



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: June 27, 2017
To: Interested Person
From: Tanya Paglia, Land Use Services
503-823-4989/Tanya.Paglia@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 July 18, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-187035 DZ, in your letter. It also is helpful to address your letter to me, Tanya Paglia. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-187035 DZ - REPLACEMENT SIGN ON BOYS & GIRLS CLUB

Applicants: Deborah Tolke | Tube Art Group
4243-A SE International Way
Milwaukie, OR 97222

Boys & Girls Club of Portland Metropolitan Area
8203 SE 7th Ave #100
Portland, OR 97202

Todd Adams | Portland Trailblazers
One Center Ct #200
Portland, OR 97222

Site Address: 5250 NE M L KING BLVD

Legal Description: BLOCK 1 LOT 1-3 EXC PT IN ST N 15' OF LOT 4 EXC PT IN ST N 100' OF LOT 6&7, ROSELAWN; BLOCK 1 S 10' OF LOT 4 EXC E 1' & EXC PT IN ST, ROSELAWN; BLOCK 1&6 TL 7400, ROSELAWN

Tax Account No.: R725000010, R725000080, R725000770

State ID No.: 1N1E23BB 07200, 1N1E23BB 07300, 1N1E23BB 07400

Quarter Section: 2531

Neighborhood: King, contact Andrew Neerman at andrew.neerman@kingneighborhood.org.

Business District: North-Northeast Business Assoc, contact at chair@nnebaportland.org

District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Plan District: None
Zoning: CGd, h – General Commercial with design and aircraft landing overlays
Case Type: DZ - Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval to install a 128.5 sq. ft. sign on a curved portion of the building's facade above the main entrance located in the northwest corner of the site at the intersection of NE MLK and NE Emerson. The proposed sign will replace a similar sign installed in 1996. The new sign will be 35'-10" by 3'-7 1/32" and is composed of a logo and individual aluminum letters mounted to the wall with studs. The letters and logo are 5" thick and will stand off the wall by 1". The letters will be painted white with returns painted black, and the logo will be red, black and white with returns painted black.

Design review is required because the proposal is for exterior alterations in a design overlay zone.

Relevant Approval Criteria:

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

- Community Design Guidelines

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 June 14, 2017 and determined to be complete on 6/22/2017.

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.

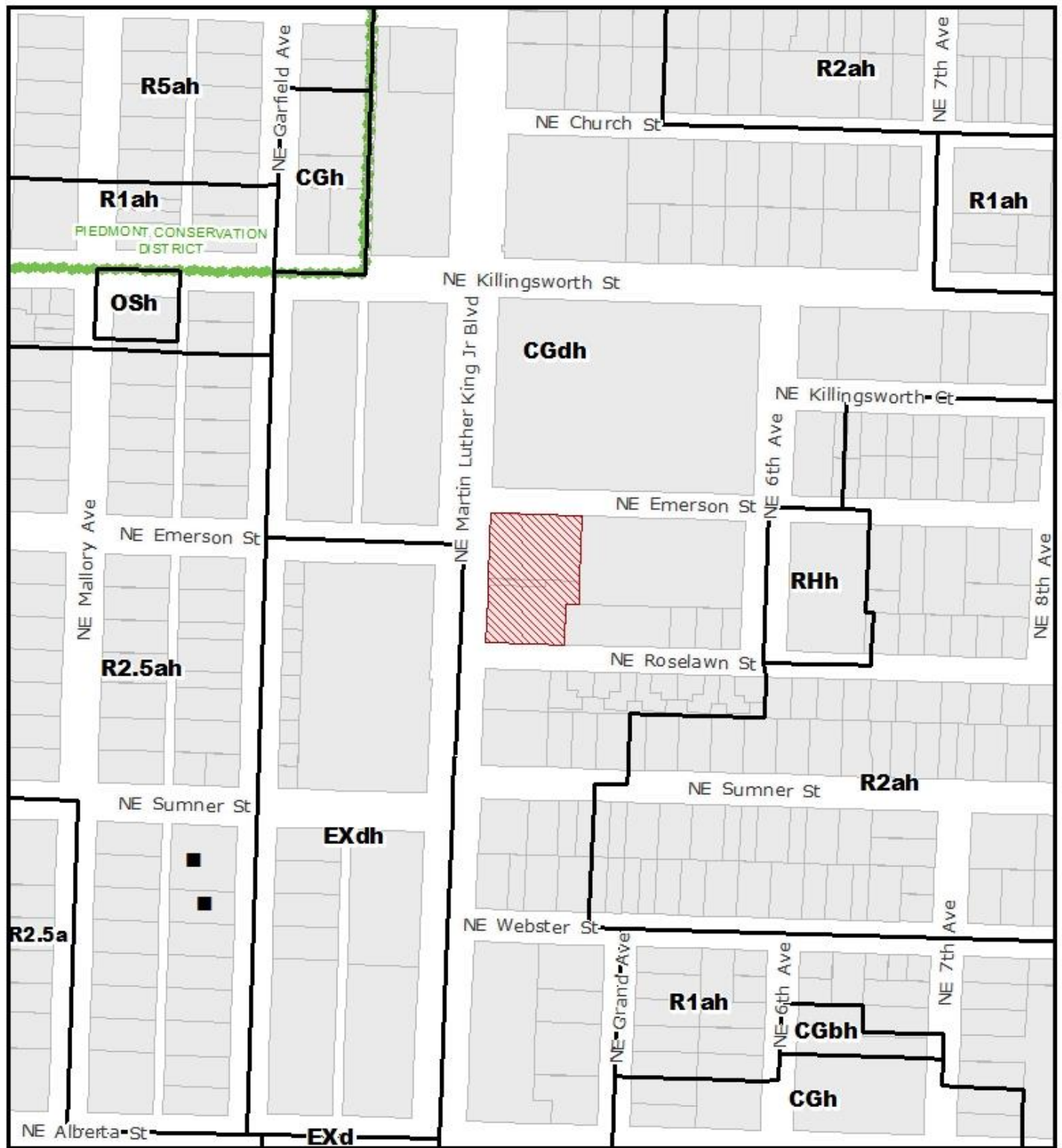
APPEAL OF THE FINAL CITY DECISION

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, Sign Elevation



ZONING



Site



Historic Landmark

File No.	LU 17-187035 DZ
1/4 Section	2531
Scale	1 inch = 200 feet
State ID	1N1E23BB 7300
Exhibit	B Jun 15, 2017



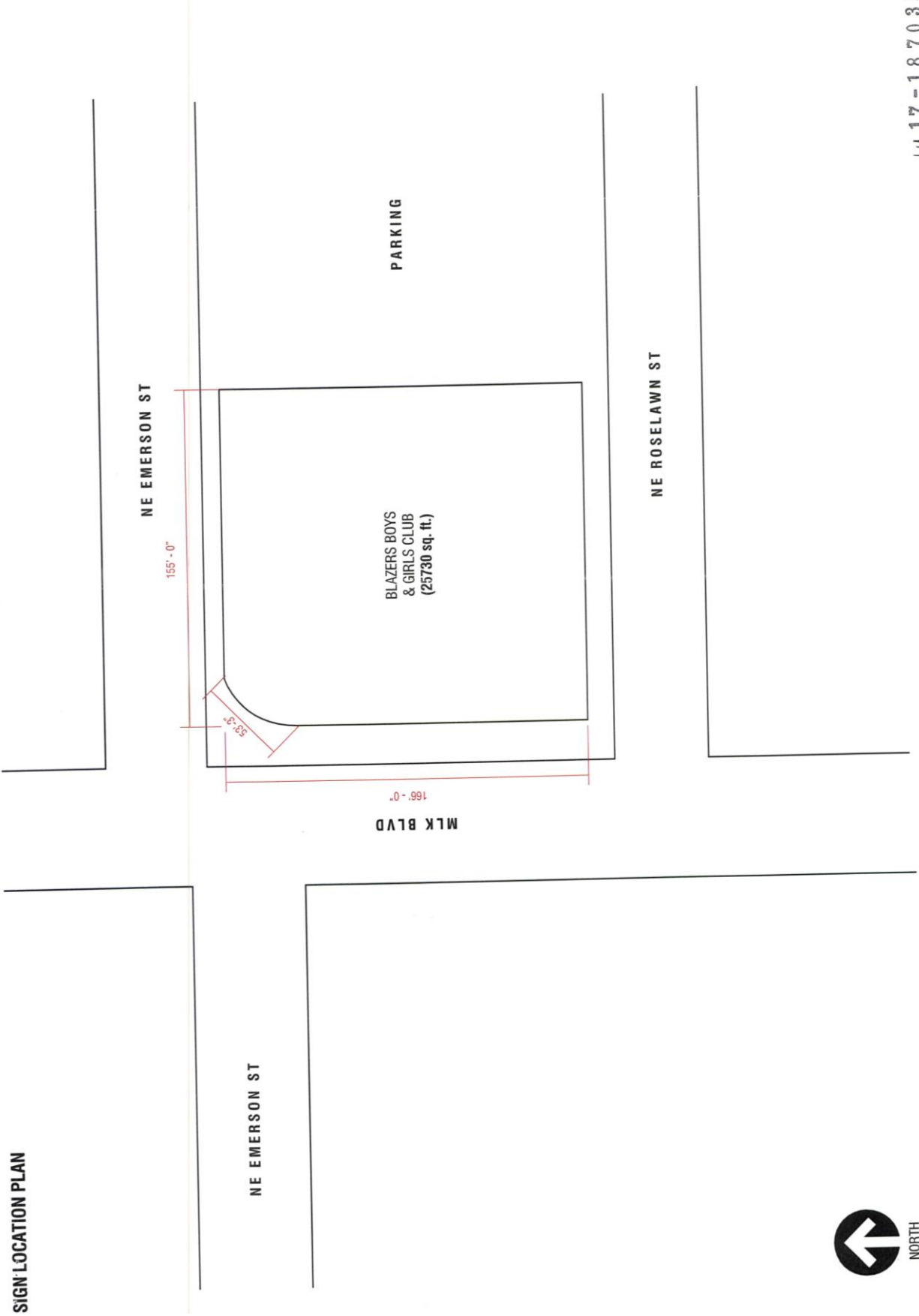
TUBE ART GROUP
 Portland Office
 4243-A SE International Way
 Milwaukie, OR 97222
 503.653.1133
 800.562.2854
 Fax: 503.659.9191

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152700 Customer Number
 131234 Quote Number
 131234 Blazers Boys & Girls Club File Name
 Adam Calabria Salesperson
 Sabrina-O Drawn By
 **
 Checked By
 March 30, 2017 Start Date
 (6) 62217 Added site plan

Revisions
 Customer Signature
 Date
 Landlord Signature
 Date

5250 NE MLK Blvd.
 Portland OR
 Colors on print do not accurately depict specific colors.
 3 of 3



LU 17-187035 D2



TUBE ART GROUP

Portland Office
4243-A SE International Way
Milwaukie, OR 97222
503.652.3131
503.652.3134
Fax: 503.659.9191

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132900 Customer Number
131234 Quote Number
131234 Blazers Boys & Girls Club File Name
Adam Calabria Designer
Sahana-D Drawn By
**

Checked By
March 30, 2017 Start Date

- [01] 4/17/17 Added page
- [02] 4/20/17 no change
- [03] 5/22/17 Stamp "ON HOLD"
- [04] 5/23/17 Added photo laby by client & made faces white, returns blank on letters
- [05] 5/24/17 Added production ready artw
- [06] 4/27/17 no change

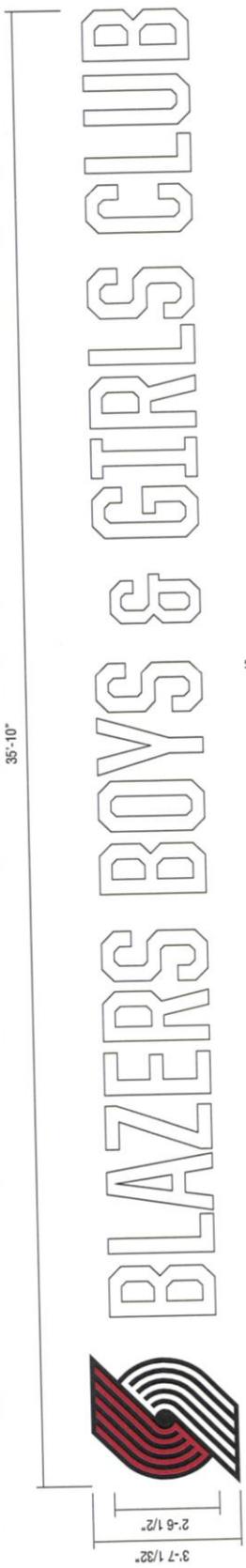
Revisions
Customer Signature
Date
Leadford Signature
Date

5250 NE MLK Blvd.
Portland OR
Colors on print do not accurately depict specific colors.

WALL SIGN - NON-ILLUMINATED
128.40 sq. ft.



1 Plan Elevation
Scale: 3/8" = 1'-0"



2 Front Elevation
Scale: 3/8" = 1'-0"

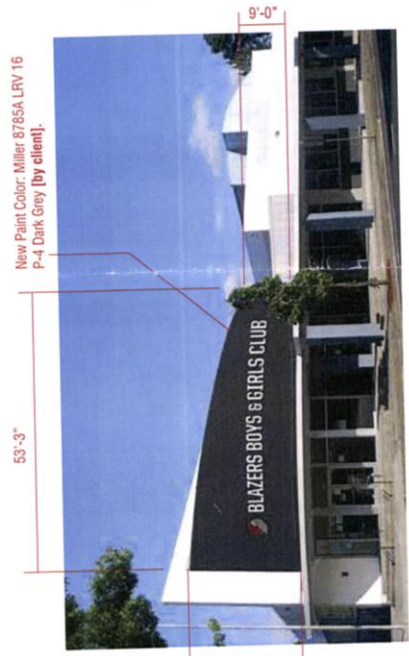
**Remove existing letters
Manufacture and Install set (1) of non-illuminated reverse pan channel letters.**

Logo: 125" aluminum face with .063" aluminum returns. Paint face satin Black with 1st surface White 220-10 and Cardinal Red 220-53 vinyl. Paint returns satin Black. Mount to wall with studs and 1" spacers.
Letters: 125" aluminum face with .063" aluminum returns. Paint faces satin White and returns satin Black. Mount to wall with studs and 1" spacers.

- Vinyl Cardinal 220-53
- Paint Satin Black
- Paint Satin White



3 Side Elevation
Scale: 3/8" = 1'-0"



New Paint Color: Miller 8785A LRV 16
P-4 Dark Grey [by client].

PROPOSED



REMOVE AND REPLACE

EXISTING