



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

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Date: July 7, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
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NOTICE OF A TYPE Ix DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 17-147225 HR – POWER + LIGHT BUILDING SIGNS

GENERAL INFORMATION

Applicant: Zoee 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 and 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. If existing letters cannot be removed, new site address sign maybe mounted as an overlay over existing letters.
- New internally illuminated 'Power + Light Building' signage to be mounted to building above primary entrance.
- Replacement of two existing parking garage signs with two new internally illuminated aluminum and acrylic sign mounted to an aluminum frame. The new, vertically stacked signs extend 3' over the sidewalk, and are 14'-8" total height, inclusive of a gap between the two signs.

Because the proposal is for exterior alterations to a Historic Landmark, Historic Resource 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 approval criteria are:

- *Central City Fundamental Design Guidelines*
- *Historic Resource Review Criteria in Section 33.846.060.G of the Portland Zoning Code*

ANALYSIS

Site and Vicinity: The Power + Light Building (formerly the Public Service Building) is a 16-story steel frame building designed by A. E. Doyle and completed in 1928. At that time, it was Portland's tallest building, and it remained so until 1958. The building may be categorized as "Late 19th and early 20th century American Movement – Skyscraper." Its 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 Power + Light Building and its adjacent parking garage were placed on the National Register of Historic Places in 1996. Due to confusion with the nearby Public Municipal Services Building, in 2017 the Public Service Building was re-named the Power + Light Building, in honor of its early history as the home to the Portland Power + Light company.

The building and parking garage each have a half block footprint. The Power + Light Building is located on the west side of the block. SW 6th Avenue (Local Service Bikeway, Bus Line, Minor Emergency Response Street, MAX Light Rail, Major Transit Priority Street) is to the west, SW Taylor Street (Local Service Bikeway, Major Emergency Response Street, Traffic Access Street) is to the north, and SW Salmon Street (Local Service Bikeway, Bus Line, Major Emergency Response Street, Traffic Access Street, Transit Access Street) is to the south. The building is located in the Downtown Pedestrian District. The primary entrance is mid-block on the SW 6th Avenue elevation.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation Management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown Subdistrict of this plan district.

Land Use History: City records indicate that prior land use reviews include the following:

- DZ 113 – 85 – Approval of signs at Public Service Building Garage.
- DZ 186 – 85 – Approval of signs at Public Service Building Garage. No further details available.
- DZ 112-88 – Denial of unspecified proposal on Public Service Building due to incompatibility with overall design of the building. Further details not available in City records.
- DZ 79-88 – Approval of unspecified proposal and adjustment on Public Service Building. Further details not available in City records.
- DZ 72-89 – Approval of unspecified proposal on Public Service Building. Further details not available in City records.
- LUR 92 – 00860 – Approval of proposed signs on Public Service Building Garage. No details available.
- LUR 95 – 00309 – Approval of a proposal on Public Service Building Garage. No details available.
- LUR 97 – 00307 – Approval of new signs and awnings on Public Service Building Garage.
- LUR 99-00609 – Approval of installation of microwave dish antenna on rooftop of Public Service Building to support wireless communication.
- LU 01 – 00674 HDZM – Approval of new signs for the parking garage entrance on SW Taylor Street.
- LU 09 – 165028 HDZ – Approval of nine antennas mounted in an open bay of the parking garage on the Public Service Building Garage.
- LU 11-193756 DZ – Approval of replacement of a ground level storefront.
- LU 11 – 192623 HDZ – Approval of new signs, including a 7.5 sf projecting blade sign, new 42 sf fascia signs on the Public Service Building Garage.
- LU 12 – 203432 HDZ – Approval for one new 7sf projecting sign and one new 4sf wall-mounted sign on north façade of the Public Service Building Parking Garage.
- LU 13-226389 HR – Approval of new fabric awnings on the SW 6th facade, a new grease trap access panel and new rooftop mechanical unit on the parking garage.
- LU 13-225319 HR – Approval of new 9.5 SF projecting blade sign on NE façade of Public Service Building Garage.
- LU 13 – 194137 HR – Approval of new storefront at Public Service Building Garage.

- LU 13-157537 HR – Approval of three new signs for storefront at Public Service Building Garage at SW 5th and Salmon.
- LU 17-113763 HR – Approval of a new 13th story rooftop terrace on the roof of the south wing of the Public Service Building.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **May 3, 2017**. The following Bureaus have responded with no issues or concerns about the proposal:

- Life Safety, May 30, 2017 (see written response, exhibit E.1)
- Fire Bureau
- Site Development Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **May 3, 2017**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic Landmark. Therefore, the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

G. Other Approval Criteria:

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.
- 2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.
- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.
- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.
- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 1, 2, 3, 7, 8, & 10: As an individually listed National Historic Landmark, the proposal includes new bronze plaques to flank the front door. One

plaque will identify the ownership group, and the other sign identifies the historic Public Service Building name, construction year, and that the building is listed in the National Register of Historic Places. Additional signage included in this proposal includes a new primary entrance sign above the SW 6th Avenue entrance, and a new parking entry sign above the SW Salmon Street entrance to the Landmark Parking Garage.

Prior to listing as a National Historic Landmark, the Public Service Building had undergone significant alteration from its original design and construction. The north and south wings were originally each two stories, but were raised first to five stories in 1947, and ultimately to twelve stories in 1957. The building was originally known for its four 20' tall neon rooftop signs. Large, illuminated signs were integral to the building's early identity. The replacement of three existing signs, and plaques, with contemporary, illuminated lights is a relatively minor alteration to the Landmark properties. This proposal does not detract from the historic character of the property, or create a false sense of historic development. It preserves the historic changes that have acquired significance over time, while introducing new alterations that will be clearly differentiated through design and materials from the original architectural elements. The proposed alterations are compatible with the building's architecture and its surrounding context. *These criterion are met.*

- 4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.
- 5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.
- 9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

Findings for 4, 5 & 9: At the primary entrance, the existing bronze plaques flanking the doors are proposed to be replaced. The existing bronze signage above the doorway is proposed to be replaced or covered with an aluminum brake formed overlay panel if the existing letters cannot be removed. This sign, which spells out the building's previous name, will be removed to prevent confusion as the building is re-named.

To prevent damage to the historic materials, the applicant proposes to mount the new primary entrance sign on a custom aluminum frame that will be mounted into the reveal between the masonry. The installation method will protect the integrity of the historic stone, and will be repairable if a future owner wants to remove or replace the signage. *These criterion are met.*

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

- A4. Use Unifying Elements.** Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.
- A5. Enhance, Embellish, and Identify Areas.** Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

Findings for A4 & A5: Located a half block from the Broadway Bright Lights District, the new signage is responsive to the historic landmark context, as well as its location in a pedestrian district, just outside the Broadway Bright Lights district. The signs are mounted at a height, just above the ground level entrances, that relate to the pedestrian realm. While the new Power + Light Building signage is discreetly washed in electric light from a LED light strip integrated into the channel at the base of the letters, the font, design and material of the sign are clearly inspired by the building's history. The font is derived from fonts used on door handles and other architectural elements original to the building.

The proposed signage is mounted at similar height and is of a similar scale to signage on surrounding buildings. The new signs serve to update the facades and better reflect the commercial character of the district. *These guidelines are met.*

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.
- B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.
- B2. Protect the Pedestrian.** Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.
- C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.
- C12. Integrate Exterior Lighting.** Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to

highlight the building’s architecture, being sensitive to its impacts on the skyline at night.

- C13. Integrate Signs.** Integrate signs and their associated structural components with the building’s overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

Findings for A6, B1, B2, C8, C12 & C13: While repair of existing historic elements is exempt from Historic Resource Review, the scope of the project does include repair of the existing, original, ornate lamps that flank the primary entrance. Restoration of these elements, and the introduction of integrated replacement illuminated signage that is complimentary to the architectural datum, cladding materials and other existing elements serves to differentiate the pedestrian level of the building.

The lighting on the entrance and parking signs provides illumination that serves to light the sidewalk while masking the glare from pedestrian eyes. The proposed signs are well integrated with the building’s architecture, and subtly fastened in a manner to minimize damage to the building and to ensure that any damage is easily repairable in the future if the signs are replaced. The primary entrance sign is modest in scale, replacing the original signage that spans above the entry doors. The parking sign is comparable to the existing signs in scale and location. As long, vertically-stacked simple, rectilinear boxes, they are appropriate to the simplicity and scale of the vertically-oriented façade. Replacing the existing neon signs with contemporary, internally illuminated signs of the same square footage serves to facilitate the commercial uses of the Landmark parking garage with modest signs that do not distract or compete with the understated architecture of the primary structure. *These guidelines are met.*

- C2. Promote Quality and Permanence in Development.** Use design principles and building materials that promote quality and permanence.
- C3. Respect Architectural Integrity.** Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal’s architectural integrity.
- C4. Complement the Context of Existing Buildings.** Complement the context of existing buildings by using and adding to the local design vocabulary.
- C5. Design for Coherency.** Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C2, C3, C4 & C5: Using high-quality aluminum and acrylic for the sign frames, cabinets and faces, and LED strip lighting to illuminate the signs, the proposed materials are high-quality and invoke a sense of permanence appropriate for such a historic building.

The proposed plaques will replace existing plaques, in a location flanking the primary entrance that is typical for plaques on historic buildings. The primary entrance sign is located at a height that relates to the grand arched architecture over the door. The proposed parking sign is aligned with the bottom of the horizontal wall datum at the base of the second story. Each of the proposed sign elements clearly derives its scale, location and detailing from the architecture of the surrounding building façade. *These guidelines are met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development

standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposed signage serves to enhance the building's functions, support its re-branding to reduce confusion with a nearby building of the same name, and to restore original architectural elements. It is comparable in size, location and proportion to the existing signage it will replace. With the proposed conditions of approval, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of new entrance signs above the primary pedestrian entrance and the parking garage, and replacement of existing bronze plaques flanking the primary entrance, per the approved site plans, Exhibits C-1 through C-9, signed and dated June 30, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File LU 17-147225 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Hannah Bryant

Decision rendered by:  on June 30, 2017
By authority of the Director of the Bureau of Development Services

Decision mailed: July 7, 2017

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on April 7, 2017, and was determined to be complete on April 28, 2017.

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. Therefore, this application was reviewed against the Zoning Code in effect on April 7, 2017.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further information.

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.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after July 10, 2017 by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

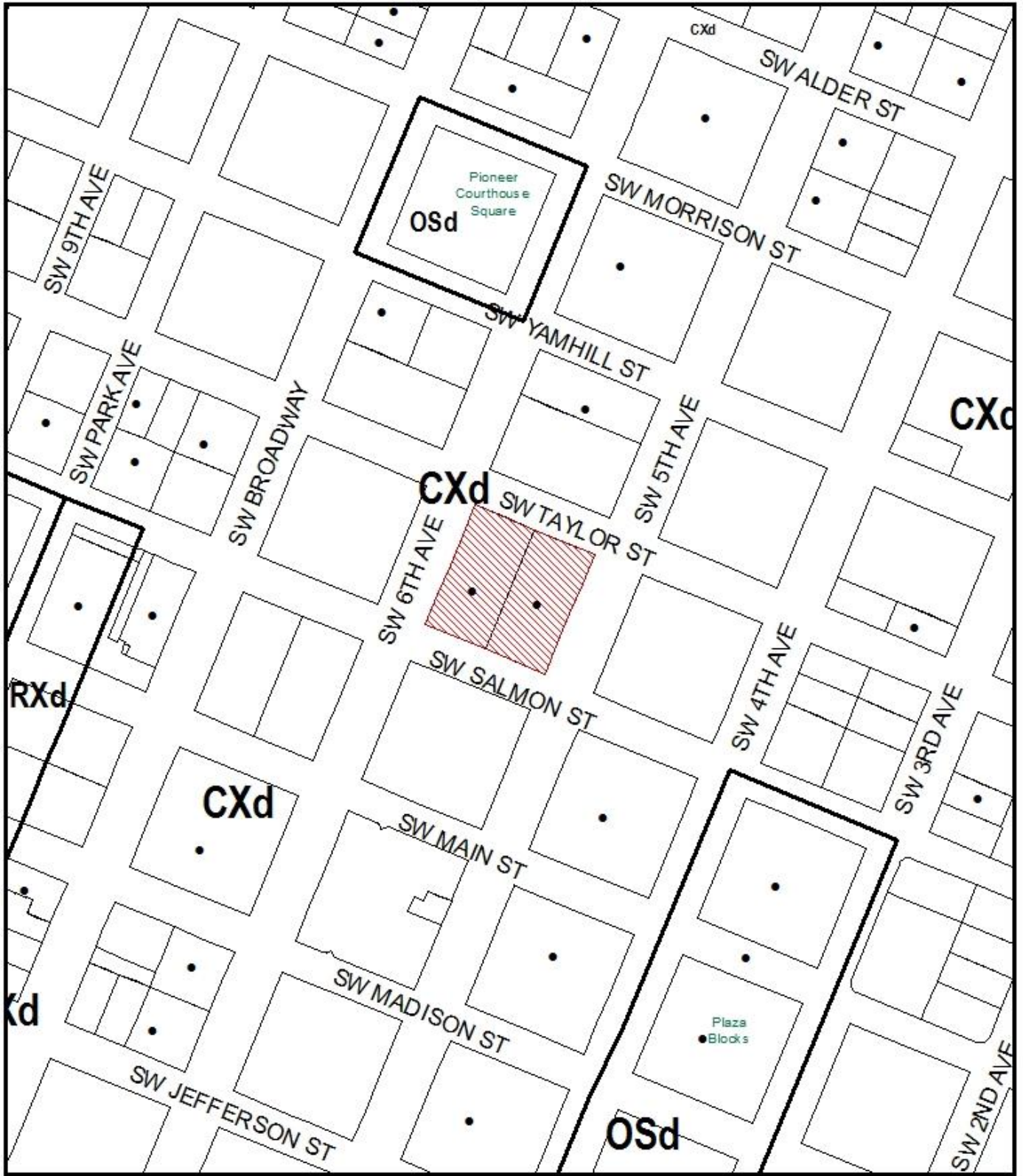
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. Original Submittal Packet, dated March 31, 2017
 - 2. Original Narrative, dated April 2017
 - 3. Revised Submittal Packet, dated March 31, 2017
 - 4. Revised Submittal Packet, dated April 28, 2017
 - 5. Revised Submittal Packet, dated June 12, 2017
 - 6. Rendering, dated June 19, 2017
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Plaque Details
 - 3. Address Sign Details
 - 4. Primary Entrance Sign Elevation
 - 5. Primary Entrance Sign Details
 - 6. Primary Entrance Sign Mounting Conditions
 - 7. Exterior Sconce Details (exempt from review)
 - 8. Parking Garage Details
 - 9. Parking Garage Sign Construction
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety
- F. Correspondence: None
- G. Other:
 - 1. Original LU Application
 - 2. Site Photos
 - 3.

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).



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>

