



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

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
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TTY 503-823-6868
www.portlandonline.com/bds

Date: June 1, 2009
To: Interested Person
From: Matt Wickstrom, Land Use Services
503-823-7840 / WickstromM@ci.portland.or.us

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 09-121435 AD

GENERAL INFORMATION

Applicant: Michael C Robinson
Perkins Coie LLP
1120 NW Couch Street, 10th Floor
Portland OR 97209

Owner

Representatives: Dana White and Glenda Fossum-Smith
Providence Health System Oregon
1235 NE 47th Avenue, Suite 160
Portland OR 97213

Site Address: 4805 NE GLISAN ST

Legal Description: BLOCK 1 LOT 12, BELGRADE; BLOCK 1 LOT 13, BELGRADE; BLOCK 2 LOT 12, BELGRADE; LOT 13-18 BLOCK 2, BELGRADE; EXC PT IN HWY-INC PT VAC ST LOT 5&6 BLOCK 1, CENTER ADD; TL 3400 LOT 2&3&4 BLOCK 1, CENTER ADD; TL 3500 BLOCK 2, CENTER ADD; TL 3200 LOT 2-6 BLOCK 1, CENTER ADD; BLOCK 3 LOT 1-7 INC PT VAC ST LOT 20-26 EXC PT IN ST, CENTER ADD; BLOCK 3 LOT 8-13 INC PT VAC ST LOT 15-19, CENTER ADD; BLOCK 5 LOT 1 EXC PT IN STS E 1/2 OF LOT 2 EXC PT IN ST, CENTER ADD; EXC PT IN E GLISAN ST W 1/2 OF LOT 2 BLOCK 5, CENTER ADD; EXC PT IN E GLISAN ST LOT 3 BLOCK 5, CENTER ADD; EXC PT IN E GLISAN ST LOT 1&2 BLOCK 6, CENTER ADD; BLOCK 6 LOT 3-5 EXC PT IN ST LOT 6 EXC PT IN STS, CENTER ADD; EXC PT IN ST LOT 6 BLOCK 6, CANCEL INTO R130648 / CENTER ADD; N 34' OF E 30' OF LOT 11 BLOCK 6 N 34' OF LOT 12 BLOCK 6, CENTER ADD; EXC PT IN ST LOT 1 BLOCK 2, CENTER ADD ANX; LOT 2 BLOCK 2, CENTER ADD ANX; LOT 3 BLOCK 2, CENTER ADD ANX; LOT 5&6 BLOCK 2, CENTER ADD ANX; EXC PT IN E GLISAN ST LOT 7-9 BLOCK 2, CENTER ADD ANX; EXC PT IN E GLISAN ST LOT 10 BLOCK 2, CENTER ADD ANX; EXC PT IN ST LOT

11 BLOCK 2 EXC PT IN STS LOT 12 BLOCK 2, CENTER ADD ANX;
 LOT 1 EXC PT IN ST LOT 2, FOSTER; BLOCK 4 LOT 1-4, MAPLE
 HILL PL; BLOCK 4 LOT 6, MAPLE HILL PL; BLOCK 4 LOT 5, MAPLE
 HILL PL; W 50.69' OF LOT 2 BLOCK 3 E 15.31' OF LOT 3 BLOCK 3,
 NORTH LAURELHURST; LOT 17&18 BLOCK 3, NORTH
 LAURELHURST; TL 17200 1.85 ACRES, SECTION 31 1N 2E; TL 4200
 1.80 ACRES, SECTION 31 1 N 2 E; TL 4100 9.54 ACRES, SECTION 31
 1 N 2 E; TL 4000 0.23 ACRES, SECTION 31 1 N 2 E; TL 2800 3.53
 ACRES, SECTION 31 1N 2E; TL 3600 0.41 ACRES, SECTION 31 1N
 2E; TL 17100 0.02 ACRES, SECTION 31 1 N 2 E; TL 4300 0.27
 ACRES, SECTION 31 1 N 2 E; LOT 21, FOSTER

Tax Account No.: R063800120, R063800130, R063800320, R063800330, R145800010,
 R145800030, R145800070, R145800090, R145800270, R145800340,
 R145800700, R145800720, R145800730, R145800830, R145800850,
 R145800880, R145800960, R146000290, R146000310, R146000330,
 R146000390, R146000410, R146000470, R146000490, R293500010,
 R533200340, R533200380, R533200420, R612100700, R612100910,
 R942310070, R942312630, R942310140, R942311020, R942311320,
 R942312620, R942312700, R942310090, R293500410

Quarter Section: 2935

Neighborhood: North Tabor, contact Sean Besso at 503-806-9014

Neighborhoods within 1,000 feet of the site:
 Hollywood, contact Trudi Rahija at 503-281-5504
 Laurelhurst, contact Gary Naylor at 503-232-3398
 Rose City Park, contact Ed Gorman at 503-425-1611

Business Districts within 1,000 feet of the site:
 Hollywood Boosters, contact Jeffrey Baird at 503-249-8787

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

District Coalition within 1,000 feet of the site:
 Central Northeast Neighbors, contact Alison Stoll at 503-823-3156

Plan District: A portion of the site is within the Hollywood Plan District-Subdistrict A

Zoning: R1, R5, CO2, CN2 (Multi-Dwelling Residential 1,000, Single-Dwelling
 Residential 5,000, Office Commercial 2, Neighborhood Commercial 2)

Case Type: AD (Adjustment)

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

Proposal:

As part of a previous building permit, Providence Health System Oregon was required to improve certain site-related development to meet current standards of the Portland Zoning Code. As allowed under Section 33.258.070.2.d, the property owner executed a covenant with the City of Portland to complete the required improvements during a 5-year period of time. This 5-year time period expires on August 5, 2009. Required improvements include interior and perimeter parking lot landscaping for several Providence Health System Oregon surface parking lots. Citing the need to properly phase the improvement projects and the economic expense of completing all projects at once, the applicant requests an Adjustment to extend the compliance period. The phasing proposal submitted by the applicant calls for completing improvements to parking lots near the intersection of NE 47th and NE Glisan Street by August

2010, completing improvements to parking lots along NE Glisan Street between NE 47th Avenue and NE 49th Avenue by August 2011, and completing improvements to parking lots near the intersection of NE 52nd Avenue and NE Glisan Street by August 2012. The applicant requests one Adjustment to extend the compliance period for nonconforming upgrades until August 2012.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of 33.805.040 A-F, Adjustments.

ANALYSIS

Site and Vicinity: For the purposes of this review two site areas exist, the Master Plan site and the Project site. The Master Plan site represents the boundaries of the Providence Health System master plan boundary – generally speaking the areas south of I-84 on the attached zoning map which are under Providence Health System ownership. The Project site represents the three parking areas shown on the attached site plan and identified as Phase 1, Phase 2 and Phase 3. Overall, these parking areas have some perimeter parking lot landscaping but relatively little interior parking lot landscaping. The vicinity surrounding the Project site is primarily composed of institutional development associated with Providence Health System, commercial and multi-dwelling residential development on NE Glisan Street and some single-dwelling residential development around NE 47th Avenue.

Zoning: The parking areas located within the proposed Phase 1 are zoned CN2 (Neighborhood Commercial 2) and R5 (Residential 5,000). The CN2 zone is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods. The R5 zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 3,000 square feet. The parking areas are an accessory use to the overall Providence Medical Center use in the area which is allowed by right in the CN2 zone but which represents a Conditional Use in the R5 zone. The Phase 2 and Phase 3 parking areas are zoned CO2 (Office Commercial 2) and R1 (Residential 1,000). The CO2 zone is a low and medium intensity office zone for businesses with a local or regional emphasis. The R1 zone allows multi-dwelling residential development up to a maximum density of one unit per 1,000 square feet of site area. The parking areas are an accessory use to the medical center use in the area which is allowed by right in the CO2 zone and which is a Conditional Use in the R1 zone. Improving nonconforming landscaping and/or delaying required nonconforming upgrades to parking lot landscaping does not require approval through a Conditional Use Review. A site which is approved as a Conditional Use Master Plan is vested in the code at the time the master plan is approved, therefore, the parking area landscaping improvements are required to meet the standards in effect in 2002.

Land Use History: City records indicate several prior land use reviews for the site, going back as far as 1939, when the original Providence Hospital building was constructed. The most recent land use cases include the following:

- *LUR 96-00400 UD* - Use Determination allowing the establishment of a Crisis Triage Center at Providence to be operated by Multnomah County;
- *LUR 95-00894 MS CU AD* - Previous Providence Master Plan, approved with conditions in 1996;
- *LUR 95-00865 VA* - Approved Street Vacation request for NE Irving Street between NE 49th and NE 52nd Avenues; and
- *LU 02-120615 CU MS AD* - Current Master Plan for Providence. Case was approved with modifications by City Council after a neighborhood appeal. Master Plan includes various projects over a 10-year period, with several adjustments to development standards.
- *LU 04-064294 AD* - Adjustment approved to increase the height of the “North Tower” building sign for a mechanical equipment and elevator penthouse, and screening.

- *LU 07-132791 AD* – Adjustment approved to increase area of a sign affixed to the east wall of the new Cancer Center building and oriented only to west-bound motorists on the I-84 freeway from the maximum allowed 50 square-feet to 101 square-feet.
- *LU 09-106787 CUMS* – Approval of a Conditional Use Master Plan review to replace a transportation system related condition of approval required as part of LU 02-120615 CUMS AD with an alternate mitigation plan. All other conditions of approval required as part of LU 02-120615 CUMS AD remain applicable.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 30, 2009**. The following Bureaus have responded:

- The Bureau of Environmental Services responded with information on sanitary services, stormwater management and water resources. The response notes no objections to the proposal to extend the nonconforming upgrade compliance period until August 2012 and points out that requirements of the Stormwater Management Manual will still apply (Exhibit E-1).
- The Site Development Section of BDS responded with no objections (Exhibit E-2).
- The Life Safety Section of BDS, the Fire, Water and Parks Bureaus as well as the Development Review Section of the Bureau of Transportation all responded with no concerns (Exhibit E-3).

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on April 30, 2009. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Title 33.805.10 Purpose of Adjustments

The regulations of the zoning code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city’s diversity, some sites are difficult to develop in compliance with the regulations. The adjustment review process provides a mechanism by which the regulations in the zoning code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the code’s regulations would preclude all use of the site. Adjustment reviews provide flexibility for unusual situations and to allow for alternative ways to meet the purposes of the code, while allowing the zoning code to continue to provide certainty and rapid processing for land use applications.

33.805.40 Adjustment Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. stated below are met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant requests one Adjustment to extend the compliance period for nonconforming upgrades required to bring certain medical center parking areas into compliance with current perimeter and interior parking lot landscaping standards until August 2012. The applicant has proposed to phase improvements for the three parking areas. The parking areas near the intersection of NE 47th and NE Glisan Street are proposed to be improved by August 2010, the parking areas along NE Glisan Street between NE 47th Avenue and NE 49th Avenue are proposed to be improved by August 2011, and the parking areas near the intersection of NE 52nd Avenue and NE Glisan Street are proposed to be improved by August 2012. These parking areas are labeled as Phase 1, Phase 2 and Phase 3 on the attached site plan. The purpose for regulations regarding upgrades to nonconforming development is listed below:

Purpose 33.258.070 Nonconforming Development

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

The Zoning Code provides for guidance for nonconforming situations and development with an intent to guide future uses and development to eventual conformance. This provides an important perspective on the proposal to delay the nonconforming upgrades for the medical center parking areas - the overall intent of the Zoning Code is not to force the development to be immediately brought into conformance. The proposed phasing plan provides Providence with a reasonable amount of additional time to prepare and budget for the required improvements. Another benefit of the proposed phasing plan is that it allows the work to occur gradually. Closing and improving all three parking areas at once could result in significant impacts to nearby residents and businesses, especially in terms of the availability of on-street parking. Phasing the improvements so that one parking area is improved per year will help minimize potential negative impacts. As the applicant's narrative states, phasing the parking area improvements rather than doing all improvements at once, reduces "inconvenience for pedestrians, employees and visitors to the medical center". The applicant's narrative also points out another reason why delaying the nonconforming improvements may equally or better meet the purpose of the regulation, stating that during today's economic climate requiring all improvements to occur at once and without delay would not result in the "highest quality of improvements". Based on this information, it is important to consider that based on the covenant signed with the City with regards to nonconforming upgrades, the required improvements are based on the regulations in place in August of 2004 when the covenant was executed. In order to ensure that this information is properly conveyed through the permitting process a condition of approval has been added to this review. The condition clarifies that future improvements must be made to the code in effect at that time or the proposal must receive approval through an applicable land use process.

Based on the information above and the condition of approval, this criterion is met.

- B.** If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The proposals are located in both residential and commercial zones. The proposal to delay and phase required landscaping improvements will not significantly detract from the livability or appearance of the residential areas because the parking lots in residential zones already possess some landscaping, especially perimeter landscaping which is most visible from adjacent residentially developed sites and helps provide adequate screening. Phasing the improvements will also help protect livability in the sense that closing and improving all parking lots at once could result in excessive use of on-street parking and inconvenience for nearby residents.

In this location, NE 47th Avenue is classified as a Neighborhood Collector, a Community Transit Street, a City Bikeway, a City Walkway, a Local Service Truck Street, a Minor Emergency Response Street, and a Local Street. Between NE 47th Avenue and NE 52nd Avenue, NE Glisan Street is classified as a Neighborhood Collector, a Transit Access Street, a City Bikeway, a City Walkway, a Local Service Truck Street, a Minor Emergency Response Street and a Community Corridor. NE 52nd Avenue is classified as a local street for all classifications. The response from the Bureau of Transportation indicates that the proposal should not conflict with the classifications of the above streets.

This criterion is met.

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

Findings: The applicant adequately mitigates for impacts related to the proposed delay and phasing of the landscaping improvements by proposing a reasonable phasing plan which will help limit impacts on surrounding businesses and residents which could occur if all parking areas were closed and improved at once. The delay and phasing plan also provide Providence an adequate time to prepare and budget for the required improvements which can result in a higher quality of improvements. In order to ensure that the improvements follow the phasing plan proposed by the applicant, a condition of approval has been added to this review. The condition states that parking area improvements associated with required nonconforming upgrades must follow the phasing plan identified on the attached site plan or receive approval through another Adjustment Review.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone.
- D.** City designated scenic resources and historic resources are preserved; and
- F.** If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resources and resource value as is practical.

Findings: Only one adjustment is requested, the site does not contain any identified scenic or historic resources and the site is not located in an environmental zone; therefore, these criterion are not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The applicant proposes one Adjustment to delay and phase required nonconforming upgrades to several identified medical center parking areas. As noted in this report, the proposal is able to meet the Adjustment approval criteria with approval granted based on the proposed phasing plan which helps limit impacts on neighbors associated with the closing and improving of all parking areas at once. With approval requiring that permit drawings comply with the conditions of approval listed below, the request meets the applicable criteria and should be approved.


ADMINISTRATIVE DECISION

Approval of an Adjustment to 33.258.070.2.d to extend the compliance period for phased nonconforming upgrades through August 2012, per the approved site plan, Exhibit C-1, signed and dated May 28, 2009, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B through C) 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 09-121435 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B.** The identified parking areas are required to be improved to the landscaping standards current at the time of the 2004 covenant (04-035044 PR). Future improvements not associated with the 2004 covenant must be made to the standards in effect at that time or receive approval through an Adjustment Review or other applicable City land use process.

- C. Parking area improvements associated with required nonconforming upgrades must follow the phasing plan identified on the attached site plan or a modified phasing plan must receive approval through another Adjustment Review.

Staff Planner: Matt Wickstrom

Decision rendered by:  **on May 28, 2009**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 1, 2009

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 April 14, 2009, and was determined to be complete on April 28, 2009.

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 April 14, 2009.

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 extended the 120-day review period by 5 days as noted in Exhibit A-1. Unless further extended by the applicant, **the 120 days will expire on: August 31, 2009.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 15, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., 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. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **June 16, 2009 – (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:

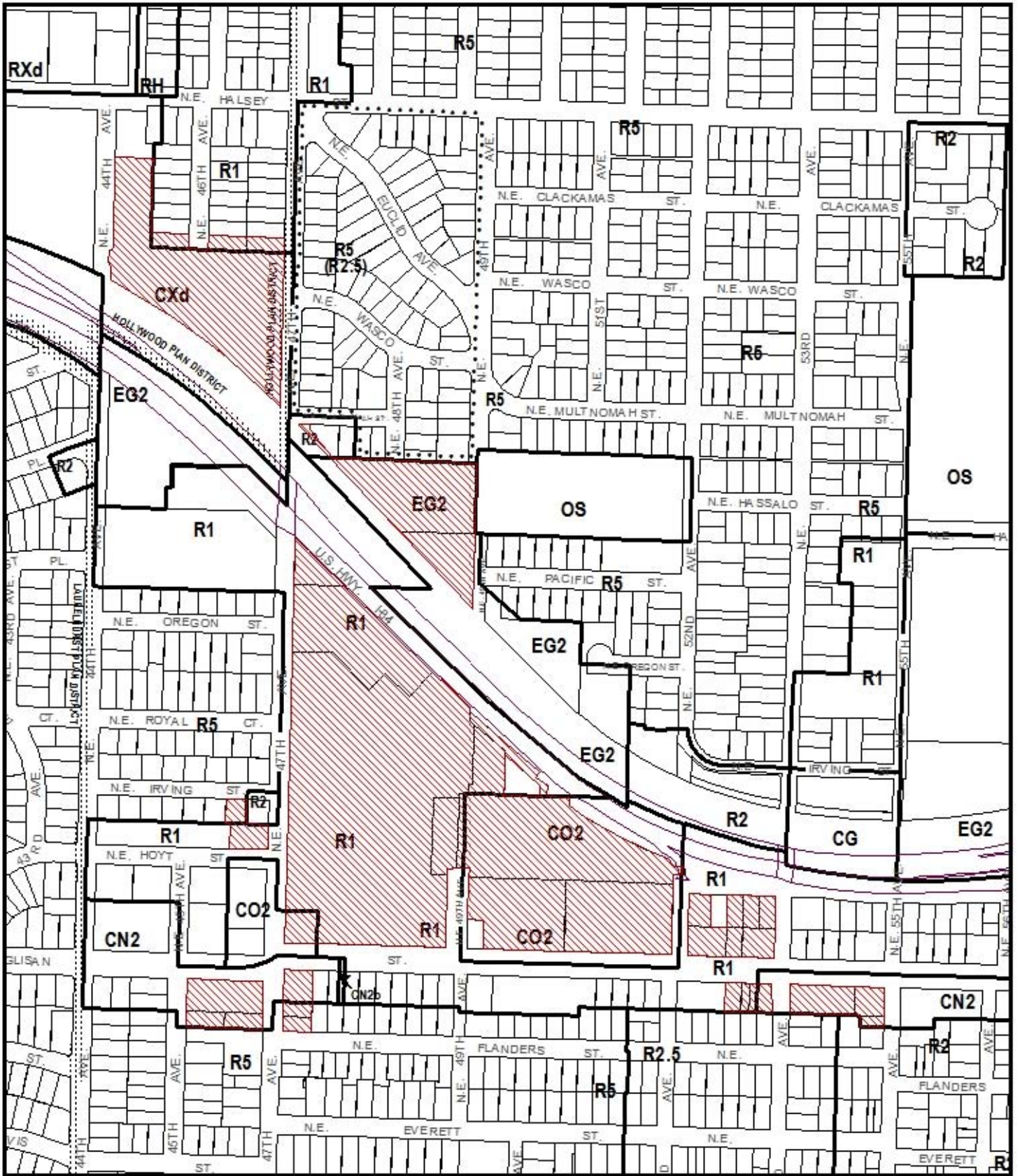
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement and Original LU Application
 - 1. Email from Michael Robinson extending decision deadline.
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Site Development Review Section of BDS
 - 3. Summary sheet of agency responses
- F. Correspondence: None received
- G. Other:
 - 1. 04-035044 PR Nonconforming Development Option 2 Request
 - 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).



ZONING

 Site



File No. LU 09-121435 AD
 1/4 Section 2935,2936,3035,3036
 Scale 1 inch = 400 feet
 State_Id 1N2E31BB 2801
 Exhibit B (Apr 16,2009)

Adjustment request to extend the compliance period for nonconforming upgrades until August 2012. Upgrades proposed to occur in three phases. Required upgrades include interior + perimeter parking lot landscaping.

- ① Phase 1 completed August 2010
- ② Phase 2 completed August 2011
- ③ Phase 3 completed August 2012

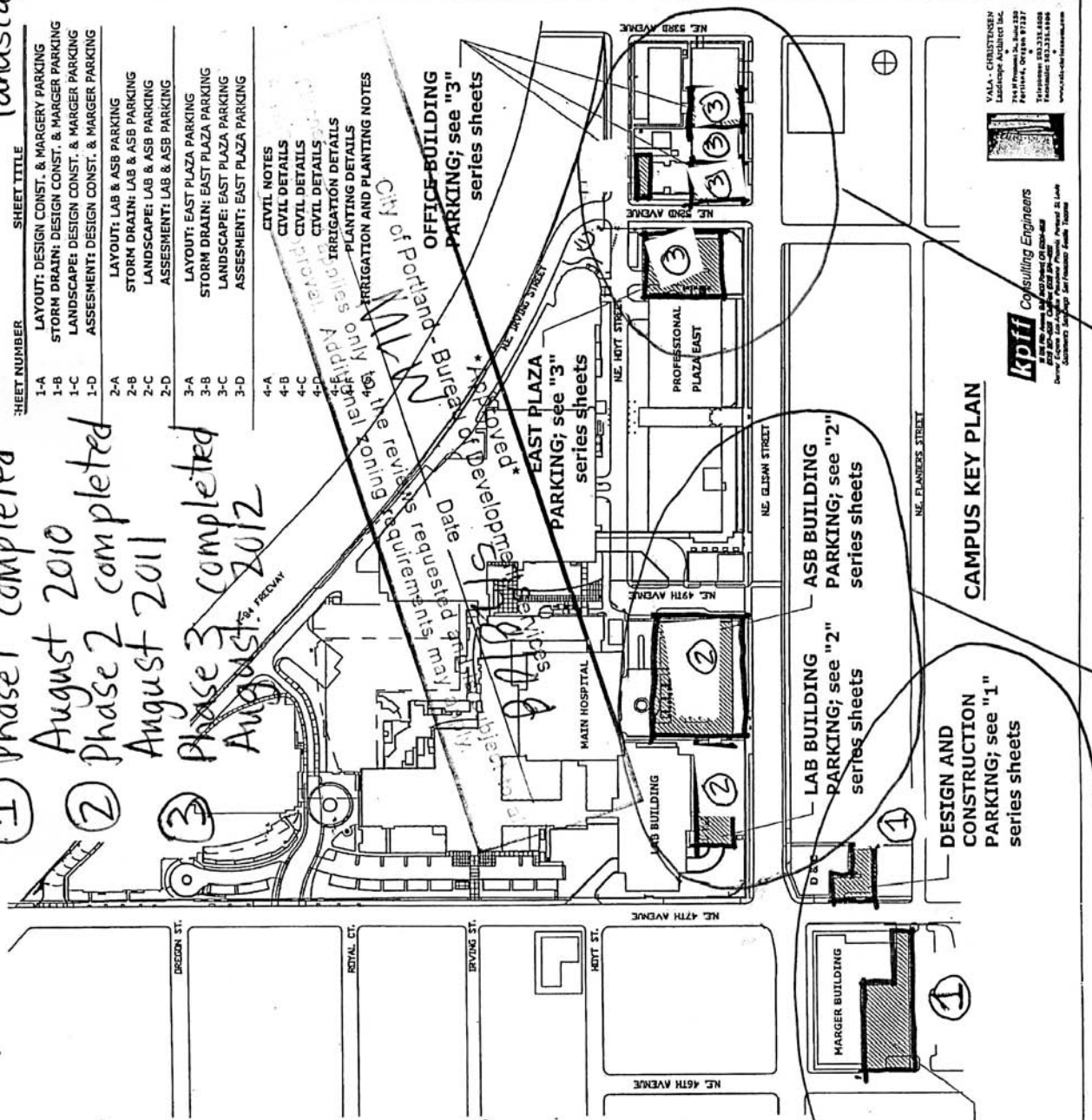
COVENANT STATEMENT:

Covenant, For Nonconforming Development Assessment
 Providence Health Systems has entered into an agreement with the City of Portland, in accordance with Portland Zoning Code Section 33.259.070.D.2.b. (2) to bring all development on the Providence Portland Medical Center site into compliance with development standards listed in Section 33.259.070.D.2.b. The site area is defined through the Conditional Use Master Plan, LU 02-120615 CU MS AD submitted on May 14, 2002. Full compliance with the Portland zoning Code Title 33 is to occur within a 5 year compliance period. The compliance period began with the issuance of the permit for the Temporary Siting of Modular buildings for MRI Hospital, issued by the City of Portland, Permit Case Number 2004-026820-00-00-CO.

GENERAL NOTES:

1. These drawings depict the full scope of site improvements for estimating purpose only.
2. Dimensions are from face of curb or edge of concrete unless noted otherwise.
3. Verify all dimensions and review conflicts with architect before proceeding.
4. All pavement should have a continuous cross-slope of less than 2% from face of curb to edge of concrete, face of building or other site structure.
5. All hatches, manholes, and other sub-grade access points shall be flush with slope of paving. Roadway inlets to be set 3" below slope of adjacent paving.
6. Finish grade at planters shall be 2" below adjacent hardscape unless noted otherwise.
7. Apply light broom finish to concrete paving except where other finish is indicated.
8. Where a broom finish is specified, the direction of finish must alternate perpendicularly across pavement joints if not otherwise specified.
9. All concrete walks abutting concrete walls to have sealant and expansion joint material between materials.
10. For this estimate the contractor shall assume that all landscape areas will receive a new automatic irrigation system.
11. For this estimate the contractor shall assume that all landscape areas will receive imported topsoil, 6" min. depth.

SHEET NUMBER	SHEET TITLE
1-A	LAYOUT: DESIGN CONST. & MARGER PARKING
1-B	STORM DRAIN: DESIGN CONST. & MARGER PARKING
1-C	LANDSCAPE: DESIGN CONST. & MARGER PARKING
1-D	ASSESSMENT: DESIGN CONST. & MARGER PARKING
2-A	LAYOUT: LAB & ASB PARKING
2-B	STORM DRAIN: LAB & ASB PARKING
2-C	LANDSCAPE: LAB & ASB PARKING
2-D	ASSESSMENT: LAB & ASB PARKING
3-A	LAYOUT: EAST PLAZA PARKING
3-B	STORM DRAIN: EAST PLAZA PARKING
3-C	LANDSCAPE: EAST PLAZA PARKING
3-D	ASSESSMENT: EAST PLAZA PARKING
4-A	CIVIL NOTES
4-B	CIVIL DETAILS
4-C	CIVIL DETAILS
4-D	CIVIL DETAILS
4-E	IRRIGATION DETAILS
4-F	IRRIGATION AND PLANTING NOTES



MARGER BUILDING PARKING; see "1" series sheets

LAB BUILDING PARKING; see "2" series sheets

ASB BUILDING PARKING; see "2" series sheets

EAST PLAZA PARKING; see "3" series sheets

OFFICE BUILDING PARKING; see "3" series sheets

DESIGN AND CONSTRUCTION PARKING; see "1" series sheets

LAB BUILDING PARKING; see "2" series sheets

ASB BUILDING PARKING; see "2" series sheets

EAST PLAZA PARKING; see "3" series sheets

OFFICE BUILDING PARKING; see "3" series sheets

CAMPUS KEY PLAN

Kpfi Consulting Engineers
 202 NE 40th Street, Suite 200
 Portland, Oregon 97232
 Phone: 503.231.8900
 Fax: 503.231.8906
 www.kpfi-engineers.com

KVA - CHRISTENSEN Landscape Architects Inc.
 7145 Fremont Ave. NE, Suite 250
 Portland, Oregon 97217
 Telephone: 503.231.8908
 Fax: 503.231.8906
 www.kva-landscape.com

PROVIDENCE Health & Services
 PROVIDENCE PORTLAND MEDICAL CENTER
 Drawing Title: COVER SHEET

CONCEPTUAL DESIGN

NONCONFORMING DEVELOPMENT COVENANT

Date: DECEMBER 11, 2007
 Job No.
 Drawn By:
 Checked By: DAC
 Drawing No.