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
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: January 9, 2014

To: Interested Person

From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 January 30, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-241124 HR, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 13-241124 HR

Applicant: Susan Meamber
Bureau of Parks and Recreation
1120 SW 5th Avenue
Portland, OR 97204

Representative: Kathy Fry 503- 758-3107
Mayer Reed
319 SW Washington Street
Portland, OR 97204

Site Address: 3229 NW Pittock Drive

Legal Description: TL 200 13.38 ACRES, SECTION 32 1N 1E
Tax Account No.: R941320570
State ID No.: 1N1E32CA 00200
Quarter Section: 3025
Neighborhood: Hillside, contact Peter Stark at 503-274-4331.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest Hills
Other Designations: Historic Landmark pursuant to listing in the National Register of Historic Places on November 21, 2014.
Zoning: OSp, Open Space with Historic Resource and Environmental Overlay Zones
Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal:
The applicant is seeking Historic Resource Review approval for a proposal to install twenty signs in the vicinity and at the entrance to the Pittock Mansion. The signs fall into the following categories: pedestrian wayfinding; vehicular wayfinding; and interpretive. Historic Resource Review is required because the proposal is for signs on a Historic Landmark site.

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

- 33.846.060 G – Other Approval Criteria

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 23, 2013 and determined to be complete on January 7, 2014.

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; or
- Deny the proposal.

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

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

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 Landmarks 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.

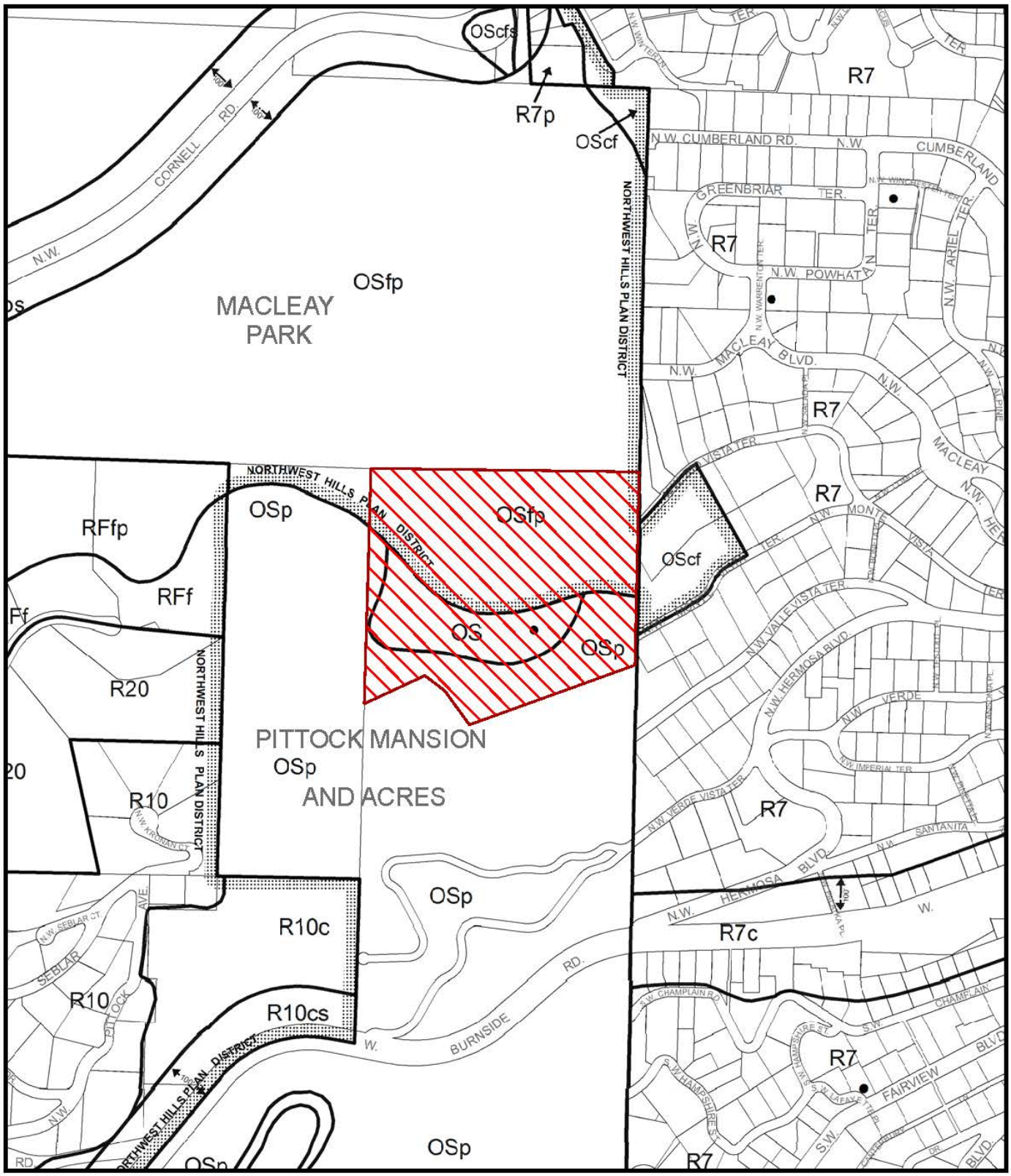
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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, Oregon 97301-1283. The

phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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

Enclosures:
Zoning Map
Site Plan
Example Elevations



ZONING

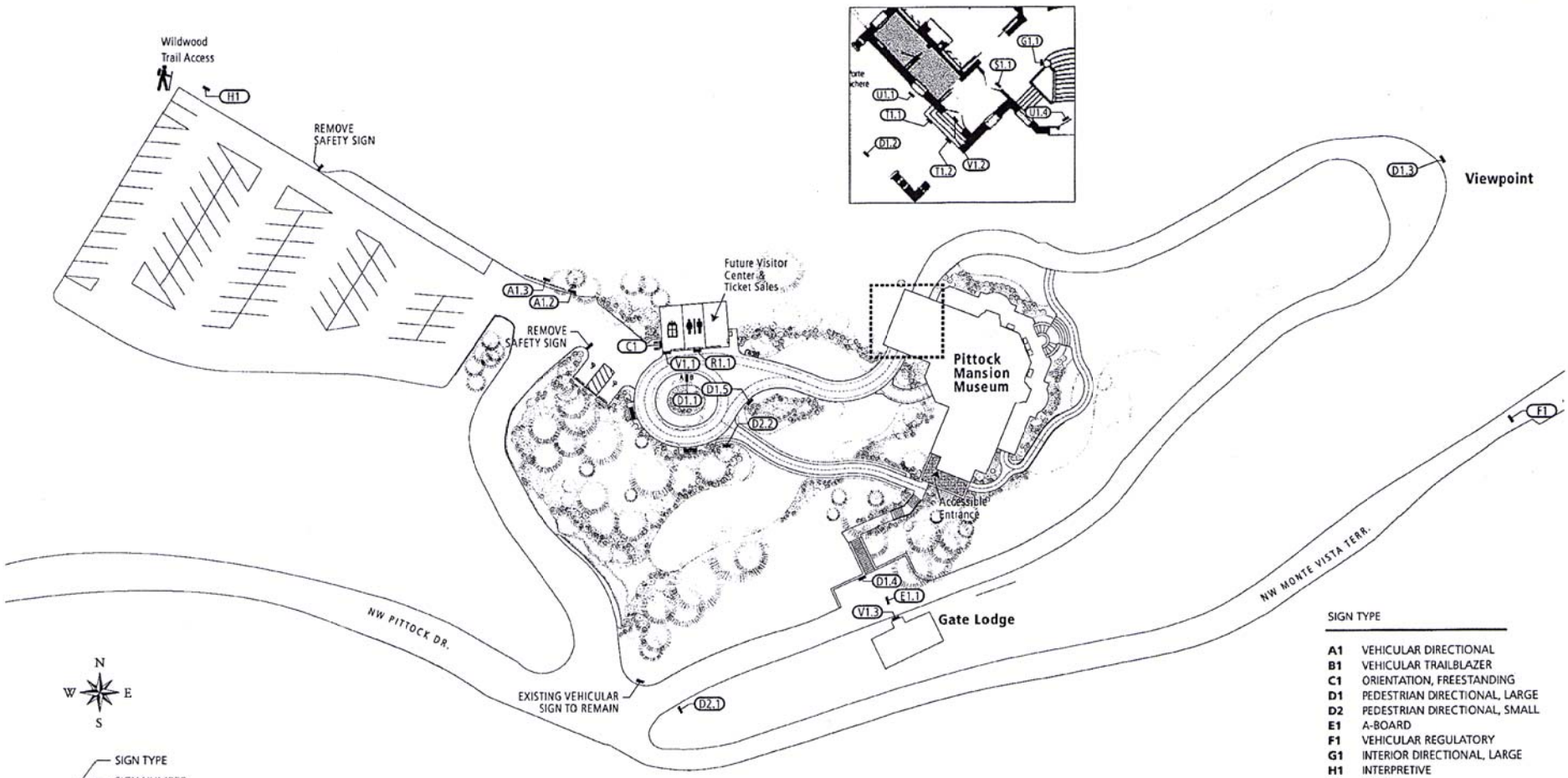
Site: Historic Landmark; Pittock Mansion

Historic Landmark

This Site is Located Within The:
Northwest Hills Plan District

NORTH

File No.	LU 13-241124 HR
1/4 Section	2925,3025
Scale	1 inch = 400 feet
State_Id	1N1E32CA 200
Exhibit	B (Dec 30,2013)



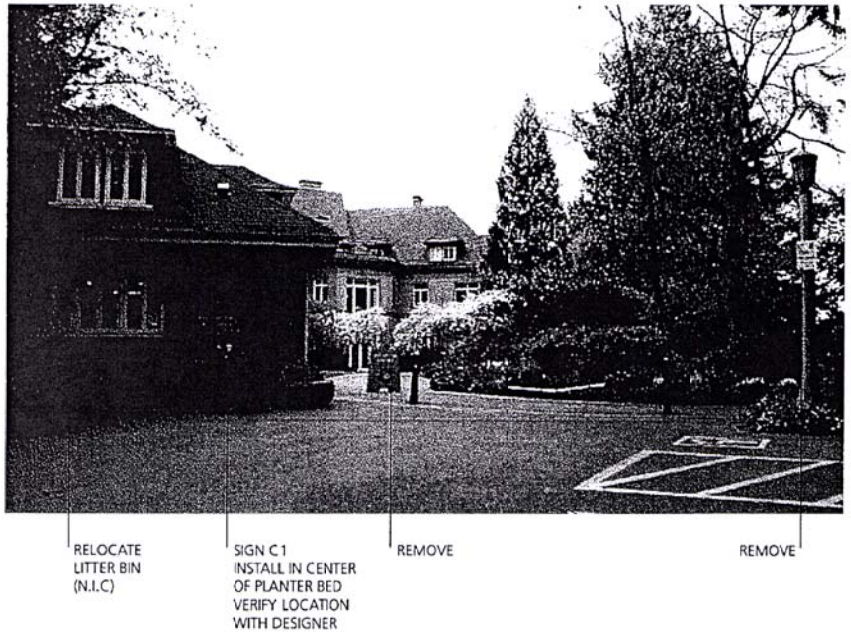
SIGN TYPE
SIGN NUMBER
A1.1

SIGN LOCATION PLAN IS FOR GENERAL REFERENCE ONLY. TARGET INDICATES APPROXIMATE SIGN LOCATIONS AND ARE KEYED TO SIGN DRAWINGS.

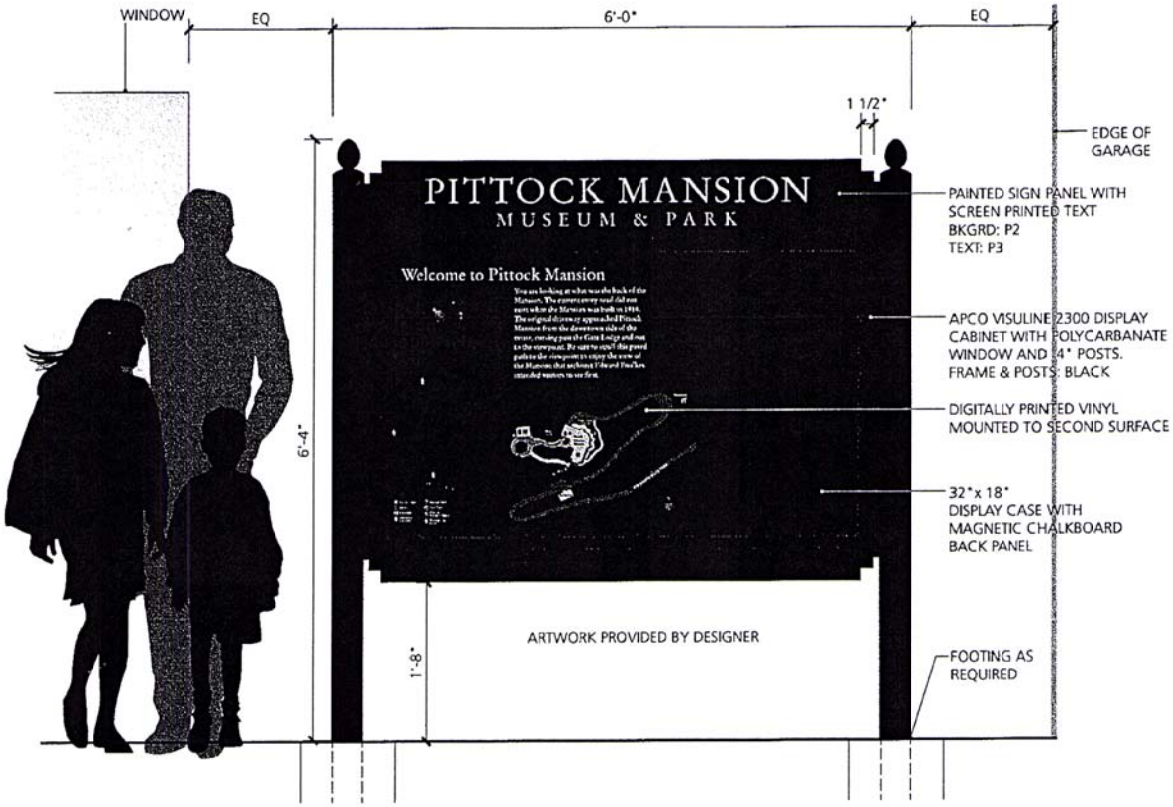
1 **Sign Location Plan - Park**
Scale: 1" = 60'

SIGN TYPE

A1	VEHICULAR DIRECTIONAL
B1	VEHICULAR TRAILBLAZER
C1	ORIENTATION, FREESTANDING
D1	PEDESTRIAN DIRECTIONAL, LARGE
D2	PEDESTRIAN DIRECTIONAL, SMALL
E1	A-BOARD
F1	VEHICULAR REGULATORY
G1	INTERIOR DIRECTIONAL, LARGE
H1	INTERPRETIVE
S1	DONOR
T1	BANNER
U1	STANCHION
V1	VINYL, LARGE
V2	VINYL, MEDIUM
V3	VINYL, SMALL



1 **Sign C1 Photo @ Garage**
Not to Scale

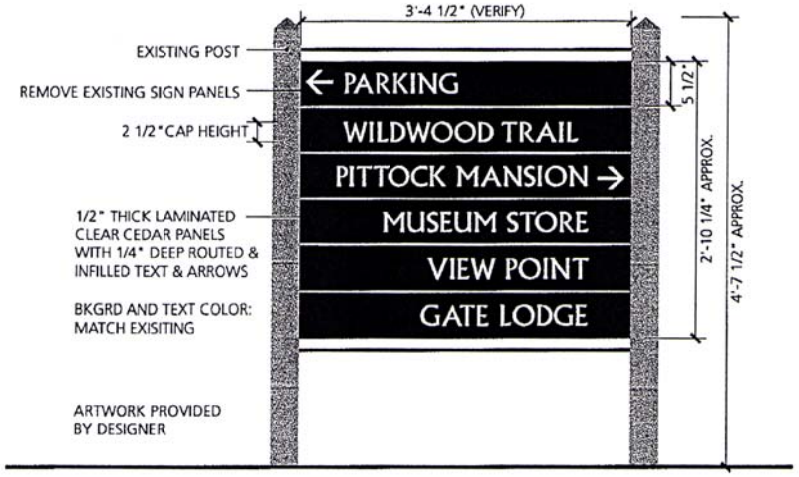


2 **Sign C1 - Elevation**
Scale: 3/4" = 1'- 0"

SIGN A1.2 - EXISTING
REPLACE EXISTING SIGN PANELS

1 **A1.2 Photo @ Parkring Lot - Existing Condition**
Not to Scale

NOTE: SEE ATTACHMENT A -
PORTLAND PARKS & RECREATION,
STANDARDS MANUAL



2 **Elevation - A1.2 Vehicular Directional**
Scale: 3/4"= 1'- 0"