



**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](http://www.portlandoregon.gov/bds)

**Date:** December 30, 2014  
**To:** Interested Person  
**From:** Jeffrey Mitchem, Land Use Services  
503-823-7011 / [Jeffrey.Mitchem@portlandoregon.gov](mailto:Jeffrey.Mitchem@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 14-233468 DZM** **ON-DECK PROJECTING SIGN**

#### **GENERAL INFORMATION**

**Applicant/Contact:** Reid Storm | Vancouver Sign  
2600 NE Andresen Road, Ste 50 | Vancouver, WA 98661

**Owner:** Broadway Commerce LLC  
225 SW Broadway #1 | Portland, OR 97205

**Site Address:** 225 SW BROADWAY

**Legal Description:** BLOCK 85 LOT 6&7 TL 9800, PORTLAND  
**Tax Account No.:** R667708680  
**State ID No.:** 1N1E34CC 09800  
**Quarter Section:** 3029

**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown

**Zoning:** CXd, Central Commercial with Design Overlay

**Case Type:** DZM M, Design Review with one Modification  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant seeks Design Review approval for a projecting double-face blade sign proposed to be located on the SE corner of the building located at 225 SW Broadway in the Downtown area of the Central City Plan District. The sign is proposed to be positioned at the third story of the building, centered on the eastern pilaster of the front façade facing SW Broadway. The

“Broadway On Deck” sign is 15’ high, 18” deep and approximately 3’-6” in width. The sign projects 4’-6” into the right-of-way. The sign is mounted approximately 10” from the building façade and the lowest point of the sign will be 20’ above the sidewalk. The total square footage of the projecting signs is 55 sq. ft. in area.

Design Review is required because the proposal is for exterior alterations within a Design Overlay zone.

**One modification is required:**

- **32.32.030 C.1.b.** Sign area projecting into the right-of-way is limited to 30 square feet in area. The proposed projecting sign is fully in the right-of-way and is approximately 55 square feet in area. A modification to Section 33.32.030C is requested to exceed the maximum projection into the right-of-way by approximately 25 sq. ft.

**Relevant Approval Criteria:**

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

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- 33.825.040, Modification Requests

## ANALYSIS

**Site and Vicinity:** The sign under review is proposed to be located on the Broadway Commerce Building. Built in 1909, the building is located on the west side of SW Broadway, at the corner of SW Oak Street within the heart of the Broadway Unique Sign District. Designed in Twentieth Century contemporary style, the six-story brick and slate tile clad structure is coherently organized into base, middle and top – slate tile and metal storefront at the ground level, white painted brick at floors 2-5 and black painted brick at the top floor. A simple brick cornice band separates the fifth and sixth floors.

The building’s five floors of office space are occupied by Elemental Technologies and the ground floor is to be occupied by Broadway On-Deck Sports Bar and Grill. The building is flanked by other commercial buildings – two-stories high to the west and five stories high to the north. Other vicinity buildings vary in style and height.

SW Broadway is the most significant north-south shopping street in Downtown Portland. Portland’s Transportation System Plan classifies SW Broadway as a district collector, community main street, city bikeway, and city walkway. SW Oak Street is designated a local service bikeway and city walkway. The site is within the Downtown Pedestrian District and light rail is one block west along the SW 6<sup>th</sup> and 5<sup>th</sup> Avenue couplet. Burnside is the major east-west street, one block to the north.

**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 are subject to design review.

The site lies within the Central City Plan District which adds zoning code provisions implementing the Central City plan.

**Land Use History:** City records indicate there are no recent prior land use reviews for this site.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **November 26, 2014**. The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS
- Life Safety
- Fire Bureau
- Bureau of Environmental Services
- Bureau of Transportation

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on **November 26, 2014**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### DESIGN REVIEW (33.825)

#### 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 is 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.*

- A4. Use Unifying Elements**
- A5. Enhance, Embellish, and Identify Areas.**
- C4. Complement the Context of Existing Buildings.**
- D3. Broadway Unique Sign District.**

**Findings for A4, A5, C4, and D3:** SW Broadway has been downtown Portland's principal entertainment and shopping street since the turn of the 20<sup>th</sup> century, with movie and live theaters, department stores, hotels, and restaurants located along the street from West Burnside to SW Madison Street. According to the Central City Fundamental Design Guidelines, signs on Broadway "have historically been larger, brighter, and more flamboyant than those found in the rest of downtown." These signs help to maintain the "festive atmosphere" of Broadway. Signs range from vintage, such as the Portland sign at the Arlene Schnitzer concert hall at SW Madison Street, to more recent signs such as the Nordstrom and Pop Art signs to the south along SW Broadway. The Saucebox and U.S. Outdoor signs are located within immediate visual proximity. Vintage area photographs show many signs in the vicinity of the site, which serve to unify, identify and brighten this distinct corridor.

The new sign will complement this "bright lights" heritage. The sign is particularly prominent given the context of the oblique street grid just north of the building making this building a focus of attention. The location for the proposed corner sign above the primary ground floor entry and near the southeast corner of the building enhances the most prominent corner of the building. The building will be most readily viewed at distance on SW Broadway from both the north and south. The proposed sign provide unifying elements among other vertically oriented projecting signs on Broadway (U.S. Outdoor Store, Saucebox, Mary's Club, etc.) The thoughtful relationship the sign has to the building will enhance the experience of walking or driving past this corner of the building. The choice of materials maintains a strong relationship to those of the overall building.

*These guidelines are therefore met.*

- C2. Promote Quality and Permanence in Development**
- C3. Respect Architectural Integrity**
- C4. Compliment Context**
- C5. Design for Coherency**
- C13. Integrate Signs**

**Findings for C2, C3, C5, and C13:** The neon-lit cabinet sign will be of fabricated aluminum with recessed screws and painted satin black. The primary copy "On Deck" will be composed of 16" tall, 2" deep open channel letters painted red and outlined in single-tube red accent neon. The secondary copy "Broadway Sports Bar & Grill" will be outlined in single-tube white accent neon. Yellow ceramic lamps will surround "Broadway" at the signs capital. These features will individually convey a sense of high quality and when taken together, will present a coherent whole that reinforce the building's sense of solidity and permanence. With a condition of approval that the sign will have no exposed conduit (power supplied within the raceway/structural arm), the final appearance of the sign attachments will be a clean, high quality finish which is otherwise consistent with most all exterior sign installations.

The sign is well positioned within the four-floor middle section of the building, above

the ground floor and below the fifth floor cornice. The sign's basic geometry, materiality, color and lighting all contribute to reinforcing the building's character including, but not limited to, the vertical rhythm of pilasters, the uniform volume of the punched window openings and the solid/void patterning of the two street-facing facades.

The sign is subtly integrated with the building's architectural character while standing alone as a marker of distinct identity through the following:

- **appropriate scale and proportioning** – single floor column height, prominent base element, narrow shaft and prominent capital feature,
- **sensitive scale and massing** – alignment with adjacent structural features, and
- **compatible style** – the sign's simple, yet bold orthogonal geometry is emblematic of the building's muscular form.

*With the condition of approval that there is no exposed conduit, these guidelines are therefore met.*

- B1. Reinforce and Enhance the Pedestrian System.**
- B2. Protect the Pedestrian.**
- C7 Design Corners that Build Active Intersections**
- C8. Differentiate the Sidewalk-Level of Buildings.**
- C10. Integrate Encroachments.**

**Findings for B1, B2, C8 and C10:** The sign enhances the pedestrian environment by contributing to the desired “bright lights” character of Broadway. The aluminum cabinet is appropriately sized to add interest to the pedestrian environment without being obtrusive or overbearing – the sign shape is well-detailed and interesting to look at and will not be overly bright or glaring.

Projecting from the SE corner of the building, the sign will be a significant, yet graceful visual marker for the SW Oak St and Broadway intersection. The sign will project no more than 54” into the right-of-way thereby signifying “place-marker” without looming or appearing dominant. It will present a well composed double-faced elevation of varied dimension ranging from 24”-44” and offer a slender profile of between 14”-18”.

*These guidelines are therefore met.*

## **MODIFICATION REQUESTS (33.825)**

### **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 modification is requested:

- **32.32.030 C.1.b. Signs extending into the right-of-way.** The standards of this subsection apply to permanent signs that are erected on private property.

**1. Projecting signs.** Projecting signs that extend into the right-of-way must meet the following standard:

**b.** Maximum sign face area in the right-of-way. No more than 30 square feet of a projecting sign face may extend into a right-of-way.

A modification is requested to exceed the maximum projection by approximately 25 sq. ft.

**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.*

#### **Findings:**

**A. Better meets design guidelines.** As described above, the sign's area and projection are part of a cohesive design that furthers the objectives of a bright lights district on Broadway (Guideline D3). The thoughtful design and appropriate placement on the building adds to the positive attributes of a bright lights district for all modes of travel, including pedestrians (Guidelines A4, A5, C4). The sign is located near the lower portion of the building's mid-façade, positioned away from adjacent buildings and complements the architecture of the building and the surrounding context. Only type, size and location are under review and city staff are not reviewing any change of copy (Guidelines C2, C3, C4, C5).

**B. Consistent with purpose of standard.** The sign will pose no threat to public safety or nuisance to nearby properties as it will be well-constructed and at the second story of the building. City staff have reviewed the proposal and note no potential hazards. No comments have been received in response to the public notice that described these proposed modifications and solicited comments.

*These approval criteria are therefore met for the requested modification.*

## **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**

City staff has reviewed this proposal, including modifications, and finds that it merits approval. The sign will be a welcoming addition to the Bright Lights district.

## **ADMINISTRATIVE DECISION**

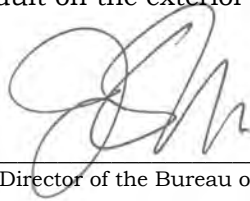
Approval of exterior alterations to the Broadway Commerce building in the Downtown area of the Central City Plan District, specifically two projecting signs (Exhibits C1 – C4), signed and December 26, 2014.

Approval of a Modification to Section 32.32.030 C.1.b of the zoning code, *specific to construction of the wall sign* to exceed the maximum projection into the right-of-way by 25 sq. ft. (55 total sq.-ft. sign) (Exhibits C1-C4).

Approval Per 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.4. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-233468 DZM. No field changes allowed."
- B. There will be no exposed conduit on the exterior walls of the building.

**Staff Planner: Jeffrey Mitchem**



**Decision rendered by:** \_\_\_\_\_ **on December 26, 2014.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: December 30, 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 November 3, 2014, and was determined to be incomplete on November 12, 2014. The applicant submitted additional information and the application was determined to be complete on November 21, 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 November 3, 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: March 21, 2015.**

**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 January 13, 2015** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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](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 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 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 **January 14, 2015**.
- 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:

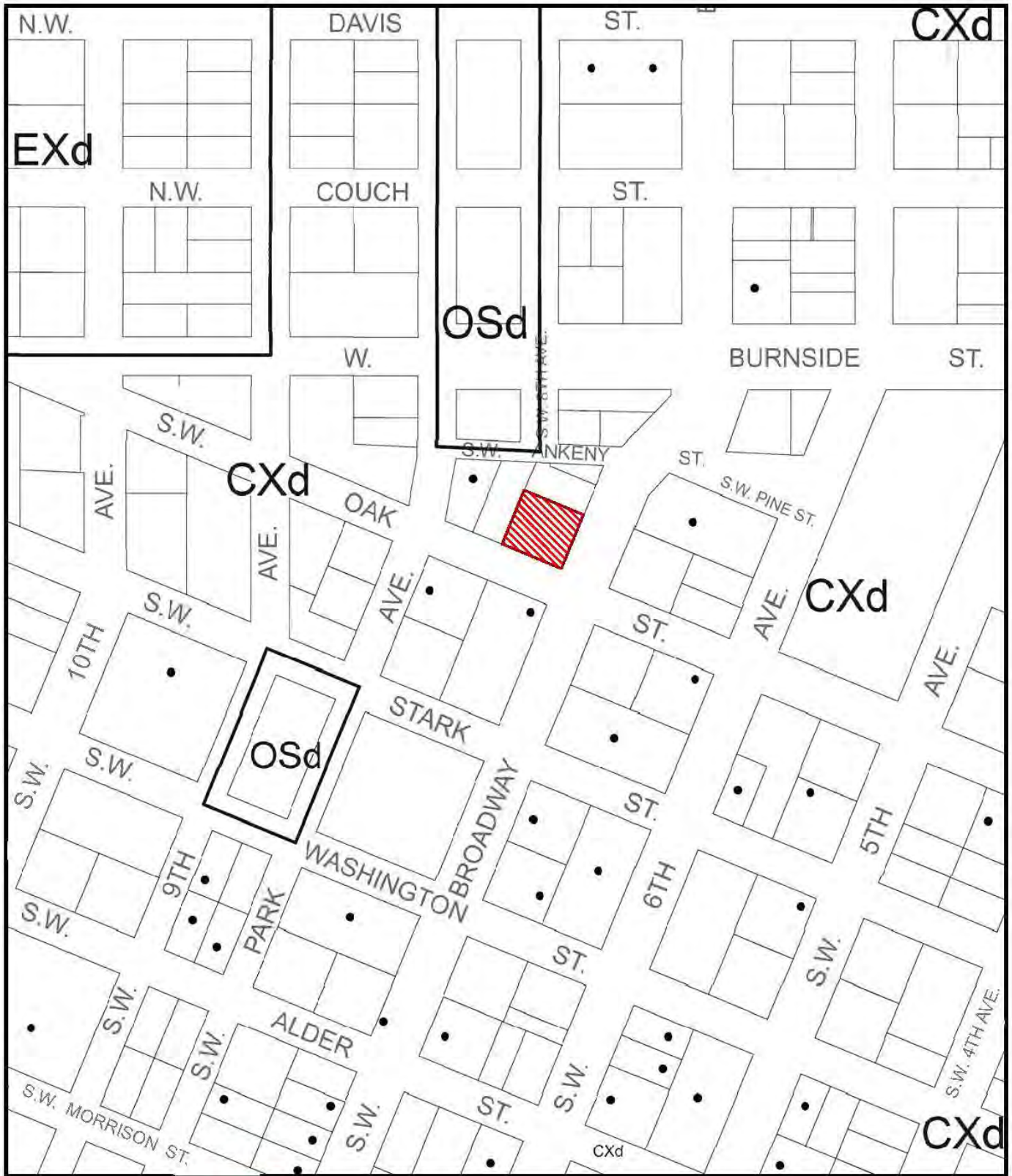
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Detailed Illustrations (attached)
  - 3. Photo Simulations
  - 4. Night Rendering
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:  
NONE
- F. Correspondence:  
NONE
- G. Other:
  - 1. Original LU Application
  - 2. Incomplete Letter

**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



Historic Landmark



NORTH

This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**

File No. LU 14-233468 DZM

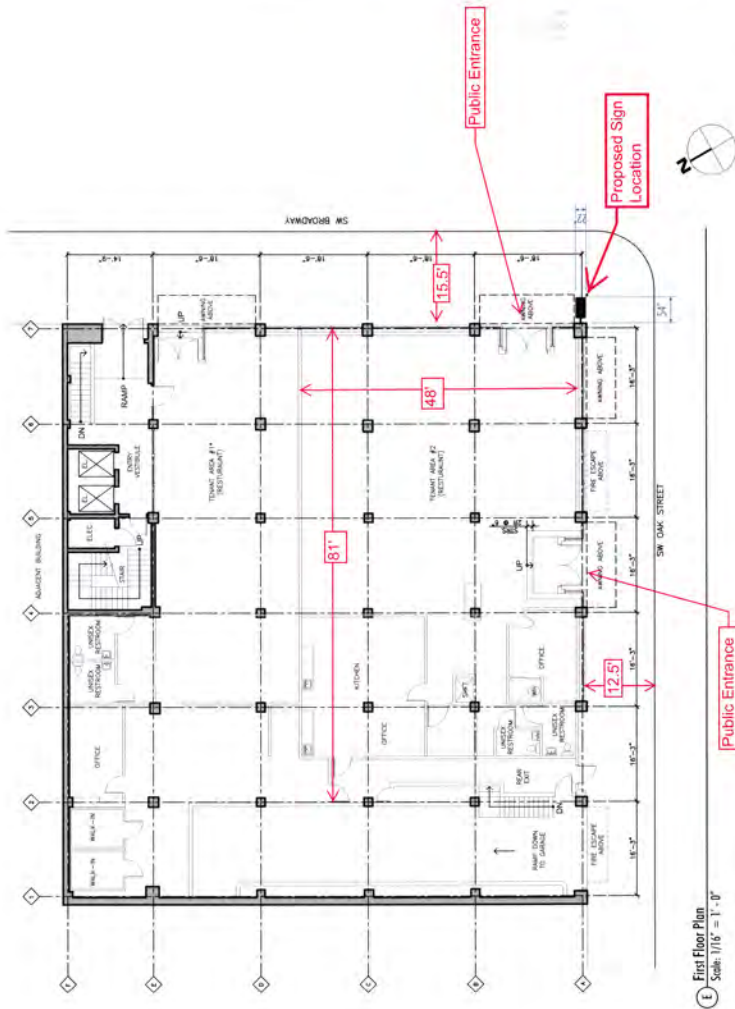
1/4 Section 3029

Scale 1 inch = 200 feet

State\_Id 1N1E34CC 9800

Exhibit B (Nov 18, 2014)

commerce building  
first floor plan



① First Floor Plan  
Scale: 1/16" = 1'-0"

NOTE:  
TENANT AREA #1 DRAWINGS  
HAVE NOT BEEN FIELD VERIFIED

Approved - Bureau of Development Services  
City of Portland - Bureau of Development Services  
Date: 05/19/19  
Planner: [Signature]  
This approval applies only to the reviews requested and is subject to future code changes and zoning requirements. Additional zoning requirements may apply.

Name: On Deck S&B Co. Inc. Located: Portland OR  
 Design: 14-1061 Designer: Grant Mattinson  
 Date: 7/24/14 Rev Date: 8/14/14, 8/21/14, 8/26/14  
 155 Roy, Jeff Wiedel Rev Date: 10/29/14

and upon agreement Date: 8/26/2014  
**On Deck • Sports Bar & Grill**  
 225 SW Broadway  
 Portland Oregon  
 97205

NOTE: The original design is property of Vancouver Sign Group and design may not be shown to anyone outside your organization. Dimensions are approximate and may vary with a field survey is conducted. The colors represented herein are the best match to the actual material used. Representation by VSG is subject to a minimum penalty fee of one thousand dollars.

INSURANCE ADDRESS: 2000 NE Address Road, Suite 50  
 Shoreline, Washington 98148  
 P 206-893-4773  
 F 206-893-2741  
 ESK 19423

**Vancouver Sign Group**

Affiliations:  
 in UL WSA  
 REGISTERED USER COUNCIL

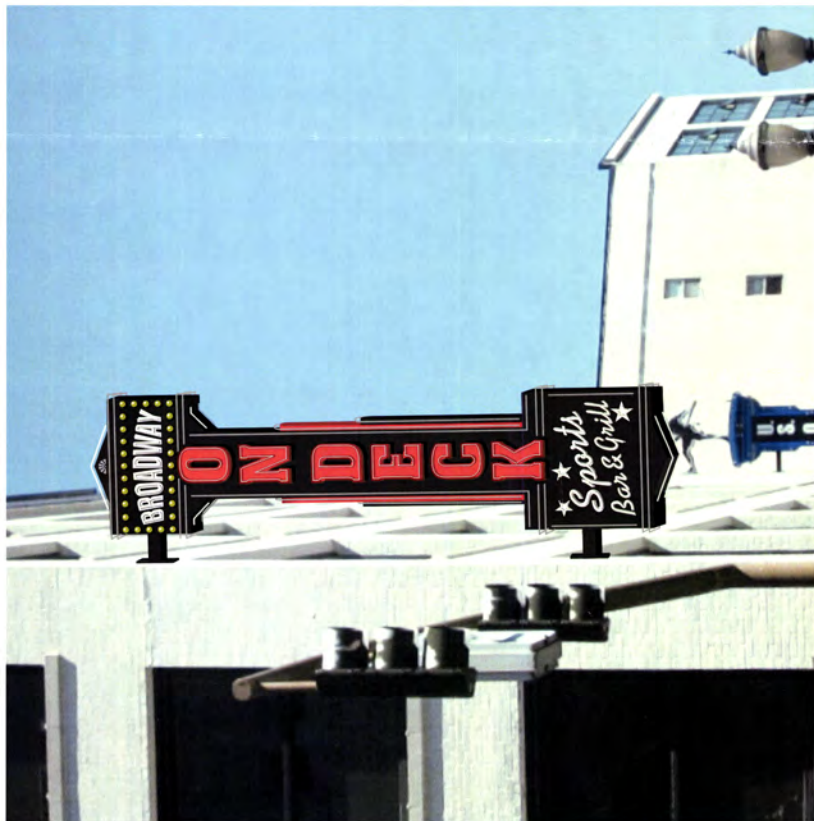
CREATIVE SIGNAGE SOLUTIONS BASED ON QUALITY AND SOCIAL RESPONSIBILITY.

PAGE 3

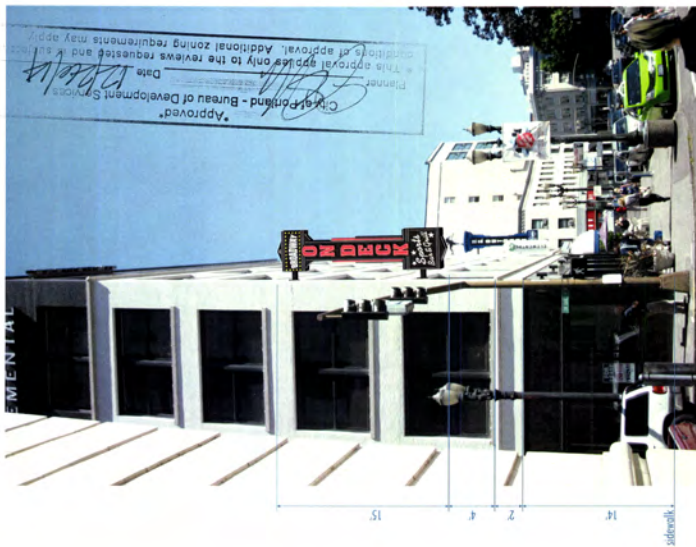
1014 238 168 EXT. 1-1







Proposed blade sign is shown at approximate scale in photo



Proposed blade sign is shown at approximate 1/8" scale in photo

2400 NE Anderson Road, Suite 50  
 Vancouver, Washington 98661  
 P 360-693-4773  
 F 360-693-2747



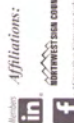
EST. 1923

On Deck - Sports Bar & Grill  
 225 SW Broadway  
 Portland Oregon  
 97205

Name On Deck - Sports Bar & Grill Portland, OR  
 Design NA  
 Date 7/24/14  
 VSE Rep. Jeff Madel

Initial sign approval Date 7/24/14  
 Client  
 Issued  
 Rev Date 8/14/14, 8/21/14, 8/26/14  
 Rev Date 10/29/14, 11/16/14

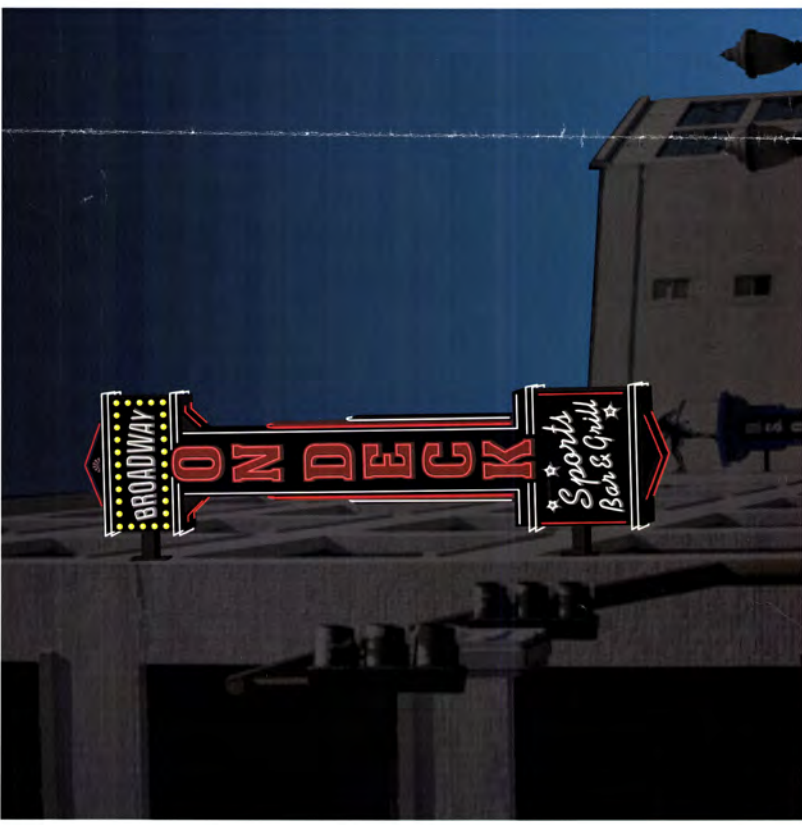
This original design is property of Vancouver Sign Group and is protected under the Federal Copyright laws. This design may not be shown to anyone outside your organization. If you wish to use this design for any other project, a license agreement is required. The signs represented herein are the closest match to the actual material colors. Reproduction of this design concept without written authorization by VSG is subject to a minimum penalty fee of one thousand dollars.



LU 14-2334RRDZM EXH C-3

Planner: \_\_\_\_\_ Date: 12/26/14  
 Approved: \_\_\_\_\_  
 City of Portland - Bureau of Development Services  
 This approval applies only to the reviews requested and is not a blanket approval. Additional zoning requirements may apply.

**BROADWAY**  
**ON DECK**  
 ★★ Sports ★★  
 Bar & Grill



Proposed blade sign is shown at approximate scale in photo

<p>Name: On Deck SB&amp;G Broadway RS, LLC          City: MA          Date: 7/24/14          VSS Rep: Jeff Mickel</p>	<p>Portland OR          Location: Current Location          Designer: Current Location          Rev Date: 8/14/14, 8/21/14, 8/26/14          Rev Date: 10/29/14, 11/16/14</p>	<p>Final open agreement: _____          Date: _____          City: _____          Location: _____</p>	<p><b>On Deck • Sports Bar &amp; Grill</b>          225 SW Broadway          Portland Oregon          97205</p>	<p>2000 NE Anderson Road, Suite 50          Vancouver, Washington 98681          P 360-693-4773          F 360-693-7147          ESN: 11923</p>	<p><b>VANCOUVER SIGN GROUP</b></p>	<p>This original design is property of Vancouver Sign Group and is protected under the Federal Copyright law. This design is not to be reproduced in any form without the written consent of Vancouver Sign Group. Dimensions are approximate and may vary until a final survey is completed. The colors represented herein are the best match to the actual material used. Reproductions of this design for other projects without the written consent of Vancouver Sign Group is subject to a minimum penalty fee of one thousand dollars.</p>	<p><b>Affiliations:</b>          Member:          <b>INTERNATIONAL SIGN CENTER</b>          10000 University Blvd, Suite 100, Vancouver, BC V6T 1C6, Canada</p>	<p><b>PAGE 3</b></p>
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