



CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**
Land Use Decision Enclosed
Case # LU 14-170771 AD

16

Return Service Requested



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: August 15, 2014
To: Interested Person
From: Amanda Rhoads, Land Use Services
 503-823-7837 / Amanda.Rhoads@portlandoregon.gov

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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-170771 AD
NEW SIGN ON EXISTING BUILDING FOR CONCORDIA UNIVERSITY

GENERAL INFORMATION

Representative: Brandon Howard / ES&A Sign and Awning
 89975 Prairie Rd / Eugene, OR 97218

Owner: Dennis Stoecklin / Concordia University
 2811 NE Holman St / Portland, OR 9721

Owners: 205 Properties, LLC
 12000 SE Mill Plain Blvd #202 / Vancouver, WA 98684-6062

Site Address: 11703 NE GLENN WIDING DR
Legal Description: LOT 6, INTL CORPORATE CTR NO 3
Tax Account No.: R416610350
State ID No.: 1N2E15AC 00701
Quarter Section: 2342
Neighborhood: Parkrose Neighborhood Assoc., contact EPNO at 503-823-4550.
Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892. Parkrose Business Association, contact David Ableidinger at 503-258-2607.

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.

Plan District: Columbia South Shore
Zoning: EG2hx – General Employment 2 with “h” Aircraft Landing Overlay Zone and “x” Portland International Airport Noise Impact Overlay Zone
Case Type: AD – Adjustment Review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:
 The applicant proposes to install a sign on the south elevation of the existing building that measures 175 square feet. No freestanding signs are proposed for the site and the total amount of signage allowed for the building on this site is 293.37 square feet (1.5 times the total length of the primary building wall) as per Sign Code Section 32.32.020 and Table 32.32-2.

The site is in the EG2 zone, where signs are allowed to have a maximum area of 200 square feet. However, signs in the Columbia South Shore Plan District must conform to the standards of the CX zone as per Sign Code Section 32.34.030.C. Signs in the CX zone are limited to 100 square feet in size. Thus, the applicant is requesting an Adjustment to allow the sign on the southern façade to be 175 square feet in size as per the attached plans.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 32.38.030 C.1 or C.2, Sign Adjustments.

CONCLUSIONS

The proposed sign works with the building's context, has flush-mounted, individual letters with ample space around them, makes a subtle presentation and does not contribute to visual clutter. The request for an Adjustment to the maximum size for the proposed sign meets all necessary approval criteria and should be approved.

ADMINISTRATIVE DECISION

Approval of Adjustment to 32.32.020 and Table 32.32-2 to increase the maximum sign size for a sign in the Columbia South Shore Plan District from 100 square feet to 175 square feet, per the approved site plans, Exhibits C.1 through C.7, signed and dated August 13, 2014, 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-C.7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-170771 AD. No field changes allowed."

Staff Planner: Amanda Rhoads

Decision rendered by:  **on August 13, 2014**
By authority of the Director of the Bureau of Development Services

Decision mailed: August 15, 2014

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 June 17, 2014, and was determined to be complete on **July 2, 2014**.

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 June 17, 2014.

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. (Unless further extended by the applicant, **the 120 days will expire on: October 29, 2014.**)

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 29, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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.

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 Adjustment Committee 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 Adjustment Committee 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 September 2, 2014 – **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.

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:

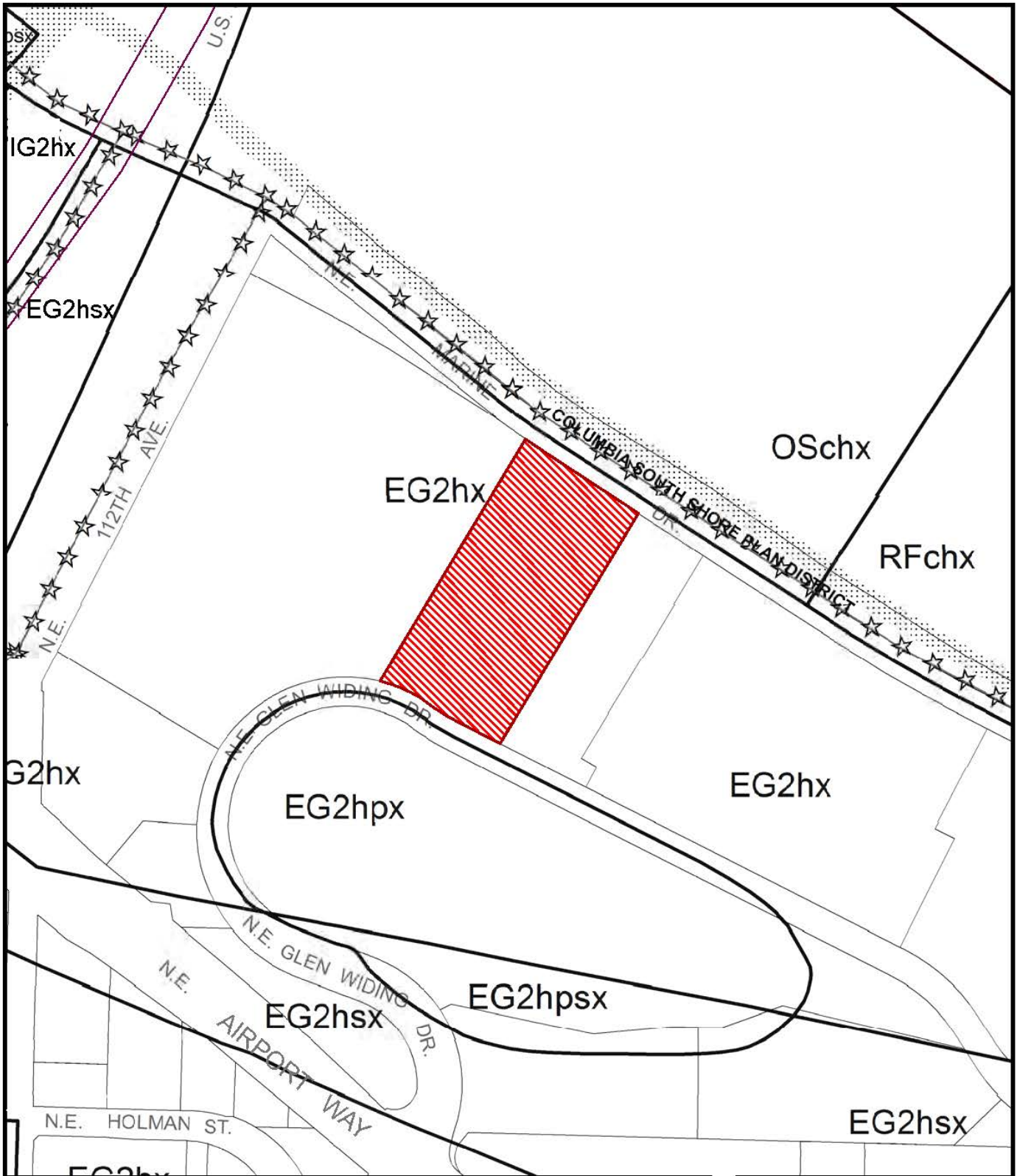
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- | | |
|------------------------------------|---|
| A. Applicant's Statement | 1. Bureau of Environmental Services |
| B. Zoning Map (attached) | 2. Bureau of Transportation |
| C. Plans/Drawings: | 3. Water Bureau |
| 1. Site Plan (attached) | 4. Fire Bureau |
| 2. South Elevation (attached) | 5. Site Development Review Section of BDS |
| 3. Sign Details (attached) | 6. Bureau of Parks, Forestry Division |
| 4. Sign Design in Color | 7. Life Safety (Building Code) Plans Examiner |
| 5. Sign at Night - Rendering | F. Correspondence: none received |
| 6. Scaled Mounting Detail | G. Other: |
| 7. Full-Size, Scalable Versions of | 1. Original Land Use Application and Receipt |
| C.1,2,4,5 and G.2 | 2. South Elevation Drawing of Building with Previous Sign |
| D. Notification information: | |
| 1. Mailing list | |
| 2. Mailed notice | |
| E. Agency Responses: | |

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).



ZONING



Site



Recreational Trail



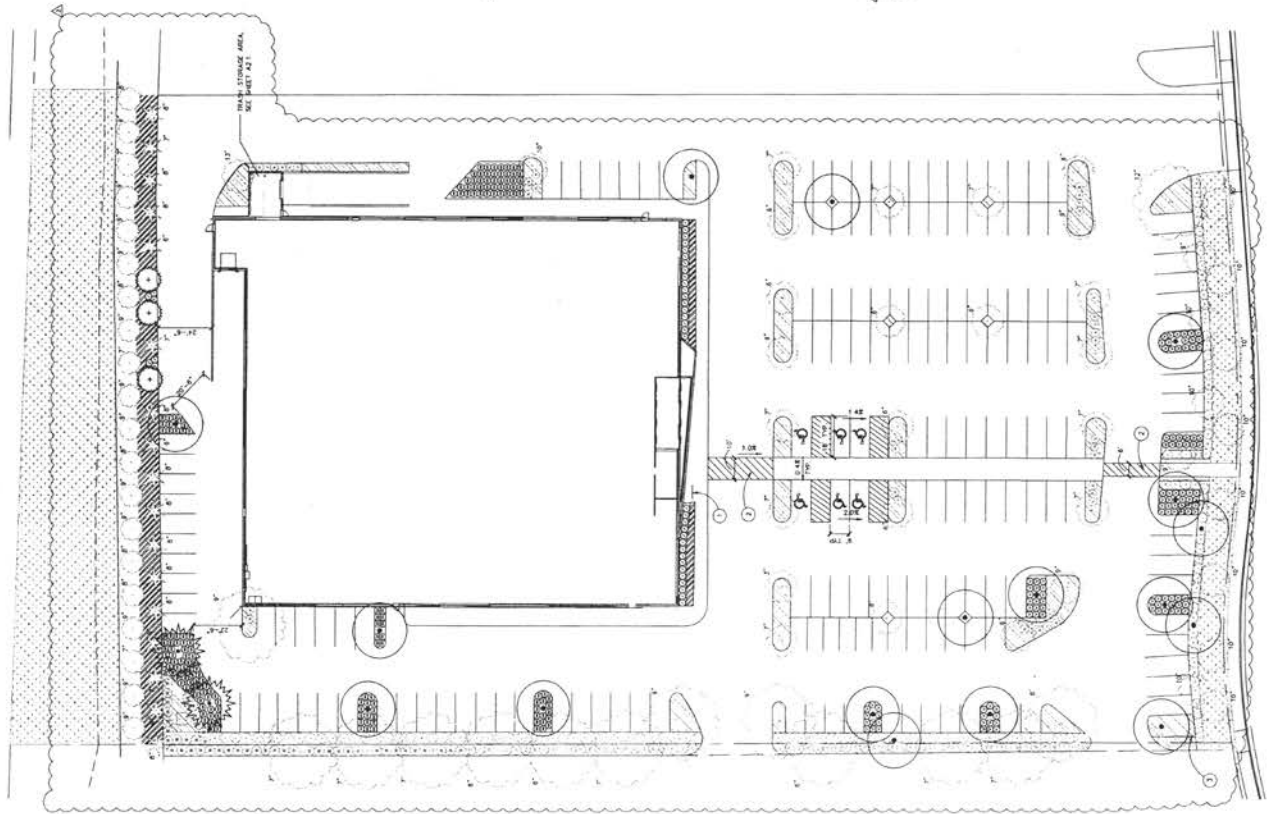
This site lies within the:
COLUMBIA SOUTH SHORE PLAN DISTRICT

File No.	<u>LU 14-170771 AD</u>
1/4 Section	<u>2342</u>
Scale	<u>1 inch = 263 feet</u>
State_Id	<u>1N2E15AC 701</u>
Exhibit	<u>B (Jun 19,2014)</u>

Site Plan

Approved* - Bureau of Development Services
 City of Portland
 Date August 13, 2014
 Approved by: [Signature]

170771 AD Exhibit C.1



PLANT MATERIAL SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	NOTES
1	EXISTING TREES		
16	1.5" DBH REDWOOD TREE TO REMAIN	48 SHOWN	
17	1.5" DBH EVERGREEN TREE TO REMAIN	48 SHOWN	
18	EXISTING SHRUBS/GRASS/COVER		
19	1.5" DBH REDWOOD TREE TO REMAIN	48 SHOWN	
20	1.5" DBH EVERGREEN TREE TO REMAIN	48 SHOWN	
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NON-CONFORMING UPGRADE DATA

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KEYNOTES

1. EXISTING TREES TO BE MAINTAINED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE.
2. EXISTING TREES TO BE MAINTAINED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE.
3. EXISTING TREES TO BE MAINTAINED AT A MINIMUM OF 10 FEET FROM THE PROPERTY LINE.

IRRIGATION NOTES

1. IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING AREAS.
2. IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING AREAS.
3. IRRIGATION SHALL BE PROVIDED FOR ALL PLANTING AREAS.

GENERAL NOTES

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORTLAND PLANTING SPECIFICATIONS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORTLAND PLANTING SPECIFICATIONS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PORTLAND PLANTING SPECIFICATIONS.



MACKENZIE
 ARCHITECTURE + INTERIORS
 PLANNING + DESIGN

CONCORDIA UNIVERSITY
 OFFICE OF SECURITY FACILITY

PROJECT: CONCORDIA UNIVERSITY ONLINE PROGRAMS & FACILITY SECURITY FACILITY

DATE: 12/15/2013

BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS SHOWN

PROJECT LOCATION: 1100 UNIVERSITY STREET, MONTREAL, QUEBEC H3A 2K4

PROJECT TITLE: NON-CONFORMING UPGRADE PLAN

DATE: 12/15/2013

BY: [Signature]

CHECKED BY: [Signature]

SCALE: AS SHOWN

DRAMA 173

CHECKED BY: [Signature]

SHEET: L2.1

DATE: 12/15/2013

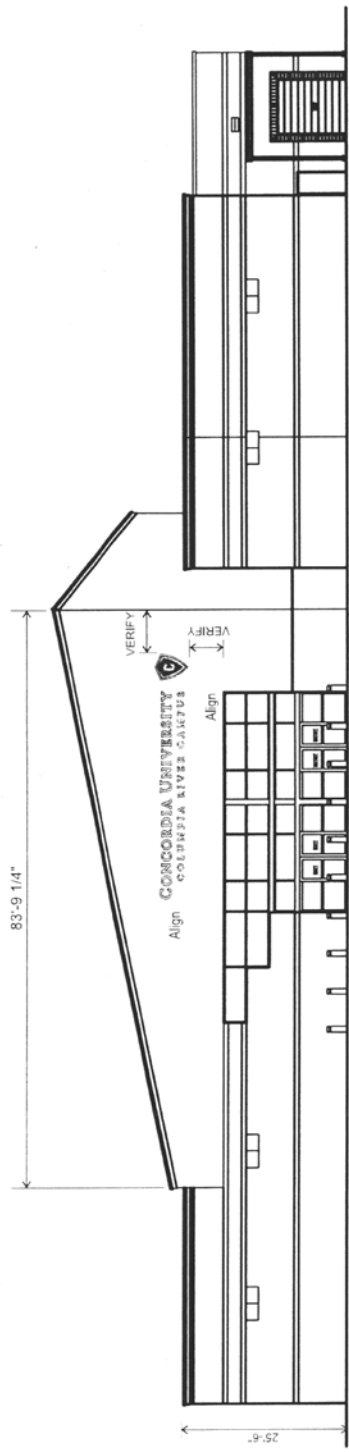
PROJECT NO.: 200304700



ADDENDUM #2: 12/19/13

South Elevation

Approved
 City of Portland - Bureau of Development Services
 Date August 13, 2014
 Additional zoning requirements may apply.
 Plan



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

W14-17077140 Exhibit C.2

© 2014 COPYRIGHT E&A SIGN CORP.

CAUTION: The design, drawings, and specifications contained herein are the confidential property of E&A Sign Corp. for a project that has been approved, planned, or submitted for review by the City of Portland. The design drawings and specifications are provided for information only and are not to be used for any other purpose without the express written consent of E&A Sign Corp. E&A Sign Corp. reserves the right to make changes to the design drawings and specifications at any time without notice. E&A Sign Corp. will not be responsible for any errors or omissions in these drawings and specifications. E&A Sign Corp. will not be responsible for any changes or modifications to these drawings and specifications made by any other person or entity. E&A Sign Corp. will not be responsible for any damage or injury to any person or property that may result from the use of these drawings and specifications. GRAPHIC REPRESENTATION ONLY. PLEASE SEE YOUR REPRESENTATIVE FOR ACTUAL COLOR AND MATERIAL SAMPLES. MATERIALS, FINISHES, & DIMENSIONS WILL INTERPRET COLORS IN DIFFERENT TONES & SHADES.

REVISIONS:

CLIENT APPROVAL
 INCLUDES COLORS, SPELLING, NETWORK
 PLEASE INITIAL: _____ PLEASE DATE: _____

DRAWING NUMBER: 15983-A-03-ELEVATION
 DATE OF ORIGINAL DRAWING: 6.11.14
 SALES: BH | DESIGN: BL | PAGE NO: 1 of 1

PRESENTATION FOR:
 CONCORDIA UNIVERSITY
 SATELLITE CAMPUS
 11733 NE GLENN WINDING DR
 PORTLAND, OR 97220

8935 PRADIE RD,
 EUGENE, OR 97402
 TEL: 541.485.5546
 TEL: 541.485.5803
 WWW.EASIGN.COM



CONCORDIA UNIVERSITY COLUMBIA RIVER CAMPUS



Side View

Specifications

Approved

City of Portland - Bureau of Development Services

Date August 13, 2014
 This approval applies only to the review requested, and is subject to all requirements may apply.

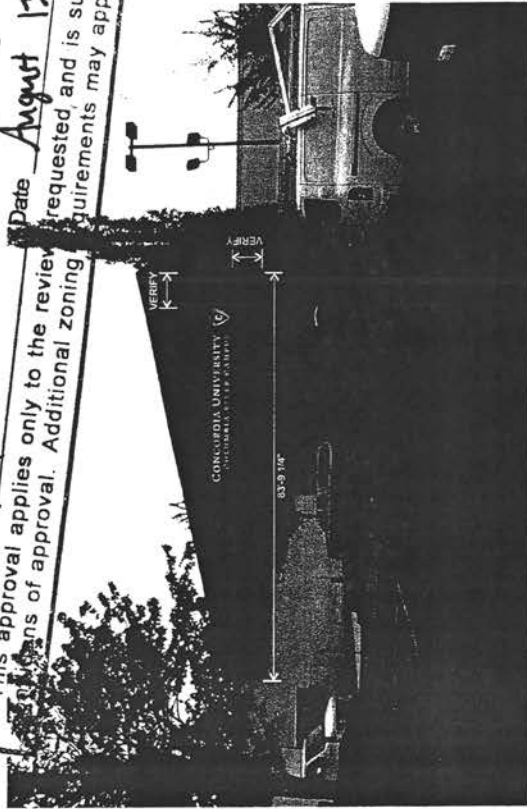
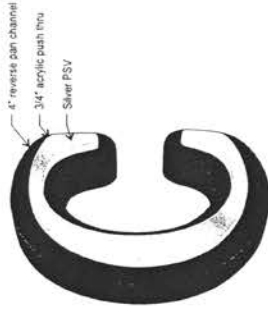


Photo inlay is for illustration only and is not to scale. ES&A is not responsible for discrepancies arising from photo inlay. Decision to purchase should not be based upon this photo inlay. Refer to specifications for actual dimensions.

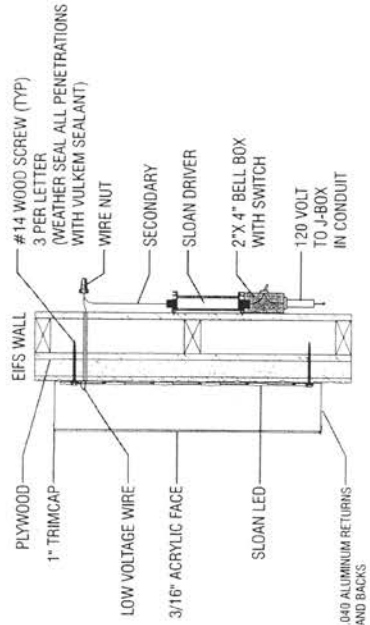
Color Code

- 230-121 Silver translucent PSV
- Sherwin Williams 7026 Griffin

Detail



CROSS SECTION DETAIL OF FLUSH MOUNTED, FACE LIT CHANNEL LETTER WITH REMOTE MOUNTED LED DRIVER



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CASE NO. LU 14-170771 AD
 EXHIBIT C.3

