



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201  
Telephone: (503) 823-7300  
TDD: (503) 823-6868  
FAX: (503) 823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

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

**CASE FILE:** LU 13-146707 CP ZC  
**WHEN:** Thursday, September 26, 2013 at 2:00 PM  
**WHERE:** CITY COUNCIL CHAMBERS  
1221 SW FOURTH AVENUE

**Date:** September 5, 2013  
**To:** Interested Person  
**From:** Sylvia Cate, Senior Planner, Land Use Services, (503) 823-7771

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. On August 14, 2013, the Hearings Officer issued a recommendation of approval of the requested Comprehensive Plan Map and Zone Map Amendments. Because this case includes a Comprehensive Plan Map Amendment, the City Council must make the final decision.

Copies of the existing and proposed zoning maps and site plan (existing development) 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:** Larry Hill  
Legacy Health System  
2801 N Gantenbein Ave Suite 1009  
Portland, OR 97227

**Traffic Consultant:** Julia Kuhn, Traffic Engineer  
Kittelson & Associates, Inc  
610 SW Alder St Suite 700  
Portland, OR 97205

**Representative:** Thomasina Gabriele, Land Use Consultant  
Gabriele Development Services  
2424 NW Northrup St  
Portland OR 97209

**Site Address:** Paved lot on N Kerby Avenue near N Stanton St

**Legal Description:** BLOCK 1 LOT 1-9 TL 700, ABENDS ADD  
**Tax Account No.:** R000600010  
**State ID No.:** 1N1E27AC 00700  
**Quarter Section:** 2730

**Neighborhood:** Eliot, contact Mike Warwick at 503-284-7010.  
**Business District:** North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.  
**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Existing Zoning:** IG1, General Industrial 1

**Proposed Zoning:** IRd, Institutional Residential with Design overlay

**Case Type:** CP ZC, Comprehensive Plan Map Amendment and Zone Map Amendment  
**Procedure:** Type III, with a public hearing before the Hearings Officer. The Hearings Officer will make a recommendation to City Council, who makes the final decision in this matter.

**Proposal:** Legacy Emanuel recently purchased this parcel from the City of Portland and requests that it be rezoned to IRd, consistent with the approved Impact Mitigation Plan under which the Legacy Emanuel medical campus operates. This requested zone is also consistent with the IRd zone that covers Legacy Emanuel's medical campus. No development is proposed.

**Approval Criteria:**

In order to be approved, this proposal must comply with the criteria of Title 33, the Planning and Zoning Code. The applicable criteria are:

**33.810.050 Comprehensive Plan Map Amendments**

**33.855.050 Zoning Map Amendments**

The above criteria also include, by reference, applicable portions of the *Portland Comprehensive Plan* (goals and policies), *State Land Use Goals*, and the *Metro Urban Growth Management Functional Plan* (titles).

**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, 4<sup>th</sup> Floor, Portland OR 97201. Please contact the receptionist at 503-823-7300 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.ci.portland.or.us](http://www.ci.portland.or.us)

**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. It must be given to the Council Clerk in person, or mailed to 1221 SW Fourth Avenue, Room 140, Portland, OR 97204.

**APPEAL PROCESS**

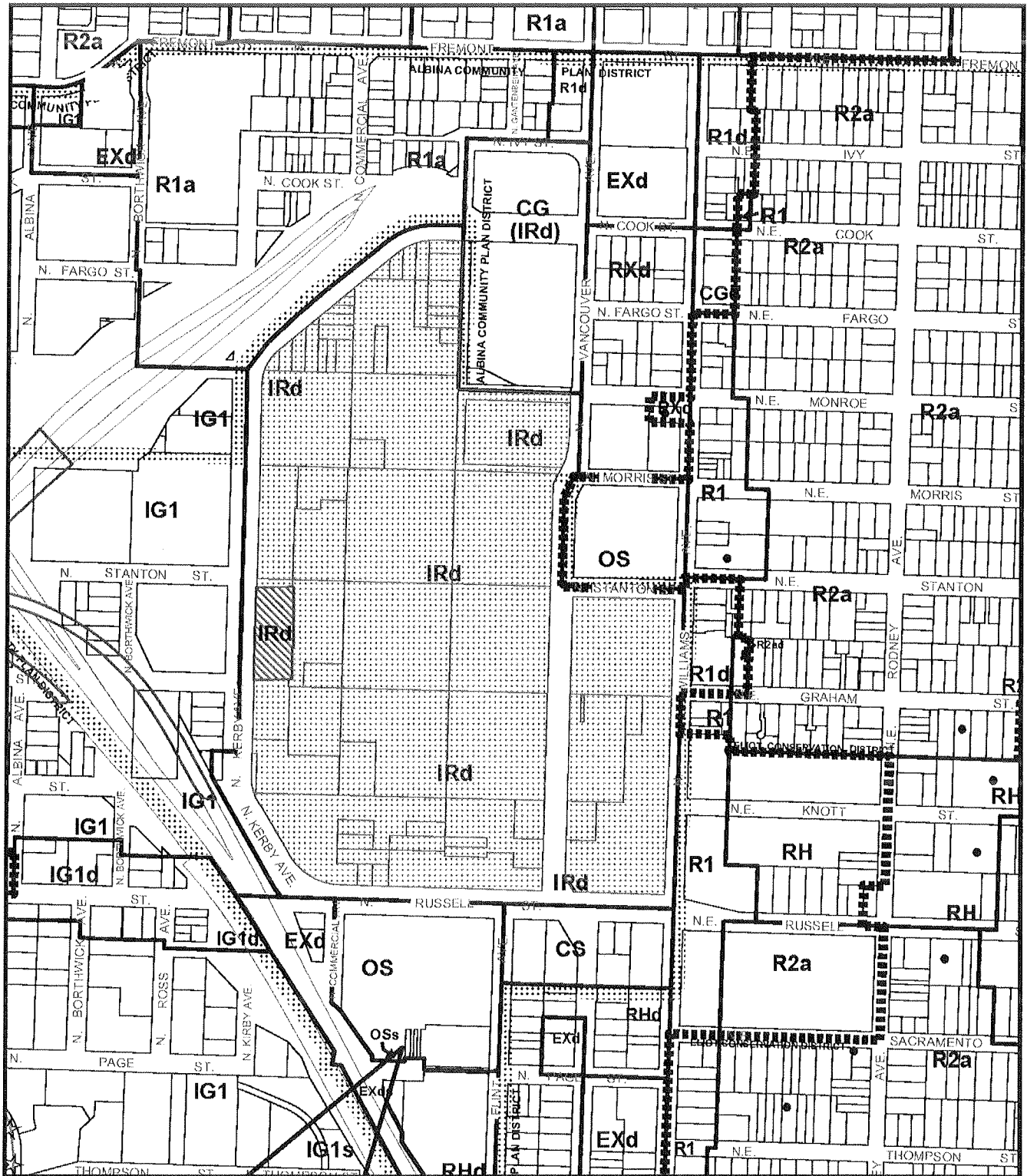
The decision of the City Council may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE Suite 330, Salem, OR 97310. The phone number for LUBA is (503) 373-1265. Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary 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/routes\\_times.htm](http://www.trimet.org/routes_times.htm)) 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. If you need special accommodations please call 503-823-4085 (TDD: 503-823-6868). Persons requiring a sign language interpreter must call at least 48 hours in advance.**

Attachments:

1. Existing Zone Map
2. Proposed Zone Map
3. Site Plan
4. City Council Hearing Process



# ZONING PROPOSED



-  Site
-  Also Owned
-  Historic Landmark

File No. LU 13-146707 CP,ZC  
1/4 Section 2730  
Scale 1 inch = 400 feet  
State\_Id 1N1E27AC 700  
Exhibit B (May 06,2013)

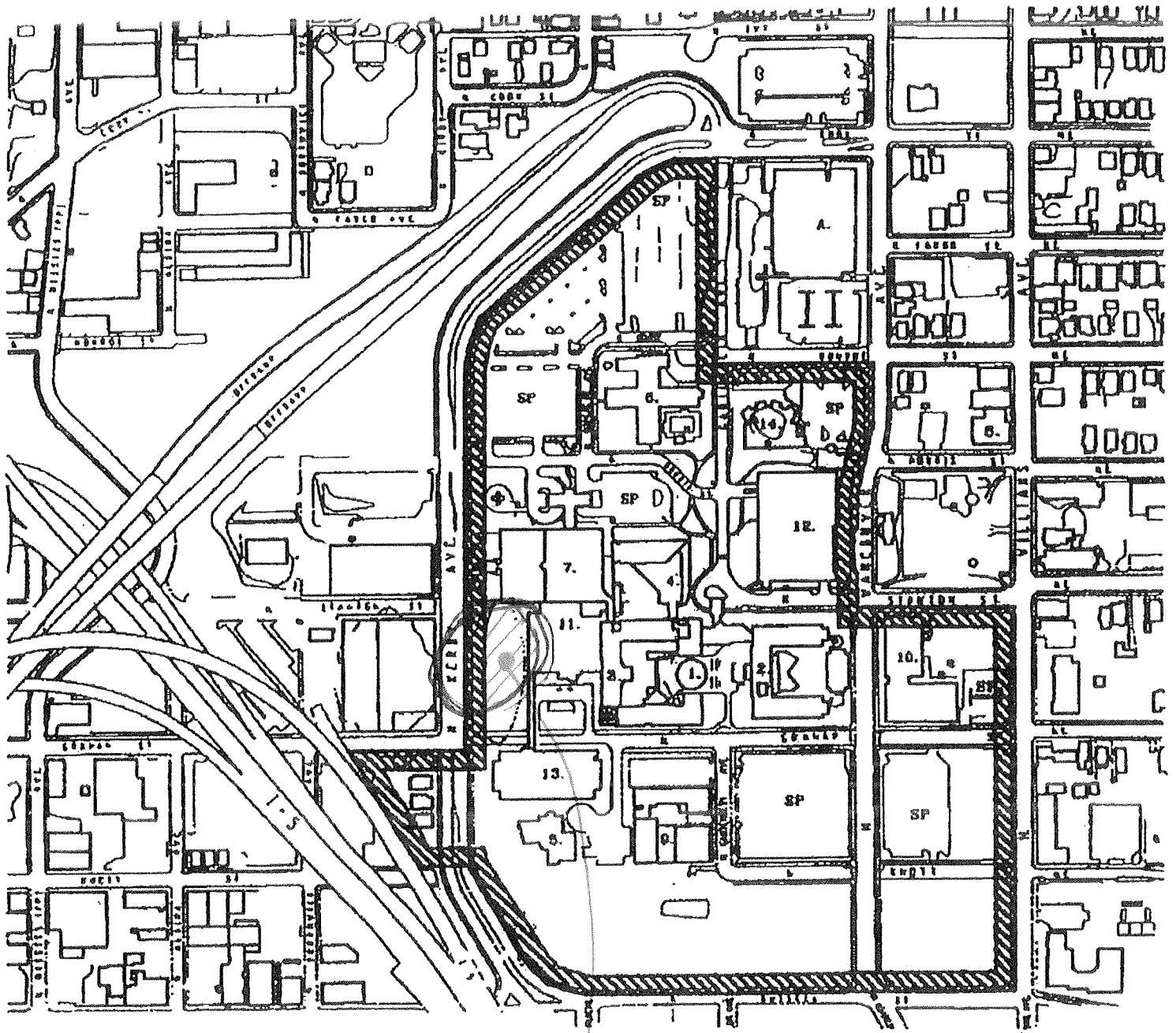
ZONING  
EXISTING



NORTH

-  Site  
 Also Owned  
 Historic Landmark

File No. LU 13-146707 CP,ZC  
1/4 Section 2730  
Scale 1 inch = 400 feet  
State\_Id 1N1E27AC 700  
Exhibit B (May 06, 2013)



Emanuel Campus Boundary

SITE PLAN  
EXHIBIT C-1

SITE for CP ZC

## GENERAL EXPLANATION OF THE CITY COUNCIL PROCESS FOR EVIDENTIARY/DE NOVO HEARINGS

### 1. SUBMISSION OF TESTIMONY

- a. Testimony may be submitted in writing to the Council Clerk, 1221 SW Fourth Avenue, Room 140, Portland, OR 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
Opponents	3 minutes each
Applicant Rebuttal	5 minutes
Council Discussion	

- 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 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.

### 3. OTHER INFORMATION

- a. Prior to the hearing, the case file and the Hearings Officer decision are available for review, by appointment, at the Bureau of Development Services, 1900 SW 4<sup>th</sup> Avenue, Portland, OR 97201. Call 503-823-7300 to make an appoint to review the file.

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