



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: May 10, 2012
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 12-112509 DZ
ADVENTIST CLINIC PORCH ENCLOSURE

GENERAL INFORMATION

Applicant: Blane Skowhede/Keystone Architecture
12020 SE Idleman Rd/Portland, OR 97086

Owner: Portland Adventist Medical
10123 SE Market St/Portland, OR 97216-2532

Tenant: Londa Everett/South Tabor Family Physicians
10803 SE Cherry Blossom Ln/Portland, OR 97216

Site Address: 10803 SE CHERRY BLOSSOM DR

Legal Description: TL 11100 0.95 ACRES, SECTION 03 1S 2E
Tax Account No.: R992033090
State ID No.: 1S2E03BD 11100
Quarter Section: 3141
Neighborhood: Mill Park, contact Rosemary Opp at 503-256-4591.
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: Gateway
Zoning: CO2d, Office Commercial 2 with design overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
The applicant seeks design review approval for renovations to the South Tabor Family Physicians Adventist Medical Center building located in the Gateway Plan District, to include the following:

- Fully enclose two semi-enclosed side patios with new glazed aluminum windows and cement board siding;
- One long-term bicycle locker behind the building;
- New L3 landscaping along the eastern property line that abuts the residential zone; and
- New pedestrian connection from the building to SE Cherry Blossom Drive.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Gateway Regional Center Design Guidelines

ANALYSIS

Site and Vicinity: The 41,382 SF site is developed with a single-story medical office building and surface parking lot. The site was originally part of the Portland Adventist Campus Master Plan but was removed from the Plan in 1994. The site fronts SE Cherry Blossom Drive and is surrounded by a wide variety of buildings in numerous uses, including the main Portland Adventist Medical Campus, the Floyd Light Middle School, the Portland Community Policing Facility, Multi-family residential buildings, and is within one-quarter of a mile to Mall 205. In addition to these commercial, office, and institutional uses, there are a number of single-family homes located to the east and southeast of the site. Southeast Cherry Blossom Drive is designated a Community Transit Street, District Collector, a City Bikeway, and a City Walkway.

Zoning: The Office Commercial 2 (CO2) zone is a low and medium intensity office zone generally located on Major Traffic Streets as designated by the Transportation Element of the Comprehensive Plan. Uses are limited to those in the Office category and may have a local or regional emphasis. The zone is intended to prevent the appearance of strip commercial development by allowing office uses but not other commercial uses. Commercial uses are also restricted to limit detrimental impacts on nearby residential areas. Development is expected to be somewhat auto-accommodating. Where the site is adjacent to a transit street or in a Pedestrian District, development should be oriented to pedestrians. The development standards allow for more intense development than in the CO1 zone, but not so intense as the CG zone.

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.

The Gateway Plan District regulations encourage the development of an urban level of housing, employment, open space, public facilities, and pedestrian amenities that will strengthen the role of Gateway as a regional center. The regulations also ensure that future development will provide for greater connectivity of streets throughout the plan district. This development will implement the Gateway Regional Policy of the Outer Southeast Community Plan. Together, the use and development regulations of the Gateway plan district: promote compatibility between private and public investments through building design and site layout standards; promote new development and expansions of existing development that create attractive and convenient facilities for pedestrians and transit patrons to visit, live, work, and shop; ensure that new development moves the large sites in the plan district closer to the open space and connectivity goals of the Gateway Regional Center; create a clear distinction and attractive transitions between properties within the regional center and the more suburban neighborhood outside; and provide opportunities for more intense mixed-use development around the light rail stations.

Land Use History: City records indicate land use reviews for this site include:

- LUR 94-00544 CU (94-011446) – Conditional Use approval of revisions to the Portland Adventist Master Plan that, among other things, removed this site.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on April 13, 2012. The following Bureaus have responded with no issues or concerns:

- Water Bureau (Exhibit E-1)
- Life Safety Review Section of BDS (Exhibit E-2)
- Fire Bureau (Exhibit E-3)
- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Site Development Section of BDS
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 13, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

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 of the site’s location, the applicable design guidelines are the Gateway Regional Center Design Guidelines.

Gateway Regional Center Design Guidelines

The Gateway Regional Center is the City of Portland’s only designated regional center. The area is envisioned to redevelop into a highly urbanized, pedestrian-oriented center, with an overall built size and scale second only to Portland’s Central City.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

Gateway Regional Center Design Goals

Ten goals for design review in the Gateway Regional Center have been established to enhance the area’s design quality, support its livability, and guide its transition to a pedestrian-oriented, active, urban regional center. They are:

1. Encourage urban design excellence.
2. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Gateway Regional Center as a whole.
3. Provide for a pleasant, rich, and diverse experience for pedestrians.

4. Assist in creating a regional center that emphasizes a mix of active uses and experiences and is safe, lively, and prosperous.
5. Provide for the humanization of the Gateway Regional Center through the promotion of parks, plazas, open spaces, public art, and trees.
6. Integrate and honor the diversity and history of Gateway.
7. Integrate sustainable principles into the development process.
8. Encourage the development of a distinctive character for subdistricts within the regional center, and link them.
9. Encourage and incorporate transit orientation and usage.
10. Enhance the physical and visual linkages between the Gateway Regional Center and adjacent neighborhoods.

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

A Pedestrian Emphasis

A1. Strengthen Relationships Between Buildings and the Street. Integrate building setback areas with adjacent streets.

Findings: The proposed pedestrian walkway to SE Cherry Blossom Drive will provide a new direct connection from the public sidewalk to the building entry where no such connection currently exists. This new connection strengthens the relationship of the building and the street by decreasing the dominance of vehicle areas at the front of the building. *This guideline is therefore met.*

B Development Design

B1. Convey Design Quality and Building Permanence. Use design principles and building materials that convey quality and permanence.

B2. Integrate Ground-Level Building Elements. Integrate the different ground-level building elements with the building's architecture.

B3. Design for Coherency. Integrate the different parts of a building to achieve a coherent design.

Findings for B1, B2 & B3: The proposed cement board panels, aluminum framed windows, and metal coping are all traditional commercial exterior materials of high-quality and durability that will convey a sense of permanence to the newly enclosed porches. The newly enclosed porches will be finished with materials that match those already present on the existing building, allowing the porches to remain visually significant ground-level architectural features. The size and location of both porches will not change, and they will remain an integral part of the overall design composition. *These guidelines are therefore met.*

C Context Enhancement

C4. Develop Complementary Parking Areas. Develop, orient and screen parking areas to complement adjacent buildings and the pedestrian environment.

Findings: The proposal includes improvements to the southeastern edge of the parking lot, where it abuts a residentially-zoned lot. The landscaping improvements will better screen the existing surface parking lot. *This guideline is 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 proposed enclosure of two exterior roofed porches with new windows and wall materials, plus the addition of a pedestrian pathway to the sidewalk fits into the architectural composition of the building and better connects it to the surrounding area. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

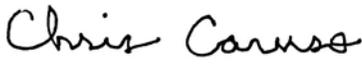
Approval of design review for renovations to the South Tabor Family Physicians Adventist Medical Center building located in the Gateway Plan District that include the following:

- Fully enclose two semi-enclosed side patios with new glazed aluminum windows and cement board siding;
- One long-term bicycle locker behind the building;
- L3 landscaping along the eastern property line that abuts the residential zone; and
- Pedestrian connection from the building to SE Cherry Blossom Drive.

Approved per the approved site plans, Exhibits C-1 through C-6 signed and dated May 7, 2012, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 12-112509 DZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by:  **on May 7, 2012.**

By authority of the Director of the Bureau of Development Services

Decision mailed: May 10, 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 February 14, 2012, and was determined to be complete on April 9, 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 February 14, 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. Unless further extended by the applicant, **the 120 days will expire on: August 8, 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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 24, 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 25, 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.

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.

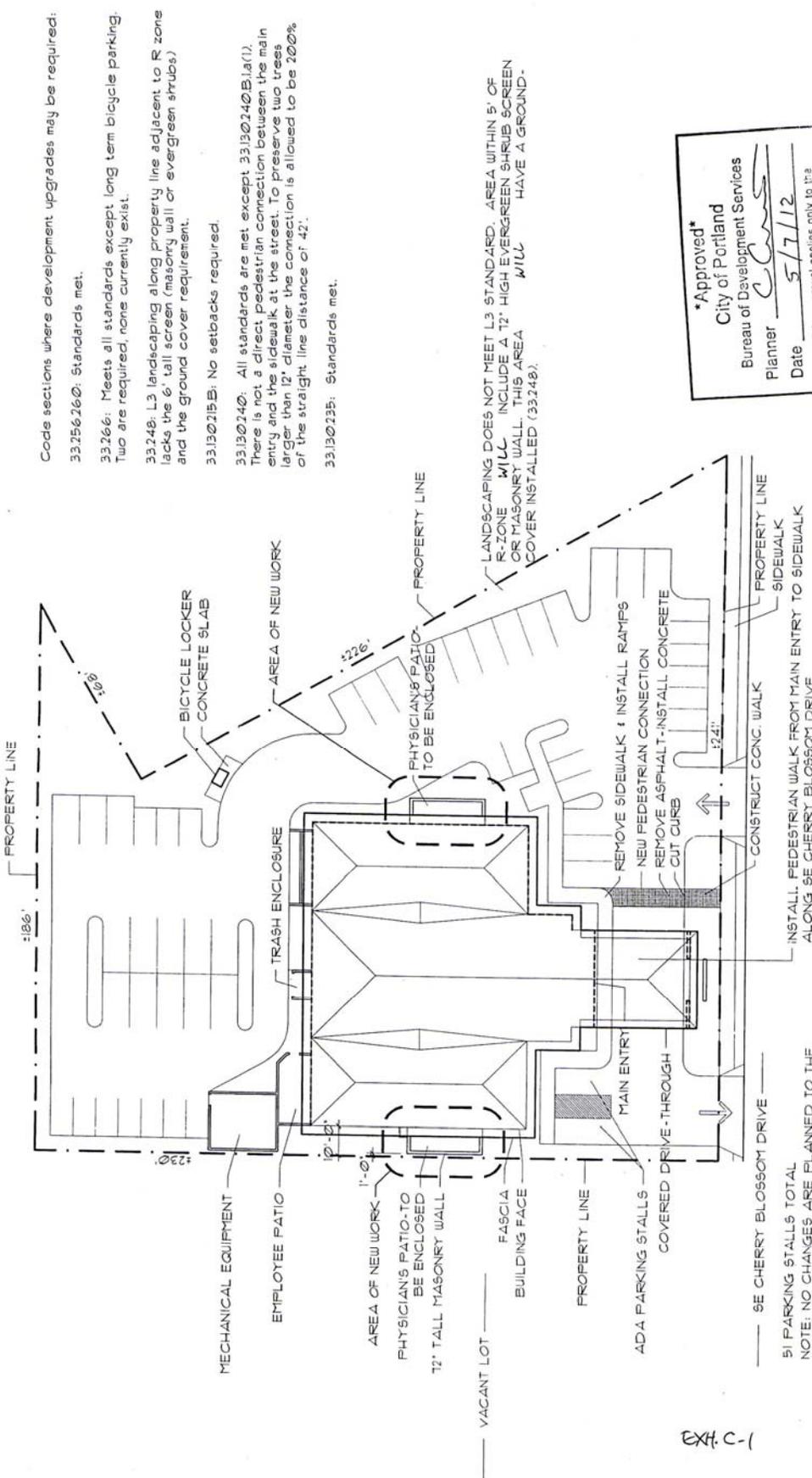
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statements
 - 1. Design Review Narrative
 - 2. Site Photos
 - 3. Non-Conforming Upgrade Narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. East Elevation (attached)
 - 3. North Elevation
 - 4. South Elevation (attached)
 - 5. West Elevation
 - 6. Wall Section (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:

1. Water Bureau
 2. Life Safety Review Section of BDS
 3. Fire Bureau
- F. Correspondence: none received
- G. Other:
1. Original LU Application
 2. Site History Research
 3. Incomplete Letter

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).



Code sections where development upgrades may be required:

33.256.260: Standards met.

33.266: Meets all standards except long term bicycle parking. Two are required, none currently exist.

33.248: L3 landscaping along property line adjacent to R zone lacks the 6' tall screen (masonry wall or evergreen shrubs) and the ground cover requirement.

33.130.215B: No setbacks required.

33.130.240: All standards are met except 33.130.240.B.1.a(1). There is not a direct pedestrian connection between the main entry and the sidewalk at the street. To preserve two trees larger than 12" diameter the connection is allowed to be 200% of the straight line distance of 42'.

33.130.235: Standards met.

LANDSCAPING DOES NOT MEET L3 STANDARD. AREA WITHIN 5' OF R-ZONE WILL INCLUDE A 12' HIGH EVERGREEN SHRUB SCREEN OR MASONRY WALL. THIS AREA WILL HAVE A GROUND COVER INSTALLED (33.248).

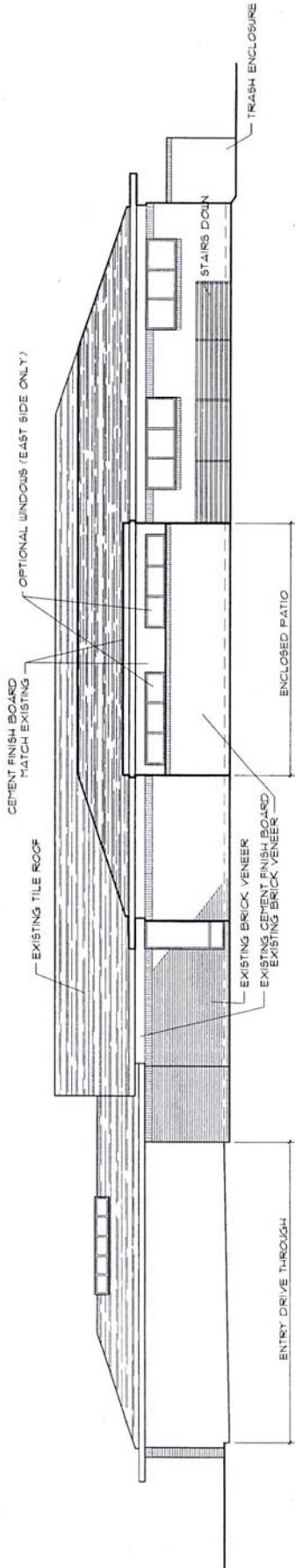
Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 5/17/12
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

12-112509 D2
 1/32" = 1'-0"
 4/4/12

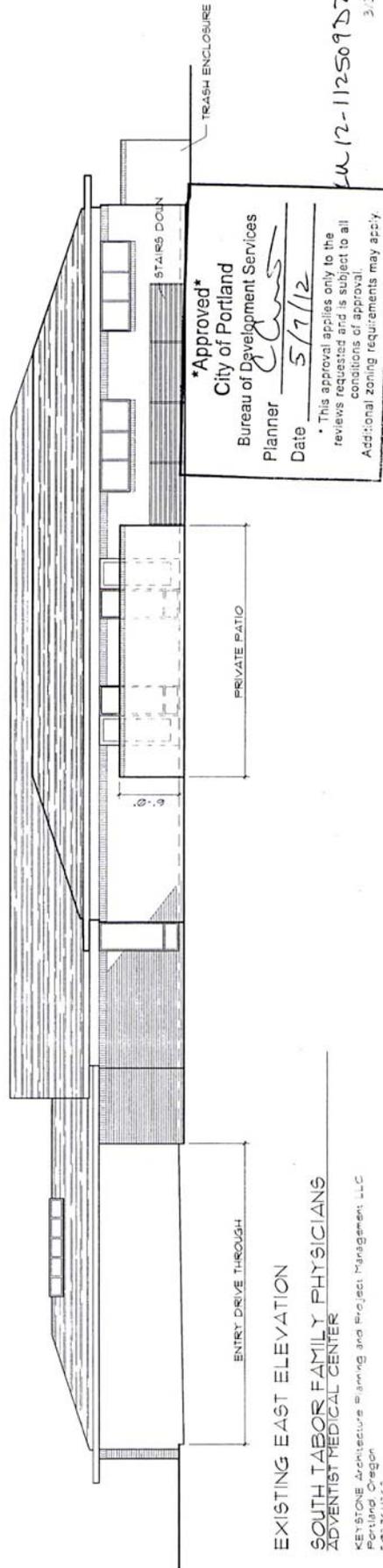
EXH. C-1

51 PARKING STALLS TOTAL
 NOTE: NO CHANGES ARE PLANNED TO THE WATER, SANITARY, OR STORM UTILITIES.
 SITE PLAN NOTE: SITE IS FLAT.

SOUTH LABOR FAMILY PHYSICIANS
 ADVENTIST MEDICAL CENTER
 KEYSTONE Architecture Planning and Project Management, LLC
 Portland, Oregon
 503.610.1367



PROPOSED EAST ELEVATION

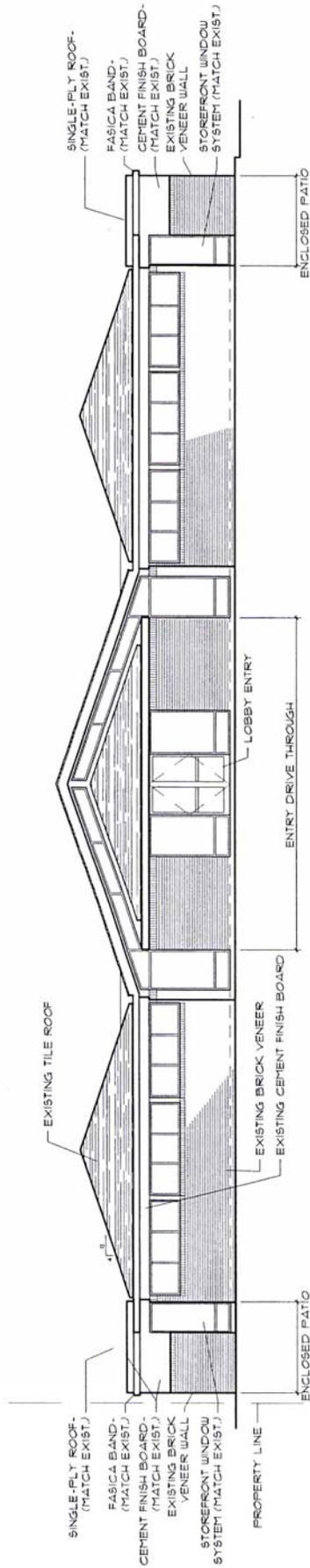


EXISTING EAST ELEVATION
 SOUTH Tabor FAMILY PHYSICIANS
 ADVENTIST MEDICAL CENTER
 KEYSTONE Architecture Planning and Project Management, LLC
 Portland, Oregon
 503.761.1562

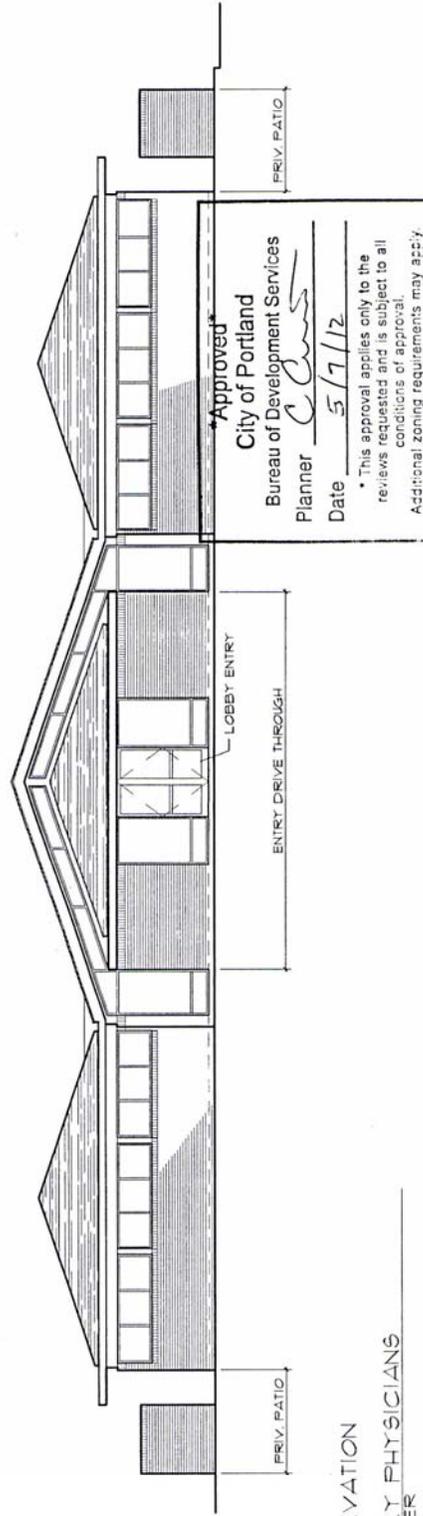
Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date 5/7/12
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

KU 12-112509 D2
 3/32" = 1'-0"
 1/30/12

EXH. C-2



PROPOSED SOUTH ELEVATION



LU 12-112509 D2

EXH. C-4

EXISTING SOUTH ELEVATION
 SOUTH Tabor FAMILY PHYSICIANS
 ADVENTIST MEDICAL CENTER
 KEYSTONE Architecture Planning and Project Management LLC
 Portland, Oregon
 503.761.1362

Approved
 City of Portland
 Bureau of Development Services
 Planner *C. [Signature]*
 Date 5/7/12
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

3/32" = 1'-0"
 1/30/12