



March 28, 2017

Clark County Historic Preservation Commission

**REQUEST FOR REVIEW AND COMMENT ON PROPOSED NEW FAÇADE AT
108 W 8th STREET – PRJ-155511/LUP-60502**

The city received a request for a proposed façade alterations at 108 W 8th Street. The site is located on the north side of 8th Street between Washington and Main Streets. The site is within Heritage Overlay District Number 2.

The proposal is to modify the existing façade to include a recessed entry, new canopy, additional glass and a repaint the façade to Navy Blue with yellow and natural exposed wood accents. The applicant also proposes a projecting sign at the main entrance.

Within Heritage Overlay District Number 2, per the provisions of 20.510.030.B, Exterior Alterations - All exterior alterations to a historic building or a structure located within a Heritage Overlay District, visible from a public street or other public place, and all exterior alterations to a building listed on the State or National Registers of Historic Places, including changes to signs, marquees, awnings, canopies or other building appendages, whether a building permit is required or not, shall require advisory review by the Clark County Historic Preservation Commission. The standards for such review shall be those standards pertaining to architectural style, design, arrangement, texture, materials, color, and other pertinent factors designated in this section as standards for review of new construction and alterations to buildings within the specific Heritage Overlay District within which such property is located. The Clark County Historic Preservation Commission shall apply the standards for historic preservation projects which appear as Title 36, C.F.R., Part 67 of the Federal Register and shall consult with the Planning Official on any exterior alterations to a historic building within Heritage Overlay District.

The standards specific to Heritage Overlay District 2 are as follows:

3. Key architectural features. Certain architectural features, both existing on certain key buildings in the area, and formerly present on these and other buildings in the area, are key elements to be preserved and to be used for guidance in restoration of existing buildings and in construction of new buildings, consisting of the following:
 - a. Windows which are narrow and vertical in emphasis, symmetrically spaced, generally with large panels, and door openings which are generally narrow and high; windows and

door openings generally occupy less than half of the total wall area of the building frontage; bay windows are occasionally present.

- b. Construction generally of standard brick masonry, and occasionally stone block, sometimes exposed and at times painted, and side walls generally of brick.
 - c. Window and door frames generally of wood or painted metal, and most trim in wood or painted metal.
 - d. A prominent upper cornice, with occasional lower cornices, with occasional repetition of the upper cornice detail above bay windows and prominent window sills or heavily recessed windows.
 - e. A texture which is generally rough but firm-grained, and a color typically that of red brick or gray stone.
 - f. Dark and unobtrusive roofing materials.
 - g. Arches generally repeated at upper floors when present on the ground floors.
 - h. A clear articulation between floors.
 - i. Signs integrated into the architecture of the building or relatively inconspicuous additions to the building with lettering characteristic of that common at the beginning of this century.
5. Exterior alteration and new construction guidelines. The following guidelines shall be adhered to in the construction of new buildings and alterations to all existing buildings in Heritage Overlay District Number Two.
- a. Every effort should be made to provide a compatible new use for property, one that will require minimal alteration of the building and site; or, effort should be made to utilize the property for its originally intended purpose.

Finding: The building previously housed a restaurant. The proposed use is an expansion of the restaurant use. The building currently is home to the Mighty Bowl restaurant.

There are four, generally equal, recessed areas along the façade. The façade appears to have been significantly altered. Most of the façade consists of featureless, blank walls. It appears doors and/or windows, which were likely part of the original façade, have been removed and filled.

To aid in describing the proposal, for this report the recessed areas are described as Areas 1 through 4 with 1 being the western-most recessed area and 4 being the eastern-most.

Currently there are doors at the western (Area 1) and eastern portion of the façade (Area 4). The eastern door has a window, the western door does not. There is an existing door west of the center of the façade with windows to the west (Area 2).

The applicant proposes to install windows and an entrance along the façade. A 1½ foot diameter, circular projecting sign is proposed to the west of the main entrance. This is to be a two-sided, wood paneled sign.

- b. Alterations to facades and the construction of new facades should incorporate as many as possible of the key architectural features, and should be compatible with any adjacent or nearby key buildings. If possible, the original distinguishing qualities and character of a building, especially of its street facade, should be retained. Whenever possible, care should be taken to avoid altering or removing any historic material or significant architectural features such as cornices, display windows, recessed entries, original siding materials, or other features.

Finding: Revisions to Area 1 are minor; consisting of paint and a “planted wall”. Area 2 is proposed to remove the existing door and entry and replace it with storefront glazing. Area 3 is to be the entrance, with storefront windows and door. This is to be recessed, providing a sheltered outdoor area.

Area 4 is to retain the existing door and provide additional interest with windows and wood siding.

- c. Canopies should be compatible with the building to which they are attached, and should not disrupt key horizontal or vertical details of existing or adjacent buildings; and shall provide adequate lighting underneath.

Finding: The applicant proposes a canopy in all four sections. The canopy will be metal with exposed wood visible on the underside of the canopy sections.

- d. Attempts should be made in new construction to articulate the street facade by the use of bay windows above the first story, and by rhythmically spacing building projections and recessions and other details, while maintaining the continuity of building lines along the street.

Finding: The proposal modifies the original building articulation. It does not reduce the articulation. The building’s continuity will be maintained.

- e. Facade materials should be restricted to those commonly in use in the early 1900's, such as brick and wood. Metal window and door frames should have nonmetallic finishes and colors.

Finding: The building is currently painted beige in Areas 2 through 4. Area 1 is painted blue and green. The window will be storefront type. The proposed colors are blue with natural wood and yellow accents.

- f. Buildings and accessories should not imitate styles inappropriate to the period exemplified by the key buildings (such as Spanish, Colonial, Federal, Georgian, etc.), which are not characteristic of or compatible with examples of architecture common in Vancouver in the early 1900's.

Finding: The proposal includes minimal adornments. It does not mimic any inappropriate period.

- g. Dark glass or opaque window panes should be avoided in favor of clear or textured glass similar to that in the key buildings.

Finding: The applicant will install clear windows in keeping with those of the adjoining buildings.

- h. Colors should contribute to the distinct character of the building. For non-listed structures, colors should be compatible with neighboring buildings. For listed structures, period-appropriate building colors shall be researched and incorporated in any new color scheme. Significant departures from these standards shall be reviewed and approved by the Historic Preservation Commission.

Finding: This is a non-listed building. The rendering indicate a combination of navy blue paint with yellow accents and metal and natural wood.

- i. Continuity of cornice lines should be maintained physically or visually, between adjacent buildings.

Finding: The cornice lines will not be changed. The upper portion of the building will not be structurally altered. The proposed yellow trim line below the cornice will accentuate it.

- j. Each building should be recognized as a product of its own time and place. Efforts should be made to avoid designs that seek to create an early appearance but which have no historic basis (Colonial, Bavarian, wild west and other artificial themes).

Finding: The applicant has not designed the building to recreate an early appearance.

- k. Changes have taken place over the course of time and are the evidence of the history on a building and its site. These changes may have acquired significance in their own right and should be recognized and respected during alteration work.

Finding: The building has been modified. The modifications do not appear to provide architectural interest. The character of the façade will be enhanced.

- l. Stylistic features or examples of skilled craftsmanship that characterize the building should be treated with great sensitivity.

Finding: All remaining stylistic features are within the upper façade and that is to be retained generally intact.

- m. Architectural features that have deteriorated should be repaired rather than replaced whenever possible. Repair or replacement of missing architectural features on historic buildings should be based on physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.

Finding: The facades do not show major deterioration.

- n. Building surfaces should be cleaned with the gentlest means possible. Sandblasting or other cleaning methods that could damage the historic building materials should be avoided.

Finding: The applicant has not indicated any cleaning of the facades are proposed.

- o. Contemporary designs for new alterations or additions to the existing buildings should not destroy the significant architectural and historical material present on those buildings. Such designs must be compatible with the size, color, material and character of the building and the conservation district as a whole.

Finding: As indicated above, the building does not appear to have any significant architectural or historic features.

- p. Whenever possible, new additions or alterations to a building should be designed in such a way that if they are removed in the future, the essential form and integrity of the original building would remain unimpaired.

Finding: The proposed alterations could be removed and the essential form of the building could be retained.

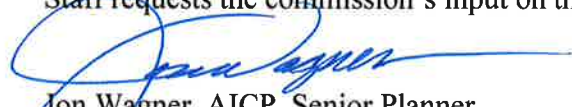
- q. In strict restoration projects, any reinforcement required for structural stability and any installation of protective or code-required mechanical system should be concealed so as not to detract from the property's historical quality, except when concealment would result in the alteration or destruction of historically significant materials or spaces.

Finding: The proposal does not indicate any reinforcing will be visible from the front of the building.

- r. Mortar joints on brick or masonry-face buildings should be repointed only when moisture problems are evident or when enough mortar is missing that water stands in the joint. The old mortar should be duplicated to the greatest extent possible in composition, color, and texture. Most old mortar is high in lime content and "softer" than newer Portland cement types. When new mortar types are combined with old brick, changes in compression, expansion and contraction, caused by moisture migration stresses can damage the brick and break the mortar bond. In all joint repairs, the original joint size should be duplicated along with the method of application and joint profile.

Finding: The façades are brick. Repointing is not indicated on the application.

Staff requests the commission's input on this proposal.



Jon Wagner, AICP, Senior Planner
Land Use Team
Community & Economic Development

- Attachments
- Application
 - Narrative
 - Drawings



Planning Permit Application

LAND USE PRELIMINARY APPLICATION (LUP)

415 W 6th ST ~ Vancouver, WA 98660
 PO Box 1995 ~ Vancouver, WA 98668
 Phone (360) 487-7800
 www.cityofvancouver.us

LUP-60502

Type Of Work		
<input checked="" type="checkbox"/> Type I	<input type="checkbox"/> Type II	<input type="checkbox"/> Type III
<input type="checkbox"/> Type IV	<input type="checkbox"/> Tree Removal Only **	
Use Type (Check One Box Only)		
<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family
<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential	<input type="checkbox"/> Duplex
<input type="checkbox"/> Wireless Communications Facility (new) <i>please see VMC 20.890</i>		
Process Type		
<input type="checkbox"/> Standard		<input type="checkbox"/> Streamline

Additional Information		
Special Review type: (if applicable)	<input checked="" type="checkbox"/> Tenant Improvement <input type="checkbox"/> Other	
	<input type="checkbox"/> Unoccupied Commercial/Utility Structure	
Plan Approval Type: (if applicable)	<input type="checkbox"/> Conceptual	<input type="checkbox"/> Detailed
	<input type="checkbox"/> Hybrid	
	Sewage Disposal: <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Public	
Water Source:	<input type="checkbox"/> Private Well <input checked="" type="checkbox"/> Public	
# of Units:		
# of Proposed Lots:		
# of Acres:		
Size:	<input type="checkbox"/> Up to 25 acres	<input type="checkbox"/> Over 25 acres
Impervious Area sf:		
Sq Ft:	Ground Floor:	2886.3 SF
	Upper Floor:	

Project Site Information And Location	
Project site address:	108 W 8th Street
Suite/bldg./apt #:	
Project name:	Mighty Bowl
Tax Assessor Serial Number:	
Nearest intersection if no site address:	

Description Of Project
Facade modification- Storefront windows/Arcadia 4-panel slider/awnings
Paint/Wood plank siding/Lighting. Interior TI - Food assembly line/
Smoothie bar/Plumbing/Electrical/Seating + Tables

Notice

I/we understand that per VMC 20.210.090 (Review for Counter Complete Status), if it is determined that the application is not complete, the City shall immediately reject and return the application.

If submitting electronically, I/we understand that if my electronic plan submission is deemed to be incomplete I will receive notification after the prescreening process and review will not begin.

I/we agree that City of Vancouver staff may enter upon the subject property at any reasonable time to consider the merits of the application, to take photographs and to post public notices.

PROPERTY OWNER	
Name	Mighty Lucky
Address:	
City/State/Zip:	
Phone:	
E-mail:	

Required Signatures	
Applicant signature: 	
Print name: Rahim Abbasi	Date: 2-27-2017
Property Owner signature: 	
Print name: Todd R. Engblom-Stryker	Date: 2-27-2017

APPLICANT	
Name	Abbasi Design Works
Address:	510 SW 5th Ave #400
City/State/Zip:	Portland/OR/97204
Phone:	503.816.9466
E-mail (required):	rahim@abbasidesign.com

CONTACT or ELECTRONIC PLANS SUBMITTER*	
Name	
Address:	
City/State/Zip:	
Phone:	
E-mail (required):	

* Please note that the contact listed as "Electronic Plans Submitter" should be the individual responsible for accessing ePlans, (electronic plan review software), and will receive all ePlans correspondence.

APPLICATION SUB TYPES			
Please check all applicable boxes and enter information where necessary			
<input type="checkbox"/> Archaeological Predetermination (fill out supplemental application)			
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Land Extensive	<input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Unoccupied Com/Utility Structure	
<input type="checkbox"/> Boundary Line Adjustment	# of lots to be reviewed: _____		
<input type="checkbox"/> Comprehensive Plan Amendment			
<input type="checkbox"/> Conditional Use Permit	Type of Use:	_____	
	Civil Review required?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Covenant Release			
<input type="checkbox"/> Critical Areas Permit (fill out supplemental application)	<input type="checkbox"/> Minor Exception	<input type="checkbox"/> Reasonable Use	
	Area Types:		
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Frequency Flooded	
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Wetlands	
<input checked="" type="checkbox"/> Design Review (contact case manager for submittal requirements)	<input type="checkbox"/> Vancouver Central Park		
	<input checked="" type="checkbox"/> Downtown	<input checked="" type="checkbox"/> Exterior Modification Only	
<input type="checkbox"/> Development Agreement (see VMC 20.250 for requirements)	<input type="checkbox"/> Initial Agreement		
	<input type="checkbox"/> Modification		
	<input type="checkbox"/> Extension		
<input type="checkbox"/> Engineering Variance Request Road Modification (see supplemental checklist)	<input type="checkbox"/> Administrative		
	<input type="checkbox"/> Design Major		
	<input type="checkbox"/> Technical / Minor		
<input type="checkbox"/> Historic Preservation ** (contact case manager for submittal requirements)	Historic Type:		
	<input type="checkbox"/> Major Modification		
	<input type="checkbox"/> Place Property on Registry		
	<input type="checkbox"/> Special Valuation		
	Register Type:		
	<input type="checkbox"/> State	<input type="checkbox"/> Local	
	<input type="checkbox"/> National		
<input type="checkbox"/> Human Services Siting Request (fill out supplemental application)			
<input type="checkbox"/> Joint Use Parking Agreement (see VMC 20.945.030 for requirements)			
<input type="checkbox"/> Legal Lot Determination	# of lots to be reviewed: _____		
<input type="checkbox"/> Master Plan Public Facilities			
<input type="checkbox"/> Modification	Modification Type:		
	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Minor	
		<input type="checkbox"/> Major	
	<input type="checkbox"/> Mixed Use Master Plan		
	<input type="checkbox"/> Public Facilities Master Plan		
	<input type="checkbox"/> Planned Unit Development		
	Post Decision Review Type: <input type="checkbox"/> Planning <input type="checkbox"/> Planning and Engineering		
<input type="checkbox"/> Planned Unit Development / Master Plan	<input type="checkbox"/> Commercial		
	<input type="checkbox"/> Mixed		
	<input type="checkbox"/> Residential		
<input type="checkbox"/> Preliminary Land Division	Plat Alteration?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

<input type="checkbox"/> Preliminary Site Plan Review	<input type="checkbox"/> Commercial Pad	<input type="checkbox"/> Land Extensive
	<input type="checkbox"/> Non-Residential	<input type="checkbox"/> Residential
	<input type="checkbox"/> Unoccupied Comm'l/Utility Structure	
<input type="checkbox"/> Shoreline Permit	Request Type:	
	<input type="checkbox"/> Conditional Use	
	<input type="checkbox"/> Variance Request	
	<input type="checkbox"/> Substantial Development	
	Shoreline Designation:	
	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Natural
	<input type="checkbox"/> High Intensity	<input type="checkbox"/> Medium Intensity
	<input type="checkbox"/> Urban Conservancy	
<input type="checkbox"/> Similar Use Determination ** (see VMC 20.160.030 for requirements)		
<input type="checkbox"/> Statement of Exemption **	Exemption Type:	
	<input type="checkbox"/> Shoreline Permit	
	<input type="checkbox"/> Critical Area Permit	
	Exemptions Requested: (Critical Areas only)	
	<input type="checkbox"/> Fish & Wildlife	<input type="checkbox"/> Wetlands
	<input type="checkbox"/> Geological Hazard	<input type="checkbox"/> Frequently Flooded
<input type="checkbox"/> State Environmental Policy (SEPA) (fill out supplemental application)	Use Type:	
	<input type="checkbox"/> Single Family	<input type="checkbox"/> Other
	SEPA Type:	
	<input type="checkbox"/> Grading	<input type="checkbox"/> Non-Projects
	<input type="checkbox"/> Other	<input type="checkbox"/> Site Plan Rev (RES)
	<input type="checkbox"/> Land-division or PUD	
<input type="checkbox"/> Temporary Use ** (see VMC 20.885 for requirements)	Temporary Use Type:	
	<input type="checkbox"/> Commercial/Industrial	
	<input type="checkbox"/> Unforeseen Emergency	
	<input type="checkbox"/> Seasonal or Special Event	
	<input type="checkbox"/> Model Home	
	<input type="checkbox"/> Temp Sales Office	
<input type="checkbox"/> Tree Plan (see VMC 20.770.050 for requirements or see submittal requirement document for additional information)	<input type="checkbox"/> Level 1	<input type="checkbox"/> Level 2
	<input type="checkbox"/> Level 3	<input type="checkbox"/> Level 4
	<input type="checkbox"/> Level 5	<input type="checkbox"/> Level 6
	<input type="checkbox"/> Level 7	
	<input type="checkbox"/> Variance	
	Total # of Variance Requests: _____	
<input type="checkbox"/> Zoning Certification ** (see FAQ document for additional information)	Year Built: _____	
	Footprint/Lot Coverage: _____	
	Existing Building Height: _____	
	Existing # Parking Spaces: _____	
<input type="checkbox"/> Zoning Verification ** (see FAQ document for additional information)		
<input type="checkbox"/> Zoning Change	Change Type	With Comp Plan Change?
	<input type="checkbox"/> Map Change	<input type="checkbox"/> Yes
	<input type="checkbox"/> Code Change	<input type="checkbox"/> No
	Proposed Zoning: _____	

**These application sub-types must be submitted as a separate LUP application. They may not be bundled with other sub-types.

RECEIVED
FEB 27 2017
BY: _____



the
mighty
bowl



This exciting project will serve to bring new visual life to West 8th Street. Applied with intentional sensitivity to the pedestrian scale, a rich palette of colors, the application of wood siding, glazed curtain walls, dynamic exposed steel and awnings, hanging potted plants bring a harmonious appeal to this building and neighborhood by creating a new sense-of-place. Through a balance of warm materials and finishes, contemporary design, and by reestablishing the pedestrian environment of this building with abundant storefront and glazing, the Mighty Bowl's new space, both inside and out, will be a destination that draws patrons both through it's wonderful menu and new experiential qualities.





The contrast between natural materials such as cedar siding and the dark concrete structure provide a playful juxtaposition of material rich to the visual senses. With the entry set back into the building, this “exterior room” provides a wonderful transition space between the interior and exterior environments. A wall-mounted bike rack at the entry encourages patrons to arrive via their human-powered machines. Wall mounted sconce lights illuminate the landscape features; potted plants placed at the columns which will serve to soften the building edge. The trash room garage door conceals dumpsters and trashcans from view while at the same time adding visual interest to the public face of the building.





Dynamic awnings coupled with a potted plant wall and building signage provide a covered pedestrian environment welcoming patrons to engage the building. The canopies are angled to subconsciously direct patrons to the main building entry while business signage is set to capture both the eyesight of pedestrians and vehicles. The walls are more than 80% glazed with painted black aluminum storefront and operable windows and doors encouraging a blend between the indoor and outdoor environments when weather permits. Visual connectivity between the interior operations and outside pedestrian movements is a key factor to this proposal for exterior alterations.



The Mighty Bowl: City of Vancouver Downtown Design Guidelines and VMC Chapter 20 Analysis

Requirement	Compliance
Screen parking from the street	N/A – Site does not include parking. Parallel is available along 8 th Street. There are two existing street trees separating the street from the sidewalk.
Parking behind the building	N/A – Site does not include parking
Internal landscaping in parking lots	N/A – Site does not include parking
Dumpster located behind building	Trash and recycling containers will be located in secure trash room at the front of the building. The space will be accessed from the sidewalk by overhead door. The rear of the building is not accessible so locating dumpsters behind the building is not feasible.
Building sited at or near front property line	Compliant - Building sited at front property line.
Building should be sited at the corner of the site	Compliant - Building occupies full site
Ground floor spaces adjacent to public spaces, including sidewalks, should be devoted to “active uses” such as retail or service-oriented space	Compliant - Space devoted to active use – Service oriented
Where a site has frontage on two intersecting streets, the building and/or a plaza should be located at the corner of the site where the streets intersect	N/A – Not a corner site
Drive-in facilities are discouraged in the downtown area	Compliant. No drive-in facilities on site
Wherever functionally feasible, buildings should abut the sidewalk with parking areas behind the building	Compliant – Building abuts the sidewalk
Where buildings do not immediately abut the sidewalk, exterior semi-public “gathering spaces” created by design and placement of planters, low walls, steps, etc.	N/A – Building immediately abuts sidewalk
Weather protection (awnings)	Compliant – Four awnings proposed at public face of building
No blank walls	Compliant – Blank walls articulated with wall plantings, hanging bike racks, and glazing
Semi-public areas	Compliant – Outdoor seating at public entry.
Balconies	N/A – Single story building.
Pedestrian-scaled lights	Compliant – Building exterior lights are pedestrian-scaled. Existing street lights are not proposed to be modified
Large buildings should be architecturally treated to be visually compatible with small scale adjacent residential development.	Compliant – Existing, overall building massing will not change. The scale of the façade will become more pedestrian-scaled as blank walls are articulated with architectural details
Vertical continuity of facades should be maintained for at the first two floors along Main Street and other major pedestrian areas to reinforce a sense of enclosure along the street.	N/A – Existing, overall building massing is not proposed to be modified
Accessory buildings located on the same site should be architecturally consistent with the major building.	N/A – No accessory buildings on the site
Rooflines should be consistent with the building’s use and surroundings. Interesting details (such as the use of cornices) are encouraged.	Compliant – Existing roofline maintained. Proposed awnings create a new line across the façade of the building which references existing roof/awning lines on adjacent buildings. Existing cornice will be

	emphasized by proposed yellow horizontal band as shown in renderings.
Maintain the building line by screening parking lots which abut the street	N/A – No parking lots abutting the street
Bay windows and/or balconies projecting into the street right-of-way above the first story are encouraged	N/A – Single story building
Blank walls in excess of 15 linear feet along sidewalks or other pedestrian areas are not permitted	Compliant – Existing blank walls are proposed to be articulated with visual interest through architectural and landscaping features
Awnings protect pedestrians from the elements and enhance the building appearance	Complaint – Four awnings are proposed
Signs hang below awning	Compliant – “a Mighty Bowl” sign is proposed below awning level (sign – 8’-0” clear, awnings 10’-0” clear)
Rain protection is encourage at the ground level of all new and rehabilitated buildings located adjacent to primary pedestrian routes	Complaint – Four awnings are proposed
All weather protection features shall have a minimum depth of 5 feet from the building wall and shall be located over the pedestrian path of travel.	Compliant – the edge of proposed awning over the entry is 6 feet from the building wall and is located over the pedestrian path of travel.
All weather protection features shall have a minimum height above the sidewalk of 8 feet.	Compliant – 10 feet clear
The architectural character of the building should determine the design, scale, and color of the awning	Compliant
Public amenities such as benches, trash receptacles, etc. should be provided in areas open to the public where the sidewalk width can accommodate them.	Compliant – Planters are proposed along the building face. Benches are proposed at the building entry.
Site services such as trash dumpsters, utility boxes, etc. should be located on the least visible side of the building and screened with hedges, planter boxes, etc.	Compliant – Trash and recycling receptacles will be stored in proposed secure and visually screened trash room accessed by an overhead door. The existing electrical panel is proposed to be screened with hanging plans.
Add interest and variety to the walking surface through use of pavers, brick and/or stone, etc.	N/A – New public walking surfaces are not proposed.
Design light standards to be compatible with the architectural scale and character of the building.	Compliant - Exterior sconces are planned at 8’-0” height above the sidewalk, centered on the exterior concrete columns.
Use lighting to accent key architectural elements or emphasize landscaping features	Compliant - Exterior sconces will illuminate both the face of the building and the potted plants below.
Add lighting to paths and sidewalks. Pedestrian-oriented lights, both on the street and on buildings, are encouraged to enhance public safety.	Compliant – Proposed exterior lighting will illuminate the pedestrian path of travel immediately adjacent to the building. Existing city light on pole at curb.
Water features such as fountains are a positive element of outdoor spaces	N/A – No water features planned for this project
Gateways, passageways, plazas, parks, waiting areas, transit stops, and other unique sites offer numerous opportunities to integrate artwork in the downtown.	N/A – Building site is not unique to the extent intended to be considered inclusive in the category of this requirement
Deciduous street trees shall be planted along all public streets	Compliant – There are two deciduous trees planted along 8 th Street in front of the site
As many mature trees as possible shall be retained	Compliant – All street trees will be retained

All planting and landscaping should be appropriate for the kind of wear and use they will be subjected to	Compliant – Landscaping directly adjacent to the building will be potted to all for durability and flexibility
Service bays shall be located at the rear of the building	N/A – There is no service access from the rear of the building. All access is from the front.
Parking lots should be located at the rear of the building and are not allowed in the front of buildings	N/A – There is no parking proposed with this project
Parking should generally not be provided at a higher rate than the amount required by the zoning ordinance	N/A – There is no parking proposed with this project
Large paved areas not being used for auto sales shall be screened from the street	N/A – There are no large paved areas with this project
Landscaping and architectural treatment of blank sidewalls facing parking areas is encouraged	N/A – There is no parking areas proposed with this project
Ground floor parking areas under buildings shall be screened from sidewalk areas by walls or planting strips	N/A – There are no ground floor parking areas under the building proposed with this project
Elevators to parking garages should be directly visible and accessible from sidewalks	N/A – There are elevators/parking garages proposed with this project
Surface parking areas in excess of 5,000 sq ft should be landscaped internally with trees and shrubs to visually reduce their scale	N/A – There are no surface parking lots proposed with this project
The number and size of signs are regulated by the city's sign ordinance (VMC 20.82) VMC Section 20.960.060 Commercial District Signs. E. Projecting signs 1. Allowable Area: Maximum 15 percent of a building elevation on which the sign is erected. Total of all sign face areas shall not exceed 250 square feet. 2. Number of Signs: 1 per elevation per business. 3. Height of Sign: No sign shall extend above parapet or eave line. 4. Encroachment Above Public Right-of-Way. No encroachment allowed for signs less than 8 feet above grade; 3 feet encroachment allowed for signs greater than 8 feet but less than or equal to 10 feet above grade; 4 feet encroachment allowed for signs greater than 10 feet and less than or equal to 12 feet above grade, and 6 feet for signs more than 12 feet above grade.	Compliant – 1. <15% of building elevation 2. 1 per business 3. Below parapet 4. >8' and <10' above grade. Encroachment of proposed sign is 3'.
Paper, cloth, vinyl and other such materials that create an impermanent appearance when used as signs are strongly discouraged	Compliant – Steel/wood materiality proposed
Signs shall be architecturally well-integrated with the building façade with respect to scale, size, color, location and materiality	Compliant – Sign is composed of steel and wood which is consistent with architectural materials located throughout the project. Sign is located near the entry, at 8'-0" above the sidewalk.
The use of symbols representing the goods for sale or the services rendered in the commercial facility is encouraged in pedestrian areas at the sidewalk level	Compliant – Wall-mounted sign is proposed to display company logo on each side
Signs should be located such that building details will not be covered or otherwise obscured	Compliant - Building sign at 8'-0". Possible obstructions (awnings) at 10'-0", therefore the sign

	is free of visual obstructions. Sign projects 3' from building face for visibility purposes.
Auto-oriented fascia sign should be of minimum area required for readability from no more than two blocks away	N/A – No fascia sign proposed for this project
Projecting signs should be of minimal area required to be seen one block away (200 ft) and should not obstruct public signs	Compliant – Sign face is 18" in diameter with high contrast graphics
Signs should be aligned with those on adjacent buildings when possible	N/A – Adjacent buildings are positioned on corner lots and have positioned their signs 45 degrees off the building corner. Therefore it is not practical to match the angle of these signs. This project proposes to mount the sign perpendicular to the building face so as to be highly visible to pedestrian traffic.
Signs located in pedestrian areas should be flush mounted on a building's façade low enough to be read from the sidewalk	Non-compliant – Proposed sign is perpendicular to the building face.
Diverse graphics and signs which are pedestrian-oriented in size and location are encouraged in high-activity areas	Compliant – Proposed sign is pedestrian oriented in size and location. The sign will be mounted perpendicular to the building face at 8'-0" so as to be highly visible to pedestrian traffic.
Signs should be designed and placed so that they complement overall façade composition	Compliant – Proposed sign is scaled proportional to the overall façade composition on which it is mounted. The sign is mounted at a height in line with sconce lights on other columns. Materiality of the sign is consistent with building façade.
Each building should only have one primary sign on any one building face	Compliant – Project has one sign primary sign on the public face of the building
Select lettering sizes which will be more visible to the pedestrian than vehicular traffic. No more than 60% of the sign face should consist of lettering.	Compliant – The lettering size is small enough to be comfortable to read for pedestrian traffic.
<p>At least one sign on the building shall meet the ADA standards for visibility ADA Section 216.2 Exception: Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.2.</p> <p>703.2 Raised Characters – Not required because it is an exterior sign not located at a door.</p> <p>703.5 Visual Characters. Visual characters shall comply with 703.5.</p> <p>EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9.</p> <p>703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light</p>	Compliant – Finish will be not be glossy. The characters will contrast with the background.

<p>characters on a dark background or dark characters on a light background.</p> <p>Advisory 703.5.1 Finish and Contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.</p>	
Freestanding, canopy, rooftop, and illuminated sign requirements	N/A – These sign types are not proposed in this project
Lower Main Street (Old Town) Conservation Area	N/A – This project does not fall within this area
Conservations Areas and Historic Buildings	N/A – This project does not fall within this area
Columbia River Waterfront Area	N/A – This project does not fall within this area
Design Guidelines for Downtown Residential Areas	N/A – This project is not in a residential area
VMC 20.630 Downtown District	
Section 20.630.020G 1. Minimum clear height over the sidewalk shall be 10'	Compliant - All awnings are minimum 10' clear height above sidewalk.
Section 20.630.020G 2. Maximum clear height over the sidewalk shall be 13'	Compliant – All awnings are max 10' clear height above sidewalk.
Section 20.630.020G 3. Maximum overall height of the projection shall be 35' above the sidewalk, except for balconies, bay windows and structured parking.	N/A – Single story building
Section 20.630.020G 5. Maximum projection from the property line into the right-of-way shall be 15' where no curb exists, or to a point no closer than 2' to the face of an existing curb.	Compliant – Proposed awnings project 6' from the building face
Section 20.630.030 Rain Protection There shall be a minimum vertical clearance above the sidewalk or walkway of no less than 8' . There shall be a maximum vertical clearance above the sidewalk or walkway of 13' , except as provided for arcades in this Section.	Compliant – Proposed awnings provide rain protection and meet the dimensional requirements set forth in this section
Section 20.630.040 Blank Walls At least 75% of the width of any new or reconstructed first-story building wall facing a street shall be devoted to interest-creating features, pedestrian entrances, transparent show or display windows, or windows affording views into retail, office or lobby space.	Compliant – Proposed façade will be comprised of >75% interest-creating features, pedestrian entrances, and transparent windows into restaurant. Opaque wall will be have hanging potted plants installed to create interest.

RECEIVED
FEB 27 2017
 BY: _____

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 www.abbasidesign.com
 +1.503.816.9466

No.	Date

THE MIGHTY BLDG
 108 W 8TH STREET
 VANCOUVER, WA 98660

ADW #
 16007.00

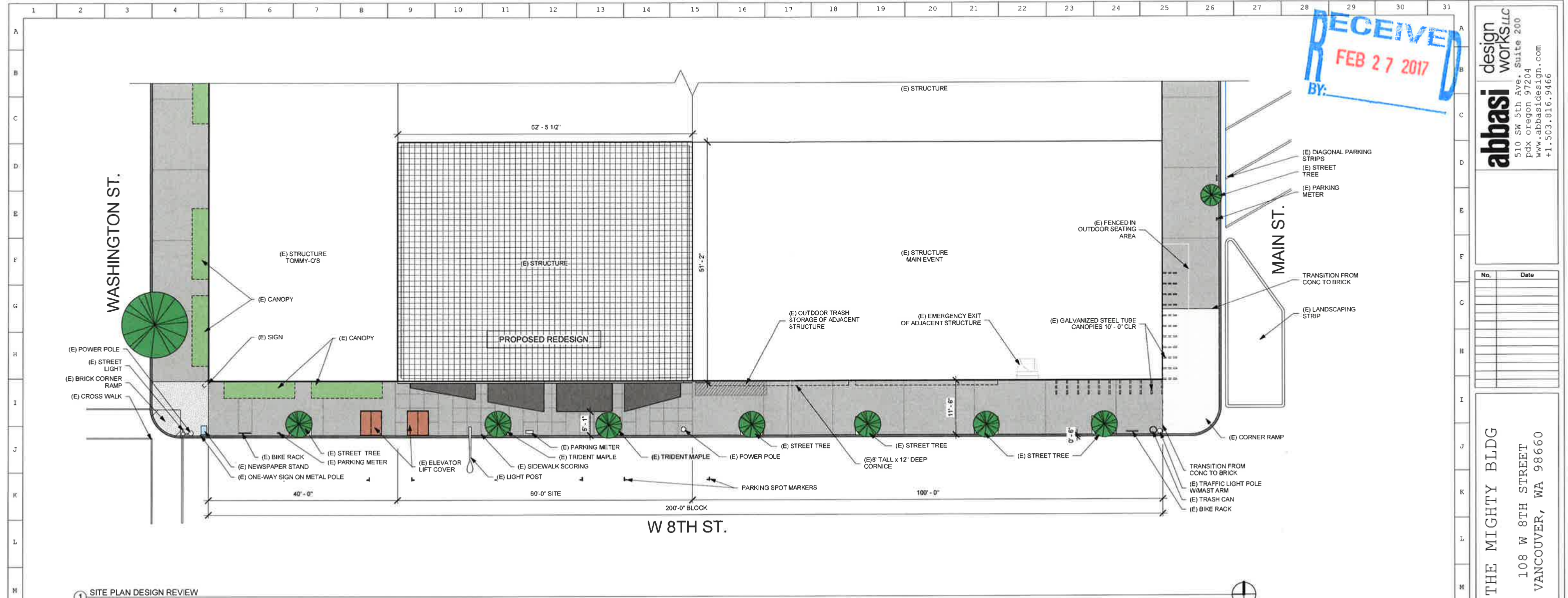
PRELIM DWGS

DESIGN REVIEW

Date 03/21/2016
 Drawn Author
 Checked Checker

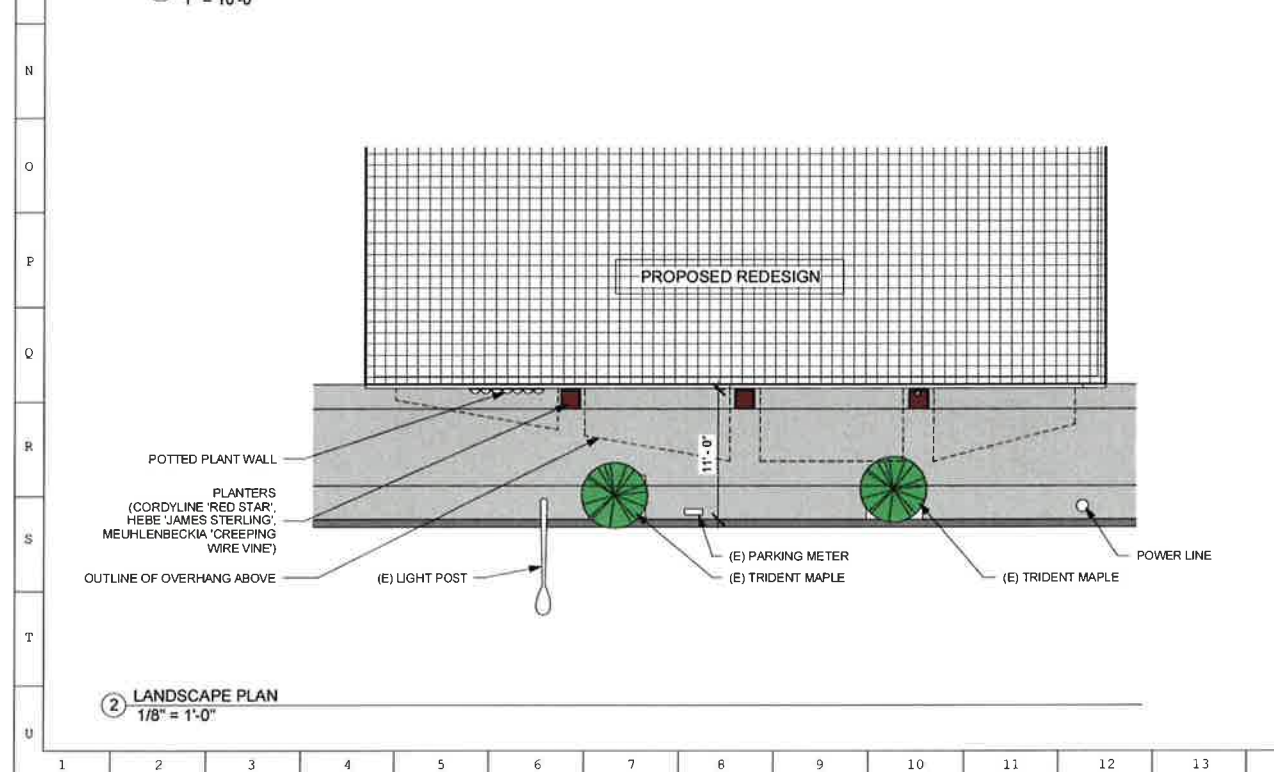
D1.0

As indicated



PLANT LEGEND

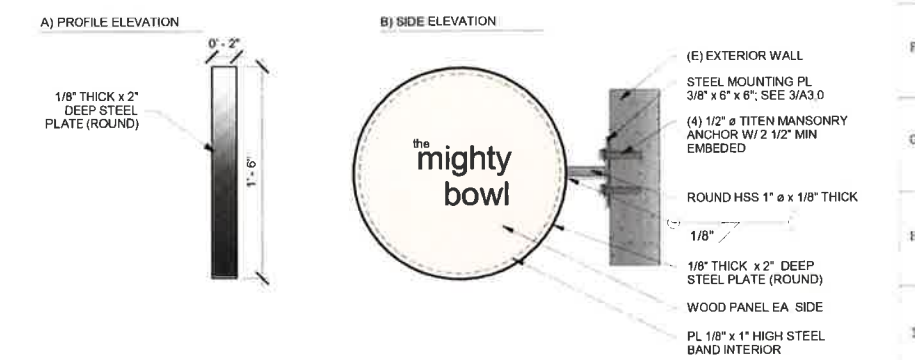
TRIDENT MAPLE	PETUNIA (WILL CHANGE W/ SEASON)	CORDYLINA 'RED STAR'	MEULENBECKIA 'CREEPING WIRE VINE'	HEBE 'JAMES STERLING'
EXISTING TREES	POTTED PLANT WALL	POTTED PLANTERS		



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

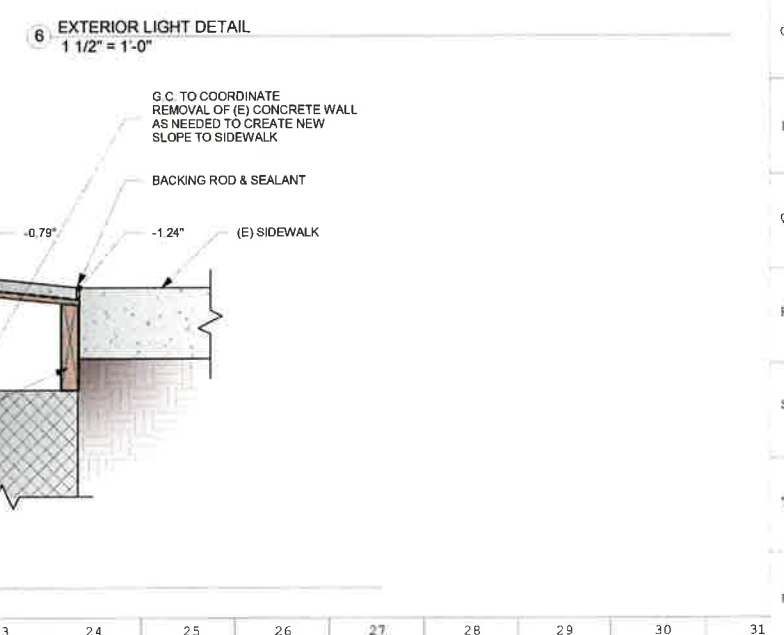
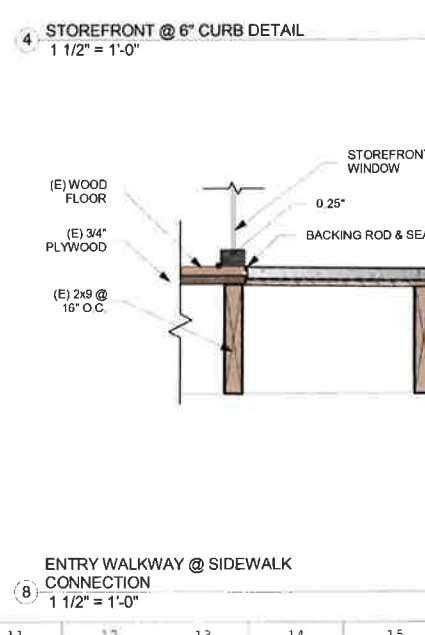
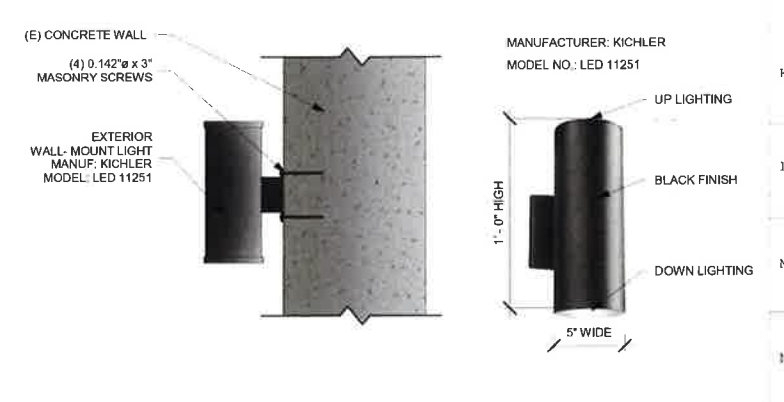
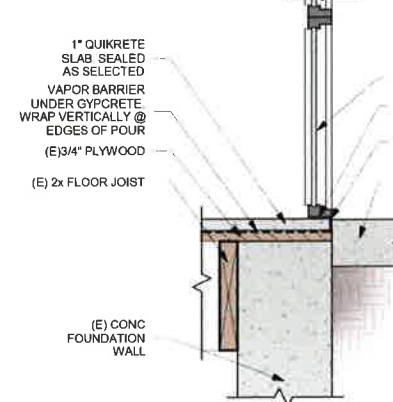
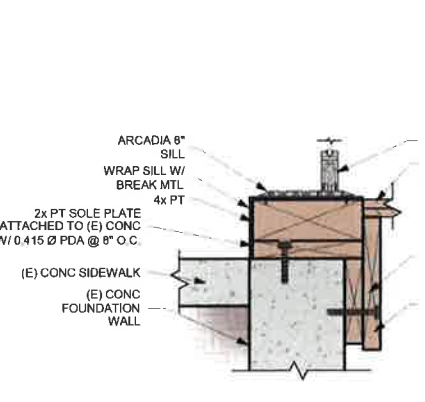
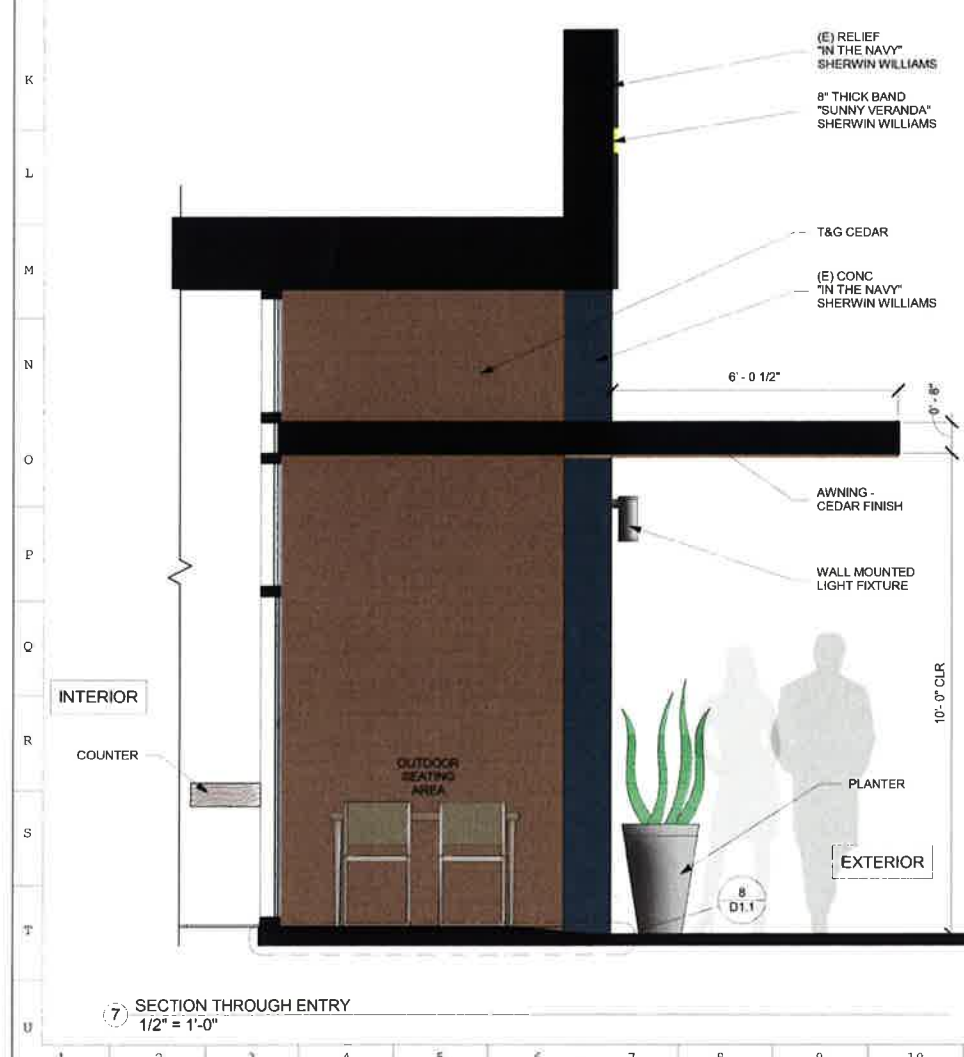


PROPOSED BUILDING MATERIALS		PAINT COLORS	
	FACADE SIDING (WOOD CLADDING) DELTA MILLWORKS "TEXAS BARNWOOD"		FACADE PAINT (MAIN COLOR) SHERWIN WILLIAMS "IN THE NAVY"
	AWNING FINISH CEDAR PLANKS		FACADE PAINT (ACCESSORY PAINT) SHERWIN WILLIAMS "SUNNY VERANDA"



DESIGN REVIEW - PROPOSED FRONT ELEVATION
1/4" = 1'-0"

MIGHTY BOWL SIGN DETAILS
1 1/2" = 1'-0"



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PRELIM DWGS

DESIGN REVIEW

Date 03/21/2016
Drawn Author
Checked Checker

D1.1
As indicated

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31