



Portland City Auditor

Hearings Office

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DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File Number: LU 15-273480 CU AD (Hearings Office 4160002)

Applicant: Bridge Meadows
Derenda Schubert, Executive Director
8502 N Wayland Avenue
Portland, OR 97203

Applicant's Representative: Caitlin McKee, Project Designer
Carleton Hart Architecture
830 SW 10th Avenue
Portland, OR 97205

Hearings Officer: Gregory J. Frank

Bureau of Development Services Staff Representative: Sheila Frugoli

Site Address: 8710 N Dana Avenue

Legal Description: BLOCK 174 LOT 25-30 DEPT OF REVENUE, UNIVERSITY PK

Tax Account No.: R851335910

State ID No.: 1N1E08AC 03900

Quarter Section: 2126

Neighborhood: Portsmouth

Business District: None

District Coalition: North Portland Neighborhood Services

Zoning: R5 – Single-Dwelling Residential 5,000 zone

Land Use Review: Type III, CU AD – Conditional Use Review and Adjustment Review

Bureau of Development Services Staff Recommendation to Hearings Officer: Approval with conditions

Public Hearing: The hearing was opened at 9:00 a.m. on June 20, 2016, in the 3rd floor hearing room, 1900 SW 4th Avenue, Portland, Oregon, and was closed at 11:56 a.m. The record was held open until 4:00 p.m. on June 27, 2016, for new evidence, and until 4:00 p.m. on July 1, 2016, for the Applicant's final argument. The record closed at 4:01 p.m. on July 1, 2016.

Testified at the Hearing:

Sheila Frugoli
Elaine Albrich
Sean Suib
Renee Moseley
Corey Morris
Kevin George
Karl Dinkelspiel
Shawn Postera
Akemi Ishikawa
Joy Corcoran
Sam Whitmore
Brianna Robbins
Alison McManus
Matthew Honeggar
Josh Arnold
Matthew Denton
Matthew Churchley

Proposal: Applicant requested Conditional Use Review approval for a proposed new housing facility for approximately 14 young people (ages 17-24) who are transitioning from foster care to adulthood. Four of the rooms will be available for a parent and one child and there will be a Residential Assistant living on-site. Applicant's proposed New Meadows facility will house a maximum of 19 individuals (including children) and will provide housing as well as mentorship, counseling, workforce development, educational support, and life skills training. The residents at Applicant's facility will have guidance from a full-time master level counselor and be involved with the neighboring Bridge Meadows community. Five parking spaces will be provided at the rear (north side) of the building. Applicant's proposed facility is classified as a Group Living Use (with shared services and a communal cooking/dining area) and therefore requires a Conditional Use Review.

Applicant also requested an Adjustment to reduce the required spacing between other nearby Group Living Uses from 600 to 185 feet (where the Bridge Meadows project, which includes a mix of Household Living and Group Living Uses, is located).

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

- 33.815.105 – Conditional Use, Institutional and Other Uses in R Zones
- 33.805.040.A-F—Adjustment Review

II. ANALYSIS

Site and Vicinity: The property subject to the application is commonly referred to as 8710 North Dana, Portland, Oregon (the “Subject Property”). The Subject Property is approximately 14,540 square foot in size and is located on a vacant corner of North Dana Avenue and North Hunt Street. The Subject Property is located on a long 600-foot long block with a 15-foot wide public alley that runs north-south through it. Prior to 2014, the Subject Property contained a Portland General Electric substation. Demolition of the facility, removal of perimeter fencing, and hydro-seeding the Subject Property occurred in late 2013. The Subject Property is surrounded by single-dwelling residential development with homes that reflect a variety of architectural styles/eras. Most of the homes on the block and in the immediate area are modest in scale, constructed post-World War II. Because the area was originally platted with 25-foot wide lots, the neighborhood also has “skinny homes” that have been constructed in the last approximately 15 years. Southeast of the Subject Property is the Bridge Meadows inter-generational housing community that was constructed in 2009-10. North of the Subject Property is the University Park and Charles Jordan Community Center. The New Columbia housing development and Rosa Parks School, a Portland Public School, are also located north of the Subject Property.

The fronting streets, North Dana Avenue and North Hunt Street, are both 60 feet-wide and fully improved with sidewalks, curbs, and planting strips. The public alley is not paved.

Zoning: The Subject Property is within the R5, Single-Dwelling Residential zone. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing (City Code 33.110.010). Group Living Uses are allowed in the single-dwelling residential zone if approved as a Conditional Use.

Land Use History: Even though the Subject Property was previously developed with a Basic Utility Use—Electrical Substation, the City records indicate there are no prior land use reviews for this Subject Property.

Summary of Applicant's Statement: The Bureau of Development Services planner ("BDS Staff"), in her Staff Report and Recommendation to the Hearings Officer (Exhibit H.19 – the "Staff Report"), included a summary of Applicant's description of the proposal in this case. BDS staff, in the Staff Report, stated the following:

"New Meadows will serve a population of youth that have historically been isolated from the benefits of permanence and long-term relationships within an established community. New Meadows seeks to change that in these people's lives, and through stability, education, and social connections, provide a foundation for the development of their adult lives.

Of the 15 Group Living units, one is dedicated for a full-time, on-site residential assistant, 10 are studio units for individual youth, and four are family units for a single parent and child. The community kitchen, lounge, and dining area are central elements that will strengthen the program's goals. The common spaces serve as areas for informal socializing, group activities, celebrations, mentoring, etc. An office is also provided for continued check-ins with counselor and it is meant to be a safe and accessible space for the youth.

New Meadows voluntarily requested that the City of Portland ("City") pause its review of the original application to allow New Meadows additional time to engage the community in focused dialog and gather further input into the Project's design. The New Meadows Team extended the Land Use Review timeline and construction timeline 11 weeks to allow for focused dialogue with the community and the design modifications that have been generated from this process. A Revised Land Use Application (Exhibits A.1-A.7) modifies and supplements the original application (Exhibits A.8) that is dated February 12, 2016."

Agency Review: A "Request for Response" was mailed February 19, 2016. The following City bureaus responded with no issues or concerns:

The Bureau of Parks-Forestry Division identified street tree requirements that will apply at Building Permit review. (Exhibit E.9)

The Bureau of Environmental Services ("BES") submitted a response. BDS staff, in the Staff Report, included excerpts from the BES response. The Hearings Officer did not include excerpts from the BES response in this decision (See Exhibit E.1 for the full BES response).

The Portland Bureau of Transportation ("PBOT") submitted a detailed memo (Exhibit E.2) that speaks to the Conditional Use approval criteria. The PBOT memo provided the following Building Permit related requirements:

“According to City GIS information, N Dana is improved with 32-ft of paving and a 6-5-3 sidewalk corridor within a 60-ft wide ROW. N Hunt is improved with 32-ft of paving and a 7-5-2 sidewalk corridor within a 60-ft wide ROW. For Local Service Streets, abutting an R5 zoned site, the City’s Pedestrian Design Guide recommends an 11-ft wide sidewalk corridor consisting of a 0.5-ft curb, 4-ft furnishing zone, 6-ft sidewalk, and a 0.5-ft frontage zone.

The existing pedestrian corridors do not meet the standards of the Pedestrian Design Guide. Specifically, the sidewalks are 5-ft wide where a 6-ft wide sidewalk is required. However, the site does qualify for an exemption under Administrative Rule 1.22 *“Infill Development on Streets with an Existing Sidewalk Corridor”*. Accordingly, the existing sidewalk corridor configurations on N Dana and N Hunt will be accepted as the standard sidewalk configuration for the block lengths. ***The applicant will only be required to make repairs to the existing sidewalk as needed and close the existing curb cuts/driveways on N Hunt.***”

The Water Bureau responded with the following information (Exhibit E.4):

“The Water Bureau has no concerns with the requested Conditional Use Review and proposed Adjustments to zoning code standards for 8710 N Dana Ave.

There is an existing 1” metered Irrigation service (Serial #20148268, Account #2994118000) which is provided water from the 6” DI main in N Dana Ave.

State of Oregon OAR 333 Rules apply for a minimum of 5’ horizontal spacing between water service lines and all sanitary laterals in the public right of way.

The estimated static water pressure range for this location is 55 psi to 69 psi at the existing service elevation of 109 ft.”

The Fire Bureau response (Exhibit E.5) stated the following:

“All applicable Fire Code requirements shall apply at the time of permit review and development.”

The Police Bureau’s written response (Exhibit E.6) includes information that was gathered by Police Bureau staff through direct contact with Applicant. The Police Bureau memo includes the following:

“It was determined that the Portland Police Bureau is capable of serving the proposed change at this time; however noted below are concerns and recommendations.

Concerns

- Visibility of address and signage for emergency response
- Maintaining the site and perimeter foliage
- Site accessibility and security

Recommendations

- Make any necessary adaptations so that the site address is easily identified. Ensure that the foliage or lack of lighting does not block or hinder the visibility of the street address marker.
- Have the professional service keep the foliage and trees maintained per Crime Prevention Through Environmental Design (CPTED) standards. This will assist in preventing concealment of trespassers, provide greater visibility for officers passing by, and as such increase the safety and security for guests. CPTED standard for hedge height is no more than 3 feet and for trees a ground clearance of 6 feet or more.
- The use of FOB controlled doors, motion lights, and security cameras are a good approach to site safety. If any entrance/exit doors are not visibly monitored or access controlled, consider the use of an audible sensor to identify when those doors are being used and if they are propped open.”

The Site Development Section of BDS (“Site Development”) submitted a response that addresses concerns raised by neighbors about the existing underground railroad tunnel as follows:

“Site Development has no concerns regarding the additional loading associated with a typical shallow foundation system supporting a typical 2 to 3 story wood-framed building at this location.

Based on the elevation contours, the top of the tunnel should be on the order of 45 to 50 feet below the site. The transportation layer in Mapworks shows the tunnel centered roughly in the ROW of North Dana Avenue. The tunnel is shown to be 16 feet wide as reported in [The History of Tunneling in Portland – Rail, Highways, and the Environment](#). Therefore, the tunnel is not expected to be directly below proposed foundations on the lot.” (Exhibit E.7)

The Life Safety Plan Review Section of BDS (“Life Safety”) responded with Building Code requirements that will be applicable at time of Building Permit review (Exhibit E.8).

Neighborhood Review: A Notice of Public Hearing was initially mailed on March 11, 2016. After the hearing was rescheduled the last Notice of Public Hearing was mailed on May 24, 2016. A

sizeable number of letters were received by BDS Staff prior to the June 20, 2016, public hearing. Letters were from persons and/or entities that were in favor of Applicant's proposal and from persons in opposition to the proposal. BDS Staff, in the Staff Report, included the following summary and comments related to written submissions to BDS, as follows:

“Neighborhood Association: Mary Margaret Wheeler Weber, Portsmouth Neighborhood Association submitted a letter that summarizes the ‘Majority’ and ‘Minority’ positions taken on the proposal and identifies the results of a vote that occurred on May 24, 2016 about the revised design of the project. (Exhibit F.25)

Supports the Proposal

- The new building will be much more pleasant to the eye than ‘an empty field on one side and a rundown, unkept old house’ across the street from them.
- The housing will give foster children a chance to grow to learn to live as contributing citizens.
- The youth will be working and there will be no wild parties.
- Bridge Meadows will participate in helping the youth.
- Foster kids that grow up and are tossed out when they age out is a disgrace.
- The program will be an extension of Bridge Meadows, a nationally recognized intergenerational living facility.
- New meadows will be a supervised safe place, an alternate to street living.
- The Bridge Meadows and New Avenues for Youth development supports the Portland Plan by being inclusive and building healthy communities.
- Bridge Meadows has overcome neighbors concerns about preserving and improving the quality of a good neighborhood. Bridge Meadows children have unending supervision by full-time parental caregivers and on-call honorary extended family members.
- Bridge Meadows has maintained a beautiful site. Neighbors have benefited from its presence and will benefit from the infusion of responsible young adults with a support system nearby.
- The impact on the neighborhood will be far less than unsupervised groups of young adults renting houses together in the neighborhood as is done in so many places throughout Portland.
- Most of the New Meadows residents will not be able to afford cars so the parking and traffic impacts will be minimal.
- ‘What better use of an old electric substation than to provide power to our future generations’. (Exhibits F.1-F.9)

Opposes the Proposal

- The area is intended for small single-family homes.

- The proposed dormitory facility will change the appearance, safety and lifestyle of the neighborhood.
- The proximity of this project to the other group living facilities will also alter the essential character of the neighborhood.
- By concentrating group living facilities in this single area, the composition of the neighborhood will transition from one that is zoned to support home-owning families to an area disproportionately designated for the group living services and high-density residences.
- With one more Group Living Use, the fundamental makeup of the neighborhood will be providing group living and assisted services rather than promoting long-term single-family housing.
- The proposed 'dormitory building' will cover multiple city lots in a neighborhood that consists of 1-story ranches and 2-story skinny homes. No home on N. Dana between N Hunt and Houghton is larger than 1,600 square feet. More than 90 percent are less than 1,000 square feet.
- The size of the proposed New Meadows building is more than 5 times the size of the average home. The size and difference in scale will drastically detract from the aesthetic of the neighborhood.
- The proposed building will not match the 20 foot street setback that is found on N Dana.
- There is not sufficient landscaping, screening and other design features to mitigate the differences in scale.
- Noise levels and foot and vehicle traffic will dramatically increase and create safety hazards for children and pets.
- Privacy for the residents of the northern abutting lot will be diminished.
- The development and increased traffic could damage the North Portland Peninsular Tunnel (railroad) that runs under N. Dana.
- The tunnel causes N. Dana to be a high seismic area which causes complications with taller and heavier buildings, presenting problems with foundation shifting for larger structures such as the proposed facility.
- N. Dana is a designated 'Neighborhood Greenway' and bike route. The increased traffic could create safety risks.
- The project should be reviewed as an 'institution' and be subject to the institutional standards—33.110.245, including the setback requirements.
- The parking lot is out of place in a residential zone. Parking should get access off the alley would eliminate the N Dana curb cut and provide more on-street parking. Four parking spaces could be located adjacent to the alley, per 33.266.130.F.1.b.2.
- Single-dwelling residences should be constructed on the subject property for tenants (foster kids) that will provide a contingency plan and exit strategy in the event that the group living facility can no longer be supported or operated by the current owners at a future date.

- There is a full city block of public housing and a community center nearby. To put a third facility another block away is turning the neighborhood into a 'public housing ghetto'. It will discourage people who can afford to pay Portland's heavy taxes from moving into the area and inspire others to move out.
- The young (foster care) people will be living in a neighborhood where drug deals are done on the street out of cars in broad daylight. Young people would rather be near commercial services.
- The neighborhood is not an appropriate place for 'an apartment building'. The building is too big and will tower over the home on the northern abutting lot.
- The parking lot will create impacts from vehicle fumes and noise to the adjacent homes living room and bedrooms.
- The parking lot should be separated from the adjacent property with a tall concrete wall instead of a wood fence.
- The Bridge Meadow kids will be temporary tenants. What will happen if the program discontinues?
- If the non-profit is forced to shut-down due to lack of funding, the facility will turn into a dorm or apartment building which would further change the characteristics of the neighborhood.
- The wishes of the neighborhood need to be respected.
- The New Meadows site is within 600 feet of the following 3 other non-residential uses: (1) Bridge Meadows, (2) Rosa Parks School and Charles Jordon Community Center.
- The Group Living spacing requirement is intended to protect homeowners from being unduly burdened by Group Living uses. The Merriam-Webster dictionary defines unduly as 'to an unreasonable, or unnecessary degree.' Portsmouth is home to more social services and group living than almost any other neighborhood in Portland. The addition of another facility is an unreasonable concentration of group living facilities in one area.
- The size and scale of the project is unnecessary. The logic that the proposed social service must take place with one large building in order to be successful is flawed. The building that students live in is not directly responsible for his or her success or failure. The proposed project could be equally successful if it was executed with single family homes.
- There are alternative locations available for this project.
- The longevity of the proposed project must be considered. If the large building is constructed, 4-5 lots zoned for single family homes disappear from the housing market. If the funding for the New Meadows project goes away, these buildings left behind should provide opportunities for home owners.
- Bridge Meadows violates the 600 foot spacing requirement because it has 27 group living units that can accommodate up to 52 residents.

- The proposed facility will provide transitional housing, a transient population will forever be coming and going. The recipients of the program's services will not participate in the community long term.
- Bridge Meadows purposefully built single family homes, duplexes and triplexes along the local service streets 'to better reflect the single family nature of the surrounding area'. The Bridge Meadows group living structure was 'L shaped to help break up the massing of the building so as not to take away the single family home feel on the adjacent City blocks.' (LU 09-104313 PD CU).
- The redesigned New Meadows building does not adequately address concerns about scale and bulk.
- The project does not mitigate impacts. Utilizing a mix of housing types and adding porches, windows, terraces, trellises, setbacks and landscaping would help minimize negative effects. The mitigation techniques established in LU 09-104313 PD CU need to be applied.
- The New Meadows site is barely 600 feet away from R2 zoned group living housing on N Woolsey and N Houghton.
- The facility will likely have additional lighting in and around the building as well as near the parking lot. The increase in light pollution will significantly impact the closest neighbors.
- The proposed dumpsters are notorious for attracting nuisance creatures like rats and raccoons and will create undesirable odors. (Exhibits F.10 – F.24)

BDS Staff Response: *The public input, both in support and in opposition that directly addresses the approval criteria will be discussed further in this report. Below, staff provides clarification or explanation as to why certain points are not relevant to this review.*

Consistency with Portland Plan: *The Portland Plan is not currently in effect. And, even if it were in effect, the Conditional Use and Adjustment Review approval criteria do not require consistency with this adopted city-wide plan.*

Railroad Tunnel under N Dana: *Above, under the bureau responses, the Site Development staff responded to the concerns that the proposed Group Living structure will impact the stability of the existing railroad tunnel that is adjacent to the site, near N. Dana. Site Development staff note that the proposed project will have no impact. (Exhibit E.7)*

Institutional Use Categories: *For clarification, the Zoning Code Table 110-1 identifies both Group Living and Household Living as uses in the 'Residential Categories'. Uses such as Schools, Religious Institutions and Parks, are listed under the 'Institutional Categories'. Only those uses that are listed under the institutional category are subject to the Institutional Development Standards (33.110.245). The applicant has designed the project to meet all applicable development standards.*

Housing Potential for Subject Site: For clarification, the subject site, zoned R5 has originally platted lots that would allow up to 6 single-dwelling residences. Lots 30-27 could each be developed separately, each with a 'skinny home', per Section 33.110.213.B.2. Lots 26 and 25 could be combined for the development of a duplex (2 dwellings).

Alley access: The adjacent unimproved public alleyway is 15-feet wide. The applicant inquired about City requirements if the alley were used for access to on-site parking. Per Teresa Montalvo, PBOT, a 20-foot wide alley is required to accommodate 2-way traffic. A dedication and paving and stormwater management facilities would be required to utilize the alley for access." (Exhibit E.3)

The Hearings Officer notes that written comments received by the Hearings Office prior to the June 20, 2016, public hearing and oral/written testimony received at the public hearing and during the open-record period, for the most part, covered similar topics as summarized by BDS Staff above. The Hearings Officer will address the topics related to relevant approval criteria in the findings below.

ZONING CODE APPROVAL CRITERIA

Conditional Uses

33.815.010 Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.105 Institutional and Other Uses in R Zones

These approval criteria apply to all conditional uses in R zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone that maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

- A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal

by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:

1. The number, size, and location of other uses not in the Household Living category in the residential area; and

Findings: Applicant submitted an inventory of uses in the vicinity of this Subject Property. The inventory follows BDS Staff's recommended boundary of a radius of 400 feet from the Subject Property. The application identifies only the Bridge Meadows Group Living Use as another use that is residentially-zoned but not in the Household Living use category. Neighbors who oppose this proposal identified the nearby New Columbia public housing development, the Rosa Parks School, and the Charles Jordon Community Center, all within 600 feet of the Subject Property. The residential development found at New Columbia are dwelling units that meet the Household Living use classification. The Charles Jordon Community Center is not located on residentially-zoned land. The facility is on a large park site that is zoned Open Space. Only the Rosa Parks School, a K-5 Portland Public School, is residentially-zoned (LU 05-138497 CU AD).

As the proposal description states, another Group Living Use at the Bridge Meadows, an intergenerational housing community, is located within 185 feet of the Subject Property. The Bridge Meadow site includes three triplexes and an 18-room Group Living structure. The project received Conditional Use Review approval for Group Living of up to 52 residents (LU 09-104313 PD CU). The relative location of this Group Living Use to the proposed facility is considered under the Adjustment approval criteria, below. Applicant requested to reduce the required spacing requirement between Group Living Uses from the required 600 feet to 185 feet.

This proposal will increase the number of uses other than Household Living uses in this residential area. Even with a nearby school and a 52-person Group Living development, the proposed 19-resident New Meadows facility represents a small proportion of uses within the neighborhood. The Group Living density standard of 1.5 residents per 1,000 square feet of site area would allow up to 22 residents on the Subject Property and up to 129 residents on the Bridge Meadows site (33.239.030.A.3). Neither project exceeds the allowed density.

As identified later in this decision, neighbors in opposition to the project expressed concern about the close proximity of the two Group Living uses. There is concern that by concentrating Group Living facilities in a single area, the composition of the neighborhood will change from one that promotes long-term single-family housing to an area that provides group living and assisted services. Opponents raise a relevant issue and it must be addressed as part of this approval criterion.

Within the last approximate 15 years, the Portsmouth neighborhood has experienced significant changes, many of which relate to new housing options. Existing homes were replaced with “skinny homes” that were allowed on pre-existing 2,500 square foot platted lots. The New Columbia, which is located north of N Houghton, replaced approximately 460 multi-dwellings with a new 332-lot subdivision of which 295 lots are developed with new single-dwellings. The New Columbia also has multi-dwelling residences (aka apartment buildings) that are located within portions of the 86-acre site that is zoned for multi-dwelling residential use. There are no identified Group Living facilities at New Columbia.

The Rosa Parks School and the Boys and Girls Club was developed to serve this new community and replace the former Ball School. The Bridge Meadows project replaced the Ball School and added nine households (one single-dwelling and four duplexes) and 27 rooms for up to a total of 52 Group Living residents. BDS, in the Staff Report, found that all of these public and private investments have served to activate and revitalize the neighborhood. BDS Staff opined that the addition of one additional non-household living use for a Group Living Use of the size of the proposal in this case would not significantly lessen the residential character or function of the area.

The Hearings Officer finds that the addition of one additional Group Living project, at the Subject Property, will not significantly lessen the overall residential appearance and function of the area. The Hearings Officer finds that Applicant’s Group Living Use involves persons living in a somewhat denser living arrangement than generally experienced in a single family neighborhood. However, the residents at the proposed Group Living Use will essentially, while not technically under the Portland Zoning Code, constitute a household living use. The Hearings Officer was also persuaded by evidence provided by BDS Staff that the density of the proposed project is within allowable density standards. The Hearings Officer also found persuasive that all residential standards would be met by the proposal.

The Hearings Officer notes that this approval criterion prohibits a proposed development to “significantly” lessen the overall residential appearance and function. While the Hearings Officer finds approval of this proposal would impact the overall appearance and function, the Hearings Officer also found that the proposal would not “significantly” lessen the overall residential appearance and function. The Hearings Officer finds the impacts, from approval of this proposal, would have only minor impacts upon the overall appearance and function of the area within 400 feet of the Subject Property.

The Hearings Officer finds this approval criterion is met.

2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

Findings: The proposed facility will house up to 19 residents, with up to four of them being young children. One staff person will come to the Subject Property to provide counseling. The proposed 2-story building will have five on-site parking spaces. Additionally, as previously noted, the Subject Property could be developed with up to six single-dwelling residences. The 19 residents at the proposed facility is not substantially different than the total number of residents that would occupy six residences that are allowed to be built on the Subject Property. As identified under criterion A, the Zoning Code allows up to 22 residents for a Group Living Use on this 14,540 square foot Subject Property.

Matthew Denton (“Denton”), an opponent of the proposal, argued that BDS Staff incorrectly calculated the potential number of residences that could be developed on the Subject Property. Denton, at the public hearing, described how the Portland Zoning Code would limit the number of residences to five (not six as represented by BDS Staff). BDS responded to Denton’s hearing testimony with a written submission during the open-record period (Exhibit H.29). The Hearings Officer incorporates Exhibit H.29 as additional findings for this approval criterion. The Hearings Officer concurs with BDS Staff’s analysis in Exhibit H.29. The Hearings Officer finds, based primarily upon the BDS Staff analysis in Exhibit H.29, that six single-dwelling residences are allowed on the Subject Property.

Nearby neighbors who oppose the proposal raised concerns about traffic impacts, specifically safety for pedestrians, bicyclists, children, and pets. PBOT reviewed Applicant’s Transportation Impact Analysis (Exhibits A.5 and A.8.j.) and confirmed that the proposed facility’s resulting traffic and parking impacts will have negligible impact on the transportation system. (See findings under criterion D.2.)

Neighbors, in opposition, also raised the concern that if funding is discontinued for the proposed New Meadows facility, the building will be converted to a dormitory or apartment building. BDS Staff noted, in the Staff Report, that the current Zoning Code regulations already provide a formal land use review process. If the proposed New Meadows program discontinued, the establishment of an alternative Group Living Use, such as a micro-unit housing project or college dormitory, would require a Type II Conditional Use Review. That review would provide a full evaluation of the transportation system and livability impacts, and allow opportunity for public comment.

The Hearings Officer finds that if the proposal is approved it will not increase the number of vehicle trips above those generated by uses and development allowed by-

right on the Subject Property. The Hearings Officer was persuaded by the PBOT analysis which resulted in a conclusion that the proposal will not create transportation impacts and because the project has been designed to meet applicable development standards.

The Hearings Officer finds the overall residential appearance and function of the area will not be significantly lessened if the proposal, in this case, is approved. The Hearings Officer finds the intensity and scale of the proposed use of the Subject Property will not significantly impact the surrounding area.

The Hearings Officer finds this approval criterion is met.

B. Physical compatibility.

1. The proposal will preserve any City-designated scenic resources; and

Findings: The Hearings Officer finds there are no City-designated scenic resources on or near the Subject Property. Therefore, the Hearings Officer finds this approval criterion is not applicable.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, and landscaping; or

Findings: The updated application, submitted May 27, 2016 (Exhibits A.1, A.2, and C.1-C.12), includes building plans that were modified from the original proposal that “more closely embodies a single-family residential aesthetic. There were changes in roof forms, massing, building materials and the addition of external unit entrances.” Also, the building setback was increased along the west property line, additional outdoor gathering spaces and landscaping is provided, and Applicant now proposes the installation of a 6-foot tall cedar fence along the north property line.

The application states:

“The massing of the building was intentionally broken down, to respond directly to the residential form and scale of the neighborhood. Large windows, deep roof overhangs, lap (cementitious) siding, wood accents, pops of accent colors, and architectural detailing all are residential in nature...New Meadows is a single building, but the massing breaks up the building into five (5) distinct forms, residential in both size and shape. These five (5) two story elements are broken down further with the

introduction of one story sections and street front porches, responding to the residential scale and aesthetic of the neighboring buildings.”

In numerous letters, neighbors stated strong objections to the size of the proposed building. The building has been described, by opponents, as an “apartment,” “institutional building,” and “dormitory.” The proposed building is described, by opponents, as being about five times larger than most of the nearby single-dwelling residences. Neighbors noted that the building is located closer to the street lot lines and most of the homes in the area.

BDS Staff acknowledged, in the Staff Report, that the proposed building will be larger than most homes in the immediate area. BDS Staff also noted that the Subject Property is significantly larger than most of the nearby lots. BDS Staff indicated that the proposed building, as designed, will comply with all applicable R5, Single-Dwelling zone setback and height standards. The combined building coverage of the proposed building and accessory structure does not exceed Zoning Code allowances. Furthermore, the proposed parking lot meets dimensional requirements including perimeter setback and landscaping standards.

Applicant, in its final argument (Exhibit H.31) provided additional narrative regarding the design aspects of the proposed building. The Hearings Officer generally agrees with Applicant’s comments in Exhibit H.31. The Hearings Officer finds the design feature of a five-space parking lot minimizes curb cuts and individual driveways. The Hearings Officer finds the roof design (traditional gable roofs), lap siding, and cedar accents make the proposed building more similar to older residences in the neighborhood. Additional street-facing entrances and windows and landscape and patio features helps the building blend in with the surrounding homes. The updated design reduces the overall scale and bulk of the building. The Subject Property will have landscape areas along the perimeter of the building and parking area. The revised plans better reflect a single-dwelling residential aesthetic. The Hearings Officer finds proposed design features do minimize potential negative impacts to the residential area.

BDS Staff, in the Staff Report, recommended additional screening along the northern property line and portions of the east property line. This BDS recommendation is discussed further in findings below. BDS Staff recommended a condition that requires the building’s exterior and site improvements to be implemented in substantial conformance with the submitted plans, Exhibits C.1-C.5. The Hearings Officer finds such a condition is necessary and important in this case.

The Hearings Officer finds this approval criterion is met.

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

Findings: As the Hearings Officer noted in the findings above, there are no significant differences in appearance or scale that require mitigation. The Hearings Officer finds this approval criterion is not applicable.

- C. Livability.** The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and

Findings: In response to this criterion, the application identifies the following key programmatic elements:

- There will be quiet hours beginning at 9 p.m. and rules against loitering will be strictly enforced.
- Youth will sign a Good Neighbor Agreement at the beginning of their stay at New Meadows.
- Lighting will be residential in nature and most exterior lights will have motion sensors.
- There will be strict rules around littering. Youth will be responsible for indoor and outdoor clean-up duties.

BDS Staff, in the Staff Report, recommended a condition of approval to ensure that the proposed “house rules” identified above, are enforced. Opponent Brianna Robbins (“Robbins”) argued that the very need for “house rules” indicated that the proposal created significant negative impacts upon the residential area. The Hearings Officer finds the conditional use land use category exists to allow “different” uses than those allowed outright in the zone if such proposals include conditions/measures to address the identified concerns. In this case Applicant proposed “house rules” to address a perceived difference between the Applicant’s proposed use at the Subject Property and standard single-family residences which would be allowed by right in the zone. The Hearings Officer finds such a condition to be appropriate and necessary.

Cliff Murray (“Murray”), the owner of the lot immediately north of the Subject Property, submitted a letter into the record. Murray stated, in his letter, that the Applicant’s proposed redesign, including the Applicant’s proposed wood fence, “is not good enough to ease his mind.” Murray expressed concern that the new building will block light and his view outside. BDS Staff did not find these concerns compelling as the proposed Group Living structure will be only 2-stories, less than 29 feet tall

from the peak of the tallest roof, and located over 40 feet from the shared property line. If the adjacent lot was developed with a new home, the home could be up to 30 feet tall and set back only 5 feet from the property line. The application states that residential-grade lighting will be installed at the exterior of the building. The Hearings Officer agrees with BDS Staff that the height and proximity of building concerns are not persuasive.

Murray also objected to the location of Applicant's proposed parking lot. Murray noted the proposed parking lot is directly adjacent to his property. Murray is concerned about vehicle noise and fumes from running motors. He is concerned about the activity level that occurs in a parking lot. He notes that he asked the Applicant to provide a large concrete wall to maintain his family's livability, "but they came back with a wooden one instead" (Exhibit F.22). Applicant proposed a 6-foot tall wood fence adjacent to the proposed parking lot which would separate the Subject Property from Murray's property.

The proposed perimeter parking lot landscaping will satisfy the L3, high screen landscaping standard that is the minimum requirement where parking and vehicle areas abut an R-zoned property. However, BDS Staff concurred with Murray that even with enforced quiet hours, the parking area will generate additional human activity and the motor vehicle headlights, noise, and fumes as well as garbage truck collection noise will impact Murray's property. To better buffer the adjacent residence, BDS Staff recommended a condition requiring, in addition to the trees and shrubs, the installation of a 6-foot tall architectural (split-face) masonry along nearly the entire length of the north property line. The BDS Staff proposed condition would require the first five feet of the wall measured from the west property line be 3.5 feet tall to provide unobstructed views so that drivers may safely enter and exit the parking area. The Hearings Officer concurs with the BDS Staff analysis and conclusion related to requiring a condition adding a 6-foot tall architectural (split-face) masonry wall to mitigate parking lot impacts on Murray's property.

Opponents also raised concerns about nuisance-related impacts that they believe will be created by the garbage collection area. The application identified a garbage collection area, with a metal entrance gate that faces the parking area, a covered roof, and partial walls. Attached to the garbage collection area is a fully enclosed shed and covered patio area, identified as a "pavilion" (Exhibit C.2 and C.8). The structure is located within five feet of the north and east property lines. The application identified a continuous evergreen tall hedge—Slender Hicks Yew, to screen this accessory building from the abutting 15-foot-wide alley and adjacent residential lot. Because the garbage area will be partially open and the pavilion area will be utilized for social gathering, particularly during the rainy season, BDS Staff concluded that a 5-foot deep landscaped area does not provide adequate buffering

from potential negative impacts. BDS Staff recommended a condition that required the installation of a 6-foot tall fully sight-obscuring wood fence be attached to the required masonry wall and extend along the east property line, approximately 45 feet to the edge of the walkway that abuts the large on-site stormwater management facilities. The Hearings Officer concurs with the BDS Staff analysis and conclusion related to the garbage collection area. The Hearings Officer finds a condition requiring a 6-foot tall fully sight-obscuring wood fence to be attached to the required masonry wall.

Applicant proposed, with participation with the Portsmouth neighborhood association (“PNA”), to develop a Good Neighbor Agreement (“GNA”). BDS Staff recommended a condition of approval that required Applicant, Bridge Meadows, and PNA to work together to develop a GNA to establish a forum for communicating, problem-solving, and providing updates on the programs and services that will benefit Portsmouth residents. This condition is further discussed under Adjustment approval criterion B.

The Hearings Officer finds that with conditions that require a GNA and additional buffering to reduce significant livability impacts, this approval criterion can be met.

2. Privacy and safety issues.

Findings: The proposed Group Living building will have numerous residential-type windows on all four sides of the facility. As discussed above, there is adequate distance separating the adjacent residential properties from the proposed 2-story building to maintain privacy for the nearby residents.

In regards to safety, the application states that the building has been designed with oversight as a priority. All exterior doors will have FOB access only (i.e. an electronic device that serves like a key) and security cameras installed at all exterior doors. Further, there will be a strict policy against smoking indoors and a strict policy that prohibits illegal substances or paraphernalia. Applicant met with Police Bureau staff to discuss the program and design of the facility. The Police Bureau’s written response indicated no concerns and stated that the Portland Police Bureau is capable of serving the proposed use at this time (Exhibit E.6). The Hearings Officer finds no credible evidence in the record to suggest approval of Applicant’s proposal would increase safety risks to the residential area.

Lastly, as discussed below under approval criterion D.2, PBOT staff determined that the transportation system, including safety for pedestrians and bicyclists, would not be adversely impacted by the level of activity generated by this proposal. The Hearings Officer concurs with PBOT’s analysis and conclusions.

For the reasons stated above, the Hearings Officer finds that this approval criterion is met.

D. Public services.

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;

Findings: The Subject Property has frontage on two public rights-of-way. The PBOT response stated, in Exhibit E.2, the following:

“At this location, the City’s Transportation System Plan (TSP) classifies both N Hunt and N Dana as Local Service Streets for all transportation modes. The TSP states that Local Service Streets, ‘provide local circulation for traffic, pedestrians, and bicyclists and (except in special circumstances) should provide on-street parking.’

The site’s surrounding streets will accomplish the above referenced goals and the proposed use will not impact the classifications of said streets. PBOT finds that the proposed use is supportive of the street designations of the Transportation Element of the Comprehensive Plan.”

The Hearings Officer concurs with the above-quoted material from the PBOT response. The Hearings Officer finds this approval criterion is met.

2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

Findings: PBOT staff provided the following analysis and conclusions regarding this approval criterion:

“To address the street capacity, level of service, and on-street parking evaluation factors, the applicant submitted a professional transportation analysis, prepared by Charbonneau Engineering, LLC. Additionally, the applicant submitted a written narrative, prepared by Carleton Hart Architecture, to address the remaining transportation-related approval criteria.

Street Capacity/Level of Service/Other Performance Measures

Per Portland Policy Document TRN-10.27 - Traffic Capacity Analysis for Land Use Review Cases: For traffic impact studies required in the course of land use review or development, the following standards apply:

1. For signalized intersections, adequate level of service is LOS D, based on a weighted average of vehicle delay for the intersection.
2. For stop-controlled intersections, adequate level of service is LOS E, based on individual vehicle movement.
3. An amendment or other land use application that requires analysis of traffic capacity and allows development that either (1) may cause a transportation facility to perform below the standards established above or (2) adds vehicle trips to a facility that is already performing below standards may be approved if:
 - Development resulting from the amendment or other land use application will mitigate the impacts of the amendment or other land use application in a manner that avoids further degradation to the performance of the facility by the time of development through one or more of the following:
 - **the development is limited to result in no net increase in vehicle trips over what is allowed by the existing zoning; OR**
 - one or more combination of transportation improvements or measures are imposed to mitigate the transportation impacts of the amendment or other land use application in a manner that avoids further degradation to the performance of the facility by the time of any development.

The industry standard is to measure street capacity and level-of-service (LOS) only at intersections during the critical time period, such as AM and PM peak hours. Although capacity is a part of the LOS, the City of Portland's performance standards are defined only by LOS, which is defined by average vehicle delay. The City does not have performance standards for any of the other evaluation factors.

After initial scoping discussions with PBOT staff, the identified intersections that were required to be evaluated with regard to their respective operations are as follows:

- N Dana Ave/N Hunt Street
- N Dana/N Willis Blvd

In order to analyze the LOS at these intersections, the applicant's traffic consultant conducted traffic counts during the AM peak (7:00-9:00AM) and the PM peak (4:00-6:00PM) hours. The results of the capacity analysis indicate that the intersection of N Dana/N Hunt is operating at LOS A and the intersection of N Willis/N Dana is operating at LOS B.

The potential impacts of the proposed development was estimated using trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 9th Edition*. The project will consist of one apartment unit to accommodate an on-site residential assistant and 14 group living units. After discussions with PBOT, it was determined that the closest ITE category to the proposed group living use for which ITE has trip generation information available is a *Congregate Care Facility*. To assess the impact of the on-site resident assistant's unit, trip generation information for an *Apartment* was utilized. **Based upon ITE trip generation estimates, the proposed use is expected to generate 2 additional trips in the AM peak hour and 3 additional trips in the PM peak hour, with a total daily increase of 35 trips.**

As determined by BDS, the existing R5-zoned site has 6 underlying platted lots that would allow for the development of 6 single-family dwellings. Utilizing ITE trip rates for single-family dwellings, this would equate to 6 additional trips in the AM peak hour and 6 additional trips in the PM peak hour with a total daily increase of 60 trips. Accordingly, the proposed use is anticipated to result in ***no net increase in vehicle trips over what is allowed by the existing R5 zoning of the site.*** Consistent with Portland Policy Document TRN-10.27, no mitigation is required.

Access to Arterials

The site is located within an area that enjoys a well-connected grid pattern of Local Service Streets that provide unrestricted access to arterial roadways. Residents and staff can easily access the greater transportation network via the proposed driveway onto N Dana (a Local Service Street) which provides access to N Willis, a Neighborhood Collector located one block south of the site. N Willis provides connectivity to N Chautauqua, a Neighborhood Collector three blocks east of the site and N Chautauqua provides direct access north to N Columbia Boulevard, a Regional Trafficway/Major City Traffic Street.

Connectivity

The City's spacing goals for public through streets and public pedestrian connections, typically applied to land division requests, is a maximum of

530-ft and 330-ft, respectively. The subject site is located in an area that generally meets the City's connectivity goals. The proposed project will not impact existing connectivity of the surrounding neighborhoods.

Transit Availability

There are existing transit facilities in the vicinity and the nearest bus stop is located at the intersection of N Willis & N Woolsey (Tri-Met Route # 35) located approximately 528-ft from the site. Pedestrian access to area transit facilities is accommodated via fully improved sidewalks that meet/exceed City standards. Transit service will not be negatively impacted by the proposed project.

On-Street Parking Impacts

As proposed, the project will include five on-site parking spaces. To address the on-street parking impacts evaluation factor, the applicant's traffic consultant conducted a parking survey on December 10, 2015 at 11:30pm to capture the peak residential demand in the area. The survey area included both sides of Dana (between McCoy Court and Willis Blvd) and both sides of Hunt Street (between Dwight Ave and Foss Ave).

As documented in the parking analysis, the on-street parking supply within the study area is 52 spaces. The applicant's survey indicates that 23 of the total number of on-street parking spaces within the study area were occupied (44% occupancy) during the peak period with a total of 29 on-street spaces remaining available.

To estimate the parking demand generated by the proposed use, the applicant's traffic engineer utilized parking demand data obtained from the Institute of Transportation Engineers (ITE) *Parking Generation Manual, 4th Edition*. Based upon this data, the 14 group living units will generate the demand for 6 spaces and the resident assistant's apartment would generate a demand for 1 parking space for a total parking demand of 7 spaces. ***Given the 5 on-site spaces proposed, the use could potentially result in a demand for 2 on-street parking spaces.***

Based upon the results of the applicant's analysis, which demonstrated that there are 29 on-street parking spaces available within the study area during the peak period, there is a sufficient supply of on-street parking to support the proposed use in addition to the existing uses in the area. Moreover, it is reasonable to expect that parking demand will likely be below ITE estimates given the nature of the proposed use as well as the site's proximity to transit facilities.

Access Restrictions

There are no access restrictions in the immediate vicinity of the site, nor are any proposed restrictions called for as a result of the proposed project.

Neighborhood Impacts

Project-related impacts resulting from increased trip generation and increased demand for on street parking translate directly to transportation-related neighborhood impacts. As documented by the traffic consultant's analysis, area intersections will continue to operate acceptably with the additional traffic proposed to be generated by the development. Additionally, the use is expected to generate minimal demand for on-street parking and there is an ample supply of on-street parking in the vicinity, as documented by the applicant's survey, to accommodate any additional demand generated by the proposed use. The proposed use is not projected to result in significant transportation-related impacts to the surrounding neighborhood.

Impacts on Pedestrian, Bicycle, and Transit Circulation/Safety for all Modes

The submitted TIS included three years of collision records (2009-2013) for the N Dana Ave/N Hunt intersection that were obtained from the ODOT collision database. The ODOT report documented that no crashes were reported at this intersection during the five-year period. Accordingly, no safety mitigation measures are necessary or warranted.

There are nearby identified bicycle facilities (City's Bike/Walk Map) that can benefit bicyclists including those throughout the neighborhood, as well as residents and staff who commute by bicycle. N Dana is identified as a Neighborhood Greenway which provides connection to N Willis which is identified as a Shared Roadway. Additionally, pedestrian circulation in the vicinity is accommodated via a fully improved sidewalk system that meets City standards. The proposed project will not result in negative impacts to pedestrian, bicycle, or transit circulation in the vicinity.

PBOT is aware that area residents have raised concerns regarding the proposed driveway on N Dana due to its designation as a Neighborhood Greenway. As noted previously, N Dana is a Local Service Street and, in accordance with the TSP, is intended to "provide local circulation for traffic, pedestrians, and bicyclists". The proposed access is consistent with the TSP classification of N Dana. Additionally, the site will be designed to allow vehicles to enter/exit in a forward motion which will allow drivers to

easily see potential bicycle/pedestrian conflicts. Accordingly, PBOT has no safety concerns with the driveway as proposed.

Moreover, as indicated above, the site has the potential to be developed with six single-family residences under the existing R5 zoning. Under this development scenario, N Dana would likely have multiple driveways/curb-cuts with vehicles backing out onto N Dana resulting in a greater potential for conflicts over the single driveway as proposed.

Adequate Transportation Demand Management Strategies

The goal of transportation demand management (TDM) is to reduce the number of single occupancy vehicle trips to a site in favor of modes less taxing to the transportation system. TDM Plans are also typically required to minimize impacts to adjacent neighborhoods. As previously reviewed above, PBOT has not identified any impacts related to the proposed development. However, the applicant has indicated that they will encourage employees and residents to use area transit facilities and will offer paid or reduced-cost monthly bus passes. It is recommended that the applicant voluntarily employ these TDM strategies and continue to explore new TDM measures in the future, however, this will not be a condition of approval for this land use review.”

The Hearings Officer concurs with the above-quoted PBOT analysis and conclusions. The Hearings Officer finds that this approval criterion is met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

Findings: All City service agencies were notified of this proposal and were requested to submit concerns or identify requirements that should be imposed through the review and/or at building permit review. As explained under approval criterion C.2, the Police Bureau indicated it was satisfied with the information provided by Applicant and concluded that the bureau could adequately serve the facility.

As detailed earlier in this decision, none of the service bureaus raised concerns regarding available public services to serve Applicant’s proposed use. BES staff evaluated the stormwater management and soil analysis and found that the proposed stormwater management facilities could meet BES requirements. The Hearings Officer finds this approval criterion is met.

- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

Findings: The *Portsmouth Neighborhood Plan* (“PNP”) was adopted by City Council in 2002. BDS Staff identified the following policies to be relevant to this proposal. BDS Staff found Applicant’s proposal to be consistent with the relevant PNA policies. The Hearings Officer concurs with BDS Staff that the relevant policies of the PNP are met.

Policy 3, Public Safety, states: Create a secure and comfortable neighborhood where people feel safe in their homes, on the neighborhood’s streets and in its parks and schools. Develop a proactive partnership between Portsmouth residents, the Police Bureau and other agencies to help maintain a safe neighborhood.

As discussed above, the programmatic design includes attention to safety for the residents and surrounding community. BDS Staff recommended a condition of approval that requiring identified Police Bureau Crime Prevention elements be incorporated into the design of the project. The Hearings Officer concurs in this recommendation.

The rules for residency in the facility will be enforced by a residential assistant. Applicant proposed, with participation with the PNA, to develop a GNA. BDS Staff recommended a condition of approval requiring Applicant, Bridge Meadows, and PNA to work together to develop a tool for communicating, problem-solving, and providing updates on the programs and services that benefit Portsmouth residents. The Hearings Officer finds Applicant’s proposal to be consistent with PNP Policy 3.

Policy 4, Neighborhood Livability, Policy B, Neighborhood Appearance, states: Improve Portsmouth neighborhood’s appearance by maintaining property, keeping the neighborhood clean, and planting more green and landscaped areas. Encourage new development to be compatible with the existing character of the neighborhood.

The application states that the program’s full-time counselor will monitor maintenance and cleanliness of the facility. The Hearings Officer finds that with conditions that Applicant enact and enforce “house rules” and enter into a GNA, the general neighborhood cleanliness and appearance will be enhanced. The Hearings Officer finds Applicant’s landscape plan will improve and enhance the neighborhood.

Robbins, an opponent to Applicant’s application, argued that the proposed building would look different from all residential structures in the area with the exception of Bridge Meadows; another group living use in close proximity to the Subject Property. Robbins concluded that since the proposed building would look different than most residential structures in the area, Applicant’s proposed use would not be compatible.

The Hearings Officer takes note of the description of residences in the area (see the Site and Vicinity discussion earlier in this decision). The Hearings Officer finds it reasonable to consider, for the purpose of findings for Policy 4, a wider area than just N Dana between N Hunt and N Houghton. For example, north of the Subject Property are apartments (such as New Columbia, Trenton Terrace), the Charles Jordan Community Center, and the Rosa Parks School. In close proximity, on N Dana and N Wayland, are located “skinny houses.”

The Hearings Officer reviewed the architectural renderings of the proposed building. The Hearings Officer finds that the proposed building is somewhat larger than most single-family residences located in the area. However, the Hearings Officer also finds the proposed building is designed to break up the mass and visual perspective. While somewhat different than most existing single-family residences in the area, the Hearings Officer finds the proposed building is residential in style and is compatible with the neighborhood.

The Hearings Officer finds Applicant’s proposal to be consistent with PNP Policy 4.

Policy 5, Human Development, states: Support the efforts of public and private organizations to provide human services that help all residents meet their basic physical, social and spiritual needs, with special emphasis on programs and resources that help youth, seniors and parents with their specific issues and needs.

The Hearings Officer finds Applicant’s proposed program directly supports this policy as it will provide housing and guidance for foster youth who are transitioning to independent adulthood.

Policy 7, Transportation, states: Create a safe environment in which to walk, cycle, and ride public transit, and drive. Protect neighborhood livability and the viability of commercial areas when making transportation improvements. Strive to ensure accessibility throughout the neighborhood and encourage people to use nonmotorized modes of transportation.

PBOT analyzed the transportation-related impacts related to Applicant’s proposal and determined that the proposal will not adversely impact transportation safety (Exhibit E.2).

Policy 8, Housing, states: Strengthen the residential base of the Portsmouth neighborhood by preserving viable existing housing and constructing new housing which is responsible to the needs of present and future generations of households. As property values rise, ensure that there continues to be affordable housing in the neighborhood.

Applicant's proposed use provides an alternative type of housing, a communal style of housing for transitioning foster kids—a specific age group that will receive special guidance and counseling. The non-profit facility will be affordable for the young adult residents.

The application noted that the project has been designed to address the PNP's six voluntary design guidelines. Because the guidelines are not mandatory code requirements, they are not applicable and therefore not discussed by the Hearings Officer. Furthermore, Applicant included a response to the guiding principles of the Portland Plan. Because the Portland Plan is not an area plan, nor is it in effect, this decision does not address it.

In summary, the Hearings Officer finds that the proposal directly and indirectly supports all of the policies of the PNP that are relevant to this proposal. The Hearings Officer finds this approval criterion is met.

Adjustments

33.805.010 Purpose

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the zoning code's regulations would preclude all use of a site. Adjustment reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F., below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: Applicant requested to reduce the distance between Group Living Uses from 600 feet to 185 feet. Zoning Code Section 33.239.030.B.1 identifies the purpose of this standard as follows:

The minimum spacing standards assure that large Group Living Uses do not unduly affect the character of residential and commercial areas.

Numerous letters of objection raised concerns about the close proximity of Applicant's proposed New Meadows project to the nearby Bridge Meadows project. Both Applicant's proposed New Meadows and existing Bridge Meadows projects are Group Living Uses.

Testimony, at the public hearing, disagreed with BDS Staff's characterization of Applicant's proposal as not being "large." Opponents referenced an earlier land use decision authored by this Hearings Officer addressing the concept of "large" as the term is used in City Code 33.239.030 B.1 (see Exhibits H.24, H.24a, and H.30). BDS, in the Staff Report, stated:

"staff challenges this assertion as the purpose statement identifies 'large' Group Living facilities. Staff finds that the 19-resident New Meadows facility should not be considered as a 'large' facility. As explained under criterion 33.815105.A.2 and B.2, the number of residents at the proposed New Meadows site will not exceed the number that would likely occupy six single-dwelling residences that could be developed on the Subject Property. The physical size of the New Meadows development is not 'large'. The proposed scale, bulk of the buildings and the ancillary improvements such as parking and outdoor areas will not unduly affect the character of a residential area."

The Hearings Officer reviewed his prior LU 08-166046 CU AD land use decision as it related to this approval criterion (City Code 33.805.040) and the relevant purpose statement (City Code 33.239.030 B.1). The Hearings Officer also notes that BDS Staff did not provide any legal analysis, related to the Hearings Officer's LU 08-166046 CU AD discussion/conclusion, to the term "large." In LU 08-166046 CU AD, the Hearings Officer directly addressed the interpretation of "large" as that term is used in City Code 33.239.030 B.1. The Hearings Officer, in LU -166046 CU AD, concluded that:

"although not specified in the current version of the zoning code, it appears to the Hearings Officer that City Council intended, when referencing 'large' in 33.239.030 B.1, that 'large' meant a number of residents in excess of 16."

The Hearings Officer finds no credible evidence or argument, in this case, to alter the City Code 33.239.030 B.1 interpretation of "large" announced in LU -166046 CU AD. The Hearings Officer finds Applicant's proposal in this case (19 residents) is properly characterized as a "large" Group Living Use.

Opponents of the Applicant's proposal also argued that the BDS Staff interpretation and application of the term "unduly," as set forth in the Staff Report, was incorrect. Opponents argue that Applicant's proposal will "unduly effect the character of the residential area." BDS Staff, in the Staff Report, referenced the Merriam-Webster dictionary definition of "unduly" as, "to an unreasonable, or unnecessary degree."

The Hearings Officer, in LU-166046 CU AD, addressed the interpretation of “unduly” in the context of City Code 33.239.030 B1. The Hearings Officer, in LU-166046 CU AD, stated:

“Webster’s New Collegiate Dictionary provides an appropriate definition of ‘undue’ as excessive.’ Black’s Law Dictionary defines ‘undue’ as ‘more than necessary.’ The Hearings Officer finds that both of the definitions suggest an interpretation of ‘unduly’ consistent with ‘excessive.’”

The Hearings Officer finds that the term “unduly,” as used in City Code 33.239.030 B.1, is synonymous with “excessive.”

Applicant’s proposed project (19 residents) will be within approximately 185 feet from another Group Living use (Bridge Meadows – approved by land use decision LU 09-104313 PD CU for up to 52 residents). The Bridge Meadows Group Living use is located about one block away from Applicant’s proposal and is on an 86,000 square-foot lot.

The Hearings Officer finds the density of residents does not exceed that which could reasonably be expected upon the Subject Property if developed as allowed by the Portland City Code (6 lots multiplied by 3 residents per lot = 18 residents – the Hearings Officer used, solely for discussion purposes, an average single-family residence would be occupied by 3 residents). The Hearings Officer finds the number of residents at Bridge Meadows also does not exceed what could occupy the 86,000 square foot site (86,000 square feet divided by 5,000 [lot size in R5] = 17.2 lots [rounded to 17] multiplied by 3 residents per lot = 51 residents) if developed as allowed by the Portland City Code. Applicant’s proposal anticipates a maximum of 19 residents which the Hearings Officer finds is extremely close to the 18 residents estimated by the Hearings Officer to occupy single-family residences if the Subject Property were developed as single-family residences. The Hearings Officer finds Bridge Meadows, with a maximum of 52 residents, is extremely close to the Hearings Officer’s estimate of 51 residents if the Bridge Meadows site had been developed with 17 single-family residences. The Hearings Officer finds, from the perspective of density of residents, Applicant’s proposal in this case and the Bridge Meadows project are essentially the same (number of residents) as would have resulted if the properties had been developed as single-family houses (not as conditional use Group Living Uses). The Hearings Officer finds the number of residents per acre or per lot is a reasonable basis of comparison when determining if approval of Applicant’s proposed project will “unduly” (excessively) effect the character of the surrounding residential area.

The Hearings Officer also takes note that within one block (to the northwest) of the Subject Property the zoning is R2. The Hearings Officer notes that the R2 zone allows up to 21 units per acre. The Hearings Officer notes that within two blocks to the southeast of the Subject Property, the zoning is R2.5. The Hearings Officer notes that the R2.5 zone allows lots at twice the density of that allowed at the Subject Property. The Hearings Officer also

takes note that seven “skinny lots” are located within one block of the Subject Property and 15 “skinny lots” are located within 600 feet of the Subject Property (Exhibit A.8.i).

The Hearings Officer finds the general character of the “area” to be residential. The Hearings Officer finds Applicant’s proposed project is residential in character. The Hearings Officer finds the density of Applicant’s proposed project is generally consistent with residential development in the area.

The Hearings Officer finds the physical structure proposed at the Subject Property is largely residential in appearance and function. The Hearings Officer finds that with a condition that the project is constructed in substantial conformance with the latest drawings (Exhibits C.1-C.5), the physical structure will not unduly effect of the surrounding residential area. The Hearings Officer finds adding one additional large Group Living Use at the Subject Property location will not unduly (excessively) effect the character of the surrounding residential area.

BDS Staff recommended conditions intended to maintain livability by requiring the enforcement of “house rules” and providing additional buffering between ancillary areas—the parking lot and detached accessory structures that could negatively impact adjacent residents. The Hearings Officer concurs with BDS Staff’s recommended conditions. The Hearings Officer also, in findings above, determined that a condition needed to be included that required Applicant, Bridge Meadows, and PNA to formalize a GNA.

Finally, one opponent wrote, “Portsmouth is home to more social services and group living than almost any other neighborhood in Portland. The addition of another facility is an unreasonable concentration of Group Living facilities in one area.” The Hearings Officer finds this statement is not relevant to this approval criterion. Further, the Hearings Officer finds no evidence in the record to support such statement.

With conditions, the Hearings Officer finds this approval criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: As described under criterion 33.815.105.B and C, BDS Staff found that the updated design achieves a development that is compatible with the surrounding single-dwelling residences. BDS Staff recommended conditions requiring a tall masonry wall along the north property line and a wood fence along a portion of the east property line to provide additional buffering between active areas and adjacent uses. BDS Staff recommended conditions of approval that require the implementation of “house rules”

and that a GNA be developed. BDS Staff stated that the GNA is intended to bring the two Group Living Uses and neighborhood representatives together to share information and to problem-solve. The Hearings Officer concurs with the above-stated BDS Staff comments and conclusions.

The Hearings Officer finds through compliance with these conditions, this approval criterion is met.

- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: Only one Adjustment is requested. The Hearings Officer finds this approval criterion does not apply.

- D. City-designated scenic resources and historic resources are preserved; and

Findings: City designated scenic resources are shown on the zoning map by the “s” overlay zone. Historic resources are designated by a large dot. There are no such resources present on the site. Therefore, the Hearings Officer finds this approval criterion is not applicable.

- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: A letter from a nearby neighbor argues that the application does not mitigate impacts. An alternative proposal such as a “four house plan” would be able to serve the same number of program occupants. These homes would be more consistent with the single family home aesthetic of the neighborhood. Further, the neighbor contends that the design approach used for Bridge Meadows, with houses, duplexes, and triplexes, should be used for the New Meadows project (Exhibit F.23).

BDS Staff responded to the above-stated comments that although the proposed New Meadows building would be larger than most nearby homes, the proposed building complies with R5 zone development standards. BDS noted that Applicant made significant changes to the exterior of the building so that it resembles attached single-dwelling housing. BDS Staff recommended that a condition of approval requiring conformance with this design and layout be included in any approval of the project. BDS Staff also recommended a condition that required project residents to follow “house rules” and a condition that requires a GNA, involving Applicant, Bridge Meadows, and PNA be imposed. The Hearings Officer concurs with the preceding BDS Staff comments and finds that the BDS Staff recommended conditions be included with approval of the project. The Hearings Officer finds no additional mitigation is needed. The Hearings Officer finds, therefore, this approval criterion does not apply.

- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: This Subject Property is not within an environmental zone, which is designated on the zoning map by either a “c” or “p” overlay zone. The Hearings Officer finds this approval criterion is not applicable.

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.

III. CONCLUSIONS

Applicant requested approval of a Conditional Use Review to establish a new Group Living Use and approval of an Adjustment to reduce the spacing requirement between Group Living Uses. The proposed facility will provide transitional housing and other services for young adults who were under foster care.

The Hearings Officer found, with conditions requiring additional buffering between the parking area, accessory structures, and outdoor gathering area (pavilion) and the participation of Applicant, Bridge Meadows, and PNA in the development of a GNA, the Conditional Use and Adjustment Review approval criteria will be met.

IV. DECISION

Approval of a Conditional Use Review for a Group Living Use for young adults (ages 17-24) transitioning from foster care. The facility will house up to 19 individuals, that includes a Residential Assistant and children, and provides mentoring, counseling, and other life skills training for the young adults; and

Approval of an Adjustment to reduce the distance between an existing Group Living Use and the proposed facility from 600 to 185 feet (33.239.030.B), subject to the following conditions:

- A. As part of the building permit application submittal, each of the required site plans and any additional drawings must be in substantial conformance with the information and design approved by this land use review as indicated in Exhibits C.1-C.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-273480 CU AD."

- B. An architectural (split-faced) masonry wall must be constructed along the north property line. The wall must be at least 6-feet tall along the entire length except the first five feet from the west property line. To provide adequate sight-distance at the driveway, the wall in the 5-foot length from the west property line may be no taller than 3.5 feet. This wall is in addition to the required L3, high screen landscaping, as shown in Exhibit C.2.
- C. A 6 foot-tall fully sight-obscuring wood fence must be installed along the east property line, from the north property line to the edge of the interior walkway, for a distance of approximately 45 feet, to screen the accessory buildings and pavilion/patio area. This fence is required in addition to the proposed landscaping along this property line, as shown in Exhibit C.2.
- D. The Group Living facility must establish and enforce “house rules” that include the following requirements:
 - 1. Residents must sign an agreement that they will abide by the rules.
 - 2. Quiet hours must begin at 9 PM and not end until 6 AM.
 - 3. Residents and acquaintances must not loiter at or near the facility.
 - 4. No littering is allowed at the facility and residents will be responsible for outdoor clean-up.
- E. Prior to obtaining final occupancy approval from the Bureau of Development Services for the construction of the Group Living facility, the Applicant must develop with the Portsmouth Neighborhood Association and representatives of Bridge Meadows a Good Neighbor Agreement (GNA) or must document that the New Meadows and Bridge Meadows representatives met in good faith with the neighborhood association for the purpose of reaching agreement on a GNA. If a GNA is signed by the required three parties, the GNA must be submitted to the Bureau of Development Services within 30 days of execution.
- F. Safety and crime prevention measures must be implemented as identified in Exhibit A.4.

Gregory J. Frank, Hearings Officer

Date

Application Determined Complete: February 17, 2016
Report to Hearings Officer: June 10, 2016
Decision Mailed: July 14, 2016

Last Date to Appeal: 4:30 p.m., July 28, 2016
Effective Date (if no appeal): July 29, 2016 Decision may be recorded on this date.

Conditions of Approval. 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.

Appeal of the decision. ANY APPEAL OF THE HEARINGS OFFICER’S DECISION MUST BE FILED AT 1900 SW 4TH AVENUE, PORTLAND, OR 97201 (503-823-7526). Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 a.m. to 3:00 p.m. and on Thursdays between 8:00 a.m. to 12:00 p.m. After 3:00 p.m. Monday through Wednesday and Fridays, and after 12:00 p.m. on Thursdays, appeals must be submitted at the reception desk on the 5th floor. **An appeal fee of \$5,000 will be charged (one-half of the application fee for this case, up to a maximum of \$5,000).** Information and assistance in filing an appeal can be obtained from the Bureau of Development Services at the Development Services Center.

Who can appeal: You may appeal the decision only if you wrote a letter which is received before the close of the record on hearing or if you testified at the hearing, or if you are the property owner or applicant. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization’s bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

A building or zoning permit will be issued only after the final decision is recorded. The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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. Application Submittal
1. Revised Application - Introduction, Neighborhood Outreach, Design Updates, Project and Zoning Analysis, Submitted May 27, 2016
 2. Revised Application – Response to Approval Criteria, Submitted May 27, 2016
 3. Attachment “AA” – Police Bureau Response, Submitted May 27, 2016
 4. Attachment “BB” – Crime Prevention Through Environmental Design Meeting Minutes, Submitted May 27, 2016
 5. Attachment “H” – New Meadows Redesign Trip Generation/Parking Update, Prepared by Charbonneau Engineering, Submitted May 27, 2016
 6. Attachment “I” – Map of Inventoried Land Uses, Submitted May 27, 2016
 7. Attachment “J” – Zoning within 400 foot inventoried boundary, Submitted May 27, 2016
 8. Full Application, Submitted February 16, 2016
 - a. Summary of Proposal, Project Description, Zoning Analysis, Response to Approval Criteria
 - b. List of Partners
 - c. Dana Substation Restoration Action Report, Prepared by Clean Harbors
 - d. Subsurface Investigation Letter Report, Prepared by AECOM
 - e. Geotechnical Investigation Report, Prepared by Alder Geotechnical Services
 - f. Vicinity Map
 - g. Neighborhood Amenities Map
 - h. Zoning Map
 - i. Surrounding Uses (Inventory) Map
 - j. Traffic Analysis Report, Prepared by Charbonneau Engineering
 - k. Pre-Application Conference Summary Report
 9. Original Application Submittal, Submitted Dec. 4, 2015
 10. Original Trip Generation Analysis, Prepared by Charbonneau Engineering, Dec. 1, 2015.
 11. Inventory of Non-Household Uses Chart, Submitted Dec. 4, 2015
 12. Request to Reschedule Hearing, Submitted to Hearings Office March 18, 2016
 13. Request to Reschedule Hearing, Submitted to Hearings Office May 2, 2016
 14. Request to Reschedule Hearing, Submitted to Hearings Office May 6, 2016
 15. Request to Extend 120-Day Review Period, Submitted March 18, 2016
 16. Request to Extend 120-Day Review Period, Submitted May 2, 2016
 17. Request to Extend 120-Day Review Period, Submitted May 6, 2016
 18. E-Mail from Applicant Verifying Intent to Implement CPTED recommendations
 19. E-Mail from Applicant – Response to Police Bureau Questions
 20. Site Plan Submitted from Applicant Identifying Proposed On-Site Outdoor Areas
 21. Photo Verifying Site was Posted with Notice Board, March 7, 2016

- B. Zoning Map **(attached)**
- C. Plans, Drawings, Photos
 - 1. Site Plan, Submitted May 27, 2016 **(attached)**
 - 2. Landscape Planting Plan, Submitted May 27, 2016 **(attached)**
 - 3. Landscape Tree Plan, Submitted May 27, 2016 **(attached)**
 - 4. East and West Exterior Building Elevations, Submitted May 27, 2016 **(attached)**
 - 5. North and South Exterior Building Elevations, Submitted May 27, 2016 **(attached)**
 - 6. Floor Plan, First Floor, Submitted May 27, 2016 **(attached)**
 - 7. Floor Plan, Second Floor, Submitted May 27, 2016 **(attached)**
 - 8. Accessory Building Elevations, Submitted May 27, 2016 **(attached)**
 - 9. Color Perspective Drawing – South View, Submitted May 27, 2016
 - 10. Color Perspective Drawing – West View, Submitted May 27, 2016
 - 11. Site Utility Plan, Submitted May 27, 2016
 - 12. Landscape/Hardscape/Stormwater Swale Design Details, Submitted May 27, 2016
 - 13. Large-Size Set of Plans (Exh. C.1-C.12), Submitted May 27, 2016
 - 14. Site Survey, Submitted Feb. 16, 2016
 - 15. Large-Size Set of Plans, Submitted Feb. 16, 2016
 - 16. Photos of Site and Surrounding Development, Submitted Feb. 16, 2016
 - 17. Large-Size Set of Plans, Original Application, Submitted Dec. 4, 2015
- D. Notification information
 - 1. Request for Response
 - 2. Posting Letter and Notice to be Posted, Sent to Applicant, dated Feb. 26, 2016
 - 3. Posting Notice to Announce Postponed Hearing
 - 4. Posting Letter and Notice to be Posted, Sent to Applicant, dated May 3, 2016
 - 5. Posting Letter Sent to Applicant, dated May 10, 2016
 - 6. Notice to be Posted, Sent May 10, 2016
 - 7. Applicant’s Statement Certifying Posting, Sent March 9, 2016
 - 8. Hearing Notice Mailing List, Mailed March 11, 2016
 - 9. Mailed Hearing Notice, Mailed March 11, 2016
 - 10. Postponed Hearing Notice Mailing List, March 22, 2016
 - 11. Mailed Postponed Hearing Notice, March 22, 2016
 - 12. Hearing Notice Mailing List, Mailed March 11, 2016
 - 13. Mailed Hearing Notice, Mailed March 11, 2016
 - 14. Rescheduled Hearing Notice Mailing List, Mailed May 26, 2016
 - 15. Mailed Rescheduled Hearing Notice, Mailed May 26, 2016
- E. Agency Responses
 - 1. Bureau of Environmental Services
 - 2. Portland Bureau of Transportation
 - 3. Portland Bureau of Transportation, Response to Questions About Use of Alley, May 2, 2016
 - 4. Water Bureau
 - 5. Fire Bureau


6. Police Bureau
 7. Site Development Review Section of Bureau of Development Services – Response to Question About Adjacent Underground Railroad Tunnel
 8. Life Safety Plan Review Section of Bureau of Development Services
 9. Bureau of Parks, Forestry Division
- F. Letters/E-Mails
1. Shawn Postera, March 20, 2016, Supports Proposal
 2. Vivyan Wagner, May 5, 2016, Supports Proposal
 3. Elizabeth Kocienski, May 5, 2016, Supports Proposal
 4. Michael Snider, May 4, 2016, Supports Proposal
 5. Chris Connors, May 6, 2016, Supports Proposal
 6. Estelle Winicki, May 9, 2016, Supports Proposal
 7. Cindy Tan, May 10, 2016, Supports Proposal
 8. Juanita Lausch, Elder, May 11, 2016, Supports Proposal
 9. Eileen Underwood, May 23, 2016, Supports Proposal
 10. Jessica Gallegos, March 17, 2016, Opposes Proposal
 11. Signed Petition (15 signatures), Opposes Proposal
 12. Matthew Hongeggar and Frances Harvey, March 15, 2016, Opposes Proposal
 13. Alli McManus, March 17, 2016, Opposes Proposal
 14. Allison McManus, March 7, 2016, Opposes Proposal
 15. Matthew Denton, March 18, 2016, Opposes Proposal
 16. Dylan Kruse, March 18, 2016, Opposes Proposal
 17. Jesse Jones, March 16, 2016, Opposes Proposal
 18. Brianna Robbins, March 18, 2016, Opposes Proposal
 19. Brianna Robbins, March 18, 2016, Opposes Proposal
 20. Frances Harvey, March 25, 2016, Opposes Proposal
 21. Dorinda Linder, May 25, 2016, Opposes Proposal
 22. Clifford L Murray, May 26, 2016, Opposes Proposal
 23. Allison McManus, May 27, 2016, Opposes Proposal
 24. Brianna Robbins, June 1, 2016, Opposes Proposal
 25. Mary Margaret Wheeler-Weber, Portsmouth Neighborhood Association, May 31, 2016, Summary of “Majority” and “Minority” comments from the New Meadows Building Design Committee
- G. Other
1. Original LUR Application
 2. Incomplete Application Letter from Staff to Applicant, Dec. 24, 2015
 3. E-Mail from Staff to Applicant, Explaining When a Conditional Use Review is Required, April 11, 2016
- H. Received in the Hearings Office
1. Hearing Notice - Frugoli, Sheila
 2. Fax Cover - Robbins, Brianna
 - a. Objection to Case LU 15-273480 CU AD - Robbins, Brianna

3. Objection to Case LU 15-273480 CU AD - Honeggar, Matthew
4. Objection to Case LU 15-273480 CU AD - Stump, Diana and Joe
5. Reschedule Request - Frugoli, Sheila
6. Request for Extension of 120-Day Review Period - Frugoli, Sheila
7. Number not used - Hearings Office
8. Objection to Case LU 15-273480 CU AD - Robbins, Brianna
9. Notice of Postponed Public Hearing - Frugoli, Sheila
10. Request to reschedule - Frugoli, Sheila
 - a. Request for Extension of 120-day Review Period - Frugoli, Sheila
11. Request to reschedule - Frugoli, Sheila
 - a. Request for Extension of 120-Day Review Period - Frugoli, Sheila
12. Letter - Murray, Clifford L.
 - a. Photos - Murray, Clifford L.
13. Letter - Sircha, Robert and Susan
14. Hearing Notice - Frugoli, Sheila
15. Fax - Robbins, Brianna
 - a. Concentration of Group Services in Proposed Building Zone - Robbins, Brianna
 - b. Photos & North Portland Map - Robbins, Brianna
 - c. Google map and bike/walk map - Robbins, Brianna
16. 6/8/16 letter from Kurt Creager, Portland Housing Bureau - Frugoli, Sheila
17. Letter - Carleton, Karen
18. Letter - Robinson, Vanessa
19. Staff Report - Frugoli, Sheila
20. Unsigned letter with attachments - Frugoli, Sheila
 - a. Notice to Bridge Meadows Residents - Frugoli, Sheila
21. Hearing Testimony - Albrich, Elaine
22. 6/20/16 letter from Renee Moseley - Albrich, Elaine
23. Objection petition - McManus, Allison
24. 6/20/16 letter - McManus, Allison
 - a. 08-166036 CU AD - Case Defining Large Group Living Facility & alternative site - McManus, Allison
25. Designs - Albrich, Elaine
26. Outline for team presentation - Albrich, Elaine
27. Address - Soud, Faez
28. Record Closing Information - Hearings Office
29. 6/23/16 Memo - Frugoli, Sheila
 - a. University Park Subdivision - Blocks 161-197 - Frugoli, Sheila
 - b. Multnomah County Tax Map - Frugoli, Sheila
30. Objection - Robbins, Brianna
 - a. Map - Robbins, Brianna
31. 7/1/16 Final Written Legal Argument (via fax) - Albrich, Elaine
32. 7/1/16 Final Written Legal Argument - Albrich, Elaine



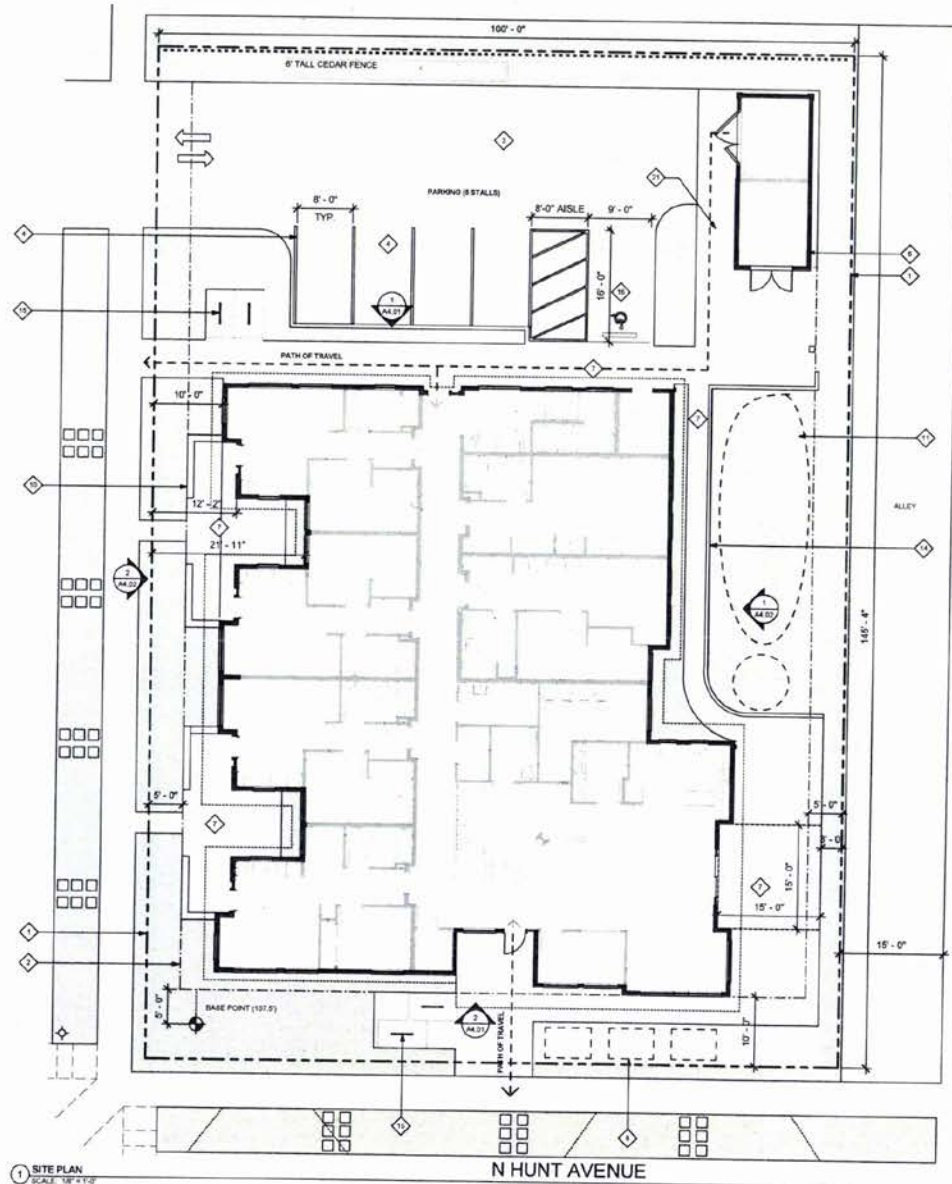
ZONING



 Site

File No. LU 15-273480 CU AD
 1/4 Section 2126
 Scale 1 inch = 200 feet
 State_Id 1N1E08AC 3900
 Exhibit B (Dec 08, 2015)

N DANA AVENUE



1 SITE PLAN
SCALE: 1/8" = 1'-0"

N HUNT AVENUE

DEVELOPMENT CODE STANDARDS

REQUIRED OUTDOOR AREA (33.239.030, C):

The area must be surfaced with lawn, pavers, decking, or sport court paving which allows the area to be used for recreational purposes

The outdoor area requirement is 48 square feet for every 3 residents, with a minimum dimension of 6 feet by 6 feet. Individual outdoor areas may be combined. The minimum size of a combined area is 500 square feet and the minimum dimension is 15 by 15 feet

There is over 1,200SF of common outdoor area on site, the dashed area at the common patio represents a 15'x15' section of a 500sf patio area

The minimum size of a combined area is well over 500 square feet (1,200sf) and the minimum dimension at the patio is 15 by 15 feet. **This criteria is met.**

MAXIMUM BUILDING COVERAGE (33.110.225):

The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves are not included in building coverage

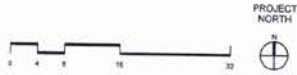
Group Living uses are subject to the maximum building coverage for institutional development stated in Table 110-5
The maximum allowable is 50%

Building Coverage total (incl. Trash/Shed)
(6,025 SF / 14,540 SF) x 100 = 42%

At 42% the building(s) are within the maximum building coverage for the site. **This criteria is met.**

DETACHED ACCESSORY STRUCTURE:

The proposed shed/garbage area is within side and rear setback area, therefor does not need to abide by the following standards: (1) the structure does not exceed the dimensions of 24 ft. x 24 feet, (2) the structure is no more than 15 feet tall, and the walls are no more than 10 feet high, and the walls located within the setback do not have doors and windows. I will need to verify compliance with these requirements.



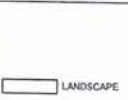
GENERAL NOTES:

- A ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED NOTIFY ARCHITECT OF ANY DISCREPANCIES
- B THE SITE WILL BE GRADED TO MEET ALL REQUIREMENTS ACCESSIBILITY STANDARDS
- C SEE LANDSCAPE FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING
- D REFER TO LANDSCAPE FOR PLANTING INFORMATION
- E ALL HARDSCAPE AND LANDSCAPE AREA TO SLOPE TO GRADE LANDSCAPE AREAS WILL BE SLOPED AT A MINIMUM OF 1% PER FOOT. PAVING AREAS TO BE SLOPED A MINIMUM OF 1/4" PER FOOT
- F ALL SPACES WITHIN 5' OF THE BUILDING TO SLOPE AWAY FROM FOUNDATION.

KEYNOTES:

- 1 EXISTING PROPERTY LINE
- 2 LINE OF SETBACK
- 3 ASPHALT PAVING
- 4 6'-4" X 11' PARKING STALL TYP. (NO-2" OVERHANG)
- 5 STORAGE SHED/PANTRY
- 6 PERMEABLE PAVEMENT PATIO, SEE LANDSCAPE
- 7 PLANTER SEATS, SEE L1-D
- 8 LANDSCAPE PLANTING AREA
- 9 STORMWATER BASIN & DRYWELL, SEE LANDSCAPE
- 10 CURB @ WALKWAY
- 11 CONCRETE PAD & STEEL BIKE RACKS, SEE LANDSCAPE
- 12 6'-4" X 11' ACCESSIBLE PARKING STALL
- 13 SIDEWALK @ HEIGHT OF PARKING LOT, SLOPE GRADUALLY (1-2%) INCREASES TO FF HEIGHT AT PATIO DOORS

LEGEND:



PRELIMINARY
NOT FOR
CONSTRUCTION

CARLETON HART ARCHITECTURE P.C.
1000 N. BROADWAY, SUITE 200
PORTLAND, OREGON 97228
503.255.1234

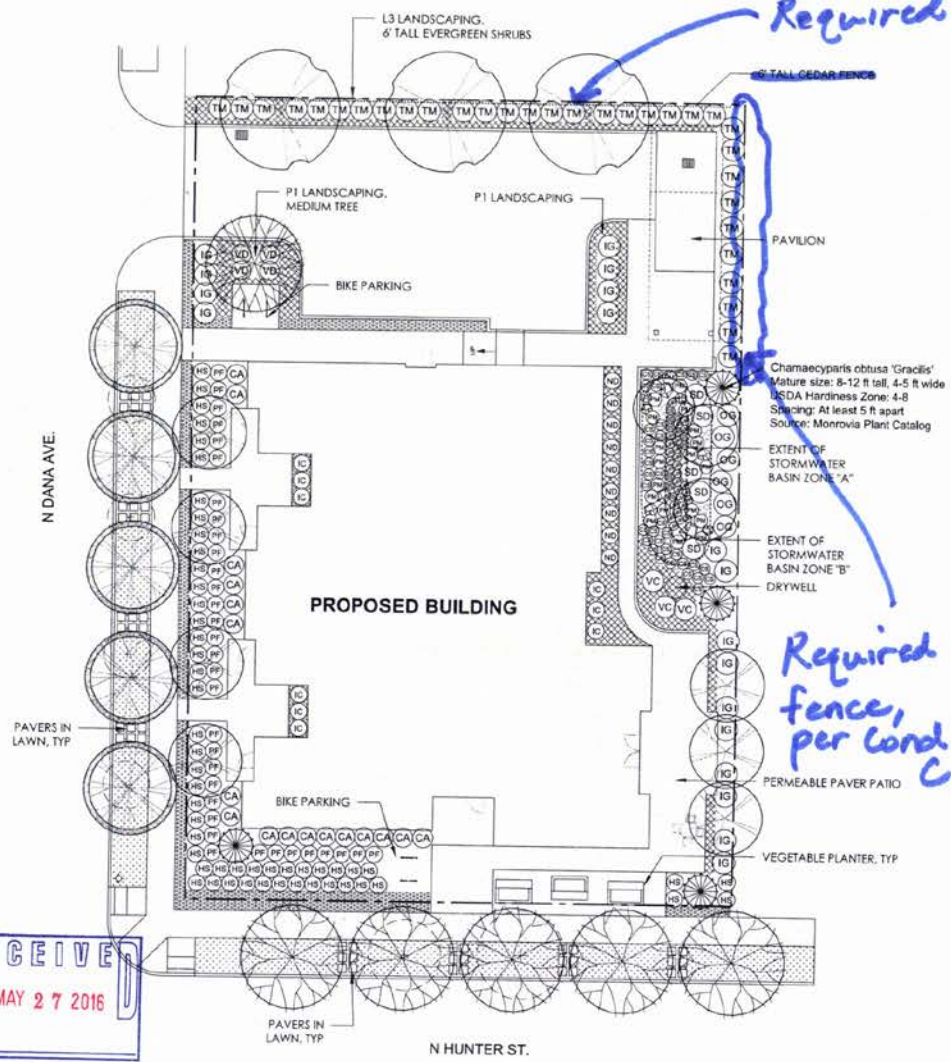
NEW MEADOWS
8710 NORTH DANA AVE - PORTLAND, OREGON 97203
LAND-USE REVIEW SET

SITE PLAN
PROJECT NO.
21355
05/22/2016
REVISIONS:

A1.01

LU 15-273480 LU AD
Exhibit C.1

Required masonry wall, per Cond. B.



Required fence, per Cond. C.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QTY
	ACER ORSEOLUM	PAPERBARK MAPLE	2" CAL.	AS SHOWN	B&B, SINGLE TRUNK	7
	BETULA LITULIS VAR. JACQUEMONTII	WHITEBARKED BRCH	3" CAL.	AS SHOWN	B&B, SINGLE TRUNK	5
	QUERCUS ROBUR X Q. ALBA 'CRIMSCHMIDT'	CRIMSON SPICE OAK	3" CAL.	AS SHOWN	B&B	5
	QUERCUS WISLIZENI	LIVE OAK	2" CAL.	AS SHOWN	B&B	3
	ZELKOVA SERRATA 'MUSASHIRO'	MUSASHIRO ZELKOVA	2" CAL.	AS SHOWN	B&B	1
	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	6-8' HEIGHT	AS SHOWN	B&B	4
	POPULUS TREMULOIDES	QUAKING ASPEN	2" CAL.	AS SHOWN	B&B	3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QTY
SHRUBS, GRASSES AND GROUNDCOVER						
ND	NANONIA DOMESTICA 'EMERALD SEA'	EMERALD SEA HEAVENLY BAMBOO	5 GAL.	AS SHOWN	CONTAINER	9
CA	CALAMAGROSTIS X ACUTIFLORA 'KAHL FOERSTER'	FOERSTER'S FEATHER REED GRASS	3 GAL.	AS SHOWN	CONTAINER	17
HS	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2 GAL.	AS SHOWN	CONTAINER	53
IG	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	5 GAL.	AS SHOWN	CONTAINER	20
LD	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	1 GAL.	18" O.C.	CONTAINER	250
OG	MAHONIA AGUIFOLM	OREGON GRAPE	5 GAL.	AS SHOWN	CONTAINER	6
PF	POTENTILLA FRUTICOSA 'ABBOTTSWOOD'	ABBOTTSWOOD POTENTILLA	3 GAL.	AS SHOWN	CONTAINER	34
RG	RUBUS CALYNDROIDES	CREeping RASPBERRY	1 GAL.	18" O.C.	CONTAINER	285
IG	ILEX ORENATA 'SKY PENCIL'	SKY PENCIL HOLLY	5 GAL.	AS SHOWN	CONTAINER	6
TM	TAXUS MEDIA 'HECKSIE'	SLENDER HICKS YEW	5-6 FT	AS SHOWN	B&B	32
VC	VACCINIUM CORYMBOSUM 'BLUECROP'	BLUECROP BLUESBERRY	5 GAL.	AS SHOWN	CONTAINER	3
VD	VIBURNUM DAVIDS	DAVID VIBURNUM	5 GAL.	AS SHOWN	CONTAINER	4
PT	PT 769 ROUGH & READY ECO-TURF MIX	LAWN		APPLICATION RATE: SEED, 7 POUNDS PER 1,000 SQUARE FEET		1485 SF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QTY
CR	CORNUS SERICEA 'KELSEY'	KELSEY'S DWARF RED-OSIER DOGWOOD	3 GAL.	AS SHOWN	CONTAINER	36
IR	IRIS GERIRICA	SIBERIAN IRS	1 GAL.	AS SHOWN	CONTAINER	9
JP	JUNCUS PATENS	GRAY RUSH	2 GAL.	AS SHOWN	CONTAINER	28
PM	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL.	AS SHOWN	CONTAINER	19
SD	SPHRAEA DOUGLASSII	DOUGLAS SPIRAEA	5 GAL.	AS SHOWN	CONTAINER	5

LEGEND	
	EXISTING TREES TO BE REMOVED SEE TREE PLAN FOR SPECIES AND SIZE.
	PERMEABLE PAVEMENT WALKWAY
	CRUSHED ROCK SURFACING
	CONCRETE PAVING

CODE COMPLIANCE	PLANTING NOTES
<p>R-5 DEVELOPMENT STANDARDS</p> <p>TOTAL SITE AREA = 14,533 SF REQUIRED 25% LANDSCAPED AREA = 3,633 PROVIDED LANDSCAPE AREA = 3,825</p> <p>PERIMETER PARKING LOT LANDSCAPING REQUIRED SCREENING ALONG NORTH PROPERTY LINE = 6' LS</p>	<p>1. INSTALLATION OF PLANT MATERIALS SHALL MEET AMERICAN NURSERY AND LANDSCAPING ASSOCIATION STANDARDS</p> <p>2. PLANT MATERIALS SHALL BE NURSERY STOCK OR THE EQUIVALENT QUALITY AND INSTALLED TO INDUSTRY STANDARDS OR BETTER.</p> <p>3. TREES SHALL BE STAKED TO CURRENT INDUSTRY STANDARDS OR BETTER.</p>

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PLANTING PLAN
SCALE 1" = 10'-0"



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NEW MEADOWS
8710 NORTH DANA AVE PORTLAND, OREGON 97203

PLANTING PLAN
PROJECT NO.
21255
05/25/2015

REVISIONS:

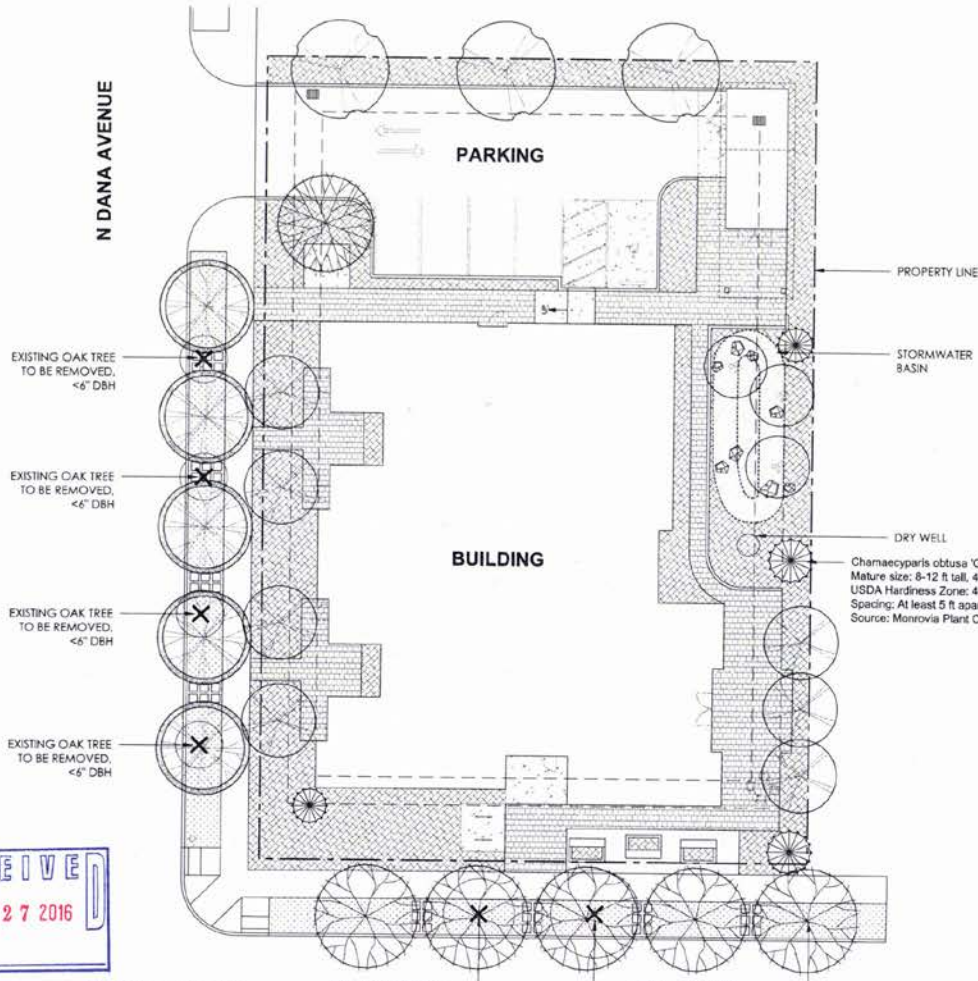
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L3.00

LA 15-273480 CU AD
Exhibit C.2

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11x17

N DANA AVENUE



EXISTING OAK TREE TO BE REMOVED, <6" DBH

EXISTING OAK TREE TO BE REMOVED, <6" DBH

EXISTING OAK TREE TO BE REMOVED, <6" DBH

EXISTING OAK TREE TO BE REMOVED, <6" DBH

EXISTING GOLDEN RAIN TREE TO BE REMOVED, 10.5" DBH

EXISTING GOLDEN RAIN TREE TO BE REMOVED, 12" DBH

(3) MITIGATION TREES TO BE PLANTED FOR GOLDEN RAIN TREE REMOVAL

Chamaecyparis obtusa 'Gracilis'
Mature size: 8-12 ft tall, 4-5 ft wide
USDA Hardiness Zone: 4-8
Spacing: At least 5 ft apart
Source: Monrovia Plant Catalog

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N HUNT STREET

TREE PLAN
SCALE: 1" = 10'-0"



TREE NOTES	
REMOVAL	
<ul style="list-style-type: none"> (4) EXISTING OAK TREES SMALLER THAN 6" DBH ARE TO BE REMOVED. NO MITIGATION REQUIRED. (2) EXISTING GOLDEN RAIN TREES ARE TO BE REMOVED (STREET TREES ALONG NORTH HUNT STREET) - 12" AND 10.5" DBH. TO BE REPLANTED 2:1, AND 1:1 TO MEET MITIGATION REQUIREMENT. 	
PRESERVATION REQUIREMENT	
<ul style="list-style-type: none"> NO TREES OVER 12" EXIST ON SITE. THEREFORE, THE 1/3 PRESERVATION REQUIREMENT IS MET. 	
ON-SITE TREE DENSITY REQUIREMENT	
<ul style="list-style-type: none"> SITE AREA - 14,460 SQUARE FEET DEVELOPMENT TYPE - OTHER (25% OF SITE) ON-SITE TREE DENSITY REQUIRED - 3,615 SQUARE FEET PROPOSED PLANTING: <ul style="list-style-type: none"> (3) LARGE TREES - 3,000 SQUARE FEET (1) MEDIUM TREES - 500 SQUARE FEET (14) SMALL TREES - 4,200 SQUARE FEET TOTAL OF 7,700 SQUARE FEET (MEETING THE DENSITY REQUIREMENT). 	

TREE LEGEND				
PROPOSED STREET TREE				
	<i>Betula nigra</i> 'BMM7F'	Dura Heat River Birch	3" cal.	5
	<i>Quercus robur</i> x <i>Q. alba</i> 'Crimschmidt'	Crimson Spike Oak	3" cal.	5
PROPOSED ON-SITE TREES				
	<i>Quercus wislizenii</i>	Live Oak	2" cal.	3
	<i>Zelkova serrata</i> 'Musashino'	Musashino Zelkova	2" cal.	1
	<i>Acer glabrum</i>	Paperbark Maple	2" cal.	7
	<i>Populus tremuloides</i>	Quaking Aspen	2" cal.	3
	<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki False Cypress	8-8' height	4

LANDSCAPE LEGEND	
	PLANTING AREA
	STORMWATER PLANTING
	PERMEABLE PAVERS
	SOD LAWN (RIGHT OF WAY)
	GRAVEL PAVING

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TREE PLAN

PROJECT NO. 21355

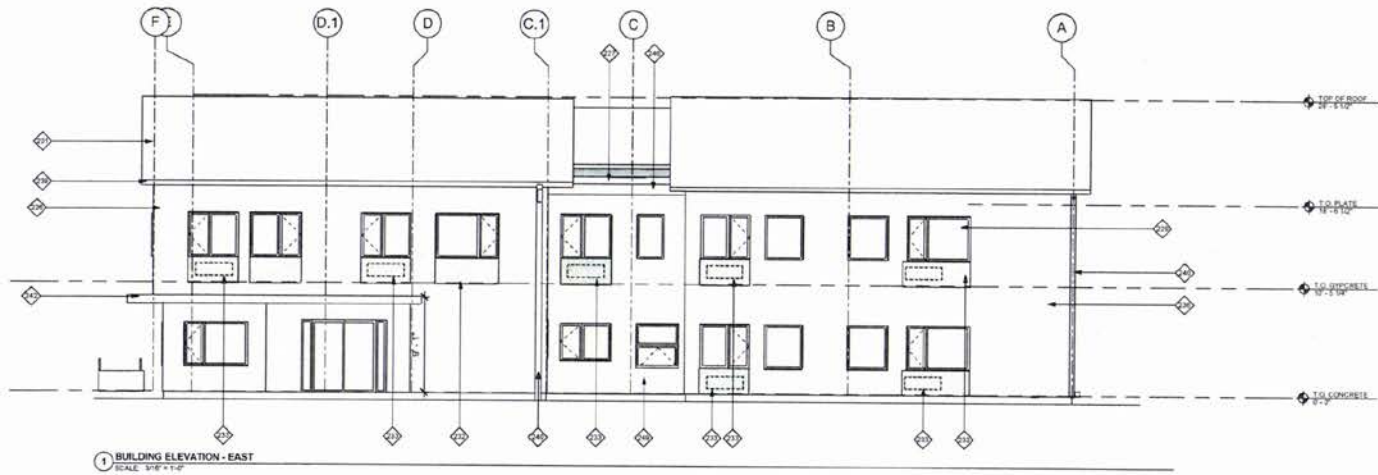
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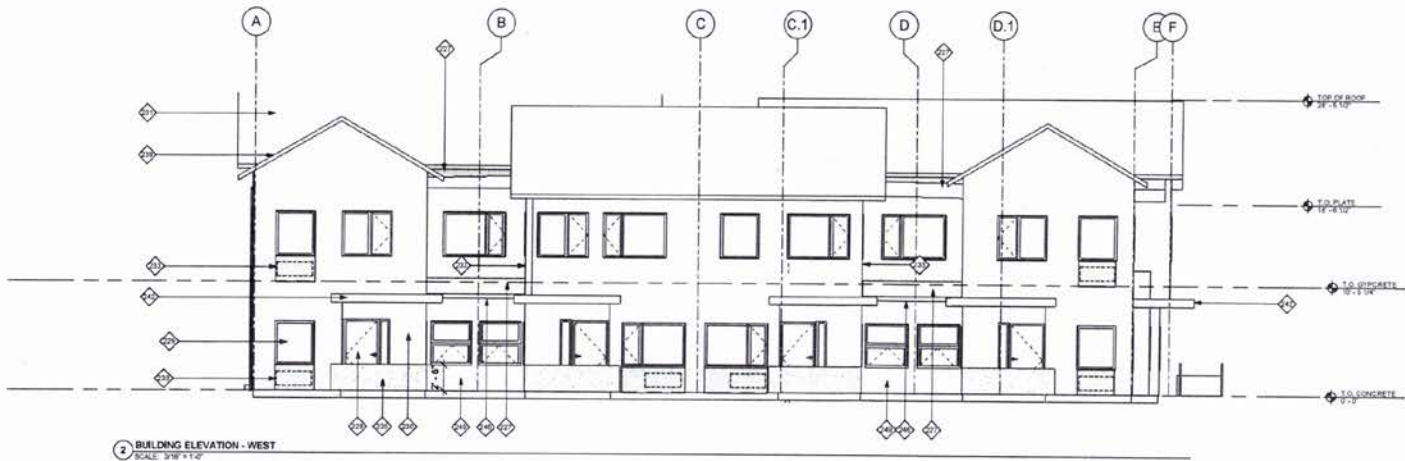
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Lu 15-273480 CU AD
Exhibit C.3

NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11x17



1 BUILDING ELEVATION - EAST
SCALE: 3/8" = 1'-0"



2 BUILDING ELEVATION - WEST
SCALE: 3/8" = 1'-0"

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LAND USE REVIEW/567

BUILDING ELEVATIONS

PROJECT NO.
21355

05/19/2016

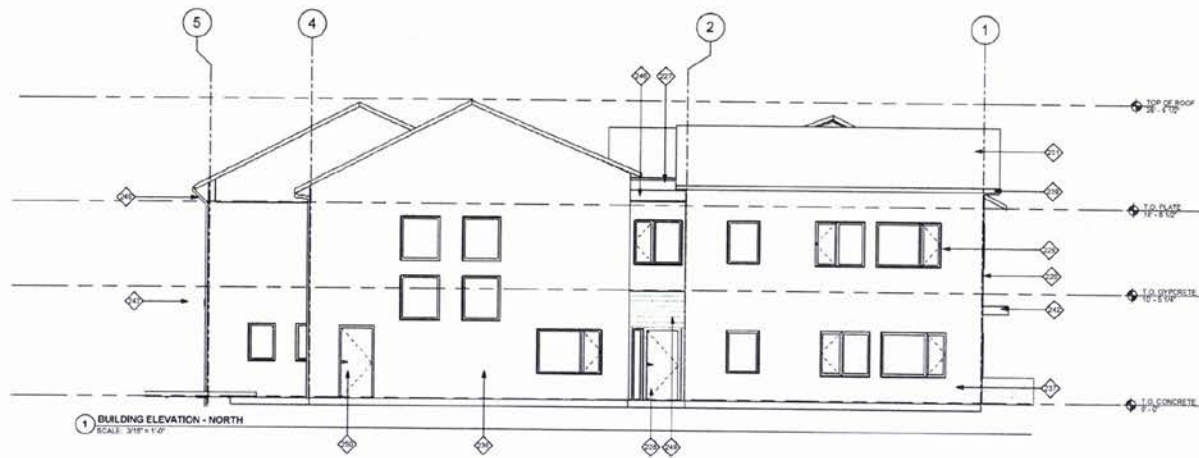
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NOTE: DRAWINGS ARE AT HALF SCALE WHEN PRINTED AT 11x17
DATE: 05/19/2016 10:58:00 AM

A4.02

LU 15-273480 CU, AD
Exhibit C.4



1 BUILDING ELEVATION - NORTH
SCALE: 3/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH
SCALE: 3/16" = 1'-0"



GENERAL NOTES:

A DIMENSIONS ARE TO ORDLINE, FACE OF STUD, UNLESS OTHERWISE NOTED.

- KEYNOTES:** ◆
- 226 METAL CORNER TRIM - TYP
 - 227 STANDING SEAM METAL ROOF
 - 228 FIBER GLASS ENTRY DOOR W/8" LIFE
 - 229 LOW-E DOUBLE PANE VINYL WINDOW
 - 230 CEDAR #1 S/G
 - 231 COMPOSITE SHINGLES ARCHITECTURAL ROOF
 - 232 FT/HP UNIT W/ METAL ARCHITECTURAL GRILLE
 - 236 FIBER CEMENT LAP SIDING W/4" EXPOSURE, PAINTED COLOR FT-3, TYP
 - 237 FIBER CEMENT LAP SIDING W/8" EXPOSURE, PAINTED COLOR FT-3, TYP
 - 238 8" ALUMINUM BUILDING LETTERS TRD
 - 239 2X4 WOOD FASCIA/RAKE, TYPICAL
 - 240 ARCHITECTURAL METAL GUTTER/DOWNSPOUT
 - 242 PAINTED STEEL ENTRANCE CANOPY
 - 246 METAL FASCIA (LOW SLOPE ROOF)
 - 248 FIBER CEMENT LAP SIDING W/4" EXPOSURE, PAINTED COLOR FT-3, TYP
 - 252 FIBER GLASS DOOR (FIRE RISER ROOM)

LEGEND:



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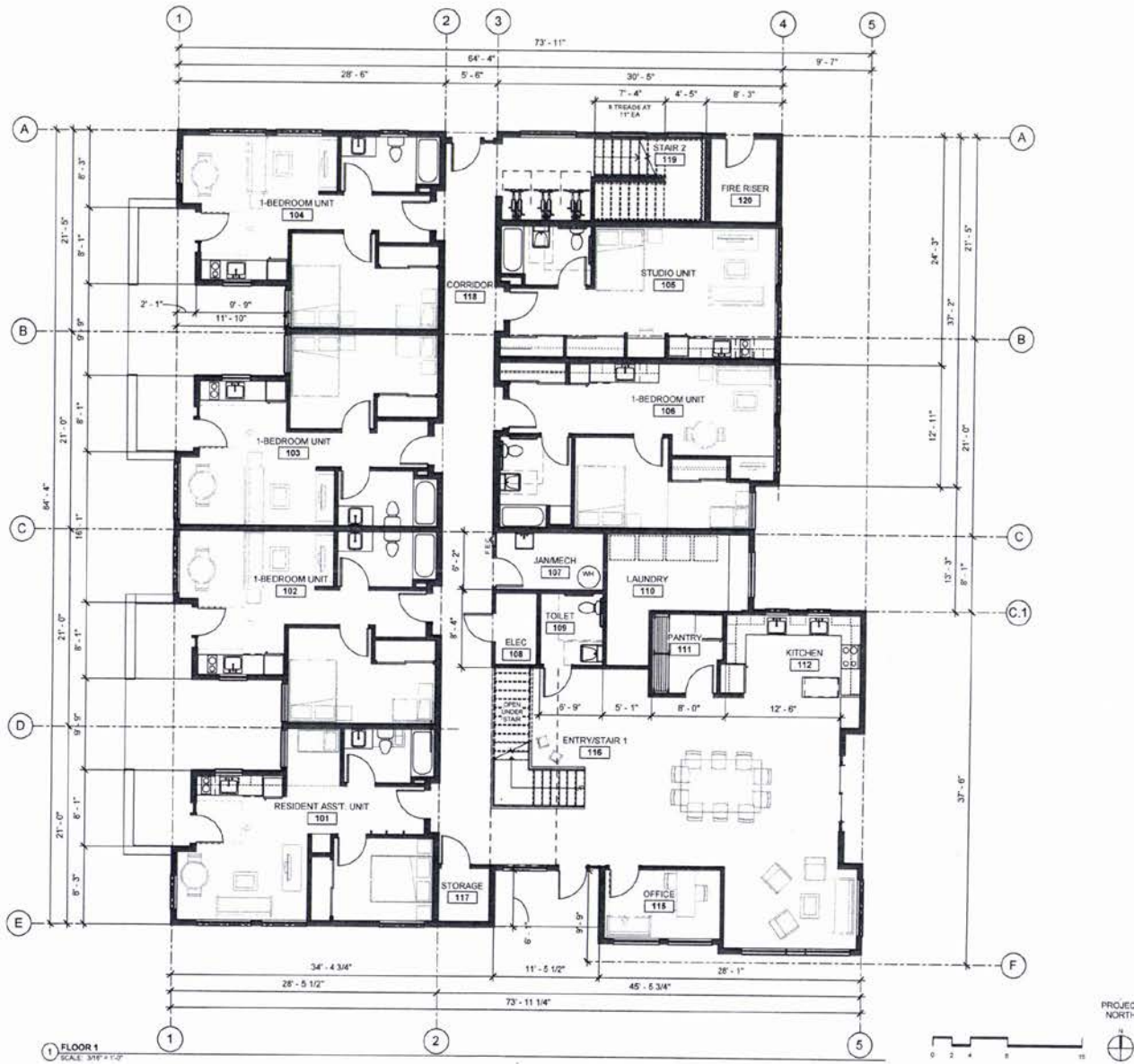
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PORTLAND, OREGON 97232

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LANDSCAPE ARCHITECTURE

BUILDING ELEVATIONS
PROJECT NO.
21355
05/19/2016
REVISIONS: A

A4.01

LA 15-273480 CU AD
Exhibit C.5



1 FLOOR 1
SCALE 3/8" = 1'-0"

<p>GENERAL NOTES:</p> <p>A DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, UNLESS OTHERWISE NOTED.</p> <p>B REFER TO SHEET 01-02 FOR UNIT TALLY AND FLOOR AREAS.</p> <p>C ALL FIRST FLOOR UNITS SHALL MEET ANS I AND B STANDARDS.</p> <p>D REFER TO CIVIL AND SLAB PLAN FOR ADDITIONAL FRESH FLOOR ELEVATION INFORMATION.</p> <p>E SEE PARTITION TYPES SHEET FOR LEGEND AND CONSTRUCTION ASSEMBLIES.</p> <p>F SEE A3-01-A3-02 FOR UNIT DIMENSIONS.</p>
<p>KEYNOTES: ◆</p>
<p>LEGEND:</p>
<p>By RECEIVED MAY 27 2016</p>

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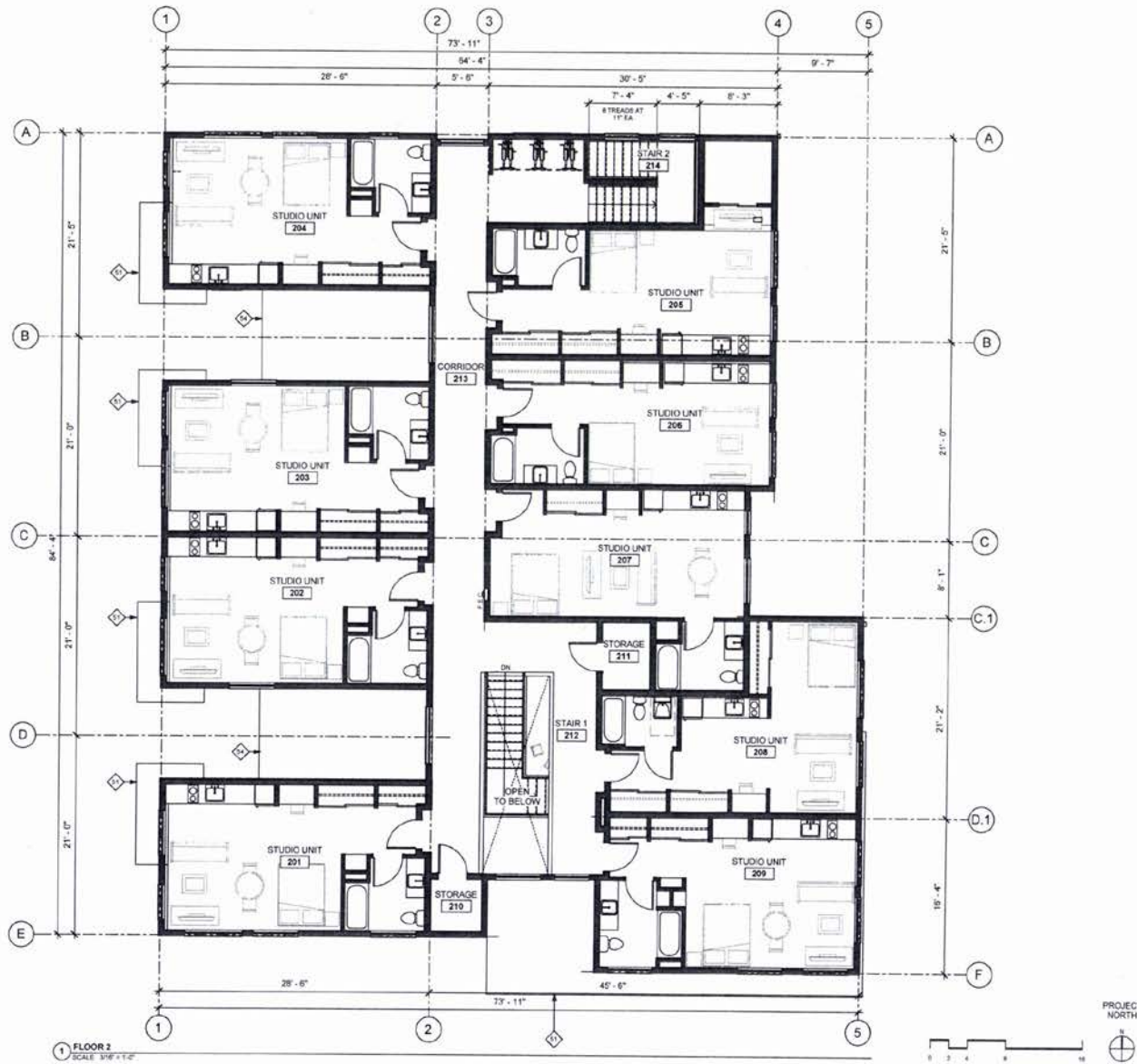

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FLOOR PLAN - FIRST FLOOR
PROJECT NO.
21355
05/16/2016
REVISIONS: △

A2.01

LU 15-273480 CU, AD
Exhibit C. 6



GENERAL NOTES:

- A DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD. UNLESS OTHERWISE NOTED.
- B REFER TO SHEET 01-02 FOR UNIT TALLY AND FLOOR AREAS.
- C ALL FIRST FLOOR UNITS SHALL MEET AHS-B STANDARDS.
- E REFER TO CIVIL AND SLAB PLAN FOR ADDITIONAL FINISH FLOOR ELEVATION INFORMATION.
- F SEE PARTITION THREE SHEET FOR LEGEND AND CONSTRUCTION ASSEMBLIES.
- F SEE A3.21.A3.02 FOR UNIT DIMENSIONING.

KEYNOTES:

- 61 METAL ROOF
- 64 ASPHALT SHINGLE ROOF

LEGEND:



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LAND USE REVIEW SET

FLOOR PLAN - SECOND FLOOR

PROJECT NO.
21355
05/19/2016

REVISIONS

A2.02

LU 15-273480 CU AD
Exhibit C.7



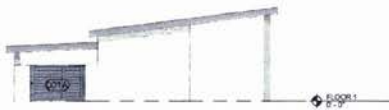
1 SHED ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



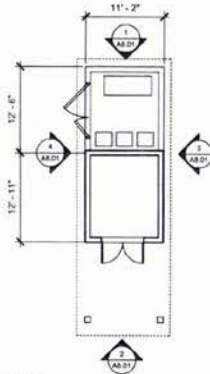
2 SHED ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



3 SHED ELEVATION - EAST
SCALE: 1/8" = 1'-0"



4 SHED ELEVATION - WEST
SCALE: 1/8" = 1'-0"



5 PLAN - SHED
SCALE: 1/8" = 1'-0"



6 ROOF PLAN - SHED
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

A. DIMENSIONS ARE TO GROUPE FACE OF STUD UNLESS OTHERWISE NOTED.

KEYNOTES: ◆

LEGEND:



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NEW MEADOWS
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SITE DETAILS
PROJECT NO.
21355
01/22/2016

A8.01

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Exhibit C.8