



**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:** July 6, 2020  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353 / [Hannah.Bryant@portlandoregon.gov](mailto:Hannah.Bryant@portlandoregon.gov)

## **NOTICE OF A TYPE II 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 20-137735 DZM – SIGNS ON NEW HOTEL**

### **GENERAL INFORMATION**

**Applicant:** Jaylene Paulus | Integrity Signs of Oregon  
PO Box 88  
Hubbard, OR 97032

**Owner:** L-63 LLC  
920 SW 6th Ave #223  
Portland, OR 97204

**Site Address:** 585 SW 10TH AVE

**Legal Description:** BLOCK 253 S 1/2 OF LOT 3 LOT 4, PORTLAND  
**Tax Account No.:** R667728030  
**State ID No.:** 1N1E34CC 05600  
**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)  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Plan District:** Central City - Downtown, West End  
**Other Designations:** None

**Zoning:** CXd, Central Commercial with a Design overlay  
**Case Type:** DZM, Design Review with Modification Review  
**Procedure:** Type II, an administrative decision with appeal to the Design Commission.

**Proposal:**

The applicant seeks Design Review approval for two 64.36 square foot signs. The signs are proposed to be internally illuminated channel letters, located over the east main entrance doorway and on an adjacent canopy on the south elevation. A third sign, 17.9 square feet, is also proposed. While this sign size is less than 32 square feet, and therefore does not trigger Design Review for its size, it is subject to review because the cumulative sign area of the three signs would require a Modification to the building sign allocation.

One Modification is proposed, to the building sign allocation.

**Modification Requests (PZC 33.825.040)**

1. Increase the building sign allocation from 111.2 square feet of wall sign allowance to 146.62 square feet of wall sign allowance. (Title 32.32.020, Table 2)

**Relevant Approval Criteria:**

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

- *Central City Fundamental Design Guidelines*

**PROCEDURAL HISTORY**

While the original proposal included larger sign areas, review for three signs, and a Modification request, the final findings only cover the two matching signs above the awnings closest to the corner of SW Alder and SW 10<sup>th</sup>. Consistent with other Decisions for comparable proposals, including LU 18-147283 DZ, Staff determined that 18" is the maximum approvable height for the majority of glyphs at the pedestrian level (with a noted exception for the single glyph proposed to be longer). Scaling down the proposed signs to achieve this maximum height results in a 48.3 square foot sign area.

Consistent with previous Design Reviews, a Modification to total building sign area to facilitate multiple signs for a single tenant is not supportable. Therefore, with the denial of a Modification to building sign area, the 17.9 square foot sign no longer requires Design Review and is not discussed in the Findings.

To facilitate flexibility for the applicant in scaling the three signs appropriately, the Decision approves maximum dimensions for the two reviewed signs, and a maximum building sign allotment. The applicant may opt to construct smaller signs, provided they match those approved in construction and materials.

**ANALYSIS**

**Site and Vicinity:** The subject site is the southwestern corner of the block bounded by SW Alder Street, SW 10<sup>th</sup> Avenue, SW Washington Street, and SW 11<sup>th</sup> Avenue. The 7,500 SF site is occupied by a surface parking lot currently known for its numerous food cart businesses.

The surrounding area has undergone significant changes in the past decades. New buildings have been constructed, and existing buildings have been renovated for new retail, restaurant, and office tenants. The Portland Streetcar now runs south along SW 11<sup>th</sup> Avenue and the MAX Light Rail runs west along SW Morrison Street.

**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 Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Downtown- West End Subdistrict of this plan district.

**Land Use History:**

- LU 17-264667 DZM AD – Approval of a Design Review with Modification Review and Adjustment Review for a new 11-story, 175-room hotel with one loading space.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **May 11, 2020**. The following Bureaus have responded with no issues or concerns:

- Life Safety (exhibit E.1)
- Site Development
- Fire Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on May 11, 2020. No comments were received from neighbors or the neighborhood association.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.825 Design Review**

#### **Section 33.825.010 Purpose of Design Review**

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

#### **Section 33.825.055 Design Review Approval Criteria**

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

**Findings:** The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

#### **Central City Fundamental Design Guidelines**

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental 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 all of the 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.*

**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.

**A7. Establish and Maintain a Sense of Urban Enclosure.** Define public rights-of-way by creating and maintaining a sense of urban enclosure.

**A8. Contribute to a Vibrant Streetscape.** Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

**B1. Reinforce and Enhance the Pedestrian System.** Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

**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.

**C8. Differentiate the Sidewalk-Level of Buildings.** Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

**Findings for A4, A5, A7, A8, B1, C7 and C8:** The proposed signs flanking the corner are identical internally illuminated channel letters, mounted just above the canopies on both sides of the main entrance vestibule. The dual signs serve to activate both adjacent street frontages and contribute to a vibrant streetscape while highlighting the entry location to pedestrians, streetcar riders on SW 10<sup>th</sup> Avenue and guests arriving to the hotel drop-off zone on SW Alder Street. The proposed signs add to the character and complement the context of the surrounding district, which has numerous projecting signs and canopy signs of similar sizes. These signs help to define the diverse, urban and pedestrian-oriented character of the Central City.

The proposed signs, with a Condition of Approval that the glyphs that are mostly 18" tall, will provide additional articulation, human scale, and urban character to the canopies, which overhang sidewalks along both SW 10<sup>th</sup> Avenue and SW Alder Street, enhancing the sense of urban enclosure along both sidewalks and further differentiating the sidewalk-level of the building. Additionally, the signs will be

positioned over, or beside, entries into the building, providing additional visual cues to connect the public to the interior space.

*Therefore, with Condition of Approval C that a minimum of 75 percent of the glyphs shall be no more than 18 inches tall, and that the remaining glyphs shall be no more than 36" tall, and a maximum of 48.3 square feet of illuminated area each, these guidelines are 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.

**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 C2, C3, C5 and C13:** The proposed signs integrate well with the previously approved metal canopies. Individual characters are defined with metal channels which are attached to the canopy with individual angle brackets. The faces of each sign are digitally printed acrylic. The elements are of high quality, allowing the metal canopy to remain visible, and therefore integrating well with the building's architecture.

The electrical raceway is located above the canopies, screened from view from the pedestrian realm. This further enhances the sign's integration with the design of the canopy and the building, promoting quality and protecting pedestrians from this utilitarian function. A condition of approval ensures the electrical is not visible by noting that all electrical conduit shall be run directly into the building and shall not be visible from the pedestrian realm.

While the proposed sign area, as measured by Title 32 Sign Code measurement standards, is approximately 64 square feet, the actual sign area is less due to the varied sizes of individual glyphs. One of the four glyphs is twice as tall as the others, which significantly increases the sign area measurement. Per Condition of Approval C, three of the glyphs shall be no more than 18" tall, while the fourth shall be no more than 36" tall. This condition of approval to limit the copy area and illuminated area to this lower number serves to minimize the impact of these letters on the skyline and pedestrian realm, while ensuring consistency with comparable pedestrian-oriented signage.

*With Condition of Approval C that a minimum of 75 percent of the glyphs shall be no more than 18 inches tall, and that the remaining glyphs shall be no more than 36" tall, and a maximum of 48.3 square feet each of illuminated area, and Condition of Approval D that all electrical conduit shall be run directly into the building and shall not be visible from the pedestrian realm, these guidelines are met.*

### **33.825.040 Modifications That Will Better Meet Design Review Requirements:**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

**Modification #1: Building Sign Allocation, Title 32.32.020, Table 2 - increase the building sign area from 111.25 square feet to 146.62 square feet;**

*Purpose Statement:* These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for adequate identification, communication and advertising. The regulations for signs and awnings have the following specific objectives:

- A. To ensure that signs and awnings are designed, constructed, installed and maintained according to minimum standards to safeguard life, health, property and public welfare;
- B. To allow and promote positive conditions for sign communication while at the same time avoiding nuisances to nearby properties;
- C. To reflect and support the desired character and development patterns of the various zones, overlay zones, and plan districts and promote an attractive environment;
- D. To allow for adequate and effective signs in commercial and industrial zones while preventing signs from dominating the appearance of the area; and
- E. To ensure that the constitutionally guaranteed right of free speech is protected.

The regulations allow for a variety of sign types and sizes for a site. The provisions do not ensure or provide for every property or business owner's desired level of visibility for the signs. The sign standards are intended to allow signs to have adequate visibility from streets and rights-of-way that abut a site, but not necessarily to streets and rights-of-way farther away.

*Standard:* 32.32.020, Table 2 - 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage.

**A. Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and

**Findings:** The modification to increase the building sign allocation does not better meet the applicable design guidelines. The proposed modification is needed to facilitate large signs at the pedestrian level that are inconsistent with the pedestrian-district location and character of the district. The proposed sign size is disproportionate with the human-scale details of the building and its surroundings (C 13 – Integrate Signs). This proposed Modification does not serve to reflect the local character within the right-of-way (A5 – Enhance, Embellish, and Identify Areas) and would detract from both the surrounding streetscape and the elegant, simple architecture of the building.

**B. Purpose of the standard.** On balance, the proposal is not consistent with the purpose of the standard for which a modification is requested.

**Findings:** The modification is not consistent with the purpose of the sign code standards, which strive to reflect and support the desired character and development

patterns of the zoning, overlay zones and plan districts, with the goal of promoting an attractive environment in which the signage does not dominate the appearance of the area. The proposed sign area is significantly greater than the building's allowed sign area, with all three proposed signs benefitting the commercial operations of a single building tenant. Staff found that the proposed height of the individual glyphs is significantly larger than comparable signs that were recently approved through Design Review in the same area. When these proposed signs are scaled down to match the approved glyph height of nearby signs, the reduced sign area no longer requires a Modification. Therefore, to reflect the pedestrian-oriented character of this pedestrian-district site in the Central City Plan District, and to promote an attractive environment in which signs do not dominate the appearance of the area, a Modification to building sign allocation is not approvable.

*Therefore, this Modification does not merit approval.*

## **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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval. The proposal does not meet the applicable design guidelines for a proposed modification, which is not approved.

## **ADMINISTRATIVE DECISION**

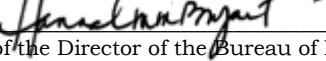
Approval of two canopy-mounted signs that are a maximum of 48.3 square feet each, per the approved site plans, Exhibits C-1 through C-6, signed and dated June 24, 2020, subject to the following conditions.

Denial of a modification to increase building sign allocation.

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 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 20-137735 DZM." 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. A minimum of 75 percent of the glyphs shall be no more than 18 inches tall and the remaining glyphs shall be no more than 36" tall, and a maximum of 48.3 square feet of illuminated area each.
- D. All electrical conduit shall be run directly into the building and shall not be visible from the pedestrian realm.

E. No field changes allowed.

**Staff Planner: Hannah Bryant**

**Decision rendered by:**  **on June 30, 2020**  
By authority of the Director of the Bureau of Development Services

**Decision mailed July 6, 2020**

**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 April 14, 2020 and was determined to be complete on May 6, 2020.

*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 April 14, 2020.

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: September 3, 2020.**

**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.

**Appealing this decision.** This decision may be appealed, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on July 20, 2020. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to [BDLUSTeamTech@portlandoregon.gov](mailto:BDLUSTeamTech@portlandoregon.gov) and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. **An appeal fee of \$250 will be charged.** Once the completed appeal application form is received, Bureau of Development



Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

**Appeal fee waivers.** Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190<sup>th</sup>, Portland, OR 97233.

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).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**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 July 21, 2020 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 of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
  - 1. Original Submittal + Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Primary Building Wall on Site Plan
  - 3. South/West Elevations
  - 4. East Elevation
  - 5. Side Section
  - 6. Front View
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety
- F. Correspondence: None
- G. Other:
  - 1. Original LU Application

**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



CENTRAL CITY PLAN DISTRICT  
DOWNTOWN SUB DISTRICT  
WEST END SUB AREA



Site



### Historic Landmark

File No. LU 20 - 137735 DZM

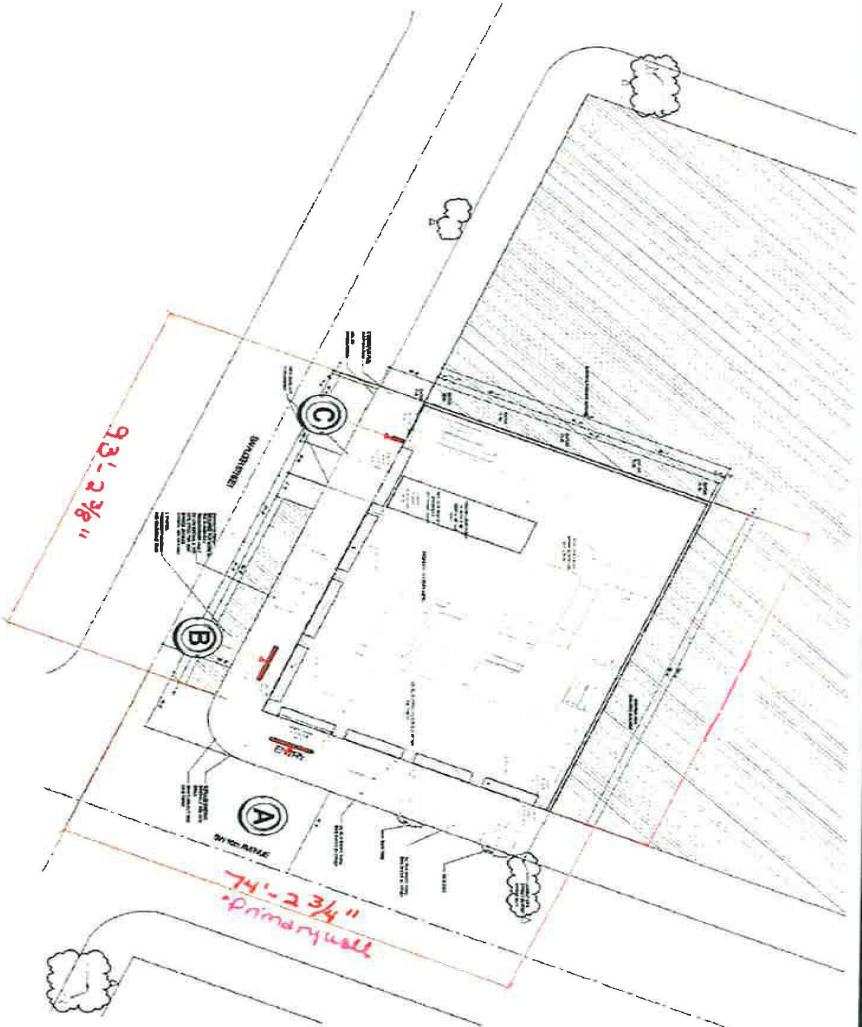
1/4 Section 3029

Scale  $1 \text{ inch} = 200 \text{ feet}$

State ID 1N1E34CC 5600

Exhibit B Apr 22, 2020

# SITE PLAN



• See larger Site Map

## SIGNAGE SPECIFICATIONS

- (A) ILLUM. CHANNEL LETTERS**  
Manufacture and Install (1) set of Channel Letters
- (B) ILLUM. CHANNEL LETTERS**  
Manufacture and Install (1) set of Channel Letters
- (C) ILLUM. BLADE SIGN**  
Manufacture and Install (1) Blade Sign



**COAST SIGN**  
INCORPORATED  
1100 West Embury St., Anaheim, CA 92802  
(714) 580-9144 FAX: (714) 580-5447

Date:	11-7-19	Project Name:	MOJOY
Scale:	N.T.S.	Address:	885 SW 10th Avenue
Drawn:	Frederick, VJA	City/State/Zip:	Portland, OR 97205
PK:	HK	Notes:	

This is an original unpublished drawing created by Coast Sign, Inc. It is submitted for your personal use in conjunction with a sign project. It is not to be reproduced, stored in a retrieval system, or used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.

No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	David B.	02-22-20	Initials & Signature for design	7			
2	David B.	02-22-20	Initials & Signature for design	8			
3	David B.	02-22-20	Initials & Signature for design	9			
4	David B.	02-22-20	Initials & Signature for design	10			
5				11			
6				12			

No.	Designer	Date	Revision Notes
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

**DESIGN DRAWING 1 of 10**  
Request Number:  
**PRJ-MARR-146622-R3**