



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** May 9, 2018  
**To:** Interested Person  
**From:** Puja Bhutani, Land Use Services  
503-823-7226/Puja.Bhutani@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 May 30, 2018.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-158107 DZ, in your letter. It also is helpful to address your letter to me, Puja Bhutani. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 18-158107 DZ – NEW SIGN & LIGHTING**

**Applicant:** Caroline Hather | Ankrom Moisan Architects  
38 NW Davis Street #300  
Portland, OR 97209  
[carolineh@ankrommoisan.com](mailto:carolineh@ankrommoisan.com); 503-952-1540

**Owner:** CCC Eastside Qalich  
232 NW 6th Avenue  
Portland, OR 97209

**Representative:** Sean Hubert | Central City Concern  
33 NW Broadway  
Portland, OR 97209

**Site Address:** **25 NE 122<sup>nd</sup> Avenue**

**Legal Description:** BLOCK 1 LOT 4&6 EXC PT IN STS & EXC PT IN R/W POTENTIAL ADDITIONAL TAX LOT 5 EXC PT IN R/W; POTENTIAL ADDITIONAL TAX, HAMLER ADD

**Tax Account No.:** R354600070  
**State ID No.:** 1N2E34DA 08900  
**Quarter Section:** 3042

**Neighborhood:** Hazelwood, contact Arlene Kimura at 503-252-9429.  
**Business District:** Gateway Area Business Association, contact Paul Wild at [paul.wild@mhcc.edu](mailto:paul.wild@mhcc.edu)

**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.

**Plan District:** East Corridor Plan District- 122nd Avenue Subdistrict

**Zoning:** **CXd-** Central Commercial with Design Overlay

**Case Type:** **DZ-** Design Review

**Procedure:** **Type II**, an administrative decision with appeal to the Design Commission.

**Proposal:** The proposal is for design review approval for a new sign and lighting for the East Burnside Clinic, a new mixed-use project previously approved under LU16-284884. The proposal includes:

- A new sign on the South Elevation of the building, oriented to face east towards NE 122<sup>nd</sup> Avenue. The sign consists of individual mounted letters made of high polished stainless steel, ½” thick. The overall sign dimensions will be 31’-6” x 2’-41/2”.
- Bollard lighting along the north property line. Metal light bollards, approximately 39” high are proposed.

Design Review is required because the proposal is for nonexempt exterior alterations within a design overlay zone.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33, 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 April 23, 2018 and determined to be complete on **May 4, 2018**.

**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](http://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**

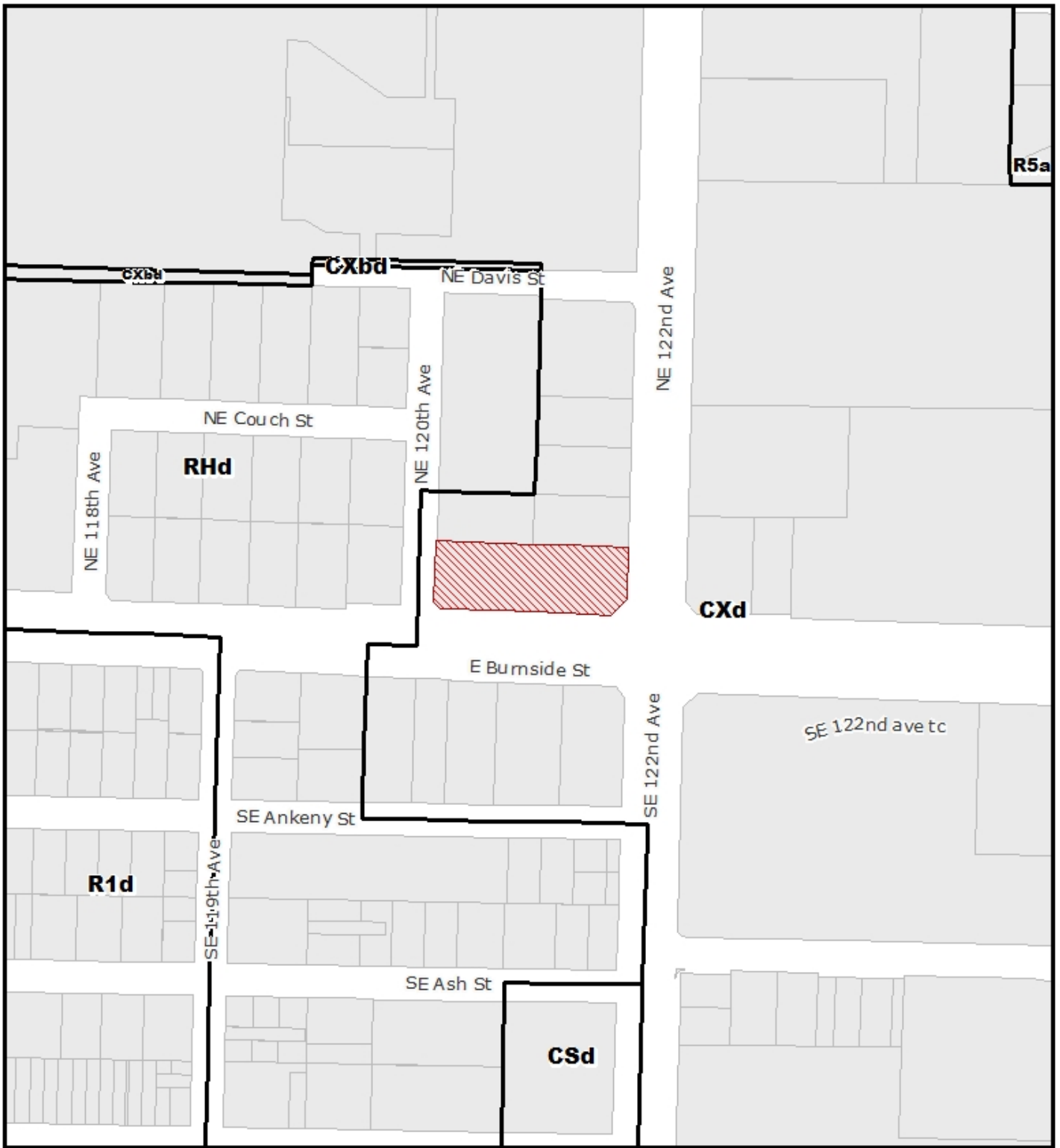
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment 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 Information

PHB

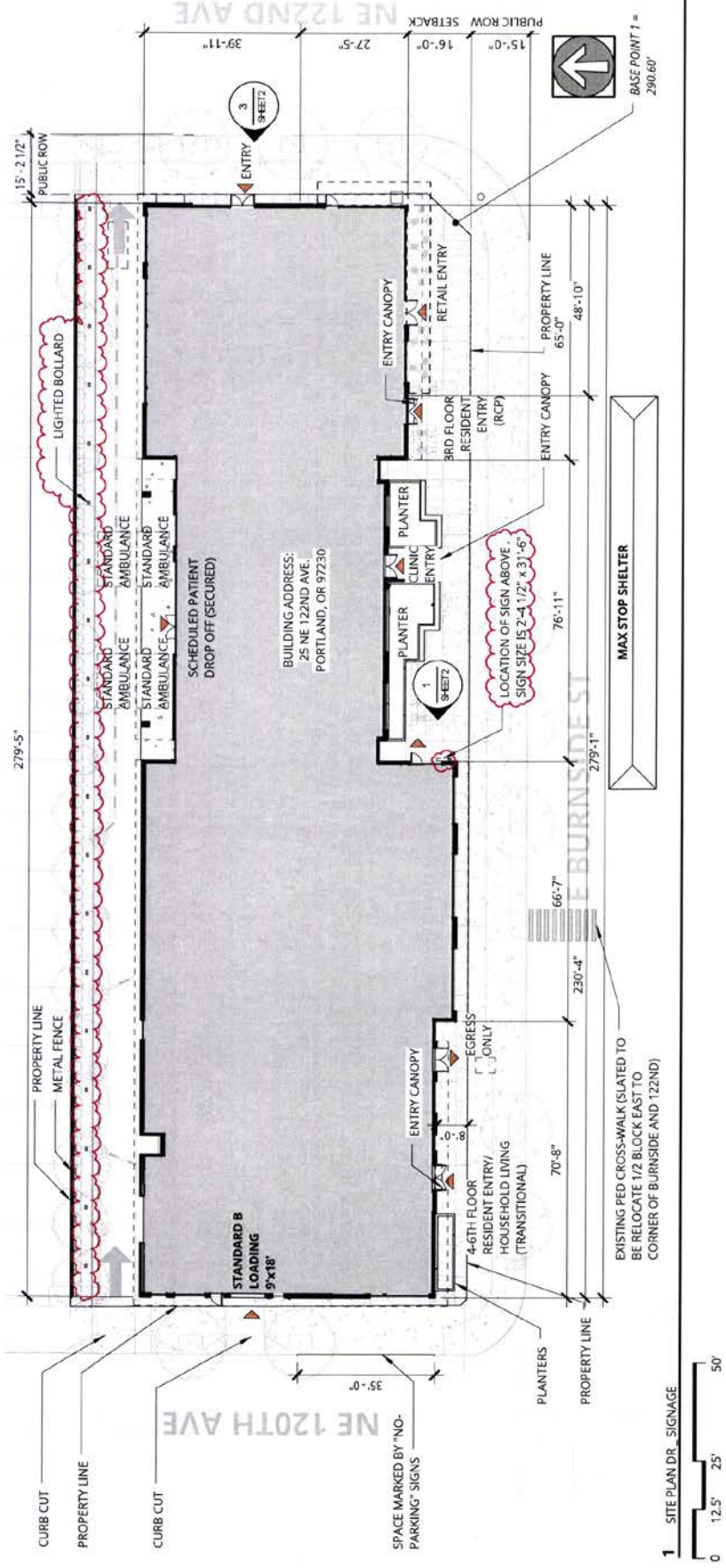


**ZONING**   
 NORTH

THIS SITE LIES WITHIN THE:  
 EAST CORRIDOR PLAN DISTRICT  
 122ND AVENUE SUBDISTRICT

 Site

File No.	LU 18-158107 DZ
1/4 Section	3042
Scale	1 inch = 200 feet
State ID	1N2E34DA 8900
Exhibit	B Apr 26, 2018



LU 18-158107 DZ

**SITE PLAN**

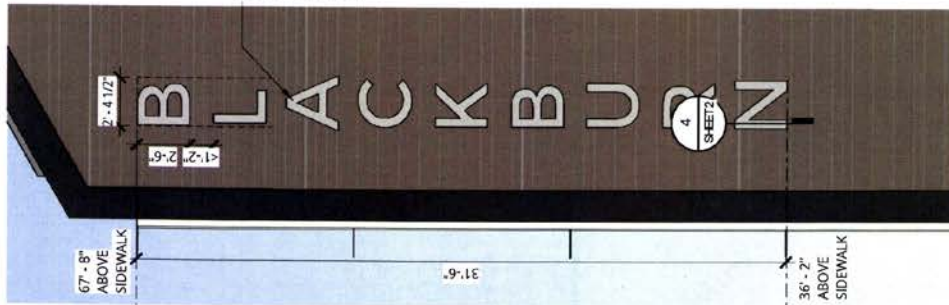
**CCC EASTSIDE HEALTH CENTER**

Central City Concern | April 27, 2018

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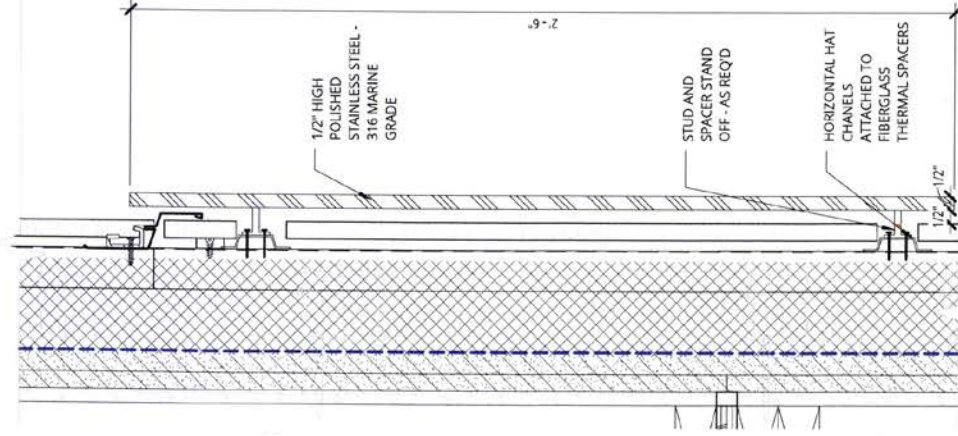


SIGN AREA: 74 SF < REQ'D 100 SF.

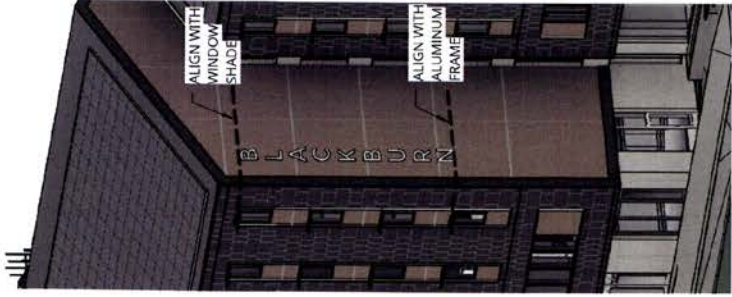


FONT TYPEFACE IS  
OPEN SANS BOLD  
1/2 BRUSHED  
ALUMINUM  
LETTERS,  
MOUNTED ON 1/2  
STAND OFFS.

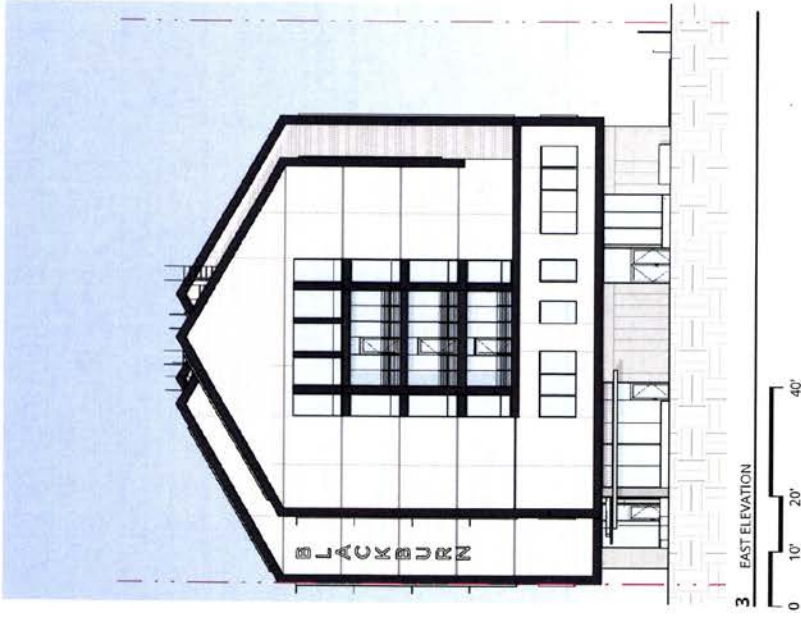
1 SIGNAGE - EAST SIDE VERTICAL



4 TYP. BUILDING SIGN MOUNTING ATTACHMENT



2 BLACKBURN SIGN - 3D  
NOT TO SCALE



3 EAST ELEVATION

LU 18-158107 DZ



Ankrum Moisan

CCC EASTSIDE HEALTH CENTER

CENTRAL CITY CONCERN | APRIL 27, 2018

SIGNAGE

SIGNAGE REVIEW LU 18-158107DZ