



**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](http://www.portlandoregon.gov/bds)

**Date:** November 18, 2019  
**To:** Interested Person  
**From:** David Besley, Land Use Services  
503-823-7282 / [David.Besley@portlandoregon.gov](mailto:David.Besley@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 December 18, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-247109 HR, in your letter. It also is helpful to address your letter to me, David Besley. 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 19-247109 HR - NEW BLADE SIGN IN HISTORIC DISTRICT**

**Applicant:** Dan Osterman | Tube Art Group  
4543-A SE International Way | Milwaukie, OR 97222  
**Phone:** 503-653-1133  
**Email:** [dosterman@tubear.com](mailto:dosterman@tubear.com)

**Owner:** Lot-94 LLC  
920 SW 6th Ave #223 | Portland, OR 97204

**Owner Rep:** Jeb Koerner | Gerding Edlen Development  
4650 SW Macadam Ave | Portland OR 97201

**Site Address:** **230 SW ASH ST**

**Legal Description:** BLOCK 31 LOT 1&2&7&8, PORTLAND  
**Tax Account No.:** R667704600  
**State ID No.:** 1N1E34CD 02400  
**Quarter Section:** 3029

**Neighborhood:** Portland Downtown, contact Wendy Rahm at [wwrahm@aol.com](mailto:wwrahm@aol.com)  
**Business District:** Downtown Retail Council, contact at [lfrisch@portlandalliance.com](mailto:lfrisch@portlandalliance.com) & Old Town Community Association, contact at [chair@pdxoldtown.org](mailto:chair@pdxoldtown.org)  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

**Plan District:** Central City - Old Town/Chinatown  
**Historic District:** Skidmore/ Old Town

**Zoning:** CXd – Central Commercial 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 one new blade sign on a non-contributing mixed-use building located within the Skidmore/Old Town Historic District.

The proposed non-illuminated, double-sided, brass, blade sign measures 10.8 square feet (5 feet long, 2 feet-2 inches tall, and up to 4 inches wide) with 1/2 -inch thick aluminum letters painted black. This exterior sign will be located over the sidewalk, perpendicular to the main lobby entrance on the north (SW Ash Street-facing) façade. The sign is proposed to be mounted to a 2-inch x 2-inch x 1/8-inch aluminum square tube frame, which will be mounted to the building with 3/8 inch bolts. It will be attached to a new 75' tall, mixed use, six-story building originally approved through a 2016 Historic Resource Review with a Modification (LU 16-274674 HRM), which is currently under construction.

Historic resource review is required because the proposal is for the installation of an exterior sign in a historic district (33.445.320.A.3).

**Relevant Approval Criteria:**

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

- 33.846.060.G *Other approval criteria*
- *Central City Fundamental Design Guidelines*
- *Skidmore/ Old Town 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 October 30, 2019 and determined to be complete on November 13, 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](http://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.

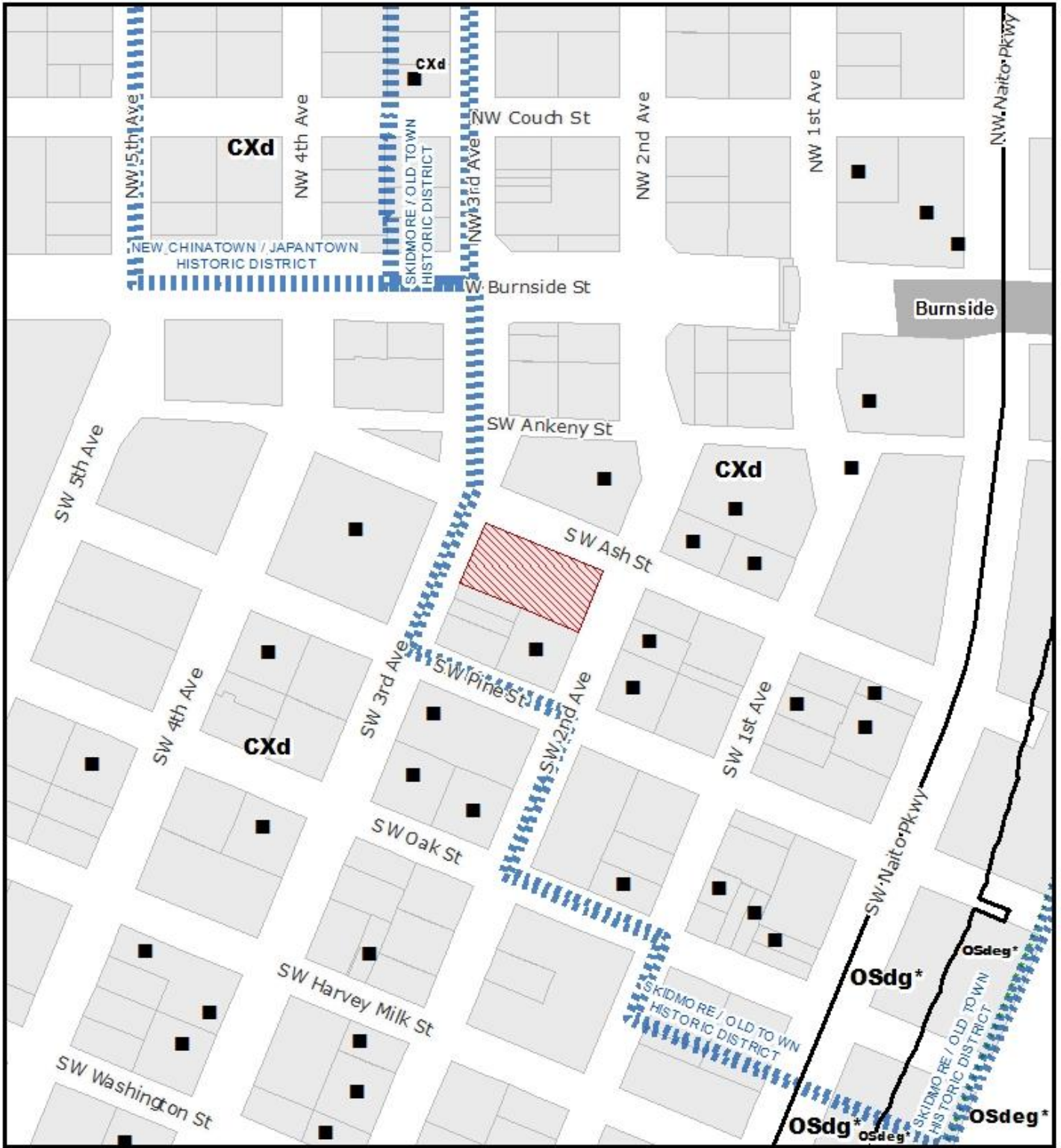
**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:**

Zoning Map

Site Plan

Sign Details/Elevation Drawings



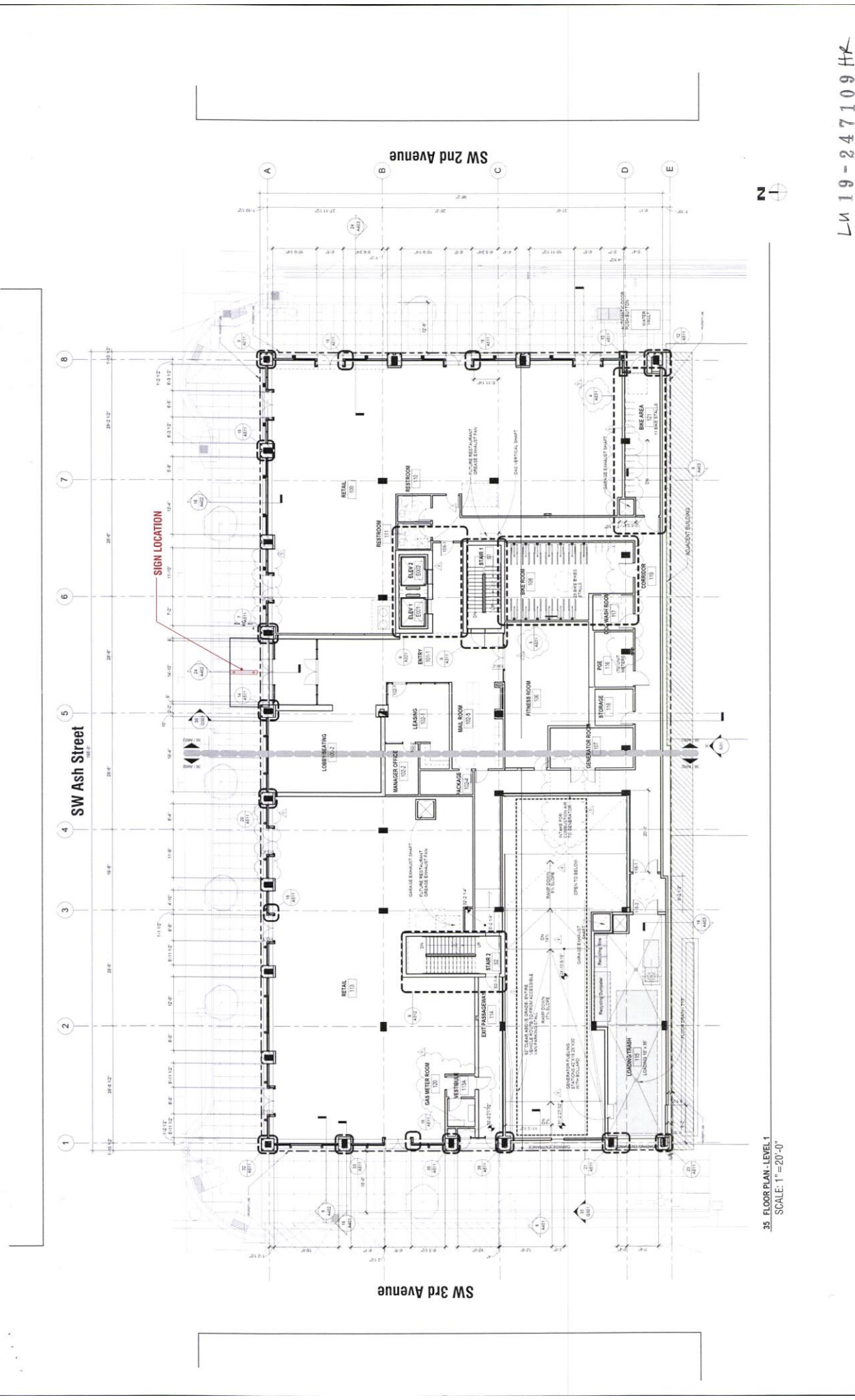
# ZONING

NORTH ↑

CENTRAL CITY PLAN DISTRICT  
 OLD TOWN/CHINATOWN SUB DISTRICT  
 SKIDMORE/OLD TOWN HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	LU 19 - 247109 HR
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 2400
Exhibit	B Nov 01, 2019



SW Ash Street

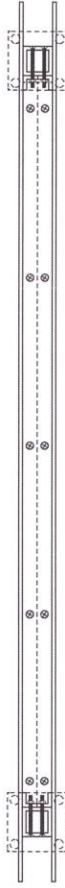
SW 3rd Avenue

SW 2nd Avenue

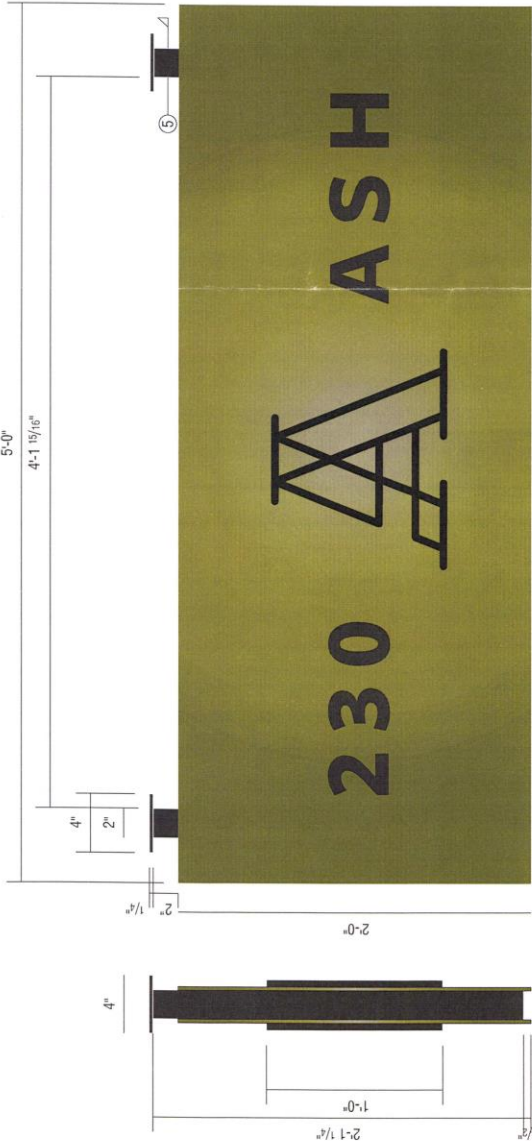


35 FLOOR PLAN - LEVEL 1  
SCALE: 1" = 20'-0"

LU 19-247109 HK



4 Plan View  
Scale: 3" = 1'-0"

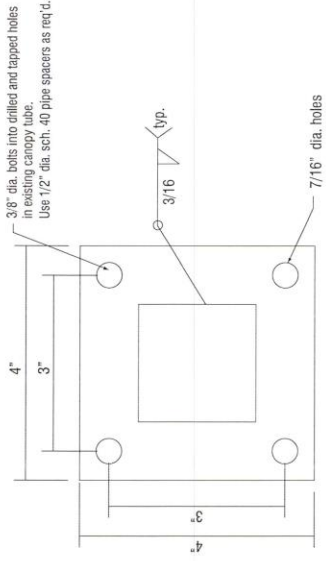


1 Elevation View  
Scale: 3" = 1'-0"

2 Side View  
Scale: 3" = 1'-0"

**Sign Type E1  
Manufacture and Install One (1) Non-Illuminated D/F Blade Sign**

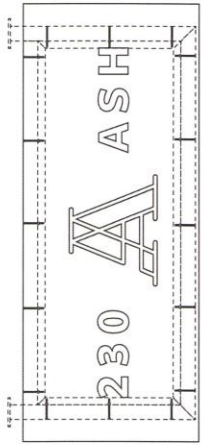
**Panels** - 1/4" Brass, Horizontal Brush.  
**1"** aluminum angle attached to back of brass panel, inserts into tube frame, fasten with countersunk screws.  
**Copy and Logo** - 1/2" aluminum painted black.  
**Mounting Bracket/Frame**- 4" x 1/4" aluminum plate welded to 2x2 1/8" aluminum sq. tube frame  
**Installation**- Attach to 6x8 steel canopy member with 3/8" dia. bolts into drilled and tapped holes.  
 Use 1/2" dia. sch. 40 pipe spacers as req'd.



5 Photo Detail  
Scale: 1/2" = 1"



EXPIRES: 12-31-2020  
 STRUCTURAL ONLY  
 SEE MILLER CONSULTING  
 ENGINEERS PAGES S1-S2  
 FOR STRUCTURAL NOTES.



3 Detail  
Scale: 3" = 1'-0"

Seattle Office  
 11713 SE 5th Street  
 Bellevue, WA 98003  
 206.253.1122  
 800.586.8585  
 Fax: 206.253.1123

1877  
 155513  
 135513 230 Ash E1  
 File Name

Allen Grant  
 Sitegraph  
 Date Tole  
 Checked by

June 25, 2013  
 Date  
 Revisions

I Approve With Changes Noted  
 Customer Signature  
 Date

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230 Ash  
 Portland, OR

E1  
 Blade Sign  
 1 of 1



LU 19-247109 H