



City of Portland
Bureau of Development Services
Land Use Services Division

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Date: September 29, 2008
To: Interested Person
From: Noelle Elliott, Land Use Services
503-823-7812 / Noelle.Elliott@ci.portland.or.us

NOTICE OF A TYPE II 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 and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 08-145361 DZ — SIGNAGE FOR THE DOWNTOWN MARRIOTT HOTEL BUILDING

Applicant: Fountain Village Jerry Meyer, Sage Hospitality
115 SW Ash St #500 1512 Larimer St, #800
Portland, OR 97204-3575 Denver, CO 80202

Representative: Fernand Banna, Sera Architects, 503-445-7373
338 NW 5th Ave
Portland OR 97209

Site Address: 300 SW 6th Ave and 550 SW Oak St

Legal Description: BLOCK 82 LOT 5&6 E 1/2 OF, PORTLAND; LOT 7&8 BLOCK 82, PORTLAND

Tax Account No.: R667708410, R667708430

State ID No.: 1N1E34CD 06700, 1N1E34CD 06600

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: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Zoning: CXd - Central Commercial with a 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 new signage at the Downtown Courtyard Marriott Hotel Building. The proposed sign package includes:

- A parapet sign on the building's south elevation, facing SW Stark St. The proposed sign measures 24'-9" wide by 1'-9 5/8" tall and consists of 0'-5" thick, internally illuminated channel letters, mounted to the building wall with 0'-2" spacers. The channel letters will have acrylic faces with aluminum returns.

- A parapet sign at the building's north elevation, facing SW Oak St. The proposed sign measures 28'-10" wide by 2'-1 ¼" tall and consists of 0'-5" deep internally illuminated channel letters mounted to the building wall on 0'-2" spacers. The channel letters incorporate acrylic faces with aluminum returns.
- New canopy signage at the building's west elevation, facing SW 6th Avenue, located above the restaurant entrance. The primary portion of the sign will be mounted to the top of the canopy, near its outer edge. The depth of the canopy is 6'-5" from the face of the glazing. This upper portion of the sign is constructed of internally illuminated metal dimension letters individually mounted to the canopy, measuring 31'-6" wide by 1'-6" tall and 1'-0" deep. The front face of the letters contain 0'-2 ½" illuminated circles faced with white acrylic, set within the 0'-3" width of each dimensional letter. The exterior sides of the dimensional letters are painted a medium grey color. The lower, secondary portion of the sign sits on the outer face of the canopy edge, flush-mounted to the front face of the canopy. This portion of the sign measures 15'-0" wide by 0'-8" tall, and consists of 0'-¼" deep painted acrylic letters.
- New canopy signage at the building's north elevation, facing SW Oak Street, located above the hotel entrance. Three signs are proposed on this canopy: One sign mounted to the front (north) face of the canopy, and a total of two signs mounted to the east and west sides of the canopy. The sign at the front face of the canopy measures 13'-7 ½" wide by 1'-0" tall and consists of 0'-3 ½" thick halo illuminated, stainless steel channel letters held off the canopy by 0'-1 ½" spacers. The signs mounted to the sides of the canopy each measure 9'-11" wide by 0'-8 3/8" tall, and consist of 0'-¼" cutout polished stainless steel letters held off the canopy by 0'- ½" spacers.
- A projecting sign mounted at the corner of SW 6th and Oak. The proposed sign measures 11'-0" tall by 2'-0" deep and 0'-10" wide. The sign is internally illuminated and consists of a double-faced aluminum cabinet with acrylic push-through lettering projecting 0'-1" from the face of the 0'-8" deep cabinet. The cabinet profile incorporates a 0'-2" wide band inset 0'-2" between two 0'-3" wide panels.

Because the proposal is in a district with design guidelines and exterior alterations are proposed, 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 and Title 32, Signs and Related Regulations. The relevant criteria are:

- Chapter 33.825 Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The site is located within the Central City Core of downtown Portland, and encompasses two abutting properties totaling 15000 square feet; A 10,000 sf lot at the corner of SW 6th Avenue and SW Oak Street, and a 5,000 sf lot located mid-block fronting SW Stark Street. The block is bound by SW Oak Street to the north, SW Stark Street to the south, SW 6th Avenue to the west and SW 5th Avenue to the east. In 2007 the site was extensively renovated, adding three stories to the roof and reclading an existing thirteen-story office building located at the corner of 6th and Oak, as well as demolishing and rebuilding a three-story building fronting SW Stark St. A number of historic landmark buildings surround the site. The three-story Durham-Bates Building abuts the southwestern edge of the site, and the Oregon Trail Building is located at the southeast corner of the block. The Equitable Building and the Wells Fargo Building are located across SW 6th Avenue from the site. The majority of the surrounding buildings are used as office towers, with limited ground floor retail use.

The site is located within the Downtown Pedestrian District and sits just south of the Japantown/Chinatown Historic District and the Skidmore/Old Town Historic District.

All four streets forming the block are designated Enhanced Pedestrian Streets, and SW 6th Avenue and SW 5th Avenue are classified as Community Main Streets by the Portland Transportation System Plan. The site is well served by public transit, the MAX lightrail line is located three blocks to the southwest, and a streetcar stop is located four blocks to the west. Frequent bus service is available one block to the south and one block to the east. SW Oak Street and SW Stark Street are designated Traffic Access Streets, and SW 6th Avenue and SW 5th Avenue are designated Regional Transitway/Major Transit Priority Streets. All four streets are classified as Local Service Bikeways. The transit mall is currently under extensive renovation, with a new lightrail line constructed along SW 6th and 5th Avenues, with a stop at the intersection of SW 6th and Oak.

Zoning:

The 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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development must meet the Community Design Standards (Chapter 33.218) or are subject to design review.

Land Use History: City records indicate that prior land use reviews include the following:

525 SW Stark Street

- LUR 93-00396 (reference file #: LU 93-010395) Approval to remove glass and install storefront.
- LUR 94-00538 (reference file #: LU 94-011440) Approval for an awning over an ATM.
- LUR 97-00640 (reference file #: LU 97-014686) Approval to install a second ATM.
- LUR 97-01116 (reference file #: LU 97-015162) Approval for the renovation of SW 6th Ave & SW Oak St building and 525 SW Stark St building to become a new hotel complex with below grade parking access from SW Stark St.
- LUR 07-125870 DZM AD: Approval to renovate the existing thirteen-story building and demolish and rebuild the existing three-story building.

300 SW 6th Avenue

- CU 035-65 (reference file #: LU 65-001579) Approval for parking and drive-in banking.
- CU 078-71 (reference file #: LU 71-003003) Approval for parking.
- DZ 132-90 (reference file #: LU 90-004345) Approval for and exterior renovation
- LUR 97-01116 (reference file #: LU 97-015162) Approval for the renovation of SW 6th Ave & SW Oak St building and 525 SW Stark St building to become a new hotel complex with below grade parking access from SW Stark St.
- LUR 07-125870 DZM AD: Approval to renovate the existing thirteen-story building and demolish and rebuild the existing three-story building.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 2, 2008**. The following Bureaus have responded with no issues or concerns:

- Water Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

The Fire Bureau responded with the following comment: “The applicant will be required to meet NFPA, Chapter 13 regarding canopies. The requirement is that sprinklers be installed under exterior canopies. This would apply for canopies that exceed 4ft in width if they are of combustible construction. Sprinklers can be omitted if the canopy construction assembly is

comprised totally of noncombustible or limited combustible materials and the area underneath is essentially restricted to pedestrian use. The reference to noncombustible and limited combustible construction applies to the entire canopy assembly and not just the exposed surface. The applicant shall contact the Fire Marshal's Office at 1300 SE Gideon Street to determine if a permit is required." *Please see Exhibit E-1 for additional details.*

The Life-Safety Plans Examiner Section of BDS responded with the following comment: "A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances." *Please see Exhibit E-2 for additional details.*

The Bureau of Transportation Engineering responded with the following comment: "Transportation has no objection to this proposal provided that IBC encroachment standards are met." *Please see Exhibit E-3 for additional details.*

The Bureau of Environmental Services responded with the following comment: "BES has no objections to the proposed project. Further development of the property would be subject to the Bureau of Environmental Services' standards and requirements during the building plan review process." *Please see Exhibit E-4 for additional details.*

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 2, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

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 and the River District 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 are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City 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 which is safe, humane and prosperous;
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.

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.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

Findings for A8 and B5: The proposed building signage facing SW Oak St and SW 6th Ave helps to visually enliven the pedestrian environment of the sidewalk and the adjacent public plaza. The proposed signage installed at the mezzanine and first floor levels adds greater articulation to the ground floor, and helps to emphasize the relationship between the hotel and restaurant entries with the sidewalk and plaza. The placement and scale of new canopy signage reinforces the building's pedestrian and transit orientation. The signage installed on the hotel canopy facing the plaza strengthens the building's urban relationships. The sign's dimensional letters range in scale from 1'-0" to 0'-8 3/8", a size that is sympathetic to the human scale of the pedestrian environment. The 2'-0" deep blade sign that projects at a 45 degree angle to the intersection of SW 6th and Oak, reinforces the building's relationship with this prominent pedestrian intersection and addresses the pedestrian plaza across the street. The 0'-8" width of the cabinet, with a 0'-2" reveal along its edges, lends an articulated and narrow appearance to the blade sign. The restaurant canopy sign on 6th Ave helps to sculpt the pedestrian zone and respond to the activity of the transit mall through its innovative form and illumination. The 1'-6" height of the letters is substantial enough to have a prominent visual presence, but should not dominate the scale of the canopy; The width of the canopy at its outer edge measures 1'-3", with the height of the letters at 1'-6". *These guidelines are therefore met.*

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

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 C2, C3 and C5: The proposed signage is constructed of durable materials and is sized and positioned on the building to complement the composition of the building's panelized cladding system, as well as the scale of the canopies that mark the building's primary entrances. The proposed signage is well integrated with the construction of the building, allowing all electrical conduit and attachment hardware to be hidden from view and seamlessly integrated with the structure of the building envelope. A variety of signage types are proposed for the building, from parapet signs that help identify the building from a significant distance away, to smaller dimensional letter signs that mark the hotel and restaurant canopies. This variety of signs successfully complements the buildings streamlined architecture.

The projecting corner blade sign integrates the building's architectural composition with its urban location; The corner sign visually links the vertical slot of glass at the building corner with the horizontal pedestrian zone at the street, and reinforces the building's relationships with surrounding buildings, the neighboring plaza, and the transit mall. In a similar vein, the location of the proposed parapet signs respect the building's prominent urban gesture by pulling away from the building's northwest corner to provide greater architectural clarity. The use of ground floor entry canopies as armatures for hotel and restaurant signage helps integrate the building's prominent interior lobbies with the exterior. *Therefore, with the condition of approval that all electrical conduit is hidden from exterior view, these guidelines are met.*

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

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 C7 and C8: The proposed signage located at the ground level of the building, mounted to the restaurant and hotel entrance canopies and projecting from the building corner at the intersection of 6th Ave and Oak St, reinforces the pedestrian zone of the sidewalk and helps visually enliven the intersection of 6th and Oak. The new MAX lightrail stop is located adjacent to this corner on SW 6th Ave, and the new restaurant signage helps to reinforce the dynamic relationship between the restaurant entrance and the transit mall. The 2'-0" deep projecting blade sign, located just above the ground level, reinforces the building corner and the pedestrian zone by helping shape the sense of building enclosure at the sidewalk. Furthermore, the location of the proposed signage at the ground floor helps to differentiate the ground level of the building from the upper floors by providing greater articulation and ornamentation to the sidewalk level of the building. *These guidelines are therefore met.*

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: The proposed signs for the building are carefully sized and placed to relate to the building’s architectural proportions, and to not impinge upon the Portland skyline or the human-scale of the sidewalk. The parapet signs are placed so that the two signs face opposite directions and cannot be seen at one time. The parapet signs are pulled back from the building’s more architecturally significant edges, and are sized to fit within the module of the building’s panelized skin; The signs are pulled back at 0’-1” from the edges of the panel reveal. The canopy signs for the hotel and restaurant are sized to relate to the scale of their respective canopies and to the pedestrian scale of the sidewalk. The 1’-6” height of the dimensional letters of the restaurant sign is appropriately scaled for its ground floor location and for the substantial width and depth of the canopy, while its narrow 0’-3” width and elongated design allows adequate space between each sculptural letter. The shorter dimension of the hotel canopy signs, ranging between 1’-0” and approximately 0’-8” tall letters, corresponds to the more traditionally shaped canopy located above the hotel entrance. The projecting blade sign is designed and positioned to emphasize the building’s corner orientation, and is carefully crafted to suggest a well-articulated and refined sensibility. *This guideline is therefore 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed signage is appropriately scaled, positioned and designed to complement the architecture of the renovated building and its urban environment. The parapet signs are located on opposite sides of the building, pulled away from the building’s northwest corner, and proportioned to fit within the module of the panelized skin and the height of the parapet. The canopy signs reinforce the building’s entries and help enliven the pedestrian environment, as well as strengthen the relationship between the building and the neighboring public plaza and transit mall. The new blade sign at the ground floor of the building’s northwest corner helps integrate the simple architectural composition of the upper floors with the building’s base. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION


Approval of:

- A dimensional letter parapet sign facing south, measuring 24’-9” wide by 1’-9 5/8” tall.
- A dimensional letter parapet sign facing north, measuring 28’-10” wide by 2’-1 ¼” tall.
- A canopy sign facing west, measuring 31’-6” wide by 1’-6” tall and 1’-0” deep, with a second portion positioned below, measuring an additional 15’-0” wide by 0’-8” tall.
- Canopy signs on the north-facing canopy, incorporating three signs as follows: One sign mounted to the front (north) face of the canopy, and a two signs mounted to the east and west sides of the canopy. The north-facing sign measures 13’-7^{1/2}” wide by 1’-0” tall. The signs mounted to the sides of the canopy each measure 9’-11” wide by 0’-8 3/8” tall.

- A projecting sign mounted at the corner of SW 6th and Oak, measuring 11'-0" tall by 2'-0" deep, incorporating a 0'-8" wide cabinet and flanking 0'-1" thick push through acrylic letters.

per the approved drawings, Exhibits C-1 through C-27, signed and dated September 25, 2008, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related condition (B) must be noted on each of the 4 required drawings or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-145361 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All electrical conduit must be hidden from exterior view.

Decision rendered by: _____  _____ **on September 25, 2008**
By authority of the Director of the Bureau of Development Services

Decision filed September 26, 2008

Decision mailed: September 29, 2008

Staff Planner: Noelle Elliott

About this Decision. This land use decision is **not a permit** for development. 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 July 14, 2008, and was determined to be complete on **August 28, 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 July 14, 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.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on October 13, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **October 14, 2008 – (the day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

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 503-823-0625.

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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 of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

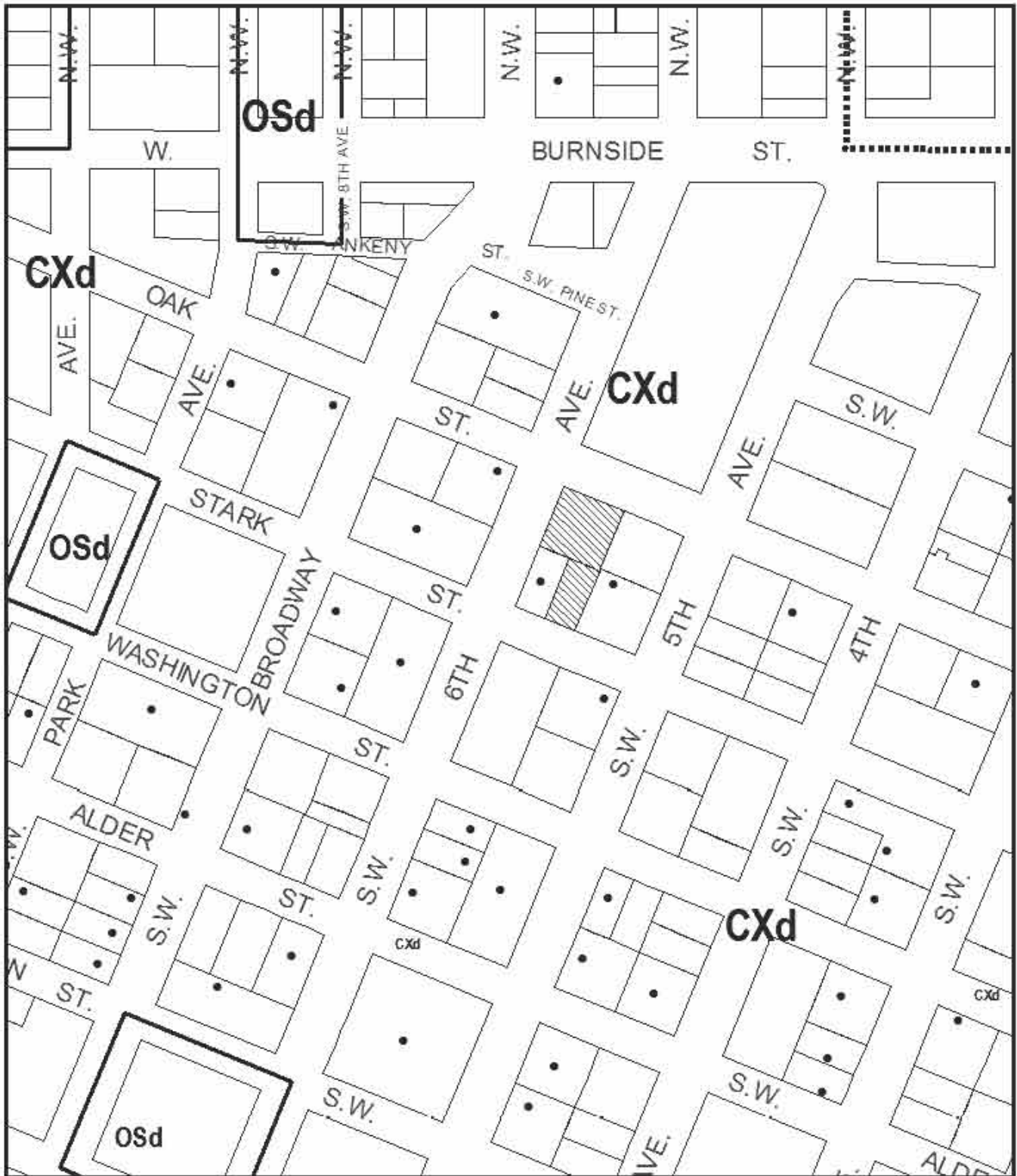
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Statement and Drawings
 2. Additional Information
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Perspective Rendering Looking Southwest
 2. Perspective Rendering Looking Northeast
 3. West Elevation (facing SW 6th Ave) (attached)
 4. North Elevation (facing SW Oak St) (attached)
 5. South Elevation (facing SW Stark St) (attached)
 6. Enlarged Parapet Sign Elevations
 7. Site Plan (attached)
 8. Ground Floor Plan
 9. Upper Level Plan
 10. Enlarged Parapet Sign Elevation – South
 11. Enlarged Parapet Sign Elevation, Illumination – South
 12. Enlarged Parapet Sign Section – South
 13. Enlarged Parapet Sign Elevation – North
 14. Enlarged Parapet Sign Elevation, Illumination – North
 15. Enlarged Parapet Sign Section – North
 16. North Canopy Signage Enlarged Elevation – Front
 17. North Canopy Signage Plan
 18. North Canopy Signage Section
 19. North Canopy Signage Enlarged Elevation, Illumination – Front

20. North Canopy Signage Enlarged Elevation and Section – Sides
 21. North Canopy Signage Reflected View
 22. Corner Blade Sign, Elevations
 23. Corner Blade Sign, Sections
 24. West Canopy Signage, Perspective
 25. West Canopy Signage, Elevation
 26. West Canopy Signage, Enlarged Elevation
 27. West Canopy Signage, Section
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Fire Bureau
 2. Life-Safety Plans Examiner of BDS
 3. Bureau of Transportation Engineering and Development Review
 4. Bureau of Environmental Services
- F. Correspondence: None
- G. Other:
1. Original LU Application
 2. Site History Research

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



NORTH

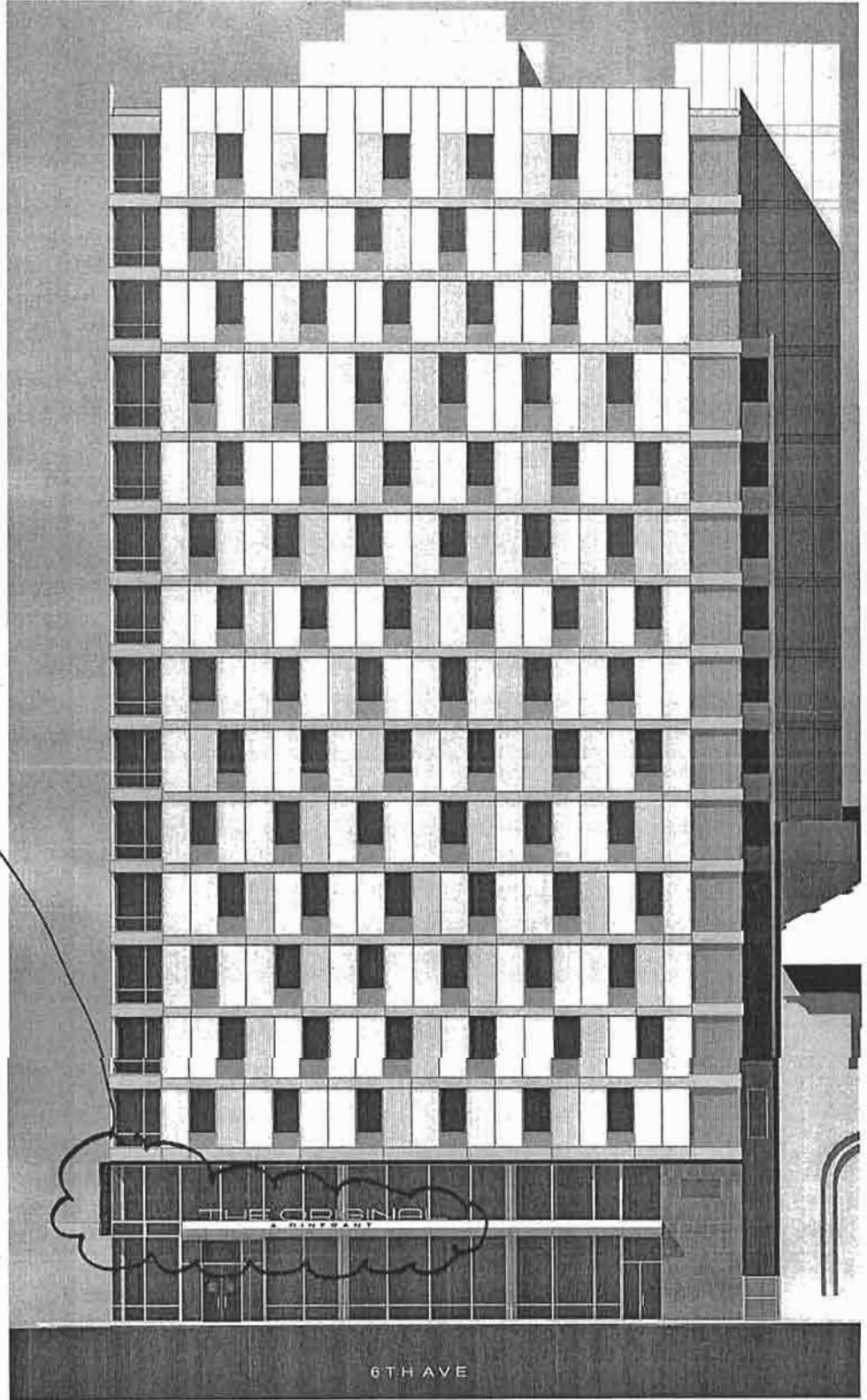
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 08-145361 DZ
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CD 6600
Exhibit	B (Jul 16, 2008)

area of work

Approved
City of Portland - Bureau of Development Services
Planner *[Signature]*
Date **7-25-08**
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU08-145361
Exhibit C.3



6TH AVE

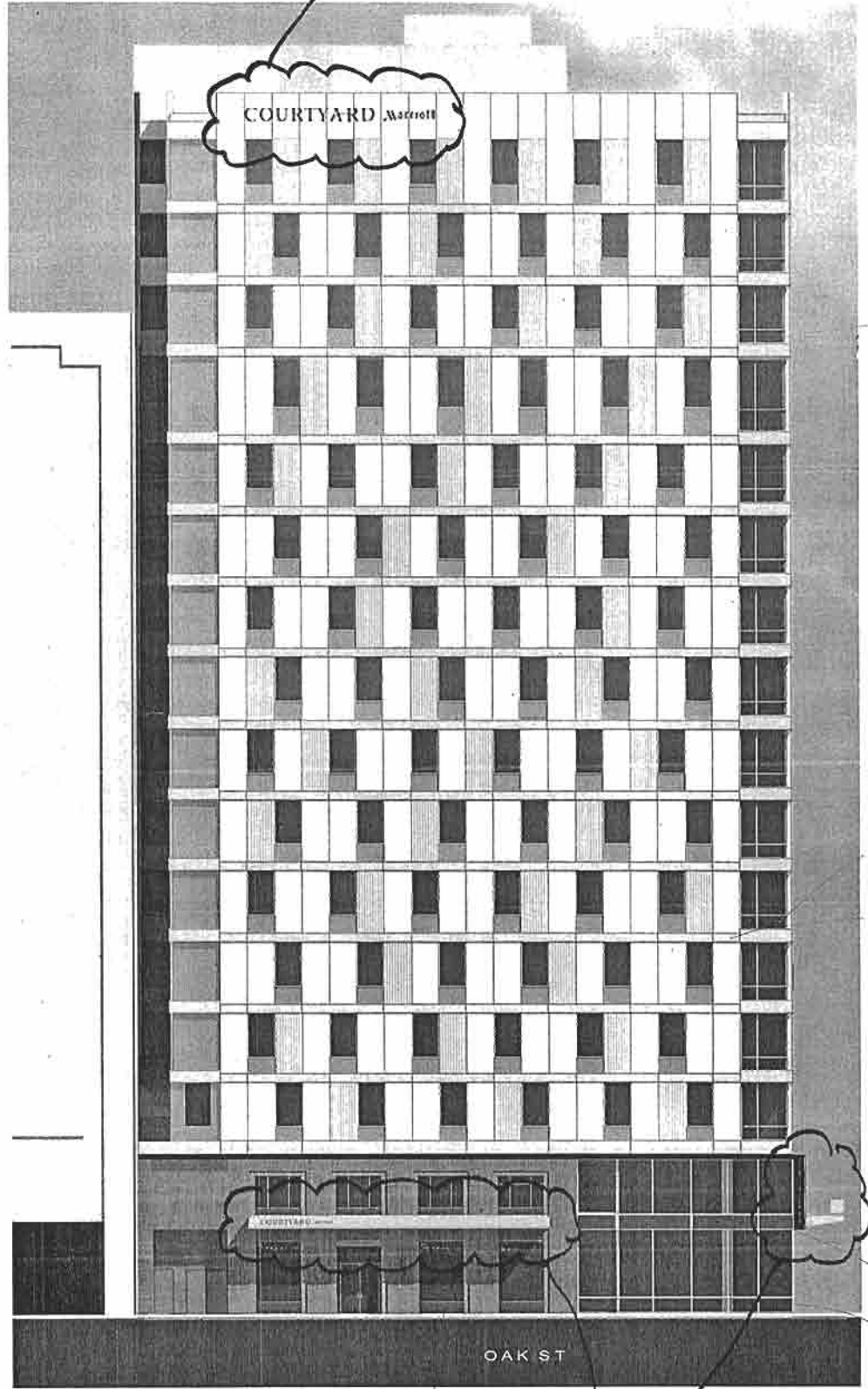
SCALE: 1/16" = 1'-0"

West Elevation (Facing SW 6th Ave)

TN BUILDING

area of work

COURTYARD Marriott



OAK ST

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

Approved*
City of Portland - Bureau of Development Services
Planner: *[Signature]* Date: 9-25-08
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LU08-145361
Exhibit C.4

north elevation
C.3

North Elevation
(Facing SW oak st)

area of work

area of work

COURTYARD Work

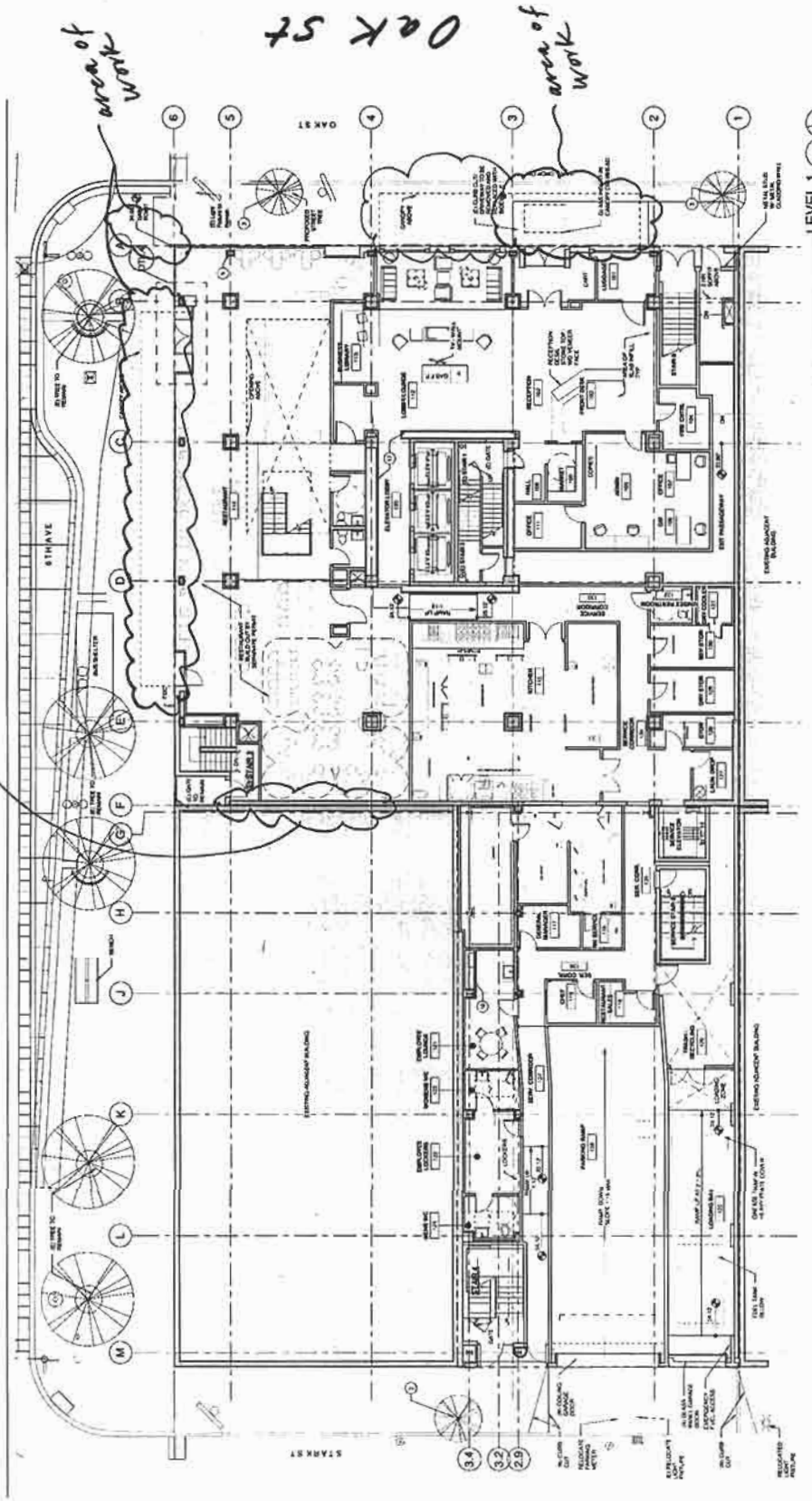


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LU08 145361
 Exhibit C.5

South Elevation (Facing SW Stark St)

6th Ave
area of work



Stark St

Site Plan

Approved*
City of Portland - Bureau of Development Services
Planner *[Signature]* Date *9-25-01*
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LU08-145861
Exhibit C.7