



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

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Date: August 03, 2020
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

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

CASE FILE NUMBER: LU 20-107749 HR DZ: LANDSCAPE ALTERATIONS

GENERAL INFORMATION

Applicant: Lee Durdahl | Crystal Greens Landscape | 503.504.4757
PO Box 568 | Clackamas OR 97015

Owner: Kirkwood Village Associates Ltd
1777 Botelho Dr #300 | Walnut Creek, CA 94596-5065

Owner: Davis Pacific Limited Partnership
1777 Botelho Dr #300 | Walnut Creek, CA 94596-5065

Site Address: 222 SW Harrison Street

Legal Description: BLOCK B LOT 2 TL 1100, SOUTH AUDITORIUM ADD
Tax Account No.: R777500620
State ID No.: 1S1E03CB 01100
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 - Downtown & South Auditorium
Other Designations: The OS area of the site is within the Halprin Historic District
Zoning: OS, RXd: Open Space (OS) and Central Residential (RX) Base Zones, Design (d) Overlay Zone, Historic Resource Overlay

Case Type: HR DZ: Historic Resource Review (HR) and Design Review (DZ)
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests Historic Resource Review and Design Review for site alterations to sites located in the Halprin Historic District, the Downtown Sub-District of the Central City Plan District and the South Auditorium Plan District. The proposal includes:

- Historic Resource Review: Installation of replacement trees within the Halprin Historic District (and South Auditorium Plan District). The trees that were removed prior to this review were damaged due to activity on the site and in the Halprin Historic District, Portland Zoning Code 33.580.130.
- Design Review: Installation of required minimum 6-foot-deep LI landscaping on site adjacent to the Halprin Historic District pedestrian walkway per Portland Zoning Code 33.580.110.

Note: This case is associated with Code Compliance case #19-218456.

Historic Resource Review is required for non-exempt alterations to areas within the Halprin Historic District. Design Review is required for non-exempt alterations to areas outside of the Halprin Historic District but within the “d” Overlay.

Please note: The decision adopting the July 9, 2018 code (CC2035 Plan) was appealed to the Land Use Board of Appeals (LUBA). LUBA’s decision was appealed to the Oregon Court of Appeals by multiple parties. While the particular code provisions this project relies on are not at issue in the appeal, the Oregon Court of Appeals remanded CC2035 on 3-16-2020 and on that date the City reverted back to the version of PCC 33.510 that was in existence before July 9, 2018 until Council is able to readopt CC2035.

July 8, City Council re-adopted the CC2035 Plan. The plan will go back into effect on August 10, 2020.

Relevant Approval Criteria:

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

- The Central City Fundamental Design Guidelines;
- Criteria in Section: 33.846.060.G of the Portland Zoning Code;
- 33.580.130 Preservation of Existing Trees in the South Auditorium Plan District.
- Oregon Statewide Planning Goals

ANALYSIS**Site and Vicinity:**

The specific site of the submittal is the east portion of the Harrison Tower building, a 24-story residential tower built in the early 1960’s by Skidmore Owings Merrill. The building is defined by SW Harrison St. to the north, Lovejoy Park to the south and pedestrian paths closed to vehicle traffic to the east and west. The tower is also one of three matching towers in the area with the other two being across SW Harrison St to the northeast and northwest.

Specifically, the site of the proposed alterations is the landscape area immediately east of the Harrison Tower building, a portion of which is on private property but in the Design (“d”) Overlay (and so subject to Design Review), and a portion of which is adjacent to a pedestrian path that is a component of the greater Halprin Open Space Sequence, which is a historic district and is subject to Historic Resource Review.

The site is also located in the South Auditorium Plan District, an award-winning development, with its high-rise buildings, generous setbacks and landscaping, numerous plazas and

fountains, and elaborate pedestrian walkway system. Maintenance of this character is partially achieved by requiring the preservation of existing trees.

Regarding transportation amenities around the site: The site is within the Central City Pedestrian District. SW Harrison Street is a Major Transit Priority Street (per the TSP) and includes the Portland Streetcar. SW Harrison St is also a City Bikeway, and bus service is provided with the following lines: #35, #36, #54, #56 and #99.

Zoning:

The Open Space (OS) zone is intended to preserve public and private open, natural, and improved park and recreation areas identified in the Comprehensive Plan. These areas serve many functions including: providing opportunities for outdoor recreation; providing contrasts to the built environment; preserving scenic qualities; protecting sensitive or fragile environmental areas; preserving the capacity and water quality of the stormwater drainage system; and providing pedestrian and bicycle transportation connections.

The Central Residential (RX) zone 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 be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

The Design “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

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

The South Auditorium Plan District protects the unique character of the former South Auditorium urban renewal district. The district is an award-winning development, with its high-rise buildings, generous setbacks and landscaping, numerous plazas and fountains, and elaborate pedestrian walkway system. Maintenance of this character is achieved by requiring additional landscaping requirements, the preservation of existing trees, screening of roof-top equipment, and additional regulations which limit the type, number, and size of signs.

The Central City Plan District implements the Central City 2035 Plan. The regulations address the unique role the Central City plays as the region’s premier center for jobs, health and human services, tourism, entertainment and urban living. The regulations encourage a high-density urban area with a broad mix of commercial, residential, industrial and institutional uses, and foster transit-supportive development, pedestrian and bicycle-friendly streets, a

vibrant public realm and a healthy urban river. The site is within the University District Subdistrict of this plan district.

Land Use History: City records indicate the following prior land use reviews for this site.

- LU 85-004560 DZ (reference file # DZ 24-85): Design Review Approval to remove canopies and trellis.
- LUR 93-010284 DZ (reference file # 93-00285 DZ): Design Review approval for new free-standing planters and urns, new monument sign, and alterations to courtyard area adjacent to 222 SW Harrison St. Approval for Modification to increase allowable sign area at 111 SW Harrison St from 10 square feet to 77 square feet.
- LUR 94-011275 DZ (reference file # 94-00373 DZ): Design Review approval to replace existing concrete canopies with steel canopies.
- LUR 95-012484 DZ (reference file # 95-00591 DZ): Design Review approval for signage improvements, security fencing, garage door, and awning.
- LUR 98-015873 DZ (reference file # 98-00567 DZ): Design Review approval for above-ground emergency generator tank.
- LU 07-135758 DZ: Design Review approval for alterations to porte-cochere and main entrance of Harrison South residential tower.
- LU 08-109557 DZ: Design review approval for a new glass vestibule at the entrance to one of the townhouse units, to accommodate wheelchair turning radius area; required as an accessibility improvement because the unit is being used as the leasing office for Harrison South.
- LU 08-120237 DZ: Design review approval for exterior alterations to existing townhouses of Harrison South.
- LU 08-175968 DZM: Design review approval with a modification for two (2) wall signs.
- LU 19-207501 DZ: Design review approval for installation of an ADA ramp at the front elevation (north) of the existing tower.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 5, 2020**. The following Bureaus responded:

1. Fire Bureau: Dawn Krantz, June 09, 2020. With no concerns. (Exhibit E-1).
2. Bureau of Development Services Site Development: Jason Butler-Brown, June 17, 2020. With no concerns. (Exhibit E-2).
3. Bureau of Development Services Life Safety/Building Code Section: Chanel Horn, June 22, 2020. With no objections to the proposal. (Exhibit E-3).
4. Parks and Recreation Bureau: Sandra Burtzos Fathizadeh, June 22, 2020. With comments regarding proposed planting design. (Exhibit E-4).
5. Parks and Recreation Bureau – Urban Forestry: Casey Clapp, July 14, 2020. With comments regarding tree species. (Exhibit E-5).
6. Parks and Recreation Bureau – Urban Forestry: Joel Smith, July 15, 2020. With comments regarding tree species. (Exhibit E-6).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 5, 2020. Two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal. They are as follows:

1. Walter Weyler and Wendy Rahm: Chairs of the Downtown Neighborhood Association: June 23, 2020. (Exhibit F-1). Comments included: A request that the submittal be reviewed by the Historic Landmarks Commission; comments on the design outside of the historic district; comments on process and engagement.

Staff Response: The submittal met the Type II criteria (per Portland Zoning Code: 33.825, Table 825-1; and 33.846, Table 846-3) and so will not be reviewed by either the Design Commission or the Historic Landmarks Commission unless appealed. Staff worked with the applicant on the design, specifically alterations to the river-rock faux stream, for a design that did not compete with the historic district. Notices for Type II reviews are mailed to public agencies, to property owners within 150 ft. of the site (or 500 ft. if outside the Urban Growth Boundary), and to recognized organizations within 400 ft.

2. Bob Naito: Chair of the Halprin Landscape Conservancy: July 01, 2020. (Exhibit F-2). Comments included: Concern with the L1 landscape requirement – specifically the trees component of this requirement; concern with the spacing and size of the shrubs and groundcover proposed.

Staff Response: Per Portland Zoning Code (PZC): 33.580.110.C, “A 6 foot deep area landscaped to at least the L1 standard is required along lot lines abutting a pedestrian mall or open space...”. To not meet this requirement the applicant would need to request a “Modification” to the code standard. In requesting a Modification, the applicant would need to address the criteria in PZC 33.825.040 and pay the required \$1,550 fee. In this case the applicant chose to meet the standard and not request a Modification. While staff agrees with the concerns raised, this is a unique situation in that staff cannot force an applicant to apply for a Modification if the code standard can be met. Regarding planting spacing: Spacing is addressed in PZC: 33.248. The applicant proposes plant material above what is required: For groundcover, 4”-pots are required as the minimum – the applicant proposes 1-gallon plants; for shrubs, 1-gallon material is the minimum – the applicant proposes 5-gallon shrubs.

ZONING CODE APPROVAL CRITERIA

South Auditorium Plan District

33.580.010 Purpose of the South Auditorium Plan District

The South Auditorium plan district protects the unique character of the former South Auditorium urban renewal district. The district is an award-winning development, with its high-rise buildings, generous setbacks and landscaping, numerous plazas and fountains, and elaborate pedestrian walkway system. Maintenance of this character is achieved by requiring additional landscaping requirements, the preservation of existing trees, screening of roof-top equipment, and additional sign regulations which limit the type, number, and size of signs.

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

33.580.130 Preservation of Existing Trees

A. Unless exempt under Section 33.580.130.B, removal of existing trees 6 or more inches in diameter is allowed only when approved through a design review, using the following approval criteria:

1. The location of the tree to be removed is needed for development of a new building or an arborist finds that the tree will be affected by proposed development in a manner that is likely to cause significant damage or death to the tree.

2. The proposal is consistent with the purpose of the plan district.
3. Each tree removed will be replaced with a new tree elsewhere in the plan district in accordance with the adopted landscaping plan for the plan district or as determined by the design review.

Findings for 1, 2 and 3:

The South Auditorium Plan District consists of a unique character of high-rise buildings, generous setbacks and landscaping, numerous plazas and fountains, and elaborate pedestrian walkways systems. The three trees (Lindens) in the Halprin Historic District that were impacted and ultimately removed due to trenching by the applicant (see Code Compliance case #19-218456) will be replaced with new trees in the same locations. After conversations with both the Parks Bureau and the Halprin Landscape Conservancy it was determined that the replacement species be *Celtis magnifica* (Magnifica Hackberry), which provide a similar form and canopy to the lindens they are replacing while providing increased species diversity to the historic district and plan districts.

Therefore, these criteria have been met.

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 within the Halprin Historic District and the proposal is for non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in 33.846.060 G – Other Approval Criteria.

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

33.846.060 G - Other Approval Criteria

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 1, 2, 4, 8, 9 and 10:

The three trees that were damaged and ultimately removed within the Halprin Historic District (see Code Compliance case #19-218456) are to be replaced with *Celtis magnifica* (Magnifica Hackberry) in the same locations. The use of the proposed Hackberrys was discussed and vetted with both the Parks Bureau and the Halprin Landscape Conservancy referencing a draft of the yet to be completed Vegetation Management Plan for the historic district. The species provides similar form and tree canopy to the lindens that were removed to maintain the tree coverage and historic character consistent throughout the historic district.

Therefore, these criteria have been met.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings: The installation of the three proposed Hackberrys will not impact hardscape or vegetation within the Halprin Historic District. No chemical or physical treatments, such as sandblasting, will be used.

Therefore, this criteria has been met.

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), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the 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 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 all of the 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.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape element, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

Findings for A5, A7, B5, C5 and C6:

Due to the proposed replacement trees having similar form and canopy to those previously removed the established character, continuity and enclosure of the right-of-way (pedestrian paths of the Halprin Historic District) will be maintained in the impacted areas adjacent to the Harrison Tower building. In addition, proposed landscaping outside of the historic district that is meeting the South Auditorium Plan District requirements (per Portland Zoning Code 33.580.110 and 33.580.130) provides sufficient landscape buffering and transition between the public and private property while not visually competing with the overall landscape aesthetic of the historic district.

Therefore, these criteria have been met.

Oregon Statewide Planning Goals

Goal 1: Citizen Involvement

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a Committee for Citizen Involvement (CCI) to monitor and encourage public participation in planning.

Findings: The City of Portland maintains an extensive citizen involvement program which complies with all relevant aspects of Goal 1, including specific requirements in Zoning Code Chapter 33.730 for public notice of land use review applications that seek public comment on proposals. There are opportunities for the public to testify at a local hearing on land use proposals for Type III land use review applications, and for Type II and Type Ix land use

decisions if appealed. *For this application, a written seeking comments on the proposal was mailed to property-owners and tenants within 150 feet of the site, and to recognized organizations in which the site is located and recognized organizations within 400 of the site. There is also an opportunity to appeal the administrative decision at a local hearing.*

The public notice requirements for this application have been and will continue to be met, and nothing about this proposal affects the City's ongoing compliance with Goal 1. Therefore, the proposal is consistent with this goal.

Goal 2: Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Findings: Compliance with Goal 2 is achieved, in part, through the City's comprehensive planning process and land use regulations. For quasi-judicial proposals, Goal 2 requires that the decision be supported by an adequate factual base, which means it must be supported by substantial evidence in the record. *As discussed earlier in the findings that respond to the relevant approval criteria contained in the Portland Zoning Code, the proposal complies with the applicable regulations, as supported by substantial evidence in the record. As a result, the proposal meets Goal 2.*

Goal 3: Agricultural Lands

Goal 3 defines "agricultural lands," and requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

Goal 4: Forest Lands

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

Findings for Goals 3 and 4: In 1991, as part of Ordinance No. 164517, the City of Portland took an exception to the agriculture and forestry goals in the manner authorized by state law and Goal 2. Since this review does not change any of the facts or analyses upon which the exception was based, the exception is still valid and Goal 3 and Goal 4 do not apply.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

Goal 5 relates to the protection of natural and cultural resources. It establishes a process for inventorying the quality, quantity, and location of 12 categories of natural resources. Additionally, Goal 5 encourages but does not require local governments to maintain inventories of historic resources, open spaces, and scenic views and sites.

Findings: The City complies with Goal 5 by identifying and protecting natural, scenic, and historic resources in the City's Zoning Map and Zoning Code. Natural and scenic resources are identified by the Environmental Protection ("p"), Environmental Conservation ("c"), and Scenic ("s") overlay zones on the Zoning Map. The Zoning Code imposes special restrictions on development activities within these overlay zones. Historic resources are identified on the Zoning Map either with landmark designations for individual sites or as Historic Districts or Conservation Districts. *This site is not within any environmental or scenic overlay zones but is within the Halprin Historic District. Compliance with all requirements related to this designation have been verified as part of this land use review. Therefore, the*

proposal is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

Findings: Compliance with Goal 6 is achieved through the implementation of development regulations such as the City's Stormwater Management Manual at the time of building permit review, and through the City's continued compliance with Oregon Department of Environmental Quality (DEQ) requirements for cities. The Bureau of Environmental Services reviewed the proposal for conformance with sanitary sewer and stormwater management requirements and expressed no objections to approval of the application, as mentioned earlier in this report. *Staff finds the proposal is consistent with Goal 6. In this case, the scope of the project does not warrant review by the Bureau of Environmental Services; Goal 6 is not applicable.*

Goal 7: Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions adopt development restrictions or safeguards to protect people and property from natural hazards. Under Goal 7, natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires. Goal 7 requires that local governments adopt inventories, policies, and implementing measures to reduce risks from natural hazards to people and property.

Findings: The City complies with Goal 7 by mapping natural hazard areas such as floodplains and potential landslide areas, which can be found in the City's MapWorks geographic information system. The City imposes additional requirements for development in those areas through a variety of regulations in the Zoning Code, such as through special plan districts or land division regulations. *The subject site is not within any mapped floodplain or landslide hazard area, so Goal 7 does not apply.*

Goal 8: Recreation Needs

Goal 8 calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expediting siting of destination resorts.

Findings: The City maintains compliance with Goal 8 through its comprehensive planning process, which includes long-range planning for parks and recreational facilities. Staff finds the current proposal will not affect existing or proposed parks or recreation facilities in any way that is not anticipated by the zoning for the site, or by the parks and recreation system development charges that are assessed at time of building permit. Furthermore, nothing about the proposal will undermine planning for future facilities. *Therefore, the proposal is consistent with Goal 8.*

Goal 9: Economy of the State

Goal 9 calls for diversification and improvement of the economy. Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Findings: Land needs for a variety of industrial and commercial uses are identified in the adopted and acknowledged Economic Opportunity Analysis (EOA) (Ordinance 187831). The EOA analyzed adequate growth capacity for a diverse range of employment uses by distinguishing several geographies and conducting a buildable land inventory and capacity analysis in each. In response to the EOA, the City adopted policies and regulations to ensure an adequate supply of sites of suitable size, type, location and service levels in compliance with Goal 9. The City must consider the EOA and Buildable Lands Inventory when updating the City's Zoning Map and Zoning Code. *Because this proposal does not change the supply of industrial or commercial land in the City, the proposal is consistent with Goal 9.*

Goal 10: Housing

Goal 10 requires local governments to plan for and accommodate needed housing types. The Goal also requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Findings: The City complies with Goal 10 through its adopted and acknowledged inventory of buildable residential land (Ordinance 187831), which demonstrates that the City has zoned and designated an adequate supply of housing. For needed housing, the Zoning Code includes clear and objective standards. *Since this proposal is not related to housing or to land zoned for residential use, Goal 10 is not applicable.*

Goal 11: Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Findings: The City of Portland maintains an adopted and acknowledged public facilities plan to comply with Goal 11. See Citywide Systems Plan adopted by Ordinance 187831. The public facilities plan is implemented by the City's public services bureaus, and these bureaus review development applications for adequacy of public services. Where existing public services are not adequate for a proposed development, the applicant is required to extend public services at their own expense in a way that conforms to the public facilities plan. *In this case, the City's public services bureaus found that existing public services are adequate to serve the proposal, as discussed earlier in this report, the proposal is consistent with Goal 11.*

Goal 12: Transportation

Goal 12 seeks to provide and encourage "safe, convenient and economic transportation system." Among other things, Goal 12 requires that transportation plans consider all modes of transportation and be based on inventory of transportation needs.

Findings: The City of Portland maintains a Transportation System Plan (TSP) to comply with Goal 12, adopted by Ordinances 187832, 188177 and 188957. The City's TSP aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." The extent to which a proposal affects the City's transportation system and the goals of the TSP is evaluated by the Portland Bureau of Transportation (PBOT). *The scope of this project does not warrant transportation review; therefore Goal 12 is not applicable.*

Goal 13: Energy

Goal 13 seeks to conserve energy and declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Findings: With respect to energy use from transportation, as identified above in response to Goal 12, the City maintains a TSP that aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." This is intended to promote energy conservation related to transportation. Additionally, at the time of building permit review and inspection, the City will also implement energy efficiency requirements for the building itself, as required by the current building code. *For these reasons, staff finds the proposal is consistent with Goal 13.*

Goal 14: Urbanization

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary"

(UGB) to “identify and separate urbanizable land from rural land.” It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

Findings: In the Portland region, most of the functions required by Goal 14 are administered by the Metro regional government rather than by individual cities. The desired development pattern for the region is articulated in Metro’s Regional 2040 Growth Concept, which emphasizes denser development in designated centers and corridors. The Regional 2040 Growth Concept is carried out by Metro’s Urban Growth Management Functional Plan, and the City of Portland is required to conform its zoning regulations to this functional plan. *This land use review proposal does not change the UGB surrounding the Portland region and does not affect the Portland Zoning Code’s compliance with Metro’s Urban Growth Management Functional Plan. Therefore, Goal 14 is not applicable.*

Goal 15: Willamette Greenway

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

Findings: The City of Portland complies with Goal 15 by applying Greenway overlay zones which impose special requirements on development activities near the Willamette River. The subject site for this review is not within a Greenway overlay zone near the Willamette River, so Goal 15 does not apply.

Goal 16: Estuarine Resources

This goal requires local governments to classify Oregon’s 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those “management units.”

Goal 17: Coastal Shorelands

This goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for “water-dependent” or “water-related” uses.

Goal 18: Beaches and Dunes

Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19: Ocean Resources

Goal 19 aims “to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf.” It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19’s main requirements are for state agencies rather than cities and counties.

Findings: *Since Portland is not within Oregon’s coastal zone, Goals 16-19 do not apply.*

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 alterations to replace landscaping that was damaged and removed within the Halprin Historic District and the adjacent area outside of the historic district maintains the historic character and integrity of the historic district through the installation of trees and non-invasive plant material similar to the character of the original design and intent.

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. As indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

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

Historic Resource Review and Design Review approval of landscape alterations within and adjacent to the Halprin Historic District.

Approval, per the approved site plans, Exhibits C-1, signed and dated July 29, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 20-107749 HR DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves



Decision rendered by: _____ **on July 29, 2020.**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 03, 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 January 21, 2020, and was determined to be complete on June 3, 2020.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on January 21, 2020.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: October 01, 2020.**

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

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

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

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

Appealing this decision. This decision may be appealed, and if appealed a hearing will be held with the applicable Commission: Historic Landmarks Commission for areas within the Halprin Historic District; and Design Commission for areas outside of the historic district but within the Design Overlay. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by **4:30 PM on August 17, 2020. Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be emailed to LandUseIntake@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

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

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 and/or Historic 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 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 after **August 18, 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.

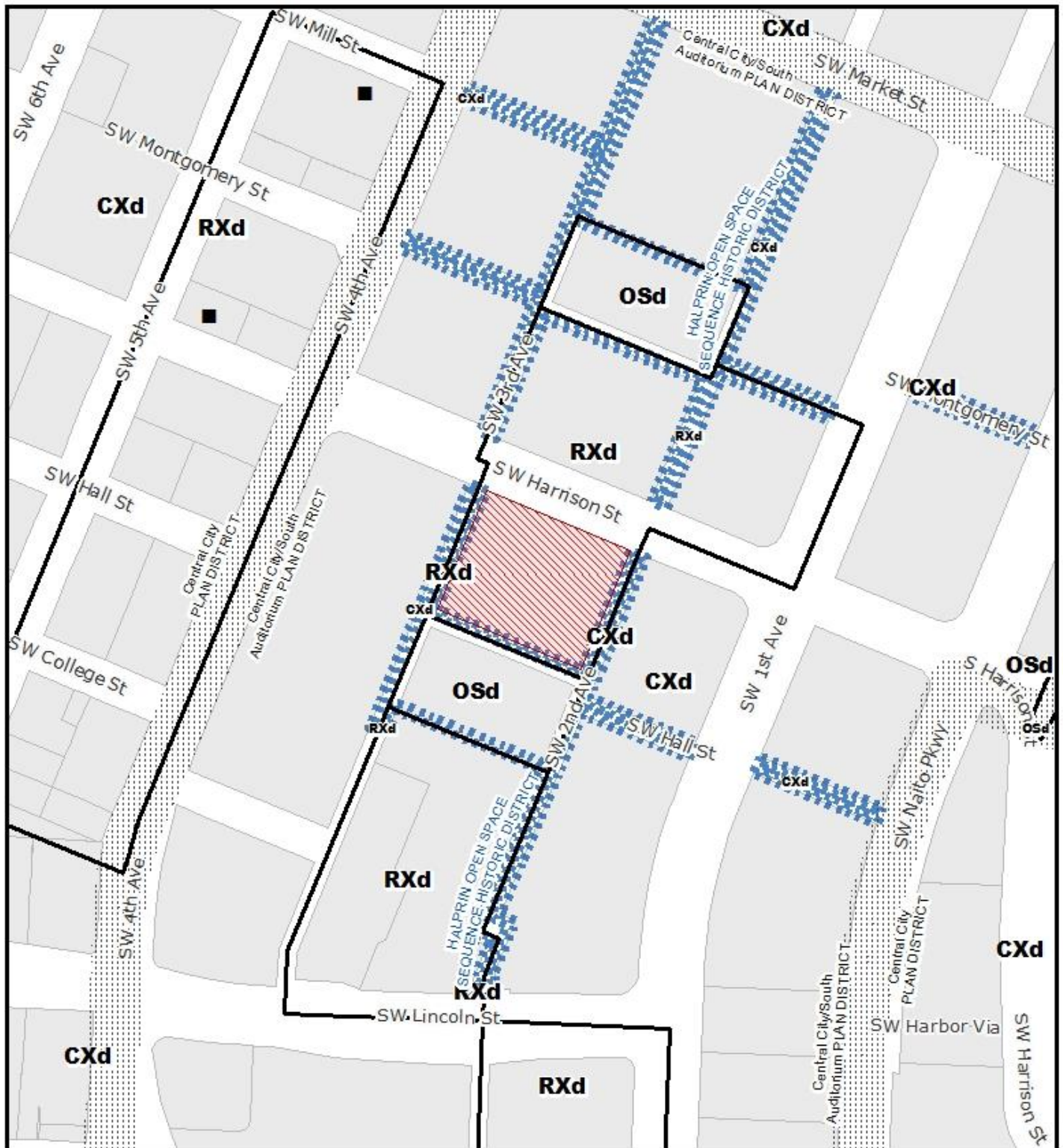
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Initial Submittal: January 21, 2020 - superseded
 2. Initial Narrative: June 03, 2020
 3. Revised Submittal: June 29, 2020- superseded
 4. Revised Submittal: July 14, 2020- superseded
 5. Revised Submittal: July 23, 2020
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan / Landscape Plan (attached)
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Fire Bureau: Dawn Krantz, June 09, 2020.

2. Bureau of Development Services, Site Development: Jason Butler-Brown, June 17, 2020.
 3. Bureau of Development Services, Life Safety/Building Code Section: Chanel Horn, June 22, 2020.
 4. Parks and Recreation Bureau: Sandra Burtzos Fathizadeh, June 22, 2020.
 5. Parks and Recreation Bureau – Urban Forestry: Casey Clapp, July 14, 2020.
 6. Parks and Recreation Bureau – Urban Forestry: Joel Smith, July 15, 2020.
- F. Correspondence:
1. Walter Weyler and Wendy Rahm: Chairs of the Downtown Neighborhood Association: June 23, 2020.
 2. Bob Naito: Chair of the Halprin Landscape Conservancy: July 01, 2020
- G. Other:
1. Original LU Application
 2. Incomplete Letter: February 04, 2020
 3. Site Visit Photos

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



CENTRAL CITY/SOUTH
AUDITORIUM PLAN DISTRICTS
DOWNTOWN SUB DISTRICT



Site



Historic Landmark

File No.	LU 20 - 107749 HR, DZ
1/4 Section	3229
Scale	1 inch = 200 feet
State ID	1S1E03CB 1100
Exhibit	B Jun 03, 2020



ET1.6

Portland, Oregon	PROJECT M
DATE: 12/17/2018	DRAWN BY:



**PORTLAND
PARKS & RECREATION**
Healthy Parks. Healthy Portland.

Approval Criteria for Request (Historic Resource Reviews, Chapter 33.846, Section G)

1. Historic character. The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided;

- The historic character will be retained because we are replanting (3) *Tillia cordata* "little leaf linden" trees to replace the dead, declining and damaged trees. These are the same species and will match, retain and preserve the historic character of the property.

2. Record of its time. The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided;

- Historic resource will remain a physical record of its time, place and use. Historic elements are not being altered.

3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved;

- The changed made will ensure historic significance is preserved.

4. Historic features. Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence;

- The same species of trees are being replanted.

5. Historic materials. Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used;

- No historic materials will be affected and as a result will be protected.

6. Archaeological resources. Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken;

- No Archaeological Resources are affected.

LU 20-107749 HR

7. Differentiate new from old. New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old;

- New trees will not destroy any historic materials that characterize property and will be the same at maturity.

8. Architectural compatibility. New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource;

- No Architectural integrity will be compromised.

9. Preserve the form and integrity of historic resources. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired; and

- The trees will be the same structure at maturity.



Project Proposal

Harrison Tower

222 SW Harrison St, Portland, OR 97201
Managed By Sequoia Equities

Scope of Work

East Bed Renovation

Includes all applicable labor, equipment, and material to remove ivy and existing plant material. Install dry creek bed and boulders. Install (30) 1 gallon plants and (40) 5 gallon plants. Move and upgrade irrigation. Finish area with medium fresh fir.

Project Total: \$8,500

By: Ryan McNaughton

07/31/18

Accepted:

Authorized Customer Signature

Date

Acceptance of Proposal: I have read and understood the proposal outlined above. The prices, specifications, and conditions for the work proposed are satisfactory, and I accept the proposal. I understand that my payment is due upon completion of the project unless other terms are agreed to as outlined above. Customer promise to pay any expense incurred in the collection of delinquent amounts, including costs, expenses and reasonable attorney fees in the event of any legal action. A late charge of 2% per month will be charged on past due amounts. No warranty is included unless stated in the scope of work. The quoted price will be valid for 60 days from the date the proposal was submitted. The quoted price does not include applicable sales and use tax.

CRYSTAL GREENS LANDSCAPE, INC.

(503) 742-0101 | CRYSTALGREENS.COM | P.O. BOX 568 CLACKAMAS, OR, 97015

OR LCB#: 7370, WA | CCBW#: CRYSTGL970MM

LU 20-107749 HR



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111 20-107749 HR



LU 20-107749 HR



11 00-107740 HR

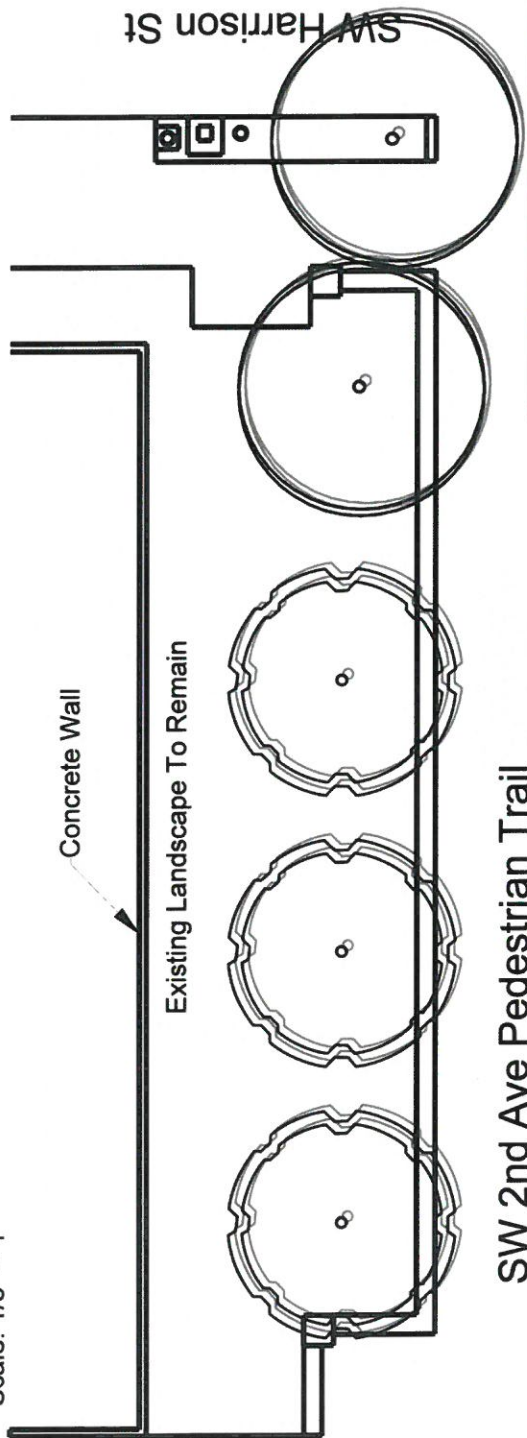


LU 20-107749 HR

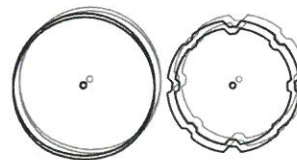


Harrison Tower Site Plan

Scale: 1/8" = 1'

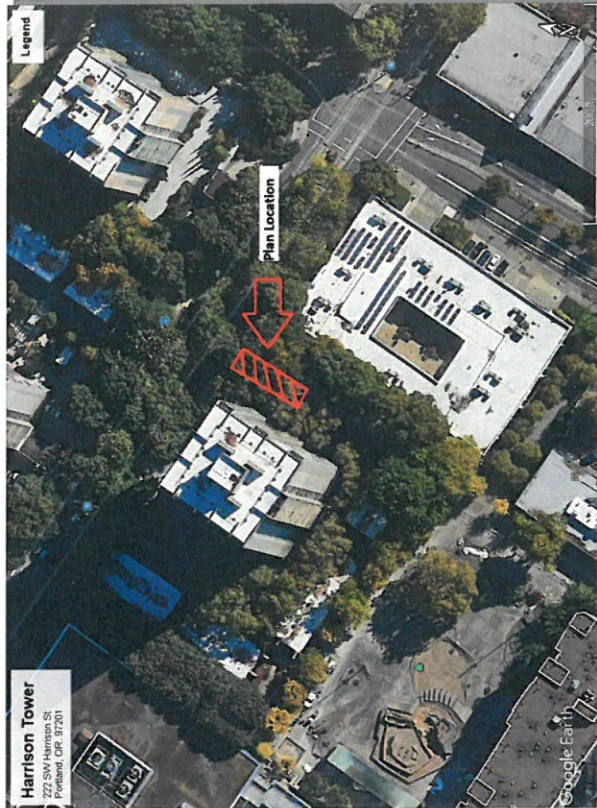


Legend



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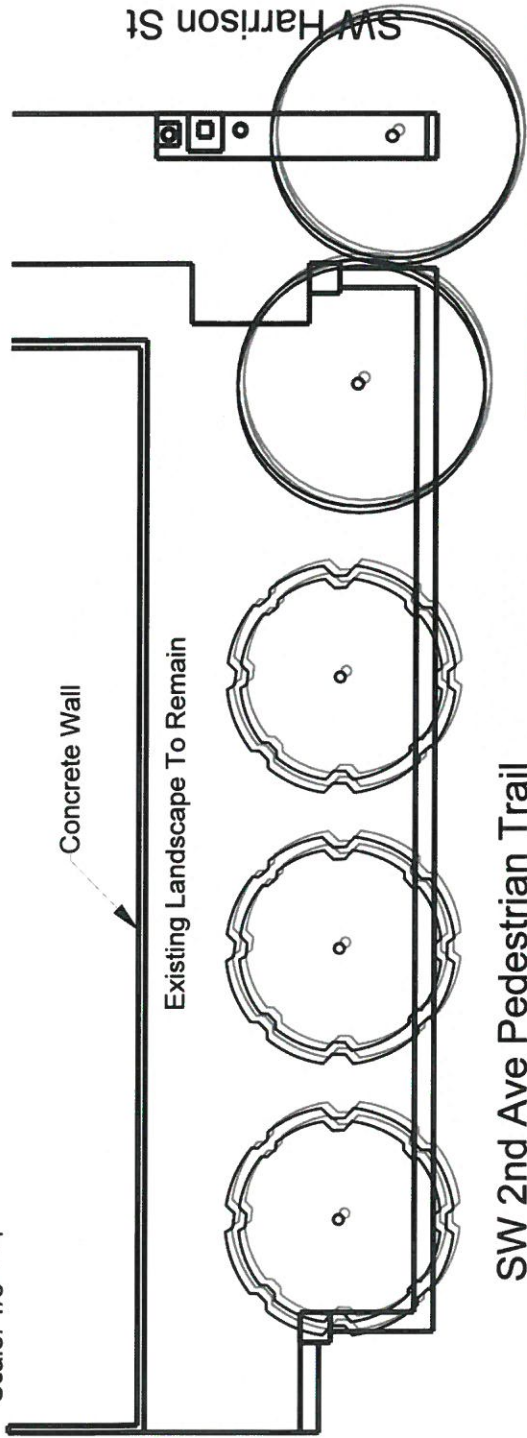
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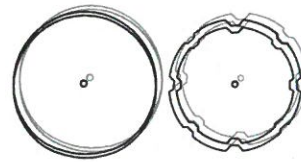
LA 20-107749 HR

Harrison Tower Site Plan

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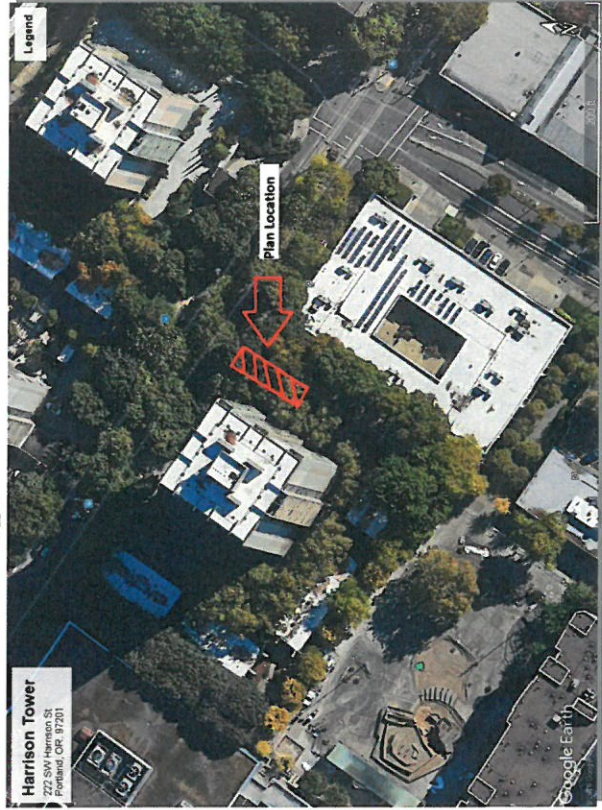


Legend



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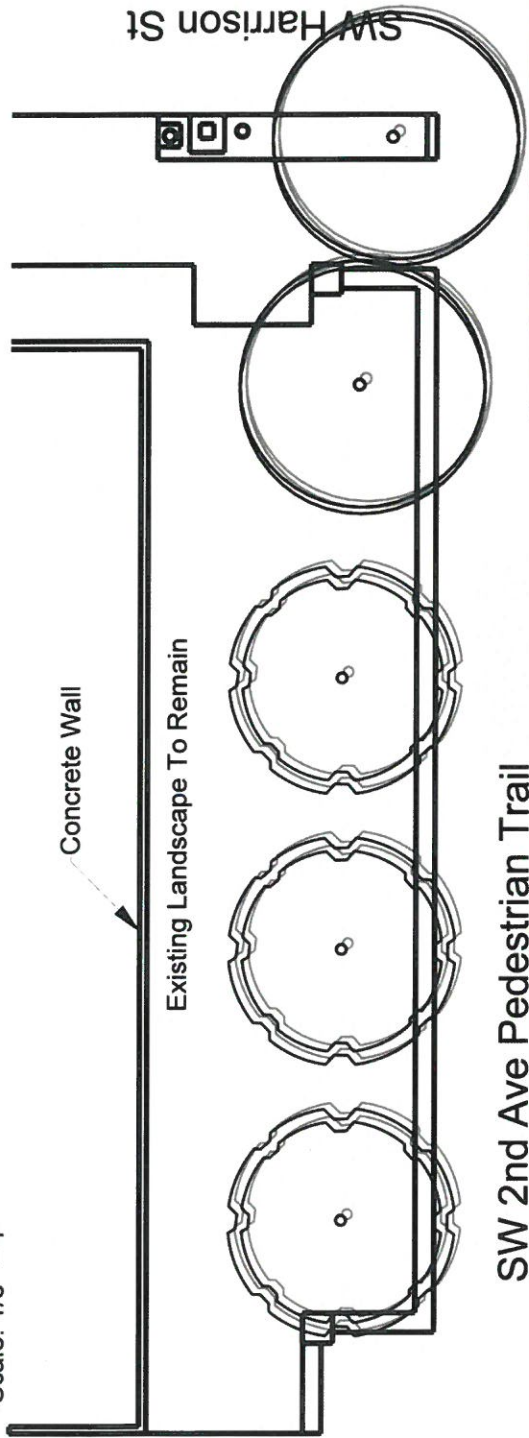
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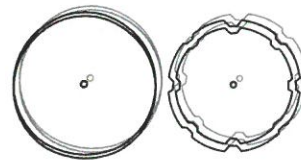
LU 20-107749 HR

Harrison Tower Site Plan

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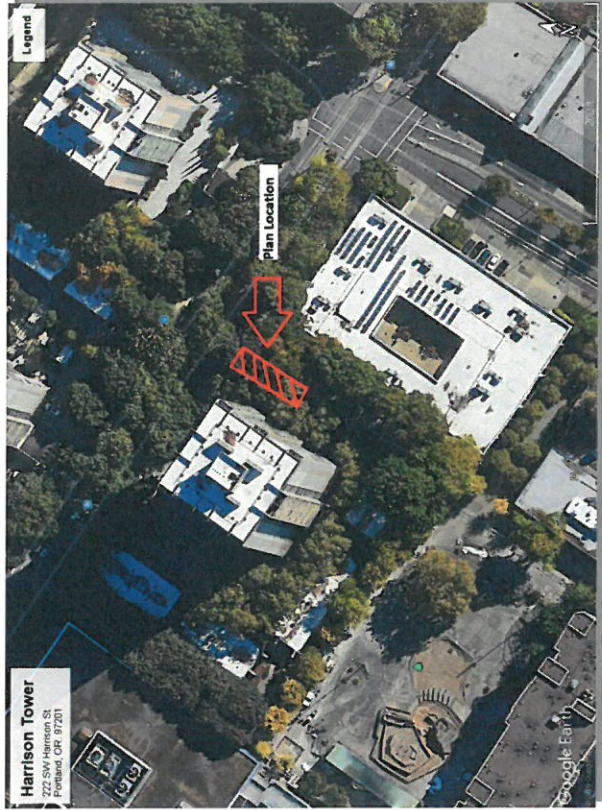


Legend



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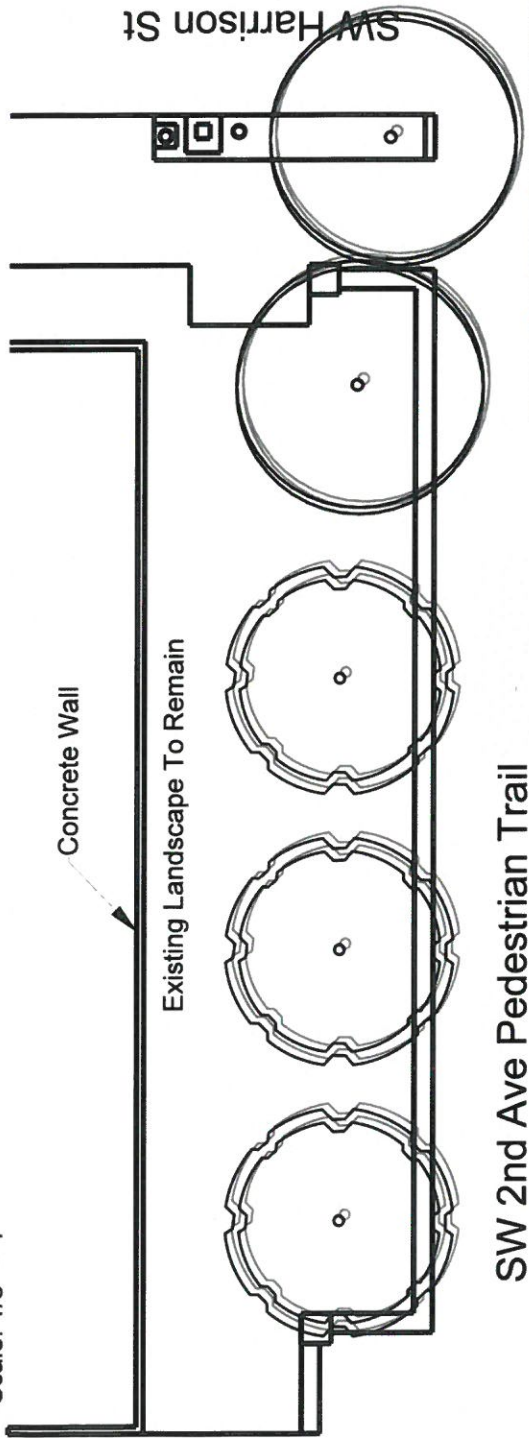
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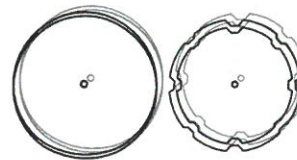
LU 20-107749 HR

Harrison Tower Site Plan

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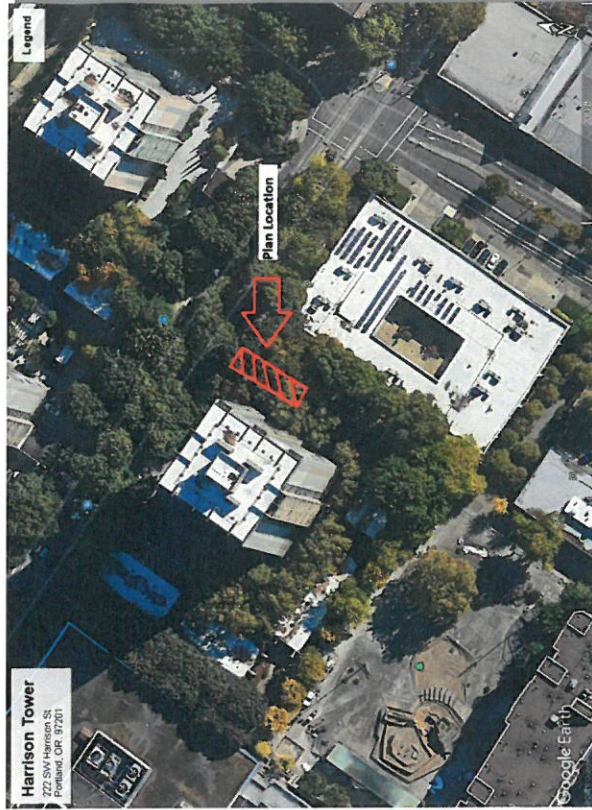


Legend



Existing Tree To Remain

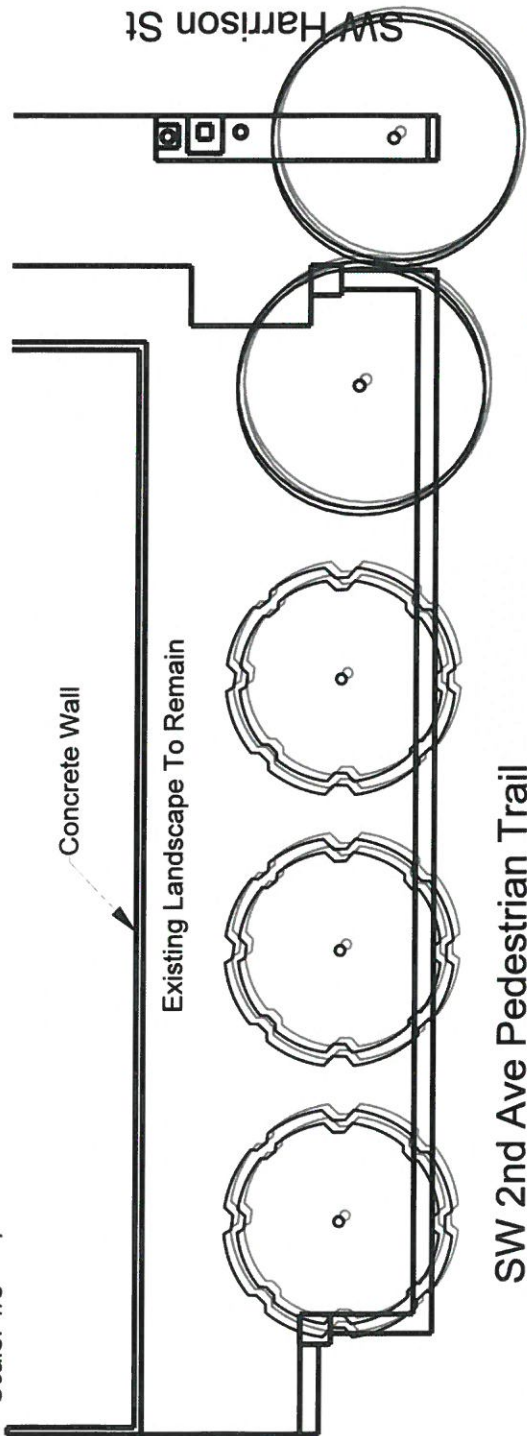
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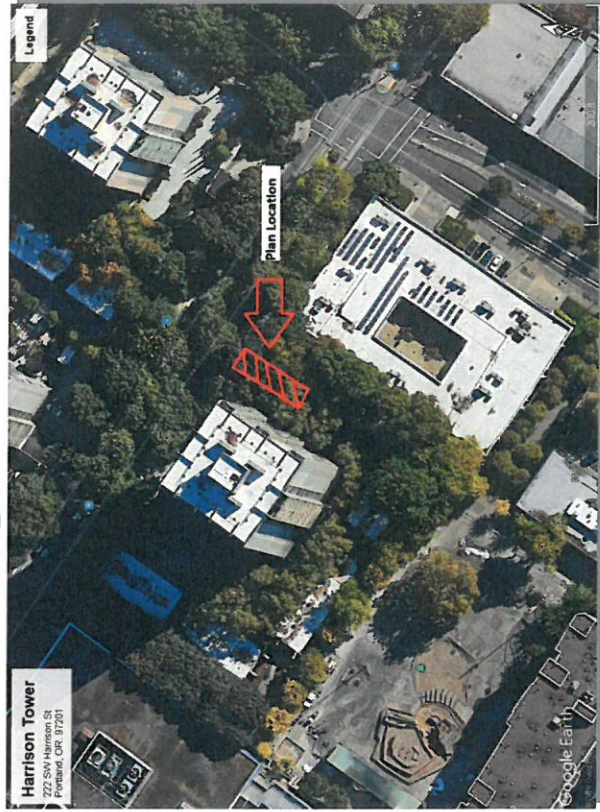
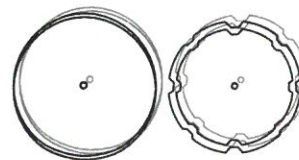
LU 20-107749 HR

Harrison Tower Site Plan

Scale: 1/8" = 1'

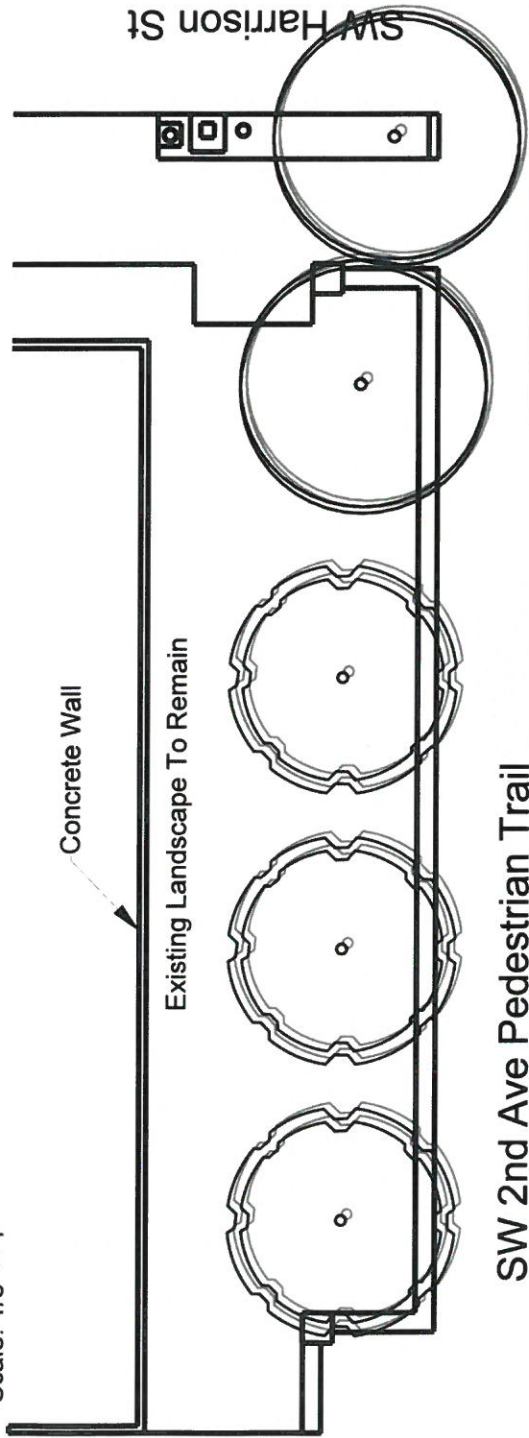


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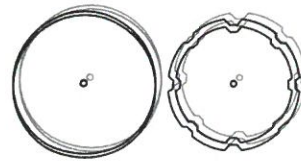


Harrison Tower Site Plan

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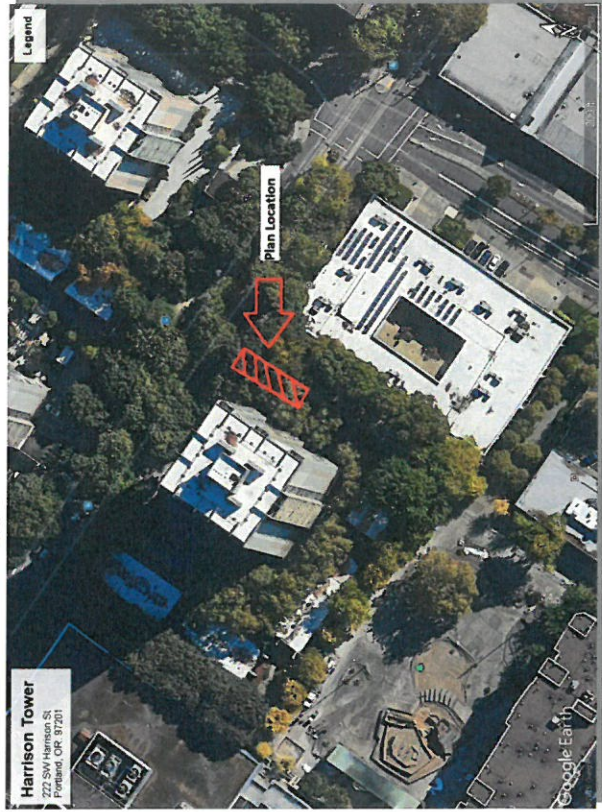


Legend



Existing Tree To Remain

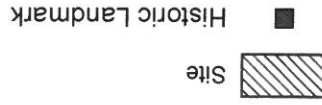
2" Calliper Tillia cordata 'Greenspire'



ZONING

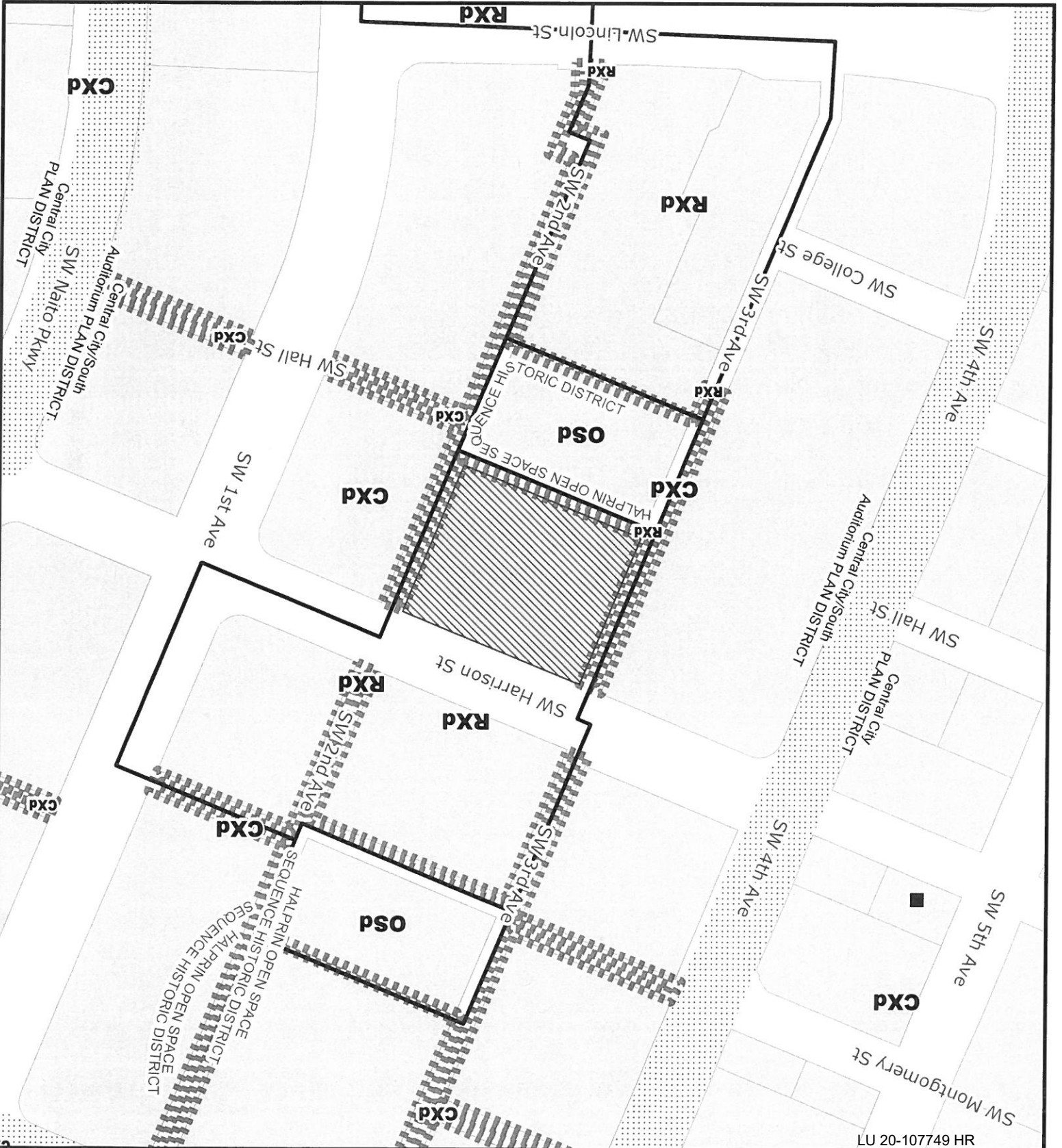


CENTRAL CITY/
SOUTH AUDITORIUM PLAN DISTRICT
UNIVERSITY DISTRICT/
SOUTH DOWNTOWN SUB DISTRICT



File No.
1/4 Section
3229

LU 20 - 107749 HR
1 inch = 163 feet
State ID
1S1E03CB 1100
Exhibit B Jan 23, 2020





The paragraph above below addresses Central City Design Guidelines A1 (Integrating the Willamette River), A2 (Emphasizing Portland Themes), A4 (Unifying Elements), A5 (Enhance, Embellish, and Identify Areas), A9 (Strengthen Gateways), B1 (Reinforce and Enhance the Pedestrian System), B4 (Stopping and Viewing Places, B5 (Make Plazas, Parks and Open Space Successful), B6 (Develop Weather Protection). C6 (Develop Transitions Between Buildings and Public Spaces).

We feel this landscape design captures the character of the Halprin Historic District. The area had invasive English Ivy that is detrimental to the ecology of the landscape in this area. The plants proposed in the design will be a combination of native plant materials and ornamentals sourced locally that will benefit the landscape in the Halprin Historic District. We achieve the L1 standard by planting trees and groundcover from the City's approved plant lists at required quantities and spacing. Installing the additional trees provide not only provides beneficial environmental impact but captures the character of the city. Trees will provide all weather protection (Sun, Glare, & Wind) for pedestrians and reduce the urban heat island effect. Our existing boulder and dry riverbed capture the character of the Willamette River and provide a unique feature for the community along the 2nd Ave Pedestrian Mall.

Existing trees that remain will be protected and preserved. None will be removed at this time.

REVISIONS		
DATE	DESCRIPTION	BY

Sheet Title

ET1.6

EXISTING TREE PLAN





CRYSTALGREENS
LANDSCAPE INC.

For Sample Purposes Only.
Actual Install May Vary.



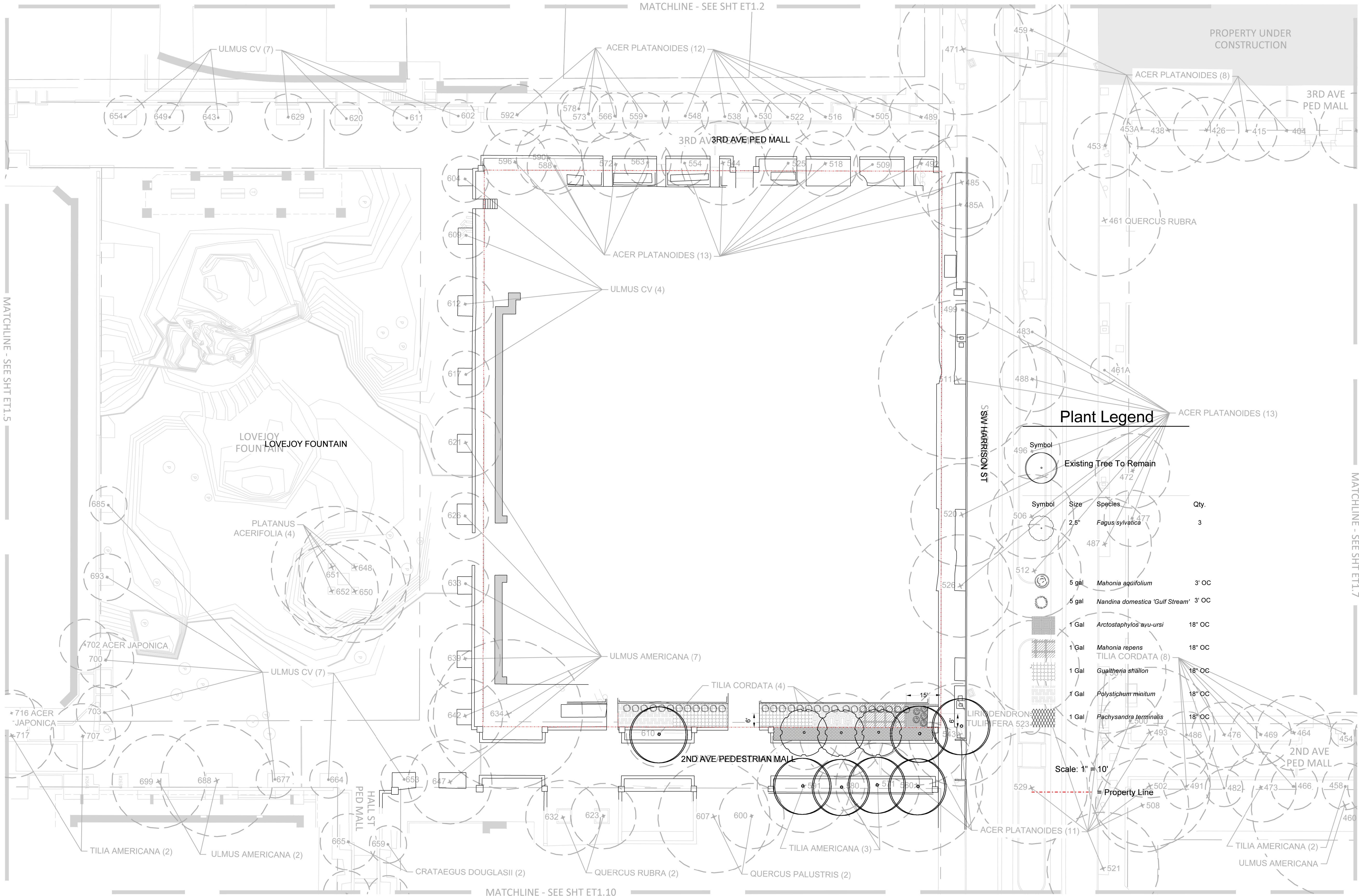
For Sample Purposes Only.
Actual Install May Vary.

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PLOTTED BY: \$USERNAME\$

PLOTTED ON: \$DATE\$

DRAWING: \$FILE\$

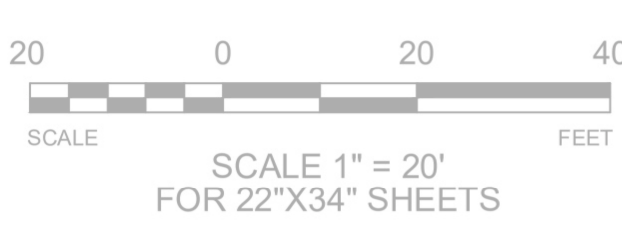


Plant Legend

Symbol	Size	Species	Qty.
		Existing Tree To Remain	
	2.5"	<i>Fagus sylvatica</i>	3
	5 gal	<i>Mahonia aquifolium</i>	3' OC
	5 gal	<i>Nandina domestica</i> 'Gulf Stream'	3' OC
	1 Gal	<i>Arctostaphylos uva-ursi</i>	18" OC
	1 Gal	<i>Mahonia repens</i>	18" OC
	1 Gal	<i>Thuja occidentalis</i>	18" OC
	1 Gal	<i>Galium aparine</i>	18" OC
	1 Gal	<i>Pachysandra terminalis</i>	18" OC

Scale: 1" = 10'

= Property Line



NOTE:
SCALE INDICATED ON DRAWING
IS CORRECT IF DRAWING
BORDER IS 22" X 34".

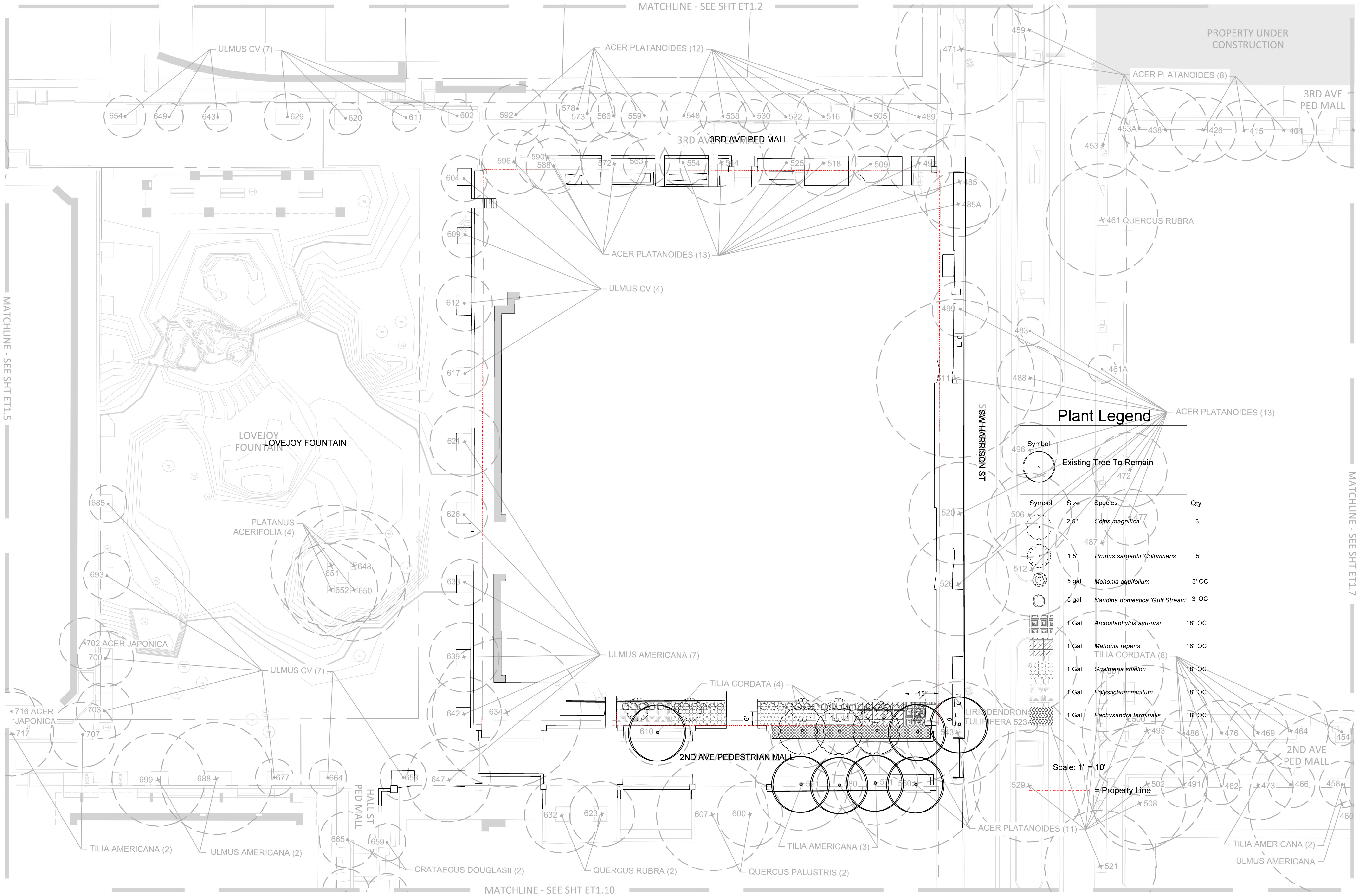
REVISIONS		
DATE	DESCRIPTION	BY

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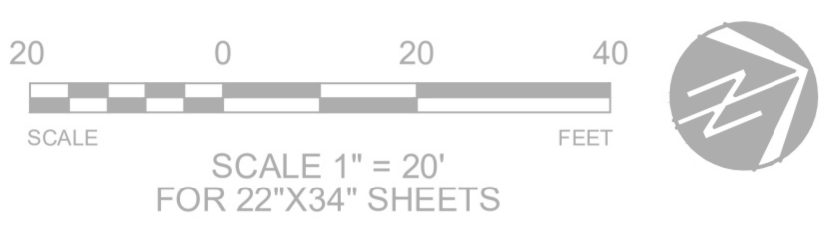


Plant Legend

Symbol	Size	Species	Qty.
		Existing Tree To Remain	
	2.5"	<i>Celtis magnifica</i>	3
	1.5"	<i>Prunus sargentii</i> 'Columnaris'	5
	5 gal	<i>Mahonia aquifolium</i>	3' OC
	5 gal	<i>Nandina domestica</i> 'Gulf Stream'	3' OC
	1 Gal	<i>Arctostaphylos</i> 'ayu-ursi'	18" OC
	1 Gal	<i>Mahonia repens</i>	18" OC
	1 Gal	<i>Tilia cordata</i> (8)	18" OC
	1 Gal	<i>Gualtheria shallon</i>	18" OC
	1 Gal	<i>Polystichum minitum</i>	18" OC
	1 Gal	<i>Pachysandra terminalis</i>	18" OC

Scale: 1" = 10'

= Property Line



NOTE:
SCALE INDICATED ON DRAWING
IS CORRECT IF DRAWING
BORDER IS 22" X 34".

REVISIONS		
DATE	DESCRIPTION	BY

ZONING



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



Site



Historic Landmark

File No.	LU 20 - 107749 HR
1/4 Section	3229
Scale	1 inch = 163 feet
State ID	1S1E03CB 1100
Exhibit	B Jan 23, 2020

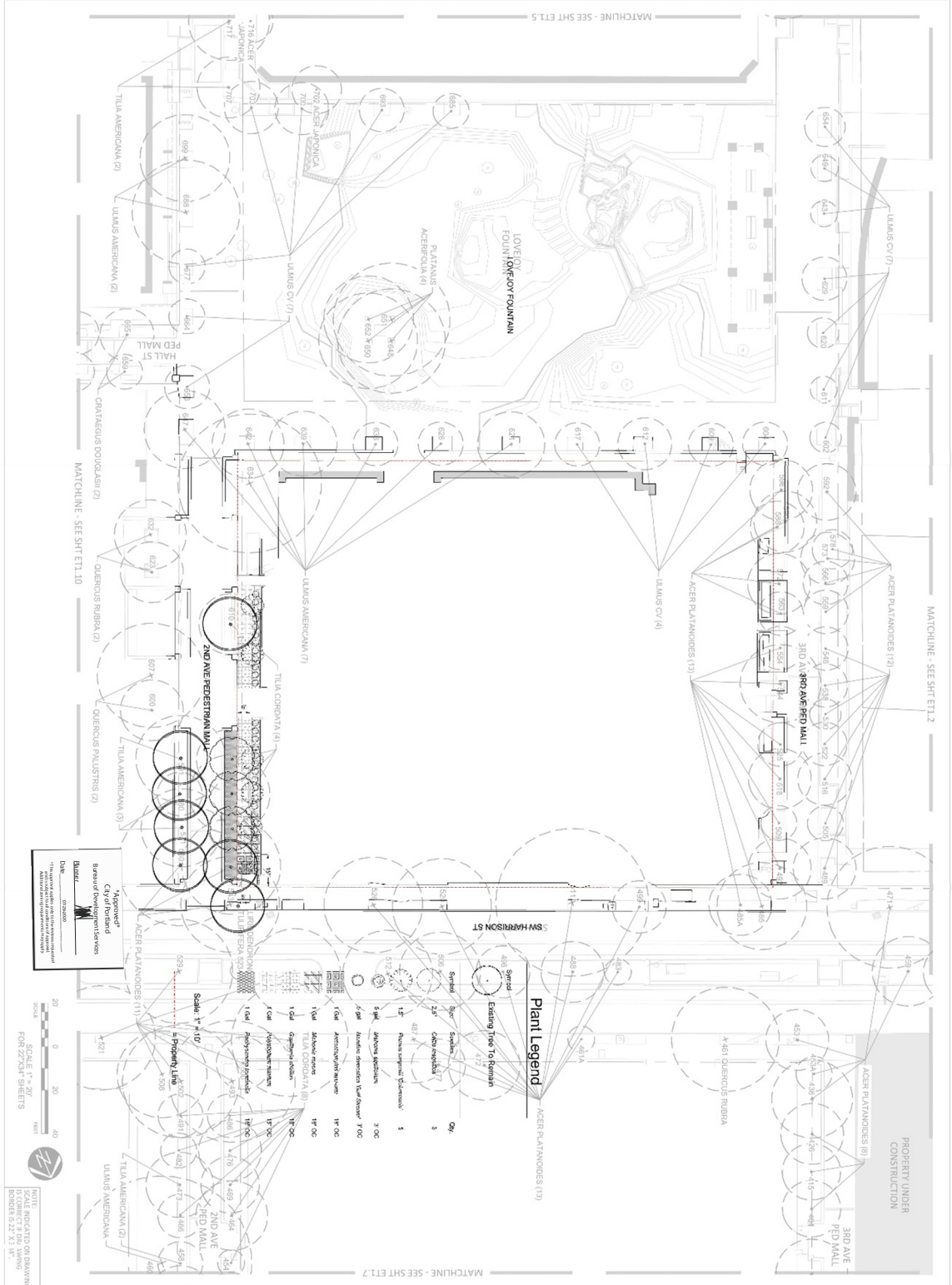
LU 20-107749 HR
EXHIBIT B

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PLOTTED ON: \$DATES\$

PLOTTED BY: \$USERS\$

PLOTTED FROM: \$COMPUTER\$



Portland Parks and Recreation
Nick Fish, Commissioner - Kia Selley, Interim Director

Halprin Open Space Sequence
SW 1st Avenue and SW Lincoln Street to SW 4th Avenue and SW Clay Street

Portland, Oregon

DATE: 12/17/2018 SCALE: DRAWN BY: SECTION:

ET1.6
EXISTING TREE PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12/17/2018

PORTLAND PARKS & RECREATION
Halprin Open Space Sequence

FSA

NET PLAN

EXHIBIT C-1
LU 20-107749 HR DZ

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E03CB 1200	PORTLAND CITY OF	1120 SW 5TH AVE #1302	PORTLAND OR 97204-1912
3	RETURN SERVICE REQUESTED		1S1E03CB 1600	CORE PORTLAND LLC	540 W MADISON ST #2500	CHICAGO IL 60661
4	RETURN SERVICE REQUESTED		1S1E03CB 1600	JOHN HYLAND CONST INC	PO BOX 7867	SPRINGFIELD OR 97475
5	RETURN SERVICE REQUESTED		1S1E03CB 400	BOECKMAN ROAD LLC	1800 SW 1ST AVE #600	PORTLAND OR 97201
6	RETURN SERVICE REQUESTED		1S1E03CB 400	JAY RATHE CPA PC	PO BOX 1029	PORTLAND OR 97207-1029
7	RETURN SERVICE REQUESTED		1S1E03CB 400	PLAID PANTRIES INC	10025 SW ALLEN BLVD	BEAVERTON OR 97005-4124
8	RETURN SERVICE REQUESTED		1S1E03CB 400	SETTER MICHAEL K DDS MSD LLC	2075 SW 1ST AVE RM 2L	PORTLAND OR 97201
9	RETURN SERVICE REQUESTED		1S1E03CB 400	THOMAS J FLATH DMD PC	2075 SW 1ST AVE STE 2K	PORTLAND OR 97201
10	RETURN SERVICE REQUESTED		1S1E03CB 400	WHITWORTH & BECKER LLP	2075 SW 1ST AVE STE 2-A	PORTLAND OR 97201
11	RETURN SERVICE REQUESTED		1S1E03CB 500	BRENDA KAY HAIR SPECIALTIES INC	1975 SW 1ST AVE STE A	PORTLAND OR 97201
12	RETURN SERVICE REQUESTED	1S1E03CB 500	DARLING'S HAIR SALON &	BEAUTY SUPPLY INC	1975 SW 1ST AVE STE D	PORTLAND OR 97201
13	RETURN SERVICE REQUESTED		1S1E03CB 500	HARRISON & FIRST LLC	210 SW MORRISON ST #600	PORTLAND OR 97204
14	RETURN SERVICE REQUESTED		1S1E03CB 500	HOAGLAND DONALD D	1975 SW 1ST AVE STE B	PORTLAND OR 97201
15	RETURN SERVICE REQUESTED		1S1E03CB 500	KUANG Hsing USA ENTERPRISES LLC	2229 SE 34TH AVE	PORTLAND OR 97214
16	RETURN SERVICE REQUESTED		1S1E03CB 500	PORTLAND METRO ASSN OF REALTORS INC	150 SW HARRISON ST STE 200	PORTLAND OR 97201
17	RETURN SERVICE REQUESTED		1S1E03CB 500	ROSENBAUM FINANCIAL INC	150 SW HARRISON ST STE 300	PORTLAND OR 97201
18	RETURN SERVICE REQUESTED		1S1E03CB 500	SILVEIRA ADRIENNE	1975 SW 1ST AVE #G	PORTLAND OR 97201
19	RETURN SERVICE REQUESTED		1S1E03CB 70000	HARRISON EAST CONDO OWNERS ASSOC	1600 SW 4TH AVE #870	PORTLAND OR 97201
20	RETURN SERVICE REQUESTED		1S1E03CB 70001	SETIOWIJOSO LIONO	111 SW HARRISON ST #1A	PORTLAND OR 97201-5318
21	RETURN SERVICE REQUESTED		1S1E03CB 70002	DE LA MOTTE SARI & KEVIN	111 SW HARRISON ST #1B	PORTLAND OR 97201
22	RETURN SERVICE REQUESTED		1S1E03CB 70003	JOHNSON ROY D	111 SW HARRISON ST #1C	PORTLAND OR 97201-5318
23	RETURN SERVICE REQUESTED		1S1E03CB 70004	MCDONALD SUSAN M & BLACK KURT S	3627 NW OLEANDER PL	CORVALLIS OR 97330
24	RETURN SERVICE REQUESTED		1S1E03CB 70005	MIN ALEXANDER W	5566 NW PRIMINO AVE	PORTLAND OR 97229-2672
25	RETURN SERVICE REQUESTED		1S1E03CB 70006	CUMMINS JANE & FIDLER FAMILY LLC	158 MUIRFIELD AVE SE	SALEM OR 97306
26	RETURN SERVICE REQUESTED		1S1E03CB 70007	WARAICH SARABJEET SINGH	10638 SE JASON LN	HAPPY VALLEY OR 97086-6391
27	RETURN SERVICE REQUESTED		1S1E03CB 70008	DEACON MARK C	111 SW HARRISON ST UNIT 2D	PORTLAND OR 97201
28	RETURN SERVICE REQUESTED		1S1E03CB 70009	PEARSON NANCY & FRANKLIN DOUGLAS	111 SW HARRISON ST #2E	PORTLAND OR 97201
29	RETURN SERVICE REQUESTED		1S1E03CB 70010	SET 500 HOLDINGS LLC	PMB 335231 MARKET PL	SAN RAMON CA 94583
30	RETURN SERVICE REQUESTED		1S1E03CB 70011	HUTCHINSON DARION	111 SW HARRISON ST #2G	PORTLAND OR 97201
31	RETURN SERVICE REQUESTED		1S1E03CB 70012	CAROL SUE KOPP FAMILY TR	111 SW HARRISON ST UNIT 2H	PORTLAND OR 97201
32	RETURN SERVICE REQUESTED		1S1E03CB 70013	GRANGER BARBARA R	111 SW HARRISON ST #3A	PORTLAND OR 97201
33	RETURN SERVICE REQUESTED		1S1E03CB 70014	GATES VICKIE	3414 NORTHLINE AVE #B	GREENSBORO NC 27410
34	RETURN SERVICE REQUESTED		1S1E03CB 70015	LU JEAN	20629 SW PIKE ST	BEAVERTON OR 97007
35	RETURN SERVICE REQUESTED		1S1E03CB 70016	WANG JIAYUE	111 SW HARRISON ST UNIT 3D	PORTLAND OR 97201
36	RETURN SERVICE REQUESTED		1S1E03CB 70017	DONOVAN ANDREW	111 SW HARRISON ST #3E	PORTLAND OR 97201
37	RETURN SERVICE REQUESTED		1S1E03CB 70018	LANDSVERK WAYNE & CAROLYN	6120 SE 32ND AVE	PORTLAND OR 97202-8503
38	RETURN SERVICE REQUESTED		1S1E03CB 70019	IM CHUN OK & YOUN JUNG HEE	5255 237TH TER SE	ISSAQUAH WA 98029
39	RETURN SERVICE REQUESTED		1S1E03CB 70020	DIAZ LUCAS F	111 SW HARRISON ST #3H	PORTLAND OR 97201
40	RETURN SERVICE REQUESTED		1S1E03CB 70021	WILCOX NATE	111 SW HARRISON ST #4A	PORTLAND OR 97201
41	RETURN SERVICE REQUESTED		1S1E03CB 70022	PAINTER RICHARD & PAINTER KATHIE	3035 OAKCREST DR NW	SALEM OR 97304
42	RETURN SERVICE REQUESTED		1S1E03CB 70023	NICE MATTHEW L	111 SW HARRISON ST #4C	PORTLAND OR 97201
43	RETURN SERVICE REQUESTED		1S1E03CB 70024	CHEK DAI NOH	111 SW HARRISON ST UNIT 4D	PORTLAND OR 97201
44	RETURN SERVICE REQUESTED		1S1E03CB 70025	JOHNSTON JENNIFER & JOHNSTON BRENT	111 SW HARRISON ST #4E	PORTLAND OR 97201
45	RETURN SERVICE REQUESTED	1S1E03CB 70026	DAOUD FOUAD & KELLY &	KINZIE JOHN & SYLVIA	15530 NW ANDALUSIAN WAY	PORTLAND OR 97229
46	RETURN SERVICE REQUESTED		1S1E03CB 70027	CHO WON BOK	12300 SE MAIN ST	PORTLAND OR 97233
47	RETURN SERVICE REQUESTED		1S1E03CB 70028	UCHIYA YOKO	111 SW HARRISON ST #4H	PORTLAND OR 97201
48	RETURN SERVICE REQUESTED		1S1E03CB 70029	WITSCHI NICOLAS & DUPUIS MARGARET	111 SW HARRISON ST #5A	PORTLAND OR 97201
49	RETURN SERVICE REQUESTED		1S1E03CB 70030	WANG LIN & QIANG GUOXING	111 SW HARRISON ST #5B	PORTLAND OR 97201
50	RETURN SERVICE REQUESTED		1S1E03CB 70031	JOORBANI JAMSHEED	111 SW HARRISON ST #5C	PORTLAND OR 97201
51	RETURN SERVICE REQUESTED		1S1E03CB 70032	LIMIN VLADIMIR N	1321 UPLAND DR #3423	HOUSTON TX 77043-4718
52	RETURN SERVICE REQUESTED		1S1E03CB 70033	WRIGHT CHELSEA & REYES JOSHUA	111 SW HARRISON ST #5E	PORTLAND OR 97201
53	RETURN SERVICE REQUESTED		1S1E03CB 70034	MICHELSON JEFF & MICHELSON LOREN	21777 OCEAN VISTA DR	LAGUNA BEACH CA 92651
54	RETURN SERVICE REQUESTED		1S1E03CB 70035	TRAN TUAN-ANH JOHN	111 SW HARRISON ST #5G	PORTLAND OR 97201
55	RETURN SERVICE REQUESTED		1S1E03CB 70036	MCDONALD JIM & MCDONALD NATALIA	2106 SE 54TH AVE	PORTLAND OR 97215
56	RETURN SERVICE REQUESTED		1S1E03CB 70037	ZIMMERMAN JASON J	111 SW HARRISON ST #6A	PORTLAND OR 97201-5367
57	RETURN SERVICE REQUESTED		1S1E03CB 70038	CHOW JAY M JR & CHOW CHELSEY AM	HCL BOX 5368	KEAAU HI 96749
58	RETURN SERVICE REQUESTED		1S1E03CB 70039	WELTIN ELISABETH TR	255 SW HARRISON ST #18H	PORTLAND OR 97201
59	RETURN SERVICE REQUESTED		1S1E03CB 70040	SKAGGS CHRISTOPHER K	111 SW HARRISON ST #6D	PORTLAND OR 97201
60	RETURN SERVICE REQUESTED		1S1E03CB 70041	GAMBRELL JAMES A	111 SW HARRISON ST #6E	PORTLAND OR 97201-5367
61	RETURN SERVICE REQUESTED		1S1E03CB 70042	GRUBB WILLIAM & BETH & THOMAS	PO BOX 30128	SEA ISLAND GA 31561
62	RETURN SERVICE REQUESTED		1S1E03CB 70043	YANG CHENG-TAO C & HSU SHIH-CHI	111 SW HARRISON ST #6G	PORTLAND OR 97201
63	RETURN SERVICE REQUESTED		1S1E03CB 70044	HADJ-HAMOU REV LIV TR	19531 STARFISH LN	HUNTINGTON BEACH CA 92648
64	RETURN SERVICE REQUESTED		1S1E03CB 70045	NORDAHL KARINA R	111 SW HARRISON ST #7A	PORTLAND OR 97201
65	RETURN SERVICE REQUESTED		1S1E03CB 70046	PARSONS SUSAN J & JIMENEZ BRYAN J	1819 SW 5TH AVE PMB 235	PORTLAND OR 97201
66	RETURN SERVICE REQUESTED		1S1E03CB 70047	HARTMAN FAMILY LIVING TRUST	79586 HWY 101	ARCH CAPE OR 97102
67	RETURN SERVICE REQUESTED		1S1E03CB 70048	ROGERS CRISTIAN & WILSON CHRISTINA	7804 SW TERWILLIGER BLVD	PORTLAND OR 97219-4468
68	RETURN SERVICE REQUESTED		1S1E03CB 70049	RABORN JOHN W	111 SW HARRISON ST #7E	PORTLAND OR 97201
69	RETURN SERVICE REQUESTED		1S1E03CB 70050	CHONG JD	111 SW HARRISON ST #7F	PORTLAND OR 97201-5367
70	RETURN SERVICE REQUESTED		1S1E03CB 70051	WONG BONNIE M TR	PO BOX 682	NORTH PLAINS OR 97133
71	RETURN SERVICE REQUESTED		1S1E03CB 70052	LI DANXI	56 AQUINAS ST	LAKE OSWEGO OR 97035-2331
72	RETURN SERVICE REQUESTED		1S1E03CB 70053	PATTERSON JOHN & PATTERSON LINDA	9561 NORDMAN WAY	ELK GROVE CA 95624-4469
73	RETURN SERVICE REQUESTED		1S1E03CB 70054	WOLFE LAWRENCE H	603 SE 19TH AVE	PORTLAND OR 97214

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED		1S1E03CB 70055	SICA GLORIA V & TODD HAROLD O	111 SW HARRISON ST #8C	PORTLAND OR 97201
75	RETURN SERVICE REQUESTED		1S1E03CB 70056	KOSUB KEVIN R	111 SW HARRISON ST APT 8D	PORTLAND OR 97201-5384
76	RETURN SERVICE REQUESTED		1S1E03CB 70057	THOMAS EDWARD H & MOORE MARTHA A	111 SW HARRISON ST APT 20D	PORTLAND OR 97201
77	RETURN SERVICE REQUESTED		1S1E03CB 70058	HEESTAND MARION & WILLIAMS JULIA	111 SW HARRISON ST #8F	PORTLAND OR 97201-5384
78	RETURN SERVICE REQUESTED		1S1E03CB 70059	111 SW HARRISON 8G LLC	PO BOX 5938	PORTLAND OR 97228
79	RETURN SERVICE REQUESTED		1S1E03CB 70060	KERRIGAN RICHARD & BARBARA	111 SW HARRISON ST #8H	PORTLAND OR 97201
80	RETURN SERVICE REQUESTED		1S1E03CB 70061	ALEXANDER DELL & ALEXANDER CAPI	724 CALPOOIA ST SW	ALBANY OR 97321-2376
81	RETURN SERVICE REQUESTED		1S1E03CB 70062	MICKAELSON DIANA S	111 SW HARRISON ST #9B	PORTLAND OR 97201-5384
82	RETURN SERVICE REQUESTED		1S1E03CB 70063	THOMAS JOHN M	111 SW HARRISON ST #9C	PORTLAND OR 97201
83	RETURN SERVICE REQUESTED		1S1E03CB 70064	MERRILL DEBRA & SETZER EUGENE L	111 SW HARRISON ST #9D	PORTLAND OR 97201
84	RETURN SERVICE REQUESTED		1S1E03CB 70065	DEHNING STEPHEN & DEHNING SUSAN	PO BOX 1575	GRESHAM OR 97030-0513
85	RETURN SERVICE REQUESTED		1S1E03CB 70066	ROBINSON JEFFERY M	1231 RICK RD	SANTA MARIA CA 93455
86	RETURN SERVICE REQUESTED		1S1E03CB 70067	WARKEL GREGORY L & WARKEL MAYUMI S	1650 NE TERRACE DR	GRANTS PASS OR 97526
87	RETURN SERVICE REQUESTED		1S1E03CB 70068	KOLODZIEJ NELL M	1355 NW MAGNOLIA DR	CORVALLIS OR 97330
88	RETURN SERVICE REQUESTED		1S1E03CB 70069	COLVEN BRUCE R & COLVEN CYNTHIA W	111 SW HARRISON ST #10A	PORTLAND OR 97201
89	RETURN SERVICE REQUESTED		1S1E03CB 70070	TIBBITS PAUL	111 SW HARRISON ST #10B	PORTLAND OR 97201-5384
90	RETURN SERVICE REQUESTED		1S1E03CB 70071	KINNAN MILA	7 ARESE AISLE	IRVINE CA 92606-8354
91	RETURN SERVICE REQUESTED		1S1E03CB 70072	MAR VERNON L & MAR LINDA G	111 SW HARRISON ST #10D	PORTLAND OR 97201
92	RETURN SERVICE REQUESTED		1S1E03CB 70073	MEMON SHAHID	111 SW HARRISON ST UNIT 10E	PORTLAND OR 97201
93	RETURN SERVICE REQUESTED		1S1E03CB 70074	MARJORIE A UNDERWOOD TR	1420 NW LOVEJOY ST UNIT 608	PORTLAND OR 97209
94	RETURN SERVICE REQUESTED		1S1E03CB 70075	DBELEMENT LLC	2075 SW 1ST AVE #2A	PORTLAND OR 97201
95	RETURN SERVICE REQUESTED		1S1E03CB 70076	CJ HEDGEHOG LLC	111 SW HARRISON ST #10H	PORTLAND OR 97201
96	RETURN SERVICE REQUESTED		1S1E03CB 70077	MATHISON MICHAEL & GRAZINI TOBIAS	2545 NE 48TH AVE	PORTLAND OR 97213-1923
97	RETURN SERVICE REQUESTED		1S1E03CB 70078	SMITH JEFFREY A & STEPANEK JOHN	111 SW HARRISON ST #11B	PORTLAND OR 97201
98	RETURN SERVICE REQUESTED		1S1E03CB 70079	DESHPANDE NIKHK & SUJATA	16311 SW HORSESHOE WAY	BEAVERTON OR 97007
99	RETURN SERVICE REQUESTED		1S1E03CB 70080	KANDASWAMY BOBBY	PO BOX 179	CORBETT OR 97019-0179
100	RETURN SERVICE REQUESTED		1S1E03CB 70081	CHONG HOCK G	111 SW HARRISON ST #11	PORTLAND OR 97201
101	RETURN SERVICE REQUESTED		1S1E03CB 70082	MUI ELAINE W	15636 SE KINGBIRD DR	CLACKAMAS OR 97015-3626
102	RETURN SERVICE REQUESTED		1S1E03CB 70083	CACERES NATALIE & VICTOR & LILY	18436 SANDPIPER CIR	LAKE OSWEGO OR 97035
103	RETURN SERVICE REQUESTED		1S1E03CB 70084	SAWREY LAURIE A	705 CONCESSION CT	GEARHART OR 97138
104	RETURN SERVICE REQUESTED		1S1E03CB 70085	SMITH JEFFREY A	111 SW HARRISON ST #12A	PORTLAND OR 97201
105	RETURN SERVICE REQUESTED		1S1E03CB 70086	AVALOS RAYMOND & WHEELER KENNETH	111 SW HARRISON ST #12B	PORTLAND OR 97201
106	RETURN SERVICE REQUESTED		1S1E03CB 70087	BECK REBECCA & BECK JACK JR	17994 SW CHAPARRAL DR	POWELL BUTTE OR 97753-0457
107	RETURN SERVICE REQUESTED		1S1E03CB 70088	LIN CHING-WEI	111 SW HARRISON ST #12D	PORTLAND OR 97201
108	RETURN SERVICE REQUESTED		1S1E03CB 70089	MORGAN EZARA LOPEZ JOFFE LIV TR	111 SW HARRISON ST #12E	PORTLAND OR 97201
109	RETURN SERVICE REQUESTED		1S1E03CB 70090	GRAY SARA M	3234 W NORTH LOOP AVE	SPOKANE WA 99224-2226
110	RETURN SERVICE REQUESTED		1S1E03CB 70091	MC CORMICK PROPERTIES LLC	PO BOX 3344	PORTLAND OR 97208-3344
111	RETURN SERVICE REQUESTED		1S1E03CB 70092	NGUYEN THANH V	111 SW HARRISON ST #12H	PORTLAND OR 97201
112	RETURN SERVICE REQUESTED		1S1E03CB 70093	SHIU FAMILY TR	111 SW HARRISON ST UNIT 14A	PORTLAND OR 97201
113	RETURN SERVICE REQUESTED		1S1E03CB 70094	CHUA JOSELEETO U	111 SW HARRISON ST #14B	PORTLAND OR 97201-5319
114	RETURN SERVICE REQUESTED		1S1E03CB 70095	DAVIS TIMOTHY J	111 SW HARRISON ST #14C	PORTLAND OR 97201
115	RETURN SERVICE REQUESTED		1S1E03CB 70096	DARCY DOUGLAS S	111 SW HARRISON ST #14D	PORTLAND OR 97201
116	RETURN SERVICE REQUESTED		1S1E03CB 70097	HARDYMAN PATRICK	111 SW HARRISON ST #14E	PORTLAND OR 97201
117	RETURN SERVICE REQUESTED	1S1E03CB 70098	VENNEWITZ PETER	ATTN LIV MONROE	1620 WOODARD AVE NWUNIT BR	OLYMPIA WA 98502-4222
118	RETURN SERVICE REQUESTED		1S1E03CB 70099	YEH YARU	9370 SW GALENA WAY	BEAVERTON OR 97007-7557
119	RETURN SERVICE REQUESTED		1S1E03CB 70101	GRANNIS ROGER O	13 CLEARVIEW TER	RIDGEFIELD CT 06877
120	RETURN SERVICE REQUESTED		1S1E03CB 70102	WILLIAM E MOORE TR	299 BURCHETT RD	ONALASKA WA 98570
121	RETURN SERVICE REQUESTED		1S1E03CB 70103	GODFREY DAVID & GODFREY DONNA	111 SW HARRISON ST #15C	PORTLAND OR 97201
122	RETURN SERVICE REQUESTED	1S1E03CB 70104	FRANKLIN PATRICIA &	POTTMAYER LAURIE	111 SW HARRISON ST #15D	PORTLAND OR 97201
123	RETURN SERVICE REQUESTED		1S1E03CB 70105	SMITH TIMOTHY B & KULLBY KENTON R	1075 NW NORTHRUP ST #1416	PORTLAND OR 97209
124	RETURN SERVICE REQUESTED		1S1E03CB 70106	MELVIN JAMES M	111 SW HARRISON ST #15F	PORTLAND OR 97201
125	RETURN SERVICE REQUESTED		1S1E03CB 70107	LANDUCCI FAMILY & FRANCESCA	PO BOX 1758	BANDON OR 97411
126	RETURN SERVICE REQUESTED		1S1E03CB 70108	CLINTON A BROWN & CHERYL R MCLEAN	111 SW HARRISON ST #15-H	PORTLAND OR 97201
127	RETURN SERVICE REQUESTED		1S1E03CB 70109	JACOB A GOLDENBERG LIV TR	9328 JANUARY DR	LAS VEGAS NV 89134
128	RETURN SERVICE REQUESTED		1S1E03CB 70110	HAUSER KELLY & HAUSER BRIAN T	111 SW HARRISON ST #16B	PORTLAND OR 97201
129	RETURN SERVICE REQUESTED		1S1E03CB 70111	HUGHES MICHELLE & HUGHES PAUL	5307 CASTLEFORD CT	NEWARK CA 94560
130	RETURN SERVICE REQUESTED		1S1E03CB 70112	TOLL THOMAS & LOO WAI YEE	111 SW HARRISON ST #16D	PORTLAND OR 97201
131	RETURN SERVICE REQUESTED		1S1E03CB 70113	ALTOWAIJRI MOATH	111 SW HARRISON ST #16E	PORTLAND OR 97219-5382
132	RETURN SERVICE REQUESTED		1S1E03CB 70114	POPPER DEBORAH K	111 SW HARRISON ST #16F	PORTLAND OR 97201
133	RETURN SERVICE REQUESTED		1S1E03CB 70115	NELSON THEODORE & HOUSTON JANELLE	111 SW HARRISON ST #16G	PORTLAND OR 97201
134	RETURN SERVICE REQUESTED		1S1E03CB 70116	KOCHANSKI NATHAN & STREETER BETSY	111 SW HARRISON ST #16H	PORTLAND OR 97201
135	RETURN SERVICE REQUESTED		1S1E03CB 70117	HACKETT MARK	2459 TUALATIN VALLEY HWY #331	HILLSBORO OR 97123
136	RETURN SERVICE REQUESTED		1S1E03CB 70118	KLANRAD MINA	111 SW HARRISON ST #17B	PORTLAND OR 97201
137	RETURN SERVICE REQUESTED		1S1E03CB 70119	BAKER CHRISTINA R	477 PEACE PORTAL DR #107	BLAINE WA 98230-4023
138	RETURN SERVICE REQUESTED		1S1E03CB 70120	EMERSON ROBERT D & EMERSON ALISON	20458 JACKLIGHT LN	BEND OR 97702-3074
139	RETURN SERVICE REQUESTED		1S1E03CB 70121	THE PETER BERGESON REVOCABLE TRUST	111 SW HARRISON ST #17E	PORTLAND OR 97201
140	RETURN SERVICE REQUESTED		1S1E03CB 70122	BERGE DAVID R & MANNING MARY C	111 SW HARRISON ST #17F	PORTLAND OR 97201
141	RETURN SERVICE REQUESTED		1S1E03CB 70123	FREELS AARON ET AL	111 SW HARRISON ST #17G	PORTLAND OR 97201
142	RETURN SERVICE REQUESTED		1S1E03CB 70124	HALVORSON CARL M	111 SW HARRISON ST #17H	PORTLAND OR 97201
143	RETURN SERVICE REQUESTED		1S1E03CB 70125	PLESKO JANOS	111 SW HARRISON ST #18A	PORTLAND OR 97201
144	RETURN SERVICE REQUESTED		1S1E03CB 70126	AUSTIN JESSE	111 SW HARRISON ST #18B	PORTLAND OR 97201-5319
145	RETURN SERVICE REQUESTED		1S1E03CB 70127	BAILEY WILLIAM C	111 SW HARRISON ST #18C	PORTLAND OR 97201
146	RETURN SERVICE REQUESTED		1S1E03CB 70128	GARBER HELEN A	111 SW HARRISON ST #18D	PORTLAND OR 97201-5319

	A	B	C	D	E	F
147	RETURN SERVICE REQUESTED		1S1E03CB 70129	WIDDER JOHN & WIDDER JULIE M	3601 SW RIVER PKWY #1808	PORTLAND OR 97239
148	RETURN SERVICE REQUESTED		1S1E03CB 70130	ZHANG KANG	111 SW HARRISON ST #18F	PORTLAND OR 97201
149	RETURN SERVICE REQUESTED		1S1E03CB 70131	SAYRE SAMUEL R	111 SW HARRISON ST #18G	PORTLAND OR 97201
150	RETURN SERVICE REQUESTED		1S1E03CB 70132	HETTINGER BARBARA D	111 SW HARRISON ST #18H	PORTLAND OR 97201
151	RETURN SERVICE REQUESTED		1S1E03CB 70133	MARCIA MCKEAN LIV TR	111 SW HARRISON ST #19A	PORTLAND OR 97201
152	RETURN SERVICE REQUESTED		1S1E03CB 70134	BRUDER WILLIAM P & ROMAN LOUISE R	111 SW HARRISON ST UNIT 19B	PORTLAND OR 97201
153	RETURN SERVICE REQUESTED		1S1E03CB 70135	GOSKIRK NATASHA N	111 SW HARRISON ST #19C	PORTLAND OR 97201
154	RETURN SERVICE REQUESTED		1S1E03CB 70136	BRUDER WILLIAM & ROMAN LOUISE	111 SW HARRISON ST #19D	PORTLAND OR 97201
155	RETURN SERVICE REQUESTED		1S1E03CB 70137	DUNLOP SAMUEL E C	111 SW HARRISON ST #19E	PORTLAND OR 97201
156	RETURN SERVICE REQUESTED		1S1E03CB 70138	EWALD MARY K	111 SW HARRISON ST #19F	PORTLAND OR 97201-5319
157	RETURN SERVICE REQUESTED		1S1E03CB 70139	TULLY MARCUS E	111 SW HARRISON ST #19G	PORTLAND OR 97201-5385
158	RETURN SERVICE REQUESTED		1S1E03CB 70140	L JILL FORD TR	111 SW HARRISON ST #19H	PORTLAND OR 97201
159	RETURN SERVICE REQUESTED		1S1E03CB 70141	PALMAN CYNTHIA L	2610 LAWRENCE ST	EUGENE OR 97405
160	RETURN SERVICE REQUESTED		1S1E03CB 70142	WIDMAYER RICHARD & WIDMAYER JAYNE	111 SW HARRISON ST #20B	PORTLAND OR 97201
161	RETURN SERVICE REQUESTED		1S1E03CB 70143	DEMETRO EVA & DEMETRO JAMES	21727 NE ALLWORTH RD	BATTLE GROUND WA 98604
162	RETURN SERVICE REQUESTED		1S1E03CB 70144	MARTHA MOORE & EDWARD N THOMAS	111 SW HARRISON ST #20D	PORTLAND OR 97201
163	RETURN SERVICE REQUESTED		1S1E03CB 70145	PAK THOMAS & PAK TAMMY KYOUNGSOOK	111 SW HARRISON ST #21A	PORTLAND OR 97201
164	RETURN SERVICE REQUESTED		1S1E03CB 70146	REICHERT THOMAS & REICHERT LANA	111 SW HARRISON ST #21B	PORTLAND OR 97201
165	RETURN SERVICE REQUESTED		1S1E03CB 70147	INGLE MARCUS D & INGLE DIANA L	111 SW HARRISON ST #21C	PORTLAND OR 97201
166	RETURN SERVICE REQUESTED		1S1E03CB 70148	ELGABRY ABDEL K & ELGABRY ROISIN U	111 SW HARRISON ST #21D	PORTLAND OR 97201-5385
167	RETURN SERVICE REQUESTED		1S1E03CB 70149	HOLLANDER MARCIA L TR	111 SW HARRISON ST #22A	PORTLAND OR 97201
168	RETURN SERVICE REQUESTED		1S1E03CB 70150	SHERSHOW LEE W	111 SW HARRISON ST #22B	PORTLAND OR 97201
169	RETURN SERVICE REQUESTED		1S1E03CB 70151	MUZZIO ATLCATL TR	111 SW HARRISON ST #22-C	PORTLAND OR 97201
170	RETURN SERVICE REQUESTED		1S1E03CB 70152	GULMAN THOMAS J & GULMAN JUDITH	111 SW HARRISON ST #22D	PORTLAND OR 97201
171	RETURN SERVICE REQUESTED		1S1E03CB 70153	GOODMONSON PAUL JR & SHARON	3923 NW CLARENCE CIR	CORVALLIS OR 97330
172	RETURN SERVICE REQUESTED		1S1E03CB 70154	LIU WILLIE Y & LIU ELIZABETH P	5404 NW 138TH ST	VANCOUVER WA 98685
173	RETURN SERVICE REQUESTED		1S1E03CB 70155	BLOOM MICHAEL I & BLOOM JAIMEE T	8110 SW LAUREL ST	PORTLAND OR 97225-2324
174	RETURN SERVICE REQUESTED		1S1E03CB 80000	HARRISON WEST CONDO OWNERS ASSN	1600 SW 4TH AVE # 870	PORTLAND OR 97201
175	RETURN SERVICE REQUESTED		1S1E03CB 80001	MILLMAN MICHAEL D & MILLMAN MARI A	21660 SW 109TH TER	TUALATIN OR 97062
176	RETURN SERVICE REQUESTED		1S1E03CB 80002	TAI-LV LIVING TRUST	15143 NW FRANCESCA DR	PORTLAND OR 97229
177	RETURN SERVICE REQUESTED		1S1E03CB 80003	MASSIH KAMELIA	9 SPINOSA	LAKE OSWEGO OR 97035
178	RETURN SERVICE REQUESTED		1S1E03CB 80004	MACAULAY JAMES C & MACAULAY ILZE B	255 SW HARRISON ST #2A	PORTLAND OR 97201
179	RETURN SERVICE REQUESTED		1S1E03CB 80005	SANTANA DANA N	255 SW HARRISON ST #2B	PORTLAND OR 97201
180	RETURN SERVICE REQUESTED		1S1E03CB 80006	MCMURREY MARVIN III & NGUYEN PHONG	7815 HAMMERTY BLVD	HOUSTON TX 77055
181	RETURN SERVICE REQUESTED		1S1E03CB 80007	MITCHELL SHANNON	255 SW HARRISON ST	PORTLAND OR 97201
182	RETURN SERVICE REQUESTED		1S1E03CB 80008	DREYER CAROL A	255 SW HARRISON ST #2E	PORTLAND OR 97201
183	RETURN SERVICE REQUESTED		1S1E03CB 80009	LAZIER HOWARD D	255 SW HARRISON ST #2F	PORTLAND OR 97201
184	RETURN SERVICE REQUESTED		1S1E03CB 80010	VANANTWERP JAMES & SHERESA	6868 CHICO WY	BREMERTON WA 98312
185	RETURN SERVICE REQUESTED		1S1E03CB 80011	BRADACH GEORGE & BRADACH PATRICIA	3728 NE FLANDERS ST	PORTLAND OR 97232-3318
186	RETURN SERVICE REQUESTED		1S1E03CB 80012	KEEFE CAROLYN	745 ROCKAWAY BEACH AVE	PACIFICA CA 94004
187	RETURN SERVICE REQUESTED		1S1E03CB 80013	LOGAN LESLIE L	50 RIDGE LAKE CIR	HIGHLANDS NC 28741-7178
188	RETURN SERVICE REQUESTED		1S1E03CB 80014	WATANABE KEONI	255 SW HARRISON ST UNIT 3C	PORTLAND OR 97201
189	RETURN SERVICE REQUESTED		1S1E03CB 80015	S NUDELMAN RENTALS LLC	2842 NW LARKSPUR PL	CORVALLIS OR 97330-3536
190	RETURN SERVICE REQUESTED		1S1E03CB 80016	XU YIFAN	255 SW HARRISON ST #3E	PORTLAND OR 97201
191	RETURN SERVICE REQUESTED		1S1E03CB 80017	VAN WESS JANET	255 SW HARRISON ST #3F	PORTLAND OR 97201
192	RETURN SERVICE REQUESTED		1S1E03CB 80018	EASTON MICHAEL & EASTON CYNTHIA	255 SW HARRISON ST #3G	PORTLAND OR 97201
193	RETURN SERVICE REQUESTED		1S1E03CB 80019	KUHNENBEAKER NICK J	255 SW HARRISON ST UNIT 3H	PORTLAND OR 97201
194	RETURN SERVICE REQUESTED		1S1E03CB 80020	ROSS MATTHEW F ET AL	255 SW HARRISON ST #4A	PORTLAND OR 97201-5339
195	RETURN SERVICE REQUESTED		1S1E03CB 80021	HEENAN ANNE	255 SW HARRISON ST #4B	PORTLAND OR 97201
196	RETURN SERVICE REQUESTED		1S1E03CB 80022	RONES NEIL A	171 SEQUOIA RD	HERCULES CA 94547
197	RETURN SERVICE REQUESTED		1S1E03CB 80023	RODRIGUEZ ARTURO & RODRIGUEZ VERNA	107 PHELAN CT	SANTA CRUZ CA 95060
198	RETURN SERVICE REQUESTED		1S1E03CB 80024	ANDREWS PAUL & ANDREWS LUELLA	255 SW HARRISON ST #4E	PORTLAND OR 97201-5339
199	RETURN SERVICE REQUESTED		1S1E03CB 80025	ZHOU RISHELLE Y	255 SW HARRISON ST #4F	PORTLAND OR 97201
200	RETURN SERVICE REQUESTED		1S1E03CB 80026	SHAW MATTHEW & ABANILLA VICTORIA	255 SW HARRISON ST #4G	PORTLAND OR 97201
201	RETURN SERVICE REQUESTED		1S1E03CB 80027	MA SEAN	3304 SW SCHOLLS FERRY RD	PORTLAND OR 97221-1355
202	RETURN SERVICE REQUESTED	1S1E03CB 80028	CARLOS JOSE &	MACLANG-CARLOS MONINIA	3991 CHILTON LN	SAN BRUNO CA 94066
203	RETURN SERVICE REQUESTED		1S1E03CB 80029	WANG JIAYUE	255 SW HARRISON ST #5B	PORTLAND OR 97201
204	RETURN SERVICE REQUESTED		1S1E03CB 80030	BAGGETT ROBERT C	255 SW HARRISON ST #5C	PORTLAND OR 97201
205	RETURN SERVICE REQUESTED		1S1E03CB 80031	MOLLY D BOWELL REV TR	255 SW HARRISON ST #5D	PORTLAND OR 97201
206	RETURN SERVICE REQUESTED		1S1E03CB 80032	BATARAN MEAGAN L	255 SW HARRISON ST #5E	PORTLAND OR 97201
207	RETURN SERVICE REQUESTED		1S1E03CB 80033	IVANITSKAYA NATALIA	255 SW HARRISON ST #TH	PORTLAND OR 97201-5338
208	RETURN SERVICE REQUESTED		1S1E03CB 80034	ALSOGHAEIR MOUDHI	255 SW HARRISON ST #5G	PORTLAND OR 97201
209	RETURN SERVICE REQUESTED		1S1E03CB 80035	BERGESON MARGARET A TR	255 SW HARRISON ST #5H	PORTLAND OR 97201
210	RETURN SERVICE REQUESTED		1S1E03CB 80036	SAURIOL ABBY ET AL	255 SW HARRISON ST	PORTLAND OR 97201
211	RETURN SERVICE REQUESTED		1S1E03CB 80037	JUSTIN B MASONER TR	255 SW HARRISON ST #6B	PORTLAND OR 97201
212	RETURN SERVICE REQUESTED		1S1E03CB 80038	BELMORE JAMES W	255 SW HARRISON ST #6C	PORTLAND OR 97201-5386
213	RETURN SERVICE REQUESTED		1S1E03CB 80039	JARMON THAD & JARMON EMMANUELLE	255 SW HARRISON ST #6D	PORTLAND OR 97201
214	RETURN SERVICE REQUESTED		1S1E03CB 80040	ASCH MARY E TR	2312 NACKMAN PL	THE VILLAGES FL 32162-3593
215	RETURN SERVICE REQUESTED		1S1E03CB 80041	MILDRED S HARDMAN TR	PO BOX 80	GREAT FALLS VA 22066-0080
216	RETURN SERVICE REQUESTED		1S1E03CB 80042	LUSK JOHN D	255 SW HARRISON ST #6-G	PORTLAND OR 97201
217	RETURN SERVICE REQUESTED		1S1E03CB 80043	FORBUSH STEPHEN A & SARABIA DALILA	255 SW HARRISON ST #6H	PORTLAND OR 97201
218	RETURN SERVICE REQUESTED		1S1E03CB 80044	SYNDER ROBERT H	200 3RD ST #1104	BOISE ID 83702-7259
219	RETURN SERVICE REQUESTED		1S1E03CB 80045	ESHGHI SHAHREKH	255 SW HARRISON ST #7B	PORTLAND OR 97201-5386

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220	RETURN SERVICE REQUESTED		1S1E03CB 80046	TRUONG ANDY T	PO BOX 90201	PORTLAND OR 97290
221	RETURN SERVICE REQUESTED		1S1E03CB 80047	FIORILLO MARIE	255 SW HARRISON ST #7D	PORTLAND OR 97201
222	RETURN SERVICE REQUESTED		1S1E03CB 80048	WONG STEVEN Y & WONG SHARI Y	17555 ERIN CT	LAKE OSWEGO OR 97035
223	RETURN SERVICE REQUESTED		1S1E03CB 80049	LEVITTIN BETTY H	255 SW HARRISON ST #7F	PORTLAND OR 97201
224	RETURN SERVICE REQUESTED		1S1E03CB 80050	CHILLESS TEDD & CHILLESS NANCY	949 NW OVERTON ST UNIT 1202	PORTLAND OR 97209
225	RETURN SERVICE REQUESTED		1S1E03CB 80051	DOLL DARYL S & DOLL APRIL M	255 SW HARRISON ST #7H	PORTLAND OR 97201
226	RETURN SERVICE REQUESTED		1S1E03CB 80052	GHANDOUR RIMA I	6034 SW IDAHO ST	PORTLAND OR 97221
227	RETURN SERVICE REQUESTED		1S1E03CB 80053	GARELICK ABRAHAM A	255 SW HARRISON ST UNIT 8B	PORTLAND OR 97201
228	RETURN SERVICE REQUESTED		1S1E03CB 80054	PAUL DANIEL L	255 SW HARRISON ST #8C	PORTLAND OR 97201
229	RETURN SERVICE REQUESTED		1S1E03CB 80055	PERRY JAMES & PERRY DIANE	255 SW HARRISON ST #8D	PORTLAND OR 97201
230	RETURN SERVICE REQUESTED		1S1E03CB 80056	SCHNAUBELT GABRIEL & RANA	7711 SW MILLERGLEN DR	ALOHA OR 97007
231	RETURN SERVICE REQUESTED		1S1E03CB 80057	AERNI LARRY	255 SW HARRISON ST #8F	PORTLAND OR 97201
232	RETURN SERVICE REQUESTED		1S1E03CB 80058	GATTO STEVE A	255 SW HARRISON ST #8G	PORTLAND OR 97201
233	RETURN SERVICE REQUESTED		1S1E03CB 80059	LOH ANNA C H	9917 SW QUAIL POST RD	PORTLAND OR 97219
234	RETURN SERVICE REQUESTED		1S1E03CB 80060	PELLITIER MICHELLE & JOHN	PO BOX 5512	EUGENE OR 97405
235	RETURN SERVICE REQUESTED		1S1E03CB 80061	XY LLC	PO BOX 1122	MARCOLA OR 97454-1122
236	RETURN SERVICE REQUESTED		1S1E03CB 80062	VILCHES ALEJANDRO	980 NE ORENCO STATION LOOP #603	HILLSBORO OR 97124
237	RETURN SERVICE REQUESTED		1S1E03CB 80063	GEORGE LEONARD B III & TERESA	711 PEACH ST	LODI CA 95242
238	RETURN SERVICE REQUESTED		1S1E03CB 80064	255 HARRISON LLC	21690 SW 109TH TER	TUALATIN OR 97062
239	RETURN SERVICE REQUESTED		1S1E03CB 80065	NELSON ERIC B & BETHKE LAURA J	255 SW HARRISON ST UNIT 9F	PORTLAND OR 97201
240	RETURN SERVICE REQUESTED		1S1E03CB 80066	KAHLER FAMILY TR	1464 BAY ST	NORTH BEND OR 97459-3605
241	RETURN SERVICE REQUESTED		1S1E03CB 80067	ZELZNAK GEORGE T & WILDER D DEE	255 SW HARRISON ST #9H	PORTLAND OR 97201-5386
242	RETURN SERVICE REQUESTED		1S1E03CB 80068	SAWYER RICHARD D	2745 SE 34TH AVE	PORTLAND OR 97202-1438
243	RETURN SERVICE REQUESTED		1S1E03CB 80069	MAST JAMES	2415 SE IVON ST	PORTLAND OR 97202-1287
244	RETURN SERVICE REQUESTED		1S1E03CB 80070	CHEN JASON & CHEN JACK CHIEH	12685 SW CONESTOGA DR	BEAVERTON OR 97008
245	RETURN SERVICE REQUESTED		1S1E03CB 80071	VERMA RISHI	255 SW HARRISON ST #10D	PORTLAND OR 97201
246	RETURN SERVICE REQUESTED		1S1E03CB 80072	ZIMMERMAN ROBERT	255 SW HARRISON ST APT 10E	PORTLAND OR 97201-5387
247	RETURN SERVICE REQUESTED		1S1E03CB 80073	MICHAEL WOOD & BIRGIT HUEGLIN-WOOD	255 SW HARRISON ST #10F	PORTLAND OR 97201
248	RETURN SERVICE REQUESTED		1S1E03CB 80074	HANKE DARRIN & HANKE SUSAN	235 SW HARRISON ST #10G	PORTLAND OR 97201
249	RETURN SERVICE REQUESTED	1S1E03CB 80075	GOPALAKRISHNAN RAJESH &	MANOHARAN MINSHA	255 SW HARRISON ST #10H	PORTLAND OR 97201
250	RETURN SERVICE REQUESTED		1S1E03CB 80076	GRAY LUCAS & SLAVIN KRISTIN N	255 SW HARRISON ST UNIT 11A	PORTLAND OR 97201
251	RETURN SERVICE REQUESTED		1S1E03CB 80077	TYNAN MARK	255 SW HARRISON ST #11B	PORTLAND OR 97201
252	RETURN SERVICE REQUESTED		1S1E03CB 80078	CAMPBELL GORDON & CAMPBELL RUTH	255 SW HARRISON ST #11C	PORTLAND OR 97201-5339
253	RETURN SERVICE REQUESTED		1S1E03CB 80079	YAO SIZHE	255 SW HARRISON ST UNIT 11D	PORTLAND OR 97201
254	RETURN SERVICE REQUESTED		1S1E03CB 80080	GRONSETH JAMES B	6125 SE DIVISION ST	PORTLAND OR 97206-1304
255	RETURN SERVICE REQUESTED		1S1E03CB 80081	LAWRENCE BREVOORT RISCH REV TR	255 SW HARRISON ST #11F	PORTLAND OR 97201
256	RETURN SERVICE REQUESTED		1S1E03CB 80082	WILLIAMS SHARI & WILLIAMS MARK	2001 SW TAYLORS FERRY RD	PORTLAND OR 97219
257	RETURN SERVICE REQUESTED		1S1E03CB 80083	GORDON RUSSELL	255 SW HARRISON ST #11H	PORTLAND OR 97201-5387
258	RETURN SERVICE REQUESTED		1S1E03CB 80084	TERZIEFF NICHOLINA	805 SHELOKUM DR	SILVERTON OR 97381-1983
259	RETURN SERVICE REQUESTED		1S1E03CB 80085	YUEN KITTY M	255 SW HARRISON ST #12B	PORTLAND OR 97201-5387
260	RETURN SERVICE REQUESTED		1S1E03CB 80086	PITRE MATHIEU J & PITRE CAMILLE C	255 SW HARRISON ST #12C	PORTLAND OR 97201
261	RETURN SERVICE REQUESTED		1S1E03CB 80087	COWLEY CRAIG M & COWLEY THEA E	255 SW HARRISON ST #12D	PORTLAND OR 97201
262	RETURN SERVICE REQUESTED		1S1E03CB 80089	LEFEBVRE GALA & LEFEBVRE RONALD	1415 2ND AVE #2110	SEATTLE WA 98101
263	RETURN SERVICE REQUESTED		1S1E03CB 80090	LEE KYU	3668 NW 115TH AVE	PORTLAND OR 97229-9321
264	RETURN SERVICE REQUESTED		1S1E03CB 80091	CASSIDY SARA	PO BOX 3655	DANA POINT CA 92629
265	RETURN SERVICE REQUESTED		1S1E03CB 80092	GUINAN PAUL L & GUINAN MELANIE	255 SW HARRISON ST #14A	PORTLAND OR 97201
266	RETURN SERVICE REQUESTED		1S1E03CB 80093	PATEL NIKESH	255 SW HARRISON ST #14B	PORTLAND OR 97201
267	RETURN SERVICE REQUESTED		1S1E03CB 80094	ALICE DALE & FRANKLIN EVANS TR	2455 SW MONTGOMERY DR	PORTLAND OR 97201
268	RETURN SERVICE REQUESTED		1S1E03CB 80095	DOMINGO FAMILY TR	16625 SW OREGON JADE CT	BEAVERTON OR 97007
269	RETURN SERVICE REQUESTED		1S1E03CB 80096	BAIAR RONALD L & BAIAR PATRICIA A	1605 NW CANYON VIEW DR	PULLMAN WA 99163-3711
270	RETURN SERVICE REQUESTED		1S1E03CB 80097	DAVIES FAMILY LIV TR	231 NE SAN BAY-O CIR	NEWPORT OR 97365
271	RETURN SERVICE REQUESTED		1S1E03CB 80098	CHOW WILSON	3205 SE 64TH AVE	PORTLAND OR 97206-1907
272	RETURN SERVICE REQUESTED		1S1E03CB 80099	MC ATEER JOHN J & MARY M	255 SW HARRISON ST #14H	PORTLAND OR 97201
273	RETURN SERVICE REQUESTED		1S1E03CB 80100	BELMORE JAMES & BEVERLY & JAMES	255 SW HARRISON ST UNIT 6C	PORTLAND OR 97201
274	RETURN SERVICE REQUESTED		1S1E03CB 80101	LYNCH LINDA L & LYNCH PHILIP J	2681 GARFIELD ST	EUGENE OR 97405-1698
275	RETURN SERVICE REQUESTED		1S1E03CB 80102	UDOMPANYANAN VARIN & BOWDEN MATANA	111 SW HARRISON ST #11H	PORTLAND OR 97201
276	RETURN SERVICE REQUESTED		1S1E03CB 80103	STAROSCIAK MIKE & STAROSCIAK JANET	255 SW HARRISON ST #15D	PORTLAND OR 97201
277	RETURN SERVICE REQUESTED		1S1E03CB 80104	KUREK BARTKE	255 SW HARRISON ST #15E	PORTLAND OR 97201
278	RETURN SERVICE REQUESTED		1S1E03CB 80105	HEPPNER TAD M	818 SW 3RD AVE #221 PMB 2401	PORTLAND OR 97204-2405
279	RETURN SERVICE REQUESTED		1S1E03CB 80106	BUSBY TYLER	7110 SE YAMHILL ST	PORTLAND OR 97215-2272
280	RETURN SERVICE REQUESTED		1S1E03CB 80107	SCHPEPS MICHAEL	255 SW HARRISON ST #15H	PORTLAND OR 97201
281	RETURN SERVICE REQUESTED		1S1E03CB 80108	CHING-SHUN SU	1603 242ND ST SE	BOTHELL WA 98021
282	RETURN SERVICE REQUESTED		1S1E03CB 80109	KOLLIPOPOULOS SUSAN	255 SW HARRISON ST #16B	PORTLAND OR 97201
283	RETURN SERVICE REQUESTED		1S1E03CB 80110	LILJEGREN PETER & LAWLER MARIA	255 SW HARRISON ST #16C	PORTLAND OR 97201
284	RETURN SERVICE REQUESTED		1S1E03CB 80111	HUTCHINS JESSICA Y	255 SW HARRISON ST #16D	PORTLAND OR 97201
285	RETURN SERVICE REQUESTED		1S1E03CB 80112	HAGEN PHILIP B	255 SW HARRISON ST #16E	PORTLAND OR 97201
286	RETURN SERVICE REQUESTED		1S1E03CB 80113	CASEBEER CHRISTOPHER J	PO BOX 843	SALEM OR 97308
287	RETURN SERVICE REQUESTED		1S1E03CB 80114	LGB HOLDING LLC	2075 SW 1ST AVE #2A	PORTLAND OR 97201-5314
288	RETURN SERVICE REQUESTED		1S1E03CB 80115	BROWNLOW VICTORIA	255 SW HARRISON ST #16H	PORTLAND OR 97201
289	RETURN SERVICE REQUESTED	1S1E03CB 80116	BAGHDASARIANS ALFRED & STEVEN &	BEJANIAN MARINA	4 DOHENY	LAGUNA NIGUEL CA 92677
290	RETURN SERVICE REQUESTED		1S1E03CB 80117	TYLER CASEY	255 SW HARRISON ST #17B	PORTLAND OR 97201
291	RETURN SERVICE REQUESTED		1S1E03CB 80118	SHUGAR RICHARD & SHUGAR KAMALA	3110 BEECH ST	EUGENE OR 97405
292	RETURN SERVICE REQUESTED		1S1E03CB 80119	CHUBB ELAINE	255 SW HARRISON ST #17-D	PORTLAND OR 97201

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293	RETURN SERVICE REQUESTED		1S1E03CB 80120	WHEELER JACK D & WHEELER ERICA K	1234 ROMANY RD	KANSAS CITY MO 64113
294	RETURN SERVICE REQUESTED		1S1E03CB 80121	MAHFOOZ ZIYAD A BIN	255 SW HARRISON ST #17F	PORTLAND OR 97201
295	RETURN SERVICE REQUESTED		1S1E03CB 80122	RICE LORI B	255 SW HARRISON ST #17G	PORTLAND OR 97201
296	RETURN SERVICE REQUESTED		1S1E03CB 80123	SHEMESH ITAI & SHEMESH GAL V	255 SW HARRISON ST #17H	PORTLAND OR 97201
297	RETURN SERVICE REQUESTED		1S1E03CB 80124	JAMES A FLANAGAN IV	2389 S SIERRA MADRE	PALM SPRINGS CA 92264-9313
298	RETURN SERVICE REQUESTED		1S1E03CB 80125	HERSE GARY & HERSE KATHLEEN	1283 COURTNEY PL	EUGENE OR 97405
299	RETURN SERVICE REQUESTED		1S1E03CB 80126	PATRICIA ADELE WOOLWORTH TR	20 SETON RD	IRVINE CA 92612-2132
300	RETURN SERVICE REQUESTED		1S1E03CB 80127	DAWSON MARVIN L & DAWSON ABBY W	255 SW HARRISON ST #18D	PORTLAND OR 97201
301	RETURN SERVICE REQUESTED		1S1E03CB 80128	HOLDEN PAUL L & HOLDEN JENNY	255 SW HARRISON ST #18E	PORTLAND OR 97201
302	RETURN SERVICE REQUESTED	1S1E03CB 80129	GREIVELDINGER CHRISTOPHER &	RAO LEE LA	2432 NW MILL POND RD	PORTLAND OR 97229
303	RETURN SERVICE REQUESTED		1S1E03CB 80130	MAGUIRE SALLY	255 SW HARRISON ST #18G	PORTLAND OR 97201
304	RETURN SERVICE REQUESTED		1S1E03CB 80132	HUDSON DAVID M	255 SW HARRISON ST #19A	PORTLAND OR 97201
305	RETURN SERVICE REQUESTED		1S1E03CB 80133	NEW JORDAN M	255 SW HARRISON ST #19B	PORTLAND OR 97201
306	RETURN SERVICE REQUESTED		1S1E03CB 80134	MCGEEHAN MICHAEL & MELISSA	5535 BEECHWOOD CT	PETOSKEY MI 49770
307	RETURN SERVICE REQUESTED		1S1E03CB 80135	JEFFREY MASONER TR	199 FREMONT ST #2100	SAN FRANCISCO CA 94105
308	RETURN SERVICE REQUESTED		1S1E03CB 80136	WAN WYLIE H	9357 NW MURLEA LN	PORTLAND OR 97229
309	RETURN SERVICE REQUESTED		1S1E03CB 80137	MATOVICH GREGORY & CHERYL	255 SW HARRISON ST #19F	PORTLAND OR 97201-5388
310	RETURN SERVICE REQUESTED		1S1E03CB 80138	BUNZA GEOFFREY & LINDA & MATTHEW	255 SW HARRISON ST #19G	PORTLAND OR 97201
311	RETURN SERVICE REQUESTED		1S1E03CB 80139	SANDERS JILL & HARRIFF MELANIE	1332 NE FREMONT ST	PORTLAND OR 97212
312	RETURN SERVICE REQUESTED		1S1E03CB 80140	LUCAS PAUL	255 SW HARRISON ST #20A	PORTLAND OR 97201
313	RETURN SERVICE REQUESTED		1S1E03CB 80141	ELIZONDO PETER R	26045 CYPRESS OAKS	SAN ANTONIO TX 78255-3509
314	RETURN SERVICE REQUESTED		1S1E03CB 80142	O'BRIEN DANIEL	255 SW HARRISON ST #20C	PORTLAND OR 97201
315	RETURN SERVICE REQUESTED		1S1E03CB 80143	HADI YAMIN REV LIV TR	1037 NE 65TH ST #80778	SEATTLE WA 98115
316	RETURN SERVICE REQUESTED		1S1E03CB 80144	WALLE NEIL M & WALLE JENNY M	255 SW HARRISON ST #20E	PORTLAND OR 97201
317	RETURN SERVICE REQUESTED		1S1E03CB 80145	HAWORTH TYSON W	27135 S GRIBBLE RD	CANBY OR 97013-8581
318	RETURN SERVICE REQUESTED		1S1E03CB 80146	HASHEMLAN ALI	255 SW HARRISON ST #20G	PORTLAND OR 97201
319	RETURN SERVICE REQUESTED		1S1E03CB 80147	KROCHINA PATRICK & KROCHINA JANET	2510 REDWOOD ST	ANCHORAGE AK 99508
320	RETURN SERVICE REQUESTED		1S1E03CB 80148	JENSEN MICHAEL R	255 SW HARRISON ST #21A	PORTLAND OR 97201-5388
321	RETURN SERVICE REQUESTED		1S1E03CB 80149	BOOTH JULIE A	255 SW HARRISON ST #21B	PORTLAND OR 97201
322	RETURN SERVICE REQUESTED		1S1E03CB 80150	SKRYABINA NADEJDA A	1919 SW IOWA ST	PORTLAND OR 97239-1903
323	RETURN SERVICE REQUESTED		1S1E03CB 80151	GILLILAND WILLIAM B	255 SW HARRISON ST #21D	PORTLAND OR 97201
324	RETURN SERVICE REQUESTED		1S1E03CB 80152	REVOAL MARVIN & GIANNONE DARBY	2924 ADAMS ST	EUGENE OR 97405
325	RETURN SERVICE REQUESTED		1S1E03CB 80153	255 HARRISON STREET TR	3225 MCLEOD DR STE 777	LAS VEGAS NV 89121
326	RETURN SERVICE REQUESTED		1S1E03CB 80154	HEDGES ALLAN & HEDGES JOAN	255 SW HARRISON ST #24C	PORTLAND OR 97201-5390
327	RETURN SERVICE REQUESTED		1S1E03CB 80157	TEAM WITH JMB CONSULTING LLC	5104 IDAHO ST	VANCOUVER WA 98661
328	RETURN SERVICE REQUESTED		1S1E03CB 80158	MARTZALL STACY	255 SW HARRISON ST #22C	PORTLAND OR 97201
329	RETURN SERVICE REQUESTED		1S1E03CB 80159	PIERCE KRISTINA P & PIERCE JOHN R	737 LOCUST ST	MISSOULA MT 59802-3721
330	RETURN SERVICE REQUESTED		1S1E03CB 80161	COLLADA MAURICE & FRANZEN DEBRA	PO BOX 2655	SALEM OR 97308
331	RETURN SERVICE REQUESTED		1S1E03CB 80162	VUDHIPAO PIRAPOL & VUDHIPAO DOUNG	255 SW HARRISON ST #22G	PORTLAND OR 97201
332	RETURN SERVICE REQUESTED		1S1E03CB 80163	LOVETT GEORGIA & LOVETT ADRIAN	255 SW HARRISON ST #22H	PORTLAND OR 97201
333	RETURN SERVICE REQUESTED		1S1E03CB 80164	CARLSON DAVID & CARLSON NICOLE	229 WARREN ST NE	ATLANTA GA 30317
334	RETURN SERVICE REQUESTED		1S1E03CB 80165	GINO GUY	255 SW HARRISON ST #23-B	PORTLAND OR 97201
335	RETURN SERVICE REQUESTED		1S1E03CB 80166	HOLMAN GARY G	239 SE 18TH ST	TROUTDALE OR 97060
336	RETURN SERVICE REQUESTED		1S1E03CB 80167	WHITE AARON & WHITE ERIKA	255 SW HARRISON ST UNIT 23D	PORTLAND OR 97201
337	RETURN SERVICE REQUESTED		1S1E03CB 80168	SOWA PROPERTIES LLC	2840 CARRIAGE WAY	WEST LINN OR 97068
338	RETURN SERVICE REQUESTED		1S1E03CB 80169	STOCK RONALD D & STOCK DEBORAH E	6463 SW BURLINGAME PL	PORTLAND OR 97239-2688
339	RETURN SERVICE REQUESTED		1S1E03CB 80170	CAPLAN AMY L	300 NW 8TH AVE UNIT 907	PORTLAND OR 97209
340	RETURN SERVICE REQUESTED	1S1E03CB 80171	LAOCHAMROONVORAPONGSE DEAN &	JORDA KATHERINE	255 SW HARRISON ST #23H	PORTLAND OR 97201-5390
341	RETURN SERVICE REQUESTED	1S1E03CB 80172	PHILIP JOSHUA & MORGAN STANLEY	ATTN STEFAN M CAROUGE	1585 BROADWAY 21ST FLOOR	NEW YORK NY 10036
342	RETURN SERVICE REQUESTED		1S1E03CB 80173	WASHBURN DONALD A	255 SW HARRISON ST #24B	PORTLAND OR 97201
343	RETURN SERVICE REQUESTED		1S1E03CB 80175	WOOD J WALTER TR & WOOD JEAN S TR	3448 CANOGA PL	CAMARILLO CA 93010
344	RETURN SERVICE REQUESTED		1S1E03CB 80176	BUSHMAN LAUREL L & BUSHMAN GARY	1107 METHODIST RD	HOOD RIVER OR 97031
345	RETURN SERVICE REQUESTED		1S1E03CB 80177	WOOSTER MICHAEL & ROSSITZA	255 SW HARRISON ST #25-B	PORTLAND OR 97201
346	RETURN SERVICE REQUESTED		1S1E03CB 80178	GORDON DAVID N & GORDON JULIE N	255 SW HARRISON ST #25C	PORTLAND OR 97201
347	RETURN SERVICE REQUESTED		1S1E03CB 80179	REICHERT THOMAS & REICHERT LANA	255 SW HARRISON ST #25D	PORTLAND OR 97201
348	RETURN SERVICE REQUESTED		1S1E03CB 80180	HIGGINSON GRANT & GAYLE	255 SW HARRISON ST #26A	PORTLAND OR 97201
349	RETURN SERVICE REQUESTED		1S1E03CB 80181	FUKUNAGA KENNETH TR	841 BISHOP ST #1200	HONOLULU HI 96813
350	RETURN SERVICE REQUESTED		1S1E03CB 80182	BOWLING WILLIAM A & ONG YUN LONG	255 SW HARRISON ST #26C	PORTLAND OR 97201-5374
351	RETURN SERVICE REQUESTED		1S1E03CB 80183	THORSON JOEL T & THORSON LA JUNE	255 SW HARRISON ST #26D	PORTLAND OR 97201
352	RETURN SERVICE REQUESTED		1S1E03CB 80184	DODGE GREGORY J & DODGE HEIDI R	255 SW HARRISON ST #TH1	PORTLAND OR 97201
353	RETURN SERVICE REQUESTED		1S1E03CB 80185	THE NIKKI B DENNIS LIV TR	255 SW HARRISON ST # TH2	PORTLAND OR 97201-5360
354	RETURN SERVICE REQUESTED		1S1E03CB 80186	RYGAARD PETER	255 SW HARRISON ST #TH-3	PORTLAND OR 97201
355	RETURN SERVICE REQUESTED		1S1E03CB 80187	PATEL SARJIT	255 SW HARRISON ST #TH4	PORTLAND OR 97201
356	RETURN SERVICE REQUESTED		1S1E03CB 80188	ZYLBERMAN BELINDA & BARNES BLAIR	255 SW HARRISON ST #TH05	PORTLAND OR 97201
357	RETURN SERVICE REQUESTED		1S1E03CB 80189	POPKIN LAWRENCE J ET AL	33308 NEACOXIE LN	WARRENTON OR 97146-7171
358	RETURN SERVICE REQUESTED		1S1E03CB 80190	HADEN WILLIAM D	5846 NE CENTER COMMONS WAY	PORTLAND OR 97213-3875
359	RETURN SERVICE REQUESTED		1S1E03CB 80191	WINKLER CHARLES	1722 NW RALEIGH ST #404	PORTLAND OR 97209
360	RETURN SERVICE REQUESTED		1S1E03CB 80192	JOHN BONIFES & ANTONIDASS CASSILDA	19818 SE 9TH ST	CAMAS WA 98607-7269
361	RETURN SERVICE REQUESTED		1S1E03CB 80193	ZHANG SHAUN & QUACH KRISTINA	255 SW HARRISON ST #TH10	PORTLAND OR 97201
362	RETURN SERVICE REQUESTED		1S1E03CB 80194	BOSCH RICHARD R & BEBB JANET	255 SW HARRISON ST #TH-11	PORTLAND OR 97201
363	RETURN SERVICE REQUESTED		1S1E03CB 80195	HONG JOEMEI & HONG HARRY	82-20 60TH RD	MIDDLE VILLAGE NY 11379
364	RETURN SERVICE REQUESTED		1S1E03CB 80219	BISHOP JERRY & BISHOP MARY	5104 IDAHO ST	VANCOUVER WA 98661
365	RETURN SERVICE REQUESTED		1S1E03CB 80244	BLACKBURN JELENA	1000 WILLAGILLESPIE RD STE 175	EUGENE OR 97401-7106

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366	RETURN SERVICE REQUESTED		1S1E03CB 80257	DONALD A WASHBURN & CHRISTINE	255 SW HARRISON ST # 24B	PORTLAND OR 97201
367	RETURN SERVICE REQUESTED			FSU CAMPUS PLANNING OFFICE	PO BOX 751	PORTLAND OR 97207
368				CURRENT RESIDENT	111 SW HARRISON ST #10C	PORTLAND OR 97201
369				CURRENT RESIDENT	111 SW HARRISON ST #10E	PORTLAND OR 97201
370				CURRENT RESIDENT	111 SW HARRISON ST #10F	PORTLAND OR 97201
371				CURRENT RESIDENT	111 SW HARRISON ST #10G	PORTLAND OR 97201
372				CURRENT RESIDENT	111 SW HARRISON ST #11A	PORTLAND OR 97201
373				CURRENT RESIDENT	111 SW HARRISON ST #11C	PORTLAND OR 97201
374				CURRENT RESIDENT	111 SW HARRISON ST #11D	PORTLAND OR 97201
375				CURRENT RESIDENT	111 SW HARRISON ST #11E	PORTLAND OR 97201
376				CURRENT RESIDENT	111 SW HARRISON ST #11F	PORTLAND OR 97201
377				CURRENT RESIDENT	111 SW HARRISON ST #11G	PORTLAND OR 97201
378				CURRENT RESIDENT	111 SW HARRISON ST #12C	PORTLAND OR 97201
379				CURRENT RESIDENT	111 SW HARRISON ST #12F	PORTLAND OR 97201
380				CURRENT RESIDENT	111 SW HARRISON ST #12G	PORTLAND OR 97201
381				CURRENT RESIDENT	111 SW HARRISON ST #14A	PORTLAND OR 97201
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383				CURRENT RESIDENT	111 SW HARRISON ST #14H	PORTLAND OR 97201
384				CURRENT RESIDENT	111 SW HARRISON ST #15A	PORTLAND OR 97201
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386				CURRENT RESIDENT	111 SW HARRISON ST #15E	PORTLAND OR 97201
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390				CURRENT RESIDENT	111 SW HARRISON ST #16C	PORTLAND OR 97201
391				CURRENT RESIDENT	111 SW HARRISON ST #17A	PORTLAND OR 97201
392				CURRENT RESIDENT	111 SW HARRISON ST #17C	PORTLAND OR 97201
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395				CURRENT RESIDENT	111 SW HARRISON ST #19B	PORTLAND OR 97201
396				CURRENT RESIDENT	111 SW HARRISON ST #1D	PORTLAND OR 97201
397				CURRENT RESIDENT	111 SW HARRISON ST #20A	PORTLAND OR 97201
398				CURRENT RESIDENT	111 SW HARRISON ST #20C	PORTLAND OR 97201
399				CURRENT RESIDENT	111 SW HARRISON ST #22C	PORTLAND OR 97201
400				CURRENT RESIDENT	111 SW HARRISON ST #23A	PORTLAND OR 97201
401				CURRENT RESIDENT	111 SW HARRISON ST #23B	PORTLAND OR 97201
402				CURRENT RESIDENT	111 SW HARRISON ST #23C	PORTLAND OR 97201
403				CURRENT RESIDENT	111 SW HARRISON ST #23D	PORTLAND OR 97201
404				CURRENT RESIDENT	111 SW HARRISON ST #2A	PORTLAND OR 97201
405				CURRENT RESIDENT	111 SW HARRISON ST #2B	PORTLAND OR 97201
406				CURRENT RESIDENT	111 SW HARRISON ST #2C	PORTLAND OR 97201
407				CURRENT RESIDENT	111 SW HARRISON ST #2D	PORTLAND OR 97201
408				CURRENT RESIDENT	111 SW HARRISON ST #2F	PORTLAND OR 97201
409				CURRENT RESIDENT	111 SW HARRISON ST #2H	PORTLAND OR 97201
410				CURRENT RESIDENT	111 SW HARRISON ST #3B	PORTLAND OR 97201
411				CURRENT RESIDENT	111 SW HARRISON ST #3C	PORTLAND OR 97201
412				CURRENT RESIDENT	111 SW HARRISON ST #3D	PORTLAND OR 97201
413				CURRENT RESIDENT	111 SW HARRISON ST #3F	PORTLAND OR 97201
414				CURRENT RESIDENT	111 SW HARRISON ST #3G	PORTLAND OR 97201
415				CURRENT RESIDENT	111 SW HARRISON ST #4B	PORTLAND OR 97201
416				CURRENT RESIDENT	111 SW HARRISON ST #4D	PORTLAND OR 97201
417				CURRENT RESIDENT	111 SW HARRISON ST #4F	PORTLAND OR 97201
418				CURRENT RESIDENT	111 SW HARRISON ST #4G	PORTLAND OR 97201
419				CURRENT RESIDENT	111 SW HARRISON ST #5D	PORTLAND OR 97201
420				CURRENT RESIDENT	111 SW HARRISON ST #5F	PORTLAND OR 97201
421				CURRENT RESIDENT	111 SW HARRISON ST #5H	PORTLAND OR 97201
422				CURRENT RESIDENT	111 SW HARRISON ST #6B	PORTLAND OR 97201
423				CURRENT RESIDENT	111 SW HARRISON ST #6C	PORTLAND OR 97201
424				CURRENT RESIDENT	111 SW HARRISON ST #6F	PORTLAND OR 97201
425				CURRENT RESIDENT	111 SW HARRISON ST #6H	PORTLAND OR 97201
426				CURRENT RESIDENT	111 SW HARRISON ST #7B	PORTLAND OR 97201
427				CURRENT RESIDENT	111 SW HARRISON ST #7C	PORTLAND OR 97201
428				CURRENT RESIDENT	111 SW HARRISON ST #7D	PORTLAND OR 97201
429				CURRENT RESIDENT	111 SW HARRISON ST #7G	PORTLAND OR 97201
430				CURRENT RESIDENT	111 SW HARRISON ST #7H	PORTLAND OR 97201
431				CURRENT RESIDENT	111 SW HARRISON ST #8A	PORTLAND OR 97201
432				CURRENT RESIDENT	111 SW HARRISON ST #8B	PORTLAND OR 97201
433				CURRENT RESIDENT	111 SW HARRISON ST #8D	PORTLAND OR 97201
434				CURRENT RESIDENT	111 SW HARRISON ST #8E	PORTLAND OR 97201
435				CURRENT RESIDENT	111 SW HARRISON ST #8G	PORTLAND OR 97201
436				CURRENT RESIDENT	111 SW HARRISON ST #9A	PORTLAND OR 97201
437				CURRENT RESIDENT	111 SW HARRISON ST #9E	PORTLAND OR 97201
438				CURRENT RESIDENT	111 SW HARRISON ST #9F	PORTLAND OR 97201

	A	B	C	D	E	F
731				CURRENT RESIDENT	255 SW HARRISON ST #5F	PORTLAND OR 97201
732				CURRENT RESIDENT	255 SW HARRISON ST #6A	PORTLAND OR 97201
733				CURRENT RESIDENT	255 SW HARRISON ST #6E	PORTLAND OR 97201
734				CURRENT RESIDENT	255 SW HARRISON ST #6F	PORTLAND OR 97201
735				CURRENT RESIDENT	255 SW HARRISON ST #6G	PORTLAND OR 97201
736				CURRENT RESIDENT	255 SW HARRISON ST #7A	PORTLAND OR 97201
737				CURRENT RESIDENT	255 SW HARRISON ST #7C	PORTLAND OR 97201
738				CURRENT RESIDENT	255 SW HARRISON ST #7E	PORTLAND OR 97201
739				CURRENT RESIDENT	255 SW HARRISON ST #7G	PORTLAND OR 97201
740				CURRENT RESIDENT	255 SW HARRISON ST #8A	PORTLAND OR 97201
741				CURRENT RESIDENT	255 SW HARRISON ST #8B	PORTLAND OR 97201
742				CURRENT RESIDENT	255 SW HARRISON ST #8E	PORTLAND OR 97201
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744				CURRENT RESIDENT	255 SW HARRISON ST #9A	PORTLAND OR 97201
745				CURRENT RESIDENT	255 SW HARRISON ST #9B	PORTLAND OR 97201
746				CURRENT RESIDENT	255 SW HARRISON ST #9C	PORTLAND OR 97201
747				CURRENT RESIDENT	255 SW HARRISON ST #9D	PORTLAND OR 97201
748				CURRENT RESIDENT	255 SW HARRISON ST #9E	PORTLAND OR 97201
749				CURRENT RESIDENT	255 SW HARRISON ST #9F	PORTLAND OR 97201
750				CURRENT RESIDENT	255 SW HARRISON ST #9G	PORTLAND OR 97201
751				CURRENT RESIDENT	255 SW HARRISON ST #TH11	PORTLAND OR 97201
752				CURRENT RESIDENT	255 SW HARRISON ST #TH12	PORTLAND OR 97201
753				CURRENT RESIDENT	255 SW HARRISON ST #TH2	PORTLAND OR 97201
754				CURRENT RESIDENT	255 SW HARRISON ST #TH3	PORTLAND OR 97201
755				CURRENT RESIDENT	255 SW HARRISON ST #TH5	PORTLAND OR 97201
756				CURRENT RESIDENT	255 SW HARRISON ST #TH6	PORTLAND OR 97201
757				CURRENT RESIDENT	255 SW HARRISON ST #TH7	PORTLAND OR 97201
758				CURRENT RESIDENT	255 SW HARRISON ST #TH8	PORTLAND OR 97201
759				CURRENT RESIDENT	255 SW HARRISON ST #TH9	PORTLAND OR 97201
760	RETURN SERVICE REQUESTED	OWNER	KIRKWOOD VILLAGE ASSOCIATES LTD &	DAVIS PACIFIC LIMITED PARTNERSHIP	1777 BOTELHO DR #300	WALNUT CREEK CA 94596-5065
761	RETURN SERVICE REQUESTED	APPLICANT	CRYSTAL GREENS LANDSCAPE	DURDAHL LEE	PO BOX 568	CLACKAMAS OR 97015
762	RETURN SERVICE REQUESTED		LAND USE CONTACT	PIONEER COURTHOUSE SQ	715 SW MORRISON #702	PORTLAND OR 97205
763	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
764	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOWNTOWN RETAIL COUNCIL	200 SW MARKET ST STE 150	PORTLAND OR 97201
765	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
766	RETURN SERVICE REQUESTED		PORTLAND DOWNTOWN NA	RAHM WENDY	2257 NW RALEIGH STREET	PORTLAND OR 97210
767	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
768	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
769	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
770	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
771				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
772				PORTLAND PARK TRAIL	TATE WHITE	B106/R1302
773					DAWN KRANTZ	B299/R5000
774	RETURN SERVICE REQUESTED		20-107749 PROP 06-05-2020	CASE FILE GRAVES	1900 SW 4TH AVE #5000	PORTLAND OR 97201



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: June 05, 2020
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 21 days, we need to receive your written comments by 5 p.m. on June 26, 2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-107749 HR DZ, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 20-107749 HR DZ: LANDSCAPE ALTERATIONS

Applicant: Lee Durdahl | Crystal Greens Landscape | 503.504.4757
PO Box 568 | Clackamas OR 97015

Owner: Kirkwood Village Associates Ltd & Davis Pacific Limited Partnership
1777 Botelho Dr #300 | Walnut Creek, CA 94596-5065

Site Address: 222 SW Harrison Street

Legal Description: BLOCK B LOT 2 TL 1100, SOUTH AUDITORIUM ADD
Tax Account No.: R777500620
State ID No.: 1S1E03CB 01100
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) - University District (Sub-District), and South Auditorium (Plan District)

Other Designations: The OS area of the site is within the Halprin Historic District
Zoning: OS, RXd: Open Space (OS) and Central Residential (RX) Base Zones, Design (d) Overlay Zone, Historic Resource Overlay

Case Type: HR DZ: Historic Resource Review (HR) and Design Review (DZ)
Procedure: Type II, an administrative decision by Bureau of Development Services Staff that can be appealed to the Historic Landmarks Commission

(Historic Resource Review portion) and/or Design Commission (Design Review portion).

Proposal:

The applicant requests Historic Resource Review and Design Review for site alterations to sites located in the Halprin Historic District, the Downtown Sub-District of the Central City Plan District and the South Auditorium Plan District. The proposal includes:

- Historic Resource Review: Installation of replacement trees within the Halprin Historic District (and South Auditorium Plan District). The trees that were removed prior to this review were damaged due to activity on the site and in the Halprin Historic District, Portland Zoning Code 33.580.130.
- Design Review: Installation of required minimum 6 foot deep LI landscaping on site adjacent to the Halprin Historic District pedestrian walkway per Portland Zoning Code 33.580.110.

Note: This case is associated with Code Compliance case #19-218456.

Historic Resource Review is required for non-exempt alterations to areas within the Halprin Historic District. Design Review is required for non-exempt alterations to areas outside of the Halprin Historic District but within the “d” Overlay.

Please note: The decision adopting the July 9, 2018 code (CC2035 Plan) was appealed to the Land Use Board of Appeals (LUBA). LUBA’s decision was appealed to the Oregon Court of Appeals by multiple parties. While the particular code provisions this project relies on are not at issue in the appeal, the Oregon Court of Appeals remanded CC2035 on 3-16-2020 and on that date the City reverted back to the version of PCC 33.510 that was in existence before July 9, 2018 until Council is able to readopt CC2035.

Please be aware of the following. As details of the remand and results of the Council’s future action to the remand are unknown at this time, this land use review is being reviewed under two versions of PCC 33.510. The most recent version that went into effect on July 9, 2018, and the previous PCC 33.510 version that was in effect prior to July 9, 2018, which is now the 3-16-2020 Code.

Relevant Approval Criteria:

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

- The Central City Fundamental Design Guidelines;
- Criteria in Section: 33.846.060.G of the Portland Zoning Code;
- 33.580.130 Preservation of Existing Trees in the South Auditorium Plan District.
- Oregon Statewide Planning Goals

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. This application was submitted on January 21, 2020 and determined to be complete on June 03, 2020.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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

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.portlandoregon.gov.

APPEAL PROCESS

This decision may be appealed to the Historic Landmarks Commission (Historic Resource Review portion) and/or the Design Commission (Design Review), which will hold a public hearing or hearings. *Any appeal statement must specify which approval criteria and reviews are under consideration in the appeal, to determine the appropriate review body or bodies for the appeal.*

This review body(s) will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

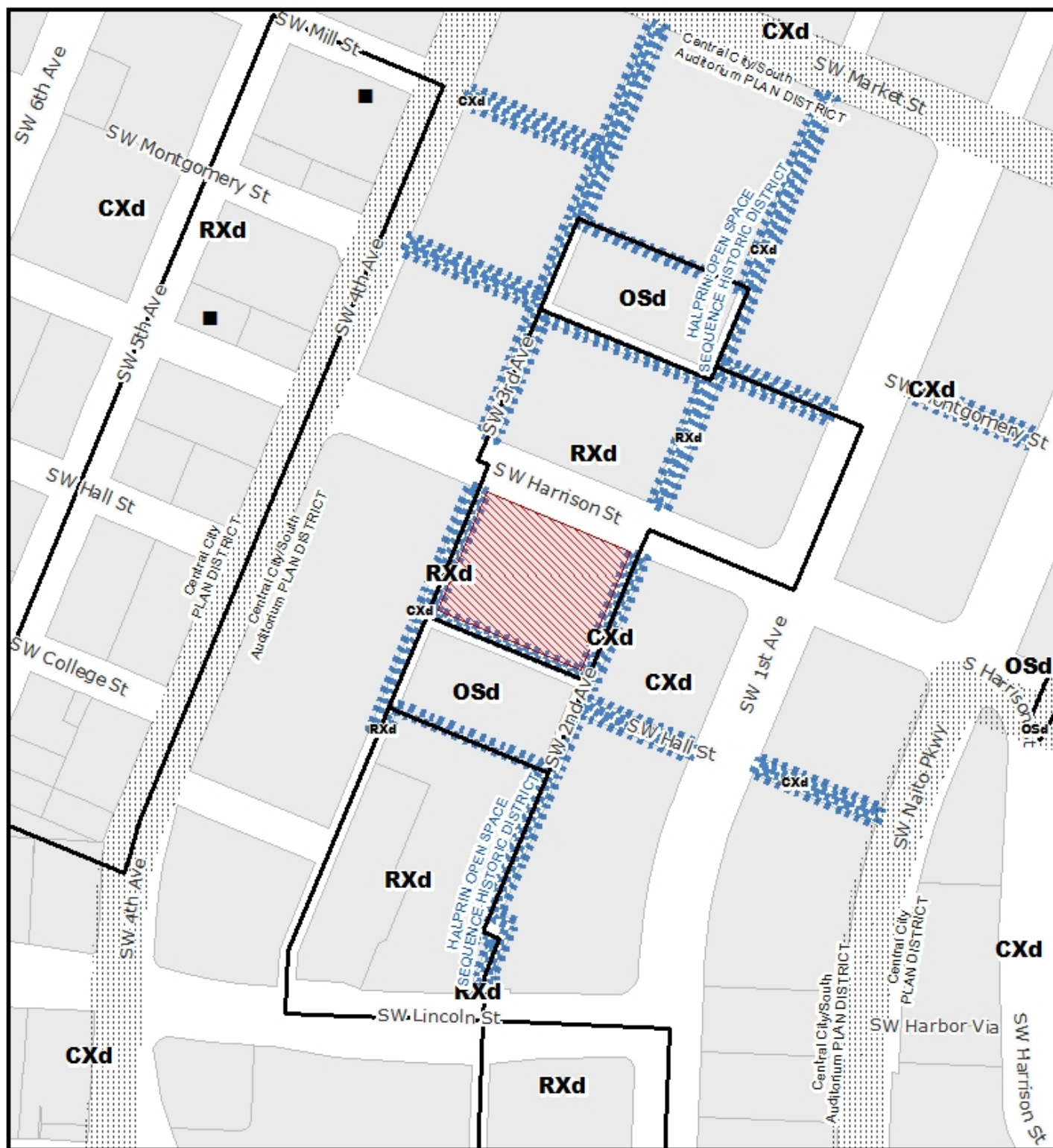
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures: Zoning Map | Site Plans: Existing and Proposed



ZONING



CENTRAL CITY/SOUTH
AUDITORIUM PLAN DISTRICTS
DOWNTOWN SUB DISTRICT



Site



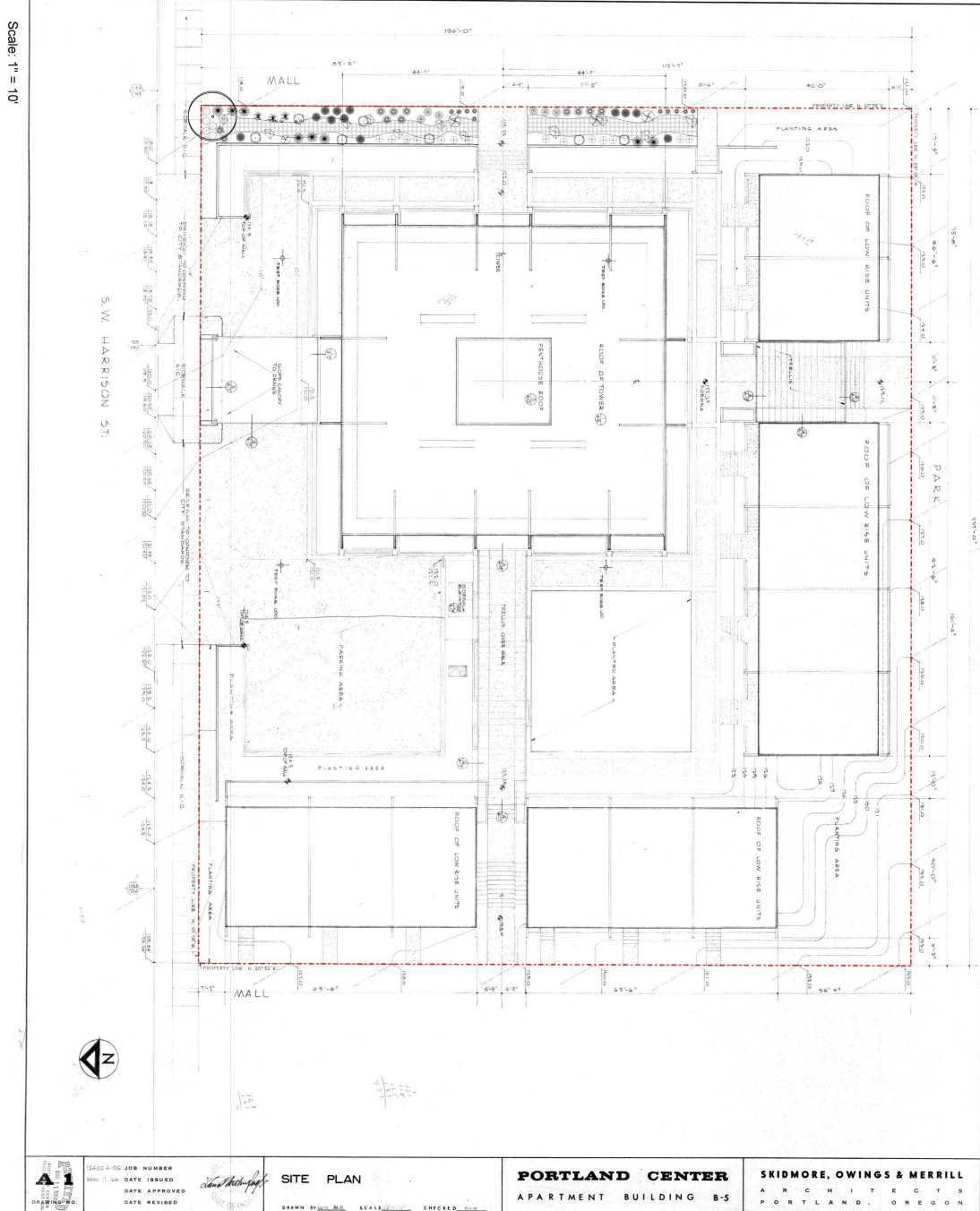
Historic Landmark

File No.	LU 20 - 107749 HR, DZ
1/4 Section	3229
Scale	1 inch = 200 feet
State ID	1S1E03CB 1100
Exhibit	B Jun 03, 2020

Existing Conditions

Plant Legend

Symbol	Existing Tree	Symbol	Species	Qty
			Carex testacea	3
			Carex Bowles Golden	10
			Heuchera Purple Palace	12
			Helianthus macra Aurea	11
			Heta Palmat	6
			Echinacea sp.	8
			Physocarpus sp.	2
			Sarcococca sp.	6
			Cornus sp.	14
			Cornus Ivory Halo	7
			Dehnia odora Auro-Marginata	3
			Dry River Bed	
			Accent Boulder	





Permit Folder

HARRISION TOWER A...

Permit Folder

222 SW HARRISON ST... x

Folder | Property(1) | People(3) | Info(85) | Fee(4) | **Process(12)** | Document(7) | File | Comment(2) | Attachment(4) | Correspondence(6) 2020 107749 000 00 LU Land Use Review **Pending**[Collapse All Sections](#)**— Site Development (1)**

<input type="checkbox"/>	Site Dev Review - LU	No concerns	06/05/2020	06/26/2020	06/17/2020
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— Life Safety (1)

<input type="checkbox"/>	Life Safety Review - LU	Response Sen...	06/05/2020	06/26/2020	06/22/2020
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— Fire Bureau (1)

<input type="checkbox"/>	Fire Review - LU	No concerns	06/05/2020	06/26/2020	06/09/2020
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LU 20-107749 HR
EXHIBIT E-1



Permit Folder

HARRISION TOWER A...

Permit Folder

222 SW HARRISON ST... x

Folder | Property(1) | People(3) | Info(85) | Fee(4) | **Process(12)** | Document(7) | File | Comment(2) | Attachment(4) | Correspondence(6) 2020 107749 000 00 LU Land Use Review **Pending**[Collapse All Sections](#)**— Site Development (1)**

<input type="checkbox"/>	Site Dev Review - LU	No concerns	06/05/2020	06/26/2020	06/17/2020
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— Life Safety (1)

<input type="checkbox"/>	Life Safety Review - LU	Response Sen...	06/05/2020	06/26/2020	06/22/2020
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— Fire Bureau (1)

<input type="checkbox"/>	Fire Review - LU	No concerns	06/05/2020	06/26/2020	06/09/2020
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LU 20-107749 HR
EXHIBIT E-2



City of Portland, Oregon
Bureau of Development Services
Plan Review Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7310
Fax: (503) 823-4172
TTY: (503) 823-6868
www.portlandoregon.gov/bds

LIFE SAFETY COMMERCIAL PLAN REVIEW RESPONSE

To: Arthur Graves
From: Chanel Horn, Life Safety Plans Examiner
Date: June 22, 2020
RE: 222 SW HARRISON ST, 20-107749-LU

The following comments are based on the plans and documents provided to the Life Safety Plan Reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect this Land Use review and/or future Building Permit reviews. The comments may not identify all conflicts between this proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on the 2019 Oregon Structural Specialty Code (OSSC), or the 2019 Oregon Mechanical Specialty Code (OMSC), henceforward referred to as the Building Code.

RESPONSE SUMMARY

Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For information regarding future compliance, see the **GENERAL LIFE SAFETY COMMENTS** below.

GENERAL LIFE SAFETY COMMENTS

Item # Comment

- 1 Life Safety Plan Review does not object to the approval of this proposal. Based on the information provided, there appears to be no conflicts between the proposal and applicable building codes.

More information regarding building code requirements can be obtained by visiting the <http://www.portlandonline.com/bds/> or by calling (503) 823-1456.



PP&R Comments on Landscape Redevelopment on west side of 2nd Ave Pedestrian Mall between SW Harrison and Lovejoy Fountain Park

DATE: June 22, 2020

TO: Arthur Graves

FROM: Sandra Burtzos, PP&R Capital Project Manager III

CC: Britta Herwig, Brett Horner (PP&R)

Art,

I am a landscape architect and capital project manager with the Bureau of Parks & Recreation and serve as the Portland Parks liaison to Halprin's Portland Open Space Sequence. Portland Parks has recently completed a historic restoration capital project that I managed for the four parks/open spaces that make up the Halprin Sequence. I've also assisted BDS and PBOT over the past several years by providing reviews of private redevelopment and utility projects along the Halprin Sequence.

I am writing in reference to a private development that re-landscaped its setback and ROW frontage along the 2nd Ave pedestrian mall between SW Harrison and Lovejoy Fountain Park on the west side of the mall. I was first alerted to the installation by my bureau's Urban Forestry tree inspector after they notified the contractor they were in violation of the Tree Code. I reviewed the new installation while it was underway, shortly after it was completed and a couple of times since then. The depressed meandering dry stream bed with cobble and informal planting design is out of character with the historical design of the frontages along the Halprin Sequence pedestrian malls that include regularly spaced trees at approximately 15-17 ft on center in a bed of groundcover. The building frontages along the pedestrian malls have traditionally coordinated in design with the somewhat formal and elegant design of the right-of-way plantings that make up the allées of trees.

Administration

1120 SW 5th Avenue, Suite 858
Portland, Oregon 97204
503-823-7529 | Fax 503-823-6007

PORTLANDPARKS.ORG

Ted Wheeler, Mayor
Adena Long, Director



However the new installation does not coordinate in that manner and is therefore not in keeping with the historical framework.

A narrative document written by Lawrence Halprin & Associates that was completed after the original Halprin Sequence construction, entitled *South Auditorium Urban Renewal Master Plan Guidelines* (1975), emphasizes the importance of the linkages between open spaces and the importance of consistent character defining elements such as pavement types and treatments, seating, landmarks and plantings. The pedestrian malls were designed as green linkages consisting of formal allées of trees and a flat ground plane planting of green groundcovers leading to the open spaces that are the Sequence's focal points. The open spaces are revealed upon discovery, each plaza or park having own abstraction of nature which which is in contrast to the simple, formal pedestrian malls design. The design intent of the pedestrian malls and open spaces I just described can be observed in the attached South Auditorium Illustrative Plan (1974).

Portland Parks' input would be to restore the area to a design that coordinates and compliments Halprin's original design intent and to replace the trees, whose roots were damaged by the landscape project's excavation which had to be removed, with the appropriate species as selected by Urban Forestry as guided by the draft Halprin Open Space Sequence Vegetation Management Plan.

Encl:

Illustrative Plan (1964) from South Auditorium Master Plan Guidelines (1975)



July 14, 2020

Arthur Graves
City Planner | Design and Historic Resource Review

Dear Arthur,

This letter is in regard to the replanting of public street trees in the Halprin Sequence Historic District of Portland relating to case LU 20-107749 HR DZ. The tree species initially prescribed to be planted in the subject area are littleleaf lindens (*Tilia cordata*). The trees that were removed due to damaged roots were all this species.

Though littleleaf lindens are acceptable as street trees, still appropriate for planting in certain situation, their growth and species characteristics in combination with the existing conditions of the site where they are to be planted are not the most suitable. Namely, littleleaf lindens prefer to grow in partial to full sun conditions.

The current site, due to the nearby large buildings and existing canopy from adjacent trees, is very shaded. As the existing nearby trees continue to grow, this shade will likely only increase as they expand into the now-vacant canopy space due to the lack of competition from the removed lindens. A tree species that is more suited to thrive in shady conditions would likely perform much better overall in this space.

After considering the site characteristics, as well as the historic objectives and aesthetic aims of the site, I would recommend the European beech (*Fagus sylvatica*) or the American beech (*Fagus grandifolia*) as highly suitable alternatives to the littleleaf linden. These beech species are very similar in stature, species characteristics, and aesthetic quality. Both species perform very well in our region, and in their native forested habitats they grow from the dense understory through the shaded canopy of broadleaf deciduous forests.

The existing conditions in Halprin Historic District where the new trees are to be planted mimics the natural the forest conditions of the beech tree quite well. In addition, these species are renowned for their stately appearance, longevity, and minimal maintenance. In short, the American or European beech would be my top recommended species to replace the littleleaf lindens for this case.

Sincerely,
Casey Clapp
Tree Inspector, ISA Certified Arborist

Urban Forestry

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-TREE (8733) | Fax 503-823-4493

PORTLANDPARKS.ORG

Ted Wheeler, Mayor
Adena Long, Director



RE: LU 20-107749 HR DZ

Smith, Joel <Joel.Smith@portlandoregon.gov>

Wed 7/15/2020 8:20 AM

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

Art,

I think any of those three options will be alright. My vote would be for the Hackberry and second choice would be Tupelo. I like the Hophorneam, but we have already started using that in another area nearby.

My hope is that by avoiding the tupelo in this stretch, we can use the tupelo in the area along 2nd Ave between Lovejoy fountain and Lincoln.

I do still really like the idea of using beeches, but I think that is going to upset other people that care a lot about the area. Hopefully we can find room to put them in somewhere else.

Thanks,

Joel Smith

Tree Inspector – Board Certified Master Arborist

Urban Forestry

Portland Parks & Recreation

1900 SW 4th Ave

Portland, OR 97202

Joel.Smith@PortlandOregon.gov

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

Sent: Wednesday, July 15, 2020 8:14 AM

To: Smith, Joel <Joel.Smith@portlandoregon.gov>

Subject: Re: LU 20-107749 HR DZ

Hi Joel,

I need to get back to the applicant on the tree issue.

Can we move forward with one of these (below in red)? - If so which one? Or would you prefer beech?

- *Nyssa sylvatica*, (Black Tupelo)
- *Ostrya virginiana* (Hophornbean)
- *Celtis magnifica* (Magnifica Hackberry)

Best,

Art

Arthur Graves

City Planner | Design and Historic Resource Review

503.823.7803 | Arthur.graves@portlandoregon.gov

Monday – Thursday: 8am - 5pm

Every other Friday: 8am - 5pm

Due to the COVID-19 pandemic and state of emergency, I am working remotely and will have limited access to BDS facilities and voicemail. Please check the BDS website (www.portlandoregon.gov/bds) regularly for changes to our business operations.

From: Smith, Joel <Joel.Smith@portlandoregon.gov>

Sent: Friday, July 10, 2020 11:35 AM

To: Graves, Arthur <Arthur.Graves@portlandoregon.gov>; Steven Koch <steven@kochla.com>; Bob Naito <bob@naitodev.com>

Cc: Fathizadeh, Sandra Burtzos <Sandra.Burtzos@portlandoregon.gov>; Sandra Burtzos (sandra.burtzos@ci.portland.or.us) <sandra.burtzos@ci.portland.or.us>

Subject: RE: LU 20-107749 HR DZ

I do like the idea of putting in beeches and can confirm that I suggested them and that Steve did earlier oppose that suggestion.

I still wonder if the beech can be an option. While they do get large, so do lindens. Given the growing environment we are putting them in, I would not expect either species to reach their genetic potential that we see both accomplish in other settings in our area. Near the Columbia Park pool is a great example for some very large lindens. These rival the largest beeches that I have seen around Portland.

One great quality of beeches for this area is their ability to thrive in areas of lower available direct sunlight while resisting the urge to lean towards the available sunlight. They also have great strength in both the trunk and limbs while also requiring very little maintenance. I can't remember off the top of my head the latest list of three species that we were considering for this area, but I would like to re-open the idea of keep beeches as a consideration.

Thanks,

Joel Smith

Tree Inspector – Board Certified Master Arborist

Urban Forestry

Portland Parks & Recreation

1900 SW 4th Ave

Portland, OR 97202
Joel.Smith@PortlandOregon.gov

From: Graves, Arthur <Arthur.Graves@portlandoregon.gov>
Sent: Friday, July 10, 2020 10:22 AM
To: Steven Koch <steven@kochla.com>; Bob Naito <bob@naitodev.com>
Cc: Fathizadeh, Sandra Burtzos <Sandra.Burtzos@portlandoregon.gov>; Sandra Burtzos
 (<sandra.burtzos@ci.portland.or.us> <sandra.burtzos@ci.portland.or.us>; Smith, Joel
 <Joel.Smith@portlandoregon.gov>
Subject: Re: LU 20-107749 HR DZ

Steve,

Thanks for getting back to me on this.
 Agreed, beech get large.
 I'll circle back around to discuss with Joel.
 (Joel was initially opposed to linden and suggested beech.)
 Incidentally, do you have an opinion about the genus that does go in?

Best,

Art

Arthur Graves

City Planner | Design and Historic Resource Review

503.823.7803 | Arthur.graves@portlandoregon.gov

Monday – Thursday: 8am - 5pm

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Due to the COVID-19 pandemic and state of emergency, I am working remotely and will have limited access to BDS facilities and voicemail. Please check the BDS website (www.portlandoregon.gov/bds) regularly for changes to our business operations.

From: Steven Koch <steven@kochla.com>
Sent: Friday, July 10, 2020 9:11 AM
To: Graves, Arthur <Arthur.Graves@portlandoregon.gov>; Bob Naito <bob@naitodev.com>
Cc: Fathizadeh, Sandra Burtzos <Sandra.Burtzos@portlandoregon.gov>; Sandra Burtzos

(sandra.burtzos@ci.portland.or.us) <sandra.burtzos@ci.portland.or.us>; Smith, Joel
 <Joel.Smith@portlandoregon.gov>
Subject: RE: LU 20-107749 HR DZ

Art and Bob –

I forgot to add that there are three trees types suggested in the draft Veg Mngmt Plan, none of which are Beech. S

From: Steven Koch
Sent: Friday, July 10, 2020 9:04 AM
To: Graves, Arthur <Arthur.Graves@portlandoregon.gov>; Bob Naito <bob@naitodev.com>
Cc: Fathizadeh, Sandra Burtzos <Sandra.Burtzos@portlandoregon.gov>; Sandra Burtzos
 (<sandra.burtzos@ci.portland.or.us>) <sandra.burtzos@ci.portland.or.us>; Smith, Joel
 <joel.smith@portlandoregon.gov>
Subject: RE: LU 20-107749 HR DZ

Hi Art and Bob.

Here are my thoughts in brief.

The district originally had its own specific planting requirements for the typical 6 ft. setback which were subsequently supplanted in 1985 Plan District (planning tool concept) and the 1988 introduction of Title 33 that applied (non-applicable) downtown planning code to the South Auditorium UR District that was created using different planning criteria as a Renewal Area. There are, even to this day, conflicts with blind application of Title 33 to any condition in the District. Along with Title 33 references to a 'district landscape plan' that has never existed as a single referential document, all bets are off in the application of the code.

This is why the HLC and Parks has been trying to provide a thoughtful Vegetation Management Plan that the code can reference, is applicable to the context and referential to the code in place at the time of the Renewal which is actually what dictates the "experience" of the district.

Appendix 2.0 in the DRAFT Vegetation Management Plan (which I believe Art may have a old copy of) outlines all the code changes in the district.

I am not aware that Urban Forestry decision. It is clear that Joel Smith from Urban Forestry (the HLC Liaison) may not have been involved in advocating for Beech trees. Beech trees get enormous and when planted at the close spacing that Urban Forestry is requiring (as replacements for Lindens) is highly suspect and inappropriate. Add to it crowding giant trees with Cherry trees just feet away aggravates the situation. (The situation we are all trying to alleviate; overcrowding and inappropriate tree species.) [Note, there are Beech trees closely spaced at Pettygrove Park, however this is a park setting and quite different that a street tree application.

Joel Smith or some other person from Urban Forestry who understands the issues needs to re-evaluate the UF requirements for the project in hand. It is highly likely that upon closer inspection the cherry trees can be planted anywhere in the 1961 setback for the towers (which extend from ROW to face of tower) and not have them crowd the ROW trees. Sandra at Parks should also be consulted to help resolve this issue in the interim time between now and getting the draft Veg Mngmt Plan ratified.

Happy to help peoples understanding of the history and the real issues here in the District... Thank you! S



Steven E. Koch, PLA. FASLA

3617 NE 45th Avenue

Portland, OR. 97213

O 503-286-7175

C 503-740-5885

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

Sent: Tuesday, July 7, 2020 1:57 PM

To: Bob Naito <bob@naitodev.com>

Cc: Steven Koch <steven@kochla.com>

Subject: Re: LU 20-107749 HR DZ

Bob,

Thanks again for your email and comments.

Yes, I agree - removing the river rock faux stream is a positive.

A few follow-up comments:

The removal of the cherries presents a unique situation that I have discussed a number of times both internally and with the applicant. Per the South Auditorium Plan District ([33.580.110.C](#)) the applicant is required to meet the [L1 standard](#), which requires trees. Hypothetically, if the applicant wanted to not provide the trees they would need to request a Modification to the code standard. Requesting a Modification includes paying for the Modification ([\\$1,550](#)) and addressing the necessary criteria (essentially defending the Modification request as "better meeting" the code standard and approval criteria that it is asking to not comply with).

In addition, if a Modification is requested at this point, the project would need to be re-noticed ([\\$450](#)). This is so that the public can review an accurate project scope, in particular as it relates to requests that deviate from code requirements.

However, if the applicant does not want a Modification we do not have a clear mechanism to waive the code standard, and staff cannot force them to request a Modification. (And so this is where we are with this project.)

Regarding the ground cover: section [33.248](#) of the Portland Zoning Code states that ground cover must be a minimum of 4" pots, and that the area must be covered within 3 years. Ground cover spacing is also stated.

Last point - In previous conversations with Parks they have requested that the Lindens be replaced with Beech (I believe Steve is aware of this?).

A that said, I know Steve - I'll reach out.

Best,

Art

Arthur Graves

City Planner | Design and Historic Resource Review

503.823.7803 | Arthur.graves@portlandoregon.gov

Monday – Thursday: 8am - 5pm

Every other Friday: 8am - 5pm

Due to the COVID-19 pandemic and state of emergency, I am working remotely and will have limited access to BDS facilities and voicemail. Please check the BDS website (www.portlandoregon.gov/bds) regularly for changes to our business operations.

From: Bob Naito <bob@naitodev.com>
Sent: Wednesday, July 1, 2020 12:51 PM
To: Graves, Arthur <Arthur.Graves@portlandoregon.gov>
Cc: ryan.mcnaughton@crystalgreens.com <ryan.mcnaughton@crystalgreens.com>; lee.durdahl@crystalgreens.com <lee.durdahl@crystalgreens.com>; kyle.kalian@crystalgreens.com <kyle.kalian@crystalgreens.com>; wwrahm@aol.com <wwrahm@aol.com>; Steve Koch ASLA <steven@kochla.com>; Karen Whitman <karenwhitman@comcast.net>; Zeljka Carol Kekez <zeljka.c.kekez@place.la>
Subject: LU 20-107749 HR DZ



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Art,

I am the Chair of the Halprin Landscape Conservancy and the owner of the 150 Harrison Building that happens to be across the pedestrian mall from the location of the removed street trees at 222 Harrison. I have spoken with Ryan McNaughton at Crystal Green several times about the above application. In the last conversation I suggested he contact Steve Koch who is a founding board member of HLC and actually worked for Lawrence Halpin. Steve and

I have discussed the revised plan and wanted to share our thoughts with you. First, the elimination of the "dry creek bed" is a huge improvement.

The photo below is taken looking north from mid block. We are concerned that the 4 cherry trees being planted in the between the Linden trees and the retaining wall are too close to both and given the surviving street tree, the replacement Lindens and the existing trees and large plants between the retaining wall and the building face are not necessary.



This is the view looking south from mid-block. The plan shows two more cherry trees planted in line with the others close to the retaining wall and equidistant on either side of the existing tree.

We would be better off eliminating the cherries altogether and maybe getting larger caliber Lindens than the 2" proposed as an offset.

In addition, the spacing of 4" pots for Arctostaphylos and Pachysandra and Mahonia repens is a problem, it will be 10 years for one meets the other when the required cover period is 2 years. 4 inch pots were suggested where tree roots are a problem but with the trees removed there should be no conflict. The City may have a 1 gal min size and 90% coverage in 2 years requirement which is not possible at the size and spacing shown. This is going to be tough for your 4" pots, and survivability will be low in this dog zone. All groundcover should be 1 gal min and 18" o.c.

Steve would be happy to discuss these comments with you and also can provide some background on the original Open Space Sequence building setback and landscaping standards that should be taken into account.

Steve's number is 503-286-7175 and he is copied on this email.

Thanks,

Bob

Bob Naito
NAITO | DEVELOPMENT
210 SW Morrison Street, Suite 600

Portland, Oregon 97204
Mobile 503.708.0549

www.naitodevelopment.com



June 23, 2020

Arthur Graves, Land Use Services
Arthur.Graves@portlandoregon.gov

Re: LU20-107749 HR DZ: Landscape Alterations

The Downtown Neighborhood Association's (DNA) Land Use Transportation committee (LUT) met with representatives from Crystal Greens Landscape on June 18 at a specially scheduled meeting. It seems that although the Halprin Sequence has landmark status and is within the Downtown area with a (d) overlay, there has been little review of this project from its inception over one year ago.

Therefore, the DNA LUT requests that this project be sent to the Historic Landmark Commission (HLC) for a more thorough review with a focus on impacts on the Halperin Sequence. The LUT requests that the timeline for review and comment on this proposal be extended.

The process for replacing landscaping within the Second Avenue Pedestrian Mall of the Halprin Sequence was flawed from the beginning. The landscaper did not realize that permits and design review were required for this project nor that this property has a National Register designation.

The applicant undertook installation of a river-rock "dry creek bed" feature to replace the original ivy ground cover. In the process, apparently there was damage to the root systems of three mature linden trees, which were subsequently deemed "compromised" by the City and had to be removed. Installation of a "dry creek bed" has since been completed without design review.

While the LUT endorses the decision to replace the removed lindens with new lindens, we suggest the "dry creek bed" concept is not compatible with the original concepts of the Halprin Sequence. There are other concerns best reviewed by the HLC, including the choice of ornamental plants to replace the ivy and placement of additional trees. While we do not suggest reusing ivy, there may be better plants that would be more compatible with the Halprin aesthetic, as described in the Halprin Landscaping Conservancy's 2013 application for designation in The National Register of Historic Places.

We submit that the review-and-comment process should, at minimum, have included the Historic Landmarks Commission and that the Halprin Landscape Conservancy should have been engaged at an early stage. We are asking that the Conservancy be given additional time sufficient for assessment by their landscaping experts, one of whom worked for Halprin, and



will have invaluable advice to offer in this matter.

Thank you for your early consideration of this request.

Walter Weyler
Chair, Downtown Neighborhood Association

Wendy Rahm
Chair, DNA Land Use Transportation
Committee

CC:

Hillary Adam, BDS – Hillary.Adam@portandoregon.gov (for Historic Landmark Commission)

Bob Naito, Chair, Halprin Landscape Conservancy – bob@naitodev.com

Karen Whitman, Executive Director, Halprin Landscape Conservancy – karenwhitman@comcast.net

Ryan McNaughton, Crystal Greens Landscape – ryan.mcnaughton@crystalgreens.com

LU 20-107749 HR DZ

Bob Naito <bob@naitodev.com>

Wed 7/1/2020 12:52 PM

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

Cc: ryan.mcnaughton@crystalgreens.com <ryan.mcnaughton@crystalgreens.com>;
 lee.durdahl@crystalgreens.com <lee.durdahl@crystalgreens.com>; kyle.kalian@crystalgreens.com
 <kyle.kalian@crystalgreens.com>; wwrahm@aol.com <wwrahm@aol.com>; Steve Koch ASLA
 <steven@kochla.com>; Karen Whitman <karenwhitman@comcast.net>; Zeljka Carol Kekez
 <zeljka.c.kekez@place.la>



The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Art,

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Thanks,

Bob

Bob Naito

NAITO | DEVELOPMENT

210 SW Morrison Street, Suite 600
Portland, Oregon 97204
Mobile 503.708.0549

www.naitodevelopment.com



City of Portland, Oregon - Bureau of Development Services

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



Land Use Review Application

File Number: LU 20-107749 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 1/21/20 by nam

☐ Type I ☐ Type IX ☒ Type II ☐ Type IIX ☐ Type III ☐ Type IV

LU Reviews DE HR

[Y] ☒ Unincorporated MC

[Y] ☐ Flood Hazard Area (LD & PD only)

[Y] ☐ Potential Landslide Hazard Area (LD & PD only)

[Y] ☒ 100-year Flood Plain [Y] ☒ DOGAMI

Qtr Sec Map(s) 3229 Zoning RXd

Plan District CC - South Auditorium University

Historic and/or Design District CC / Halprin

Neighborhood Portland Downtown OpenSpace

District Coalition NW / NW

Business Assoc None

Related File # CC 19-218456

South Downtown

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

Development Site Address or Location 222 SW Harrison Street, Portland, OR 97201

Cross Street 2nd/Harrison Sq. ft./Acreage 1.07 Acers

Site tax account number(s)

R 272216

R

R

R

R

R

Adjacent property (in same ownership) tax account number(s)

R

R

R

Describe project (attach additional page if necessary)

Landscape Renovation on the east side of the property. Condition of the area prior to the renovation consisted of Hedera Helix (English Ivy), a known invasive species. The area harbored rodents as well as transient and drug activity. As a result needles were often found in the ivy. Crystal Greens proposed a basic landscape renovation to remove the ivy and create an esthetically pleasing non-functional dry creek bed, that offered desirable plant material and better visibility.

plant three trees in place of the recently removed trees

Describe proposed stormwater disposal methods

No Storm water was effected or moved.

Identify requested land use reviews

Design Review

TYPE E

• **Design & Historic Reviews** - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

\$0

\$0 1700

\$0

• **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☒ no

• **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

☐ yes ☐ no ☒ N/A

continued / over

1

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Name Lee Durdahl Signature 

Company/Organization Crystal Greens Landscape

Mailing Address PO Box 568

City Clackamas State OR Zip Code 97015

Day Phone 503-504-4757 FAX _____ email lee.durdahl@crystalgreens.com

Check all that apply ☒ Applicant ☐ Owner ☒ Other Landscape Contractor

Name _____ Signature _____

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Signature _____

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Lee Durdahl

Signature 

Phone number 503-504-4757 Date 12/20/19



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

February 04, 2020

Lee Durdahl
CRYSTAL GREENS LANDSCAPE
PO Box 568
Clackamas OR 97015

Re: Land Use Review LU 20-107749 HR: Landscape Alterations

Dear Lee Durdahl:

The Bureau of Development Services received your application for a Historic Resource Review located at 222 SW HARRISON ST on January 21, 2020. Your case has been assigned to me, Arthur Graves. In order to continue to review your application, additional information is needed. Once you submit this information, your application will be considered complete, and I will proceed with a full review of your proposal. Up to this point, your application has been reviewed only to determine if all required information has been submitted. The application has not been fully reviewed to determine if it meets the relevant approval criteria, however some issues you may want to consider are identified in Section II below.

I. Information Necessary to Complete Application

The following information must be submitted before your proposal can be evaluated:

1. Regarding Drawing Clarity:
Provide existing and proposed site plans, and landscape plan, that are to scale, with property lines shown, so that it is clear where the private property site and the Halprin Open Space Sequence Historic District are located.
2. Approval Criteria:
Please address all applicable Approval Criteria. This includes;
 - [The Central City Fundamental Design Guidelines](#);
 - [Criteria in Section: 33.846.060.G](#) of the Portland Zoning Code;
 - [33.580.130 Preservation of Existing Trees](#) in the South Auditorium Plan District.
3. Landscape Plan:
Please provide a landscape plan showing how [Portland Zoning Code 33.580.110](#) is being met.

II. Time to Complete Application

The Portland Zoning Code allows you up to 180 days to complete your application. Since the 180-day period began on the day we received the application, the deadline to make your application complete is **Monday, July 20, 2020**.

III. Determination of a Complete Application

The application will be determined complete when you have submitted:

1. All of the requested information included in Section I, above. If you cannot provide all of the requested information at one time and intend to submit additional information,

please include a written statement with each separate submittal indicating that you still intend to provide the additional missing information by the **Monday, July 20, 2020** deadline, **or**

2. Some of the requested information included in Section I, above, and a written statement that no additional information will be provided; **or**
3. A written statement that none of the requested information included in Section I, above, will be provided.

Please be aware that not submitting the requested information may result in your application being denied. The information is needed to demonstrate the approval criteria are met. Once the application is deemed complete, review of your application can proceed using the information you have provided.

Your application will be approved if it meets the relevant land use review approval criteria. It is your responsibility to document how the approval criteria are met. The items listed above will help provide that documentation.

Voiding of Application

If your application is not complete by **Monday, July 20, 2020**, it will be voided, and the application fee will not be refunded. The City's land use review procedures are outlined in Chapter 33.730 of the Portland Zoning Code.

Please contact me if you have any questions about this letter. My telephone number is **503-823-7803**, and my e-mail address is Arthur.Graves@portlandoregon.gov. You may mail correspondence to me at the Bureau of Development Services, Suite 5000, 1900 SW Fourth Avenue, Portland, OR 97201. If you deliver the requested material in person, please bring it to the **fifth** floor receptionist at 1900 SW Fourth Avenue. Please label all correspondence and materials you submit with the case number LU 20-107749.

Sincerely,



Arthur Graves, Planner
Land Use Services Division

cc: Davis Pacific Limited Partnership | 1777 Botelho Drive #300 | Walnut Creek, CA 94596
Kirkwood Village Associates LTD | 1777 Botelho Drive #300 | Walnut Creek, CA 94596
Application Case File





TRIMET



















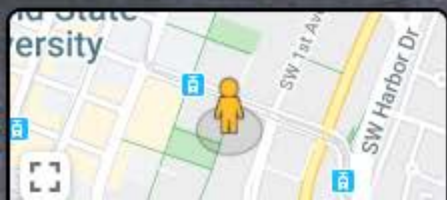
SW Pedestrian Trail

Portland, Oregon



Google

Street View



Google

LU 20-107749 HR
EXHIBIT G-3



LU 20-107749 HR
EXHIBIT G-3



LU 20-107749 HR
EXHIBIT G-3