



NOTICE OF A PUBLIC HEARING BEFORE THE CITY COUNCIL ON A COMPREHENSIVE PLAN MAP AMENDMENT AND ZONING MAP AMENDMENT

CASE FILE: **LU 17-113086 CP ZC CU MS AD**
Hearings Office Case # 4180012

WHEN: **September 12, 2018 at 3:00 PM**

WHERE: City Council Chambers
1221 SW Fourth Avenue

Notice mail date: August 21, 2018

To: Interested Person

From: Andrew Gulizia, City Planner
(503) 823-7010, andrew.gulizia@portlandoregon.gov

A public hearing will be held to consider the Land Use Hearings Officer's recommendation on an application for a Comprehensive Plan Map and Zoning Map Amendment, Conditional Use Master Plan, and Adjustment Review. On August 13, 2018, the Hearings Officer issued a recommendation of approval, with conditions, of the requested Comprehensive Plan Map and Zoning Map Amendment, Conditional Use Master Plan, and Adjustment Review. Because this case includes a Comprehensive Plan Map Amendment, the City Council must make the final decision. You are invited to testify at the hearing.

Copies of the existing and proposed zoning map are attached. I am the staff person handling this case. Please contact me with any questions regarding this proposal, the Council hearing, or how to testify in this matter. **For a general explanation of the City Council hearing process, please refer to the last page of this notice.**

Applicant: Andrew Tull | 3J Consulting, Inc.
5075 SW Griffith Dr., Ste. 150 | Beaverton, OR 97005

Owner: Parkview Christian Retirement Community
(Oregon Baptist Retirement Homes)
1825 NE 108th Ave. | Portland, OR 97220

Site Address: 1825 NE 108th Ave., 1918 NE 106th Ave., 1910 NE 106th Ave., 1824 NE 106th Ave., 1820 NE 106th Ave., 1812 NE 106th Ave.

Legal Description: BLOCK 21&22 TL 11100, CASMUR; BLOCK 3, PLANTATION; TL 2700 0.29 ACRES, SECTION 27 1N 2E; TL 2900 0.33 ACRES, SECTION 27 1N 2E; LOT 1, PARTITION PLAT 2003-109; LOT 2, PARTITION PLAT 2003-109

Tax Account No.: R141905350, R662100240, R942272280, R942273100, R649834330, R649834340

State ID No.: 1N2E27CD 11100, 1N2E27CC 03000, 1N2E27CC 02700, 1N2E27CC 02900, 1N2E27CC 02801, 1N2E27CC 02802

Quarter Section:	2841
Neighborhood:	Parkrose Heights, contact Tom Badrick at badrickt@gmail.com
Business District:	Gateway Area Business Association, contact info@gabanet.com
District Coalition:	East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694
Current Zoning:	R7 (Single-Dwelling Residential 7,000), R2 (Multi-Dwelling Residential 2,000)
Proposed Zoning:	R1 (Multi-Dwelling Residential 1,000)
Case Type:	CP ZC, CU MS, AD – Comprehensive Plan Map and Zoning Map Amendment, Conditional Use Master Plan, Adjustment
Procedure:	Type III, with a public hearing and recommendation by the Hearings Officer and a public hearing and decision by City Council. The decision can be appealed to the State Land Use Board of Appeals (LUBA).

Proposal: The applicant proposes a Comprehensive Plan Map Amendment, Zoning Map Amendment, Conditional Use Master Plan, and Adjustment Review for this site.

The Comprehensive Plan Map Amendment would remove the two current Comprehensive Plan Map designations (Single-Dwelling 7,000 and Multi-Dwelling 2,000) and apply the Multi-Dwelling 1,000 designation to the entire site.

The concurrent Zoning Map Amendment would remove the current R7 and R2 zoning designations and apply the R1 zone to the entire site. The R1 zone is the corresponding zone for the Multi-Dwelling 1,000 Comprehensive Plan Map designation.

The site is currently developed with an apartment complex for retirees and five single-dwelling houses. The proposed Conditional Use Master Plan would enable the following building projects on the site within 10 years following the approval date:

- New 1-story, approximately 15,500-square-foot, 26-bed memory care building adjacent to NE 106th Avenue (classified as Group Living use);
- New 2-story, approximately 20,300-square-foot, 22-unit independent living apartment building adjacent to NE San Rafael Street (classified as Household Living use); and
- Approximately 1,500-square-foot, 1-story addition to an existing building in the interior of the site. This space would be used as common area for residents of the complex.

The five houses within the site would be demolished, but the existing apartment buildings would be retained.

The proposed Adjustment would reduce the minimum number of long-term bike parking spaces for the Household Living use from 153 to 18 (Zoning Code Section 33.266.210.A). Without the Adjustment, at least 1.1 long-term bike parking spaces would be required for each apartment unit on the site, including the existing apartments (Zoning Code Sections 33.266.210.A, 33.258.070.D.2). The proposed Adjustment would reduce the requirement to 1 long-term bike parking space for every 8 apartments, which matches the requirement in Zoning Code Section 33.229.040.C.2 for certain covenant-restricted senior housing developments.

Approval Criteria: To be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- 33.810.050.A.1-4 (Comprehensive Plan Map Amendment);
- 33.855.050.A-D (Zoning Map Amendment);
- 33.820.050.A-C (Conditional Use Master Plan);
- 33.815.105.A-E (Conditional Use); and
- 33.805.040.A-F (Adjustment).

The criteria in Zoning Code Section 33.810.050.A.1-4 also include, by reference, applicable portions of the Portland Comprehensive Plan (Goals and Policies), Statewide Planning Goals, and the Metro Urban Growth Management Functional Plan.

DECISION MAKING PROCESS

Review of the Case File: The Land Use Hearings Officer's recommendation and all evidence on this case are available for review (by appointment) at the Bureau of Development Services, 1900 SW Fourth Avenue, 4th Floor, Portland OR 97201. Please contact support staff at 503-823-7617 to schedule a time to review the file. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's home page on the Internet at www.portlandoregon.gov.

We are seeking your comments on the proposal. The hearing will be held before the City Council. To comment, you may write or testify at the hearing. In your comments, you should address the approval criteria, which are identified above. Please refer to the case file number when seeking information or submitting testimony. Written comments **must be received by the end of the public testimony of the hearing**, and should include the case file number and name and address of the submitter. Written comments must be given to the Council Clerk in person, mailed to 1221 SW Fourth Avenue, Room 130, Portland, OR 97204, or e-mailed to cctestimony@portlandoregon.gov.

APPEAL PROCESS

The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer Street NE, Suite 330, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing before the City Council on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the review body, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

Public transportation to City Hall is available. Call TriMet at (503) 238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available underneath the Portland Building immediately north of City Hall. Other public parking garages are in the immediate vicinity.

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

Enclosures:

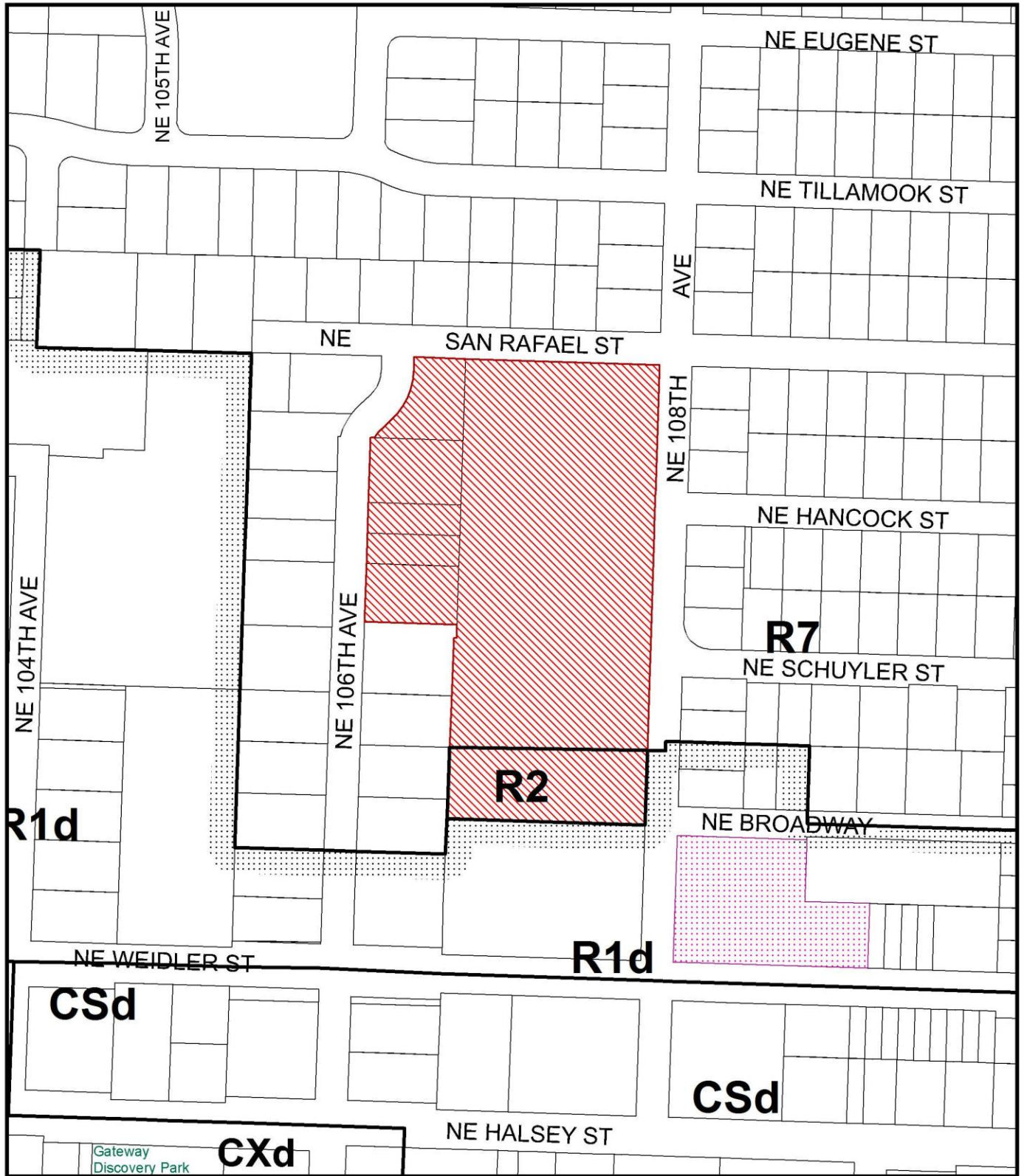
Existing Zoning Map

Proposed Zoning Map

Site Plan

(3) Building Elevations

General explanation of the City Council process For evidentiary/de novo hearings



**EXISTING
ZONING**



- Site
- Also Owned Parcels

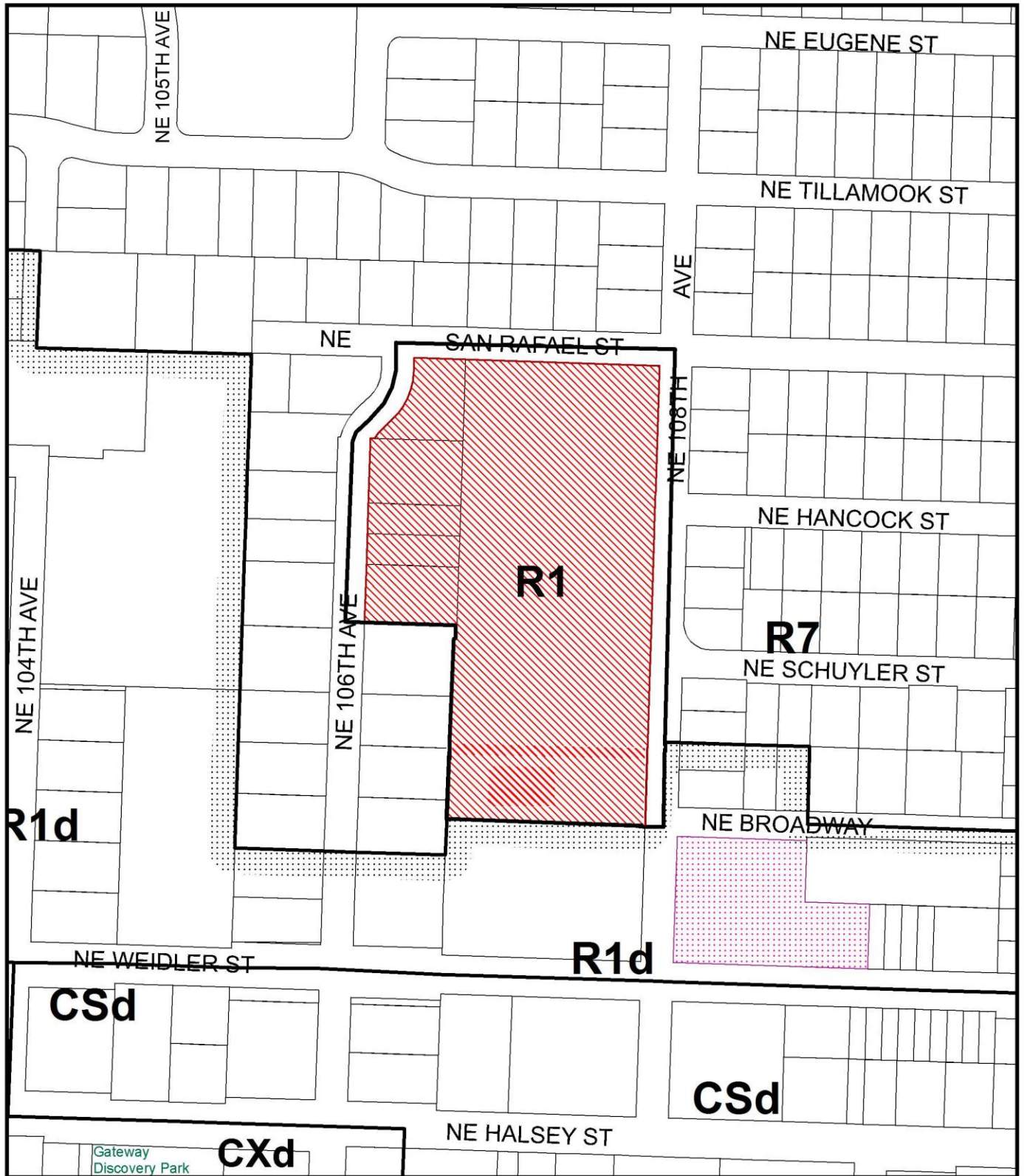
File No. LU 17-113086 CP ZC CUMS AD

1/4 Section 2841

Scale 1 inch = 200 feet

State_Id 1N2E27CD 11100

Exhibit B (April 9, 2018)



**PROPOSED
ZONING**

NORTH ↑

- Site
- Also Owned Parcels

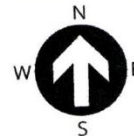
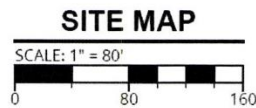
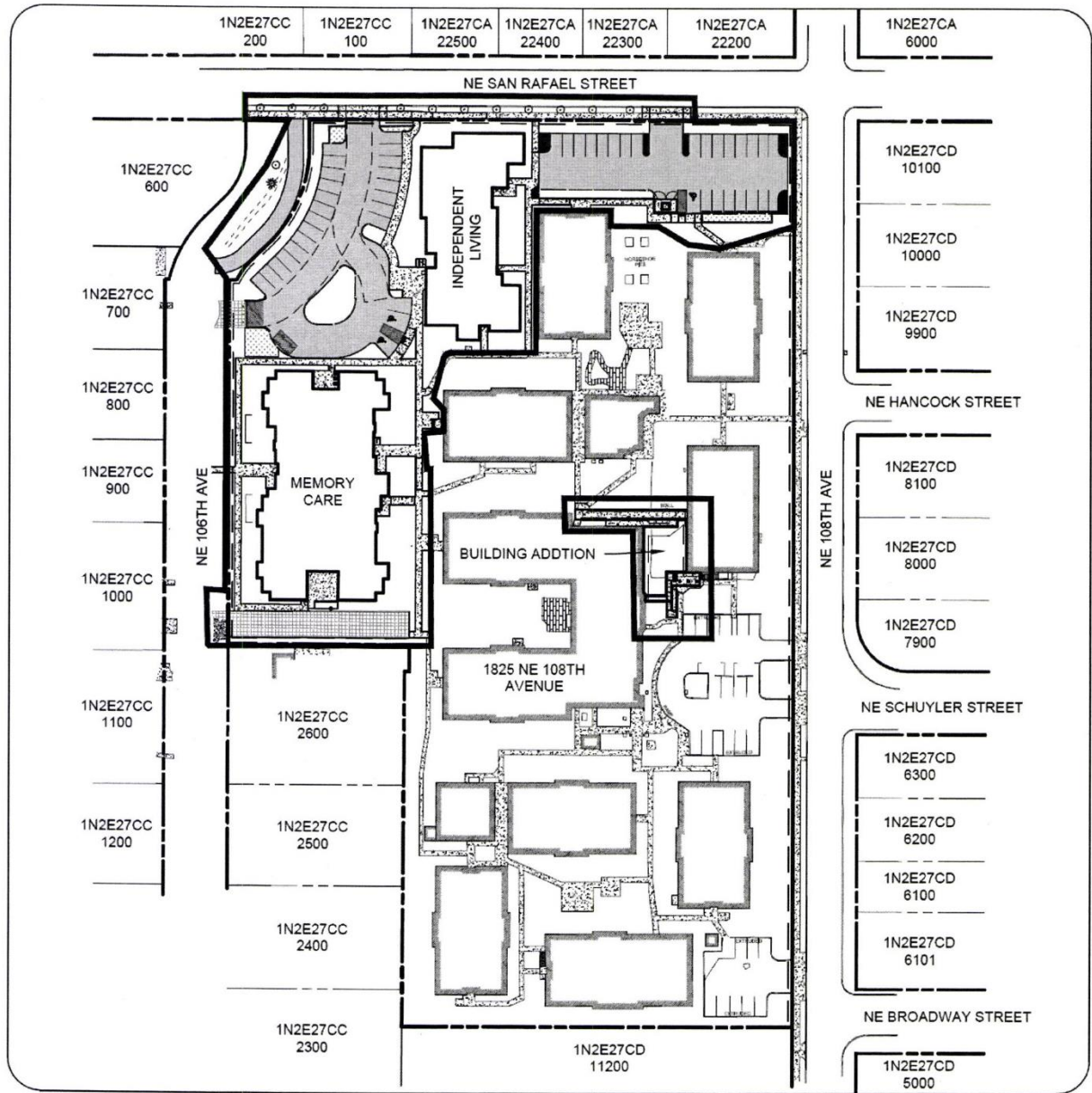
File No. LU 17-113086 CP ZC CUMS AD

1/4 Section 2841

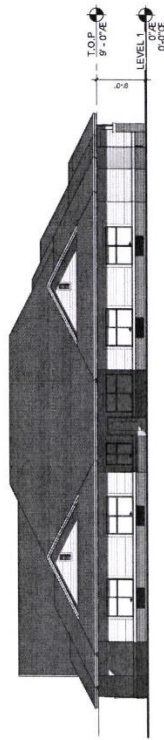
Scale 1 inch = 200 feet

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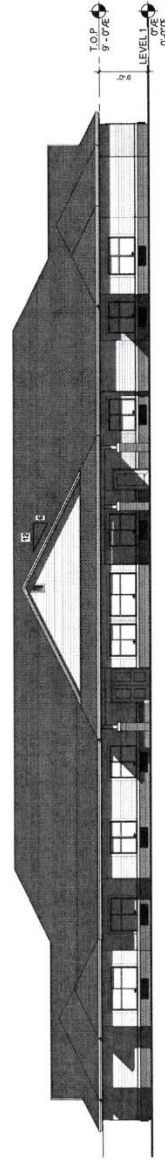
Exhibit B (April 9, 2018)



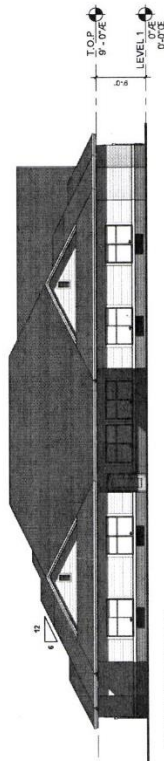
LU 17-113086 CPZCCUMS AD



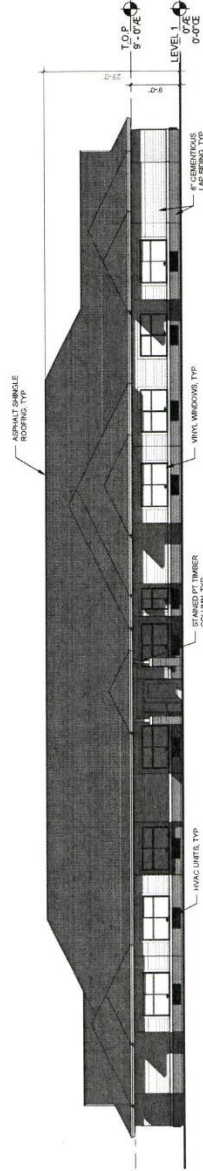
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

SCALE 1" = 16'-0"

ELEVATIONS

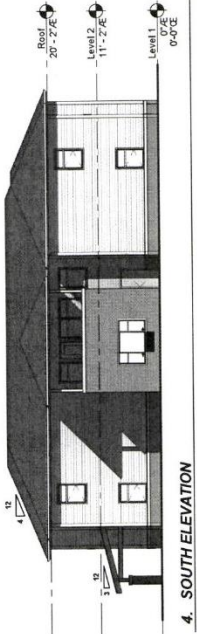
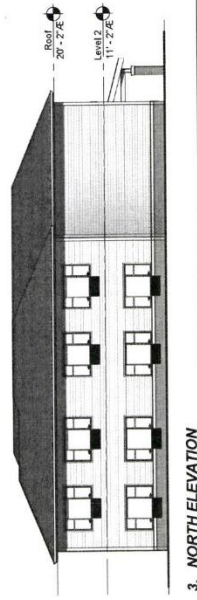
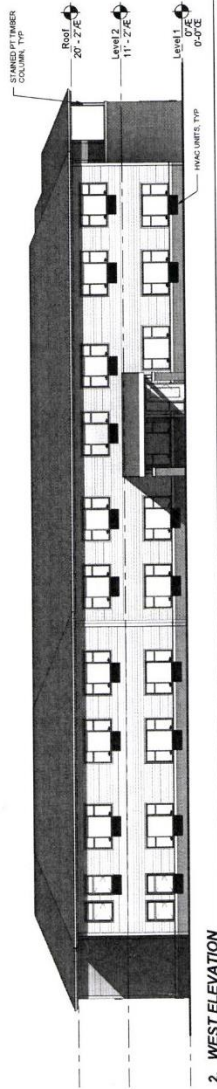
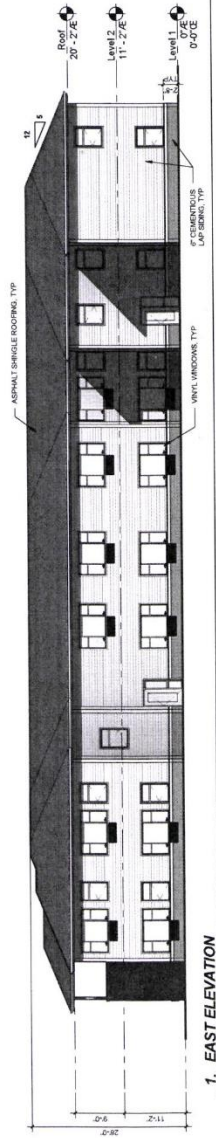
DATE CREATED 7-28-2017

Parkview
CHRISTIAN RETIREMENT COMMUNITY
1825 NE 108TH AVE
PORTLAND, OR 97220
WWW.PARKVIEWRETIREMENT.ORG

PARKVIEW MEMORY CARE
1825 NE 108TH AVE
Portland, OR 97220

LRS
ARCHITECTS
120 NW Dimes Pkwy, Suite 211
Portland, OR 97209
503.251.1217
www.lrsarchitects.com

LV 17-113086 CP ZC CU NS AD



DATE CREATED: 7-24-2017

EXTERIOR ELEVATIONS

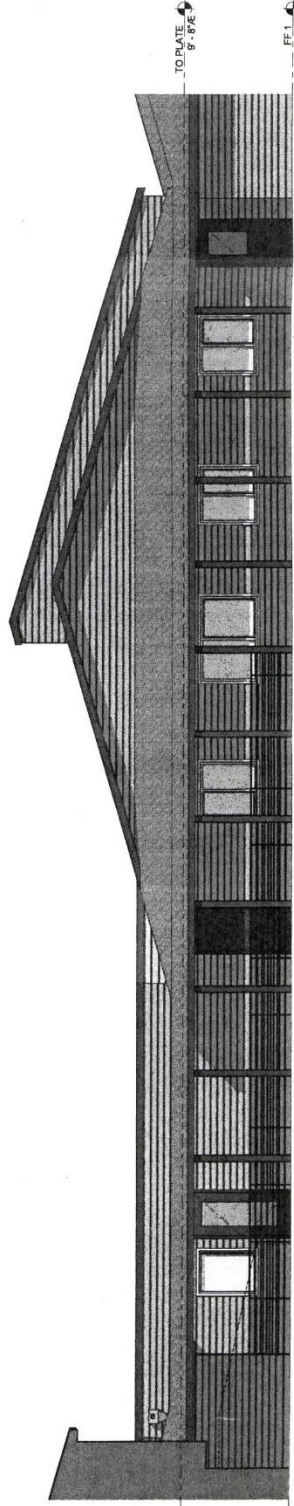
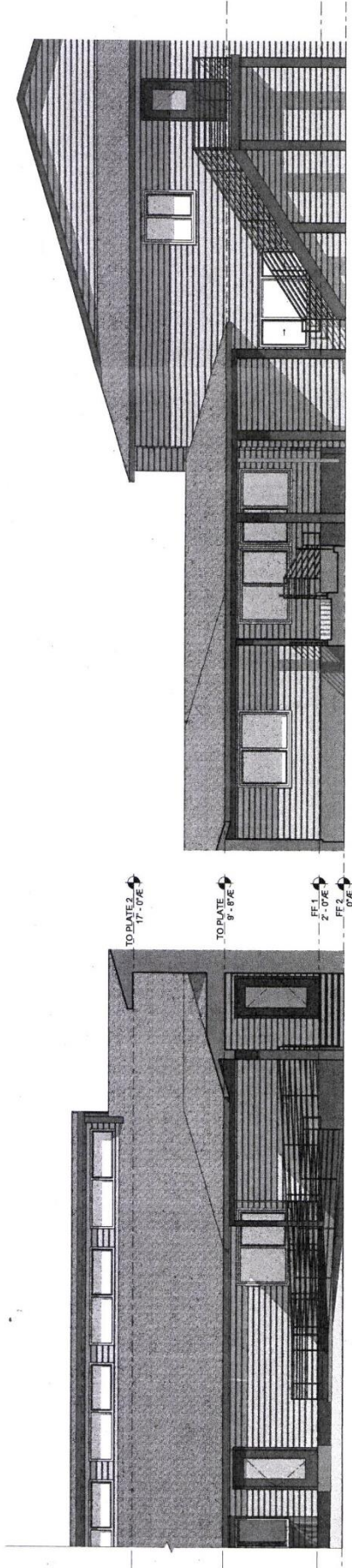
SCALE: 1" = 10'-0"

URS
ARCHITECTS
1825 NE 108th Ave
Portland, OR 97220
503.251.1200
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Parkview
CHRISTIAN RETIREMENT COMMUNITY
1825 NE 108th Ave
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WWW.PARKVIEWRETIREMENT.ORG

PARKVIEW INDEPENDENT LIVING
1825 NE 108th Ave
Portland, OR 97220

LV 17-113086 CP ZC CUMS AD



SCALE: 1/4" = 1'-0"

Parkview
CHRISTIAN RETIREMENT COMMUNITY
1625 NE 108TH AVE
PORTLAND, OR 97220
WWW.PARKVIEWRETIREMENT.ORG

EXTERIOR ELEVATIONS

Parkview Community Center Expansion
1625 NE 108TH AVE
PORTLAND, OR 97220

DATE CREATED: 2/21/2017

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LU 17-113086 CP ZC CU NS AD

GENERAL EXPLANATION OF THE CITY COUNCIL HEARINGS PROCESS FOR AN EVIDENTIARY HEARING

1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted via email to CCTestimony@portlandoregon.gov or in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 130, Portland, Oregon 97204. Written comments must be received by the time of the hearing and should include the case file number.
- b. Testimony may be submitted orally (see below).

2. HEARINGS PROCESS

- a. The order of appearance and time allotments are generally as follows:

Staff Report	10 minutes
Applicant	10 minutes
Supporters of Applicant	3 minutes each
Principal Opponent	15 minutes
Other Opponents	3 minutes each
Applicant Rebuttal	5 minutes
Council Discussion	As needed

- b. The applicant and proponents have the burden of proof to show that each and every element of the approval criteria can be satisfied. If the applicant is opposing the Hearings Officer's recommendation, the applicant may also argue the criteria are being incorrectly interpreted, the wrong approval criteria are being applied or additional approval criteria should be applied.
- c. In order to prevail, the opponents of the application must persuade the City Council to find that the applicant has not carried the burden of proof to show that the evidence submitted in support of the application demonstrates that each and every element of the approval criteria is satisfied. The opponents may wish to argue the criteria are being incorrectly applied, the wrong criteria are being applied or additional approval criteria should be applied.
- d. The applicant's rebuttal testimony is limited to addressing the testimony of the opponent.
- e. The failure to address an issue with sufficient specificity to afford the decision maker and the parties an opportunity to respond to the issue precludes an appeal to the Land Use Board of Appeals (LUBA) on that issue.

If you have a disability and need accommodations, please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.