



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

1900 SW 4th Avenue, Suite 5000  
Portland, Oregon 97201  
503-823-7300  
Fax 503-823-5630  
TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** May 14, 2009  
**To:** Interested Person  
**From:** Dave Skilton, Land Use Services (503-823-0660)  
dave.skilton@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 08-165420 DZM – STAR THEATER MARQUEE RESTORATION**

**GENERAL INFORMATION**

**Applicant:** Daniel Deutsch, Owner  
Alora Development  
125 NE Killingsworth St #300  
Portland OR 97211

**Representative:** Dennis Thompson, Architect (503-248-6711)  
DMTA Architecture  
2111 Summit Drive  
Lake Oswego, OR 97034

**Site Address:** 9-13 NW 6<sup>th</sup> Avenue

**Legal Description:** N 30' OF LOT 4 BLOCK 44, COUCHS ADD  
**Tax Account No.:** R180203640  
**State ID No.:** 1N1E34CA 12100  
**Quarter Section:** 3029

**Neighborhood:** Old Town-China Town, contact Carol McCreary at 503-984-4081.  
**Business District:** Old Town Chinatown Business Association, contact Dorian Yee at 503-224-7066.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - River District  
**Zoning:** CXd, Central Commercial with Design overlay.

**Case Type:** DZM, Design Review, with two Modifications requested.  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

Applicant is seeking Design Review approval of a proposal to re-establish a projecting theater marquee using the framework of an existing canopy, on a historic but undesignated theater building. As defined in Title 32, the Portland Sign Code, the proposal is for two signs, each with an area of 84.5 square feet, projecting into the right-of-way. The proposal also includes down lights recessed into the ceiling of the marquee, and six post-mounted light fixtures along the top of a fence separating the adjoining open lot from the sidewalk. Design Review is required because the proposal is for exterior alterations to a building within the Central City Plan area and with Design Overlay zoning.

**Modifications:**

Per 33.825.040 Modifications That Will Better Meet Design Review Requirements, the applicant is seeking two modifications to provisions of Title 32, the Portland Sign Code, as follows:

1. Proposal is for two projecting signs measuring 84.5 square feet each in face area. Per 32.32.040 C 1 b, the maximum projecting sign face is 30 square feet.
2. Proposal is for 169 square feet of sign area. Per 32.32.020 A, the property is allowed only 49.5 square feet of signage (1.5 x 33' building width).

**Relevant Approval Criteria:**

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

- 33.825 Design Review
- 33.825.040 Modifications That Will Better Meet Design Review Requirements
- Central City Fundamental and River District Design Guidelines

**ANALYSIS**

**Site and Vicinity:** Although undoubtedly eligible for listing, the small and largely intact Nickel Star Theater building, constructed in 1911, does not have a historic landmark designation. The composition of the white brick façade is a single bay form compromised of a large segmental arch supported on paired engaged columns. Ornamental elements, mostly executed in stamped metal, include a stylized lyre and an oval compass medallion centered in the façade, as well as elongated modillion style brackets supporting the arched cornice above the columns, torchieres, and fanciful capitals that include crowned male heads and egg-and-dart moldings. The projecting triangular marquee has been altered but still includes the original intact structural framework.

The surrounding neighborhood includes a mixture of buildings from the early twentieth century onward. The property to the north of the theater building proper is vacant and in the same ownership. It is fenced and used for outdoor dining in the summer. The gap in the street wall is mitigated by the high degree of detail in the fence and by plantings and a bench incorporated into it. NW 6<sup>th</sup> Avenue is occupied by the northbound Transit/Pedestrian Mall, which, as of September 2009 will include both light-rail trains and buses. It is also classified as a local service bikeway.

**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. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay (d) zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

**Land Use History:** City records indicate that one prior land use review for the property:

- LU 00-00222 DZ (LU 00-006777 DZM) approving three enclosed parking spaces and a fenced patio area, with a modification to the landscaping requirement.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **April 17, 2009**. The following Bureaus have responded with no issues or concerns:

- Water Bureau
- Life Safety Review Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on April 17, 2009. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### (1) DESIGN REVIEW

#### 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 and River District Guidelines.

#### River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region’s population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

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.

### **River District Design Goals**

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

### **Central City Plan Design Goals**

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.*

**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.

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

**Findings for A5 and A6:** The proposal is essentially to rehabilitate an existing original marquee framework that overhangs the sidewalk in the traditional manner, returning it from a decorative element to its more traditional function of advertising the current event at the theater. The proposed alteration is based on historic photographs and reinstates the essence of a known earlier condition with reasonable accuracy. This will create an enlivening yet familiar exception within this block's streetscape, which is otherwise fairly nondescript. *These guidelines are therefore met.*

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**Findings:** The proposed cap lights for the posts supporting the fence that separates the patio from the sidewalk strengthen the sense of an edge along the inner face of the sidewalk by making the edge more visible at night time. The overhanging marquee will continue to maintain the traditional sheltered and lit area where crowds gather prior to and following theatrical performances. *This guideline is therefore met.*

**A8-1. Design Fences, Walls and Gateways to be Seen Over.** Design fences, walls and

gateways located between a building and the sidewalk to be seen over to allow for social interaction. This guideline may be accomplished by:

- 1) Elevating building entries higher than the public sidewalk or path.
- 2) Creating a low fence or wall to visually separate but not hide semi-private spaces.
- 3) Using a low or stepped-down planting area or terraces to separate private development from a public sidewalk.

**Findings for A8-1:** The proposal includes new lighting fixtures at the tops of the six existing metal posts that support the fence along the street face of the patio north of the theater building. This will both help to reinforce the sense of street wall and improve the sense of transparency into the space at night. *This guideline is therefore met.*

**B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

**B1-1. Provide Human Scale to Buildings along Walkways.** Provide human scale and interest to buildings along sidewalks and walkways. This guideline may be accomplished by:

- 1) Providing street furniture outside of ground floor retail, such as tables and chairs, signage and lighting, as well as large windows and balconies to encourage social interaction.
- 2) Providing stoops, windows, and balconies within the ground floors of residential buildings.

**B4. Provide Stopping and Viewing Places.** Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

**B6. Develop Weather Protection.** Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

**Findings for B1, B1-1, B4, and B6:** The proposed rehabilitation of the existing marquee will preserve an existing condition that supports pedestrian use by providing a well-lit and sheltered area outside the theater entrance where attendees may queue and interact before and after performances. The generous proportions of the projection are appropriate to the concentration of use that occurs at a theater entrance. *These guidelines are therefore 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 and C5:** The proposal is to restore the original character of the theater marquee, reversing an earlier alteration. This approach respects the remaining architectural integrity of the building. Coherency of design is evidenced by re-use of materials and methods similar to those in the original construction, such as the sheet metal box letters, true neon tube lighting, steel suspension rods, and changeable, slotted-letter, illuminated marquee faces. *These guidelines are therefore met.*

**C10. Integrate Encroachments.** Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

**C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

**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 C10, C12, and C13:** The encroachment into the right-of-way, an existing but modified theater marquee, will also incorporate down lighting and illuminated signage elements. Although brighter and more flamboyant than signs on other building types, a theater marquee is a traditional and expected exception to the norm. In this instance the property also falls within the Broadway Unique Sign District, an area in which the retention and restoration of traditional, more robust sign types is encouraged. *These guidelines are therefore met.*

## **(2) MODIFICATIONS**

### **33.825.040 Modifications That Will Better Meet Design Review Requirements:**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

**A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and

**B. Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following modifications are requested:

1. Proposal is for two projecting signs measuring 84.5 square feet each in face area. Per 32.32.040 C 1 b, the maximum projecting sign face is 30 square feet.
2. Proposal is for 169 square feet of sign area. Per 32.32.020 A, the property is allowed only 49.5 square feet of signage 1.5 times the 33' building width.

### **32.10.020 Purpose.**

These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs and awnings have the following specific objectives:

**A.** To ensure that signs and awnings are designed, constructed, installed and maintained according to minimum standards to safeguard life, health, property and public welfare;

**B.** To allow and promote positive conditions for sign communication while at the same time avoiding nuisances to nearby properties;

**C.** To reflect and support the desired character and development patterns of the various zones, overlay zones, and plan districts and promote an attractive environment;

**D.** To allow for adequate and effective signs in commercial and industrial zones while preventing signs from dominating the appearance of the area; and

**E.** To ensure that the constitutionally guaranteed right of free speech is protected.

The regulations allow for a variety of sign types and sizes for a site. The provisions do not ensure or provide for every property or business owner's desired level of visibility for the signs. The sign standards are intended to allow signs to have adequate visibility from streets and rights-of-way that abut a site, but not necessarily to streets and rights-of-way farther away.

**Findings:** Two clusters of design guidelines are especially well satisfied by the proposed marquee restoration:

- A5 Enhance, Embellish and Identify Areas and A6 Reuse, Rehabilitate, and Restore Buildings are better met because desirable historic character is restored, both to the building and to the streetscape, as anticipated in the Broadway Unique Sign District designation of the site; and
- C10 Integrate Encroachments, C12 Integrate Exterior Lighting, and C13 Integrate Signage are better met because all three forms of integration are accomplished within a single design element, the restored marquee.

The purpose of the regulation is satisfied in spite of the significant modification to the allowed size of the signage for two significant reasons:

- The site is within the Broadway Unique Sign District which encourages larger, more interesting signs; and
- Theater marquees are traditional exceptions to general perceptions about signs, with size and brightness generally being considered desirable characteristics.

*The approval criteria for the requested modifications are 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 proposal, restoration of an elaborate theater marquee on the Nickel Star Theater Building based on physical and photographic evidence, will reverse an alteration that treated the structure more as weather protection than an integrated part of the building's design. Two modifications relating to the size of the signage are justified because of the location of the site within the Broadway Unique Sign District, and the sign expectations associated with theaters. The proposal therefore merits approval.

## **ADMINISTRATIVE DECISION**

Approval, per the Central City Fundamental and River District Design Guidelines, of:

- Restoration of a projecting, lighted theater marquee; and
- Cap lighting on six fence posts

Approval per Exhibits C-1 through C-8, signed and dated May 12, 2009, subject to the following conditions:

Approval of two modifications:

- Two projecting signs measuring 84.5 square feet each in face area, in lieu of the allowed maximum of 30 square feet.
- 169 square feet of total sign area in lieu of 49.5 square feet allowed, 1.5 times the 33' building width.

Approval with the following condition:

- 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-8. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-165420 DZM. No field changes allowed."

**Staff Planner: Dave Skilton**

**Decision rendered by:**  **on May 12, 2009.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: May 14, 2009**

**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 September 25, 2008, and was determined to be complete on **March 24, 2009.**

*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 September 25, 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 requested that the 120-day review period be extended for ninety days, as stated with Exhibit A-2. Unless further extended by the applicant, **the extended decision window will expire on: June 24, 2009.**

**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 May 28, 2009** 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](http://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 **May 29, 2009 – (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:

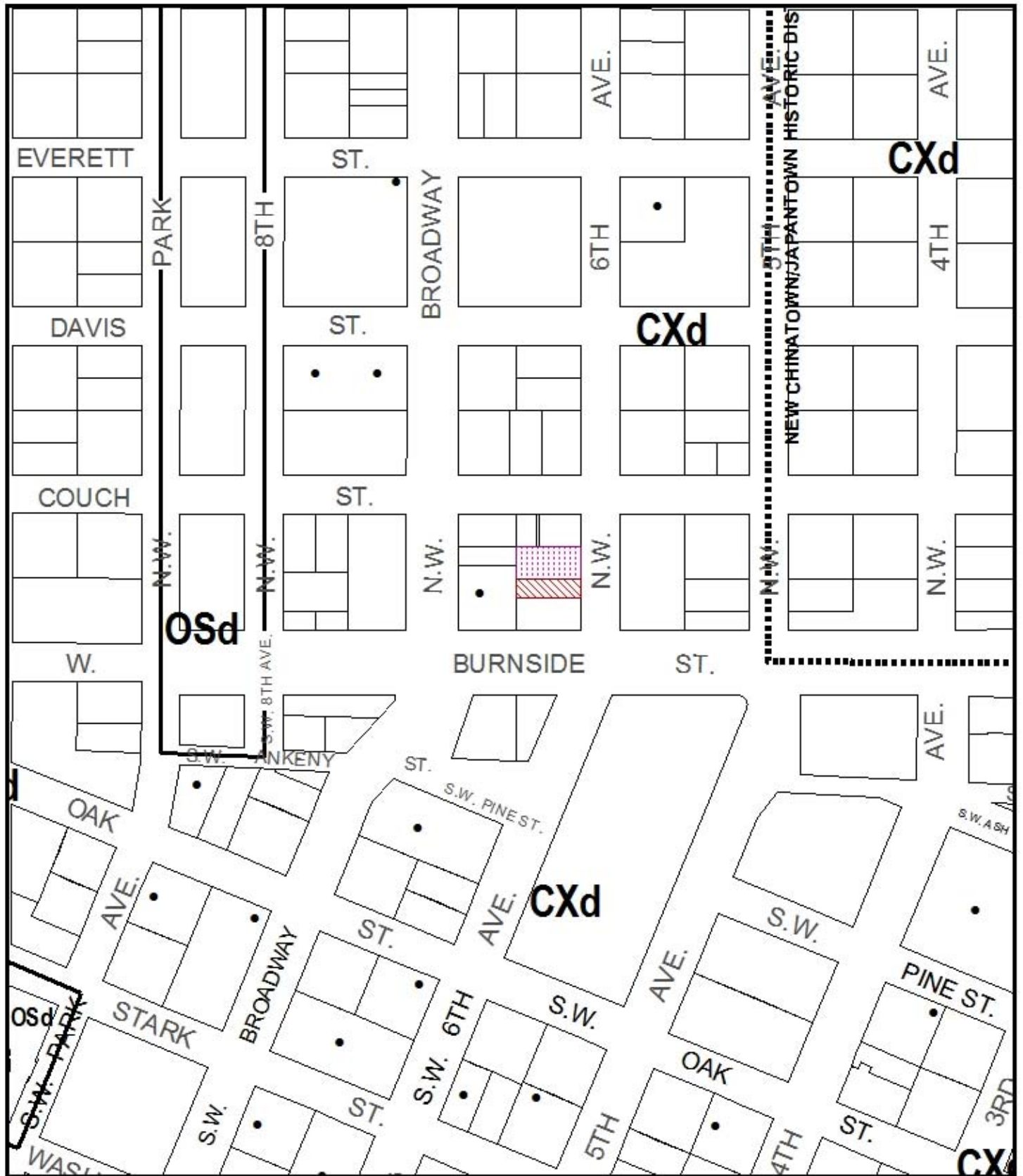
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Materials
  - 1. Proposal Narrative
  - 2. Request for Extension of 120-Day Review Period
- B. Zoning Map (attached)
- C. Drawings:
  - 1. Site Plan (attached)
  - 3. Elevation and Section (attached)
  - 4. Perspective from South
  - 5. Perspective from North
  - 6. Marquee Details
  - 7. Sign Photo-simulation
  - 8. Sign Details
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Water Bureau
  - 2. Life Safety Review Section of BDS
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application
  - 2. Site History Research
  - 3. Case Communication Log

**The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).**



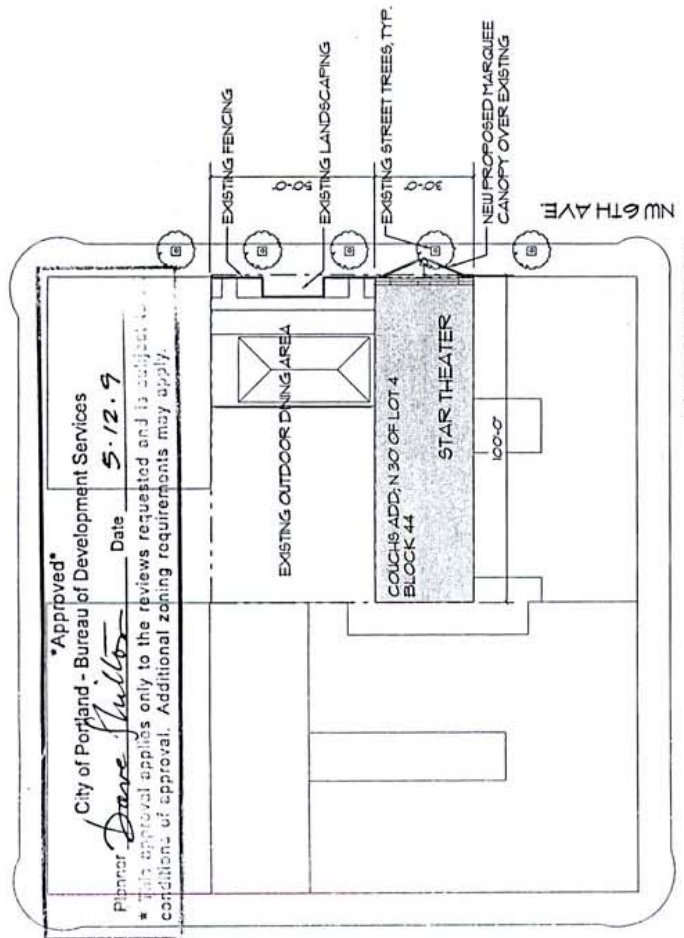
# ZONING

-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:  
CENTRAL CITY PLAN DISTRICT

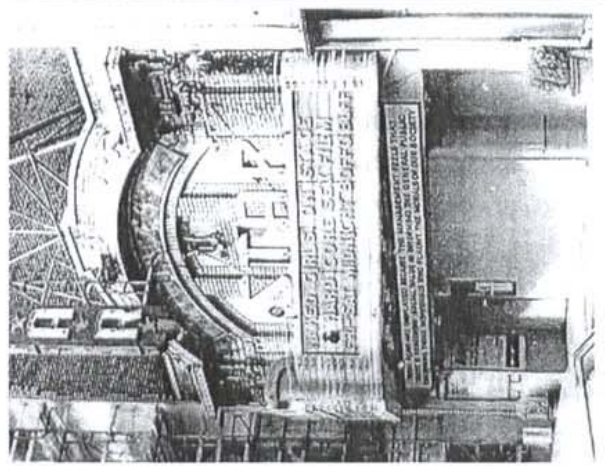
File No.	LU 08-165420 DZM
1/4 Section	3029
Scale	1 inch = 200 feet
State_Id	1N1E34CA 12100
Exhibit	B (Sep 29, 2008)



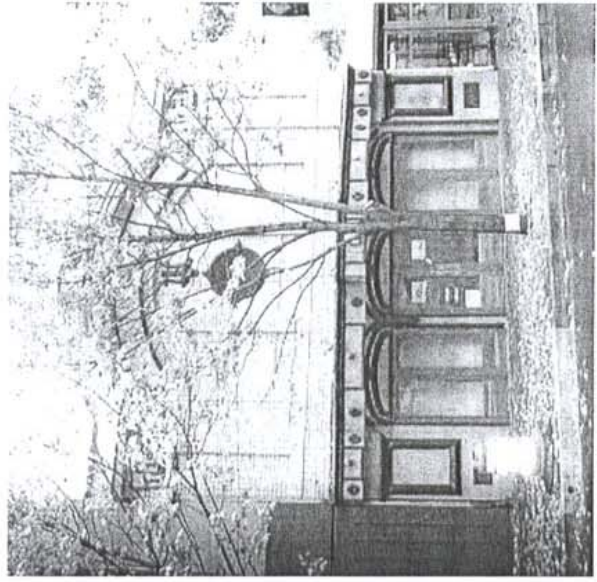
**SITE PLAN**  
SCALE 1/4" = 1'-0"

- PROJECT SUMMARY**  
Existing Building Improvements:
1. New metal fascia Marquee with "star" channel letters attached to the existing canopy.
  2. Clean and repoint existing painted brick wall east facade
  3. Provide post mounted lights on adjacent lot fencing

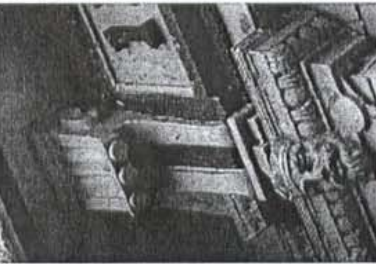
LU 08-165420 DZM  
EXHIBIT C-1



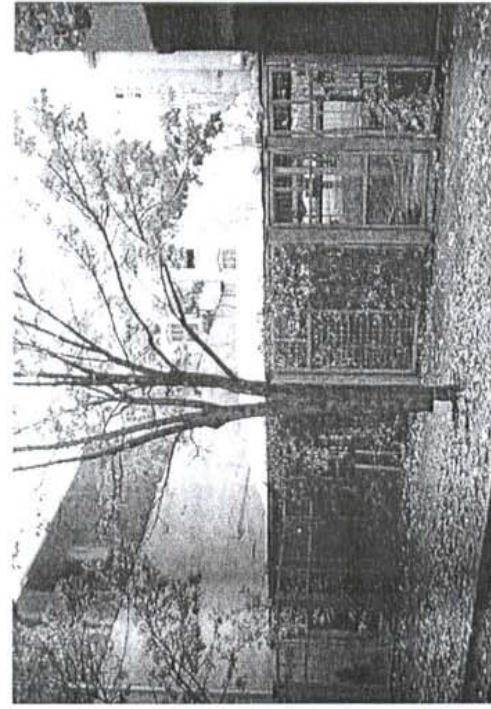
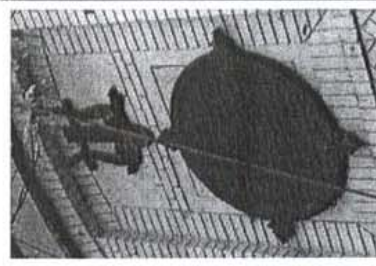
HISTORIC PHOTO - circa 1970s



EXISTING PHOTO - 6TH AVE FACADE



EXISTING PHOTOS - BUILDING DETAILS



EXISTING PHOTO - ADJACENT LOT FENCING



**PDC**  
PORTLAND  
DEVELOPMENT  
COMMISSION

# Star Dinner Theater

Storefront Improvement 13 NW 6TH Avenue, Portland, OR 97209

Site Plan,  
Summary  
+ Photos

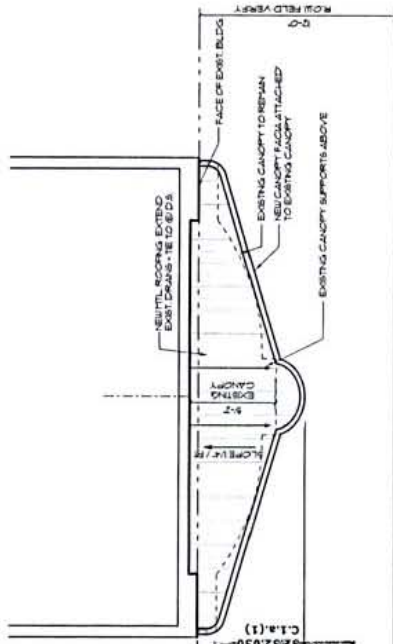
12/17/07  
(rev. 9/23/08)  
(rev. 3/23/09)

**SF.1**

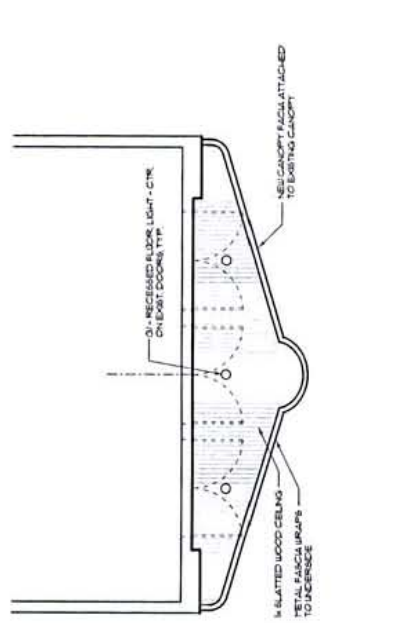
**SIGNAGE**

SIGNAGE ALLOWANCE	• 435 SF
3D LF X 18 SF • 435 SF	
PROPOSED SIGNAGE	• 20 SF
EXTRUDED LETTERS	• 80 SF
DIGITAL INFO CENTER	
TOTAL PROPOSED SIGNAGE	• 100 SF ✓

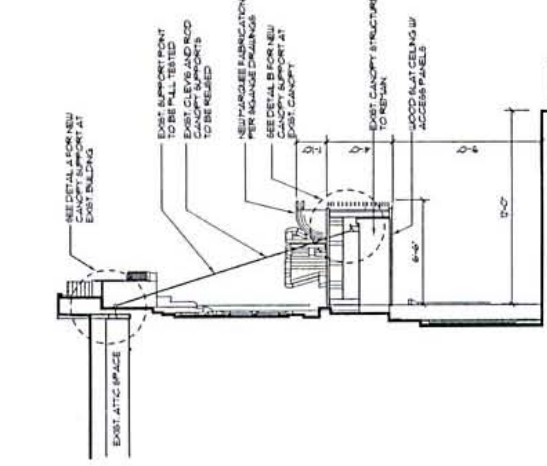
\*Approved\*  
 City of Portland - Bureau of Development Services  
 Project: *Dave Spiller* Date: *5.12.9*  
 \* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



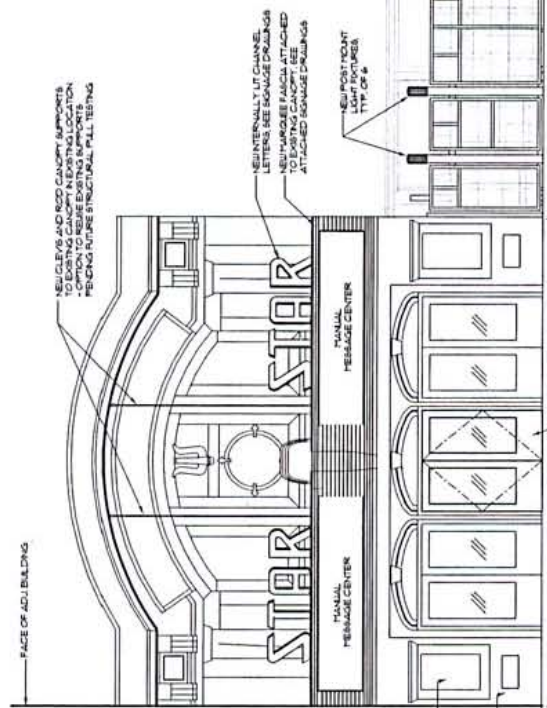
**EXISTING CANOPY PLAN W/ NEW MARQUEE FASCIA**  
 SCALE 1/8" = 1'-0"



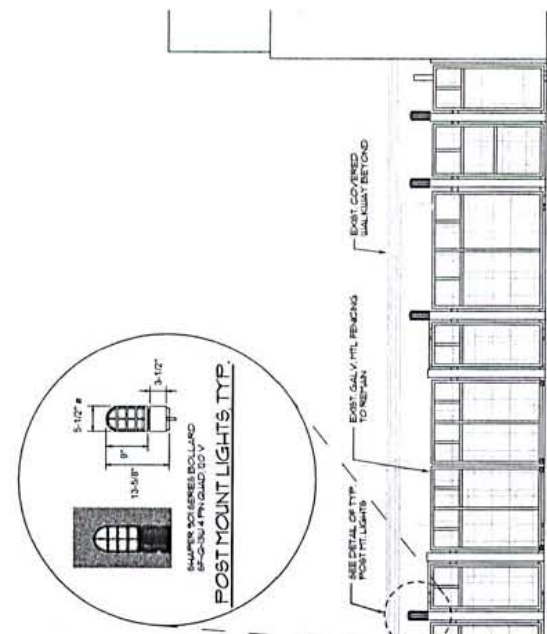
**MARQUEE CEILING PLAN**  
 SCALE 1/8" = 1'-0"



**WALL SECTION AT STOREFRONT**  
 SCALE 1/8" = 1'-0"



**STOREFRONT IMPROVEMENT: EAST ELEVATION**  
 SCALE 1/8" = 1'-0"



**POST MOUNT LIGHTS, TYP.**

LV 08-165420 D2M  
 EXHIBIT C-2



# Star Dinner Theater

Storefront Improvement 13 NW 6TH Avenue, Portland, OR 97209

Cross Section  
 East Facade  
 12/17/07  
 (rev. 9/23/08)  
 (rev. 3/23/09)

**SF.2**