



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Type II and IIX Decision Appeal Form

LU Number: 19-249975 DZM

FOR INTAKE, STAFF USE ONLY

Date/Time Received 2/20/20 9:21am

☒ Action Attached narrative, copy of decision

Received By Emily Wilson

Fee Amount \$250

Appeal Deadline Date 2/24/20 4:30pm

☒ Fee Waived

☐ Entered in Appeal Log

Bill # 4656826

☐ Notice to Dev. Review

Neighborhood Portland Downtown

APPELLANT: Complete all sections below. Please print legibly.

PROPOSAL SITE ADDRESS 2221 SW 1st Ave

DEADLINE OF APPEAL 2/24/2020

Name Elke Poehling

Address 2221 SW 1st Ave #226 City Portland

State/Zip Code OR 97201

Day Phone 503-853-1855 Email elsten2000@hotmail.com

Fax

Interest in proposal (applicant, neighbor, etc.) owner resident

Identify the specific approval criteria at the source of the appeal:

Zoning Code Section 33. 266

Zoning Code Section 33. _____

Zoning Code Section 33. _____

Zoning Code Section 33. _____

Describe how the proposal does or does not meet the specific approval criteria identified above or how the City erred procedurally:

① Building entrance and ADA accessibility were not adequately addressed in the design.

② Concerns about bike rack locations not addressed.

Appellant's Signature

Elke Poehling

FILE THE APPEAL - Submit the following:

- ☐ This completed appeal form
- ☐ A copy of the Type II or IIX Decision being appealed
- ☐ An appeal fee as follows:
 - ☐ \$250, payable to City of Portland
 - ☐ No appeal fee is charged when appeal is filed by ONI recognized organizations for properties within organization's boundaries
 - ☐ Fee waiver request letter for low income individual is signed and attached
 - ☐ Fee waiver request letter for Unincorporated Multnomah County recognized organizations is signed and attached

The City must receive the appeal by 4:30 pm on the deadline listed in the Decision in order for the appeal to be valid. To file the appeal, submit the completed appeal application and fee (or fee waiver request as applicable) at the Reception Desk on the 5th Floor of 1900 SW 4th Ave, Portland, Oregon, between 8:00 am and 4:30 pm Monday through Friday.

A public hearing on the appeal will be held. The land use review applicant, those who testified and everyone who received notice of the initial hearing will receive notice of the appeal hearing date.

Information about the appeal hearing procedure and fee waivers is on the back of this form.

Type II and IIx Appeal Procedure

For land use review applications that follow a Type II and IIx procedure, the Bureau of Development Services makes the decision on the application. This decision is called the Administrative Decision and may be appealed. The applicant and/or an interested person who does not agree with the Administrative Decision may appeal it by using the Type II and IIx Decision Appeal Form and submitting an appeal fee. No appeal fee is charged for Type II and IIx appeals when filed by an ONI recognized organization; the appeal must be for property located within the organization's boundaries, and the vote to appeal must be in accordance with the organization's bylaws. An appeal of a decision triggers an initial hearing before a City review body.

There is a 14-day appeal period that starts the day that the decision is mailed. The last day to appeal is stated in the decision. If appealed, a specific review body hears the case and makes the final City decision. These review bodies include:

- The Hearings Officer
- The Design Commission
- The Portland Historic Landmarks Commission
- The Adjustment Committee

Type II and IIx Appeal Hearing

When a decision is appealed, the Bureau of Development Services schedules a public hearing and sends out a notice within five days of receiving the appeal. The hearing is held at least 21 days from the mailing of the notice.

At the hearing, everyone attending is allowed to speak to the review body. The testimony must address whether or not the proposal meets the approval criteria as described in the Administrative Decision or how the City erred procedurally. Written testimony is also accepted prior to or at the hearing. This may include additional information submitted by the applicant and/or appellant.

If a committee reviews the appeal, a decision is made at the hearing. If the Hearings Officer is the review body, they may make a decision at the hearing, or make a decision later. Both the Hearings Officer and the committee must make a written decision and send notice of the decision within 17 days after the hearing. The decision is mailed to the appellant, applicant, and to anyone who submits oral or written testimony at the hearing.

The review body may adopt, modify, or overturn the Administrative Decision based on the information presented at the hearing and in the case record.

Appeal Fees

An appeal of a land use decision must include an appeal fee. There is a \$250 fee charged for appealing a Type II and IIx decision. This fee is refunded if the decision-maker grants the appeal; i.e. agrees with the appellant.

In order for an appeal to be valid, an appeal fee must accompany the appeal form or a fee waiver request must be approved before the appeal deadline as stated in the specific land use decision (Section 33.730.020 of the Portland Zoning Code). See below for fee waiver eligibility information.

Low Income Fee Waiver

The appeal fee may be waived for low income applicants who appeal a land use decision on the site of their primary residence in which they have an ownership interest. In addition, the appeal fee may be waived for low income individuals who have resided for at least 60 days within the required notification area for the land use review. Low income individuals requesting a fee waiver will be required to certify their annual gross income and household size. The appeal fee will only be waived for households with a gross annual income of less than 50 percent of the area median income as established and adjusted for household size by the federal Department of Housing and Urban Development (HUD). All financial information submitted to request a fee waiver is confidential. Fee waiver requests must be approved prior to appeal deadline to be considered for a fee waiver.

Information is subject to change

Please do NOT approve LU 19-249975 DZM AD in its current form

Elke Poehling <elsten2000@hotmail.com>

Fri 1/31/2020 3:57 PM

To: Graves, Arthur <Arthur.Graves@portlandoregon.gov>

 3 attachments (2 MB)

NoteFromAPTCA.docx; IMG_4245.JPG; IMG_4247.JPG;

Arthur Graves
City of Portland

LU 19-249975 DZM AD

I think you should NOT approve the design of the plaza at American Plaza until several important issues are resolved:

Pedestrian Flow

Traffic Flow

Bike Traffic

Bike Parking

Safety

Handicap Parking

ADA Access

Ultimately, the problem is that this design is being done in the wrong order. The above list should be considered first, and then the planters should be designed to accommodate that list. Instead, the proposed design is "new concrete above-ground planters to match existing as closely as possible." Then ADA parking stalls, lighting, bike parking, etc. are to be simply added to fit in the existing planter design. Doing so makes for a sub-standard design.

For example, ADA parking spaces are wider than standard parking. Simply adding ADA parking to the existing space may not work if the boundaries are dictated by the planters. And, travel between the ADA space and the building entrance needs to be considered. Maybe the ADA space should be where there is currently a planter, rather than along the existing row of parking spaces, which requires crossing traffic to get to the door. The bottom line is the ADA design should be done BEFORE the planters are designed, NOT AFTER.

* Bicycle parking is similar. The location should be picked BEFORE the planters are designed. The current location of bike racks outside Grant Tower is in a dark corner (see first photo). There is no room for more racks in that location; three is already cramped. The current location is to the right of the main entrance, it is dark and cramped and not easily spotted by approaching bike riders, and exiting that space onto the car ramp has poor visibility. In fact, there is an obvious better place. The area to the left of the main entrance is already well lit, well travelled, easier access to the building entrance, has a camera, and it is not right next to someone's bedroom window (see second photo). The reason bike racks are not there now is because there is a planter with a tree. But, as part of this project, all planters and trees will be removed. It would only take a small change to the new planter design to accommodate bike racks in that, obviously

Bike Rack Location

aptca.peter@kozdon.net <aptca.peter@kozdon.net>

Wed 2/12/2020 1:08 AM

To: elsten2000@hotmail.com <elsten2000@hotmail.com>

Cc: doug2000@live.com <doug2000@live.com>; Susan Gilbert <susanlgilbert68@gmail.com>; 'Li Alligood' <Li.Alligood@otak.com>

Elke,

Li has send me the text of the comments you and Doug had submitted to BDS, as well as the conclusion in the BDS notice:

Comments regarding bicycle parking and its associated noise impacts have been reviewed by staff and discussed with both the applicant and with some of those that submitted concern. Staff spoke with the applicant and directed them to review the site for alternative locations that are still fully compliant with the current bicycle code per Portland Zoning Code (PZC) 33.266. To those who wrote with concerns, staff discussed the current bicycle code (Portland Zoning Code 33.266) and its standards that must be met, explaining the difficulties of alternatives locations on the project site. Staff further advised the resident to review PZC 33.266 to also look for alternative locations that fully meet the standards of the code. Currently alternative locations that do not impact planter locations have not been proposed by either the residents of the applicant.

I understand that you have also been talking to Li about this. Li had told us that changing planters would be a non-starter but some latitude may be possible.

Li said that there could be an alternate location. If you are interested this would need to be discussed with the rest of the Garage Committee. Are you willing to come to the next meeting, on Wed 26 Feb, at 3pm. According to Li, there could be some leeway on their exact location as long as they remain within 50ft of the entrance.

I am also trying to find some background data on the installation of the bike racks at Grant. I would also be grateful if you could look through your old files to see if you have a copy of the Design and Exercise Committee recommendation on the location of the Grant Bike rack in 2006. The board voted to install them in their current location at the May 2006 board meeting based on this recommendation. You happen to be the only Director from the 2006 Board that is still at APTCA and the design/exercise committee apparently had also explored other locations.

Please let me know which way you want to proceed

Peter Kozdon
Chair, GSC

LU 19-249975 DZM (ADA Compliance)

Elke Poehling <elsten2000@hotmail.com>

Sat 2/1/2020 9:10 PM

To: Graves, Arthur <Arthur.Graves@portlandoregon.gov>

 3 attachments (2 MB)

IMG_4252.JPG; IMG_4254.JPG; IMG_4256.JPG;

Arthur,

Here is another issue: ADA compliance and emergency medical access.

The building entrance/exit of the Grant Tower that is ADA compatible is the gate shown (in the first picture). It is also the designated emergency access point (see the posted sign in the second picture).

It is the entrance/exit that has a automatic door and is wide enough to accommodate wheelchairs, scooters, or stretchers. It is also used by bikes and strollers. The problem is that it is also a loading zone. Often small trucks park there for deliveries. When they park there, trucks substantially fill the available passageway. When there is a truck making a delivery, wheelchairs or emergency egress cannot pass. Even pedestrians often have to step onto the planter to get past. People with strollers are out of luck. This is a common occurrence. And, this has been a problem for a long time. It poses a safety issue for residents in an emergency. It might even be a fire code violation. But, the Association has not changed anything, because the area was in compliance when it was built (1970's).

An obvious counter-argument is this: the visitor entrance of the building would not be blocked by a truck. It is often called the main entrance, and it is true that a truck will not block it. But, the visitor entrance is not ADA compliant. The outside door is not automatic and the passage is narrow, with a sharp corner, so is difficult for stretchers, or handicap scooters to pass (see third picture). Even strollers struggle with the turn. And, the orientation of the door makes it difficult to hold the door and make the turn with a wheelchair or walker. People with wheelchairs, scooters, walkers and strollers do not use that entrance. They use the gate. The gate is the handicap and emergency medical entrance/exit for Grant Tower, not the guest entrance.

I don't believe this area outside the gate would be in ADA compliance or emergency access compliance by 2020 standards. I am not as sure about the fire code, but it is a concern.

A small change to the planter design in that area would allow a passage for pedestrians, strollers, bikes, wheelchairs and emergency personnel , even while a small truck is making a delivery.

The current design may have been in code in the 1970's, but that doesn't mean it is okay in 2020. Since all of the planters are being removed, they should be replaced per 2020 standards, not 1970's standards. Designs that were grandfathered in, because of when the plaza was built, should not be protect by a grandfather clause anymore, as they are being completely rebuilt. The Association should be required to make a new design.

Elke Poehling









CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**
Land Use Decision Enclosed
Case # LU 19-249975 DZM

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RETURN SERVICE REQUESTED

RESPONDENT

1S1E03CC 90208
DARLING DOUGLAS D & POEHLING ELKE
2221 SW 1ST AVE #226
PORTLAND OR 97201-5061



City of Portland, Oregon | Bureau of Development Services | 1900 SW Fourth Avenue, Portland, Oregon 97201 | www.portlandoregon.gov/bds



The City of Portland is committed to providing meaningful access.
For accommodations, modifications, translation, interpretation or other services, please call 503-823-7300,
the TTY at 503-823-6868 or the Oregon Relay Service at 711.

503-823-7300 BDS@PortlandOregon.gov www.PortlandOregon.gov/bds/translated

Traducción e interpretación | Chuyền Ngữ hoặc Phiên Dịch | 翻译或传译
Turjumida ama Fasiraadda | 翻訳または通訳 | Письменный или устный перевод
Traducere sau Interpretare | 번역 및 통역 | الشفوية أو الشفوية الترجمة
Targumot u yevreishn | Письмовий або усний переклад



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 10, 2020
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 19-249975 DZM: EXTERIOR ALTERATIONS

GENERAL INFORMATION

Primary Contact: Li Alligood | Otak, Inc | 503.415.2384
808 SW 3rd Ave #300 | Portland OR 97204

Owner/Applicant: Susan L Gilbert | American Plaza Towers | 503.719.4305
2211 SW First Ave | Portland OR 97204

Owner/Applicant: Amy Edwards | Prosper Portland | 503.823.3225
222 NW 5th Ave | Portland OR 97209

Site Address: 2211, 2221, and 2309 SW 1st Avenue and Portland Center Park

Legal Description: GENERAL COMMON ELEMENTS EXC PT IN ST, AMERICAN PLAZA TOWERS CONDOMINIUM; BLOCK C LOT 1 TL 700, SOUTH AUDITORIUM ADD; BLOCK C LOT 1 TL 600, SOUTH AUDITORIUM ADD

Tax Account No.: R023000006, R777501000, R777501170
State ID No.: 1S1E03CC 90000, 1S1E03CC 00700, 1S1E03CC 00600, 1S1E03CC1 90000

Quarter Section: 3229
Neighborhood: Portland Downtown, contact Wendy Rahm at wwrahm@aol.com
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City Plan District and South Auditorium Plan Districts, University District Sub-District

Zoning: RX, OSd: Central Residential (RX), Open Space (OS), and Design (d) overlay

Case Type: DZM: Design Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Design Review for site alterations and the removal and replacement of trees for a site area located in the South Auditorium Plan District and the University District Sub-District of the Central City Plan District.

Proposed alterations include:

- Removal of 52 trees: 22 trees located within the above-ground planters within the American Plaza Towers plaza and 30 trees on the western boundary of Portland Center Park.
- Installation of 61 trees: 33 new trees in new concrete above-ground planters, and 28 trees within the Portland Center Park.
- Removal of existing surface level lighting located above the below-grade structured parking garage.
- Removal of the Lincoln Plaza fountain.
- Installation of additional plantings to bring parking lot landscaping closer into conformance with landscaping requirements.
- Installation of new L-1 landscaping along the pedestrian walkway to the south of the existing landscaping.
- Installation of new site lighting.
- Installation of 18 new short-term bicycle parking spaces.

Design Review is required for proposed non-exempt alterations to development in the “d” Design overlay zone of the Central City Plan District and South Auditorium Plan District. (See section 420.045 for alterations exempt from Design Review.) Design Review is required for the removal of trees in the South Auditorium Plan District (PZC 33.420.041.E)

The applicant also requests three Modifications to zoning code development standards:

- **Modification #1: Landscape Area – Installation, PZC 33.248.040.A** – All required landscaping must be in-ground, except when in raised planters that are used to meet minimum Bureau of Environmental Services stormwater management requirements. Proposed landscaping is to match existing, which is not in-ground but in planters on the “roof” of structured parking.
- **Modification #2: Parking Area Setbacks and Landscaping – Perimeter Parking Lot Landscaping, PZC 33.266.130.G.2.a.(2)** – Maintain the landscape bed depth for proposed beds (which vary) to be the same as existing beds in areas on the west edge of the vehicle area. Current bed depths vary but are all proposed to be less than the standard 5 feet.
- **Modification #3: Landscape Area – Pedestrian malls/open area, PZC 33.580.110** – Maintain the landscape bed depth for proposed beds (which vary) in four locations to be the same as existing beds in those locations. Current bed depth in the four locations are all less than the 6-foot depth of the standard.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Section 33.580.130 – Preservation of Existing Trees
- Oregon Statewide Planning Goals
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

CONCLUSIONS

The alterations to the site area of the American Plaza Towers, located in the South Auditorium Plan District, maintain the character and integrity of the existing area while allowing for replacement of the existing failing "roof" of the below grade structured parking garage.

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval.


ADMINISTRATIVE DECISION

Design Review approval of alterations to the plaza areas adjacent to the American Plaza Towers, including tree removal and replacement, the removal of a small water fountain, the addition of lighting and the installation of short-term bicycle parking. The site is located in the South Auditorium Plan District as well as the University Subdistrict, of the Central City Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-19, signed and dated February 06, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 19-249975 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves

Decision rendered by:  on February 06, 2020.
By authority of the Director of the Bureau of Development Services

Decision mailed: February 10, 2020

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 November 6, 2019, and was determined to be complete on December 19, 2019.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 6, 2019.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: April 17, 2020.**

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

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

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

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

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 24, 2020** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

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

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded on or after **February 25, 2020** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

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

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

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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal

1. Initial Narrative: 11.06.2019
2. Initial Drawings: 11.06.2019 (superseded)
3. Revised Drawings: 01.15.2020 (superseded)
4. Revised Narrative: 01.27.2020
5. Revised Drawings: 01.27.2020
6. Appendix Submittals: 01.31.2020
7. Revised Narrative: 02.04.2020
8. Applicant Confirmation of Modification Locations: 02.04.2020
9. Arborists Report: June 23, 2019

B. Zoning Map (attached)**C. Plans/Drawings:**

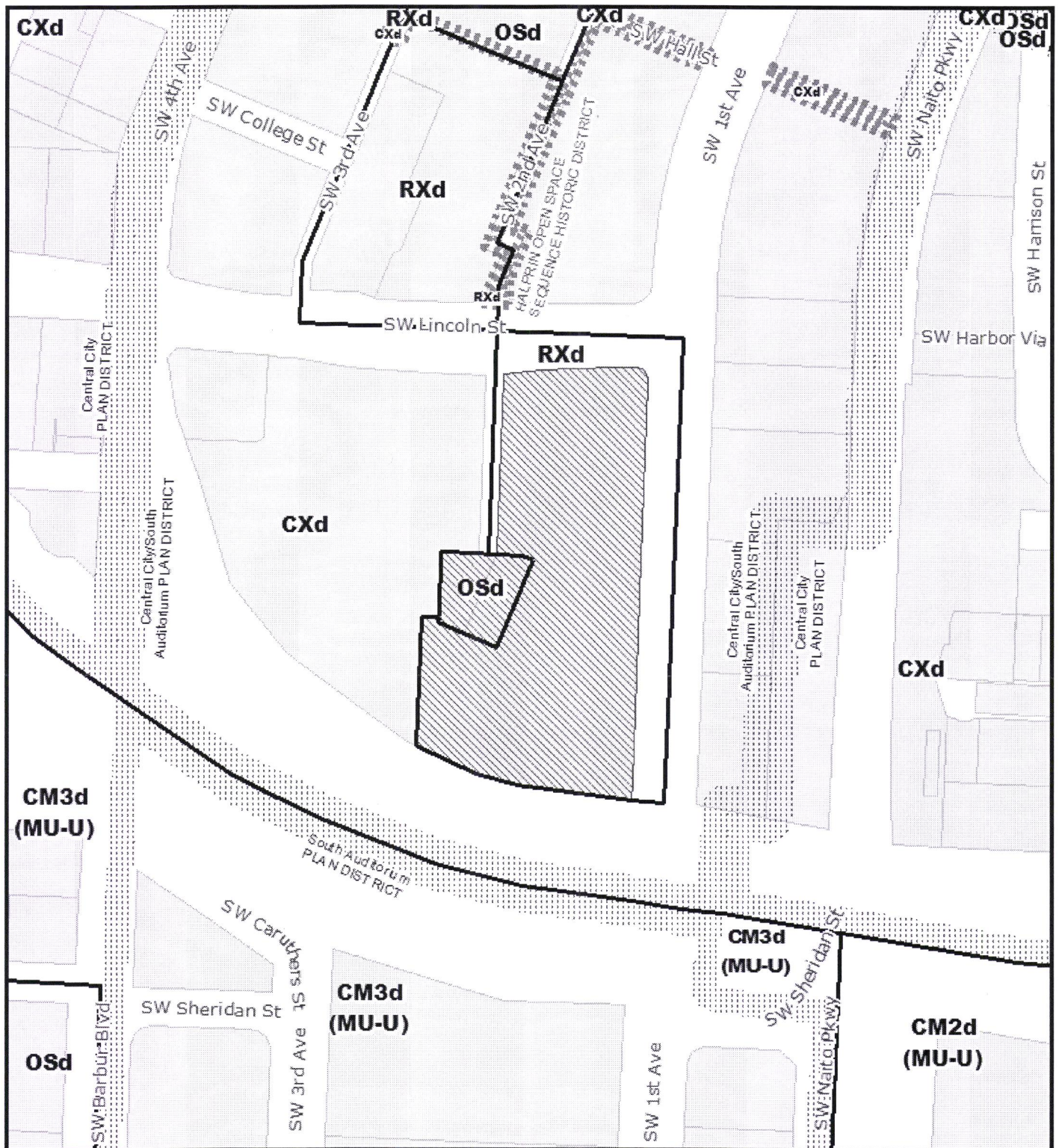
1. Title Page – Vicinity Map
2. Site Plan – Existing Conditions
3. Site Plan – Demolition Plan
4. Site Plan – Proposed (attached)
5. Site Plan – Non-Conforming Development
6. Enlarged Site Plan – Lincoln
7. Enlarged Site Plan – Grant
8. Enlarged Site Plan – Madison
9. Vestibule Plans
10. Exterior Details
11. Tree Plan – Existing (attached)
12. Tree Inventory


13. Tree Protection and Removal Plan
 14. Tree Density Plan
 15. Planting Plan – Proposed (attached)
 16. Planting Schedule
 17. Landscape Details
 18. Lighting Drawings
 19. Modifications
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Development Services- Site Development: Jason Butler-Brown: January 24, 2020.
 2. Bureau of Development Services Life Safety/Building Code Section: Sloan Shelton, January 24, 2020.
 3. Fire Bureau: Dawn Krantz: January 27, 2020.
 4. Bureau of Environmental Services: Emma Kohlsmith, January 31, 2020.
 5. Bureau of Transportation: Robert Haley, February 04, 2020.
- F. Correspondence:
1. Cynthia Solberg, January 15, 2020
 2. David Langan, January 15, 2020
 3. Gary Pearlman, January 15, 2020
 4. Judy Hedreen, January 15, 2020
 5. Mary Giddens, January 15, 2020
 6. Phil Gilbertson, January 15, 2020
 7. Phil Marchbanks, January 15, 2020
 8. Steven Zimmerman, January 15, 2020
 9. Susan Nummery, January 15, 2020
 10. Anne Woodbury, January 16, 2020
 11. Carol Turtle, January 16, 2020
 12. Gary Tharler, January 16, 2020
 13. Helen Smith, January 16, 2020
 14. Viveca and Jim Leusch, January 16, 2020
 15. Joan Johnson, January 16, 2020
 16. Angela and Jon Greenblatt, January 16, 2020
 17. Diane and John Howieson, January 17, 2020
 18. Linda and Charlie Williams, January 17, 2020
 19. Mark Goodell, January 18, 2020
 20. Sharon Miles, January 18, 2020
 21. Thomas Ray, January 19, 2020
 22. Ed Beck, January 19, 2020
 23. Graham and Claudia Dickson, January 19, 2020
 24. Mary Ann Wish, January 19, 2020
 25. John Shields, January 20, 2020
 26. Karen Cameron, January 20, 2020
 27. Lewis Sprunger and Elaine Durst, January 20, 2020
 28. Linda Mann, January 20, 2020
 29. Charles Dibert and John Mock, January 21, 2020
 30. Joyce Lockwood, January 21, 2020
 31. Lee Anne Barham, January 21, 2020
 32. Muriel Lezak, January 21, 2020
 33. Robert and Sylvia Sutherland, January 21, 2020
 34. Anne Raunio and Scott Gilbert, January 22, 2020
 35. Charlene Jones, January 22, 2020
 36. Kathryn Belknap, January 22, 2020
 37. Sammie and Jack McGlasson, January 22, 2020
 38. Judy Heltzel, January 24, 2020
 39. Mark Fromm, January 24, 2020

40. Peter Spencer, January 24, 2020
41. Candy King, January 25, 2020
42. Judy Lyons, January 25, 2020
43. Paul and Dawn Trimble, January 25, 2020
44. Peggy McComb, January 25, 2020
45. Roberta Ruimy, January 25, 2020
46. Tracey Corbett, January 25, 2020
47. Jeanine Cavagnaro, January 26, 2020
48. Linny and Dennis Stovall, January 26, 2020
49. William and Janet Craswell, January 26, 2020
50. Cary Doucette, January 27, 2020
51. Cindy and Bruce Fitzwater, January 27, 2020
52. Franklin Evans, January 27, 2020
53. Jo Ann L. Schwartz, January 27, 2020
54. JoAnna and Roy Simmons, January 27, 2020
55. Mary Meek, January 27, 2020
56. Michelle Rohr, January 27, 2020
57. Patrick Young, January 27, 2020
58. R. Curry, January 27, 2020
59. Steve Hallock, January 27, 2020
60. William Matarazzi and Barbara Bousum, January 27, 2020
61. Elke Poehling, January 28, 2020
62. Gulzoda Seidova, January 28, 2020
63. Sarann Benson, January 28, 2020
64. Scott Gilbert, January 28, 2020
65. Susan Kozdon, January 28, 2020
66. Gerald and Joyce Kelly, January 29, 2020
67. Jerold Wikoff and Charlotte Armster, January 29, 2020
68. Joan Smith, January 29, 2020
69. Robert J. Bennett, January 29, 2020
70. Rosalinda Maesner, January 29, 2020
71. Doug Darling, January 30, 2020
72. Jerry Burger, January 30, 2020
73. Kaja Guttormson, January 30, 2020
74. Merrily Burger, January 30, 2020
75. Merrily Burger, January 30, 2020
76. Carl & Carole Reddick, January 31, 2020
77. Doug Darling, January 31, 2020
78. Elke Poehling, January 31, 2020
79. Joan and Dan Kvitka, January 31, 2020
80. Juliet Williams, January 31, 2020
81. Lynne Hartshorn, January 31, 2020
82. Mary Kay Brennan, January 31, 2020
83. Mary Warren, January 31, 2020
84. Peter Kozdon, January 31, 2020
85. Bill Coffey, February 01, 2020
86. Elke Poehling, February 01, 2020
87. Joanne Jene, February 01, 2020
88. John Lambert, February 01, 2020
89. Kris Bennett, February 01, 2020
90. Malcolm McLean, February 01, 2020
91. Mary Lucero-Larsen and Susan Abate, February 01, 2020
92. Merrily Burger, February 01, 2020
93. Rosemary Hutchinson, February 01, 2020
94. Alan Hoffer, February 02, 2020
95. Brian C. Setzle, February 02, 2020
96. Downer Johnson, February 02, 2020
97. Landi Sonia & Peter Veerman, February 02, 2020

98. Mary McGilvra, February 02, 2020
 99. Sandy Keiter, February 02, 2020
 100. Sherry Dunnihoo, February 02, 2020
 101. Thomas Marlitt, February 02, 2020
 102. Sven and Barbara Fagerstrom, February 03, 2020
 103. Barbara W Fleming, February 03, 2020
 104. Charles Coate, February 03, 2020
 105. Dan Baker, February 03, 2020
 106. Debra Johnson, February 03, 2020
 107. Boyd & Dorothy Osgood, February 03, 2020
 108. Frances Johnston, February 03, 2020
 109. Gary Hartshorn, February 03, 2020
 110. Joe & Lois Haley, February 03, 2020
 111. Lynne Hartshorn, February 03, 2020
 112. Martha K. Sharp, February 03, 2020
 113. Pat Baker, February 03, 2020
 114. Raymond & Catherine Honerlah, February 03, 2020
 115. Geoff and Susan Gilbert, February 03, 2020
 116. Lynne Hartshorn, February 03, 2020
- G. Other:
1. Original LU Application
 2. Historic Information: Ordinance #147584
 3. Lee Kelly – Leland Sculpture Information
 4. EA 18-165352 Appt – Planner Response
 5. Site Pictures: 05.21.2018
 6. Incomplete Letter: November 20, 2019
 7. Site Pictures: 01.23.2020
 8. Refund Request Form: 01.10.2020

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



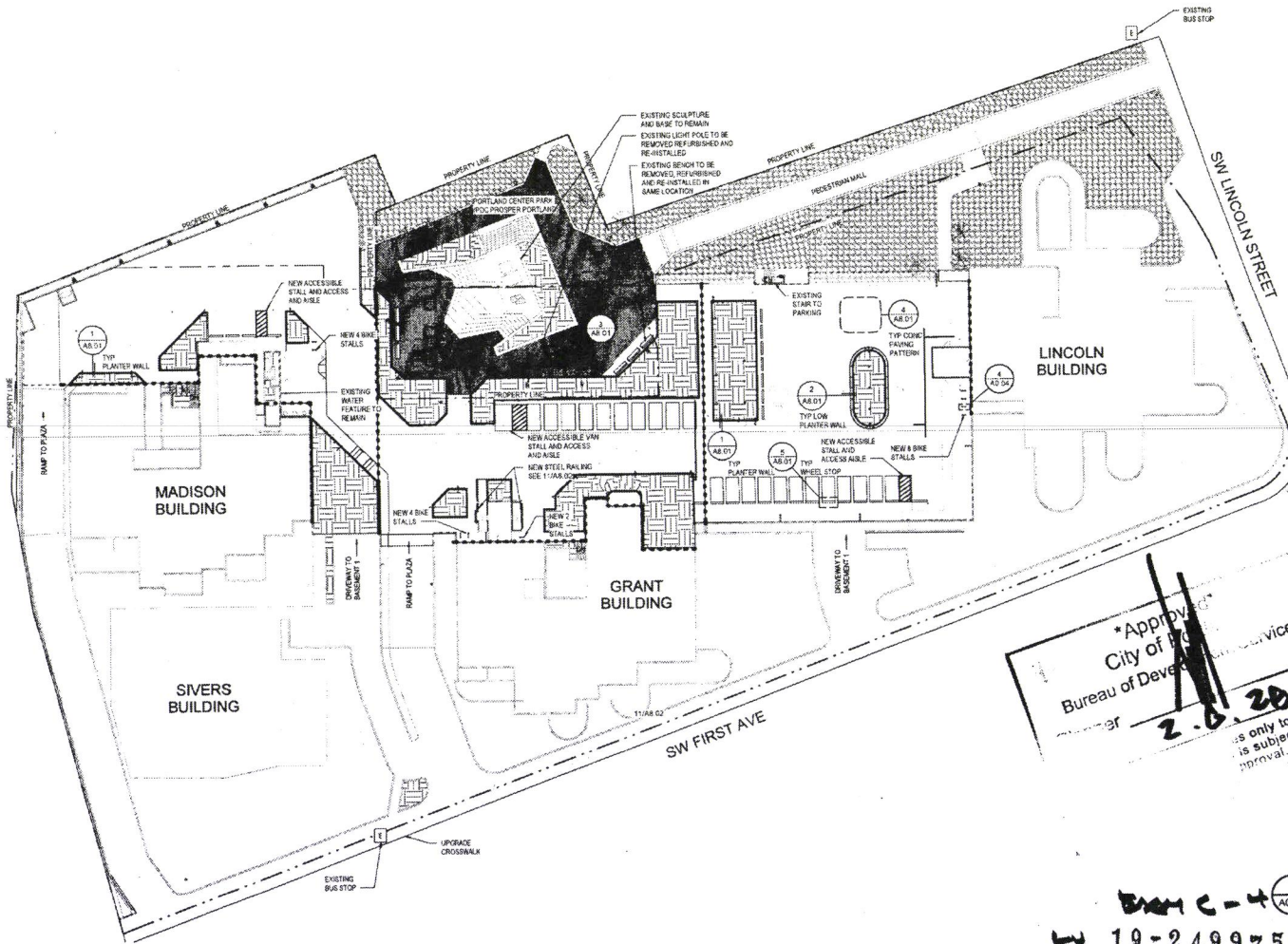
ZONING  NORTH

CENTRAL CITY/
SOUTH AUDITORIUM PLAN DISTRICT
UNIVERSITY DISTRICT/
SOUTH DOWNTOWN SUB DISTRICT



File No.	LU 19 - 249975 DZM
1/4 Section	3229
Scale	1 inch = 200 feet
State ID	1S1E03CC 90000
Exhibit	B Nov 12, 2019

1 OVERALL PLAZA PLAN
 A0.04 SCALE: 1" = 30'-0"



PLAN NOTES

1. ALL DIMENSIONS AND GRIDS ARE TO FACE OF CONCRETE WALL.
2. FOR ARCHITECTURAL ABBREVIATIONS & SYMBOLS, SEE SHEET A0.01.
3. SIDEWALKS AND PATIOS SHALL SLOPE AT 2% MAXIMUM AS SHOWN ON PLANS. WARP CONCRETE AT WALLS AND COLUMNS AS SHOWN TO FORCE WATER TO DRAIN AWAY FROM AND AROUND WITHOUT EXCEEDING 1/8" MAXIMUM SLOPE.
4. SEE ENLARGED PLANS A0.11-A0.13 FOR DIMENSIONS, DETAIL CALLOUTS AND ANNOTATION NOT CONTAINED ON OVERALL PLAN.
5. SEE SHAD 02 AND 10A-03 FOR TYPICAL PLANTER WALL ELEVATIONS.
6. ALL TOPS OF PLANTER WALLS TO BE LEVEL UNO.

LEGEND

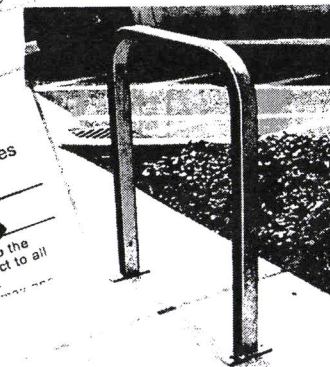
	SLAB OR BRICK PAVERS TO BE REPAIRED OR REPLACED
	EXISTING WALL / CURB TO REMAIN
	NEW WALL / CURB
	PLANTER
	GRASS LANDSCAPING
	NEW BRICK PAVERS (SEE SHAD 01-FOR PATTERN)
	NEW TOPPING SLAB (NATURAL GRAY WITH BROOM FINISH (SEE SHAD 01 FOR TYP PAVING PATTERN))

BIKE PARKING COUNT

EXISTING SHORT TERM - 8 STALLS
 PROPOSED SHORT TERM - 18 STALLS

SITE AREA

SITE AREA - 150,869 SF
 BUILDING AREA - 37,157 SF
 BUILDING AREA 23% OF SITE

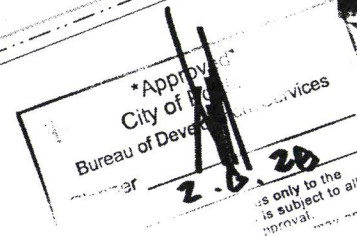
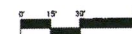


PROPOSED SHORT TERM BIKE STALL - HUTCO "BURNSIDE" STAINLESS STEEL

4 BIKE STALL
 A0.04 SCALE: 12" = 1'-0"



KEYPLAN

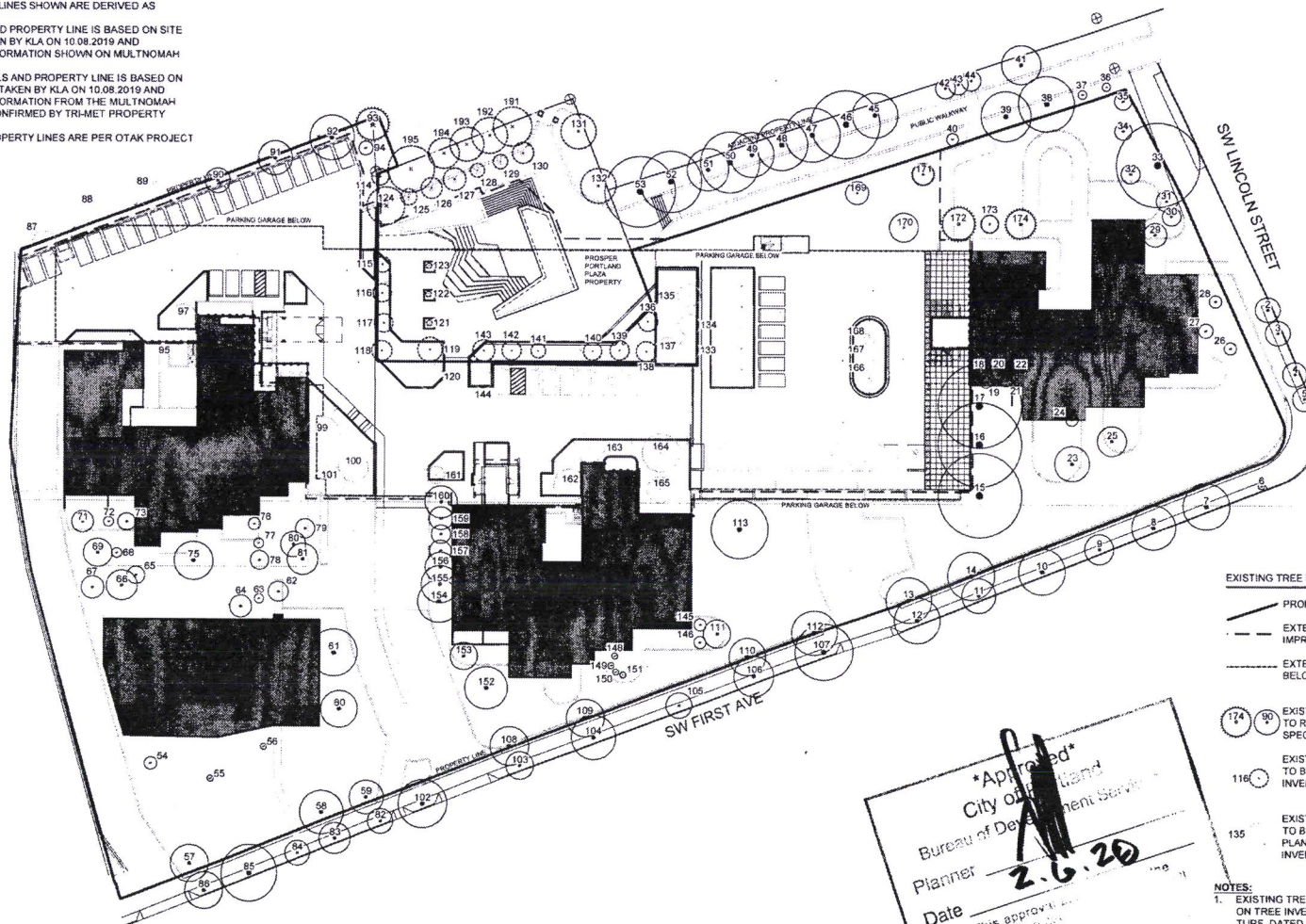


19-249975

NOTE:

APPROXIMATE PROPERTY LINES SHOWN ARE DERIVED AS FOLLOWS:

1. 1ST STREET WALLS AND PROPERTY LINE IS BASED ON SITE MEASUREMENTS TAKEN BY KLA ON 10.08.2019 AND RECONCILED WITH INFORMATION SHOWN ON MULTNOMAH COUNTY 'SAIL' MAP.
2. LINCOLN STREET WALLS AND PROPERTY LINE IS BASED ON SITE MEASUREMENTS TAKEN BY KLA ON 10.08.2019 AND RECONCILED WITH INFORMATION FROM THE MULTNOMAH COUNTY 'SAIL' MAP, CONFIRMED BY TRI-MET PROPERTY SURVEY.
3. WEST AND SOUTH PROPERTY LINES ARE PER OTAK PROJECT DRAWINGS.



EXISTING TREE PLAN - LEGEND

- PROPERTY LINE
- EXTENT OF LANDSCAPE IMPROVEMENTS
- EXTENT OF PARKING GARAGE BELOW GRADE

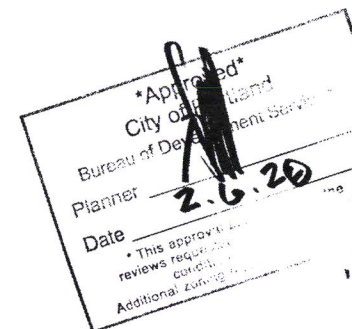
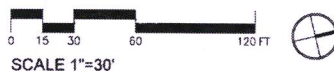
124 125
EXISTING TREE IDENTIFICATION NUMBER TO REMAIN. SEE TREE INVENTORY FOR SPECIES AND D.B.H.

116
EXISTING TREE IDENTIFICATION NUMBER TO BE REMOVED IN PUBLIC PLAZA. SEE TREE INVENTORY FOR SPECIES AND D.B.H.

135
EXISTING TREE IDENTIFICATION NUMBER TO BE REMOVED FROM ON-STRUCTURE PLANTER FOR GARAGE REPAIRS. SEE TREE INVENTORY FOR SPECIES AND D.B.H.

NOTES:

1. EXISTING TREE SIZES AND LOCATIONS ARE BASED ON TREE INVENTORY PER NORTHWEST TREE AND TURF, DATED 08.29.2019. SEE BELOW.
2. PLANTS WITH STRIKETHROUGH WERE INCORRECTLY CATEGORIZED IN THE ARBORIST REPORT AND ARE NOT TREES PER THE CITY OF PORTLAND PLANT LIST. THESE PLANTS ARE NOT INCLUDED IN ANY TREE COUNTS. SEE L0.03, L0.03A, AND L0.03B FOR COMPLETE ARBORIST REPORT.
3. EXISTING TREE INVENTORY LIST BELOW IS SHOWN FOR REFERENCE ONLY. SEE L0.03, L0.03A, AND L0.03B FOR FULL REPORT PER NORTHWEST TREE AND TURF.
4. SEE L0.03, L0.03A, AND L0.03B FOR COMPLETE ARBORIST TREE INVENTORY.



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KLA
Koch Landscape Architecture
1821 NORTHEAST SECOND AVENUE
PORTLAND, OREGON 97232
503.258.1175 1503.288.2974

REGISTERED
310
Steven E. Koch
OREGON
LANDSCAPE ARCHITECT
CONSULTANT

AMERICAN PLAZA WATERPROOFING REPAIR
LAND USE SUBMITTAL
JANUARY 16, 2020 | 18437

EXISTING TREE PLAN

DATE	DESCRIPTION
1/16/20	OR REVISIONS
REVISIONS	
CORR	CORR
DRAWN BY	CHECK BY
ISSUED FOR PERMIT	
STATUS	
JANUARY 17, 2020	
DATE	
PROJECT NUMBER	
L0.02	

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19-249975 DEM

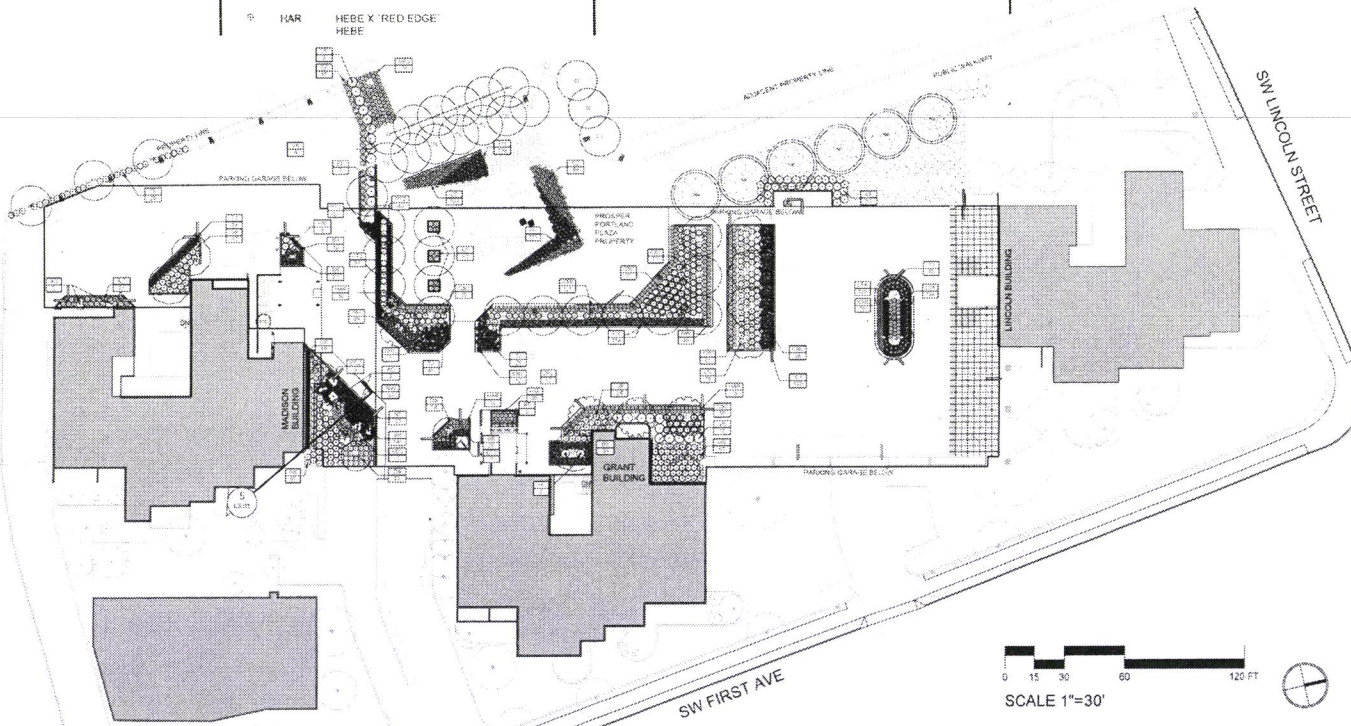
PLANT SCHEDULE - PARKING LOT

TREES	BOTANICAL / COMMON NAME
AP	ACER PALMATUM JAPANESE MAPLE
APD	ACER PALMATUM 'DISSECTUM' GUTLEAF JAPANESE MAPLE
CG	QERCUS CANADENSIS 'FOREST PANSY' TM FOREST PANSY REDBUD
CA	CORNUS KOUSA X NUTTALLII VENUS DOGWOOD
LW	LAGERSTROEMIA X NATCHEZ WHITE GRAPE MYRTLE MULTI-TRUNK
ML	MAGNOLIA X LOEBNERI 'LEONARD MESSEL' LEONARD MESSEL MAGNOLIA
NB	NYSSA SYLVATICA 'BLACK TUPELO' SOUR GUM
PS	PINUS CONTORTA SHORE PINE
PA	PLATANUS X ACERIFOLIA LONDON PLANE TREE
SF	STEWARTIA PSEUDOCAMELLIA JAPANESE STEWARTIA

SHRUBS	CODE	BOTANICAL / COMMON NAME
AC	AC	ACER CIRCINATUM VINE MAPLE
CS3	CS3	CHOISYA TERNATA 'SUNDANCE' GOLDEN MEXICAN MOCK ORANGE
CS2	CS2	CISTUS SALVIFOLIUS ROCKROSE SAGELEAF
CD	CD	COTONEASTER DAMMERI BEARBERRY COTONEASTER
DS	DS	DAPHNE X TRANSATLANTICA 'SUMMER ICE' SUMMER ICE HYBRID DAPHNE
EC2	EC2	ENKIANTHUS CAMPANULATUS ENKIANTHUS
EF	EF	EUONYMUS FORTUNEI WINTERCREEPER
GS	GS	GAULTHERIA SHALLON SALAL
HI	HI	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE' ARNOLD PROMISE HYBRID WITCH HAZEL
HAR	HAR	HEBE X 'RED EDGE' HEBE

SHRUBS	CODE	BOTANICAL / COMMON NAME
LN	LN	LONGICERA NITIDA 'LEMON BEAUTY' BOXLEAF HONEYSUCKLE
MR3	MR3	MAHONIA REPENS CREEPING MAHONIA
NW	NW	NANDINA DOMESTICA 'WOODS DWARF' WOODS DWARF HEAVENLY BAMBOO
OF	OF	OSMANTHUS FRAGRANS SWEET OLIVE
PM	PM	PINUS MUGO DWARF MUGO PINE
RF	RF	RHODODENDRON X FRAGRANT STAR FRAGRANT STAR AZALEA
TE	TE	THUJA OCCIDENTALIS 'EMERALD' EMERALD ARBORVITAE
VS	VS	VIBURNUM TINUS 'SPRING BOUQUET' SPRING BOUQUET LAURESTINEUS

PERENNIALS	CODE	BOTANICAL / COMMON NAME
ES	ES	BLECHNUM SPICATUM DEER FERN
GRL	GRL	CROCOSMIA X 'LUCIFER' LUCIFER MONTBRETIA
LSK	LSK	LIATRIS SPICATA 'KOBOLD' SPIKE GAYFEATHER
NT	NT	NARCISSUS X 'THALIA' THALIA DAFFODIL
GRASSES/GROUND COVERS	CODE	BOTANICAL / COMMON NAME
PT2	PT2	PACHYSANDRA TERMINALIS JAPANESE SPURGE
PH	PH	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN FOUNTAIN GRASS
SH	SH	SARGOCOCOA HOOKERIANA HUMILIS SWEET BOX
TJ	TJ	TRACHELOSPERMUM JASMINOIDES CHINESE STAR JASMINE



NOTE: SEE L2.02 FOR COMPLETE PLANTING SCHEDULE AND NOTES

19-249975

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