



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

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

Date: September 4, 2018
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 October 4, 2018**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 18-223959 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. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 18-223959 HR – TENANT SIGNAGE

Applicant: Aaron Holder | Burnham Nationwide
515 S Figueroa Street #1275 | Los Angeles, CA 90071
aholder@burnhamnationwide.com

Owner: Goodman Generations III LLC | Pipab LLC
920 SW 6th Avenue #223 | Portland, OR 97204

Site Address: **715 SW Morrison Street**

Legal Description: BLOCK 212 LOT 4, PORTLAND
Tax Account No.: R667722820
State ID No.: 1N1E34CC 08600
Quarter Section: 3029

Neighborhood: Portland Downtown, contact Rani Boyle at lut@portlanddowntownna.com
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Downtown
Other Designations: Historic Landmark

Zoning: **CXd** – Central Commercial with Design Overlay and Historic Resource Review 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 new sign on the corner column of the Broadway Building, a Historic Landmark in the Central City Plan District,

Downtown Subdistrict. The new sign is 2.25 SF, composed of a 1” x 2” aluminum tube frame and digitally printed aluminum panel, fastened to the façade using ¼” studs. The sign is designed to match an existing sign mounted to the corner column facing SW Broadway.

Historic Resource Review is required for new signs on a Historic Landmark.

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
- 88.846.060.G *Other Approval Criteria*
- Oregon Statewide Planning Goals

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 August 20, 2018 and determined to be complete on August 30, 2018.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

After we consider your comments we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

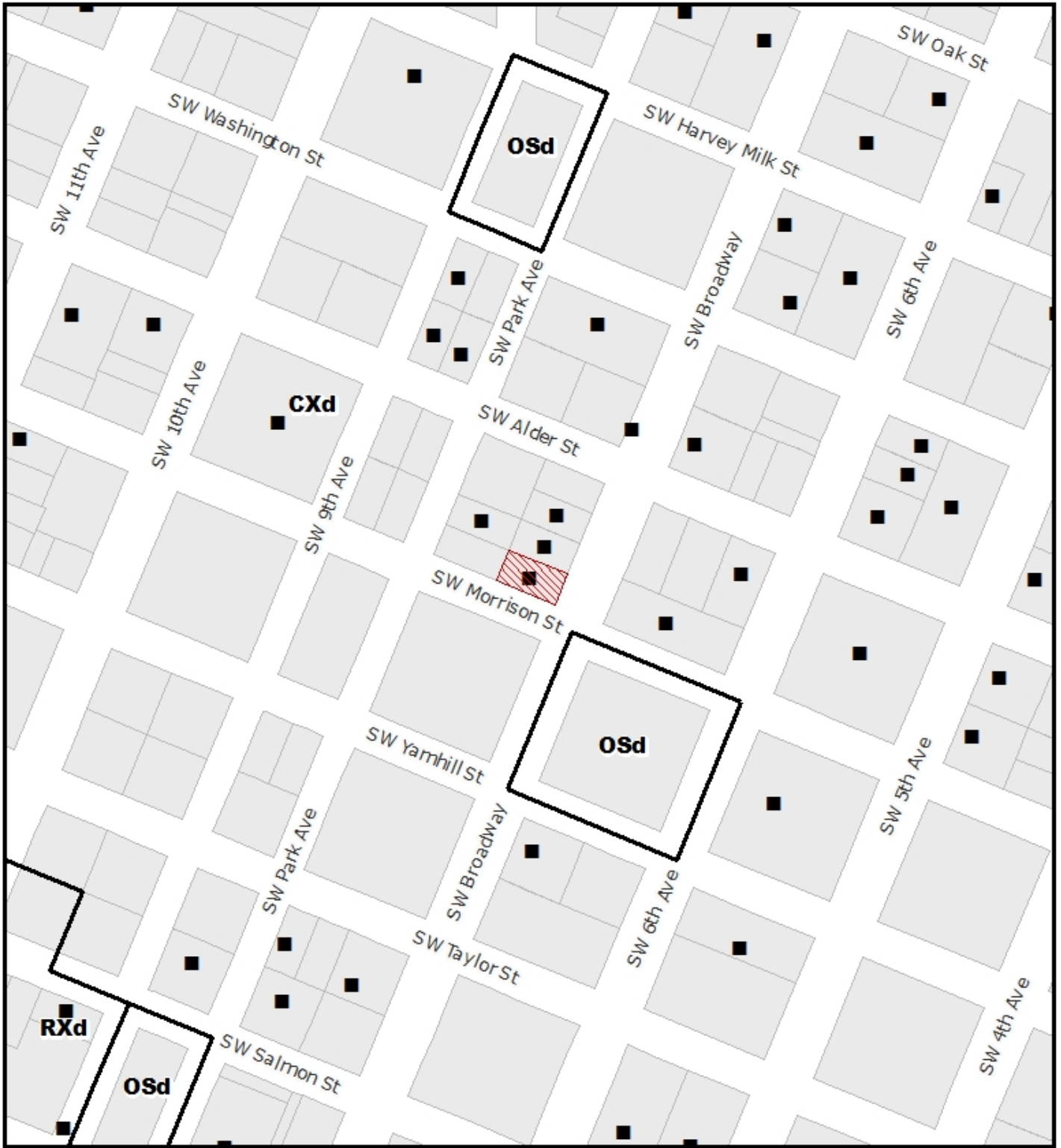
Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandoregon.gov.

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, Enlarged Elevation



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

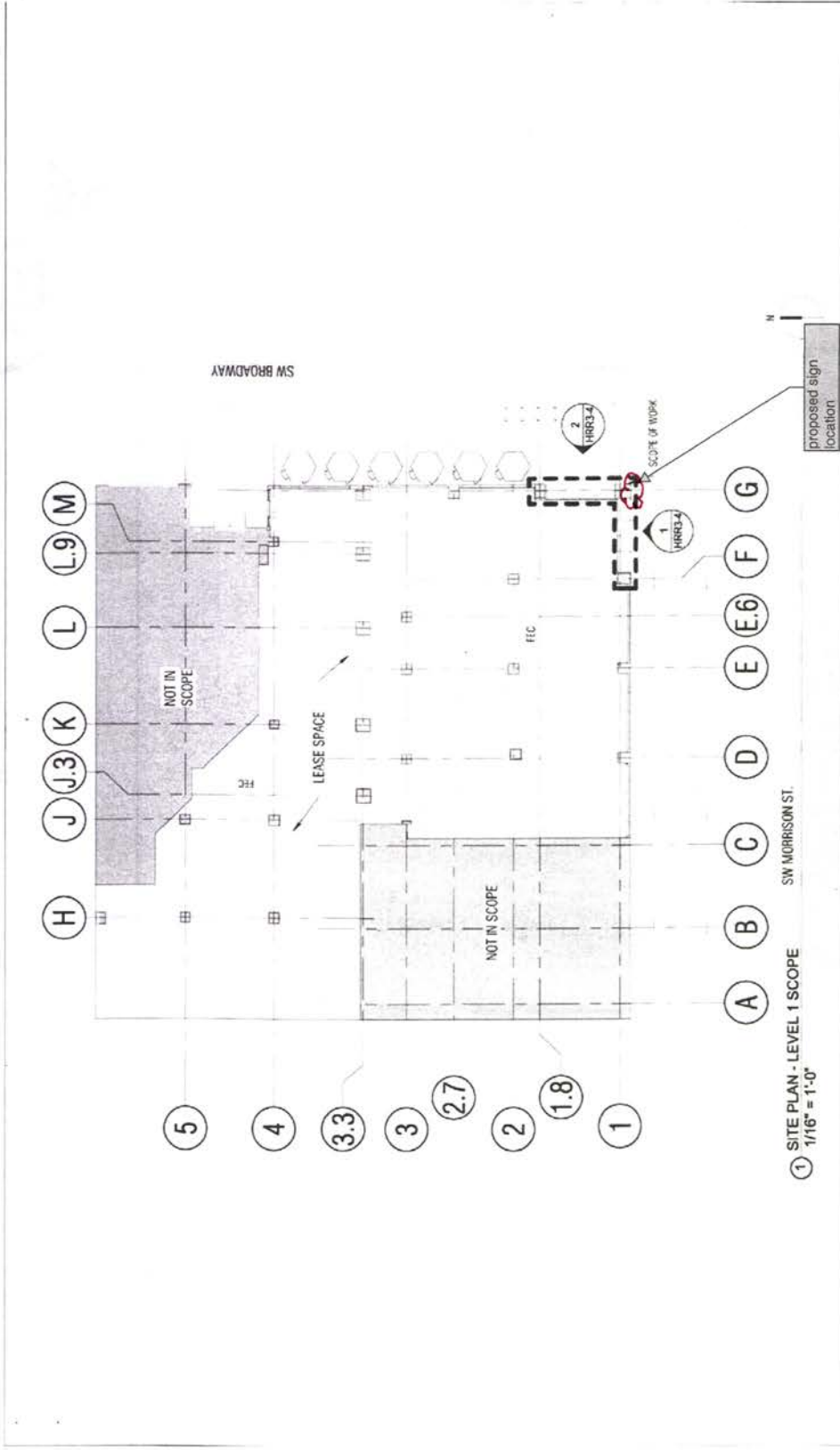


Site



Historic Landmark

File No.	LU 18-223959 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CC 8600
Exhibit	B Aug 23, 2018



① SITE PLAN - LEVEL 1 SCOPE
1/16" = 1'-0"

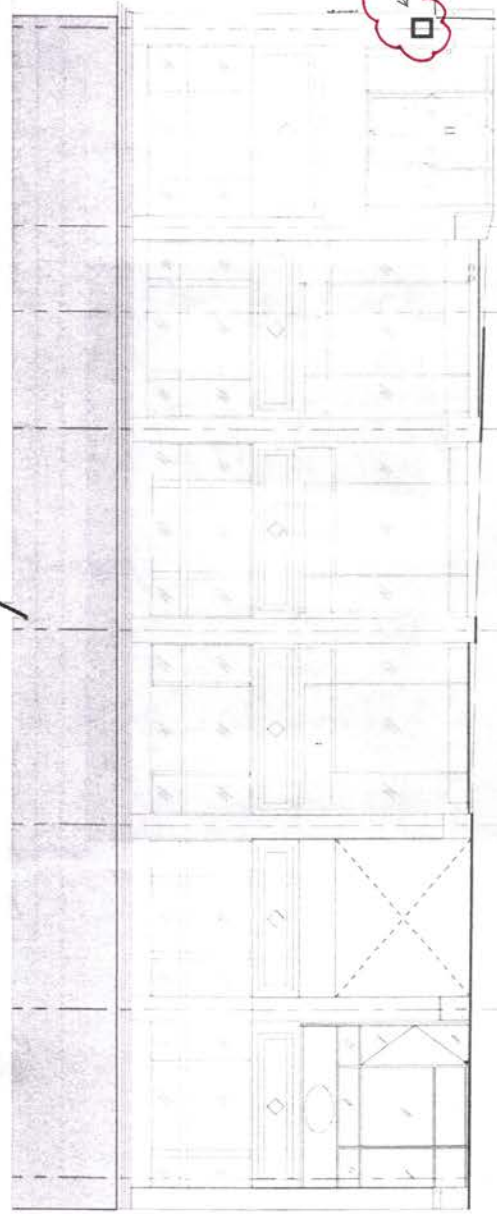
SITE PLAN - LEVEL 1

IA INTERIOR ARCHITECTS

715 SW MORRISON PORTLAND, OR 97205

LL 18-223959 HR

A B C D E E.6 F G



1 SW MORRISON STREET ENLARGED ELEVATION - PROPOSED
1/8" = 1'-0"

PROPOSED ELEVATION

IA INTERIOR ARCHITECTS

715 SW MORRISON PORTLAND, OR 97205

LU 18-223959 HR