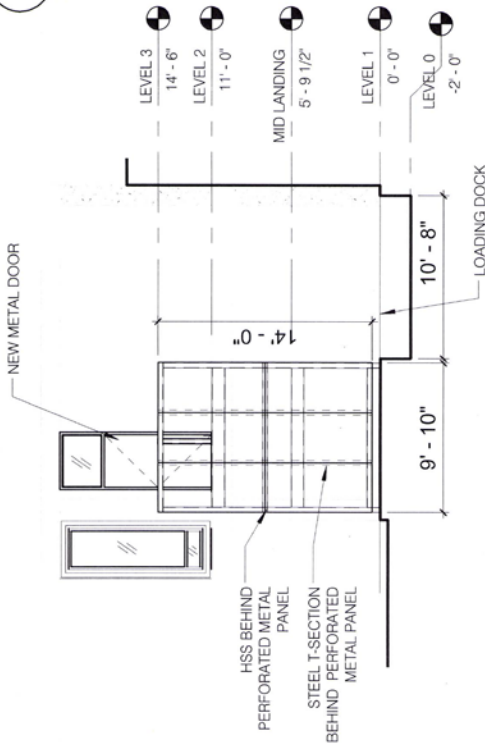
Henneberry Eddy Architects



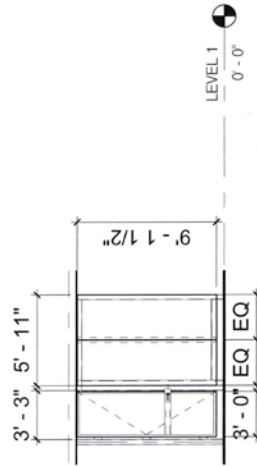
1 STAIR - EAST ELEVATION
1/8" = 1'-0"



3 STAIR - WEST ELEVATION
1/8" = 1'-0"



2 STAIR - SOUTH ELEVATION
1/8" = 1'-0"



4 STAIR - NORTH/GATE ELEVATION
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner Bernie E. Nick
Date 07/29/15
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.