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

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: September 26, 2013

To: Interested Person

From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

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

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on October 17, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-187319 DZ, in your letter. It also is helpful to address your letter to me, Staci Monroe.

CASE FILE NUMBER: LU 13-187319 DZ – NEW WALL SIGN

Applicant: Garrett Gibson, 503-777-4555
Ramsay Signs Inc.
9160 SE 74th Ave
Portland, OR 97206-9345

Owner: M & T Partners Inc
15350 SW Sequoia Pkwy #300
Tigard, OR 97224-7175

Site Address: 9908-9924 NE HALSEY STREET

Legal Description: LOT 1, PARTITION PLAT 1992-124
Tax Account No.: R649727400, R649727400, R649727400, R649727400
State ID No.: 1N2E33AA 01000, 1N2E33AA 01000, 1N2E33AA 01000, 1N2E33AA 01000
Quarter Section: 2940
Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.
Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Plan District: Gateway
Zoning: CXd – Central Commercial zone with Design overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks Design Review approval for a new internally-illuminated wall sign on the north façade of the subject building in the Gateway Plan District. The 60 SF sign would be attached to the decorative metal railing along the top of the building replacing the existing tenant's sign. The 3'-6" tall x 16'-11" long sign would consist of 5" deep channel letters comprised of an aluminum frame and acrylic face attached to a metal raceway with a bronze finish.

The 60 SF sign is well under the allowed signage for this tenant space (130 SF allowed) and for the building (560 SF allowed) based on the 560' of primary building wall. With this new sign the total signage provided on the building would be 518.5 SF.

Exterior signs that exceed 32 SF in size require Design Review per Section 33.420.041.F.

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

- Gateway Design Guidelines

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 July 31, 2013 and determined to be complete on *September 23, 2013.*

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

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

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

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the

review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

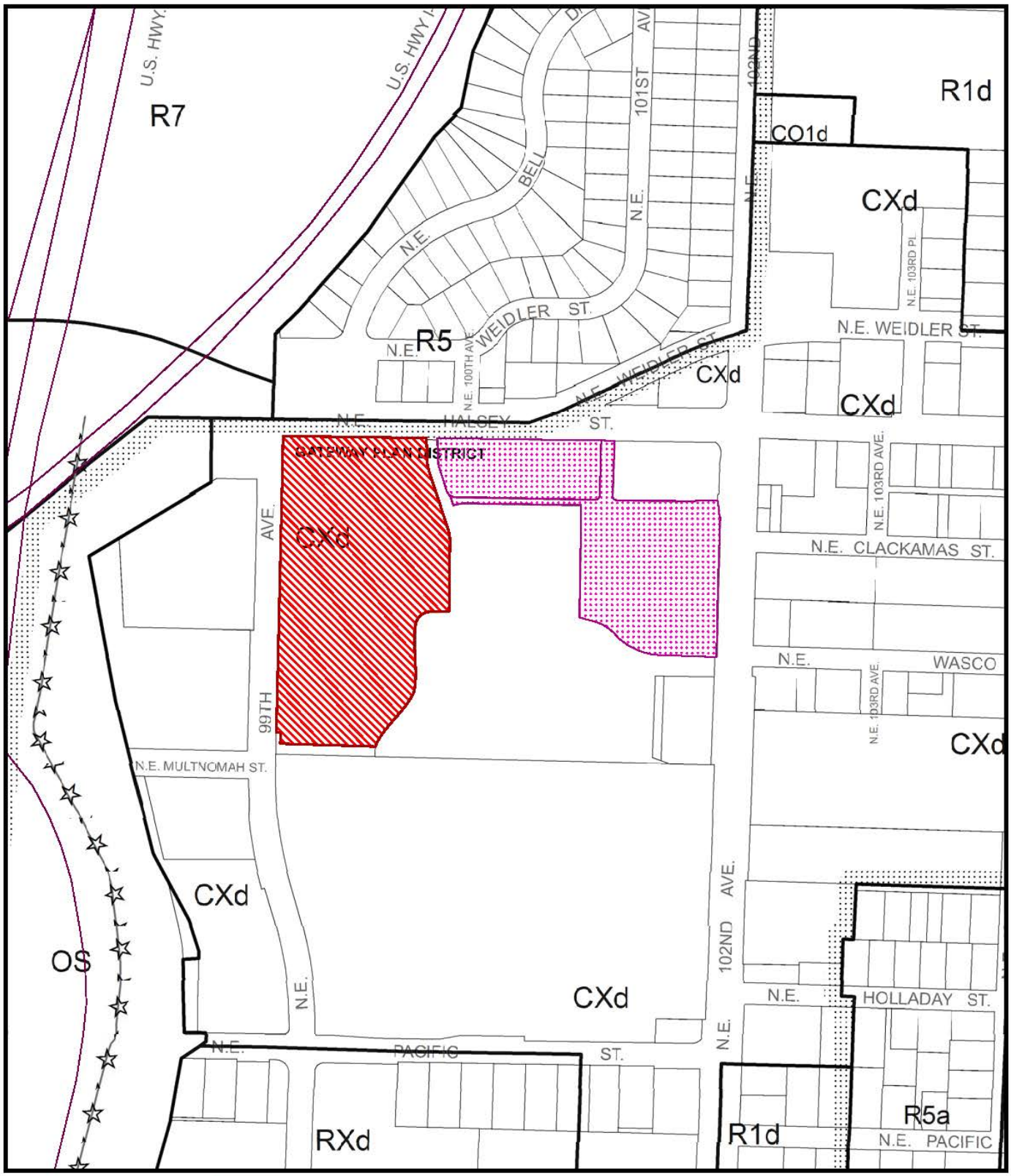
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

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

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

Enclosures:
Zoning Map
Site Plan
Sign Elevation



ZONING

Site

Also Owned

NORTH

This site lies within the:
GATEWAY PLAN DISTRICT

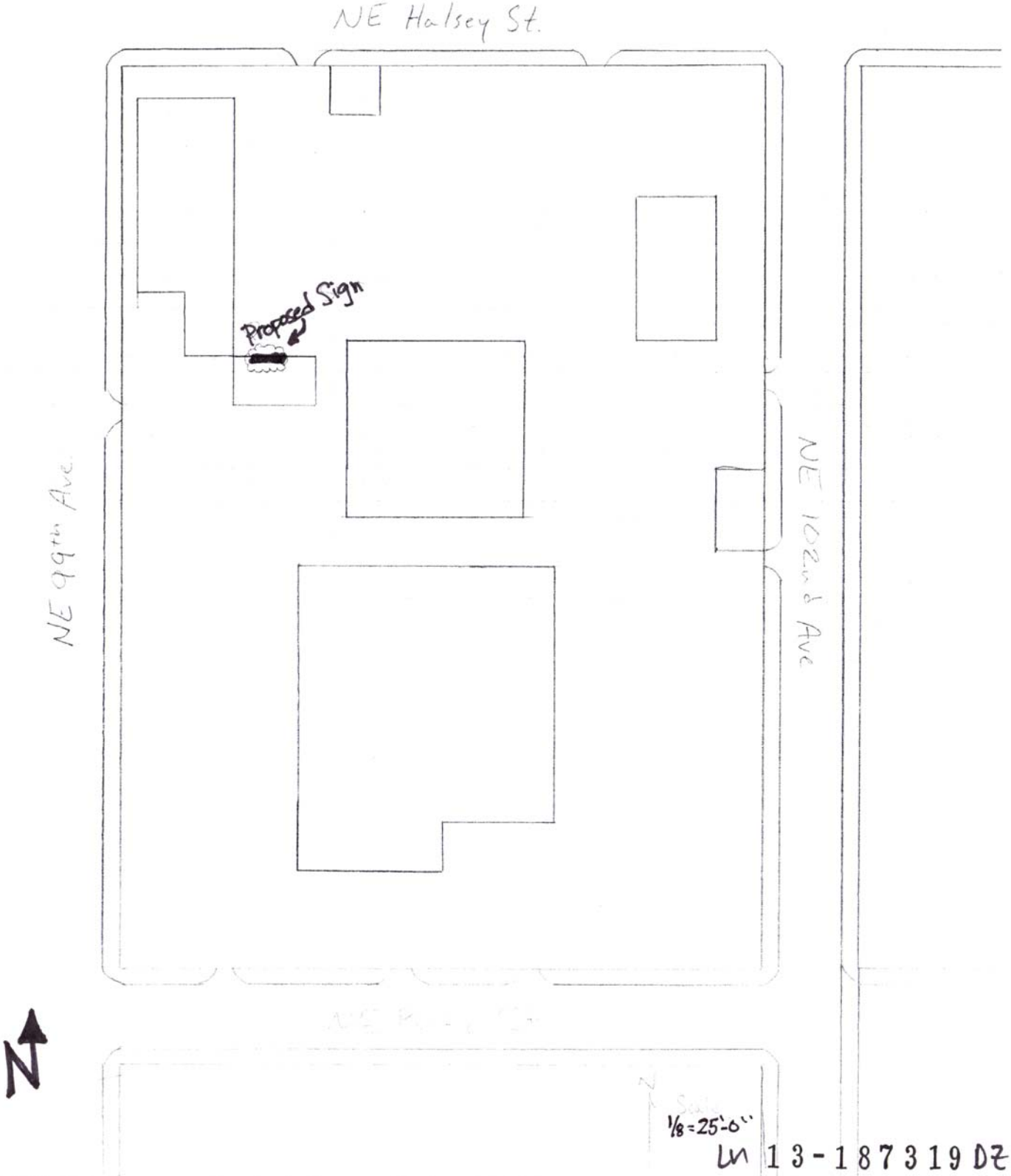
File No. LU 13-187319 DZ
1/4 Section 2940
Scale 1 inch = 300 feet
State_Id 1N2E33AA 1000
Exhibit B (Aug 06,2013)

HEATH NORTHWEST

RAMSAY SIGNS

Multi-Light SIGN CO.

PROJECT 9932 NE Halsey St. Portland, OR 97220 DATE



LU 13-187319 DZ

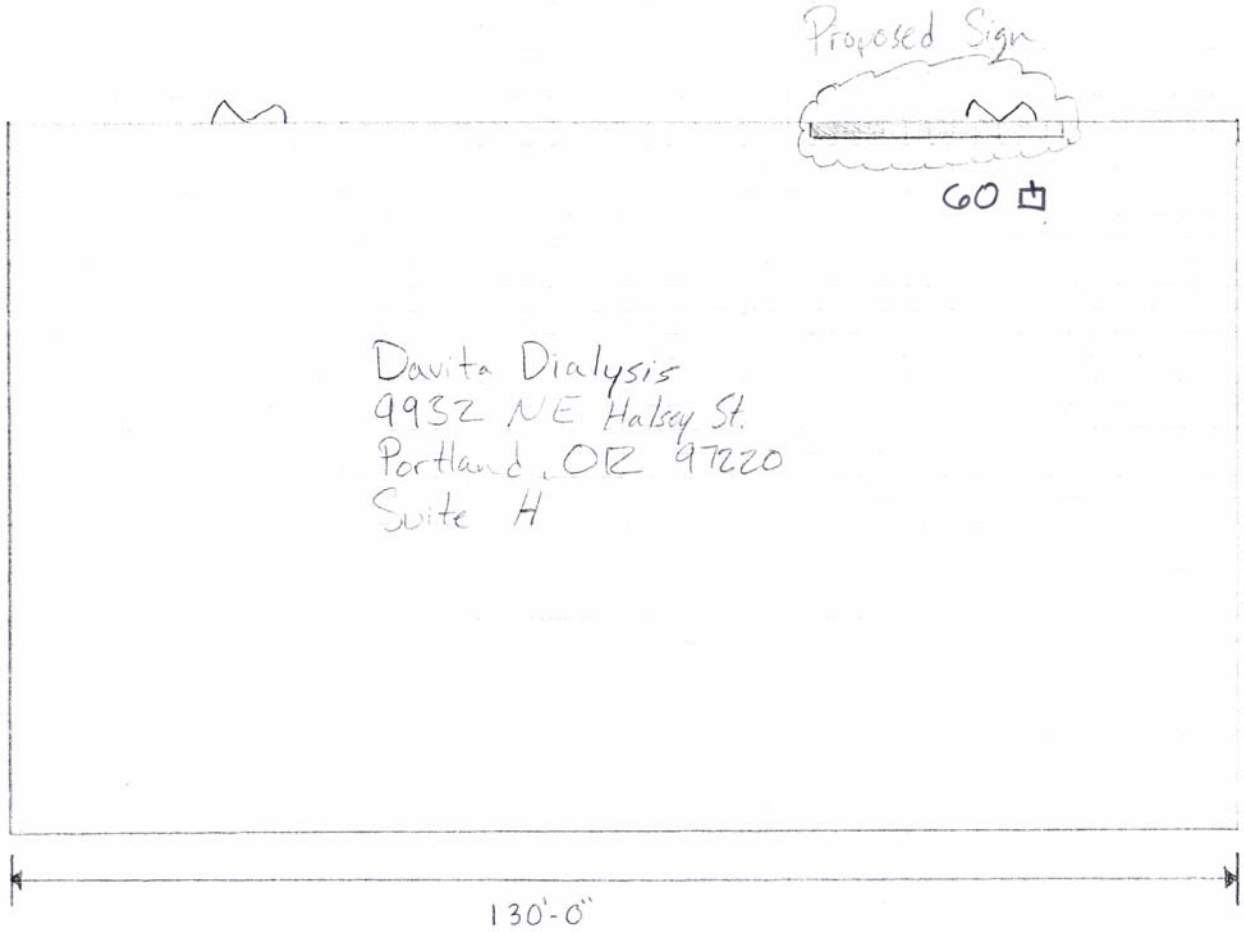
9160 SE 74th Avenue Portland, Oregon 97206 503 777-4555 Fax 503 777-0220 ramsaysigns.com

HEATH NORTHWEST

RAMSAY SIGNS

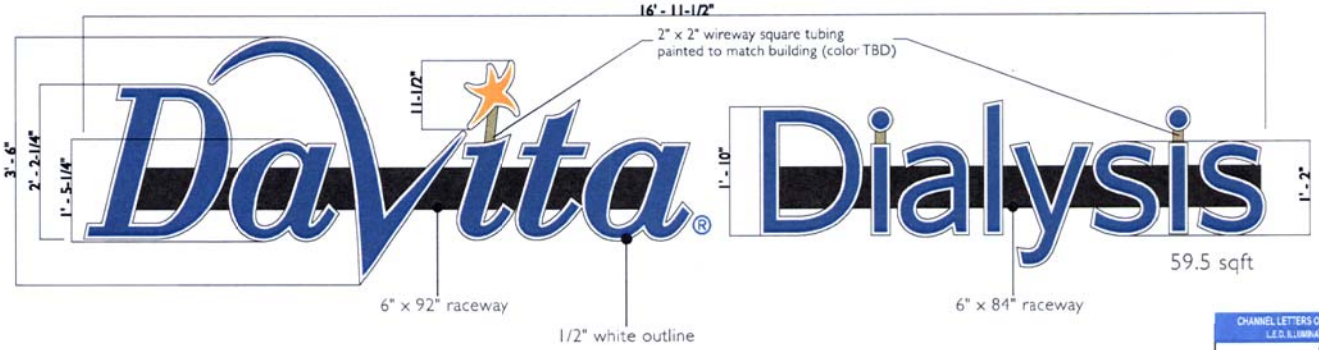
Multi-Light SIGN CO.

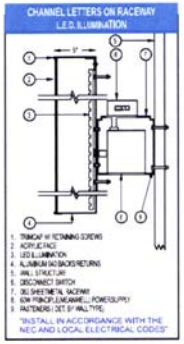
PROJECT 9932 NE Halsey St, Suite H Portland, OR 97220 DATE July 30, 2013



9160 SE 74th Avenue Portland, Oregon 97206 503 777-4555 Fax 503 777-0220 ramsaysigns.com

LU 13-187319 DZ





front illuminated pan channel letters

- letter height: 11-1/2" to 42" pan channels
- return depth: 5" deep
- return color: pre-painted .040 white standard coil
- face color: white 3/16" #7328 plexiglas
- vinyl type: dark blue & sunflower yellow trans vinyl
- trim color: 1" white trim
- sign illumination: single stroke white leds
- mounting type: (2) 6" custom painted raceways mounted to square tubing structure
- power supplies: 60 watt power supplies - to suit led footage

sign colors

- ☐ white returns/trim cap
- ☐ #7328 white plex
- ■ 230-36 dark blue
- ■ 230-25 sunflower
- ■ raceway color duranodic bronze

BSC WILL ENDEAVOR TO CLOSELY MATCH COLORS, INCLUDING PMS, WHERE SPECIFIED WE CANNOT GUARANTEE MATCHES DUE TO VARYING COMPATIBILITY OF SURFACE MATERIALS AND PAINTS USED. ALL ILLUMINATED DISPLAYS BUILT 120 VOLT UNLESS OTHERWISE SPECIFIED. 120 VAC. PRIMARY POWER TO AND FINAL HOOKUP BY OTHERS SIGN CIRCUIT(S) REQUIRE DEDICATED HOT, NEUTRAL, AND GROUND TERMINATING AT PANEL

bscsigns
303-464-0644
FAX: 303-464-0608

THIS DESIGN IS THE PROPERTY OF BSC AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY BSC. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT

CLIENT	DD - PORTLAND
JOB	ELEC. PCL SIGN
DATE	092013
SALES REP.	KENNY PARKER
DESIGNER	RICO ARAGON
EMAIL	KENNY@BSCSIGNS.COM

W.O.#
ADDRESS
9932 N.E. HALSEY ST.
PORTLAND, OR 97220

ARTWORK PHASE:
- [X] CONCEPTUAL #C
- [ ] REVISION #
- [ ] FINAL ARTWORK
- [ ] PRODUCTION
- [ ] SHOP DRAWING

CLIENT APPROVAL	DESIGN APPROVAL TO MFR.	PRODUCTION APPROVAL TO MFR.
INITIALS: DATE:	INITIALS: DATE:	INITIALS: DATE:

DO NOT MANUFACTURE WITHOUT APPROVALS
THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

W-187319 DZ