



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

FROM CONCEPT TO CONSTRUCTION

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

Date: September 29, 2016
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on October 29, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-236966 HR , in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-236966 HR – NEW FRONTSTORE SIGNAGE

Applicant: Patricia Gardner, A57, 503-806-4186
1200 NW Marshall St, #1307
Portland, OR 97209

Owner: The Singer Family L L C
416 NW Hermosa Blvd
Portland, OR 97210-3314

Contact Person: Mike Coyle, Faster Permits
14334 NW Eagleridge Lane
Portland, OR 97229

Designer: Ethen Merritt, Lawrence Group
319 N 4th St, Suite 1000
St. Louis, MO 63102

Site Address: 801-817 NW 23rd Avenue

Legal Description: BLOCK 3 LOT 3&4 EXC WLY 54.86', KINGS 2ND ADD
Tax Account No.: R452300460
State ID No.: 1N1E33BC 09200
Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest –Alphabet Historic District
Other Designations: Contributing resource in the Historic Alphabet District

Zoning: CS – Storefront Commercial
Case Type: HR - Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Resource Review approval for a proposal to add two signs on the same street facing façade of a storefront. The proposed signage serves as primary identification for a new tenant on NW 23rd Avenue in the Alphabet District. The proposed signs are:

1. A pin-mounted sign on the existing wood cornice above the window bay. The sign is made of hollow aluminum letters, powder-coated white. The dimensions are 6'-1 3/8" wide x 5 1/2" high and 2.80 sq. ft in total surface area. This sign is not lit.
2. A blade sign with side metal mounting attaching to the existing building. This sign is made of a 2" thick clear cedar, 1'-2" in radius, and 4.22 sq. ft. in total surface area. It is painted pantone 2995-c, with black vinyl lettering on both faces of the blade sign. This blade sign is located 10'-2 1/2" above the sidewalk right-of-way. This sign is not lit.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Historic Alphabet District.

Relevant Approval Criteria:

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

- Community Design Guidelines
- Historic Alphabet District: Community Design Guidelines Addendum

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 September 2, 2016 and determined to be complete on September 27, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

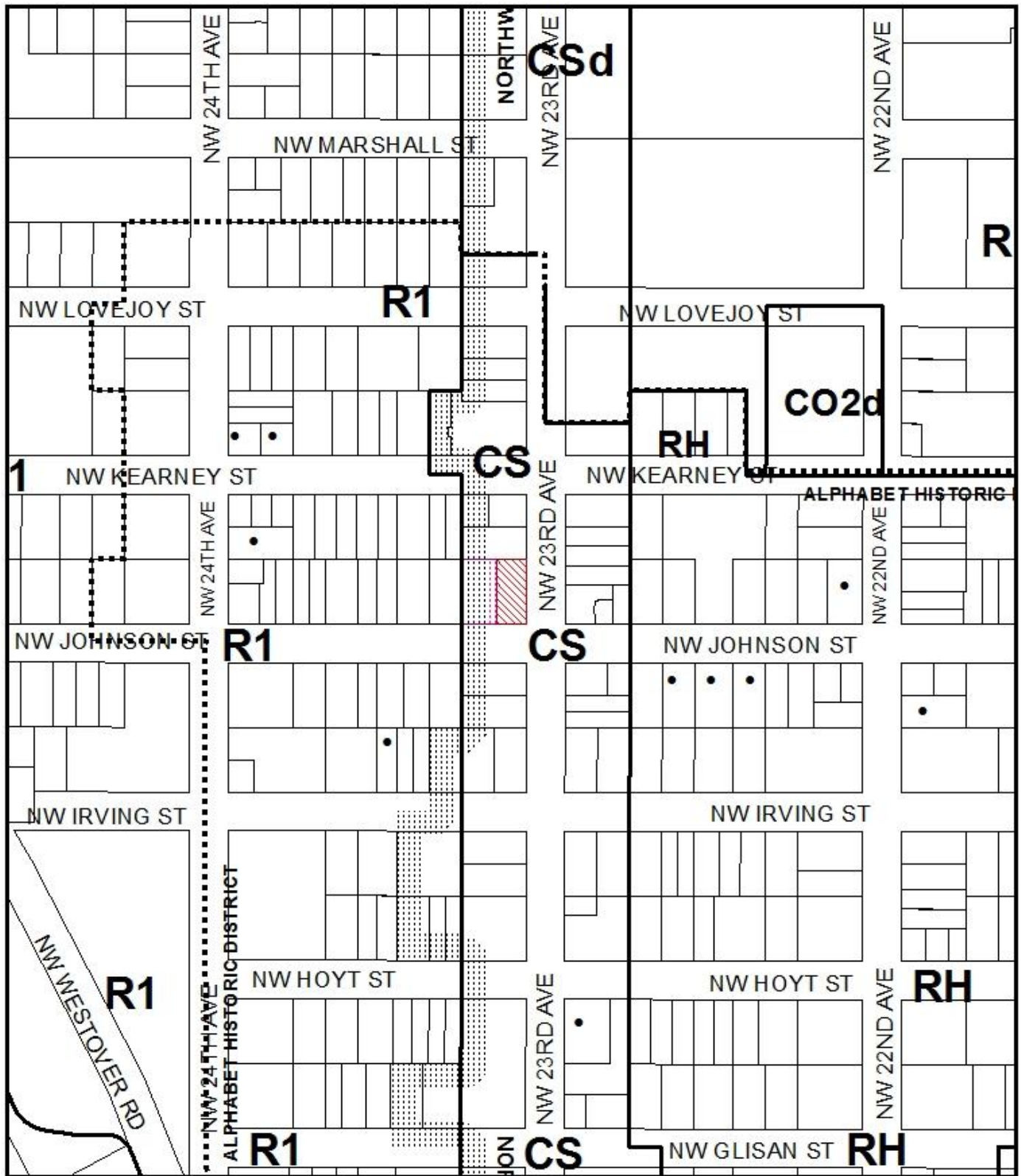
APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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/Storefront Elevation
Signage Elevations



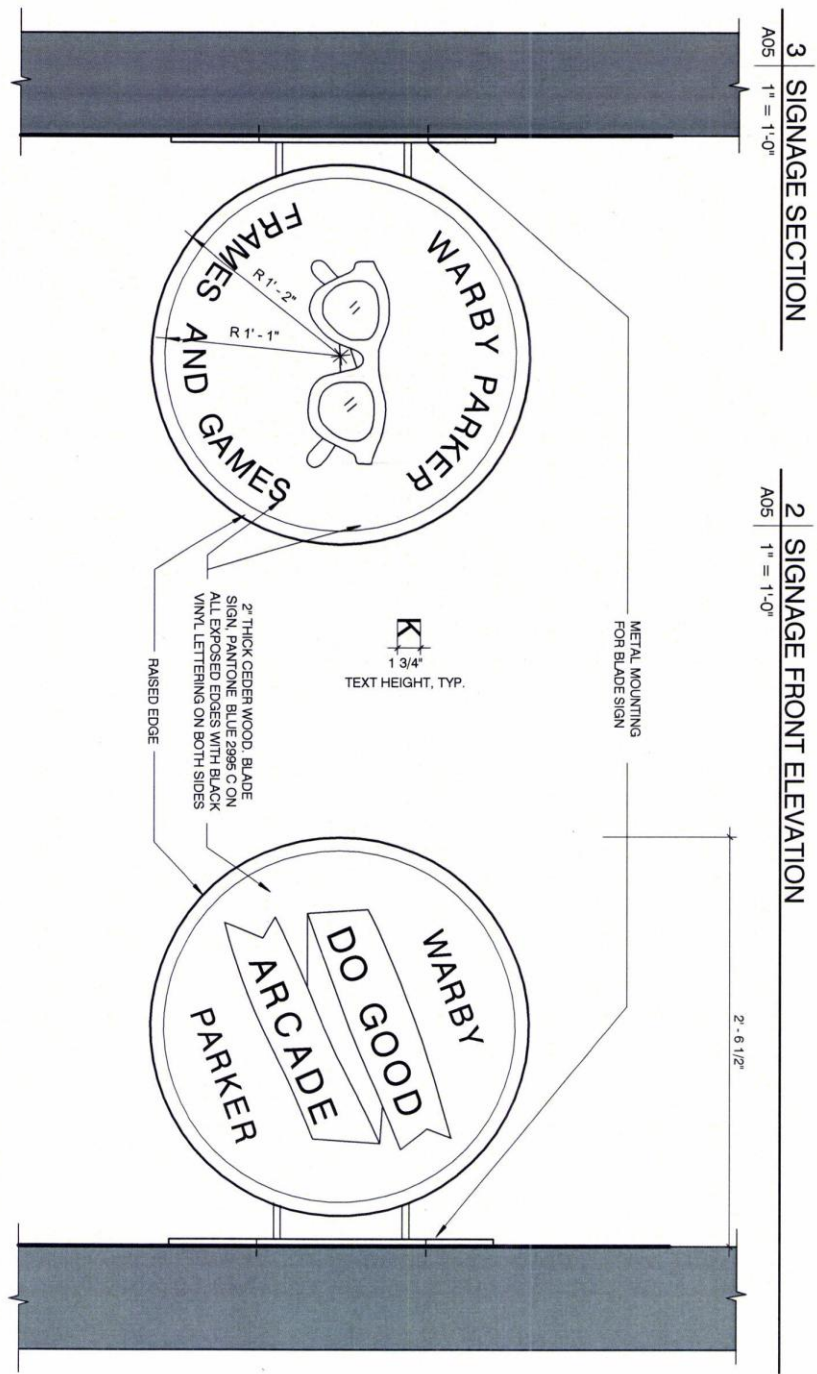
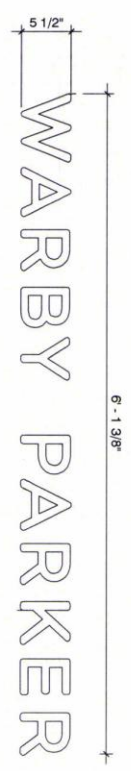
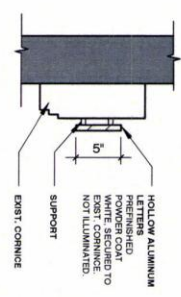
ZONING

-  Site
-  Also Owned Parcels
-  Historic Landmark

This site lies within the:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT



File No. LU 16-236966 HR
 1/4 Section 2927
 Scale 1 inch = 200 feet
 State_Id 1N1E33BC 9200
 Exhibit B (Sep 07, 2016)



1 BLADE SIGN ELEVATION
A05 1 1/2" = 1'-0"

3 SIGNAGE SECTION
A05 1" = 1'-0"

2 SIGNAGE FRONT ELEVATION
A05 1" = 1'-0"

TOTAL SIGNAGE:
7.5 SQFT

METAL MOUNTING FOR BLADE SIGN

2" THICK CEDER WOOD, BLADE SIGN, PANTONE BLUE 2995 C ON ALL EXPOSED EDGES WITH BLACK VINYL LETTERING ON BOTH SIDES

RAISED EDGE

1 3/4" TEXT HEIGHT, TYP.

PROJECT DESCRIPTION
RETAIL TENANT FIT
OUT#09-2016
817 NW 23RD AVE,
PORTLAND, OR, 97210

DATE: 09/15/16
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

FINISHES
SIGNAGE DETAILS & FINISHES

A05

LAWRENCE GROUP

1000 NE Oregon Street, Suite 1000
Portland, OR 97232
503.255.1234

PROJECT: 8000 Clatsop Building
OWNER: [Name]
DATE: 09/15/16