



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 20, 2017
To: Interested Person
From: Puja Bhutani, Land Use Services
503-823-7226/Puja.Bhutani@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 May 11, 2017.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-139015 DZM, in your letter. It also is helpful to address your letter to me, Puja Bhutani. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-139015 DZM – UMPQUA BANK SKYLINE SIGNS

Applicant: Cyndi Kracke | Security Signs
2424 SE Holgate Boulevard
Portland, Oregon 97202

Owner: Umpqua Plaza Property LLC
401 N Michigan Avenue #1300
Chicago, IL 60611

Site Address: **1 SW Columbia Street**

Legal Description: BLOCK 114 LOT 1-8, PORTLAND
Tax Account No.: R667710470
State ID No.: 1S1E03BD 01800
Quarter Section: 3129

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 Plan District- Downtown Sub-district
Zoning: CXd – Central Commercial with Design Overlay
Case Type: DZM – Design Review with Modifications
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant is requesting Design Review approval for two new replacement 119.5 square foot signs at the east-facing and south facing rooftop parapet of the 1 SW Columbia building in downtown. The existing signs on the north and east facing parapet will be removed. The proposed new signs are identical, LED internally illuminated channel letter signs 6'-8" tall by 17'-11" wide, mounted at the roof parapet.

Two (2) modification to the Sign Code are requested through design review:

1. Maximum Sign Area for the new signs, 32.32.020 (Table 32.32-2): to increase the maximum 100 SF sign area to 119.5 SF for each sign; and
2. Total Maximum Sign Area for the building, 32.32.020 (Table 32.32-2): to increase the total maximum allowed 180 SF sign area for this building to 322.5 SF [includes existing sign areas + the two new signs proposed].

Because the proposal is for new additions to an existing building in a design zone, Design Review is required.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- 33.825.040 Modifications That Will Better Meet Design Review Requirements

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 March 22, 2017 and determined to be complete on April 17, 2017.

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.

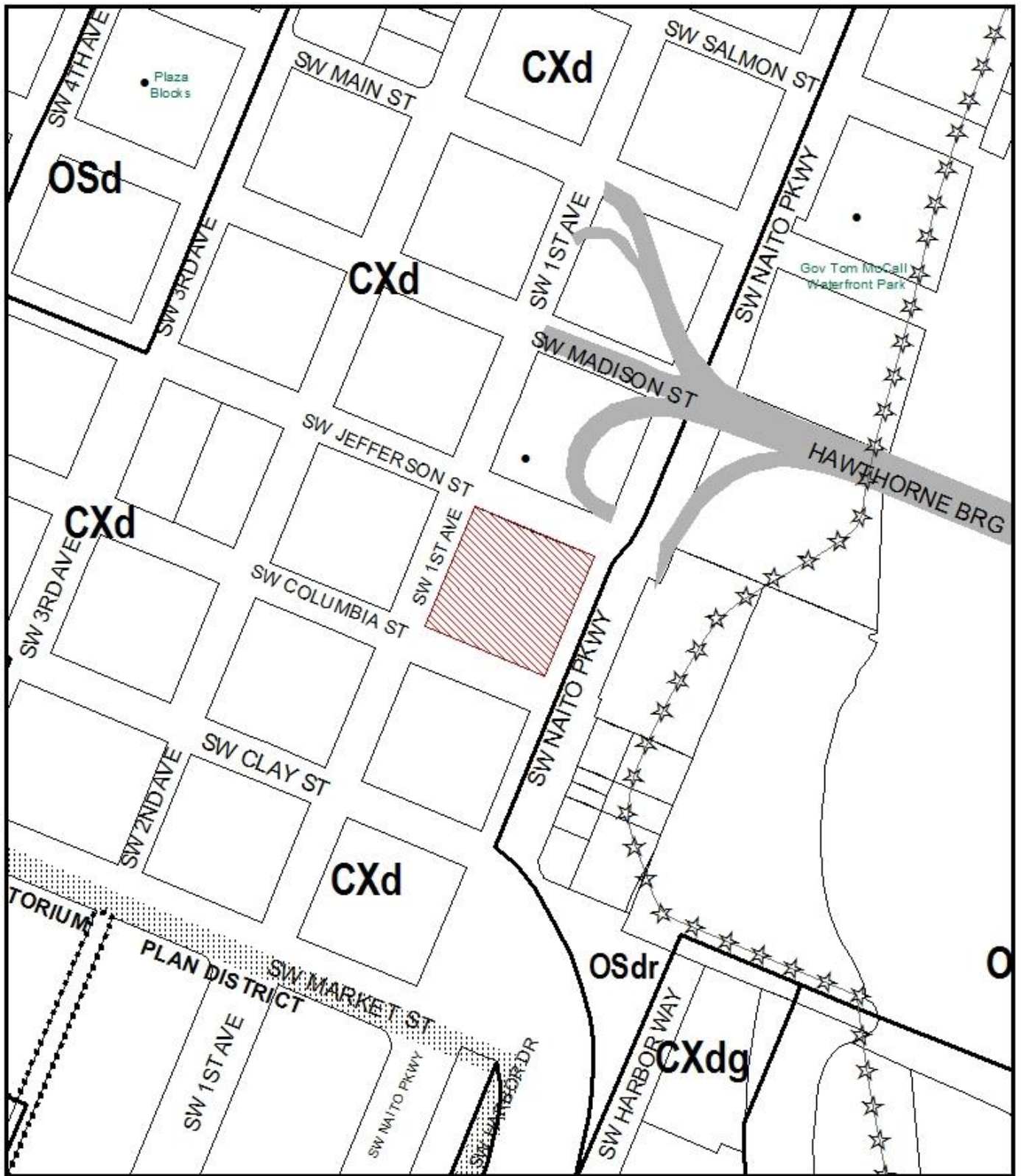
APPEAL OF THE FINAL CITY DECISION

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, Oregon 97301-1283. 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
Elevation



ZONING



This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

-  Site
-  Recreational Trails
-  Historic Landmark

File No.	<u>LU 17-139015 DZM</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BD 1800</u>
Exhibit	<u>B (Mar 24, 2017)</u>

SITE PLAN



CITY CODE ALLOWANCE	CITY CODE ALLOWANCE	CITY CODE ALLOWANCE
<p>© Copyright 2017 SecuritySigns.com, Inc.</p> <p>Reproduction, modification, distribution, or other use of this document without the express written permission of SecuritySigns.com, Inc. is prohibited. All rights reserved.</p>	<p>This sign is intended to be installed in accordance with the applicable local codes and regulations. The sign shall be installed in accordance with the applicable local codes and regulations. The sign shall be installed in accordance with the applicable local codes and regulations.</p>	<p>10/17 - 13901502M</p> <p>Client Approval: _____</p> <p>Landlord Approval: _____</p>
Date: 03.15.2017	Drawing: 16-am03aLUR	Sheet: 10 of 10

2124 SE Adams Boulevard
Portland, Oregon 97202
503-252-4172

SECURITY SIGNS
Quality Since 1975

securitysigns.com
OR CC# 172889
WA SECURSIG I20C17

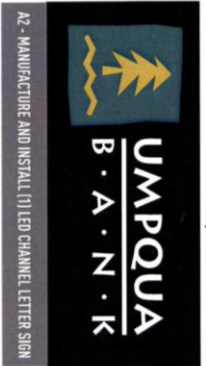
Account Manager: Tom Keljo

Project Name: L.U.R.

1 SW Columbia
Plaza
Portland, Oregon

Site Plan

PHOTO INLAY



Southeast Elevation

COLORS

CITY CODE ALLOWANCE

NOTES: VERIFY ELECTRICAL ACCESS FOR A1

© 2017 by Security Signs, Inc.
 All Rights Reserved.
 This drawing is the property of Security Signs, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Security Signs, Inc.

The City of Portland, Oregon, is a member of the International Brotherhood of Teamsters, Local 496, and the International Union of Bricklayers and Allied Craftworkers, Local 100. Security Signs, Inc. is an Equal Opportunity Employer. M/F/V/D.

Date: 03.15.2017
 Drawing: 16-am039-3LUR
 Sheet: 5 of 10

Client Approval: _____
 Landlord Approval: _____

LU17-189015DZM

2045 SE Haight Boulevard
 Portland, Oregon 97202
 503.226.4172
 OR CCR # 12209
 WA SEC0551020CF

securitysigns.com

Account Manager: Tom Keljo

Project Name
 UMPQUA B.A.N.K.
 L.U.R.
 Plaza
 1 SW Columbia
 Portland, Oregon