



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

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

Date: August 7, 2017
To: Interested Person
From: Emily Hays, Land Use Services
503-823-5676 / Emily.Hays@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 September 6, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-210238 HR, in your letter. It also is helpful to address your letter to me, Emily Hays. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-210238 HR **GEORGE LAWRENCE BUILDING SIGNAGE**

Applicant: Russ Mason | Sign Wizards Inc
1111 SE Grand Avenue
Portland, OR 97214
503-235-6967 | russel@signwizards.com

Owner: George Lawrence Investments LLC
9 SE 3rd Avenue #100
Portland, OR 97214
971-279-2295

Property Manager: Garrett Dennett | Templeton Property Management
1811 SW River Drive Suite 300
Portland, OR 97204
971-254-4219 | gdennett@templetonmanagement.com

Site Address: **306-316 SW 1st Avenue**

Legal Description: BLOCK 40 LOT 7&8, PORTLAND
Tax Account No.: R667705230, R667705230
State ID No.: 1N1E34CD 04200, 1N1E34CD 04200
Quarter Section: 3030

Neighborhood: Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515.

Business District: Old Town Chinatown Business Association, contact at chair@oldtownchinatown.org., Downtown Retail Council, contact Sandra McDonough at 503-552-6762.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown

Other Designations: Contributing Resource in the Skidmore/Old Town Historic District

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 is seeking Historic Resource Review approval for signage on the George Lawrence Building, a contributing structure in the Skidmore/Old Town Historic District. New cast aluminum lettering will be located in the horizontal signage bands on the north and west facades. Four aluminum box signs with negative cut out lettering will replace existing signs on the rusticated piers. All signs will be mounted in existing stud holes to the extent practicable.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in a historic district.

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 Guidelines
- Skidmore/Old Town Historic District 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 July 25, 2017 and determined to be complete on August 2, 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.

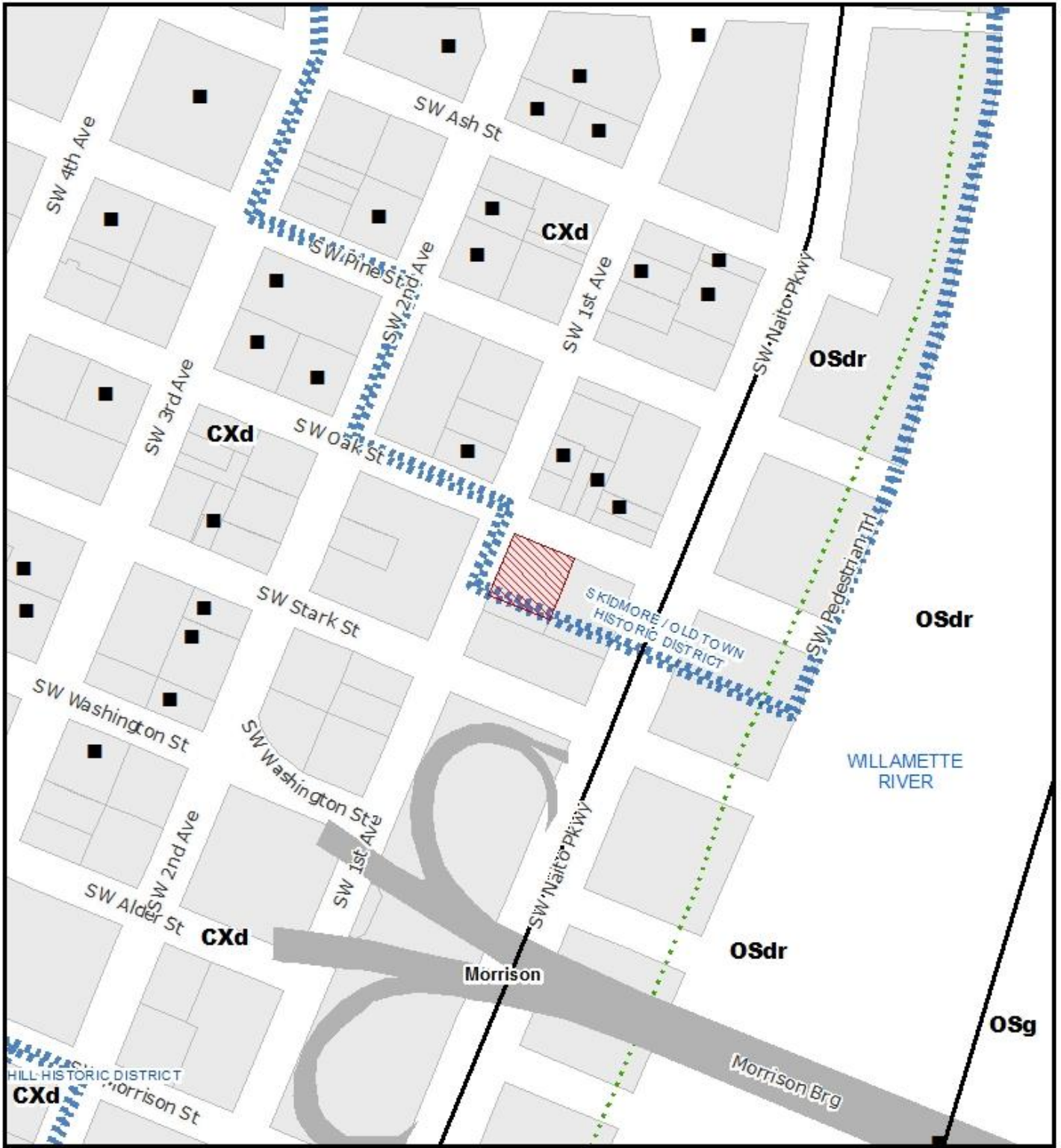
APPEAL PROCESS

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
North Elevation
West Elevation



ZONING



THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 DOWNTOWN SUBDISTRICT
 SKIDMORE / OLD TOWN HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 17-210238 HR
1/4 Section	3030 3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 4200
Exhibit	B Jul 27, 2017



58-3/8" approximate building height

12" tall by 155-3/8" wide approximately 13' sq ft

48" from edge of building to lettering

205-3/4" to top of lettering

193-3/4" to bottom of lettering

48" wide "box" sign

90-5/8" to top of signs
72-1/2" to bottom of signs

LAWRENCE BUILDING | North Exterior

SIGN WIZARDS
 1111 SE Glenview
 503-235-4967
 503-235-4971
 503-235-4971
 503-235-4971

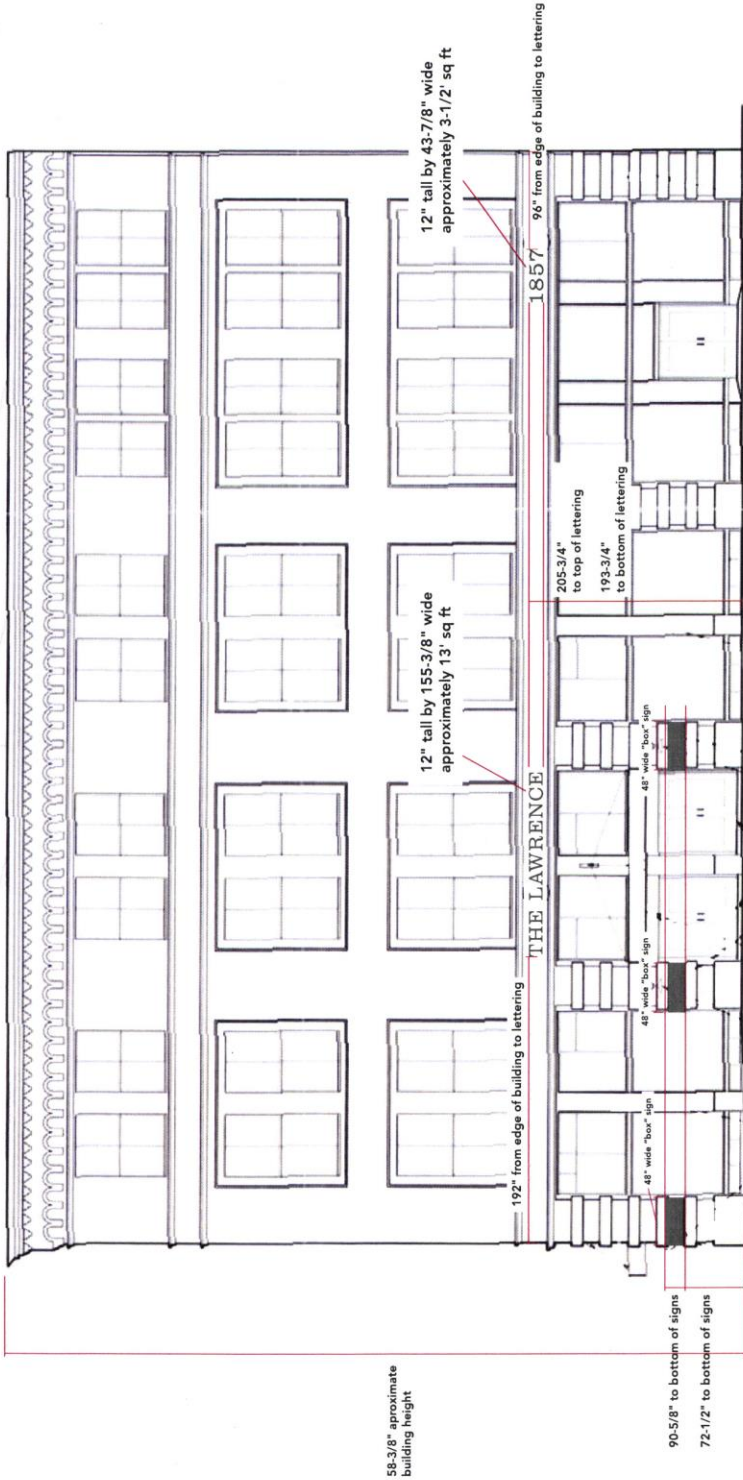
PLEASE REVIEW CAREFULLY:
 This drawing is for informational purposes only. It is not a contract. All dimensions are approximate. Final pricing, quantities and lead times are subject to change. Please contact us for a detailed quote and schedule. We are not responsible for any delays or omissions in the fabrication or installation.
 Call your project representative
 Justin: 503-235-4967
 justin@signwizards.com

All designs are copyright to Sign Wizards 2017.

GEORGE LAWRENCE BUILDING: North Elevation

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DATE: 8/2/2017



LAWRENCE BUILDING | West Exterior

SIGN WIZARDS
 1111 SE Grand Ave
 Portland, OR 97202
 503-235-6967
 Fax: 503-233-2711
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PLEASE REVIEW CAREFULLY
 Client is responsible for the final design and placement of signs. Signage quantities and sizes. Failure to review promptly may result in additional charges for rework, fabrication or installation.
 Call your project representative if you have any questions.
JUSTIN: 503-235-6967
 Justin@signwizards.com