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

RECORDER
Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/5000/BDS LUR

Please bill City of Portland, Account #1113

Multnomah County Official Records
E Murray, Deputy Clerk

2021-129511
08/24/2021 02:33:45 PM

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$55.00 $11.00 $60.00

$126.00

FINAL FINDINGS AND DECISION BY THE HISTORIC LANDMARKS COMMISSION RENDERED ON July 26, 2021

CASE FILE NUMBER: LU 20-226339 HRM
PC # 20-204819

Montgomery Park Alterations

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-8953 / Hillary.Adam@portlandoregon.gov

The Historic Landmarks Commission has **approved** a proposal in your neighborhood. 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.

GENERAL INFORMATION

Applicant: Scott Martin
GBD Architects
1120 NW Couch St, Suite 300
Portland, OR 97209

Owner's Agent: Cody Mcneal
Unico Properties, LLC
2741 NW Vaughn St., Ste 323
Portland, OR 97210

Owner: UPG Montgomery Park Property Owner LLC
1215 4th Ave Ste 600
Seattle, WA 98161

Site Address: 2701 NW VAUGHN ST

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E
Tax Account No.: R941290290, R941290291, R941290292
State ID No.: 1N1E29D 00200, 1N1E29D 00200A1, 1N1E29D 00200A2
Quarter Section: 2826

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Historic Landmark, individually listed in the National Register of Historic Places

Zoning: EXd – Central Employment with Design and Historic Resource Protection Overlay zones

Case Type: HRM – Historic Resource Review with Modification
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:
The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

A Modification is required to:

1. 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse. (Note: The Notice of Proposal indicated the proposed height would exceed the maximum allowed height due to the introduction of fall protection railings at the approximate existing height of 141'; however, a future wheelchair lift is also proposed which would reach a total height of approximately 153'. The existing "Montgomery Park" sign is approximately another 30' taller and is proposed to remain.)

Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review

CONCLUSIONS

The proposed alterations are relatively minimal, focused at the ground/loading dock level, the penthouse, the west entry, and the surrounding site. The proposal with enhance the pedestrian experience of the site while maintaining the historic character of the landmark building. Because not all aspects of the initial proposal are fully resolved, a condition has been added that a follow-up review be utilized to consider these aspects; this condition specifically addresses the design of the east ramp but may also address development standards not met in this review, as noted above. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not

compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and Modification criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Resource Review for proposed exterior alterations to include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

It is the decision of the Historic Landmarks Commission to approve the requested Modification to:

1. 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse.

This approval is per the approved site plans, Exhibits C.1 through C.89, signed and dated July 25, 2021, and subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 20-226339 HRM". 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.

D. In the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified.

E. The alterations to the east ramp (planters, benches, railings, lighting, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

F. A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be location in a different location than what is shown in these drawings.

Certified Copy of Original

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By: _____

Kristen Minor, Historic Landmarks Commission Chair

Application Filed: December 21, 2020
Decision Filed: July 27, 2021
Decision Rendered: July 26, 2021
Decision Mailed: August 9, 2021

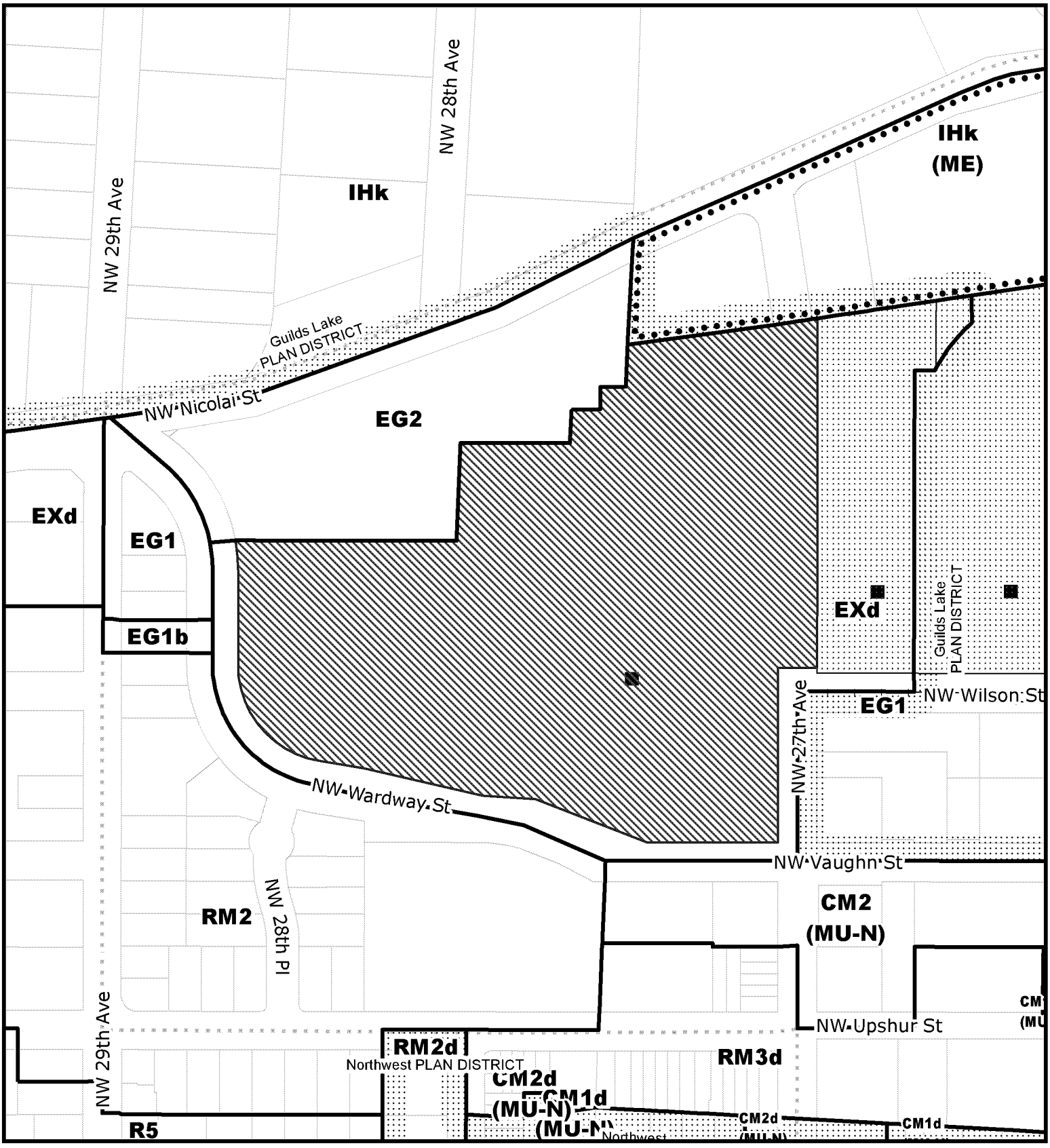
Last date to Appeal: August 23, 2021 by 4:30 pm
Effective Date (if no appeal): August 24, 2021 Decision may be recorded on this date

Kimberly Tallant, Principal Planner

City of Portland
Bureau of Development Services
1900 SW Fourth Ave, #5000
Portland, OR 97201

Date: August 24, 2021

_____
Representative



ZONING

NORTH

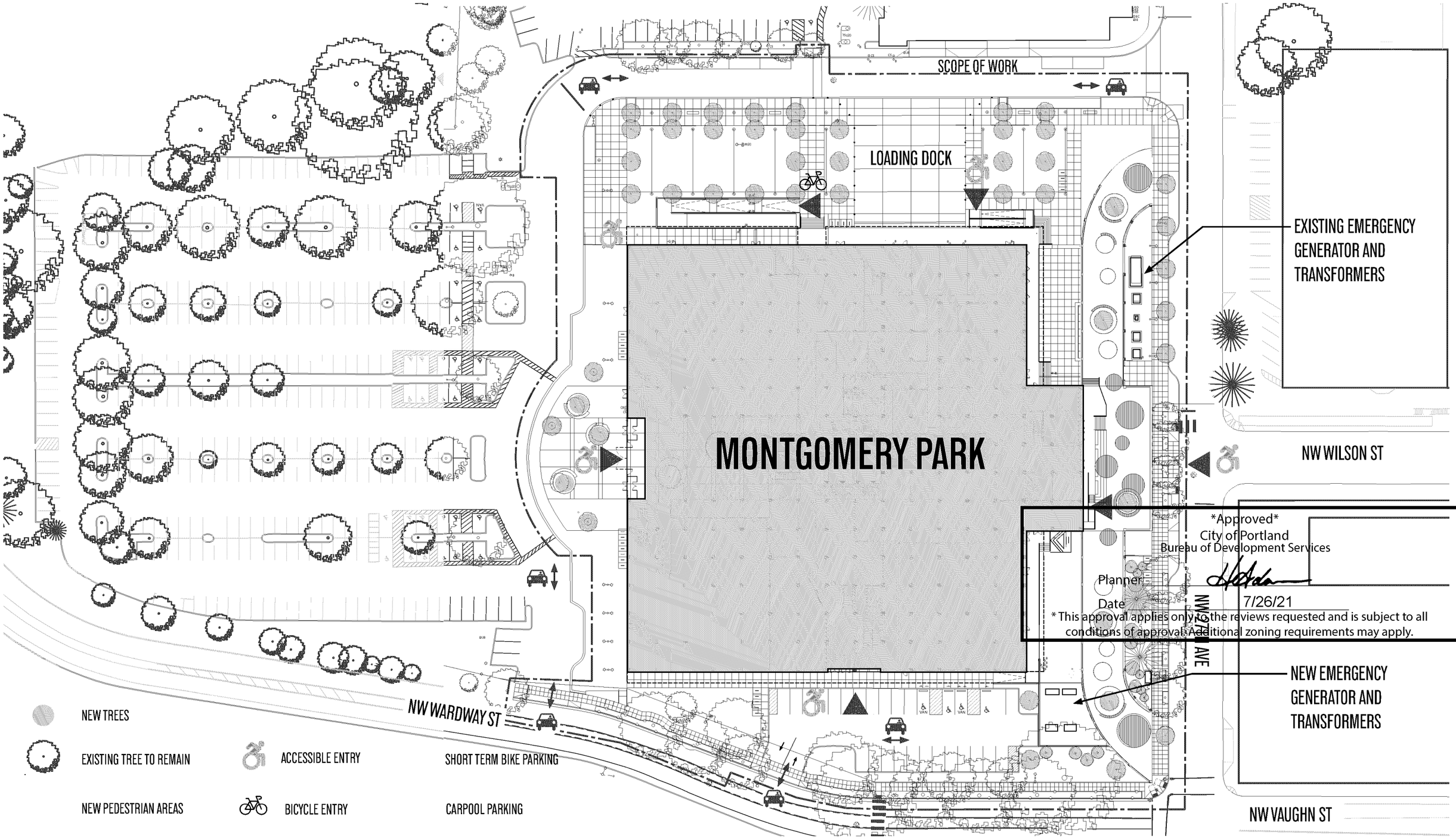
Site

Also Owned Parcels

Historic Landmark

Recreational Trails

File No.	LU 20 - 226339 HRM
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29D 200
Exhibit	B Dec 24, 2020



Approved
City of Portland
Bureau of Development Services

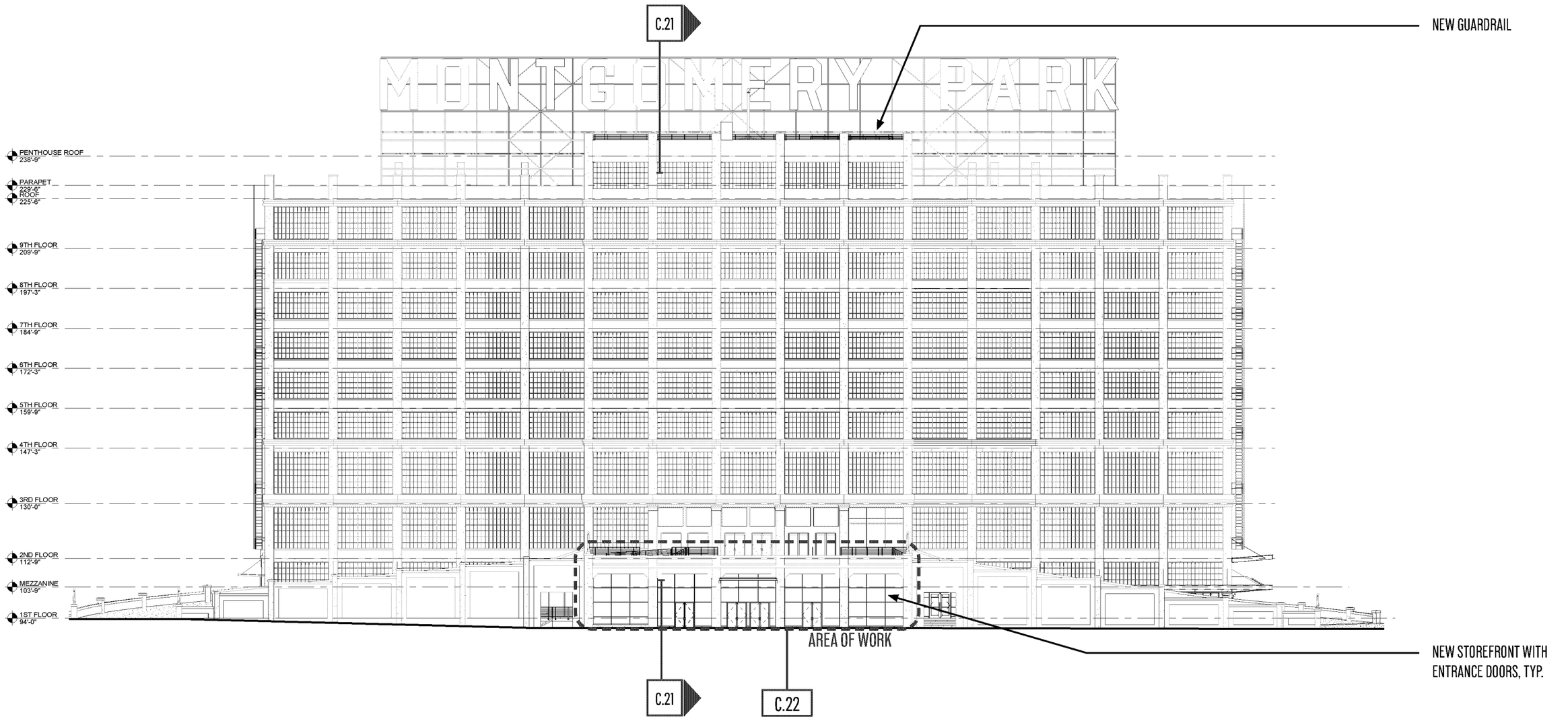
Planner

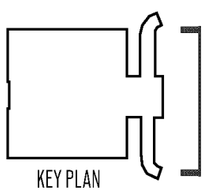
Date 7/26/21

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

SITE PLAN: PROPOSED

0 16' 32' 64'





Approved
City of Portland
Bureau of Development Services

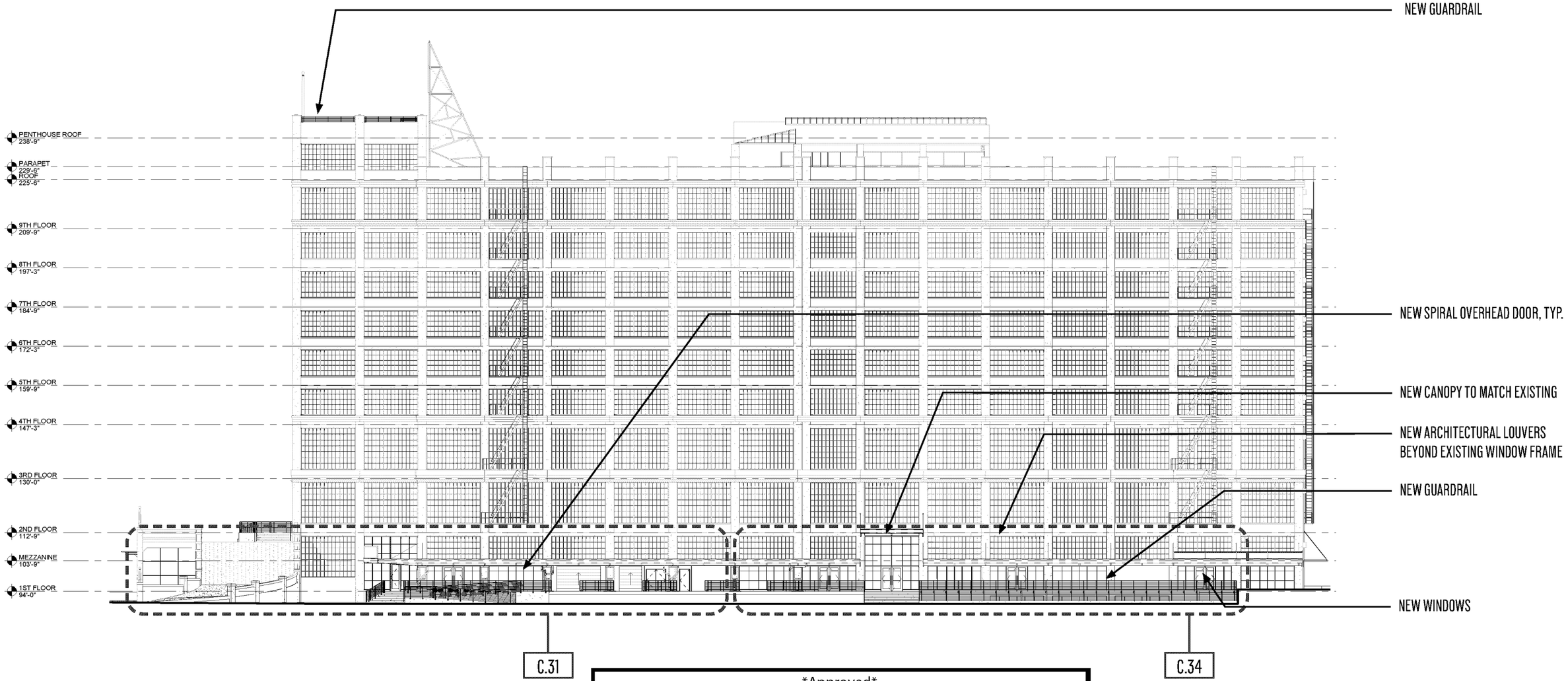
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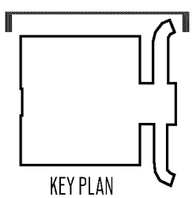
Date 7/26/21

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PROPOSED: EAST ELEVATION

0 8' 16' 32'





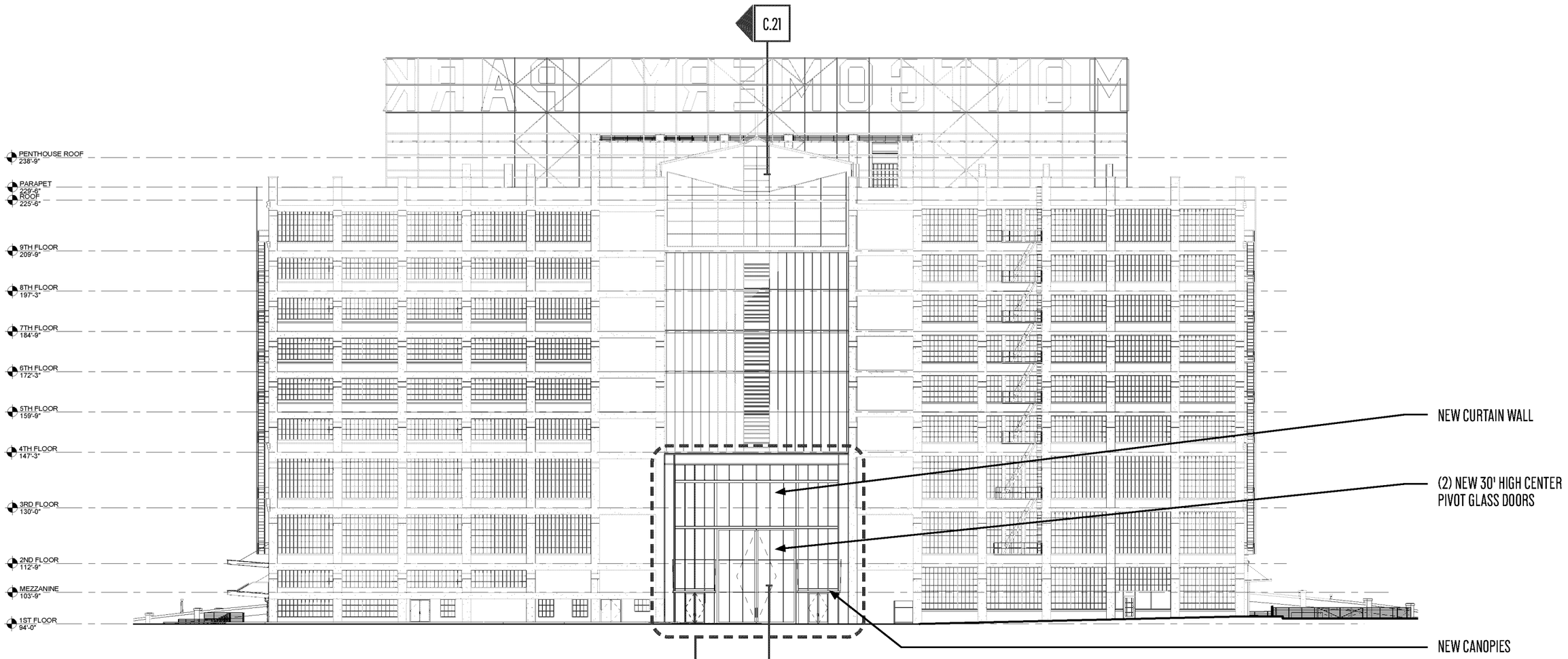
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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PROPOSED: NORTH ELEVATION

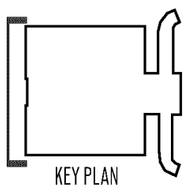


Approved
City of Portland
Bureau of Development Services

Planner _____

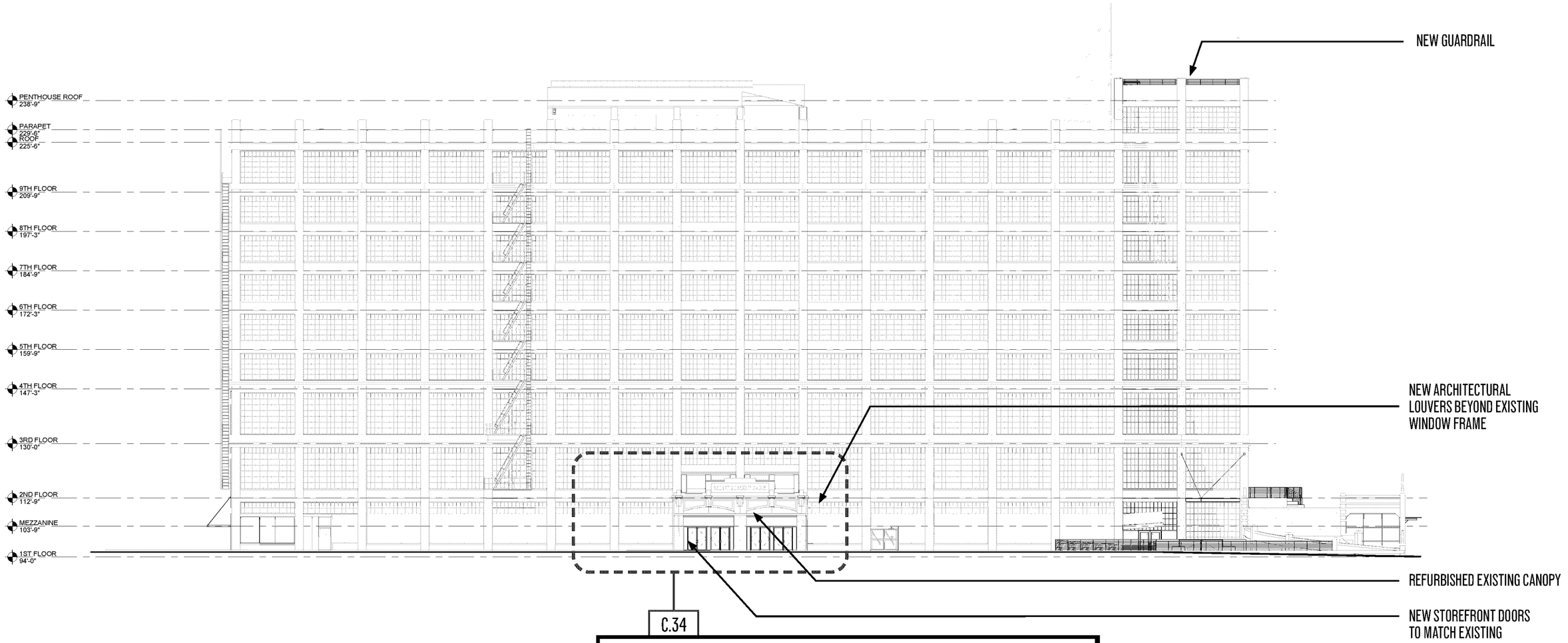
Date 7/26/21

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PROPOSED: WEST ELEVATION

LU 20-226339 HRM

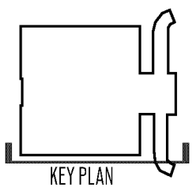


Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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



PROPOSED: SOUTH ELEVATION

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
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FINAL FINDINGS AND DECISION BY THE HISTORIC LANDMARKS COMMISSION RENDERED ON July 26, 2021

CASE FILE NUMBER: LU 20-226339 HRM
PC # 20-204819
Montgomery Park Alterations

BUREAU OF DEVELOPMENT SERVICES STAFF: Hillary Adam 503-823-8953 / Hillary.Adam@portlandoregon.gov

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GENERAL INFORMATION

Applicant: Scott Martin
GBD Architects
1120 NW Couch St, Suite 300
Portland, OR 97209

Owner's Agent: Cody Mcneal
Unico Properties, LLC
2741 NW Vaughn St., Ste 323
Portland, OR 97210

Owner: UPG Montgomery Park Property Owner LLC
1215 4th Ave Ste 600
Seattle, WA 98161

Site Address: 2701 NW VAUGHN ST

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E
Tax Account No.: R941290290, R941290291, R941290292
State ID No.: 1N1E29D 00200, 1N1E29D 00200A1, 1N1E29D 00200A2
Quarter Section: 2826

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Historic Landmark, individually listed in the National Register of Historic Places

Zoning: EXd – Central Employment with Design and Historic Resource Protection Overlay zones

Case Type: HRM – Historic Resource Review with Modification
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:
The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include:
At the east façade:
- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:
- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:
- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:
- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:
- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:
- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

A Modification is required to:

1. 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse. (Note: The Notice of Proposal indicated the proposed height would exceed the maximum allowed height due to the introduction of fall protection railings at the approximate existing height of 141'; however, a future wheelchair lift is also proposed which would reach a total height of approximately 153'. The existing "Montgomery Park" sign is approximately another 30' taller and is proposed to remain.)

Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review

ANALYSIS

Site and Vicinity: Constructed in 1920 and enlarged in 1936, the Montgomery Ward & Company Building was one of six similar catalog distribution centers developed by the company between 1920 and 1929. The Portland location was chosen for a catalog distribution facility because of Portland's prominence as a transportation hub and the home of a strong, well-educated workforce. The building was designed by W. H. McCauley, an architect in the fulltime employ of Montgomery Ward & Company. The building is listed in the National Register of Historic Places under Criterion "A" for its association with the evolution of mail-order retailing. It is also listed under Criterion "C" for its architectural expression as a massive warehousing facility. The building was vacated by the company in 1984. In 1989, the Naito Corporation rehabilitated the building and converted it into office space. At that time, the main entrance was shifted to a glass-enclosed light-well on the west façade. Until that time, the west façade had been the rear façade of the building.

In general, the property is surrounded on the east and north by General and Heavy Industrial (IHk) Zones with area of Central Employment (EXd), General Employment (EG2) abutting the site to the east and north respectively. Across NW Wayward Street to the west and south, the site abuts a small section of General Employment 1 (EG1) and Commercial/ Mixed Use 2 (CM2) with a majority of the south frontage abutting Residential 1,000 (R1) zoning. The building is considered the most important example of Reinforced Concrete Utilitarian style architecture in the city. When constructed, it was the largest building in Portland, and one of the largest concrete structures west of the Rockies. It continued to be the largest building in Portland until 1970 when the First National Bank Tower was constructed. By its sheer size relative to its surroundings, the Montgomery Park Building contributes strongly to the neighborhood and the sign structure and signage is a prominent element against Forest Park as a background to the west. The "massive steel-framed roof sign" is noted under Section 8 of the Nomination for being the largest (roof sign) in the City.

To the east of the site are restaurants, cafes. To the west and south is largely residential but also includes the Chapman Elementary School with subsequent open space. The site is served by frequent transit and is also surrounded by designated city bikeways including: NW Nicolai Street to the north, NW Wardway to the west, and NW Vaughn Street to the south. Although

the site is not in the NW Pedestrian District, the site is immediately adjacent to the district at the southeast corner.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

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 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.

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

- HL 53-85 – Designation of the property through a Type III procedure.
- HL 60-85 – Renovation of the property through a Type III procedure.
- HL 13-88 – Type 1x approval of ATM installation.
- HL 80-89 – Type Ix approval of "Antennas and Dishes".
- HL 81-89 – Type Ix approval of "Antennas and Dishes".
- LUR 92-00159 – Type 2 Design Review approval for alterations to the exterior ground-level northeast corner, replacing infill between windows and doors.
- LUR 92-00626 – Type 2 Design Review approval for alterations to the exterior northwest corner.
- LUR 94-00483 – Type 3 Design Review approval to construct a new parking structure.
- LUR 96-00331 – Design Review approval with conditions to install an unmanned cellular communications facility consisting of three antenna arrays: two wall mounted to the roof parapet of the office building and one array mounted on the support structure of the existing Montgomery Park sign.
- LUR 96-00448 – Design Review approval with conditions to install an unmanned cellular telecommunications facility consisting of three "whip-style" antennas mounted on the support structure of the existing Montgomery Park sign.
- LUR 98-00163 – Design Review approval with conditions to install three 2 inch by 10 feet tall "whip-style" antennas mounted to the roof of the existing mechanical penthouse.
- LUR 00-00770 HDZ – Historic Design Review approval with conditions to install eleven antennas on three metal pole masts attached to two penthouses on the roof.
- LU 02-126847 HDZ – Historic Design Review approval to install two new antennas mounted below the top of the sign structure.
- LU 05-105768 HDZ – Historic Design Review approval to install three (3) new PCS antennas within the "Montgomery Park" rooftop sign structure.

- LU 06-100938 HDZ and LU 06-101398 HDZ – Historic Design Review approvals to install 3 new antennas and to replace 3 existing antennas (for a total of 6 antennas) under each review.
- LU 06-106833 – Historic Design Review approval for a new ADA ramp, penthouse louvers, and a 3" gas line.
- LU 07-145772 HDZ – Historic Design Review approval to install new antennas.
- LU 09-126115 HDZAD – Historic Design Review with Adjustment for parking lot improvements.
- LU 10-116139 HDZ – Historic Design Review for a new monument sign.
- LU 11-135616 HDZ – Historic Design Review approval with conditions to replace 3 antennas on the Montgomery Park sign.
- LU 13-167062 HR – Historic Resource Review approval for new antennas.
- LU 14-138147 HR – Historic Resource Review approval for new antennas.
- LU 14-230793 HR – Historic Resource Review approval for new antennas.
- LU 16-110994 HR – Historic Resource Review approval for a new rooftop solar array.
- LU 16-169053 HR – Historic Resource Review for new solar arrays atop the parking garage and two new electric vehicle charging stations.
- LU 16-273445 HR – Historic Resource Review approval for new antennas.
- LU 16-276934 HR – Historic Resource Review approval for new signage, and new vents, exit, and expansion of a fire door on the east façade.
- LU 18-178435 HR – Historic Resource Review approval for removal of glazing and installation of new louvers behind some of the historic steel sash windows.
- LU 18-270955 HR – Historic Resource Review approval for replacement of radio frequency antennas.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed on July 1, 2021. The following Bureaus have responded with no issue or concerns:

- Bureau of Transportation Engineering (E-3)
- Fire Bureau (E-4)
- Life Safety Division of BDS (E-5)
- Site Development Section of BDS (E-6)
- Water Bureau (E-7)

The **Bureau of Environmental Services** initially responded with the following comment: "Although BES does not have specific approval criteria related to design reviews, the applicant has not provided information sufficient to determine that the proposed project can accommodate approvable stormwater facilities. Therefore, BES requests additional information as described above prior to approval of the application." Please see Exhibit E-1 for additional details. BES later provided an addendum to their initial response noting that they did not have objections to approval; please see Exhibit E-8.

The **Bureau of Parks-Forestry Division** initially responded with the following comment: "Urban Forestry does not recommend approval at this time. The plans are not consistent with tree retention and planting requirements. Specifically, C-22 and C-30 show discrepancies between existing and proposed conditions regarding street trees as shown on C-9 and C-29. C-22 shows existing street trees, and then removes these trees entirely in the "proposed" section. C-30 shows the landscape without new street trees being planted in the same region as they are not shown in C22. Though I understand in C-22 this may be for clarity in showing the proposed building design specifically, it has caused considerable issues in other projects and it must be made clear throughout all existing and proposed examples that the existing street trees are to be retained and protected as is shown on C-9 and C-29. This inconsistency is consistent throughout the submittal and must be amended in this proposal to show all the existing street trees as retained, and all the sites brought up to density per the most recent

version of the Public Works Permit." Please see Exhibit E-2 for additional details. The applicant subsequently removed the proposed option that showed removal of the four existing trees at the east entry, thus resolving Urban Forestry's concerns. Please see Exhibit E-9.

Staff Response: Because BES and Urban Forestry initially did not recommend approval, the published staff recommendation indicated that staff's recommendation of approval was pending BES and Urban Forestry support. This support was received prior to the hearing on July 26, 2021, thus allowing staff to recommend approval.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 1, 2021. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. NWDA Planning Committee representative, Steve Pinger, wrote on February 4, 2021, prior to the application being deemed complete. The comments noted appreciation for the reutilization of the ramps for pedestrian use but questioned the proposed design of the space, questioned changes at the north side from prior proposals, and questioned the location of the proposed transformer yard at the southeast corner.

Staff Response: The proposal for the east ramp is still in development (as discussed below). The second issue noted is no longer relevant. Staff and the commission also questioned the location of the transformer yard and found that while the location is not ideal in that the southeast corner is the corner of greatest pedestrian activity, the applicant has nonetheless attempted to conceal the equipment by locating them below the grade of the street level and adjacent south parking lot and adding dense landscaping at the southern edge. The base zone also requires a 6' tall fully-sight-obscuring fence around the equipment. Due to the location of existing utility services, the new equipment must be located near the east side of the site. The applicant has also indicated that, due to overhead access requirements by the utility company, locating the equipment beneath the ramp was not feasible.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews
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 a designated Historic Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10.

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

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.

   Findings: The overwhelming primary characteristics of the property are the reinforced concrete building's mass and scale amidst its surroundings, the extensive use of steel-

framed industrial sash windows, and the massive "MONTGOMERY PARK" sign atop the roof. These elements will all remain, though some of the original steel sash windows at the pedestrian level on the east and north are proposed to be replaced with storefront glazing to open this level to more activation. Additionally, some glazing in ground level transom windows on the south, east, and north is proposed to be removed while leaving the original metal sashes in place to allow for additional ventilation.

Another major feature of the building is proposed for alteration – the east ramp. The ramp currently provides vehicular access to the second-floor east entry as well as parking and has since its construction. The ramp is proposed to be repurposed for pedestrian access and enjoyment. Since the submittal of the drawing packet, the applicant has received preliminary feedback from the National Park Service indicating that the ramp proposal did not meet the Secretary of Interior's Standards for Rehabilitation. As such, the applicant intends to revise the proposal at the ramp to ensure that the vehicular character of the ramp is better maintained by providing a more open concept that is free of obstructions. Preliminary concepts were presented to the Commission at the hearing on July 26, 2021 in order to obtain feedback on a more appropriate response. The Commission did not object to the originally proposed design but felt comfortable with allowing the design of the ramp and its elements to proceed through a follow-up Type II and added a condition requiring this follow-up review.

With the condition of approval that the alterations to the east ramp (planters, benches, railings, lighting, steps) shall be removed from this proposal and a follow-up Type II historic resource review be applied for to consider a revised east ramp proposal, this criterion is met.

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.

   Findings: As is noted in the findings above, some changes are proposed but the primary character-defining features of the building will remain. The reinforced concrete structure will remain, a testament to the building's longevity and this construction method's durability. The upper level divided-light warehouse windows will remain with some replacement with storefront systems at the ground level to help increase visibility and pedestrian activation at this level. The ramp, which delivered vehicles to the second floor will no longer provide vehicular access but will make this second-floor entrance more inviting to pedestrians; the overall structure of the ramp will remain and could be converted back to vehicular use in the future if that were to be desired. The removal of the 1980s western entrance addition will minimize the presence of the non-historic western entry location while allowing greater emphasis to be restored to the east entries which is the historic location of the primary entries. The proposed changes make the property more inviting to employees working in the building as well as others who may patronize the building while maintaining the overall character of the building. No conjectural features are proposed.

   This criterion is met.

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

   Findings: A few significant changes have occurred since the building's original construction, the largest being the addition of the north wing in 1936. At some point, perhaps in the 1980s, the three train entry bays at the ground level of the east façade were converted to a pedestrian entry; a large canopy was added to the south façade at an unknown date but prior to 1985 when the National Register nomination was written. All of

the southern ground level windows have been changed to storefronts. A large addition was added to the west façade in the late 1980s, thus reorienting the building's main entry from the east to the west; the proposed changes to this entry will minimize its appearance and place greater emphasis on the historic east entry locations.

Most of the recent documented alterations have been the addition or replacement of cellular antennas at the roof, the addition of a solar array, and minor storefront or signage proposals at the south façade. While the addition of the large canopy may have taken place during the historic period, the canopy's presence is not critical to the significance of the resource. All other changes postdate the period of significance and are not considered historically significant, though the change from railroad spur entries to pedestrian entries is significant in that it is highly unlikely that a railroad will ever enter this structure again. The proposed changes allow for the continued adaptability of the building while preserving the most significant aspects of its historic architecture.

This criterion is met.

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.

   Findings: Other than the removal of original warehouse windows at the ground/loading dock level (limited to the southeast and northeast courtyards and the two westernmost bays of the north façade), no significant historic features are proposed for removal. The removal of the ground level warehouse windows is not due to deterioration but in order to provide a more pedestrian-friendly "sidewalk" experience along the loading docks at the east and north facades, similar to what exists along the south façade. As noted above, all of the south façade ground level windows have already been replaced with storefront. The current proposal will result in the west façade being the only remaining location of ground-level divided-light warehouse windows.

   The proposed storefront windows are an aluminum system with a rectangular profile (C.74). Where possible, they are designed to match the tripartite division of the windows above which have expressed mullions separating the divided light windows in a 5-4-5 pattern. The storefront windows will have expressed mullions immediately below the upper-level mullions except in those locations where doors are proposed as pairs of doors will not fit within the width of the central portion of the tripartite system above. While the rectangular profile differs from that of the warehouse windows, it better matches the profile of other storefront windows on the south façade, presenting a consistent approach at the ground level. Where warehouse windows are to be replaced with new warehouse style windows, such as at the north elevation of the southeast courtyard, these windows will have an angled profile (C.73) more akin to the historic warehouse windows.

   This criterion is 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: No physical or chemical treatments are indicated as proposed.

   This criterion is met.

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.

   Findings: Some excavation will occur, mostly concentrated at the north side of the building where the loading bays west of the north entry will be reconfigured to allow for expansion of the basement with glazed wall area below the loading dock. It is unlikely that this extent of excavation will produce any archaeological artifacts, however, in the event that archaeological artifacts are discovered, staff has added a condition that all proper procedures are followed.

   With the condition of approval that in the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified, this criterion is met.

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.

   Findings: It has been noted that the warehouse style divided-light windows are one of the primary character-defining features of this building. However, because of the overwhelming amount of these windows on the resource, replacement of the ground level windows with storefront will not significantly compromise the integrity of the building. The proposed improvements at the penthouse rooftop are largely superficial and reversible, as well as minimally visible. The proposed changes at the west entry will remove a non-historic addition and will be replaced with a more discreet entry system that does not project from the main mass of the building.

   The proposed ground level/loading dock storefront changes and the changes at the west entry will be designed in a similar language (dark colored aluminum-framed glazing) and will be discernible as concurrent changes that occurred at this point in time. Similarly, the steel cable railings capped with steel handrails at the loading docks, east ramp, and penthouse will also mark this point in time through their similar language.

   This criterion is met.

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.

   Findings: When this building was first constructed in 1920 and added to in 1936, its use was predominantly to house and ship wares. Loading docks wrapped the building on the east, north, and most of the west facades and trains entered and exited at the east. The walk-in customer retail portions of the building were concentrated on three floors plus a mezzanine located in the southwest corner of the building. The remainder of the building was devoted to warehousing and shipping of mail orders and the offices to support that work. The retail function of Montgomery Ward at this location ceased in 1976 with the remainder of the operations soon to follow. In the 1980s, the building was converted to a trade center offering space for trade shows, exhibition space and multi-tenant office space.

   These uses continue today and the proposed work is intended to make the building even more welcoming to those who use and may use the building. This is the primary reason for the changes proposed at the loading docks which will open up the building wall by replacing historic warehouse windows (at the southeast and northeast courtyards and two

westernmost bays at the north façade) and other window and wall sections with new storefront systems, some of which are operable. As is discussed above, the removal of this amount of warehouse windows will not significantly compromise the integrity of the building due to the overwhelming presence of these windows at upper levels. Rather the enhanced pedestrian environment will allow for an overall improved experience and better appreciation of the building which will help ensure its continued use. The new storefronts, while contemporary in their expression, are designed to have mullions in line with upper-level windows, while also differentiating with a darker color and more contemporary profile.

At the ground level east entry, the proposed alterations are more respectful of the building's architecture than the current configuration, as the new proposal allows the columns to be more pronounced than the current relatively flush infill walls. The new design will allow for a more pronounced expression of the building's strength through its historic reinforced concrete column design.

At the ground level transformer yard, the new equipment is located at the exterior of the building. On large sites where a building does not occupy the full site, new electrical equipment is required to be located on site. This can be accommodated within the building, on-site above-grade, or on-site below-grade. Locating the equipment within the building would create dead space along the ground floor walls which the applicant is intending to open to more active use. On-site below-grade is certainly ideal though may result in undesirable tradeoffs such as removing other desirable treatments from the proposal. Staff notes that existing utility service is accessed along NW 27th, hence why the proposed transformers are located at the southeast corner rather than, for example, the northwest corner of the site. The Commission believes that, while not ideal, the proposed transformer yard is appropriately concealed with the Code-required F2 fencing at the west and north, the ramp to the east, and the dense cedar trees (See C-71) proposed along the south. At the July 26, 2021 hearing, the Commission noted that the existing mechanical units along NW 27th Avenue are unpleasant at this reactivated entry and encouraged the applicant to mitigate for their presence along this sidewalk.

At the penthouse rooftop, the introduction of a stair and wheelchair lift will provide never-before-seen accessible views from the top of one of the city's most beloved architectural icons. These elements are located at the west side of the penthouse, along with a short elevator overrun. The drawings indicate a second stair to be located in approximately the middle of the penthouse. The location of these elements ensure they will be minimally visible or not visible from adjacent streets. In order to ensure that the stairs and wheelchair lift stay minimally visible, a condition has been added that if the stairs or wheelchair lift are proposed in different locations than what is shown in these drawings, then a historic resource review will be required. A low-profile railing will provide fall protection along the parapet edge.

With the condition that historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be located in a different location than what is shown in these drawings, this criterion is met.

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.

Findings: As is noted in the findings for #1 above, the general form and massing of the building will remain intact. To a significant extent, the character-defining warehouse windows will also remain intact, with only those at the ground level of the east and north facades being replaced with storefront glazing. The proposed work at the east ramp

reconfigures this space from automobile use to pedestrian use but the essential form of the ramp will remain unimpaired, with a final design approved through a follow-up review per Condition E as described in the findings for Criterion #1. Similarly, the proposed improvements to the rooftop of the penthouse are minimally visible and have little impact on the overall integrity of the building. The removal of the 1980s western entry addition removes this rather large incompatible appendage and returns the footprint of the building to something closer to its historic condition.

This criterion is met.

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: The resource is not located within a historic district and there are few (if any) truly comparable buildings nearby. Much of the neighboring area is industrial with some commercial and residential nearby. Some adjacent areas are also being developed for mixed uses with a greater emphasis on retail activity in the area than has been seen previously. The proposed changes, particularly at the ground level and around the building will enhance the property's retail character as well as reinforce the surrounding area's growing retail activity. As noted above the proposed changes do not significantly compromise the integrity of the building. Compatibility is achieved through simplicity of the design of new elements to serve the building and its functions rather than to draw attention away from its historic character or historic features. New elements are designed to complement patterns established in the historic building without mimicking those elements. The overall result is one of respect and deference with high quality design aimed to ensure the continued use and enjoyment of this landmark building.

This criterion is met.

33.846.070 Modifications Considered During Historic Resource Review
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 historic resource review process. These modifications are done as part of historic resource 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 historic resource 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 historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
B. **Purpose of the standard.**
   1. The resulting development will meet the purpose of the standard being modified; or
   2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification #1: 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current

height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse.

Purpose Statement: The height standards work with the FAR, building setback, and building coverage standards to control the overall bulk and intensity of an area. The EX zone height limit reflects its use in intense urban areas and the range of uses that are allowed.

Standard: The maximum height in the EX zone, per Table 140-2, is 65 feet.

A. *Better meets historic resource review approval criteria.* *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

B. *Purpose of the standard.* *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings: The existing building exceeds the maximum height limit for the EX zone by almost 220%. This building is taller than any building around it for several blocks though views of the roof can be seen from elevated heights along the nearby hillside. The proposal to add fall protection railings, new stairs, and an elevator overrun will allow access to the rooftop of the penthouse, affording access to never-before-seen views from atop one of the city's most iconic landmarks; these elements will not exceed the height of the existing parapet and will be minimally visible or not visible from nearby streets. The introduction of a wheelchair lift will exceed the height of the parapet, but is located away from the parapet edge and will ensure that physical barriers will be removed for all who may be granted access to this space. The top of the future wheelchair lift is noted as approximately 153' from grade, or about 8' above the roof pavers.

The purpose of the standard is met in that FAR, building setbacks, and building coverage are not affected by the additional elements exceeding the allowed height. The proposed elements are contained within the existing building footprint and are relatively small elements that in some cases would be exempt from the height limit if the building did not already exceed the height limit. The added elements also have little impact on the intensity of the use within the building, though they will add to users' enjoyment of the building with little overall impact to the building itself or the surrounding area.

Historic Resource Review criterion #8 is also better met by the proposal than would a proposal that meets the standard. By allowing additional penthouse rooftop elements which exceed the height limit, the proposal allows barrier free access to the penthouse which rises one floor above the highest floor of the building's main elevators, without compromising the building's architectural integrity. Currently, the penthouse is inaccessible to those with limited mobility. Introducing an elevator that provides access to the penthouse results in a relatively small overrun that breaches the current roof height. By allowing stairs and fall protection railings to also exceed the current height of the building, access is granted to the rooftop to those with full mobility. The inclusion of a wheelchair lift is less intrusive and therefore more compatible with the building than an extension of the elevator and will ensure there are no further physical barriers to accessing the roof where all can enjoy the views. Such views will foster a deeper appreciation for this special landmark, thus encouraging its continued preservation.

Therefore, this Modification merits 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.

Long-term bicycle parking standards and interior parking-lot landscaping standards are not shown to be met in the current drawings and Modifications were not requested to not meet these standards.

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 are relatively minimal, focused at the ground/loading dock level, the penthouse, the west entry, and the surrounding site. The proposal with enhance the pedestrian experience of the site while maintaining the historic character of the landmark building. Because not all aspects of the initial proposal are fully resolved, a condition has been added that a follow-up review be utilized to consider these aspects; this condition specifically addresses the design of the east ramp but may also address development standards not met in this review, as noted above. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and Modification criteria and therefore warrants approval.

HISTORIC LANDMARKS COMMISSION DECISION

It is the decision of the Historic Landmarks Commission to approve Historic Resource Review for proposed exterior alterations to include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;

- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

It is the decision of the Historic Landmarks Commission to approve the requested Modification to:

1. 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse.

This approval is per the approved site plans, Exhibits C.1 through C.89, signed and dated July 25, 2021, and subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 20-226339 HRM". 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.

D. In the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified.

E. The alterations to the east ramp (planters, benches, railings, lighting, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

F. A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be location in a different location than what is shown in these drawings.

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By: _____
Kristen Minor, Historic Landmarks Commission Chair

Application Filed: December 21, 2020
Decision Filed: July 27, 2021
Decision Rendered: July 26, 2021
Decision Mailed: August 9, 2021

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 December 21, 2020, and was determined to be complete on June 7, 2021.

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 December 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. The **120 days expire on: October 5, 2021.**

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. This report is the final decision of the Historic Landmarks Commission with input from other City and public agencies.

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

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

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on August 23, 2021. The appeal application form can be accessed at https://www.portlandoregon.gov/bds/45477. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@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**.**

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 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.

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 City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

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 City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision**. An appeal fee of $5,513.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: https://www.portlandoregon.gov/bds/article/411635. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

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

- *Unless appealed,* the final decision will be recorded on or after **August 24, 2021** 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 must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

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

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).

EXHIBITS – NOT ATTACHED UNLESS INICATED

A. Applicant's Statement
   1. Narrative
   2. Original Drawing Packet
   3. Neighborhood Correspondence
   4. Sign Locations for Voluntary Neighborhood Meeting
   5. Revised Narrative
   6. Revised Drawing Packet
   7. Drawing Appendix
   8. Resubmitted Application
B. Zoning Map (attached)
C. Plan & Drawings
   1. Cover Sheet
   2. Contents
   3. Project Overview
   4. Zoning Summary
   5. Boundary Plan
   6. Site Plan: Existing
   7. Existing Conditions
   8. Site Plan: Proposed (attached)
   9. Level 01 Floor Plan
   10. Level 02 Floor Plan
   11. Level 03-09 Typical Floor Plan
   12. Roof Plan
   13. Existing: East Elevation
   14. Proposed: East Elevation (attached)
   15. Existing: North Elevation
   16. Proposed: North Elevation (attached)
   17. Existing: West Elevation
   18. Proposed: West Elevation (attached)
   19. Existing: South Elevation
   20. Proposed: South Elevation (attached)
   21. Proposed: Building Section
   22. East Entry: Enlarged Elevations
   23. East Entry: Materials & Color
   24. East Entry: Details
   25. Northeast Courtyard: Enlarged Elevations
   26. Northeast Courtyard: Material & Color
   27. Northeast Courtyard: Details
   28. Southeast Courtyard: Enlarged Elevations
   29. Southeast Courtyard: Material & Color
   30. Southeast Courtyard: Details
   31. Northeast Entry (East): Enlarged Elevations
   32. Northeast Entry (East): Material & Color
   33. North Entry (East): Details
   34. North Entry (West): Enlarged Elevations
   35. North Entry (West): Material & Color
   36. North Entry (West): Details
   37. West Entry: Enlarged Elevations
   38. West Entry: Material & Color
   39. West Entry: Details

40. South Entry: Enlarged Elevations; C.40.1. South Entry: Material & Colors
41. South Entry: Details
42. Penthouse: Details
43. Sightlines: Penthouse Terrace
44. Transformer Yard
45. Civil: Existing Conditions
46. Civil: Site Plan
47. Civil: Grading Plan
48. Civil: Utility Plan
49. Site Lighting
50. Building Mounted Lighting
51. Rooftop Lighting
52. Landscape: Proposed Plan
53. Landscape: Zones
54. East (Level 1)
~~55. East (Level 2)~~
56. East – Materials
57. East – Trees
~~58. East – Trees – Alternate~~
59. East – Shrubs & Groundcover
60. East – Sections
61. North
62. North – Materials
63. North – Trees
64. North – Shrubs & Groundcovers
65. West
66. West – Materials
67. West – Trees
68. West – Shrubs & Groundcovers
69. South
70. South – Materials
71. South – Trees
72. South – Shrubs & Groundcovers
73. Cutsheets: Warehouse Window System
74. Cutsheets: Storefront System
75. Cutsheets: Bi-Folding Doors
76. Cutsheets: Architectural Louver & Spiral Overhead Door
77. Cutsheets: Metal Panel & Boxrib
~~78. Cutsheets: Bicycle Storage~~
79. Cutsheets: Site Lighting
80. Cutsheets: Site Lighting
81. Cutsheets: Site Lighting
82. Cutsheets: Site Lighting
83. Cutsheets: Site Lighting
84. Cutsheets: Site Lighting
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86. Cutsheets: Site Lighting
87. Cutsheets: Site Lighting
88. Cutsheets: Site Lighting
89. Cutsheets: Site Lighting

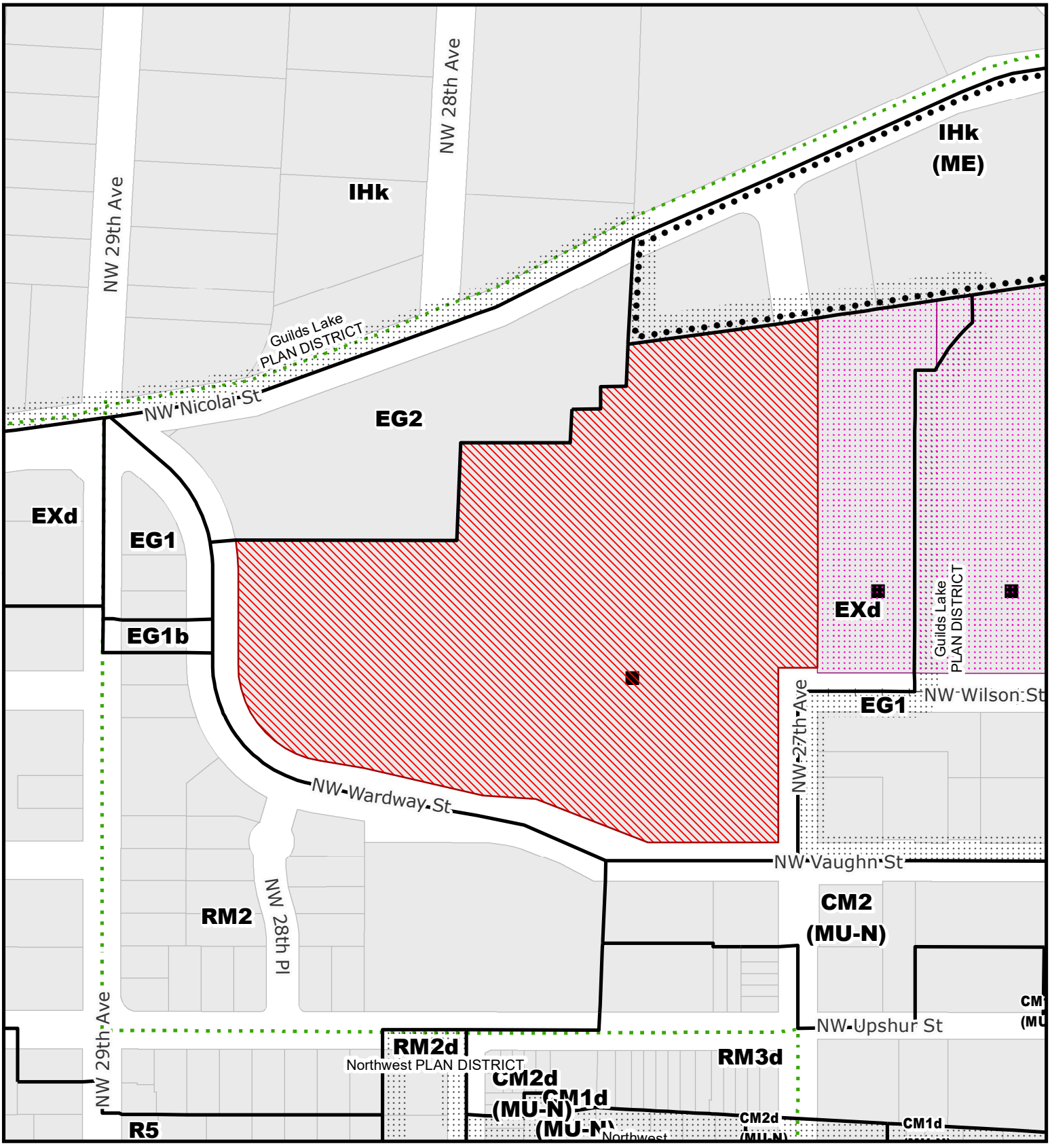
D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting

5. Mailed notice
6. Mailing list

E. Agency Responses:
1. Bureau of Environmental Services
2. Bureau of Parks, Forestry Division
3. Bureau of Transportation Engineering and Development Review
4. Fire Bureau
5. Life Safety Division of BDS
6. Site Development Section of BDS
7. Water Bureau
8. BES Addendum
9. Urban Forestry Correspondence with BDS

F. Letters
1. NWDA Planning Committee representative, Steve Pinger, on February 4, 2021, with questions.

G. Other
1. Original LUR Application
2. Incomplete Letter, dated January 11, 2021
3. 180-Day Letter, dated May 18, 2021
4. Staff Report, dated July 16, 2021
5. Staff Memo
6. Approval Criteria
7. Staff Presentation, dated July 26, 2021



ZONING

NORTH

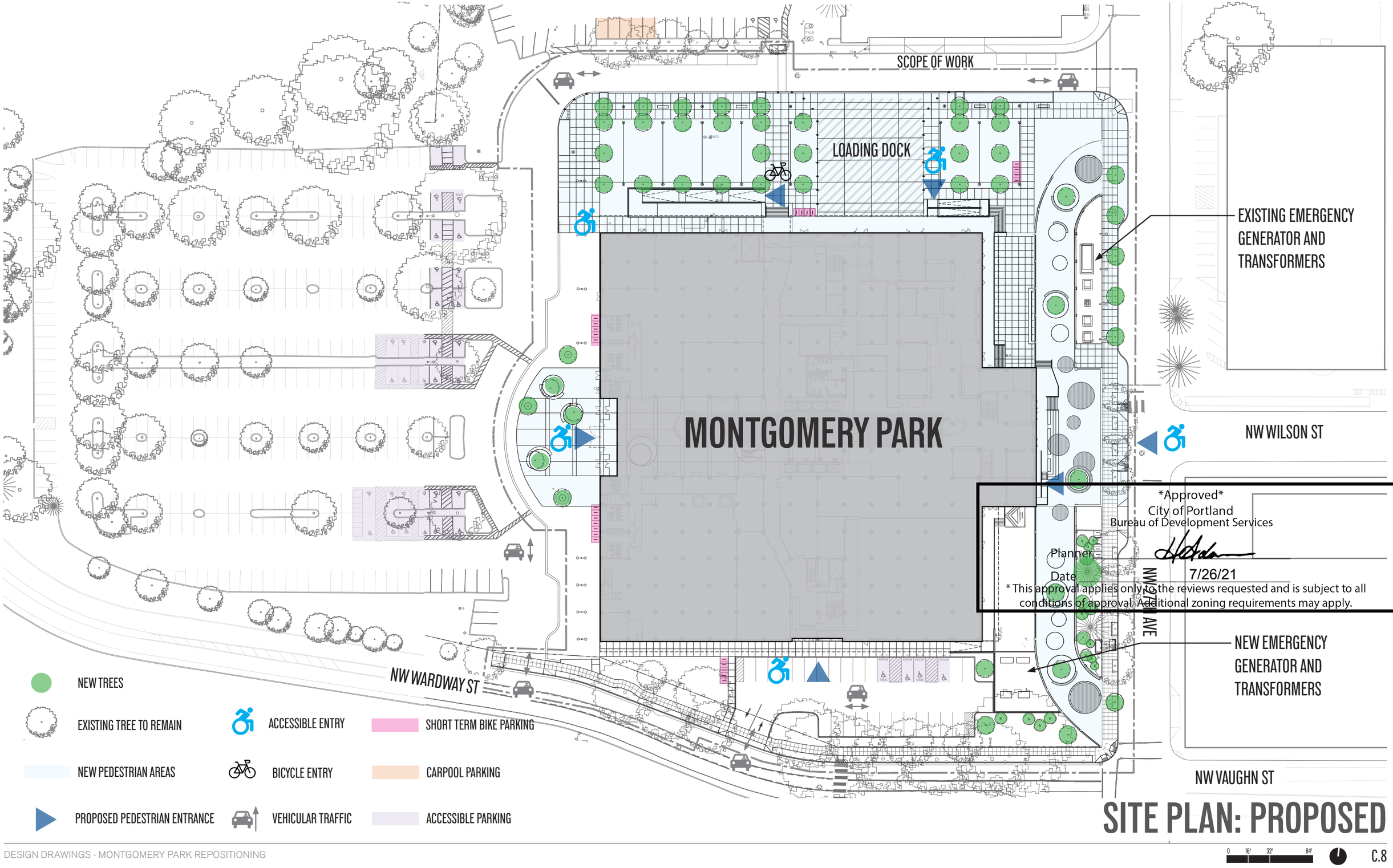
Site

Also Owned Parcels

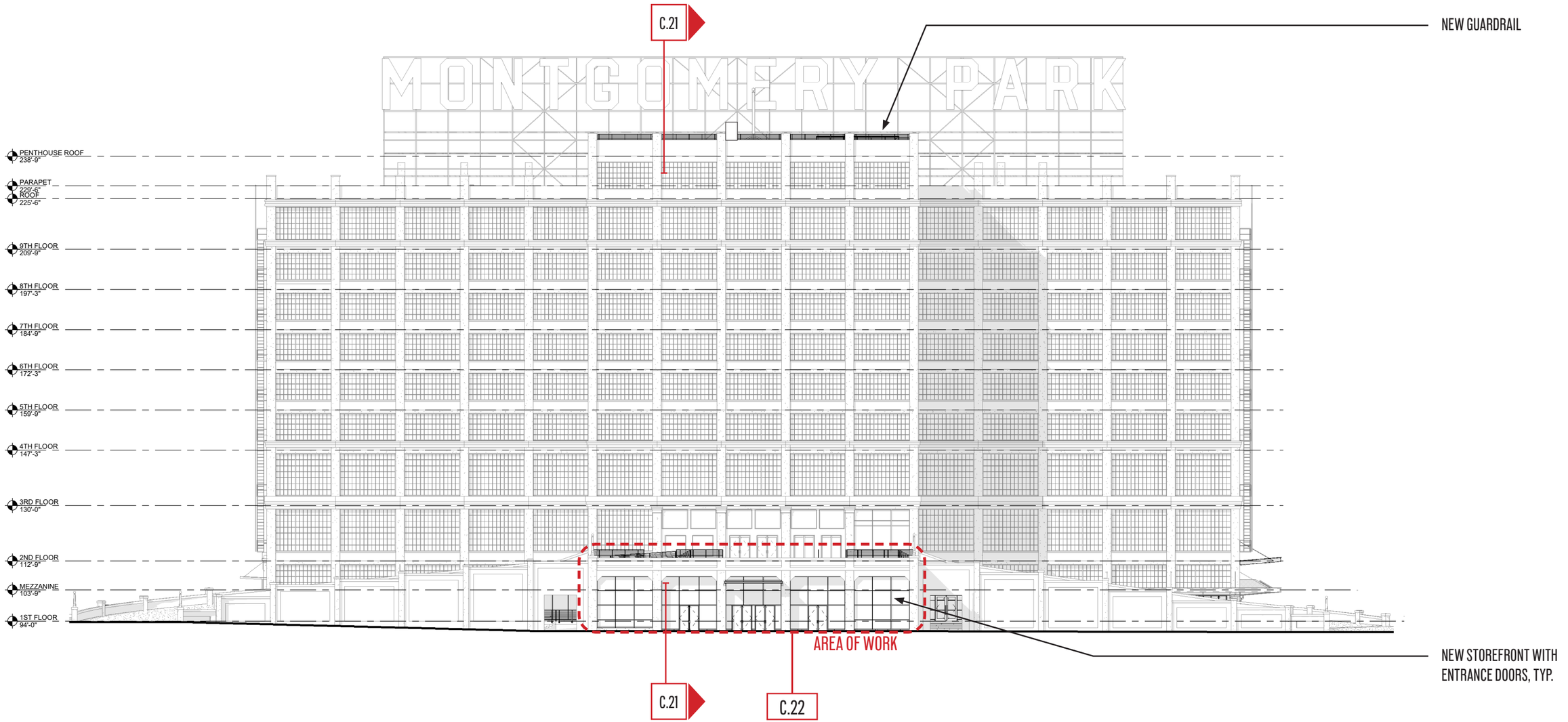
Historic Landmark

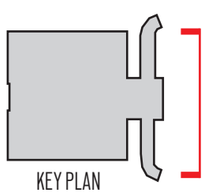
Recreational Trails

File No.	LU 20 - 226339 HRM
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29D 200
Exhibit	B Dec 24, 2020



SITE PLAN: PROPOSED





Approved
City of Portland
Bureau of Development Services

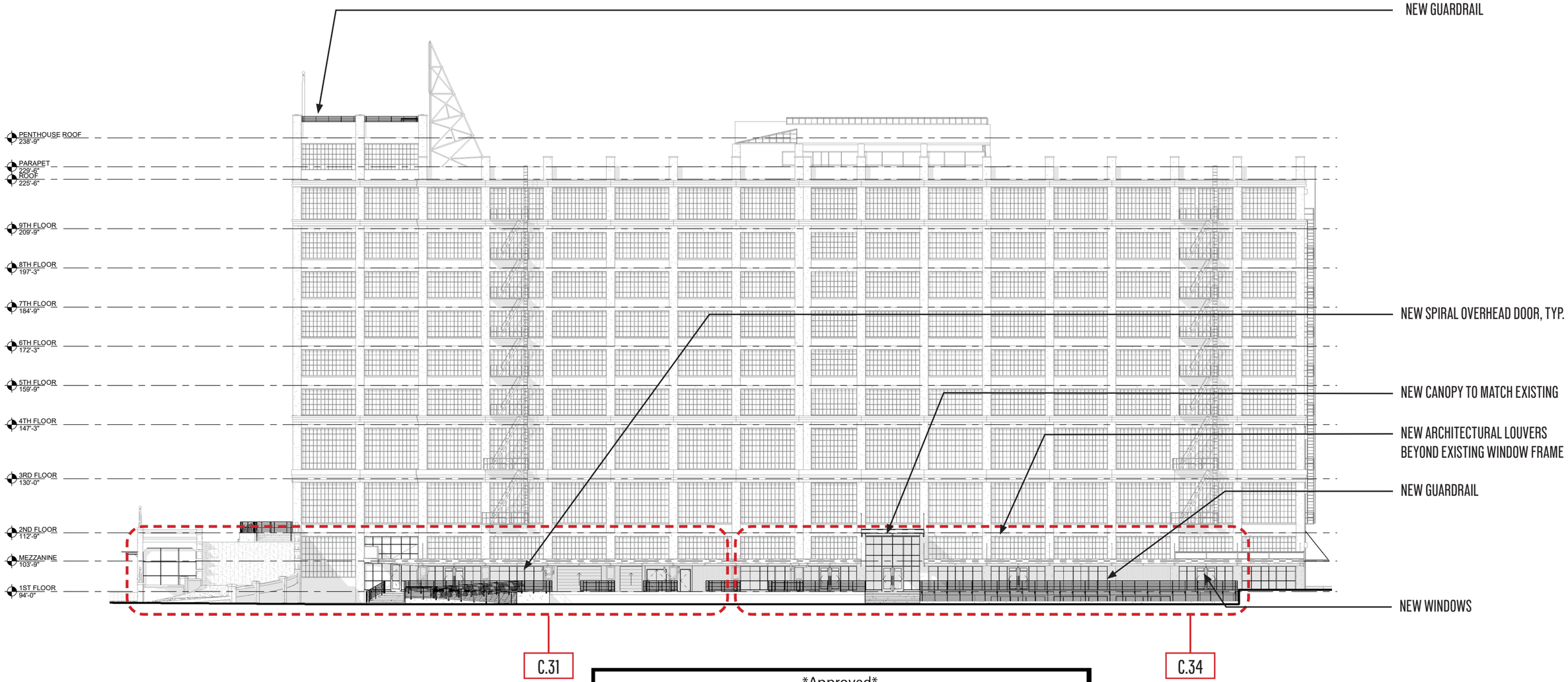
Planner _____

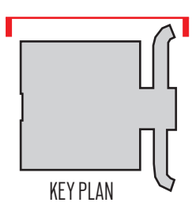
Date 7/26/21

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

PROPOSED: EAST ELEVATION

0 8' 16' 32'





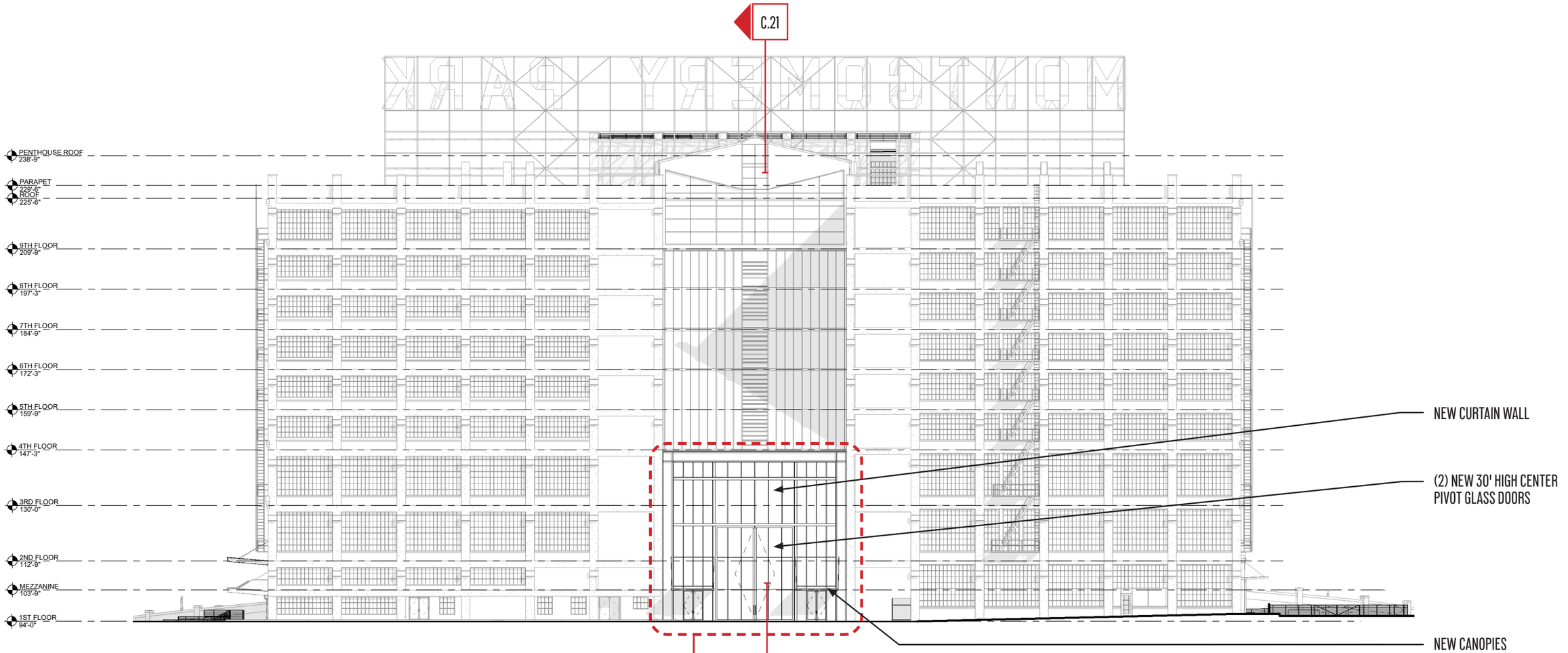
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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

PROPOSED: NORTH ELEVATION

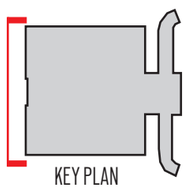


Approved
City of Portland
Bureau of Development Services

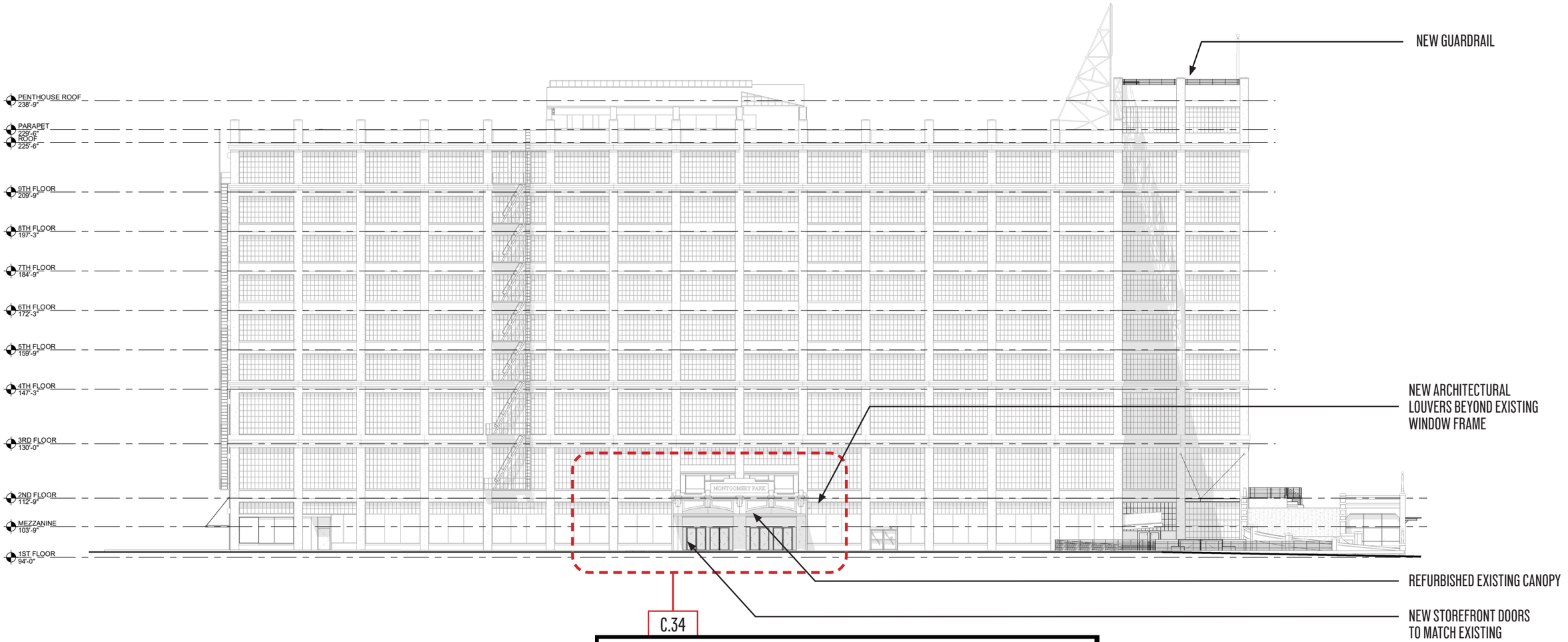
Planner _____

Date 7/26/21

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PROPOSED: WEST ELEVATION

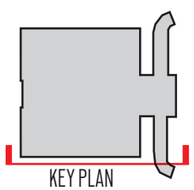


Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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



PROPOSED: SOUTH ELEVATION

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED	RESPONDENT	NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG	2257 NW RALEIGH ST	PORTLAND OR 97210
3	RETURN SERVICE REQUESTED	OWNER/AGENT	UNICO PROPERTIES LLC	MCNEAL CODY	2741 NW VAUGHN ST STE 323	PORTLAND OR 97210
4	RETURN SERVICE REQUESTED	OWNER ON RECORD	1N1E29D 200	UPG MONTGOMERY PARK PROP OWNER LLC	1215 4TH AVE STE 600	SEATTLE WA 98161
5	RETURN SERVICE REQUESTED	APPLICANT	GBD ARCHITECTS	MARTIN SCOTT	1120 NW COUCH ST STE 300	PORTLAND OR 97209
6	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
7	RETURN SERVICE REQUESTED		NOB HILL BUSINESS ASSOCIATION	NOB HILL BUSINESS ASSOCIATION	25 NW 23RD PL STE 6 PMB 217	PORTLAND OR 97210
8	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST INDUSTRIAL NA	1125 SE MADISON ST STE 112	PORTLAND OR 97214
9	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST INDUSTRIAL BA	3165 NW YEON AVE	PORTLAND OR 97210
10	RETURN SERVICE REQUESTED		NORTHWEST INDUSTRIAL BA	HUTCHINSON HAROLD & SAVORY JOHN	1125 SE MADISON ST STE 112	PORTLAND OR 97214
11	RETURN SERVICE REQUESTED		LAND USE CONTACT	FOREST PARK NA	2257 NW RALEIGH STREET	PORTLAND OR 97210
12	RETURN SERVICE REQUESTED		FOREST PARK NA	GROSSNICKLE JERRY	13510 NW OLD GERMANTOWN RD	PORTLAND OR 97231
13	RETURN SERVICE REQUESTED		LAND USE CONTACT	CLEAN WATER SERVICES	2550 SW HILLSBORO HIGHWAY	HILLSBORO OR 97213
14	RETURN SERVICE REQUESTED		LAND USE CONTACT	FOREST HEIGHTS HOA	2061 NW MILLER RD	PORTLAND OR 97229-7515
15	RETURN SERVICE REQUESTED		LAND USE CONTACT	WASHINGTON CO - TRANSPORTATION	1400 SW WALNUT ST	HILLSBORO OR 97123
16	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
17	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
18	RETURN SERVICE REQUESTED		RISK & LAND DEPARTMENT	NW NATURAL	250 SW TAYLOR ST	PORTLAND OR 97204-3038
19	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
20	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
21	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
22	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
23	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
24	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
25				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
26				PORTLAND PARK TRAIL	TATE WHITE	B106/R1302
27					DAWN KRANTZ	B299/R5000
28					HEARINGS CLERK	299/3100
29	RETURN SERVICE REQUESTED		20-226339 FFDEC 8-9-21	CASE FILE ADAM	1900 SW 4TH AVE #5000	PORTLAND OR 97201

Montgomery Park - Building Repositioning Project - Portland, OR
ZONING CODE COMPLIANCE
December 18, 2020

PLANNING AND ZONING

Applicant comments are in **red.**

APPLICABLE CODES:
PORTLAND ZONING CODE
TITLE 33

ZONE: EXd
[Zoning Map]
EX = CENTRAL EMPLOYMENT
This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development
33.140.040 Other Zoning Regulations
The regulations in this chapter state the allowed uses and the development standards for the base zones. Sites in overlay zones or plan districts and designated historical landmarks are subject to additional regulations which supersede those of this Chapter. The Official Zoning Maps indicated which sites are subject to the additional regulations. Specific uses or development types may also be subject to regulations in the 200s series of chapters.

PLAN DISTRICT
[33.500, 33.510, Map 510-1]
n/a

OVERLAY
[33.420.010, Map 420-1]
d = DESIGN (33.420.010)
The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance
the area.

HISTORIC RESOURCE
Building is a City of Portland Landmark. It is on the National Register of Historic Places

ALLOWED USES [33.140.100]
Allowed [Table 140-1]:
Household living, Retail Sales and Service, Office, Vehicle Repair, Commercial Outdoor Recreation, Manufacturing and Production, Warehouse and Freight Movement, Wholesale Sales, Industrial Service, Basic Utilities, Parks and Open Areas, Schools, Colleges, Medical Centers, Religious Institutions, Daycare, Rail Lines and Utility Corridors.
Proposed use is Retail Sales and Service and Office.

Proposed Design complies.

ACCESSORY USE:
[33.140.110]
Uses that are accessory to a primary use are allowed if they comply with specific regulations for the accessory uses and all development standards.
No accessory uses are proposed.

Proposed Design complies.

RETAIL SALES AND SERVICE USES:
[Map 510-12]
N/A This site is not located in an area where the size of Retail Sales and Service uses are restricted.

LOT SIZE:
[33.140.200, 33.614 Employment]
Minimum Lot Dimension Standards.
All lots must meet the following minimum size and dimension standards. An exception is allowed under the provisions of Section 33.614.200
EX zone. Each lot must have a front lot line that is at least 10 feet long. There are no other required minimum lot dimensions for lots in the EX zone.
Lot size complies.

SITE AREA (LEGAL LOT):	Legal Lot Area: 11.06 acres (per Portland Maps and Unico FAR analysis)
FAR [33.140.205, Table 140-2]	**Maximum FAR of 3:1 before bonuses and transfers.** **Site Area = 481,774 (11.06 acres)** **FAR of 3:1 = 481,774 x 3 = 1,445,319 gsf** **Building proposal = 738,616 gsf** **Proposal complies**
FAR BONUSES: [33.140.205]	Max FAR with Inclusionary Housing Bonus = **5:1** (33.140.205.C)
Affordable Housing [2035 Comprehensive Plan]	NA
Affordable Housing Fund [2035 Comprehensive Plan]	NA
Historic [2035 Comprehensive Plan]	NA
BUILDING HEIGHT LIMIT: [33.140.210, Table 140-2]	Max height = 65 feet **Existing Building is 141' and was constructed in 1920. Portland's earliest zoning development regulations were enacted in 1924, thus the building pre-dates any height limits and would have been legally constructed at the time of its construction.** **Thus, the building height is allowed as a non-conforming development.**
HEIGHT BONUSES: [33.140.212 Table]	None
MINIMUM BUILDING SETBACKS: [33.140.215, Table 140-2]	**0'** from street lot line, See Table 140-3 where it abuts R zoned lot.
MAXIMUM BUILDING SETBACKS: [33.140.215, Table 140-2]	**10'-0"** at Transit Street or Pedestrian District **The site abuts two streets:** **NW 27th Avenue is a Major Transit Priority Street** **NW Wardway Street is a Major Transit Priority Street** **The building setback on NW 27th varies from 1'-9" to >80'.** **The building setback on NW Wardway varies from 10' to >100'.** **Portland's earliest zoning development regulations were enacted in 1924, thus the building pre-dates any setback limits and would have been legally constructed at the time of its construction.** **Thus, the building setbacks are allowed as a non-conforming development.**
BUILDING COVERAGE: [33.140.220, Table 140-2]	Max building coverage= **100%** of site area **Site Area = 481,774 (11.06 acres)** **Building covers 96,471 sf (from Alta survey dated 3/25/2019)** **Building Proposal complies.**
MIN. LANDSCAPED AREAS: [33.140.225, Table 140-2]	None Required. **Proposed design complies.**
GROUND FLOOR WINDOW STANDARDS: [33.140.230, Table 140-2]	Apply A. Purpose. In the EX zone, 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, or allowing public art at the ground level; • Encourage continuity of retail and service uses; • Encourage surveillance opportunities by restricting fortress-like facades at street level;

and
• Avoid a monotonous pedestrian environment
B. Required amounts of window area. In the EX zone, all exterior walls on the ground level which are **20 feet or closer** to a street lot line, sidewalk, plaza, or other public open space or right-of-way must have windows. The windows must be **at least 50 percent of the length and 25 percent of the ground level wall area**. Ground level wall areas include all exterior wall areas up to 9 feet above the finished grade. The requirement does not apply to the walls of residential units and does not apply to the walls of parking structures when set back at least 5 feet and landscaped to at least the L2 standard. See 33.140.230.C for Qualifying window features.

North: Nine (9) of fourteen (14) structural bays will be infilled with storefront windows extending from the top of the existing loading dock to the bottom of existing canopy 8-feet above.

East: Along NW 27th Avenue, the primary eastern entrance will consist of full-lite storefront doors flanked by windows on both sides. Windows will wrap around adjoining corners to the north and south, filling each bay between structural columns.

South: This façade is set back more than 20 feet from NW Vaughn/Wardway. A private 12-foot-wide pedestrian circulation system extends the full length of this façade. Fourteen (14) out of fourteen (14) structural bays infilled with storefront windows and doors installed in the 1980s will remain. New storefront will be installed at the primary entrance doorways located at two (2) central bays.

West: New glass curtainwall will infill the center three (3) bays of the Atrium west wall. The center-most bay will have large operable glass panels (pivot or sliding) that can be opened, weather permitting, to allow direct pedestrian access to the interior Atrium volume. The operable panels will measure 20 to 30 feet tall (yet to be finalized). Man doors, used for daily access, will be installed both sides of the central bay. Existing windows and doors will remain in the six (6) bays north and six (6) bays south of the Atrium curtainwall. Windows to the north and south typically span between columns, infilling eight (8) of twelve (12) bays with glazing.

Proposed design complies.

SCREENING:
[33.140.235]

All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties complying with at least L3 or F2 standards per 33.248.
Proposed building moves all garbage and recycling collection areas inside the building.

Proposed design complies.

Mechanical equipment on the ground must be screened from the street by walls, fences, or vegetation complying with at least L2 or F2 standards and must be tall enough to screen the equipment. if the equipment is within 50 feet of an R zone there are three ways to achieve it. 33.140.235.C. 1-3
Mechanical equipment on the roof is not required to be screened.
Existing mechanical equipment is adjacent to the northern ramp along NW 27th and is currently screened with L2 level vegetation that forms a continuous screen 3' tall. Note: the existing generator is approximately 10' tall and additional screening will be provided to a similar height at the generator.

Proposed mechanical equipment is located adjacent to the southern edge of the property in an existing surface parking lot. That equipment will be screened with a combination of L2 level vegetation that forms a continuous screen 3' tall and an F2 standard solid fence instead of vegetative screen.

Proposed design complies.

PEDESTRIAN STANDARDS APPLY:
[33.140.240, Table 140-2]

Apply
An on-site pedestrian circulation system must be provided. The system must meet all standards of this subsection.
Connections. The on-site pedestrian circulation system must provide connections as specified below:

a. Connection between streets and entrances.
    a. (2) Sites with more than one street frontage. Where the site has more than one street frontage, the following must be met:
    b. • The standard of B.1.a(1) must be met to connect the main entrance of each building on the site to the closest sidewalk or roadway if there are no sidewalks.;
    c. • An additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street.

b. b. Internal connections. The system must connect all main entrances on the site,
    a. and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities

For materials, lighting, and landscaping see 33.140.240 2-4
A continuous pedestrian circulation system around the entire building is proposed.

Proposed Design Complies.

DRIVE-THROUGH FACILITIES:
[33.510.240]

Prohibited. NA.

TRANSIT STREET MAIN ENTRANCE:
[33.140.242]

All sites with at least one frontage on a transit street, and where any of the floor area on the site is in nonresidential uses, must meet the following standards for the nonresidential uses. If the site has frontage on more than one transit street, the standards of Subsection C. Location. Within 25 feet of transit street, peds enter and exit the building. Either face transit street or be at an angle of up to 45 degrees from the transit street Figure 140-6
NW 27th Avenue is a Major Transit Priority Street
Proposal has primary entrance along NW 27th Avenue.

Proposed Design Complies.

EXTERIOR DISPLAY AND STORAGE:
[33.140.245]

Exterior display of goods is allowed except for motor vehicles, RVs, motor vehicle parts and supplies, building materials, and goods associated with industrial use.
Exterior Storage is not allowed. No exterior work activities. Outdoor eating areas are allowed.
Exterior displays are not included. Outdoor eating will be encouraged at northern pedestrian areas, northeast courtyard, and southeast courtyard ('courtyards' are located between primary structure and northern or southern ramp).

Proposed Design Complies.

TRUCKS AND EQUIPMENT:
[33.140.250]

Regulations for truck and equipment parking apply to business vehicles that are parked regularly on the site. The regulations do not apply to pick-up and delivery activities, or other service at the site which occurs on an intermittent and short-term basis.
No truck and/or equipment to be parked regularly on the site. Intermittent truck deliveries will be relegated to the northern loading zone.

Proposed Design Complies.

RESIDENTIAL DEVELOPMENT:
[33.140.265]

No residential proposed for this project. NA.

DETACHED ACCESSORY STRUCTURES:
[33.140.270]

The regulations of this section apply to detached accessory structures on sites with non-residential use.
Uncovered accessory structures. Uncovered accessory structures, such as flag poles, lamp posts, signs, antennas and dishes, mechanical equipment, uncovered decks, play structures, and tennis courts, are allowed in a street setback, but not in a required setback from an abutting residential zone.
No detached accessory structures are proposed.

Proposed Design Complies.

FENCES:
[33.140.275]

In EX zones, within 10 feet of a street lot line, fences that meet the following standards are allowed:
(1) Fences that are more than 50 percent sight-obscuring may be up to 3-1/2 feet high;
(2) Fences that are 50 percent or less sight-obscuring may be up to 8 feet high.
Other than transformer and generator screening, no other fences are proposed.

Proposed Design Complies.

NONCONFORMING DEVELOPMENT:
[33.140.290]

Existing development that does not conform to the development standards of this chapter may be subject to the regulations of Chapter 33.258, Nonconforming Situations.

PARKING –
[33.266,Table 266-2, Table 266-3, Table 266-4]
Table 266-1

No minimum parking requirement.
Max is standard A in Table 266-2 except
Retail, personal service, repair-oriented max 1 per 200 sf net bldg. area
Restaurant 1 per 75 sf of net bldg. area
General office max is 1 per 400 sf bldg. area
Med/dental office max 1 per 330 sf bldg. area

Office: 595,850 sf / 400 sf = 1,490 max stalls
Retail: 33,370 sf / 200 sf = 167 max stalls
Restaurant: 15,250 sf / 75 sf = 204 max stalls
Medical: 11,760 sf / 330 sf = 36 max stalls
MAX STALLS ALLOWED = 1,897 parking stalls

Proposed building has 1,829 parking stalls.

Proposed Design Complies.

33.266.110
CARPOOL PARKING

For office use where there are more than 20 spaces
Five spaces or five percent for carpool, close to bldg. elevator but not closer than accessible spaces

Propose five (5) carpool spaces located in north parking lot and north entrance.

Proposed Design Complies.

MAX ALLOWED PARKING SPACES
[33.266.115, Table 266-2]

Applicable

BICYCLE PARKING
[33.266.200, Table 266-6, MAP 266-1]

Standard A per Map 266-1

SHORT TERM (exterior):
Office: 2, or 1 per 20,000 sf of net building area
Retail: 2, or 1 per 2,700 nsf
Restaurant: 2, or 1 per 1,000 nsf
Must be in racks or lockers and located along all facades with a main entrance and within 50' of at least one main entrance on each façade with a main entrance. Figure 266-9 for multiple entrances

SHORT TERM PROPOSED
Office: 595,850 sf / 20,000 sf = 30 bike stalls
Retail: 33,370 sf / 2,700 sf = 13 bike stalls
Restaurant: 15,250 sf / 1,000 sf = 16 bike stalls
TOTAL REQ'D = 59 TOTAL SHORT TERM STALLS

Bicycle stalls are provided across the site adjacent to primary entrances and public areas. Refer to drawings – Site Plan: Proposed.

Proposed Design Complies.

LONG TERM (interior):
Office: 2, or 1 per 1,800 sf of net building area
Retail: 2, or 1 per 3,800 nsf
Restaurant: 2, or 1 per 2,300 nsf

Location: on the site or within 300 ft. Must be in racks or lockers with at least 50% of the required stalls covered, and be secured (locked room, enclosed by fence and locked gate, within view or 100 ft of a security guard/attendant, monitored by a camera, visible from employee work areas).

Racks must be securely anchored and must be such that the bicycle frame and one wheel can be locked to the rack. A space 2' x 6' with a 5' aisle must be provided for each required bicycle parking space (Figure 33.266-11). The area must be hard surfaced. Where covered the covering must be permanent and at least 7' above grade.

If the bike parking is not visible from the street or main entrance, signage must be provided at the main entrance indicating location.

LONG TERM PROPOSED
Office: 595,850 sf / 1,800 sf = 331 bike stalls
Retail: 33,370 sf / 3,800 sf = 9 bike stalls
Restaurant: 15,250 sf / 2,300 sf = 7 bike stalls
TOTAL REQ'D = 347 TOTAL LONG TERM STALLS

Interior bicycle storage plus bicycle valet service is proposed just inside the south entrance. Interior bicycle storage will be sized to accommodate the required number of stalls.

Proposed Design Complies.

BICYCLE PARKING SPACE DIMENSIONS
[TABLE 266-7]

Standard Bicycle Parking Space Requirements.
(1) The standard required bicycle space is 2 feet wide, 6 feet long and 3 feet 4 inches tall. See Figure 266-8;
(2) There must be at least 5 feet behind all bicycle parking spaces to allow room for bicycle maneuvering. Where short-term bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the right-of-way;
(3) A wall clearance of 2 feet 6 inches must be provided. See Figure 266-9.

BICYCLE PARKING STANDARDS
[33.266.220]

D. Standards for Long-Term Bicycle Parking
Within a building, including on the ground floor or on individual building Floors, on-site, including in parking areas and structured parking, in an area where the closest point is within 300 feet of the site.
For sites with multiple primary uses, long-term bicycle parking must be provided in an area that can be accessed from each use. If bicycle parking is provided in a common area on the site, the area must be accessible for all tenants.
Covered bicycle parking. All long-term bicycle parking must be covered.
Long-term bicycle parking for all other uses must be located in one of the following locations:
• A restricted access, lockable room or enclosure; or
• A bicycle locker.
Additional Development Standards. The following standards apply to sites with more than 20 long-term bicycle parking spaces:
a. Minimum number of horizontal bicycle parking spaces. At least 30 percent of spaces must be in a horizontal rack, or on the lower level of a stacked bicycle parking rack.
b. Parking for larger bicycle space. At least 5 percent of spaces must accommodate a larger bicycle space, placed in a horizontal rack. These spaces may be included to meet the requirement for Subparagraph D.3.a. See Figure 266-14.
c. Electrical outlet requirement. At least 5 percent of spaces must have electrical sockets accessible to the spaces. Each electrical socket must be accessible to horizontal bicycle parking spaces.

E. Standards for Short-term Bicycle Parking
Location Standards. Short-term bicycle parking must meet the following location standards:
(1) On-site, outside a building;
(2) At the same grade as the sidewalk or at a location that can be reached by an accessible route; and
(3) Within the following distances of the main entrance:
Building with more than one main entrance. For a building with more than one main entrance, the bicycle parking must be along all façades with a main entrance, and within 50 feet of at least one main entrance on each façade that has a main entrance, as measured along the most direct pedestrian access route. (See Figure 266-16)

LOADING
[33.266.310, TABLE 266-8]

Two loading spaces meeting Standard A are required in buildings with more than 50,000 nsf in use other than Household Living

Standard A: 35' long, 10' wide, and 13' vertical clearance

Setbacks:
Lot line abutting street: 5ft/L2 or 10 ft/L1
Abutting I E zones: 5ft/L2 or 10 ft/L1

Four (4) Standard A loading spaces are proposed adjacent to existing loading dock on northern façade of building.

Proposed Design Complies.

SIGNAGE
[33.140.300]
SEE TITLE 32

No new signs or modifications to existing signs are proposed. The existing MONTGOMERY PARK sign located on top of the building pre-dates current signage regulations and is intrinsic to the historic designation of the building.

TREES
[33.140.227]

Street trees are required.
See Title 11, Chapter 11.50 Trees in Development Situations

Existing street trees in the Public ROW along NW Wardway/NW Vaughn Street and along NW 27th Avenue between NW Vaugh Street and NW Wilson Street will be retained. The existing tree spacing and quantities currently comply with Chapter 11.50.

Trees north of NW Wilson and located beyond the Public ROW are on private property and/or streets. The existing north parking lot located immediately adjacent to the loading dock will be removed and replaced with new loading bays and public areas including trees. Likewise, the existing ramps on the east side currently used for vehicle parking will be converted into pedestrian landscape areas and pathways.

Table 50-2 – Determining Required Tree Area (Option A)
Development Type: Industrial
Development Impact Area / Site: 218,500 sf
10% x 218,500 = 21,850 sf

Table 50-3 – Number of Required Trees and Minimum Planting Area
21,850 / 1,000 = 22 large trees required
Proposed new tree count: 64 large trees > 22 trees required
(Note: This excludes proposed trees on top of existing east ramps.)
Required planting area per tree: 3,300 (22 trees x 150 sf = 3,300)
Proposed planting area: 20,000 sf (excluding east ramps)

Proposed Design Complies.

RECYCLING AREAS
[33.140.315]

Regulated by the Bureau of Planning and Sustainability. See section 17.102.180, Businesses and Multifamily Complexes required to Recycle, of the Portland City Code.

Proposed interior recycling room will be provided adjacent to north loading dock and trash bay.

NEIGHBORHOOD CONTACT
[33.705.020]

705.020.C Neighborhood Contact III (confirm with Land use staff)

The proposed project has received general support from the Northwest District Association. Active lines of communication are in place and tentative meeting times in the coming year are in the works.

GBD

MONTGOMERY PARK REPOSITIONING

DESIGN DRAWINGS

Historic Review Application / December 18, 2020

LU XX-XXXXXX XXX



Promotional postcard for Montgomery Ward & Co.

Montgomery Park was constructed in two phases with the south and east completed in 1920 and the north completed in 1936 to create a U-shaped footprint that opens to the west. The building is nine stories tall. The building was owned and operated by Montgomery Ward as a warehouse until the 1970s. The building was renovated in the 1980s for office use. The renovation included the reorientation from the east to the west and enclosing the space with a glass atrium and protruding entry. At the east end of the roof are a small penthouse and a large sign spanning the elevation reading "MONTGOMERY PARK".

The proposed scope of work includes removal of the 1980s west entrance and its replacement with a new entry; window repair, and site improvements.

The use of the building will remain office with augmented amenities and revisions to the ground level to promote a friendlier and more usable outdoor realm for the building occupants and community at large. Additionally, interior improvements will create greater connectivity within, and to, the outdoor improvements.

The project proposes to make changes to vehicular traffic and access. The west drive entrance will be revised to support the removal of the 1986 entry lobby. Parking and loading to the north will be improved to better accommodate pedestrian access and manage delivery truck traffic. The east ramps will be repurposed to provide pedestrian -friendly outdoor space and accessible route to the upper east entry doors. The south parking entrance will be reconfigured to facilitate short-term parking and light delivery.

Building improvements include a structural upgrade with new interior shear walls and safety upgrades to exisitng windows.

PROJECT OVERVIEW

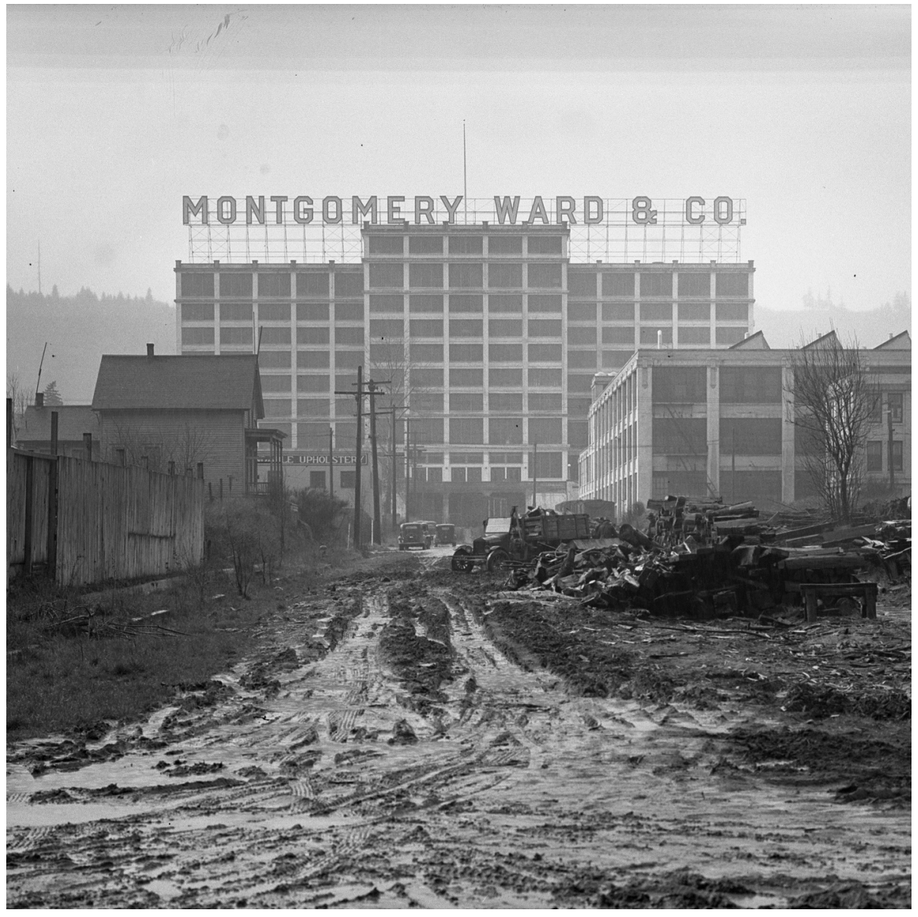


EXHIBIT C: DESIGN DRAWINGS

SECTION	CONTENTS	PAGE
C	PROJECT OVERVIEW	C.2
	CONTENTS	C.3
	EXISTING CONDITIONS PHOTOS	C.4
	ZONING SUMMARY	C.5
	VICINITY PLAN	C.6
	BOUNDARY PLAN	C.7
	EXISTING SITE PLAN	C.8
	PROPOSED SITE PLAN	C.9
	FLOOR PLANS	C.10
	ROOF PLAN	C.13
	EXISTING ELEVATIONS	C.14
	East, North, West, South	
	PROPOSED ELEVATIONS	C.18
	East, North, West, South	
	GROUND FLOOR ENLARGED ELEV'S	C.22
	East Entry	
	Ramps and Terrace	
	East Loading Docks	
	North Loading Dock	
	West Entry	
	South Entry	
	BUILDING SECTIONS	C.27
	CIVIL	C.29
	Existing Conditions & Site Improvement Plan	
	LANDSCAPE	C.30
	Existing and Proposed	

CONTENTS













EXISTING CONDITIONS

LU 20-226339 HR A2 C.4

LU 00-000000 XXX

SITE INFORMATION

ADDRESS
2701 NW Vaughn Street
Portland, OR 97210

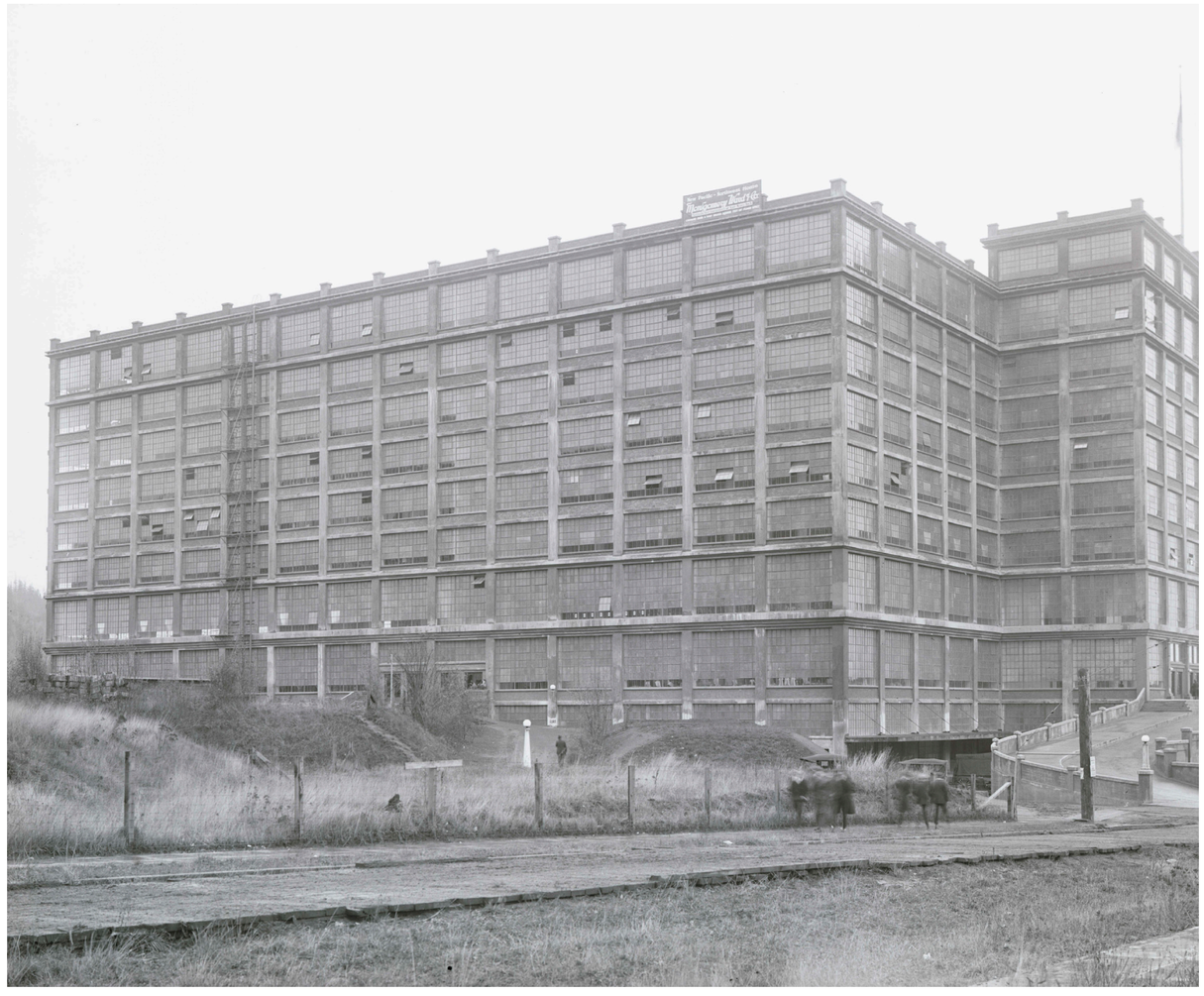
Multnomah County

SITE AREA
11.06 ACRES

ZONING

BASE ZONING	EX - Central Employment
MAX HEIGHT	65'-0" + Bonus Height = none Current height =141'-0"
FAR	Base FAR=3:1 to max 6:1 Current FAR = 1.8:1
OVERLAY	d – Design
PLAN DISTRICT	None
SUBDISTRICT	None
NEIGHBORHOOD	Northwest District Association

APPLICABLE GUIDELINES	Commmunity Design Guidelines
APPLICABLE APPROVAL CRITERIA	Historic Resource Review 33.846.060.G. Other Approval Criteria
PRE-APPLICATION CONFERENCE	November 17, 2020
DESIGN ADVICE HEARING	December 14, 2020

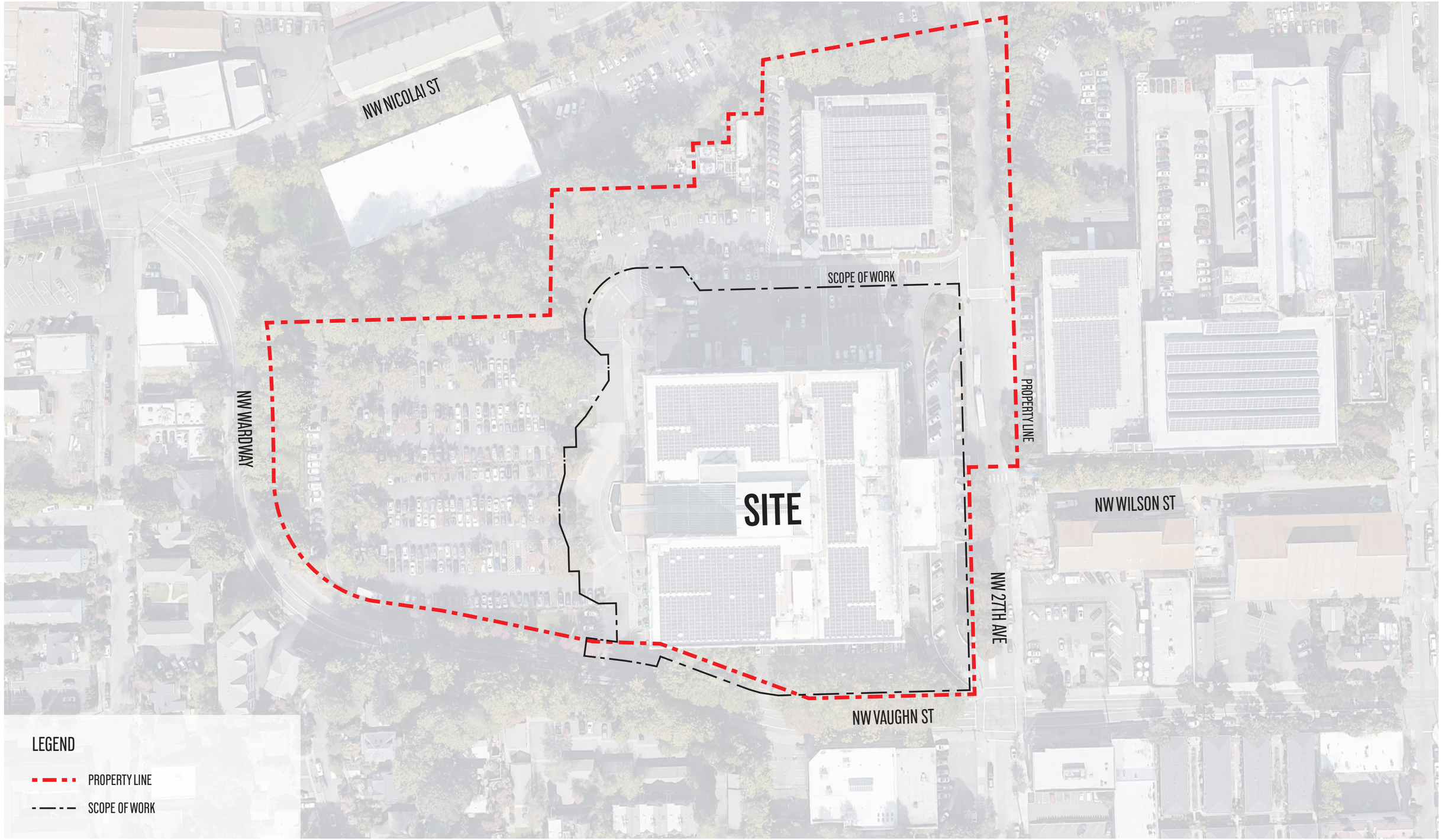


Southeast corner - date unknown

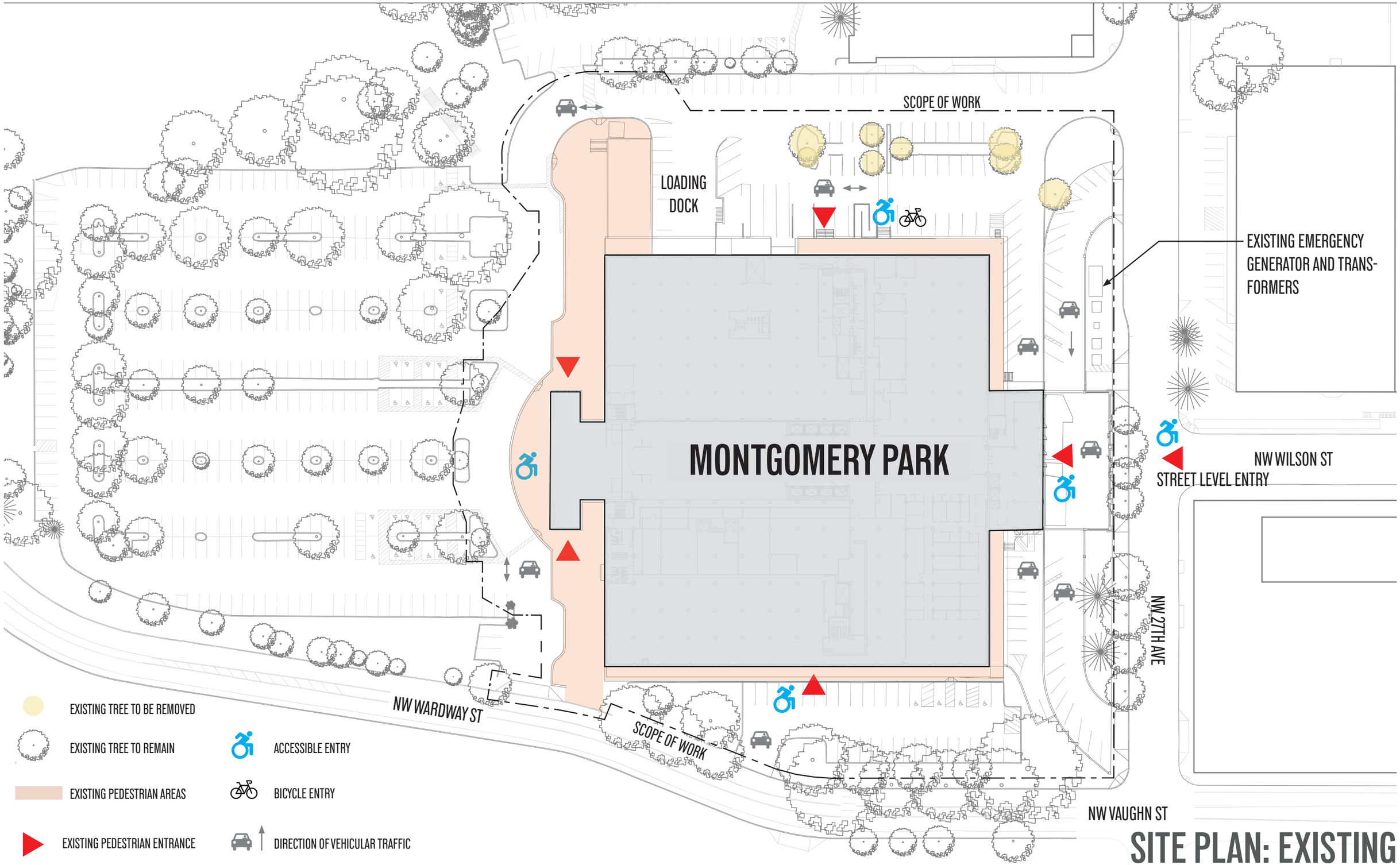
ZONING SUMMARY



VICINITY PLAN

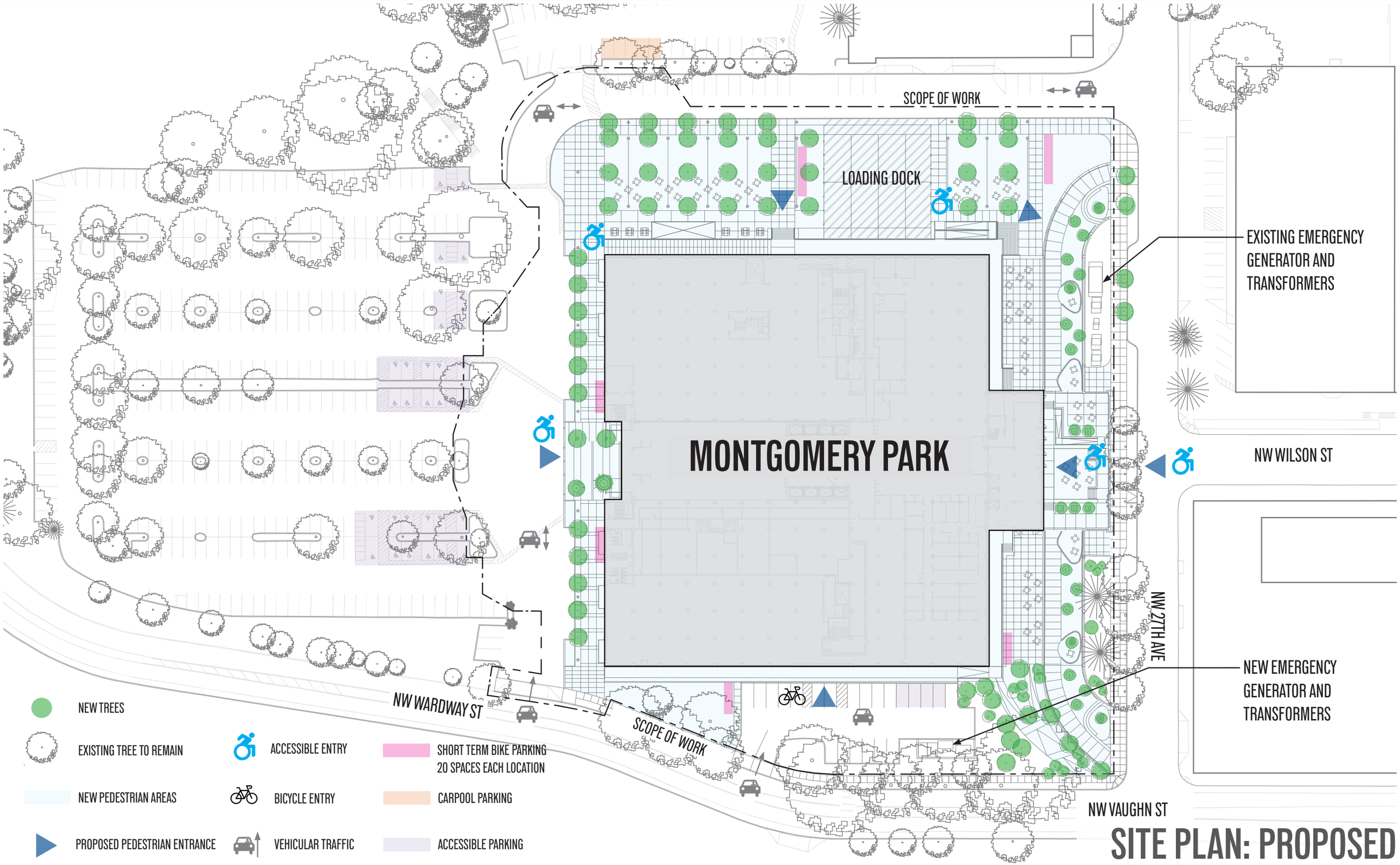


BOUNDARY PLAN



SITE PLAN: EXISTING

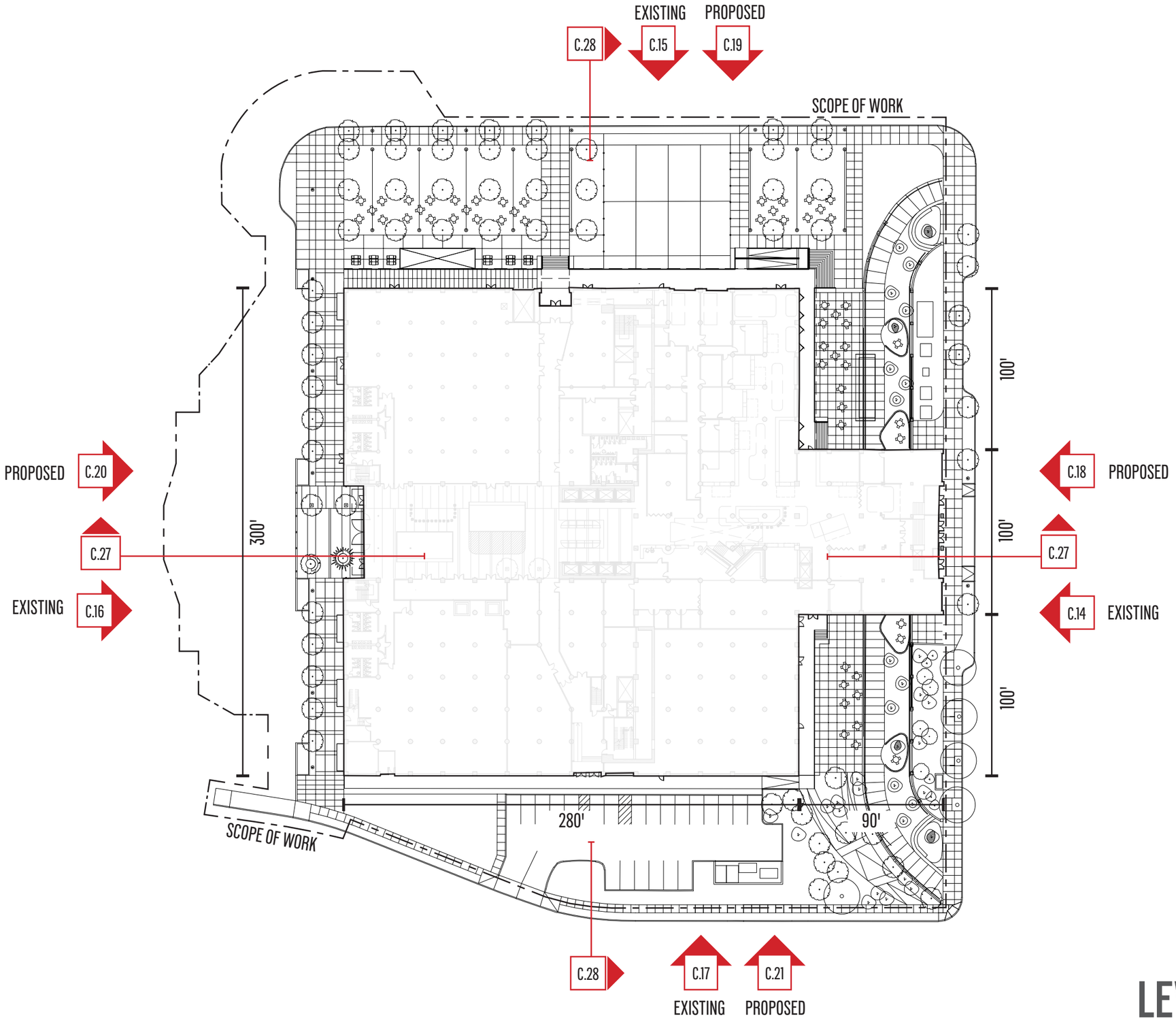
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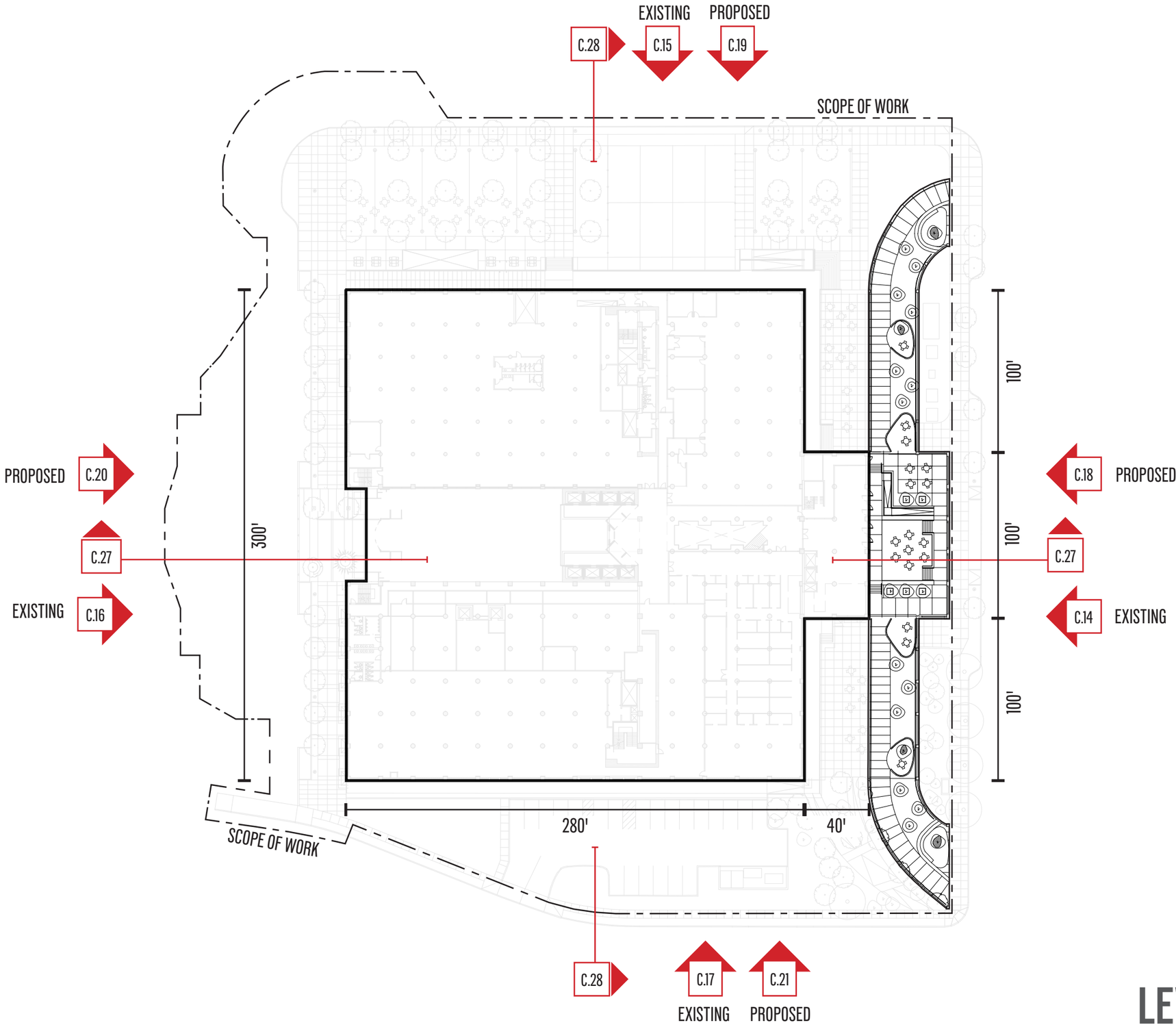
SITE PLAN: PROPOSED

LU 20-226339 HR

LU 00-000000 XXX

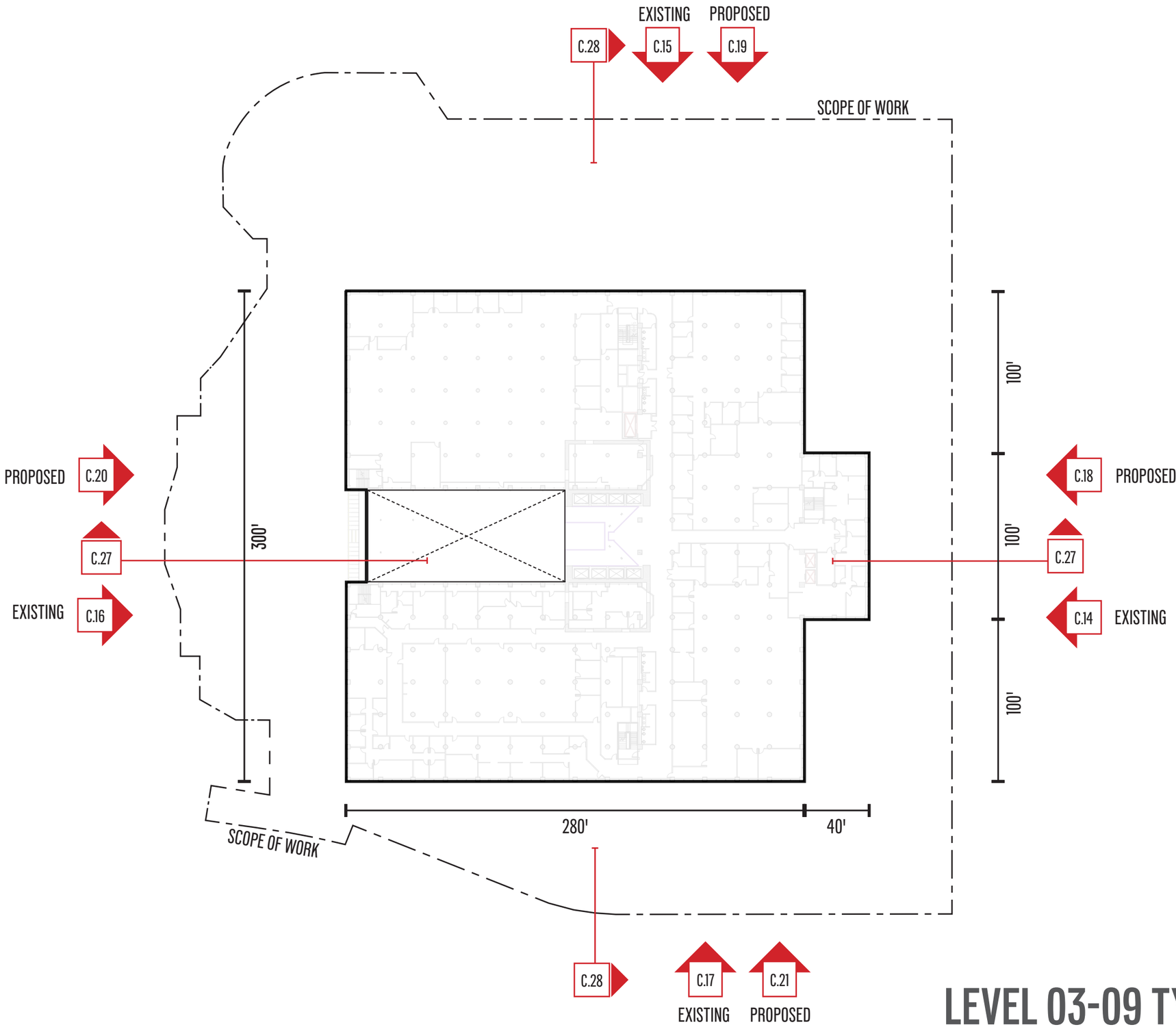


LEVEL 01 FLOOR PLAN



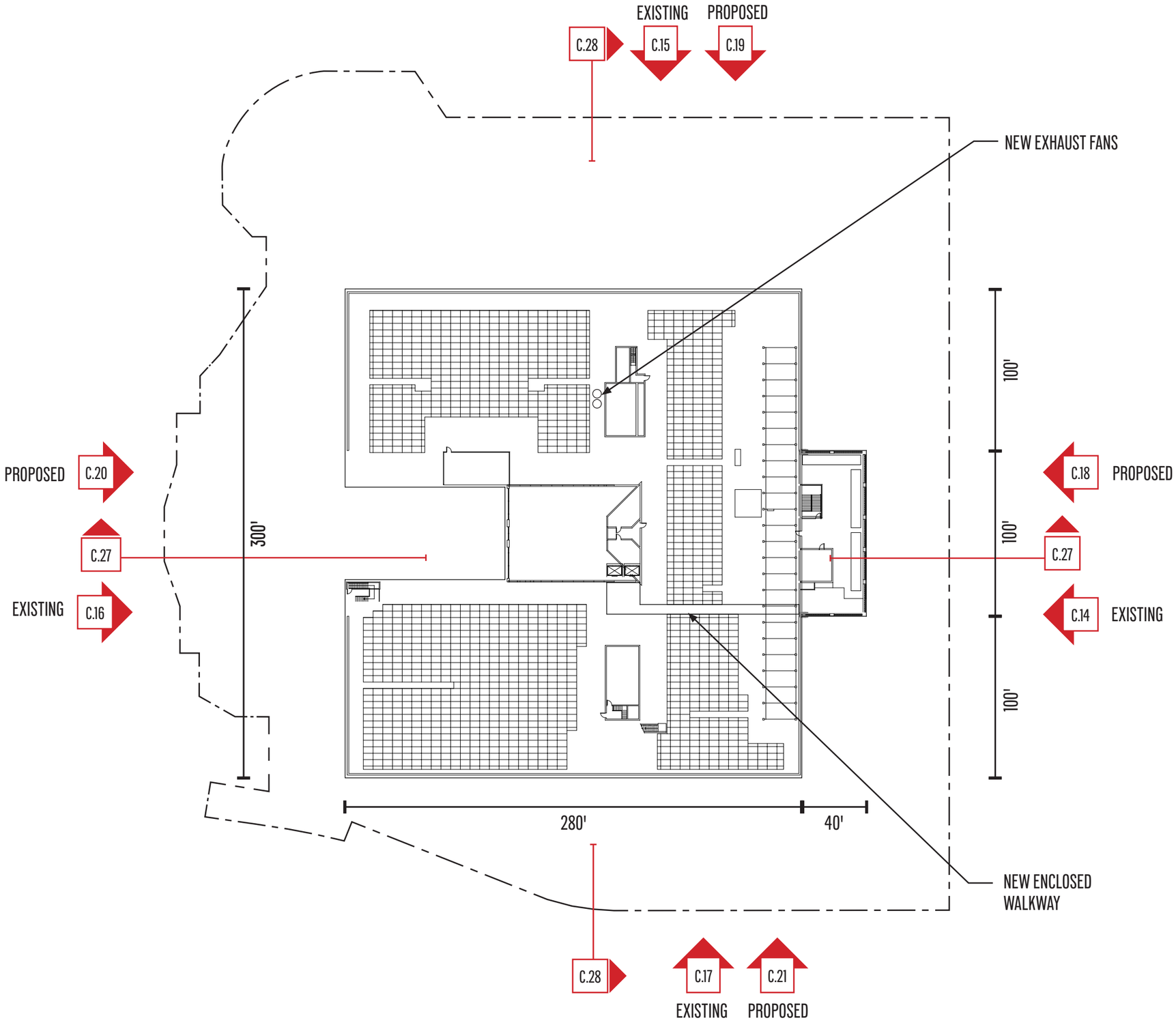
LEVEL 02 FLOOR PLAN

LU 20-226339 HR A1

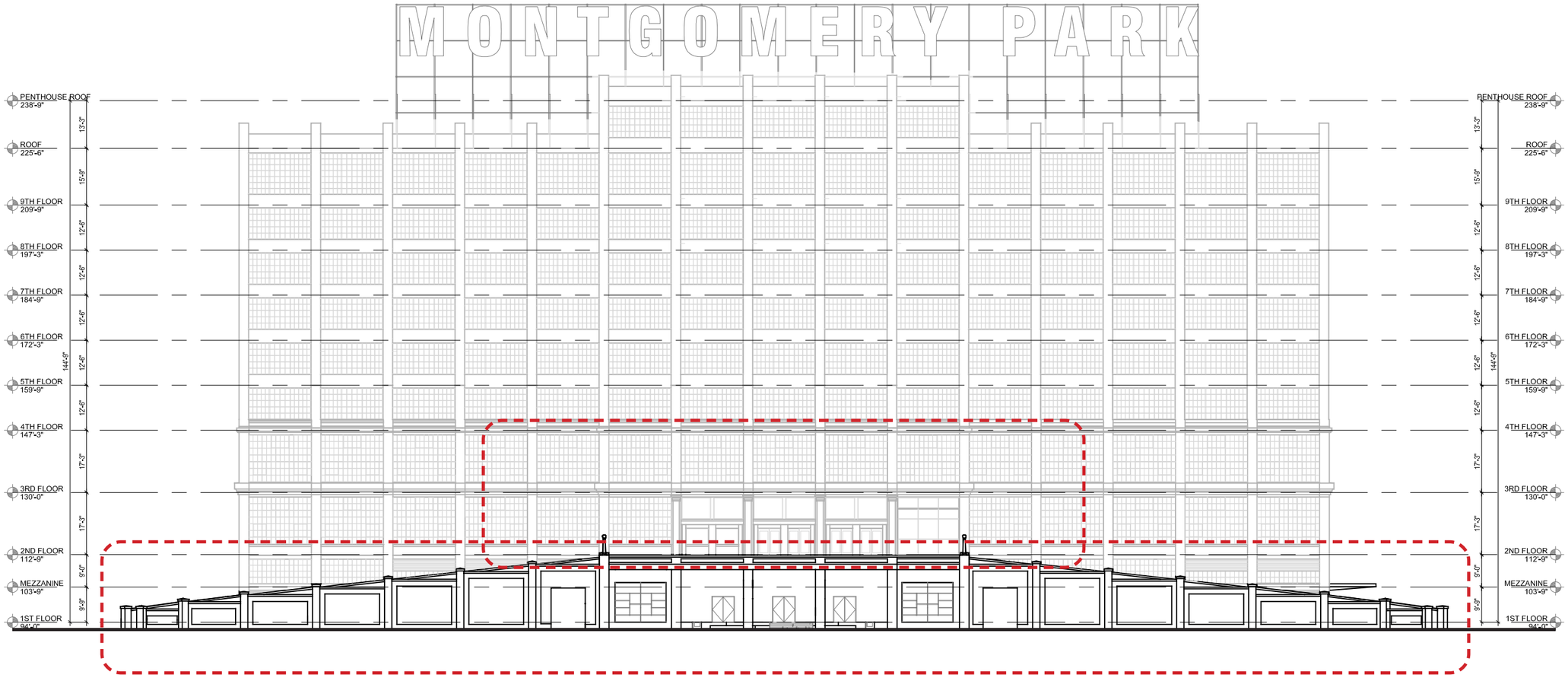


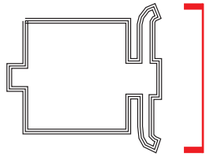
*NO NEW WORK ON THESE LEVELS

LEVEL 03-09 TYPICAL FLOOR PLAN

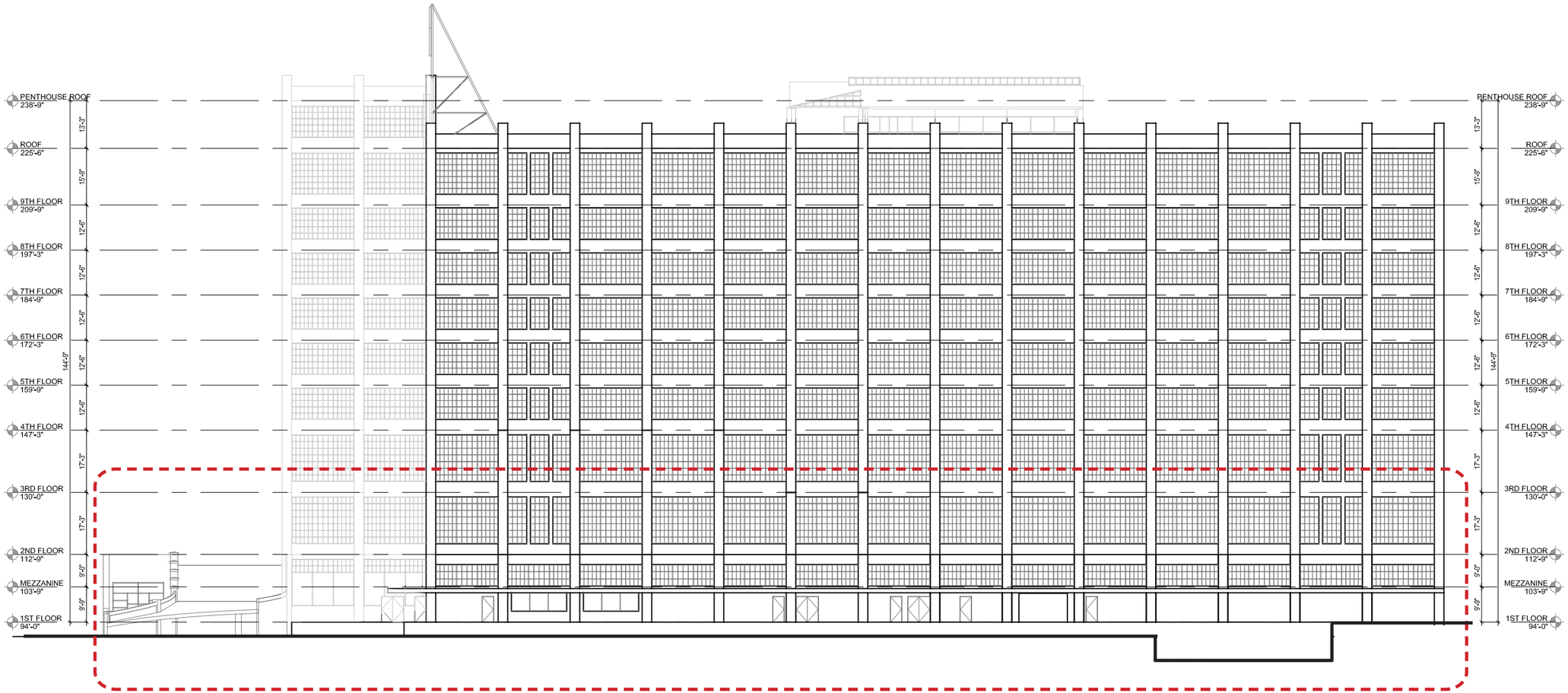

EXISTING
PROPOSED
C.28
C.15
C.19
NEW EXHAUST FANS
PROPOSED
C.20
C.27
EXISTING
C.16
300'
100'
C.18
PROPOSED
C.27
C.14
EXISTING
100'
280'
40'
NEW ENCLOSED WALKWAY
C.28
C.17
EXISTING
C.21
PROPOSED

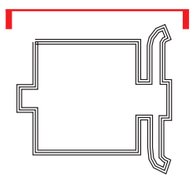
ROOF PLAN





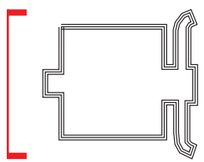
EXISTING: EAST ELEVATION



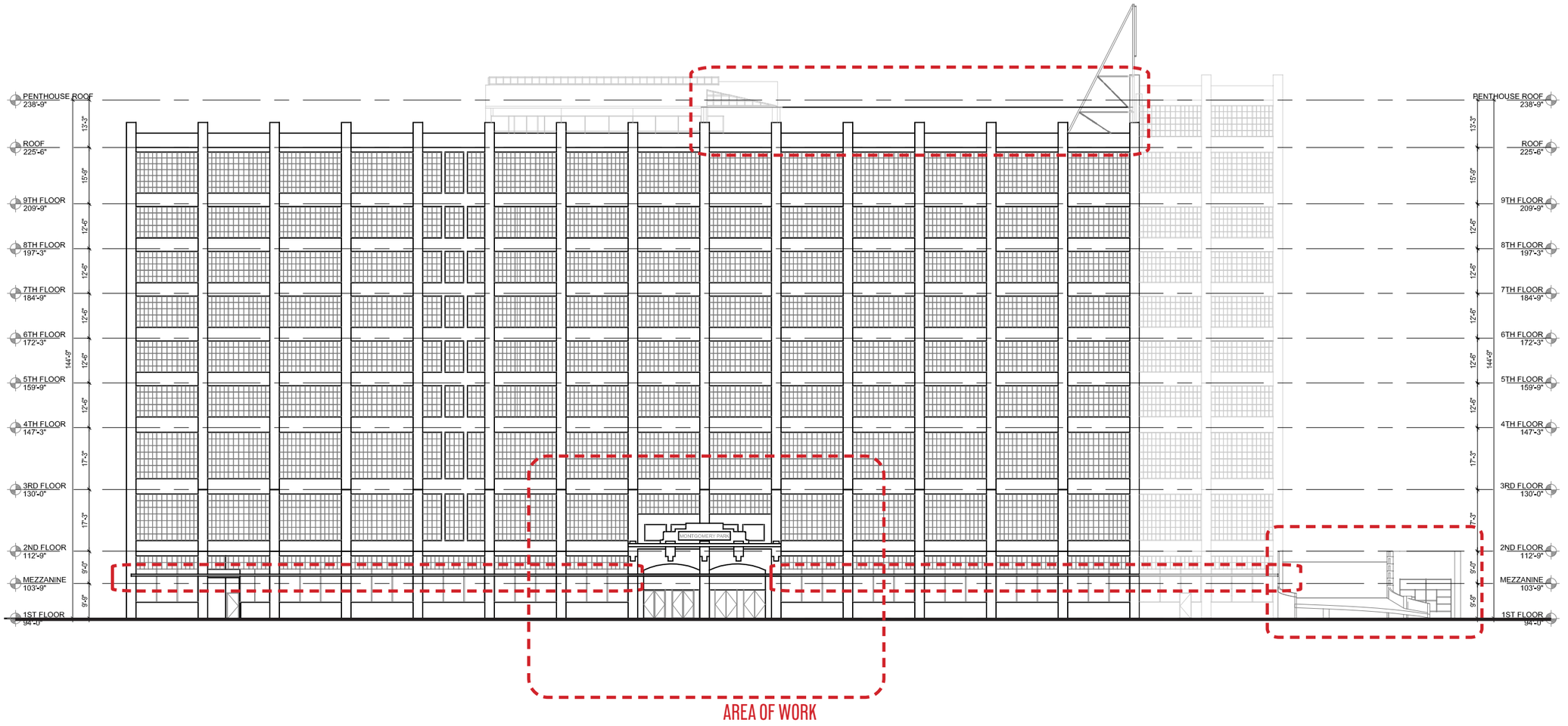


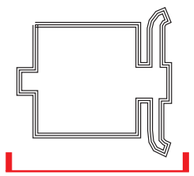
EXISTING: NORTH ELEVATION



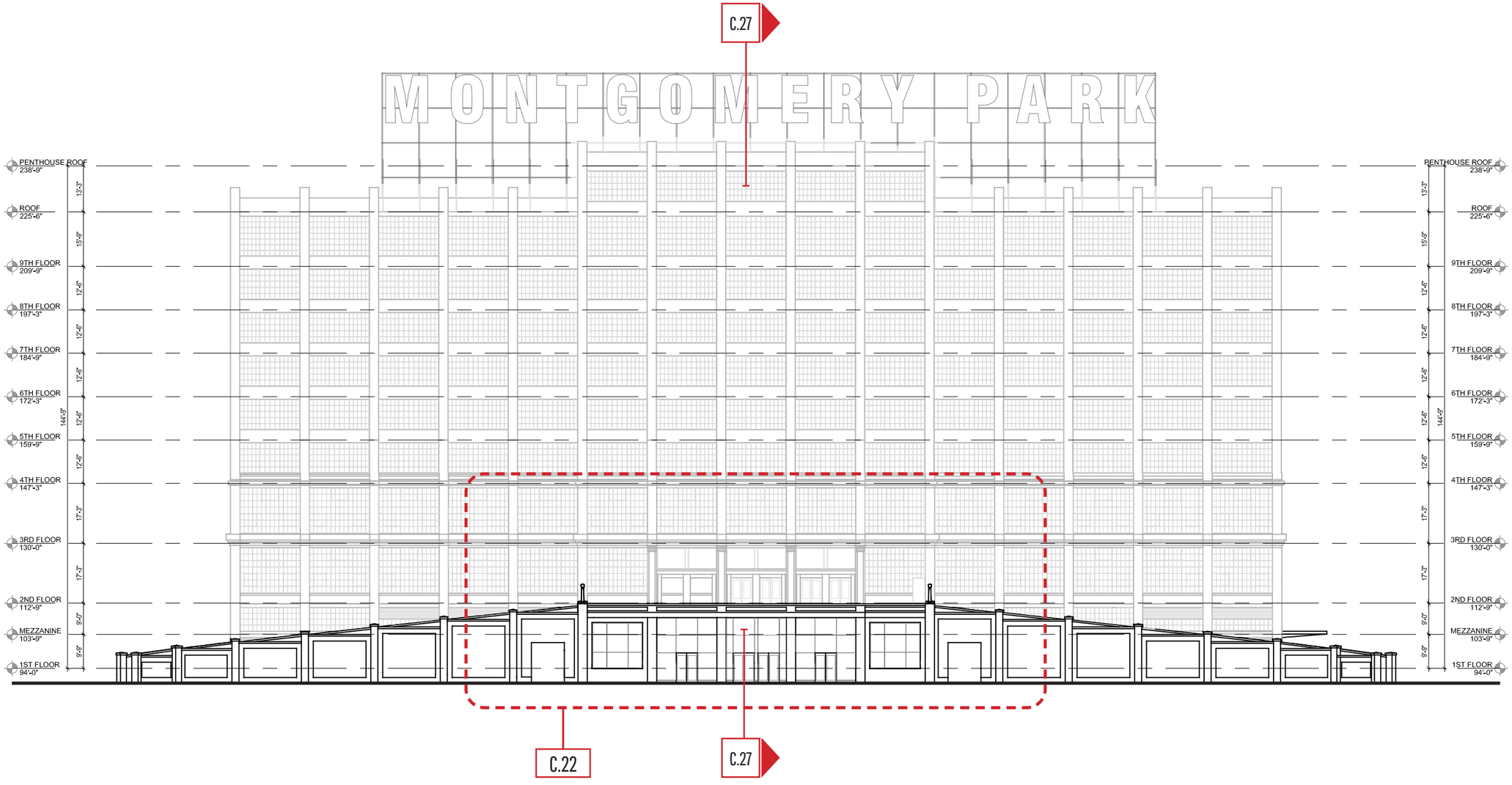


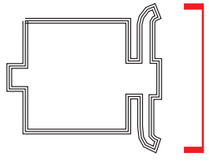
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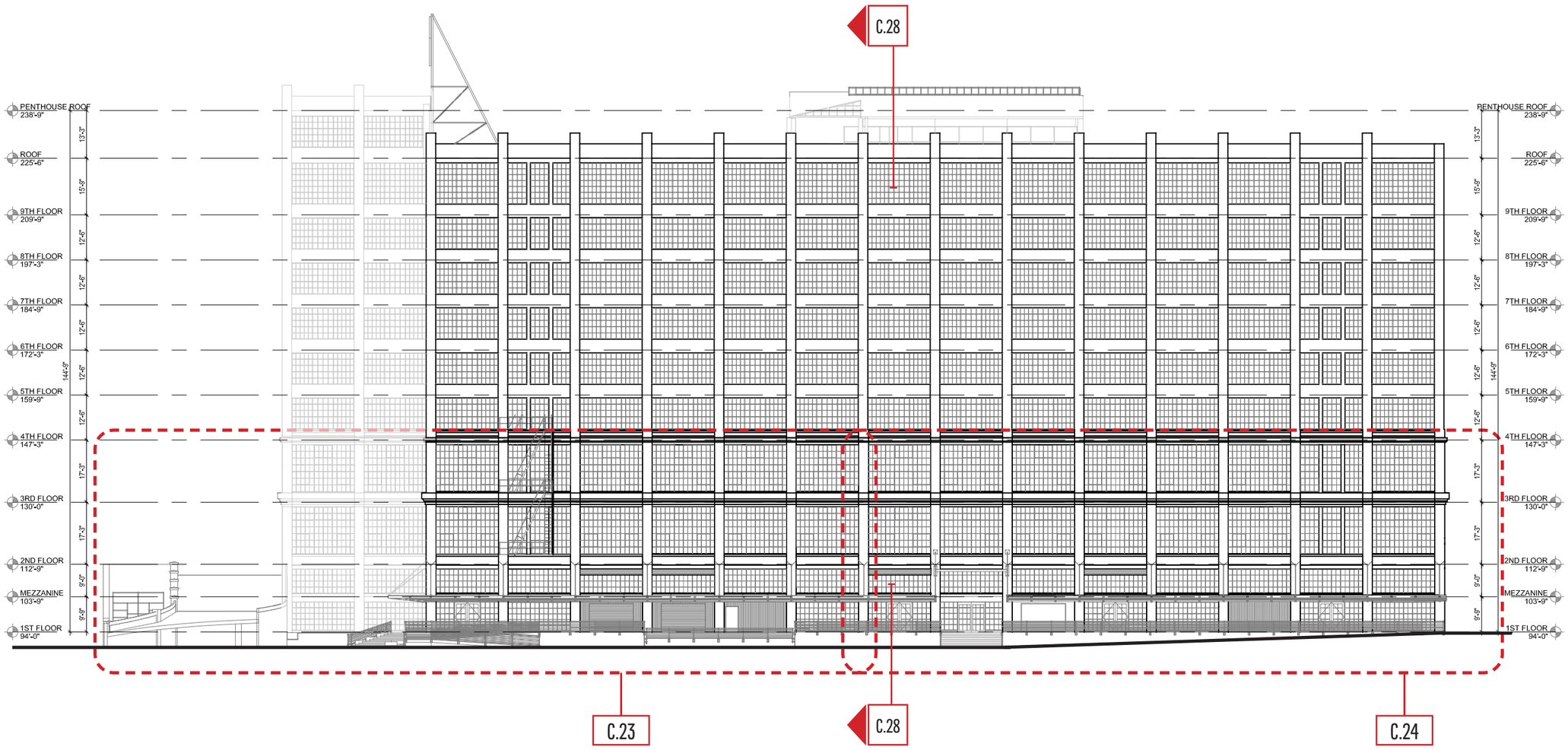


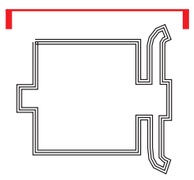
EXISTING: SOUTH ELEVATION





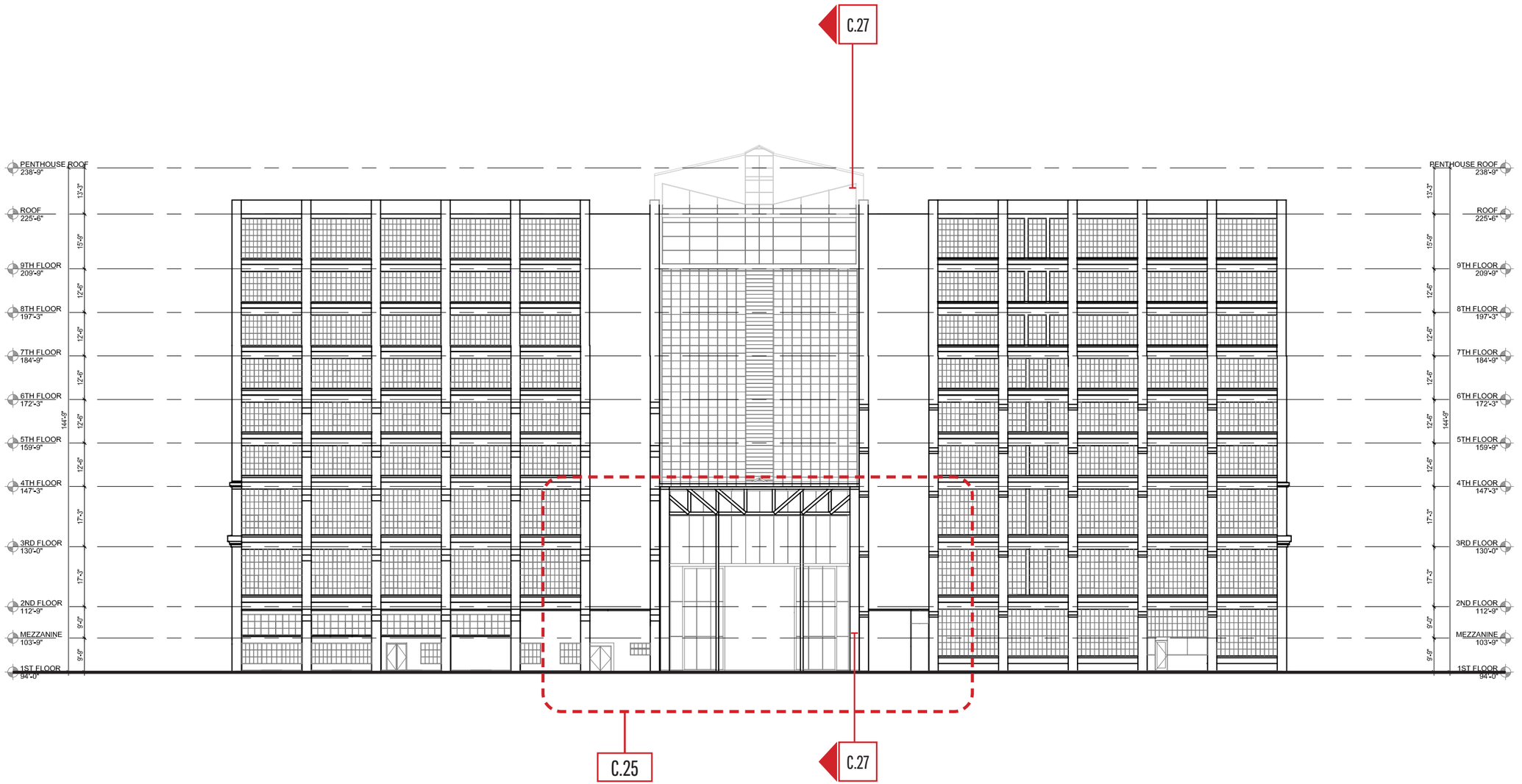
PROPOSED: EAST ELEVATION

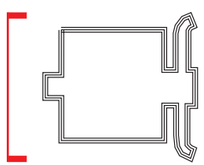




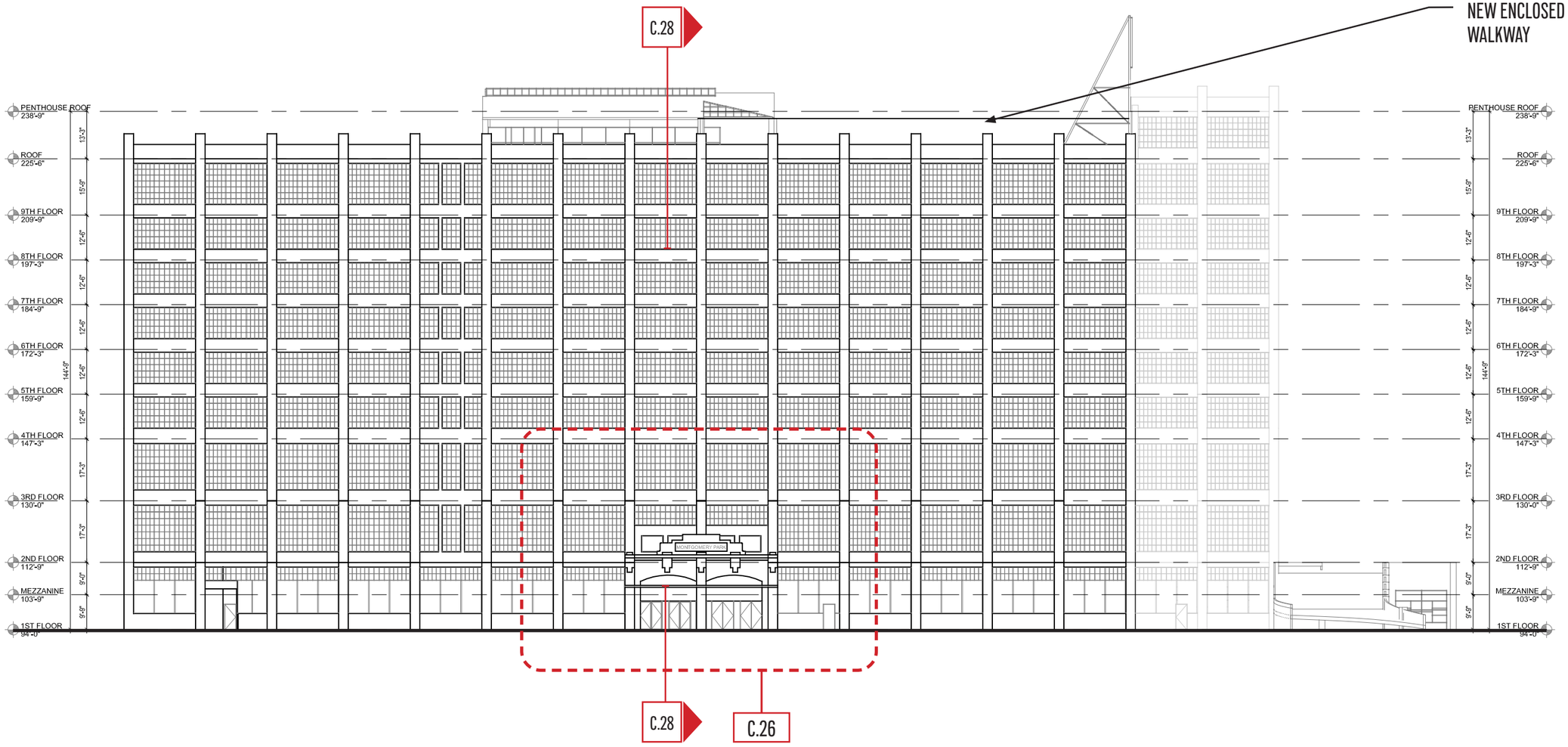
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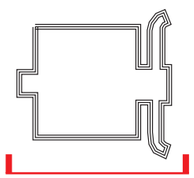
LU 20-226339 HR 32" A2 C.19





PROPOSED: WEST ELEVATION



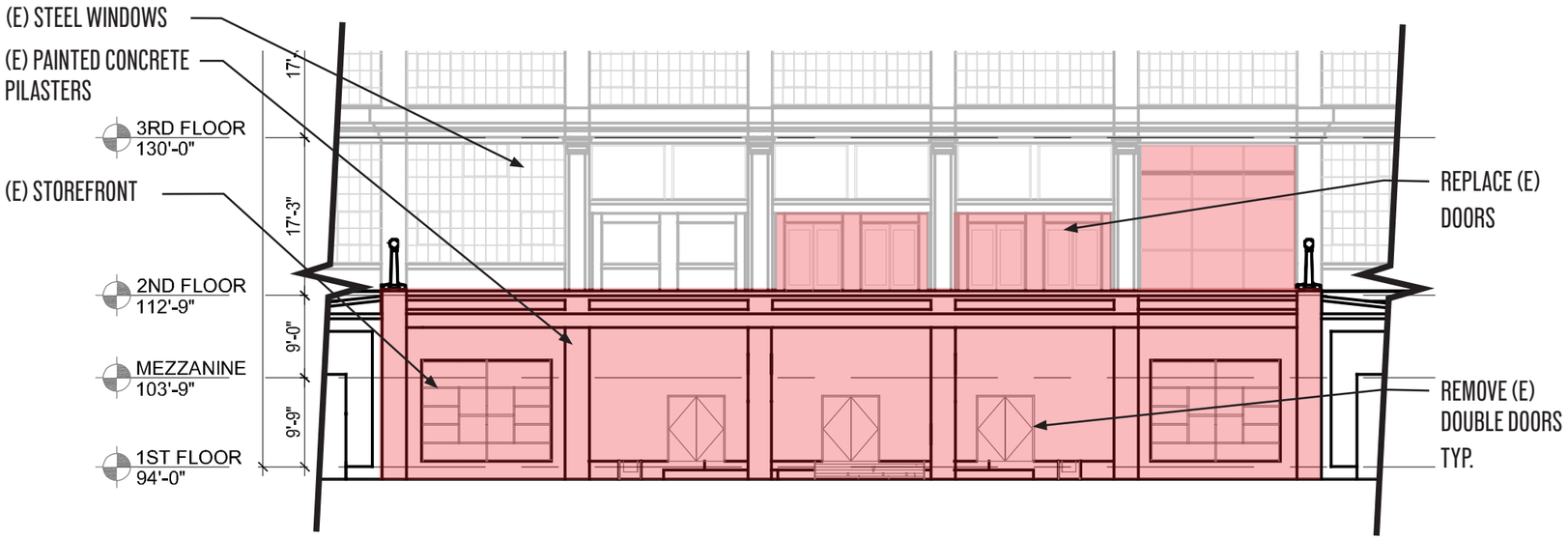


PROPOSED: SOUTH ELEVATION

LU 20-226339 HR 32" A2 C.21



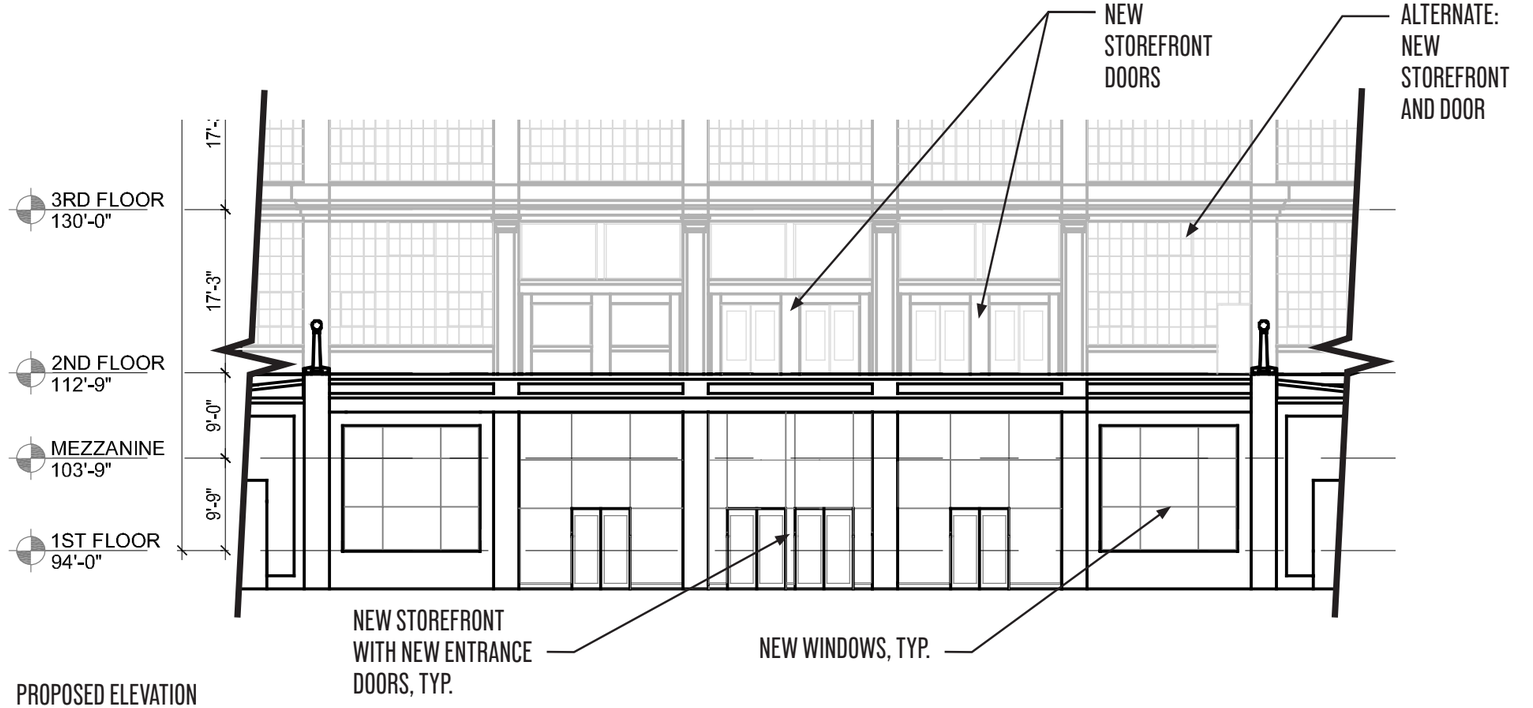
EXISTING CONDITION



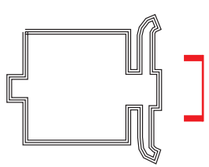
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PROPOSED CONDITION

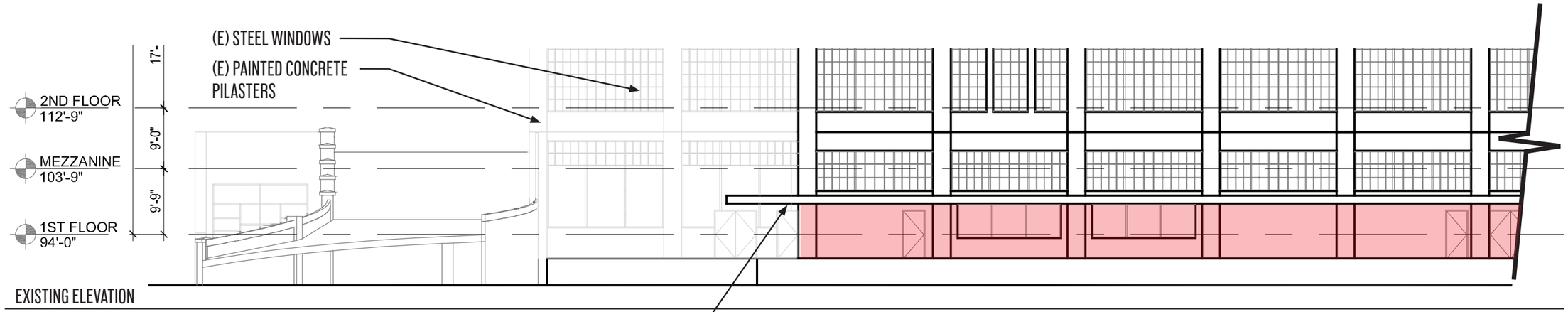


PROPOSED ELEVATION

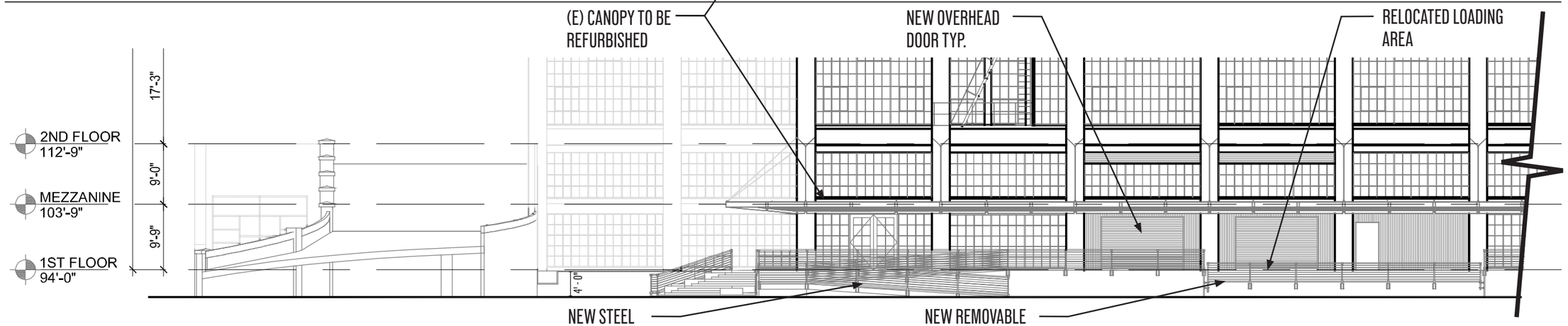


ENLARGED: EAST ELEVATION

LU 20-226339 HR A2

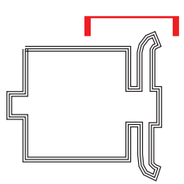


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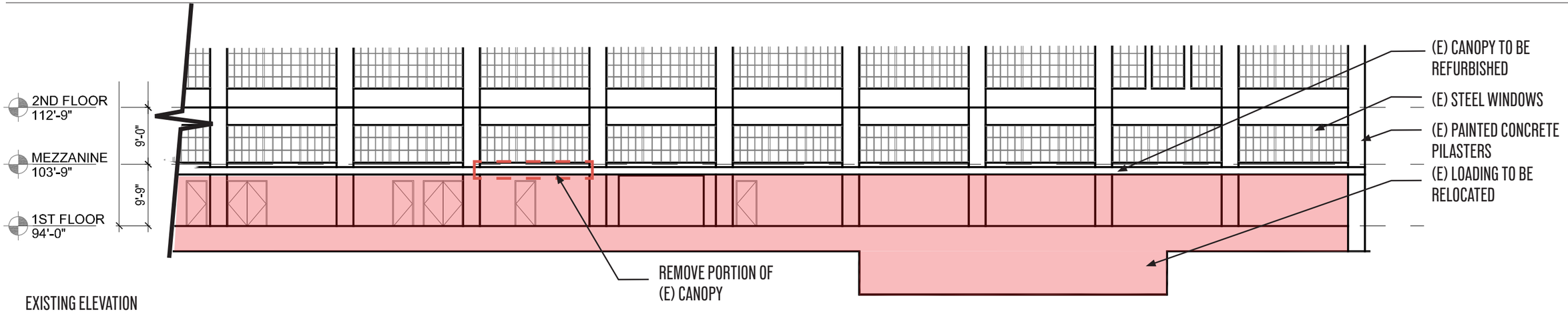


PROPOSED ELEVATION

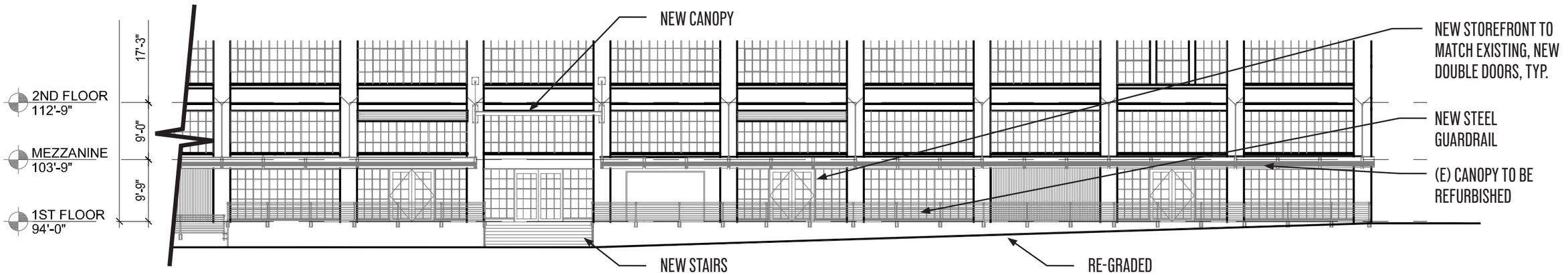




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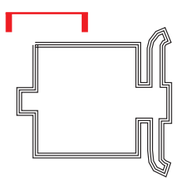
EXISTING ELEVATION



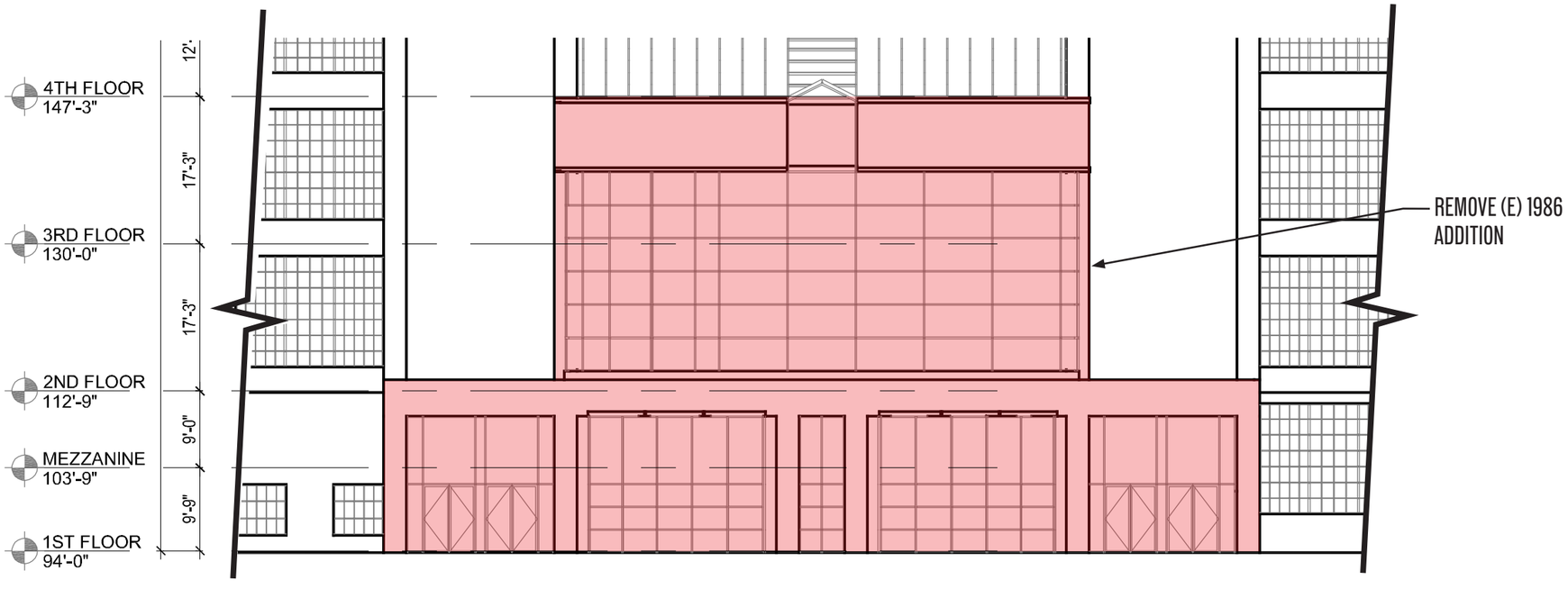
PROPOSED ELEVATION







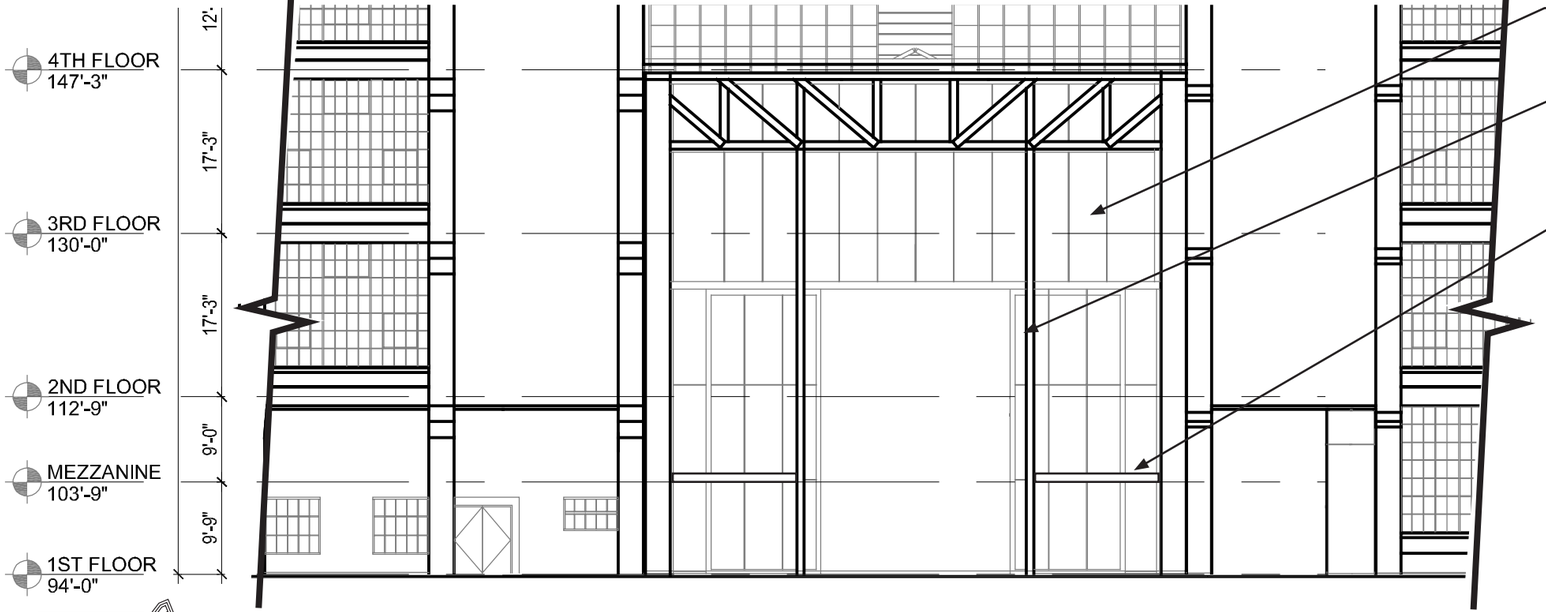
ENLARGED: NORTH ELEVATION-WEST



EXISTING ELEVATION



EXISTING CONDITION



PROPOSED ELEVATION

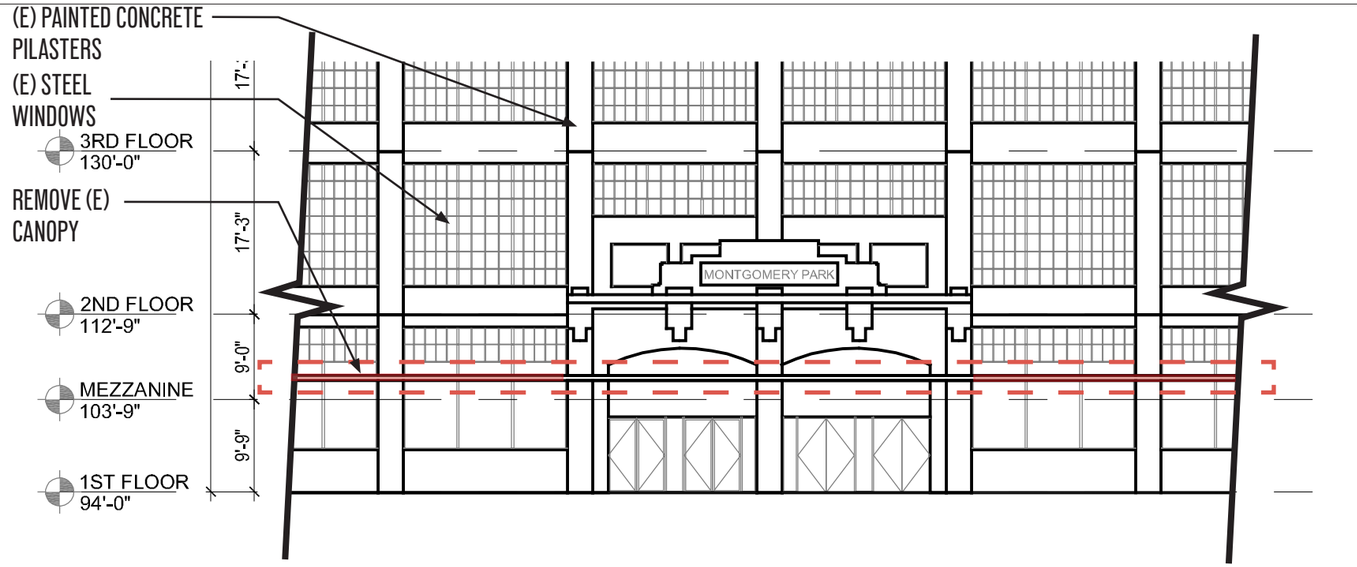


PROPOSED CONDITION

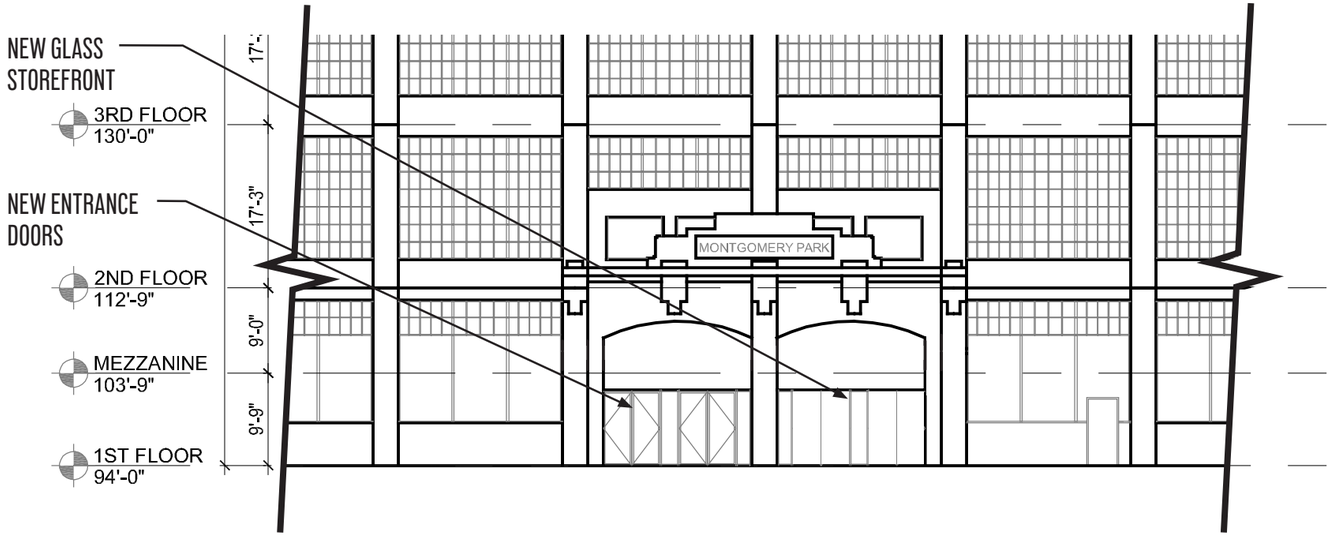
ENLARGED: WEST ELEVATION



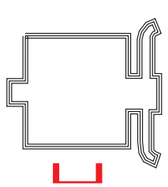
EXISTING CONDITION



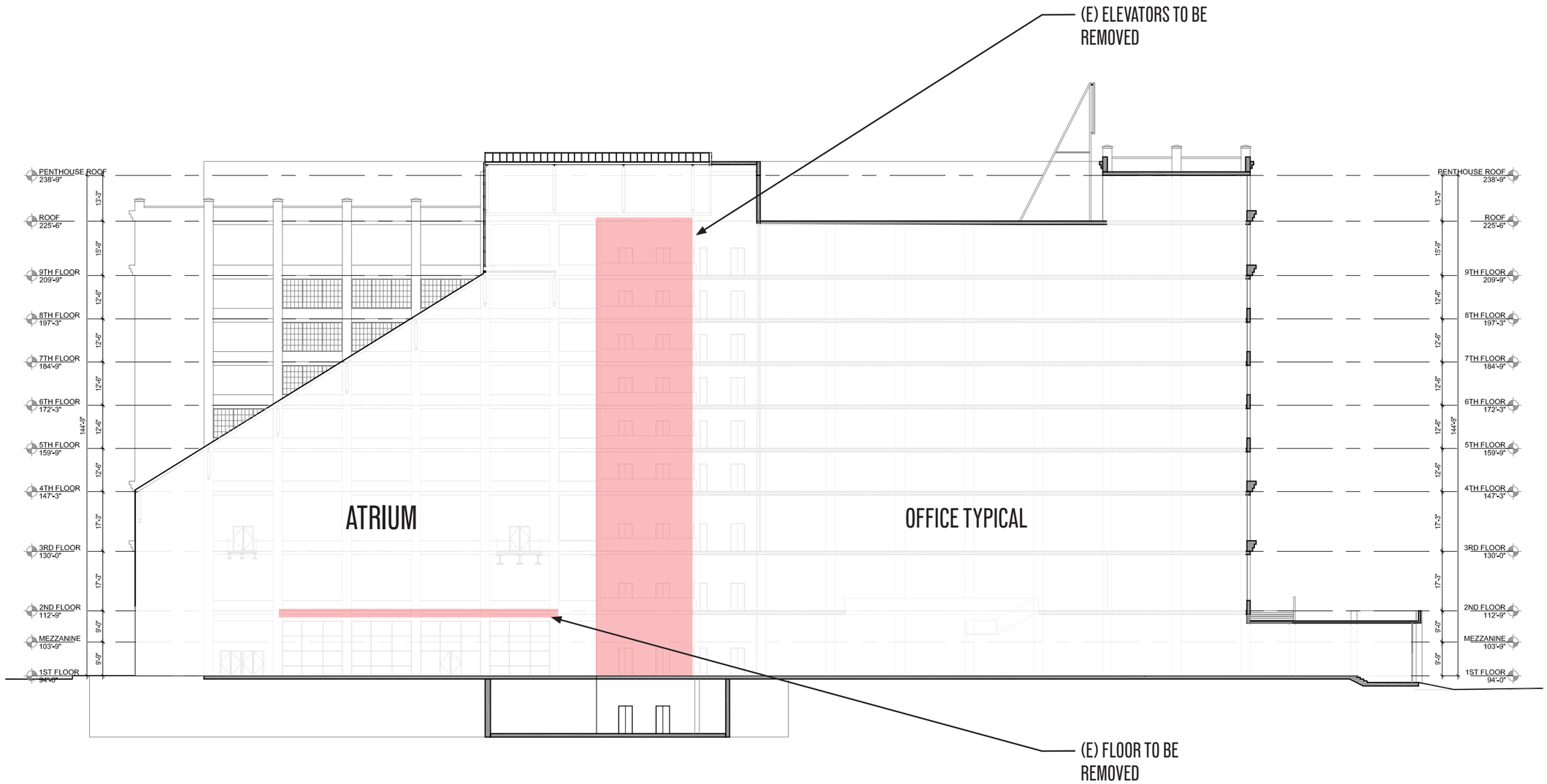
EXISTING ELEVATION

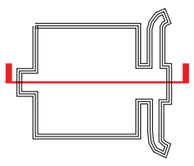


PROPOSED ELEVATION

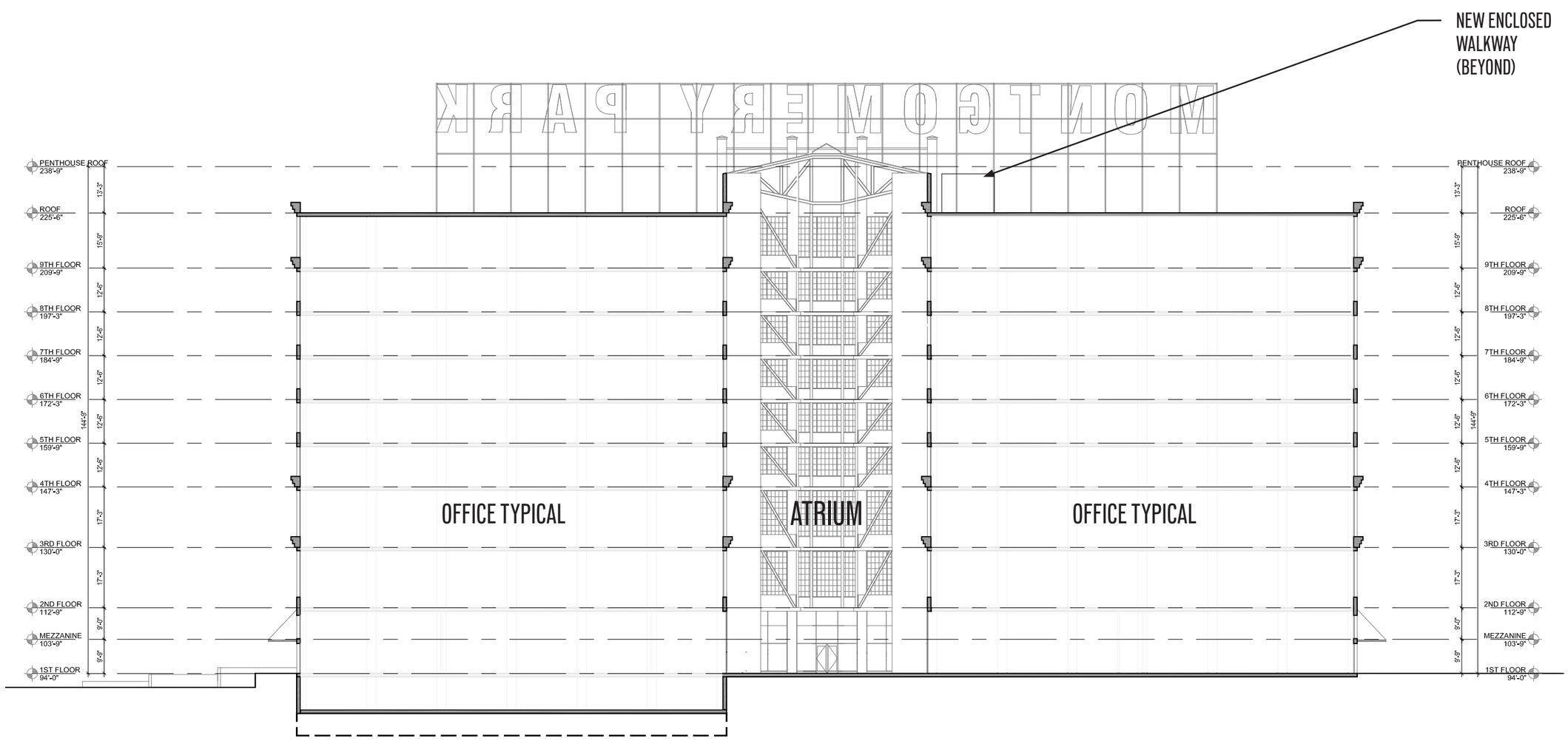


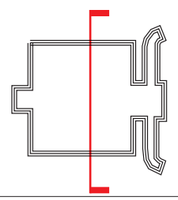
ENLARGED: SOUTH ELEVATION



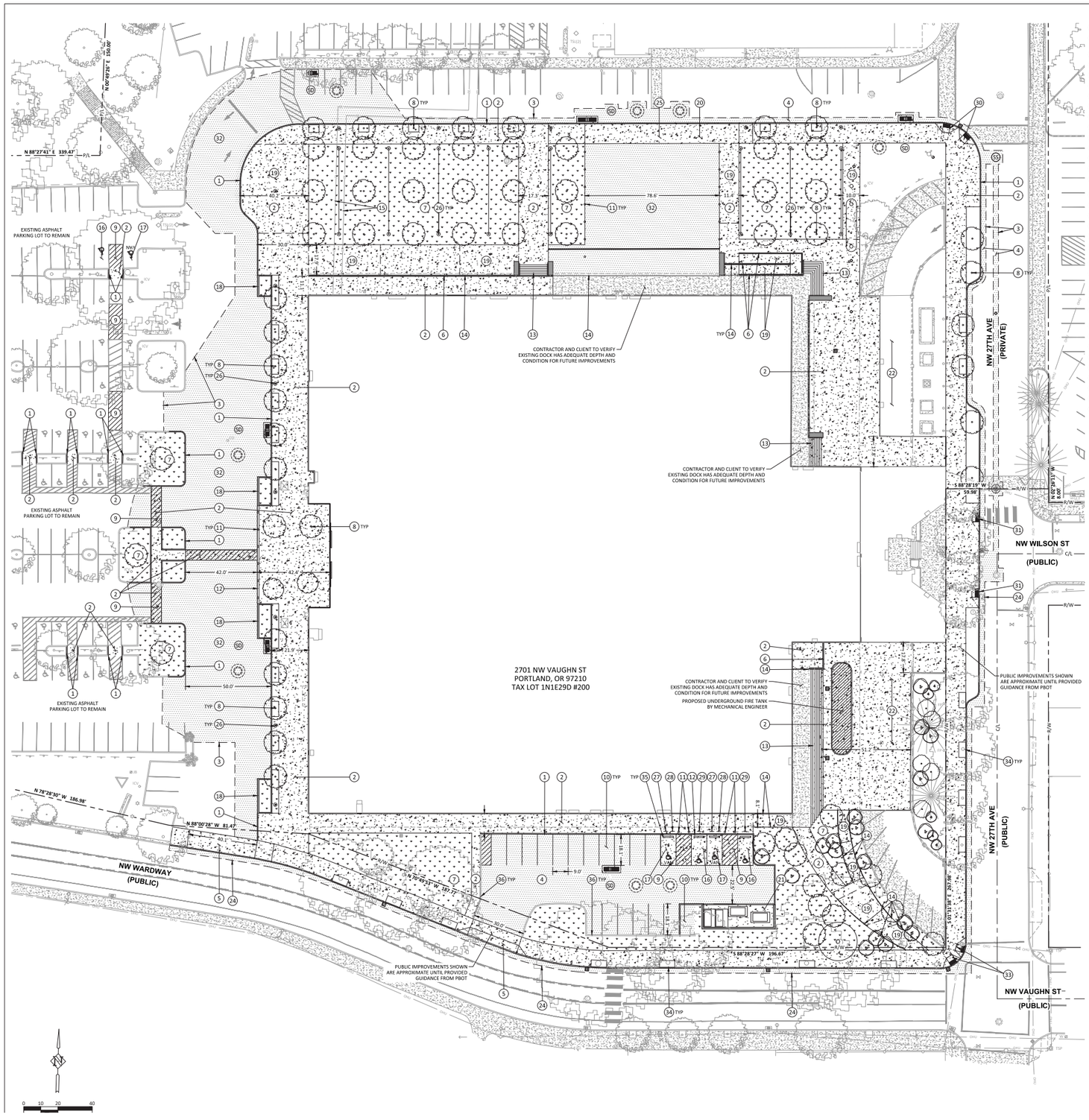


BUILDING SECTIONS: EAST-WEST





BUILDING SECTIONS: NORTH-SOUTH



CONSTRUCTION NOTES:

1. CONSTRUCT PRIVATE CURB PER DETAIL ON SHEET C500.
2. CONSTRUCT PRIVATE HARDSCAPE PER DETAIL ON SHEET C500. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR MATERIALS, COLOR, SCORING AND FINISH.
3. APPROXIMATE SAWCUT LIMITS.
4. CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C500.
5. CONSTRUCT COMMERCIAL DRIVEWAY PER SEPARATE PBOT PERMIT #THXXXX.
6. PROPOSED WALL. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
7. LANDSCAPE AREA. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
8. PROPOSED TREE. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
9. PROPOSED LOADING AREA STRIPING PER DETAIL ON SHEET C500.
10. PROPOSED PARKING STALL. REFER TO DETAILS ON SHEET C500.
11. PROPOSED BOLLARD. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
12. PROPOSED FLUSH CURB PER DETAIL ON SHEET C500.
13. PROPOSED STAIRS. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
14. PROPOSED HANDRAIL. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
15. EXISTING 12" WATER LINES TO BE PROTECTED. CONTRACTOR TO FIELD VERIFY DEPTH AT MULTIPLE LOCATIONS PRIOR TO CONSTRUCTION.
16. PROPOSED STANDARD ACCESSIBLE PARKING STALL. REFER TO DETAILS ON SHEET C500.
17. PROPOSED VAN ACCESSIBLE PARKING STALL. REFER TO DETAILS ON SHEET C500.
18. PROPOSED RAISED PLANTER. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
19. PROPOSED RAMP.
20. PROPOSED LOADING DRIVEWAY.
21. PROPOSED ELECTRICAL VAULT ENCLOSURE. REFER TO ARCHITECTURAL PLANS FOR INFORMATION.
22. EXISTING RAMP OVERHEAD. REFER TO LANDSCAPE PLAN FOR INFORMATION.
24. SAWCUT, REMOVE AND REPLACE CURB, ASPHALT AND SIDEWALK UNDER SEPARATE PERMIT. REFER TO PBOT PLAN #THXXXX.
25. CONSTRUCT PRIVATE HEAVY DUTY CONCRETE PER DETAIL ON SHEET C500.
26. PROPOSED SITE LIGHTING. REFER TO LANDSCAPE ARCHITECT'S PLANS FOR INFORMATION.
27. INSTALL RESERVED PARKING SIGN AND VAN ACCESSIBLE PARKING SIGN ON POST PER DETAILS ON SHEET C500.
28. INSTALL ACCESS AISLE SIGN ON POST PER DETAILS ON SHEET C500.
29. INSTALL RESERVED PARKING SIGN ON POST PER DETAILS ON SHEET C500.
30. PROPOSED CURB RAMP PER DETAIL ON SHEET C500.
31. PROPOSED MID BLOCK RAMP UNDER SEPARATE PERMIT. REFER TO PBOT PLAN #THXXXX.
32. CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT SECTION PER DETAIL ON SHEET C500.
33. PROPOSED CURB RAMP UNDER SEPARATE PERMIT. REFER TO PBOT PLAN #THXXXX.
34. PROPOSED TREE WELL UNDER SEPARATE PERMIT. REFER TO PBOT PLAN #THXXXX.
35. PROPOSED WHEELSTOP PER DETAIL ON SHEET C500.
36. EXISTING CURB TO REMAIN, PROTECT IN PLACE.

GENERAL NOTES:

1. REFER TO LANDSCAPE PLANS FOR DETAILS OF FLATWORK AND PLANTER AREAS.
2. ALL CONCRETE REMOVALS SHALL BE TO THE NEAREST WEAKENED PLANE JOINT OR SCORE MARK.

CIVIL: PROPOSED



LANDSCAPE: PROPOSED PLAN

LU 20-226339 HR

NOTICE OF PUBLIC HEARING



Design Advice Request

MONTGOMERY PARK ALTERATIONS

CASE FILE	**EA 20-209785 DA**
WHEN	**Comments are due by DECEMBER 14, 2020 @ 1:30 PM** *(Due to the public health emergency, there will be no in-person meeting for this DAR.)*
WHERE	**ONLINE: Link to drawings is available at** **www.portlandoregon.gov/bds/hlcagenda**
HOW	**Email comments to planner: hillary.adam@portlandoregon.gov**
REVIEW BY	**HISTORIC LANDMARKS COMMISSION**
PROCESS	A **Design Advice Request** is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	Design Advice Request for proposed alterations to the Montgomery Park building, an individually listed landmark on the National Register of Historic Places. Alterations include: removal of the 1980 west entry and reconfiguration of this entry, reconfiguration of northern loading docks for outdoor use, reconfiguration of the eastern ramp and parking areas for pedestrian use, reconfiguration of eastern ground level entry, replacement of aluminum windows installed in 1980 and repair and potential replacement of existing historic windows, and addition of a rooftop penthouse. A Modification to maximum height would be required for the proposed penthouse.
REVIEW APPROVAL CRITERIA	• 33.846.060.G (1-10) Other approval criteria • 33.846.070, Modifications Considered During Historic Resource Review
SITE ADDRESS	2701 NW Vaughn Street
ZONING/ DESIGNATION	**EXd** – Central Employment with Design and Historic Resource Protection Overlays **Historic Landmark, individually listed in the National Register of Historic Places**
FURTHER INFO	Available online at ***www.portlandoregon.gov/bds/hlcagenda*** or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	**Hillary Adam, City Planner** **(503) 823-8953 / Hillary.Adam@PortlandOregon.gov** Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ภาษาและบริการ ที่ ภาษาอะฟิเบาย
Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

503-823-7300 | BDS@PortlandOregon.gov | www.PortlandOregon.gov/bds/translated | TTY: 503-823-6868 Relay Service: 711

Northwest District Association

November 12, 2020

Bureau of Development Services

1900 SW 4th Avenue
Portland, Oregon 97201

RE: EA 20-204819 – 2701 NW Vaughn – Montgomery Park

The NWDA Planning Committee has reviewed the EA materials with the applicant's representatives for the above referenced project. We offer the following comments for your consideration:

There is general support from the committee for:

1. the overall approach to all of the building frontages, with the possible exceptions of:
    a. the programming of the eastern portion of the south frontage, the parking lot and the Vaughn St street edge;
    b. and clarification of the relationship of the proposed uses with the grade conditions on the north frontage;
2. the reorganization of the ground floor and its circulation;
3. organizing the ground floor into quadrants and amplifying the resulting four cardinal entrances;
4. opening up the atrium;

Best Regards,
Northwest District Association Planning Committee

Steve Pinger
member, NWDA Planning Committee

A3

Scott Martin

From: Katherine Schultz
Sent: Tuesday, December 15, 2020 7:49 AM
To: steve@ssadev.com
Cc: Cody McNeal; Scott Martin
Subject: FW: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park
Attachments: BDS 2020 11 12 - 2710 NW Vaughn - PA comments .pdf

Steve
Thank you for taking the time to share your comments for Montgomery Park. It is greatly appreciated.

We will likely be submitting our design review package in the next few weeks and will be looking to set up a neighborhood meeting prior to the hearing which will likely in late February early March; therefore, a meeting in January would be great. Would you mind letting me know who we should coordinate that with? If you're not sure, no worries, I will have Hillary advise us.

Happy Holidays
Kat

KATHERINE SCHULTZ, AIA
Director, She/Her

GBD Architects Incorporated
1120 NW Couch St., Suite 300 Portland, OR 97209
O (503) 224-9656 D (503) 548-2390 M (503) 708-4789

Please note: GBD will be closed Dec 25-Jan 3

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Sent: Monday, December 14, 2020 4:53 PM
To: Katherine Schultz <Katherine@gbdarchitects.com>; Scott Martin <Scott@gbdarchitects.com>
Subject: Fw: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

FYI - Received these today!

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Steve Pinger <steve@sspdev.com>
Sent: Monday, December 14, 2020 12:42 PM
To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Subject: RE: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

hi Hillary; please include the attached NWDA comments in the HRC packet for this afternoon's DAR.

thanks

Steve

From: Steve Pinger <steve@sspdev.com>
Sent: Wednesday, December 02, 2020 10:54 AM
To: 'Adam, Hillary' <Hillary.Adam@portlandoregon.gov>
Subject: RE: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

thanks Hillary; this appears to be the same as the previous set.

Are they trying to only review the exterior work, and intending to not discuss any of the interior program changes and reorganizing that is driving the exterior work? The Oct 13 EA submittal seemed more complete.

Steve

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Sent: Wednesday, December 02, 2020 10:22 AM
To: Steve Pinger <steve@sspdev.com>
Subject: Re: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

I don't see it posted yet, so I attached them here for you. The memo will be out next week.

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Steve Pinger <steve@sspdev.com>
Sent: Wednesday, December 2, 2020 10:16 AM
To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Subject: RE: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

hi Hillary; has this been posted?

Steve

A3

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Sent: Tuesday, November 17, 2020 10:01 AM
To: Steve Pinger <steve@sspdev.com>
Subject: Re: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

Hi Steve,

It is not posted yet. Attached is the set that was submitted with the application.
I expect an updated set next Monday and we will post that to E-files.

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Steve Pinger <steve@sspdev.com>
Sent: Tuesday, November 17, 2020 9:52 AM
To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Subject: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

hi Hilary; unable to access the DAR submittal on Efiles. Are they posted?

thanks

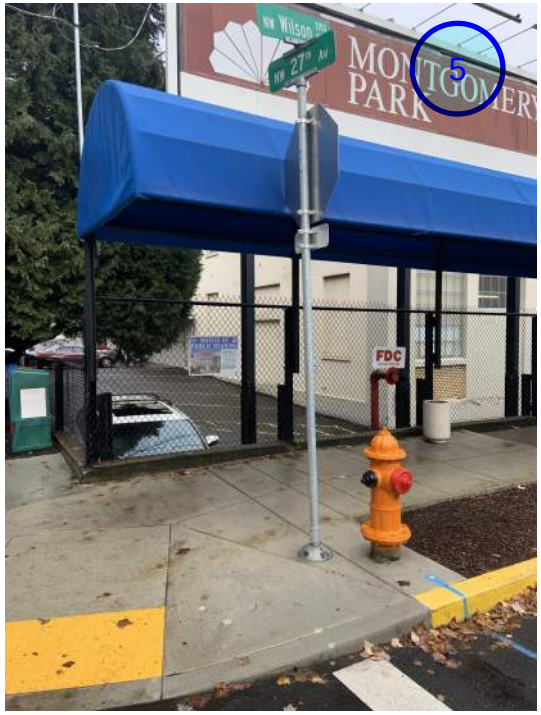
Steve
Steve Pinger | 503 807 3601
NWDA Director, NWNW Director


1
NOTICE OF PUBLIC HEARING

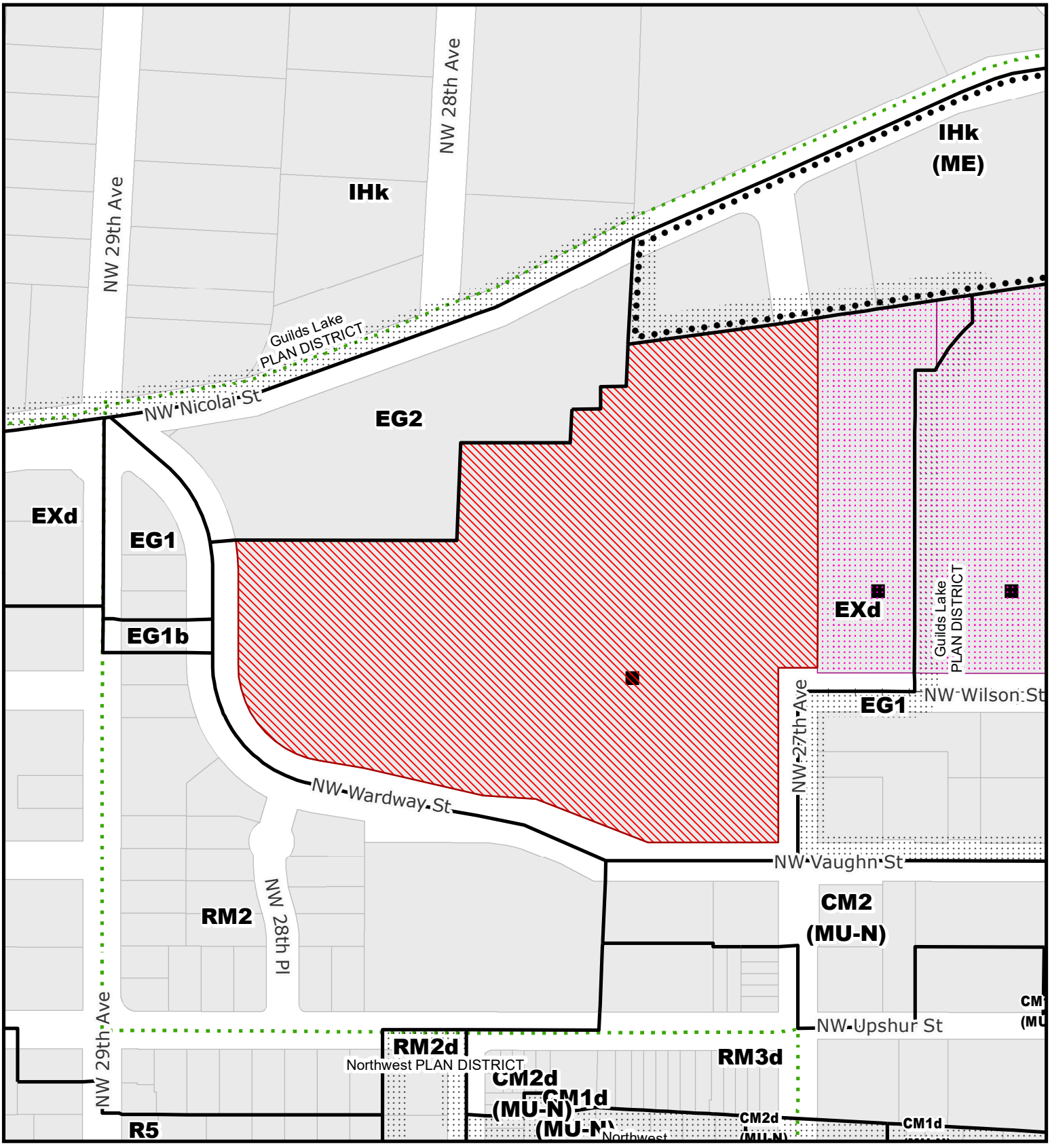

2


3


4
NOTICE OF PUBLIC HEARING


5
NW Wilson
NW 27TH AV
MONTGOMERY PARK
FDC


6



ZONING

NORTH

Site

Also Owned Parcels

Historic Landmark

Recreational Trails

File No.	LU 20 - 226339 HRM
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29D 200
Exhibit	B Dec 24, 2020

GBD

MONTGOMERY PARK REPOSITIONING

DESIGN DRAWINGS

Historic Review Application / June 7, 2021
Revision Date / July 19, 2021

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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

LU 20-226339 HRM



EXHIBIT C: DESIGN DRAWINGS

SECTION	CONTENTS	PAGE
C	CONTENTS	C.2
	PROJECT OVERVIEW	C.3
	ZONING SUMMARY	C.4
	BOUNDARY PLAN	C.5
	EXISTING SITE PLAN	C.6
	EXISTING CONDITIONS PHOTOS	C.7
	PROPOSED SITE PLAN	C.8
	FLOOR PLANS	C.9
	ROOF PLAN	C.12
	EXISTING & PROPOSED ELEVATIONS	C.13
	East, North, West, South	
	BUILDING SECTION	C.21
	ENLARGED ELEVATIONS, MATERIALS & DETAILS	C.22
	East Entry	
	Northeast Courtyard	
	Southeast Courtyard	
	North Entry	
	West Entry	
	South Entry	
	Penthouse	
	SIGHTLINES: PENTHOUSE TERRACE	C.43
	TRANSFORMER YARD	C.44
	CIVIL PLANS	C.45
	Existing Conditions	
	Site Plan	
	Grading Plan	
	Utility Plan	
	EXTERIOR LIGHTING PLANS	C.49
	Site Lighting Plan	
	Building Mounted Lighting	
	Rooftop Lighting	
	LANDSCAPE PLANS	C.52
	Overall Plan	
	Enlarged Quadrant Plans	
	Materials	
	Trees	
	Shrubs & Groundcovers	
	CUT SHEETS	C.73

APPENDIX

SECTION	CONTENTS	PAGE
A	VICINITY MAP	APP. 2
	RENDERINGS	APP. 4
	LONG TERM BICYCLE DIAGRAM	APP. 6
	TRUCK TURNING DIAGRAM	APP. 7
	FAR DIAGRAM	APT. 8

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City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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CONTENTS



Promotional postcard for Montgomery Ward & Co.

Montgomery Park was constructed in two phases with the south and east completed in 1920 and the north completed in 1936 to create a U-shaped footprint that opens to the west. The building is nine stories tall. The building was owned and operated by Montgomery Ward as a warehouse until the 1970s. The building was renovated in the 1980s for office use. The renovation included the reorientation from the east to the west and enclosing the space with a glass atrium and protruding entry. At the east end of the roof are a small penthouse and a large sign spanning the elevation reading "MONTGOMERY PARK".

The proposed scope of work includes removal of the 1980s west entrance and its replacement with a new entry; window repair, and site improvements.

The use of the building will remain office with augmented amenities and revisions to the ground level to promote a friendlier and more usable outdoor realm for the building occupants and community at large. Additionally, interior improvements will create greater connectivity within, and to, the outdoor improvements.

The project proposes to make changes to vehicular traffic and access. The west drive entrance will be revised to support the removal of the 1986 entry lobby. Parking and loading to the north will be improved to better accommodate pedestrian access and manage delivery truck traffic. The east ramps will be repurposed to provide pedestrian -friendly outdoor space and accessible route to the upper east entry doors. The south parking entrance will be reconfigured to facilitate short-term parking and light delivery.

Building improvements include a structural upgrade with new interior shear walls and safety upgrades to exisitng windows.

Approved
City of Portland
Bureau of Development Services

Planner _____

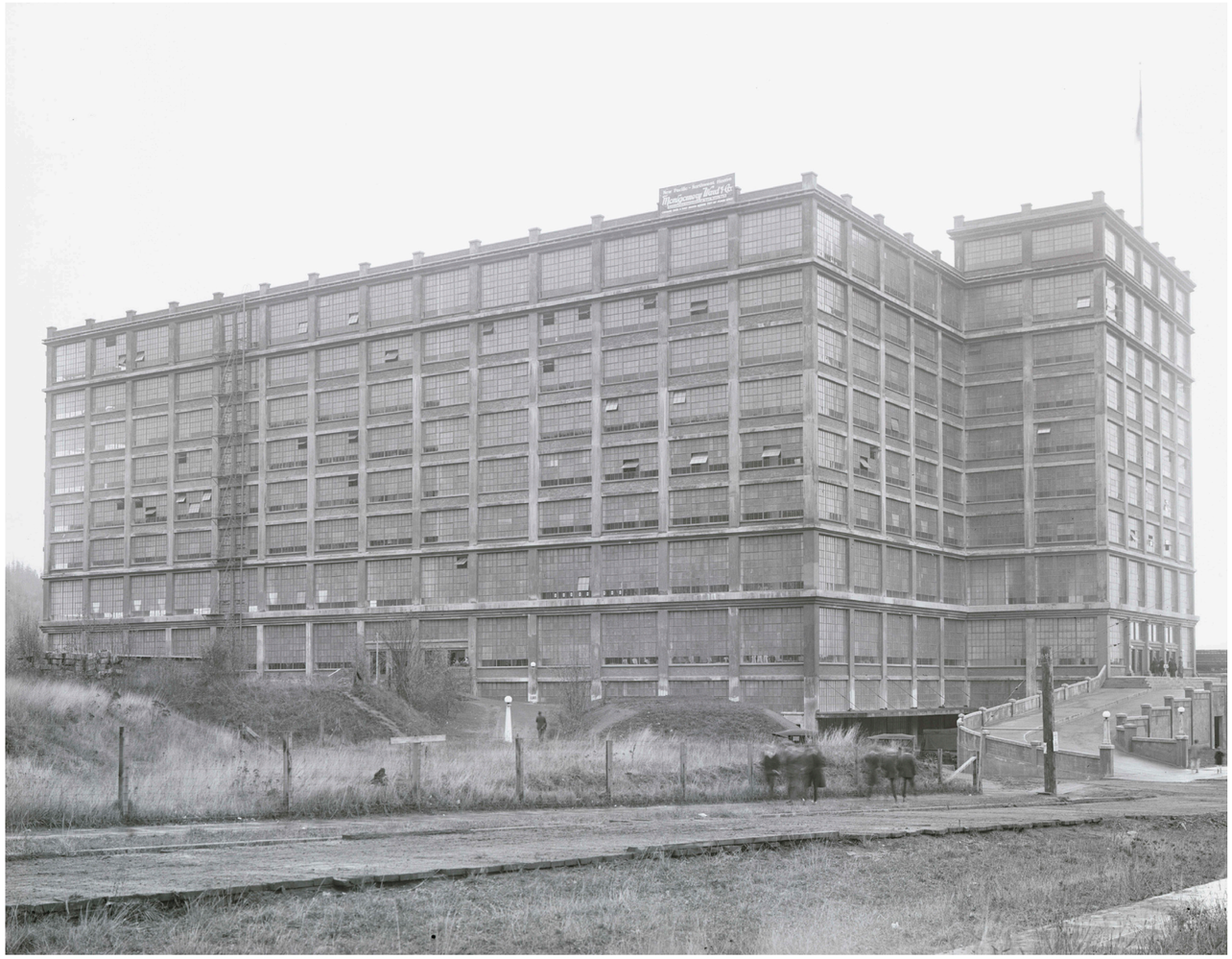
Date 7/26/21

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PROJECT OVERVIEW

SITE INFORMATION

ADDRESS	2701 NW Vaughn Street Portland, OR 97210 Multnomah County
SITE AREA	10.97 ACRES
BASE ZONING	EX - Central Employment
MAX HEIGHT	65'-0" + Bonus Height = none Current height =141'-0"
FAR	Base FAR=3:1 to max 6:1 Current FAR = 1.51:1
OVERLAY	d – Design
PLAN DISTRICT	None
SUBDISTRICT	None
NEIGHBORHOOD	Northwest District Association
APPLICABLE GUIDELINES	Commmunity Design Guidelines
APPLICABLE APPROVAL CRITERIA	Historic Resource Review 33.846.060.G. Other Approval Criteria
PRE-APPLICATION CONFERENCE	November 17, 2020
DESIGN ADVICE HEARING	December 14, 2020



Southeast corner - date unknown

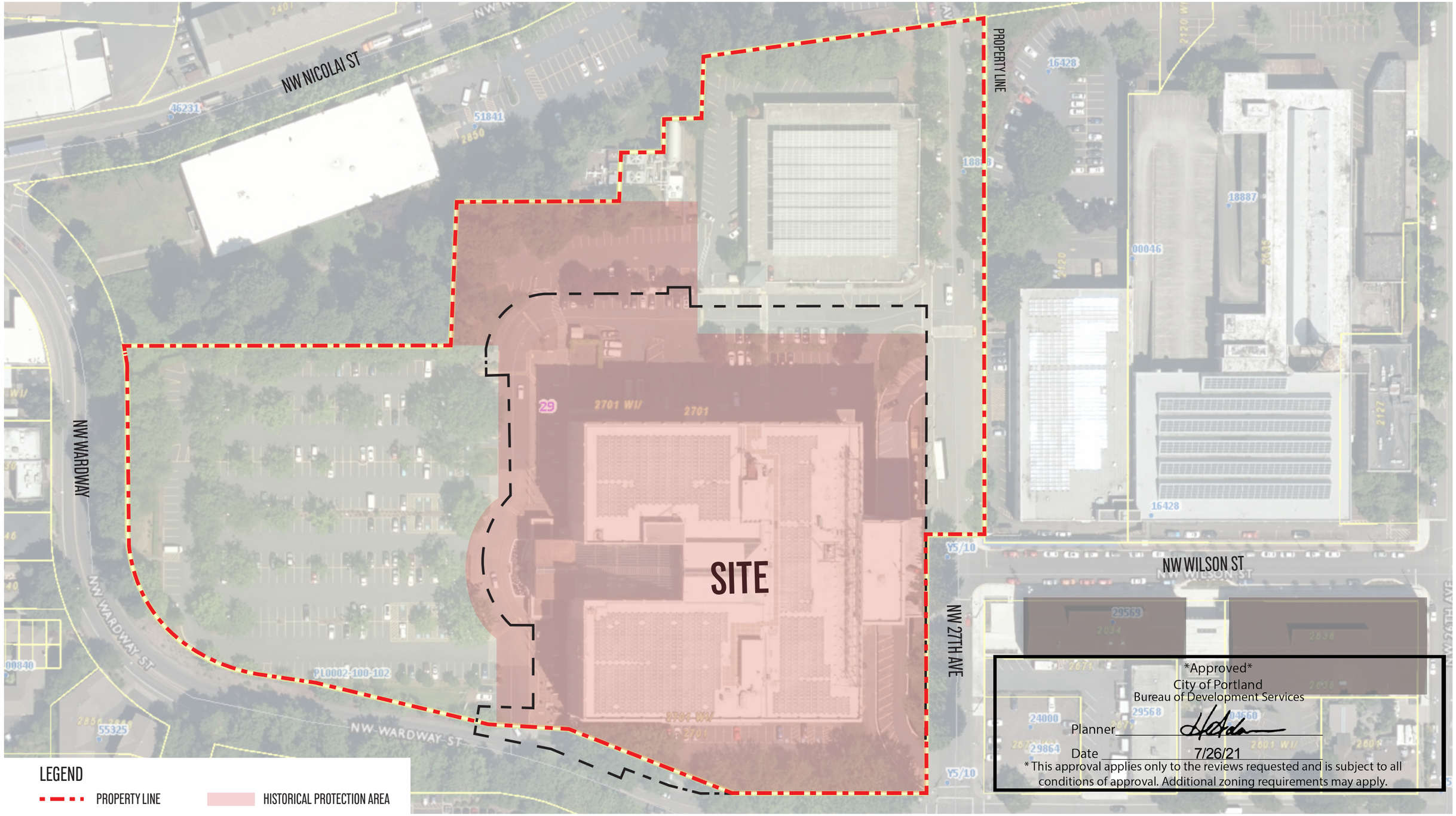
Approved
City of Portland
Bureau of Development Services

Planner _____

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ZONING SUMMARY



BOUNDARY PLAN

SCOPE OF WORK

LOADING DOCK

F

EXISTING EMERGENCY GENERATOR & TRANSFORMERS

MONTGOMERY PARK

STREET LEVEL ENTRY

NW WILSON ST

B

D

A

NW WARDWAY ST

SCOPE OF WORK

E

C

NW 27TH AVE

NW VAUGHN ST

Approved
City of Portland
Bureau of Development Services

Planner

Date 7/26/21

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EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN

EXISTING PEDESTRIAN AREAS

EXISTING PEDESTRIAN ENTRANCE

ACCESSIBLE ENTRY

BICYCLE ENTRY

DIRECTION OF VEHICULAR TRAFFIC

PARKING TO BE REMOVED

A EXISTING CONDITIONS PHOTO

SITE PLAN: EXISTING

0 16' 32' 64'

LU 20-226339 HRM

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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A



B



C



D

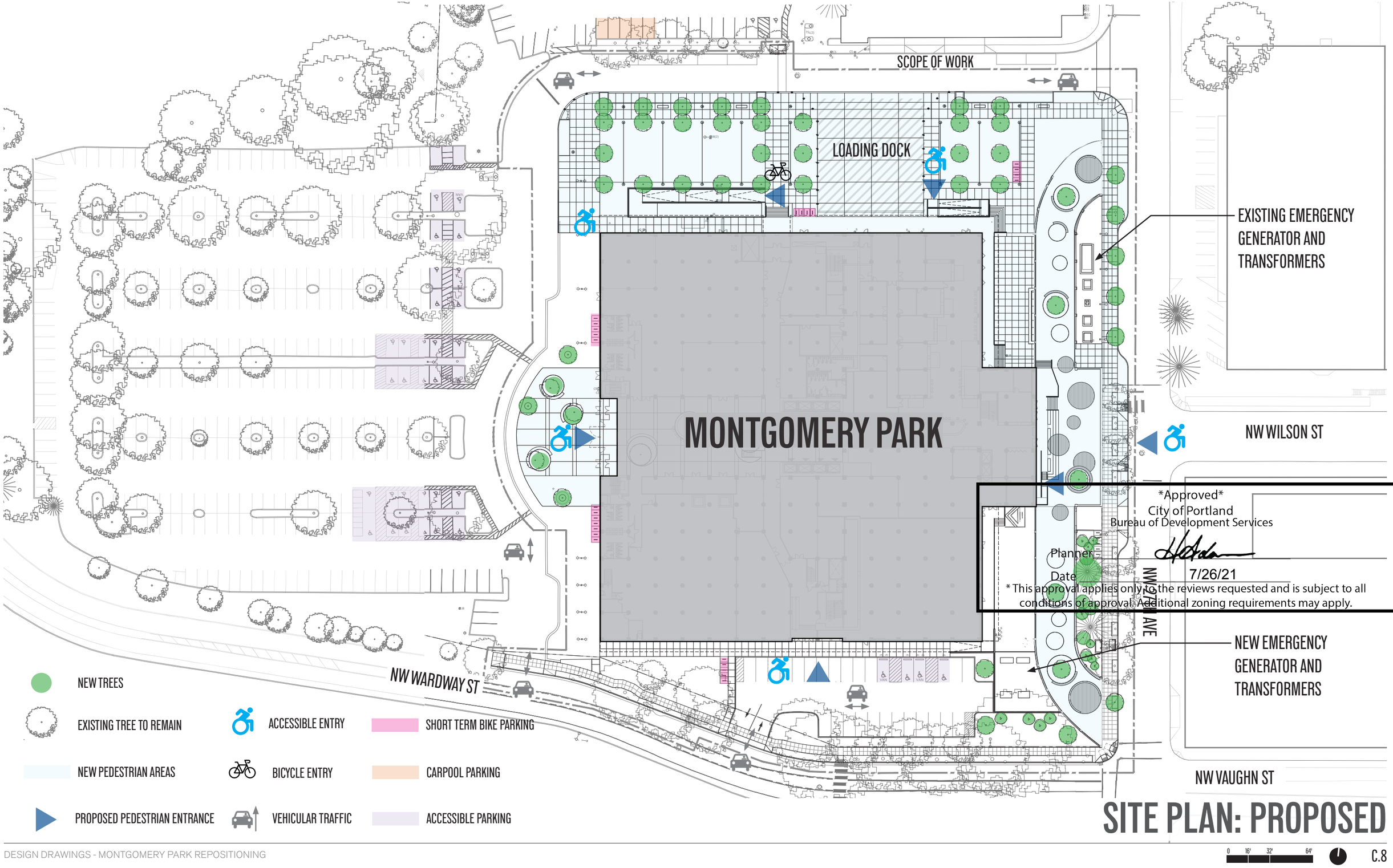


E

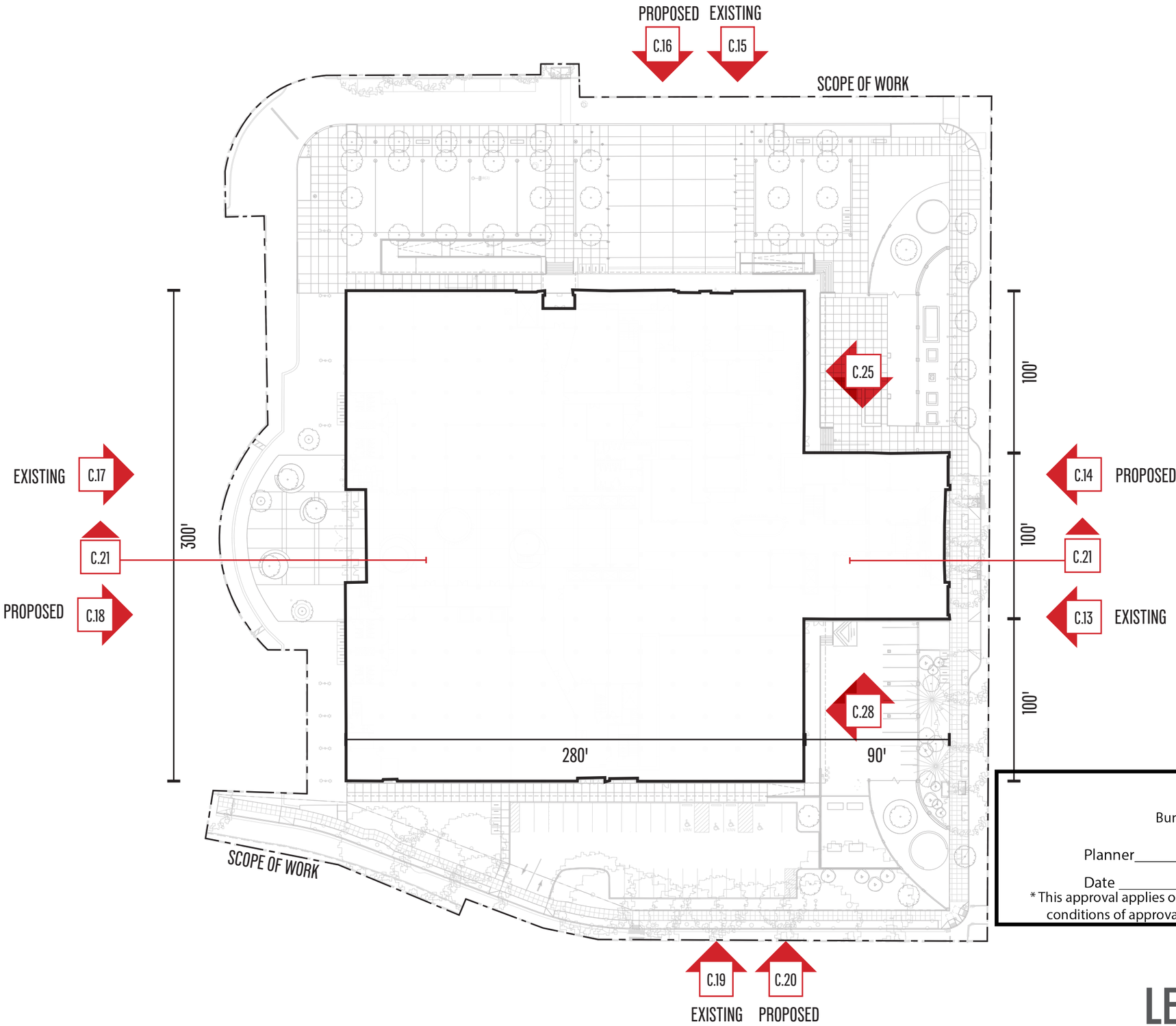


F

EXISTING CONDITIONS



SITE PLAN: PROPOSED



Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

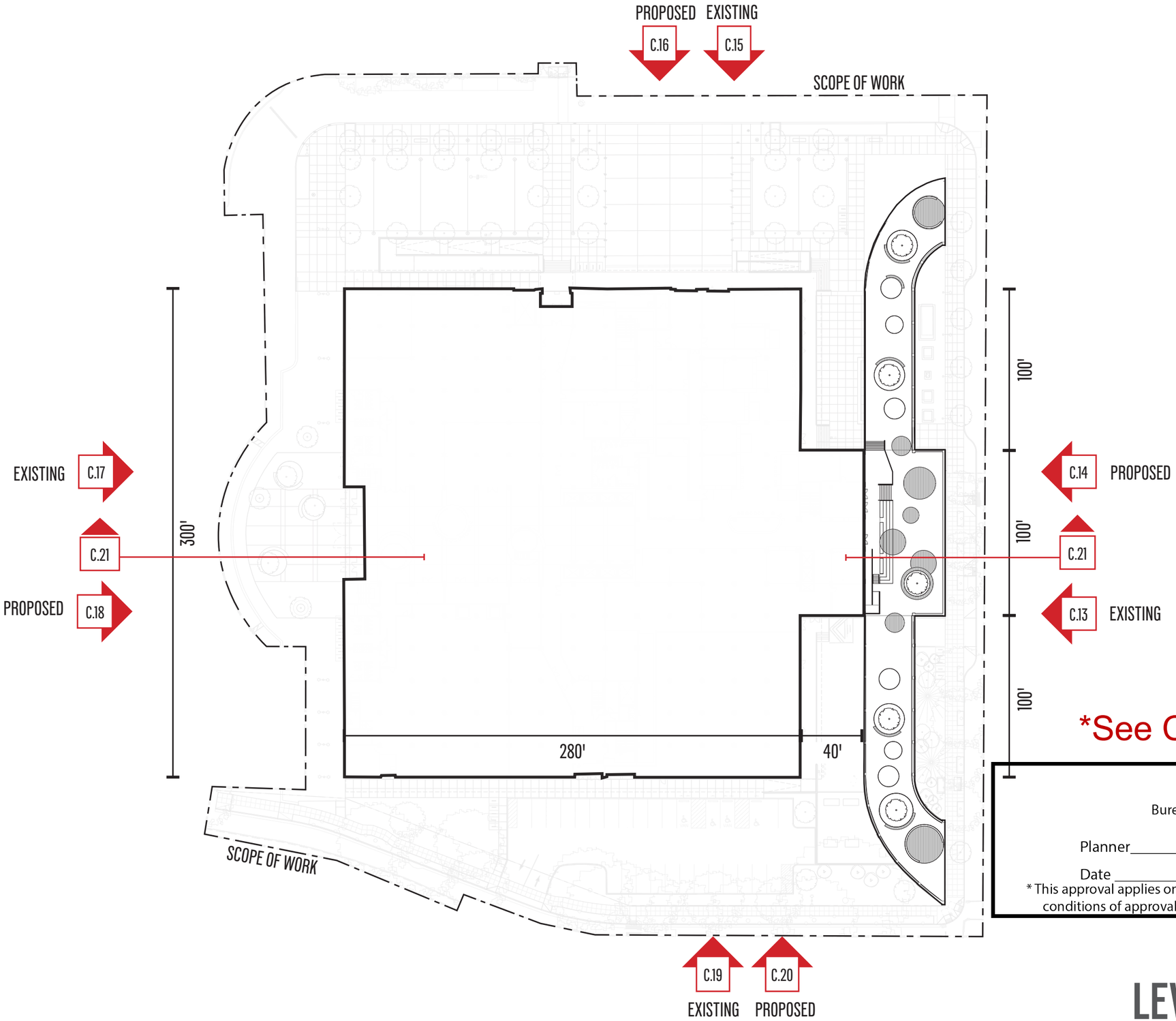
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LEVEL 01 FLOOR PLAN

0 16' 32' 64'

C.9

LU 20-226339 HRM



*See Condition E

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

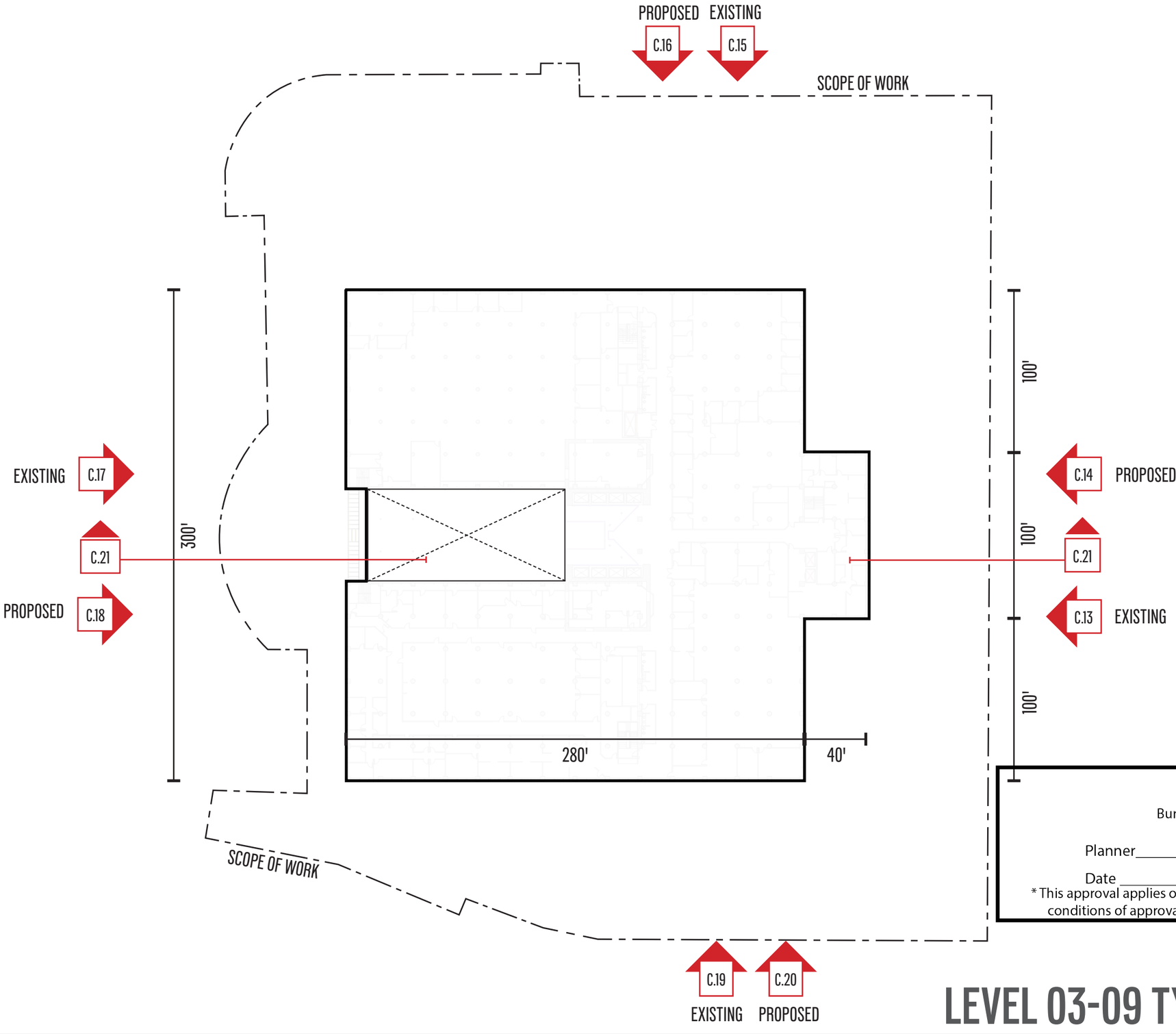
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LEVEL 02 FLOOR PLAN

0 16' 32' 64'

C.10

LU 20-226339 HRM



Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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

*NO NEW WORK ON THESE LEVELS

LEVEL 03-09 TYPICAL FLOOR PLAN

PROPOSED C.16 EXISTING C.15

SCOPE OF WORK

NEW EXHAUST FANS

EXISTING SOLAR PANELS

EXISTING C.17

C.21

PROPOSED C.18

300'

STAIR 3

ELEVATOR MACHINE ROOM

ELEVATOR MACHINE ROOM

ELEVATOR MACHINE ROOM

STAIR 4

GENERATOR ROOM

STAIR 2

280'

40'

100'

100'

100'

C.14 PROPOSED

C.21

C.13 EXISTING

NEW STAIR & GUARDRAIL

NEW WHEELCHAIR LIFT AND ELEVATOR OVERRUN

NEW OPEN AIR PATH OF EGRESS

ROOF TERRACE

SCOPE OF WORK

Approved
City of Portland
Bureau of Development Services

Planner _____

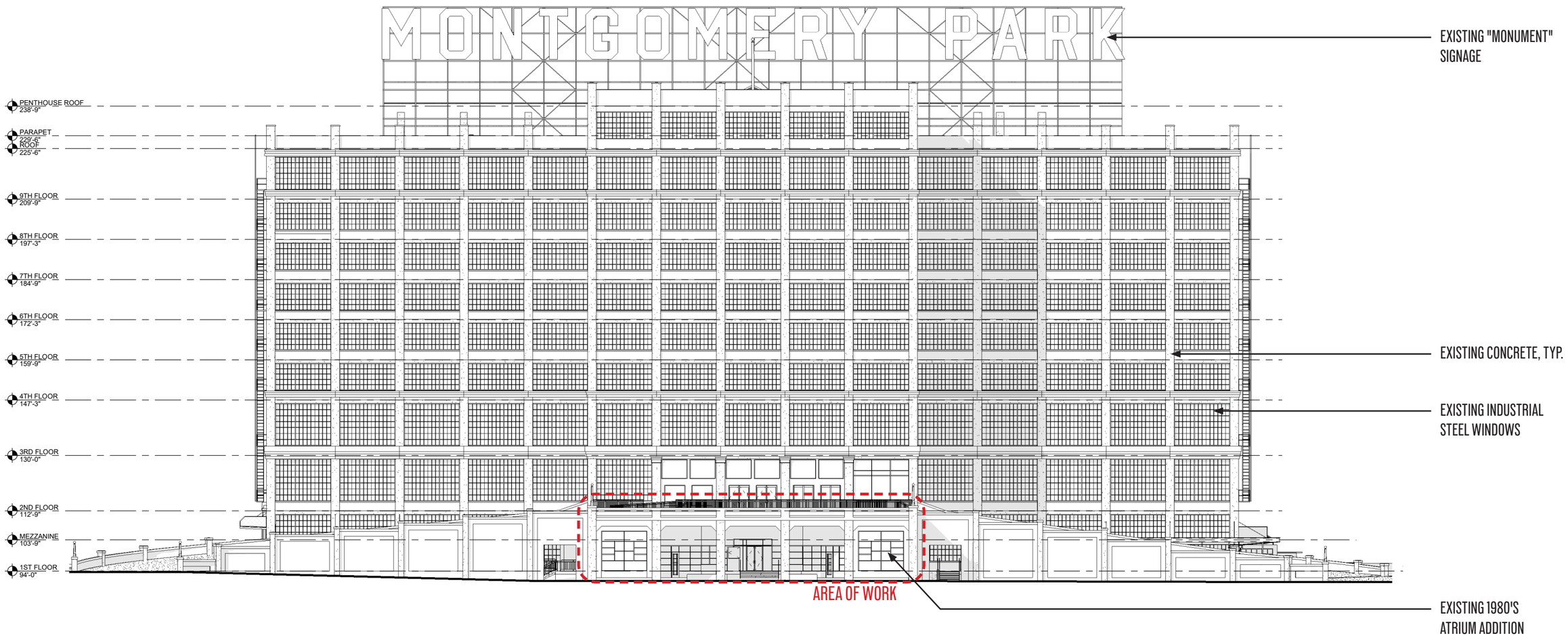
Date 7/26/21

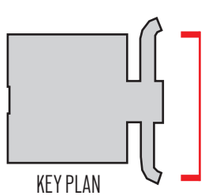
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C.19 EXISTING

C.20 PROPOSED

ROOF PLAN





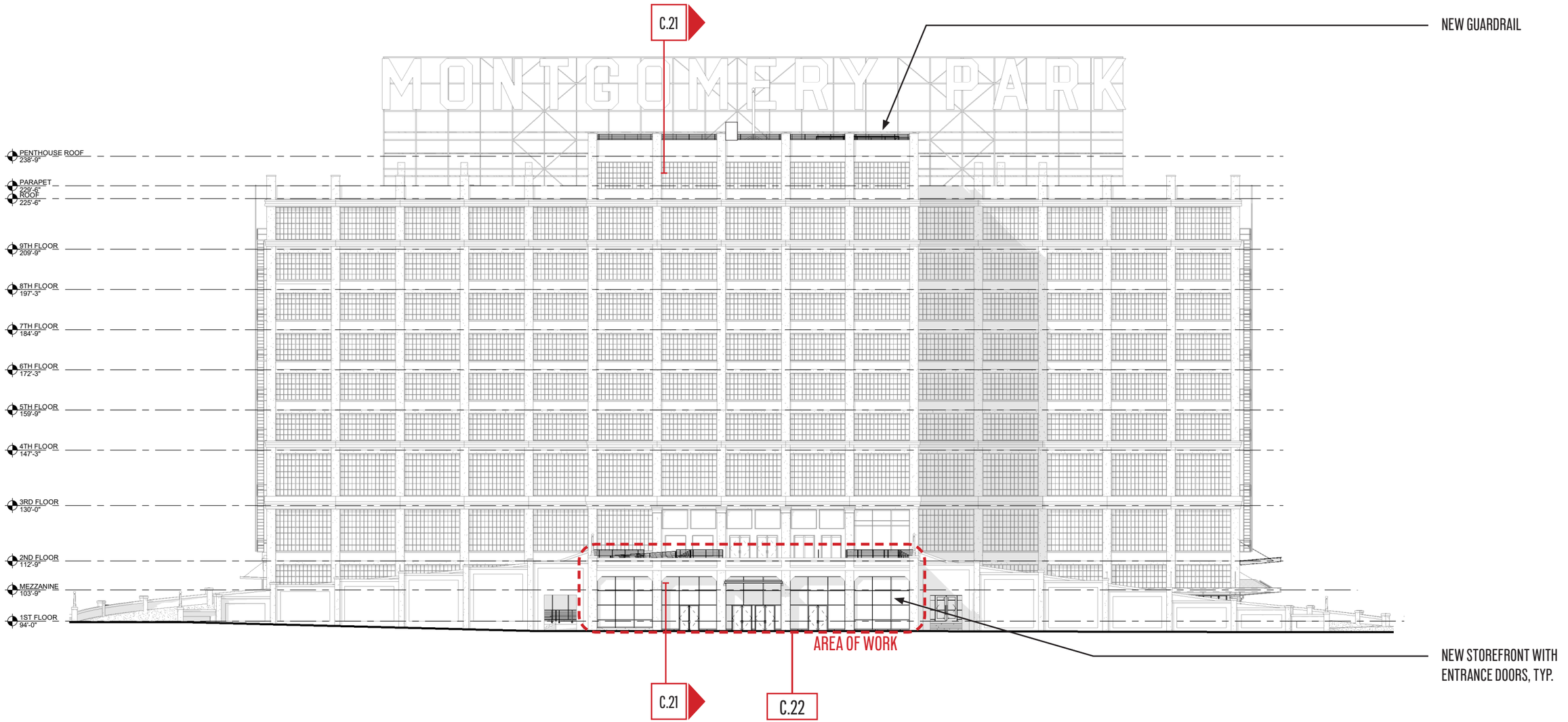
Approved
City of Portland
Bureau of Development Services

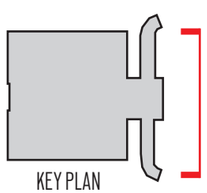
Planner _____

Date 7/26/21

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EXISTING: EAST ELEVATION





Approved
City of Portland
Bureau of Development Services

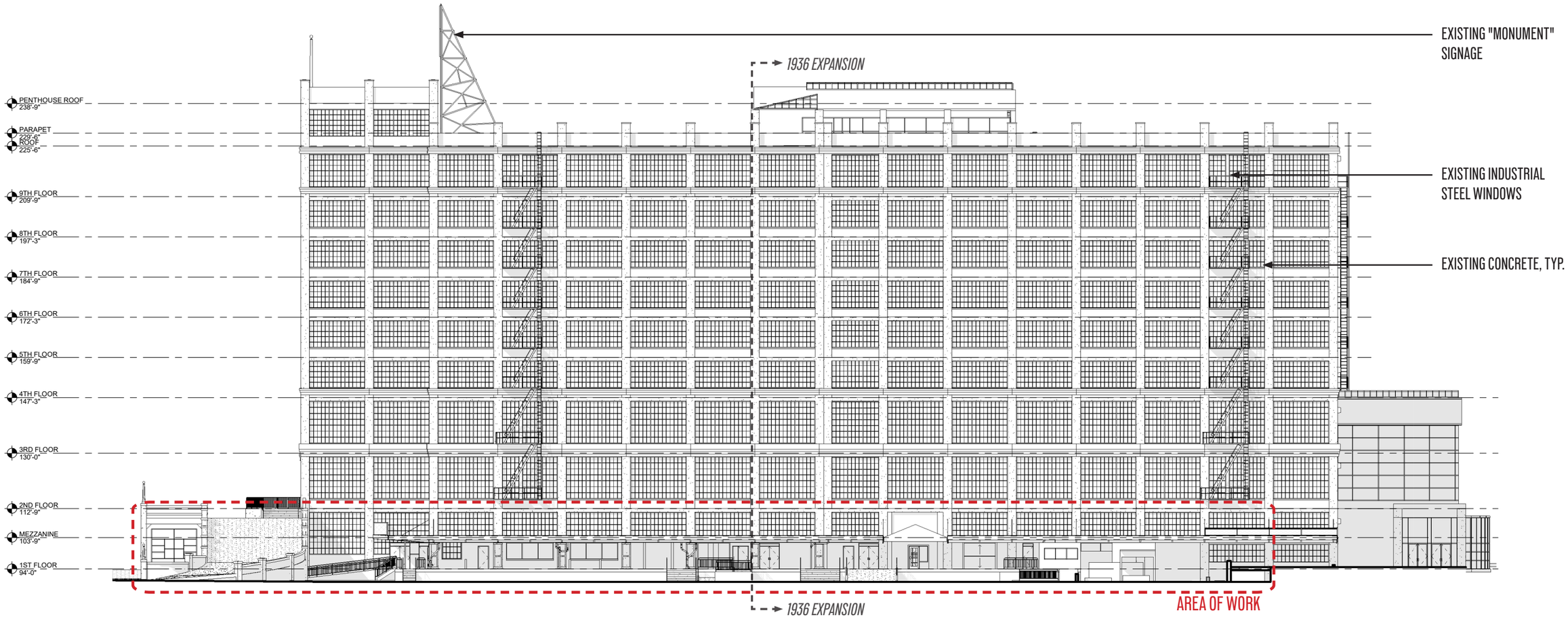
Planner _____

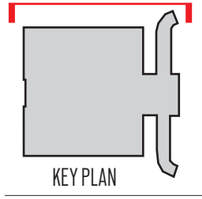
Date 7/26/21

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PROPOSED: EAST ELEVATION

0 8' 16' 32'





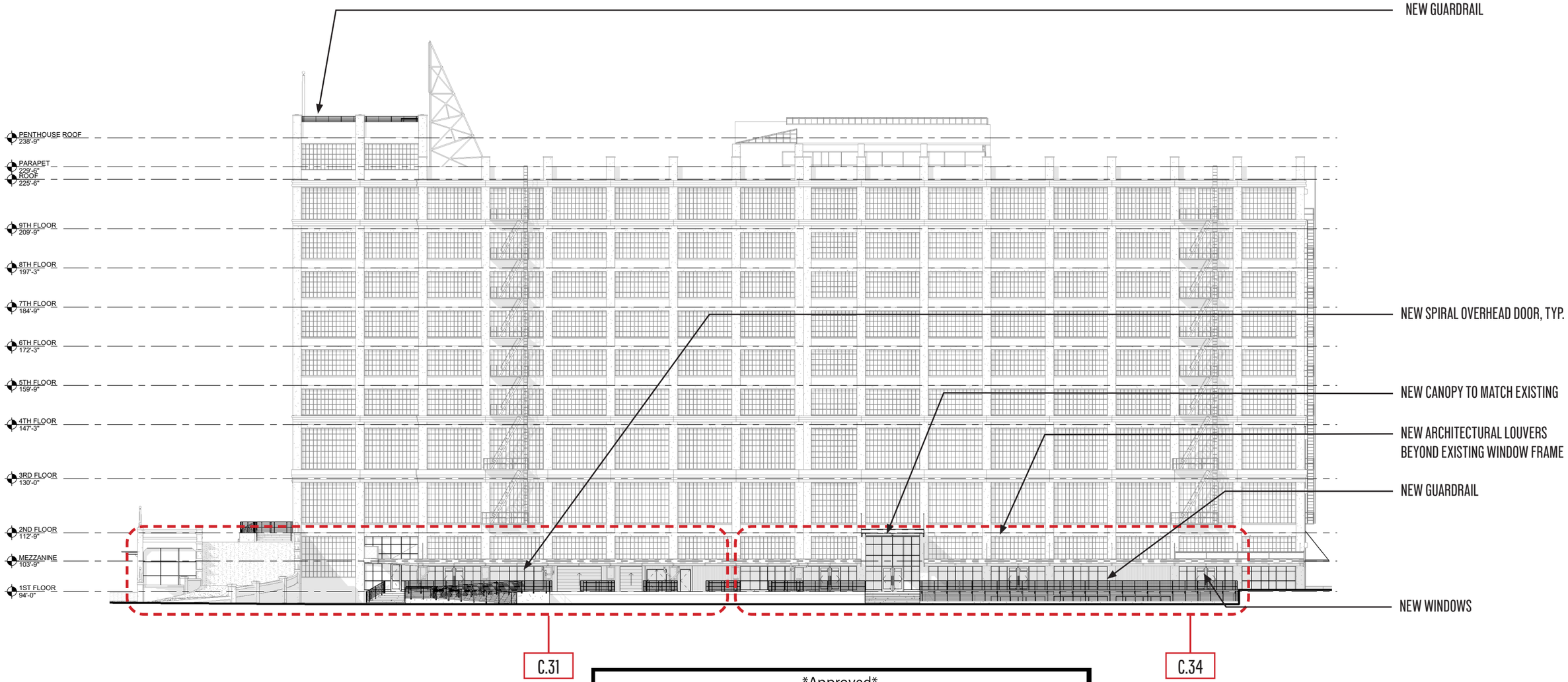
Approved
City of Portland
Bureau of Development Services

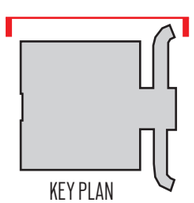
Planner _____

Date 7/26/21

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EXISTING: NORTH ELEVATION





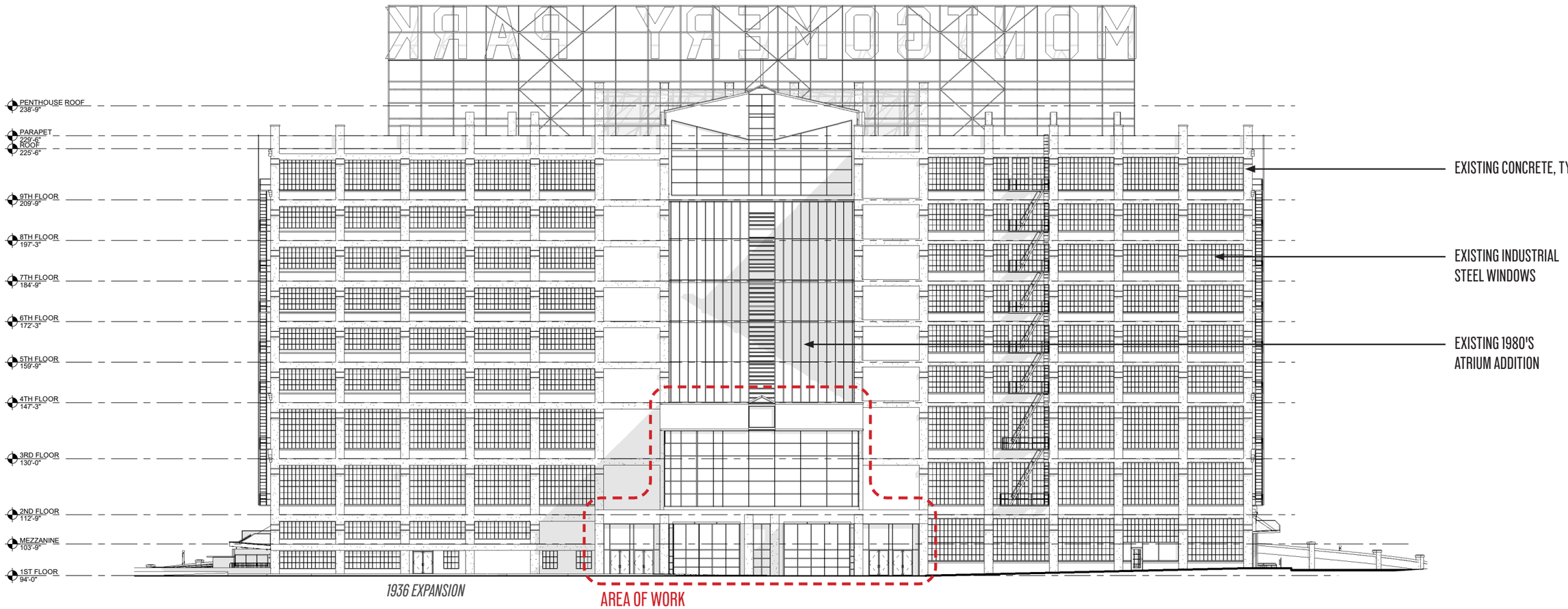
Approved
City of Portland
Bureau of Development Services

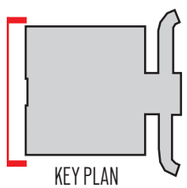
Planner _____

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PROPOSED: NORTH ELEVATION





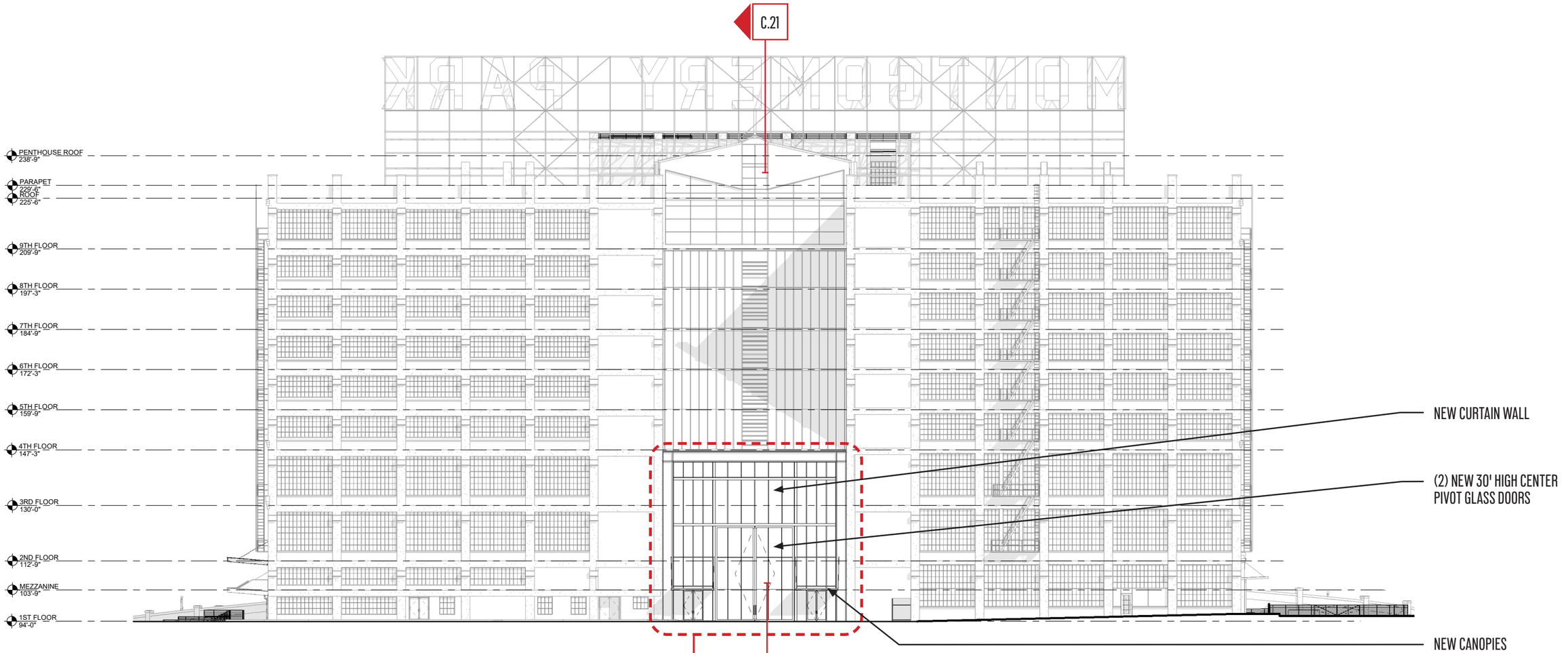
Approved
City of Portland
Bureau of Development Services

Planner _____

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EXISTING: WEST ELEVATION

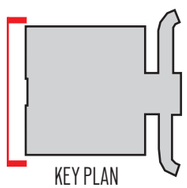


Approved
City of Portland
Bureau of Development Services

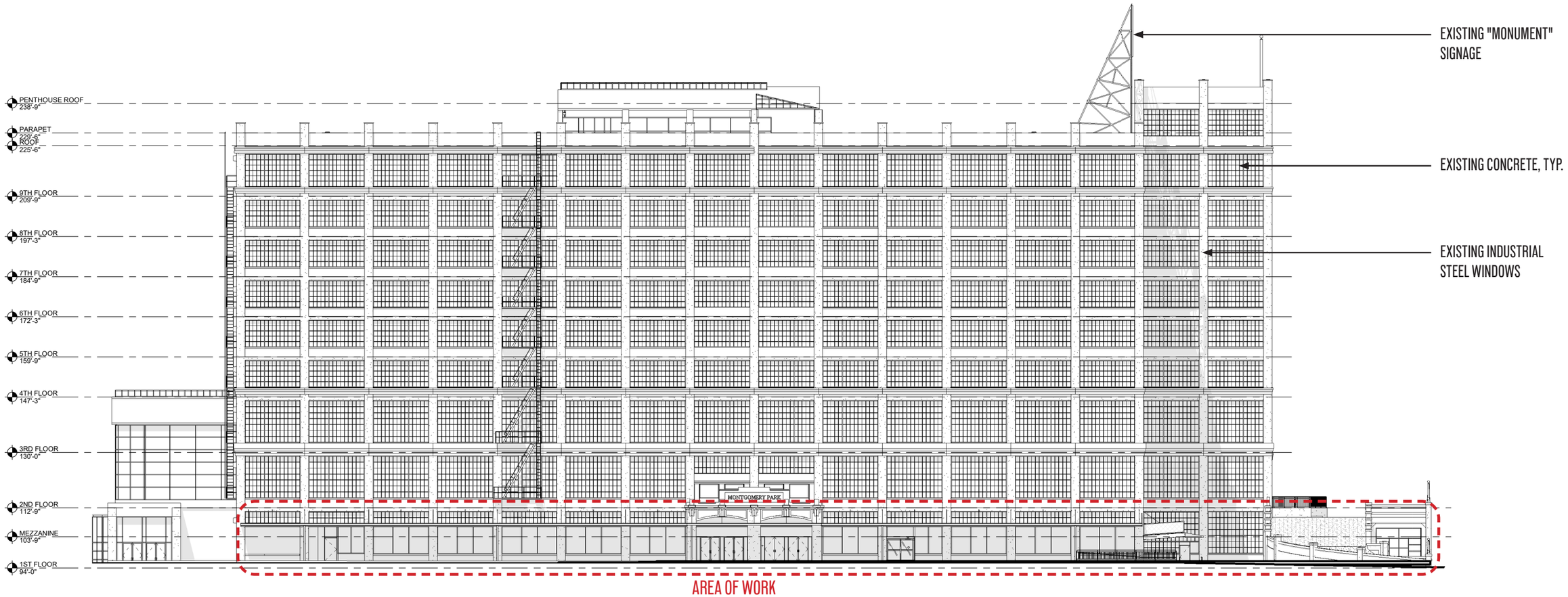
Planner _____

Date 7/26/21

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PROPOSED: WEST ELEVATION

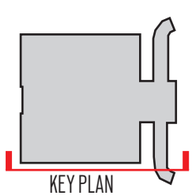


Approved
City of Portland
Bureau of Development Services

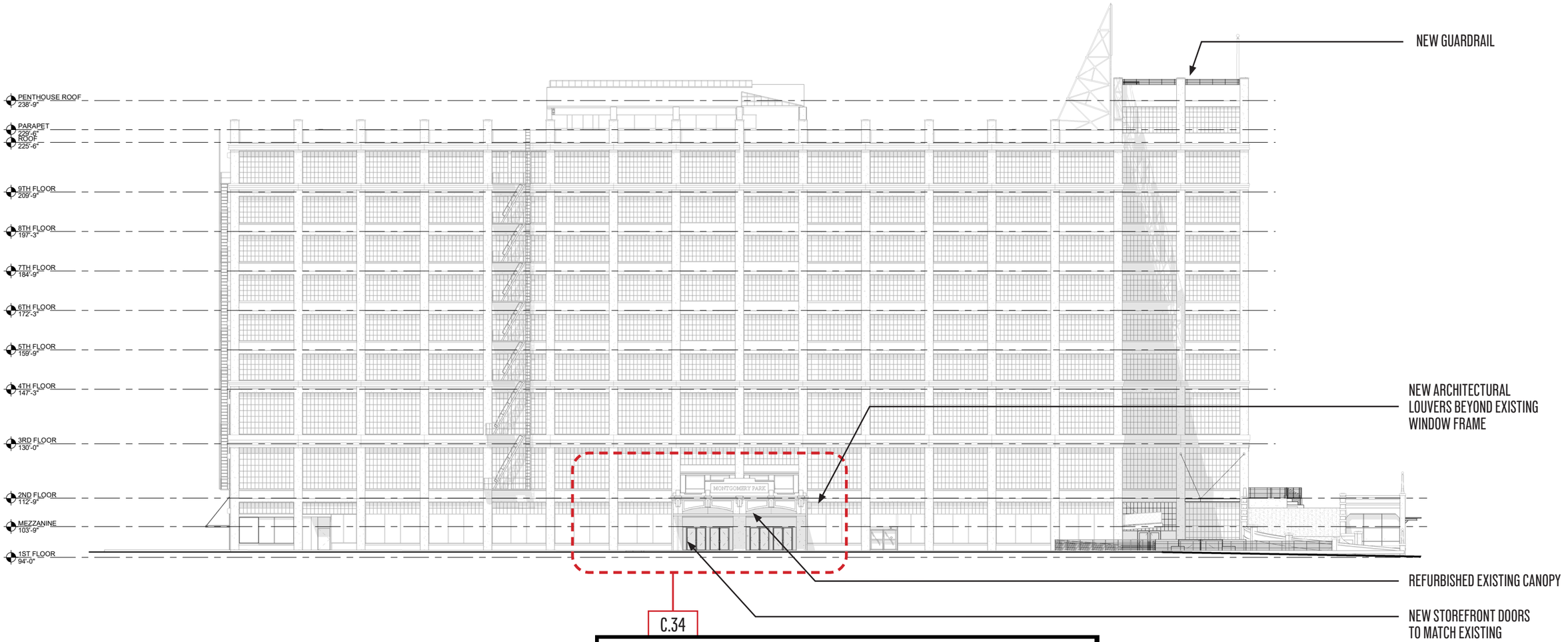
Planner _____

Date 7/26/21

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EXISTING: SOUTH ELEVATION

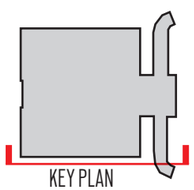


Approved
City of Portland
Bureau of Development Services

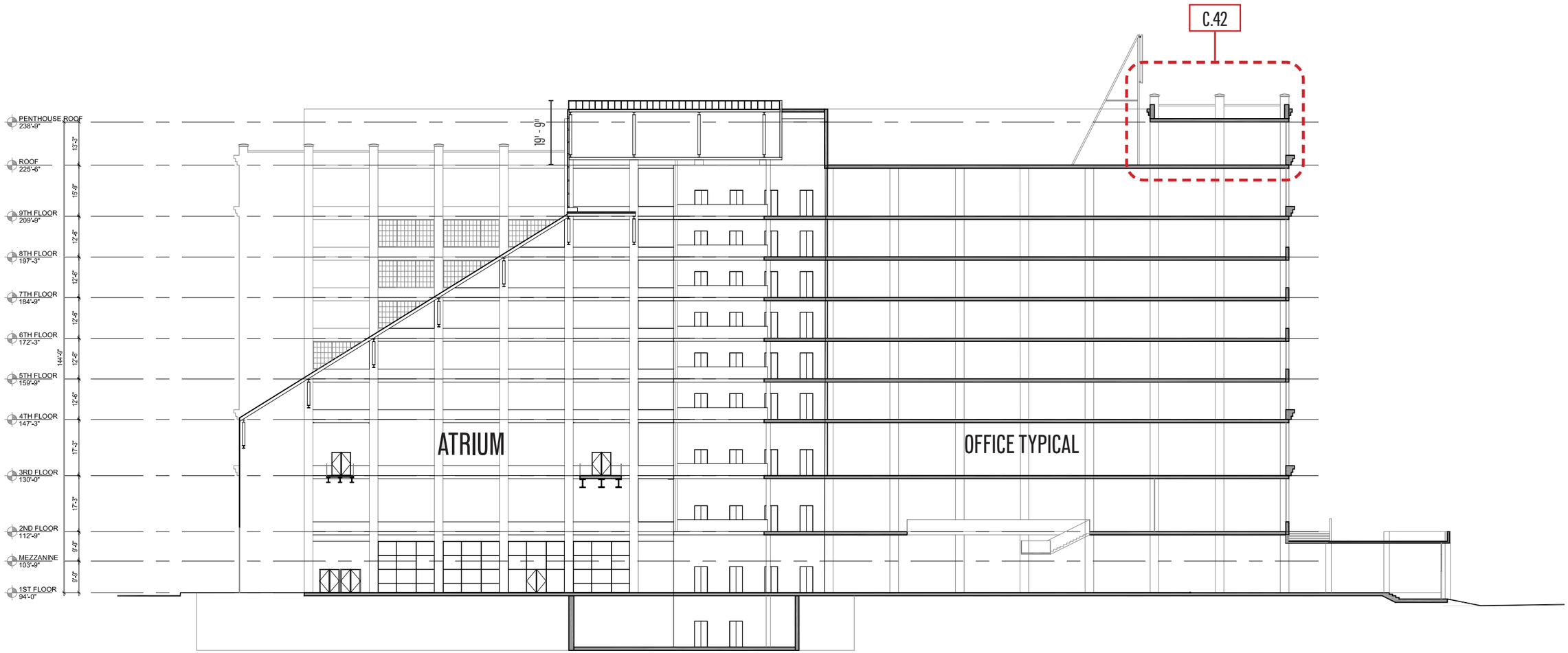
Planner _____

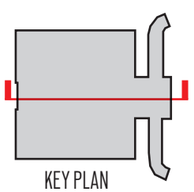
Date 7/26/21

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PROPOSED: SOUTH ELEVATION





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City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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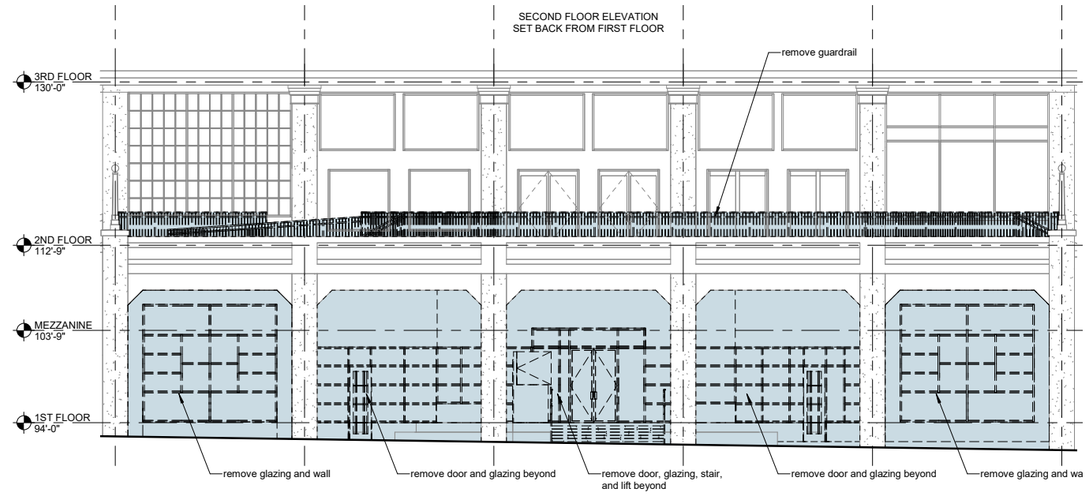
PROPOSED: BUILDING SECTION





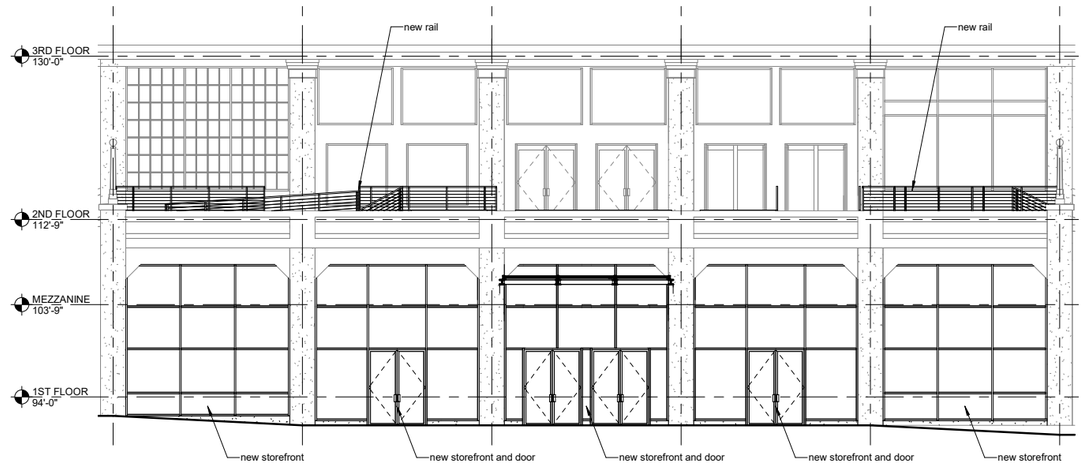


EXISTING CONDITION



DEMOLITION ELEVATION

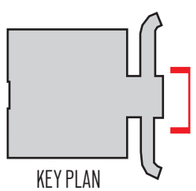
1/16" = 1'-0"



PROPOSED ELEVATION

1/16" = 1'-0"

SEE SHEET C.24 FOR DETAILS



KEY PLAN

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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EAST ENTRY: ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION



MT-1
PAINTED STOREFRONT

Location: Storefronts

Product/System: TBD

Finish: TBD



PT-1
PAINT

Location: Existing facade, interior walls and existing structure

Product/System:TBD



PT-2
PAINTED STEEL

Location: Entry Canopy / Metal Panel

Product/System: TBD

Finish: TBD

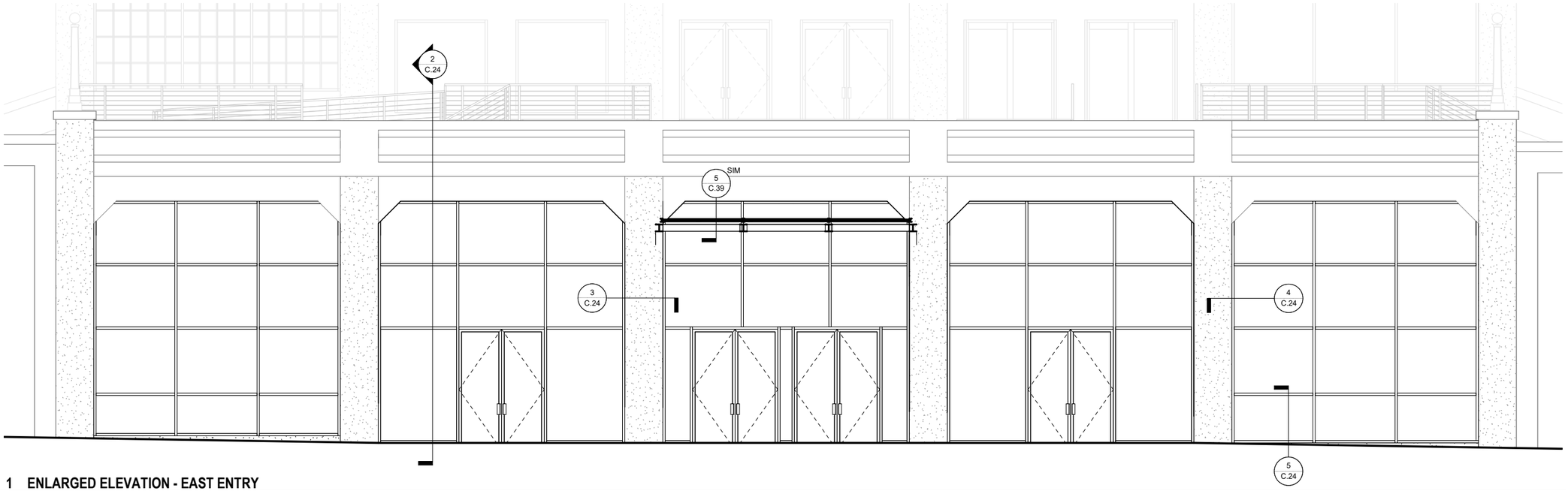
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

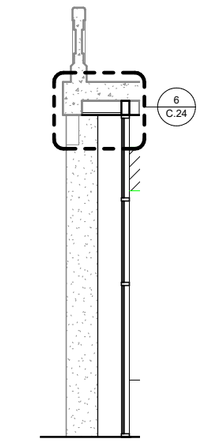
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EAST ENTRY: MATERIAL & COLOR



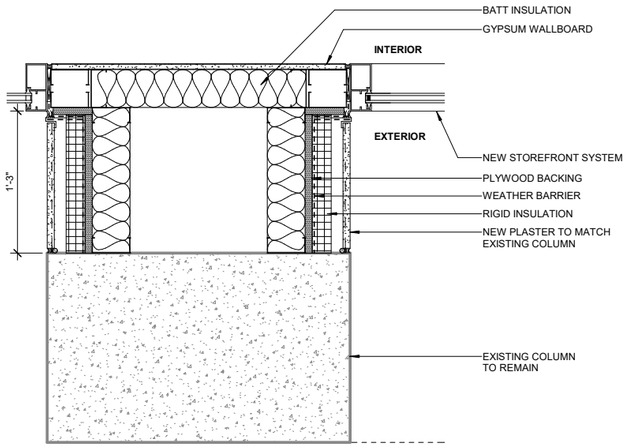
1 ENLARGED ELEVATION - EAST ENTRY

1/8" = 1'-0"



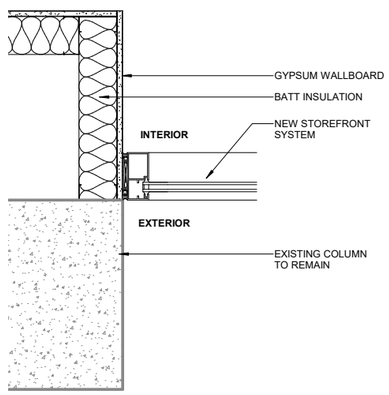
2 WALL SECTION - STOREFRONT

1/8" = 1'-0"



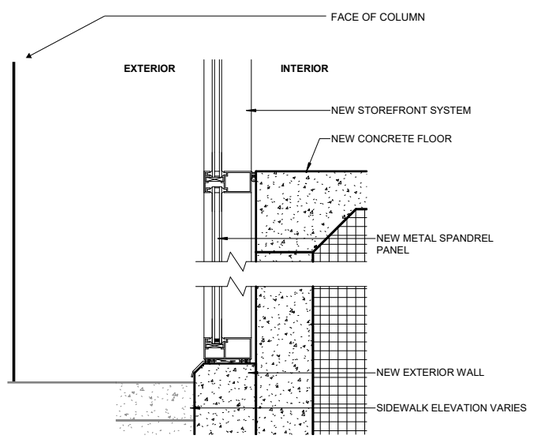
3 DETAIL - STOREFRONT JAMB W/ COLUMN

3/4" = 1'-0"

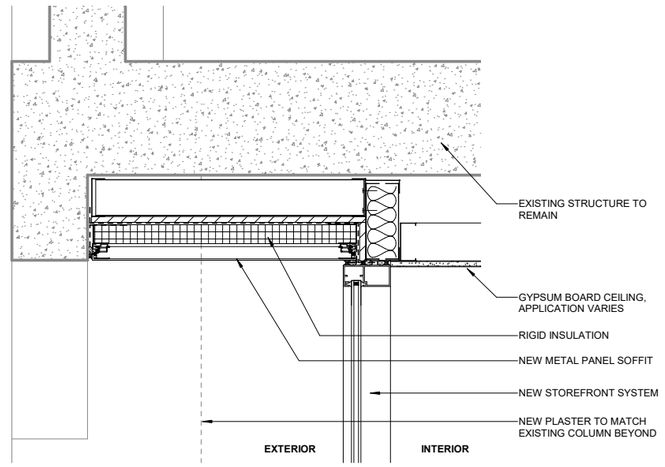


4 DETAIL - STOREFRONT JAMB

3/4" = 1'-0"



5 DETAIL - STOREFRONT SILL



6 DETAIL - STOREFRONT HEADER AT ENTRY

3/4" = 1'-0"

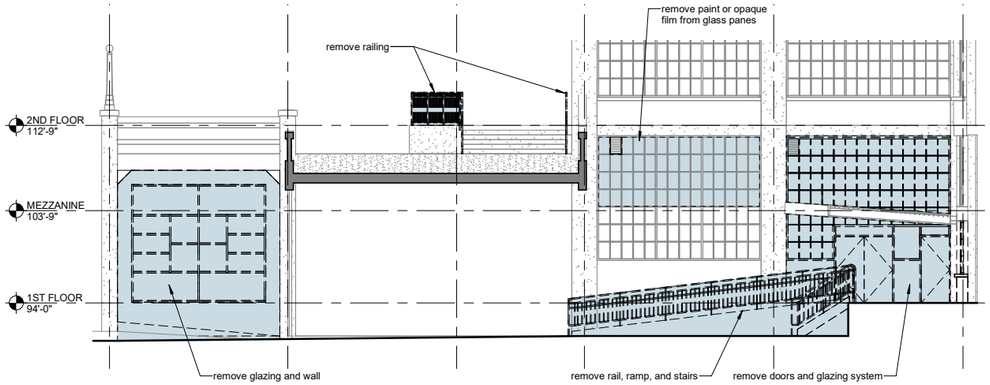
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

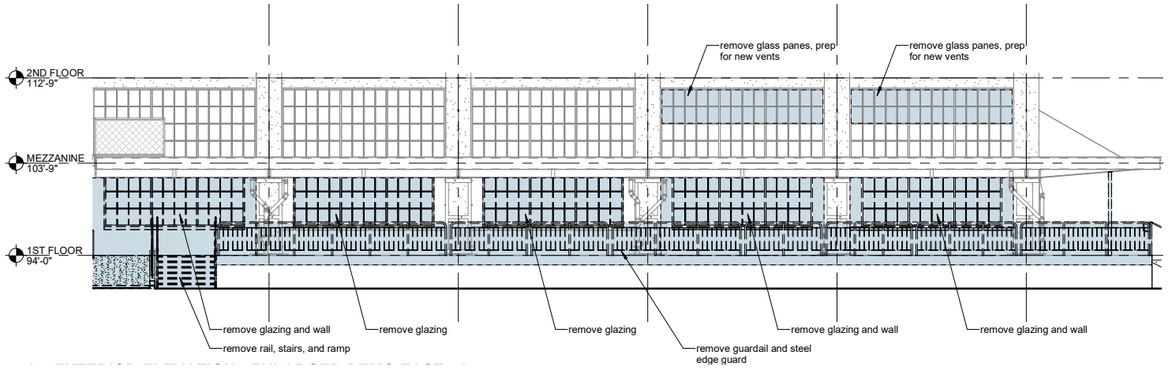
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EAST ENTRY: DETAILS



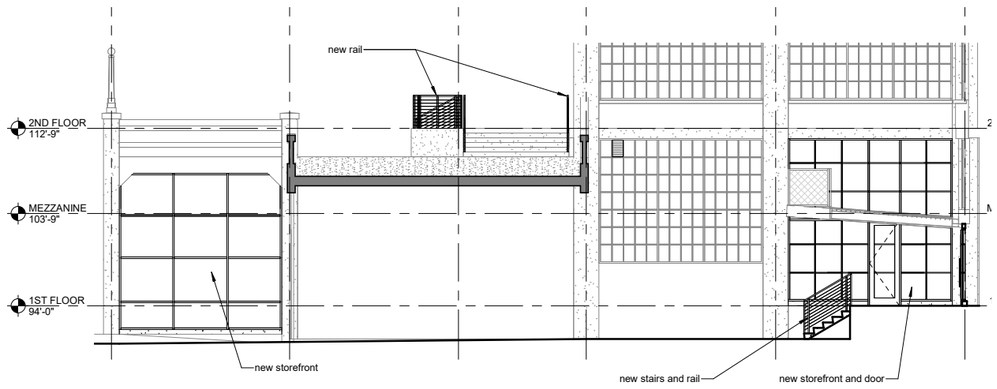
DEMOLITION ELEVATION - NORTH COURTYARD - SOUTH

1/16" = 1'-0"



DEMOLITION ELEVATION - NORTH COURTYARD - EAST

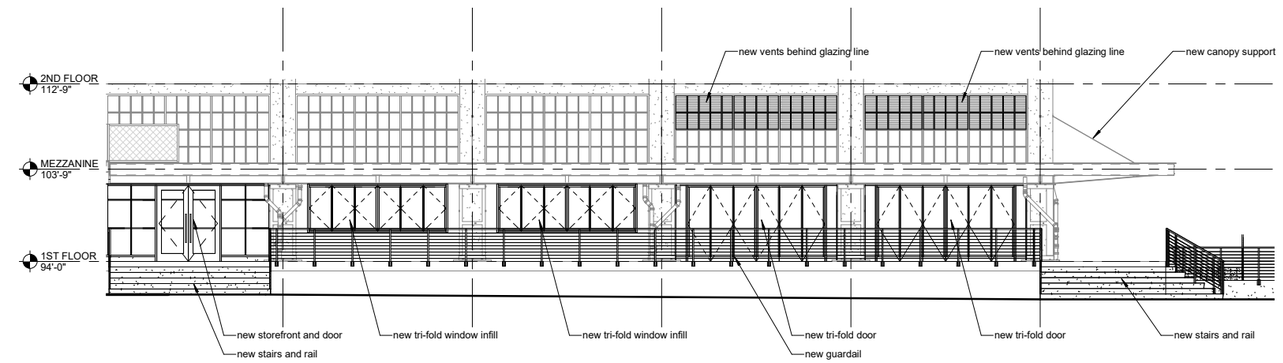
1/16" = 1'-0"



PROPOSED ELEVATION - NORTH COURTYARD - SOUTH

SEE SHEET C.24 & C.27 FOR SIMLAR DETAILS

1/16" = 1'-0"



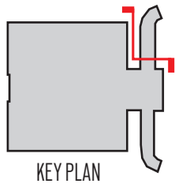
PROPOSED ELEVATION - NORTH COURTYARD - EAST

SEE SHEET C.27 FOR DETAILS

1/16" = 1'-0"







KEY PLAN

EXISTING CONDITION

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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NORTHEAST COURTYARD: ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION



MT-1
PAINTED ALUMINUM

Location: Storefronts

Product/System: TBD

Finish: TBD



PT-1
PAINT

Location: Existing facade, interior walls and existing structure

Product/System:TBD



PT-2
PAINTED STEEL

Location: Canopies

Product/System: TBD

Finish: TBD



PT-3
PAINTED TUBE STEEL HANDRAIL

Location: Handrails

Product/System: TBD

Finish: TBD

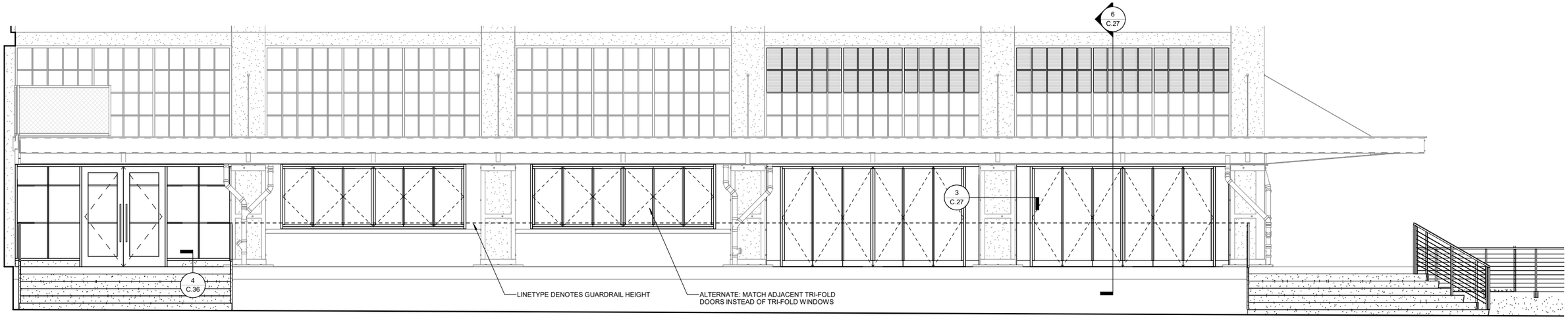
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

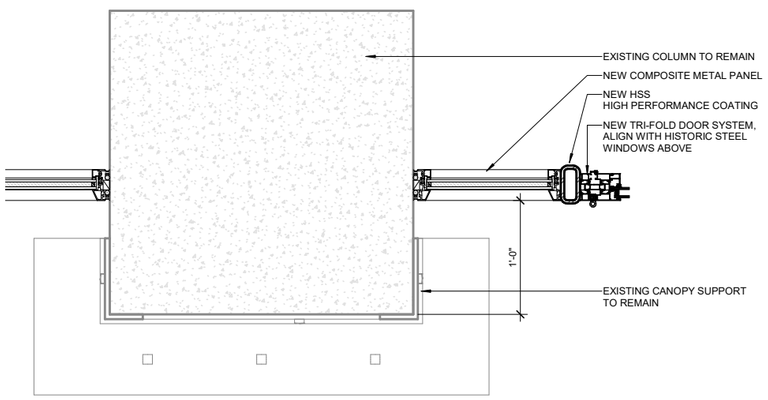
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NORTHEAST COURTYARD: MATERIAL & COLOR



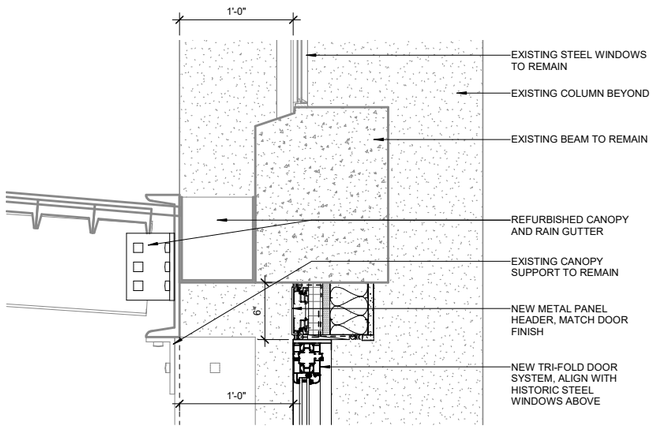
1 ENLARGED ELEVATION - NORTHEAST COURTYARD

1/8" = 1'-0"



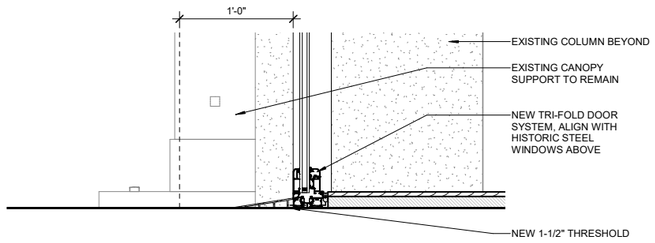
3 DETAIL - BI-FOLD DOOR JAMB

3/4" = 1'-0"



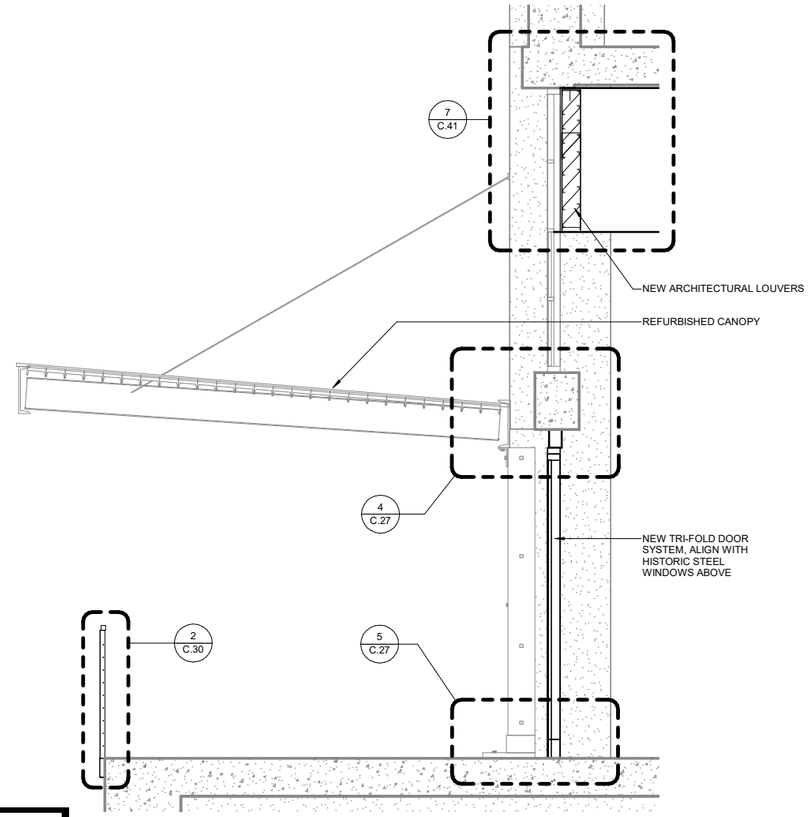
4 DETAIL - BI-FOLD DOOR HEADER

3/4" = 1'-0"



5 DETAIL - BI-FOLD DOOR THRESHOLD

3/4" = 1'-0"

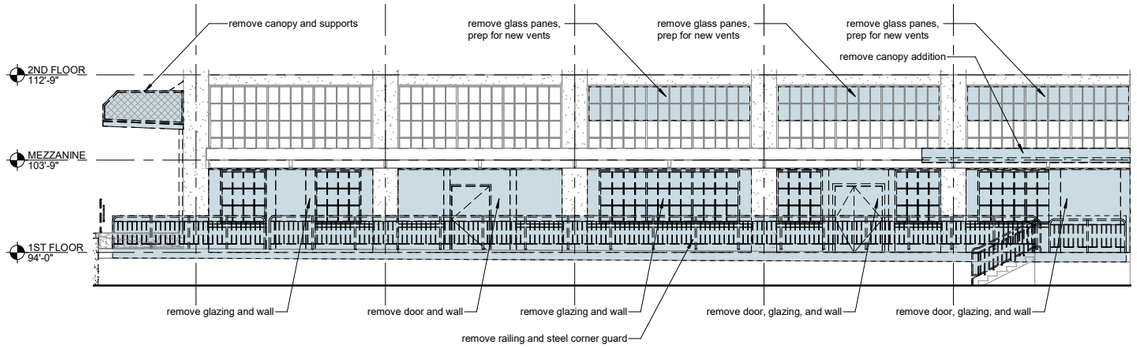


6 WALL SECTION - NORTHEAST COURTYARD

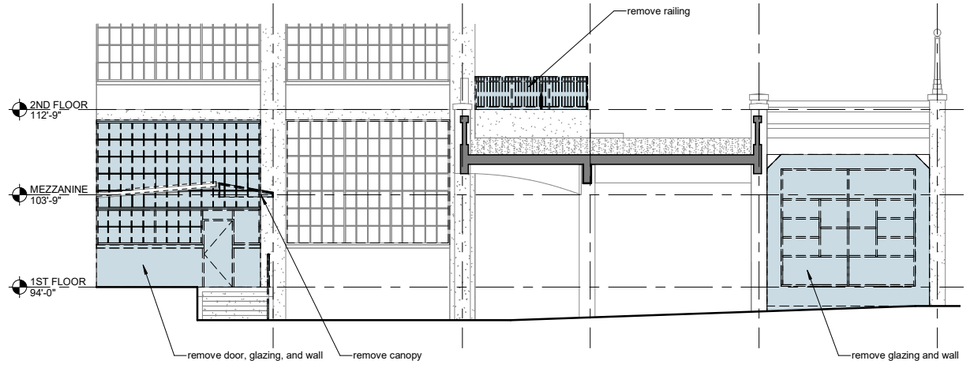
1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
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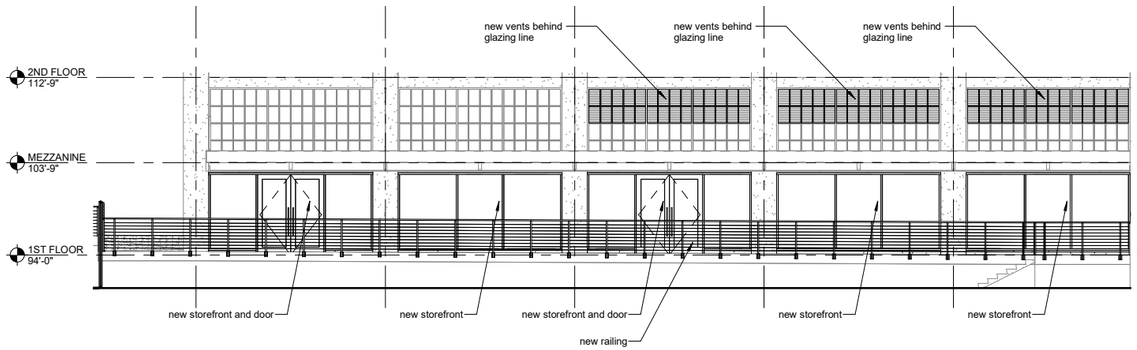
NORTHEAST COURTYARD: DETAILS



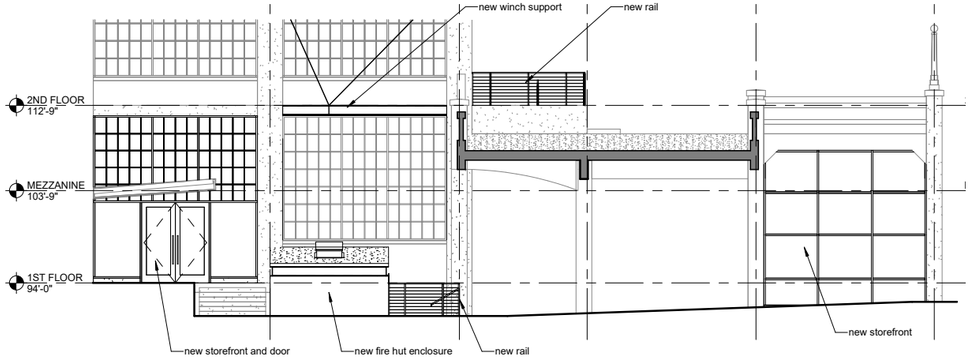
DEMOLITION ELEVATION - SOUTH COURTYARD - EAST



DEMOLITION ELEVATION - SOUTH COURTYARD - NORTH



PROPOSED ELEVATION - SOUTH COURTYARD - EAST

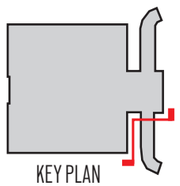


PROPOSED ELEVATION - SOUTH COURTYARD - NORTH



EXISTING CONDITION





KEY PLAN

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
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SOUTHEAST COURTYARD: ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION

MT-1
PAINTED ALUMINUM

Location: Storefronts

Product/System: TBD

Finish: TBD

PT-1
PAINT

Location: Existing facade, interior walls and existing structure

Product/System:TBD

PT-2
PAINTED STEEL

Location: Canopies and fire hut top

Product/System: TBD

Finish: TBD

PT-3
PAINTED TUBE STEEL HANDRAIL

Location: Handrails

Product/System: TBD

Finish: TBD

PT-4
WHITE PAINTED STEEL - TO MATCH EXISTING BUILDING

Location: Canopy

Product/System: TBD

PT-5
WHITE PAINTED CMU - TO MATCH EXISTING BUILDING

Location: Fire hut

Product/System:TBD

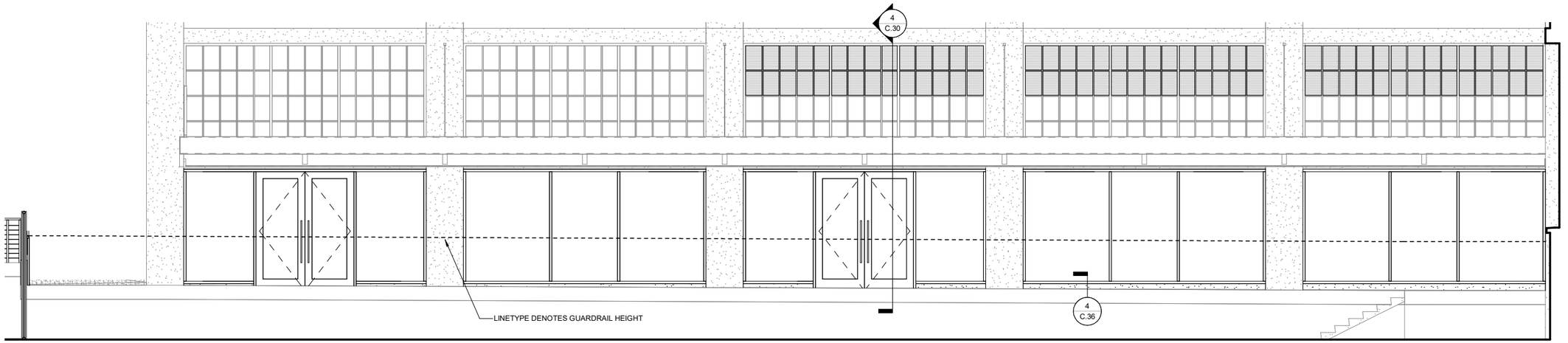
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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SOUTHEAST COURTYARD: MATERIAL & COLOR



1 ENLARGED ELEVATION - SOUTHEAST COURTYARD

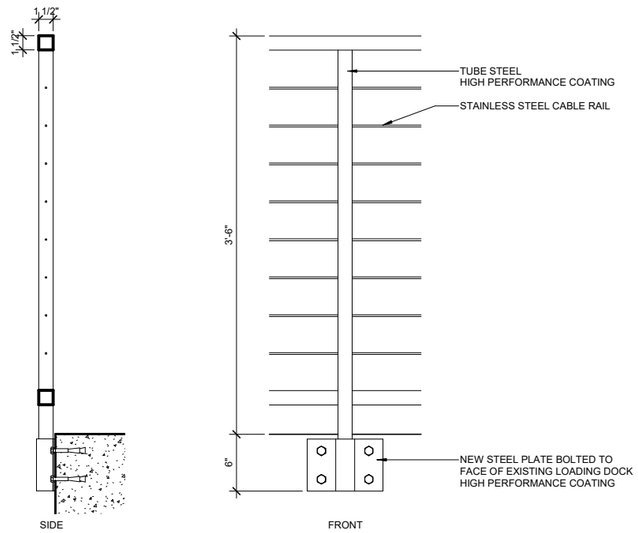
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner _____

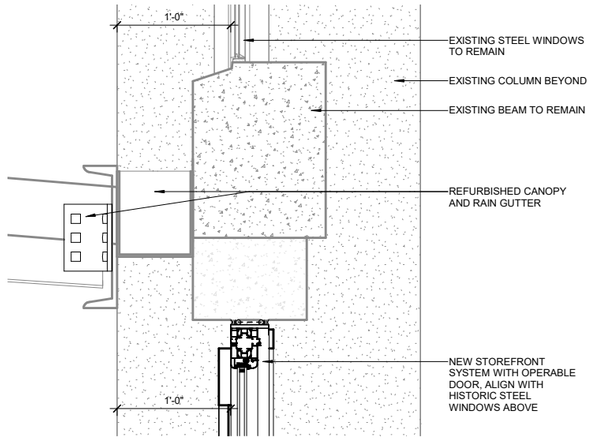
Date 7/26/21

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



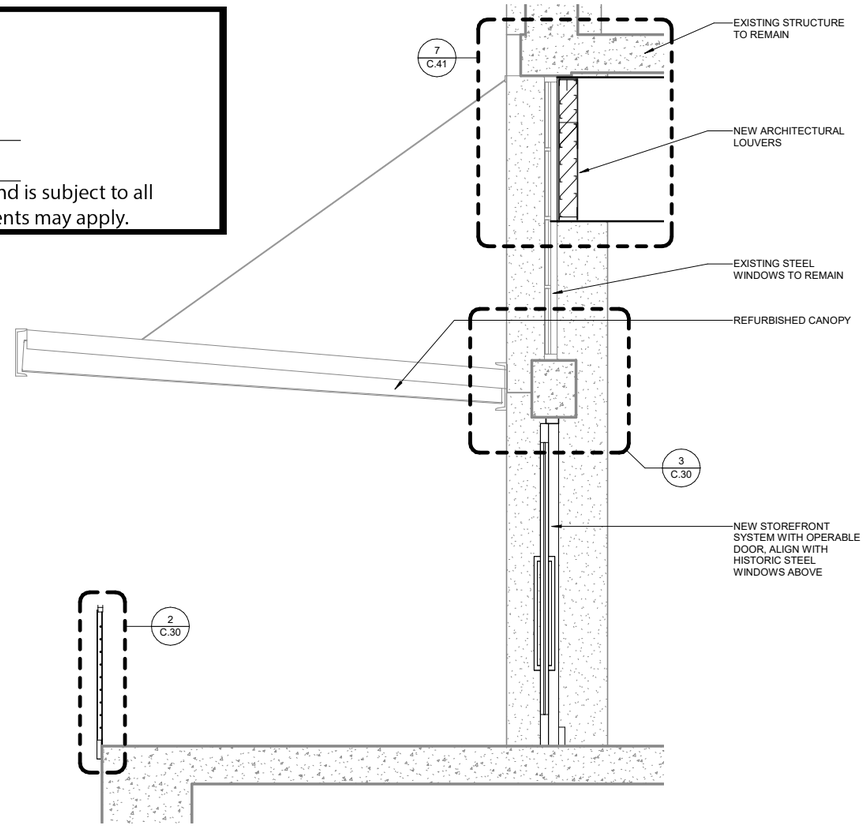
2 DETAIL - GUARDRAIL, TYP.

3/4" = 1'-0"



3 DETAIL - DOOR HEADER AT CANOPY, TYP.

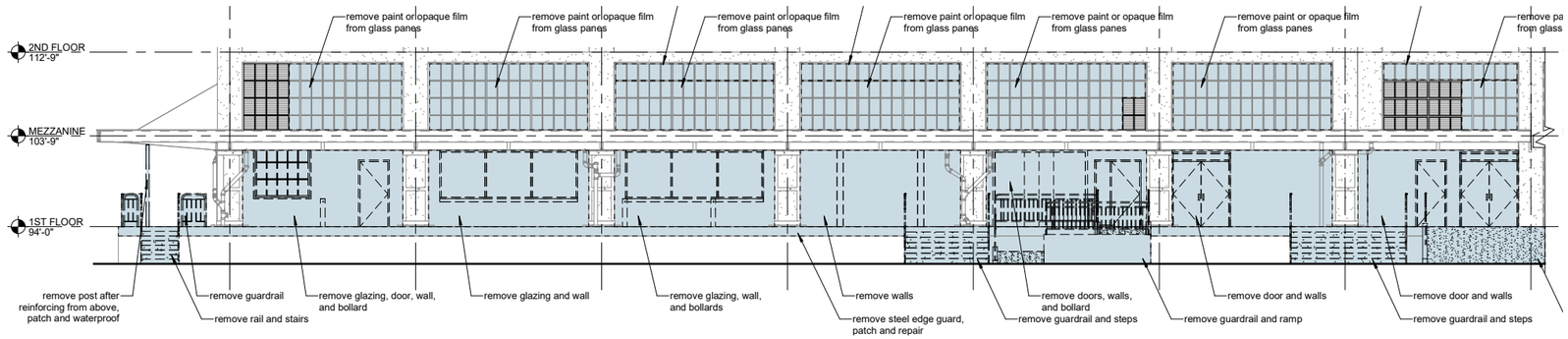
3/4" = 1'-0"



4 WALL SECTION - SOUTHEAST COURTYARD

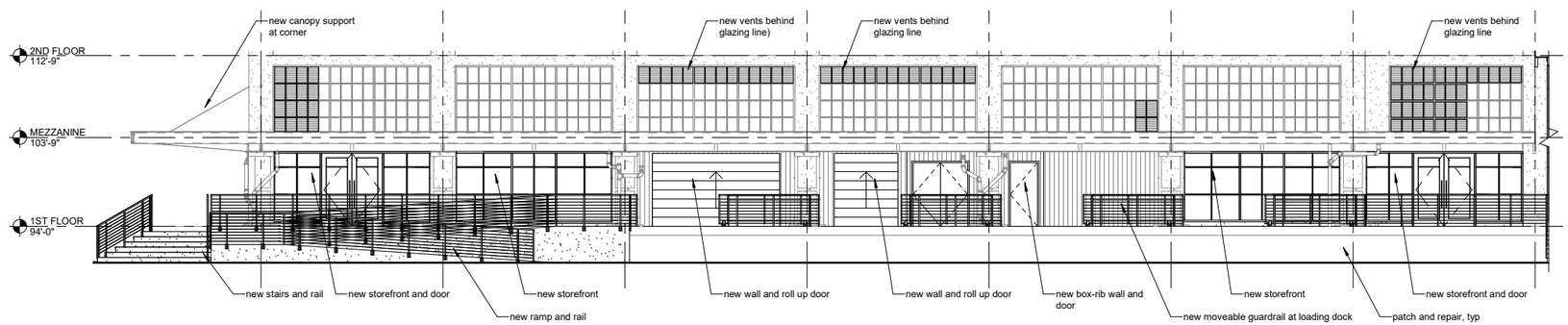
1/4" = 1'-0"

SOUTHEAST COURTYARD: DETAILS



DEMOLITION ELEVATION

1/16" = 1'-0"



Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

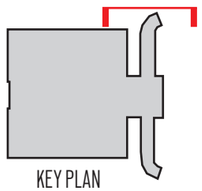
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

PROPOSED ELEVATION

SEE SHEET C.33 FOR DETAILS

1/16" = 1'-0"





KEY PLAN

NORTH ENTRY (EAST): ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION



MT-1
PAINTED ALUMINUM

Location: Storefronts, Metal Panels

Product/System: TBD

Finish: TBD



PT-2
PAINTED STEEL

Location: Canopies

Product/System: TBD

Finish: TBD



PT-1
PAINT

Location: Existing facade, interior walls and existing structure

Product/System:TBD



PT-3
PAINTED TUBE STEEL HANDRAIL

Location: Handrails

Product/System: TBD

Finish: TBD

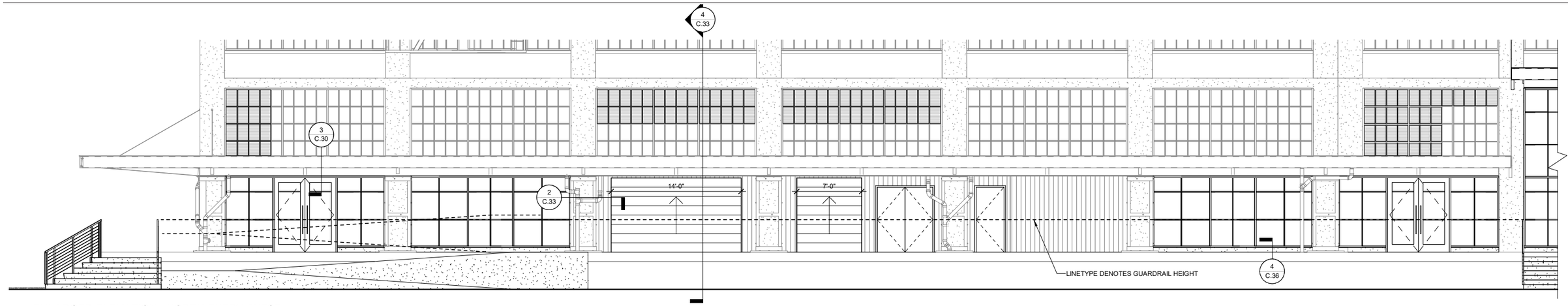
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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NORTH ENTRY (EAST): MATERIAL & COLOR



1 ENLARGED ELEVATION - NORTH ENTRY (WEST)

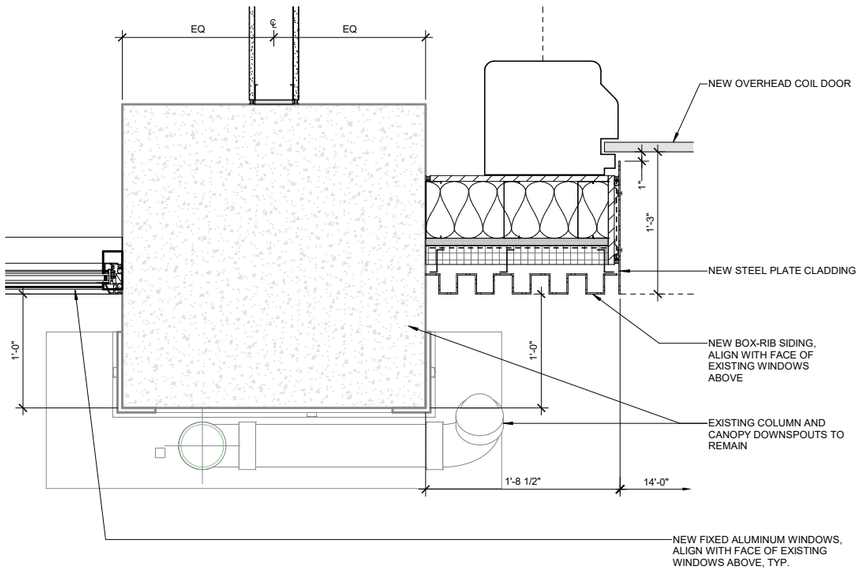
3/32" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner _____

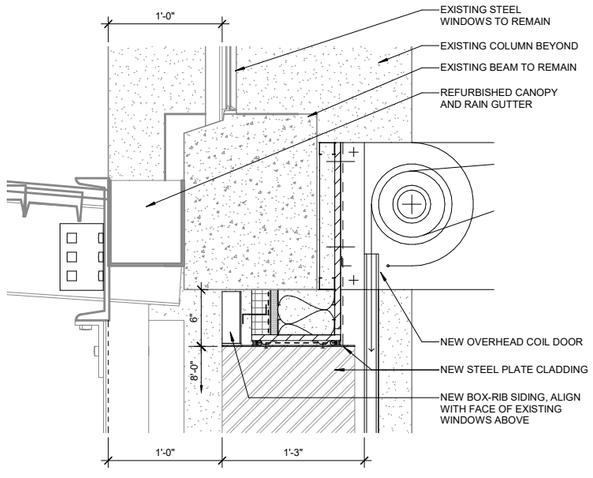
Date 7/26/21

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



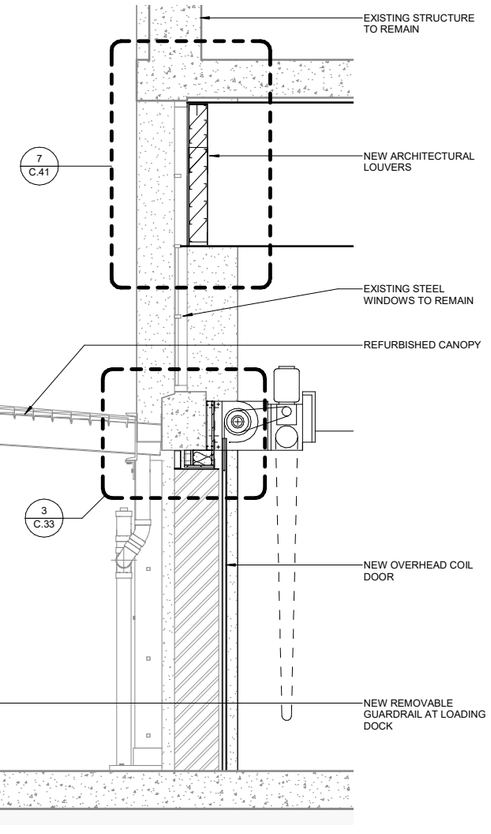
2 DETAIL - WAREHOUSE WINDOWS & COIL DOOR

3/4" = 1'-0"



3 DETAIL - COIL DOOR HEADER

3/4" = 1'-0"



4 WALL SECTION - NORTH ENTRY (WEST)

1/4" = 1'-0"

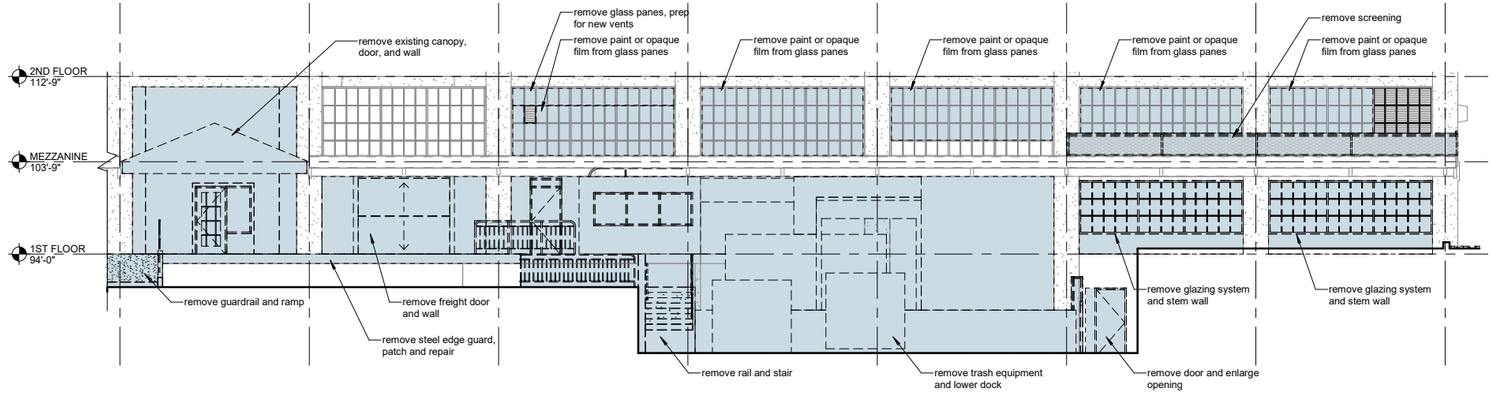
NORTH ENTRY (EAST): DETAILS

Approved
City of Portland
Bureau of Development Services

Planner _____

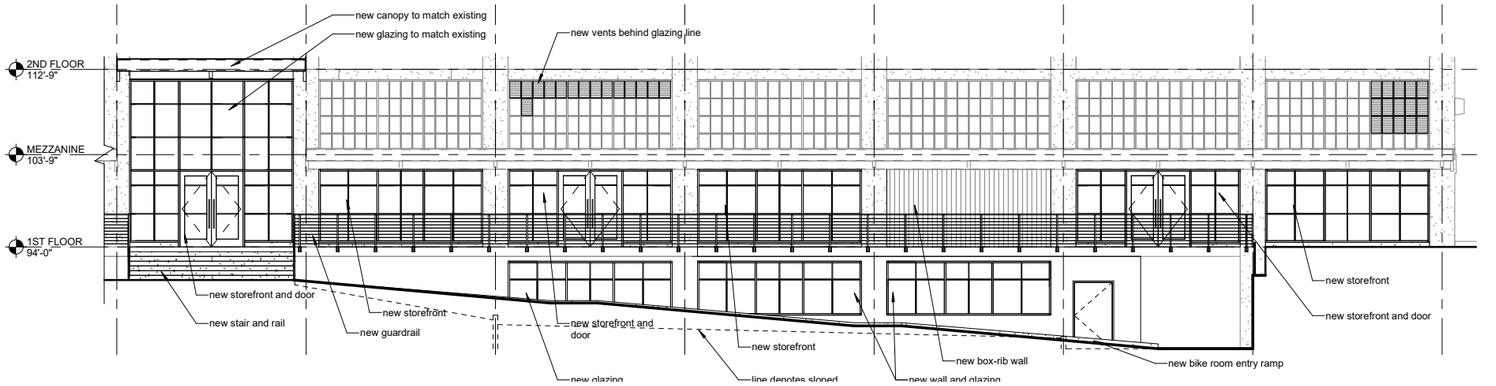
Date 7/26/21

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DEMOLITION ELEVATION

1/16" = 1'-0"



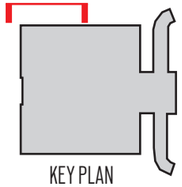
PROPOSED ELEVATION

1/16" = 1'-0"

SEE SHEET C.36 FOR DETAILS





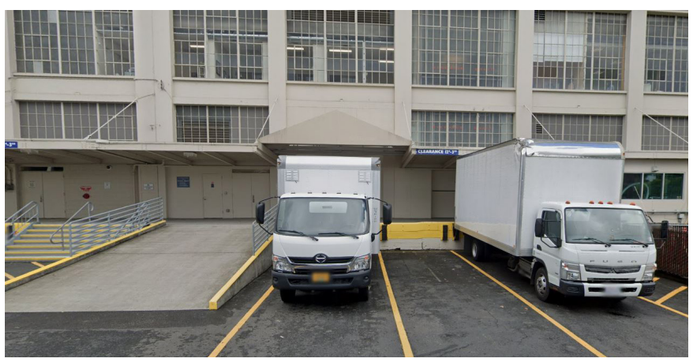


KEY PLAN

NORTH ENTRY (WEST): ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION



MT-1
PAINTED ALUMINUM

Location: Storefronts

Product/System: TBD

Finish: TBD



PT-1
PAINT

Location: Existing facade, interior walls and existing structure

Product/System:TBD



PT-2
PAINTED STEEL

Location: Canopies

Product/System: TBD

Finish: TBD



PT-3
PAINTED TUBE STEEL HANDRAIL

Location: Handrails

Product/System: TBD

Finish: TBD

Approved
City of Portland
Bureau of Development Services

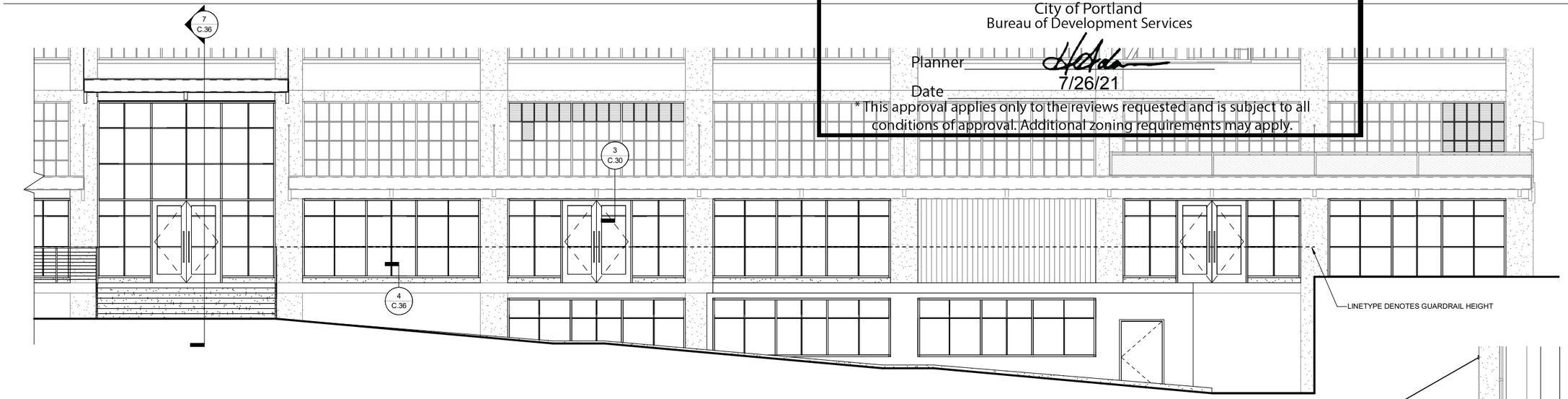
Planner _____

Date 7/26/21

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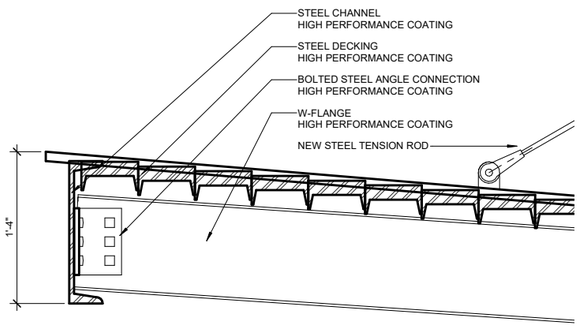
NORTH ENTRY (WEST): MATERIAL & COLOR

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



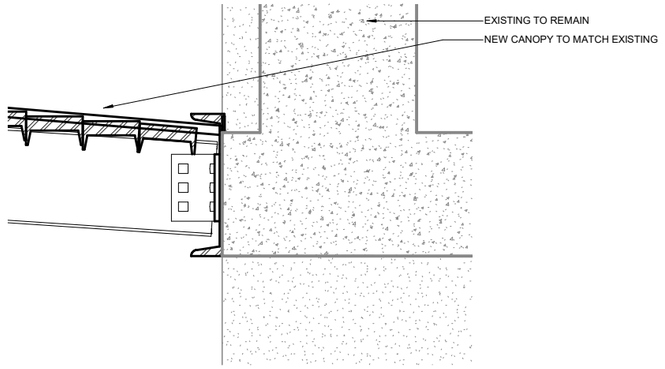
1 ENLARGED ELEVATION - NORTH ENTRY (EAST)

3/32" = 1'-0"



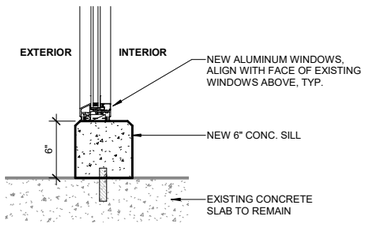
2 DETAIL - CANOPY END

3/4" = 1'-0"



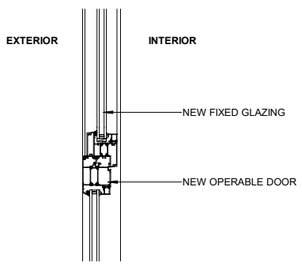
3 DETAIL - CANOPY CONNECTION

3/4" = 1'-0"



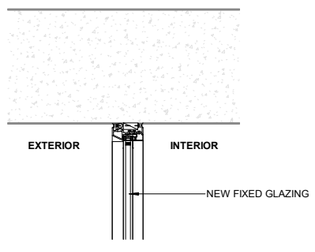
4 DETAIL - WINDOW CURB

3/4" = 1'-0"



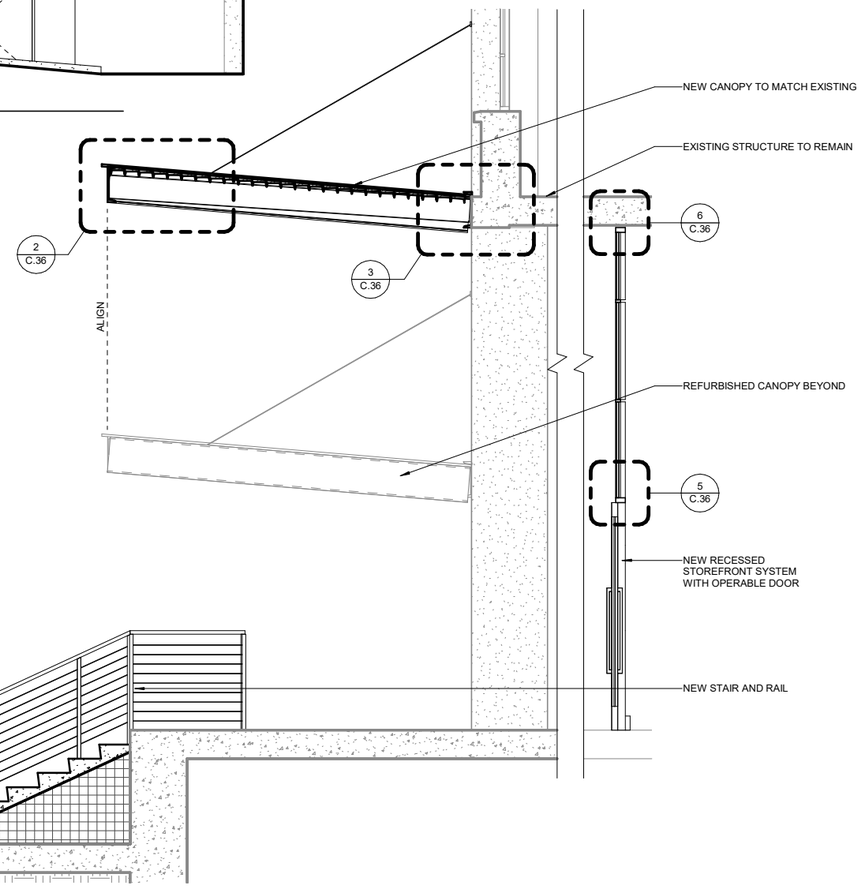
5 DETAIL - DOOR HEADER

3/4" = 1'-0"



6 DETAIL - WINDOW HEADER

3/4" = 1'-0"



7 WALL SECTION - NORTH ENTRY (EAST)

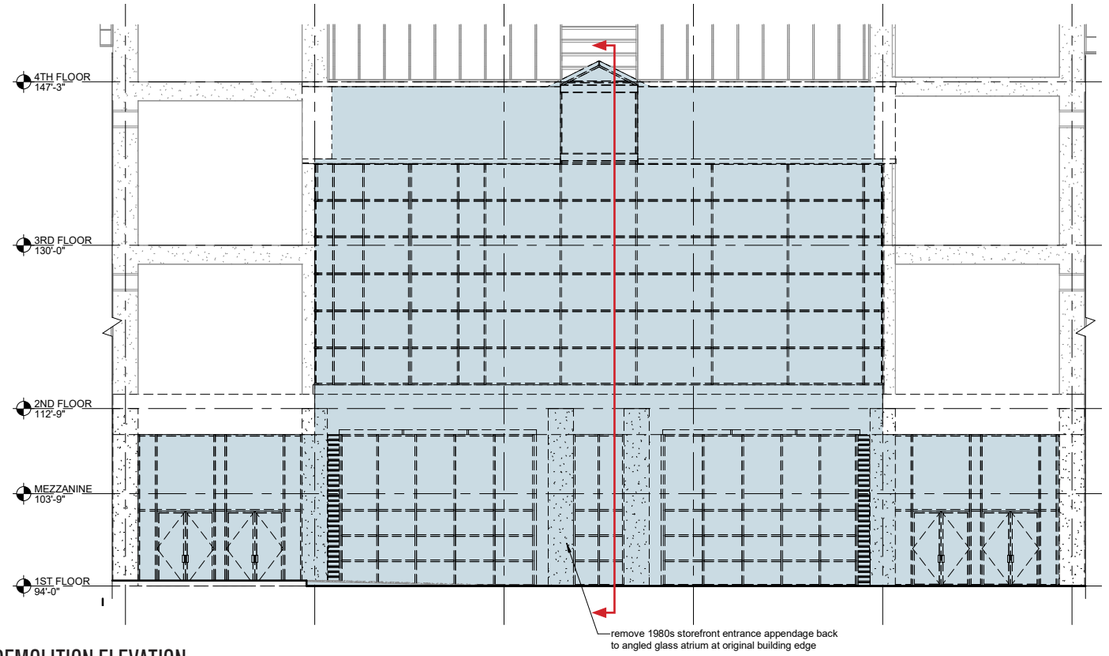
3/16" = 1'-0"

NORTH ENTRY (WEST): DETAILS



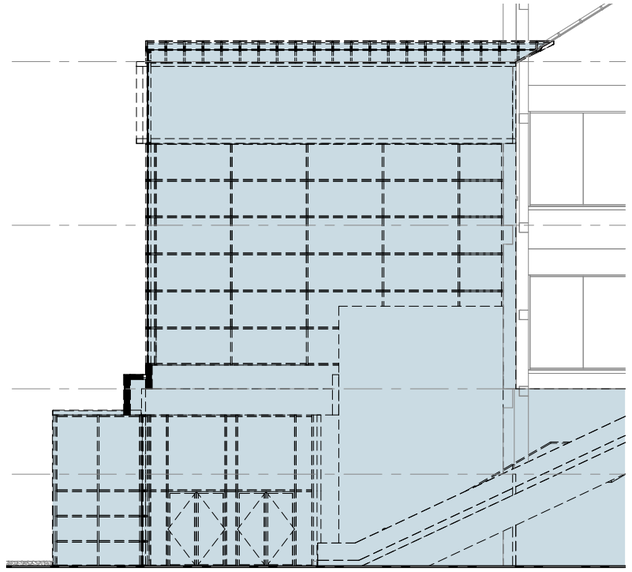


EXISTING CONDITION



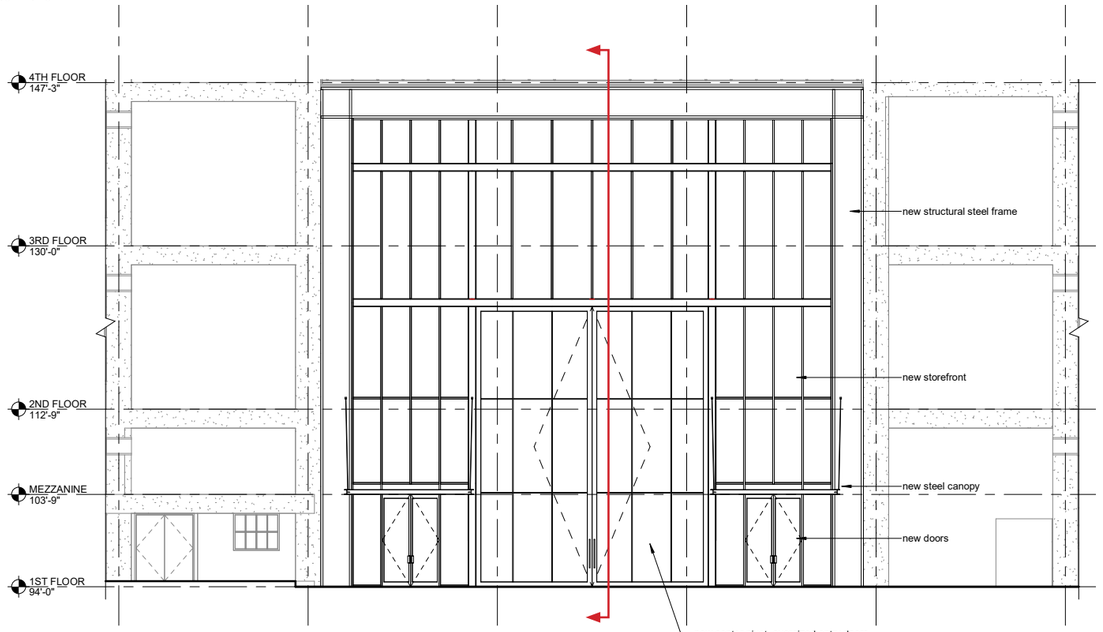
DEMOLITION ELEVATION

1/16" = 1'-0"



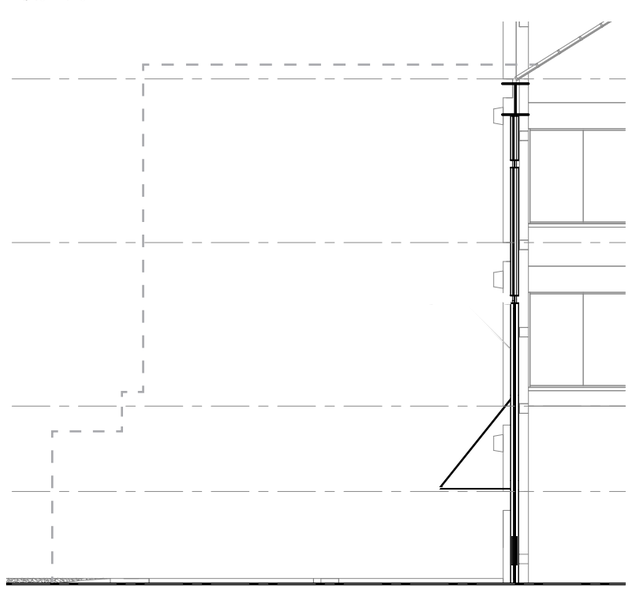
DEMOLITION SECTION

1/16" = 1'-0"



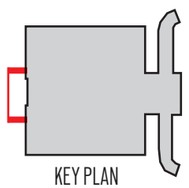
PROPOSED ELEVATION

1/16" = 1'-0"



PROPOSED SECTION

1/16" = 1'-0"



KEY PLAN

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SEE SHEET C.39 FOR DETAILS

WEST ENTRY: ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION



CF-1
CONCRETE

Location: Floor

Product/System:TBD



MT-1
PAINTED ALUMINUM

Location: Curtain wall

Product/System: TBD

Finish: TBD



MT-9
ALUMINUM

Location: Canopy infill

Product/System:TBD

Finish: TBD



PT-1
PAINT

Location: Existing facade, and existing concrete structure

Product/System:TBD

Finish: TBD



PT-2
PAINT

Location: New steel structure, exterior planter, gutters

Product/System:TBD

Finish: TBD

Approved
City of Portland
Bureau of Development Services

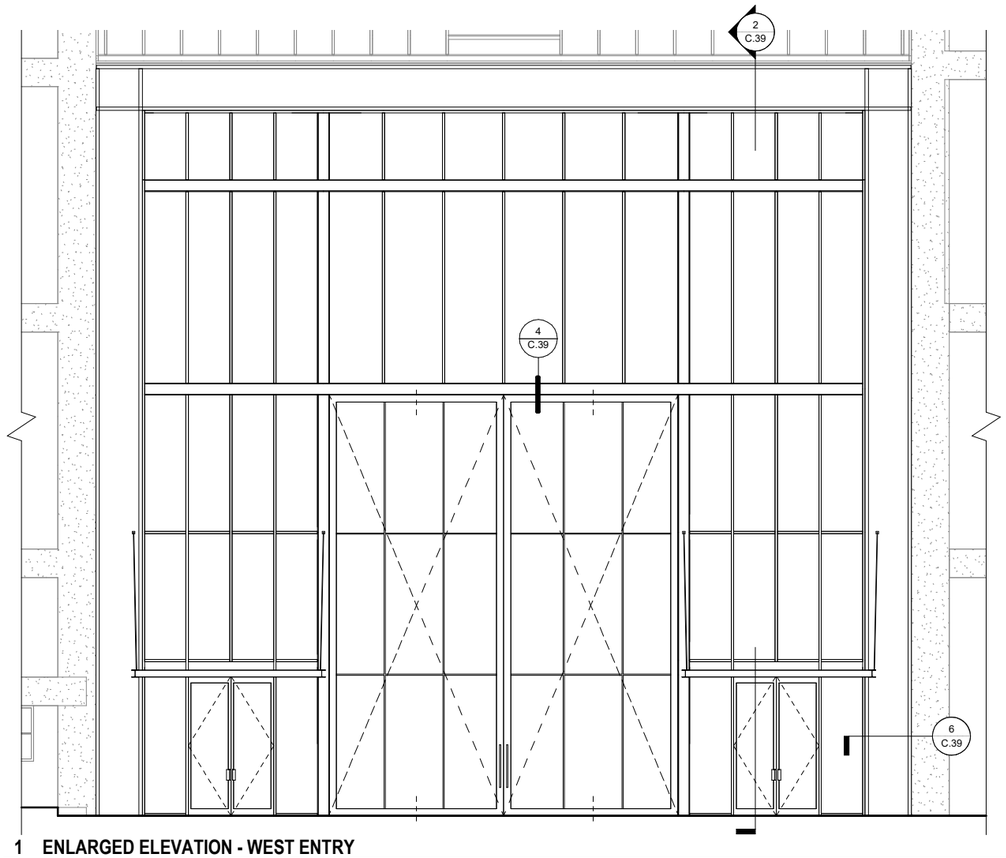
Planner _____

Date 7/26/21

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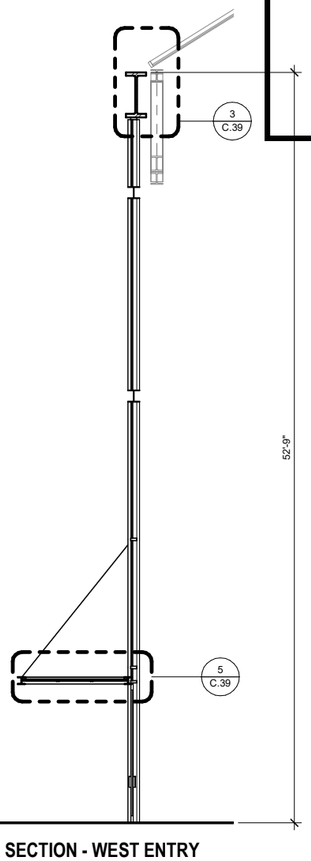
WEST ENTRY: MATERIAL & COLOR

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



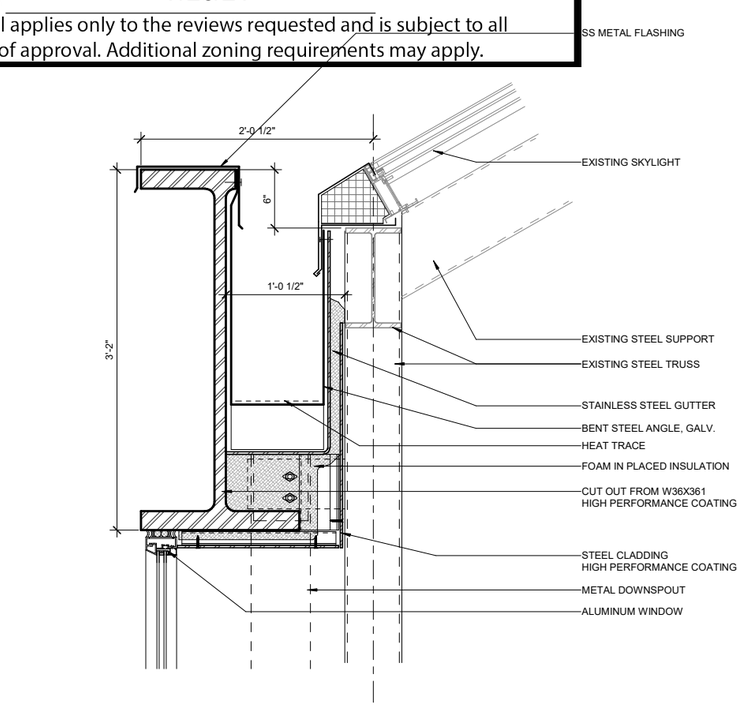
1 ENLARGED ELEVATION - WEST ENTRY

3/32" = 1'-0"



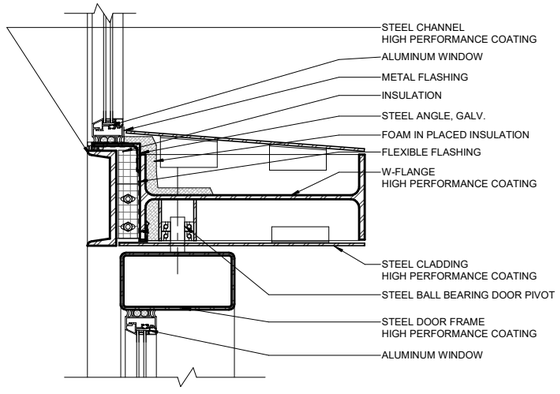
2 WALL SECTION - WEST ENTRY

3/32" = 1'-0"



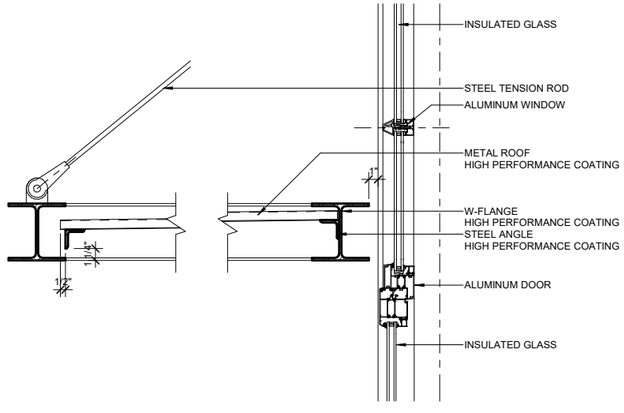
3 DETAIL - HEADER AT WEST ENTRY

3/4" = 1'-0"



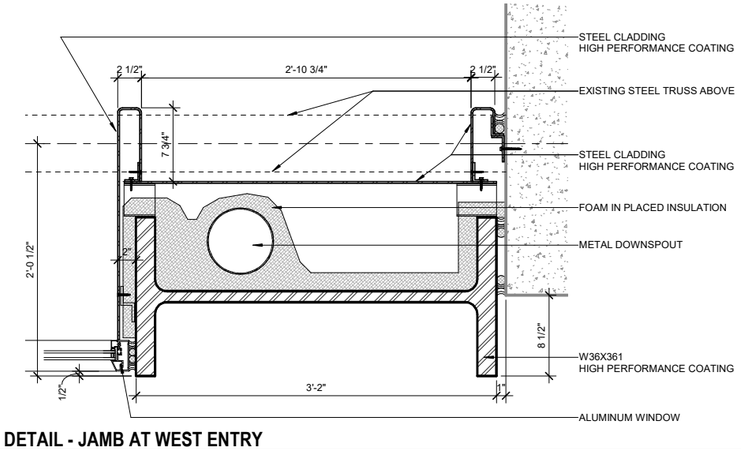
4 DOOR HEAD DETAIL

3/4" = 1'-0"



5 DETAIL - CANOPY

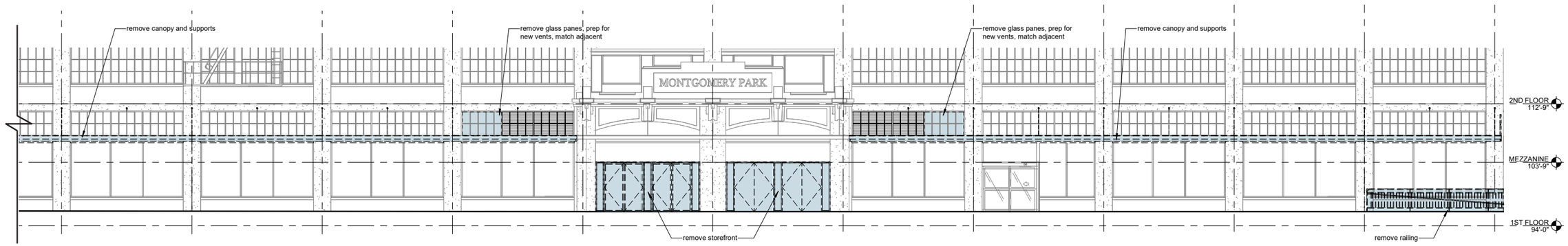
3/4" = 1'-0"



6 DETAIL - JAMB AT WEST ENTRY

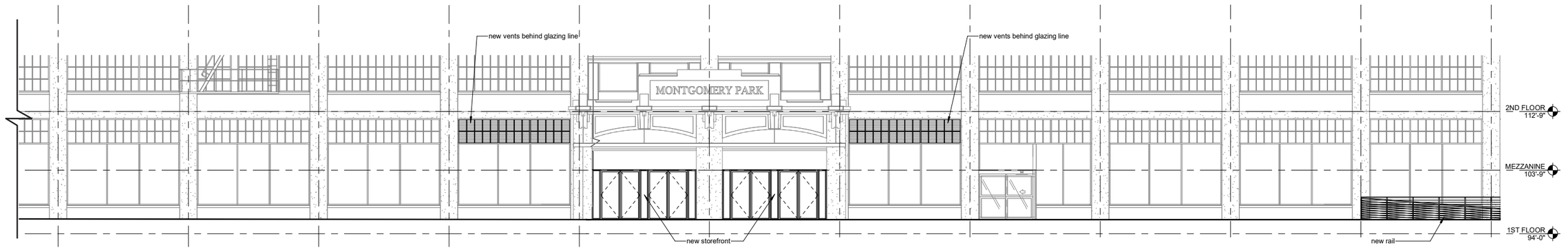
3/4" = 1'-0"

WEST ENTRY: DETAILS



DEMOLITION ELEVATION

1/16" = 1'-0"



PROPOSED ELEVATION

1/16" = 1'-0"

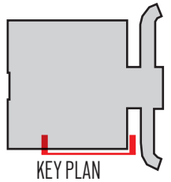
SEE SHEET C.42 FOR DETAILS



EXISTING CONDITION







KEY PLAN

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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

SOUTH ENTRY: ENLARGED ELEVATIONS



PROPOSED



EXISTING CONDITION



MT-1
PAINTED ALUMINUM

Location: Storefronts

Product/System: TBD

Finish: TBD



PT-2
PAINTED STEEL

Location: Canopies

Product/System: TBD

Finish: TBD



PT-1
PAINT

Location: Existing facade, interior walls and existing structure

Product/System:TBD

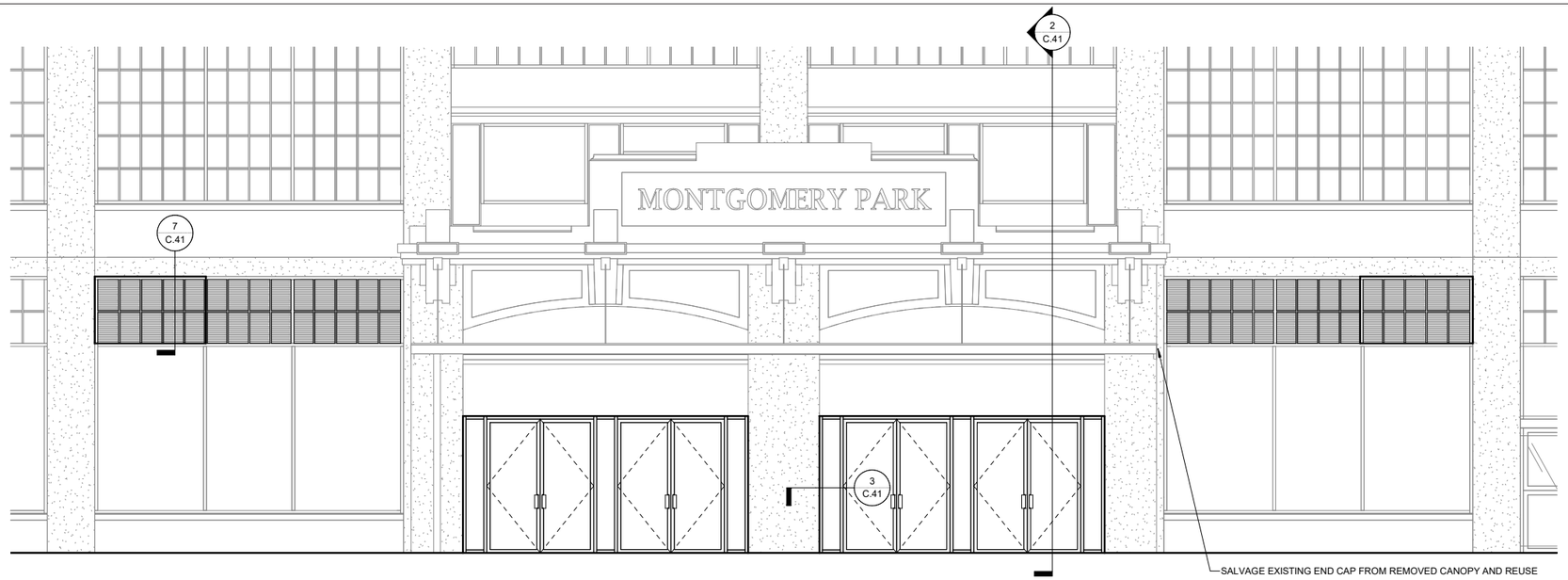
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

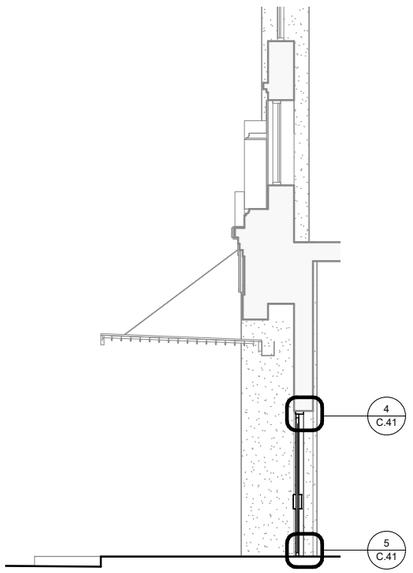
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

SOUTH ENTRY: MATERIAL & COLORS



1 ENLARGED ELEVATION - SOUTH ENTRY

1/8" = 1'-0"



2 WALL SECTION - SOUTH ENTRY

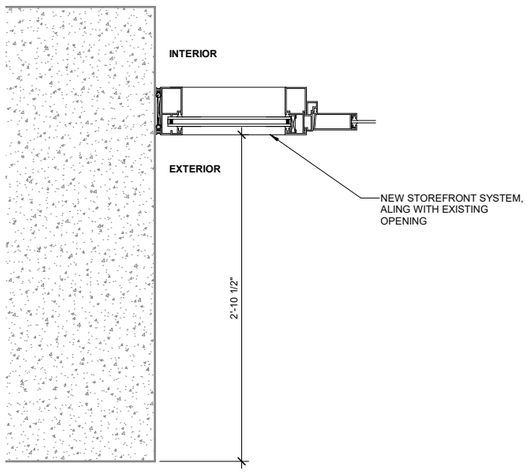
1/8" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner _____

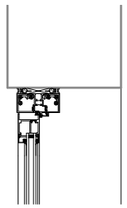
Date 7/26/21

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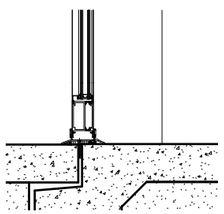
3 DETAIL - STOREFRONT JAMB & DOOR

3/4" = 1'-0"



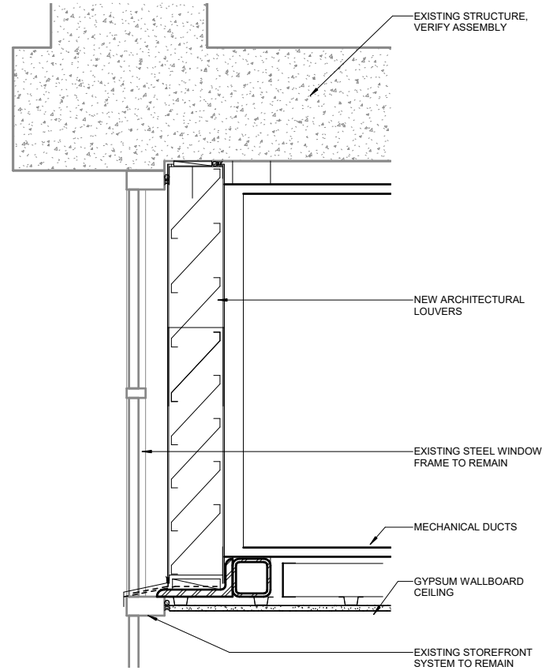
4 DETAIL - STOREFRONT HEADER

3/4" = 1'-0"



5 DETAIL - DOOR THRESHOLD

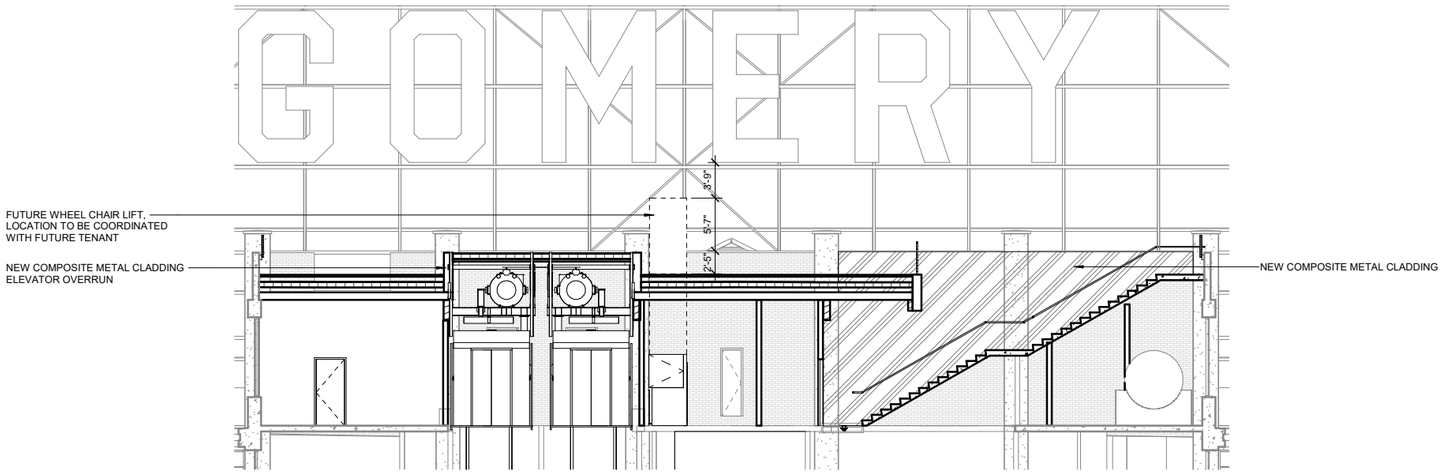
3/4" = 1'-0"



7 DETAIL - LOUVERS, TYP.

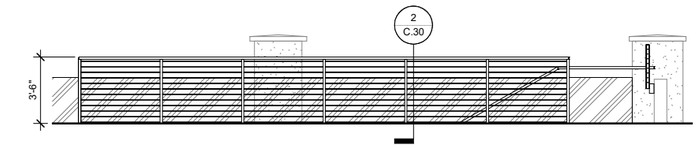
3/4" = 1'-0"

SOUTH ENTRY: DETAILS



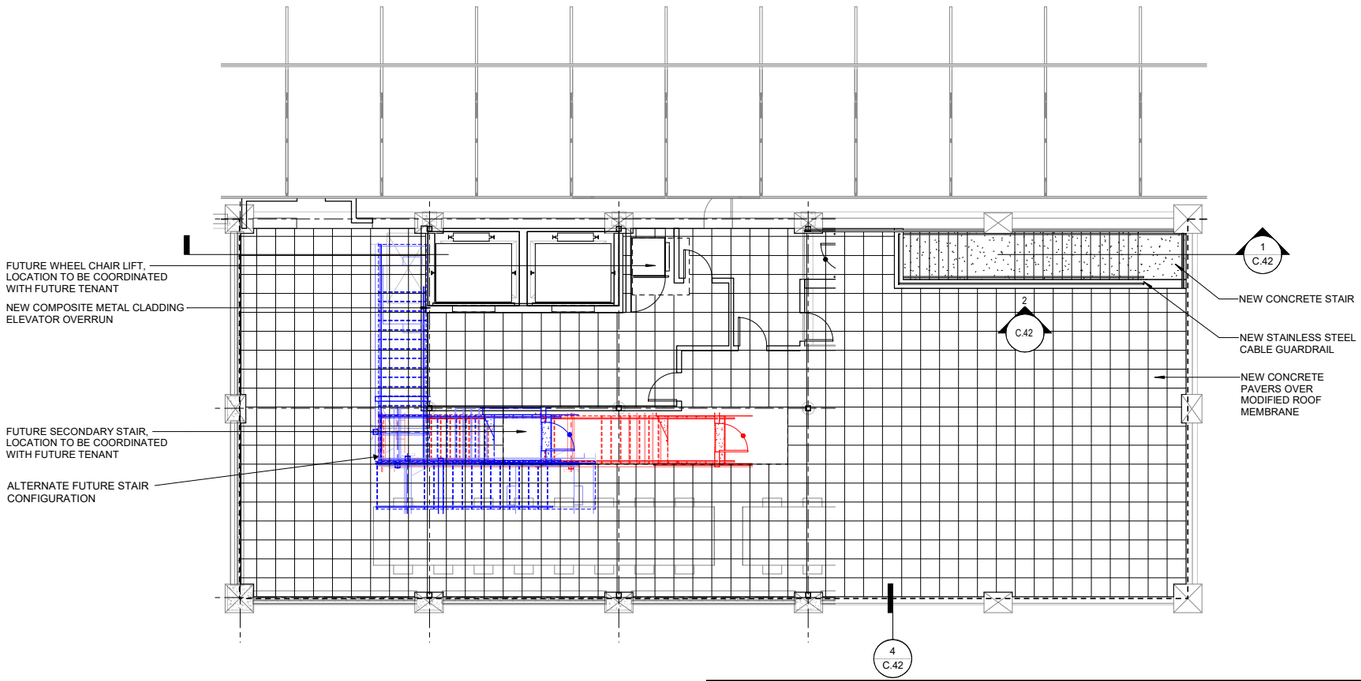
1 ROOF PENTHOUSE SECTION

1/16" = 1'-0"



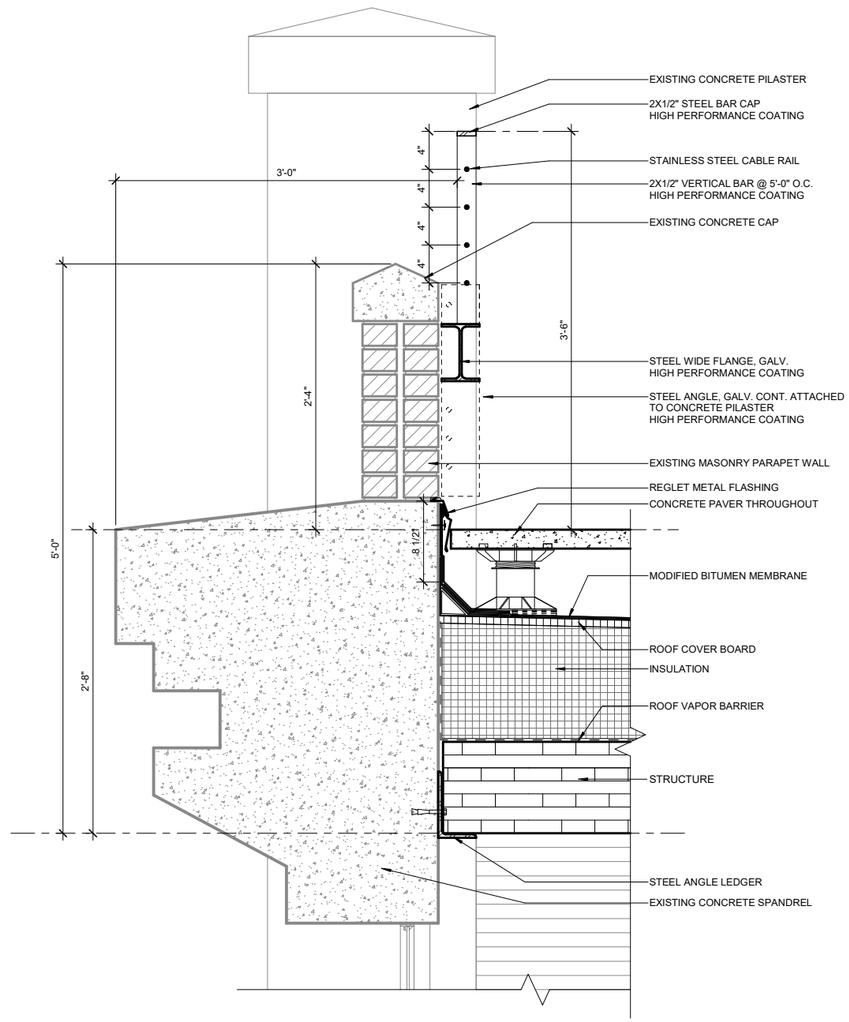
2 ENLARGED ELEVATION AT STAIR GUARDRAIL

1/8" = 1'-0"



3 ROOF PENTHOUSE PLAN

1/16" = 1'-0"



4 DETAIL - GUARDRAIL AT ROOF TERRACE

3/4" = 1'-0"

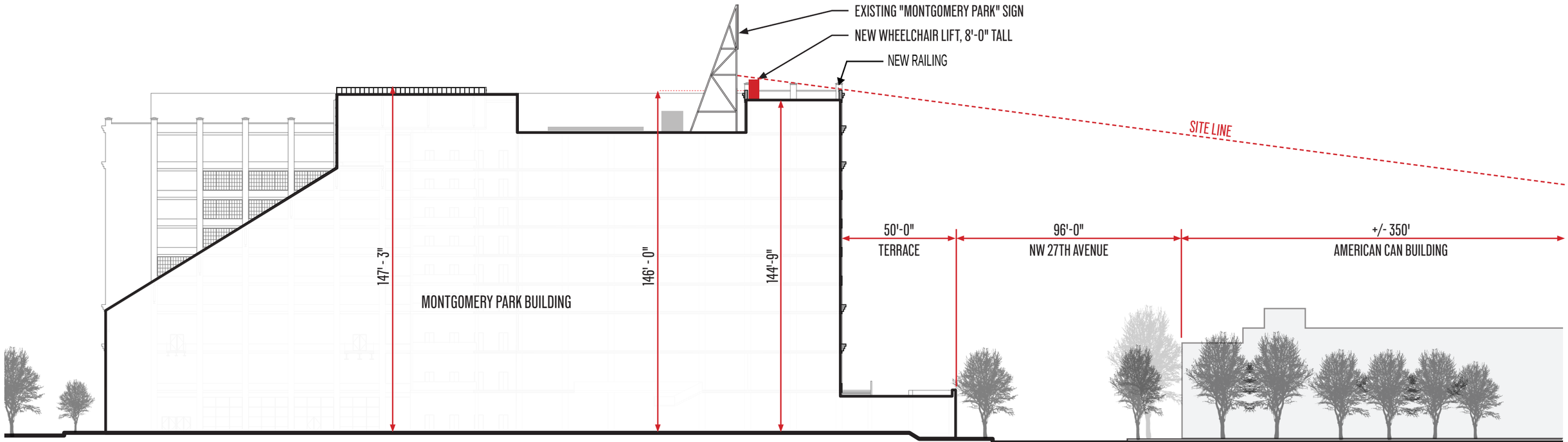
Approved
City of Portland
Bureau of Development Services

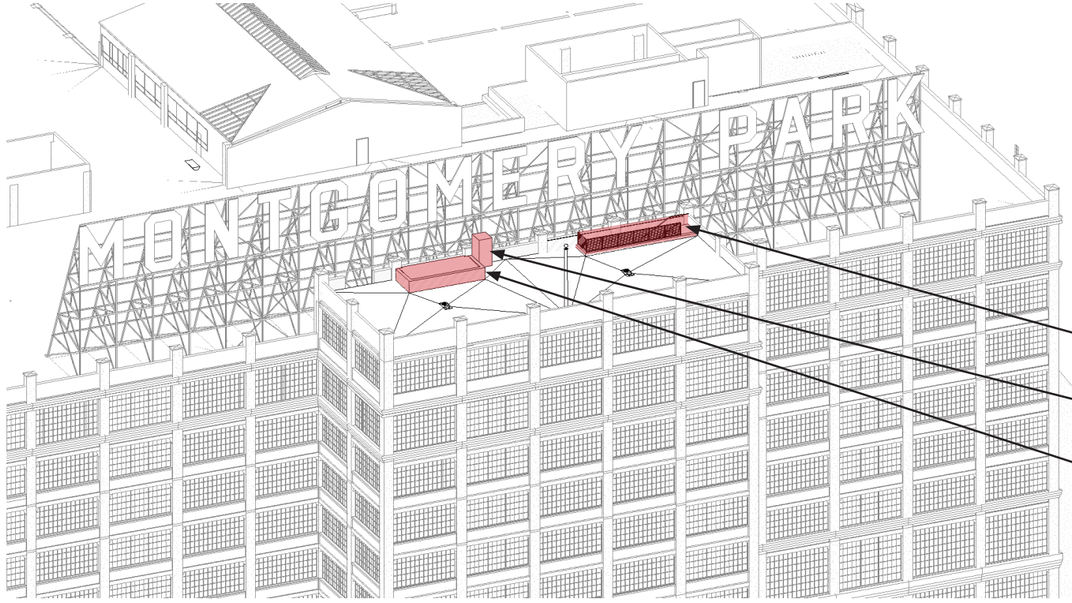
Planner _____

Date 7/26/21

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PENTHOUSE: DETAILS





STAIR GUARDRAIL, ALIGNS WITH TOP OF EXISTING PARAPET

NEW WHEELCHAIR LIFT, 8'-0" TALL

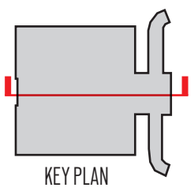
ELEVATOR OVERRUN, ALIGN WITH TOP OF EXISTING PARAPET

Approved
City of Portland
Bureau of Development Services

Planner _____

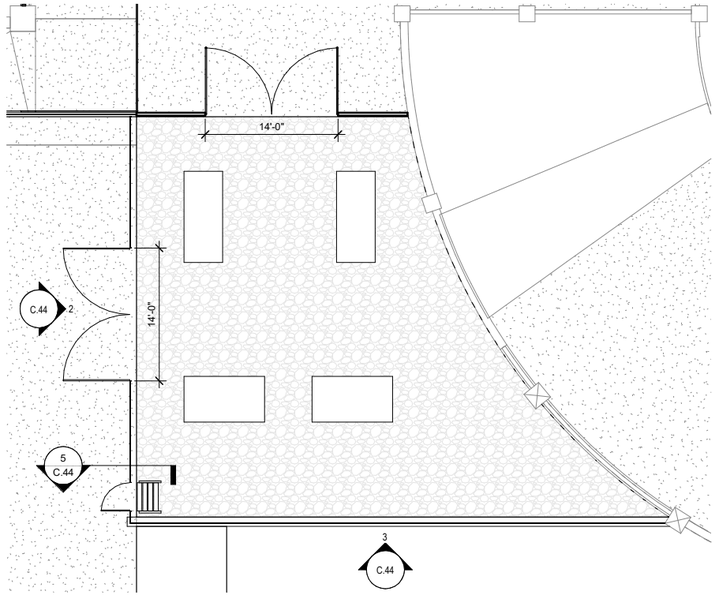
Date 7/26/21

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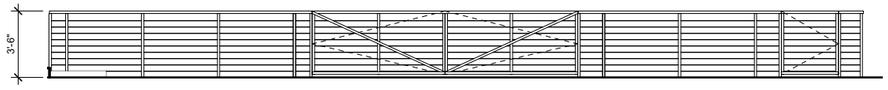
KEY PLAN

SIGHTLINES: PENTHOUSE TERRACE



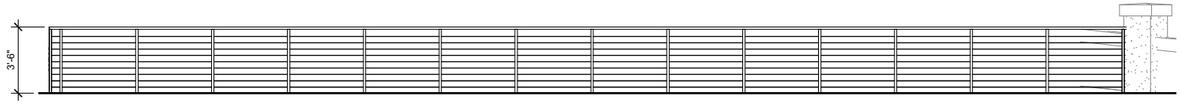
1 TRANSFORMER YARD PLAN

1/16" = 1'-0"



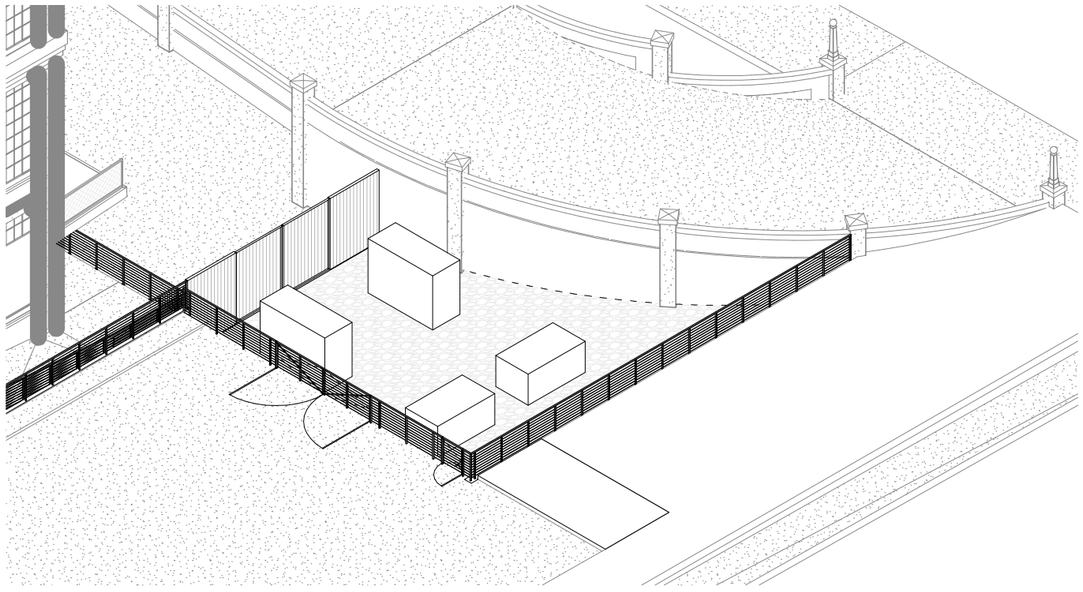
2 TRANSFORMER YARD WEST ELEVATION

1/8" = 1'-0"

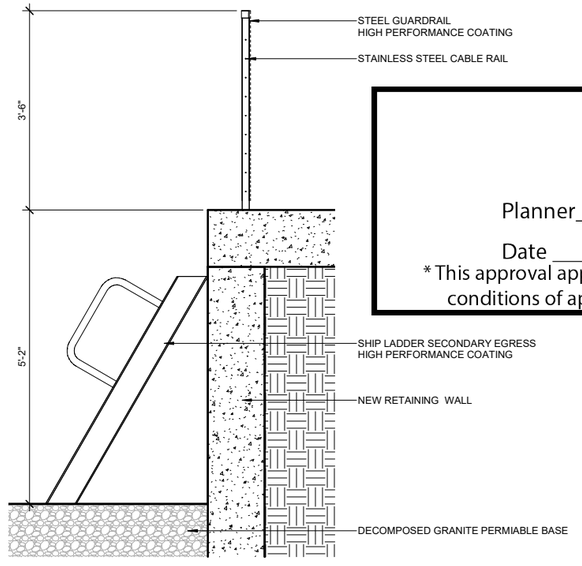


3 TRANSFORMER YARD SOUTH ELEVATION

1/8" = 1'-0"



4 TRANSFORMER YARD ISOMETRIC VIEW



5 TRANSFORMER YARD WALL SECTION

3/8" = 1'-0"

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TRANSFORMER YARD

APPROX. LIMITS ASPHALT/CONCRETE SAWCUT ,TYP

EXISTING BUILDING TO REMAIN

TREE REMOVAL, TYP

EXISTING PARKING LOT TO BE RECONSTRUCTED

REMOVE EXISTING CATCH BASIN TO REMAIN

EXISTING DRIVEWAY TO BE REMOVED

EXISTING PARKING LOT TO REMAIN

2701 NW VAUGHN ST
PORTLAND, OR 97210
TAX LOT 1N1E29D #200

EXISTING ATRIUM TO BE REMOVED

EXISTING CONCETE PAVEMENT TO REMAIN

EXISTING DRIVE AISLE TO REMAIN

EXISTING BUILDING TO REMAIN

REMOVE EXISTING CATCH BASIN TO REMAIN

EXISTING RAMPS TO REMAIN AND BE RESURFACED

NW WARDWAY (PUBLIC)

NW 27TH AVE (PRIVATE)

NW 27TH AVE (PUBLIC)

NW VAUGHN ST (PUBLIC)

EXISTING DRIVEWAY RECONSTRUCTED

EXISTING DRIVEWAY RECONSTRUCTED

EXISTING PARKING LOT TO BE RECONSTRUCTED

0 75 150

SCALE: 1" = 75'

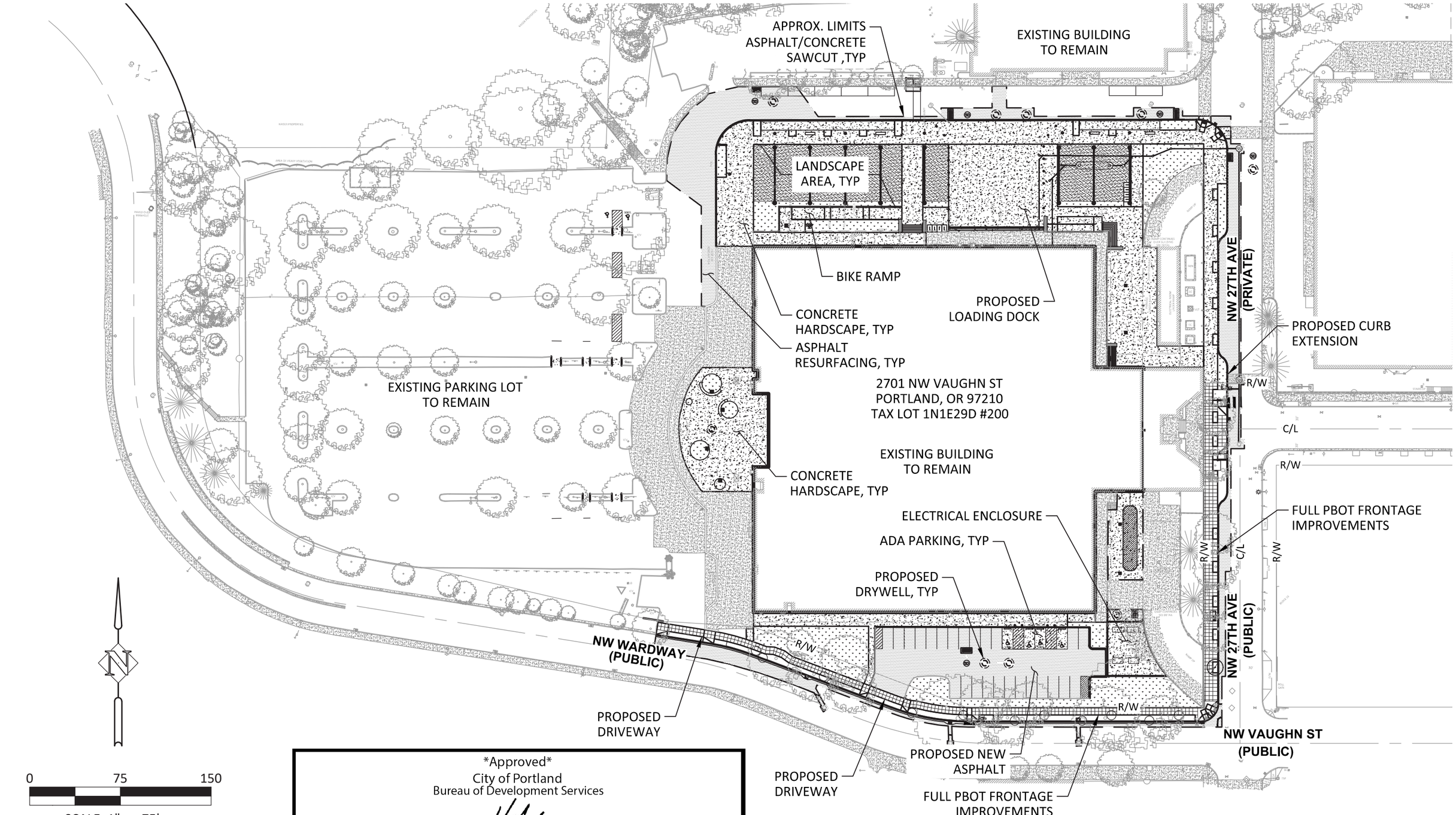
Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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CIVIL: EXISTING CONDITIONS



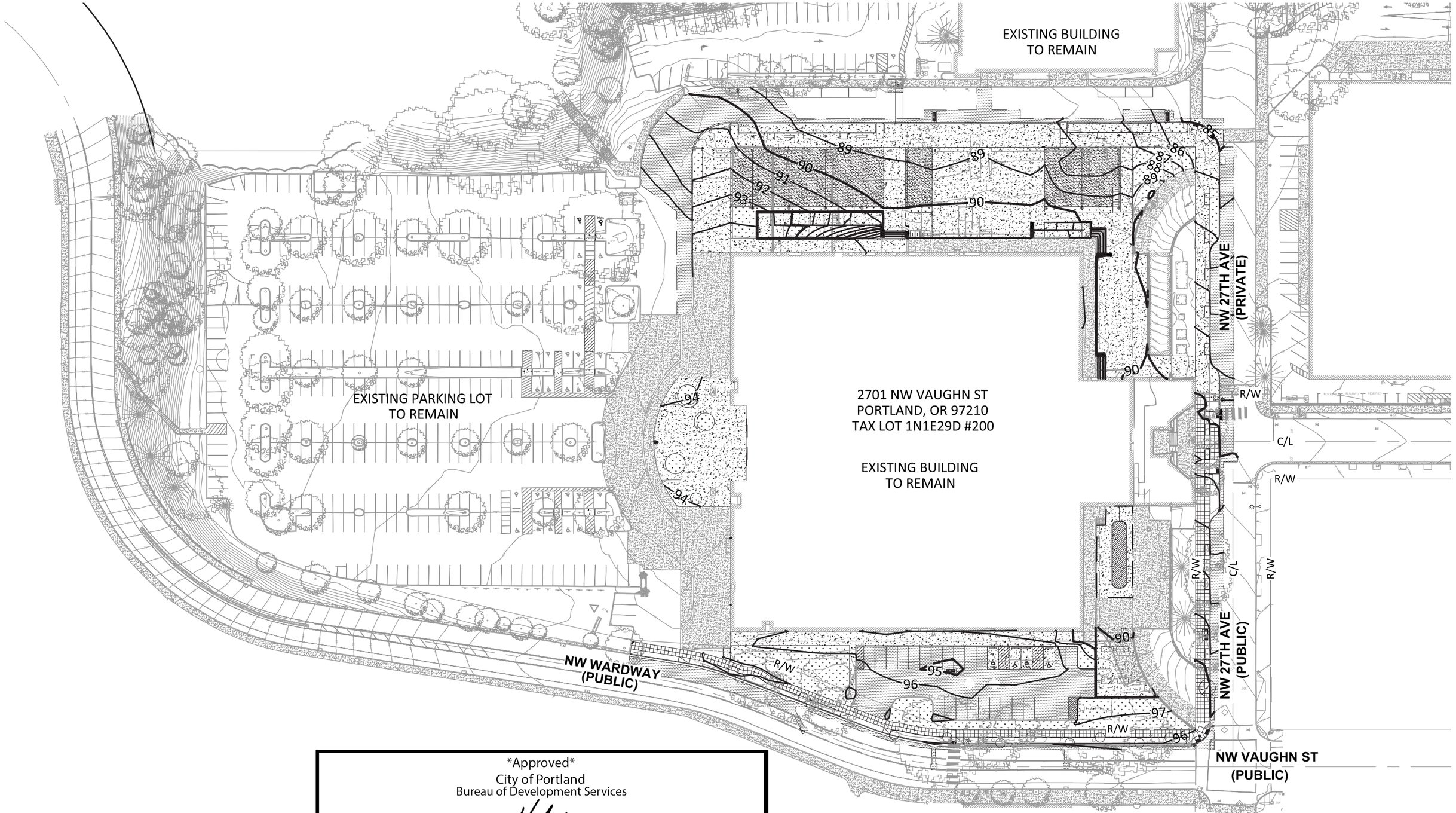
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City of Portland
Bureau of Development Services

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CIVIL: SITE PLAN



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City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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CIVIL: GRADING PLAN

PROPOSED SEDIMENT MANHOLE, TYP

PROPOSED WQ TREATMENT CATCH BASIN, TYP

EXISTING BUILDING TO REMAIN

PROPOSED GREASE INTERCEPTOR, TYP

RE-ROUTE EXISTING ROOF DRAIN

PROPOSED CATCH BASIN, TYP

PROPOSED DOCK TRENCH DRAIN, TYP

PROPOSED DRYWELL, TYP

EXISTING PARKING LOT TO REMAIN

2701 NW VAUGHN ST
PORTLAND, OR 97210
TAX LOT 1N1E29D #200

EXISTING BUILDING TO REMAIN

PROPOSED STREET LIGHT, TYP

NW 27TH AVE (PRIVATE)

PROPOSED STORM CONNECTION TO BUILDING

PROPOSED FIRE SUPPRESION TANK

PROPOSED DRYWELL, TYP

NW WARDWAY (PUBLIC)

NW 27TH AVE (PUBLIC)

NW VAUGHN ST (PUBLIC)

PROPOSED CATCH BASIN

PROPOSED ELECTRICAL ENCLOSURE

0 75 150

SCALE: 1" = 75'

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City of Portland
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Planner _____

Date 7/26/21

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CIVIL: UTILITY PLAN





Private Street and Pedestrian Path Lighting

Type: S11 LED Area Downlight
Mount: 14’ Pole





Ambient Lighting at Terraces

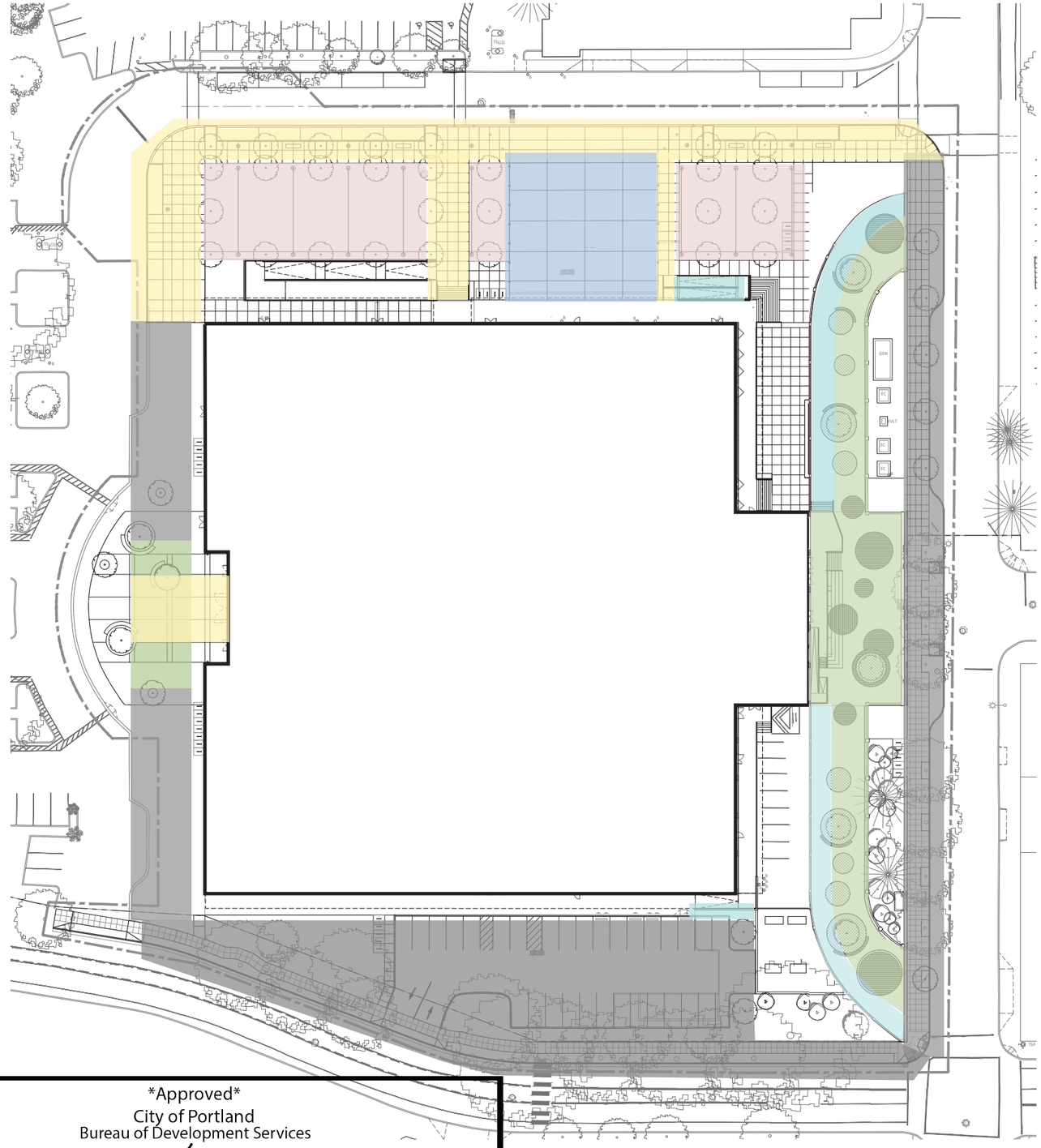
Type: S52 LED Decorative Globes
Mount: Catenary on 14’ Pole





Tree Accent Lighting

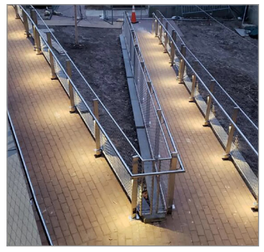
Type: S23 Tree Accent Light
Mount: Stake Mounted in Planters
Color: Black





Minimal Utility Lighting

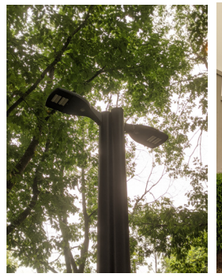
Type: S10 LED Area Downlight
Mount: 14’ Pole
Notes: Match to existing retrofit poles





Illuminated Handrails at Ramps

Type: S31 LED Area Downlight
Mount: Integral in Handrail Stanchion





Existing to Remain

Type: LED Area Downlight
Mount: Pole Mount

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Bureau of Development Services

Planner _____

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*See Condition E

SITE LIGHTING



Canopy Area Lighting
Type: S20 LED Area Downlight
Mount: Replace existing surface mount at underside of existing canopy



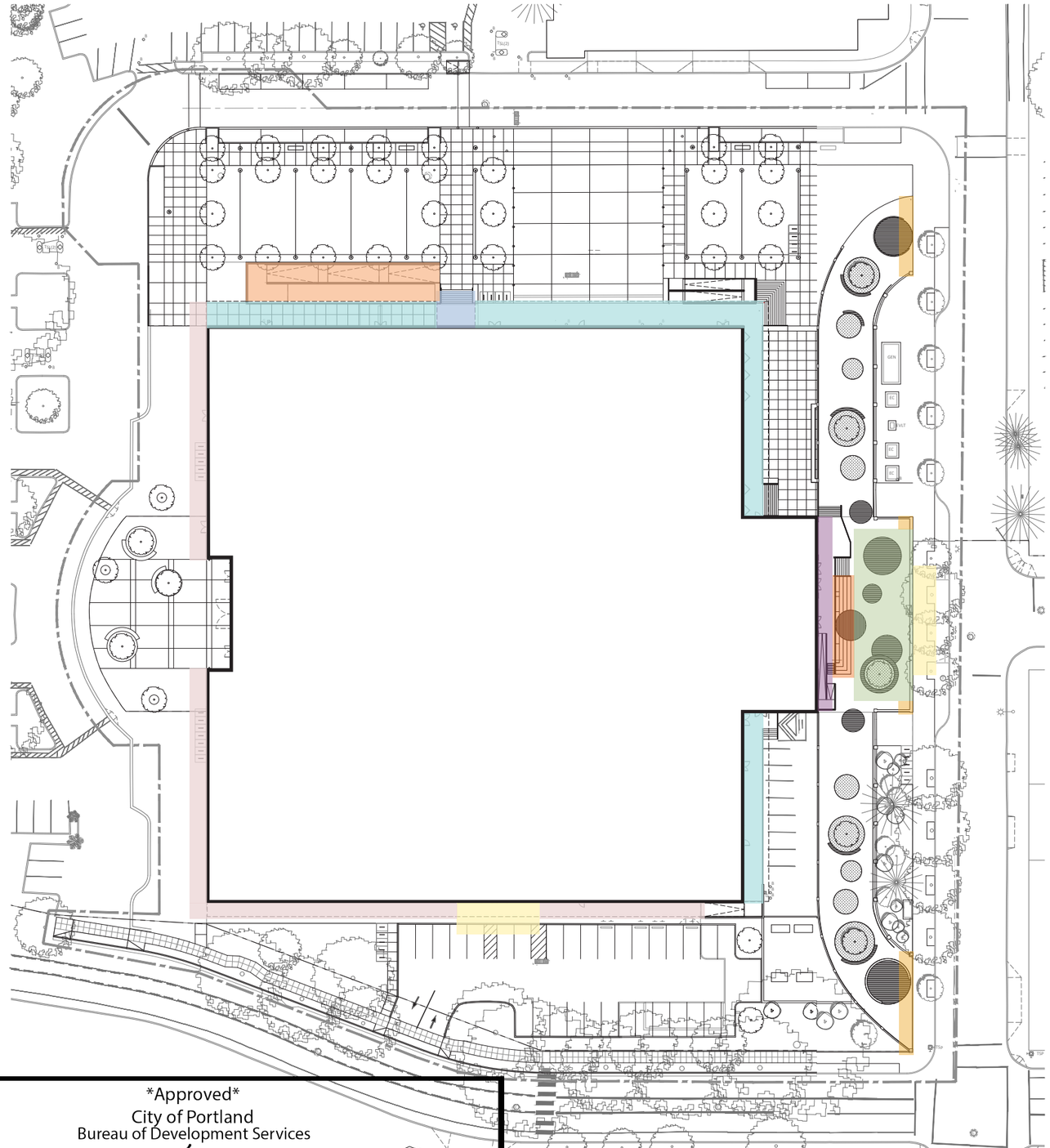
Canopy Wash at North Entry
Type: S13 LED Linear Uplight
Mount: Surface Mount
Notes: Highlights new north entry canopy



Secondary Entry Ambient Lighting
Type: LED Area Downlight
Mount: Wall Mount
Notes: Provides illumination at exit doors



Historic Entries Accent Lighting
Type: S24 LED Direct/Indirect Sconce
Mount: Surface Mount
Notes: Highlight historic entry soffits



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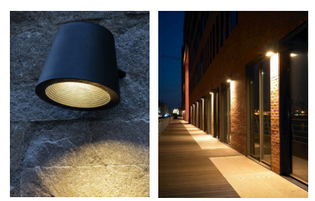
Top of Ramp Ambient Lighting
Type: S12 LED Multi Head Area Floodlight
Mount: Pole mount
Notes: Adjustable heads aimed at various ground surfaces



Historic Pillar Accent Lighting
Type: S51 LED Decorative Globe
Mount: Surface Mount at Top of Existing Pillars
Notes: Replicate original historic illuminated globe top



Stadium Seating Ambient Lighting
Type: LED Steplight
Mount: Recessed



Top of Ramp Ambient Lighting
Type: S50 LED Direct Sconce
Mount: Surface Mount

*See Condition E

BUILDING MOUNTED LIGHTING





Historic Montgomery Park Sign

Notes: Existing historic signage to remain



Egress Lighting

Type: LED Bollard, 22” high

Mount: Surface of Roof Deck

Notes: Minimal lighting directed at path of egress

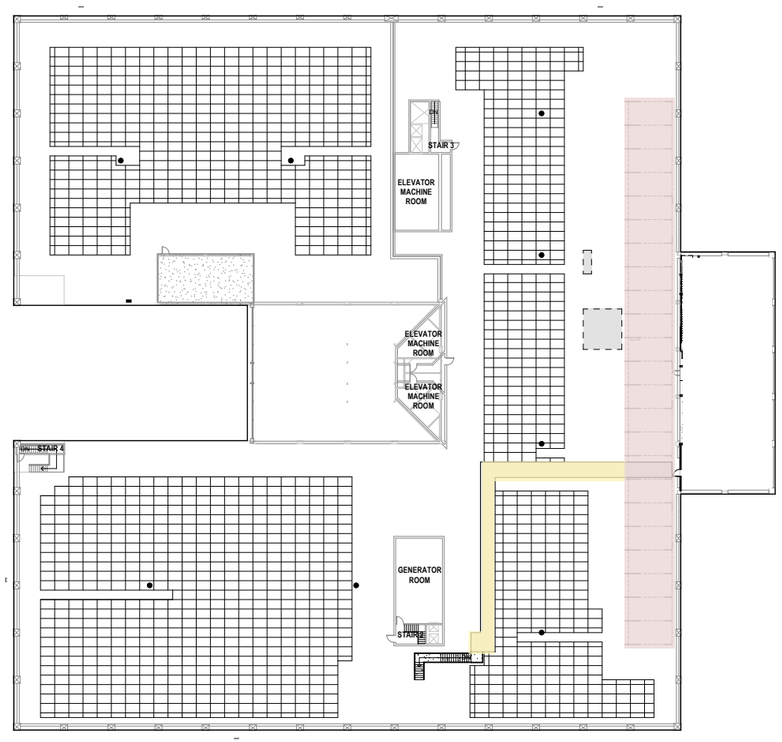


Penthouse Rooftop Lighting

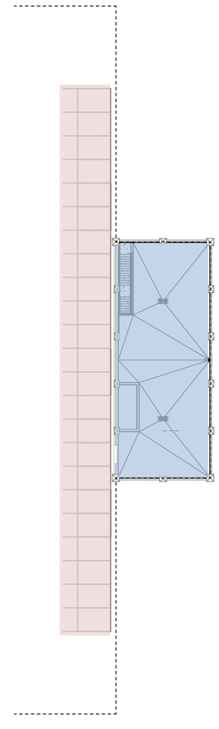
Type: LED Wallpack

Mount: Surface Mount at Parapet

Notes: Minimal illumination below perimeter wall height and aimed at floor to avoid competing with MP sinage overhead



Rooftop Plan



Penthouse Plan

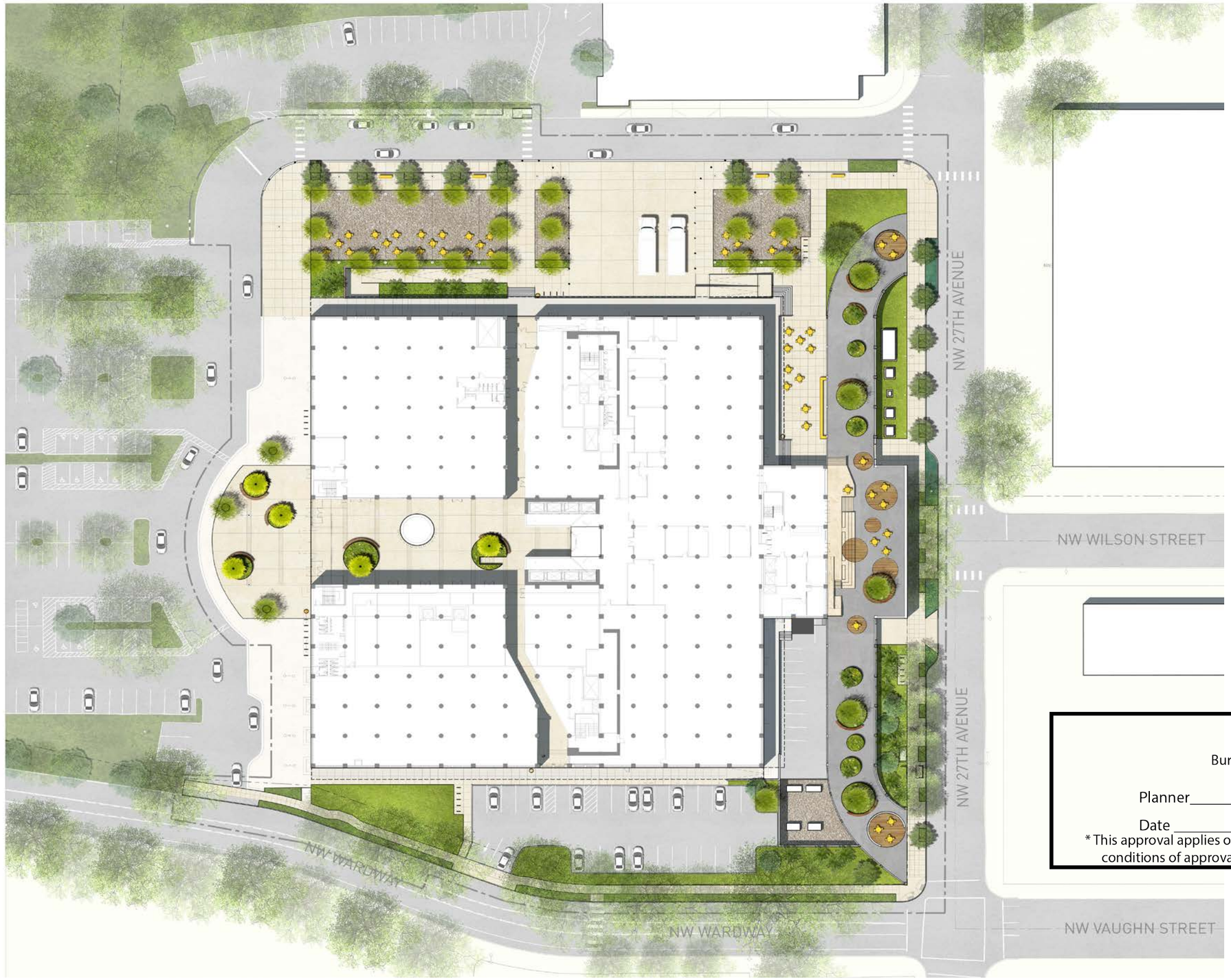
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ROOFTOP LIGHTING



*See Condition E

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Date 7/26/21

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LU 20-226339 HRM

PLACE

LANDSCAPE: PROPOSED PLAN



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City of Portland
Bureau of Development Services

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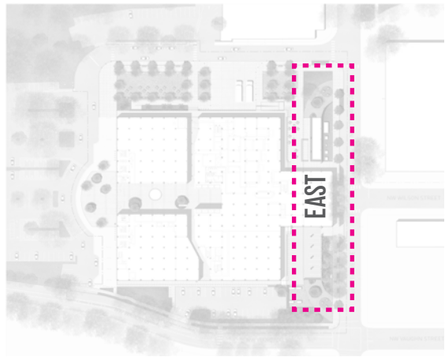
Date 7/26/21

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*See Condition E

PLACE

LANDSCAPE: ZONES



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City of Portland
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Planner _____

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SCREENED TRANSFORMER YARD

EXISTING PARKING LOT

EXISTING LOADING DOCK

EXISTING LOADING DOCK

CORNER STAIR & ADA RAMP

PLANTING AREA

NW 27TH AVENUE

NW 27TH AVENUE

SOUTH COURTYARD

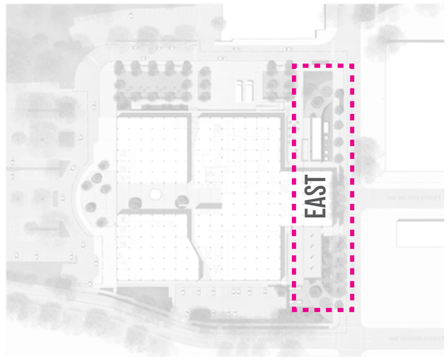
CURB EXTENSION AT MAIN ENTRY

NORTH COURTYARD

*See Condition E

PLACE

EAST (LEVEL 1)





NOT APPROVED

PLACE

EAST (LEVEL 2)

NOT TO SCALE





1. CONCRETE PAVING - PEDESTRIAN



2. ASPHALT PAVING



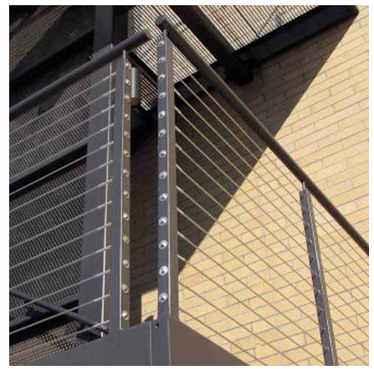
3. HARDWOOD DECKING



4. CRUSHED BASALT MULCH



5. PAINTED STEEL PLANTER



6. CABLE GUARDRAIL



7. BICYCLE RACK

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City of Portland
Bureau of Development Services

Planner _____

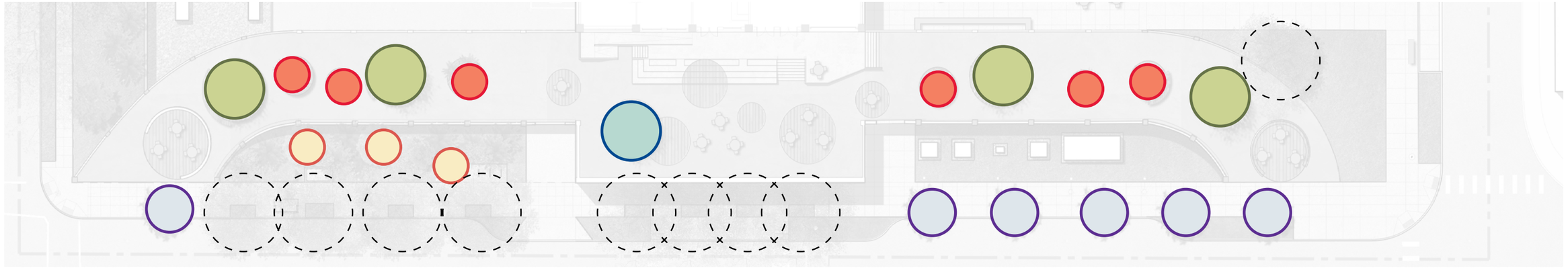
Date 7/26/21

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PLACE

EAST- MATERIALS

NOT TO SCALE





CRAPE MYRTLE
Lagerstroemia x faurei Natchez



JAPANESE MAPLE
Acer palmatum



STAGHORN SUMAC
Rhus typhina



PERSIAN IRONWOOD
Parrotia persica 'vanessa'



GINKGO 'AUTUMN GOLD'
Ginkgo biloba 'autumn gold'

EXISTING TREE

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Bureau of Development Services

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PLACE

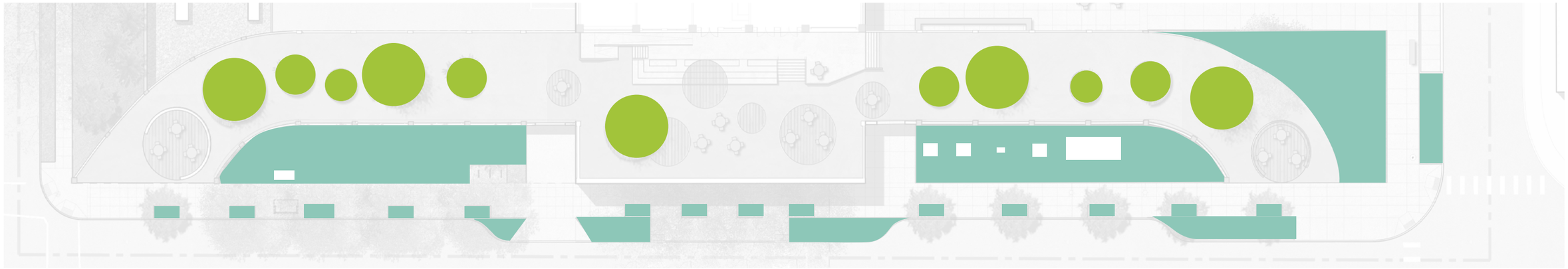
EAST- TREES

SHEET NOT USED

NOT APPROVED

PLACE

EAST- TREES - ALTERNATE





COMPACT OREGON GRAPE
Mahonia aquifolium 'Compacta'



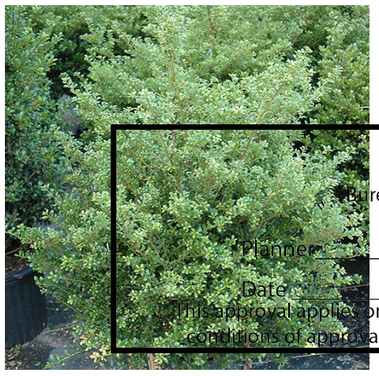
SOFT CARESS MAHONIA
Mahonia eurybracteata 'Soft Caress'



FRAGRANT SWEET BOX
Sarcococca ruscifolia



BIRCH LEAF SPIREA
Spiraea betulifolia



CONVEX LEAF JAPANESE HOLLY
Ilex crenata 'Convexa'

FEATURE PLANTING

FOUNDATION PLANTING

Approved
City of Portland
Bureau of Development Services

"Planner"

7/26/21
Date

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SAND STRAWBERRY
Fragaria chiloensis



BIG BLUE LILYTURF
Liriope muscari



WESTERN SWORD FERN
Polystichum munitum



AUTUMN MOOR GRASS
Sesleria autumnalis



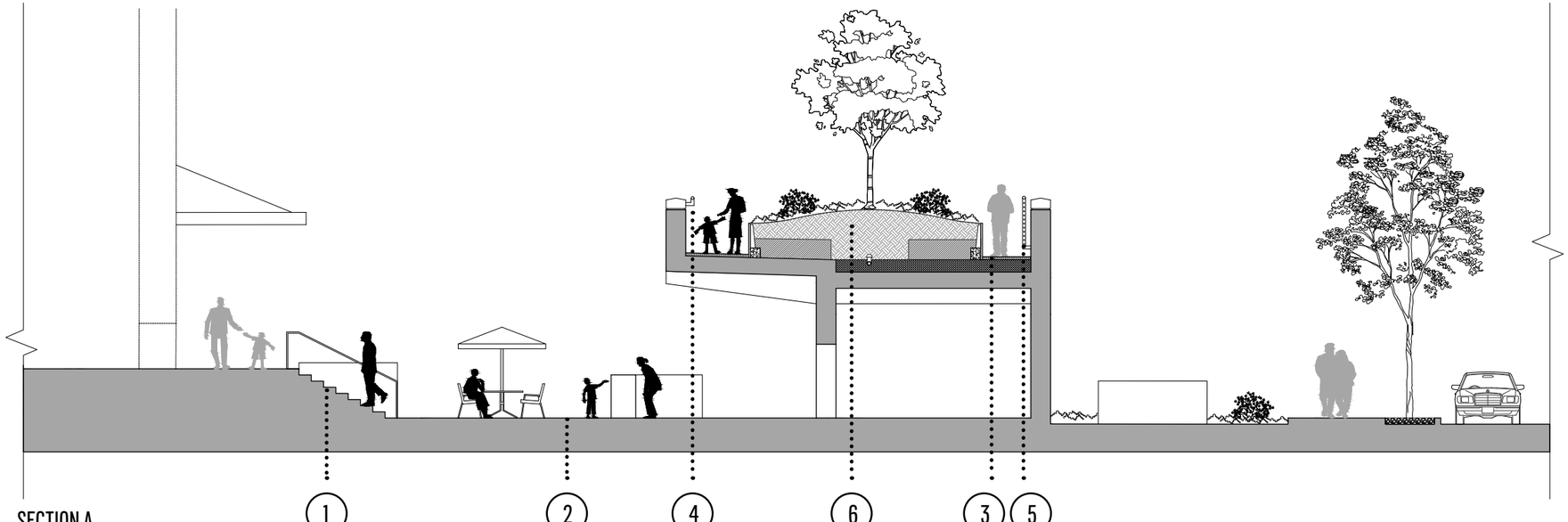
FOUNTAIN GRASS
Cenchrus setaceus



SIBERIAN IRIS
Iris sibirica 'Caesar's Brother'

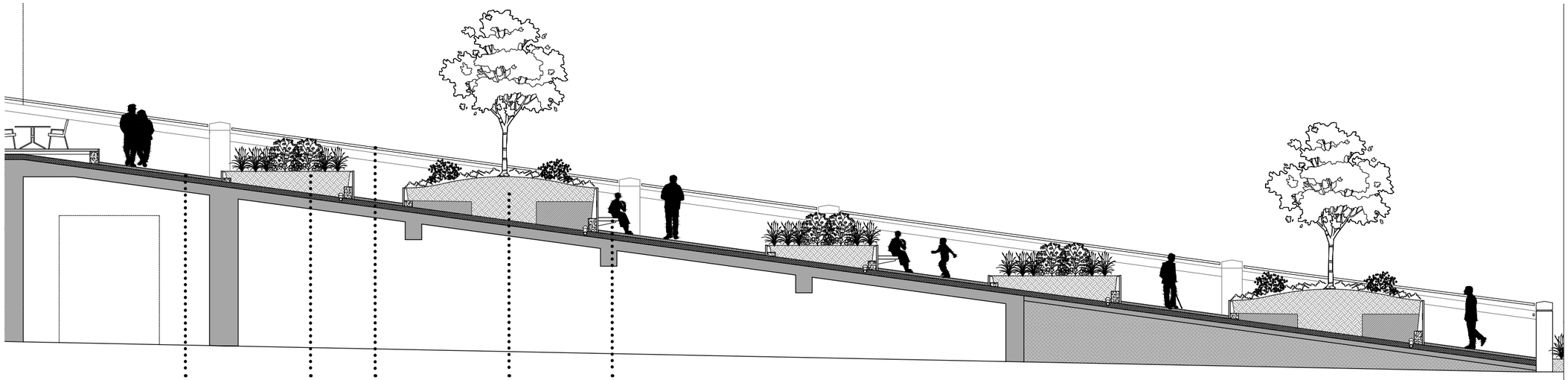
PLACE

EAST- SHRUBS & GROUNDCOVER



SECTION A

1. CONCRETE STAIR
2. CONCRETE PAVING
3. ASPHALT PAVING
4. TOP RAIL
5. CABLE GUARDRAIL
6. PAINTED STEEL PLANTER
7. PLANTER BENCH



SECTION B

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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*See Condition E

PLACE

EAST- SECTIONS

NOT TO SCALE

C.60

LU 20-226339 HRM



*See Condition E

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City of Portland
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Planner _____

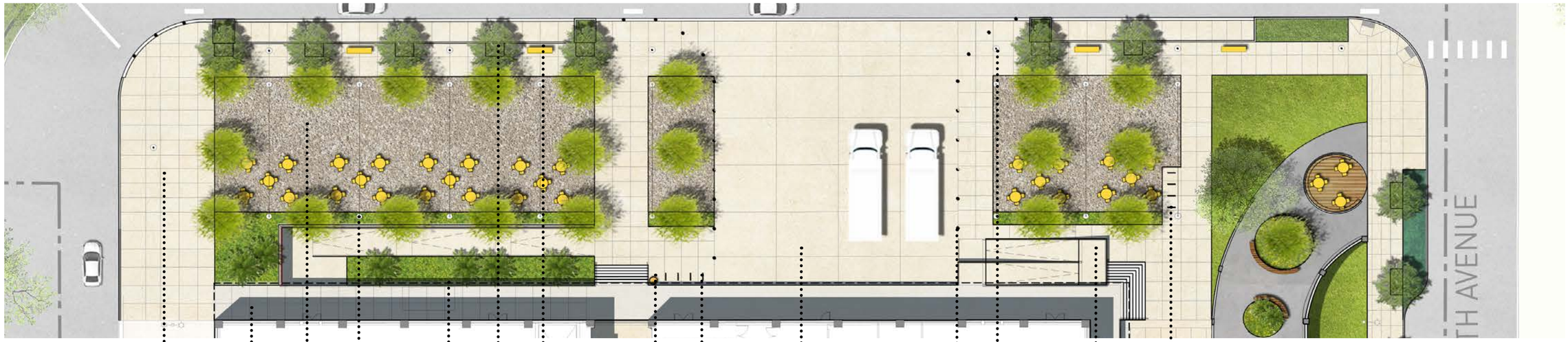
Date 7/26/21

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PLACE

NORTH

NOT TO SCALE





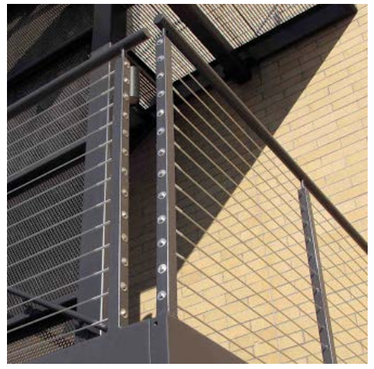
1. CONCRETE PAVING - VEHICULAR



2. CONCRETE PAVING - PEDESTRIAN



3. CRUSHED BASALT PAVING



4. CABLE GUARDRAIL



5. BENCH



6. BOLLARD



7. LIGHT POLE



8. CATENARY LIGHTS



9. BICYCLE RACK



10. TRASH & RECYCLE

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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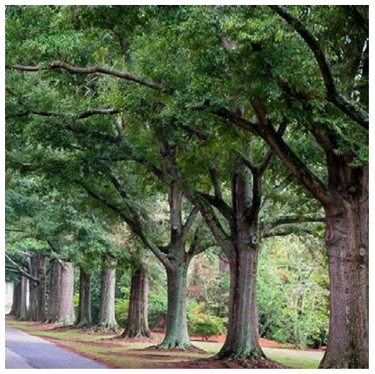
LU 20-226339 HRM

PLACE

NORTH- MATERIALS

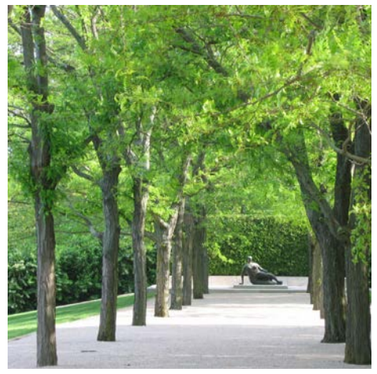






WILLOW OAK
Quercus phellos 'Hightower'





HALKA HONEY LOCUST
Gleditsia triacanthos 'Halka'

EXISTING TREE

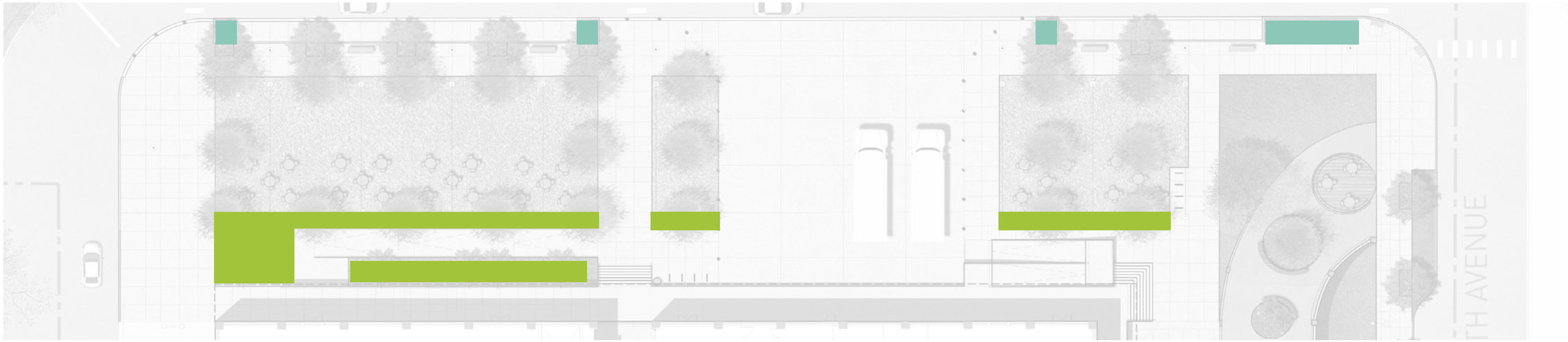
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Bureau of Development Services

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LU 20-226339 HRM



FOUNDATION PLANTING

STREETSCAPE PLANTING



COMPACT OREGON GRAPE
Mahonia aquifolium 'Compacta'



SOFT CARESS MAHONIA
Mahonia eurybracteata 'Soft Caress'



FRAGRANT SWEET BOX
Sarcococca ruscifolia



GREEN ISLAND JAPANESE HOLLY
Ilex crenata 'Green Island'



SAND STRAWBERRY
Fragaria chiloensis



BIG BLUE LILYTURF
Liriope muscari



WESTERN SWORD FERN
Polystichum munitum

Approved
City of Portland
Bureau of Development Services

Planner _____

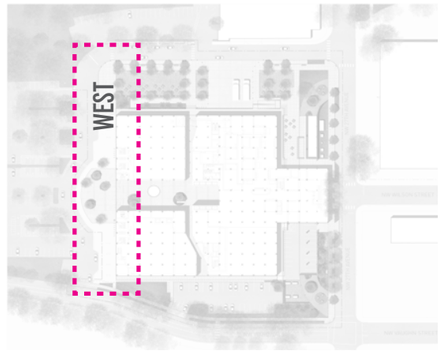
Date 7/26/21

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PLACE

NORTH- SHRUBS & GROUNDCOVERS





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PLACE

WEST





1. ASPHALT PAVING



2. CONCRETE PAVING - EXISTING



3. DECORATIVE CONCRETE PAVING



4. TREE GRATE



5. RETROFIT EXISTING LIGHT POLE



6. LIGHT POLE



7. TRASH & RECYCLE



8. BICYCLE RACK



9. CIRCULAR PLANTER

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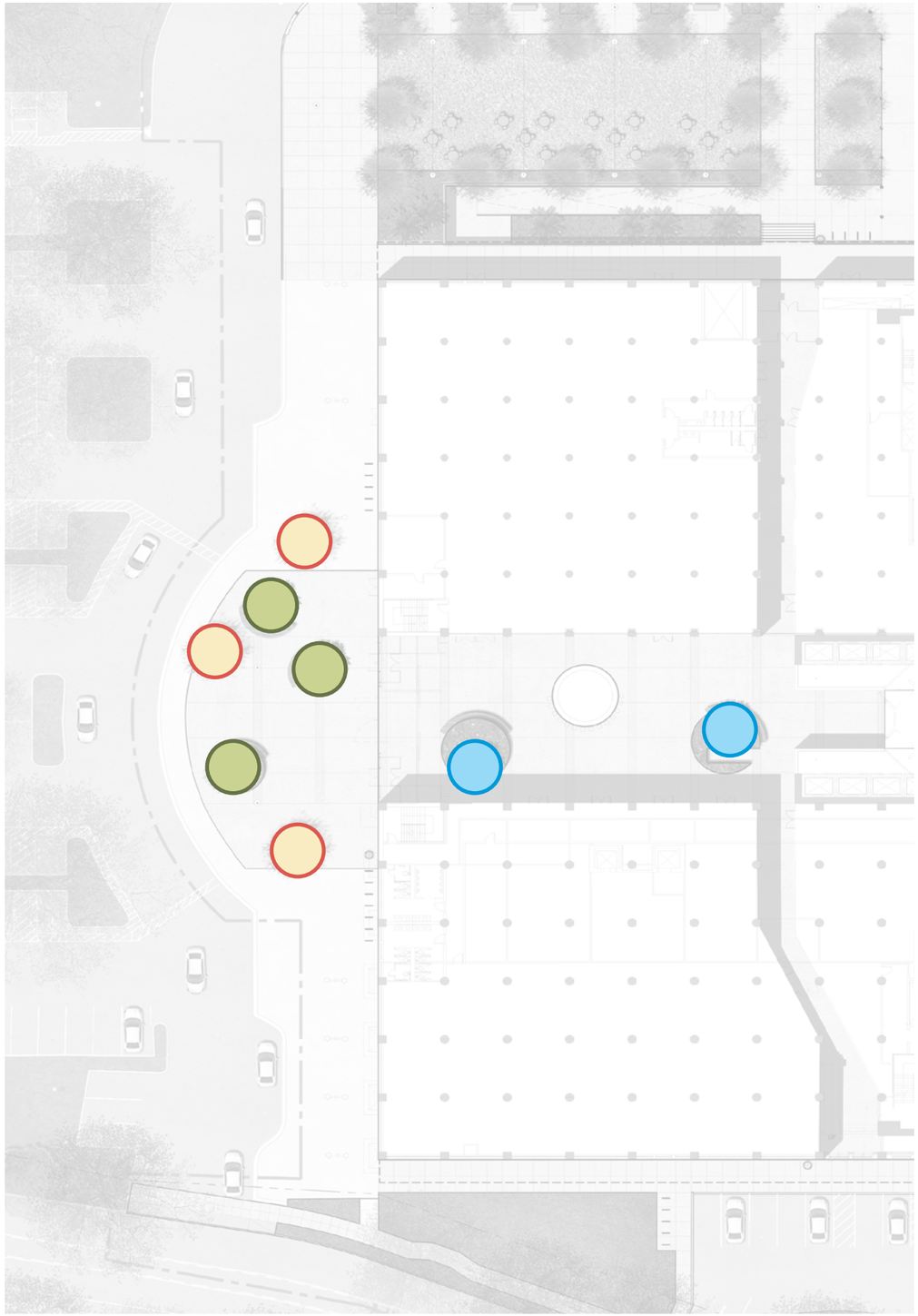
Planner _____

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PLACE

WEST- MATERIALS





BLACK TUPELO
Nyssa sylvatica 'David Odom'



SHAWNEE BRAVE BALD CYPRESS
Taxodium distichum 'Mickelson'



BLACK OLIVE 'SHADY LADY'
Bucida buceras 'Shady Lady'

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PLACE

WEST- TREES





COMPACT OREGON GRAPE
Mahonia aquifolium 'Compacta'



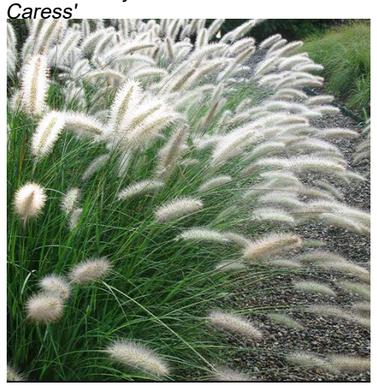
SOFT CARESS MAHONIA
Mahonia eurybracteata 'Soft Caress'



BIRCH LEAF SPIREA
Spiraea betulifolia



AUTUMN MOOR GRASS
Sesleria autumnalis



FOUNTAIN GRASS
Cenchrus setaceus



SIBERIAN IRIS
Iris sibirica 'Caesar's Brother'



SPIDERWORT
Tradescantia spp.



SPIDER PLANT
Chlorophytum comosum



ORIENTAL CHAIN FERN
Woodwardia orientalis

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City of Portland
Bureau of Development Services

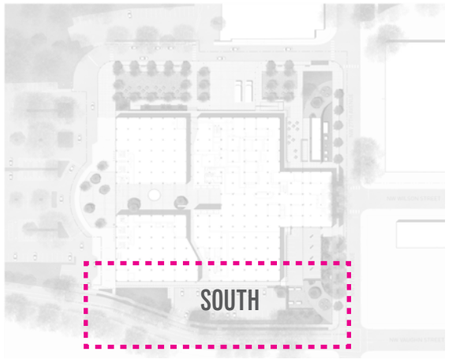
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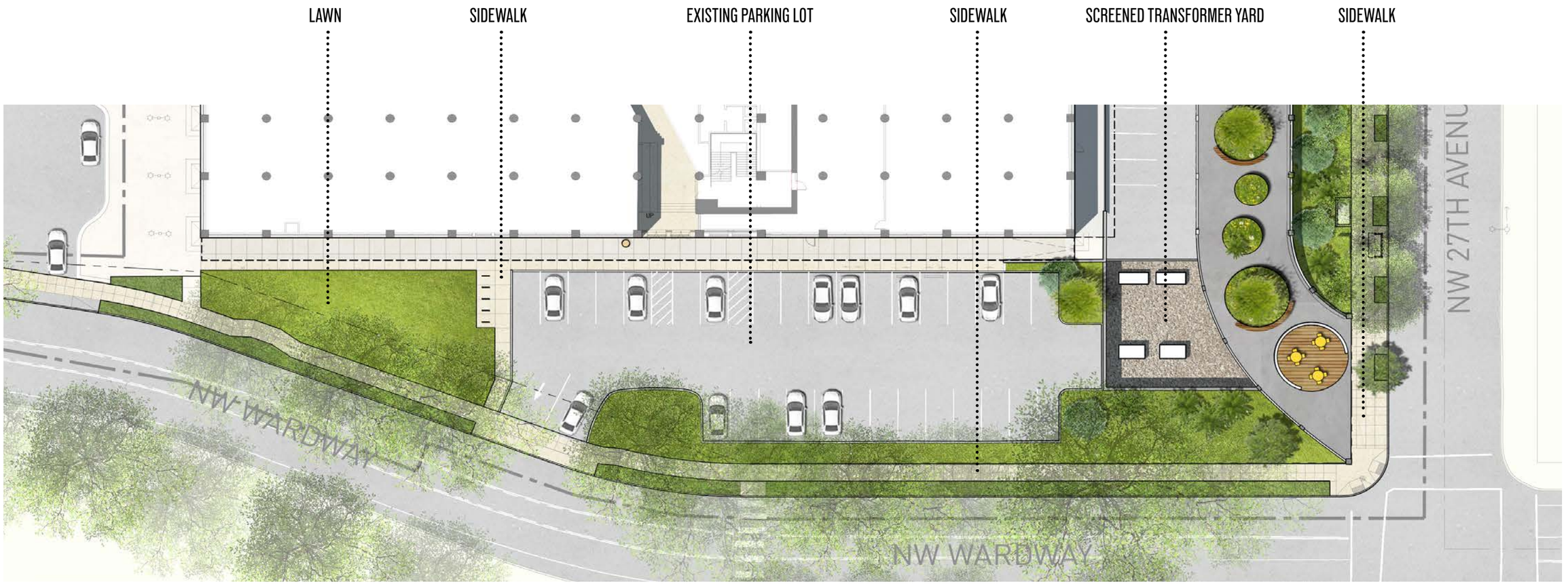
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PLACE

WEST- SHRUBS & GROUNDCOVERS





*See Condition E

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PLACE

SOUTH

NOT TO SCALE

LU 20-226339 HRM





1. ASPHALT PAVING



2. CONCRETE PAVING - PEDESTRIAN



3. BIKE RACK



4. TRASH & RECYCLE

*See Condition E

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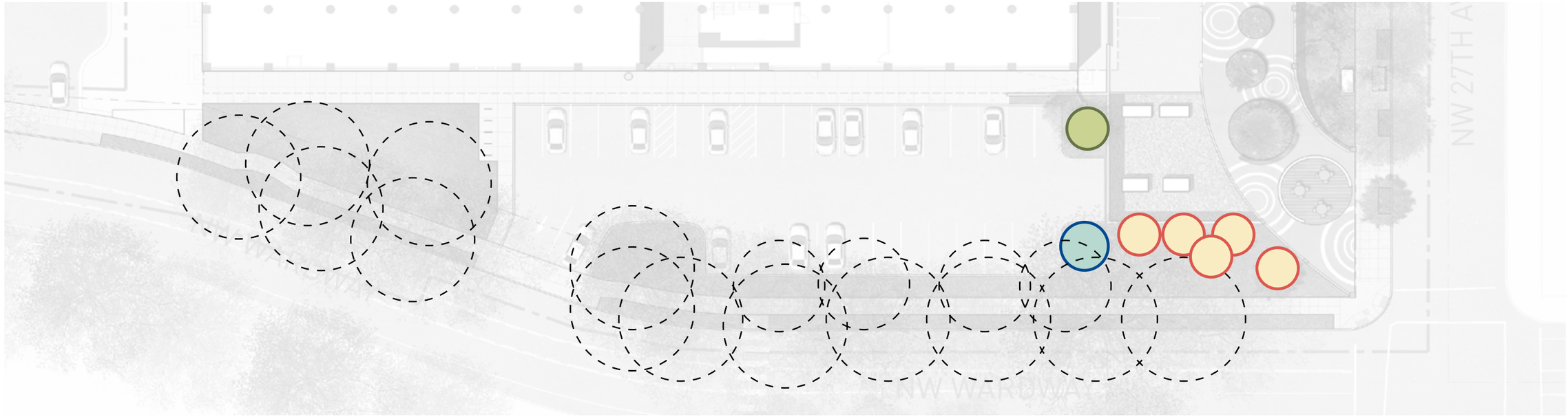
Planner _____

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PLACE

SOUTH- MATERIALS





DAWN REDWOOD
Metasequoia glyptostroboides



LIMBER PINE
Pinus flexilis 'Vanderwolf's Pyramid'



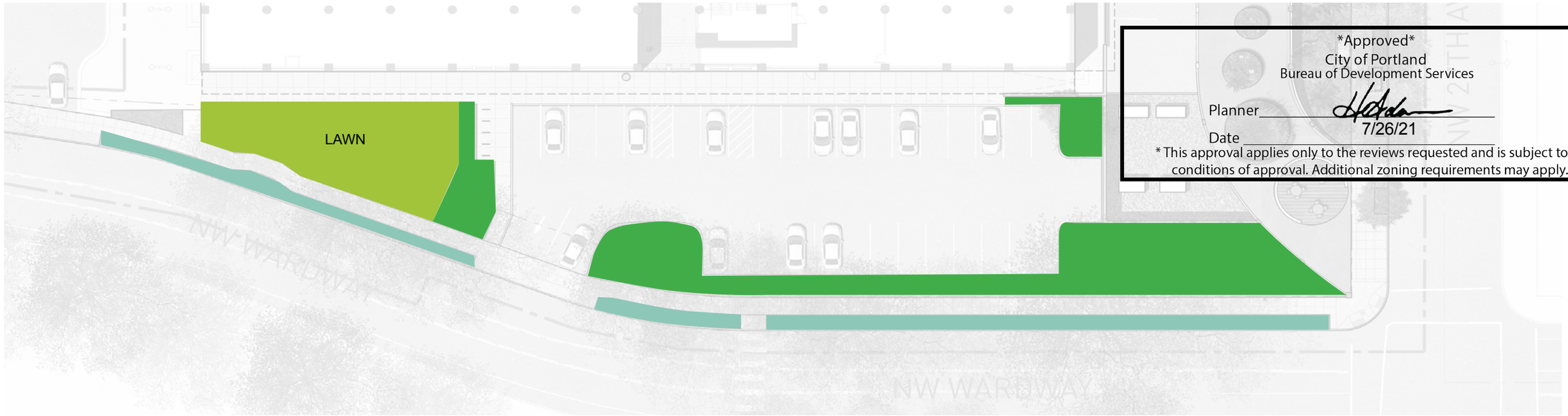
WESTERN RED CEDAR
Thuja plicata 'Atrovirens'

*See Condition E

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PLACE

SOUTH- TREES



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COMPACT OREGON GRAPE
Mahonia aquifolium 'Compacta'



FRAGRANT SWEET BOX
Sarcococca ruscifolia



WESTERN SWORD FERN
Polystichum munitum



GREEN ISLAND JAPANESE HOLLY
Ilex crenata 'Green Island'



DAVID VIBURNUM
Viburnum davidii



SAND STRAWBERRY
Fragaria chiloensis



BIG BLUE LILYTURF
Liriope muscari



AUTUMN MOOR GRASS
Sesleria autumnalis

PARKING PERIMETER PLANTING

STREETSCAPE PLANTING

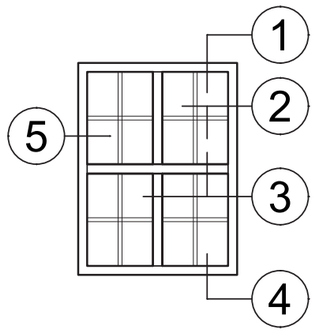
PLACE

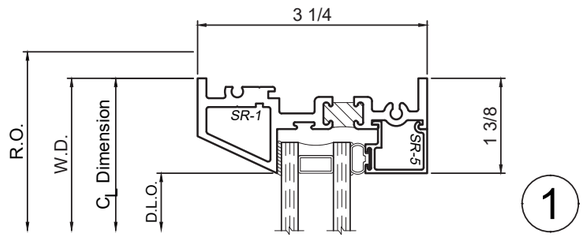
SOUTH- SHRUBS & GROUNDCOVERS

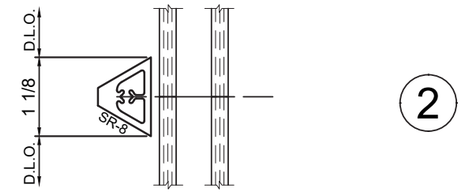
3-1/4" Thermal Fixed and Projected Windows

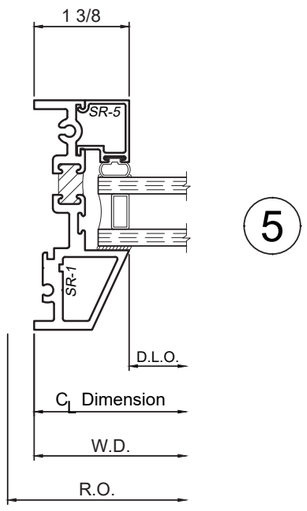
Product Details - Fixed - Picture Window

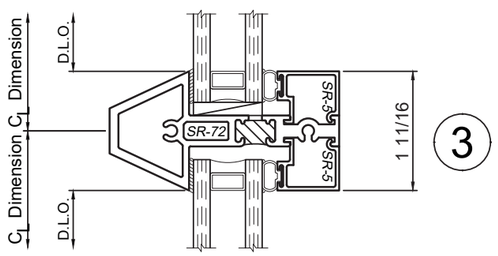
Note: Multiple configurations of this window system are available. Refer to the WINCO website for additional options or contact your local WINCO Sales Representative for information.

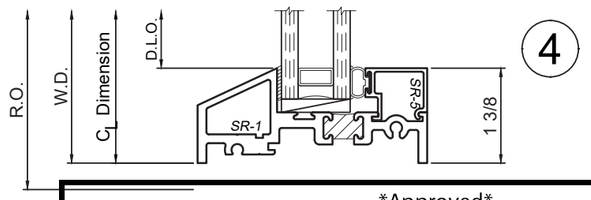










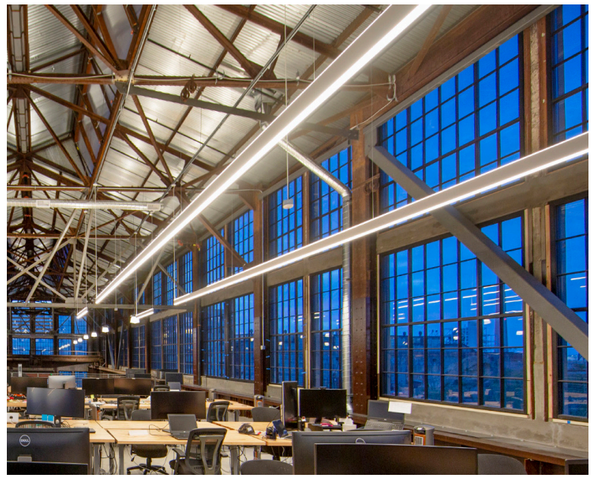


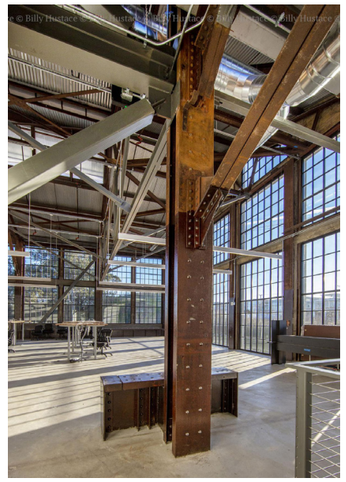
MATERIAL - The Series 3250 window is a 3-1/4" deep frame depth with a nominal wall thickness of .125 inch. All material is extruded from 6063-T6 alloy.

THERMAL BREAK - All framing members of the window system are thermally broken. Winco uses the Azon Azo Brader® process to mechanically condition the surface of the thermal cavity. The process runs the entire length of the extrusion and creates serrations that insure proper adhesion of the structural polymer. The structural urethane is a high density 2 part formula providing optimum thermal performance for the most demanding conditions. The combination of the conditioning of the aluminum surface along with the two part urethane allows Winco to provide a full 10 year warranty against thermal break creep and shrinkage in accordance with AAMA 505-98.

WEATHER-STRIP - All operating ventilators have a double Santoprene®, non-shrinking dual durometer, thermoplastic rubber weather-stripping around the perimeter. One interior and one exterior.

FABRICATION - The main frame corners are coped and mechanically joined using two stainless steel spline screws per corner (fig 1). The vent is a hollow tube shaped extrusion for superior strength and rigidity. Vent corners are fully mitered and mechanically joined using two stainless steel spline screws per corner, aligning the members to form a hairline joint (fig 2). All frame joints are back sealed with small joint seam sealer providing a water tight joinery.





COLOR: BLACK

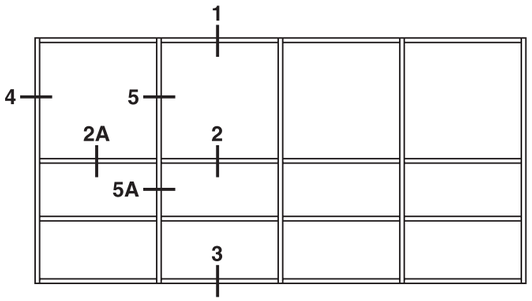
Approved
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Bureau of Development Services

Planner _____

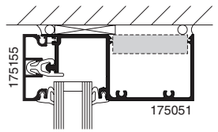
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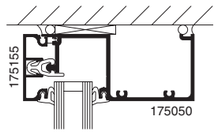
CUTSHEETS: WAREHOUSE WINDOW SYSTEM



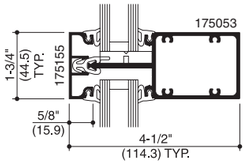
1" INFILL



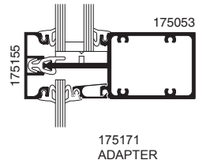
1
HEAD



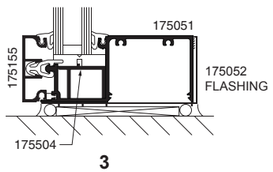
1
HEAD W/ CAULK LEG



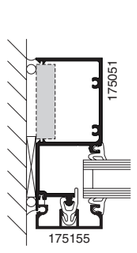
2
HORIZONTAL



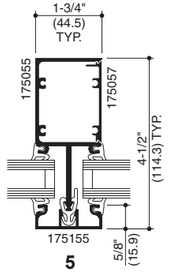
2A
HORIZONTAL
W/ 1/4" ADAPTER



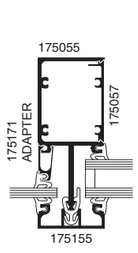
3
SILL



4
JAMB



5
SPLIT
MULLION



5A
SPLIT MULLION
W/ 1/4" ADAPTER

ECONOMY

dry-glazed self-sealing framing system and is the first to eliminate joint sealant at horizontal joints, making it more cost effective. The vertical gasket runs through, and when "pinched" by the head, sill and intermediate horizontals, a watertight seal is created, eliminating the need for sealant.

By using the same extrusions for horizontal and vertical mullions, metal utilization is maximized. In addition, the tongue on the extrusions eliminates the need for a secondary, continuous water deflector, thus economizing on installation costs and time.

Framing System also requires no setting block chair at intermediate horizontals. And at the sill, the system utilizes a simple setting block chair that fits snugly within the glazing pocket and requires no fastening. The system accepts standard 1" (25.4 mm) or 1/4" (6.4 mm) infills and can also be adapted to accept other infills in 1/8" (3.2 mm) increments.

The top-loaded glazing gaskets are the same as those used in the Framing Systems, which helps reduce field labor and minimize inventory requirements.

Providing single-source responsibility, entrances, windows, curtain walls and slope glazing are compatible with the Framing System.

PERFORMANCE

A specially engineered thermal clip eliminates metal-to-metal contact by snapping onto the mullion. The cover then snaps onto the clip for true thermal integrity. In addition, the clip has an extended leg on one side, which acts as a "w" block and prevents shifting of glass due to climate changes and building movement.

Engineered to meet or exceed certified performance requirements for air and water infiltration, the Framing System has been fully tested according to ASTM E283 and ASTM E331. Thermal testing was completed in accordance with AAMA 1503.

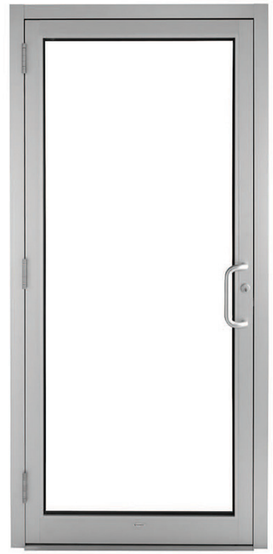
The Framing System also offers architects and building owners the ability to determine project-specific U-factors by referring to thermal tables in our architectural manual. . these tables enable U-factor calculations for each project by utilizing the total glass percentage and the project's center of glass (COG) U-factor.

AESTHETICS

For additional freedom of expression, the Framing System offers front or center glazing options. An SSG option is also available. And to provide greater design flexibility, the face-and-gutter system offers system depths of 3-9/16" (90.5 mm), 4-1/2" (114.3 mm) or 6" (152.4 mm) front glazed and 4-1/2" (114.3 mm) center glazed.

The 1-3/4" (44.5 mm) minimal sightline provides consistent design aesthetics, while a 1-1/4" (31.75 mm) perimeter sightline is also available. Since the exterior face and interior mullions are separate pieces, two-color design considerations are easily realized.







1. Thermoplastic elastomer weatherstrip in blade stop of frame jambs, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

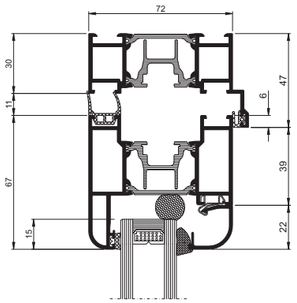
Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

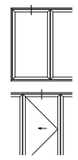
COLOR: BLACK

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
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CUTSHEETS: STOREFRONT SYSTEM

Head Detail - Rebated Frame

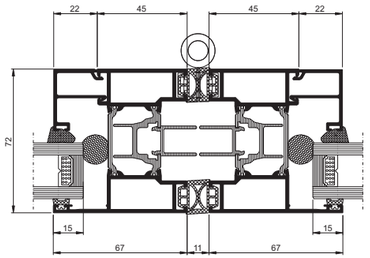


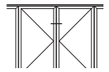


Viewed Externally

H1 03.01

Shoot Bolt Locking Panel Detail

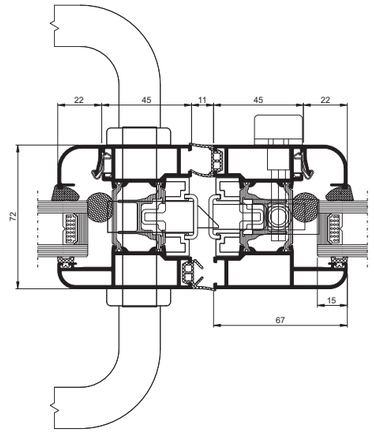




Viewed Externally

H1 12.01

Latch Lock Panel Detail

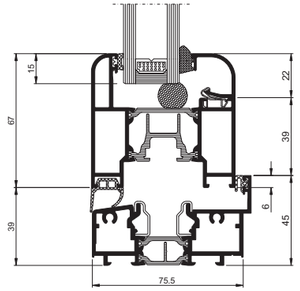


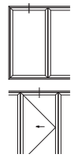


Viewed Externally

H1 15.01

Cill Detail - Rebated Threshold

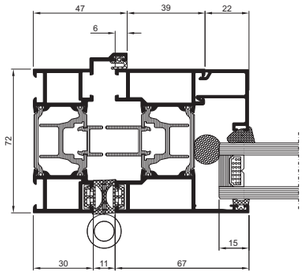




Viewed Externally

H1 04.01

Jamb Detail





Viewed Externally

H1 09.01







COLOR: BLACK

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CUTSHEETS: BI-FOLDING DOORS

ARCHITECTURAL LOUVERS

STANDARD CONSTRUCTION

- Material: Extruded Aluminum 6063-T6
- Frame: 4” (102mm)deep, .081” (2.1mm) nominal wall thickness
- Blades: 4” (102mm)deep, .081” (2.1mm) nominal wall thickness
- Blade Spacing: 3.875” (98mm) on center
- Finish: Mill

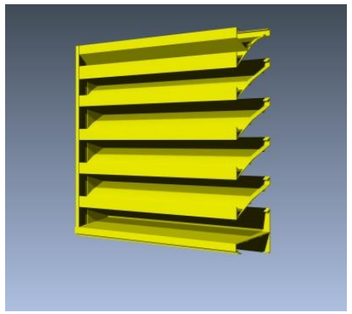
OPTIONAL ACCESSORIES

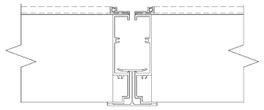
- Screen: 1/2” x .063” flattened expanded bird screen and/or 18 x 14 mesh charcoal insect screen.
- Extended Sill Flashing
- Insulated and Non-insulated Blank-off Panels
- Flanged & Glazing Frames of various sizes
- Hinged Access Panels
- Sub-frames
- Visible Mullions
- Invisible Mullions for continuous blade appearance

FINISHES

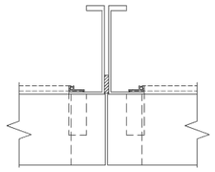
- 2 coat Fluropolymer: Kynar® 500 / custom colors available in 70% PVDF (AAMA 2605). Living Building Challenge (LBC) Red List Free.
- 3 coat Fluropolymer: Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605). LBC Red List Free.
- Anodic finishes: Class I and Class II in Clear, Light/Medium/Dark Bronze, Champagne, and Black.
- Prime coat

COLOR: BLACK

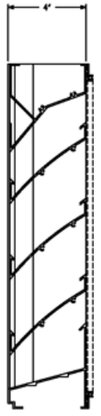




Visible Vertical Mullion



Invisible Vertical Mullion



Vertical Section



Plan View

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COILING SERVICE ENTRY DOOR

Size/Dimensions

- Maximum width up to 20'
- Maximum height up to 19'8"

Travel Speed

- Opening speed up to 100 inches per second

Spiral Technology

- Unique, patented design creates no metal-to-metal contact, resulting in less wear and tear on the panel
- Ultra quiet and low maintenance operation
- Utilizes AC drive motor with variable speeds to allow for soft acceleration and deceleration



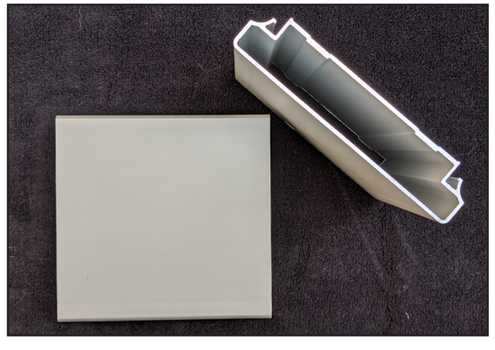
AC drive motor

Architectural Styling

- Sleek, high-tech aluminum perforated slats enable airflow and partial visibility
- Durable 'Rytec silver' powder coated finish* is UV-stable and resists rust, corrosion and fingerprints



Integrates into many architectural settings



Safety is Standard

- Advanced³ Light Curtain Safety System
- Pathwatch® Safety Light System
- Electric reversing edge
- Ry-Wi® Wireless System
- Mechanical brake release lever allows door opening in the event of power failure



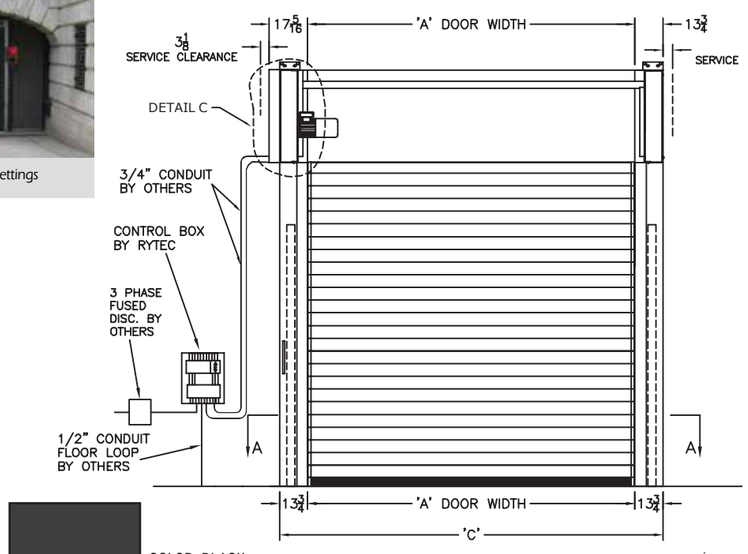
Pathwatch warning lights and brake release lever shown

Electrical Controls

- System 4® controller housed in a NEMA 4x rated enclosure with factory set parameters
- Intelligent processor monitors and controls power consumption
- Advanced self-diagnostics for troubleshooting



System 4 shown with optional rotary disconnect



COLOR: BLACK

CUTSHEETS: ARCHITECTURAL LOUVER & SPIRAL OVERHEAD DOOR

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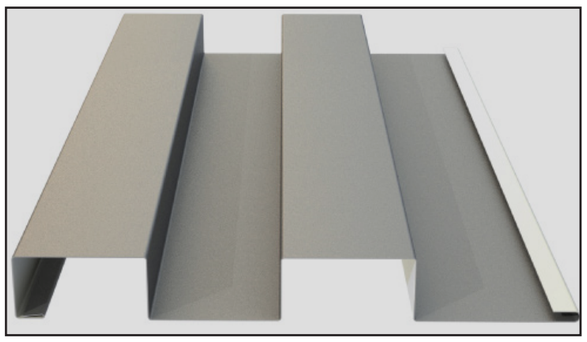
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BOX RIB

Box Rib is a through-fastened metal wall panel with 36" net coverage and is predominantly used for commercial, architectural and industrial metal wall applications. Reversed Box Rib is suitable for roof and wall applications.

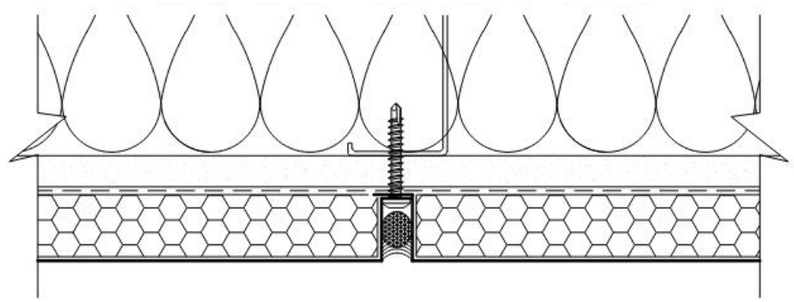
FEATURES AND BENEFITS:

- 36" coverage wall panel.
- Wall Installation: Horizontal or Vertical.
- Reversed Box Rib is suitable for roof and wall applications. (Minimum recommended slope 1:12).
- 26ga in Dura Tech™ *nt*, 24ga and 22ga in Dura Tech™ *5000/mx*. 20ga available in ZINCALUME® Plus.
- See page 18 for full range of color options and paint systems.
- Custom manufactured panel lengths: 6'-0" to 50'-0".
- Perforation options available for an additional charge.



COLOR: BLACK

METAL PANEL

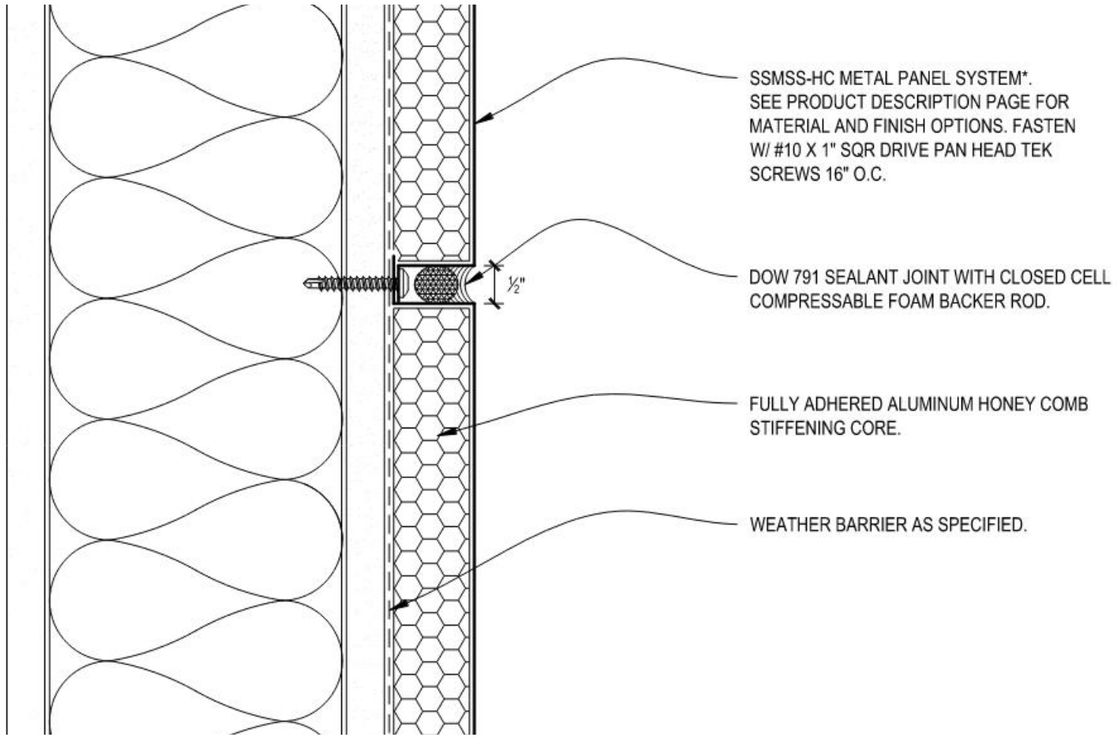


PRODUCT DESCRIPTION:

Skyline Sheet Metal SKYCORE wall cladding panels are formed from heavy guage aluminum or sheet steel backed with an aluminum honey comb stiffening core. The panels are mechanically attached with #10x1" square drive tek screws over a weather barrier to the stud framing of the structural wall. A finished 1/2" joint reveal is sealed with Dow 791 silicone to achieve a virtually watertight exterior cladding. .

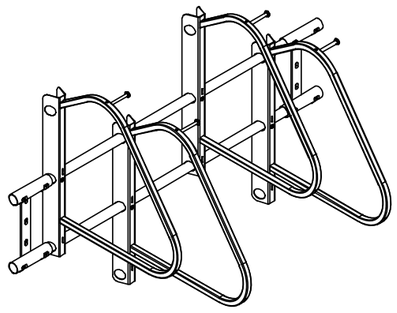
MATERIAL and FINISH OPTIONS:
Aluminum (.032-.040) Coil-coated Kynar 500 or Post-painted available in Std. and Custom colors

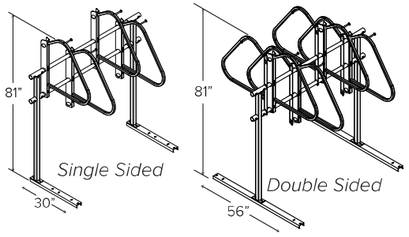
COLOR: BLACK

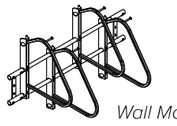


CUTSHEETS: METAL PANEL & BOXRIB

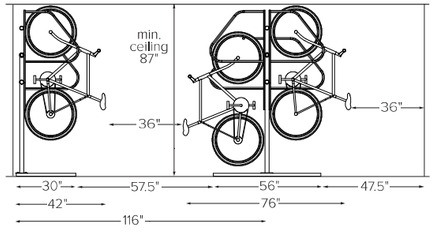
Wall

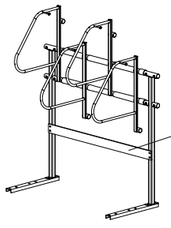






Wall Mount





Optional wheel stops are available for an additional cost

CAPACITY

Modular construction
1 biker per arm

MATERIALS

Hanger is 1" square tube with steel slider head with tamperproof locking bolts.
Upright is 2" square tube.
Feet are AISI C3 x 4.1 galvanized steel channel. Crossbeams are 2" sched. 40 galvanized pipe.

FINISHES

☐ **Powder Coat (Interior Use)**
Our interior powder coat finish assures a high level of adhesion and durability for indoor use by following these steps:
1. Sandblast
2. Final thick TGIC polyester powder coat

☐ **Powder Coat (Exterior Use)** *Additional Cost*
Our exterior powder coat finish assures a high level of adhesion and durability for outdoor or exposed air use by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Galvanized**
An after fabrication hot-dipped galvanized finish is our standard option.

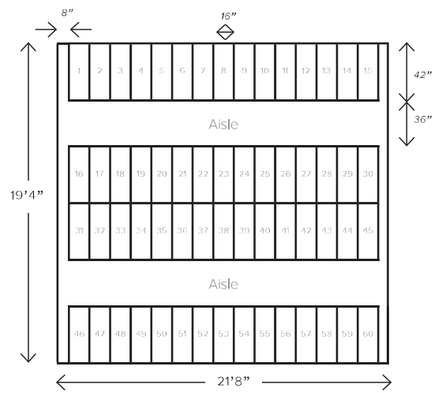
MOUNT OPTIONS

☐ **Floor Mount** Ultra Space Saver Squared have steel channel feet (30" for single sided and 56" for double sided units) which must be anchored to the floor.

☐ **Wall Mount**
A wall mounted unit which contains special brackets is also available for CMU or solid concrete walls. Cannot be used on sheetrock without additional support.

WHEEL STOPS

☐ Include optional wheel stops



As a general guideline, this space can fit approximately 60 bicycles.

The Ultra Space Saver Squared parks one bike every 16" with a typical bike extending out 40" from the wall.

NOT APPROVED

CUTSHEETS: BICYCLE STORAGE



D-Series Size 1

LED Area Luminaire

Catalog Number

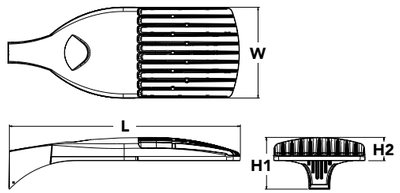
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.01 ft² (0.09 m²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height H1:	7-1/2" (19.0 cm)
Height H2:	3-1/2"
Weight (max):	27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[2] P12[2] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[3] T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[5] XVOLT (277V–480V)[6,7,8] 120[9] 208[9] 240[9] 277[9] 347[9] 480[9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[3] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13] PIRHN Network, high/low motion/ambient sensor[14] PER NEMA twist-lock receptacle only (controls ordered separate)[15] PER5 Five-pin receptacle only (controls ordered separate)[15,16] PER7 Seven-pin receptacle only (controls ordered separate)[15,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[20,21] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[20,21] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[20,21] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[20,21] FAO Field adjustable output[20,21]	**Shipped installed** HS House-side shield[23] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left rotated optics[2] R90 Right rotated optics[2] HA 50°C ambient operations[1] **Shipped separately** BS Bird spikes[24] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[25]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[25]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[25]
DSHORT SBK U	Shorting cap[25]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5[23]
DSX1HS 40C U	House-side shield for P6 and P7[23]
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12[23]
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish)[26]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[12]
DSX1EGS (FINISH) U	External glare shield

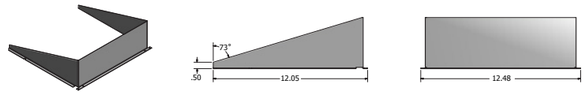
For more control options, visit DTL and ROAM online.

NOTES

1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
14 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting cap included.
16 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits with isolated neutrol.
20 Reference Controls Option Default settings table on page 4.
21 Reference Motion Sensor table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

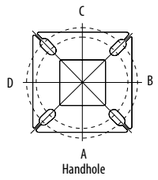
Options

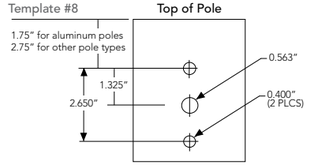
EGS - External Glare Shield



Drilling

HANDHOLE ORIENTATION





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

DSX1 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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CUTSHEETS: SITE LIGHTING

Tumbler

Product Data Sheet | TML



Tumbler's gesture, a casual nod to the space it lights, introduces a friendly character into the urban landscape. Tumbler is also refined, with thoughtful details such as hidden connection points that speak to Sam Hecht and Kim Colin of London-based Industrial Facility's design sensibilities. This versatile luminaire can be wall mounted, suspended from a cable for catenary applications, or fixed to a pole or column.

General Description

- Pole, catenary, or wall mounting options
- Offered in 4 standard pole heights (3.4m, 4.2m, 5.0m, 6.6m)
- Poles for catenary applications can be custom engineered for each project (cable not included)
- Available in multiple power outputs and beam options
- UL Listed, suitable for wet locations

Electrical

120V-277V 50/60 Hz, Class 2 integrated dimmable driver. 1-10V dimming interface is standard, DALI compatible dimming interface available upon request. Tumbler ships prewired and fully assembled. Reference the installation guide for the wiring diagram and other electrical support information.

Housing

Round luminaire housing is cast aluminum. Frameless tempered glass lens seals to the housing. Luminaire mounts to a die-cast bracket on the pole and is secured with stainless steel hardware.

Tumbler

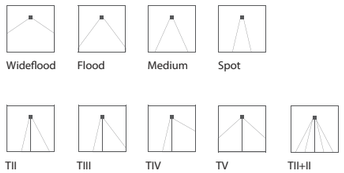
Housing: Die-cast aluminum
Lens: Tempered glass (clear or opal / diffused)
Light Source: PCB LED - Cree XPG2, CoB LED - Birdgleux Gen 7
Color Temperature: 3000K, 4000K
Power Supply: 120V-277V
Dimming: 1-10V (DALI available upon request)
Protection Class: IP66
Weight: 14.5 lbs (luminaire only)
EPA: 0.84 ft²

LED Configurations



16 LED 24 LED CoB

Distributions



Wideflood Flood Medium Spot

TII TIII TIV TV TII+II

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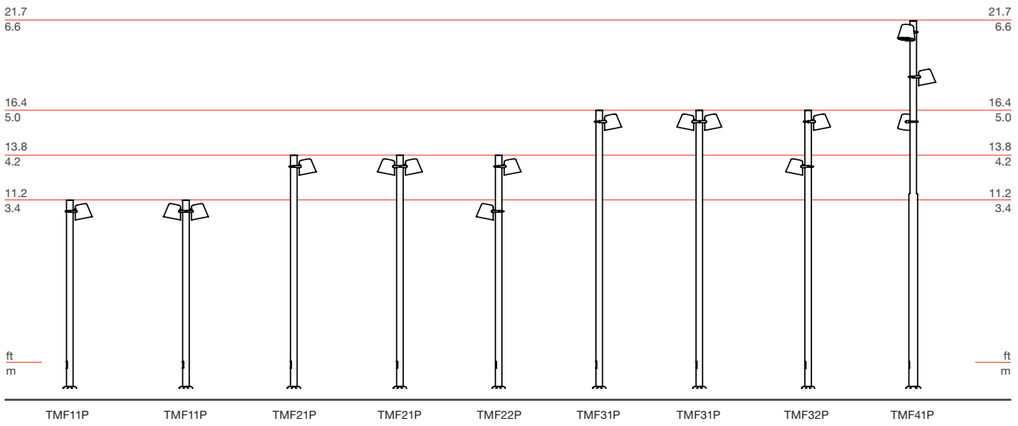
Date 7/26/21

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Tumbler

Product Data Sheet | TML





Pole Description

Straight round 4.5" diameter and stepped 6" to 4.5" diameter poles are extruded from 6061 series aluminum and heat treated to produce a T6 temper. Nominal wall thickness varies from 0.125" to 0.188" depending on pole height and number of luminaires. Flush mounted hand hole cover includes magni-coated hardware. The anchor base is cast from 356 alloy aluminum and aluminum nut covers are included unless otherwise specified.

Mounting Offering



Single Column Double Mount Wall Catenary

CUTSHEETS: SITE LIGHTING

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S12

UOD-21021

Odessa 2 Medium Cluster Column



4x36w COB
4x3326 Lumens

4x40w COB
4x3695 Lumens

4x43w COB
4x4042 Lumens

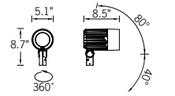
IP66
Suitable for wet locations

IK07
Impact Resistant [Vandal Resistant]

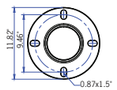
Weight 51.1 lbs



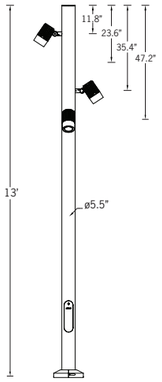
Top View



Floodlight Detail



Mounting Detail



Construction

Aluminum Casting
Less than 0.1% copper content – Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments.
Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Stylish adjustable projector range.
Naturally beautiful and unique contemporary family, Odessa packs a punch with an abundance of options and accessories.

The Odessa family of floodlights have a modern aesthetic design and are available as a surface mounted floodlight cluster with adjustable pole clamp settings. Each individual floodlight can be specified with different beam distributions, as well as wattages if necessary to provide the perfect lighting solution for any environment.

The floodlights can be aimed in different directions to highlight specific features or elements in the environment, as well as provide security when illuminating dark areas on campuses and parks. This small and medium range of high performance LED floodlight luminaires provides a robust design for demanding applications such as; recreational areas, public spaces and architectural structures.

The luminaire has integrated heat sinks to facilitate LED cooling, as well as an integral driver. The Odessa is available in Narrow, Medium, Wide and Very Wide light distributions. Color temperature 2700K, 3000K, 3500K and 4000K. Luminaire has optional accessories, such as visors, louvres and linear spread lenses.

The Odessa Cluster is highly flexible and lends itself to custom configurations.
For non standard fixture variations, as well as specific reflector requirements and dichroic filters, please contact the factory.
• The Odessa floodlight is available as an event pole attachment see Odessa Cluster.
• The fixture quantity, type and configuration is flexible, please contact factory for more options.

Additional Options (Consult Factory For Pricing)



A80131 Anti Glare Visor | A80231 Anti Glare Louvre | A80114 Linear Spread | A20691 Root Mount Kit

UOD-50021 GOBO Projector



UOD-21021

Odessa 2 Medium Cluster Column

PROJECT		DATE	
QUANTITY		TYPE		NOTE	

ORDERING EXAMPLE || UOD-21021 - 4x36w - N - W30 - 03 - 120/277v

UOD-21021					
	LAMP	BEAM	LED COLOR	FINISH COLOR	VOLTAGE
	4x36w COB 4x3326 Lumens	N - Narrow 18°	W27 - 2700K	01 - BLACK RAL 9011	120/277v
	4x40w COB 4x3695 Lumens	M - Medium 27°	W30 - 3000K	02 - DARK GREY RAL 7043	Other - Specify
	4x43w COB 4x4042 Lumens	W - Wide 47°	W35 - 3500K	03 - WHITE RAL 9003	
		VW - Very Wide 70°	W40 - 4000K	04 - METALLIC SILVER RAL 9006	
				05 - MATTE SILVER RAL 9006	
				06 - LIGMAN BRONZE	
				07 - CUSTOM RAL	

ADDITIONAL OPTIONS

DIM - 0-10v Dimming	A80114 - Linear Spread Lens
NAT - Natatorium Rated	A80231 - Anti Glare Louvre
A80131 - Anti Glare Visor	A20691 - Root Mount Kit

* Anti Glare Visor, Anti Glare Louvre and Linear Spread Lens can't be combined, choose one

[See below for GOBO ordering information]



A GOBO projector can be added to any cluster column. List of GOBO options can be found below. Beam selection to the right. Please consult factory for pricing.

BEAM	GOBO
N - Narrow 12°	
M - Medium 18°	
W - Wide 32°	



Branches Metal Gobo- E Size A52821 | City Metal Gobo- E Size A53321 | Clouds Metal Gobo- E Size A53021 | Leaves Metal Gobo- E Size A52621 | Moon Metal Gobo- E Size A53121 | Tropical Leaves Metal Gobo- E Size A52721 | Water Metal Gobo- E Size A52921 | Window Metal Gobo- E Size A53221

Custom laser cut GOBOs and glass colored GOBOs also available. Consult factory for more information



Custom Laser Cut Gobo E Size | Custom- 1 Color Glass Gobo- E Size | Custom- 2 Colors Glass Gobo- E Size | Custom- 3 Colors Glass Gobo- E Size | Custom- 4 Colors Glass Gobo- E Size | Custom- Black & White Glass Gobo- E Size | Custom - Gray Scale Glass Gobo- E Size

Due to the continual improvements in LED technology data and components may change without notice.

Intertek

CUTSHEETS: SITE LIGHTING

Approved
City of Portland
Bureau of Development Services

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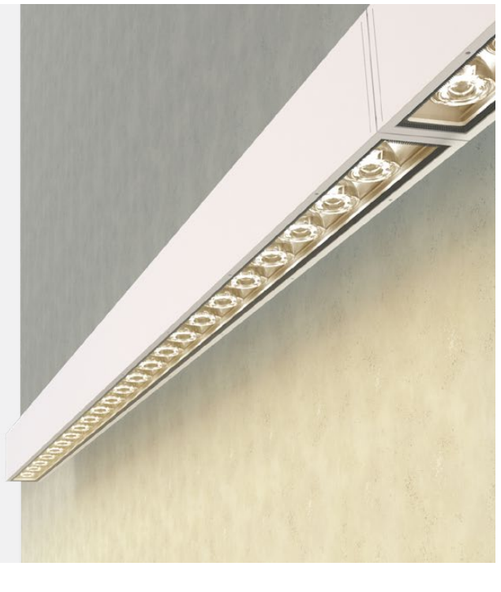
MEDLEY EXTERIOR

PERFORMANCE LINEAR
WHITE LIGHT AND STATIC COLOR SPECIFICATION

PROJECT: TYPE: CAT. #: ME - - - - - - - UNV - - - -

PROFILE

LIGHT SOURCE	3.5 W/FT, 9.0 W/FT, 17.0 W/FT
OPTICS	7°X60°, 10°X10°, 10°X60°, 20°X20°, 20°X60°, 40°X40°, 40°X60°, 60°X60°, 80°X80°, ASY
CCT	27K, 30K, 35K, 40K, RED, GREEN, BLUE, AMBER
PERFORMANCE	UP TO 117530 PEAK CANDELA
VOLTAGE	UNIVERSAL 120-277 V
POWER	INTEGRAL POWER SUPPLY
CONTROL	0-10V, DMX, LUTRON HI-LUME
DIMENSIONS	2.60" X 2.00"
WEIGHT	2.75 LB (1.25 KG) PER FOOT
HOUSING	PRECISION EXTRUDED ALUMINUM
LENS	HIGH DENSITY TEMPERED GLASS
FINISH	HIGH DURABILITY POWDER COATING
OPERATING TEMP	-20° C TO 50° C
WARRANTY	5-YEAR LIMITED
LUMEN MAINTENANCE	75,000 HOURS
CERTIFICATION	ETL AND cETL FOR IP67, IK07, 3G OPTIONS

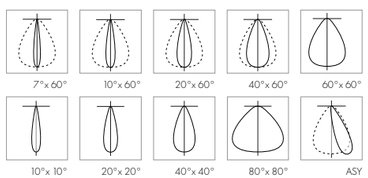


STANDARD FINISHES



OPTICS

NOT ALL AVAILABLE OPTICS SHOWN



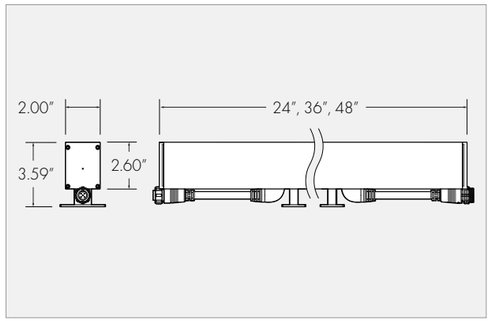
PERFORMANCE SAMPLE

go to performance data >

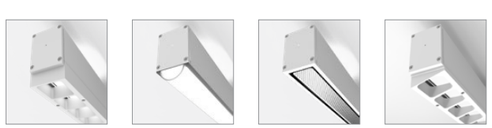
40K, HO, 48"	10°X 10°	10°X 60°	20°X 20°	80°X 80°	100°
LUMENS	6316	5417	6475	6161	6459
CANDELA	117530	19943	52385	3960	2739
EFFICACY	91.2 LM/W	77.3 LM/W	93.3 LM/W	88.8 LM/W	94.4 LM/W

PROFILE

go to fixture dimensions >



OPTIONS



MEDLEY EXTERIOR

PERFORMANCE LINEAR
WHITE LIGHT AND STATIC COLOR SPECIFICATION

PROJECT: TYPE: CAT. #: ME - - - - - - - UNV - - - -

SPECIFICATION

ME [1] [2] [3] [4] [5] [6] UNV [7] [8] [9] [10] — separate options with dashes

[1] FIXTURE
- MEDLEY EXTERIOR — ME

[2] WATTAGE
- LOW OUTPUT — LO (3.5 W/FT)
- MEDIUM OUTPUT — MO (9.0 W/FT)
- HIGH OUTPUT — HO (17.0 W/FT)

[3] CCT
- 2700K — 27K
- 3000K — 30K
- 3500K — 35K
- 4000K — 40K
- RED — R
- GREEN — G
- BLUE — B
- AMBER — A

[4] OPTIC
- 7° X 60° — 760
- 10° X 10° — 1010 (10°X10° optic is intended for a 6" fixture setback from the source)
- 10° X 60° — 1060
- 20° X 20° — 2020
- 20° X 60° — 2060
- 40° X 40° — 4040
- 40° X 60° — 4060
- 60° X 60° — 6060
- 80° X 80° — 8080
- 100° X 100° — 100
- ASYMMETRIC DIRECT — AD (Direct = down-light. Asymmetric distribution is intended for a wall height of 10FT to 12FT with the fixture setback 18" from the wall)
- ASYMMETRIC INDIRECT — AI (Indirect = up-light. Asymmetric distribution is intended for a wall height of 10FT to 12FT with the fixture setback 18" from the wall)

[5] MOUNTING
- SURFACE MOUNT — SM (3G Ansi C136.3 rated)
- GROUND MOUNT — GM
- EXTENDED ARM — EA-X (X = extended arm length specify 6", 12" or 18"; 6" arm is 3G Ansi C136.3 rated)
- EXTENDED ARM, BACK — EAB-X (X = extended arm length specify 6", 12" or 18")
- SURFACE BACK MOUNT — SMB
- FIXED MOUNT — FM
- END MOUNT — EM (not intended for continuous run applications)
- STAKE MOUNT — STM

[6] FIXTURE LENGTH
- 24.00" — 24
- 36.00" — 36
- 48.00" — 48 (nominal lengths)

[7] VOLTAGE
- UNIVERSAL 120 - 277 VAC — UNV

[8] CONTROL OPTIONS
- 0-10V DIMMING — DIM (consult factory)
- LUTRON HI-LUME — L3DAE (Hi-lume 1% EcoSystem with Soft-On and Fade-to-Black. Available with 36" and 48" fixtures in LO and MO outputs only)
- DMX DIMMING — DMX (DMX controls are required and must be ordered seperately, contact factory for wireless options)

[9] FINISH
- TEXTURED WHITE — TW
- TEXTURED BLACK — TB
- TEXTURED BRONZE — TBR
- TEXTURED LIGHT BRONZE — TLB
- TEXTURED GRAY — TG
- TEXTURED SANDSTONE — TS
- ANODIZED ALUMINUM — AA (includes CRF finish)
- CUSTOM COLOR — CC (contact factory for custom color)

[10] OPTIONS
- LOUVER — LV (field installable snooted louver; LLF of 10% -15% depending on color)
- VISOR — VS (field installable visored louver; LLF of 10% - 15% depending on color)
- DIRECT VIEW DOME LENS — DVD (field installable only available with 100° X 100° optic)
- INTEGRAL HEX LOUVER — IHL
- WHITE CABLING — WC (standard with textured white finish)
- CORROSION RES. FINISH — CRF (recommended for coastal or extreme exterior environments)
- WHITE LENS — WL (LLF OF 30% only available with 100° X 100°)
- CONCEALED WIRING — CW

CONTROL & WIRING OPTIONS

DMX DISTRIBUTION & PROGRAMMING KIT - REQUIRED FOR DMX

- DMX DISTRIBUTION KIT (ONLY 3 OUTPUTS) — CDS-RDM

DMX distribution it consists of three outputs and each output accommodates up to 32 fixtures per data feed three terminators are included for use as required, IP67 rated

go to dmx guide >

EXTERIOR LEADER CABLES

- 5.0 FT LEADER CABLE — LC-5

Textured white fixtures are provided with white cabling standard. All other fixture finishes are provided with black cabling unless white cabling (WC) option is ordered.

EXTERIOR JUMPER CABLES

- 1.0 FT JUMPER CABLE — JC-1
- 2.0 FT JUMPER CABLE — JC-2
- 5.0 FT JUMPER CABLE — JC-5
- 10.0 FT JUMPER CABLE — JC-10
- 25.0 FT JUMPER CABLE — JC-25

Required if fixtures are not mounted in an end-to-end continuous manner and for line voltage only
Black cables are standard unless White Cabling (WC) or Textured White (TW) option is selected

LED ceiling and wall luminaire - unshielded

Application
The material thickness and strong crystal glass makes this impact-resistant LED luminaire extremely robust. Arranged individually or in groups, they are great design elements for a host of lighting applications.

Materials
Luminaire housing constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Heavy pressed crystal glass with optical texture
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 8.0 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	16.3 W
System wattage	20 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	1112 lumens (3000K)
Lifetime at Ta = 15° C	>500,000 h (L70)
Lifetime at Ta = 50° C	112,000 h (L70)

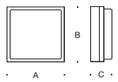
LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



LED ceiling and wall luminaire · unshielded

		LED	A	B	C
33 136	ADA	16.3 W	10 ¼	10 ¼	3 ⅝



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Bureau of Development Services
Planner _____
Date 7/26/21
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CUTSHEETS: SITE LIGHTING

DENALI LED (INTEGRAL)

IP66 RATED

DATE: | PROJECT: | TYPE:

CATALOG NUMBER LOGIC:



*Accommodates up to 2 lens/shielding media.

**120V only

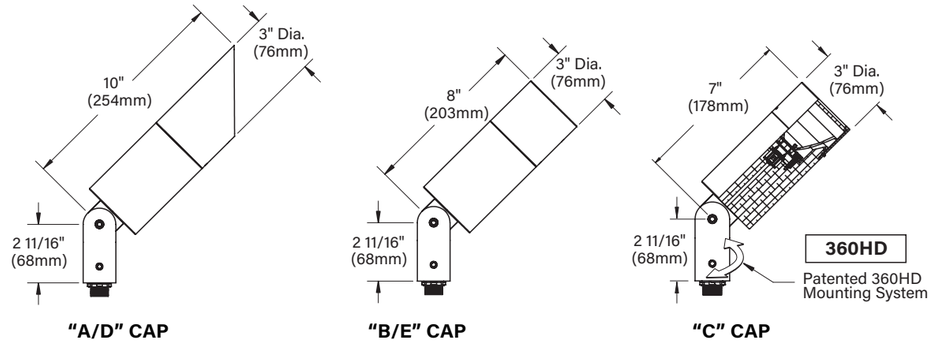
CATALOG NUMBER LOGIC		
Example: DE - LED - TR - x98 - SP - BZW - 9 - 11 - A - ELV - 120		
MATERIAL		
Aluminum		
SERIES		
DE - Denali		
SOURCE		
LED - Chip on Board Technology		
HOUSING		
TR - Integral Driver		
LED TYPE		
x98 - 13W/2700K/80CRI	x101 - 13W/2700K/90CRI	✓
x99 - 13W/3000K/80CRI	x102 - 13W/3000K/90CRI	✓
x103 - 13W/3500K/80CRI	x104 - 13W/3500K/90CRI	✓
x100 - 13W/4000K/80CRI	x121 - 13W/4000K/90CRI	✓
x122 - 21W/2700K/80CRI	x126 - 21W/2700K/90CRI	✓
x123 - 21W/3000K/80CRI	x127 - 21W/3000k/90CRI	✓
x124 - 21W/3500K/80CRI	x128 - 21W/3500K/90CRI	✓
x125 - 21W/4000K/80CRI	x129 - 21W/4000K/90CRI	✓
OPTICS		
SP - Spot (20°)	FL - Flood (35°)	WFL - Wide Flood (60°)
FINISH (See page 2 for full-color swatches)		
Standard Finishes (BZP, BZW, BLP, BLW, WHP, WHW, SAP, VER)		
Premium Finish (ABP, AMG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, RMG, SDS, SMG, TXF, WCP, WIR)		
Also available in RAL Finishes		
LENS TYPE*		
9 - Clear (Standard)		
12 - Soft Focus	13 - Rectilinear	
SHIELDING*		
11 - Honeycomb Baffle		
CAP STYLE		
A - 45°		
B - 90°		
C - Flush		
D - 45° Less Weephole (Interior use only)		
E - 90° Less Weephole (Interior use only)		
CONTROLS		
ELV - Dimming Driver (For use with Electronic Low Voltage Dimmer)**		
INC - Dimming Driver (For use with incandescent dimmer)**		
INPUT VOLTAGE		
120 - 120 VAC		

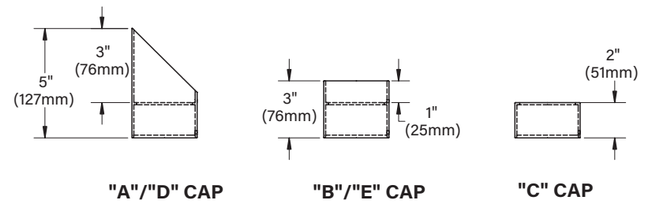
✓ **TITLE 24, JA8 COMPLIANT**

DENALI LED (INTEGRAL)

IP66 RATED

DATE: | PROJECT: | TYPE:



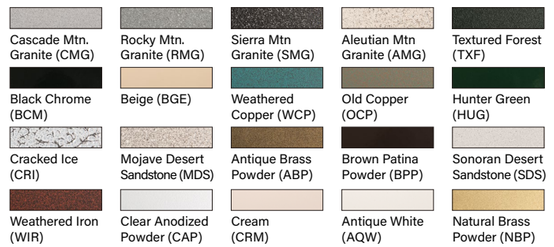


STANDARD FINISHES



Click Here to view larger, full-color swatches of all available finishes on our website.

PREMIUM FINISHES



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Date _____

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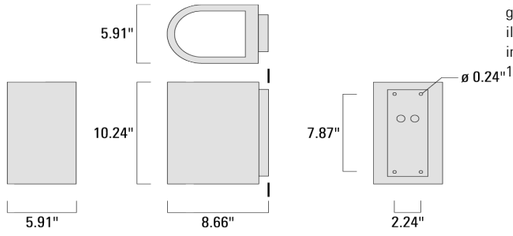
CUTSHEETS: SITE LIGHTING

SLS420 LED
Surface Mounted Wall Luminaires

1/7



Description
IP66, Class I. IK07. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone rubber gasket. Safety glass lens. Integral EC electronic converter. CAD-optimized optics for superior illumination and glare control. OLC® One LED Concept. Suitable for installation over 4" recessed junction box. Optional 2200 K version up to max. 1050mA available. To be specified at time of ordering.



SLS420 LED
Surface Mounted Wall Luminaires

3/7

Choices

Light Distributions

- symmetric, narrow beam up and medium beam down [N/M]
- asymmetric, 'forward throw' [A60]
- symmetric, narrow beam up and forward-throw down [N/A60]
- symmetric, medium beam up and 'forward throw' down [M/A60]
- symmetric, medium beam [M]
- symmetric, medium beam up and down [M/M]
- symmetric, narrow beam [N]
- symmetric, narrow beam up and down [N/N]

Nominal Lumen
1476
2340
2700
2951
2993
3453
4680
5400
5986
6907

Nominal Watt
12
18
24
26
36
52

Colour Temperatures

- 3000 K
- 4000 K

Colours

- RAL9004 Black
- RAL9007 Grey Metallic
- RAL9016 White
- RAL8019 Dark Bronze

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CUTSHEETS: SITE LIGHTING

KURV-SW

Q-CAP Flexible Fixtures



c UL us LISTED

RoHS COMPLIANT

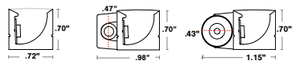
KURV-SW is a fully encapsulated flexible linear LED fixture suitable for use in direct viewing applications because diodes are not visible due to its unique shape. KURV has a built-in parabolic curve, which allows the fixture to push out asymmetrical light with its internal reflector. Because of its dry and wet rating, it is perfect for not only indoor use but also as outdoor accent lighting, especially when the light needs to be wrapped around a mass. KURV-SW encapsulates our one step, one bin 24-volt static white LED strips in polyurethane. It is offered in three different outputs: standard output (1.5W/ft), high output (3.0W/ft), and very high output (5.0W/ft). Available in a clear finish, where diodes are visible, or a translucent finish, where light is diffused.

Output [Calculated L70 = 40000 hours]

Tested for KURV-SW-WSC-DRY

	SO Standard Output 1.5 W/ft				HO High Output 3.0 W/ft				VHO Very High Output 5.0 W/ft			
	ENC/CL		ENC/TL		ENC/CL		ENC/TL		ENC/CL		ENC/TL	
CCT	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI	LM	CRI
2400K	110	94	103	95	197	93	182	93	274	94	261	94
2700K	110	98	103	97	208	98	195	98	279	99	247	99
3000K	118	98	109	98	213	98	198	98	298	97	277	97
3500K	121	96	115	95	213	96	203	97	305	97	295	97
4000K	128	96	121	96	229	97	213	97	294	97	284	97

Dimensions



Profile (Standard) | Profile (Seamless bare wire) | Profile (Seamless barrel)

Wiring Detail



1" increments from 1"-191" BW 24"

Part Number Builder

Product	Mounting	Rated	CCT	Output	Lens	Type	Connector/ Wire in	Connector/ Wire out	End Caps (No feed)	Length (in)
KURV-SW										
Voltage: 24 VDC Wattage: see table *White snug clip included with side graze channel ENCAPSULATED PRODUCTS ARE **NOT** FIELD CUTTABLE	WSC RLC MC *SGC PPS-2 PPS-96 PPS-FT PPS-LP-2 PPS-LP-96 PPS-LP-FT	DRY (IP20) WET (IP67) SBM** (IP68)	24 - 2400K 27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	SO (1.5W) HO (3.0W) VHO (5.0W)	ENC/CL ENC/TL	Single (Closed exit): S1, S2, S3, S4, S5, S6 Pass through: P1, P2, P3, P4, P5, P6	BW BRL	N/A BW BRL	CL WH N/A	

- **BW** comes in standard 24"- request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- **Connector/Wire In or Out** not needed to specify product. Standard configuration is type S1, Connector/Wire In: BW & Connector/Wire Out: N/A with white endcaps (WH)
- **PPS** mounting clip recommended for seamless applications
- **SBM not recommended to be used in chlorinated water. Available only in **S1** or **S5** wire exits *(Type)*.

Flexibility

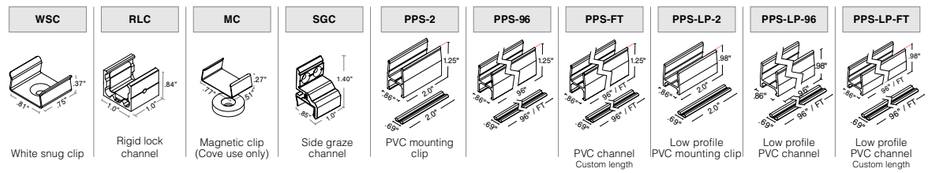


- Field modifications are not covered under Q-Tran warranty
- Side Bend
- IK10 impact rated
- Data subject to change, all data has +/- 5% tolerance
- **PPS-FT** is to be cut at Q-Tran to requested length
- Ambient or mounting surface must not be lower than -4°F or higher than: SO - 125°F; HO - 115°F; VHO - 108°F

KURV-SW

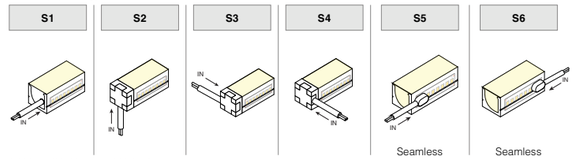
Q-CAP Flexible Fixtures

Mounting NOTE: 2 white snug clips provided per first 12", 1 for each additional 12". Other mounting styles incur additional charge, see price guide for details.

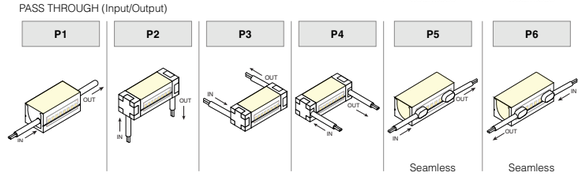


Type

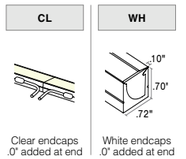
SINGLE (Input only)



PASS THROUGH (Input/Output)



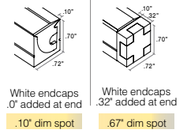
End Caps (No Feed)



Clear endcaps .0" added at end — .00" dim spot

White endcaps .0" added at end — .10" dim spot

End Caps (With Feed)



White endcaps .0" added at end — .10" dim spot

White endcaps .32" added at end — .67" dim spot

Bend Radius



Side bend 6" bending radius

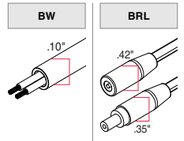
Seamless

Shown with bare wire, connectors vary



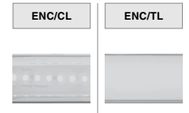
Omnidirectional wireways S5, P5, S6, P6

Connector/Wire – In/Out



Bare Wire 24" | Barrel 6"

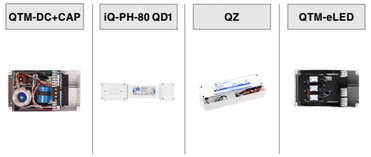
Lens with LED visibility



Encapsulated in clear | Encapsulated in translucent

Compatible Power Supplies

See website for additional power supply options



Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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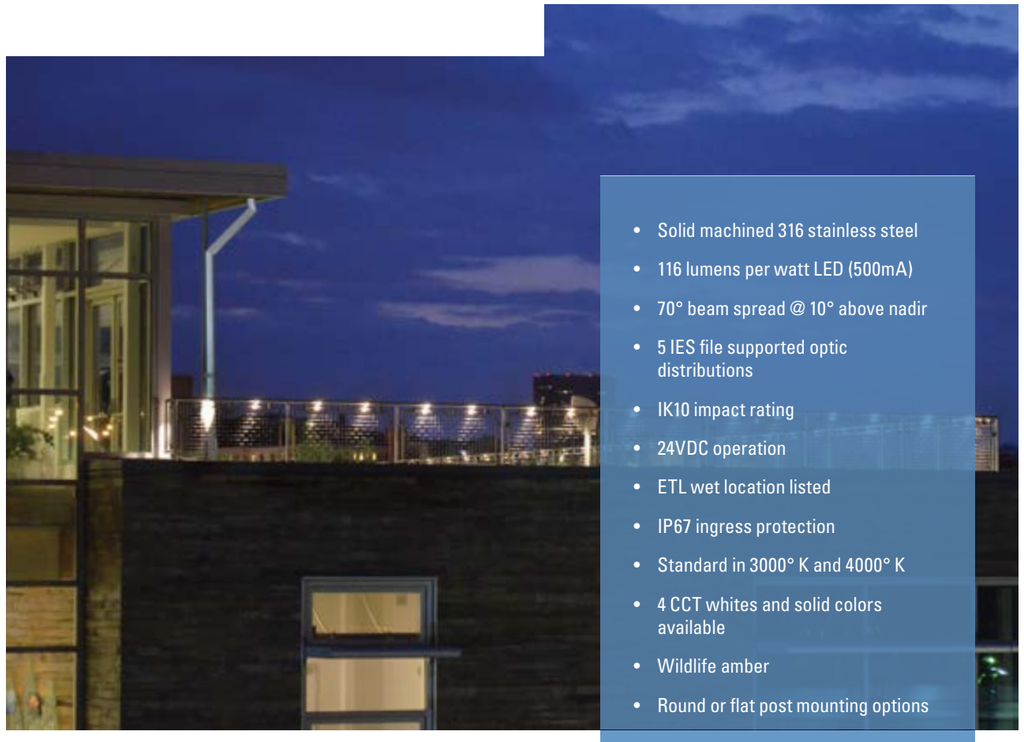
BANTAM™

ANOTHER LUMENRAIL® COMPONENT FOR LIFE SAFETY AND LIGHT.

Approved
City of Portland
Bureau of Development Services
Planner
Date 7/26/21
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

This post mount luminaire is designed for wall grazing and pathway illumination with mounting options for railings, walls, decks, and entry structures. Superior harsh environment protection and vandal resistance are combined with a simple field or factory prepared installation using included 316 stainless steel hardware. The Bantam provides an inconspicious architectural solution for new or retrofit applications and egress compliance opportunities.





- Solid machined 316 stainless steel
- 116 lumens per watt LED (500mA)
- 70° beam spread @ 10° above nadir
- 5 IES file supported optic distributions
- IK10 impact rating
- 24VDC operation
- ETL wet location listed
- IP67 ingress protection
- Standard in 3000° K and 4000° K
- 4 CCT whites and solid colors available
- Wildlife amber
- Round or flat post mounting options

Specifications may change without prior notice, verify data at time of order, all rights reserved

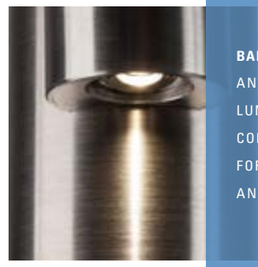
BANTAM™

PROJECT NAME: _____

REP AGENCY: _____

APPROX. QUANTITY: _____

SCAN QR CODE
for technical information, downloads, instructions, and system configuration guides



BANTAM™ ANOTHER LUMENRAIL® COMPONENT FOR LIFE SAFETY AND LIGHT.

PART NUMBER BUILDER

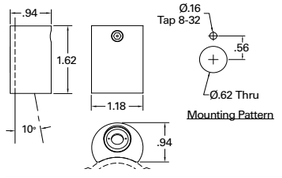
LULF30K705XTR	LULF					
EXAMPLE	FIXTURE TYPE	COLOR TEMP		OPTIC	DRIVE CURRENT	BANTAM
*Indicates stock, other options may require additional lead-time.	**LULF** - Lumenpod®	***27K** - 2700° K ***30K** - 3000° K ***40K** - 4000° K **50K** - 5000° K	**BLU** - Blue **GRN** - Green **RED** - Red **AMB** - Wildlife Amber	**16** - 16° beam **23** - 23° beam **46** - 46° beam ***70** - 70° beam **94** - 94° beam	***5** - 500 mA ***3** - 350 mA *Extended life 100,000HR version requires 350 mA*	**XTR** - Machined 316 SS, post mount housing **XTF** - Machined 316 SS, flat surface-mount housing

ELECTRICAL SPECIFICATIONS

Intertek
All electrical connections to be made by a qualified electrician in accordance with all national, state and local electrical codes.

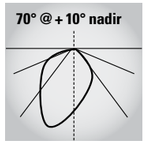
24VDC	ETL LISTED WET, IK10, IP67, CE	0-10V INPUT	-40°F TO +120°F
INPUT VOLTAGE	CERTIFICATIONS	DIMMING	OPERATING TEMP
CLASS 2 REQUIRED	**5 YEARS**	**UP TO 116 LM/W LED**	**80+**
DRIVER	WARRANTY	EFFICIENCY	CRI

CONSTRUCTION



Bantam is solid machined 316 stainless steel with security hardware and is available for flat or round, 1.50"-1.90" diameter, surface mounting.

PHOTOMETRICS



Bantam is designed with an inherent 10° bias above nadir. This asymmetric feature projects the output from the mounting surface towards the path or feature. IES reports to view or download are available by scanning the QR code or visiting our website.

LUMENGEAR™ - LED DRIVER & NEMA ENCLOSURE OPTIONS

Wagner offers multiple ETL listed options for both 24VDC power supplies and NEMA enclosures. Quantities and types will be configured based on your specifications and design. Additional specification options are available by request. Not all options apply to all products, please verify compatibility with the factory.

CLASS II DRIVERS:
- *STD 100W Non Dim
- 0-10V
- Multiple Wattages
- 24VDC

NEMA ENCLOSURES:
4X, 6

LUMENPOST™:
Integrated 100W, 0-10V DIM

Specifications may change without prior notice, verify data at time of order, all rights reserved

LED pole-top luminaire - sphere

Material: Luminaire housing constructed of cast bronze. Designed for attachment to BOOM Collection poles.

Glass: Hand-blown, three-ply opal glass.

Electrical: 13W LED luminaire, 15 total system watts, -20°C start temperature. 120V-277V electronic LED driver, 0-10V, TRIAC and ELV dimmable. LED module(s) are available from factory for easy replacement. LED color temperature is 3000K with a >80 CRI.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

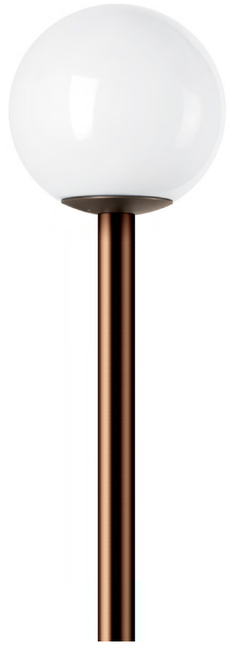
Finish: Natural bronze. Time and weather factors will create the natural patina of bronze.

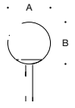
Note: In the table, are compatible BOOM luminaire poles made of copper with a base plate made of cast bronze. See specifications for details.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP44

Weight: 8.4 lbs

Luminaire Lumens: 862





Pole-top luminaires				Luminaire poles
	Lamp	A	B	Pole
84 035	13 W LED	13¾	13¾	**70 552 · 70 550 · 70 553**

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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CUTSHEETS: SITE LIGHTING

GUIDE | Litesphere

Strand

12V DC

Shatterproof

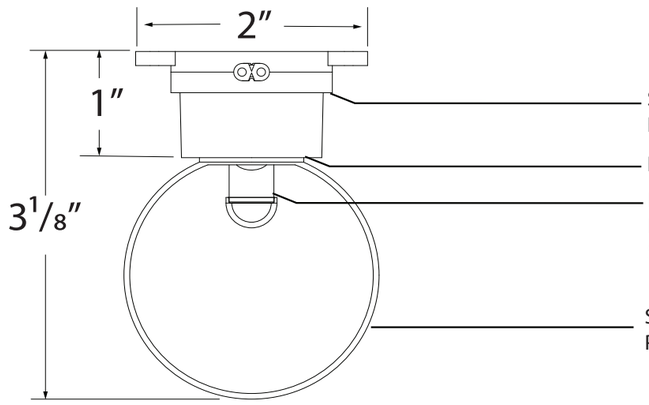
cULus LISTED

IP65

Dimmable

3YR Warranty

Features



Socket and cord color available in Black or White

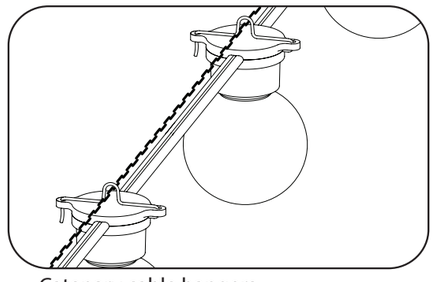
Fitted O-Ring for IP65 rating

Nichia SMD LED's
L70 @ 60,000 hours
STD, HO, or VHO LED's

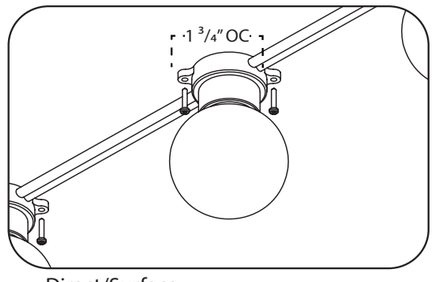
Shatterproof UV stabilized Polycarbonate globe.

"G19 Size"

Mounting



Catenary cable hangers
(Hanger clips included, cable available)



Direct/Surface

SPEC | Litesphere



Project: _____

Type: _____ Length: _____

Notes:

Ordering Information

Product	Wire	Spacing	LED Type	CCT	Globe	Voltage
LSL -	_____ -	_____ -	_____ -	_____ -	_____ -	**12**
Litesphere	**B** Black	**06** 6″ OC	**V** Very High Output	**19** 1900K	**C** Clear	**12** 12V DC
	W White	**12** 12″ OC	**H** High Output	**27** 2700K	**F** Frosted	
		18 18″ OC	**S** Standard Output	**30** 3000K	**Y** Yellow	
		24 24″ OC		**35** 3500K	**R** Red	
		CS Custom		**40** 4000K	**O** Orange	
				50 *5000K	**G** Green	
				AM *Amber	**B** Blue	
				RB *Royal Blue	**P** Purple	
				RD *Red	**Z** Varied Colors	
				GN *Green		
				YL *Yellow		

*Available in VHO LED only

For colored globes, 3500K recommended.

Approved
City of Portland
Bureau of Development Services

Planner _____

Date 7/26/21

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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 11, 2021

From: Hillary Adam, Land Use Services
503-823-8953 / Hillary.Adam@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: **LU 20-226339 HRM – Montgomery Park Alterations**
Pre App: **PC # 20-204819**

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. *Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.*

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. **To comment, please e-mail your comments to me at my e-mail address identified above.** You may also write to Hillary Adam at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201. Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: July 12, 2021.**
  (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by: July 16, 2021**
- **A virtual hearing before the Historic Landmarks Commission is tentatively scheduled for July 26, 2021 @ 1:30pm (not time certain)**

Applicant: Scott Martin
GBD Architects
1120 NW Couch St., Suite 300
Portland, OR 97209

Owner's Agent: Cody McNeal
Unico Properties, LLC
2741 NW Vaughn St., Ste 323
Portland, OR 97210

Owner: UPG Montgomery Park Property Owner LLC
1215 4th Ave., Suite 600
Seattle, WA 98161

Site Address: 2701 NW VAUGHN ST

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E
Tax Account No.: R941290290, R941290291, R941290292
State ID No.: 1N1E29D 00200, 1N1E29D 00200A1, 1N1E29D 00200A2
Quarter Section: 2826

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Historic Landmark, individually listed in the National Register of Historic Places

Zoning: EXd – Central Employment with Design and Historic Resource Protection Overaly zones

Case Type: HRM – Historic Resource Review with Modification
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:
The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;

- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

A Modification is required to:

1. 33.140.210 Height – to allow the addition of fall protection railings at a height approximately 141' above grade (which is the existing height of the building), whereas the maximum height limit in the EX zone is 65'. Railings would be limited to the east penthouse.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

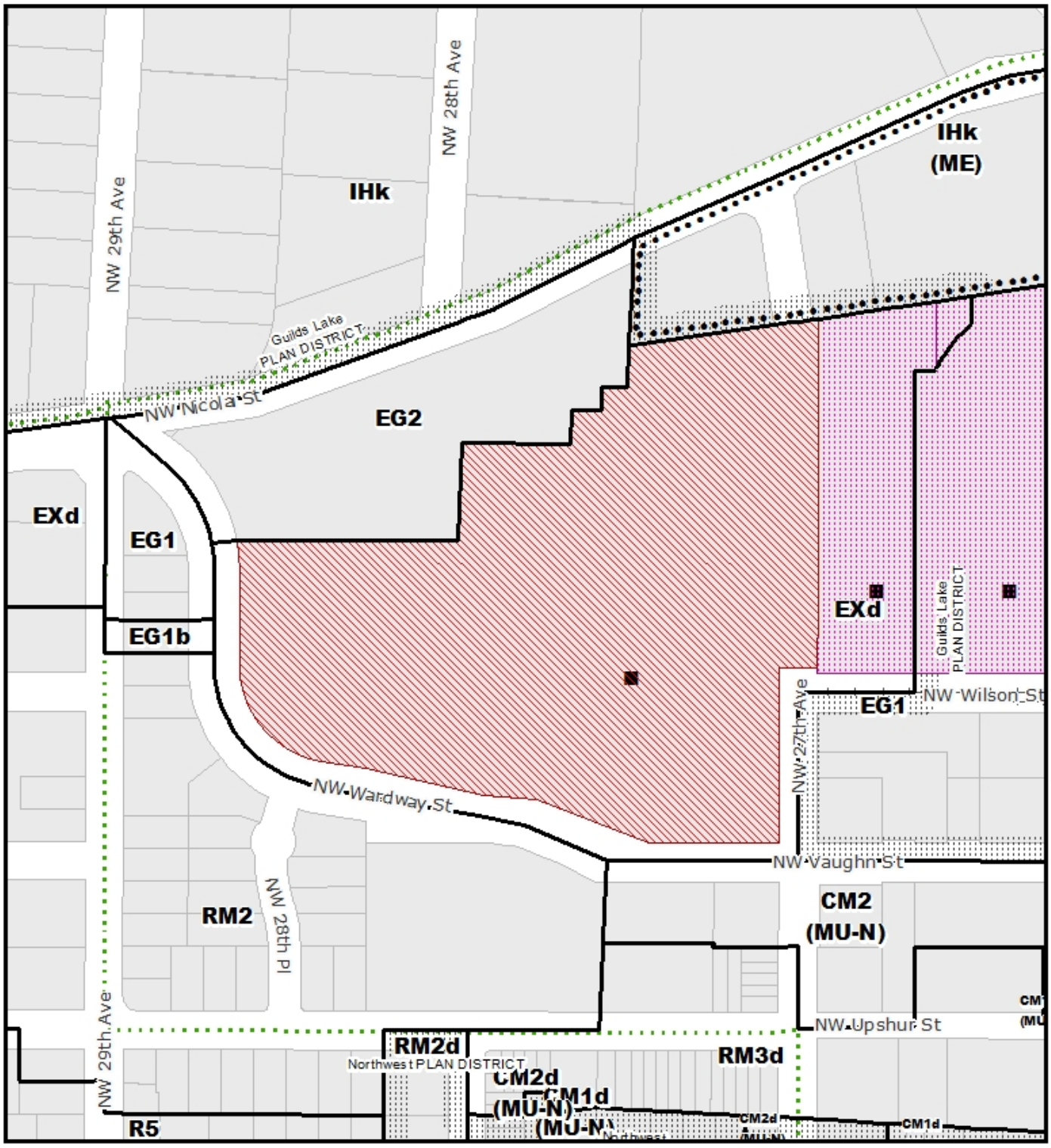
Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review
-

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on December 21, 2020 and determined to be complete on June 7, 2021.

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, East Elevation, North Elevation, West Elevation, South Elevation



ZONING

NORTH

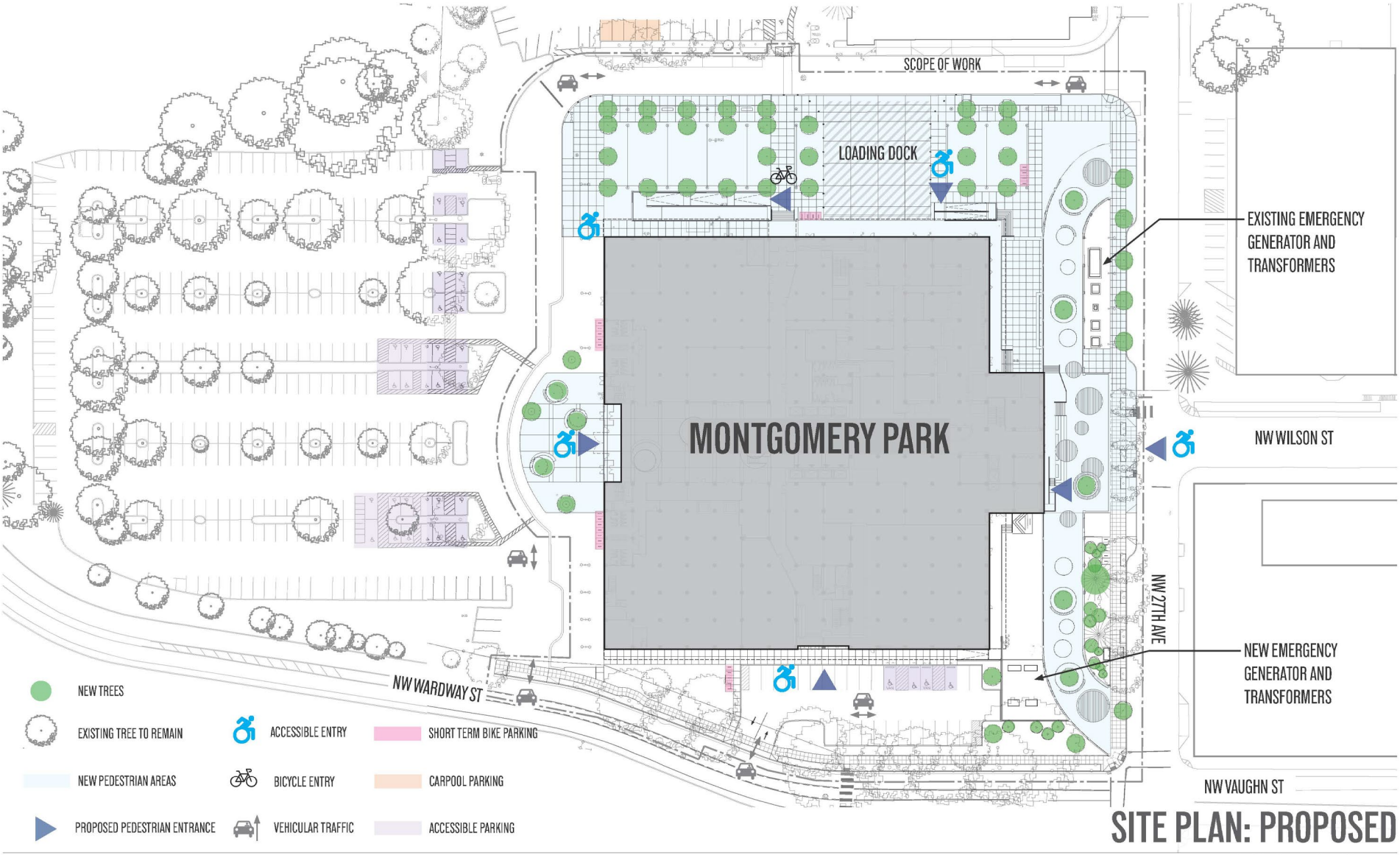
Site

Also Owned Parcels

Historic Landmark

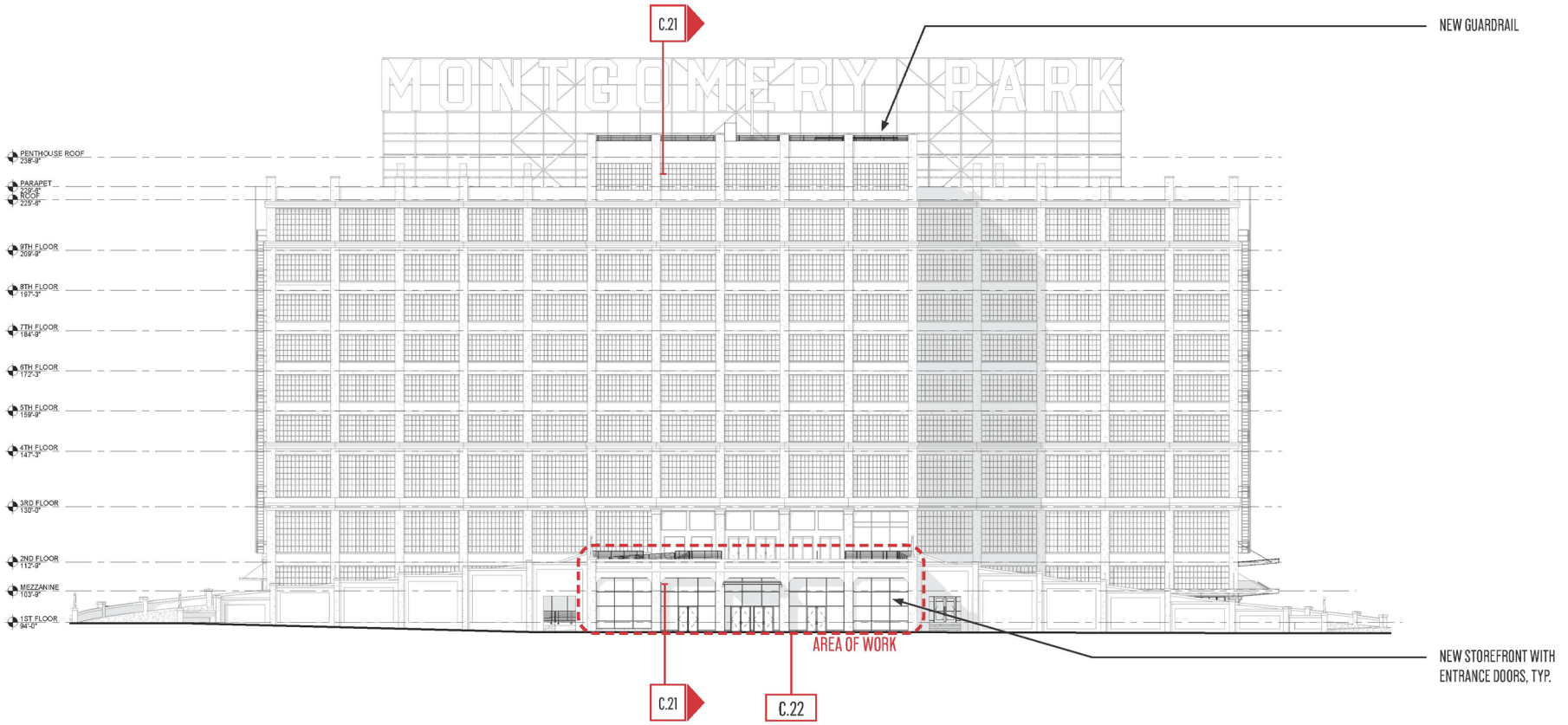
Recreational Trails

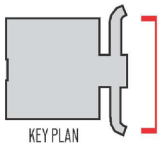
File No.	LU 20 - 226339 HRM
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29D 200
Exhibit	B Dec 24, 2020



SITE PLAN: PROPOSED

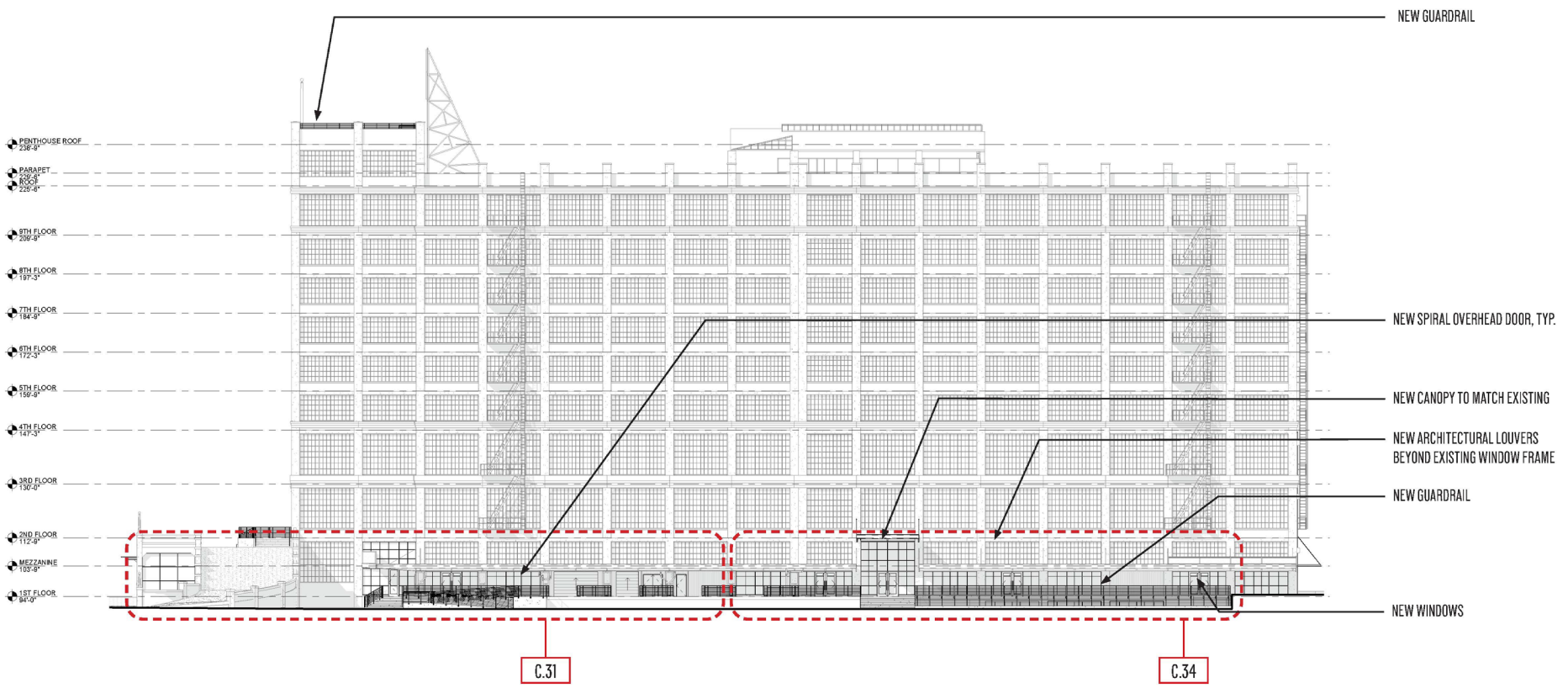
LU 20-226339 HRM

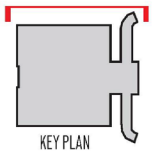




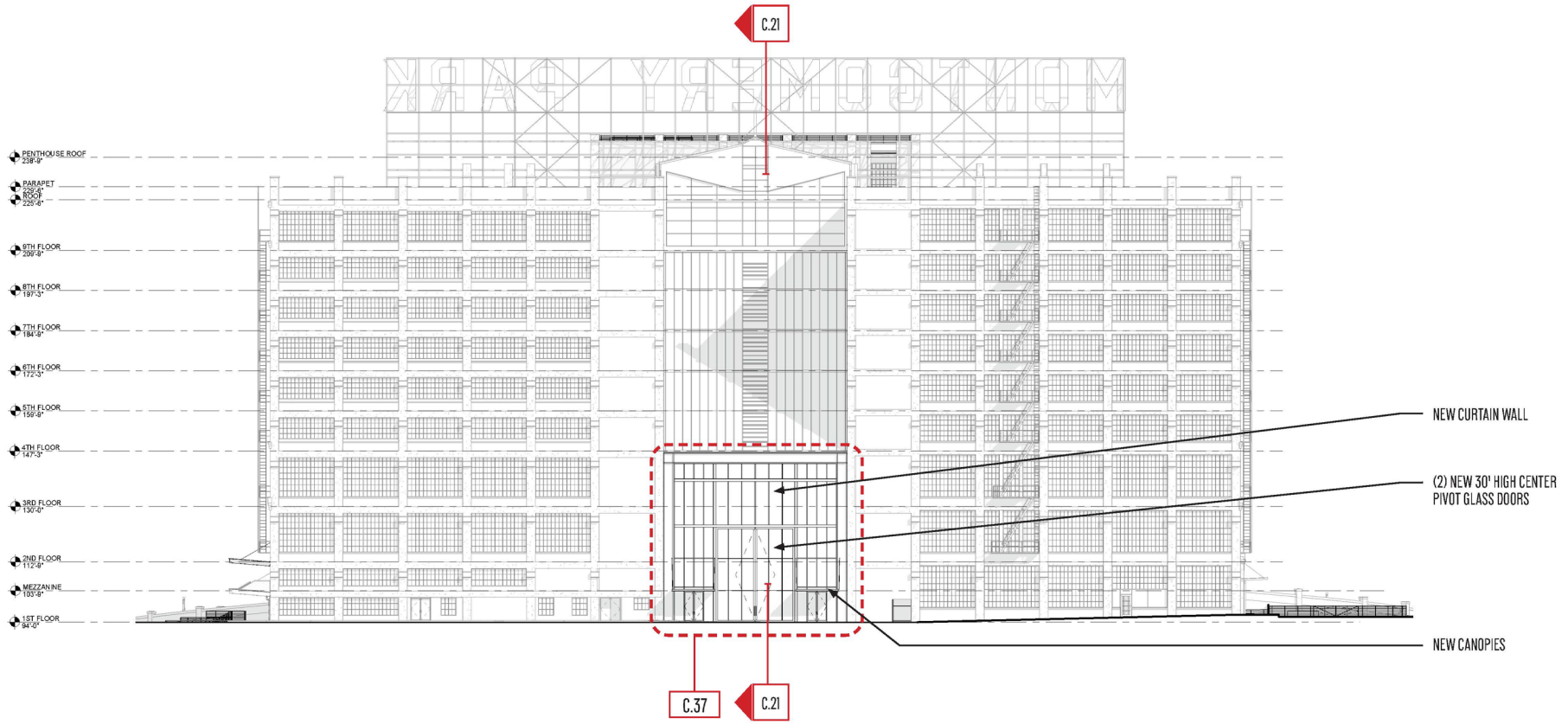
PROPOSED: EAST ELEVATION

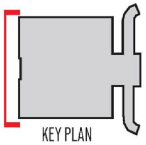
LU 20-226339 HRM D1



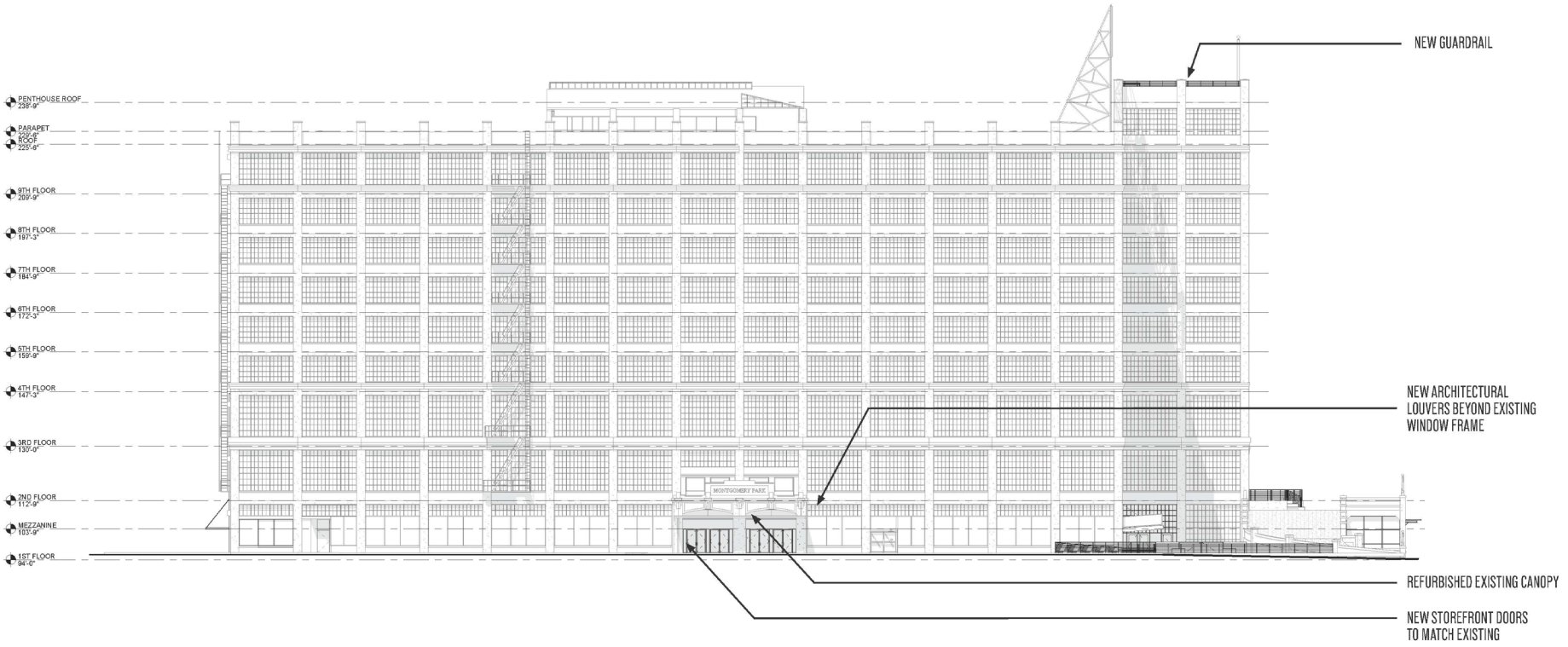


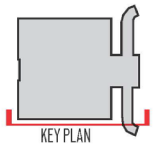
PROPOSED: NORTH ELEVATION





PROPOSED: WEST ELEVATION





PROPOSED: SOUTH ELEVATION

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 22, 2021

To: Scott Martin, Applicant
GBD ARCHITECTS
1120 NW Couch St, Suite 300
Portland, OR 97209
(503) 548-2398

From: Hillary Adam

RE: LU 20-226339 HRM – Montgomery Park Alterations

Dear Applicant:

I have received your application for a Historic Resource Review w/Modifications at 2701 NW VAUGHN ST. Your application was deemed complete on **June 7, 2021**. Your case number is given above; the hearing is scheduled for **July 26, 2021 @ 1:30pm**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 3 weeks before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

A. Your site has 1,120 feet of frontage on NW Wardway/NW Vaughn. You must post **2** signs along this street. There must be at least one sign every 600 feet.

Your site has 330 feet of frontage at the south end on NW 27th Avenue. You must post **1** sign along this street. Your site has 60 feet of frontage at the north end on NW 27th Avenue. You must post **1** sign along this street. There must be at least one sign every 600 feet.

B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.

C. Because the hearing for your case is scheduled for **July 26, 2021 @ 1:30pm**, you must post the notice by June 26, 2021, 30 days before the hearing.

D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. In addition, time limits on our processing of your case will be waived. You must return this statement to us by July 12, 2021, 14 days before the hearing.

E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice
Statement Certifying Posting
cc: Application Case File

Scott Martin, Applicant
GBD ARCHITECTS
1120 NW Couch St, Suite 300
Portland OR 97209
(503) 548-2398

DATE: _____

TO: Hillary Adam
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 20-226339

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for July 26, 2021 @ 1:30pm, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than July 12, 2021, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.

_____
Signature

_____
Print Name

_____
Address

_____
City/State/Zip Code

Type III Land Use Review

Central Library Landscaping

CASE FILE	**LU 20-226339 HRM**
WHEN	**MONDAY, JULY 26, 2021 @ 1:30 PM** *(Hearing start time –see Historic Landmarks Commission agenda for estimated project start time.)*
WHERE	**ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/hlcagenda**
HOW	**TO TESTIFY: Follow instructions on the Historic Landmarks Commission agenda or email the planner at Hillary.Adam@portlandoregon.gov**
REVIEW BY	**HISTORIC LANDMARKS COMMISSION**
LAND USE REVIEW TYPE	**HISTORIC RESOURCE REVIEW with MODIFICATION REQUEST**
PROPOSAL	Historic Resource Review for proposed exterior alterations to the Landmark Montgomery Park building including: • Removal of west entrance and replacement with curtain wall entry system; • Ground level storefront improvements on north, east, and south facades; • Introduction of some louvers vents behind transom window frames (with glazing removed); • Improvements to penthouse roof to accommodate a rooftop terrace including, elevator overrun, wheelchair lift, stair, fall protection railings, and pavers; • Site improvements including: new fixtures, grading and reconfiguration of the loading bays, reconfiguration of east vehicle ramps with pedestrian-oriented landscaping, establishment of a new transformer yard at the south end of the southeast courtyard, and parking lot landscaping and improvements. A Modification is requested to maximum height (65') to allow improvements to the penthouse roof to accommodate a rooftop terrace (at approximately 141').
REVIEW APPROVAL CRITERIA	• 33.846.060.G, Other approval criteria • 33.846.070 Modifications Considered During Historic Resource Review
SITE ADDRESS	2701 NW Vaughn Street
ZONING/ DESIGNATION	**EXd** – Central Employment with Design and Historic Resource Protection Overlays **Historic Landmark**, listed individually on the National Register of Historic Places
FURTHER INFO	Available online at ***www.portlandoregon.gov/bds/hlcagenda*** or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	**Hillary Adam, City Planner** **(503) 823-8953 / Hillary.Adam@PortlandOregon.gov** Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ภาษาและบริการ ที่ ภาษาอะพิบาย
Письменныйили устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

503-823-7300 | BDS@PortlandOregon.gov | www.PortlandOregon.gov/bds/translated | TTY: 503-823-6868 Relay Service: 711

NOTICE OF PUBLIC HEARING



Type III Land Use Review

Montgomery Park Alterations

CASE FILE	**LU 20-226339 HRM**
WHEN	**MONDAY, JULY 26, 2021 @ 1:30 PM** *(Hearing start time –see Historic Landmarks Commission agenda for estimated project start time.)*
WHERE	**ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/hlcagenda**
HOW	**TO TESTIFY: Follow instructions on the Historic Landmarks Commission agenda or email the planner at Hillary.Adam@portlandoregon.gov**
REVIEW BY	**HISTORIC LANDMARKS COMMISSION**
LAND USE REVIEW TYPE	**HISTORIC RESOURCE REVIEW with MODIFICATION REQUEST**
PROPOSAL	Historic Resource Review for proposed exterior alterations to the Landmark Montgomery Park building including: • Removal of west entrance and replacement with curtain wall entry system; • Ground level storefront improvements on north, east, and south facades; • Introduction of some louvers vents behind transom window frames (with glazing removed); • Improvements to penthouse roof to accommodate a rooftop terrace including, elevator overrun, wheelchair lift, stair, fall protection railings, and pavers; • Site improvements including: new fixtures, grading and reconfiguration of the loading bays, reconfiguration of east vehicle ramps with pedestrian-oriented landscaping, establishment of a new transformer yard at the south end of the southeast courtyard, and parking lot landscaping and improvements. A Modification is requested to maximum height (65') to allow improvements to the penthouse roof to accommodate a rooftop terrace (at approximately 141').
REVIEW APPROVAL CRITERIA	• 33.846.060.G, Other approval criteria • 33.846.070 Modifications Considered During Historic Resource Review
SITE ADDRESS	2701 NW Vaughn Street
ZONING/ DESIGNATION	**EXd** – Central Employment with Design and Historic Resource Protection Overlays **Historic Landmark**, listed individually on the National Register of Historic Places
FURTHER INFO	Available online at ***www.portlandoregon.gov/bds/hlcagenda*** or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	**Hillary Adam, City Planner** **(503) 823-8953 / Hillary.Adam@PortlandOregon.gov** Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ภาษาตะวันออก ซึ ภาษาอะซีบาย
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503-823-7300 | BDS@PortlandOregon.gov | www.PortlandOregon.gov/bds/translated | TTY: 503-823-6868 Relay Service: 711

Scott Martin, Applicant
GBD ARCHITECTS
1120 NW Couch St, Suite 300
Portland OR 97209
(503) 548-2398

DATE: 06/24/2021

TO: Hillary Adam
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 20-226339

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for July 26, 2021 @ 1:30pm, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 06/24/2021 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than July 12, 2021, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing, or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing, but am required to remove them within two weeks of the final decision on my request.

Brian Ames
Signature

Brian Ames
Print Name

2905 SW 1st Ave
Address

Portland, OR 97201
City/State/Zip Code


NOTICE OF
PUBLIC HEARING


NOTICE OF
PUBLIC HEARING


NOTICE OF
PUBLIC HEARING


NOTICE OF
PUBLIC HEARING

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: July 1, 2021

To: Interested Person

From: Hillary Adam, Land Use Services
503-823-8953 / Hillary.Adam@portlandoregon.gov

NOTICE OF A PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 20-226339 HRM – Montgomery Park Alterations
PC # 20-204819
REVIEW BY: Historic Landmarks Commission
WHEN: July 26, 2021 @ 1:30pm
REMOTE ACCESS: Historic Landmarks Commission Agenda
https://www.portlandoregon.gov/bds/HLCagenda

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

It is important to submit all evidence to the Historic Landmarks Commission. City Council will not accept additional evidence if there is an appeal of this proposal.

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Scott Martin
GBD Architects
1120 NW Couch St, Suite 300
Portland, OR 97209

Owner: Cody McNeal
Unico Properties LLC
2741 NW Vaughn St., Ste 323
Portland, OR 97210

Owner on Record: UPG Montgomery Park Property Owner LLC
1215 4th Ave Ste 600
Seattle, WA 98161

Site Address: 2701 NW VAUGHN ST

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E
Tax Account No.: R941290290, R941290291, R941290292
State ID No.: 1N1E29D 00200, 1N1E29D 00200A1, 1N1E29D 00200A2
Quarter Section: 2826

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Historic Landmark, individually listed in the National Register of Historic Places

Zoning: EXd – Central Employment with Design and Historic Resource Protection Overaly zones

Case Type: HRM – Historic Resource Review with Modification
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:
The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

A Modification is required to:

1. 33.140.210 Height – to allow the addition of fall protection railings at a height approximately 141' above grade (which is the existing height of the building), whereas the maximum height limit in the EX zone is 65'. Railings would be limited to the east penthouse.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review

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 December 21, 2020 and determined to be complete on June 7, 2021.

DECISION MAKING PROCESS
The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. 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 http://www.portlandonline.com/auditor/index.cfm?c=28197.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report

and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to Hillary Adam at Hillary.adam@portlandoregon.gov.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

Thank you for any information you can provide regarding this case. Note: If you have already written, it is not necessary to write again; your correspondence will be given to the Historic Landmarks Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice. The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Historic Landmarks Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Historic Landmarks Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Historic Landmarks Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the decision of the Historic Landmarks Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Historic Landmarks Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather

or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

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:
Instructions for Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar
Zoning Map
Site Plan
East Elevation
North Elevation
West Elevation
South elevation

Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings

Thank you for your interest in attending the Design Commission or Landmarks Commission Hearing. Due to the City's Emergency response to Covid-19, for the foreseeable future, we will be virtually adapting these hearings. To that end, Hearings will become ZOOM Webinars. The information below will help you get connected.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the Commission Agenda, and click the link under the hearing date you are interested in participating.
    - Public Hearings: https://www.portlandoregon.gov/bds/42441
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
    - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

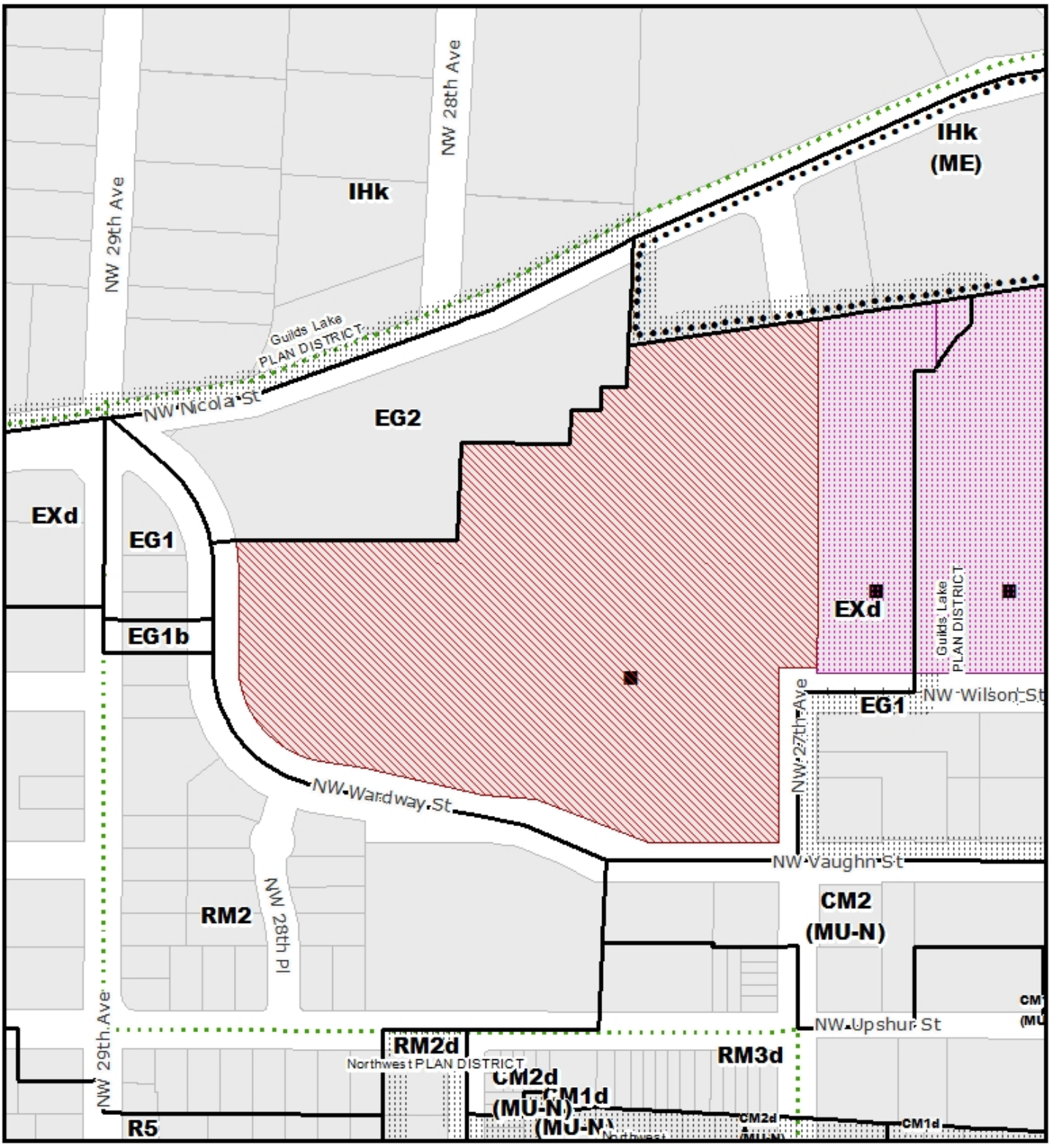
1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
    - The Webinar Link is posted to the Agenda typically 20-days prior to the hearing date.
2. Once you are registered you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than 1:20 PM on the date of the hearing.
4. You will be held in the ZOOM waiting room until the Webinar starts at 1:30 PM. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
    - If during registration you indicated you would like to testify, we will put your name in order of request.
    - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will unmute participants in the order of Webinar Registrations received.
    - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
        - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
        - If you will be participating by call-in, raise your hand by pressing *9 – the Webinar host will see this notification.
    - When you are unmuted, your name will be announced by the Hearings Clerk. Please be prepared to provide testimony.
    - Each testifier is allotted 2 minutes of testimony.
    - Please manage your time when testifying, the Hearings Clerk will provide a 15 second warning.
3. We will enable video sharing only for Design and Landmarks Commission members, project teams, andstaff participating in the Webinar.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: https://efiles.portlandoregon.gov/Search.



ZONING

NORTH

Site

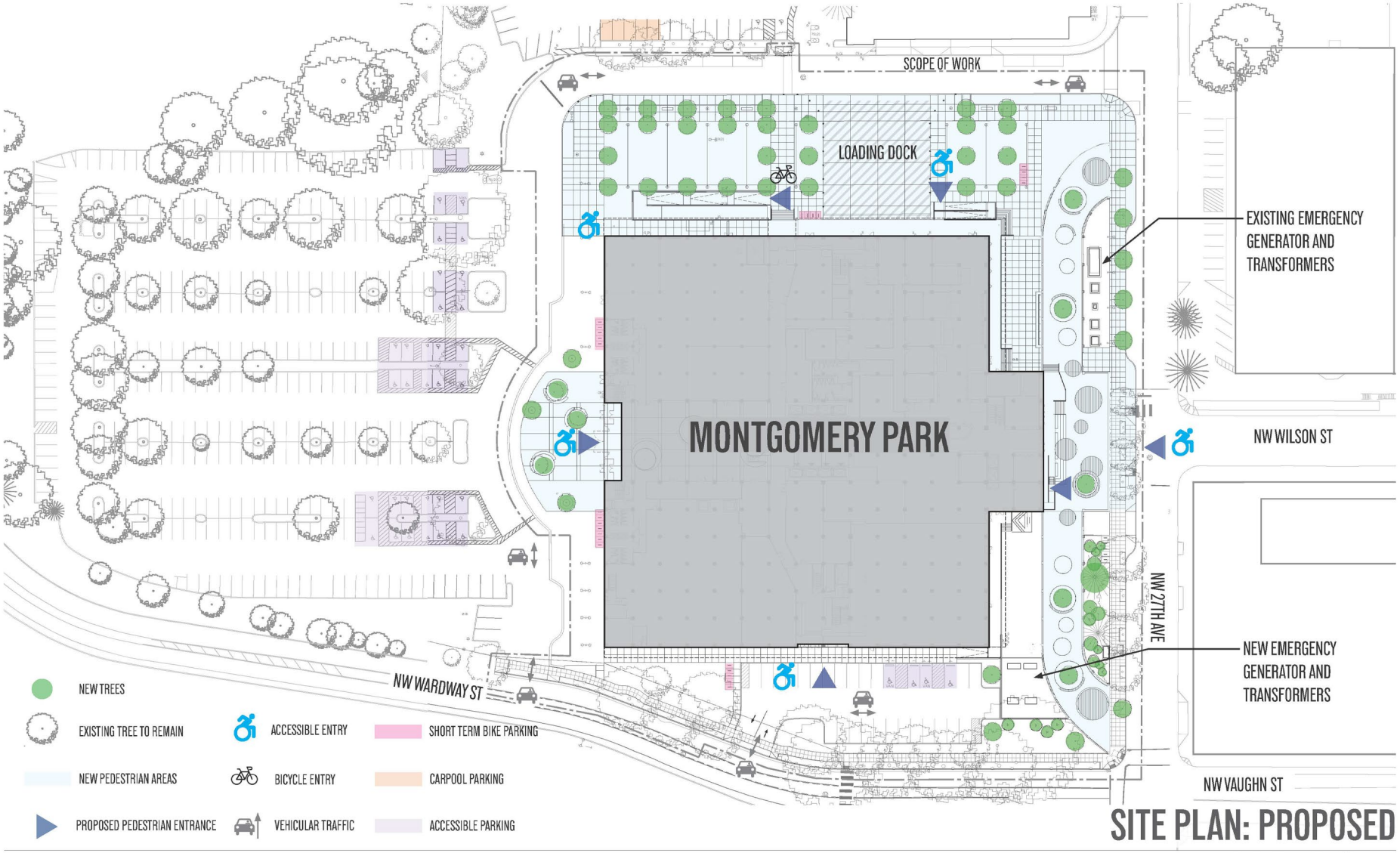
Also Owned Parcels

Historic Landmark

Recreational Trails

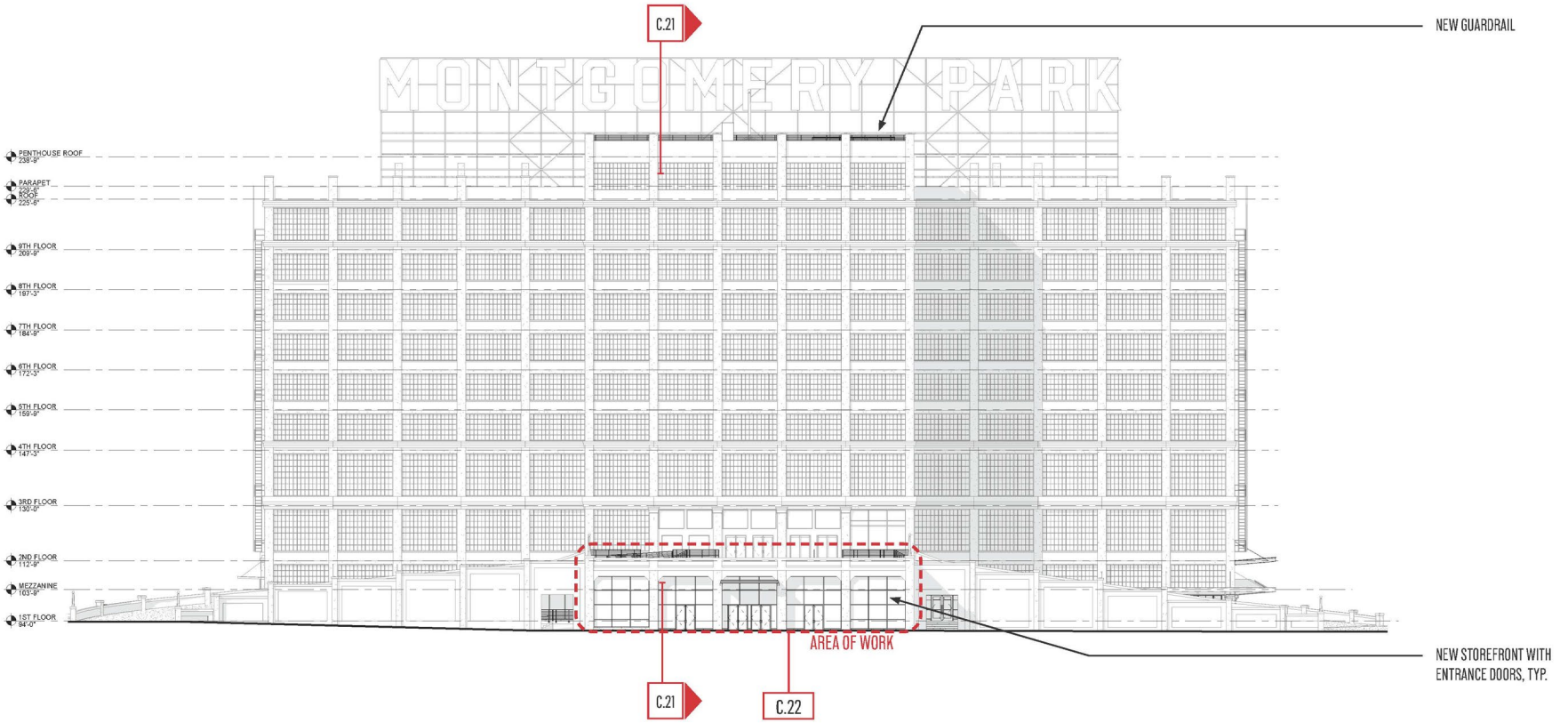
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1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29D 200
Exhibit	B Dec 24, 2020

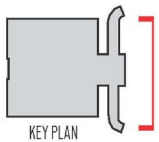
LU 20-226339 HRM D5



SITE PLAN: PROPOSED

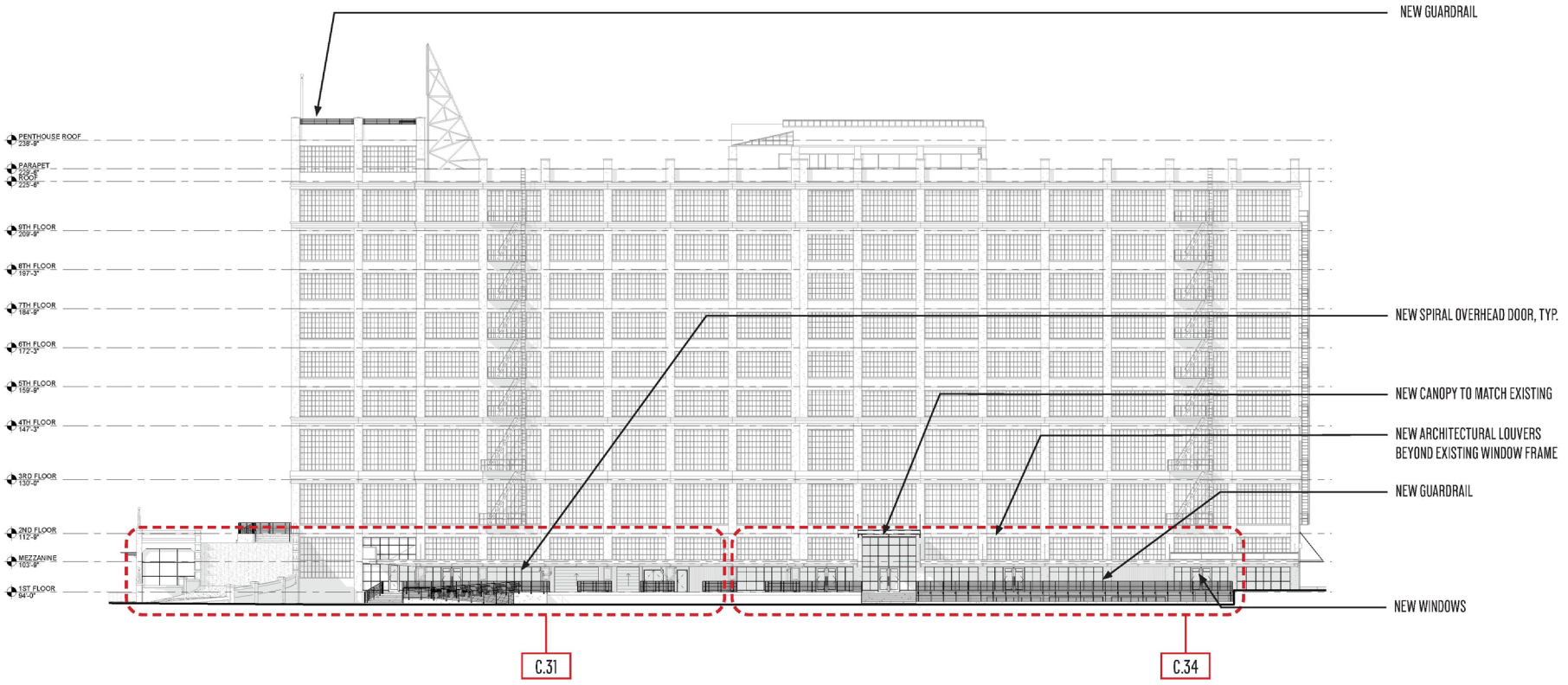
LU 20-226339 HRM

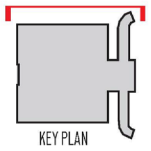




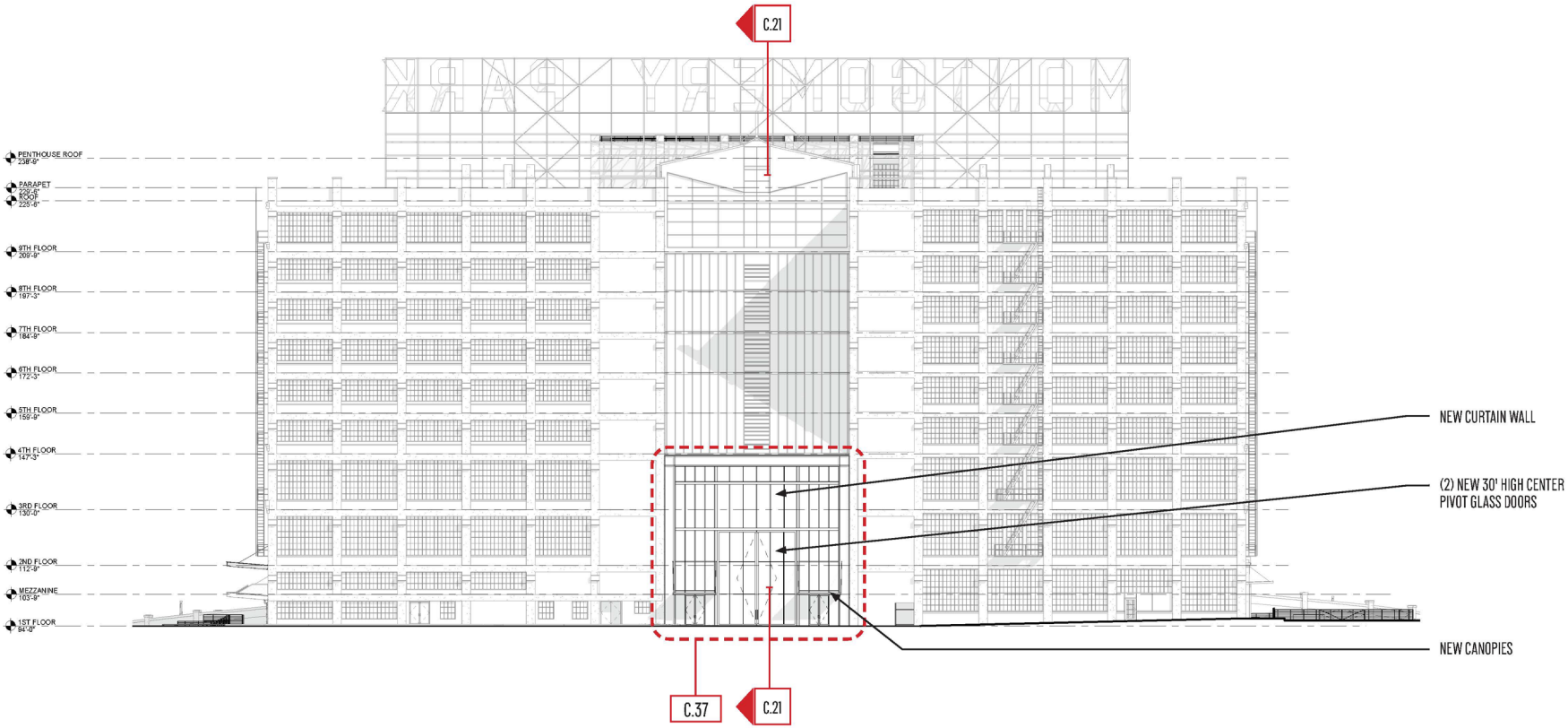
KEY PLAN

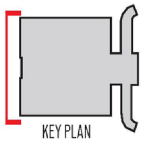
PROPOSED: EAST ELEVATION



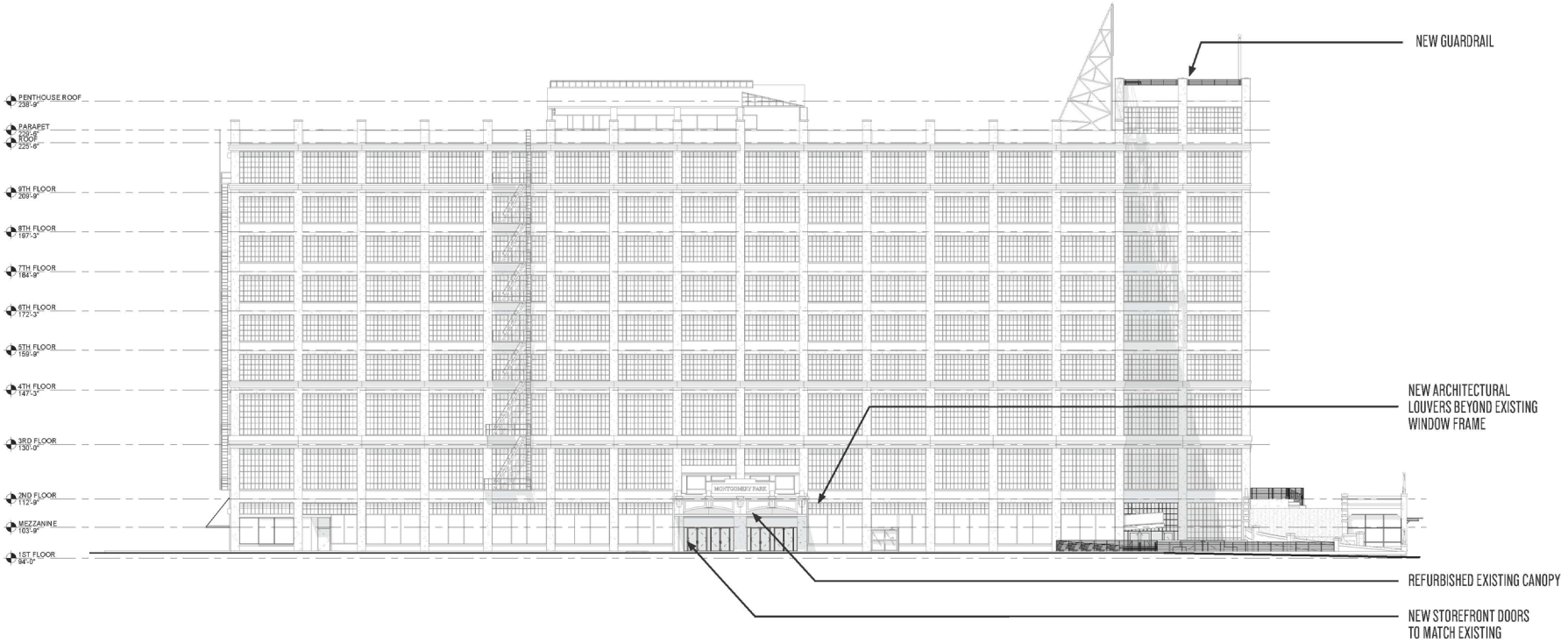


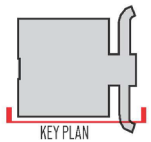
PROPOSED: NORTH ELEVATION





PROPOSED: WEST ELEVATION





PROPOSED: SOUTH ELEVATION

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E29D 100	CISCO SYSTEMS CAPITAL CORP	PO BOX 311746	NEW BRAUNFELS TX 78131
3	RETURN SERVICE REQUESTED		1N1E29D 100	HEWLETT PACKARD FINANCIAL SERVICES	PO BOX 251209	PLANO TX 75025-1209
4	RETURN SERVICE REQUESTED	1N1E29D 100	KAISER FOUNDATION HEALTH PLAN	OF THE NORTHWEST	500 NE MULTNOMAH ST STE 100	PORTLAND OR 97232-2031
5	RETURN SERVICE REQUESTED		1N1E29D 200	BCD TRAVEL USA LLC	6 CONCOURSE PKWY NE STE 2400	ATLANTA GA 30328-6120
6	RETURN SERVICE REQUESTED		1N1E29D 200	BROWN & BROWN OF OREGON LLC	PO BOX 2412	DAYTONA BEACH FL 32115-2412
7	RETURN SERVICE REQUESTED		1N1E29D 200	CHESS FOR SUCCESS	2701 NW VAUGHN ST #101	PORTLAND OR 97210-5311
8	RETURN SERVICE REQUESTED		1N1E29D 200	DAIMLER TRUCKS NORTH AMERICA LLC	PO BOX 80615	INDIANAPOLIS IN 46280
9	RETURN SERVICE REQUESTED		1N1E29D 200	FEDERAL GOVERNMENT	2701 NW VAUGHN ST #860	PORTLAND OR 97210
10	RETURN SERVICE REQUESTED		1N1E29D 200	INNOVATE MEDIA MARKETING INC	PO BOX 10620	PORTLAND OR 97296
11	RETURN SERVICE REQUESTED		1N1E29D 200	INTERHOSPITAL PHYSICIANS ASSOC	2701 NW VAUGHN ST STE 764	PORTLAND OR 97210
12	RETURN SERVICE REQUESTED		1N1E29D 200	KAISER FOUNDATION HEALTH PLAN INC	2701 NW VAUGHN ST #490	PORTLAND OR 97210
13	RETURN SERVICE REQUESTED	1N1E29D 200	KAISER FOUNDATION HEALTH PLAN OF	THE NORTHWEST #849	3600 N INTERSTATE AVE	PORTLAND OR 97227
14	RETURN SERVICE REQUESTED		1N1E29D 200	KAISER FOUNDATION HOSPITALS #149	3600 N INTERSTATE AVE	PORTLAND OR 97227
15	RETURN SERVICE REQUESTED		1N1E29D 200	LIFT URBAN PORTLAND	2701 NW VAUGHN ST RM 102	PORTLAND OR 97210
16	RETURN SERVICE REQUESTED		1N1E29D 200	MAINZ BRADY GROUP INC	999 BAKER WAY STE 450	SAN MATEO CA 94404-1581
17	RETURN SERVICE REQUESTED		1N1E29D 200	NORTHWEST FOOT & ANKLE LLC	2701 NW VAUGHN ST STE 424	PORTLAND OR 97210-5362
18	RETURN SERVICE REQUESTED		1N1E29D 200	PEDIATRIC ASSOCIATES OF THE NW PC	2701 NW VAUGHN ST STE 360	PORTLAND OR 97210
19	RETURN SERVICE REQUESTED		1N1E29D 200	PORTLAND COMMUNITY COLLEGE	2701 NW VAUGHN ST #499	PORTLAND OR 97210
20	RETURN SERVICE REQUESTED		1N1E29D 200	RESEARCH & EDUCATION	2701 NW VAUGHN ST #770	PORTLAND OR 97210
21	RETURN SERVICE REQUESTED		1N1E29D 200	RHINE & TANZER INC	700 SE CLAY ST	PORTLAND OR 97214-3511
22	RETURN SERVICE REQUESTED		1N1E29D 200	SPARKTANK LLC	7326 N CHICAGO AVE	PORTLAND OR 97203
23	RETURN SERVICE REQUESTED		1N1E29D 200	SRNM HOLDINGS INC	2701 NW VAUGHN ST STE 350	PORTLAND OR 97210-5354
24	RETURN SERVICE REQUESTED		1N1E29D 200	SULIUS CHIROPRACTIC LLC	12707 NE HALSEY ST	PORTLAND OR 97230
25	RETURN SERVICE REQUESTED		1N1E29D 200	SUMMIT RESEARCH NETWORK (OR) INC	2701 NW VAUGHN ST STE 350	PORTLAND OR 97210
26	RETURN SERVICE REQUESTED		1N1E29D 200	SYNERGY WOMEN'S HEALTH	2701 NW VAUGHN ST STE 205	PORTLAND OR 97210
27	RETURN SERVICE REQUESTED		1N1E29D 200	TD GROUP LLC	2077 CONV CTR CONCOURSE #240	ATLANTA GA 30337
28	RETURN SERVICE REQUESTED		1N1E29D 200	THERAPEUTIC ASSOCIATES INC	20829 72ND AVE S #710	KENT WA 98032-1410
29	RETURN SERVICE REQUESTED		1N1E29D 200	U S BANCORP	1310 MADRID ST SUITE 100	MARSHALL MN 56258
30	RETURN SERVICE REQUESTED		1N1E29D 200	UPG MONTGOMERY PARK PROP OWNER LLC	2701 NW VAUGHN ST STE 323	PORTLAND OR 97210
31	RETURN SERVICE REQUESTED	1N1E29D 200	UPS SUPPLY CHAIN SOLUTIONS INC	ATTN PERSONAL PROPERTY TAX	55 GLENLAKE PKWY NE	SANDY SPRINGS GA 30328
32	RETURN SERVICE REQUESTED		1N1E29D 200	WARD T SMITH MD PC	2701 NW VAUGHN ST STE 350	PORTLAND OR 97210-5354
33	RETURN SERVICE REQUESTED		1N1E29D 200	WEBMD HEALTH SERVICES GROUP INC	121 CHANLON RD STE 110	NEW PROVIDENCE NJ 07974
34	RETURN SERVICE REQUESTED		1N1E29D 200	WELLS FARGO BANK	PO BOX 2609	CARLSBAD CA 92018-2609
35	RETURN SERVICE REQUESTED		1N1E29DA 1000	NORTHWEST CEDARS MANAGEMENT INC	9828 E BURNSIDE ST #200	PORTLAND OR 97216-2363
36	RETURN SERVICE REQUESTED		1N1E29DA 1100	UPG AMERICAN CAN PROPERTY OWNER LLC	1215 4TH AVE STE 600	SEATTLE WA 98161
37	RETURN SERVICE REQUESTED		1N1E29DA 1400	ESCO GROUP LLC	2141 NW 25TH AVE	PORTLAND OR 97210
38	RETURN SERVICE REQUESTED		1N1E29DA 700	DSD INVESTMENT PROPERTIES LLC	930 NW 170TH PL	BEAVERTON OR 97006
39	RETURN SERVICE REQUESTED		1N1E29DA 700	MOTION INDUSTRIES INC	PO BOX 1477	BIRMINGHAM AL 35201
40	RETURN SERVICE REQUESTED		1N1E29DA 900	JEMA BITAR MANAGEMENT INC	9828 E BURNSIDE ST #200	PORTLAND OR 97216-2363
41	RETURN SERVICE REQUESTED		1N1E29DA 900	TUBULAR SOLUTIONS INC	2690 NW NICOLAI ST	PORTLAND OR 97210
42	RETURN SERVICE REQUESTED		1N1E29DB 1000	ARROW MACHINE WORKS INC	PO BOX 83809	PORTLAND OR 97283
43	RETURN SERVICE REQUESTED	1N1E29DB 1000	DRAKOS PROPERTIES LLC &	ARROW MACHINE WORKS INC	2340 NW 29TH AVE	PORTLAND OR 97210
44	RETURN SERVICE REQUESTED		1N1E29DB 1000	KENNMETAL INC	1600 TECHNOLOGY WAY	LATROBE PA 15650
45	RETURN SERVICE REQUESTED		1N1E29DB 200	HUMBOLDT STREET COLLECTIVE LLC	2444 NW 28TH AVE	PORTLAND OR 97210
46	RETURN SERVICE REQUESTED	1N1E29DB 200	NAVITAS CREDIT CORP	PROPERTY TAX DEPT	303 FELLOWSHIP RD STE 310	MOUNT LAUREL NJ 08054
47	RETURN SERVICE REQUESTED		1N1E29DB 200	OCEAN BEAUTY SEAFOODS LLC	PO BOX 70739	SEATTLE WA 98107
48	RETURN SERVICE REQUESTED		1N1E29DB 200	OSB2LAN28 LLC	3570 S RIVER PKWY UNIT 1713	PORTLAND OR 97239-4545
49	RETURN SERVICE REQUESTED		1N1E29DB 200	REFUSE DISPOSAL SYSTEMS LLC	211 NE COLUMBIA BLVD	PORTLAND OR 97211-1417
50	RETURN SERVICE REQUESTED		1N1E29DB 2000	MAGID ROBERT N & MAGID JUDITH K	PO BOX 1004	LAKE OSWEGO OR 97034-0113
51	RETURN SERVICE REQUESTED		1N1E29DB 2100	DE LA TIERRA INC	2312 NW 30TH AVE	PORTLAND OR 97210
52	RETURN SERVICE REQUESTED		1N1E29DB 2100	PORTLAND PATTERN INC	2305 NW 30TH AVE	PORTLAND OR 97210
53	RETURN SERVICE REQUESTED		1N1E29DB 3907	ROYAL OAK HOMES LLC	9400 SW BEAVERTON HILLSDALE HWY 131	BEAVERTON OR 97005-3300
54	RETURN SERVICE REQUESTED		1N1E29DB 4001	CAIRN PACIFIC PROPERTIES 7 LLC	1015 NW 11TH AVE #242	PORTLAND OR 97209-3496
55	RETURN SERVICE REQUESTED		1N1E29DB 4300	CAIRN PACIFIC PROPERTIES 10 LLC	1015 NW 11TH AVE #242	PORTLAND OR 97209-3496
56	RETURN SERVICE REQUESTED		1N1E29DB 4600	OREGON STATE DEPT OF TRANSPORTATION	725 SUMMER ST STE C	SALEM OR 97301-1266
57	RETURN SERVICE REQUESTED		1N1E29DB 4700	PREMIER PROPERTIES NW LLC	PO BOX 10004	PORTLAND OR 97296
58	RETURN SERVICE REQUESTED		1N1E29DB 4700	ROSE CITY ELECTRIC CO	PO BOX 10004	PORTLAND OR 97296
59	RETURN SERVICE REQUESTED		1N1E29DB 4900	HANLON BROWN DESIGN INC	2130 NW 29TH AVE	PORTLAND OR 97210-2024
60	RETURN SERVICE REQUESTED		1N1E29DB 500	SCHMITT INDUSTRIES INC	2765 NW NICOLAI ST	PORTLAND OR 97210-1818
61	RETURN SERVICE REQUESTED		1N1E29DB 5000	HEPNER C KELLY ET AL	2575 38TH AVE W	SEATTLE WA 98199-3709
62	RETURN SERVICE REQUESTED		1N1E29DB 600	BWG LLC	200 SE 44TH AVE	PORTLAND OR 97215-1005
63	RETURN SERVICE REQUESTED		1N1E29DB 800	PETERSON INDUSTRIAL PRODUCTS INC	PO BOX 10917	PORTLAND OR 97296
64	RETURN SERVICE REQUESTED		1N1E29DB 800	SHICK KIMBERLY L ET AL	P O BOX 10917	PORTLAND OR 97296
65	RETURN SERVICE REQUESTED		1N1E29DC 100	SEBOT JULIEN	2000 NW 28TH PL	PORTLAND OR 97210
66	RETURN SERVICE REQUESTED		1N1E29DC 1000	NELSON GARY TR & NELSON SUZANNE TR	1925 NW 28TH PL	PORTLAND OR 97210-2215
67	RETURN SERVICE REQUESTED		1N1E29DC 1100	MACIUKENAS THOMAS & NATALIE	1937 NW 28TH PL	PORTLAND OR 97210
68	RETURN SERVICE REQUESTED		1N1E29DC 1200	BUCKON MATTHEW E	1945 NW 28TH PL	PORTLAND OR 97210-2215
69	RETURN SERVICE REQUESTED		1N1E29DC 1300	PREP NW WARDWAY LLC	550 SW PARK AVE STE 250	PORTLAND OR 97205
70	RETURN SERVICE REQUESTED		1N1E29DC 1500	RUSHING MICHAEL L	2040 NW 29TH AVE	PORTLAND OR 97210
71	RETURN SERVICE REQUESTED		1N1E29DC 1700	FREI YVONNE I	8810 NW HERRIN CT	PORTLAND OR 97229
72	RETURN SERVICE REQUESTED		1N1E29DC 1800	MEYER-ARENDT KAREN	1944 NW 29TH AVE	PORTLAND OR 97210
73	RETURN SERVICE REQUESTED		1N1E29DC 1900	JEMS CORP	4404 SE 27TH AVE	PORTLAND OR 97202

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED		1N1E29DC 200	M & J MARLITT FAMILY TR	1942 NW 28TH PL	PORTLAND OR 97210
75	RETURN SERVICE REQUESTED		1N1E29DC 2000	BETH HYAMS TR	1924 NW 29TH AVE	PORTLAND OR 97210
76	RETURN SERVICE REQUESTED		1N1E29DC 2100	LEE EUN SUN	1916 NW 29TH AVE	PORTLAND OR 97210
77	RETURN SERVICE REQUESTED		1N1E29DC 2200	GOLDIE ROBERT J & LYNCH PHOEBE R	1906 NW 29TH AVE	PORTLAND OR 97210
78	RETURN SERVICE REQUESTED		1N1E29DC 2300	BUCKNER TERAN	2773 NW QUIMBY ST	PORTLAND OR 97210-2450
79	RETURN SERVICE REQUESTED		1N1E29DC 2300	MA CLEAY ASSOC LLC	PO BOX 10559	PORTLAND OR 97296-0559
80	RETURN SERVICE REQUESTED		1N1E29DC 2400	CLAUDINE'S CONCIERGE LLC	3251 NW LURAY TER	PORTLAND OR 97210
81	RETURN SERVICE REQUESTED		1N1E29DC 2500	ATHERTON LLC	2078 NW EVERETT ST	PORTLAND OR 97209
82	RETURN SERVICE REQUESTED		1N1E29DC 300	STEINBERG DAVID	1934 NW 28TH PL	PORTLAND OR 97210
83	RETURN SERVICE REQUESTED		1N1E29DC 400	INNOCENTI KAREN L	1924 NW 28TH PL	PORTLAND OR 97210
84	RETURN SERVICE REQUESTED		1N1E29DC 4701	28TH & THURMAN LLC	1235 N DUTTON AVE #E	SANTA ROSA CA 95401-4666
85	RETURN SERVICE REQUESTED		1N1E29DC 4800	LAMBERT TED TR & LAMBERT DARCY TR	1838 NW 28TH AVE	PORTLAND OR 97210-2214
86	RETURN SERVICE REQUESTED		1N1E29DC 500	BROWN BARBARA S TR	2829 NW UPSHUR ST	PORTLAND OR 97210
87	RETURN SERVICE REQUESTED		1N1E29DC 5000	MOSKOWITZ STEVEN & EVELYN	2776 NW UPSHUR ST	PORTLAND OR 97210
88	RETURN SERVICE REQUESTED		1N1E29DC 5100	STARRS THOMAS J &STARRS ERIKA J	5808 SW 41ST AVE	PORTLAND OR 97221
89	RETURN SERVICE REQUESTED		1N1E29DC 5200	DUGAN BARBARA M TR	2772 NW UPSHUR ST	PORTLAND OR 97210
90	RETURN SERVICE REQUESTED		1N1E29DC 5300	TONI BERRES-PAUL REV LIV TR	2770 NW UPSHUR ST	PORTLAND OR 97210
91	RETURN SERVICE REQUESTED		1N1E29DC 5400	IRON MIKE LLC	2284 NW THURMAN ST	PORTLAND OR 97210-2519
92	RETURN SERVICE REQUESTED		1N1E29DC 55000	MACLEAY PARK CONDO OWNERS ASSOC	14511 WESTLAKE DR STE 225	LAKE OSWEGO OR 97035-7778
93	RETURN SERVICE REQUESTED		1N1E29DC 55001	JANGA SATHYA P	2020 NW 29TH AVE #1	PORTLAND OR 97210
94	RETURN SERVICE REQUESTED		1N1E29DC 55002	MCCARTHY MARY F & GABUNIA SERGO	2020 NW 29TH AVE #2	PORTLAND OR 97210
95	RETURN SERVICE REQUESTED		1N1E29DC 55003	LAMUNYAN ROBERT & LAMUNYAN JOCELYN	2175 SW ROXBURY AVE	PORTLAND OR 97225-5140
96	RETURN SERVICE REQUESTED		1N1E29DC 55004	STEPHENSON MOLLY V	2020 NW 29TH AVE #4	PORTLAND OR 97210
97	RETURN SERVICE REQUESTED		1N1E29DC 55005	STEVES DOUGLAS & HERRINGTON MARNA	2020 NW 29TH AVE #5	PORTLAND OR 97210
98	RETURN SERVICE REQUESTED		1N1E29DC 55006	WHITEBIRCH WILLIAM & ANGELA	2020 NW 29TH AVE	PORTLAND OR 97210
99	RETURN SERVICE REQUESTED		1N1E29DC 55007	O'REILLY SEAN P	2020 NW 29TH AVE #7	PORTLAND OR 97210-5323
100	RETURN SERVICE REQUESTED		1N1E29DC 55008	MILLER MARLENE A	2020 NW 29TH AVE #8	PORTLAND OR 97210-5323
101	RETURN SERVICE REQUESTED		1N1E29DC 55009	COYIER LAURA SUZANNE	2020 NW 29TH AVEUNIT 9	PORTLAND OR 97210
102	RETURN SERVICE REQUESTED		1N1E29DC 55010	THOMPSON STEVEN P & CODY AYLEE M	2020 NW 29TH AVE #10	PORTLAND OR 97210
103	RETURN SERVICE REQUESTED		1N1E29DC 55011	BAUER LISA	2020 NW 29TH AVE #11	PORTLAND OR 97210
104	RETURN SERVICE REQUESTED		1N1E29DC 55012	JONES SCOTT LLOYD	2020 NW 29TH AVEUNIT 12	PORTLAND OR 97210
105	RETURN SERVICE REQUESTED		1N1E29DC 55014	DIKHTYARUK TETYANA & NICULESCU EMIL	2020 NW 29TH AVE #14	PORTLAND OR 97210
106	RETURN SERVICE REQUESTED		1N1E29DC 55015	PAK GLEN	2020 NW 29TH AVE UNIT 15	PORTLAND OR 97210
107	RETURN SERVICE REQUESTED		1N1E29DC 600	CORBIN ALICE J	1900 NW 28TH PL	PORTLAND OR 97210-2216
108	RETURN SERVICE REQUESTED		1N1E29DC 700	HENJUM SCOTT & HENJUM POLLY	2855 NW UPSHUR ST	PORTLAND OR 97210-5386
109	RETURN SERVICE REQUESTED		1N1E29DC 800	ZAHARCHOOK-WILLIAMS BERNADETTE	2865 NW UPSHUR ST	PORTLAND OR 97210
110	RETURN SERVICE REQUESTED		1N1E29DC 900	KERNEN JOSHUA F & KERNEN ANDREA A	2875 NW UPSHUR ST	PORTLAND OR 97210
111	RETURN SERVICE REQUESTED	1N1E29DC 90000	ASSOCIATION OF UNIT OWNERS OF OLD	FORESTRY COMMONS CONDOMINIUMS	2775 NW UPSHUR ST	PORTLAND OR 97210
112	RETURN SERVICE REQUESTED		1N1E29DC 90001	MARTEL MATTHEW S	3509 NE 25TH AVE	PORTLAND OR 97212-1518
113	RETURN SERVICE REQUESTED		1N1E29DC 90002	THOMAS SUSAN E	2775-C NW UPSHUR ST	PORTLAND OR 97210-2219
114	RETURN SERVICE REQUESTED		1N1E29DC 90003	MEYER JOHN R TR	11572 POPES HEAD VIEW LN	FAIRFAX VA 22030
115	RETURN SERVICE REQUESTED		1N1E29DC 90004	ERNST ROGER C	2775 NW UPSHUR ST UN A	PORTLAND OR 97210-2284
116	RETURN SERVICE REQUESTED	1N1E29DC 90005	LIAU GAVIN TR & YONG YEE-YOONG TR	(LIAU FAMILY TRUST)	5465 LA FOREST DR	LA CANADA FLT CA 91011-1341
117	RETURN SERVICE REQUESTED		1N1E29DC 90006	QUINTEROS TRICIA	2775 NW UPSHUR ST #D	PORTLAND OR 97210
118	RETURN SERVICE REQUESTED		1N1E29DC 90007	VACHAL ASHLEY	1260 SW NEVADA ST	PORTLAND OR 97219-2091
119	RETURN SERVICE REQUESTED	1N1E29DC 90008	HOLMAN MAURICE TR &	HOLMAN JUDITH TR	PO BOX 429	TROUT LAKE WA 98650-0429
120	RETURN SERVICE REQUESTED		1N1E29DC 90009	MILLER GREGORY & MILLER KATHLEEN	2805 NW UPSHUR ST UNIT C	PORTLAND OR 97210-5386
121	RETURN SERVICE REQUESTED		1N1E29DC 90010	HILL ROY E	2805 NW UPSHUR ST UNIT D	PORTLAND OR 97210-5386
122	RETURN SERVICE REQUESTED		1N1E29DC 90011	SIMMER MARK G & KALKOWSKI MARGARET	156 SW KINGSTON AVE	PORTLAND OR 97205
123	RETURN SERVICE REQUESTED		1N1E29DC 90012	DEXTER MAXINE E ET AL	1854 NW ASPEN DR	PORTLAND OR 97210
124	RETURN SERVICE REQUESTED		1N1E29DC 90013	WELLS RALPH & HASAN-WELLS CAROL J	2805 NW UPSHUR ST #G	PORTLAND OR 97210
125	RETURN SERVICE REQUESTED		1N1E29DC 90014	BALLOU RICHARD S	2805 NW UPSHUR ST #H	PORTLAND OR 97210
126	RETURN SERVICE REQUESTED		1N1E29DC 90015	EVANS VALERIE	2805 NW UPSHUR ST #I	PORTLAND OR 97210
127	RETURN SERVICE REQUESTED		1N1E29DC 90016	LEIB LESLEY & LEIB ERIK	2805 NW UPSHUR ST UNIT #J	PORTLAND OR 97210
128	RETURN SERVICE REQUESTED	1N1E29DC 90017	WILSON FAM TR	WILSON GREGORY TR & WILSON BETH TR	424 MILLER CREEK RD	SAN RAFAEL CA 94903
129	RETURN SERVICE REQUESTED		1N1E29DC 90018	FRANE STUART K	2815 B NW UPSHUR ST	PORTLAND OR 97210
130	RETURN SERVICE REQUESTED		1N1E29DC 90019	SUNTHERAM ANUSHA	2815 NW UPSHUR ST UNIT C	PORTLAND OR 97210-5370
131	RETURN SERVICE REQUESTED		1N1E29DC 90020	ELIZABETH A OLSEN TR	2815 NW UPSHUR ST UNIT D	PORTLAND OR 97210
132	RETURN SERVICE REQUESTED		1N1E29DC 90021	ARM THOMAS	2815 NW UPSHUR ST #E	PORTLAND OR 97210
133	RETURN SERVICE REQUESTED		1N1E29DC 90022	SCOTT KATHLEEN J	2825 NW UPSHUR ST #A	PORTLAND OR 97210
134	RETURN SERVICE REQUESTED		1N1E29DC 90023	LAROSE JORDAN	2825 NW UPSHUR ST UNIT B	PORTLAND OR 97210
135	RETURN SERVICE REQUESTED		1N1E29DC 90024	CLASSEN ALLAN & CLASSEN JOLEEN P	2825 NW UPSHUR ST #C	PORTLAND OR 97210
136	RETURN SERVICE REQUESTED		1N1E29DC 90025	BUCK KELSEY M	2825 NW UPSHUR ST #D	PORTLAND OR 97210
137	RETURN SERVICE REQUESTED		1N1E29DC 90026	PALAU LANEY P & PALAU DANIEL A	2825 NW UPSHUR ST UNIT #E	PORTLAND OR 97210
138	RETURN SERVICE REQUESTED		1N1E29DC 90027	RICH BARBARA D	2825 NW UPSHUR ST #F	PORTLAND OR 97210-2285
139	RETURN SERVICE REQUESTED		1N1E29DC 90028	RAJENDRAN ANANDHA & BOOPATHI PRIYA	2825 NW UPSHUR ST #G	PORTLAND OR 97210
140	RETURN SERVICE REQUESTED		1N1E29DC 90029	JOHNSON LESLIE	2825 NW UPSHUR ST #H	PORTLAND OR 97210
141	RETURN SERVICE REQUESTED		1N1E29DC 90030	WHEELER KAREN J TR	2795 NW UPSHUR ST #A	PORTLAND OR 97210
142	RETURN SERVICE REQUESTED		1N1E29DC 90031	MULLINGER NEILL & MULLINGER SUSAN	2795 NW UPSHUR ST UNIT B	PORTLAND OR 97210
143	RETURN SERVICE REQUESTED		1N1E29DC 90032	GALBRAITH JUDY M	2795 NW UPSHUR ST #C	PORTLAND OR 97210
144	RETURN SERVICE REQUESTED		1N1E29DC 90033	COLLINS ANDREW L	2795 NW UPSHUR ST #D	PORTLAND OR 97210
145	RETURN SERVICE REQUESTED		1N1E29DC 90034	FLOWER GLORIA & GIFFORD JANET M	2785 NW UPSHUR ST UNIT A	PORTLAND OR 97210
146	RETURN SERVICE REQUESTED		1N1E29DC 90035	HENRICK CANDYCE J	2785 NW UPSHUR ST APT	PORTLAND OR 97210-2279

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147	RETURN SERVICE REQUESTED		1N1E29DC 90036	FRANK SIMONE	2785 NW UPSHUR ST #C	PORTLAND OR 97210
148	RETURN SERVICE REQUESTED		1N1E29DC 90037	LINDA CHARLOTTE OWENS TR	2785 NW UPSHUR ST #D	PORTLAND OR 97210
149	RETURN SERVICE REQUESTED		1N1E29DC 90038	O'CONNOR KEVIN	2785 NW UPSHUR ST #E	PORTLAND OR 97210
150	RETURN SERVICE REQUESTED		1N1E29DC 90039	BROWN HOWARD G JR	2785-F NW UPSHUR ST	PORTLAND OR 97210-2219
151	RETURN SERVICE REQUESTED		1N1E29DC 90040	SCOTT MICHAEL & BOYARSHINOVA LIA	2785 NW UPSHUR ST #G	PORTLAND OR 97210
152	RETURN SERVICE REQUESTED		1N1E29DC 90041	MARTIN CHARLES	2785 NW UPSHUR ST #H	PORTLAND OR 97210
153	RETURN SERVICE REQUESTED		1N1E29DC 90042	ROBINSON KARA M	2785 NW UPSHUR ST APT I	PORTLAND OR 97210-2279
154	RETURN SERVICE REQUESTED		1N1E29DD 1000	DOUBLE O REAL ESTATE HOLDINGS LLC	12735 NW SKYLINE BLVD	PORTLAND OR 97231-2414
155	RETURN SERVICE REQUESTED		1N1E29DD 1100	FMG CORPORATION	12735 NW SKYLINE BLVD	PORTLAND OR 97231-2414
156	RETURN SERVICE REQUESTED		1N1E29DD 1100	HEARTWORKS+ INC	2655 NW VAUGHN ST	PORTLAND OR 97210
157	RETURN SERVICE REQUESTED		1N1E29DD 1200	DOUBLE O INVESTMENTS LLC	2601 NW VAUGHN ST	PORTLAND OR 97210
158	RETURN SERVICE REQUESTED		1N1E29DD 3300	ELYSIAN GARDENS LLC	525 HARLOW RD	SPRINGFIELD OR 97477
159	RETURN SERVICE REQUESTED		1N1E29DD 3400	THOMAS ROBERT L	P O BOX 10034	PORTLAND OR 97296-0034
160	RETURN SERVICE REQUESTED		1N1E29DD 3400	TROVO INC	PO BOX 10034	PORTLAND OR 97296
161	RETURN SERVICE REQUESTED		1N1E29DD 3500	ONPOINT COMMUNITY CREDIT UNION	PO BOX 3750	PORTLAND OR 97208-3750
162	RETURN SERVICE REQUESTED		1N1E29DD 3700	BERREY INVESTMENT LLC	6305 SW ROSEWOOD ST #D	LAKE OSWEGO OR 97035-5388
163	RETURN SERVICE REQUESTED		1N1E29DD 3700	CLASS ACADEMY INC	3570 S RIVER PKWY #1803	PORTLAND OR 97239-4545
164	RETURN SERVICE REQUESTED		1N1E29DD 3800	SHARRON ANDERSEN TR ET AL	2284 NW THURMAN ST	PORTLAND OR 97210-2519
165	RETURN SERVICE REQUESTED		1N1E29DD 3900	DRDLA KATJA & CRAIG MICHAEL S	1116 SHERMAN AVE	HOOD RIVER OR 97031
166	RETURN SERVICE REQUESTED		1N1E29DD 4100	DONI LILIA	2490 SW SCENIC DR	PORTLAND OR 97225-4116
167	RETURN SERVICE REQUESTED		1N1E29DD 4200	TILLETT FAMILY TR	1317 NW 24TH AVE	PORTLAND OR 97210
168	RETURN SERVICE REQUESTED		1N1E29DD 4300	NAGAYAMA ANITA M	11715 SW WOODLEE HEIGHTS AVE	PORTLAND OR 97219
169	RETURN SERVICE REQUESTED		1N1E29DD 4400	CRAVER AMBER L	2221 SW 1ST AVE #1423	PORTLAND OR 97201-5019
170	RETURN SERVICE REQUESTED		1N1E29DD 4500	BARRY F WESTER 2003 TR	655 REDWOOD HWY#277FRONTAGE RD	MILL VALLEY CA 94941
171	RETURN SERVICE REQUESTED		1N1E29DD 4600	MISSISSIPPI DEVELOPMENT CO LLC	6010 NE FLANDERS ST #B1	PORTLAND OR 97213-3870
172	RETURN SERVICE REQUESTED		1N1E29DD 600	NW WILSON 26&27 LLC	720 SW WASHINGTON ST #645	PORTLAND OR 97205
173	RETURN SERVICE REQUESTED		1N1E29DD 6500	UPSHUR RENEWAL HOUSING LP	2316 SE WILLARD ST	MILWAUKIE OR 97222-7740
174	RETURN SERVICE REQUESTED		1N1E29DD 6700	NANCY CHEVERTON REV TR	2712 NW UPSHUR ST	PORTLAND OR 97210-2220
175	RETURN SERVICE REQUESTED	1N1E29DD 6800	DAMERON WILLIAM H III TR &	DAMERON DIANA M TR	2716 NW UPSHUR ST	PORTLAND OR 97210-2220
176	RETURN SERVICE REQUESTED	1N1E29DD 6900	METZGER THOMAS H JR TR &	METZGER KARRIE L TR	2720 NW UPSHUR ST	PORTLAND OR 97210-2220
177	RETURN SERVICE REQUESTED		1N1E29DD 700	NW WILSON 26&27 LLC	4216 N MISSISSIPPI AVE UNIT 405	PORTLAND OR 97217
178	RETURN SERVICE REQUESTED		1N1E29DD 7000	STEIN KAREN M	2724 NW UPSHUR ST	PORTLAND OR 97210-2220
179	RETURN SERVICE REQUESTED		1N1E29DD 7100	ROBISON LEWELLYN	2728 NW UPSHUR ST	PORTLAND OR 97210
180	RETURN SERVICE REQUESTED	1N1E29DD 7200	PREASEAU MICHAEL A TR &	PREASEAU CHRISTA C K TR	2732 NW UPSHUR ST	PORTLAND OR 97210
181	RETURN SERVICE REQUESTED	1N1E29DD 7300	JOHN ANDERSON &	SUSAN ANDERSON FAMILY TR	2734 NW UPSHUR ST	PORTLAND OR 97210
182	RETURN SERVICE REQUESTED		1N1E29DD 7400	JOHNSTON CAROLINE A	2736 NW UPSHUR ST	PORTLAND OR 97210
183	RETURN SERVICE REQUESTED		1N1E29DD 7500	ROAYAIE ANNJEANETTE & KAYVAN	6 HALF MILE RD	ARMONK NY 10504
184	RETURN SERVICE REQUESTED	1N1E29DD 7600	UNDERWOOD IAN TR & MCGLONE MARY TR	(UNDERWOOD FAMILY TRUST)	2740 NW UPSHUR ST	PORTLAND OR 97210
185	RETURN SERVICE REQUESTED		1N1E29DD 7700	HEYMANN GAIL F	2742 NW UPSHUR ST	PORTLAND OR 97210-2220
186	RETURN SERVICE REQUESTED		1N1E29DD 7800	CRAIB JASON O	11394 NW ODEON LN	PORTLAND OR 97229-4885
187	RETURN SERVICE REQUESTED		1N1E29DD 7900	ADAMS KARINA E & ADAMS DARRELL S	2752 NW UPSHUR ST	PORTLAND OR 97210
188	RETURN SERVICE REQUESTED		1N1E29DD 800	KNOLLWOOD TR	PO BOX 11140	BAINBRIDGE ISLAND WA 98110
189	RETURN SERVICE REQUESTED		1N1E29DD 900	P & M TRADING CO	PO BOX 11140	BAINBRIDGE ISLAND WA 98110
190				CURRENT RESIDENT	1857 NW 28TH AVE	PORTLAND OR 97210
191				CURRENT RESIDENT	1861 NW 28TH AVE	PORTLAND OR 97210
192				CURRENT RESIDENT	1865 NW 28TH AVE	PORTLAND OR 97210
193				CURRENT RESIDENT	1869 NW 28TH AVE	PORTLAND OR 97210
194				CURRENT RESIDENT	1904 NW 27TH AVE	PORTLAND OR 97210
195				CURRENT RESIDENT	1907 NW 27TH AVE	PORTLAND OR 97210
196				CURRENT RESIDENT	1911 NW 27TH AVE	PORTLAND OR 97210
197				CURRENT RESIDENT	1915 NW 27TH AVE	PORTLAND OR 97210
198				CURRENT RESIDENT	1919 NW 27TH AVE	PORTLAND OR 97210
199				CURRENT RESIDENT	1928 NW 27TH AVE	PORTLAND OR 97210
200				CURRENT RESIDENT	1931 NW 29TH AVE #1	PORTLAND OR 97210
201				CURRENT RESIDENT	1931 NW 29TH AVE #10	PORTLAND OR 97210
202				CURRENT RESIDENT	1931 NW 29TH AVE #11	PORTLAND OR 97210
203				CURRENT RESIDENT	1931 NW 29TH AVE #12	PORTLAND OR 97210
204				CURRENT RESIDENT	1931 NW 29TH AVE #14	PORTLAND OR 97210
205				CURRENT RESIDENT	1931 NW 29TH AVE #15	PORTLAND OR 97210
206				CURRENT RESIDENT	1931 NW 29TH AVE #2	PORTLAND OR 97210
207				CURRENT RESIDENT	1931 NW 29TH AVE #3	PORTLAND OR 97210
208				CURRENT RESIDENT	1931 NW 29TH AVE #4	PORTLAND OR 97210
209				CURRENT RESIDENT	1931 NW 29TH AVE #5	PORTLAND OR 97210
210				CURRENT RESIDENT	1931 NW 29TH AVE #6	PORTLAND OR 97210
211				CURRENT RESIDENT	1931 NW 29TH AVE #7	PORTLAND OR 97210
212				CURRENT RESIDENT	1931 NW 29TH AVE #8	PORTLAND OR 97210
213				CURRENT RESIDENT	1931 NW 29TH AVE #9	PORTLAND OR 97210
214				CURRENT RESIDENT	1934 NW 27TH AVE	PORTLAND OR 97210
215				CURRENT RESIDENT	1934 NW 29TH AVE #1	PORTLAND OR 97210
216				CURRENT RESIDENT	1934 NW 29TH AVE #2	PORTLAND OR 97210
217				CURRENT RESIDENT	1934 NW 29TH AVE #3	PORTLAND OR 97210
218				CURRENT RESIDENT	1934 NW 29TH AVE #4	PORTLAND OR 97210
219				CURRENT RESIDENT	1934 NW 29TH AVE #5	PORTLAND OR 97210

	A	B	C	D	E	F
220				CURRENT RESIDENT	1934 NW 29TH AVE #6	PORTLAND OR 97210
221				CURRENT RESIDENT	1934 NW 29TH AVE #7	PORTLAND OR 97210
222				CURRENT RESIDENT	1934 NW 29TH AVE #8	PORTLAND OR 97210
223				CURRENT RESIDENT	1935 NW 27TH AVE	PORTLAND OR 97210
224				CURRENT RESIDENT	1938 NW 27TH AVE	PORTLAND OR 97210
225				CURRENT RESIDENT	2000 NW 29TH AVE	PORTLAND OR 97210
226				CURRENT RESIDENT	2015 NW 29TH AVE #A	PORTLAND OR 97210
227				CURRENT RESIDENT	2020 NW 29TH AVE #12	PORTLAND OR 97210
228				CURRENT RESIDENT	2020 NW 29TH AVE #15	PORTLAND OR 97210
229				CURRENT RESIDENT	2020 NW 29TH AVE #3	PORTLAND OR 97210
230				CURRENT RESIDENT	2020 NW 29TH AVE #6	PORTLAND OR 97210
231				CURRENT RESIDENT	2020 NW 29TH AVE #9	PORTLAND OR 97210
232				CURRENT RESIDENT	2021 NW 29TH AVE #1	PORTLAND OR 97210
233				CURRENT RESIDENT	2021 NW 29TH AVE #2	PORTLAND OR 97210
234				CURRENT RESIDENT	2021 NW 29TH AVE #3	PORTLAND OR 97210
235				CURRENT RESIDENT	2021 NW 29TH AVE #4	PORTLAND OR 97210
236				CURRENT RESIDENT	2025 NW 29TH AVE #5	PORTLAND OR 97210
237				CURRENT RESIDENT	2025 NW 29TH AVE #6	PORTLAND OR 97210
238				CURRENT RESIDENT	2025 NW 29TH AVE #7	PORTLAND OR 97210
239				CURRENT RESIDENT	2025 NW 29TH AVE #8	PORTLAND OR 97210
240				CURRENT RESIDENT	2031 NW 29TH AVE #2	PORTLAND OR 97210
241				CURRENT RESIDENT	2031 NW 29TH AVE #3	PORTLAND OR 97210
242				CURRENT RESIDENT	2031 NW 29TH AVE #4	PORTLAND OR 97210
243				CURRENT RESIDENT	2034 NW 27TH AVE	PORTLAND OR 97210
244				CURRENT RESIDENT	2035 NW 29TH AVE #1	PORTLAND OR 97210
245				CURRENT RESIDENT	2035 NW 29TH AVE #2	PORTLAND OR 97210
246				CURRENT RESIDENT	2035 NW 29TH AVE #3	PORTLAND OR 97210
247				CURRENT RESIDENT	2035 NW 29TH AVE #4	PORTLAND OR 97210
248				CURRENT RESIDENT	2041 NW 29TH AVE #1	PORTLAND OR 97210
249				CURRENT RESIDENT	2041 NW 29TH AVE #2	PORTLAND OR 97210
250				CURRENT RESIDENT	2041 NW 29TH AVE #3	PORTLAND OR 97210
251				CURRENT RESIDENT	2041 NW 29TH AVE #4	PORTLAND OR 97210
252				CURRENT RESIDENT	2045 NW 29TH AVE #5	PORTLAND OR 97210
253				CURRENT RESIDENT	2045 NW 29TH AVE #6	PORTLAND OR 97210
254				CURRENT RESIDENT	2045 NW 29TH AVE #7	PORTLAND OR 97210
255				CURRENT RESIDENT	2046 NW 29TH AVE #1	PORTLAND OR 97210
256				CURRENT RESIDENT	2046 NW 29TH AVE #2	PORTLAND OR 97210
257				CURRENT RESIDENT	2046 NW 29TH AVE #3	PORTLAND OR 97210
258				CURRENT RESIDENT	2046 NW 29TH AVE #4	PORTLAND OR 97210
259				CURRENT RESIDENT	2051 NW 29TH AVE #2	PORTLAND OR 97210
260				CURRENT RESIDENT	2051 NW 29TH AVE #3	PORTLAND OR 97210
261				CURRENT RESIDENT	2051 NW 29TH AVE #4	PORTLAND OR 97210
262				CURRENT RESIDENT	2055 NW 29TH AVE #5	PORTLAND OR 97210
263				CURRENT RESIDENT	2055 NW 29TH AVE #6	PORTLAND OR 97210
264				CURRENT RESIDENT	2055 NW 29TH AVE #7	PORTLAND OR 97210
265				CURRENT RESIDENT	2055 NW 29TH AVE #8	PORTLAND OR 97210
266				CURRENT RESIDENT	2061 NW 29TH AVE #10	PORTLAND OR 97210
267				CURRENT RESIDENT	2061 NW 29TH AVE #11	PORTLAND OR 97210
268				CURRENT RESIDENT	2061 NW 29TH AVE #12	PORTLAND OR 97210
269				CURRENT RESIDENT	2061 NW 29TH AVE #9	PORTLAND OR 97210
270				CURRENT RESIDENT	2065 NW 29TH AVE #14	PORTLAND OR 97210
271				CURRENT RESIDENT	2065 NW 29TH AVE #15	PORTLAND OR 97210
272				CURRENT RESIDENT	2065 NW 29TH AVE #16	PORTLAND OR 97210
273				CURRENT RESIDENT	2065 NW 29TH AVE #17	PORTLAND OR 97210
274				CURRENT RESIDENT	2120 NW 27TH AVE	PORTLAND OR 97210
275				CURRENT RESIDENT	2127 NW 26TH AVE	PORTLAND OR 97210
276				CURRENT RESIDENT	2135 NW 29TH AVE	PORTLAND OR 97210
277				CURRENT RESIDENT	2142 NW 29TH AVE	PORTLAND OR 97210
278				CURRENT RESIDENT	2150 NW 29TH AVE	PORTLAND OR 97210
279				CURRENT RESIDENT	2300 NW 29TH AVE	PORTLAND OR 97210
280				CURRENT RESIDENT	2304 NW 30TH AVE	PORTLAND OR 97210
281				CURRENT RESIDENT	2310 NW 30TH AVE	PORTLAND OR 97210
282				CURRENT RESIDENT	2328 NW 29TH AVE	PORTLAND OR 97210
283				CURRENT RESIDENT	2407 NW 28TH AVE	PORTLAND OR 97210
284				CURRENT RESIDENT	2446 NW 28TH AVE	PORTLAND OR 97210
285				CURRENT RESIDENT	2450 NW 28TH AVE	PORTLAND OR 97210
286				CURRENT RESIDENT	2451 NW 28TH AVE	PORTLAND OR 97210
287				CURRENT RESIDENT	2455 NW 26TH AVE	PORTLAND OR 97210
288				CURRENT RESIDENT	2630 NW VAUGHN ST #1	PORTLAND OR 97210
289				CURRENT RESIDENT	2630 NW VAUGHN ST #2	PORTLAND OR 97210
290				CURRENT RESIDENT	2630 NW VAUGHN ST #3	PORTLAND OR 97210
291				CURRENT RESIDENT	2630 NW VAUGHN ST #4	PORTLAND OR 97210
292				CURRENT RESIDENT	2630 NW VAUGHN ST #5	PORTLAND OR 97210

	A	B	C	D	E	F
293				CURRENT RESIDENT	2630 NW VAUGHN ST #6	PORTLAND OR 97210
294				CURRENT RESIDENT	2630 NW VAUGHN ST #7	PORTLAND OR 97210
295				CURRENT RESIDENT	2630 NW VAUGHN ST #8	PORTLAND OR 97210
296				CURRENT RESIDENT	2631 NW UPSHUR ST #31	PORTLAND OR 97210
297				CURRENT RESIDENT	2631 NW UPSHUR ST #32	PORTLAND OR 97210
298				CURRENT RESIDENT	2631 NW UPSHUR ST #33	PORTLAND OR 97210
299				CURRENT RESIDENT	2631 NW UPSHUR ST #34	PORTLAND OR 97210
300				CURRENT RESIDENT	2631 NW UPSHUR ST #35	PORTLAND OR 97210
301				CURRENT RESIDENT	2631 NW UPSHUR ST #36	PORTLAND OR 97210
302				CURRENT RESIDENT	2631 NW UPSHUR ST #37	PORTLAND OR 97210
303				CURRENT RESIDENT	2631 NW UPSHUR ST #38	PORTLAND OR 97210
304				CURRENT RESIDENT	2631 NW UPSHUR ST #39	PORTLAND OR 97210
305				CURRENT RESIDENT	2631 NW UPSHUR ST #40	PORTLAND OR 97210
306				CURRENT RESIDENT	2638 NW WILSON ST	PORTLAND OR 97210
307				CURRENT RESIDENT	2650 NW UPSHUR ST #10	PORTLAND OR 97210
308				CURRENT RESIDENT	2650 NW UPSHUR ST #11	PORTLAND OR 97210
309				CURRENT RESIDENT	2650 NW UPSHUR ST #12	PORTLAND OR 97210
310				CURRENT RESIDENT	2650 NW UPSHUR ST #13	PORTLAND OR 97210
311				CURRENT RESIDENT	2650 NW UPSHUR ST #14	PORTLAND OR 97210
312				CURRENT RESIDENT	2650 NW UPSHUR ST #15	PORTLAND OR 97210
313				CURRENT RESIDENT	2650 NW UPSHUR ST #16	PORTLAND OR 97210
314				CURRENT RESIDENT	2650 NW UPSHUR ST #17	PORTLAND OR 97210
315				CURRENT RESIDENT	2650 NW UPSHUR ST #18	PORTLAND OR 97210
316				CURRENT RESIDENT	2650 NW UPSHUR ST #19	PORTLAND OR 97210
317				CURRENT RESIDENT	2650 NW UPSHUR ST #2	PORTLAND OR 97210
318				CURRENT RESIDENT	2650 NW UPSHUR ST #20	PORTLAND OR 97210
319				CURRENT RESIDENT	2650 NW UPSHUR ST #21	PORTLAND OR 97210
320				CURRENT RESIDENT	2650 NW UPSHUR ST #22	PORTLAND OR 97210
321				CURRENT RESIDENT	2650 NW UPSHUR ST #23	PORTLAND OR 97210
322				CURRENT RESIDENT	2650 NW UPSHUR ST #24	PORTLAND OR 97210
323				CURRENT RESIDENT	2650 NW UPSHUR ST #25	PORTLAND OR 97210
324				CURRENT RESIDENT	2650 NW UPSHUR ST #26	PORTLAND OR 97210
325				CURRENT RESIDENT	2650 NW UPSHUR ST #27	PORTLAND OR 97210
326				CURRENT RESIDENT	2650 NW UPSHUR ST #28	PORTLAND OR 97210
327				CURRENT RESIDENT	2650 NW UPSHUR ST #29	PORTLAND OR 97210
328				CURRENT RESIDENT	2650 NW UPSHUR ST #3	PORTLAND OR 97210
329				CURRENT RESIDENT	2650 NW UPSHUR ST #30	PORTLAND OR 97210
330				CURRENT RESIDENT	2650 NW UPSHUR ST #4	PORTLAND OR 97210
331				CURRENT RESIDENT	2650 NW UPSHUR ST #5	PORTLAND OR 97210
332				CURRENT RESIDENT	2650 NW UPSHUR ST #6	PORTLAND OR 97210
333				CURRENT RESIDENT	2650 NW UPSHUR ST #7	PORTLAND OR 97210
334				CURRENT RESIDENT	2650 NW UPSHUR ST #8	PORTLAND OR 97210
335				CURRENT RESIDENT	2650 NW UPSHUR ST #9	PORTLAND OR 97210
336				CURRENT RESIDENT	2650 NW VAUGHN ST #10	PORTLAND OR 97210
337				CURRENT RESIDENT	2650 NW VAUGHN ST #11	PORTLAND OR 97210
338				CURRENT RESIDENT	2650 NW VAUGHN ST #12	PORTLAND OR 97210
339				CURRENT RESIDENT	2650 NW VAUGHN ST #13	PORTLAND OR 97210
340				CURRENT RESIDENT	2650 NW VAUGHN ST #14	PORTLAND OR 97210
341				CURRENT RESIDENT	2650 NW VAUGHN ST #15	PORTLAND OR 97210
342				CURRENT RESIDENT	2650 NW VAUGHN ST #16	PORTLAND OR 97210
343				CURRENT RESIDENT	2650 NW VAUGHN ST #17	PORTLAND OR 97210
344				CURRENT RESIDENT	2650 NW VAUGHN ST #18	PORTLAND OR 97210
345				CURRENT RESIDENT	2650 NW VAUGHN ST #9	PORTLAND OR 97210
346				CURRENT RESIDENT	2651 NW UPSHUR ST #21	PORTLAND OR 97210
347				CURRENT RESIDENT	2651 NW UPSHUR ST #22	PORTLAND OR 97210
348				CURRENT RESIDENT	2651 NW UPSHUR ST #23	PORTLAND OR 97210
349				CURRENT RESIDENT	2651 NW UPSHUR ST #24	PORTLAND OR 97210
350				CURRENT RESIDENT	2651 NW UPSHUR ST #25	PORTLAND OR 97210
351				CURRENT RESIDENT	2651 NW UPSHUR ST #26	PORTLAND OR 97210
352				CURRENT RESIDENT	2651 NW UPSHUR ST #27	PORTLAND OR 97210
353				CURRENT RESIDENT	2651 NW UPSHUR ST #28	PORTLAND OR 97210
354				CURRENT RESIDENT	2651 NW UPSHUR ST #29	PORTLAND OR 97210
355				CURRENT RESIDENT	2651 NW UPSHUR ST #30	PORTLAND OR 97210
356				CURRENT RESIDENT	2661 NW UPSHUR ST	PORTLAND OR 97210
357				CURRENT RESIDENT	2662 NW VAUGHN ST	PORTLAND OR 97210
358				CURRENT RESIDENT	2668 NW VAUGHN ST	PORTLAND OR 97210
359				CURRENT RESIDENT	2669 NW UPSHUR ST	PORTLAND OR 97210
360				CURRENT RESIDENT	2688 NW VAUGHN ST	PORTLAND OR 97210
361				CURRENT RESIDENT	2701 NW VAUGHN ST #100	PORTLAND OR 97210
362				CURRENT RESIDENT	2701 NW VAUGHN ST #102	PORTLAND OR 97210
363				CURRENT RESIDENT	2701 NW VAUGHN ST #103	PORTLAND OR 97210
364				CURRENT RESIDENT	2701 NW VAUGHN ST #140	PORTLAND OR 97210
365				CURRENT RESIDENT	2701 NW VAUGHN ST #147	PORTLAND OR 97210

	A	B	C	D	E	F
366				CURRENT RESIDENT	2701 NW VAUGHN ST #148	PORTLAND OR 97210
367				CURRENT RESIDENT	2701 NW VAUGHN ST #150	PORTLAND OR 97210
368				CURRENT RESIDENT	2701 NW VAUGHN ST #151	PORTLAND OR 97210
369				CURRENT RESIDENT	2701 NW VAUGHN ST #154	PORTLAND OR 97210
370				CURRENT RESIDENT	2701 NW VAUGHN ST #155	PORTLAND OR 97210
371				CURRENT RESIDENT	2701 NW VAUGHN ST #160	PORTLAND OR 97210
372				CURRENT RESIDENT	2701 NW VAUGHN ST #162	PORTLAND OR 97210
373				CURRENT RESIDENT	2701 NW VAUGHN ST #201	PORTLAND OR 97210
374				CURRENT RESIDENT	2701 NW VAUGHN ST #203	PORTLAND OR 97210
375				CURRENT RESIDENT	2701 NW VAUGHN ST #205	PORTLAND OR 97210
376				CURRENT RESIDENT	2701 NW VAUGHN ST #210	PORTLAND OR 97210
377				CURRENT RESIDENT	2701 NW VAUGHN ST #214	PORTLAND OR 97210
378				CURRENT RESIDENT	2701 NW VAUGHN ST #290	PORTLAND OR 97210
379				CURRENT RESIDENT	2701 NW VAUGHN ST #300	PORTLAND OR 97210
380				CURRENT RESIDENT	2701 NW VAUGHN ST #320	PORTLAND OR 97210
381				CURRENT RESIDENT	2701 NW VAUGHN ST #325	PORTLAND OR 97210
382				CURRENT RESIDENT	2701 NW VAUGHN ST #340	PORTLAND OR 97210
383				CURRENT RESIDENT	2701 NW VAUGHN ST #350	PORTLAND OR 97210
384				CURRENT RESIDENT	2701 NW VAUGHN ST #360	PORTLAND OR 97210
385				CURRENT RESIDENT	2701 NW VAUGHN ST #370	PORTLAND OR 97210
386				CURRENT RESIDENT	2701 NW VAUGHN ST #390	PORTLAND OR 97210
387				CURRENT RESIDENT	2701 NW VAUGHN ST #410	PORTLAND OR 97210
388				CURRENT RESIDENT	2701 NW VAUGHN ST #424	PORTLAND OR 97210
389				CURRENT RESIDENT	2701 NW VAUGHN ST #425	PORTLAND OR 97210
390				CURRENT RESIDENT	2701 NW VAUGHN ST #430	PORTLAND OR 97210
391				CURRENT RESIDENT	2701 NW VAUGHN ST #431	PORTLAND OR 97210
392				CURRENT RESIDENT	2701 NW VAUGHN ST #438	PORTLAND OR 97210
393				CURRENT RESIDENT	2701 NW VAUGHN ST #444	PORTLAND OR 97210
394				CURRENT RESIDENT	2701 NW VAUGHN ST #455	PORTLAND OR 97210
395				CURRENT RESIDENT	2701 NW VAUGHN ST #456	PORTLAND OR 97210
396				CURRENT RESIDENT	2701 NW VAUGHN ST #457	PORTLAND OR 97210
397				CURRENT RESIDENT	2701 NW VAUGHN ST #460	PORTLAND OR 97210
398				CURRENT RESIDENT	2701 NW VAUGHN ST #468	PORTLAND OR 97210
399				CURRENT RESIDENT	2701 NW VAUGHN ST #469	PORTLAND OR 97210
400				CURRENT RESIDENT	2701 NW VAUGHN ST #473	PORTLAND OR 97210
401				CURRENT RESIDENT	2701 NW VAUGHN ST #500	PORTLAND OR 97210
402				CURRENT RESIDENT	2701 NW VAUGHN ST #600	PORTLAND OR 97210
403				CURRENT RESIDENT	2701 NW VAUGHN ST #610	PORTLAND OR 97210
404				CURRENT RESIDENT	2701 NW VAUGHN ST #620	PORTLAND OR 97210
405				CURRENT RESIDENT	2701 NW VAUGHN ST #700	PORTLAND OR 97210
406				CURRENT RESIDENT	2701 NW VAUGHN ST #710	PORTLAND OR 97210
407				CURRENT RESIDENT	2701 NW VAUGHN ST #720	PORTLAND OR 97210
408				CURRENT RESIDENT	2701 NW VAUGHN ST #764	PORTLAND OR 97210
409				CURRENT RESIDENT	2701 NW VAUGHN ST #776	PORTLAND OR 97210
410				CURRENT RESIDENT	2701 NW VAUGHN ST #780	PORTLAND OR 97210
411				CURRENT RESIDENT	2701 NW VAUGHN ST #790	PORTLAND OR 97210
412				CURRENT RESIDENT	2701 NW VAUGHN ST #880	PORTLAND OR 97210
413				CURRENT RESIDENT	2701 NW VAUGHN ST #890	PORTLAND OR 97210
414				CURRENT RESIDENT	2701 NW VAUGHN ST #900	PORTLAND OR 97210
415				CURRENT RESIDENT	2705 NW NICOLAI ST	PORTLAND OR 97210
416				CURRENT RESIDENT	2725 NW UPSHUR ST	PORTLAND OR 97210
417				CURRENT RESIDENT	2727 NW UPSHUR ST	PORTLAND OR 97210
418				CURRENT RESIDENT	2730 NW VAUGHN ST	PORTLAND OR 97210
419				CURRENT RESIDENT	2737 NW UPSHUR ST #101	PORTLAND OR 97210
420				CURRENT RESIDENT	2737 NW UPSHUR ST #102	PORTLAND OR 97210
421				CURRENT RESIDENT	2737 NW UPSHUR ST #103	PORTLAND OR 97210
422				CURRENT RESIDENT	2737 NW UPSHUR ST #104	PORTLAND OR 97210
423				CURRENT RESIDENT	2737 NW UPSHUR ST #105	PORTLAND OR 97210
424				CURRENT RESIDENT	2737 NW UPSHUR ST #106	PORTLAND OR 97210
425				CURRENT RESIDENT	2737 NW UPSHUR ST #107	PORTLAND OR 97210
426				CURRENT RESIDENT	2737 NW UPSHUR ST #108	PORTLAND OR 97210
427				CURRENT RESIDENT	2737 NW UPSHUR ST #109	PORTLAND OR 97210
428				CURRENT RESIDENT	2737 NW UPSHUR ST #110	PORTLAND OR 97210
429				CURRENT RESIDENT	2737 NW UPSHUR ST #111	PORTLAND OR 97210
430				CURRENT RESIDENT	2737 NW UPSHUR ST #112	PORTLAND OR 97210
431				CURRENT RESIDENT	2737 NW UPSHUR ST #113	PORTLAND OR 97210
432				CURRENT RESIDENT	2737 NW UPSHUR ST #114	PORTLAND OR 97210
433				CURRENT RESIDENT	2737 NW UPSHUR ST #115	PORTLAND OR 97210
434				CURRENT RESIDENT	2737 NW UPSHUR ST #116	PORTLAND OR 97210
435				CURRENT RESIDENT	2737 NW UPSHUR ST #117	PORTLAND OR 97210
436				CURRENT RESIDENT	2737 NW UPSHUR ST #118	PORTLAND OR 97210
437				CURRENT RESIDENT	2737 NW UPSHUR ST #119	PORTLAND OR 97210
438				CURRENT RESIDENT	2737 NW UPSHUR ST #120	PORTLAND OR 97210

	A	B	C	D	E	F
439				CURRENT RESIDENT	2737 NW UPSHUR ST #121	PORTLAND OR 97210
440				CURRENT RESIDENT	2737 NW UPSHUR ST #122	PORTLAND OR 97210
441				CURRENT RESIDENT	2737 NW UPSHUR ST #201	PORTLAND OR 97210
442				CURRENT RESIDENT	2737 NW UPSHUR ST #202	PORTLAND OR 97210
443				CURRENT RESIDENT	2737 NW UPSHUR ST #203	PORTLAND OR 97210
444				CURRENT RESIDENT	2737 NW UPSHUR ST #204	PORTLAND OR 97210
445				CURRENT RESIDENT	2737 NW UPSHUR ST #205	PORTLAND OR 97210
446				CURRENT RESIDENT	2737 NW UPSHUR ST #206	PORTLAND OR 97210
447				CURRENT RESIDENT	2737 NW UPSHUR ST #207	PORTLAND OR 97210
448				CURRENT RESIDENT	2737 NW UPSHUR ST #208	PORTLAND OR 97210
449				CURRENT RESIDENT	2737 NW UPSHUR ST #209	PORTLAND OR 97210
450				CURRENT RESIDENT	2737 NW UPSHUR ST #210	PORTLAND OR 97210
451				CURRENT RESIDENT	2737 NW UPSHUR ST #211	PORTLAND OR 97210
452				CURRENT RESIDENT	2737 NW UPSHUR ST #212	PORTLAND OR 97210
453				CURRENT RESIDENT	2737 NW UPSHUR ST #213	PORTLAND OR 97210
454				CURRENT RESIDENT	2737 NW UPSHUR ST #214	PORTLAND OR 97210
455				CURRENT RESIDENT	2737 NW UPSHUR ST #215	PORTLAND OR 97210
456				CURRENT RESIDENT	2737 NW UPSHUR ST #216	PORTLAND OR 97210
457				CURRENT RESIDENT	2737 NW UPSHUR ST #217	PORTLAND OR 97210
458				CURRENT RESIDENT	2737 NW UPSHUR ST #218	PORTLAND OR 97210
459				CURRENT RESIDENT	2737 NW UPSHUR ST #219	PORTLAND OR 97210
460				CURRENT RESIDENT	2737 NW UPSHUR ST #220	PORTLAND OR 97210
461				CURRENT RESIDENT	2737 NW UPSHUR ST #221	PORTLAND OR 97210
462				CURRENT RESIDENT	2737 NW UPSHUR ST #222	PORTLAND OR 97210
463				CURRENT RESIDENT	2737 NW UPSHUR ST #223	PORTLAND OR 97210
464				CURRENT RESIDENT	2738 NW UPSHUR ST	PORTLAND OR 97210
465				CURRENT RESIDENT	2744 NW UPSHUR ST	PORTLAND OR 97210
466				CURRENT RESIDENT	2763 NW THURMAN ST #1	PORTLAND OR 97210
467				CURRENT RESIDENT	2763 NW THURMAN ST #10	PORTLAND OR 97210
468				CURRENT RESIDENT	2763 NW THURMAN ST #11	PORTLAND OR 97210
469				CURRENT RESIDENT	2763 NW THURMAN ST #12	PORTLAND OR 97210
470				CURRENT RESIDENT	2763 NW THURMAN ST #14	PORTLAND OR 97210
471				CURRENT RESIDENT	2763 NW THURMAN ST #15	PORTLAND OR 97210
472				CURRENT RESIDENT	2763 NW THURMAN ST #16	PORTLAND OR 97210
473				CURRENT RESIDENT	2763 NW THURMAN ST #17	PORTLAND OR 97210
474				CURRENT RESIDENT	2763 NW THURMAN ST #18	PORTLAND OR 97210
475				CURRENT RESIDENT	2763 NW THURMAN ST #19	PORTLAND OR 97210
476				CURRENT RESIDENT	2763 NW THURMAN ST #2	PORTLAND OR 97210
477				CURRENT RESIDENT	2763 NW THURMAN ST #3	PORTLAND OR 97210
478				CURRENT RESIDENT	2763 NW THURMAN ST #4	PORTLAND OR 97210
479				CURRENT RESIDENT	2763 NW THURMAN ST #5	PORTLAND OR 97210
480				CURRENT RESIDENT	2763 NW THURMAN ST #6	PORTLAND OR 97210
481				CURRENT RESIDENT	2763 NW THURMAN ST #7	PORTLAND OR 97210
482				CURRENT RESIDENT	2763 NW THURMAN ST #8	PORTLAND OR 97210
483				CURRENT RESIDENT	2763 NW THURMAN ST #9	PORTLAND OR 97210
484				CURRENT RESIDENT	2774 NW UPSHUR ST	PORTLAND OR 97210
485				CURRENT RESIDENT	2775 NW UPSHUR ST #A	PORTLAND OR 97210
486				CURRENT RESIDENT	2775 NW UPSHUR ST #B	PORTLAND OR 97210
487				CURRENT RESIDENT	2775 NW UPSHUR ST #C	PORTLAND OR 97210
488				CURRENT RESIDENT	2775 NW UPSHUR ST #E	PORTLAND OR 97210
489				CURRENT RESIDENT	2775 NW UPSHUR ST #F	PORTLAND OR 97210
490				CURRENT RESIDENT	2785 NW UPSHUR ST #A	PORTLAND OR 97210
491				CURRENT RESIDENT	2785 NW UPSHUR ST #B	PORTLAND OR 97210
492				CURRENT RESIDENT	2785 NW UPSHUR ST #F	PORTLAND OR 97210
493				CURRENT RESIDENT	2785 NW UPSHUR ST #I	PORTLAND OR 97210
494				CURRENT RESIDENT	2795 NW UPSHUR ST #B	PORTLAND OR 97210
495				CURRENT RESIDENT	2805 NW UPSHUR ST #A	PORTLAND OR 97210
496				CURRENT RESIDENT	2805 NW UPSHUR ST #B	PORTLAND OR 97210
497				CURRENT RESIDENT	2805 NW UPSHUR ST #C	PORTLAND OR 97210
498				CURRENT RESIDENT	2805 NW UPSHUR ST #D	PORTLAND OR 97210
499				CURRENT RESIDENT	2805 NW UPSHUR ST #E	PORTLAND OR 97210
500				CURRENT RESIDENT	2805 NW UPSHUR ST #F	PORTLAND OR 97210
501				CURRENT RESIDENT	2805 NW UPSHUR ST #J	PORTLAND OR 97210
502				CURRENT RESIDENT	2806 NW UPSHUR ST	PORTLAND OR 97210
503				CURRENT RESIDENT	2810 NW UPSHUR ST	PORTLAND OR 97210
504				CURRENT RESIDENT	2814 NW UPSHUR ST	PORTLAND OR 97210
505				CURRENT RESIDENT	2815 NW UPSHUR ST #B	PORTLAND OR 97210
506				CURRENT RESIDENT	2815 NW UPSHUR ST #C	PORTLAND OR 97210
507				CURRENT RESIDENT	2815 NW UPSHUR ST #D	PORTLAND OR 97210
508				CURRENT RESIDENT	2818 NW UPSHUR ST	PORTLAND OR 97210
509				CURRENT RESIDENT	2825 NW UPSHUR ST #B	PORTLAND OR 97210
510				CURRENT RESIDENT	2825 NW UPSHUR ST #E	PORTLAND OR 97210
511				CURRENT RESIDENT	2850 NW NICOLAI ST	PORTLAND OR 97210

	A	B	C	D	E	F
512				CURRENT RESIDENT	2856 NW WARDWAY ST #1	PORTLAND OR 97210
513				CURRENT RESIDENT	2856 NW WARDWAY ST #2	PORTLAND OR 97210
514				CURRENT RESIDENT	2856 NW WARDWAY ST #3	PORTLAND OR 97210
515				CURRENT RESIDENT	2856 NW WARDWAY ST #4	PORTLAND OR 97210
516				CURRENT RESIDENT	2868 NW WARDWAY ST #10	PORTLAND OR 97210
517				CURRENT RESIDENT	2868 NW WARDWAY ST #11	PORTLAND OR 97210
518				CURRENT RESIDENT	2868 NW WARDWAY ST #5	PORTLAND OR 97210
519				CURRENT RESIDENT	2868 NW WARDWAY ST #6	PORTLAND OR 97210
520				CURRENT RESIDENT	2868 NW WARDWAY ST #7	PORTLAND OR 97210
521				CURRENT RESIDENT	2868 NW WARDWAY ST #8	PORTLAND OR 97210
522				CURRENT RESIDENT	2868 NW WARDWAY ST #9	PORTLAND OR 97210
523				CURRENT RESIDENT	2911 NW NICOLAI ST	PORTLAND OR 97210
524				CURRENT RESIDENT	2919 NW NICOLAI ST	PORTLAND OR 97210
525				CURRENT RESIDENT	2925 NW NICOLAI ST	PORTLAND OR 97210
526				CURRENT RESIDENT	2971 NW LURAY TER	PORTLAND OR 97210
527	RETURN SERVICE REQUESTED	OWNER/AGENT	UNICO PROPERTIES LLC	MCNEAL CODY	2741 NW VAUGHN ST STE 323	PORTLAND OR 97210
528	RETURN SERVICE REQUESTED	OWNER ON RECORD	1N1E29D 200	UPG MONTGOMERY PARK PROP OWNER LLC	1215 4TH AVE STE 600	SEATTLE WA 98161
529	RETURN SERVICE REQUESTED	APPLICANT	GBD ARCHITECTS	MARTIN SCOTT	1120 NW COUCH ST STE 300	PORTLAND OR 97209
530	RETURN SERVICE REQUESTED		NEIGHBORS WEST-NORTHWEST	SIEBER MARK	2257 NW RALEIGH ST	PORTLAND OR 97210
531	RETURN SERVICE REQUESTED		NOB HILL BUSINESS ASSOCIATION	NOB HILL BUSINESS ASSOCIATION	25 NW 23RD PL STE 6 PMB 217	PORTLAND OR 97210
532	RETURN SERVICE REQUESTED		NORTHWEST DISTRICT ASSOCIATION	THEISEN GREG	2257 NW RALEIGH ST	PORTLAND OR 97210
533	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST INDUSTRIAL NA	1125 SE MADISON ST STE 112	PORTLAND OR 97214
534	RETURN SERVICE REQUESTED		LAND USE CONTACT	NORTHWEST INDUSTRIAL BA	3165 NW YEON AVE	PORTLAND OR 97210
535	RETURN SERVICE REQUESTED		NORTHWEST INDUSTRIAL BA	HUTCHINSON HAROLD & SAVORY JOHN	1125 SE MADISON ST STE 112	PORTLAND OR 97214
536	RETURN SERVICE REQUESTED		LAND USE CONTACT	FOREST PARK NA	2257 NW RALEIGH STREET	PORTLAND OR 97210
537	RETURN SERVICE REQUESTED		FOREST PARK NA	GROSSNICKLE JERRY	13510 NW OLD GERMANTOWN RD	PORTLAND OR 97231
538	RETURN SERVICE REQUESTED		LAND USE CONTACT	CLEAN WATER SERVICES	2550 SW HILLSBORO HIGHWAY	HILLSBORO OR 97213
539	RETURN SERVICE REQUESTED		LAND USE CONTACT	FOREST HEIGHTS HOA	2061 NW MILLER RD	PORTLAND OR 97229-7515
540	RETURN SERVICE REQUESTED		LAND USE CONTACT	WASHINGTON CO - TRANSPORTATION	1400 SW WALNUT ST	HILLSBORO OR 97123
541	RETURN SERVICE REQUESTED			JUDY PETERS	6916 NE 40TH ST	VANCOUVER WA 98661
542	RETURN SERVICE REQUESTED			KARLA MOORE-LOVE (CITY HALL)	1221 SW 4TH AVE #130	PORTLAND OR 97204
543	RETURN SERVICE REQUESTED		RISK & LAND DEPARTMENT	NW NATURAL	250 SW TAYLOR ST	PORTLAND OR 97204-3038
544	RETURN SERVICE REQUESTED		LAND USE CONTACT	PACIFIC POWER & LIGHT	7544 NE 33RD DR	PORTLAND OR 97211
545	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
546	RETURN SERVICE REQUESTED		LAND USE CONTACT	PORT OF PORTLAND PLANNING	PO BOX 3529	PORTLAND OR 97208
547	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
548	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
549	RETURN SERVICE REQUESTED		PORTLAND SCHOOL DISTRICT	LAND USE NOTICE CONTACT	501 N DIXON	PORTLAND OR 97227
550				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
551				PORTLAND PARK TRAIL	TATE WHITE	B106/R1302
552					DAWN KRANTZ	B299/R5000
553					HEARINGS CLERK	299/3100
554	RETURN SERVICE REQUESTED		20-226339 HRNG 07-01-2021	CASE FILE ADAM	1900 SW 4TH AVE #5000	PORTLAND OR 97201

CITY OF PORTLAND
ENVIRONMENTAL SERVICES
1120 SW Fifth Avenue, Suite 613, Portland, Oregon 97204 ▪ Mingus Mapps, Commissioner ▪ Michael Jordan, Director

Land Use Response

Date: July 6, 2021
To: Hillary Adam, BDS Land Use Services
503-823-8953, Hillary.Adam@portlandoregon.gov
From: Emma Kohlsmith, BES Systems Development
503-823-7195, Emma.Kohlsmith@portlandoregon.gov
Case File: LU 20-226339
Location: 2701 NW VAUGHN ST
R#: R316392, R316393, R316394
Proposal: HLC HEARING - The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark.

The following comments are based on the land use review plans and documents provided to the Bureau of Environmental Services (BES). Some references to Portland City Code (PCC) are included below; the applicant may also refer to the Auditor's Office Online Charter and Code page.

A. Response Summary

Staff has not received a stormwater management plan to review for this project. The applicant should be aware that the placement of stormwater facilities could impact the design and layout of the site. Therefore, it may be in the applicant's best interest to submit information about proposed stormwater management, so that any impacts to the site can be considered by BES and BDS Land Use Services through this review.

B. Sanitary Service

1. *Existing Sanitary Infrastructure*: According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
   a. Public 12-inch CSP combined sewer in NW Wardway Street (BES as-built # 21V-80).
   b. Public 8-inch CSP combined sewer in NW Wardway Street (BES as-built #1754).
   c. Public 10-inch CSP combined sewer in NW Vaughn Street (BES as-built #4499).
   d. Public 12-inch PVC combined sewer in NW 27th Avenue (BES as-built # E08401).
2. *Connection Requirements*: Connections to the City sewer system must meet the standards of the City of Portland's Sewer and Drainage Facilities Design Manual, PCC 17.32.090, administrative rules ENB-4.07 and ENB-4.17, and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per ENB-4.07, sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

Staff finds the applicant's proposed sanitary sewer service acceptable for the purpose of reviewing the design review application.

The City of Portland complies with all non-discrimination laws including Title VI (Civil Rights) and Title II (ADA).
To request a translation, accommodation or additional information, please call 503-823-7740, or use City TTY 503-823-6868, or Oregon Relay Service: 711.

C. STORMWATER MANAGEMENT

For BES to recommend approval of the design review application, the applicant must demonstrate that the proposed project will accommodate stormwater management facilities that are approvable under PCC 17.38. The comments below relate to this requirement.

1. *Existing Stormwater Infrastructure*: According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:

    a. There are no public storm-only sewers available to this property and a public storm main extension is not required. The combined sewer described above may provide the only offsite discharge location for stormwater from the development.

    b. Currently, stormwater from the public right-of-way discharges to combined sewer inlets in NW Vaughn St and NW 27th Ave. Additionally, there are new stormwater planters that are under construction along NW Wilson Ave.

2. *General Stormwater Management Requirements*: Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's Stormwater Management Manual (SWMM) and Source Control Manual (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).

3. *Private Property Stormwater Management*: Stormwater runoff from this project must comply with all applicable standards of the SWMM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.

    a. *Stormwater Report:* BES did not receive a stormwater report or memo with the land use application. Based on the submitted Civil plans, it appears that some areas of pavement will be removed and replaced (likely triggering stormwater requirements) and new drywells are proposed to manage stormwater runoff. Although BES has no specific approval criteria for design review applications, the applicant should submit a stormwater report or memo with this application in order to confirm that all trigger impervious area is managed per the SWMM and accounted for with the proposed site design. Refer to the BES response from Pre-Application Conference EA 20-204819 for additional stormwater information.

    b. *Infiltration Facility Setback Requirements:* Required minimum setback distances from infiltration facilities to slopes, property lines, foundations and other features are described in Section 2.2.4 and Table 2-1 of the SWMM. Most infiltration facilities must be set back 5 feet from parcel property lines and 10 feet from foundations, as measured to the high water level at the edge of vegetated facilities, the middle of drywells, and the edge of soakage trenches. Note that no setbacks are required for property lines with the right-of-way. Additional specific setback requirements are described for rain gardens,

filter strips, downspout extensions, and ponds (see Section 2.2.4 of the SWMM). BES will review all proposals to reduce required setbacks.

4. *Public Right-of-Way Stormwater Management*: Stormwater runoff from public right-of-way improvements as required by the City of Portland Bureau of Transportation (PBOT) must be managed according to the standards of the SWMM and the Sewer and Drainage Facilities Design Manual. There are no public right-of-way improvements that will trigger BES public stormwater drainage improvements.

5. *Clean River Rewards Program*: Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the Clean River Rewards website or call 503-823-1371 for more information.

Although BES does not have specific approval criteria related to design reviews, the applicant has not provided information sufficient to determine that the proposed project can accommodate approvable stormwater facilities. Therefore, BES requests additional information as described above prior to approval of the application.

D. CONDITIONS OF APPROVAL

BES has no recommended conditions of approval.

E. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewer system development charges and connection fees are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees use the BDS Online Fee Estimator or call the BES Development Review Team at 503-823-7761, option 2.

2. *Building Plans*: Building plans for this project must include a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management that meets the requirements of the version of the SWMM that is in effect at the time permit applications are submitted.

3. *UIC Registration*: The Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant's responsibility to register all onsite UICs with DEQ, as appropriate. To learn more visit DEQ's website or contact the DEQ UIC Program at 503-229-5945. The SWMM also includes general UIC information.

4. *Source Control Manual Requirements*: Design requirements from the Source Control Manual (SCM) that may be pertinent to this project are briefly described as follows with the corresponding SCM section noted. BES recommends the applicant review the SCM to help recognize other requirements that may apply to this project at the time of building permit review.

    a. *Temporary Dewatering (Section 1.5 and PCC 17.34, PCC 17.36, & PCC 17.39):* This area is served by a public combined sewer system. Groundwater on the site is approximately 0-10 feet below grade surface (based on seasonally adjusted USGS data).

1) BES evaluates requests for discharges into the city sanitary or storm systems for approval or denial. If approved, a Discharge Permit for the storm or sanitary sewer may be required.

2) Fees are assessed for temporary construction discharges to the public sewer system - navigate here for current rates and information about dewatering as it relates to construction projects. See Appendix A of the SCM for the proper dewatering forms to submit with the building permit application.

3) Construction discharges to City UICs are prohibited.

4) Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program.

b. *Solid Waste and Recycling (SCM Section 1.6)*: Solid waste (including grease bins/drums/boxes) and recycling (plastic, paper, glass, etc.) areas require a structural cover with a paved surface beneath the receptacles, a bermed or graded isolated area beneath the cover to protect from stormwater run-on, and a drain to the sanitary sewer within the isolated covered area.

c. *Loading Docks (SCM Section 1.7)*: Loading docks (material transfer areas) must be isolated from stormwater run-on. The first 3 feet of the dock face must be isolated through grading, berms or drains, and that area must discharge to the sanitary sewer. Bay door loading areas are required to be sloped away from the outside and stormwater is to be directed away from the bay door loading area.

5. *Grease Management Program (PCC 17.34 and ENB 4.26)*: The City requires installation of grease interceptors in all new food service establishments or in establishments making improvements to their food or beverage preparation areas. All plumbing fixtures in food and beverage preparation areas must be connected to an interceptor. A monitoring access structure (MAS) may be required. Please refer to the MAS discussion below regarding MAS requirements.

6. *Extra Strength Sewer Charge Program (PCC 17.34 and ENB 4.25)*: An itemized Extra Strength Sewer charge will be included in sewer bills for Food Service Establishments (FSEs). This fee is based on water usage and will be lower for FSE's that reduce food waste in the discharge to the sewer system by installing and maintaining grease interceptors, composting, and eliminating food grinders. A monitoring access structure (MAS) may be required. Please refer to the MAS discussion below regarding MAS requirements.

7. *Monitoring Access Structures (ENB 4.35, PCC 17.34, and PCC 17.39)*: Monitoring Access Structures (MAS) may be required for users that introduce, or are expected to introduce upon commencement of operations, pollutants into the public sewer from any non-domestic source. If required, the MAS shall be constructed in a manner that allows unobstructed access to City staff for the collection of representative samples for regulatory and/or billing purposes. Please refer to the MAS Administrative Rules for additional information regarding MAS requirements.

G. ADMINISTRATIVE REVIEW

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on

whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Urban Forestry
1900 SW 4th Ave. Ste 5000, Portland, OR 97201
Tel: 503-823-TREE (8733) Fax: 503-823-4493
email: trees@portlandoregon.gov
web: portlandoregon.gov/trees

Urban Forestry
Land Use Review Response

Date: July 12, 2021
From: Casey Clapp
503-823-4467, Casey.Clapp@portlandoregon.gov
Case File: 20-226339-000-00-LU
Location 2701 NW VAUGHN ST
Proposal: HLC HEARING - The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include:
At the east façade:
¿ replacement of storefront at the east sidewalk level entrances;
¿ introduction of a guard rail at the penthouse level;
¿ introduction of operable aluminum storefront systems facing the north courtyard;
¿ introduction of aluminum storefront systems at the south courtyard;
¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
¿ loading docks improvements including introduction of stairs and guardrail;
At the north façade:
¿ introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
¿ introduction of a new canopy at the central entrance;
¿ loading docks improvements including introduction of stairs, ramp, and guardrail;
At the west façade:
¿ removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30¿ high glass doors flanked by new glass swinging doors and canopies;
At the south façade:
¿ removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
Penthouse Level improvements:
¿ improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;
Site Improvements:
¿ new light fixtures throughout the site;
¿ grading and reconfiguration of loading bays;
¿ reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping;
¿ establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
¿ parking lot and landscaping improvements.

A Modification is required to:
1. 33.140.210 Height ¿ to allow the addition of fall protection railings at a height approximately 141¿ above grade (which is the existing height of the building), whereas the maximum height limit in the EX zone is 65¿. Railings would be limited to the east penthouse.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

Urban Forestry has reviewed the proposal for its impact on existing street trees and heritage trees, street tree planting requirements and related mitigation, in accordance with Title 11, Trees.

LU 0-226339 HRM E2

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not recommend approval at this time. The plans are not consistent with tree retention and planting requirements. Specifically, C-22 and C-30 show discrepancies between existing and proposed conditions regarding street trees as shown on C-9 and C-29.

C-22 shows existing street trees, and then removes these trees entirely in the "proposed" section. C-30 shows the landscape without new street trees being planted in the same region as they are not shown in C-22. Though I understand in C-22 this may be for clarity in showing the proposed building design specifically, it has caused considerable issues in other projects and it must be made clear throughout all existing and proposed examples that the existing street trees are to be retained and protected as is shown on C-9 and C-29. This inconsistency is consistent throughout the submittal and must be amended in this proposal to show all the existing street trees as retained, and all the sites brought up to density per the most recent version of the Public Works Permit.

A. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was submitted with the EA application, but additional tree information is required. The plan must include the following information for street trees:

a. The size and location of street trees adjacent to the subject property.
b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
c. Tree(s) proposed for removal.
d. Tree planting plan (tree species and location(s)).

B. Street Trees

1. *Existing Street Conditions*
    a. NW 27th Ave: The site has approximately 266 feet of street frontage. The right-of-way is improved with pavement, curbs, planting cutouts, and sidewalks. There are no overhead high voltage power lines. There are eight street trees.
        i. Armstrong red maple (*Acer rubrum* 'Armstrong'), 20" DBH, good condition
        ii. Armstrong red maple (*Acer rubrum* 'Armstrong'), 18" DBH, good condition
        iii. Armstrong red maple (*Acer rubrum* 'Armstrong'), 20" DBH, good condition
        iv. Armstrong red maple (*Acer rubrum* 'Armstrong'), 24" DBH, good condition
        v. Armstrong red maple (*Acer rubrum* 'Armstrong'), 20" DBH, fair condition due to included bark
        vi. Armstrong red maple (*Acer rubrum* 'Armstrong'), 18" DBH, good condition
        vii. Armstrong red maple (*Acer rubrum* 'Armstrong'), 16" DBH, good condition
        viii. Armstrong red maple (*Acer rubrum* 'Armstrong'), 16" DBH, good condition
    b. NW Vaughn St/NW Wardway: The site has approximately 1,121 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strips, and sidewalks for much of it, but transitions to pavement, curb, and small sidewalk as it progresses west. There are no overhead high voltage power lines. There appears to be at least 23 street trees, but likely more. A full survey of existing trees within the right-of-way adjacent to this site will need to be provided to show which trees are fully or partially within the right-of-way. The following 23 trees are listed as they appear to be clearly within the right-of-way adjacent to the subject site.

i. Northern red oak (*Quercus rubra*), 22" DBH, good condition
ii. Northern red oak (*Quercus rubra*), 24" DBH, good condition
iii. Northern red oak (*Quercus rubra*), 18" DBH, good condition
iv. Northern red oak (*Quercus rubra*), 22" DBH, good condition
v. Northern red oak (*Quercus rubra*), 22" DBH, fair condition due to a wound on the south side and reduced vigor
vi. Northern red oak (*Quercus rubra*), 20" DBH, good condition
vii. Northern red oak (*Quercus rubra*), 26" DBH, good condition
viii. Northern red oak (*Quercus rubra*), 28" DBH, good condition
ix. Red maple (*Acer rubrum*), 14" DBH, good condition
x. Red maple (*Acer rubrum*), 6" DBH, good condition
xi. Red maple (*Acer rubrum*), 8" DBH, good condition
xii. Red maple (*Acer rubrum*), 6" DBH, good condition
xiii. Armstrong red maple (*Acer rubrum* 'Armstrong'), 10" DBH, good condition
xiv. Norway maple (*Acer platanoides*), 10" DBH, good condition
xv. Red maple (*Acer rubrum*), 8" DBH, good condition
xvi. Red maple (*Acer rubrum*), 8" DBH, good condition
xvii. Norway maple (*Acer platanoides*), 16" DBH, good condition
xviii. Red maple (*Acer rubrum*), 10" DBH, good condition
xix. Mediterranean ash (*Fraxinus oxycarpa*), 1" DBH, dead
xx. Cascara (Frangula purshiana), 2" DBH, good condition
xxi. Douglas-fir (*Pseudotsuga menziesii*), 18" DBH, good condition
xxii. Douglas-fir (*Pseudotsuga menziesii*), 18" DBH, good condition
xxiii. Douglas-fir (*Pseudotsuga menziesii*), 20" DBH, good condition

2. *Street Tree Preservation* (11.50.040)
Based on the proposed development it appears existing street trees may be impacted. Development proposals must be configured to avoid street trees.

Existing street trees that appear on the Nuisance Species List can be approved for removal if necessary to facilitate development. Healthy, non-nuisance street trees that are in poor condition or that are dead must be removed. Any non-nuisance street trees greater than 6" DBH that are removed will require up to two trees be planted to mitigate the loss as a result of this project. Tree replacement for trees removed shall occur in the street planter strip, on site, or elsewhere in the city either by planting or by paying a fee in lieu of planting of $1,125 for each tree not planted. Street tree planting standards must also be met in accordance with 11.50.060.C. Trees will be required to be planted through the building permit or a public works permit.

The existing Armstrong red maples along NW 27th Ave and the existing street trees along NW Vaughn St and NW Wardway St must be preserved at all phases of construction. These trees are healthy, non-nuisance species that are appropriate for their location and are high-value, large canopy trees providing significant canopy cover in the area. If the applicant believes the tree must be removed to facilitate development, the applicant must provide adequate technical analysis demonstrating why the tree cannot be preserved while developing the site to City standards.

3. *Street Tree Protection Specifications* (11.60.030)

Tree protection is required in accordance with Title 11 Trees, Protection Methods (11.60.030). Tree protection shall follow either the Prescriptive or Performance path. Protection methods must be shown on the tree plan. If using the Performance path, the alternate tree protection plan must be prepared by an arborist who has visited the site

4. *Street Tree Planting* (11.50.060.C)
The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches. Trees will be required to be planted through the building permit or a public works permit.

    a. NW 27th Ave: The site has approximately 266 feet of street frontage at this location, the existing infrastructure will reduce the required number of trees by two requiring eight trees to be planted or preserved.
    b. NW Vaughn St/NW Wardway: The site has approximately 1,121 feet of street frontage at this location requiring 44 trees to be planted or preserved.

Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

C. Heritage Trees

1. *Heritage Trees* (11.20.060):

There are no Heritage Trees on or adjacent to this site.

PORTLAND PARKS & RECREATION
Healthy Parks, Healthy Portland

Urban Forestry
1900 SW 4th Ave. Ste 5000, Portland, OR 97201
Tel: 503-823-TREE (8733) Fax: 503-823-4493
email: trees@portlandoregon.gov
web: portlandoregon.gov/trees

URBAN FORESTRY TREE REQUIREMENTS
Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees ≥ 3” DBH including size and location;
- existing on-site trees ≥ 6” DBH within 15’ of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees ≥ 6” DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees ≥12” DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees ≥ 6” DBH that are approved for removal shall be replanted per the Administrative Rule PRK-2.04 for tree replacement standards, below:

Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.

PBOT
PORTLAND BUREAU OF TRANSPORTATION
1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation
Jo Ann Hardesty Commissioner Chris Warner Director

RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST

Portland Transportation
Development Review
Bureau of Transportation Engineering & Development

LU: 20-226339-000-00-LU Date: July 15, 2021

To: Hillary Adam, Bureau of Development Services, B299/R5000

From: Robert Haley, B106/800, 503-823-5171

Applicant: Gbd Architects *Scott Martin*
GBD ARCHITECTS
1120 NW COUCH ST, SUITE 300
PORTLAND OR 97209
USA

Location: 2701 NW VAUGHN ST

TYPE OF REQUEST: Type 3 procedure HRM - Historic Resource Review w/Modifications

DESCRIPTION OF PROJECT

HLC HEARING - The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include: At the east façade: ¿ replacement of storefront at the east sidewalk level entrances; ¿ introduction of a guard rail at the penthouse level;¿ introduction of operable aluminum storefront systems facing the north courtyard;¿ introduction of aluminum storefront systems at the south courtyard;¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain;¿ loading docks improvements including introduction of stairs and guardrail;At the north façade: ¿ introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel; ¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain;¿ introduction of a new canopy at the central entrance;¿ loading docks improvements including introduction of stairs, ramp, and guardrail;At the west façade: ¿ removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30¿ high glass doors flanked by new glass swinging doors and canopies; At the south façade:¿ removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain;Penthouse Level improvements:¿ improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;Site Improvements:¿ new light fixtures throughout the site;¿ grading and reconfiguration of loading bays; ¿ reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping; ¿ establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and¿ parking lot and landscaping improvements.A Modification is required to:1. 33.140.210 Height ¿ to allow the addition of fall protection railings at a height approximately 141¿ above grade (which is the existing height of the building), whereas the maximum height limit in the EX zone is 65¿. Railings would be

limited to the east penthouse.Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

PBOT Development Review has no objection to the proposed improvements. The dedications and street improvements identified in PBOT's pre-app response continue to apply. There is an approved Driveway Design Exception (DDE) that will be enforced at building permit review (21-032559 TR) and two Design Exceptions (DE), one for a vault lid in the pedestrian through zone which was rejected, and another to allow a vegetated furnishing zone to preserve trees on Wardway that is pending. Neither of the two DE's should impact the design on private property. Frontage improvements were modified with conditions in Public Works Alternative Review 21-008554 PW.

PBOT looks forward to exploring increased pedestrian the bicycle connectivity in the future master planning efforts.

Transportation System Development Charges (Chapter 17.15)
System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of building permits by contacting Rich Eisenhauer at 503-823-6108.

Driveways and Curb Cuts (Section 17.28)
Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.

RECOMMENDATION
No objection to approval.

NOTE: Required dedications and frontage improvements shall be conditions of building permit approval.

PORTLAND FIRE & RESCUE

Jo Ann Hardesty, Commissioner
Sara Boone, Fire Chief
AJ Jackson, Fire Marshal
Prevention Division
1300 SE Gideon Street
Portland, OR, 97202
Phone: (503) 823-3770

LAND USE REVIEW RESPONSE

TO: **Hillary Adam, City of Portland, Land Use Review**
FROM: **Dawn Krantz, Portland Fire Bureau 503-823-3718**
DATE: **June 23, 2021**
SUBJECT: **LU 20-226339 HRM**
SITE LOCATION : 2701 NW VAUGHN ST

<BdsVbaRunOnceModelKey>v4spRj5S2Vh4tD8</BdsVbaRunOnceModelKey>The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2016 Portland Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com

CONDITIONS OF APPROVAL AT TIME OF DEVELOPMENT

A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development.

LIFE SAFETY COMMERCIAL PLAN REVIEW RESPONSE

To: Hillary Adam
From: Tara Carlson, Life Safety Plans Examiner
Date: July 12, 2021
RE: 2701 NW VAUGHN ST, 20-226339-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. Based on the information provided, there appears to be no conflicts between the proposal and applicable building codes.

GENERAL LIFE SAFETY COMMENTS

The following comments are intended to provide the applicant with preliminary Building Codes information that could affect the Land Use Review and/or future Building Permit reviews. The comments may not identify all conflicts between the Land Use 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 Oregon Structural Specialty Code, The Oregon Mechanical Specialty Code, or The Oregon Residential Specialty Code.

Item #	Comment
1	A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances. Building Code information is also available online at: http://www.portlandonline.com/bds/, or by calling (503) 823-1456.

Land Use Review Response
Site Development Section, BDS

To:	Hillary Adam, LUR Division
From:	Jeff Duquette, Site Development (503-823-5075)
Location/Legal:	TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E
Land Use Review:	LU 20-226339
Proposal:	HLC HEARING - The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include: At the east façade: ¿ replacement of storefront at the east sidewalk level entrances; ¿ introduction of a guard rail at the penthouse level; ¿ introduction of operable aluminum storefront systems facing the north courtyard; ¿ introduction of aluminum storefront systems at the south courtyard; ¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain; ¿ loading docks improvements including introduction of stairs and guardrail; At the north façade: ¿ introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel; ¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain; ¿ introduction of a new canopy at the central entrance; ¿ loading docks improvements including introduction of stairs, ramp, and guardrail; At the west façade: ¿ removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30¿ high glass doors flanked by new glass swinging doors and canopies; At the south façade: ¿ removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors; ¿ removal of some glazing at transom windows to allow venting behind the existing window frames to remain; Penthouse Level improvements: ¿ improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well; Site Improvements: ¿ new light fixtures throughout the site; ¿ grading and reconfiguration of loading bays; ¿ reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping; ¿ establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and ¿ parking lot and landscaping improvements. A Modification is required to: 1. 33.140.210 Height ¿ to allow the addition of fall protection railings at a height approximately 141¿ above grade (which is the existing height of the building), whereas the maximum height limit in the EX zone is 65¿. Railings would be limited to the east penthouse. Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.
Quarter Sec. Map:	2826
Date:	July 9, 2021

Site topography. The Site includes steeply sloping ground along the northern and western sides of the site. BDS Site Development will not support placement of new stormwater management infiltration features near the sloping terrain along the northern and western sides of the site.

Geotechnical. In order to evaluate whether the foundation design of the proposed structure complies with the Oregon Structural Specialty Code, a geotechnical report may be required at the time of permit application review. Please direct questions to Jeff Duquette, at jeff.duquette@portlandoregon.gov

Potential Landslide Hazard Area. The site is not located in the Potential Landslide Hazard Area.

Applicant: It may be determined that additional geotechnical information is required following our review of the building permit application.

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-6892
Fax: (503) 823-5433
TTY: (503) 823-6868
www.portland.gov/bds

Floodplain. The site is not within the 100-year floodplain.

Stormwater discharge and treatment. The Bureau of Environmental Services will review the project for conformance to the 2008 Stormwater Management Manual. Site Development has concerns with the sloping terrain along the north and west sides of the site. BDS Site Development will not support placement of new stormwater management infiltration structures or features adjacent to sloping terrain along the northern and western sides of the site. If new stormwater infiltration facilities are required for the proposed imporvements, please refer to the required minimum setback distances between infiltration facilities and slopes as detailed in the City of Portland's Stormwater Management Manual.

Erosion control. Erosion prevention and sediment control requirements found in Title 10 apply to both site preparation work and development. Full compliance with the erosion control requirements of Title 10, as well as maintenance of the erosion control elements, such as silt fences on private property, storm drain inlet protection and bio bags in the public right-of-way, is the responsibility of the property owner, the developer of the land division and the builders of structures on the individual lots. Please refer to the City of Portland *Erosion and Sediment Control Manual* for additional information regarding erosion and sediment control requirements.

DEQ permit required: A 1200-C permit from the Oregon Department of Environmental Quality is required for construction activities including clearing, grading, excavation, and stockpiling if ground disturbance will equal or exceed one acre and may discharge to surface waters or conveyance systems leading to surface waters of the state.

Conditions of Approval: BDS-Site Development takes no exception to this land-use proposal and requires no additional information at this time. However, please refer to the above Site Development Restrictions related to stormwater management and proximity of infiltration features to sloping terrain along the northern and western sides of the site.

2020 226339 000 00 LU Land Use Review Pending

Process	Status	To Start	To End	Started	Ended	Assigned User
+ Land Use Review (10)						
+ Site Development (2)						
+ Life Safety (1)						
+ Fire Bureau (1)						
+ Environmental Services (4)						
+ Transportation (2)						
– Water Bureau Review (1)						
Water Review - LU	No concerns	06/11/2021	07/12/2021	07/15/2021	07/15/2021	Puckett,Michael

CITY OF PORTLAND
ENVIRONMENTAL SERVICES
1120 SW Fifth Avenue, Suite 613, Portland, Oregon 97204 ▪ Mingus Mapps, Commissioner ▪ Michael Jordan, Director

Land Use Response Addendum

Date: July 23, 2021
To: Hillary Adam, BDS Land Use Services
503-823-8953, Hillary.Adam@portlandoregon.gov
From: Emma Kohlsmith, BES System Development
503-823-7195, Emma.Kohlsmith@portlandoregon.gov
Case File: LU 20-226339
Location: 2701 NW VAUGHN ST
R#: R941290290, R941290291, R941290292, R941290290, R941290290
Proposal: HLC HEARING - The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark.

This memo is an addendum to the initial BES Land Use Response issued by Bureau of Environmental Services (BES) staff on 7/6/21, and is in response to the following new information that was received subsequent to those initial comments:

- Stormwater Management Report from HHPR (dated July 2021)
- Memorandum from GeoDesign Inc/NV5 regarding Infiltration Testing Services (dated 11/12/20)
- Memorandum from NV5 regarding geotechnical conditions on the site (dated 7/23/21)

A. COMMENTS

BES has reviewed the submitted Performance Approach stormwater report and infiltration testing report for the site. The submitted infiltration testing report includes infiltration test results of 0.6 to 10 inches per hour on this site. The applicant proposes to infiltrate runoff from the development onsite via drywells. Per the geotechnical memorandum dated 7/23/21, groundwater on this site was measured to be approximately 70 ft below ground surface, indicating that the proposed 30-ft deep drywells can meet separation distances to seasonal high groundwater.

Since the parking lot has greater than 50 parking spaces, runoff from the parking lot must meet pollution reduction requirements prior to discharge to the drywells. Per the submitted stormwater report, it is not feasible to install vegetated facilities to treat these areas due to the existing grading and storm catchment systems. Therefore, pollution reduction requirements will be met using Contech Stormfilters, which is acceptable to BES.

Per the submitted materials, it appears that one of the proposed drywells does not meet setback requirements to the >50% slope located at the northwestern edge of the site. Therefore, BES cannot confirm that this specific drywell will be feasible. At the time of permit review, the applicant must relocate this proposed drywell, submit a slope stability analysis addressing the reduced slope setback or propose an alternate facility type.

With the exception of the one drywell that does not meet setback requirements, the proposed stormwater management system is acceptable to BES. The applicant should note that changes to the proposed stormwater management system at the time of permit review have the potential to impact the design of the site.

Ph: 503-823-7740 Fax: 503-823-6995 ▪ www.portlandoregon.gov/bes ▪ Using recycled paper ▪ An Equal Opportunity Employer

The City of Portland complies with all non-discrimination laws including Title VI (Civil Rights) and Title II (ADA).
To request a translation, accommodation or additional information, please call 503-823-7740, or use City TTY 503-823-6868, or Oregon Relay Service: 711.

B. Conditions of Approval

BES has no recommended conditions of approval.

C. Administrative Review

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.

RE: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Mon 7/26/2021 1:36 PM

To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>

Sounds good, Hillary. Thank you.
Casey

Casey Clapp *(he/him/his)* *Why do I list my pronouns?*
Tree Inspector
503-823-8768 (cell)

Portland Parks & Recreation
portlandparks.org

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Sent: Monday, July 26, 2021 1:33 PM
To: Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Subject: Re: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Hi Casey,

We are in the hearing now, so I am noting that the trees on NW 27th are no longer proposed for removal, thus resolving the primary Urban Forestry issue.

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Sent: Monday, July 26, 2021 1:14 PM
To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Subject: RE: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

I should be able to get this today or at earliest tomorrow after being out of the office on Friday.

Thanks Hillary,
Casey

Casey Clapp *(he/him/his)* *Why do I list my pronouns?*
Tree Inspector
503-823-8768 (cell)

Portland Parks & Recreation
portlandparks.org

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Sent: Monday, July 26, 2021 10:57 AM
To: Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Subject: Re: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Hi Casey,

Checking in. Is there anything else you need from me or the applicant to sign off on this review? The link to the updated packet is below. I can also send you a smaller packet that just shows the sheets to be replaced, including the alternate proposal which showed removal of the trees (now no longer proposed).

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Adam, Hillary
Sent: Friday, July 23, 2021 9:20 AM
To: Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Subject: RE: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Hi Casey,

The updated drawing sets are here: G:\BDS_LUS\LU 20-226339 HRM\submittals\for hearing 7-26-21\UPDATED FOR 7-26-21

The plans clearly show all four trees to remain. The “alternate” proposal to remove the two trees centered on the east entrance is no longer include in the plans.

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Sent: Friday, July 16, 2021 12:02 PM
To: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Subject: RE: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Thanks Hillary. I am still waiting for the revised plans from the applicant; do you want me to provide an updated response prior to that?

Casey

Casey Clapp *(he/him/his)* *Why do I list my pronouns?*
Tree Inspector
503-823-8768 (cell)

Portland Parks & Recreation
portlandparks.org

From: Adam, Hillary <Hillary.Adam@portlandoregon.gov>
Sent: Friday, July 16, 2021 10:55 AM
To: Clapp, Casey <Casey.Clapp@portlandoregon.gov>
Subject: Fw: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Hi Casey,

I just realized that the applicant's latest packet (accessible through the link in the email below) shows to options for the trees along NW 27th.
Page C.57 shows the trees to remain and page C.58 shows an alternate with the trees to be removed.

I am not recommending approval of C-58. To simplify things on your end, your updated response could just indicate that you don't support what is shown on C.58.

~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

From: Adam, Hillary
Sent: Wednesday, July 7, 2021 10:56 AM
To: Haley, Robert <Robert.Haley@portlandoregon.gov>; Kohlsmith, Emma <Emma.Kohlsmith@portlandoregon.gov>; Puckett, Mike <Michael.Puckett@portlandoregon.gov>; Clapp, Casey <Casey.Clapp@portlandoregon.gov>; Krantz, Dawn <Dawn.Krantz@portlandoregon.gov>
Subject: Updated drawing packet for LU 20-226339 HRM - Montgomery Park

Hi all,

Writing to let you know that there is an updated set of drawings in the G drive for LU 20-226339 HRM (Montgomery Park). You can find them here:
G:\BDS_LUS\LU 20-226339 HRM\submittals\for hearing 7-26-21

Looks like some utility changes at the SE corner courtyard is the biggest change from the completeness response packet.
I know some of you already submitted responses; I don't think this change is likely to change your responses.

Let me know if you have any questions or can't access the file.
~Hillary

Hillary Adam, Senior Planner (she/her)
City of Portland, Bureau of Development Services
Design & Historic Resource Review Team
1900 SW 4th Ave, Suite 5000
Portland, OR 97201

hillary.adam@portlandoregon.gov
p: 503-823-8953
M-F 9:00-5:30

Northwest District Association

February 4, 2021

Bureau of Development Services

1900 SW 4th Avenue
Portland, Oregon 97201

RE: DA 20 209785 - 2701 NW Vaughn St - Montgomery Park

The NWDA Planning Committee and public reviewed the LU HR Presentation Drawings and the Dec 14 2020 DAR submittal with the applicant's representative and the design team for the above referenced project on Jan 21 2021. We offer the following comments from the members for your consideration:

General

1. The reutilization of the vehicular ramps on the east side of the building as a series of small-scale outdoor spaces along a pedestrian pathway is a well-designed concept, but it was questioned that the succession of spaces doesn't appear to lead to any destination; that the lease areas at the summit of the ramps appear to be vestibules and circulation space;
2. There were questions about how (and why) the exterior area to the north of the building transitions from its proposed configuration in this submittal to its eventual arrangement as depicted in the preliminary master planning drawings, where the curb line runs diagonally, reducing the space significantly;
3. Several members questioned the retention of the parking area at the southeast corner of the building, and locating of new emergency generators and transformers there. Given the building's landmark status, it is appropriate for the street edge along NW Vaughn to not be continuous at this location, and that the building should be treated as an object building set back from the street. To that end, however, utilizing this foreground, the building's most public face, as a surface parking area seems inappropriate, especially as it is also the orientation most conducive to outdoor gathering. It was suggested that the design team look at creating a viable outdoor public space at this location, and consider requesting the reinstatement of curb parking in this section of Vaughn St, eliminating the under-utilized turn refuge lane that exists there currently.

Best Regards,
Northwest District Association Planning Committee

Steve Pinger
member, NWDA Planning Committee

LU 20-226339 HRM F1

City of Portland, Oregon - Bureau of Development Services

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

Land Use Review Application

File Number: LU 20-226339 HR

FOR INTAKE, STAFF USE ONLY

Date Rec 12/21/20 by Mary

❑ Type I ❑ Type Ix ❑ Type II ❑ Type IIx ■ Type III ❑ Type IV

LU Reviews HR

[Y] [N] Unincorporated MC

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

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

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

Qtr Sec Map(s) 2826 Zoning EXd

Plan District None

Historic and/or Design District "d" overlay

Neighborhood Northwest District

District Coalition NWNW

Business Assoc None

Related File # PC 20-204819; DA 20-209785; EA 20-195621

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly. Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site Address or Location 2701 NW Vaughn Street, Portland, OR 97210

Cross Street NW 27th Avenue **Sq. ft./Acreage** 481,774 sf/11.06 acres

Site tax account number(s)

R 316393 | R | R

R | R | R

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

R 316490 | R 316491 | R 316509

Describe project (attach additional page if necessary)

Repositioning of historic Montgomery Park office building including significant seismic and elevator improvements. Proposed exterior improvements include removal of 1980s west entrance and replacement with new entry curtainwall; window repairs; improvements to east entrance; pedestrian oriented landscaping of existing vehicle ramps at the east; storefront and public entrance improvements along existing north loading dock; and removal of 1980s canopy at ground level of south facade. The project is pursuing historic tax credits and Oregon special assessment.

Describe proposed stormwater disposal methods

Stormwater currently via combo sewer. No changes proposed.

Identify requested land use reviews

Tier F, Type III

- **Design & Historic Reviews -** For **new development**, provide project valuation. $ _____
  For **renovation**, provide exterior alteration value. $ 6,652,000
  AND provide total project valuation. $ 70,000,000
- **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

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:

Typed Full Name: Scott Martin ☑ I acknowledge this typed name as my signature

Company/Organization: GBD Architects

Mailing Address: 1120 NW Couch St, Suite 300

City: Portland State: OR Zip Code: 97209

Day Phone: 503-548-2398 FAX: email: scott@gbdarchitects.com

Check all that apply ☑ Applicant ☐ Owner ☐ Other

Typed Full Name: Cody McNeal ☑ I acknowledge this typed name as my signature

Company/Organization: Unico Properties, LLC

Mailing Address: 2741 NW Vaughn St, Suite 323

City: Portland State: OR Zip Code: 97210

Day Phone: 202-441-0470 FAX: email: codym@unicoprop.com

Check all that apply ☐ Applicant ☑ Owner ☐ Other

Typed Full Name: ☐ I acknowledge this typed name as my signature

Company/Organization:

Mailing Address:

City: State: Zip Code:

Day Phone: FAX: email:

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name: ☐ I acknowledge this typed name as my 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 under-standing and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Scott Martin Date: December 18, 2020

Phone number: 503-548-2398

Email this application and supporting documents to LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application.

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

January 11, 2021

Scott Martin
GBD ARCHITECTS
1120 NW Couch St, Suite 300
Portland OR 97209

Re: Land Use Review LU 20-226339 HRM

Dear Scott Martin:

The Bureau of Development Services received your application for a Historic Resource Review w/Modifications located at 2701 NW VAUGHN ST on December 21, 2020. Your case has been assigned to me, Hillary Adam. 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. **Site and FAR Diagrams.** Per the Planner Response to EA 20-204819 PC for this project, staff requested the applicant provide documentation as to how the existing and proposed FAR is being calculated. Please clarify if the properties at 2120 NW 27th and 2635 NW Wilson are owned by the same or a different entity as 2701 NW Vaughn, as our records indicate they are under the same ownership which would mean they should be included within the total site area. Please also clarify if the existing parking garage is included within the total floor area calculations. Per 33.910, structured parking and parking garages count toward floor area. Diagrams of each floor level would help clarify what is and is not being counted toward the total floor area calculations. This information is necessary to determine if any new additional floor area can be added (at the roof) even with the subtraction of floor area at the west entry.

2. **Height Modification Justification.** Sheet 13 of the drawing set shows a "new enclosed walkway" at the roof level, and. Modification was paid for; however, the narrative does not indicate that any development will occur above the height limit of 65' or provide a justification for a Modification to the height standard (33.140.215). Please provide a response to the Modification approval criteria (33.846.070).

3. **Enlarged Elevations, Plan, and Section Details.** Enlarged and notated details are needed for all areas of intervention. These include:
    - Rooftop enclosed walkway – plans, elevations, details at area of large rooftop sign. Please demonstrate that no alterations would be required to the existing rooftop sign in order to accommodate the proposed enclosed walkway;
    - East entry – plan and section details – please ensure the existing and proposed conditions accurately depict the historic openings (such as the chamfered corners at the 5-bay ground level traincar entrances). Please clarify what is meant by "Alternate: New Storefront and Door" on sheet C.22. If alterations are

The linked image cannot be displayed. The file may have been moved, renamed, or deleted. Verify that the link points to the correct file and location.

proposed to the east façade ground level behind the ramp and along the elevated walkways, these alterations must be shown.
- New storefronts and roll-up doors – plan and section details, and manufacturer specification sheets;
- West entry – plan and section details, and manufacturer spec sheets (if applicable);
- South Elevation – plan and section details, and manufacturer's specifications;
- Canopies – where canopies are proposed to be removed, please provide details of how the edges of the canopies to remain will be treated; and
- Landscaped ramp – please provide a more thorough landscape plan that shows how the top of the ramp will be reconfigured to allow for pedestrian use. Where applicable, manufacturer's specifications must be provided for all permanent elements.

4. **Window Replacements.** If any historic windows are to be replaced, please indicate where this will occur and provide details for the replacement windows.

5. **Loading Area.** Please demonstrate that the proposed loading area has sufficient area to provide adequate movement for loading trucks without crossing into parking spaces. Please note – the proposed Civil Plan and Proposed Landscape Plan do not match in this area.

6. **Electrical Vault Enclosure.** Please provide additional information on the proposed electrical vault enclosure at the southeast corner, including elevations and sections details if this equipment is to be above grade.

7. **DAR Summary Response**. Please provide a response to the DAR Summary, which is has been made available for public viewing since submittal of the application.

8. **Responses to BES and PBOT Completeness Letters.** Where applicable, please provide a response to BES and PBOT completeness response letters, which will be emailed as soon as possible.

9. **Signage.** Fees were paid for review of a sign; however, the narrative indicates that no new signs are proposed. Please clarify. If a new sign is proposed, please provide details that clearly show the materials, dimensions, and method of attachment. It is also likely that the site may exceed its maximum allowed signage area and any new signs would require a Modification. Please provide the total sign area of all existing signs on site.

II. Issues to Consider

While not necessary to determine the application complete, additional information may be needed to show that your proposal meets the applicable approval criteria. You are encouraged to address the following issues regarding the approvability of your proposal:

- **Electrical Vault Enclosure.** Staff is not supportive of an above-grade electrical enclosure at the southeast corner of the property as NW Vaughn Street and NW 27th Avenue are both Major Transit Priority Streets and a City Walkway and neighborhood Walkway, respectively. Such a corner is not appropriate for an above-ground electrical enclosure.

- **Enclosed Rooftop Walkway.** In order to be approved, the proposed enclosed walkway ta the rooftop must be able to be constructed without impacting the structure of the

iconic rooftop sign. The walkway should also be designed to consolidate rooftop massing so that it can be read as a coherent mass rather than disparate elements.

III. 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 June 21, 2021.**

IV. 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 June 21, 2021** 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 June 21, 2021**, 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 **503-823-3581**, and my e-mail address is Hillary.Adam@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 20-226339.

Sincerely,



Hillary Adam, Planner
Land Use Services Division

cc: Cody McNeal, Unico Properties, LLC
Application Case File

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

May 18, 2021

Scott Martin
GBD ARCHITECTS
1120 NW Couch St, Suite 300
Portland OR 97209

Re: Land Use Review LU 20-226339 HRM – Montgomery Park

Dear Scott Martin:

City records indicate that you applied for a Land Use Review on **December 21, 2020** for the property at 2701 NW Vaughn Street. It is City case file LU 20-226339 HRM. The last date that there was any activity regarding this application was January 11, 2021 when the enclosed letter was sent to you requesting information that was needed in order to deem the application complete.

State law (ORS 227.178) allows you up to 180 days from the date your application was submitted to provide some or all of the requested missing information, or to provide a written statement indicating that none of the requested missing information will be provided, with the exception of fees. If none of the requested information is provided within 180 days, ORS 227.178 states the application is voided on the 181st day. Without this time limit, it is difficult to process applications because regulations and other circumstances may be considerably different from when the application was first submitted.

In this case, the incomplete application will be voided on Tuesday June 22, 2021. If you wish to pursue this application, by Monday June 21, 2021, please submit the items indicated in the Incomplete Letter dated, January 11, 2020. If you no longer wish to pursue the application, a written request to withdraw your application should be provided. If we don't receive any response, the application will be voided on Tuesday June 22, 2021.

Due to COVID-19 I am teleworking and e-mail is the most reliable way to correspond with me. However, if you do not have access to e-mail my telephone number is (503) 823-8953. Please e-mail me for file dropbox locations if document or drawing file sizes are greater than 5MB. In addition to submitting digital files, please mail hard copies of all documents and drawings that are emailed. You may mail correspondence to me at the Bureau of Development Services, Suite 5000, 1900 SW Fourth Avenue, Portland, OR 97201. Please label all correspondence and materials you submit with the case number LU 20-226339 HRM.

Sincerely,

Hillary Adam, Planner with Land Use Services Division

cc: Case File

Enc: Incomplete Letter dated January 11, 2021

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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-6983
TTY: (503) 823-6868
www.portland.gov/bds

STAFF REPORT AND RECOMMENDATION TO THE HISTORIC LANDMARKS COMMISSION

CASE FILE: LU 20-226339 HRM
PC # 20-204819
Montgomery Park Alterations
REVIEW BY: Historic Landmarks Commission
WHEN: July 26, 2021 @ 1:30pm
REMOTE ACCESS: Historic Landmarks Commission Agenda: https://www.portlandoregon.gov/bds/42441

Due to the City's Emergency Response to COVID-19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Bureau of Development Services Staff: Hillary Adam 503-823-8953 / Hillary.Adam@portlandoregon.gov

GENERAL INFORMATION

Applicant: Scott Martin
GBD Architects
1120 NW Couch St, Suite 300
Portland, OR 97209

Owner: Cody Mcneal
Unico Properties, LLC
2741 NW Vaughn St., Ste 323
Portland, OR 97210

Site Address: 2701 NW VAUGHN ST

Legal Description: TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E; TL 200 MOBILPHONE CELL SITE, SECTION 29 1N 1E
Tax Account No.: R941290290, R941290291, R941290292, R941290290, R941290290
State ID No.: 1N1E29D 00200, 1N1E29D 00200A1, 1N1E29D 00200A2, 1N1E29D 00200, 1N1E29D 00200
Quarter Section: 2826

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Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: None
Other Designations: Historic Landmark, individually listed in the National Register of Historic Places

Zoning: EXd – Central Employment with Design and Historic Resource Protection Overaly zones

Case Type: HRM – Historic Resource Review with Modification
Procedure: Type III, with a public hearing before the Historic Landmarks Commission. The decision of the Historic Landmarks Commission can be appealed to City Council.

Proposal:
The applicant proposes exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark. Proposed exterior alterations include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;

- reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

A Modification is required to:

1. 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse. (Note: The Notice of Proposal indicated the proposed height would exceed the maximum allowed height due to the introduction of fall protection railings at the approximate existing height of 141'; however, a future wheelchair lift is also proposed which would reach a total height of approximately 153'. The existing "Montgomery Park" sign is approximately another 30' taller and is proposed to remain.)

Historic Resource Review is required because the proposal is for non-exempt exterior alterations. Modification request review is required because the proposal does not meet all development standards.

Approval Criteria:
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review

ANALYSIS

Site and Vicinity: Constructed in 1920 and enlarged in 1936, the Montgomery Ward & Company Building was one of six similar catalog distribution centers developed by the company between 1920 and 1929. The Portland location was chosen for a catalog distribution facility because of Portland's prominence as a transportation hub and the home of a strong, well-educated workforce. The building was designed by W. H. McCauley, an architect in the fulltime employ of Montgomery Ward & Company. The building is listed in the National Register of Historic Places under Criterion "A" for its association with the evolution of mail-order retailing. It is also listed under Criterion "C" for its architectural expression as a massive warehousing facility. The building was vacated by the company in 1984. In 1989, the Naito Corporation rehabilitated the building and converted it into office space. At that time, the main entrance was shifted to a glass-enclosed light-well on the west façade. Until that time, the west façade had been the rear façade of the building.

In general, the property is surrounded on the east and north by General and Heavy Industrial (IHk) Zones with area of Central Employment (EXd), General Employment (EG2) abutting the site to the east and north respectively. Across NW Wayward Street to the west and south, the site abuts a small section of General Employment 1 (EG1) and Commercial/ Mixed Use 2 (CM2) with a majority of the south frontage abutting Residential 1,000 (R1) zoning. The building is considered the most important example of Reinforced Concrete Utilitarian style architecture in the city. When constructed, it was the largest building in Portland, and one of the largest concrete structures west of the Rockies. It continued to be the largest building in Portland until 1970 when the First

National Bank Tower was constructed. By its sheer size relative to its surroundings, the Montgomery Park Building contributes strongly to the neighborhood and the sign structure and signage is a prominent element against Forest Park as a background to the west. The "massive steel-framed roof sign" is noted under Section 8 of the Nomination for being the largest (roof sign) in the City.

To the east of the site are restaurants, cafes. To the west and south is largely residential but also includes the Chapman Elementary School with subsequent open space. The site is served by frequent transit and is also surrounded by designated city bikeways including: NW Nicolai Street to the north, NW Wardway to the west, and NW Vaughn Street to the south. Although the site is not in the NW Pedestrian District, the site is immediately adjacent to the district at the southeast corner.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

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 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.

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

- HL 53-85 – Designation of the property through a Type III procedure.
- HL 60-85 – Renovation of the property through a Type III procedure.
- HL 13-88 – Type 1x approval of ATM installation.
- HL 80-89 – Type Ix approval of "Antennas and Dishes".
- HL 81-89 – Type Ix approval of "Antennas and Dishes".
- LUR 92-00159 – Type 2 Design Review approval for alterations to the exterior ground-level northeast corner, replacing infill between windows and doors.
- LUR 92-00626 – Type 2 Design Review approval for alterations to the exterior northwest corner.
- LUR 94-00483 – Type 3 Design Review approval to construct a new parking structure.
- LUR 96-00331 – Design Review approval with conditions to install an unmanned cellular communications facility consisting of three antenna arrays: two wall

mounted to the roof parapet of the office building and one array mounted on the support structure of the existing Montgomery Park sign.
- LUR 96-00448 – Design Review approval with conditions to install an unmanned cellular telecommunications facility consisting of three "whip-style" antennas mounted on the support structure of the existing Montgomery Park sign.
- LUR 98-00163 – Design Review approval with conditions to install three 2 inch by 10 feet tall "whip-style" antennas mounted to the roof of the existing mechanical penthouse.
- LUR 00-00770 HDZ – Historic Design Review approval with conditions to install eleven antennas on three metal pole masts attached to two penthouses on the roof.
- LU 02-126847 HDZ – Historic Design Review approval to install two new antennas mounted below the top of the sign structure.
- LU 05-105768 HDZ – Historic Design Review approval to install three (3) new PCS antennas within the "Montgomery Park" rooftop sign structure.
- LU 06-100938 HDZ and LU 06-101398 HDZ – Historic Design Review approvals to install 3 new antennas and to replace 3 existing antennas (for a total of 6 antennas) under each review.
- LU 06-106833 – Historic Design Review approval for a new ADA ramp, penthouse louvers, and a 3" gas line.
- LU 07-145772 HDZ – Historic Design Review approval to install new antennas.
- LU 09-126115 HDZAD – Historic Design Review with Adjustment for parking lot improvements.
- LU 10-116139 HDZ – Historic Design Review for a new monument sign.
- LU 11-135616 HDZ – Historic Design Review approval with conditions to replace 3 antennas on the Montgomery Park sign.
- LU 13-167062 HR – Historic Resource Review approval for new antennas.
- LU 14-138147 HR – Historic Resource Review approval for new antennas.
- LU 14-230793 HR – Historic Resource Review approval for new antennas.
- LU 16-110994 HR – Historic Resource Review approval for a new rooftop solar array.
- LU 16-169053 HR – Historic Resource Review for new solar arrays atop the parking garage and two new electric vehicle charging stations.
- LU 16-273445 HR – Historic Resource Review approval for new antennas.
- LU 16-276934 HR – Historic Resource Review approval for new signage, and new vents, exit, and expansion of a fire door on the east façade.
- LU 18-178435 HR – Historic Resource Review approval for removal of glazing and installation of new louvers behind some of the historic steel sash windows.
- LU 18-270955 HR – Historic Resource Review approval for replacement of radio frequency antennas.

Agency Review: A "Notice of proposal in Your Neighborhood" was mailed on July 1, 2021. The following Bureaus have responded with no issue or concerns:

- Bureau of Transportation Engineering (E-3)
- Fire Bureau (E-4)
- Life Safety Division of BDS (E-5)
- Site Development Section of BDS (E-6)
- Water Bureau (E-7)

The **Bureau of Environmental Services** responded with the following comment: "Although BES does not have specific approval criteria related to design reviews, the applicant has not provided information sufficient to determine that the proposed project

can accommodate approvable stormwater facilities. Therefore, BES requests additional information as described above prior to approval of the application."
Please see Exhibit E-1 for additional details.

The **Bureau of Parks-Forestry Division** responded with the following comment: "Urban Forestry does not recommend approval at this time. The plans are not consistent with tree retention and planting requirements. Specifically, C-22 and C-30 show discrepancies between existing and proposed conditions regarding street trees as shown on C-9 and C-29. C-22 shows existing street trees, and then removes these trees entirely in the "proposed" section. C-30 shows the landscape without new street trees being planted in the same region as they are not shown in C22. Though I understand in C-22 this may be for clarity in showing the proposed building design specifically, it has caused considerable issues in other projects and it must be made clear throughout all existing and proposed examples that the existing street trees are to be retained and protected as is shown on C-9 and C-29. This inconsistency is consistent throughout the submittal and must be amended in this proposal to show all the existing street trees as retained, and all the sites brought up to density per the most recent version of the Public Works Permit." Please see Exhibit E-2 for additional details.

Staff Response: Because BES and Urban Forestry do not yet recommend approval, this staff recommendation of approval cannot be accepted by the Historic Landmarks Commission until the BES and Urban Forestry responses are revised indicating support. Staff has reached out to the applicant, BES, and Urban Forestry in an attempt to obtain revisions and additional information necessary to warrant revised responses from BES and Urban Forestry. If revised responses are received by July 26th, the Commission can accept this recommendation of approval.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on July 1, 2021.
One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. NWDA Planning Committee representative, Steve Pinger, wrote on February 4, 2021, prior to the application being deemed complete. The comments noted appreciation for the reutilization of the ramps for pedestrian use but questioned the proposed design of the space, questioned changes at the north side from prior proposals, and questioned the location of the proposed transformer yard at the southeast corner.

Staff Response: The proposal for the east ramp is still in development (as discussed below). Staff does not believe the second issue is still relevant. Staff also questioned the location of the transformer yard and finds that while the location is not ideal in that the southeast corner is the corner of greatest pedestrian activity, however, the applicant has attempted to conceal the equipment by locating them below the grade of the street level and adjacent south parking lot and adding dense landscaping at the southern edge. The base zone also requires a 6' tall fully-sight-obscuring fence around the equipment. Due to the location of existing utility services, the new equipment must be located near the east side of the site. The applicant has also indicated that, due to overhead access requirements by the utility company, locating the equipment beneath the ramp was not feasible. Alternatively, the Commission could require that new equipment be located below grade which staff does not believe would add a substantial benefit to the overall project which is rather industrial in its character and surrounded by surface parking which does not suggest a pristine setting.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews
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 a designated Historic Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City Plan District, the relevant approval criteria are the Central City Fundamental Design Guidelines.

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

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.

   Findings: The overwhelming primary characteristics of the property are the reinforced concrete building's mass and scale amidst its surroundings, the extensive use of steel-framed industrial sash windows, and the massive "MONTGOMERY PARK" sign atop the roof. These elements will all remain, though some of the original steel sash windows at the pedestrian level on the east and north are proposed to be replaced with storefront glazing to open this level to more activation. Additionally, some glazing in ground level transom windows on the south, east, and north is proposed to be removed while leaving the original metal sashes in place to allow for additional ventilation.

   Another major feature of the building is proposed for alteration – the east ramp. The ramp currently provides vehicular access to the second-floor east entry as well as parking and has since its construction. The ramp is proposed to be repurposed for pedestrian access and enjoyment. Since the submittal of the drawing packet, the applicant has alerted staff that preliminary feedback from the National Park Service indicated that the ramp proposal did not meet the Secretary of Interior's Standards for Rehabilitation. As such, the applicant intends to revise the proposal at the ramp to ensure that the vehicular character of the ramp is better maintained by providing a more open concept that is free of obstructions. The applicant will present some concepts to the Commission at the hearing on July 26, 2021 with the hope of obtaining feedback on a more appropriate response. Staff has suggested a condition of approval to remove the ramp alterations from the current proposal and allow them to be considered in a Type II staff level review, following this feedback from the Commission.

   With the condition of approval that the alterations to the east ramp (planters, benches, railings, steps) shall be removed from this proposal and a follow-up Type II historic resource review be applied for to consider a revised east ramp proposal, this criterion is met.

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.

   Findings: As is noted in the findings above, some changes are proposed but the primary character-defining features of the building will remain. The reinforced concrete structure will remain, a testament to the building's longevity and this construction method's durability. The upper level divided-light warehouse windows will remain with some replacement with storefront systems at the ground level to help increase visibility and pedestrian activation at this level. The ramp, which delivered vehicles to the second floor will no longer provide vehicular access but will make this second-floor entrance more inviting to pedestrians; the overall structure of the ramp will remain and could be converted back to vehicular use in the future if that were to be desired. The removal of the 1980s western entrance addition will minimize the presence of the non-historic western entry location while allowing greater emphasis to be restored to the east entries which is the historic location of the primary entries. The proposed changes make the property more inviting to employees working in the building as well as others who may patronize the building while maintaining the overall character of the building. No conjectural features are proposed.

   This criterion is met.

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

   Findings: A few significant changes have occurred since the building's original construction, the largest being the addition of the north wing in 1936. At some point, perhaps in the 1980s, the three train entry bays at the ground level of the east façade were converted to a pedestrian entry; a large canopy was added to the south façade at an unknown date but prior to 1985 when the National Register nomination was written. All of the southern ground level windows have been changed to storefronts. A large addition was added to the west façade in the late 1980s, thus reorienting the building's main entry from the east to the west; the proposed changes to this entry will minimize its appearance and place greater emphasis on the historic east entry locations.

   Most of the recent documented alterations have been the addition or replacement of cellular antennas at the roof, the addition of a solar array, and minor storefront or signage proposals at the south façade. While the addition of the large canopy may have taken place during the historic period, staff does not believe that the canopy's presence is critical to the significance of the resource. All other changes postdate the period of significance and are not considered historically significant, though the change from railroad spur entries to pedestrian entries is significant in that it is highly unlikely that a railroad will ever enter this structure again. The proposed changes allow for the continued adaptability of the building while preserving the most significant aspects of its historic architecture.

   This criterion is met.

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.

Findings: Other than the removal of original warehouse windows at the ground/loading dock level (limited to the southeast and northeast courtyards and the two westernmost bays of the north façade), no significant historic features are proposed for removal. The removal of the ground level warehouse windows is not due to deterioration but in order to provide a more pedestrian-friendly "sidewalk" experience along the loading docks at the east and north facades, similar to what exists along the south façade. As noted above, all of the south façade ground level windows have already been replaced with storefront. The current proposal will result in the west façade being the only remaining location of ground-level divided-light warehouse windows.

The proposed storefront windows are an aluminum system with a rectangular profile (C.74). Where possible, they are designed to match the tripartite division of the windows above which have expressed mullions separating the divided light windows in a 5-4-5 pattern. The storefront windows will have expressed mullions immediately below the upper-level mullions except in those locations where doors are proposed as pairs of doors will not fit within the width of the central portion of the tripartite system above. While the rectangular profile differs from that of the warehouse windows, it better matches the profile of other storefront windows on the south façade, presenting a consistent approach at the ground level. Where warehouse windows are to be replaced with new warehouse style windows, such as at the north elevation of the southeast courtyard, these windows will have an angled profile (C.73) more akin to the historic warehouse windows.

This criterion is 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: No physical or chemical treatments are indicated as proposed.

   This criterion is met.

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.

   Findings: Some excavation will occur, mostly concentrated at the north side of the building where the loading bays west of the north entry will be reconfigured to allow for expansion of the basement with glazed wall area below the loading dock. It is unlikely that this extent of excavation will produce any archaeological artifacts, however, in the event that archaeological artifacts are discovered, staff has added a condition that all proper procedures are followed.

   With the condition of approval that in the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified, this criterion is met.

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.

Findings: It has been noted that the warehouse style divided-light windows are one of the primary character-defining features of this building. However, because of the overwhelming amount of these windows on the resource, replacement of the ground level windows with storefront will not significantly compromise the integrity of the building. The proposed improvements at the penthouse rooftop are largely superficial and reversible, as well as minimally visible. The proposed changes at the west entry will remove a non-historic addition and will be replaced with a more discreet entry system that does not project from the main mass of the building.

The proposed ground level/loading dock storefront changes and the changes at the went entry will be designed in a similar language (dark colored aluminum-framed glazing) and will be discernible as concurrent changes that occurred at this point in time. Similarly, the steel cable railings capped with steel handrails at the loading docks, east ramp, and penthouse will also mark this point in time through their similar language.

This criterion is met.

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.

Findings: When this building was first constructed in 1920 and added to in 1936, its use was predominantly to house and ship wares. Loading docks wrapped the building on the east, north, and most of the west facades and trains entered and exited at the east. The walk-in customer retail portions of the building were concentrated on three floors plus a mezzanine located in the southwest corner of the building. The remainder of the building was devoted to warehousing and shipping of mail orders and the offices to support that work. The retail function of Montgomery Ward at this location ceased in 1976 with the remainder of the operations soon to follow. In the 1980s, the building was converted to a trade center offering space for trade shows, exhibition space and multi-tenant office space.

These uses continue today and the proposed work is intended to make the building even more welcoming to those who use and may use the building. This is the primary reason for the changes proposed at the loading docks which will open up the building wall by replacing historic warehouse windows (at the southeast and northeast courtyards and two westernmost bays at the north façade) and other window and wall sections with new storefront systems, some of which are operable. As is discussed above, the removal of this amount of warehouse windows will not significantly compromise the integrity of the building due to the overwhelming presence of these windows at upper levels. Rather the enhanced pedestrian environment will allow for an overall improved experience and better appreciation of the building which will help ensure its continued use. The new storefronts, while contemporary in their expression, are designed to have mullions in line with upper-level windows, while also differentiating with a darker color and more contemporary profile.

At the ground level east entry, the proposed alterations are more respectful of the building's architecture than the current configuration, as the new proposal allows the columns to be more pronounced than the current relatively flush infill walls. The new design will allow for a more pronounced expression of the building's strength through its historic reinforced concrete column design.

At the ground level transformer yard, the new equipment is located at the exterior of the building. On large sites where a building does not occupy the full site, new electrical equipment is required to be located on site. This can be accommodated within the building, on-site above-grade, or on-site below-grade. Locating the equipment within the building would create dead space along the ground floor walls which the applicant is intending to open to more active use. On-site below-grade is certainly ideal though may result in undesirable tradeoffs such as removing other desirable treatments from the proposal. Staff notes that existing utility service is accessed along NW 27th, hence why the proposed transformers are located at the southeast corner rather than, for example, the northwest corner of the site. Staff believes that, while not ideal, the proposed transformer yard is appropriately concealed with the Code-required F2 fencing at the west and north, the ramp to the east, and the dense cedar trees (See C-71) proposed along the south.

At the penthouse rooftop, the introduction of a stair and wheelchair lift will provide never-before-seen accessible views from the top of one of the city's most beloved architectural icons. These elements are located at the west side of the penthouse, along with a short elevator overrun. The drawings indicate a second stair to be located in approximately the middle of the penthouse. The location of these elements ensure they will be minimally visible or not visible from adjacent streets. In order to ensure that the stairs and wheelchair lift stay minimally visible, staff has added a condition that if the stairs or wheelchair lift are proposed in different locations than what is shown in these drawings, then a historic resource review will be required. A low-profile railing will provide fall protection along the parapet edge.

With the condition that historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be located in a different location than what is shown in these drawings, this criterion is met.

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.

Findings: As is noted in the findings for #1 above, the general form and massing of the building will remain intact. To a significant extent, the character-defining warehouse windows will also remain intact, with only those at the ground level of the east and north facades being replaced with storefront glazing. The proposed work at the east ramp reconfigures this space from automobile use to pedestrian use but the essential form of the ramp will remain unimpaired, with a final design approved through a follow-up review per Condition E as described in the findings for Criterion #1. Similarly, the proposed improvements to the rooftop of the penthouse are minimally visible and have little impact on the overall integrity of the building. The removal of the 1980s western entry addition removes this rather large incompatible appendage and returns the footprint of the building to something closer to its historic condition.

This criterion is met.

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: The resource is not located within a historic district and there are few (if any) truly comparable buildings nearby. Much of the neighboring area is industrial with some commercial and residential nearby. Some adjacent areas are also being developed for mixed uses with a greater emphasis on retail activity in the area than has been seen previously. The proposed changes, particularly at the ground level and around the building will enhance the property's retail character as well as reinforce the surrounding area's growing retail activity. As noted above the proposed changes do not significantly compromise the integrity of the building. Compatibility is achieved through simplicity of the design of new elements to serve the building and its functions rather than to draw attention away from its historic character or historic features. New elements are designed to complement patterns established in the historic building without mimicking those elements. The overall result is one of respect and deference with high quality design aimed to ensure the continued use and enjoyment of this landmark building.

This criterion is met.

33.846.070 Modifications Considered During Historic Resource Review
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 historic resource review process. These modifications are done as part of historic resource 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 historic resource 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 historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
B. **Purpose of the standard.**
   1. The resulting development will meet the purpose of the standard being modified; or
   2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Modification #1: 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse.

Purpose Statement: The height standards work with the FAR, building setback, and building coverage standards to control the overall bulk and intensity of an area. The EX zone height limit reflects its use in intense urban areas and the range of uses that are allowed.

Standard: The maximum height in the EX zone, per Table 140-2, is 65 feet.

A. Better meets historic resource review approval criteria. *The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and*

B. Purpose of the standard. *The resulting development will meet the purpose of the standard being modified or the preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.*

Findings: The existing building exceeds the maximum height limit for the EX zone by almost 220%. This building is taller than any building around it for several blocks though views of the roof can be seen from elevated heights along the nearby hillside. The proposal to add fall protection railings, new stairs, and an elevator overrun will allow access to the rooftop of the penthouse, affording access to never-before-seen views from atop one of the city's most iconic landmarks; these elements will not exceed the height of the existing parapet and will be minimally visible or not visible from nearby streets. The introduction of a wheelchair lift will exceed the height of the parapet, but is located away from the parapet edge and will ensure that physical barriers to removed for all who may be granted access to this space. The top of the future wheelchair lift is noted as approximately 153' from grade, or about 8' above the roof pavers.

The purpose of the standard is met in that FAR, building setbacks, and building coverage are not affected by the additional elements exceeding the allowed height. The proposed elements are contained within the existing building footprint and are relatively small elements that in some cases would be exempt from the height limit if the building did not already exceed the height limit. The added elements also have little impact on the intensity of the use within the building, though they will add to users enjoyment of the building with little overall impact to the building itself or the surrounding area.

Historic Resource Review criterion #8 is also better met by the proposal than would a proposal that meets the standard. By allowing additional penthouse rooftop elements which exceed the height limit, the proposal allows barrier free access to the penthouse which rises one floor above the highest floor of the building's main elevators, without compromising the building's architectural integrity. Currently, the penthouse is inaccessible to those with limited mobility. Introducing an elevator that provides access to the penthouse results in a relatively small overrun that breaches the current roof height. By allowing stairs and fall protection railings to also exceed the current height of the building, access is granted to the rooftop to those with full mobility. The inclusion of a wheelchair lift is less intrusive and therefore more compatible with the building than an extension of the elevator and will ensure there are no further physical barriers to accessing the roof where all can enjoy the views. Such views will foster a deeper appreciation for this special landmark, thus encouraging its continued preservation.

Therefore, this Modification merits 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.

Staff notes that long-term bicycle parking standards and interior parking-lot landscaping standards are not shown to be met in the current drawings and Modifications were not requested to not meet these standards.

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 are relatively minimal, focused at the ground/loading dock level, the penthouse, the west entry, and the surrounding site. The proposal with enhance the pedestrian experience of the site while maintaining the historic character of the landmark building. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and Modification criteria and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Historic Landmarks Commission decision)

Because BES has not yet been able to recommend approval, this recommendation of approval is pending BES approval, which may be received prior to the hearing on July 26th. Additionally, because Urban Forestry also does not yet recommend approval, this recommendation of approval is pending a revised recommendation by Urban Forestry.

If BES and Urban Forestry have not issued recommendations of approval by July 26th, staff recommends denial.

If BES and Urban Forestry have issued recommendations of approval by July 26th, staff recommends approval of exterior alterations as part of a larger rehabilitation project (including seismic improvements) to the existing 1936 historic landmark.

Proposed exterior alterations recommended for approval include:
At the east façade:

- replacement of storefront at the east sidewalk level entrances;
- introduction of a guard rail at the penthouse level;
- introduction of operable aluminum storefront systems facing the north courtyard;
- introduction of aluminum storefront systems at the south courtyard;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- loading docks improvements including introduction of stairs and guardrail;

At the north façade:

- introduction of aluminum storefront systems, new roll-up doors, and minor areas of box-rib metal wall panel;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;
- introduction of a new canopy at the central entrance;
- loading docks improvements including introduction of stairs, ramp, and guardrail;

At the west façade:

- removal of the 1980s entrance addition and replacement with a new entry curtainwall system with pivoting 30' high glass doors flanked by new glass swinging doors and canopies;

At the south façade:

- removal of the 1980s full-width ground level canopy with retention of the canopy at the central entrances which will have new storefront doors;
- removal of some glazing at transom windows to allow venting behind the existing window frames to remain;

Penthouse Level improvements:

- improvements to the roof of the penthouse to allow for use as a lighted paved rooftop terrace, including creating openings for a future stair and future wheelchair lift with new modest elevator overrun as well;

Site Improvements:

- new light fixtures throughout the site;
- grading and reconfiguration of loading bays;
- ~~reconfiguration of the existing vehicle ramps at the east with pedestrian-oriented landscaping~~;
- establishment of a new transformer yard at the south end of the south courtyard to be screened with fencing and the existing vehicle ramp to the east; and
- parking lot and landscaping improvements.

Staff recommends approval of the requested Modification to:

1. 33.140.210 Height – to allow the addition of pavers, a wheelchair lift, stairs, light bollards, and fall protection railings at the rooftop at a maximum height approximately 153' above grade, whereas the maximum allowed height in the EX zone is 65'; the current height is noted as 141' (excluding the parapet). Railings would be limited to the east penthouse.

This recommendation of approval is subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 20-226339 HRM". 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.

D. In the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified.

E. The alterations to the east ramp (planters, benches, railings, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

F. A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be location in a different location than what is shown in these drawings.

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Procedural Information. The application for this land use review was submitted on December 21, 2020, and was determined to be complete on June 7, 2021.

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 December 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 5, 2021.**

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 recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Historic Landmarks Commission who will make the decision on this case. This report is a recommendation to the Historic Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Historic Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to Hillary Adam at Hillary.Adam@portlandoregon.gov.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

Thank you for any information you can provide regarding this case. **Note:** If you have already written, it is not necessary to write again; your correspondence will be given to the Historic Landmarks Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice.

Appeal of the decision. The decision of the Historic Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of $5,513.00 will be charged (one-half of the BDS LUS application fee for this case).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: https://www.portlandoregon.gov/bds/article/411635.
Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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 **the end of the appeal period** 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

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).

Hillary Adam
July 16, 2021

EXHIBITS – NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement
   1. Narrative
   2. Original Drawing Packet
   3. Neighborhood Correspondence
   4. Sign Locations for Voluntary Neighborhood Meeting
   5. Revised Narrative
   6. Revised Drawing Packet
   7. Drawing Appendix
   8. Resubmitted Application
B. Zoning Map (attached)
C. Plan & Drawings
   1. Cover Sheet
   2. Contents
   3. Project Overview
   4. Zoning Summary
   5. Boundary Plan
   6. Site Plan: Existing
   7. Existing Conditions
   8. Site Plan: Proposed (attached)
   9. Level 01 Floor Plan
   10. Level 02 Floor Plan
   11. Level 03-09 Typical Floor Plan
   12. Roof Plan
   13. Existing: East Elevation
   14. Proposed: East Elevation (attached)
   15. Existing: North Elevation
   16. Proposed: North Elevation (attached)
   17. Existing: West Elevation
   18. Proposed: West Elevation (attached)
   19. Existing: South Elevation
   20. Proposed: South Elevation (attached)
   21. Proposed: Building Section
   22. East Entry: Enlarged Elevations
   23. East Entry: Materials & Color
   24. East Entry: Details
   25. Northeast Courtyard: Enlarged Elevations
   26. Northeast Courtyard: Material & Color
   27. Northeast Courtyard: Details

28. Southeast Courtyard: Enlarged Elevations
29. Southeast Courtyard: Material & Color
30. Southeast Courtyard: Details
31. Northeast Entry (East): Enlarged Elevations
32. Northeast Entry (East): Material & Color
33. North Entry (East): Details
34. North entry (West): Enlarged Elevations
35. North Entry (West): Material & Color
36. North Entry (West): Details
37. West Entry: Enlarged Elevations
38. West Entry: Material & Color
39. West Entry: Details
40. South Entry: Enlarged Elevations; C.40.1. South Entry: Material & Colors
41. South Entry: Details
42. Penthouse: Details
43. Sightlines: Penthouse Terrace
44. Transformer Yard
45. Civil: Existing Conditions
46. Civil: Site Plan
47. Civil: Grading Plan
48. Civil: Utility Plan
49. Site Lighting
50. Building Mounted Lighting
51. Rooftop Lighting
52. Landscape: Proposed Plan
53. Landscape: Zones
54. East (Level 1)
~~55. East (Level 2)~~
56. East – Materials
57. East – Trees
~~58. East – Trees – Alternate~~
59. East – Shrubs & Groundcover
60. East – Sections
61. North
62. North – Materials
63. North – Trees
64. North – Shrubs & Groundcovers
65. West
66. West – Materials
67. West – Trees
68. West – Shrubs & Groundcovers
69. South
70. South – Materials
71. South – Trees
72. South – Shrubs & Groundcovers
73. Cutsheets: Warehouse Window System
74. Cutsheets: Storefront System
75. Cutsheets: Bi-Folding Doors
76. Cutsheets: Architectural Louver & Spiral Overhead Door
77. Cutsheets: Metal Panel & Boxrib
~~78. Cutsheets: Bicycle Storage~~
79. Cutsheets: Site Lighting
80. Cutsheets: Site Lighting
81. Cutsheets: Site Lighting
82. Cutsheets: Site Lighting

83. Cutsheets: Site Lighting
84. Cutsheets: Site Lighting
85. Cutsheets: Site Lighting
86. Cutsheets: Site Lighting
87. Cutsheets: Site Lighting
88. Cutsheets: Site Lighting
89. Cutsheets: Site Lighting

D. Notification information:
   1. Request for response
   2. Posting letter sent to applicant
   3. Notice to be posted
   4. Applicant's statement certifying posting
   5. Mailed notice
   6. Mailing list

E. Agency Responses:
   1. Bureau of Environmental Services
   2. Bureau of Parks, Forestry Division
   3. Bureau of Transportation Engineering and Development Review
   4. Fire Bureau
   5. Life Safety Division of BDS
   6. Site Development Section of BDS
   7. Water Bureau

F. Letters
   1. NWDA Planning Committee representative, Steve Pinger, on February 4, 2021, with questions.

G. Other
   1. Original LUR Application
   2. Incomplete Letter, dated January 11, 2021
   3. 180-Day Letter, dated May 18, 2021

H.

City of Portland
Historic Landmarks Commission

Type III Land Use Review

MEMORANDUM

Date: **July 16, 2021**

To: **Historic Landmarks Commission**

From: **Hillary Adam, Design / Historic Review Team**
503-823-8953 | hillary.adam@portlandoregon.gov

Re: **LU 20-226339 HRM – Montgomery Park Alterations Landscaping**
Type III Historic Resource Review – July 26, 2021

Attached is a drawing set for the Type III Historic Resource review scheduled on July 26, 2021. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Historic Resource Review for proposed exterior alterations to the landmark Montgomery Park Building, including storefront alterations, reconfiguration of the west entry, reconfiguration of the loading bays, and reconfiguration of some parking areas as space for pedestrians. A Modification to 33.140.210 Height is requested to allow new improvements at the rooftop level (at approximately 153'), which exceed the base zone maximum height of 65'.

II. DEVELOPMENT TEAM BIO

Architect	Scott Martin | GBD Architects
Owner	Code McNeal | Unico Properties
Project Valuation	**$** 6,652,000

III. HISTORIC REVIEW APPROVAL CRITERIA – See attached matrix.

- 33.846.060.G Other approval criteria
- 33.846.070 Modifications Considered During Historic Resource Review

IV. STAFF RECOMMENDATION

Staff found that, with conditions, the proposal meets the applicable Historic Resource Review criteria, therefore, the Staff Report recommends approval with conditions. However, at the time of the staff report publication, BES and Urban Forestry did not yet recommend approval; with revisions to the tree plan and with consideration of the applicant's stormwater management plan, BDS staff expects that revised recommendations of approval can be received from both of these bureaus prior to the July 26, 2021 hearing. Therefore, BDS staff's recommendation of approval is pending BES and Urban Forestry approval. If BES and Urban Forestry do not revise their recommendations of denial to ones of approval, BS staff must recommend denial.

From the SR conclusion:

The proposed alterations are relatively minimal, focused at the ground/loading dock level, the penthouse, the west entry, and the surrounding site. The proposal with enhance the pedestrian experience of the site while maintaining the historic character of the landmark building. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and Modification criteria and therefore warrants approval.

V. CONDITIONS OF APPROVAL

The standard three conditions of approval have been added, as well as the following additional conditions:

D. In the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified.

E. The alterations to the east ramp (planters, benches, railings, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

F. A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be location in a different location than what is shown in these drawings.

VI. PROCEDURAL NOTES

- The subject proposal was heard before at a voluntary Design Advice Requests (DAR) meeting, held on December 14, 2020 (Commissioners present: Foty, Roman; Minor was bsent but provided comments). See the attached summary of Commission comments.
- The application was deemed complete on June 7, 2021.

Attachments: Drawing Set July 6, 2021 (paper and digital)
Guidelines Matrix (digital only)
Summary Notes from the DAR held on December 14, 2020 (EA 20-209785 DA) (digital only)
Public testimony from NWDA (Ex. F-1)

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES
1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds

33.846.060.G OTHER APPROVAL CRITERIA		PROJECT NAME: Montgomery Park Alterations		CASE NUMBER: LU 20-226339 HRM
DATE: July 26, 2021		PROJECT ARCHITECT: Scott Martin, GBD Architects		PROJECT VALUE $6,652,000
MACRO	**STAFF**		**COMMISSION**	
	+ / -	*Comments*	**+ / -**	*Comments*
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.		Met with COA. See page 7.		
8. Architecural 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.		Met with COA. See pages 10-11.		
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.		Met. See page 11.		
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.		Met. See page 12.		
MID	**STAFF**		**COMMISSION**	
	+ / -	*Comments*	**+ / -**	*Comments*
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.		Met. See page 8.		
3. Historic changes. Most properties change over time. Those changes that have acquired historic significance will be preserved.		Met. See page 8.		
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.		Met. See page 9.		
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.		Met. See page 10.		
MIRCO	**STAFF**		**COMMISSION**	
	+ / -	*Comments*	**+ / -**	*Comments*
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.		Met. See page 9.		
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.		Met with COA. See page 9.		



City of Portland

Historic Landmarks Commission

Type III Land Use Review

LU 20-226339 HRM

Montgomery Park Alterations

July 26, 2021

Staff Presentation

Context

Location
Zoning
Approval Criteria
Context
Program Overview
Project History

Applicant Presentation

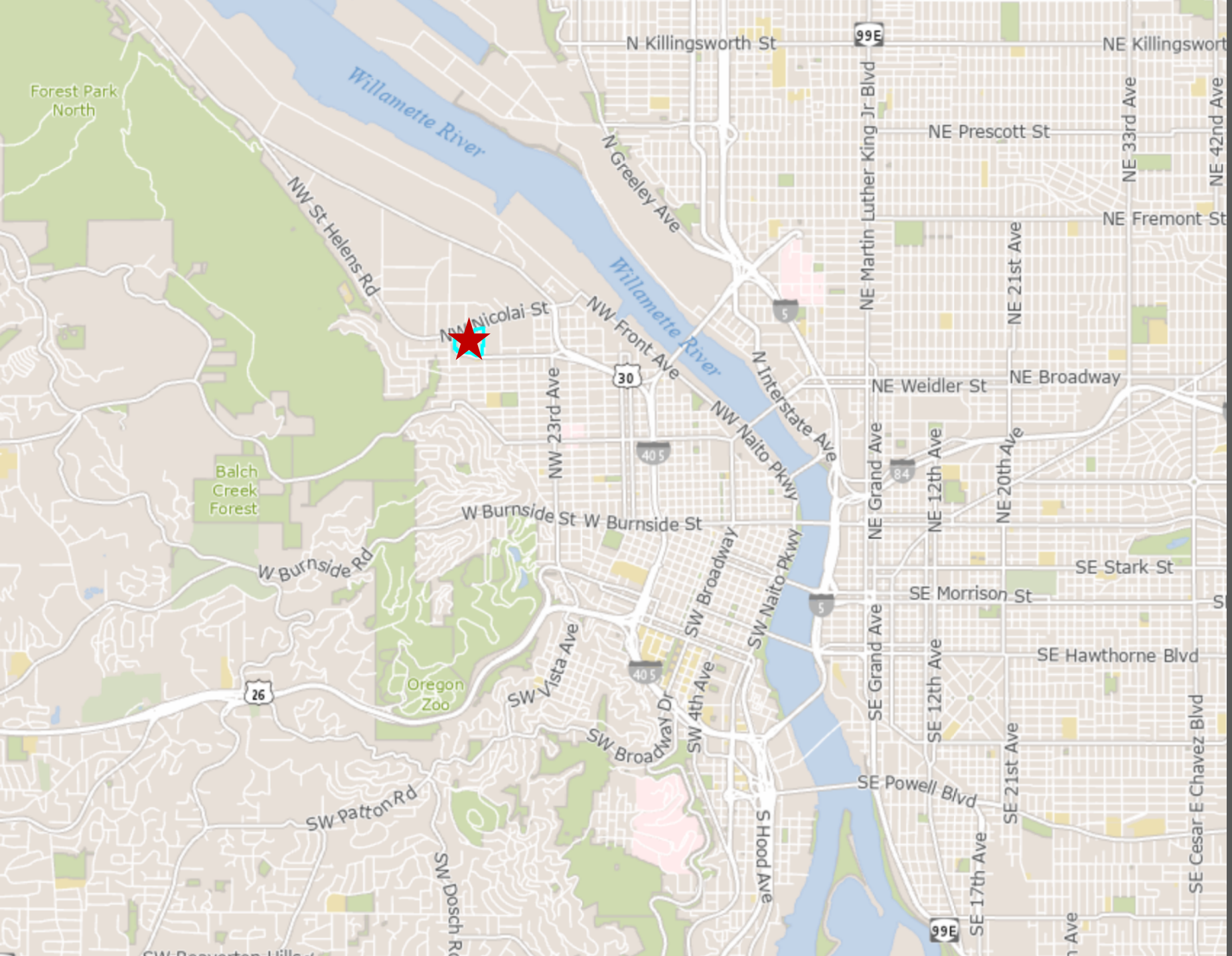
Discussion Topics

Recommended Conditions of Approval

Staff Recommendation

Conditions of Approval
Next Steps

Context

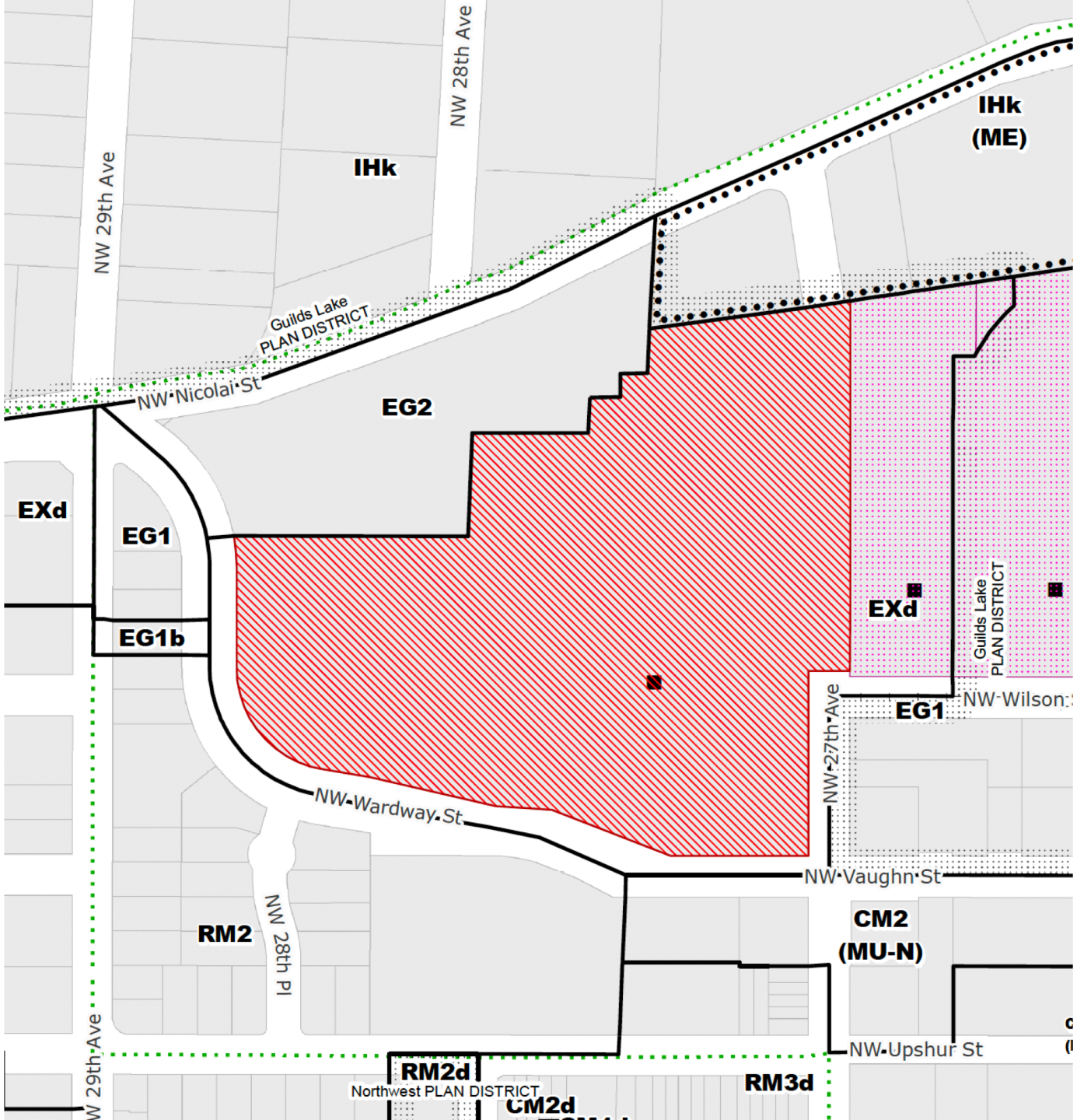


Location

Northwest neighborhood

Just outside of Guild Lake and Northwest Plan Districts

Not within a Plan District



Zoning

Base Zone:
EX, Central Employment

Overlay:
Historic Resource Protection Overlay and Design Overlay

Floor Area Ratio:
3:1 base, w/ 3:1 bonus

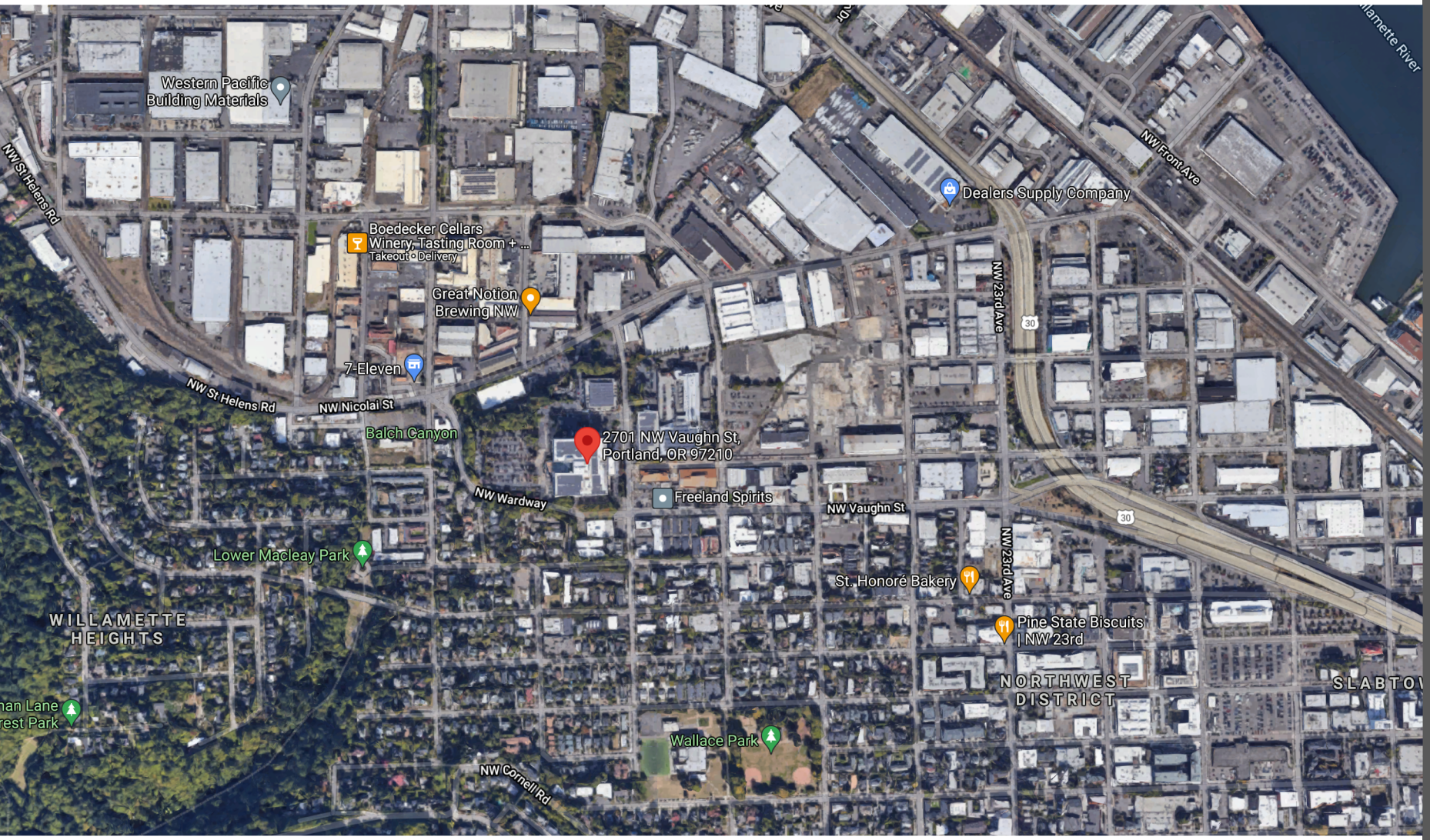
Height:
65’ max

Approval Criteria

33.846.060.G (1-10) Other approval criteria

33.846.070 Modifications Considered during Historic Resource Review

Context

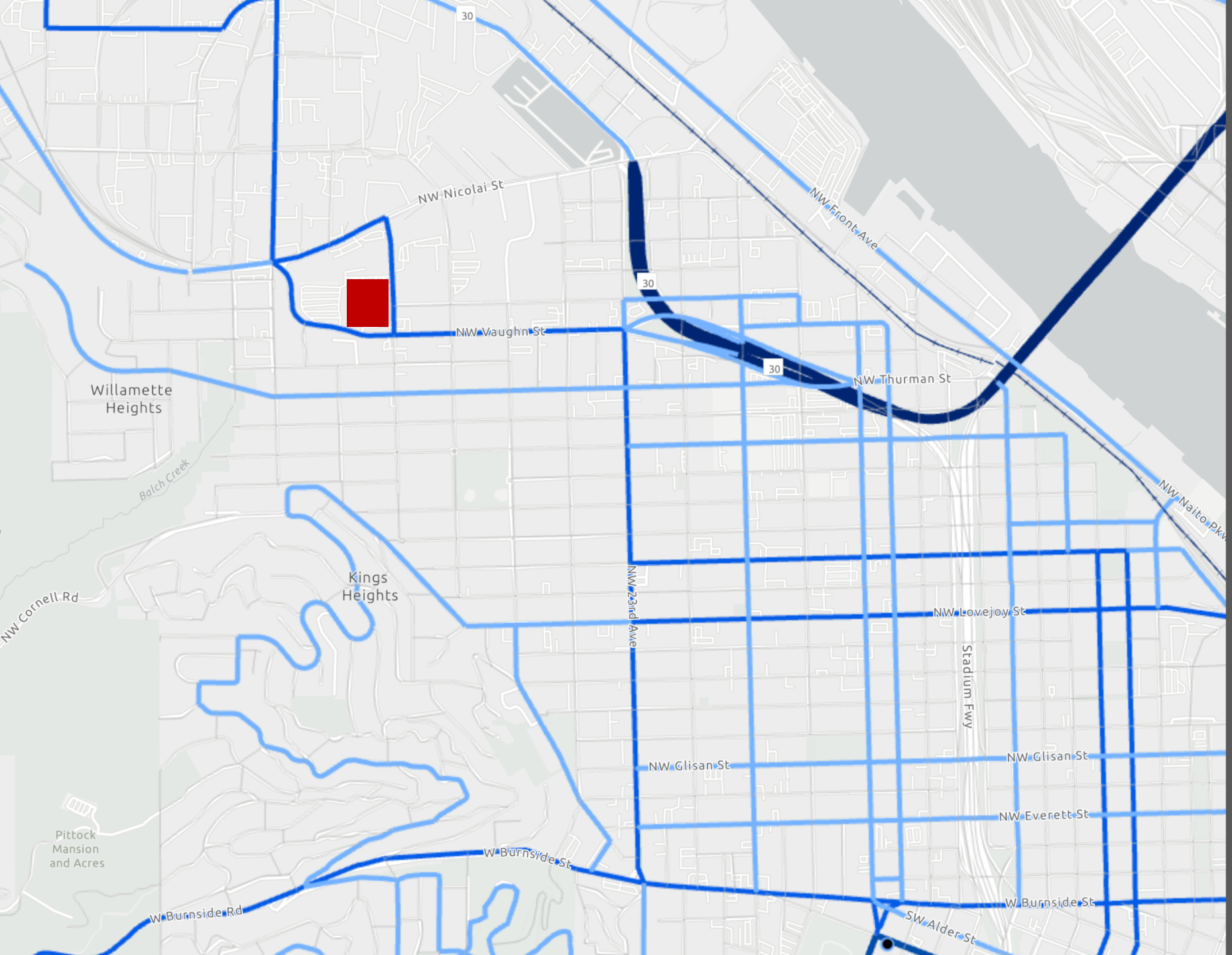


- NW Industrial District to the north
- Forest Park to the west
- NW residential neighborhood and commercial streets NW Nicolai, NW Vaughn, and NW Thurman to the south
- Hwy 30 and Willamette River several blocks east



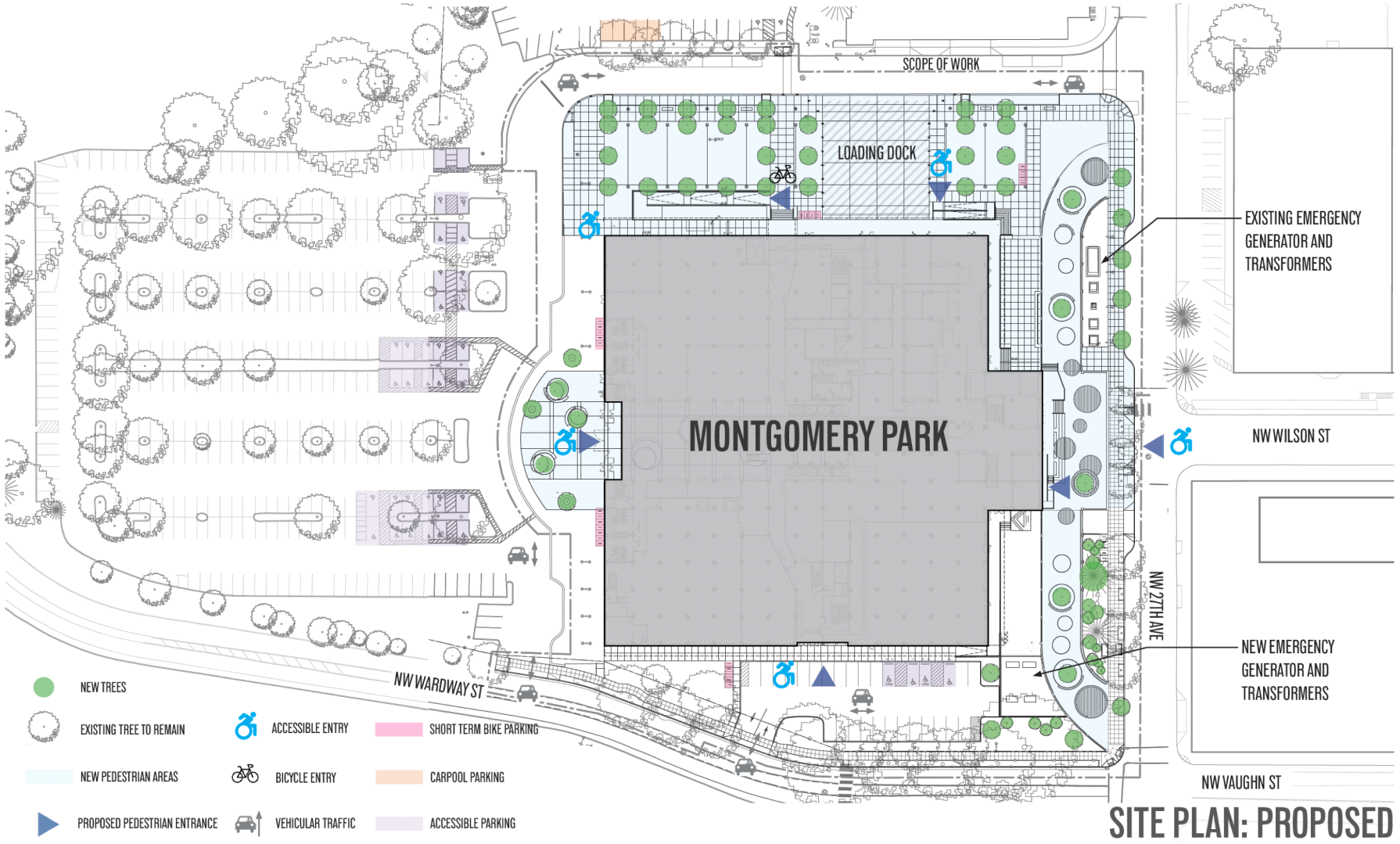
Context

- NW Industrial District to the north
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Context

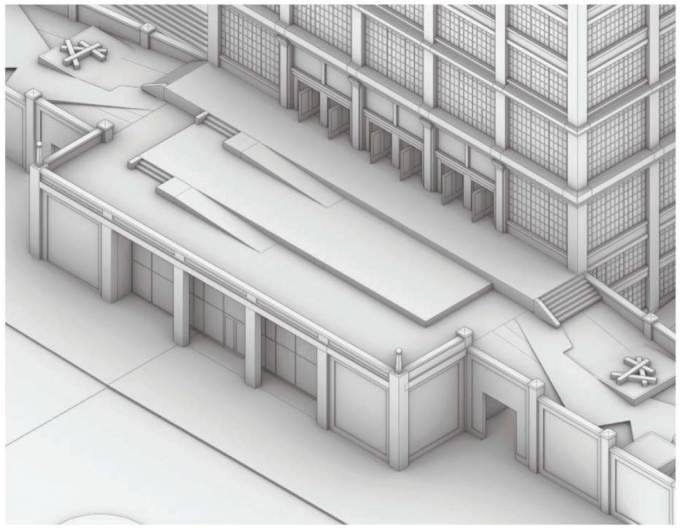
- Surrounded by Major Transit Priority Streets, served by Trimet lines 15, 77

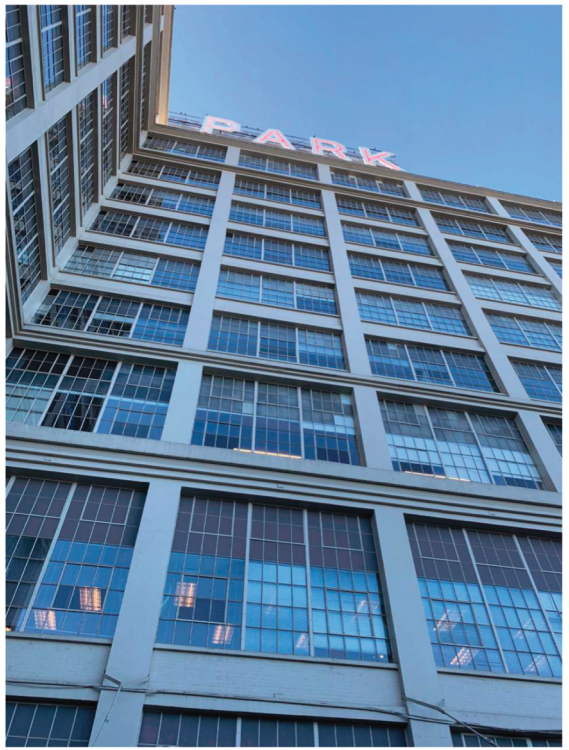


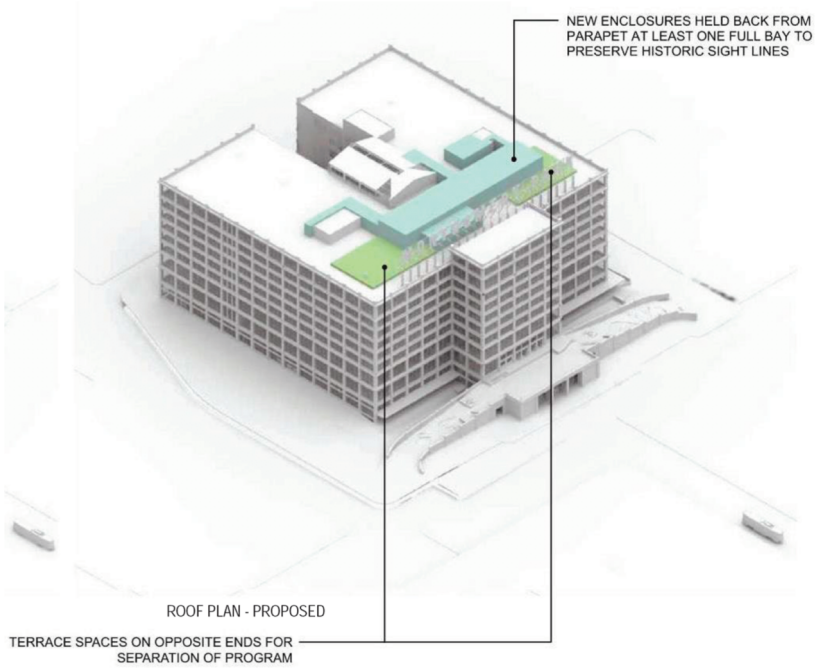
Program Overview

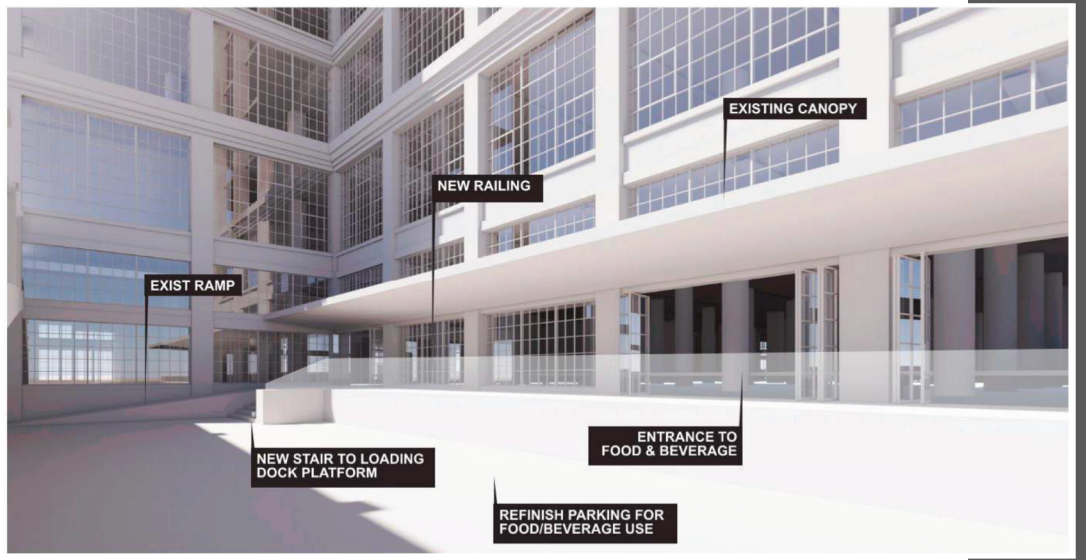
- New storefronts at east and north dock level
- Removal of some glazing for venting at transom level at south, east, and north
- Removal of 1980s entry addition and replacement with new entry at west
- Improvements to penthouse roof for use as a terrace
- New light fixtures throughout
- Grading and reconfiguration of loading bays at north
- New transformer yard at southeast
- Modification to allow new elements above maximum height











Project History

- Pre-App
- DAR – December 14, 2020

Applicant Presentation

Discussion Topics

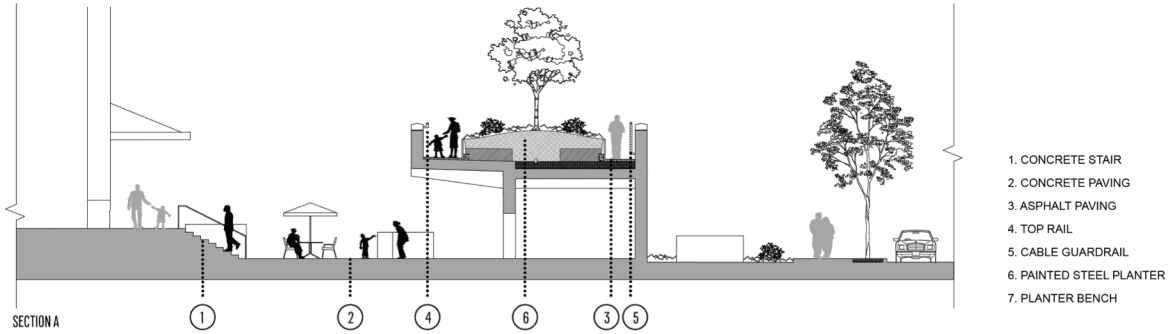
Staff recommends approval with conditions:

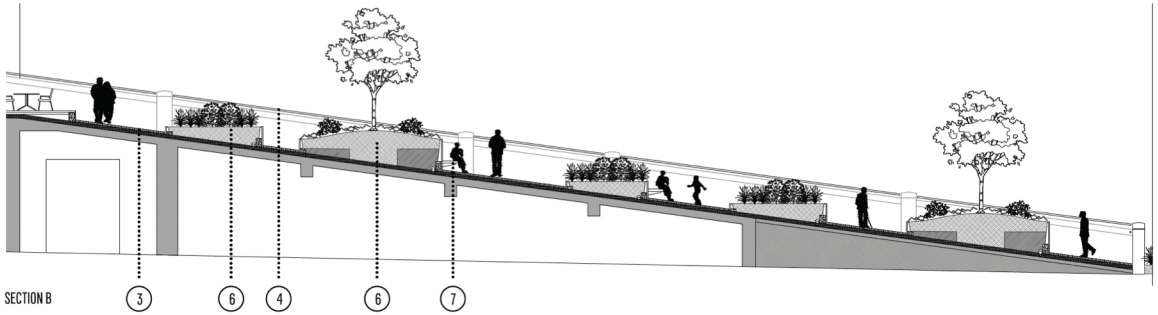
A, B, C – standard conditions

D. In the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified.

E. The alterations to the east ramp (planters, benches, railings, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

F. A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be in a different location than what is shown in these drawings.

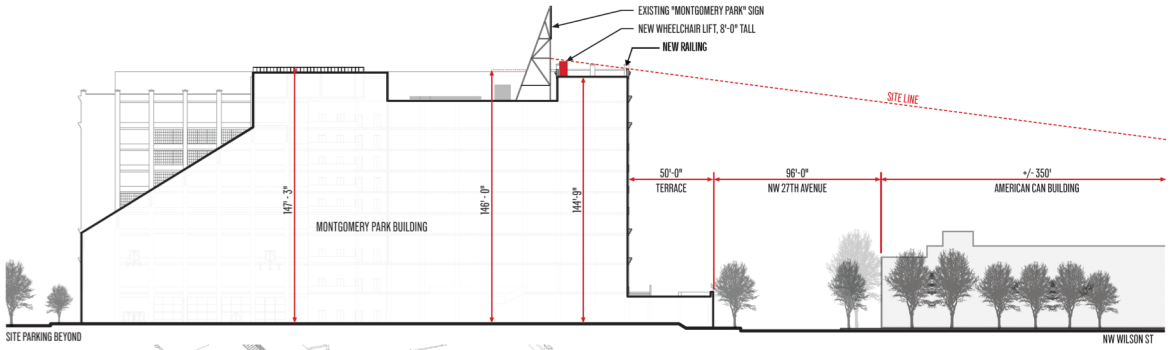


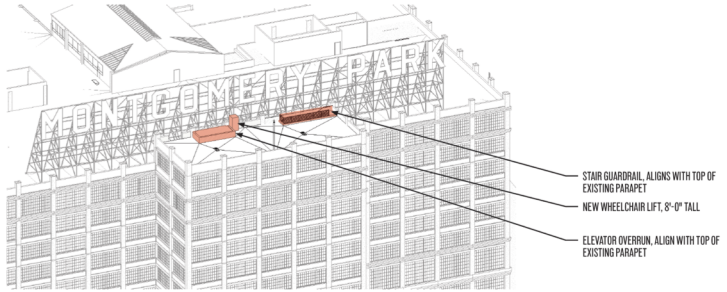




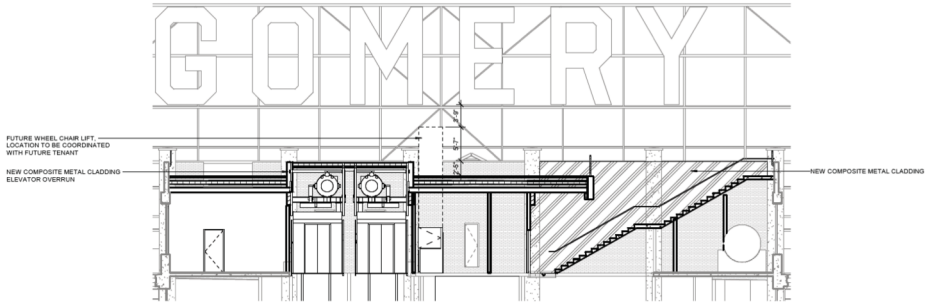
Condition E

The alterations to the east ramp (planters, benches, railings, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

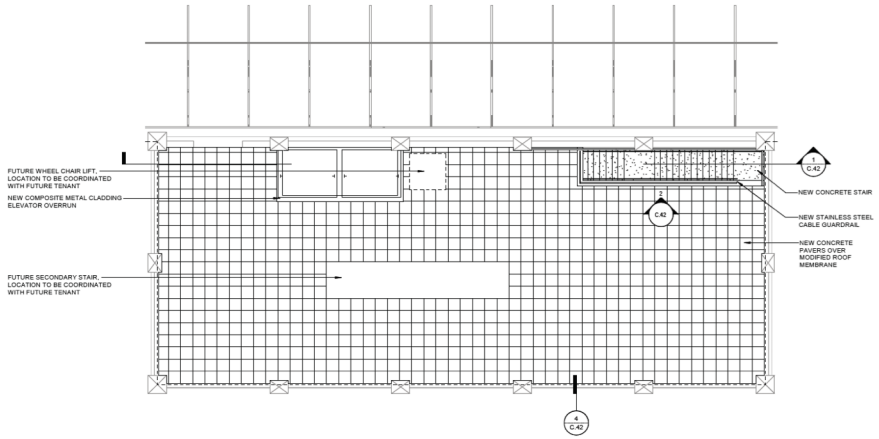








1 ROOF PENTHOUSE SECTION



3 ROOF PENTHOUSE PLAN

Condition F

A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be located in a different location than what is shown in these drawings.

Staff Recommendations

Recommendation

Staff recommends approval with conditions:

A, B, C – standard conditions

D. In the event of archaeological discovery, all work shall be stopped, and the State Archaeologist shall be notified.

E. The alterations to the east ramp (planters, benches, railings, steps) shall be removed from this proposal and a follow-up Type II historic resource review shall be applied for to consider a revised east ramp proposal.

F. A follow-up historic resource review will be required if the location of the penthouse stairs or wheelchair lift are proposed to be in a different location than what is shown in these drawings.

***Staff report noted that BES and Urban Forestry did not yet recommend approval; BES has revised their response and the Urban Forestry issue is resolved.**

Options

Options

1. Accept the staff report; approve the proposal with conditions;

1. Accept the staff report; approve the proposal with revised, additional, or deleted conditions; or

1. Reject the staff report; request applicant to return with revisions.

Questions