



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Date: January 20, 2012
To: Interested Person
From: Emily Sandy, Land Use Services
503-823-7828 / Emily.Sandy@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 reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-203197 AD

GENERAL INFORMATION

Applicant/Owner: Legacy Health System, Russ Arnold
1919 NW Lovejoy St
Portland, OR 97209

Applicant: Thomasina Gabriele,
Gabriele Development Services
2424 NW Northrup
Portland OR 97210

Chris Freshley
Christopher Freshley Landscape Architects
1020 SW Taylor, Suite 335
Portland OR 97205

Site Address: 1015 NW 22nd

Legal Description: BLOCK 298 LOT 1&2&5-12&14-17 TL 5700, COUCHS ADD; BLOCK 298 LOT 3&4, COUCHS ADD; LOT 9&11&12 BLOCK 299 LOT 14-16 BLOCK 299, COUCHS ADD; LOT 13 BLOCK 299, COUCHS ADD; W 30' OF LOT 10 BLOCK 299, COUCHS ADD; E 30' OF LOT 10 BLOCK 299, COUCHS ADD; LOT 17&18 BLOCK 299, COUCHS ADD; BLOCK 300 LOT 5-14&16-18 TL 4000 LAND & IMPS SEE R141331 (R180232301) FOR IMPS, COUCHS ADD; BLOCK 300 LOT 11&14-16 TL 4100, COUCHS ADD; BLOCK 301 LOT 3&4, COUCHS ADD; BLOCK 301 LOT 5-14, COUCHS ADD; BLOCK 301 LOT 15-18, COUCHS ADD; TL 7800 BLOCK 304, COUCHS ADD; BLOCK 305 TK 7700, COUCHS ADD; LOT 1-9 BLOCK 306 LOT 12 BLOCK 306 E 1/2 OF LOT 13 BLOCK 306, COUCHS ADD; LOT 10 BLOCK 306, COUCHS ADD; LOT 11 BLOCK 306, COUCHS ADD; W 1/2 OF LOT 13 BLOCK 306 LOT 14-18 BLOCK 306, COUCHS ADD; BLOCK 20 LOT 1-6, KINGS 2ND ADD; BLOCK 21 TL 12500, KINGS 2ND ADD; BLOCK 21 W 40' OF LOT 12 LOT 13&17 E 70' OF LOT 18, KINGS 2ND ADD;

BLOCK 21 LOT 10 TL 13200, KINGS 2ND ADD; BLOCK 21 TL 13300, KINGS 2ND ADD; BLOCK 21 TL 13500, KINGS 2ND ADD; BLOCK 21 LOT 16, KINGS 2ND ADD; BLOCK 21 W 30' OF LOT 18, KINGS 2ND ADD

Tax Account No.: R180231650, R180231780, R180231960, R180232000, R180232060, R180232080, R180232180, R180232300, R180232560, R180232680, R180232740, R180232940, R180233210, R180233250, R180233300, R180233580, R180233600, R180233620, R452303230, R452303440, R452303470, R452303490, R452303500, R452303520, R452303530, R452303550

State ID No.: 1N1E33BA 05700, 1N1E33BA 05600, 1N1E33BA 05200, 1N1E33BA 04300, 1N1E33BA 05100, 1N1E33BA 05000, 1N1E33BA 04200, 1N1E33BA 04000, 1N1E33BA 04100, 1N1E33BA 03400, 1N1E33BA 03500, 1N1E33BA 03600, 1N1E33BA 07800, 1N1E33BA 07700, 1N1E33BA 07600, 1N1E33BA 07500, 1N1E33BA 07400, 1N1E33BD 01000, 1N1E33BD 13600, 1N1E33BD 12500, 1N1E33BD 12400, 1N1E33BD 13200, 1N1E33BD 13300, 1N1E33BD 13500, 1N1E33BD 13400, 1N1E33BD 12300

Quarter Section: 2927

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Patricia Fielder at 503-407-6163.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest

Zoning: RHd, CSd, CO2d--High-density Residential, Storefront Commercial, or Office Commercial with a "d" Design overlay zone. (See attached map).

Case Type: AD, Adjustment review
Procedure: Type II, an administrative decision with appeal to the Adjustment Committee.

Proposal:

Upgrades to non-conforming development were previously required by a 2006 permit for interior renovations that exceeded a value threshold which triggered the upgrades. Required upgrades include parking lot landscaping and additional bicycle parking. The timeline for completing these upgrades was established at January 5, 2012 by a covenant between the property owner and the City (06-179907 PR). In the process of planning for completion of the upgrades, the property owner determined that additional land use reviews, including either an amendment to the existing conditional use master plan and/or adjustment to the parking lot development standards, will be required. Due to the time required to complete these additional land use reviews, the property owner is requesting a 1-year extension of the timeline to complete the upgrades, until January 5, 2013. This request is separate from any future land use reviews, and involves only the proposed 1-year extension of the timeline to complete the upgrades.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the Adjustment Review approval criteria of Chapter 33.805.040.A-F of the Portland Zoning Code.

ANALYSIS

Site and Vicinity: The Good Samaritan Hospital and Medical Center campus boundary extends north-south from NW Pettygrove St. to NW Kearney St., with NW 22nd Ave. as the main street through the campus. The core area of development within the campus is at NW Lovejoy

St. and NW Marshall St., where the hospital and medical office buildings are located, as well as two parking structures and a surface parking lot.

The hospital also has frontage along NW 23rd Ave., which is effectively the rear of the main hospital building, and a small amount on NW 21st Ave., where a plaza signals as an entry to the campus from that side.

The non-conforming upgrades that are the subject of this review will consist of landscaping at nine different surface parking lot sites as noted on the proposed site plan and bicycle parking at four different building entrances scattered throughout the campus as required by Condition D of the current Conditional Use Master Plan (05-175106 CU MS AD).

Zoning: The majority of the hospital campus is zoned RHd, High Density Residential with Design overlay zoning. Residential uses are allowed by right, with densities limited by Floor Area Ratio (FAR) allowances. Hospitals and other institutional uses are allowed if approved through the Conditional Use review process. Some parts of the campus, along the edge at NW 23rd Avenue are zoned CSd, Storefront Commercial with a Design overlay zone. The CS zone allows a variety of uses by right, but is subject to the campus Conditional Use review process. The Design Overlay zone (d) requires that new development and alterations to existing development is reviewed through a design review process. Additionally, the site is in the Northwest Plan District, which has specific standards for new development that address its location near the central city and with access to high levels of transit service and multi-modal alternatives.

Land Use History: The Good Samaritan Hospital campus has been the subject of several land use reviews since the early 1960's. The first comprehensive campus master plan was adopted in 1985 (CU 11-85), which outlined basic development and policy goals and standards. Those goals and standards remain in effect. The master plan has been updated since then in 1990 (CU 38-90) and in 1996 with the master plan amendment (LU 96-00142 CU MS) which included the expansion of the hospital's main entrance. Several conditions of approval were required, including increase in bicycle parking to current code standards, enhancements to the pedestrian system, and revisions to the TDM plan. In 1992 (LUR 92-00606 MS) a third-story 7,800 square-foot addition to the main hospital intensive care section was approved. That review required construction of superblock improvements to the vacated Marshall Street between 22nd and 23rd Avenues. A 1994 Conditional Use review with adjustments (LU 94-00714 CU AD) established a landscape master plan for the campus for use in delineating required parking lot nonconforming development upgrades. An additional review in 1996 allowed development of a transformer (Basic Utility use) on the small NW Kearney parking lot for the new Streetcar Line. More recently, LU 03-161410 CU MS, a Conditional Use Master Plan amendment, was approved which removed three tax lots from the campus master plan boundary. Additionally, two recent land use reviews focused on proposed residential development of the two tax lots facing NW Lovejoy Street. Case file LU 03-119616 AD approved adjustments to several development standards for a proposed development of those lots. In 2006, a new 10-year Conditional Use Master Plan (05-175106 CU MS AD) was approved. That master plan approved one additional project, a new surface parking lot on the south side of NW Lovejoy between NW 22nd and NW 23rd Avenues. That parking lot has not yet been constructed. Changes to parking lot landscaping and bicycle parking regulations between the 1990 Master Plan and the 2006 Master Plan necessitate that the campus be re-evaluated for conformance with non-conforming upgrade standards under the regulations in effect in 2005, when the application for the most recent Master Plan was submitted to the City for review. The timing of completion non-conforming upgrades are the subject of this review.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed on December 27, 2011.

The following Bureaus have responded with no issues or concerns:

- Site Development, Bureau of Development Services.

- Life Safety, Bureau of Development Services.
- Source Control, Bureau of Environmental Services.
- Watershed Services, Bureau of Environmental Services.
- Urban Forestry, Portland Parks and Recreation
- Portland Fire and Rescue.

The Bureau of Environmental Services responded with comments, but no concerns: Please see Exhibit E-1 for additional details.

The Bureau of Transportation Engineering responded with comments, but no concerns: Please see Exhibit E-2 for additional details.

The Water Bureau responded with comments, but no concerns: Please see Exhibit E-3 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 27, 2011. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

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: The applicant is requesting an Adjustment to delay upgrading nonconforming development at the site for an additional 1 year in order to accommodate potential future land use reviews that may need to be completed prior to the completion of the upgrades and to accommodate time necessary to design, bid out and construct the upgrades. The site had previously been determined to be in conformance with all applicable standards in 33.258.070.D in 2004. At that time, the site was subject to compliance with standards in effect in 1991, the time of the last conditional use master plan for the site. However, in 2005, a new conditional use master plan was approved and the site became subject to the standards in effect in 2005, which had changed since 1991. Per 33.258.070D.2, projects that cross a certain dollar threshold (currently \$137,500) trigger a requirement that the site be brought into conformance with current standards. Per 33.258.070.D.2.d(2), a property owner may defer those upgrades for a period of 5 years if they execute a covenant with the City. In 2006, a permit (06-172609 FA) for interior work exceeding the dollar threshold triggered the requirement to upgrade the nonconforming development on the site and a covenant (06-179907 PR) was executed to defer the upgrades for a period of 5 years from the date of the permit issuance, to January 5, 2012. Required upgrades have been identified as meeting standards for parking lot landscaping per 33.266.130, and verifying that bicycle parking required by Condition J of the 2005 conditional use master

plan (05-175106 CU MS AD) has been installed. Condition J states, “At least one short-term bicycle parking rack that can accommodate two bicycles shall be installed within 50-feet of the main entrance of each of the four medical office buildings (the main hospital, the Physicians Office Building, the Neurological Sciences Center, and the Cancer Center/Medical Plaza)..”

The applicant is requesting an adjustment to postpone upgrading nonconforming development at the site for an additional 1 year in order to accommodate future land use reviews that may need to be completed prior to the completion of the upgrades.

The purpose for upgrading nonconforming development, as stated in Section 33.258.070.A of the Zoning Code, is as follows:

This section is primarily aimed at upgrading nonconforming development elements that affect the appearance and impacts of a site. It is not intended to require extensive changes that would be extremely impractical such as moving or lowering buildings.

The purpose of the regulations for all non-conforming situations, as stated in 22.258.010, also says, in part, is,

...not to force all non-complying situations to be immediately brought into conformance. Instead, the intent is to guide future uses and development in a new direction consistent with the City policy, and eventually bring them into conformance.

The property owner has begun planning for the upgrades and preliminary analysis indicates that further design work is required to either meet the standards required to be brought into conformance, and obtain potentially necessary land use approvals to meet alternate standards. Design solutions that increase the amount of landscaping in the parking area and which could ultimately more positively affect the appearance and impact of the parking areas while preserving as much vehicle parking as possible are being explored. Once this design work is completed and any future necessary land use reviews are identified, the property owner will need to obtain the appropriate land use review approvals (if necessary) and bid out and install the approved upgrades. To do so requires additional time. However, as the additional time requested is minimal and the property owner is working to eventually bring the campus into conformance with existing standards, granting an extension of 1 additional year remains consistent with the purpose of the regulation. Therefore, this 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:

Most of the site is located in the RH, High-density Residential Zone. However, the western edge of the site, abutting NW 23rd Avenue and the west side of NW 22nd Avenue between NW Kearney and NW Lovejoy are zoned either CS, Storefront Commercial, or CO2, Office Commercial 2.

For the RH-zoned portion of the site, the proposal may not significantly detract from the livability or appearance of the residential area. The livability or appearance of the residential area will not be detracted from as a result of this adjustment. The surface parking lots where additional landscaping will be required have limited exposure to residential uses as part of the larger Good Samaritan campus. In addition, the existing conditions of mature landscaping will remain for one additional year or less, and only be enhanced by the completion of the upgrades which will occur by the conclusion of the

additional year. The appearance of the site will be enhanced due to the more thoughtful and comprehensive design work that can be completed throughout the next year.

For the CS and CO2 portions of the site, the proposal must be consistent with the classifications of the adjacent streets and the desired character of the area.

The Physician's Office building is located in the part of the site that is zoned CN2, on the west side of NW 22nd between NW Kearny and NW Lovejoy. The classifications of the adjacent streets, as identified in the Transportation Element of the Comprehensive Plan, are as follows:

- NW 22nd: Local Service Bikeway, Northwest Pedestrian District.
- NW Kearney: Local Service Bikeway, Northwest Pedestrian District.
- NW Lovejoy: Transit Access Street, City Bikeway, Northwest Pedestrian District, Neighborhood Collector Street.

The portions of the site that are zoned CS about NW 23rd, NW Lovejoy, NW Northrup, and NW Overton. The classifications of the adjacent streets, as identified in the Transportation Element of the Comprehensive Plan, are as follows:

- NW 23rd: Major Transit Priority Street, Local Service Bikeway, Northwest Pedestrian District, Neighborhood Collector Street.
- NW Lovejoy: Transit Access Street, City Bikeway, Northwest Pedestrian District, Neighborhood Collector Street.
- NW Northrup: Transit Access Street, Local Service Bikeway, Northwest Pedestrian District.
- NW Overton: Local Service Bikeway, Northwest Pedestrian District.

The classifications of the adjacent streets are not relevant to the proposal to delay upgrading nonconforming development at the site. The additional bicycle parking will enhance bicycling opportunities adjacent to bikeway designations and the landscaping upgrades will occur in existing surface parking areas.

The desired character of an area is established by the purpose statement of the base zone, and any adopted area plans. The site is located in the RH, CS, and CO2 zone. The High Density Multi-Dwelling designation, including the RH zone, allows multi-dwelling structures of an intense scale. It is intended for areas with good public services including transit, no development constraints, and a close proximity to commercial areas. The Urban Commercial designation, including the CS zone, is intended for more developed parts of the city near relatively dense residential areas. A full range of retail, service, and business uses are allowed serving a local and larger market area. It is intended primarily for areas which are serviced by transit. Development should have an orientation to pedestrians, and should allow commercial development while maintaining housing opportunities. The Office Commercial designation, including the CO2 zone, is intended for situations where a range of office uses may be appropriate, but not a broader spectrum of commercial uses, it is intended for low and medium intensity development near arterial streets.

The site is also in the Northwest District Plan area. Policy 2, Institutions, of the Northwest district plan seeks the establishment and continuation of institutional services, programs, and activities that support Northwest's diverse population of residents and employees. It also supports cooperative and mutually beneficial relationships and agreements between institutions, neighborhoods, and other organizations.

- A. Encourage the development of and adherence to good neighbor agreements between institutions and neighborhood associations.
- B. Accommodate the establishment, retention, and growth of institutions that serve district residents and employees.

- C. Maintain and augment facilities and programs that provide educational, recreational, and cultural resources and opportunities.
- D. Maintain and augment facilities offering social and institutional services for community members.
- E. Encourage institutional development to be guided either by a Conditional Use Master Plan or an Impact Mitigation Plan that mitigates impacts of development.
- F. Encourage Legacy Good Samaritan Hospital and Medical Center (LGSHMC) to focus future expansion in underutilized and underdeveloped areas within its approved campus boundary.
- G. Promote institutional development that has an urban character, harmonizes with the district's design context, and preserves the district's street grid.
- H. Encourage institutions along main streets and the Portland Streetcar line to orient active uses to these street frontages.
- I. Encourage institutions to locate parking within structures.
- J. Utilize the resources of institutions to encourage partnerships among nonprofit, private housing developers, and social service providers.
- K. Expand opportunities for institutions and community organizations to work together on programs beneficial to those who use their services.

Overall, the upgrades will result in a more attractive site with fully landscaped existing surface parking lots and enhanced bicycle parking. The postponement of the upgrades will not affect the end result. Because full conformance with nonconforming development upgrade requirements will still be completed, and no new development is proposed that would affect either the street classifications or the desired character of the area, this 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: As only one Adjustment is requested, this criterion is not applicable.

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

Findings: City-designated scenic resources are identified on the Official Zoning Maps with a lower case "s," and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. There are no scenic or historic resources at this site. Therefore, this criterion is not applicable.

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

Findings: The adjustment request does not propose any development that would create impacts. There are no additional impacts that are created by postponing the upgrades. Therefore, this criterion is not applicable

- 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: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental

Conservation overlay zone). As there are no environmental overlay zones mapped on site, this 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.


CONCLUSIONS

In the process of planning for completion of the upgrades, the property owner determined that additional land use reviews, including either an amendment to the existing conditional use master plan and/or a design review to approve alternate parking lot development standards, may be required. Further design work is necessary to definitively determine if those land use reviews will be required. In preparation for the potential land use reviews, additional time may be needed to develop design solutions that most effectively addresses the required upgrades while also minimizes impacts to the number of vehicle parking spaces on the campus. In addition, additional time is requested in order to bid out the work and complete the upgrades. Therefore, the property owner is requesting a 1-year extension of the timeline to complete the upgrades, until January 5, 2013. The extension will provide for a more effective design process and allow time for potential necessary land use reviews as well as completion of the bidding process and construction without negatively impacting the end result of the upgrades.

ADMINISTRATIVE DECISION

Approval of an extension of the upgrades to non-conforming development required by covenant (06-179907 PR) from January 5, 2012 to January 5, 2013. Required upgrades include verification of fulfillment of bicycle parking per Condition J of 05-175106 CU MS AD and parking lot landscaping standards as specified in PCC 33.266.130.

Staff Planner: Emily Sandy

Decision rendered by:  **on January 18, 2012**
By authority of the Director of the Bureau of Development Services

Decision mailed: January 20, 2012

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 December 21, 2011, and was determined to be complete on **December 23, 2011.**

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 December 21, 2011.

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 did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on April 21, 2012.**

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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on February 3, 2012** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **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 will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee 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 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, 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 Adjustment Committee 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 **February 6, 2012 – (the day following the last day to appeal)**.
- 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.

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:

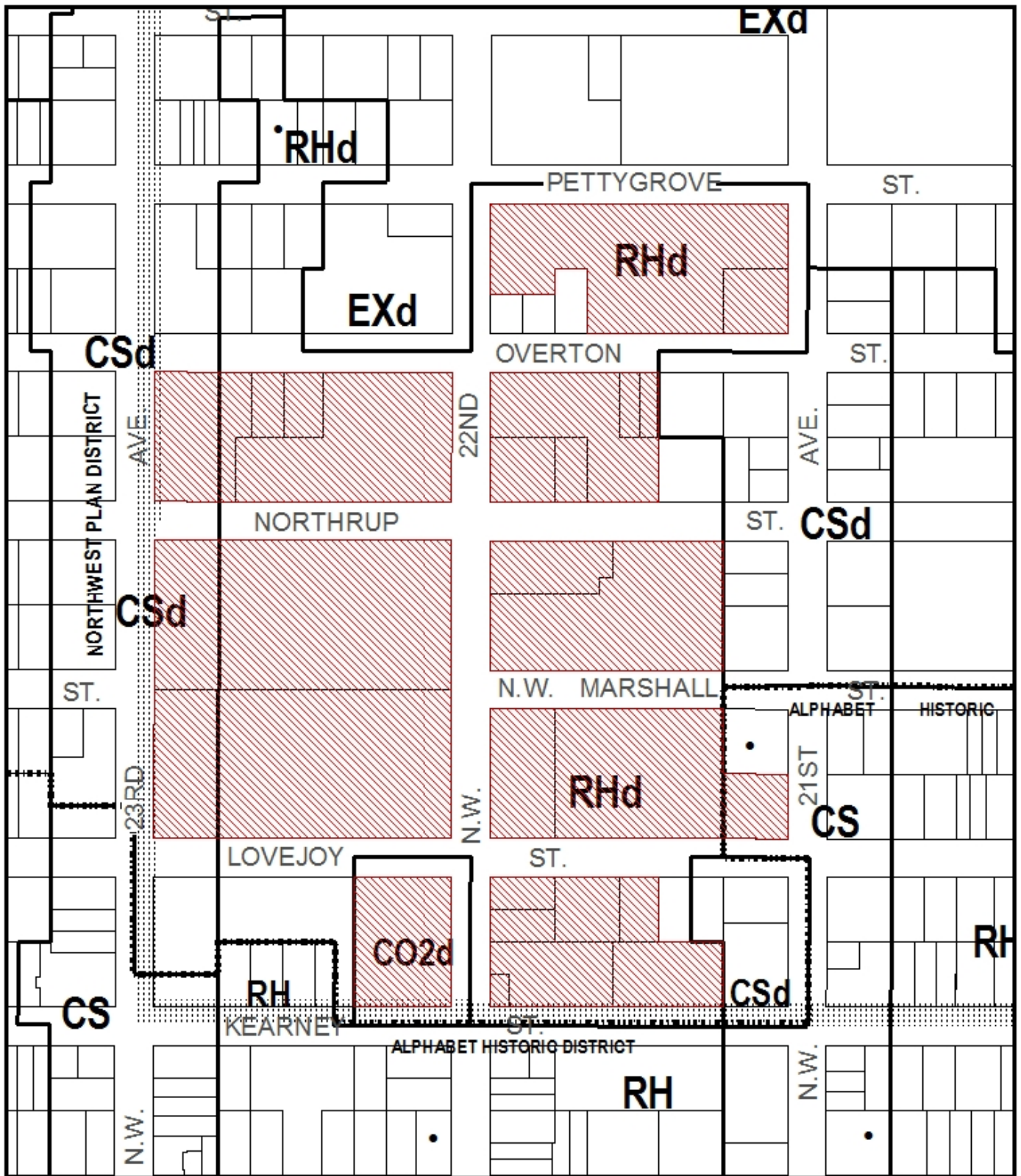
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
- F. Correspondence:
 - None
- G. Other:
 - 1. Original LU Application

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).



ZONING

Site

Historic Landmark

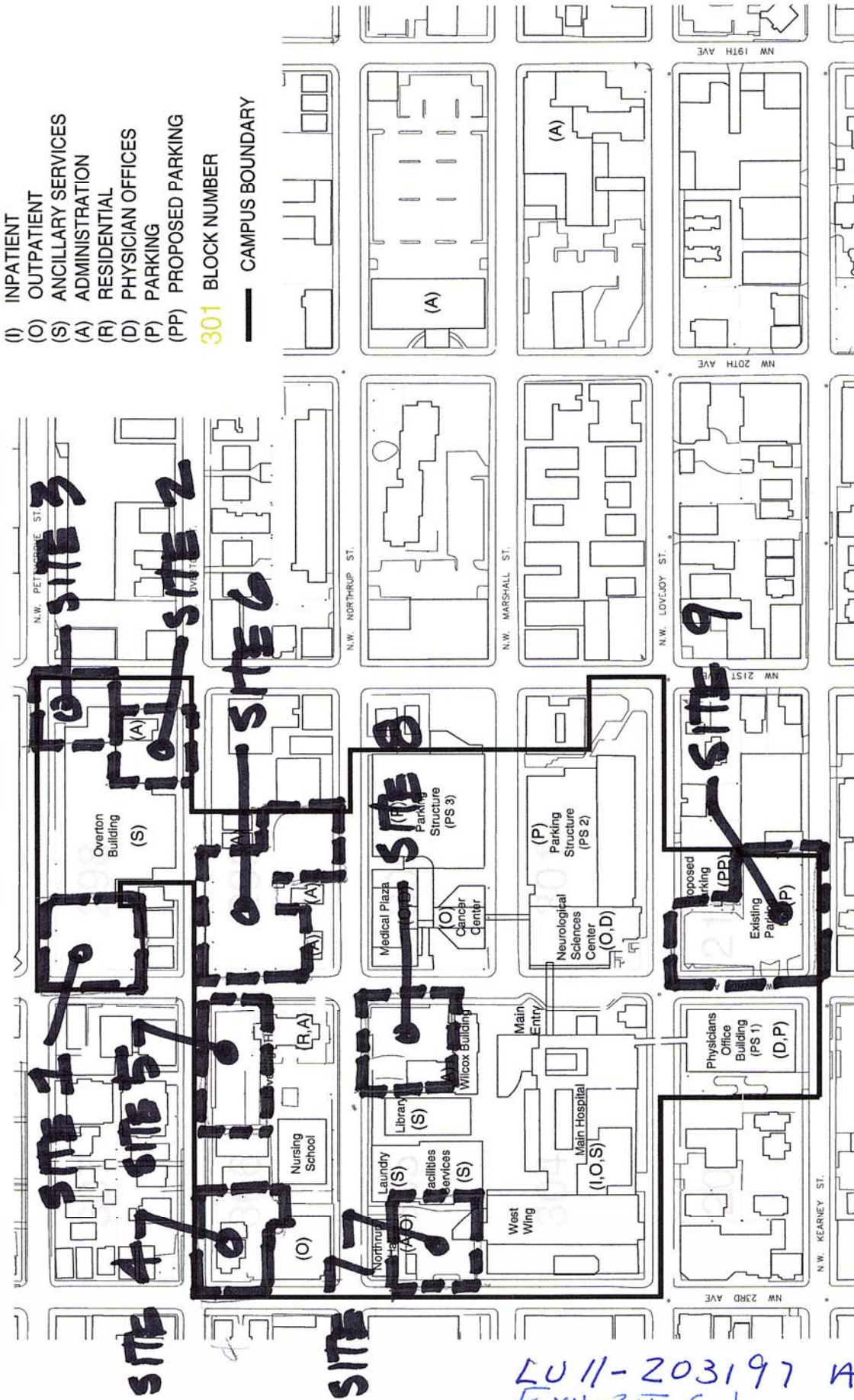


NORTH

This site lies within the:
NORTHWEST PLAN DISTRICT

File No. LU 11-203197 AD
1/4 Section 2927
Scale 1 inch = 200 feet
State_Id 1N1E33BA 7800
Exhibit B (Dec 22, 2011)

FIGURE 1 - BOUNDARY LOCATION AND BLOCK NUMBERS



LEGACY GOOD SAMARITAN HOSPITAL AND MEDICAL CENTER - MASTER PLAN
PORTLAND, OR

ZIMMER GUNSLER FRASCA PARTNERSHIP

NOVEMBER 2005

LU 11-203197 AD
EXHIBIT C.1