

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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868

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Date: December 17, 2013

From: Amanda Rhoads, Land Use Services

503-823-7837 / Amanda.Rhoads@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 13-196001 CU Pre App: PC # 12-217891

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via email. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase especially those that would significantly affect the proposal.
- ➤ Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- ➤ Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Amanda Rhoads at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- ➤ Please send your response to BDS no later than: January 10, 2014 (If I receive comments after this date, I may not have enough time to include them in the staff report).
- > We must publish our report by: January 17, 2014
- > A public hearing before the Hearings Officer is tentatively scheduled for January 29, 2014

Applicant: Eric Lanciault / Eric Lanciault Architecture

3250 SE 164th Ave, Suite 208 / Vancouver, WA 98683

Owners: University Of Western States

2900 NE 132nd Ave / Portland, OR 97230-3014

Site Address: 2900 NE 132nd Avenue

Legal Description: LOT 2 TL 300, RICHLAND; TL 200 2.87 ACRES, SECTION 26 1N 2E; TL

100 11.98 ACRES, SECTION 26 1N 2E

Tax Account No.: R703301220, R942260060, R942260170

State ID No.: 1N2E26AC 00300, 1N2E26AC 00200, 1N2E26AC 00100

Quarter Section: 2744

Neighborhood: Russell, contact Bonny McKnight at 503-253-6848.

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: Glendoveer

Zoning: R7h – Residential 7,000 with Airport Landing Zone "h" Overlay

Case Type: CU – Conditional Use Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision

of the Hearings Officer can be appealed to City Council.

Proposal:

The University of Western States seeks approval of a Type III Conditional Use (CU) Review to accomplish two goals:

- 1. Reactivate the existing on-campus clinic (Campus Health Center, or CHC) to provide public outpatient services. The clinic currently operates as a teaching facility that serves only University staff, administration and students. No interior or exterior construction or improvements are proposed on-site. The Conditional Use Review is necessary in order to remove a condition from a 2008 Conditional Use Review for the campus that required the outpatient clinic to be phased out by February 2010 (LU 08-176542 CU AD, Condition B). The Conditional Use Review is a Type III case because the condition to be removed was placed on the site through a Type III Conditional Use Review. The relevant approval criteria are found in Zoning Code section 33.815.105, Institutional Conditional Use in R Zones.
- 2. Condition E from the 1997 Conditional Use Master Plan Review (97-00421 CU MS) requires a Type III review if the number of vehicle trips exceeds the trip numbers identified in Exhibit A.4.a of that decision, 1,529 per day. The total number of daily trips currently generated by the University is 1,930, which exceeds that maximum allowed by the 1997 Master Plan.

The applicant proposes to delete Condition E through a Type III Conditional Use Review to remove the daily trip cap stipulated in Exhibit A.4.a as well as remove the requirement to submit the associated yearly report to the Office of Transportation – Transportation Planning section. The relevant criterion for approval of such review was determined to be Criteria D.2 of the Institutional Conditional Use, relating to the adequacy of the transportation system and consistency with the Transportation Element of the Comprehensive Plan.

Approval Criteria:

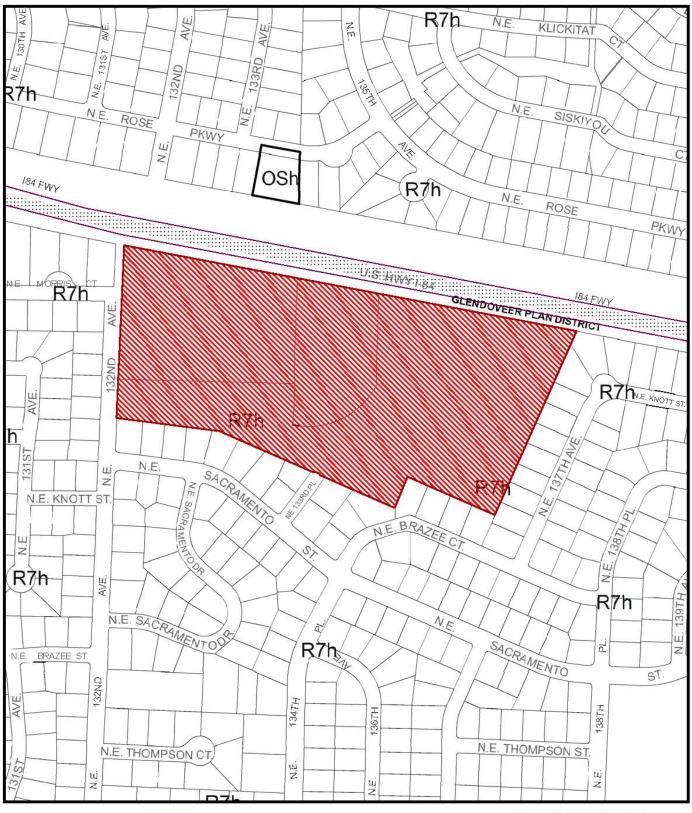
In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

33.815.105, Institutional and Other Uses in Residential zones

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 filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on August 21, 2013 and determined to be complete on December 16, 2013.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map, Site Plan, Campus Health Clinic floor plan



ZONING



File No. <u>LU 13-196001 CU</u>

1/4 Section <u>2744</u>

Scale <u>1 inch = 300 feet</u>

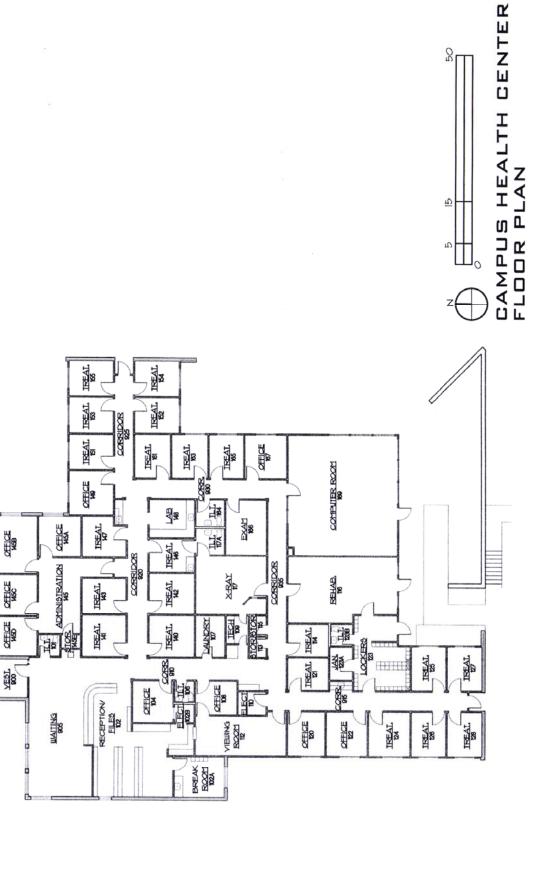
State_Id <u>1N2E26AC 200</u>

Exhibit <u>B</u> (Aug 23,2013)



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ORIGINAL ISSUE DATE: 08.08.201:



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