



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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Date: December 22, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 16-212796 DZ HR – LEGACY PARK ALTERATIONS

GENERAL INFORMATION

Applicant: Brian Bainnson
Quatrefoil Inc.
404 SE 80th Ave
Portland, OR 97215

Owner: David Ashbury
Legacy Health System
1919 NW Lovejoy St
Portland, OR 97209

Site Address: 2144 NW MARSHALL ST

Legal Description: BLOCK 301 LOT 3&4, COUCHS ADD; BLOCK 301 LOT 5-14, COUCHS ADD

Tax Account No.: R180232680, R180232740

State ID No.: 1N1E33BA 03400, 1N1E33BA 03500

Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.

Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Other Designations: Non-Contributing property in the Alphabet Historic District

Zoning: RHd – High Density Residential with Design Overlay
CS – Commercial Storefront with Historic Resource Protection Overlay

Case Type: DZ HR – Design Reaview and Historic Resource Review

Procedure: Type II, an administrative decision with appeal to the Landmarks Commission (Historic Resource Review portion) and/ or Design Commission (Design Review portion).

Proposal:

The applicant requests Historic Resource Review and Design Review approval for proposed alterations to a site located within the Legacy Good Samaritan Campus that is partially within the Design Overlay zone (work proposed on the northwest portion of the site) and within the Alphet Historic District, within the Historic Resource Protection Overlay zone (work proposed on the southeast portion of the site).

The proposed work subject to Historic Resource Review (HR) includes alterations to an existing park located on the corner of NW 21st Avenue and NW Lovejoy Street, measuring approximately 103' by 103'. The existing paths and plaza area of the park will be maintained, with the following alterations proposed:

- Installation of two (2) new concrete paths with brick edging to further connect the SW and NE corners of the site;
- Installation of a brick band around the existing plaza area encircling newly defined areas with rubber paving, gravel paving, and at-grade planters with the option to change the area for which rubber paving is proposed to either gravel or planter bed to match;
- Replacement of one (1) existing light fixture and the installation of six (6) additional light fixtures;
- Refinishing of seven (7) existing concrete and metal benches and the installation of two (2) additional metal and wood benches;
- Removal of a total of twelve (12) trees to be replaced with at-grade plantings; and
- Installation of two (2) new raised concrete planter beds approximately 2"-6" tall to function as seat walls adjacent to the existing TriMet stop at the southeast corner of the site.

The proposed work subject to Design Review (DZ) includes alterations to a walkway between an existing parking structure to the west and an adjacent Landmark site (St Mark's Episcopal Church) to the east. The walkway serves as a connection to the park and plaza space from NW Marshall Street and is proposed to become a memorial to the artist John Callahan. The following alterations are proposed:

- Installation of a curvilinear metal ribbon, approximately 54" tall, consisting of painted steel posts and plates supporting a series of etched stainless steel panels;
- Installation of a new gravel pathway and new at-grade plantings;
- Installation of a new metal and wood bench; and
- Replacement of one (1) existing light fixture.

Historic Resource Review and Design Review are required because the proposal includes non-exempt exterior alterations in the Design Overlay zone and in the Alphet Historic District.

Relevant Approval Criteria:

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

- *Community Design Guidelines – DZ and HR*
- *Alphet Historic District: Community Design Guidelines Addendum – HR*

ANALYSIS

Site and Vicinity: The Good Samaritan Hospital and Medical Center campus boundary extends north-south from NW Pettygrove Street to NW Kearney Street, with NW 22nd Avenue as the main street through the campus. The campus boundary extends to the west to NW 23rd

Avenue, and to the east to NW 21st Avenue. The core area of development within the campus is proximate to the intersection of NW Lovejoy Street. and NW Marshall Street, where the hospital and medical office buildings are located, as well as two parking structures and a surface parking lot.

The focus of this review is the existing open space located at the northwest corner of NW Lovejoy Street and NW 21st Avenue, the only area of the Legacy Good Samaritan Campus that extends into the Alphabet Historic District.

Zoning: The High Density Residential (RH) zone is a high density multi-dwelling zone. Certain retail sales and service and office uses are allowed as conditional uses to provide mixed-use development on larger sites that are close to light rail transit facilities. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums.

The Commercial Storefront (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Design Overlay (d) zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Historic Resource Protection Overlay zone protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate a substantial number of prior land use reviews associated with the Legacy Good Samaritan Campus. The most recent Design Review approval is as follows:

- **LU 10-156980 DZ:** Design Review approval in 2010 for a new covered activity pavilion at existing Legacy Good Samaritan garden.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **October 5, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (see Exhibit E-1)
- Bureau of Transportation (see Exhibit E-2)
- Life Safety Division of BDS (see Exhibit E-3)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on October 5, 2016. No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

[1] Chapter 33.825 - Design Review

Purpose of Design Review

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

Design Review Approval Criteria

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

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

Staff has considered all guidelines and addressed only those applicable to this proposal.

Note: The *Community Design Guidelines* are the approval criteria for both the Historic Resource Review and Design Review portions of this case and will address the work proposed through Design Review and through Historic Resource Review below. In addition to the *Community Design Guidelines*, the portion of the site subject to Historic Resource Review will also be subject to the *Historic Alphabet District - Community Design Guidelines Addendum* in the subsequent section.

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

E1. The Pedestrian Network. Create an efficient, pleasant, and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

Findings: The proposal includes alterations to renovate an existing open space located at the northwest corner of NW 21st Avenue and NW Lovejoy Street. As mentioned, while all work proposed is on the Legacy Good Samaritan campus, the existing open space to the north west of the proposed work area between the existing parking garage and the Landmark St Mark's church property is located in the Design Overlay (d) zone. The remaining portion of the site that consists of an existing open space located at the corner of NW 21st Avenue and NW Lovejoy Street is located in the Alphabet Historic District. This main open space is located at a prominent corner of both Legacy's campus and the Northwest Plan District and is connected to NW Marshall by the existing pathway that goes between the church to the east and the parking structure to the west.

The site is located in the Northwest Pedestrian District at corner of NW Lovejoy Street and NW 21st Avenue, both classified as Transit Access Streets and Community Main streets which encourage development focused on pedestrian amenities. The site is also located along the streetcar alignment to the south (NW Lovejoy), and a streetcar/transit stop is located adjacent to the southeast corner of the site. In addition to these classifications, the urban design concept for this area as described in the Northwest Plan District describes Community Main Streets (specifically referencing NW 21st) as the "pedestrian-oriented, commercial "backbones" of the Northwest District". As such, the proposal is intended to better meet the desired character described in the Northwest Plan District. The existing paths and plaza area will be retained and new paths will be added to create a diagonal pedestrian way through the park portion of the site from the NE corner of the site to the SW corner of the site. The existing concrete water feature which is no longer functional will be converted to a planter and will remain a central element to the space. The existing concrete and metal benches will be retained and refurbished and three (3) new benches will be added. A new brick circular band will be installed around the existing plaza area that will be used to define a new gravel seating area, a small rubber surfaced play area as well as new planting areas. The new plantings will be a mix if native plantings and ornamentals to provide a four season garden and a new concrete raised planter will be located at the corner of space and will provide seating opportunities for the space and the TriMet stop. Lastly, the alterations proposed to convert the existing pathway that serves a pedestrian connection from NW Marshall through the renovated open space to NW Lovejoy into a memorial to the artist John Callahan will continue to provide a pleasant and safe path for pedestrians, additional seating and additional lighting. *These guidelines are met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The inclusion of an additional walkway, surface treatments, seating areas, and lighting are intended to create a more active space. In addition to bring more activity to the site, the at-grade plantings will increase visibility. Additional lighting with increased functionality will provide a more well-lit night environment to encourage evening use and to allow pedestrian to better see at night. Legacy health system is a 24/7 facility with employees and visitors coming at all times of the day and night, so providing a safe well-lit night environment is important. *This guideline is met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

D7. Blending into the Neighborhood. Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings: While the proposal does not include alterations to a building, the landscape, ground surface treatments, lighting, and seating provided is intended to complement the surrounding area which has a combination of modern and traditional building styles. The proposal includes the use of traditional building materials in the form of concrete planters, wood and metal benches, and brick pavers that frame the expanded plaza area. While less traditional materials are proposed, such as the small area of rubber paving is intended to increase the usability of the space to families visiting the hospital campus, the use of this material is limited and is located away from the street. In addition to this being a limited application of a less traditional material, included in this approval is the option to change out the surface treatment of the rubber paving area to either match the gravel area or the new planter areas included within the new brick band. *These guidelines are met.*

[2] Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: A portion of the site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required for the alterations proposed within the District. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: No changes to historic material are proposed. *This guideline is not applicable.*

2. Differentiate New from Old. New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

Findings: No changes to historic material are proposed. *This guideline is not applicable.*

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings: While the proposal does not include alterations to a building, the landscape, ground surface treatments, lighting, and seating provided is intended to be compatible with adjacent properties in the Historic District. The proposal includes the use of

traditional building materials in the form of concrete planters, wood and metal benches, and brick pavers that frame the expanded plaza area. The lighting proposed is responsive to the District in terms of detailing and scale, and is differentiated through the use of modern materials and finished. While less traditional materials are proposed, such as the small area of rubber paving is intended to increase the usability of the space to families visiting the hospital campus, the use of this material is limited and is located away from the street. In addition to this being a limited application of a less traditional material, included in this approval is the option to change out the surface treatment of the rubber paving area to either match the gravel area or the new planter areas included within the new brick band. *This guideline is met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The proposal includes alteration to renovate an existing open space located at the northwest corner of NW 21st Avenue and NW Lovejoy Street. The alterations proposed are intended to better meet the needs of the people visiting the Legacy Campus and better meet the desired character described in the Northwest Plan District by increasing pedestrian access and amenity while responding to the Historic District. The purpose of Design Review is to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value and the purpose of Historic Resource Review is to protect certain historic resources in the region and preserves significant parts of the region's heritage. The proposal meets the applicable approval criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of exterior alterations to existing open space on the Legacy Good Samaritan Campus partially located in the Alphabet Historic District as well as the Northwest Plan District. Alterations include:

For the portion of the site located at the corner of NW 21st Avenue and NW Lovejoy Street, measuring approximately 103' by 103'. The existing paths and plaza area of the park will be maintained, with the following alterations proposed:

- Installation of two (2) new concrete paths with brick edging to further connect the SW and NE corners of the site;
- Installation of a brick band around the existing plaza area encircling newly defined areas with rubber paving, gravel paving, and at-grade planters with the option to change the area for which rubber paving is proposed to either gravel or planter bed to match;
- Replacement of one (1) existing light fixture and the installation of six (6) additional light fixtures;
- Refinishing of seven (7) existing concrete and metal benches and the installation of two (2) additional metal and wood benches;
- Removal of a total of twelve (12) trees to be replaced with at-grade plantings; and
- Installation of two (2) new raised concrete planter beds approximately 2"-6" tall to function as seat walls adjacent to the existing TriMet stop at the south east corner of the site.

For the proposed alterations to the existing walkway between an existing parking structure to the west and an adjacent Landmark site (St Mark's Episcopal Church) to the east, the following alterations proposed:

- Installation of a curvilinear metal ribbon, approximately 54" tall, consisting of painted steel posts and plates supporting a series of etched stainless steel panels;
- Installation of a new gravel pathway and new at-grade plantings;
- Installation of a new metal and wood bench; and
- Replacement of one (1) existing light fixture.

Approved per Exhibits C-1 through C-9, signed and dated December 20, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.9. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-212796 DZ HR. No field changes allowed."

Staff Planner: Megan Sita Walker

Decision rendered by:  **on December 20, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: December 22, 2016

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on July 28, 2016, and was determined to be complete on September 27, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on July 28, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 245 days, per Exhibit A-6. Unless further extended by the applicant, **the 120 days will expire on: September 27, 2017.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission (for the Historic Resource Review portion) and/or the Design Commission (for the Design Review portion), which will hold a public hearing or hearings. *Any appeal statement must specify which approval criteria and reviews are under consideration in the appeal, to determine the appropriate review body or bodies for the appeal.* Appeals must be filed **by 4:30 PM on January 5, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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

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

Recording the final decision.

If this Land Use Review is approved the final decision 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.

- *Unless appealed,* The final decision may be recorded on or after **January 6, 2017.**
- 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:

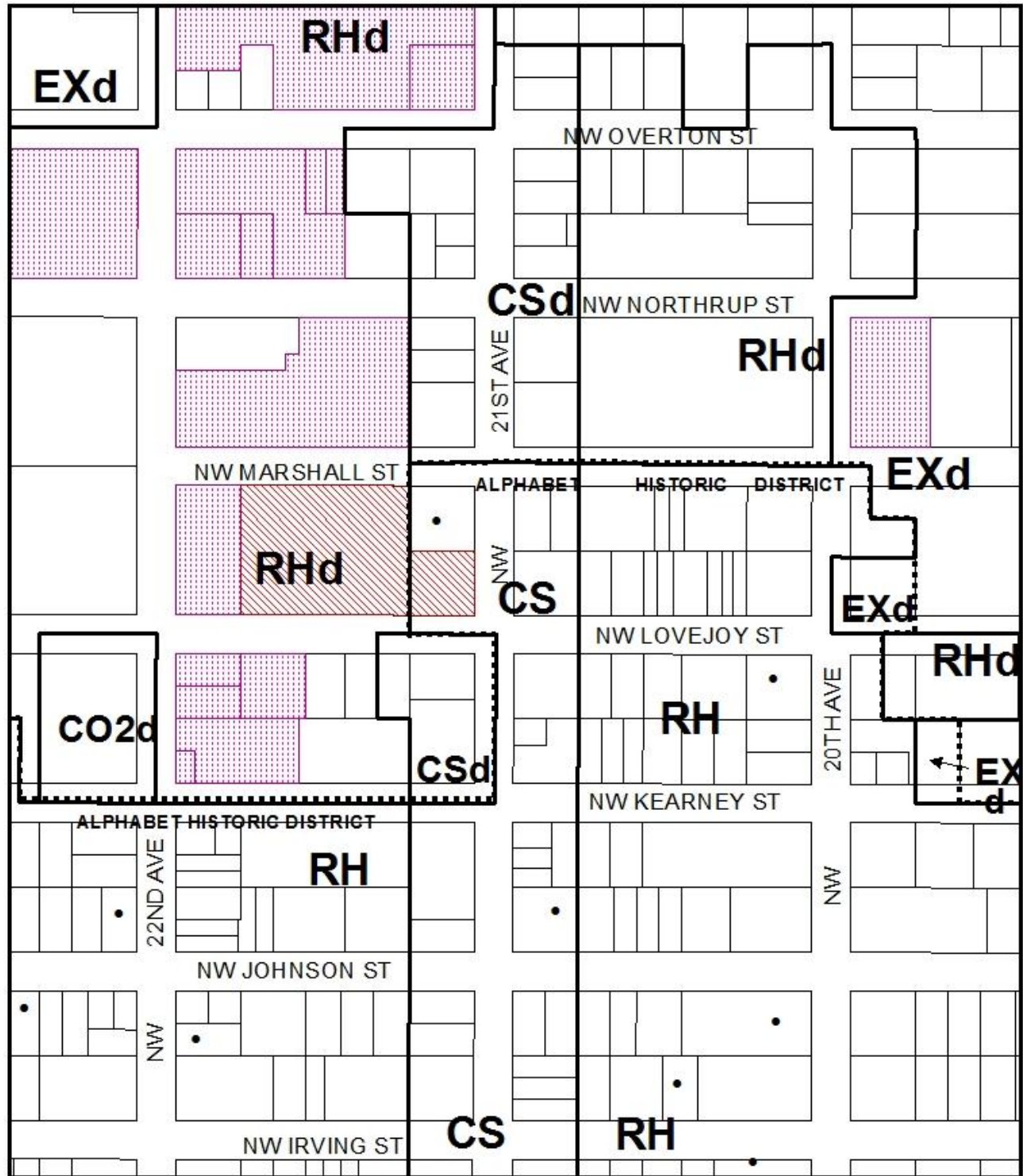
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Project Description & Response to Approval Criteria
 - 2. Revised Project Description & Response to Approval Criteria, Rec'd 8/25/2016
 - 3. Original Drawing Set – Not Approved/ For reference only
 - 4. Site Photos
 - 5. Visualization of Callahan Memorial
 - 6. Extension to the 120-Day Review period
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Existing Conditions Plan
 - 3. Layout and Grading Plan (attached)
 - 4. Site Details (attached)
 - 5. Planting Plan
 - 6. Proposed Plan Details – bench, brick & concrete details
 - 7. Lighting Specifications
 - 8. Bench Specifications
 - 9. Paving Specifications
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering
 - 3. Life safety Division of BDS
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter from staff to applicant, sent 8/19/2016

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 503-823-686



ZONING



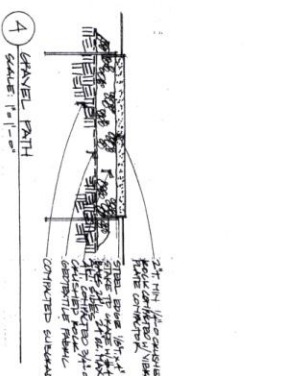
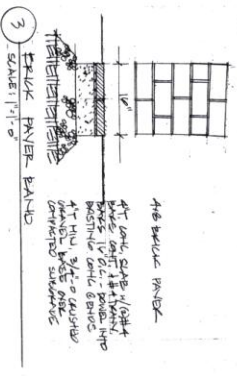
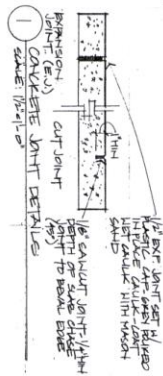
This site lies within the:
NORTHWEST PLAN DISTRICT
ALPHABET HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No. LU 16-212796 DZ, HR
1/4 Section 2927
Scale 1 inch = 200 feet
State_Id 1N1E33BA 3500
Exhibit B (Aug 08, 2016)



- CONCRETE NOTES:**
1. Concrete - all concrete poured shall be min. 3000 PSI 28 day compressive strength. Concrete tested shall be 317.
 2. All concrete shall be placed in accordance with ACI 308.1. All concrete shall be placed in accordance with ACI 308.1. All concrete shall be placed in accordance with ACI 308.1.
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Approved
 City of Portland
 Bureau of Development Services
 Planner MP/LL
 Date 12.20.16

This approval applies only to the reviews requested and is subject to all conditions of approval.

