



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 5, 2013
To: Interested Person
From: Mark Walhood, City Planner
503-823-7806 / mark.walhood@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on Thursday December 26, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-226163 DZ , in your letter. It also is helpful to address your letter to me, Mark Walhood.

CASE FILE NUMBER: LU 13-226163 DZ – RESIDENCE INN PARAPET SIGNS

Applicant: Jaylene Paulus / Integrity Signs Oregon LLC
P.O. Box 88 / Hubbard, OR 97032

Property Owner: Pearl Hotel Investors LLC
1308 NW Everett St / Portland, OR 97209-2629

Interested Party: Danielle Almand / Coast Sign Inc.
1909 East Ray Rd #9-128 / Chandler, AZ 85225

Site Address: 1150 NW 9TH AVE

Legal Description: LOT 4, STATION PLACE **Tax Account No.:** R793100200
State ID No.: 1N1E34BB 01304 **Quarter Section:** 2929
Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.
Business District: Pearl District Business Association, Adele Nofield at 503-223-0070.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Zoning: **EXd** (Central Employment base zone with Design overlay zone),
Central City plan district/River District Subdistrict
Case Type: **DZ** (Design Review)
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

PROPOSAL: The applicant has proposed the installation of two new parapet signs on the Marriott Residence Inn, a hotel now under construction in the Pearl District. Signs over 32 square feet must receive approval through Design Review. Both proposed signs are of an identical design and appearance, with one slightly larger than the other. Both signs would be located on the uppermost portion of the exterior façade, between the top floor windows and the parapet. One sign is proposed along the south edge of the NW 9th Avenue façade, and the other would be placed on the angled southeast façade facing NW Marshall in the same location.

The 9th Avenue sign is 2'-5" tall by 26'-8" wide, for a total of 64.42 square feet. The Marshall Street sign is 2'-0" tall by 23'-9 5/8" wide, for a total of 47.66 square feet. Both signs include a flush mounted painted aluminum backer panel/raceway with applied metal channel letters. The channel letters have colored acrylic and vinyl face materials with internal LED illumination at night. The backer panel/raceway is 2 3/4" thick, and the letters are 3" thick, for a total projection from the wall of 5 3/4".

Signs over 32 square feet in a Design overlay zone require Design Review. Given the limited project valuation of \$7,300, the request is processed as a Type II procedure.

RELEVANT APPROVAL CRITERIA: In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- The *Central City Fundamental Design Guidelines*; and
- The *River District Design Guidelines*.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on November 8, 2013 and determined to be complete on November 27, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

We will consider your comments, and

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

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

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

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

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

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St. NE, Suite 330, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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

Enclosures: Zoning Map Site Plan West Elevation Southeast Elevation Sign Detail Sheet



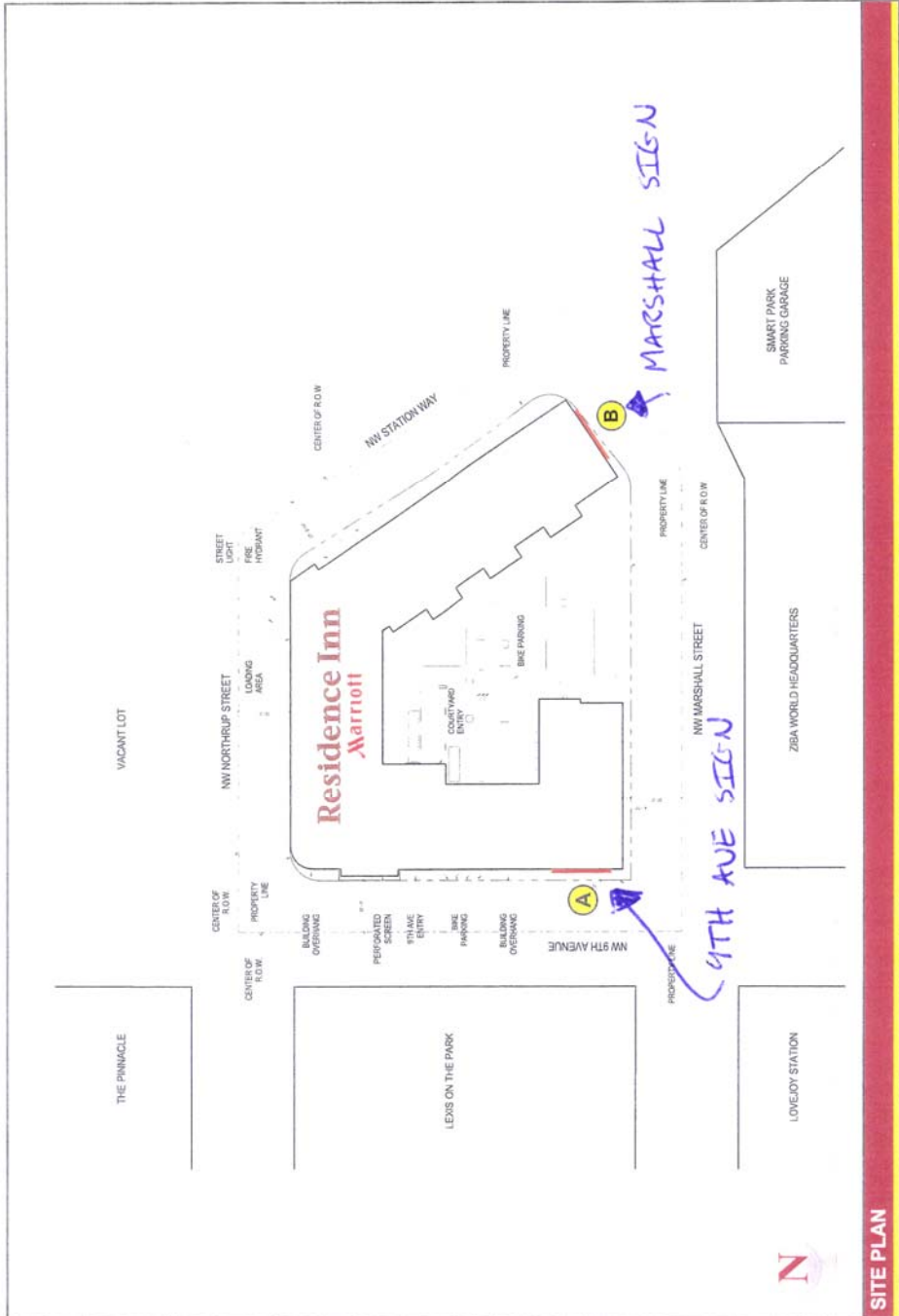
ZONING

Site
 Historic Landmark

NORTH

This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT - NORTH PEARL

File No.	LU 13-226163 DZ
1/4 Section	2929
Scale	1 inch = 300 feet
State_Id	1N1E34BB 1304
Exhibit	B (Nov 13, 2013)



SCOPE OF WORK	
A	25' Channel Letters (Custom) (See page 5 for specifications)
B	20' Channel Letters (Custom) (See Page 6 for specifications)

SITE PLAN

DESIGN DRAWING 1 of 5
 Request Number:
DEV-RSIN-00043-R14
 File Location:
 G:\Marriott\Drawings\DEV-RSIN-00043

No.	Designer	Date	Revision Notes
14	HEA	10-04-13	Refer to 1017#PDRFR.
15			
16			
17			
18			


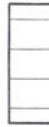


This is an official unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a project being planned for you by Coast Sign, Inc. Your shall not be reproduced or used for any other project without the cooperation for any purpose whatsoever.

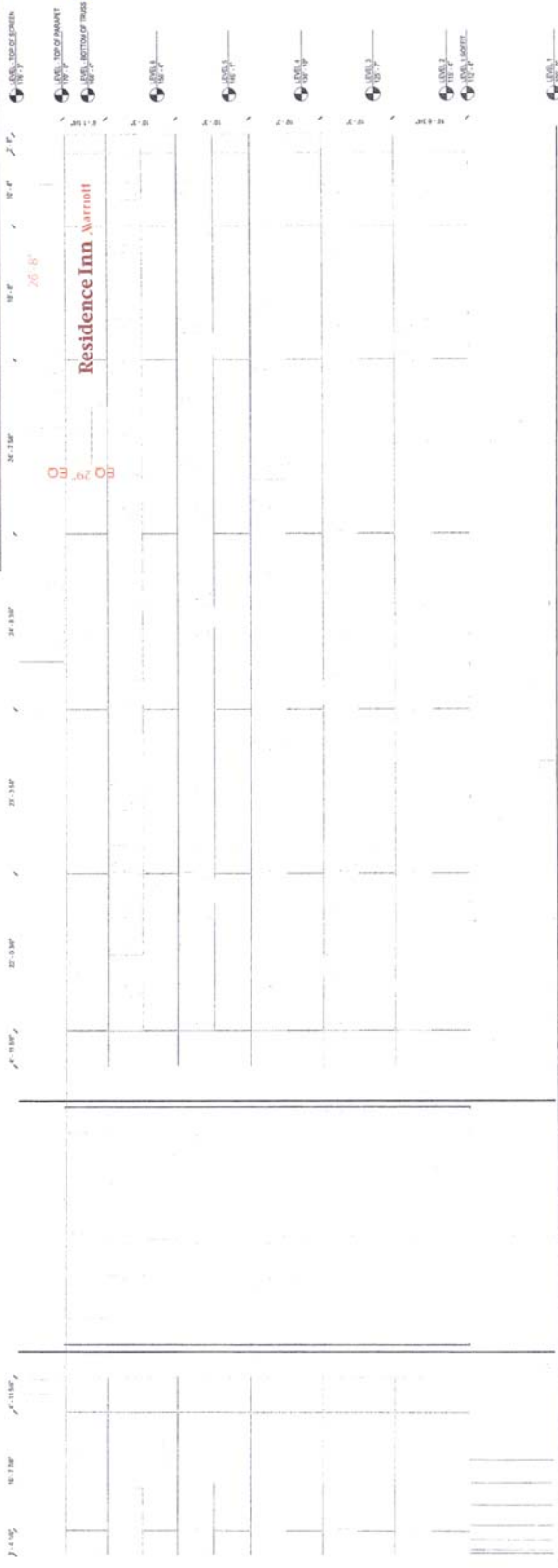
Date: 11-12-12
 Scale: RTS
 Drawn: Chris C.
 Slices: ...

Project Name: Portland - Residence Inn
 Address: NW Marshall & NW 9th Ave.
 City / State: Portland, OR 97209
 Client Approval: _____ Date: _____



LU 13- 226163 D2

LEGEND - EXTERIOR ELEVATIONS	
	NORMAN BRICK
	VERTICAL SEAM METAL PANEL
	PERFORATED METAL PANEL SCREENING
	COMPOSITE METAL PANEL



**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION**

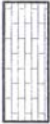



WEST ELEVATION SIGNAGE
SCALE: 1/16"=1'-0"

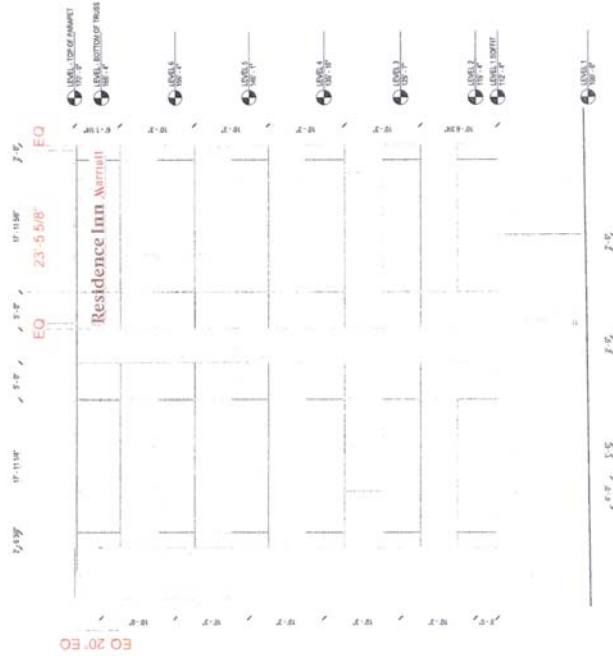
(9TH AVE. SIGN)

Date: 11-12-12	Project Name: Marriott - Residence Inn	No. Designer	Date	Revision Notes	DESIGN DRAWING
Scale: 1/16"	Address: NW Marshall & NW 9th Ave.	14 H&A	10.04.12	Refer to DWG NUMBER	
Drawn: Chris C.	City / State: Portland, OR 97209	15			Request Number: DEV-RSIN-00043-R14
Shades: FS	Client Approval:	16			File Location: G:\Marriott\ArtDrawings\DEV-RSIN-00043

LU 13-226163 UZ

LEGEND - EXTERIOR ELEVATIONS

	NORMAN BRICK
	VERTICAL SEAM METAL PANEL
	PERFORATED METAL PANEL SCREENING
	COMPOSITE METAL PANEL




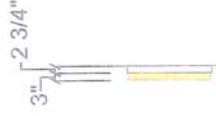
**NOTE: CONCEPTUAL IMAGE ONLY
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C SOUTHEAST ELEVATION @ ILLUMINATED CHANNEL LETTERS
SCALE: 1/16" = 1'-0"

MARSHALL SIGN

W 13-226163 VZ

 COAST SIGN INCORPORATED 1500 West Lakeview St., Anaheim, CA 92802 (714) 526-9144 F05; (714) 236-3447		Date: 11-12-12 Scale: 1/16" Drawn: Chris C. Sales: FS	Project Name: Marriott - Residence Inn Address: NW Marshall & NW 9th Ave. City / State: Portland, OR 97209 Client Approval: _____ Date: _____	No. 14 Date: 10-04-13 Designer: HGA Revision Notes: Refer to PAT# 190808	DESIGN DRAWING 3 of 5 Request Number: DEV-RSIN-00043-R14 File Location: G:\Marriott\ArchDrawings\DEV-RSIN-00043
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9TH AVE SIGN: 64.42#
SIDE VIEW

SIGN DESCRIPTION
Sign consists of a 29" x 26'8" Aluminum Panel Raceway (64.44 sq. ft. Total) painted to match building color Valspar Fluorpon DWW 37 Snowfall White with 25" tall channel letters (channel letters have aluminum bodies with acrylic faces) flush mounted to the panel. Panel raceway is 2 3/4" deep and letters are 3" deep so the total sign height from wall is 5 3/4"

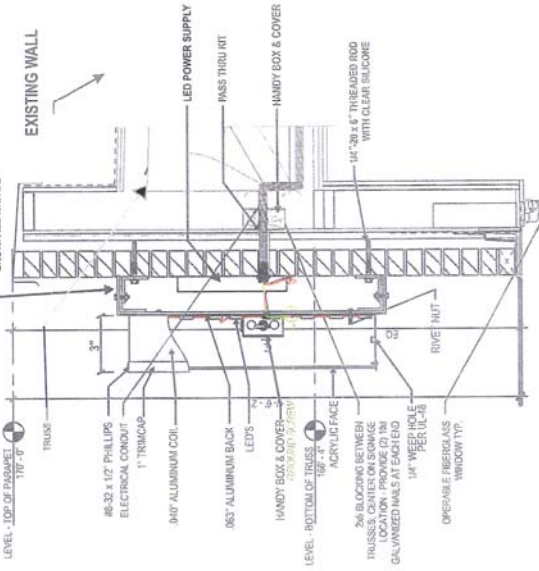
CHANNEL LETTER SPECIFICATIONS:

- RESIDENCE INN:**
 FACES:177" WHITE ACRYLIC #7288, w/ BURGUNDY 3M VDM-11114 PERG-
 TRIM CAP:1" JEWELITE, SILVER;
 RETURNS:060" WHITE ALUMINUM COIL 5" DEEP, PTM SILVER.
 BACKS:063" PRE-PAINTED WHITE ALUMINUM.
 ILLUMINATION: ... GELCORE WHITE LED'S
- MARRIOTT:**
 FACES:177" WHITE ACRYLIC #2447, w/ RED 3M 3630-2382 VINYL APPLIED
 1st. SURFACE
 TRIM CAP:1" JEWELITE, SILVER;
 RETURNS:060" WHITE ALUMINUM COIL 5" DEEP, PTM SILVER.
 BACKS:063" PRE-PAINTED WHITE ALUMINUM.
 ILLUMINATION: ... GELCORE RED LED'S

**NOTE: CONCEPTUAL IMAGE ONLY
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION**

A 25" ILLUMINATED CHANNEL LETTERS ON BACKER PANEL (CUSTOM)

BACKER PANEL .060" FACE AND .063" EDGE AND .063" BE PAINTED TO MATCH VALSPAR FLUROPON DWW-37 SNOWFALL WHITE 2



SECTION DETAIL @ CHANNEL LETTERS ON BACKER PANEL
NTS

NOTE: FIELD VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE FABRICATION.	
COLOR SPECIFICATIONS	
Red Vinyl: 3M #VT-11331 Paint: Matthews #MP-06937 w/ Satin Finish	
Burgundy Vinyl: 3M #VT-4152 Dual Color Vinyl: 3M #VDN-11114 Paint: Matthews #MP-14975 w/ Satin Finish	
Paint (Returns): PMS #872C Gold	

DESIGN DRAWING 4 of 5			
Request Number:	DEV-RSIN-00043-R14		
File Location:	C:\Marriott\Drawings\DEV-RSIN-00043		
Project Name:	Marriott - Residence Inn		
Address:	NW Marshall & NW 9th Ave.		
City / State:	Portland, OR 97209		
Client Approval:	Date:		
Date:	11-12-12		
Scale:	Noted		
Drawn:	Cris C.		
Sales:	FS		
Revision No.	Design/Rev	Date	Revision Notes
14	REA	10-05-13	Refer to PARTENDER
15			
16			
17			
18			
19			
20			



W 13-226163 02