



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 16, 2012
To: Interested Person
From: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 12-102240 DZ - DESIGN REVIEW FOR NEW STUDENT HOUSING AT MULTNOMAH UNIVERSITY

GENERAL INFORMATION

Applicant: Multnomah University
8435 NE Glisan Street
Portland, OR 97220-5814

Representative: Nate Carter
Eleven Engineering & Design LLC
11047 SE Cherry Blossom Drive
Portland, OR 97213

Site Address: 8435 NE GLISAN STREET

Legal Description: TL 7500 17.55 ACRES, SECTION 33 1N 2E; CANCEL ACCOUNT INTO R319432 (R94233-0160), SECTION 33 1N 2E; CANCEL ACCOUNT INTO R319432 (R94233-0160), SECTION 33 1N 2E; CANCEL ACCOUNT INTO R319432 (R94233-0160), SECTION 33 1N 2E; TL 5300 0.46 ACRES, SECTION 33 1N 2E; CANCEL ACCOUNT INTO R319432 (R94233-0160), SECTION 33 1N 2E; TL 9400 0.23 ACRES, SECTION 33 1N 2E; TL 8800 0.94 ACRES, SECTION 33 1N 2E; TL 8900 0.45 ACRES, SECTION 33 1N 2E; TL 6200 0.52 ACRES, SECTION 33 1N 2E; TL 9500 0.40 ACRES, SECTION 33 1N 2E; TL 5900 0.24 ACRES, SECTION 33 1N 2E; CANCEL ACCOUNT INTO R319432 (R94233-0160), SECTION 33 1N 2E; TL 9000 0.95 ACRES, SECTION 33 1N 2E; TL 9100 0.28 ACRES, SECTION 33 1N 2E; CANCEL ACCOUNT INTO R319432 (R94233-0160),

Tax Account No.: R942330160, R942330170, R942330200, R942330210, R942330220, R942330230, R942330260, R942330270, R942330440, R942330750, R942330760, R942330850, R942330860, R942330870, R942330880, R942330890, R942330900, R942330910, R942330920, R942330930, R942330940, R942331270, R942332260, R942333530, R942334400, R942334550, R942334890, R942335120, R942335180, R942335230

State ID No.: 1N2E33BC 07500, 1N2E33BC 07300, 1N2E33BC 05600, 1N2E33BC 05400, 1N2E33BC 05300, 1N2E33BC 05200, 1N2E33BD 09400, 1N2E33BD 08800, 1N2E33BD 08900, 1N2E33BC 06200, 1N2E33BD 09500, 1N2E33BC 05900, 1N2E33BC 07200, 1N2E33BC 06300, 1N2E33BC 06900, 1N2E33BC 07000, 1N2E33BC 06800, 1N2E33BC 06500, 1N2E33BC 06600, 1N2E33BC 06700, 1N2E33BC 07100, 1N2E33BC 06400, 1N2E33BD 09000, 1N2E33BD 09100, 1N2E33BC 07400, 1N2E33BC 06100, 1N2E33BC 05500, 1N2E33BC 05700, 1N2E33BC 05800, 1N2E33BC 06000

Quarter Section: 2939

Neighborhood: Montavilla, contact Lewis Scholl at 503-258-0312.

Business District: Eighty-Second Avenue, contact Ken Turner at 503-484-6225.

District Coalition: Southeast Uplift, contact Leah Hyman at 503-232-0010.

Plan District: None

Zoning: IRd – Institutional Residential zone with a Design overlay

Case Type: DZ – Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

A previous design review and impact mitigation plan, LUR 00-00502 DZ (IM), required that the Pacific Street Student Housing project be reviewed through a subsequent design review application. As part of this current design review the applicant seeks approval of two new student housing buildings on the south side of NE Pacific Street at the north edge of the Multnomah University campus. The buildings are 2 stories, with the exception of the southern portion of Building A, which is 3 stories (2 floors of apartments over structured parking). The total floor area is 20,422 SF, which provides 21 residential units for University students. The buildings’ exterior would consists of three types of Hardie board (fiber cement panel); vertical, horizontal, and board and batten and brick along portions of the base. Other materials proposed include vinyl windows, Hardie cornice and trim and metal balcony railing.

Twenty-one parking spaces are proposed along the south side of the buildings, six of which would be covered as part of the ground floor of Building A. The parking would be accessible only through the campus and no access from NE Pacific Street is proposed. Both long and short bike parking would be located throughout the housing development both interior and exterior (36 spaces total). The remainder of the site would be landscaped and include pedestrian walkways and stormwater planters.

Relevant Approval Criteria:

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

- The design guidelines approved in LUR 00-00502 DZ (IM)

ANALYSIS

Site and Vicinity: The central, or main campus area, originally comprised approximately 11-acres that was developed by the State of Oregon as a School for the Blind in the early 1900’s. The applicant purchased the campus in 1952 and has slowly grown over the years to its present day boundaries, which encompasses approximately 24 acres. The main campus is characterized by a generally flat topography, abundant open spaces, mature and generous landscaping, and an eclectic mix of seven main buildings that include the central core of School for the Blind facilities dating from the 1910’s and 1920’s with additional buildings dating from the 40’s to the present day. The original buildings are characterized by painted brick exteriors with shallowly pitched roofs. A gymnasium and library are built in the modern box motif typical of the 70’s, and newer buildings, like student housing that are a modern blend between the original brick building of the turn of the century and current architectural expression. A

number of smaller, utilitarian maintenance buildings and houses are located on the central campus, but are slated to be removed and replaced. The northerly edge of the main campus is comprised of 18 lots, each 50 x 100 feet, fronting NE Pacific Street. Most of these lots are developed with modest single dwelling houses built in the late 40's. Several of the homes have been recently demolished to accommodate the proposed student housing. Across NE Pacific Street are single-dwelling houses not associated with the campus. The west edge of the campus abuts Montavilla Park, a city owned park developed with a community center, swimming pool, playgrounds and a baseball diamond. The east edge of the main campus runs along NE 87th. Across NE 87th are six parcels owned by the applicant and developed with student apartments (approved by LUR 91-00404DZ) and three single-dwelling houses. Residential development and uses are to the north and south of these six parcels and to the southeast is the Central Bible Church, an institution that is not affiliated with the Multnomah Bible College.

The college anticipates a slow growth over the next twenty years to a maximum student enrollment of 1,200 students. To support this growth, anticipated to average approximately 20 students per year, 15 distinct development projects are anticipated in which existing facilities on campus are upgraded and some new facilities are built to better house the educational activities and events occurring on campus. In addition, new student housing is planned to accommodate the additional growth in enrollment. The College anticipates full development to occur in 2025 or later. In 2000, an Impact Mitigation Plan (LUR 00-00442 IM) approved an expansion of the campus boundary as well as future development projects to accommodate this anticipated growth.

Zoning: The Institutional Residential (IR) zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of developments. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions. Residential development allowed includes structures of all types. Mixed use projects including both residential development and institutions are allowed as well as single use projects that are entirely residential or institutional. IR zones will be located near one or more streets that are designated District Collector streets, Transit Access Streets, or streets of higher classification. IR zones will be used to implement the Comprehensive Plan's Institutional Campus designation. The IR zone will be applied only when it is accompanied by the "d" Design Review overlay zone. Minimum lot area for multi-dwelling development is 10,000 square feet and 2,000 square feet for duplexes. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted.

The "d" overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

- In 1972, a Conditional Use approval was given for the construction of a gymnasium (CU 82-72).
- A Master Plan for the college was approved in 1975 (CU 56-75), with conditions that included a requirement that future buildings and parking lots be reviewed and approved by the Design Review staff.

- Also in 1975, a Conditional Use request (CU 80-75) was made for 2 pedestrian walkways connecting NE Pacific Street to the campus as well as conversion of 18 single-family dwellings to student dormitories. The case was appealed and the City Council approved the use of 13 of the houses for dormitories for 3 years, and the development of one walkway plus the use of an existing walkway.
- In 1977, CU 45-77 was a request for approval on changes to the Master Plan. These changes included eliminating one dorm and one parking lot, moving a maintenance building, changing the use of part of an administration building, and converting 2 single-dwelling residences into dormitories. The case was given approval with the conditions that all prior conditions (CU 56-75 and CU 80-75) must still be met; that a specific area be landscaped; and that the use of all single-dwelling houses as dormitories would terminate by February 1979.
- In 1979 the college requested a conditional use approval (CU 15-79) for the extension of the expiration date required as part of CU 45-77. The Hearings Officer approved the request, allowing the 15 single-dwelling units to remain as dormitories until September 1981. The limit on the number of students in each structure was set at 8. Additionally the conversion of a former dormitory on NE 87th was approved for an office use.
- In 1991, LUR 91-00157 CU gave conceptual approval of a Master Plan showing, among other things, a new 2-story dormitory along the west edge of the School property. The Hearings Officer noted a number of conditions, including that a revised and updated site plan be submitted, as well as a parking study and plan. Other relevant conditions: Design Review is required for all future projects identified in the master plan “Phasing Schedule,” and street trees are required if recommended by the City Forester. Also, the lighting of parking lots must comply with the Off-Site Impacts standards in Section 33.262.080.
- In 1991, the college requested Design Review approval for a new married-student dormitory and student center in LUR 91-00404. Approval was given with some design conditions.
- In 1998, a new 120-student dormitory located along the western edge of the campus received design review approval, with conditions.
- In 2000, LUR 00-00502 DZ [IM] and LUR 00-00442 IM [DZ] approved the Impact Mitigation Plan for the Multnomah Bible College, including design standards and guidelines and design review procedures.
- In 2001, LUR 01-00363 DZ, approved two new plazas along the NE Glisan Street frontage as required under LUR 00-00502 DZ [IM].

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 16, 2012**.

The following Bureaus provided responses:

- Bureau of Environmental Services (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Fire Bureau (Exhibit E-3)
- Plan Review Section of BDS (Exhibit E-4)
- Site Development Section of BDS (Exhibit E-5)
- Bureau of Transportation Engineering (Exhibit E-6)

The following Bureau responded with no concern:

- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 16, 2012. A total of 12 written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Marjorie Booton, March 5, 2012, in opposition of the proposal as it is not in keeping with the neighborhood single family dwellings.

2. Kathryn Hartinger, March 7, 2012, summary of concerns from neighborhood meeting including, building height, mass, entries, roof, parking on Pacific Street, condition of 84th and 87th Avenue rights-of-way.
3. Amy Rudolph, March 7, 2012, in opposition of the proposal in terms of overall design, materials and not blending in with the neighborhood.
4. Marlene Miller, March 6, 2012, concerns with parking, access, building height, street conditions, sewer services and high density.
5. Victoria Larson, March 8, 2012, concerns with building height, traffic, parking, and building design and appearance.
6. Montavilla Neighborhood Association, March 7, 2012, concerns with IMP requirements and process, building height, number of units, traffic on 87th Avenue, and incompatibility of proposal with neighborhood.
7. Jim McLean & Traci Odishoo, March 7, 2012, concerns with density, parking, building design and height and lack of communication and outreach by the university.
8. Petition from Montavilla Neighborhood Residents, March 7, 2012, in opposition of the proposal due to building height, design and incompatibility with neighborhood.
9. Rebecca Heathcock, March 1, 2012, concerns with affects on property value, building height, density, traffic, compatibility with neighborhood, lack of communication and outreach by the university, building setback and amount of green/open space.
10. Gordon & Carrie Jantz, March 1, 2012, in favor of the proposal.
11. Kate Kamura, February 26, 2012, in favor of the proposal and stated concerns with sufficient landscape planters.
12. Josh & Kathryn Hartinger, March 7, 2012, in opposition of the proposal and states concerns including IMP requirements, traffic, parking, CC&R conflicts, Montavilla Park access, and design issues (entries, mass, roofs, incompatibility with neighborhood, and overall building composition).

Staff response: Of the 12 public comments received, 2 were in support and 10 were in opposition of the proposal. Responses to the concerns specific to the proposal and approval criteria have been summarized below:

- Building Height – A large majority of the responses included concerns with the 3 stories proposed given the 1 and 2 story residences across the street. The proposal has since been revised and reduced the buildings to 2 stories, with the exception of the southern half of Building A, closest to the campus, which will be 3 stories (2 levels of apartments over structured parking). See the findings below for details.
- Incompatible Design – A large majority of the responses received included concerns of incompatible design with the residences, specifically, roof, mass, entrances, bare walls, landscaping and open space, materials and overall composition. The original proposal has been revised to incorporate pitched roofs, windows on the end walls, stepping of the building and use of material changes to break down mass, hardie board siding, entry canopies and features at entrances, addition of brick along base, and benches and plant variety in the front landscape area. See findings below for details.
- Density – Several responses indicated concerns with density and number of units proposed as it relates to the number of units approved in the Impact Mitigation Plan (IMP). The IMP approved 48 residential units on the lots on the south side of NE Pacific Street. The current proposal includes 21 units and encompasses one-quarter of the area designated for the 48 units approved. If this pattern of development is continued on the remainder of the site identified for the student housing, the maximum number of units would be exceeded before the full built out of the student housing anticipated and approved in the 2000 IMP. The current proposal is within the parameters of the approved IMP. Staff has shared a similar concern with the applicant and notified them that an amendment to the IMP would be required if future proposals exceeded the 48 units approved. A review of impacts on the neighborhood and services would be conducted at such time.

- Lack of Community Outreach and Communication – Several of the responses included concerns that the college has not adequately communicated with the neighborhood as required in the IMP. The IMP requires on-going neighborhood communication and coordination to occur during the all phases of growth provided in the IMP. During the IMP review in 2000, the college met this criterion by indicating they would hold annual meetings with the Montavilla Neighborhood Association and property owners within 400 feet of the campus. It was also noted that the public notification process required for projects utilizing the adopted Design Standards and Design Review would serve a similar purpose. The applicant has indicated the lack of communication is in part due to a lack of activity and development on the campus over the years. While the applicant should be fulfilling this requirement of the IMP, staff does not have the ability enforce such coordination with the neighborhood. The onus is on the applicant to comply with this requirement of the approved IMP.
- Traffic, Parking, Street Improvements and Sewer Services – A number of responses included concerns with traffic and parking impacts on the neighborhood, poor street conditions and possible inadequate sewer services. The 2000 IMP identified 15 future projects, including the 48 residential units along the south side of NE Pacific Street. During the IMP, Transportation and Environmental Services considered the impacts of all the identified future projects, which existing services and street conditions were found to be adequate. Transportation did require two Conditions of Approval for the college to appoint a Transportation Coordinator to organize alternative transportation options for students (Condition C) and provide subsidized transit passes to full-time students and staff (Condition D). The applicant has provided evidence that fulfill both of these conditions (see Exhibit A.7). In addition, the project provides 21 parking spaces meeting the minimum required by the Zoning Code, which is 1 per unit.
- Conflicts with Park Terrace Convents, Conditions and Restrictions (CC&Rs) – One comment was received regarding the prohibition of multidwelling development in the subdivision. The CC&Rs recorded in 1947 contain development restrictions for the properties within the Park Terrace Development, including limitations for single-family dwelling that do not exceed 2 stories in height, among others. It is the City’s policy not to enforce CC&Rs. The Zoning Code, and approved IMP for this site are the approval criteria for this review.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 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.

Section 33.825.055 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 the site is located within the Multnomah Bible College campus, the applicable design guidelines are those adopted by LUR 00-00502 DZ [IM].

Community Design Guidelines

The Community Design Guidelines consist of a set of guidelines for design and historic design cases in community planning areas outside of the Central City. These guidelines address the

unique and special characteristics of the community plan area and the historic and conservation districts. The Community Design Guidelines focus on three general categories: **(P) Portland Personality**, which establishes Portland's urban design framework; **(E) Pedestrian Emphasis**, which states that Portland is a city for people as well as cars and other movement systems; and **(D) Project Design**, which assures that each development is sensitive to both Portland's urban design framework and the users of the city.

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

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.

Findings: The site is not located within a historic or conservation district. *This guideline is therefore not applicable.*

P3. Gateways. Use the "plaza areas" along NE Glisan Street as formal gateways into the campus.

Findings: The proposed buildings are over 800 feet north of the existing plazas along Glisan approved in 2001 (01-00363 DZM). *This guideline is therefore not applicable.*

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.

Findings: The project includes a series of 6'-0" wide walkways throughout the development that provide pedestrian connections. Three walkways extend from the sidewalk on Pacific directly to each of the buildings' entrances while two others extend from the sidewalk to the parking area south of the buildings and to the larger campus. A sidewalk that runs along the north side of the parking area is separated with a curb and grade change providing a physical safety buffer between to the two modes of transport. Locating the parking and its access behind the building and off of 87th creates a safer environment for the pedestrians on the public sidewalk on Pacific. Several benches are proposed adjacent to the walkways between the building and the street. The extensive pathways and benches provide areas to rest, meet and visit.

Condition D of the 2000 IMP (LUR 00-00442 IM), regarding improving existing pedestrian walkways through the campus and extending others to Pacific, where required as part of Master Plan Item #14. This master plan item is identified as the western half of the two phases of student housing to be located on the 18 lots along the north edge of the campus fronting Pacific Street. Since the proposed project only encompasses one-half of the first phase identified in the IMP, staff has agreed to defer this improvement to the next phase of student housing, since single family homes still occupy the area where the walkway is required (see Condition D)

With the Condition of Approval that the main campus walkways be improved and extended to Pacific Street at the next phase of the student housing (Condition D), these guidelines are therefore met.

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.

Findings: The proposed development is not at a corner or intersection. *This guideline is therefore not applicable.*

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.

Findings: On the north elevations, entrances to both buildings provide shelter from the elements for those accessing the buildings. An 11'-0" wide by 4'-0" deep bay with a covered upper deck and gabled roof projects from the faces of Building B in two locations. A 7'-0" wide by 4'-0" deep gable roofed cover is located at the entrance to the community room on Building A. *This criterion is therefore met.*

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 for D1 and D3: The areas not occupied by a building or parking will be landscaped, which total 36% of the project site. The landscaping includes stormwater planters along the north side of the building, adjacent to the sidewalk, and along the south side of the parking area. In addition to the stormwater planters, the area between the building and the street, which is 20'-0" deep, will be considerably landscaped with trees, shrubs and groundcover. A dense screen of landscaping that consists of 6' tall shrubs (Arborvitae), trees and groundcover would provide a buffer for the single family residence immediately west of the project site. As part of the entry sequence to the project, distinct planters will flank the three walkways along Pacific Street that provide a direct connection to the building entrances. The planters will include a low modular block wall with alternating Blue Fescue grasses and Sun Rose. These areas provide variety and interest as well as act as visual queues for the site's access points. Benches are also proposed with the planters adjacent to these walkways. The remainder of the landscaping will consist of a mixture of deciduous and evergreen trees, including Star Magnolia and Incense Cedar as well as a diversity of shrubs and ground cover that will enhance the overall site and provide outdoor areas that are pleasant and accessible. *These guidelines are therefore met.*

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented. Each building along NE Pacific Street should contain at least one main entrance facing the street. A direct pedestrian path should connect each main entrance to the street.

Findings: One building entrance faces the street on Building A and two entry corridors face the street on Building B, each with 6'-0" wide walkways providing a direct connection to the sidewalk on Pacific. Distinct planters will flank the three walkways along Pacific, which will include a low modular block wall with alternating Blue Fescue grasses and Sun Rose. These areas provide visual queues for site's access points and are part of the entry sequence to the buildings. The entrance on Building A is distinguished from the remaining portion of the building by a projecting gabled-cover that frames the door to the community room. The entrances on Building B face the two corridors that run north-south. The entry areas to this building have been highlighted with projecting balconies and gable roof that extends 4'-0" from the north façade. *This guideline is therefore met.*

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Vehicle areas are not allowed between buildings and NE Pacific Street. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings: Parking for the student housing is provided along the south side of the housing site. A total of 21 spaces are proposed, 16 surface spaces and 5 within a structure under the south portion of Building A. All of the vehicle area (parking spaces and driveway) will be behind both buildings. Landscaping on both sides, in between the building, and between the building and street will reduce any negative impacts on the residences across NE Pacific Street. Enclosing some of the spaces within Building A at the west end of the housing site reduces the negative impacts on the adjacent single family residence to the west. A 16'-0" deep landscape planter between the parking and the west property, 5'-0" of which is densely landscaped with trees, evergreen shrubs that grow to 6'-0" in height and groundcover, also provides a buffer from vehicle activity such as glare from headlights and noise.

Access to the parking will be from NE 87th through a series of parking areas that exist at the north edge of the campus. Utilizing an existing curb cut and driveway will reduce any potential pedestrian conflicts with the additional parking on the campus. *This guideline is therefore 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 buildings are oriented east-west, resulting in the longest walls facing the street and the parking area to the south. This orientation, in conjunction with the extensive windows on the north and south elevations, will reduce the potential for crime by providing transparency and creating more "eyes on the street". The residential units, community room and entries on the ground level create more activity and less "dead space" where illicit activities tend to occur. The east and west end walls also include windows, especially pertinent along the east wall adjacent to the pedestrian path that will join the main campus walkway. Building light fixtures also help to illuminate entrances, walkways and the parking area. *This guideline is therefore 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.

Findings: This is a new development. *This guideline is therefore not applicable.*

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.

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.

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 design features, creating effective gathering places, and differentiating street level facades.

Findings: The site is located within the Outer Southeast Community Plan Area. Existing development within the surrounding area is characterized by wood constructed, 1 and 2-story single family residences and some multi-dwelling complexes, as well as 2-story brick buildings throughout the university campus. The original proposal for a 3-story building was reduced to 2 stories, with the exception of the rear half of Building A, which retained the two residential floors above structured parking. There are several buildings on the campus that contain two levels, however, the overall height is similar to that of the 3-story portion of Building A. The location of this additional floor is appropriately located towards the campus, further from the 1 and 2-story homes that dominate the surrounding residential neighborhood. In addition to the number of stories, the design for the new student housing relates to the surrounding development and the desired characteristics of the plan area, through the use of hipped and gable roofs with ridges that are parallel to the street, lap siding and prominent covered front entry elements. To better compliment the existing campus development, staff has included Condition of Approval C to include a brick base along all facades of both buildings up to the sill height of the ground floor windows that matches the red brick used throughout the campus. Compatible site features include direct pedestrian connections from sidewalk to entries, landscape variety, and a considerable 20'-0" setback which is consistent with open space, campus style development as well as the average setback of the homes across the street and to the west.

Each façade of the new buildings are well composed and provide interesting elements to view. The street-facing walls have been broken by down stepping the north wall planes, 3'-0" on Building A and 5'-0" on Building B, creating projecting bays. A change in the direction of the siding (vertical and horizontal), as well as color changes and belly bands further mitigate the scale of this larger development in a manner that is more compatible with the smaller proportions of the surrounding single family residences. To further articulate the façade, staff has included Condition of Approval B for all the windows to be recessed a minimum of 1-3/4" from the face of the exterior siding to the face of the upper sash within each opening. Given the number of windows proposed, this will provide additional depth and variation on all facades. The front facades have distinguished entrances marked by gabled roof elements. On building B these entry features are two stories in height, which creates a strong vertical bay that intersects the long street façade. On Building A, the entry canopy is smaller and sits directly in front of the entry. This more modest scale is appropriate on this shorter (in length) building and given the two larger projecting bays that punctuate this street façade. Metal balconies, decorative gable roof vents in the street-facing gables, and metal light fixtures bring a more human scale to the buildings. In conjunction with the durable project materials, including Hardieboard siding, vinyl windows and brick along the base (as conditioned), the proposed building elements create a quality, cohesive design.

With the Condition of Approval to provide brick along the entire base of the both buildings up to the sill height that matches the brick used throughout the campus (Condition C) and to recess the windows a minimum of 1-3/4" " from the face of the exterior siding to the face of the upper sash within each opening (Condition C), these guidelines are therefore 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 design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal, as conditioned, is compatible with both the surrounding residential and campus development with the number of stories, smaller scaled facades, roof forms and design, exterior materials, prominent entry elements and landscape variety. It also includes durable materials, which in conjunction with the overall design, result in a cohesive composition that meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of two student housing buildings with 21 residential units, 2 and 3 stories, 22'-3" and 32'-10" in height, 21 parking spaces, pedestrian connections and landscaping.

Per the approved site plans, Exhibits C-1 through C-20, signed and dated 4/12/2012, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 12-102240 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. All windows must be recessed a minimum 1-3/4" from the face of the exterior siding to the face of the upper sash within each opening.
- C. Red brick that matches the brick used on the buildings throughout the college campus must be incorporated along the entire base of both buildings' facades up to the first floor window sill height.
- D. As required in Condition D of the 2000 Impact Mitigation Plan (LUR 00-00442 IM), the following sidewalk improvements will be required at the next phase of the student housing, essentially the eastern half of Master Plan Item #14.
 1. Any existing 5-foot wide sidewalk within the north/south alignment shall be widened to 6 feet from a line extending from Point "A" on Exhibit H.5 (a point which is on a line running east-west along the southernmost point of the Aldrich Dormitory) to the south side of the sidewalk along NE Pacific Avenue as a condition of building permit issuance prior to final inspection of the first building permit to be issued for housing on Pacific Street identified as Master Plan item #14.
 2. Prior to issuance of the first building permit for a house along Pacific Street (identified as Master Plan item #14), a 15-foot public walkway easement for the revised walkway alignment as shown in Exhibit H.5 shall be required.

Staff Planner: Staci Monroe



Decision rendered by: _____ **on April 12, 2012**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 16, 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 January 10, 2012, and was determined to be complete on **February 14, 2012**.

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 January 10, 2012.

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.

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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on April 30, 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 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 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 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 **May 1, 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 Impact Mitigation Plan and any concurrent reviews other than a Zone Change or Comprehensive Plan Map Amendment remains in effect until:

- All phases of development included in the plan have been completed, or
- The plan is amended or superceded; or
- As specified in the plan; or
- As otherwise specified in the final decision.

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

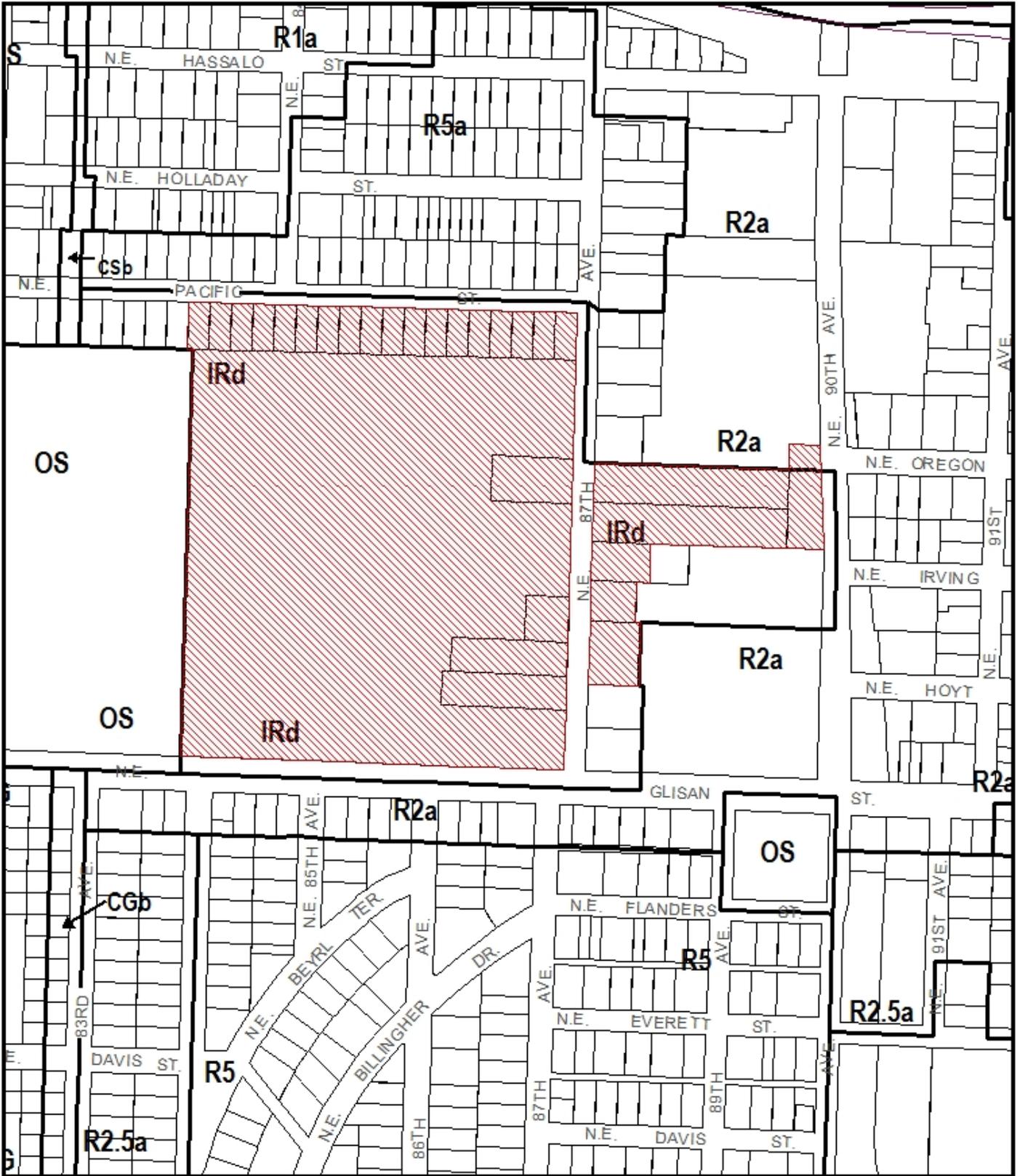
1. Project Narrative and Responses to Approval Criteria (dated 1/9/2012)
 2. Revised Project Narrative and Responses to Approval Criteria (dated 2/7/2012)
 3. Engineer's Response (dated 3/13/2012) to BES Comments
 4. Applicant's Response to Submitted Revisions (dated 3/27/2012)
 5. Context Photos
 6. Site Drainage Analysis & Stormwater Calculations
 7. Letter to Trimet from University Transportation Coordinator regarding subsidized transit passes.
 8. Applicant's Response to Outstanding BES Issues (dated 4/3/2012)
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan (attached)
 2. Ground Floor Plan
 3. Second Floor Plan
 4. Third Floor Plan
 5. Roof Plan
 6. Landscape Plan
 7. Landscape Details
 8. Building Elevations (attached)
 9. Site, Building, Wall and Window Sections
 10. Campus Rendering
 11. Colored Rendering of North Elevation
 12. Colored Rendering – Northwest View from Pacific Street
 13. Colored Rendering – Northeast View from Pacific Street
 14. Entry gable Detail
 15. Stairway Railing Detail
 16. Light Fixture Manufacturer Cutsheets (4 sheets)
 17. Exterior Person Door Details
 18. Overhead Roll-up Door Details
 19. Window Details
 20. Exterior Siding Details – Hardie Board
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services (a-b)
 2. Water Bureau
 3. Fire Bureau
 4. Plan Review Section of BDS
 5. Site Development Section of BDS
 6. Bureau of Transportation Engineering
- F. Correspondence:
1. Marjorie Booton, March 5, 2012, in opposition of the proposal as it is not in keeping with the neighborhood single family dwellings.
 2. Kathryn Hartinger, March 7, 2012, summary of concerns from neighborhood meeting including, building height, mass, entries, roof, parking on Pacific Street, condition of 84th and 87th Avenue rights-of-way.
 3. Amy Rudolph, March 7, 2012, in opposition of the proposal in terms of overall design, materials and not blending in with the neighborhood.
 4. Marlene Miller, March 6, 2012, concerns with parking, access, building height, street conditions, sewer services and high density.
 5. Victoria Larson, March 8, 2012, concerns with building height, traffic, parking, and building design and appearance.
 6. Montavilla Neighborhood Association, March 7, 2012, concerns with IMP requirements and process, building height, number of units, traffic on 87th Avenue, and incompatibility of proposal with neighborhood.

7. Jim McLean & Traci Odishoo, March 7, 2012, concerns with density, parking, building design and height and lack of communication and outreach by the university.
8. Petition from Montavilla Neighborhood Residents, March 7, 2012, in opposition of the proposal due to building height, design and incompatibility with neighborhood.
9. Rebecca Heathcock, March 1, 2012, concerns with affects on property value, building height, density, traffic, compatibility with neighborhood, lack of communication and outreach by the university, building setback and amount of green/open space.
10. Gordon & Carrie Jantz, March 1, 2012, in favor of the proposal.
11. Kate Kamura, February 26, 2012, in favor of the proposal and stated concerns with potential environmental impacts from building materials and sufficient landscape planters.
12. Josh & Kathryn Hartinger, March 7, 2012, in opposition of the proposal and states concerns including IMP requirements, traffic, parking, CC&R conflicts, Montavilla Park access, and design issues (entries, mass, roofs, incompatibility with neighborhood, and overall building composition).

G. Other:

1. Original LU Application
2. Site History Research
3. Incomplete Letter dated January 24, 2012
4. Staff Memo to Applicant dated February 22, 2012
5. Staff site photos

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).



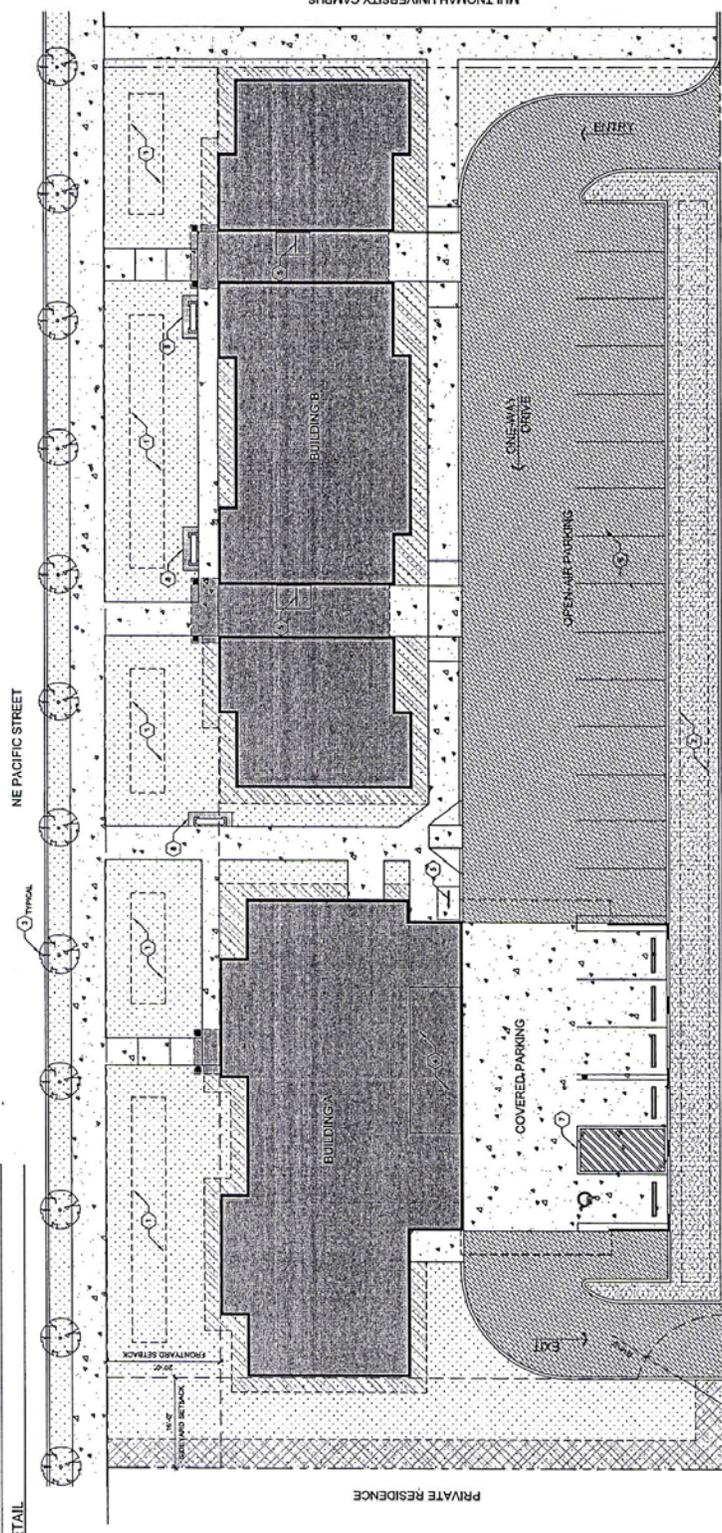
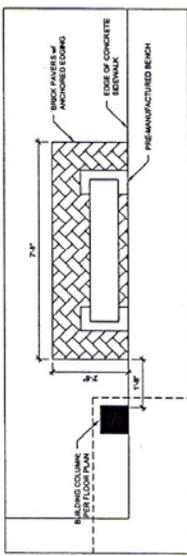
ZONING

 Site



File No. LU 12-102240 DZ
 1/4 Section 2939,3039
 Scale 1 inch = 300 feet
 State_Id 1N2E33BC 7500
 Exhibit B (Jan 12,2012)

Approved
 City of Portland - Bureau of Development Services
 Planner *SM/ML* Date **4.12.12**
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



- SITE PLAN NOTES**
- 1 STORMWATER DETENTION FACILITY CONNECTED TO BUILDING DOWNPOUT. SEE & LOCATION SHOWN ARE APPROXIMATE. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.
 - 2 STORMWATER TREATMENT FACILITY FOR PARKING LOT RUNOFF. SEE & LOCATION SHOWN ARE APPROXIMATE. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.
 - 3 ALL EXISTING CONCRETE LANDSCAPE EDGING TO REMAIN. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.
 - 4 CONCRETE CURB & GUTTER TO REMAIN. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.
 - 5 CONCRETE CURB & GUTTER TO REMAIN. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.
 - 6 CONCRETE CURB & GUTTER TO REMAIN. REFER TO LANDSCAPE & CIVIL DRAWINGS FOR MORE INFORMATION.
 - 7 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 8 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 9 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 10 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 11 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 12 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 13 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 14 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 15 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 16 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 17 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 18 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 19 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.
 - 20 TYPICAL VEHICLE PARKING SPACE PER 200 CODE. SEE & LOCATION IS APPROXIMATE. REFER TO FLOOR PLANS FOR MORE INFORMATION.

LEGEND

[Pattern]	BUILDING FOOTPRINT
[Pattern]	ASPHALT PAVING
[Pattern]	CONCRETE PAVING
[Pattern]	GENERAL LANDSCAPING - 1" STANDARD
[Pattern]	FOUNDATION SCREENING - 1/4" STANDARD
[Pattern]	PERIMETER SCREENING - 1" STANDARD
[Pattern]	PARKING LANDSCAPING - 1" STANDARD

BUILDING STATISTICS

FLOOR	AREA (SF)
GROUND FLOOR	8,877 SF
FIRST FLOOR	3,171 SF
SECOND FLOOR	8,117 SF
THIRD FLOOR	3,171 SF
FOURTH FLOOR	2,241 SF
FIFTH FLOOR	2,241 SF
TOTAL	26,828 SF
BUILDING A	12,843 SF
BUILDING B	7,742 SF
BUILDING C	6,243 SF
TOTAL	26,828 SF

SITE STATISTICS

LOT SIZE	27,208 SF (625 SQM)
BUILDING FOOTPRINT	8,877 SF (824)
LANDSCAPE AREA	18,331 SF (1694)
PROVIDED	8,474 SF (783)
OTHER IMPROVED AREA	8,857 SF (819)
PARKING	14 STALLS (PER UNIT)
REQUIRE	114 STALLS
PROVIDED	114 STALLS
REQUIRE	114 STALLS
PROVIDED	114 STALLS
REQUIRE	114 STALLS
PROVIDED	114 STALLS

PROPERTY INFORMATION

OWNER	MULTNOMAH UNIVERSITY
ADDRESS	1000 MONTAVILLA PARK, PORTLAND, OREGON 97228
NEIGHBORHOOD	MONTAVILLA
DISTRICT	SE UPLIFT
ZONE	RS-MD
SECTION	13, 14, 15, 16, 17, 18
TAX ACCOUNT #	84033000
STATE ID #	1012302700
QUARTER SECTION	200-010



SITE PLAN
 SCALE: 1" = 10'

2004-12-17
 EX-C-1



