



# **City of Portland Bureau of Development Services**

Staff Presentation to the

## **City Council**

Land Use Review 15-273480 CU AD

**New Meadows - 8710 N. Dana Avenue**

# Summary of the Proposal

## **Conditional Use Review - Group Living Use**

- **New Meadows – Transitional Housing/Services for young adults who are growing from foster care to independence/adulthood.**

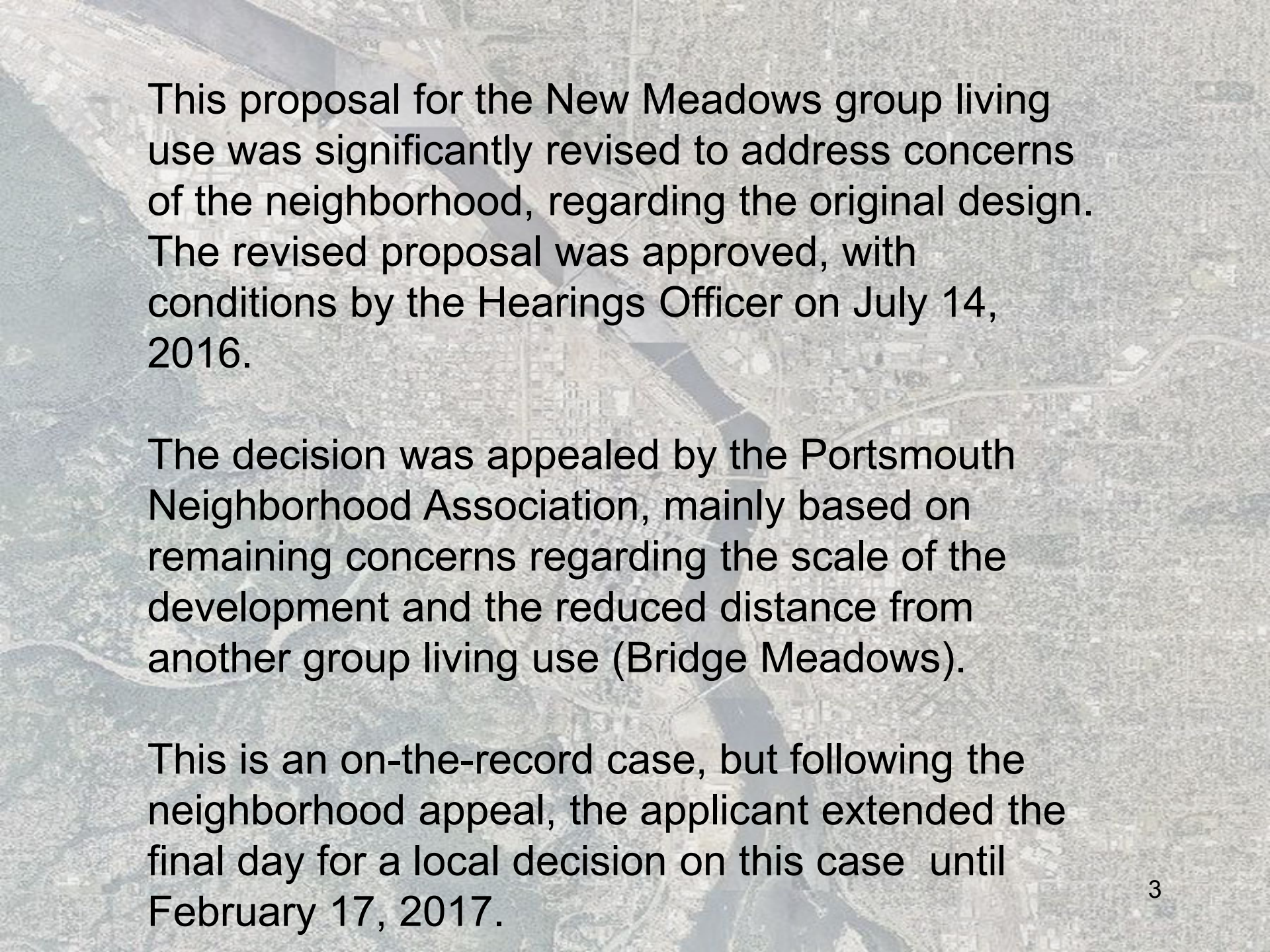
**14 young adults**

**4 children of young adult parents**

**1 Resident Assistant**

- **Counseling, training and supervision – Full-Time Professional Counselor**

**Adjustment Review – (33.239.030.B) Reduce spacing between Group Living Uses from 600 to 185 feet.**

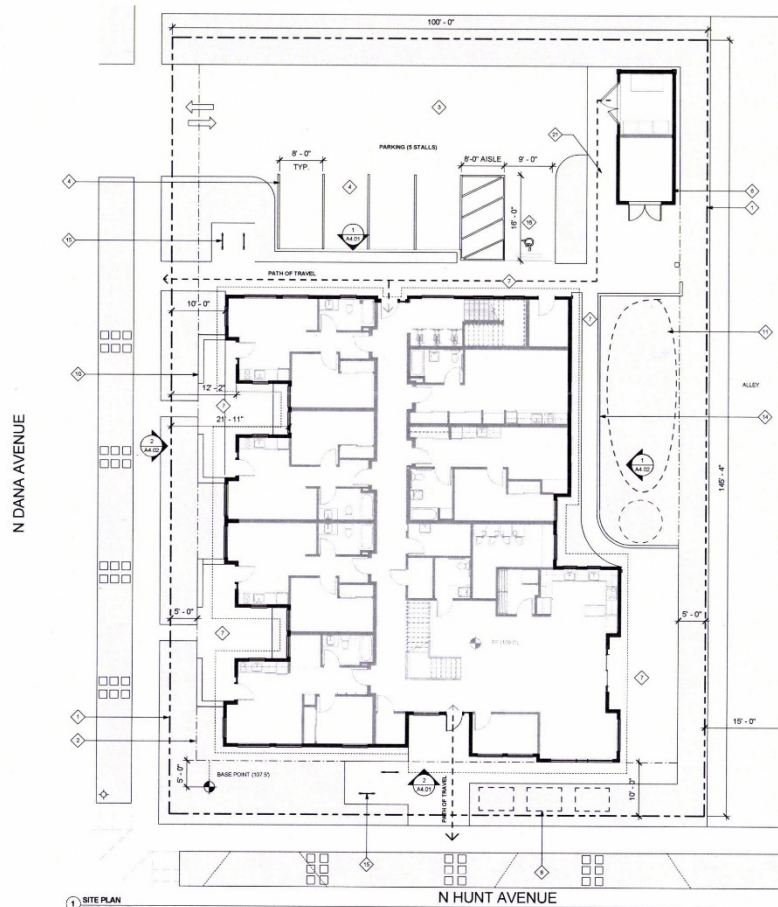
An aerial photograph of a residential area, likely in Portsmouth, New Hampshire, showing a river, roads, and buildings. The image is used as a background for the text.

This proposal for the New Meadows group living use was significantly revised to address concerns of the neighborhood, regarding the original design. The revised proposal was approved, with conditions by the Hearings Officer on July 14, 2016.

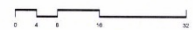
The decision was appealed by the Portsmouth Neighborhood Association, mainly based on remaining concerns regarding the scale of the development and the reduced distance from another group living use (Bridge Meadows).

This is an on-the-record case, but following the neighborhood appeal, the applicant extended the final day for a local decision on this case until February 17, 2017.

# Site Map



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



GENERAL NOTES	
A.	ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
B.	THE SITE WILL BE GRANTED TO MEET ALL REQUIREMENTS OF ALL APPLICABLE ORDINANCES.
C.	SEE LANDSCAPE FOR ADDITIONAL WORK NOT INDICATED ON THIS DRAWING. REFER TO LANDSCAPE FOR PLANTING INFORMATION.
D.	ALL LANDSCAPE AND LANDSCAPE AREA TO SLOPE TO DRAIN. LANDSCAPE AREAS WILL BE COVERED BY A MINIMUM OF 1/2" RED FOOT TRAVEL AREAS TO BE SLOPED A MINIMUM OF 1% TO THE FUTURE.
E.	ALL GRADE WITHIN 5' OF THE BUILDING TO SLODE AWAY FROM FOUNDATION.

KEYNOTES: ◆	
1	EXISTING PROPERTY LINE
2	LINE OF SETBACK
3	ADJACENT PARKING
4	8'-0" X 16' PARKING STALL, TYP. (3/2" OVERHANG)
5	STORAGE (BENCH/PARKING)
7	REMOVABLE RAINWATER WALKWAY, SEE LANDSCAPE
8	PLANTER (SEATS, SEE L.D.)
10	LANDSCAPE PLANTING AREA
11	STORMWATER BASIN & DRYWELL, SEE LANDSCAPE
14	BENCH, SEE LANDSCAPE
15	CONCRETE PAD & STEEL BAKE RACKS, SEE LANDSCAPE
16	8'-0" X 16' ACCESSIBLE PARKING STALL
21	ACCESSIBLE RAMP

LEGEND:	
[Symbol]	LANDSCAPE
NOTE: SEE LANDSCAPE AREA SHEETS. PLEASE SEE LANDSCAPE PLANS FOR PLANT AND TREE PLACEMENT AND IDENTIFICATION.	

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CARLETON HART ARCHITECTURE P.C.  
1001 S.W. 10TH AVENUE, SUITE 100  
PORTLAND, OREGON 97205

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

SITE PLAN  
PROJECT NO.  
21356  
05/19/2016

REVISIONS: [Symbol]

A1.01

LA 15-273480 CM, AD

# Original Proposal



1 SOUTH PERSPECTIVE  
SCALE



2 SOUTHWEST PERSPECTIVE  
SCALE



3 NORTH PERSPECTIVE  
SCALE



4 SOUTHEAST PERSPECTIVE  
SCALE

PRELIMINARY  
NOT FOR  
CONSTRUCTION



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NEW MEADOWS

8710 NORTH DANA AVE - PORTLAND, OREGON 97203  
CONDITIONAL USE APPLICATION

EXTERIOR PERSPECTIVES

PROJECT NO.  
21355  
01/22/2016

NOTE: DRAWINGS ARE AT HALF SCALE UNLESS PRINTED AT 1/8"=1'-0"

# Revised Proposal Street Views



# Zoning Map



## ZONING



NORTH



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)

# Vicinity – Aerial Photo







01/27/2016



01/27/2016



01/27/2016



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# Approval Criteria/Process

33.815.105.A-E, Conditional Use Review – Institutional and Other Uses in the R Zones – Group Living Use for 19 residents.

33.805.040.A-F, Adjustment Review – Reduce minimum spacing requirement between group living uses, from 600 feet to 185 feet.

The Hearings Officer found that, with conditions of approval, these criteria were met.

The conditions included the previously described requirements for landscaping, a masonry wall and a wood fence to provide screening and

- adherence to a set of house rules, to be established and enforced by the group living facility;
- a good faith effort to establish a Good Neighbor Agreement;
- implementation of safety and crime prevention measures, 25 identified in the submittal.



The End