



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: May 5, 2008
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-9162 / kate.marcello@ci.portland.or.us

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-103155 HDZ NEW SIGN FOR MAILBOX PLUS STORE AT HISTORIC ELECTRIC BUILDING

GENERAL INFORMATION

Applicant: Electric Building LLC
621 SW Alder St #605 / Portland, OR 97205

Representatives: Terry Brown, Multi-Light Sign Co.
809 NE Lombard St / Portland, OR 97211
(503) 281-3083

Steve Walker, Ramsay Signs
9160 SE 74th Ave / Portland, OR 97206

Site Address: 621 SW ALDER ST

Legal Description: BLOCK 177 LOT 5&6 HISTORIC PROPERTY 1996 15 YR
POTENTIAL ADDITIONAL TAX, PORTLAND

Tax Account No.: R667718180

State ID No.: 1N1E34CC 07000

Quarter Section: 3029

Neighborhood: Downtown Cmty Assoc., contact Jennifer Geske at 503-750-9843.

Business District: Downtown Retail Council, contact Portland Business Alliance at 503-224-8684.

District Coalition: None

Plan District: Central City - Downtown

Other Designations: Listed on the National Register of Historic Properties

Zoning: Central Commercial with design overlay (CXd)

Case Type: Historic Design Review (HDZ)

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

Proposal: The applicant seeks Historic Design Review approval for a new sign at the Electric Building, which is listed on the National Register of Historic Places. The sign will be for the

ground-floor retail tenant Mailbox Plus, located in the easternmost tenant space on the SW Alder Street façade. The sign will be centered directly above the storefront. It will be 13'-2" long x 2'-6" wide. It will consist of 1'-6"-tall plastic-faced aluminum channel letters spelling "MAILBOX" and a plus-sign logo with the word "PLUS" on it, all on a 3"-deep raceway. The raceway will be painted to match the background color of the building façade. The letters and plus-sign logo will be 5" deep and internally illuminated with light-emitting diode (LED) fixtures.

Because the proposal is for exterior alterations to a property listed on the National Register of Historic Places, Historic Design Review is required.

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 Review
- 33.846.060.G Other Approval Criteria
- *Central City Fundamental Design Guidelines*
- Title 32 Sign Code

ANALYSIS

Site and Vicinity: The site is the Electric Building, a nine-story building with reinforced concrete frame structure clad in brick with a sheet metal cornice and decoration. It is executed in the 19th- and 20th-century American Movement "Commercial Style." The building occupies a 100' x 100' site at the southeast corner of SW Broadway and Alder Street. Completed in 1910, the building was constructed for the Portland Railway, Light & Power Company for offices and its downtown power-generating station. The station provided direct electrical current for downtown buildings and for the streetcars operated by the company. The building is most significant under National Register Criterion "C" as a work by prominent Portland architects Edgar M. Lazarus and Carl L. Linde. The building is also significant under Criterion "A" for its association with the Portland Railway, Light & Power Company.

When first constructed, the power generators occupied the west 60 feet of the basement, ground floor, and second floor in a large three-story open space. The power station was visible and audible from the sidewalks surrounding the Electric Building. The eastern 40 feet of the first floor (where the current Mailbox Plus tenant is located) contained the entrance lobby, an electric store selling light bulbs and electric appliances, a cashier's window where customers could pay their electric bills, and offices for "solicitors" who signed up electric service customers. The second floor contained a display room for electric appliances. Offices for the Portland Railway, Light & Power Company were located on the third floor, and the fourth through ninth floors contained offices leased to various tenants.

The building presented a striking appearance. The first two floors had arched openings sheathed in unglazed buff-colored, rusticated terra cotta. Ornamented keystones projected from various voussoirs at the head of each arch. A belt course of ornamental sheet metal separated the terra cotta base of the building from the brick-clad upper floors. At the top of each of the six brick piers dividing the window bays of the upper floors, there is a cartouche ornament of terra cotta. Surmounting the building is a wide projecting cornice of sheet metal ornamented with dentils and moldings. When constructed, the building had 1,100 light bulbs installed in sockets at the cornice and belt courses and in the brick piers. The sockets are no longer functional.

In June 1941, the power station was removed and the space it had occupied was remodeled into basement, street-level, and second-floor retail space. The rusticated terra cotta and the arches were replaced with rectangular window openings, and a new front of ceramic veneer was installed. Major alteration of the first three floors was executed in the 1940s by the Portland architecture firm of A.E. Doyle & Associates. Numerous minor changes to the storefronts have since been made.

In regard to the building's modern-day context, the surrounding area comprises the retail core of downtown Portland. The Electric Building is located on SW Broadway, which contains many of downtown Portland's prominent hotels, movie and live theaters, restaurants, historic buildings, and jewelry, clothing, and other retail shops. Macy's Department Store at Meier & Frank Square is located about 200 feet southeast of the Electric Building, and the downtown Nordstrom department store is located about 300 feet to the southwest.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The design (d) overlay zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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 zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's 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 seven prior land use reviews for the site:

1. HLDZ 47-88: Approval to designate the Electric Building as a Portland Historic Landmark.
2. LU 92-009362 DZ (reference file # LUR 92-00243 HL DZ): Approval for storefront renovation for Packouz Jewelers, the middle storefront bay on the SW Alder St façade.
3. LU 93-010386 DZ (reference file # LUR 93-00387 DZ): Approval for storefront renovation for new stucco treatment and signage for Blimpie sandwich shop on SW Broadway façade.
4. LU 96-013132 DZ (reference file # LUR 96-00245 DZ): Approval for canvas awning with signage at a ground-floor storefront bay.
5. LU 98-016094 DZ (reference file # LUR 98-00788 DZ): Approval for storefront renovation for Shutterbug Camera store, the storefront bay at the corner of SW Alder St and Broadway.
6. LU 02-142251 HDZ: Approval for new signage for T-Mobile cell phone store, the third storefront bay from the east, on the SW Alder St façade.
7. LU 05-111527 HDZ: Approval for new signage for Money Mart check-cashing store, at the easternmost storefront bay on the SW Alder St façade (the storefront bay now occupied by Mailbox Plus).

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed March 26, 2008. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Portland Water Bureau;
- Bureau of Environmental Services;
- Bureau of Transportation Engineering & Development;
- Urban Forestry Division of Portland Parks & Recreation; and
- Site Development Section of the Bureau of Development Services; and
- Life Safety (Building Code) Section of the Bureau of Development Services.

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on March 26, 2008. No written comments in response to the proposal have been received from the neighborhood association (Downtown Community Association) or notified property owners.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Design Review

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Design Review Approval Criteria

Requests for historic design 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/Conservation Landmark. Therefore the proposal requires historic design 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, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Approval criteria based on the Standards of the Secretary of the Interior:

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.

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.

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 for 1, 4, 5: The proposed sign will be located just above the storefront system at the ground floor. The ground and second floors of the building were altered beyond recognition in 1941. The building's original terra cotta base and arched openings were removed and replaced with rectangular windows and a ceramic veneer. Since then, the ground-floor storefronts have been altered many times; no two storefronts look exactly alike. The upper portion of the building, which remains largely intact, provides the "historic character" of the property. Neither the historic character nor any historic features will be affected by the proposed sign. No chemical or physical treatments will be used in the installation of the proposed sign. *Therefore, these criteria are 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.

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 for 2, 7: The new sign will not destroy historic materials that characterize the property, and it will not create a false sense of historic development. The sign can easily be distinguished from the older, historic parts of the building in two principal ways. First, the sign will be distinguished as new by its materials. Simply put, this

type of signage did not exist when the Electric Building was constructed. Secondly, the location of the sign – at the ground floor, which has undergone a variety of storefront renovations since the ground and second floors were substantially remodeled in 1941 – provides indication that it is a modern addition to the building. The Mailbox Plus storefront features a unique angled storefront system with its own metal shed roof piece, and the entry door is recessed to create a covered area adjacent to the angled storefront. It is obvious that the appearance of this particular retail tenant space, including its new sign, is not original to the Electric Building. The building will remain a physical record of its time, place, and use. *Therefore, this criterion is met.*

3. Historic changes.

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

Findings for 3: The proposed sign will be located just above the storefront system at the ground floor. The ground and second floors of the building were altered beyond recognition in 1941. The building's original terra cotta base and arched openings were removed and replaced with rectangular windows and a ceramic veneer. This alteration is not considered to have historic significance. *Therefore, 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 for 6: The proposed sign does not affect any significant archaeological resources. *Therefore, 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.

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 for 8, 10: The sign will be compatible with the building's massing, size, scale, and architectural features. The sign will be centered on the storefront bay, similar to other storefront signs at the Electric Building's ground floor. The edges of the sign do not crowd any architectural openings of the building or storefront, and the sign is horizontal in proportion, like the other signs at the ground floor. The sign's letters will not protrude past the edges of the raceway, allowing the raceway to serve as a framing background for the letters. The sign will be located one inch below the horizontal band that runs along the top of the ground-floor. Thus the horizontal band will continue as an uninterrupted feature of the façade.

The sign will also be compatible with adjacent properties. Surrounding buildings with ground-floor retail feature similar signage treatments. Signs on many of these buildings are located in the same area on the façade – just above the storefront bay and below the second floor. The sign is not obtrusive in its design or illumination, which also makes it compatible with adjacent properties. *Therefore, these criteria are 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 for 9: The ground floor of the building, which is where the sign will be located, underwent major alterations in 1941, destroying the original rusticated terra cotta and arched openings. The upper portion of the building, which remains largely intact, provides the “essential form and integrity” of the Electric Building. If the new sign were removed in the future, this form and integrity would remain unimpaired. *Therefore, this criterion is met.*

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality** addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis** addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design** addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas** provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City’s districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City’s districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City that is safe, humane and prosperous; and
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area’s character. Identify an area’s special features or qualities by integrating them into new development.

B2. Protect the Pedestrian.

Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C4. Complement the Context of Existing Buildings. Complement the context of existing

buildings by using and adding to the local design vocabulary.

- C13. Integrate Signs.** Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for A4, A5, B2, C2, C4, C13: Downtown Portland's sense of place includes a visually appealing pedestrian environment, high-quality architecture, and historic buildings. The maintenance of these defining characteristics rests on many factors, one of which is the appropriate design and placement of signage. After all, when signage is not designed and located appropriately, there is potential for visual clutter that detracts from the aforementioned characteristics.

The proposal calls for a new sign for Mailbox Plus, a new retail tenant located in the easternmost tenant space on the SW Alder Street façade. The sign will be composed of individual letters and a plus-sign logo, all with metal returns and acrylic faces. The letters will be internally illuminated with light-emitting diode (LED) fixtures. The sign raceway and the metal returns of the letters and plus-sign logo will be painted to match the color of the building's ground-floor façade. The sign will have no exposed electrical conduit, eliminating the possibility for visual clutter usually associated with signage conduit. Thus the proposed sign uses durable materials that promote permanence in development.

The sign will be centered directly above the storefront. The design and location of the proposed sign are consistent with the design and location of ground-floor retail signage on surrounding buildings. However, the proposed sign exhibits a slightly enhanced design by using the raceway as a framing piece. Additionally, because the proposed sign utilizes LED illumination rather than the neon or fluorescent illumination typically used for this type of signage, it exhibits a thinner, more architecturally sensitive raceway than its counterparts on neighboring buildings. The raceway of the sign will have a maximum thickness of 3 inches, and the letters and plus-sign logo will have a maximum thickness of 5 inches. These design principles promote quality and permanence in development and enable the sign to integrate with the context of the surrounding built environment.

Therefore, these guidelines are met.

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

Findings for A6: The proposed sign enables the existing retail storefront to be re-used as tenant space for Mailbox Plus. This supports the continued re-use of the Electric Building's ground floor – originally host to large power generators, an electric store, a cashier's window, and offices – for the modern purpose of downtown retail storefronts. *Therefore, this guideline is met.*

- A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

Findings for A8: The new sign indicates to passersby the nature of the activity occurring inside the retail space, thus strengthening the visual connection between the interior of the building and the adjacent sidewalk of SW Alder Street. Together, the new sign and the existing glazed storefront system render a cohesive storefront presence that contributes to a vibrant streetscape. *Therefore, this guideline is met.*

- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are

compatible with the existing building, to enhance the overall proposal's architectural integrity.

- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C3, C5: The sign respects the original character of the Electric Building. The ground floor, which is where the sign will be located, underwent major non-historic alterations in 1941, destroying the original character of the lower portion of the building. In contrast, the upper floors have been left largely intact and still exhibit the building's original character. The sign respects the integrity of the unscathed upper floors, for the following reasons: It will be relatively small; located in a logical place, centered above the existing easternmost storefront bay, in the same area on the façade where other ground-floor tenant signs are located; and its illumination will not be obtrusive or distracting.

The sign also respects the character of the building's ground floor. As stated above, its location, size, and illumination are appropriate. The sign is horizontal in proportion, like the other signs at the ground floor. The letters will be located at least 1.5 inches from the edges of the raceway, allowing the raceway to serve as a framing background for the letters. The sign will be located one inch below the horizontal band that runs along the building façade. Thus the horizontal band will continue as an uninterrupted feature of the façade.

The new sign is compatible with the Electric Building. The ground floor in particular and the building in general will remain coherent compositions. *Therefore, these guidelines are met.*

- C8. Differentiate the Sidewalk Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

Findings for C8: The existing building has strong sidewalk-level differentiation. The first and second floors are easily distinguished from the middle and top, thanks to substantial renovations to the first and second floors that have occurred over the past seven decades. The proposed sign will maintain and add to this strong sidewalk-level differentiation. It is a horizontally proportioned fascia sign and it will be located just above the storefront, consistent with the other retail storefronts on the building. This ensemble of horizontally proportioned storefront signs corresponds to the existing projecting half-round horizontal detail that runs between the first and second floors. The result is strong demarcation of the Electric Building's sidewalk level. *Therefore, this guideline is met.*

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. 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 purpose of the historic design review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposed sign is a modest addition to the building that allows it to remain a coherent composition. The architectural integrity and character of the historic Electric Building will be maintained. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of one internally illuminated 32.92-square-foot sign with plastic-faced aluminum channel letters and logo, centered directly above the easternmost tenant space on the south façade of the Electric Building, with the following specifications:

- dimensions of 13'-2" long x 2'-6" tall,
- total thickness of 8" (3"-deep raceway and 5"-deep letters and logo),
- raceway color that matches the background color of the building's ground-floor façade, and
- letters and logo at least 1.5 inches from the edges of the raceway.

Approval per the approved site plans, Exhibits C-1 through C-3, signed and dated May 1, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-103155 HDZ."

Decision rendered by:  **on May 1, 2008**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 5, 2008

Staff Planner: Kate Marcello

About this Decision. This land use decision is **not a permit** for development. A Final Plat must be completed and recorded before the proposed lots can be sold or developed. 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 January 17, 2008, and was determined to be complete on **March 20, 2008**.

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 January 17, 2008.

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.

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 decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project 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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. You may call LUBA at 1-503-373-1265 for further information on filing an appeal.

The file and all evidence on this case is available for your review by appointment. Please contact the receptionist at 503-823-7967 to schedule an appointment. Copies of all information in the file can be obtained for a fee equal to the cost for such 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.

Recording the final decision.

If this Land Use Review is approved, the final decision must be recorded with the Multnomah County Recorder. A building or zoning permit will be issued only after the final decision is recorded. The final decision may be recorded on or after **May 5, 2008**. The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder’s office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-7967.

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 may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;

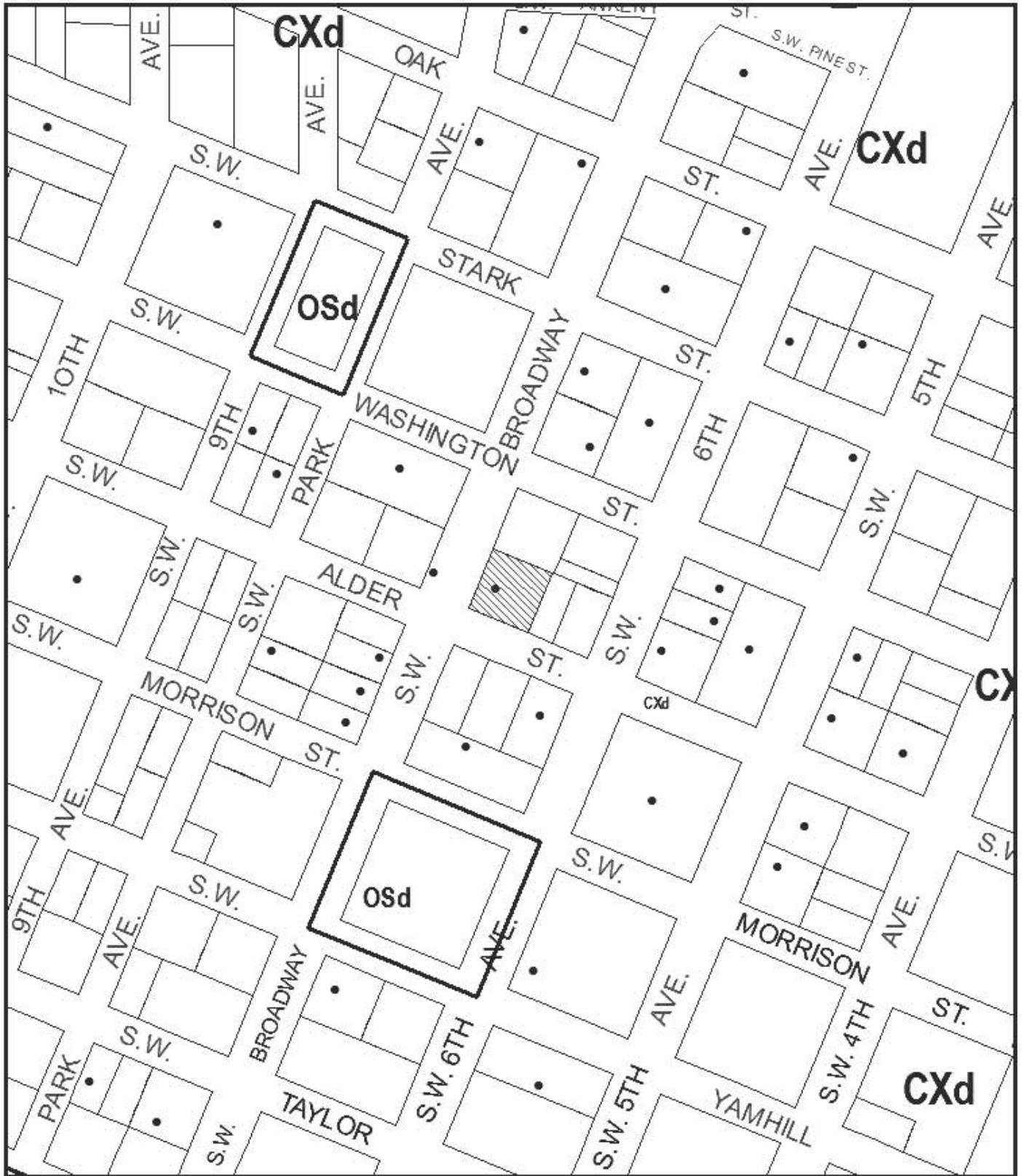
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Photographically Simulated Elevation Rendering (attached)
 - 3. Photographically Simulated Elevation Rendering, Sign Section Drawing, Sign Elevation Drawing (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None received.
- F. Correspondence: None received.
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research
 - 3. 14-day Letter Regarding Incomplete Application
 - 4. Letter from SHPO approving the proposal

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING

 Site

 Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	<u>LU 08-103155 HDZ</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CC 7000</u>
Exhibit	<u>B (Jan 22, 2008)</u>

LU 08-103155 HDZ
New Sign for Mailbox Plus store

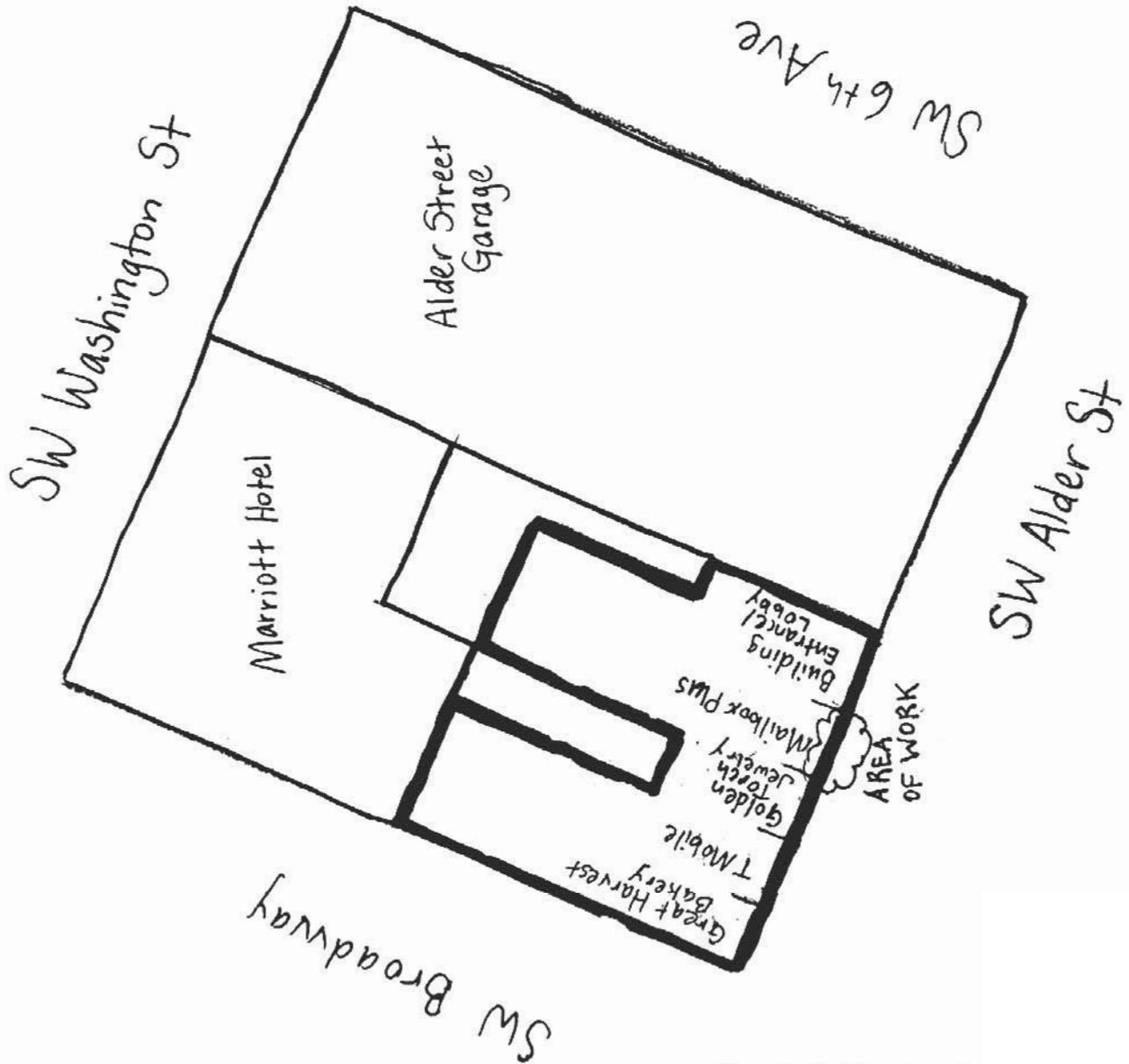


Exhibit C-1

Approved

City of Portland - Bureau of Development Services

Planner Kathleen Date 5-1-08

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

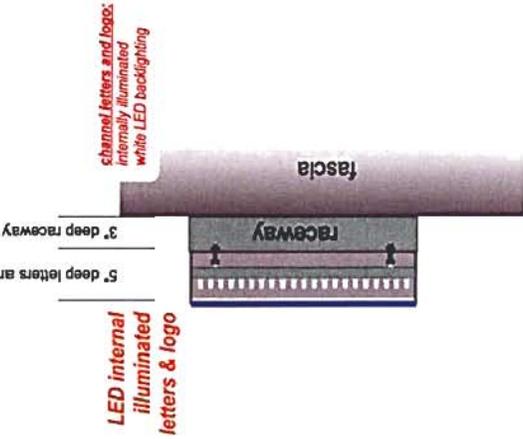


Exhibit C-2

Approved
 City of Portland - Bureau of Development Services

Planner Kathy [Signature] Date 5-1-08

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



channel letters:
 aluminum constructed
 red #207-opp red acrylite plex
 faces
 paint raceway and returns on
 letters and logo
 3\"/>

**LED internal
 illuminated
 letters & logo**
 white plex faces
 first surface overlay
 translucent vinyl #3630-157
 sultan blue
 paint raceway and returns on
 letters and logo
 3\"/>

****tools****
 primary power to sign by owner.
 Multitool to make final hook up.

ONE (1) SET OF INTERNALLY ILLUMINATED CHANNEL LETTERS AND ILLUMINATED LOGO UNIT ON EXPOSED RACEWAY.

scale: 3/4" = 1'

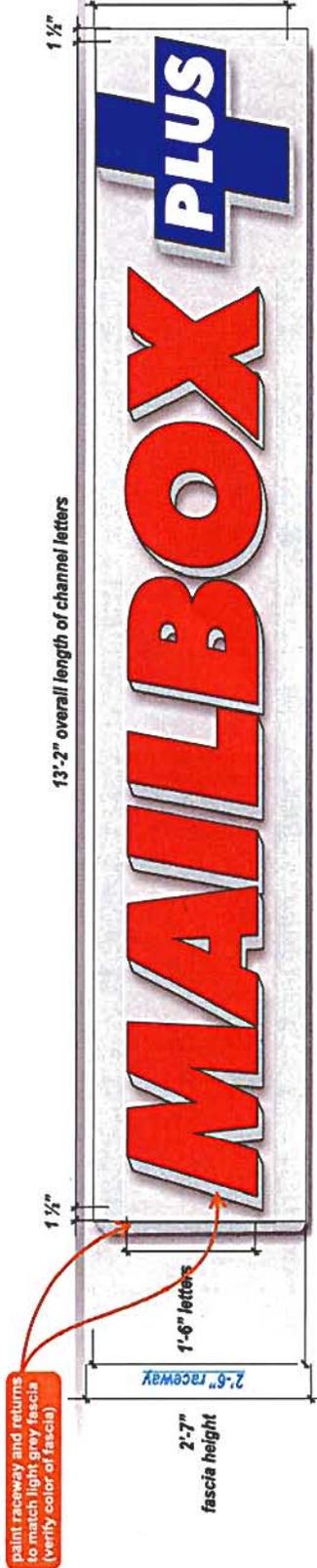


Exhibit C-3

Multi-Light
 Signco
 8241 S. Commercial Dr #211
 Portland, OR 97216
 Phone: 503-253-8521

Customer Information
 Project Coordinator: Steve L.
 Date: 2-21-08
 Scale: 3/4" = 1'

Notes/Comments
 gave job & raceway options to Terry 2-21-08
 LED raceway option MW Terry 2-29-08

Revisions

No.	Description	Date
L		

Approvals
 Client: _____
 Landlord: _____

File Name:
 MailboxPlusTB08029 b

UL

*These plans are the exclusive property of Multi-Light Sign Co. and are the result of the original work of its employees. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied herein, is expressly forbidden.

Approved
 City of Portland - Bureau of Development Services
 Planner: *Kathleen*
 Date: 5-1-08

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