



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

Ted Wheeler, Mayor
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: May 3, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@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 June 2, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-147225 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-147225 HR

Applicant: Zoe Lynn Powers
Radler, White, Parks & Alexander
111 SW Columbia Street, Ste. #1100
Portland, OR 97201

Owner: Andy Wattula
Public Service Building LLC
701 5th Avenue, Ste. #3540
Seattle, WA 98104

Site Address: **920 SW 6TH AVE**

Legal Description: BLOCK 170 LOT 1-4, PORTLAND; BLOCK 170 LOT 5-8, PORTLAND
Tax Account No.: R667717420, R667717460
State ID No.: 1S1E03BB 00900, 1S1E03BB 01000
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 - Downtown
Other Designations: Public Service Building & Garage, National Historic Landmark
Zoning: CXd -- Central Commercial with Design & Historic Resource Overlays
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 seeks Historic Resource review for replacement signage to the Power + Light building and garage (previously known as the Public Service Building). Built in 1927, the Public Service Building was designed by A.E. Doyle & Associates. At its construction, it was the tallest building in Portland. Early tenants included the Pacific Power and Light Company and the Portland Gas and Coke Company. The central tower is 15 stories tall. The north and south wings were originally only two stories tall, and were brought up to their current 12 story height in 1957. The Public Service Building and the adjacent parking garage were placed on the National Register of Historic Places in 1996. Due to ongoing confusion with the nearby Portland Municipal Services Building, the signage updates now proposed will facilitate a re-branding of the building to the Power + Light Building.

Signage updates include:

- Replacement of existing bronze plaques mounted to building, flanking primary entrance on SW 6th Avenue.
- Removal of existing bronze 'Public Service Building' sign above primary entrance. Replacement will have site address in acrylic letters mounted on an aluminum panel.
- New internally illuminated 'Power + Light Building' signage to be mounted to building above primary entrance.
- Replacement of existing parking garage sign with new 98 square foot, internally illuminated acrylic sign. New sign proposed to be 23'-1" high, with 9'4" clearance above the sidewalk.

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
- Historic Resource Review Criteria in Section 33.846.060.G of the Portland Zoning Code

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 April 7, 2017 and determined to be complete on April 28, 2017.

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.

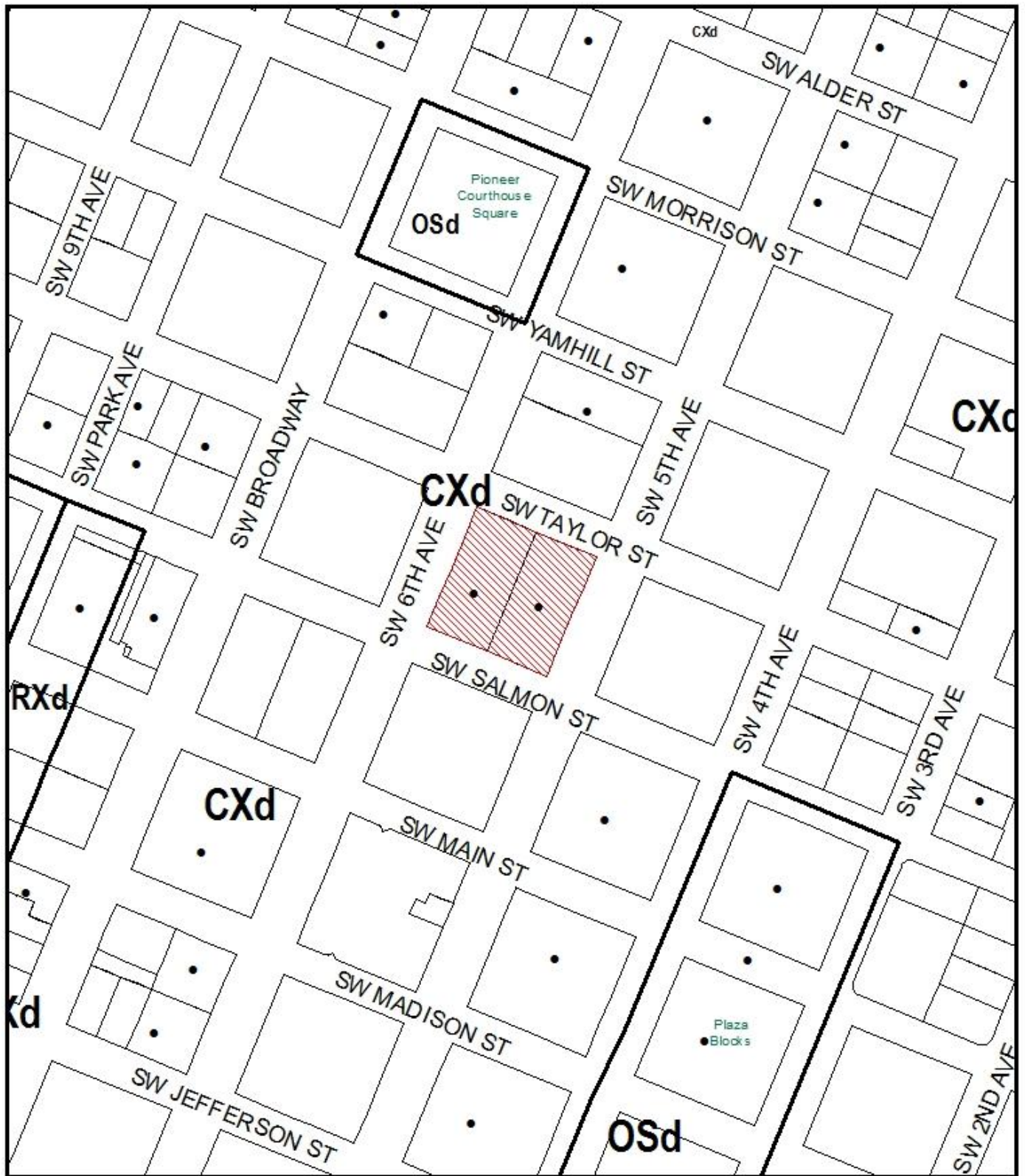
APPEAL PROCESS

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



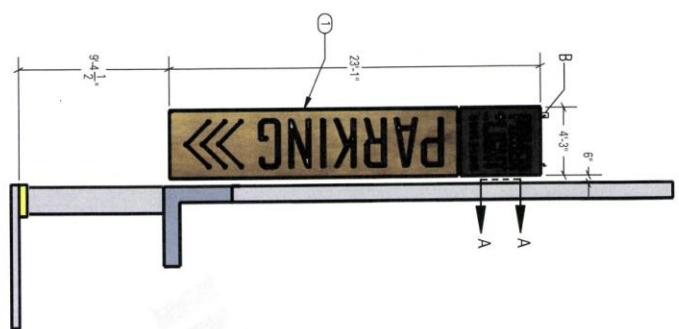
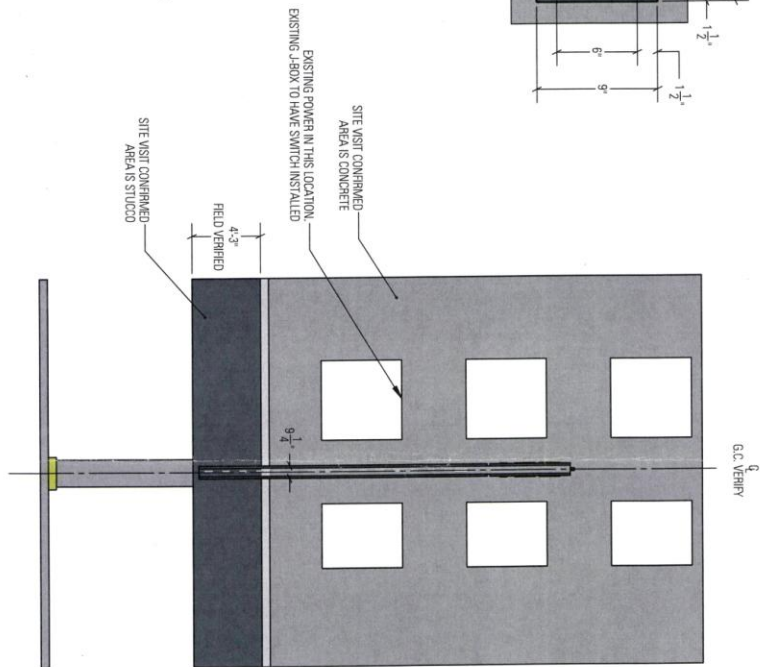
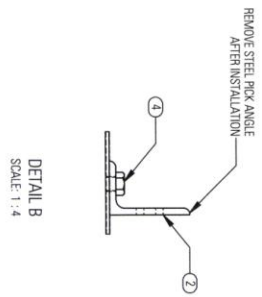
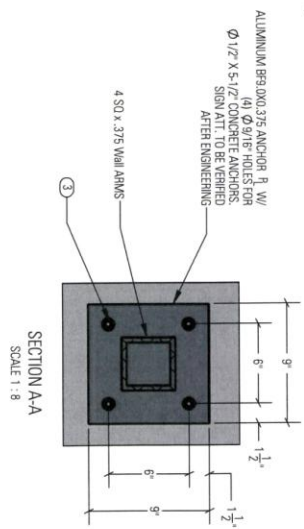
ZONING

-  Site
-  Historic Landmark



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

File No.	<u>LU 17-147225 HR</u>
1/4 Section	<u>3129</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E03BB 1000</u>
Exhibit	<u>B (Apr 10, 2017)</u>



ITEM NO.	PARTNO	DESCRIPTION	QTY.
1	CREO	INTERNALLY ILLUMINATED ALUMINUM GARAGE SIGN	1
2	CREO	L2"x3"x1/4" STEEL PICK ANGLE	2
3	MM-C-92188A302	1/4-20x5 1/2" CONC ANCHOR	12
4	MM-C-92240A714	1/2-13 X 1 1/4" SS 18-8 HEX BOLT	2