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: February 11, 2014

To: Interested Person

From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on March 13, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number LU 13-224848 HR in your letter. It also is helpful to address your letter to me, Chris Caruso.

CASE FILE NUMBER: LU 13-224848 HR
CROSSROADS TRADING SIGNS

Applicant: Gabriel Block/Crossroads Trading Company
1409 5th Street/Berkeley, CA 94710

Owner: Sandra K Biller
1944 NW Blue Ridge Dr/Seattle, WA 98177-5426

Representative: Brandon Howard/ES&A Signs (541-485-5546)
89975 Prairie Rd/Eugene, OR 97402

Site Address: 118-128 NW 23RD AVE

Legal Description: BLOCK 2 S 15' OF LOT 7 N 35' 6' OF LOT 10, STRONGS ADD
Tax Account No.: R801800480, R801800480
State ID No.: 1N1E33CB 01000, 1N1E33CB 01000
Quarter Section: 3027

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Mike Conklin at 503-226-6126.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Northwest
Other Designations: Contributing resource in the Alphabet Historic District
Zoning: CS – Commercial Storefront
Case Type: HR – Historic Resource Review

Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
The applicant seeks historic resource review approval for two new halo-lit 11.2 SF each signs mounted on top of two existing metal channel canopies on the Edmund Gaze Building, a contributing resource in the Alphabet Historic District that was built in 1910 in the Streetcar Era Commercial style. Both signs will have one painted metal raceway behind their elements, the letters and backing will be 10.25" tall with a 16.75" square logo at one end. All signs in historic districts are required to go through historic resource review.

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

- 33.846 Historic Reviews
- Community Design Guidelines
- Alphabet Historic District Community Design Guidelines Addendum

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 November 5, 2013 and determined to be complete on January 29, 2014.

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

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

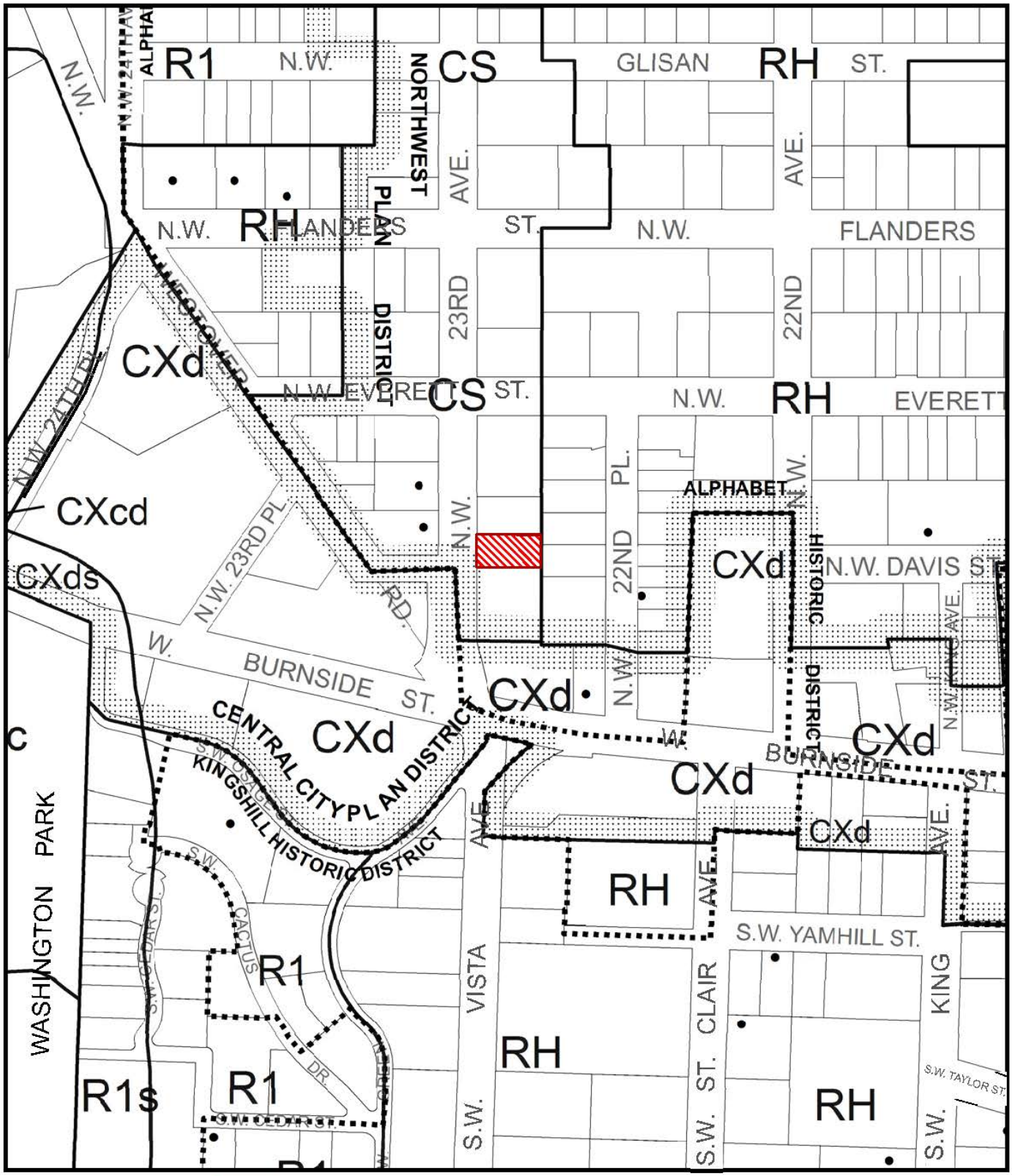
ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision 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 which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not

raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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
Elevations



ZONING

Site

Historic Landmark

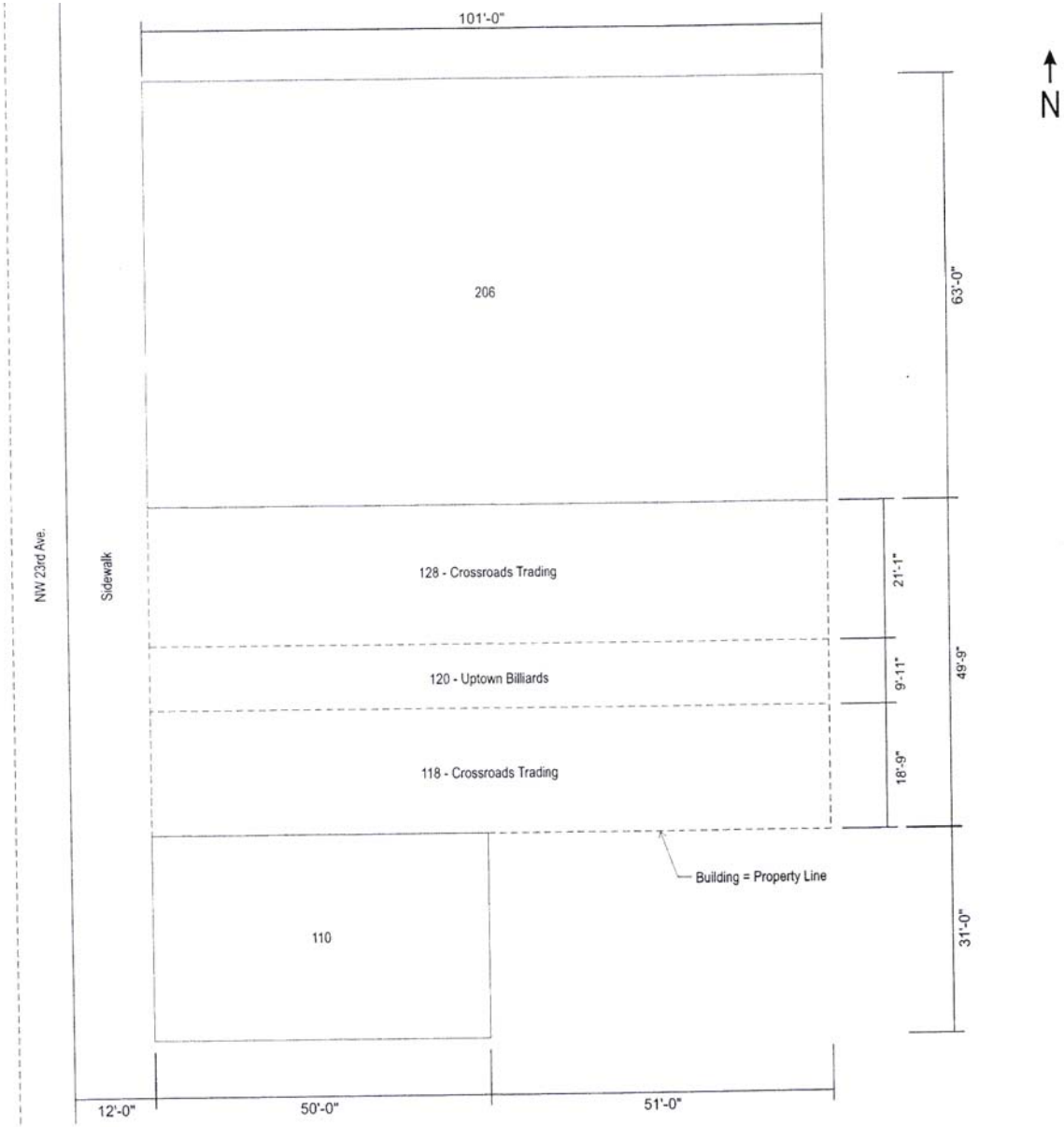
NORTH

This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

File No.	LU 13-224848 HR
1/4 Section	3027
Scale	1 inch = 200 feet
State_Id	1N1E33CB 1000
Exhibit	B (Nov 07,2013)

Crossroads Site Plan

Scale: 1/16"=1'-0"



LU 13-224848 HR

ES&A SIGN & AWNING CO.
Consulting / Design / Fabrication

89975 PRAIRIE RD. | EUGENE, OR 97402

P|541.485.5546 F|541.485.5813

WWW.ESASIGNS.COM

PRESENTATION FOR:

CROSSROADS TRADING CO.
118 NW 23RD AVE.
PORTLAND, OR 97210

DRAWING #: CROSSROADS SITE PLAN

DATE OF ORIGINAL DRAWING: 3.22.13

SALES:	DESIGN:	PAGE NO:
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CLIENT APPROVAL
INCLUDES COLORS, SPELLING, ARTWORK

PLEASE INITIAL:

PLEASE DATE:

REVISIONS:

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West Elevation
Scale: 3/16"=1'-0"

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PRESENTATION FOR:
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PORTLAND, OR 97210

DRAWING #: 15023-A-04-Elevation

DATE OF ORIGINAL DRAWING: 8.05.11

SALES:	DESIGN:	PAGE NO:
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REVISIONS:
2.6.14 (A-04) REVISED WITH NEW SIGN DESIGN.

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