



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: August 23, 2017
To: Interested Person
From: Meriam Rahali, Land Use Services
503-823-5363 / Meriam.Rahali@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 22, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-172649 HR, in your letter. It also is helpful to address your letter to me, Meriam Rahali. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-172649 HR – NEW PARAPET SIGN

Applicant: Chris Brown | Vancouver Sign Group
2600 NE Andresen Road, Suite 50 | Vancouver, WA 98660
360-787-8099 | CBrown@vansignco.com

Owner: K2 LLC
9075 SW Pinebrook Drive | Tigard, OR 97224-5828

Site Address: **424 NW 14th Avenue**

Legal Description: BLOCK 89 LOT 5-7, COUCHS ADD
Tax Account No.: R180208190, R180208190, R180208190
State ID No.: 1N1E33DA 01400, 1N1E33DA 01400, 1N1E33DA 01400
Quarter Section: 3028

Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District
Other Designations: Non-Contributing Resource in the NW 13th Avenue Historic District
Zoning: EX d – Central Employment 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 a 38 inch wide by 8.5 inch high front and back-lit parapet sign located at the back of a building in the NW 13th Avenue Historic District. The sign includes an 8.5 inch by 8.5 inch front and back-lit red logo made of acrylic with a vinyl overlay, and 28.5 inch by 8.5 inch back-lit painted aluminum letters. The proposed sign is located above a secondary entrance of the building facing NW 13th Avenue.

Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the NW 13th Avenue 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 Design Guidelines
- NW 13th Avenue Historic District 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 May 16, 2017 and determined to be complete on August 18, 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.

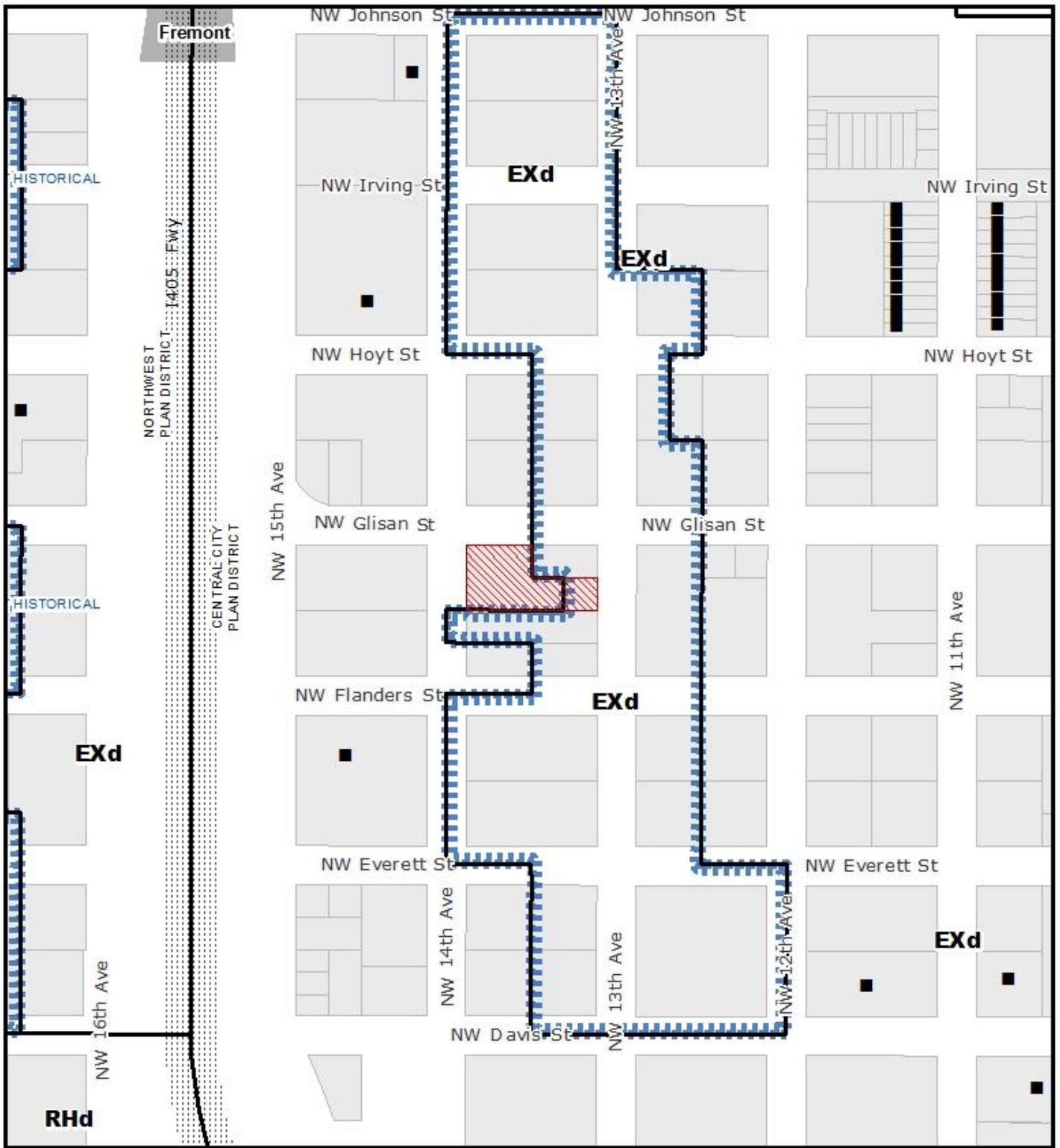
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).


Enclosures:

Zoning Map

Site Plan

Proposed Sign



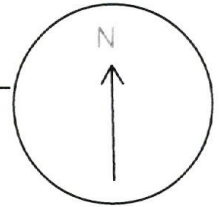
ZONING  NORTH

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT SUBDISTRICT
 13TH AVENUE HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	LU 17-172649 HR
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DA 1400
Exhibit	B May 18, 2017

NW Glisan



JE Dunn
Construction

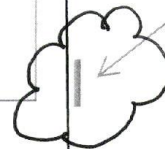
Andina Resturant

Main Public
Entrance

Existing Signage:
two 31.85sf
illuminated wall
signs

Proposed 2.24sf
Wall Sign.

No freestanding
Sign.



PBW:
55'

Snow Peak

NW 14th

Rogue Ales

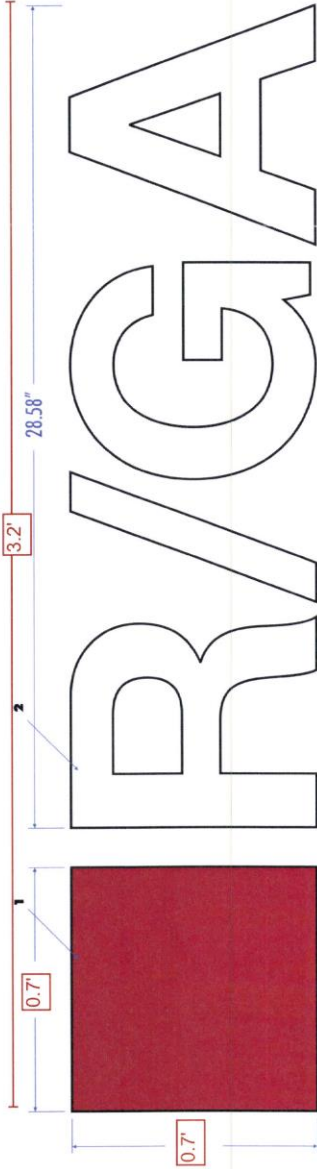
Premier Mortgage

NW 13th

NW Flanders

SITE PLAN

LA 17-172649 HR

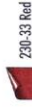


1 Halo Lit Face Lit Logo and Reverse Pan Channel Letters
Scale: 3" = 1'-0"

Furnish and install halo lit/face lit logo and Reverse pan channel letters.

- 1 Logo face to be 0.177" white acrylic with first surface red vinyl on square logo as per color key. Returns to be .063" Hunter Red returns, 1" red trim cap, and clear backs.
- 2 Letters to be 0.125" aluminum face painted satin white with .063" white returns, and clear backs.
- 3 Illuminate using GE Tetra Max white 7100K LEDs with universal 60w power supplies.
- 4 1 1/2" stand offs with appropriate fasteners.

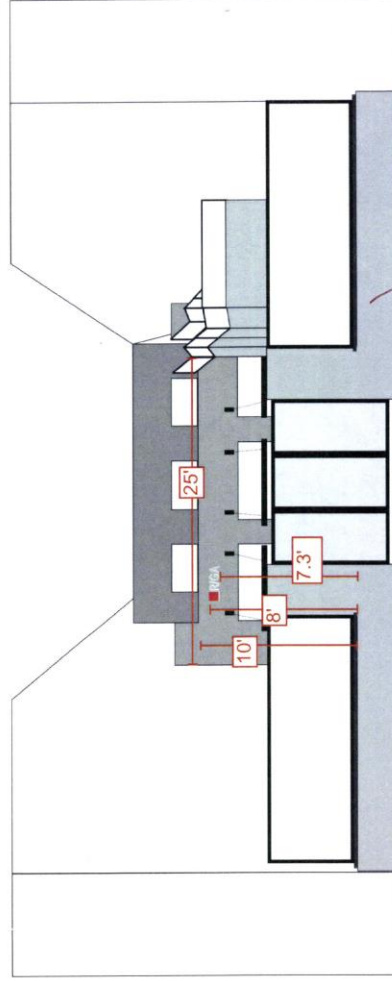
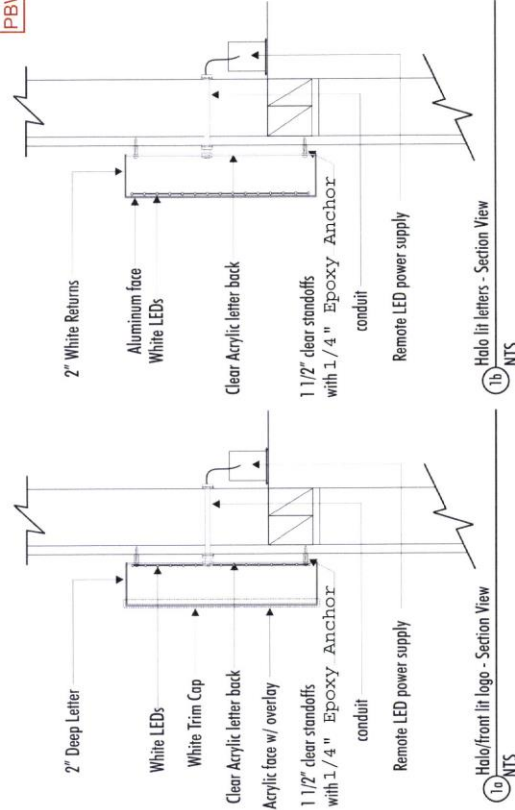
Vinyl Color Key



Paint Color Key



2.24sf proposed wall sign
Overall Height: 8'
Clearance: 7.3'
Weight: Less than 10lbs
PBW: 25'



Proposed sign is shown at approximate scale in photo

The original design is property of Vancouver Sign Group and is protected by Federal Copyright law. This design may not be shown to anyone outside our organization. Dimensions are approximations and may vary until a field survey is conducted. The colors represented herein are the closest match to the actual material colors. Reproduction of this design concept without written authorization by VSG is subject to a minimum penalty fee of one thousand dollars.



RGA
413 NW 13th Ave
Portland, OR 97209

Initial sign agreement Date
Client
Landlord

Portland, OR
Designer Taylor Ruby
Rev Date 11.15.16
Rev no. RI

RGAR1.dcr
16-1496
11.3.16
156 Rep Ron Robinson

Affiliations:

