



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

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Date: April 28, 2015
To: Interested Person
From: Benjamin Nielsen, Land Use Services
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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, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 15-101053 DZM – EXTERIOR ALTERATIONS & GROUND FLOOR WINDOW MODIFICATION

GENERAL INFORMATION

Applicant / Representative: Scott Mannhard | THA Architecture
733 SW Oak St | Portland, OR 97205

Owner: PMPC LLC
2338 SW Madison St | Portland, OR 97205-1025

Tenant: Heather Hardy | ZoomCare
19075 NW Tanasbourne Dr | Hillsboro, OR 97214

Site Address: 607 NE GRAND AVE

Legal Description: N 1/2 OF SE 1/4 OF BLOCK 9 EXC PT IN ST, WHEELERS ADD; S 1/2 OF SE 1/4 OF BLOCK 9 EXC PT IN ST, WHEELERS ADD

Tax Account No.: R903700280, R903700300

State ID No.: 1N1E35BC 03100, 1N1E35BC 03200

Quarter Section: 2931

Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568.

Business District: Lloyd District Community Association, contact Gary Warren at 503-234-8271.

District Coalition: None

Plan District: Central City - Lloyd District

Zoning: CXd – Central Commercial with Design Overlay

Case Type: DZM – Design Review with Modifications

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

Proposal:

The applicant requests design review for a proposal to remodel an existing storefront at 607 NE Grand Avenue. Proposed changes include:

- Relocating one building entry;
- Replacing one building awning;
- Adding an architectural wood screen;
- Adding new short-term bike parking;
- Adding new parking lot landscape screening along NE Grand Avenue.

The proposal also includes new wall signs, two canopy signs, and a free-standing sign, which are not included as part of this design review since they are all smaller than 32 square feet in area, and their total area falls under the maximum allowed sign area for this building. Additionally, the existing storefront system will be replaced with a system of comparable materials and identical design, which includes clear glass, and therefore is also exempt from this design review.

The applicant also requests design review for a Modification to the Ground Floor Windows standards of *Sections 33.130.230 and 33.510.220* to allow for Regional Arts & Culture Commission approved public art to substitute for the required ground floor window area along NE Hoyt Street. The existing windows will remain in place and be covered up by the approved art.

Design review is required for exterior alterations and development standards modifications in the design overlay zone.

Relevant Approval Criteria:

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

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|---|---|
| ■ 33.825 Design Review | ■ Central City Fundamental Design Guidelines |
| ■ 33.825.040 Modifications That Will Better Meet Design Review Requirements | ■ Special Design Guidelines for the Design Zone of the Lloyd District |

ANALYSIS

Site and Vicinity: The subject property is a one-quarter block property that contains two rectangular parcels—the southern of which is occupied by the existing 4,455 square foot building. The northern parcel contains the existing parking lot. The site sits at the northwestern corner of the intersection of NE Grand Avenue [*Major City Traffic Street, Regional Main Street, Major Transit Priority Street, Portland Streetcar, Central City Transit/Pedestrian Street, Main Truck Street, Major Emergency Response Street, Local Service Bikeway*] and NE Hoyt Street [*Local Service Walkway, Minor Emergency Response Street, Local Service Bikeway*] in the Central City Plan District Lloyd District Subdistrict and in the Lloyd District Pedestrian District. The site is directly west of the Metro Regional Government headquarters building and one block east of the Oregon Convention Center. Portland Streetcar stops lie directly across NE Grand Avenue and across NE MLK Boulevard to the west. The remainder of the block is occupied by surface parking lots and two single-story buildings on the north half of the block. Nearby development also includes a variety of hotels, restaurants, office buildings, and housing.

The existing building, built in 1954, is built with a simple, mid-twentieth century modern storefront character. It is constructed of board-formed concrete which is covered in plaster on the south and east facades, is one story tall, and has a large, flat canopy which extends from south to north over the sidewalk along NE Grand Avenue. The canopy gives the building horizontality typical of the era, helping to give the building a sense of a base, middle of storefront windows, and a top. It wraps around the corner of NE Hoyt Street but terminates quickly along with the storefront window system. Storefront windows set within a Norman

brick frame and atop a brick curb open up onto NE Grand, and an existing glazed storefront entry is located facing NE Grand at the southeastern corner of the building. Three “punched” storefront window bays open onto NE Hoyt Street, though most have been boarded up for some time. An existing steel door with painted-over transom windows sits at the west end of the southern façade. At the east end of the north façade, there is a metal awning over another pair of glazed storefront doors. A gas meter sits immediately adjacent and is protected by a steel tube cage. A second, damaged metal awning sits further to the west over another pair of steel doors.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

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

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Lloyd District Subdistrict of this plan district.

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

- LU 02-146959 DZ – Approval of awning over main entrance.
- LU 04-004549 DZ – Approval of two signs, each about 21 square feet in area.
- LU 04-028482 DZ – Approval of rooftop units.
- LU 08-110764 DZ – Approval of exterior alterations to the building and parking lot.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 24, 2015**. The Site Development Section of BDS responded with no issues or concerns.

The Bureau of Environmental Services responded with sanitary and stormwater comments: Please see Exhibit E-1 for additional details.

The Bureau of Transportation Engineering responded with no objections and general comments: Please see Exhibit E-2 for additional details.

The Water Bureau responded with no objections and general comments: Please see Exhibit E-3 for additional details.

The Life Safety Section of BDS responded with general life safety comments: Please see Exhibit E-4 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 24, 2015. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review

Section 33.825.010 Purpose

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 district guidelines.

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 and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

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.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

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. Central City and Lloyd District Guidelines are addressed concurrently.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

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.

A5-1. Develop Identifying Features. Encourage the inclusion of features in the design of projects that give projects identity and a sense of place or significance within the District.

A5-3. Incorporate Works of Art. Incorporate works of art into development projects.

Findings for A2, A5, A5-1, & A5-3: The proposed design includes the replacement of three existing windows facing NE Hoyt Street with three equally-sized or larger pieces of public art that will be approved by the Regional Arts & Culture Council (RACC). This new public art, while satisfying the ground floor windows standards in the zoning code, will be designed by a local artist and will also help to enliven the sidewalk along NE Hoyt Street, giving it special character within the Lloyd District and helping to give a new vitality to an otherwise dingy street and narrow sidewalk. The inclusion of unique public art will also help this short street, dominated by parking lots on both sides, develop a bit more of an identity within the district. The art will be installed to, at a minimum, fill the existing three bays of windows. The original existing window openings will remain in place should the art ever be removed so that the glazing can be either uncovered or reinstalled.

With the condition of approval that the public art (in lieu of the required ground floor windows along NE Hoyt Street) will be approved by the RACC and installed within the three existing window bays, at a minimum; the existing window openings shall remain in place such that, should the art be removed in the future, the original glazing can be uncovered or reinstalled. A covenant for the public art will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art. Documentation of approval by the Regional Arts and Culture Council must be provided prior to approval of the building permit; and,

With the condition of approval that, in the event the proposed public art is not/will not be approved by RACC, the existing clear glass ground floor windows are retained and/or replaced with new clear transparent glazing of similar design, these guidelines are met.

A5-6. Incorporate Landscaping as an Integral Element of Design. Incorporate landscaping as an integral element of design which is supportive of both the built and natural environment.

Findings for A5-6: The proposal includes the addition of a 5'-0" wide landscape strip along NE Grand Avenue between the existing parking lot and the sidewalk edge. This landscaping will include a continuous evergreen hedge that will be three feet tall when fully grown, a new small Japanese Snowbell tree, and blossoming ground cover in front of the hedge. This landscaping will help to screen the parking area behind it and improve pedestrian comfort along this stretch of the sidewalk.

Therefore, this guideline is met.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings for A6: The existing building will remain in place. The existing storefront windows and doors on the east façade and a portion of the south façade at the eastern end will be replaced with an identical new storefront system. The existing storefront entry at the north façade will be replaced and moved slightly within the existing northern wall. The existing brickwork on the eastern façade and the existing flat canopy will also be retained and rehabilitated.

Therefore, this guideline is met.

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

Findings for A7: The existing building sits at the street lot line on both NE Grand Avenue and NE Hoyt Street, except for a three foot setback at the corner to provide room for the main public entry. The existing canopy will also remain in place to provide a further sense of enclosure and protection on the sidewalk along NE Grand. The redesigned northern storefront entry will also metaphorically capture pedestrians by removing the existing chain link fencing and relocating the existing gas meter to the west behind a new wood screen.

Therefore, this guideline is met.

A8. Contribute to a Vibrant Streetscape. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

Findings for A8 & C1: The proposal retains the existing storefront window and entry pattern along NE Grand Avenue, replacing the existing windows and doors with an identical system. The storefront windows and doors will allow visible connections into the interior lobby and waiting area, and they will allow for connections from these same spaces back to the sidewalk and the street.

Therefore, these guidelines are met.

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

A9-1. Provide a Distinct Sense of Entry and Exit. Design and develop gateways into and within the Lloyd District that are appropriate and relate to the District's and sub-District's emerging characteristics.

Findings for A9 & A9-1: The proposal site lies at the southern gateway area to the Lloyd District. While the existing, single-story building is somewhat unremarkable, with simple massing and diminutive size relative to the Metro Regional Government building to the east and the Convention Center to the west, it is nonetheless a critical piece in the definition of the gateway to the district. The renovation of the existing building, the

removal of the existing chain link fence along NE Grand Avenue, the addition of new landscaping along the NE Grand Avenue sidewalk, the addition of exterior lighting under the existing canopy, and the addition of public art along the NE Hoyt Street façade will help to define the sense of entry into the district from the south and define the character of this rapidly growing area.

Therefore, these guidelines are met.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-2. Incorporate Additional Lighting. Incorporate project lighting in a manner that reinforces the pedestrian environment and which provides design continuity to an area by enhancing the drama and presence of architectural features.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Pedestrian Rain Protection. Rain protection is encouraged at the ground level of all new and rehabilitated commercial buildings located adjacent to primary pedestrian routes. In required retail opportunity areas, rain protection is strongly recommended.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

Findings for B1, B1-2, B2, B6, B6-1, & C12: The proposal maintains the existing flat canopy along NE Grand Avenue and which wraps around the corner along NE Hoyt Street. It extends 4'-0" over the sidewalk over both sidewalks and provides good rain protection as well as shade on sunny days. A canopy this deep also helps to reduce glare on the storefront windows facing NE Grand and NE Hoyt, allowing for better views into the building. It also maintains the existing sidewalk design on both NE Hoyt and NE Grand, which was rebuilt closer to city standards as part of a previous remodel.

The proposal includes the addition of exterior lighting along NE Hoyt Street and NE Grand Avenue. The lighting proposed along NE Hoyt Street will be primarily used to illuminate the proposed RACC-approved public art. Three linear LED wall washing fixtures will be installed on the wall, one above each of the art/window bays. Light that reflects off the art and the wall will help to illuminate the narrow sidewalk. Five recessed LED can lights are proposed to be added to the existing flat canopy which extends over the sidewalk along NE Grand Avenue and wraps around the corner of NE Hoyt Street. One recessed can will be under the NE Hoyt portion of the canopy. The other four will be placed along NE Grand Avenue—one close to the southeastern storefront door, and the other three along the storefront windows.

Additional lighting will be provided at the northern end of the building. One linear LED fixture, identical in style to those provided along NE Hoyt Street, will illuminate the northern storefront entry and the proposed wood screen wall in the parking lot. It will be

installed to project out from the wooden screen. Two existing exterior light fixtures that are attached to the concrete wall on the north elevation will be replaced with identical wall-mounted LED fixtures. Fixtures in both of these locations will help keep pedestrians safe.

Therefore, these guidelines are met.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings: The existing building provides two entries which are nearly flush with the existing sidewalk and parking lot. The proposal will retain one of these entries and adjust the other, facing the parking lot, but will still retain its nearly flush entry. Both are easily accessible from the adjacent sidewalk on NE Grand Avenue.

Therefore, this guideline is met.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

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.

Findings for C2 & C5: This proposal will remodel an existing building without changing its footprint. The existing building is constructed of board-formed poured-in-place concrete that is covered with plaster on the public sidewalk facades. The existing storefront system will be replaced with an identical system, and is therefore exempt from review. It is set within a painted, Norman brick wall frame which will also remain in place.

The proposed new wood screen wall at the northern elevation is designed to read as an extension of both interior design elements and as an extension of the line of the existing flat canopy. It will be constructed with a steel tube frame, painted black, around which solid pieces of clear Douglas fir, coated with a transparent sealant, will be attached. Each of the louvers will be composed of two long pieces of dimensional 2x lumber which will have notches cut out for the support structure. The two pieces will be joined in the middle to form the appearance of one continuous piece. A final, mitered corner end trim piece will be added to connect both long pieces and close off the steel frame at the exterior edge of the screen.

The existing concrete, the brick, and the storefront window and door system are durable materials suitable for use along the sidewalks. The new wood screen is durably designed and detailed and should age well. All work well together compositionally and maintain the building's mid-twentieth century styling.

Therefore, these guidelines are met.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C1-1. Integrate Parking. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for C3 & C1-1: The existing building will remain largely un-modified, except for the relocated storefront door at the north elevation, the new wood screen, the removal of

the two metal awnings at the north elevation, and the replacement of existing windows at the south elevation with new public art. At this last location, the existing window openings will remain in place should the art ever be removed, allowing for the uncovering of the existing windows or their reinstallation.

The existing parking lot and its landscaping will also remain, though a new landscape strip will be installed between the parking lot and the public sidewalk, helping integrate it better into its surroundings.

Therefore, these guidelines are met.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings: The existing roof has four mechanical units which are evenly distributed in a rectangular pattern. A new mechanical unit, approximately 1'-0" wide x 2'-7" long x 2'-0" high is proposed to be added, centered equally between the two existing southern mechanical units. The new mechanical unit will have a negligible impact on views from outside of the site, due to the organized nature and small stature of the proposed unit vis a vis the existing units.

Therefore, this guideline is met.

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification #1: Ground Floor Windows standards of Sections 33.130.230 and 33.510.220 to allow for Regional Arts & Culture Council (RACC) approved art to meet the standards instead windows.

Purpose Statement:

33.130.230 in the C zones, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
- Encourage continuity of retail and service uses;
- Encourage surveillance opportunities by restricting fortress-like facades at street level; and
- Avoid a monotonous pedestrian environment.

33.510.220 In the Central City plan district, blank walls on the ground level of buildings are limited in order to:

- Provide a pleasant, rich, and diverse pedestrian experience by connecting activities occurring within a structure to adjacent sidewalk areas;
- Encourage continuity of retail and service uses;
- Encourage surveillance opportunities by restricting fortress-like facades at street level; and
- Avoid a monotonous pedestrian environment.
- The plan district modifications to the base zone standards for ground floor windows are intended to promote ground floor windows in a larger number of situations that in the base zones and to provide additional flexibility in meeting the standard.

Standard:

33.130.230.D, Exceptions for Public Art. Outside of the Central City plan district, public art is allowed instead of meeting the ground floor window provision. Covenants for the public art will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art. To qualify for this exception, documentation of approval by the Regional Arts and Culture Council must be provided prior to approval of the building permit.

33.510.220.C, Optional Artwork. Projects proposing to use artwork as an alternative to the ground floor window requirements may apply for this through the adjustment procedure. Projects may also apply for a modification through design review if they meet the following qualifications. Buildings having more than 50 percent of their ground level space in storage, parking, or loading areas, or in uses which by their nature are not conducive to windows (such as theaters), may be allowed to use the design review process. Artwork and displays relating to activities occurring within the building are encouraged. In these instances, the artwork will be allowed if it is found to be consistent with the purpose for the ground floor window standard.

A. *Better meets design guidelines.* *The resulting development will better meet the applicable design guidelines; and*

Findings: The modification to allow RACC-approved public art to substitute for the required ground floor windows along NE Hoyt Street also meets the design guidelines for the Lloyd District, specifically Guideline A5-3 Incorporate Works of Public Art. The art will be accessible to the public, appropriate to the site and project, will be of artistic excellence, and will have installation and maintenance requirements guaranteed by a covenant with the city.

B. *Purpose of the standard.* *On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.*

Findings: The Ground Floor Windows standards are designed to provide a pleasant, rich, and diverse pedestrian experience and avoid a monotonous pedestrian environment. RACC-approved public art will meet these purposes. The standards also encourage continuity of retail uses. Retail use will still be possible, and with the retention of the existing window openings behind the public art, the storefront windows could be easily restored or replaced in kind. The standards are also designed to encourage surveillance opportunities. Since the program behind this wall would necessitate having blinds drawn continuously for privacy reasons, it is unlikely that there would be any surveillance from this area.

Therefore these Modifications merit approval.

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 proposal to remodel the existing building at 607 NE Grand Avenue in the Central City Plan District Lloyd District Subdistrict will restore a building which has sat empty for a number of years. The existing structure will remain largely unchanged: new exterior lighting will be installed; existing storefront systems will be replaced with identical new systems; the pair of glazed entry doors on the north elevation will be moved slightly and replaced with a new, identical system; a new wood screen will be installed at the north elevation; the existing gas meter will be moved further west into the parking lot; and existing windows on the south elevation will be replaced with RACC-approved public art. The building will still be constructed of durable materials, provide good pedestrian protection and transparency into the building, and maintain its simple mid-twentieth century massing and design. Further, the RACC-approved public art meets the modification criteria for the ground floor windows standards.

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. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to an existing storefront building in the Lloyd District and a Modification to the ground floor windows standards to allow for the installation of RACC-approved public art, including:

- The removal of the existing metal awnings on the north elevation;
- The relocation and replacement of the existing pair of glazed entry doors on the north elevation;
- The addition of a new wood screen with steel frame on the north elevation;
- The addition of a new landscaping strip between the existing parking lot and the sidewalk;
- New exterior lighting under the existing canopy, on the south elevation, and on the proposed wood screen.
- Replacement of exterior lighting on the north elevation;
- The addition of one new, small mechanical unit on the roof located equally between the existing two southern mechanical units;
- The replacement of the existing ground floor windows on the south elevation with RACC-approved public art, subject to the conditions below; and,

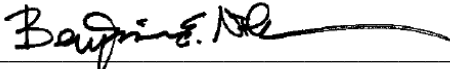
Per the approved site plans, Exhibits C-1 through C-10, signed and dated 04/23/2015, subject to the following conditions:

- 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 15-101053 DZM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The public art (in lieu of the required ground floor windows along NE Hoyt Street) will be approved by the Regional Arts & Culture Council (RACC) and installed within the three existing window bays, at a minimum; the existing window openings shall remain in place such that, should the art be removed in the future, the original glazing can be uncovered or reinstalled. A covenant for the public art will be required, following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation,

maintenance, and replacement of the public art. Documentation of approval by the Regional Arts and Culture Council must be provided prior to approval of the building permit.

- C. In the event the proposed public art is not/will not be approved by RACC, the existing clear glass ground floor windows shall be retained and/or replaced with new clear transparent glazing of similar design.

Staff Planner: Benjamin Nielsen

Decision rendered by:  **on April 23, 2015.**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 28, 2015

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

Procedural Information. The application for this land use review was submitted on January 5, 2015, and was determined to be complete on **March 17, 2015**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 5, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: July 15, 2015.**

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

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

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

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

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 12, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals

must be submitted at the reception desk on the 5th floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

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

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

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

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **May 13, 2015 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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

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

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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

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

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

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

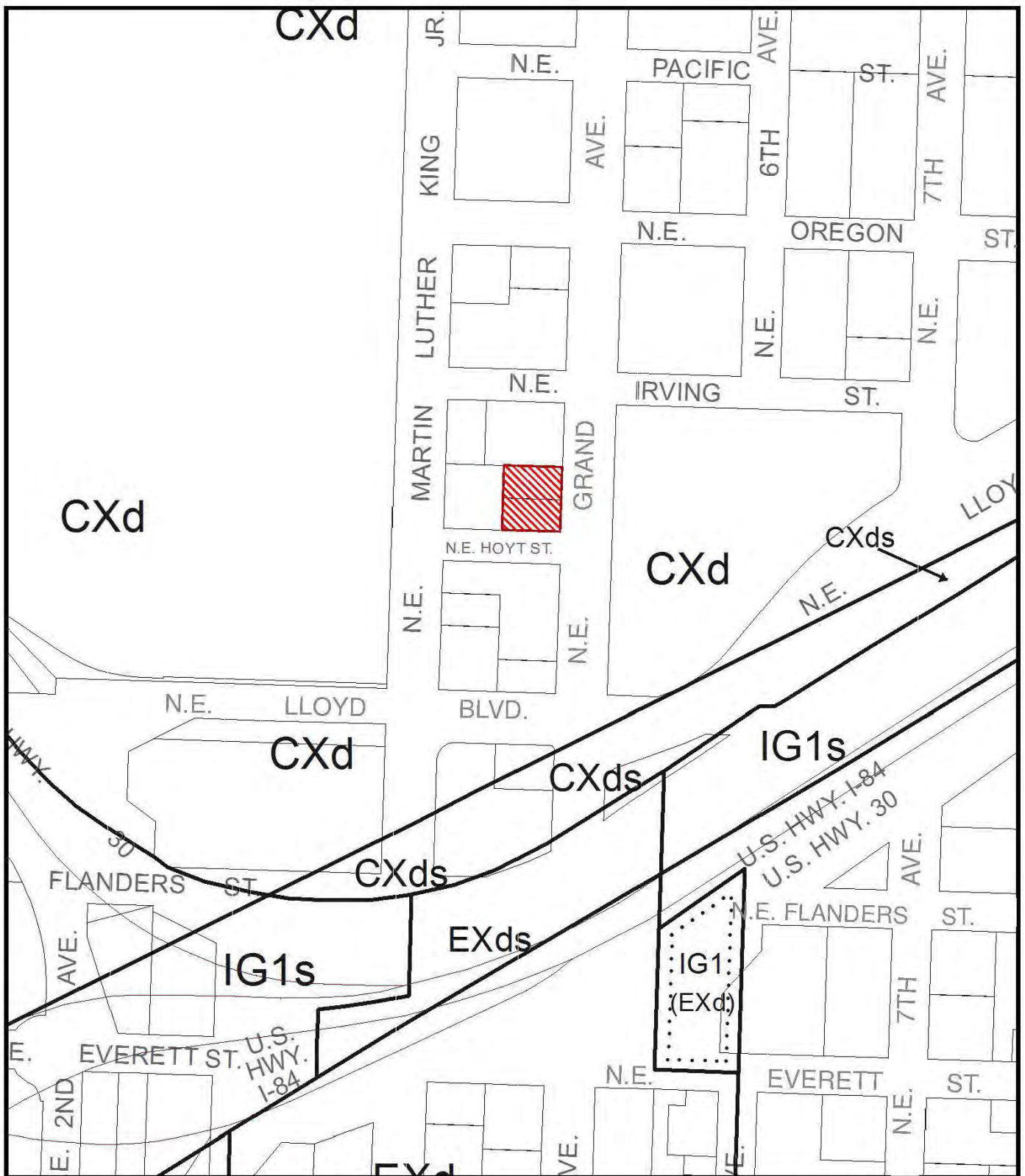
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan – Sheet DR-101 (attached)
 - 2. Roof Plan – Sheet DR-150
 - 3. East Elevation – Sheet DR-201 (attached)
 - 4. North Elevation – Sheet DR-202
 - 5. West Elevation – Sheet DR-203
 - 6. South Elevation – Sheet DR-204 (attached)
 - 7. Details – Sheet DR 501
 - 8. Light Fixture L1 – Lithonia LC6LED T24
 - 9. Light Fixtures L2 and L3 – SEWS Styk Exterior Linear LED
 - 10. Light Fixture L4 – TWR1 LED
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Life Safety Section of BDS
- F. Correspondence:

No public comments were received.
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete application letter
 - 3. Design review response memo
 - 4. Revised LU application
 - 5. Tentative approval for the design of public art from the Regional Arts & Culture Council

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



ZONING



Site



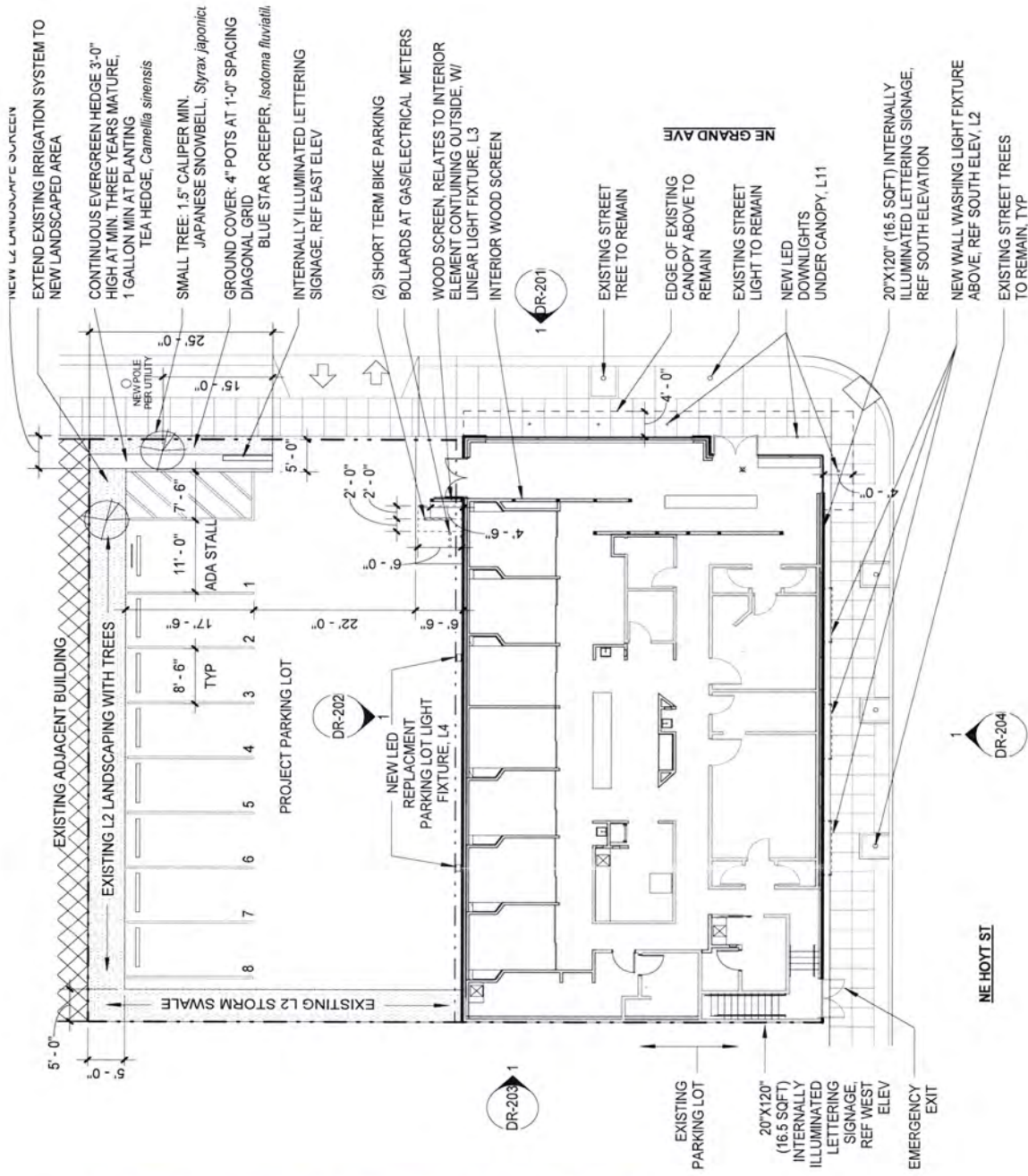
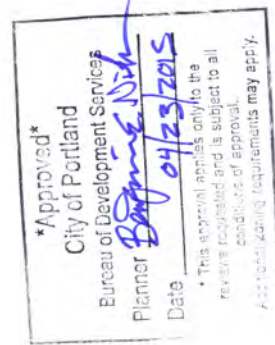
NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
LLOYD DISTRICT SUBDISTRICT

File No. LU 15-101053 DZM
1/4 Section 2931
Scale 1 inch = 200 feet
State_Id NONE
Exhibit B (Mar 16, 2015)



SITE ADDRESS: 607 NE GRAND AVENUE, PORTLAND, OR 97232



DESCRIPTION SITE PLAN

DATE 3/19/2015

SCALE 1/16" = 1'-0"

REVISED DRAWING DR-101

PROJECT: ZOOM SUPER IMAGING

PROJECT NO: 04419

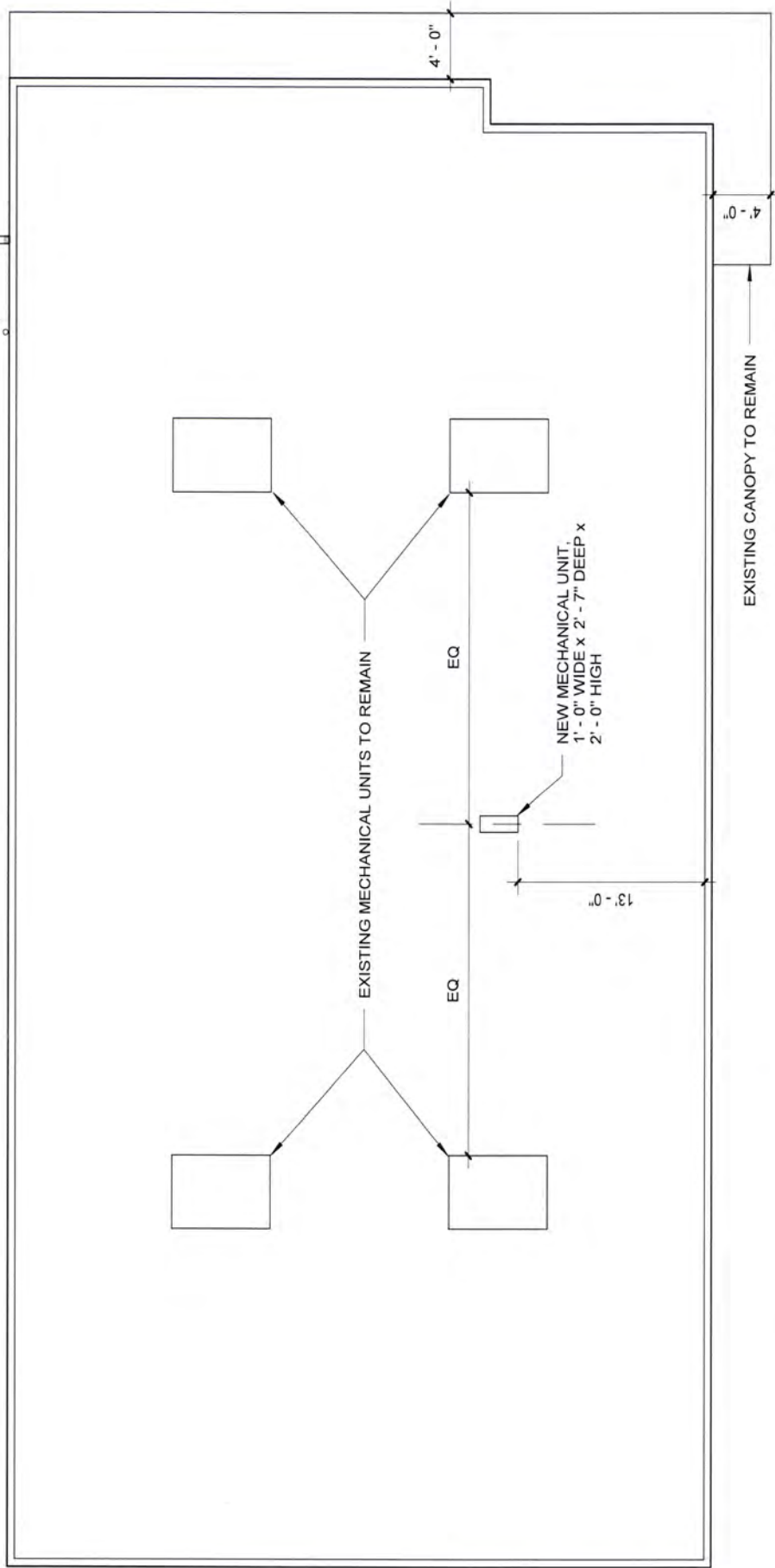
EXHIBIT C-1

THA ARCHITECTURE INC.
733 S.W. OAK ST.
PORTLAND, OREGON 97205
(503) 227-8888 FAX

THA

LO 15-101053 D2M

DR-101



Approved
 City of Portland
 Bureau of Development Services
 Planner *Benjamin E. Nide*
 Date *04/23/2015*
 * This approval applies only to the
 reviews requested and is subject to all
 conditions of approval.
 Additional zoning requirements may apply.

DESCRIPTION: ROOF PLAN
 REVISED DRAWING: DR-150
 DATE: 3/9/2015
 SCALE: 1/8" = 1'-0"

PROJECT: ZOOM SUPER + IMAGING
 PROJECT NO.: 01419

THA ARCHITECTURE INC.
 733 S.W. OAK ST.
 PORTLAND, OREGON 97205
 (503) 227-1254 PHONE
 (503) 227-7818 FAX

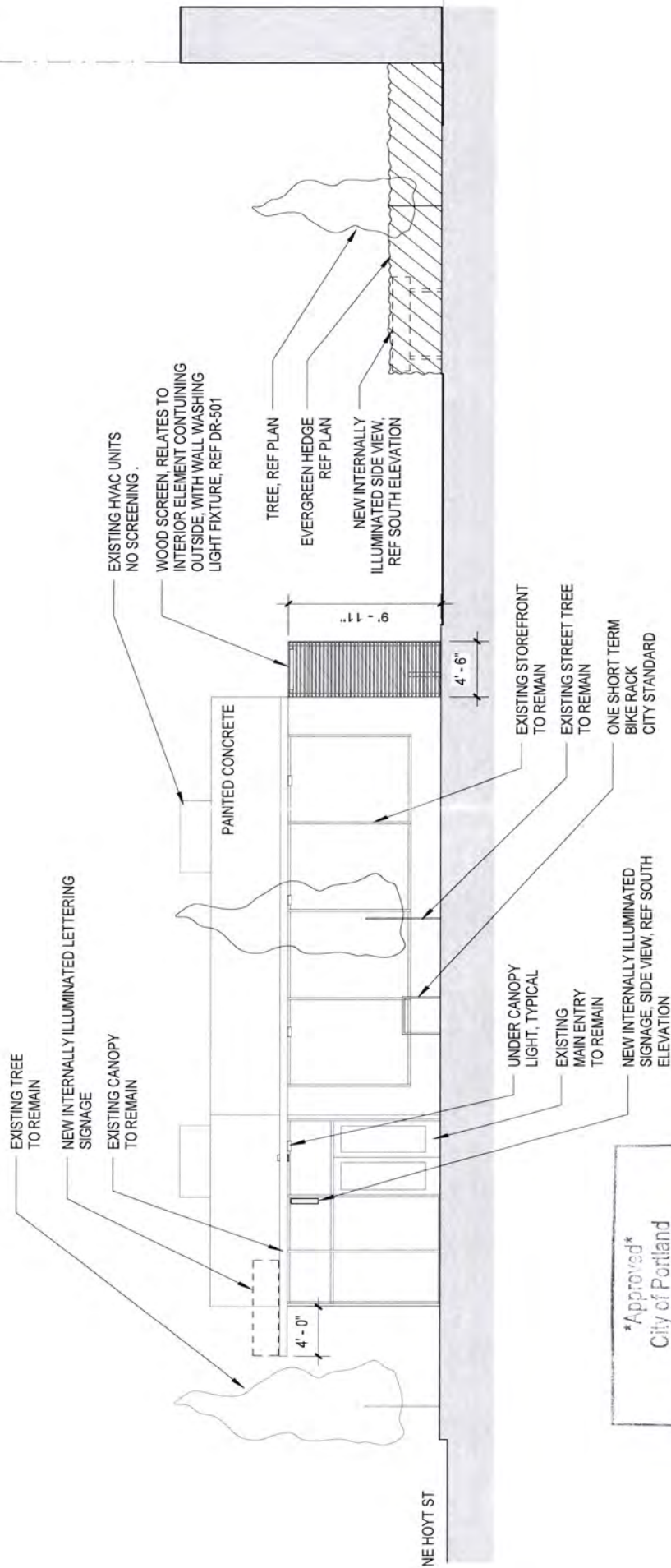
DR-150

THA

1015-101053 DEM

EXHIBIT C-2

PROPERTY LINE



NE HOYT ST

Approved
City of Portland
Bureau of Development Services
Planner *Debra S. Nk*
Date *04/23/2015*
* This approval applies only to the reviews requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

DESCRIPTION: EAST ELEVATION

DATE: 3/19/2015

SCALE: 1/8" = 1'-0"

REVISED DRAWING: DR-201

DR-201

PROJECT: ZOOM SUPER + IMAGING

THA ARCHITECTURE INC.
733 S.W. OAK ST.
PORTLAND, OREGON 97205
(503) 227-1254 PHONE
(503) 227-7818 FAX

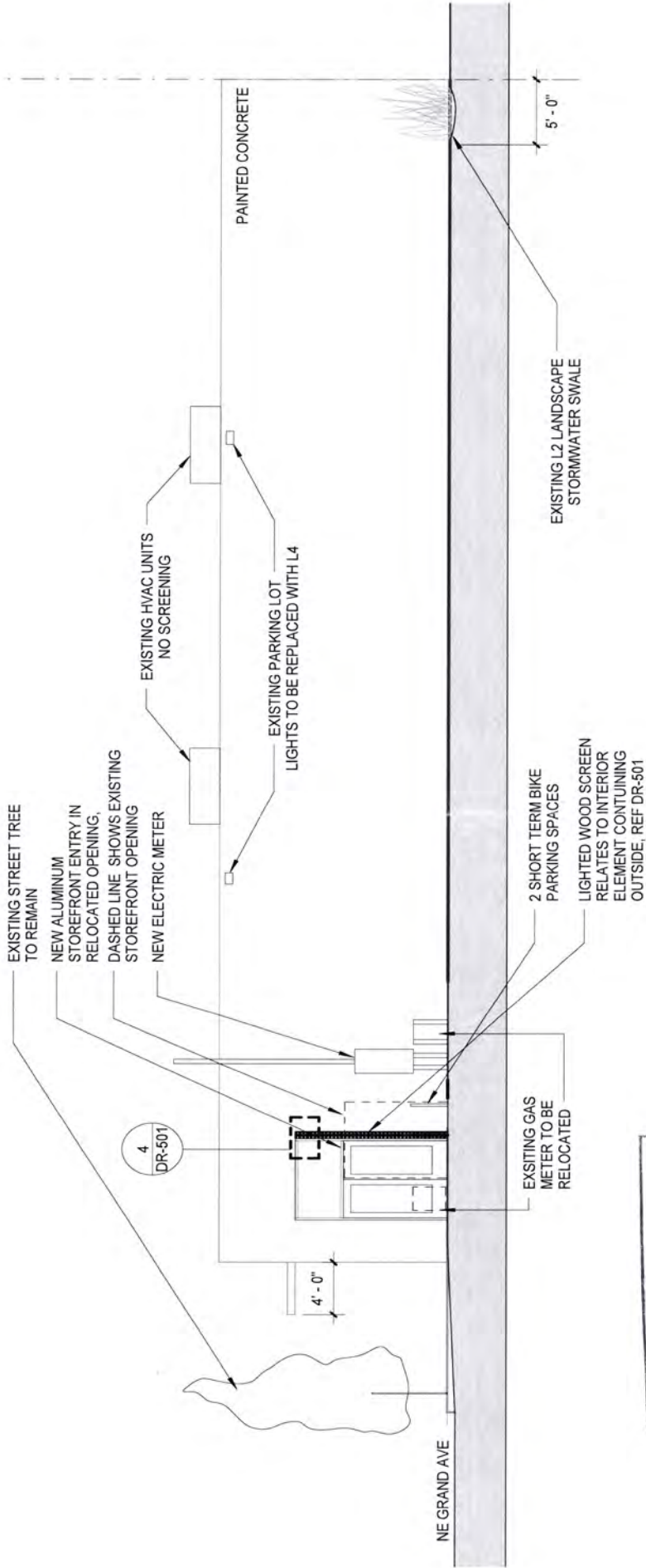
PROJECT NO.: 01419

EXHIBIT C-3

LU 15-101053 DEM

THA

PROPERTY LINE



Approved
City of Portland
Bureau of Development Services
Planner *Baigang Nid*
Date *01/23/2015*
* This approval applies only to the review requested and is subject to all conditions of approval.
Additional zoning requirements may apply.

DESCRIPTION: NORTH ELEVATION

DATE: 3/6/2015

SCALE: 1/8" = 1'-0"

DR-202

REVISED DRAWING DR-202

PROJECT: ZOOM SUPER + IMAGING

PROJECT NO.: 01419

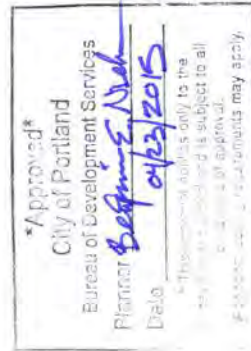
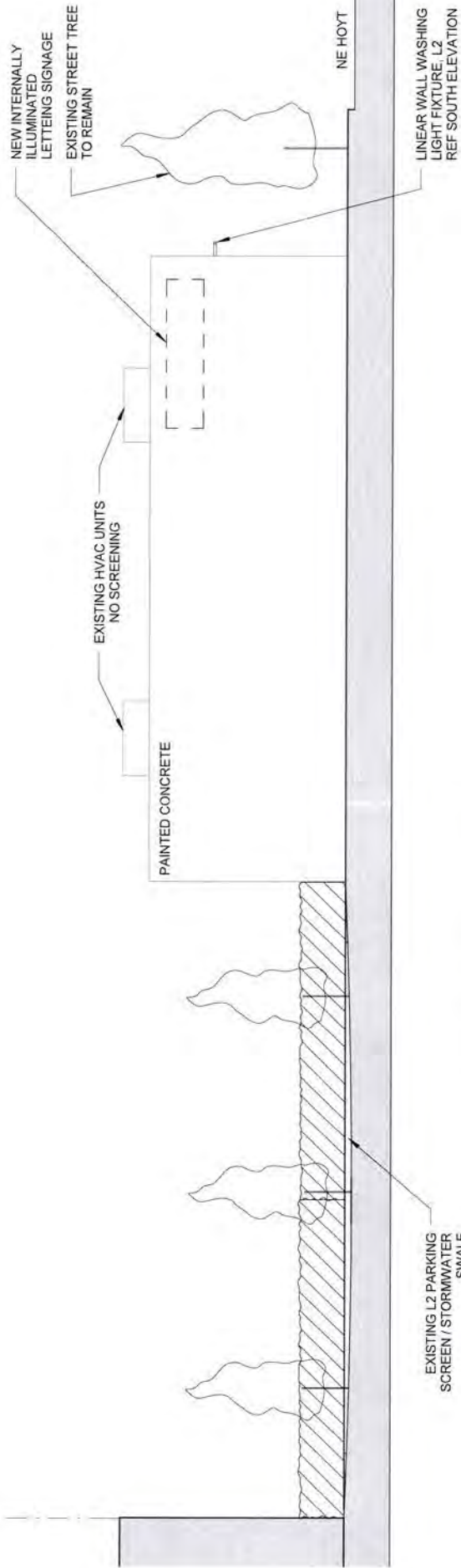
THA ARCHITECTURE INC.
733 S.W. OAK ST.
PORTLAND, OREGON 97205
(503) 227-1254 PHONE
(503) 227-7818 FAX

THA

EXHIBIT C-4

LV 15-101093 DEM

PROPERTY LINE



DESCRIPTION: WEST ELEVATION
REVISION: DR-203
DATE: 3/18/2015
SCALE: 1/8" = 1'-0"

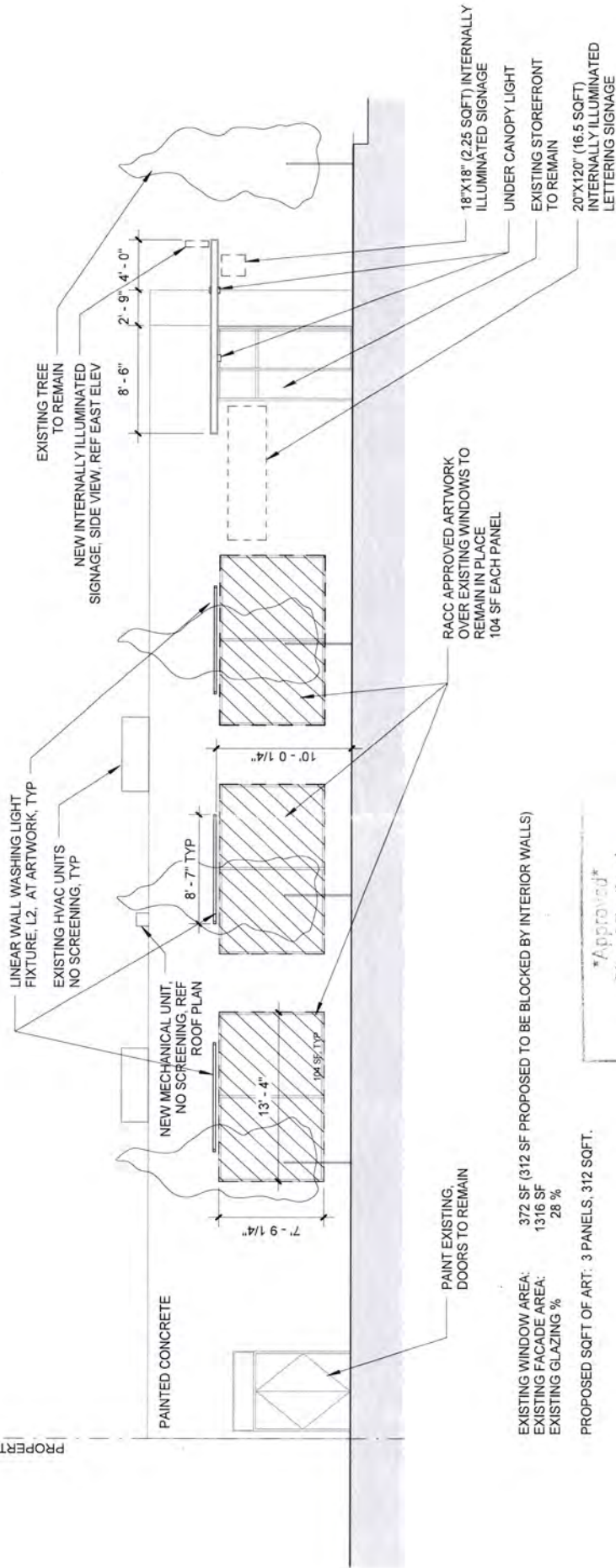
DR-203

PROJECT: ZOOM SUPER - IMAGING
PROJECT NO: 01418
THA ARCHITECTURE INC.
733 S.W. OAK ST.
PORTLAND, OREGON 97205
(503) 227-7818
(503) 227-7818 FAX
L0 15-101053 DEM

THA

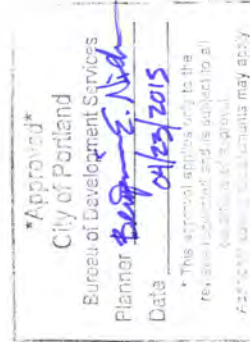
EXHIBIT C-5

PROPERTY LINE



EXISTING WINDOW AREA: 372 SF (312 SF PROPOSED TO BE BLOCKED BY INTERIOR WALLS)
EXISTING FACADE AREA: 1316 SF
EXISTING GLAZING % 28 %

PROPOSED SQFT OF ART: 3 PANELS, 312 SQFT.



DESCRIPTION: SOUTH ELEVATION

DATE: 3/9/2015

SCALE: 1/8" = 1'-0"

DR-204

PROJECT: ZOOM SUPER • IMAGING

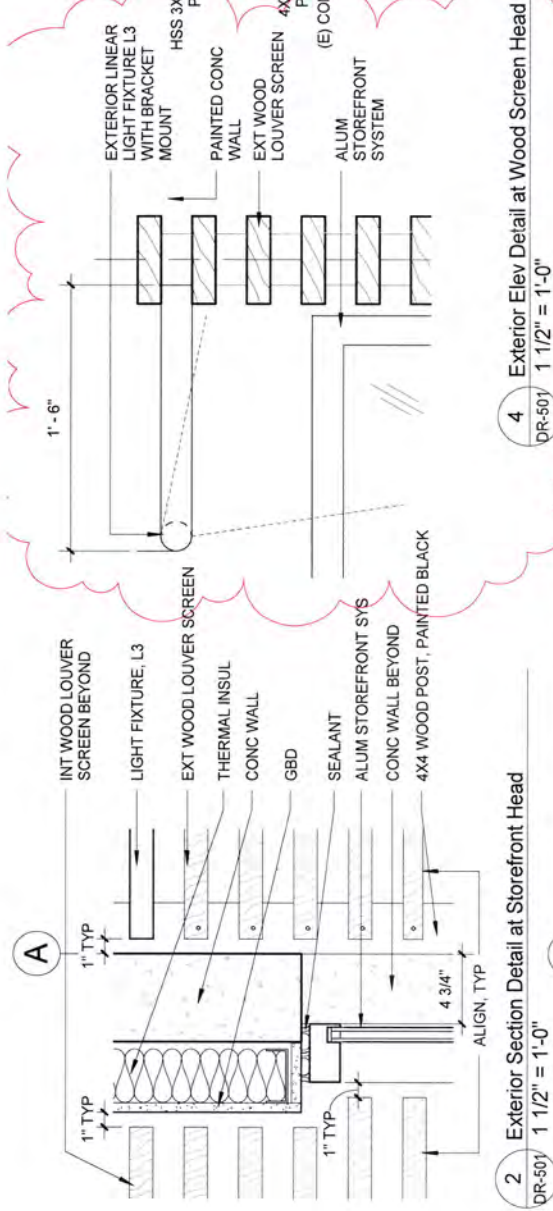
PROJECT NO.: 01419

EXHIBIT C-6

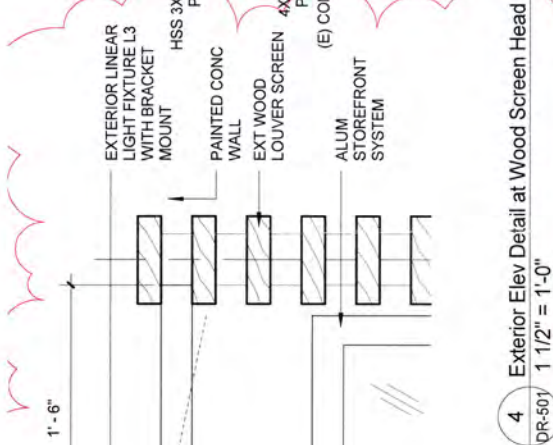
THA ARCHITECTURE INC.
733 S.W. OAK ST.
PORTLAND, OREGON 97205
(503) 227-1254 PHONE
(503) 227-7618 FAX

THA

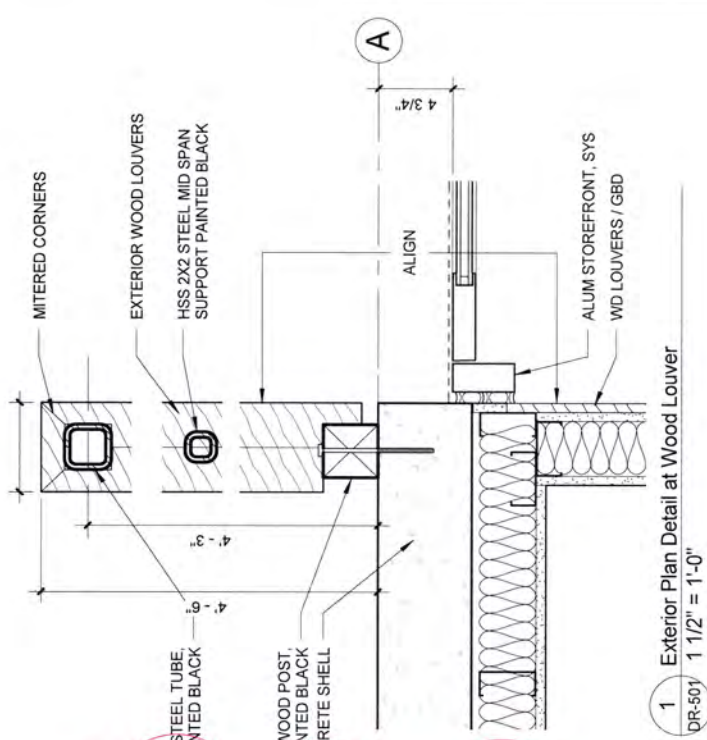
LO 15-101053 DEM



2 Exterior Section Detail at Storefront Head
DR-501 1 1/2" = 1'-0"



4 Exterior Elev Detail at Wood Screen Head
DR-501 1 1/2" = 1'-0"



1 Exterior Plan Detail at Wood Louver
DR-501 1 1/2" = 1'-0"

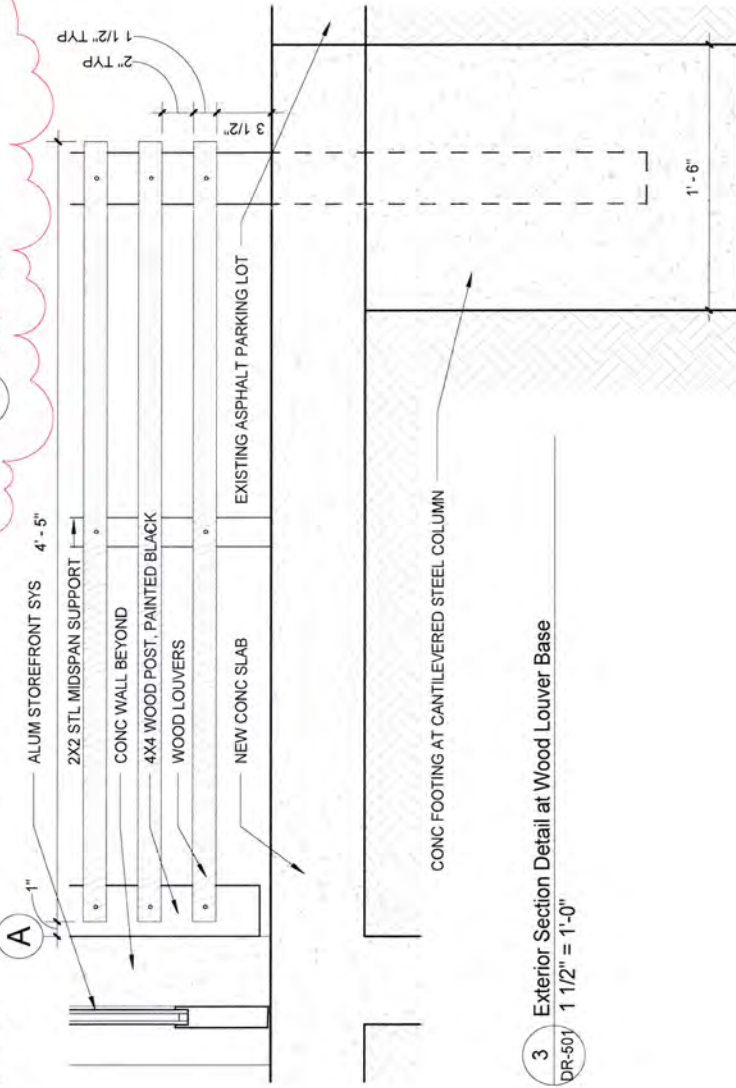
EXTERIOR WOOD LOUVERS: APPEARANCE GRADE (CLEAR) DOUGLAS FIR, TRANSPARENT SEALER, NO COLOR

ALUM STOREFRONT SYS: *AFFCO 438 SERIES, CENTER GLAZED, BLACK PAINT

City of Portland
Bureau of Development Services
Planner *Bugman, Noh*
Date *04/23/2015*

* This document applies only to the review's intended use and is subject to all conditions of approval.
Additional zoning requirements may apply.

3 Exterior Section Detail at Wood Louver Base
DR-501 1 1/2" = 1'-0"



DESCRIPTION: DETAILS
REVISED DRAWING: DR-501

DATE: 3/13/2015
SCALE: 1 1/2" = 1'-0"

PROJECT: ZOOM SUPER - IMAGING

PROJECT NO.: 01419

EXHIBIT C-7

THA ARCHITECTURE INC.
733 SW OAK ST
PORTLAND, OREGON 97205
(503) 227-1254 PHONE
(503) 227-7818 FAX

THA

CU 15-101053 DEM

FEATURES & SPECIFICATIONS

INTENDED USE

Recessed housing rated IC or Non-IC. For new construction or remodel applications. Approved for all ceiling types, except air handling plenums. Not for pulling wires. Romex only. Approved for direct burial in insulation.

CONSTRUCTION

Air-tight standard. Tested to meet current energy codes.

Aluminum housing with engineering-grade thermoplastic frame.

Galvanized bar hangers span up to 24" o.c. and feature stepped shank nail and positioning guide with integral T-bar locks. Two locking screws hold fixture in position.

Engineering-grade thermoplastic junction box with four built-in romex clamps; five 7/8" knockouts with slots for pryout.

Maximum 8 (4in, 4out) No 12 AWG conductors. Rated for 90° C.

Ground wire provided.

Pre-assembled poke-home connectors for ease of wiring.

Tilt-up captive J-box doors for easy access.

Trim retention (TOR): Two-side mounted torsion springs on the trim and 2 receiving brackets in the can ensure a consistently tight fit with the ceiling.

ELECTRICAL

Quick disconnect provided for connection of Reality module.

Paint overspray masked by disposable disconnect plug.

Housing and Reality combination is IC rated and thermally protected.

120 volts only.

INSTALLATION

Air-tight housing suitable for air-tight installations. Refer to energy codes for proper installations.

2 x 8 wood joist or T-bar installation.

Expandable bar hangers allow for off-center mounting in wood joist or T-bar ceilings. Length of 25-1/4" maximum 13-1/4" minimum or cut to fit 9" on center joist construction.

Vertical adjustment of housing allows for flush mounting with ceiling face.

Suitable for ceilings up to 1-1/2" thick.

LISTINGS

UL listed to US and Canadian safety standards.

Wet location listed. Title 24 compliant.

WARRANTY — 1-year limited warranty. Complete warranty terms located at

www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

Note: Specifications subject to change without notice.

Catalog Number
Notes
Type

Fixture 'L1'

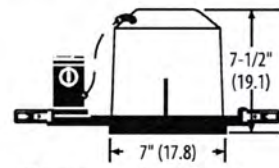
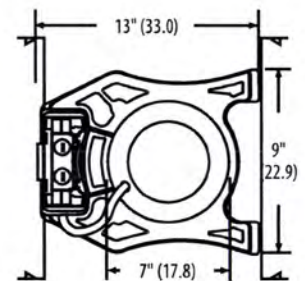
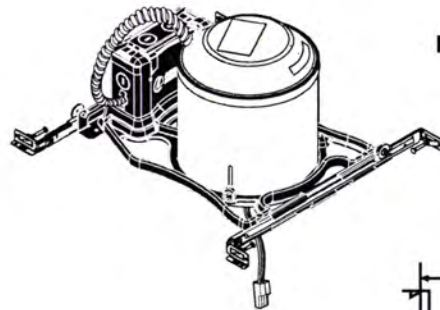
exterior under
existing canopy

6" LED Housing

LC6LED T24

LED
IC/Non-IC

New Construction/Remodel



All dimensions are inches (centimeters).

Specifications

Height: 7-1/2 (19.1)

Length: 13 (33.0)

Width: 9 (22.9)

Ceiling cutout: 7-1/8 (18.1)

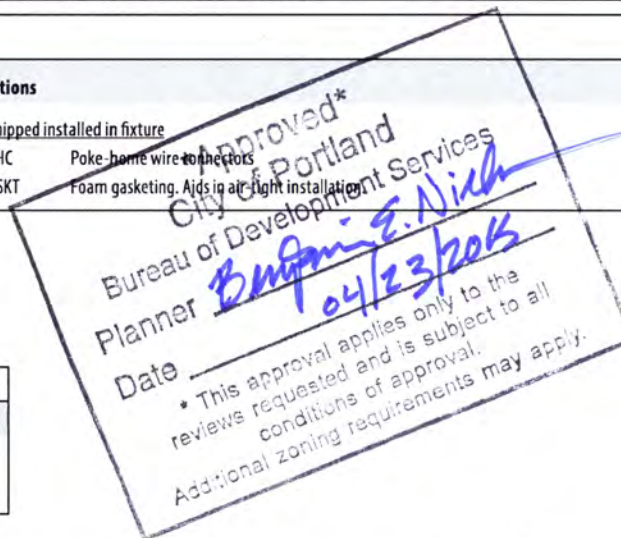
ORDERING INFORMATION

All configurations of this product are considered "standard" and have short lead times.

Example: LC6LED T24

LC6LED T24	
Series	Options
LC6LED T24	Shipped installed in fixture PHC Poke-home wire connectors GSKT Foam gasketing. Aids in air-tight installation.

Accessories: Order as separate catalog number.	
ATK6 R6	6" Air-tight trim kit
HS6875	6-7/8" Hole saw



LU 15-101053 DBM

EXHIBIT C-8

SEWS Styk Exterior Linear LED

JOB NAME

TYPE

Wall

Remote or Integral Power Supply

Fixtures 'L2' art / facade lighting on NE Hoyt

'L3' art / facade lighting on NE Hoyt



Styk Exterior Linear LED

Styk was built to provide the most lumens with the smallest luminaire package, while optimizing life. Not limited to decorative lighting, effective functional lighting is provided through the optimal light control in this minimal package.

Styk boasts two white LED color temperatures, RGB and four color offerings. Styk is a durable exterior linear LED fixture. Styk's patent pending optical offerings enable tremendous flexibility offering wall washing, wall grazing, indirect pendants, and asymmetric lighting solutions.

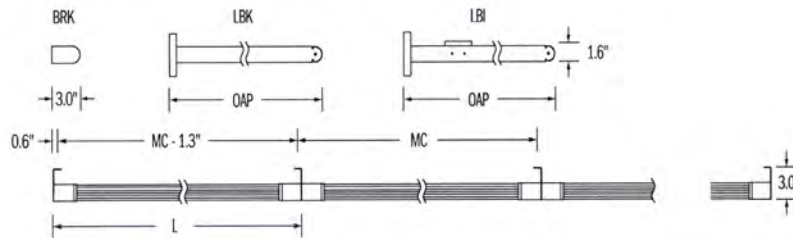
Optical Distributions



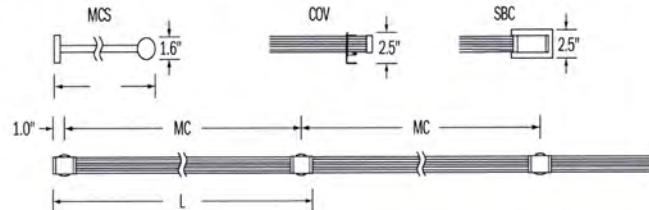
FT

Run Sections and Suspensions

BRK, LBK, and LBI Bracket Mount LBI Includes Bracket with Integral Power Supply



Mini Canopy and Stem Also Available with Cove Mount (COV) and Switch-Box and Stem (SBC)



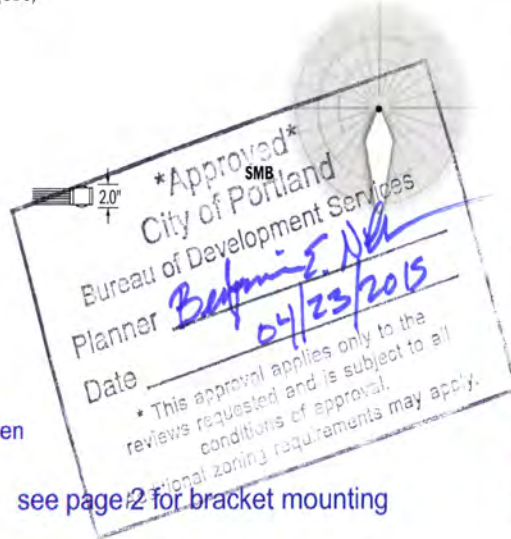
Dimensions

MODULE	MOUNTING CENTER		SINGLE FIXTURE LENGTH (L)				
	MC		BRK	LBK, LBI	MCS	COV	SBC
016	16.3"		16.3"	19.1"	20.0"	13.3"	20.2"
028	28.0"		28.0"	30.8"	31.7"	24.8"	32.0"
039	39.8"		39.8"	42.6"	43.5"	36.5"	44.8"
051	51.3"		51.3"	54.1"	55.0"	48.0"	55.3"
063	63.3"		63.3"	66.1"	67.0"	60.0"	67.3"
077	77.0"		77.0"	79.8"	80.7"	72.0"	81.0"
089	89.0"		89.0"	91.8"	92.7"	84.0"	93.0"
101	101.0"		101.0"	103.8"	104.7"	96.0"	105.0"

L3 at wood screen

L2

L3 at south art panels



see page 2 for bracket mounting

LU 15-101053 DEM

EXHIBIT C-9

Specifications:

- IP66 rated fixture per International Electrotechnical Commission (IEC) certifies fixture as dust tight and protected against powerful water jets.
- Available in anodized finishes with some parts painted to match. Anodized finish provides optimal thermal effectiveness and durable corrosion protection.
- Stem mount versions include (2) 5/8" aluminum stem(s) painted to match anodized finish.

- Each module requires connection to a 24V constant voltage power supply. Modules over 68W may require multiple power supplies/feeds.
- Stile uses strict quality guidelines in LED selection to ensure the white LEDs we use meet or exceed ANSI Binning Standards (ANSI C78.377).
- Black power cord standard unless otherwise specified.
- Patent Pending.

Technical Notes:

- **INSTALLATION NOTES:** During installation the contractor is responsible to use actual fixtures to ensure accurate mounting centers from one fixture to the next along the length of the linear run.
- **RELATED LINKS:**
[LED Power Supplies \(24V DC\)](#)
["Designed to be LED"](#)





TWR1 LED LED Wall Luminaire

Catalog Number TWR1 LED 2 50K Mvolt

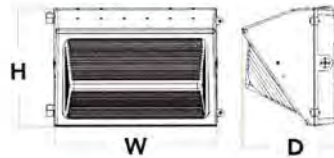
Notes Zoom Care Supper + Imaging

Type

Fixture 'L4' at parking lot

Specifications

Width: 12-15/16"
(32.9 cm)
Height: 9"
(22.9 cm)
Depth: 7-1/2"
(19.1 cm)
Weight: 11.95 lbs
(5.42 kg)



Introduction

The popular TWR1 luminaire is now available with long-lasting, energy-efficient LED technology. Featuring a classic dayform, the TWR1 LED offers a traditional appearance and is powered by advanced LEDs.

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 320W metal halide luminaire while saving up to 80% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies.

Ordering Information

EXAMPLE: TWR1 LED 2 50K MVOLT

TWR1 LED

Series	Performance Package	Color Temperature	Voltage	Controls	Finish
TWR1 LED	1 2100 lumens	40K 4000K ¹	MVOLT ²	(blank) No controls	(blank) Dark bronze
	2 3500 lumens	50K 5000K ¹		PE ³ MVOLT Photo Control	
	3 4900 lumens				

NOTES

- Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008. Except TWR1 LED 1 50K which is 5400 CCT.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Photo control not available with 4000K.

FEATURES & SPECIFICATIONS

INTENDED USE

The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low-maintenance LED wall pack suitable for replacing up to 320W MH fixtures. The traditional dayform shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR1 LED is ideal for outdoor applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Rugged cast aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. MVOLT driver operates on any line voltage from 120-277V (50/60Hz), 6kV surge protection. Rated for outdoor installations, -40 C minimum ambient.

OPTICS

High-performance LEDs maintain up to 87% of light output at 100,000 hours of service life (L87/100,000 hours). Prismatic glass lens designed for superior lighting distribution, uniformity and fixture spacing. See Lighting Facts label and photometry reports for specific fixture performance.



INSTALLATION
This luminaire is not to be installed by the end user. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.
LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY

Five-year limited warranty. Full warranty terms located at: www.lithonia.com

Note: Specifications are subject to change without notice. Actual performance may differ as a result of end-user environment and application.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com
© 2013-2014 Acuity Brands Lighting, Inc. All rights reserved.

EXHIBIT C-10 LU 15-101053 DZM