

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

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

FROM CONCEPT TO CONSTRUCTION

Date: March 15, 2013

To: Interested Person

From: Douglas Hardy, Land Use Services

503-823-7816 / Douglas.Hardy@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood which requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant's representative if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, we need to receive your written comments by 5:00 p.m. on April 5, 2013. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-108558 AD, in your letter. It also is helpful to address your letter to me, Douglas Hardy.

CASE FILE NUMBER: LU 13-108558 AD

Applicant: Peter Collins

Goodwill Industries of the Columbia-Willamette

1943 SE 6th Avenue Portland OR 97212

Representative: Jennifer Rinkus

Baysinger Partners Architecture 1006 SE Grand Avenue, #300

Portland, OR 97214 503-237-6190

Site Address: 12250 NE Halsey Street

Legal Description: Partition Plat 2012-27, Lot 1

Tax Account No.: R651537

State ID No.: 1N2E35BB 701

Ouarter Section: 2943

Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429

Business District: Gateway Area Business Association, contact Fred Sanchez at

503-256-3910

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at

503-823-4550

Plan District: None

Zoning: CG – General Commercial

Case Type: Adjustment (AD)

Procedure: Type II, Administrative decision with appeal to Adjustment Committee

PROPOSAL

The applicant proposes constructing a new, two-story medical office building (approximately 21,605 square feet in area) in the southwest corner of the property. The site is currently developed with two other buildings, and is bounded by NE Halsey Street to the north, NE $122^{\rm nd}$ Avenue to the west and NE Wasco Street to the south. The proposed building will have frontage along both NE $122^{\rm nd}$ Avenue and NE Wasco Street.

The Zoning Code establishes maximum building setbacks along transit streets. Both NE 122nd Avenue and NE Halsey Street are designated transit streets. For the subject site, the maximum building setback regulation requires that 100% of the cumulative length of all ground level building walls be within 10 feet of one of these two transit streets, and that 50% of the cumulative length of all ground level building walls be within 10 feet of the other transit street. Existing development on the site meets the maximum setback standard on both streets. With the proposed medical office building, the 50% standard will still be met on both frontages, but the 100% standard will not be met on either street. The applicant is therefore requesting an Adjustment to reduce the cumulative length of all ground level building walls that must be within the maximum building setback from 100% to 71.18% along NE 122nd Avenue.

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.

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. This application was submitted on January 24, 2013, and determined to be complete on March 13, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal;
- Approve the proposal with conditions; or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day

the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

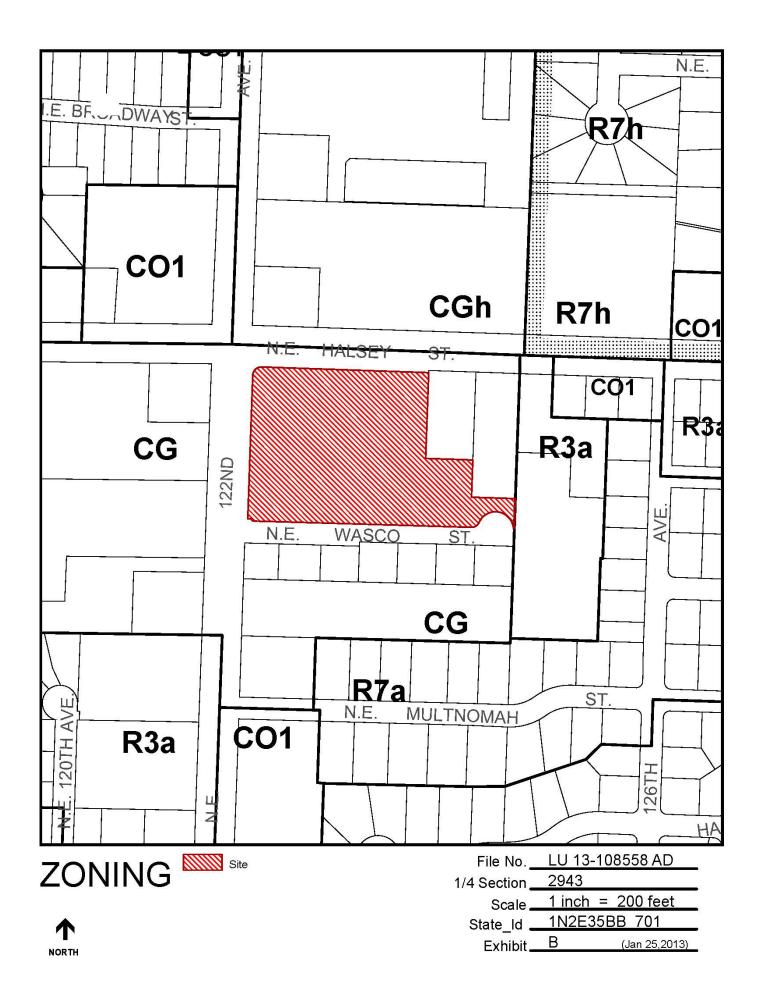
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:

Zoning Map Site Plan Building Elevations



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A201 PLAN REPIEW SET

MEDICAL OFFICE BUILDING - NE 122ND & WASCO

GOODWILL INDUSTRIES OF COLUMBIA WILLAMETTE

GW 71017

