



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 4, 2019
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624/staci.monroe@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 11/25/19**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-235524 DZ, in your letter. It also is helpful to address your letter to me, Staci Monroe. 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 19-235524 DZ – BUILDING SIGNAGE

Applicant: Chris Brown | Ramsey Signs Inc
9160 SE 74th Avenue | Portland, OR 97206
cbrown@ramsaysigns.com | (503) 777-4555

Owner: BRE Rose Property Owner LLC
PO Box A-3956 | Chicago, IL 60690-3956

Site Address: **1231 N ANCHOR WAY**

Legal Description: LOT 1 TL 1402, NORTH HARBOUR
Tax Account No.: R611250030
State ID No.: 1N1E03BB 01402
Quarter Section: 1929
Neighborhood: Bridgeton, contact Erik Molander at epmolander@gmail.com
Business District: Columbia Corridor Association, contact at info@columbiacorridor.org
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Plan District: None
Other Designations: None
Zoning: CM2 (MU-N)d,h,x - Commercial/Mixed Use 2 zone with Design, Aircraft Landing, and Portland International Airport Noise Impact Overlay zones

Case Type: DZ - Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval for two new signs on south and north facades of Marriot Courtyard Hotel at 1231 N Anchor Way. The proposed sign on the south façade is 64 SF and the sign on the north façade is 36 SF. Both signs consist of internally illuminated individual channel letters comprised of metal enclosures with acrylic sign faces.

Signs larger than 32 SF are subject to Design Review per Portland Zoning Code Section 33.420.041.F.

Two directional freestanding signs are also proposed along the Anchor Way frontage, however, they are not subject to Design Review as they are only 6 SF in size.

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 October 2, 2019 and determined to be complete on *October 30, 2019*.

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 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.

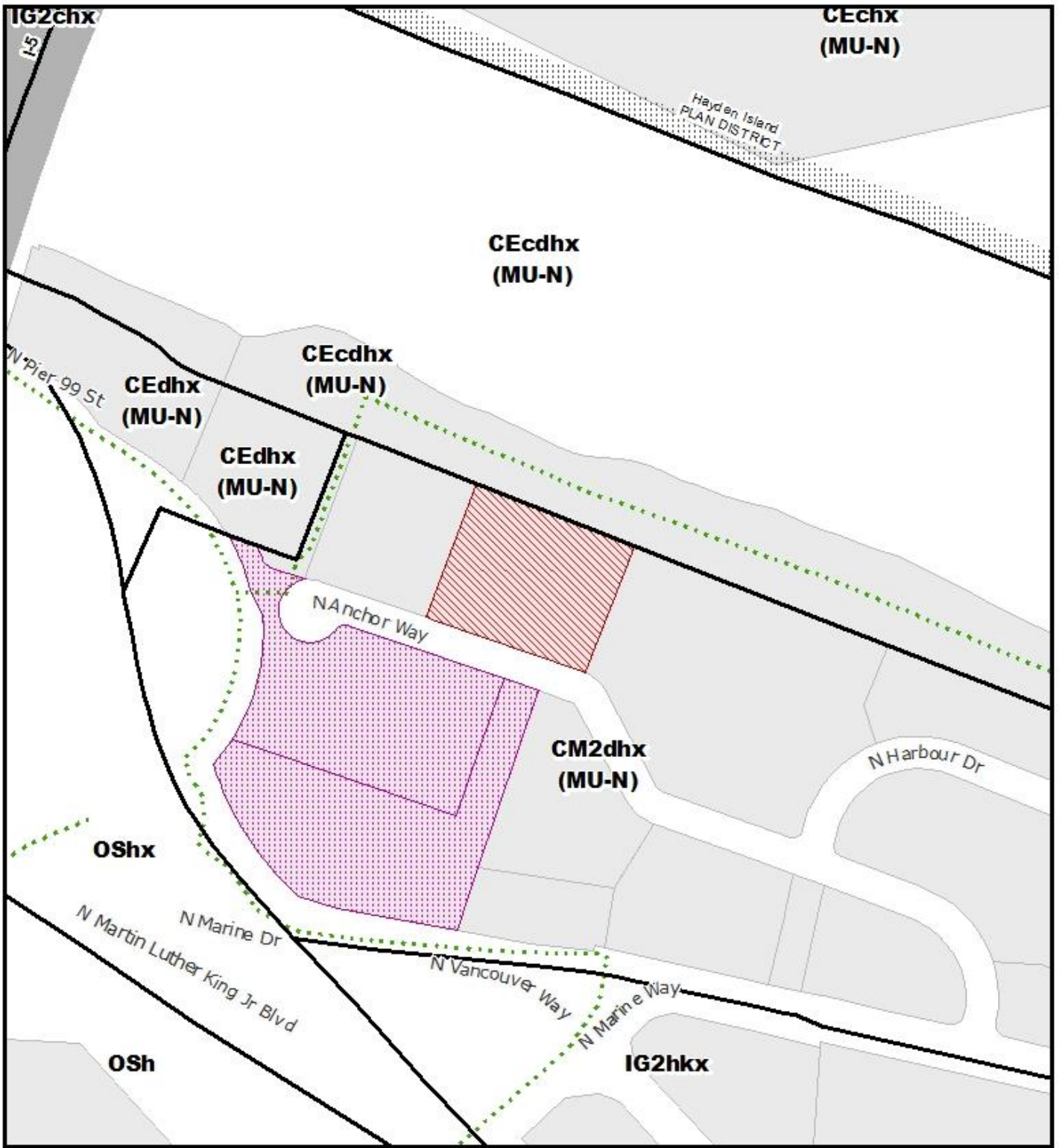
APPEAL OF THE FINAL CITY DECISION

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
- Building & Sign Elevations

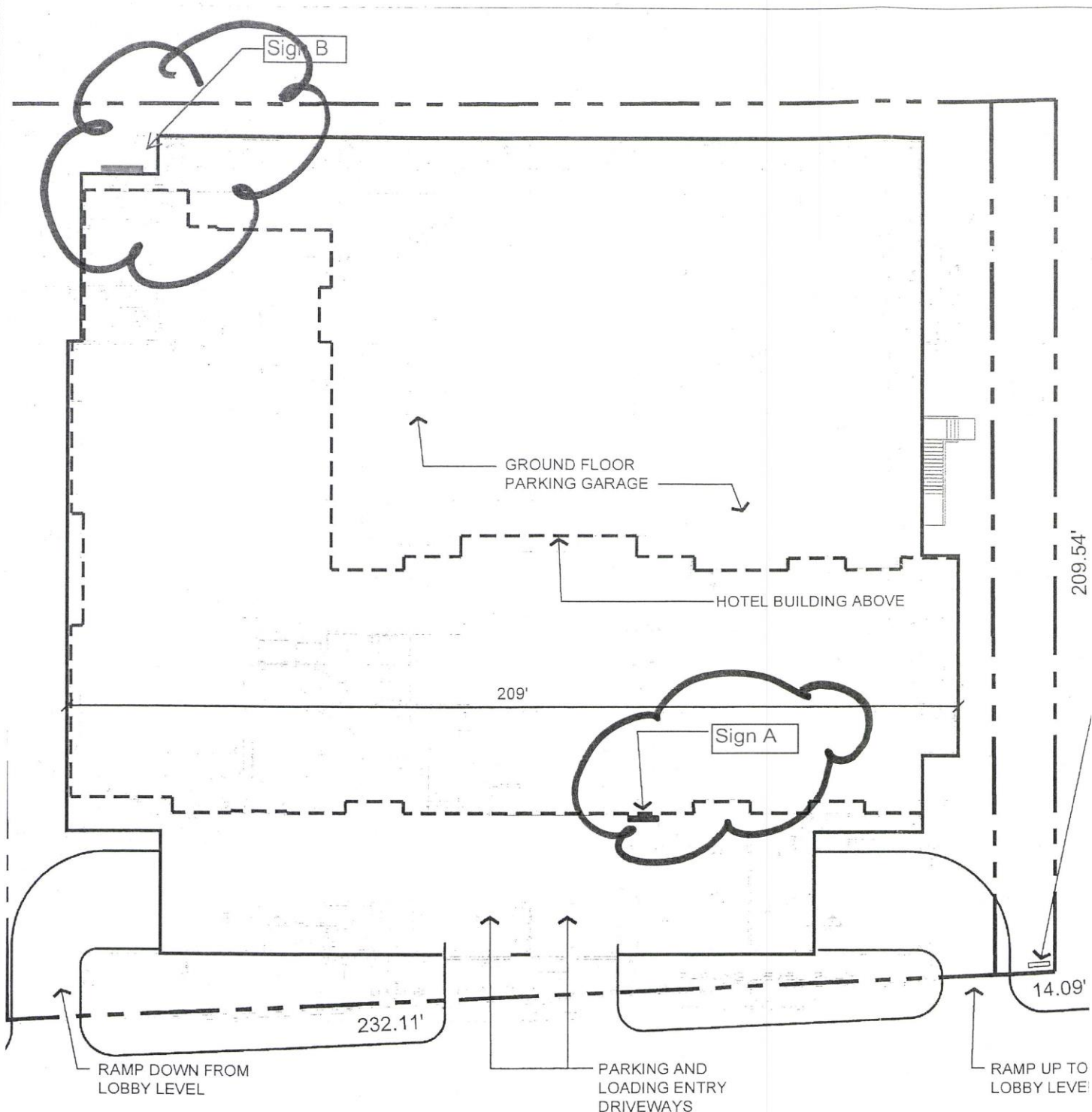


ZONING

 NORTH

-  Site
-  Also Owned Parcels
-  Bridge
-  Recreational Trails

File No.	LU 19 - 235524 DZ
1/4 Section	1929
Scale	1 inch = 200 feet
State ID	1N1E03BB 1402
Exhibit	B Oct 07, 2019



NORTH ANCHOR WAY

1 SITE PLAN
Scale: 1" = 30'-0"



LU 19-235524t

COURTYARD
BY ARCHITECT

Design #	0403941A/3
Sheet 1 of 9	
Client	COURTHARD
Address	1231 N ANCHOR WAY PORTLAND, OR, 97217
Account Rep.	MD/TB
Designer	RFF
Date	06.03.19
Approval / Date	
Client	
Sales	
Estimating	
ART	
Engineering	
Landlord	
Revision/Date	

R3-1P 6/14/19; revised B
R3-1P 6/14/19; REVISED B
ELEVATION
R3-1P 10-24-19; rev 48p C & D



CHANDLER
SIGNAGE

chandleresigns.com

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San Antonio, TX 78204
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West Coast
10000 Wilshire Blvd. Suite 100
Los Angeles, CA 90024
Tel: 310.555.1234
Fax: 310.555.1235

Northeast US
2000 Market Street
Philadelphia, PA 19103
Tel: 215.555.1234
Fax: 215.555.1235

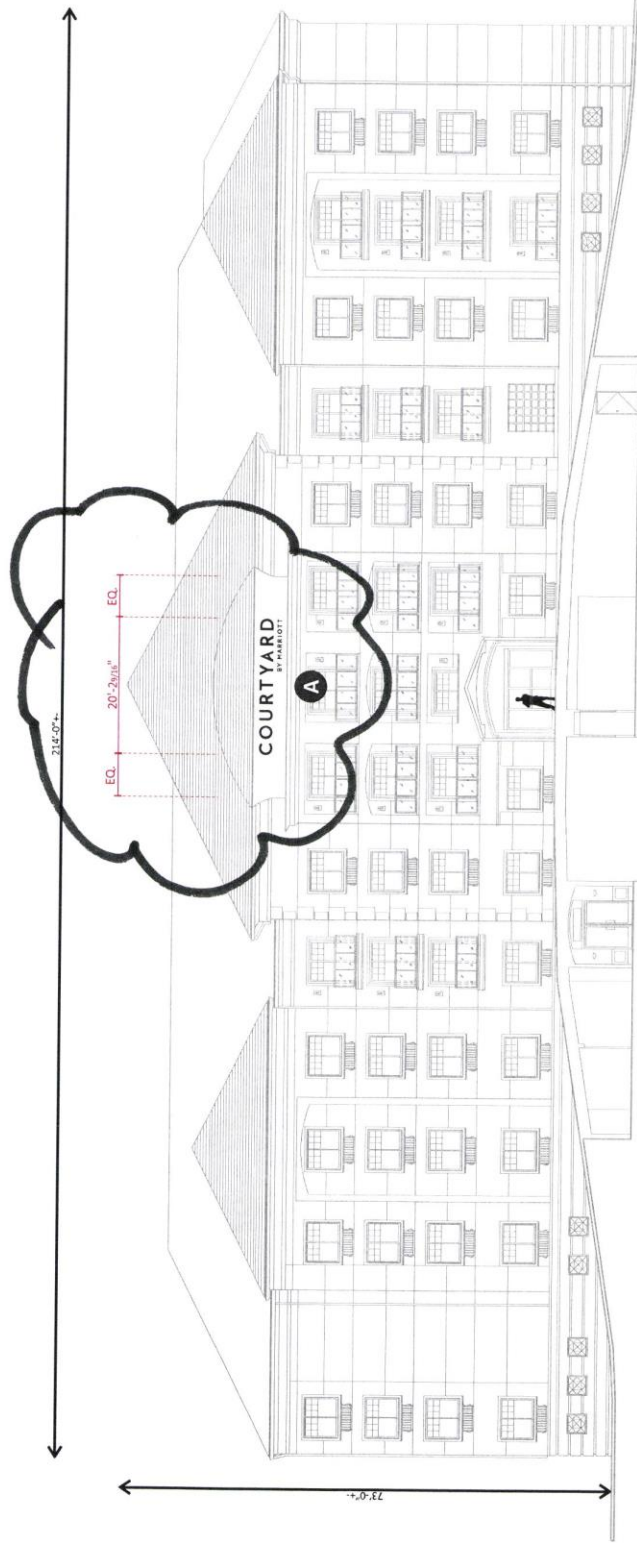
Florida
2500 S.W. 10th Street
Miami, FL 33135
Tel: 305.555.1234
Fax: 305.555.1235

Georgia
1115 Peachtree Street
Atlanta, GA 30309
Tel: 404.555.1234
Fax: 404.555.1235

South Texas
7000 West Loop West
Houston, TX 77030
Tel: 281.555.1234
Fax: 281.555.1235

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FINAL ELECTRICAL CONNECTION BY CUSTOMER



SOUTH BUILDING ELEVATION | PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"

LU 19-2355 24 DZ

COURTYARD
BY PARADISE

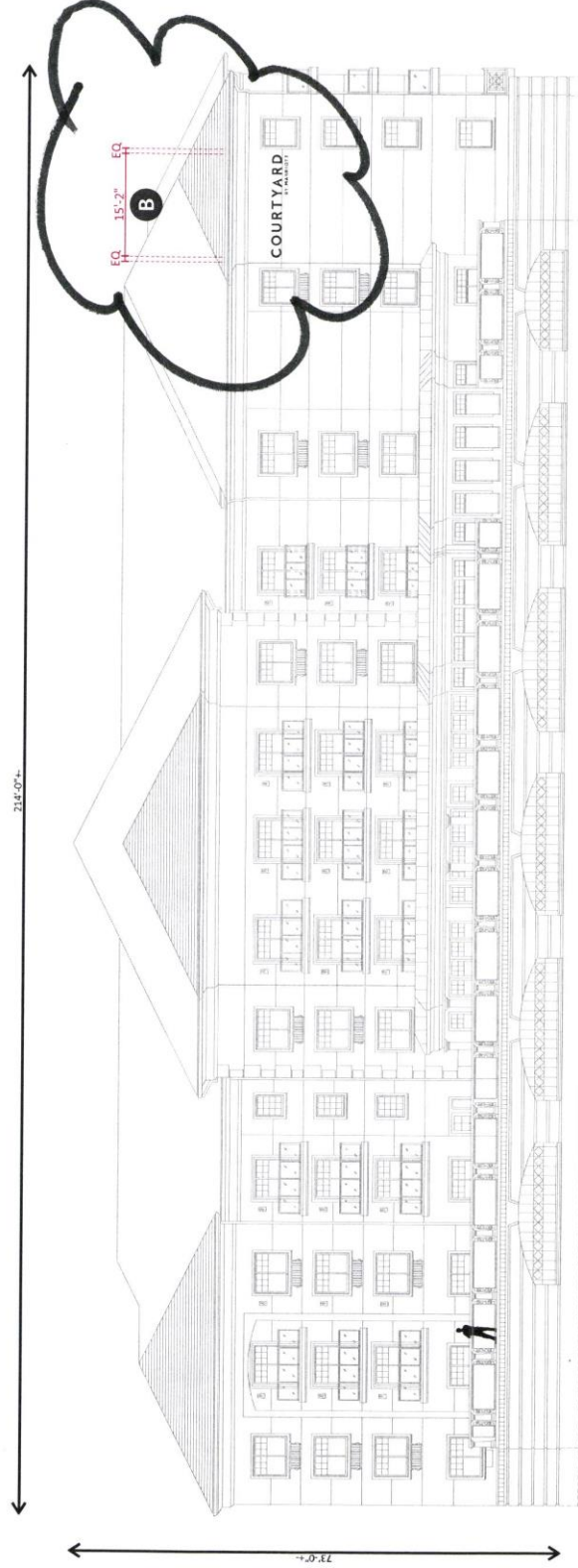
Design #	0403941A/3
Sheet	2 of 9
Client	COURTYARD
Address	1231N ANCHOR WAY PORTLAND, OR. 97217
Account Rep.	MD/ JB
Designer	RFF
Date	06.03.19
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	

R:1-P 6/24/19: revised B
E:1-M 6/27/19: REVISED B
E:1-M 6/28/19: REVISED B
R:3-S 8.10.23:19: rev sign C & D



chandler-signs.com
 National Headquarters: 2011 Commerce Blvd, Suite 101, Houston, TX 77056
 San Antonio: 2011 Commerce Blvd, Suite 101, San Antonio, TX 78212
 West Coast: 2011 Commerce Blvd, Suite 101, San Antonio, TX 78212
 Northeast: 2011 Commerce Blvd, Suite 101, Houston, TX 77056
 Florida: 2011 Commerce Blvd, Suite 101, Houston, TX 77056
 Georgia: 2011 Commerce Blvd, Suite 101, Houston, TX 77056
 South Texas: 2011 Commerce Blvd, Suite 101, Houston, TX 77056

FINAL ELECTRICAL CONNECTION BY CUSTOMER



NORTH BUILDING ELEVATION | PROPOSED SIGNAGE
SCALE: 1/8" = 1'-0"

LU 19-235524 DZ