



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

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Date: September 15, 2017
To: Interested Person
From: Cassandra Ballew, 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 17-200027 HR – SIGNAGE AND LIGHTING

GENERAL INFORMATION

Applicant: Annabelle Lee
Orange
3530 N Mississippi Ave
Portland, OR 97227
907-209-7879 | Annabelle@Orange-Pdx.Com

Owner: LMC Portland LLC
9777 Wilshire Blvd #500
Beverly Hills, CA 90212-1900
310-278-0068 | Rwolfen@Aol.Com

Site Address: 50 SW 3RD AVE
Legal Description: BLOCK 32, PORTLAND
Tax Account No.: R667704620
State ID No.: 1N1E34CD 01700
Quarter Section: 3029
Neighborhood: Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtingarten 503-227-1515.
Business District: Downtown Retail Council, contact Sandra McDonough at 503-552-6762 & Old Town Chinatown Business Association, contact at chair@oldtownchinatown.org.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Other Designations: Local Landmark and Contributing Resource in Skidmore/Old Town Historic District, which was listed on the National Register of Historic Places on December 6, 1975

Zoning: CXd, Central Commercial w/ 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 proposal to add new signage and lighting to the southwest and northwest facades of the Landmark Wachsmuth Building (also known as the Bickel Building). Built in 1892 in the Italianate Style, the building is located within the Skidmore/Old Town Historic District. The new, non-illuminated sign will be 10 sq. ft and sit approximately 12' above the sidewalk. It will be mounted to the southwest corner of the building using black coated steel brackets. The cabinet of the sign will be composed of black powdered coated steel and feature punched lettering in the center of the cabinet. An interior white coated steel panel will be visible through the punched lettering, on each side of the cabinet, creating the effect of white lettering within a black field.

In addition to the signage, three light fixtures will be added on both the SW Ash Street and SW 3rd Avenue Elevations. Each of the fixtures will be located within the entablature and centered above each storefront window bay. A new square wall sconce will also be added next to the new tenant entry on SW Ash Street.

Historic resource review is required because the proposal is for exterior alteration of a Historic Landmark.

Relevant Approval Criteria:

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

- 33.846.060.G *Other approval criteria*
- *Central City Fundamental Design Guidelines*
- *Skidmore/ Old Town Historic District Design Guidelines*

ANALYSIS

Site and Vicinity: The Wachsmuth Building, also known as the Bickel Building, was constructed in 1892 and is a local landmark, located in the Skidmore/ Old Town Historic District, registered with the National Register of Historic Places on December 6, 1975 as a national landmark historic district.

The larger context comprises the Skidmore/Old Town National Landmark Historic District. The District was listed in the National Register of Historic Places on December 6, 1975 and was registered as a National Historic Landmark on May 5, 1977. Most recently, on October 6, 2008, the Secretary of the Interior accepted a revised and more detailed nomination document. The District is significant for its collection of late nineteenth and early twentieth century commercial buildings, and especially those with cast iron façade systems in the Italianate style. The National Register definition of a Historic District is "a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also comprise individual elements separated geographically but linked by association or history."

From its earliest consideration in the mid 1970s, the Skidmore/Old Town National Landmark Historic District has been recognized as fragile in terms of its continuity of historic fabric. Over half of the buildings once standing in the area were demolished between 1925 and 1975. This places a special responsibility on new development to provide a supportive background matrix for the remaining historic structures.

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 Overlay chapter 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.

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

- **HL 19-80** approval of storefront alterations.
- **HL 48-83** approval of alterations to color.
- **LUR 92-00438 DZ** Design Review approval to partially restore the storefront with new paint, awnings, signage and lighting.
- **LUR 92-00719 DZ** Design Review approval of new awnings, and painted wood signage to be splash lighted.
- **LUR 95-00281 DZ** Design Review approval to renovate the existing ground level facade.
- **LUR 95-00732 DZ** Design Review approval of to remodel storefront bays and install new awnings.
- **LUR 01-00601 HDZ** Historic Design Review approval to remodel two bays on the existing storefront for the Landmark Wachsmuth Building, also known as the Oyster Bar & Restaurant.
- **LU 10-125470 HDZM** Historic Design Review with modifications approval for a proposal for two new storefront bays, signage, and rooftop mechanical equipment for the Bickel Building.
- **LU 10-149781 HDZ** Historic Design Review with modifications approval for a new storefront window, signage, and rooftop mechanical equipment for the Bickel Building.
- **LU 15-264717 HR** Historic Resource Review approval for the removal of infill panels at the eastern most storefront bay on the north elevation to be replaced with glazing. The existing sash and trim were to remain.
- **LU 17-196920 HR** Historic Resource Review for a new sign which was voided and replaced with LU 17-200027 HR.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **July 17, 2017**. The following Bureaus have responded with no issues or concerns about the proposal:

The Plans Examiner Section of BDS responded with comments regarding the need for sign and electrical permits. Please see Exhibit E-1 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 17, 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 Design Review**

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

Historic Design Review Approval Criteria

Requests for historic design 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 Skidmore/ Old Town Historic District and Central City, the relevant approval criteria are also the Skidmore/Old Town Historic Design Guidelines, and the Central City Fundamental Design Guidelines.

Staff has considered all of the approval criteria and addressed only those applicable to this proposal.

I. 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.
- 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.
- 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.

Findings for 1, 5 & 7: At 10 sq. ft., this black powder coated sign with punched lettering will be centered on the cornice line which sits above the transom windows, complementing the existing brick exterior and storefront system in both material and location, ensuring that the character of this historic resource is retained. The bottom bracket holding the sign will reuse holes that already exist within the brick at the bottom of the sign, and the top bracket will be aligned with existing grout joints.

The new light fixtures added to SW Ash Street and SW 3rd Elevations will sit above the transom, in line with the top of the new sign to ensure their location is in character with the existing facades. Similar to the attachment for the sign, the fixtures will be placed in a way so that existing holes within the brick can be used, and the other part of the fixture will be attached at existing grout joints. These new fixtures, as well as the new sconce at the entry, will provide lighting along both facades that will align with architectural features and complement the character of the resource.

By taking precautions during the installation of these elements historic materials will be preserved and protected. The new fixtures, sconce and signage will be composed modern materials and finishes, which will complement the historic materials but also differentiate new from old. No chemical or physical treatments are proposed. No removal of historic materials or features is proposed.

With the condition of approval that all penetrations for the proposed signage and lighting must be provided for by existing holes or aligned with grout lines, these criteria are met.

- 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.

Findings: No conjectural features or architectural elements from other buildings are proposed. *This criterion is met.*

- 9. 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 8 and 10: The proposal's sensitivity to the resource and attention to detail can be seen in the effort to align the sign, as well as the new light fixtures, with existing architectural elements, pre-existing openings and features, serving to compliment the resource. In addition the black powder coated finish of the sign and black finish of the new pendant fixtures, serves to compliment the exterior material palette of the existing building and is respectful of its massing, size and scale. The location of the signage and lighting is similar to that on other buildings in the district and will not compromise the overall integrity of the resource. Therefore the proposal is compatible with the character of this resource, adjacent buildings, as well as the district.

With the condition of approval that the proposed sign brackets shall be black powder coated metal to match proposed signage, these criteria are met.

Central City Fundamental Design Guidelines and Historic Skidmore/Old Town Design Guidelines

The Skidmore/Old Town Historic District is a unique asset to Portland and has been recognized nationally by its placement on the National Register of Historic Places. In addition, the Skidmore/Old Town Historic District has been identified as a National Landmark, of which there is only one other in Portland, Pioneer Courthouse. There are certain procedures and regulations the City has adopted for the protection and enhancement of the Skidmore/Old Town Historic District.

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.

II. Skidmore/ Old Town Historic District Design Guidelines:

General Guidelines

A1.b. Reinforce Pedestrian Scale and Orientation in the District.

A4. Select Historically Compatible, High Quality Materials with Finishes and Colors that are Appropriate to the District.

A5. Install Lighting that Strengthens the Historic Character and Vitality of the District.

A6. Integrate Signage in a Manner that Contributes to the Character of the Building and the District.

Findings for A1.b, A4, A5 and A6: The proposed signage and lighting improves the character and pedestrian aesthetic of both the resource and the surrounding district by as follows:

Signage: The proposed cabinet sign will be a minimalist, black powder coated cabinet featuring punched metal lettering with a white back ground. The chosen materiality and simplicity of the lettering, colors which feature no illumination, provides a modern signage element, composed of high quality materials, that is inspired by the architectural styles in the district. The black metal of the sign and brackets also complement the historic brick detailing on the exterior facades. By centering the sign on the cornice above the transom windows, it ensures that it will be integrated within the column at the corner of the building. Additionally, by locating the sign at the corner of the building and reusing existing holes within the brick, the new signage will be placed in a manner that not only contributes to the character of the building and compliments the pedestrian scale of the district, but does so while protecting historic materials.

Lighting: The pendent fixtures which will be located on SW Ash Street and SW 3rd Avenue will be located within the entablature and centered above each storefront window bay. The new square wall sconce will be added next to the new tenant entry on SW Ash Street. The material and style of these fixtures have compliment the material palette of the historic resource and are compatible with lighting found within the district. Additionally, the location and size of the fixtures will be discreet, to ensure their addition does not detract from the architectural integrity of the resource. The inclusion of these fixtures will also contribute to the safety of the streetscape without compromising the character of the district.

With the condition that conduit for all proposed lighting will be interior to the building, and not exposed, these guidelines are met.

Guidelines for Alterations

B1. Respect the Building's Historic Period, Style, Materials, and Details in the Design of Alterations.

B2. Preserve and Repair Historic Exterior Materials and Distinctive Details. Maintain the Vertical Lines of Columns and Piers, the Horizontal Definition of Spandrels and Cornices, and Other Primary Structural Elements.

B3. Respect the Shape, Size, Placement, Rhythm, and Trim of the Historic Openings in the Building.

Findings for B1, B2 and B3: The minimalist style and finish of the proposed signage and lighting respect the building's historic period and style by complementing the historic brick material and details, not detracting from them. Additionally, by locating signage and lighting elements so that existing holes can be reused, care has been taken to design elements in a way that does not damage historic materials and respects the architectural integrity of the resource. Additionally, both the signage and lighting have been carefully placed in relation to the transom, cornice and entablature in order to compliment and highlight the

building's architectural features. By doing this the proposal respects the shape, size, placement and rhythm of the historic openings in the building. *Therefore, these guidelines are met.*

III. Central City Fundamental Design Guidelines:

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.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

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.

Findings for A4 through A6 and B2: The location of the proposed signage, centered on the cornice above the transom windows, is in character with the location of other signage within the district as well as previous signage on this resource. The nearby Voodoo Donuts Sign is placed in a similar location, above the transom windows and cornice line of the adjacent building. The proposed sign will be small, at 10 sq. ft., and non-illuminated which will reflect the character of the district and the resource, which features minimal illuminated signage. By reusing the existing holes within the brick, the proposal seeks to restore building elements to their previous locations, practically reusing the existing building and restoring existing materials. The new signage and lighting positively contributes to the restoration of this vibrant pedestrian corner in the district by providing more visual interest and improved lighting, which will add to the safety, interest and diversity of the district. *These guidelines have been 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.

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 and C5: The proposed projecting corner sign has been designed to complement the architectural character and palette of the existing resource. The sign, which features a sleek, rectangular black 10 sq. ft. frame with white punched lettering, is minimalist in its style and complements the historic brick façade, enhancing the overall architectural integrity of the resource. The style and location of three new black metal pendant lights on the SW Ash Street and SW 3rd Avenue will aid in the integration of building and design elements by reusing the location of previous lights and aligning the proposed signage above the existing transom cornice, helping to achieve a coherent composition.

The retention of the signage in the corner location, at a small scale, will continue to create a sense of coherency for the overall building awning and signage program, and help the signage relate more to the pedestrian environment.

Therefore, these guidelines are met

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

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 C7 and C13: The new projecting sign at the building corner uses an additional bracket and connection than the previous sign, however, its symmetrical placement at the corner column, centered on the cornice above the transom, continues to engage and activate the pedestrian environment. With this update to the location, size and style for a projecting sign on the building, the new signage will successfully integrate with the size, placement, design and illumination of existing signage and awnings on the building, without any impacts to the skyline. *This criterion is 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 proposed alterations, which include a new, non-illuminated 10 sq. ft. cabinet sign at the southwest corner of the building, three new pendent lights on SW Ash Street and SW 3rd Avenue and a new square sconce at the entry on SW Ash Street, are architecturally compatible with the existing building.

The purpose of the historic resource review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal employs durable, architecturally compatible materials, respects the original character of the subject building, and allows it to remain a coherent composition. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION


Approval of a new, non-illuminated 10 sq. ft. cabinet sign at the southwest corner of the building, three new pendent lights on SW Ash Street and SW 3rd Avenue and a new square sconce at the entry on SW Ash Street, per the approved site plans, Exhibits C-1 through C-4 signed and dated September 11, 2017, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 17-200027 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.
- D. All penetrations for the proposed signage and lighting must be provided for by existing holes or aligned with grout lines.
- E. Proposed sign brackets shall be black powder coated metal to match proposed signage.
- F. Conduit for all proposed lighting will be interior to the building; none exposed.

Staff Planner: Cassandra Ballew

Decision rendered by:  **on September 11, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed September 15, 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 June 30, 2017, and was determined to be complete on July 12, 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 June 30, 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. Unless further extended by the applicant, **the 120 days will expire on: November 9, 2017.**

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 **September 18, 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:

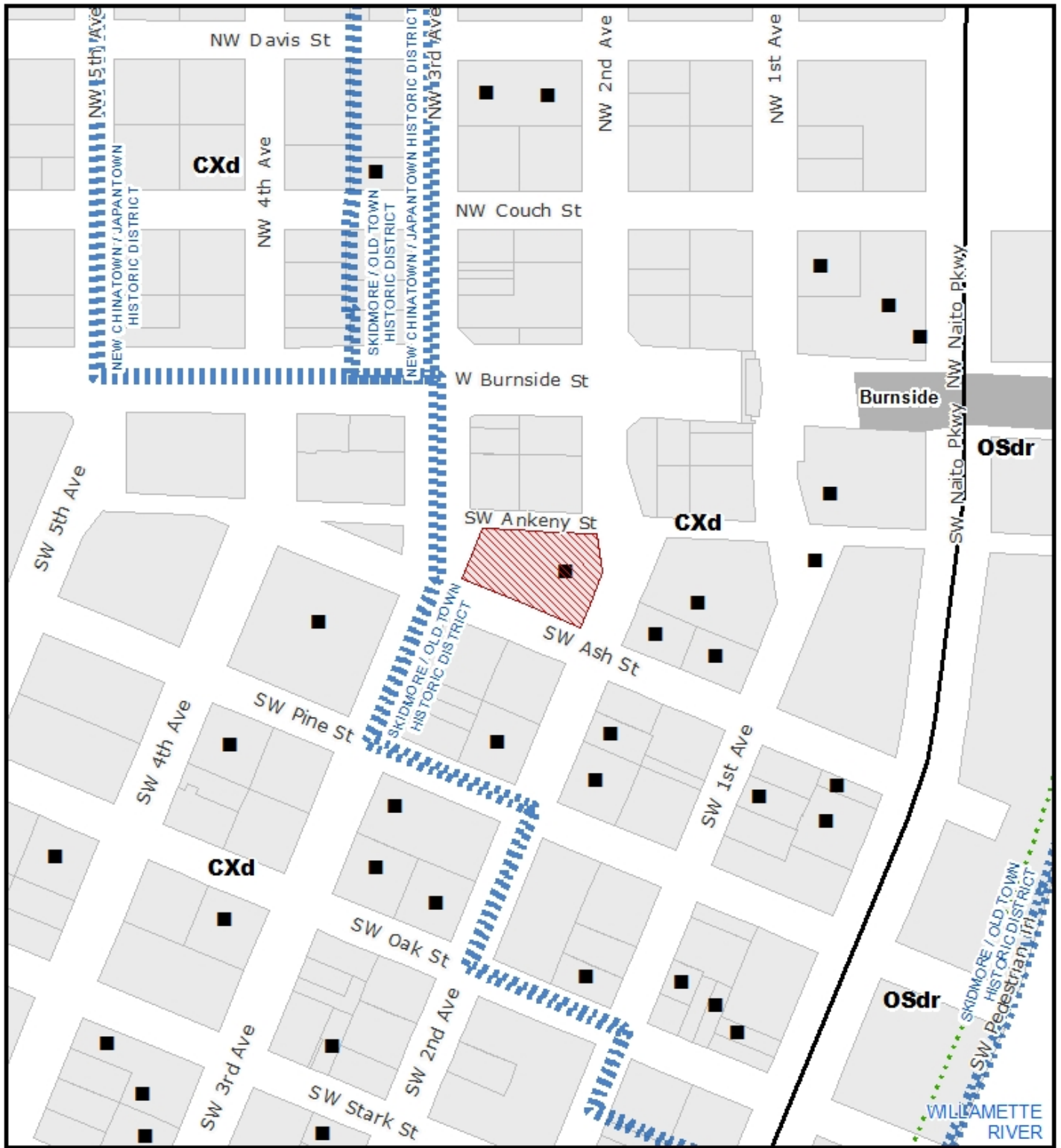
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Application
 - 2. Copy of email correspondence regarding design concerns, July 19, 2017
 - 3. Supplemental Information – updated drawings, August 9, 2017
 - 4. Supplemental Information – updated drawings, September 8, 2017
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan, Elevation, Details and Project Information (attached)
 - 2. South Elevation (attached)
 - 3. Pendant Light Fixture Cutsheet
 - 4. Sconce Cutsheet
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Plan Review Section of BDS
- F. Correspondence: N/A
- G. Other:
 - 1. Original LU Application
 - 2. Site Research
 - 3. Copy of email correspondence regarding design concerns, July 21, 2017
 - 4. Copy of email correspondence regarding design concerns, August 25, 2017





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



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 17-200027 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 1700
Exhibit	B Jul 10, 2017

AFURI RAMEN

50 SW 3RD AVENUE
PORTLAND, OREGON 97204

PROJECT TEAM
 PROPERTY OWNERS
 PROFFERTY LAND LLC
 9777 WILSHIRE BLVD #500
 BEVERLY HILLS, CA
 90045-1600

CONTACT:
 ANABELLE LEE
 503.518.2789

TENANT:
 AFURI USA
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CONTACT:
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 484.254.6529

DESIGNER (CONTRACTOR):
 ORANGE DESIGN INDUSTRIES LLC
 5580 N. MISSISSIPPI AVE #7287
 PORTLAND, OR 97218

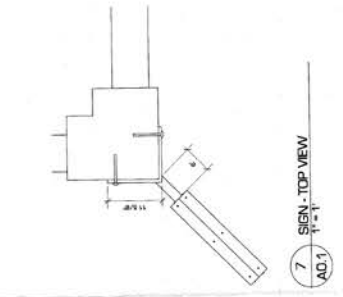
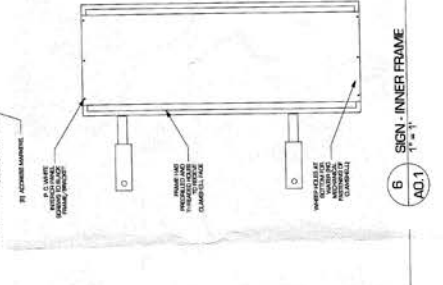
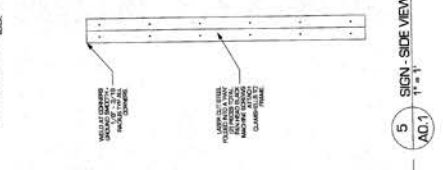
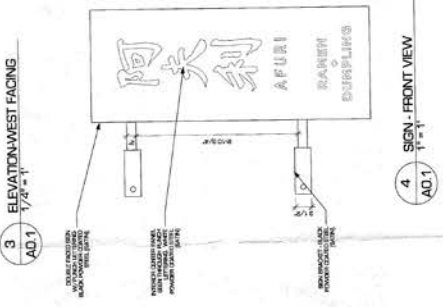
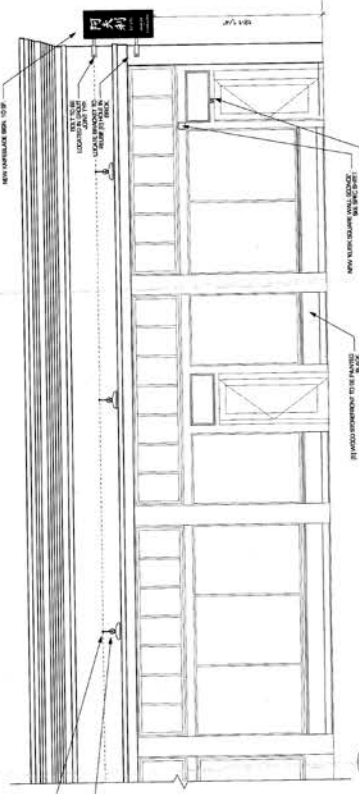
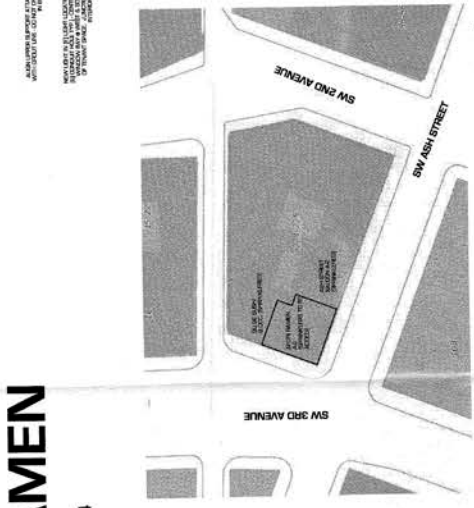
CONTACT:
 ANABELLE LEE
 ANABELLE@ORANGE-FOX.COM

DESCRIPTION OF WORK
 (IN) SIGN AND EXTERIOR LIGHTING.

RELATED PERMITS
 9014.02016 & 9014.0100
 PERMIT FOR AFURI RESTAURANT TL
 INTERIOR WORK ONLY.

PROJECT VALUATION
 \$1,000

BUILDING INFO
 223.225 SW ASH ST
 PROPERTY ID: R246043
 BUILDING AREA: 31,692 SQFT
 BUILDING HEIGHT: 1877' AV/D PARKPET
 STORIES: LEASABLE AREA 2228' SQFT
 CONSTRUCTION TYPE: B B
 FIRE RISK: PARTIAL - NFPA 13
 SMOKE DETECTION: NO
 MIXED USE BUILDING: NOT SEPARATED



APPROVED: [Signature]
 DATE: 7/11/17
 PROJECT INFORMATION:
 PROJECT NO. 17-200-027HL
 PLAN, EXTERIOR LIGHTING &
 DETAIL OF SIGN

