



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

**Date:** October 19, 2016  
**To:** Interested Person  
**From:** Mike Gushard, Land Use Services  
503-823-5091 / [Mike.Gushard@portlandoregon.gov](mailto:Mike.Gushard@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 November 25, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-222130 HR , in your letter. It also is helpful to address your letter to me, Mike Gushard. You can also e-mail your comments to me at my e-mail address identified above.

**CASE FILE NUMBER: LU 16-222130 HR - NEW BLADE SIGN AND ENTRY ALTERATIONS ON A HISTORIC BUILDING.**

**Applicant:** Calista Fitzgerald, LRS Architect  
720 NW Davis Ste 300  
Portland, OR 97209

Christopher Kopca, Owner  
Downtown Development Group  
920 SW Sixth Ave. Suite #223  
Portland, OR 97204

Shannon Parker,  
TMC Northwest  
501 Pennsylvania Pkwy, Suite 160  
Indianapolis In 46280

**Site Address:** 621 SW BROADWAY

**Legal Description:** BLOCK 212 LOT 3, PORTLAND; BLOCK 212 LOT 4, PORTLAND  
**Tax Account No.:** R667722800, R667722820, R667722800  
**State ID No.:** 1N1E34CC 08500, 1N1E34CC 08600, 1N1E34CC 08500  
**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  
**Other Designations:** Historic Landmark

**Zoning:** CXd – Central Commercial with Design overlay  
**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 proposes to construct a new vertically oriented blade sign on the corner of the historic Pioneer Park Building along SW Broadway. The proposal also includes the installation of a new front entry door and the creation of a transom window above the entry. The proposed sign is twelve feet long by two feet wide and one foot thick. It has an aluminum, LED-illuminated cabinet with pushed through letters. It will be mounted by three posts connected to the building. The new transom window will go over each of the existing doorways. The glass and muntins of the proposed transom will be identical to those that exist elsewhere along the buildings storefront. The proposed door is glass with the same Kawneer systems as the existing windows. This subject building is listed on the National Register of Historic Places and so the proposed alterations require historic resource review per section 33.445140(a) of the Portland Zoning Code.

**Relevant Approval Criteria:**

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

- Central City Fundamental Design Guidelines
- Portland Zoning Code 846.060G- Historic Resource Review

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 August 11, 2016 and determined to be complete on October 10, 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](http://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.

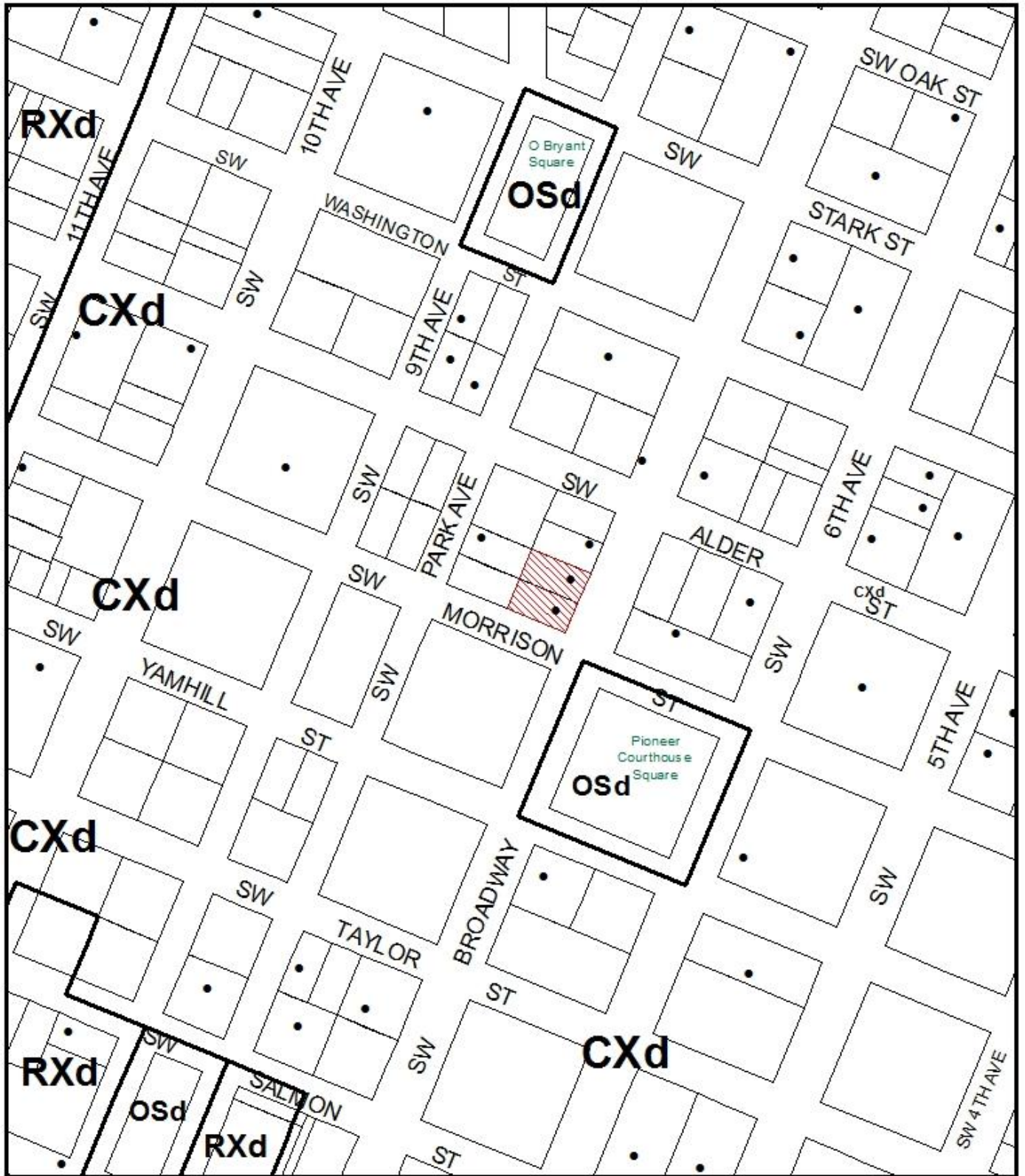
**APPEAL PROCESS**

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  
Sign elevation  
Rendering



# ZONING



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

- Site
- Historic Landmark

File No.	<u>LU 16-222130 HR</u>
1/4 Section	<u>3029</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E34CC 8500</u>
Exhibit	<u>B (Aug 15, 2016)</u>



Address: Broadway & Morrison  
 City/State: Portland, OR



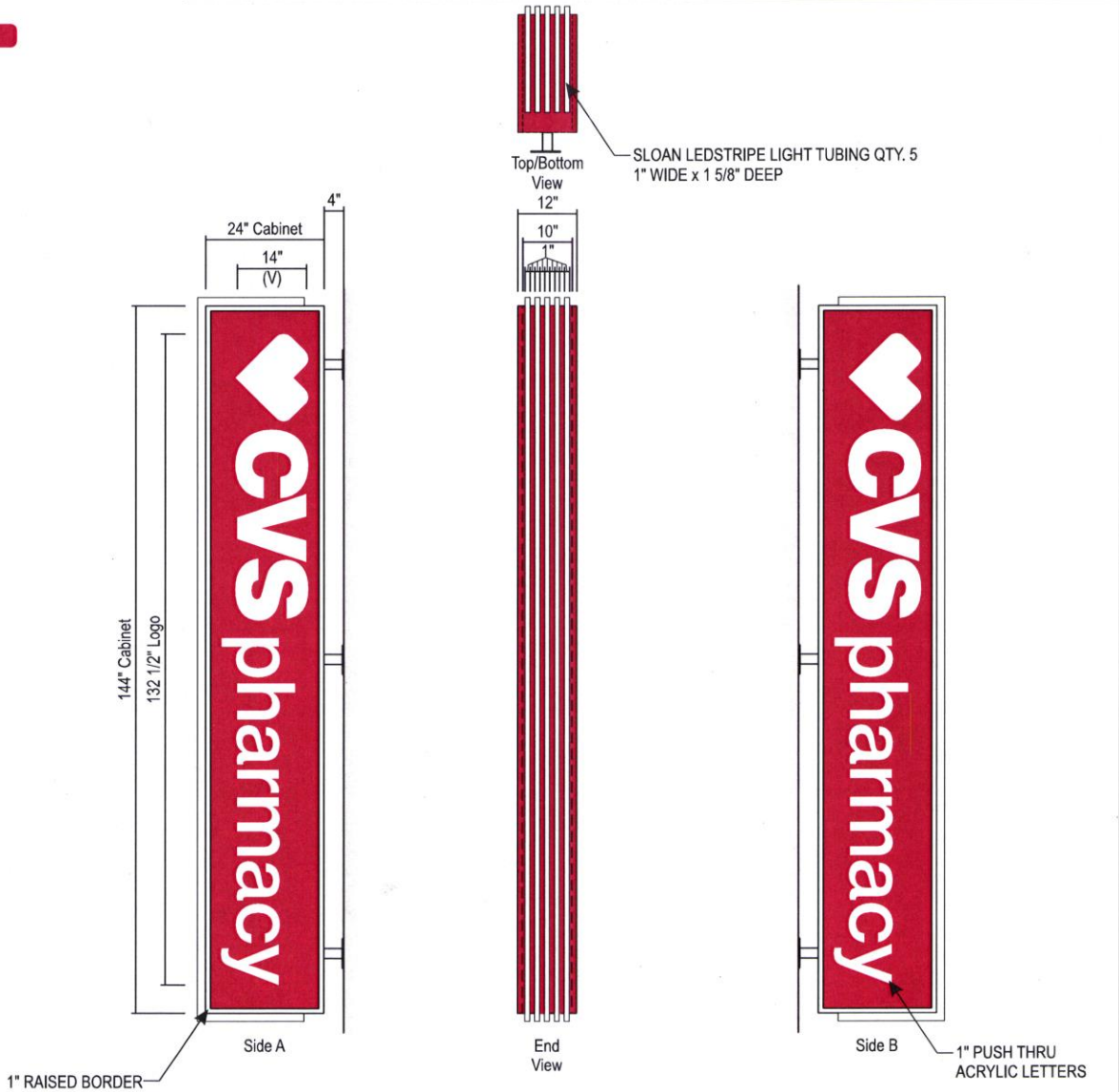
Project #: 749  
 Location #: 97914

PROPOSED SIGNAGE

ALLOWED BY CODE

Building Signs

B1



LED ILLUMINATED PROJECTING SIGN

QTY: 1  
 ALUMINUM CABINET PAINTED CVS RED.  
 WHITE ROUTED OUT & 3/4" PUSH THRU CVS PHARMACY LETTERS.  
 LED ILLUMINATED.  
 ALL MOUNTING HARDWARE TO BE OF FINISH QUALITY PAINTED TO MATCH BUILD STRUCTURE.

SCALE: 3/8"=1'-0"

Drawing prepared by:



PROPOSED SIGNAGE

Location: Broadway & Morrison  
 Portland, OR  
 Proj #: 749  
 Loc #: 97914  
 File Path: ..\ACCOUNTS\CVS pharmacy\Locations 2016\749\_New Builds\97914\_Portland\_OR\_Heart\_R6

Drawing prepared for:



Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	234481	06/14/16	DM	ANS	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.
Rev 1	237032	07/29/16	DM	ANS	Notes
Rev 2	237121	08/01/16	DM	ANS	Updated per developer notes
Rev 3	238489	08/26/16	DM	ANS	Updated per PM notes
Rev 4	238747	08/30/16	DM	ANS	Revised to stacked lettersets
Rev 5	239089	09/09/16	DM	KWK	Rev. blade sign to 12"
Rev 6	240039	09/28/16	DM	ANS	Created blade sign options for CVS & Municipal review

Address: Broadway & Morrison  
 City/State: Portland, OR



Project #: 749  
 Location #: 97914

**BUILDING ELEVATIONS**

**ALLOWED BY CODE**

\*Elevations are for presentation purposes only\*



NIGHT VIEW

Drawing prepared by:



**BUILDING ELEVATIONS**

Location: Broadway & Morrison  
 Portland, OR  
 Proj #: 749  
 Loc #: 97914

Drawing prepared for:



File Path: ...\\ACCOUNTS\C\CVS pharmacy\Locations 2016\749\_New Builds\97914\_Portland\_OR\_Heart\_R6

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