



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

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[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** February 10, 2011  
**To:** Interested Person  
**From:** Chris Caruso, Land Use Services  
503-823-5747 / [Christine.Caruso@portlandoregon.gov](mailto:Christine.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 10-198909 DZ**  
**1919 NW LOVEJOY STREET HOSPITAL LOUVER**

**GENERAL INFORMATION**

**Applicant:** Marcelo Cardenas  
PKA Architects  
6969 SW Hampton St.  
Portland, OR 97223

**Owner:** Jerry Neider  
Legacy Health System  
1015 NW 22nd Ave  
Portland, OR 97209

**Site Address:** 1919 NW LOVEJOY ST

**Legal Description:** BLOCK 268 LOT 1-14 E 69.5' OF LOT 15, COUCHS ADD  
**Tax Account No.:** R180225090  
**State ID No.:** 1N1E33AB 07800  
**Quarter Section:** 2928  
**Neighborhood:** Northwest District, contact John Bradley at 503-313-7574.  
**Business District:** Nob Hill, contact Kay Wolfe at 503-227-0898.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Northwest  
**Zoning:** EXd, Central Employment 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 the installation of a new 20" H x 24" W horizontal louvered vent in the south wall of the Good Samaritan Main Hospital building in the Northwest Plan District. The vent will be a medium bronze finish to match the nearby window

frames and will be mounted 10'-6" above the sidewalk, near the loading docks. Exterior changes to existing building walls in this district require design review.

**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
- Community Design Guidelines

## ANALYSIS

**Site and Vicinity:** The 75,475 SF site bounded by NW Marshall Street, NW 19<sup>th</sup> Avenue, and NW Lovejoy Street is part of the Good Samaritan Hospital complex, and is currently occupied by a multi-story brick medical building. The area around the site consists of a mix of residential and commercial uses, including other properties that belong to Legacy.

The site is within the Northwest Pedestrian District. NW Lovejoy Street is a designated Community Main Street, a Transit Access Street, a Neighborhood Collector, and a City Bikeway. NW 19<sup>th</sup> Avenue is a designated Community Corridor, a Community Transit Street, Major City Traffic Street, and City Bikeway. NW Marshall Street is a designated Local Service Bikeway. The Portland Streetcar runs directly in front of the site along NW Lovejoy Street.

**Zoning:** The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial-type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development. Both medical center and office uses are allowed by-right in this zone.

The Design "d" overlay promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The site is in the Northwest Plan District, which is intended to strengthen the area's role as a commercial and residential center, with regulations that promote mixed uses and housing; address the area's parking scarcity while discouraging auto-oriented development, and encourage a mixed-use, transit-supportive environment.

**Land Use History:** City records indicate that several previous land use reviews, including Conditional Uses and one Variance, were approved between 1961 and 1973 for expansions of the parking lot and changes to the building. A zone change from RH to C2 was approved in 1990, and LU 07-134778 AD approved an adjustment to parking lot landscaping.

**Agency Review:** A "Notice of Proposal in Your Neighborhood" was mailed **January 13, 2011**. The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS (Exhibit E-1)
- Water Bureau (Exhibit E-2)
- Bureau of Parks-Forestry Division had the following comment: *Protect existing street trees.*
- Bureau of Transportation Engineering
- Bureau of Environmental Services
- Site Development Review Section of BDS

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on January 13, 2011. 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 Community Design Guidelines.

### 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.*

**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.

**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.

**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.

**Findings for P1, D7, D6 & D8:** The new metal louver reflects similar building elements on commercial structures in the plan area and neighborhood. Its height of 10'-6" above the sidewalk minimizes any impacts on the pedestrian experience of the neighborhood by lifting the louver out of the standard line-of-sight. The dark bronze louver color matches the bronze colored window frames present around the building, allowing the new louver to integrate into the character of the existing building. The louver is constructed out of long-lasting, quality metal materials and it will remain a permanent fixture of the building façade. *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 new louver matches other materials on the existing building which allows it to blend into the overall architectural composition as well as the neighborhood. The proposal meets the applicable design guidelines and therefore warrants approval.

## ADMINISTRATIVE DECISION

Design review approval for the installation of a new 20" H x 24" W horizontal louvered vent in the south wall of the Good Samaritan Main Hospital building in the Northwest Plan District, to include the following:

- Vent finished in medium bronze color to match nearby window frames; and
- Vent mounted 10'-6" above the sidewalk near the loading docks

Approved per the approved site plans, Exhibits C-1 through C-5 signed and dated February 7, 2011, 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.5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 10-198909 DZ. No field changes allowed."

**Staff Planner: Chris Caruso**

**Decision rendered by:**  **on February 7, 2011**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: February 10, 2011**

**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 December 8, 2010, and was determined to be complete on **January 10, 2011**.

*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 December 8, 2010.

*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: May 11, 2011.**

**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 February 24, 2011** 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](http://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 **February 25, 2011 – (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
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Elevation (attached)
  3. A2.00
  4. Wall Section
  5. Louver Specifications
- D. Notification information:
  1. Mailing list
  2. Mailed notice

E. Agency Responses:

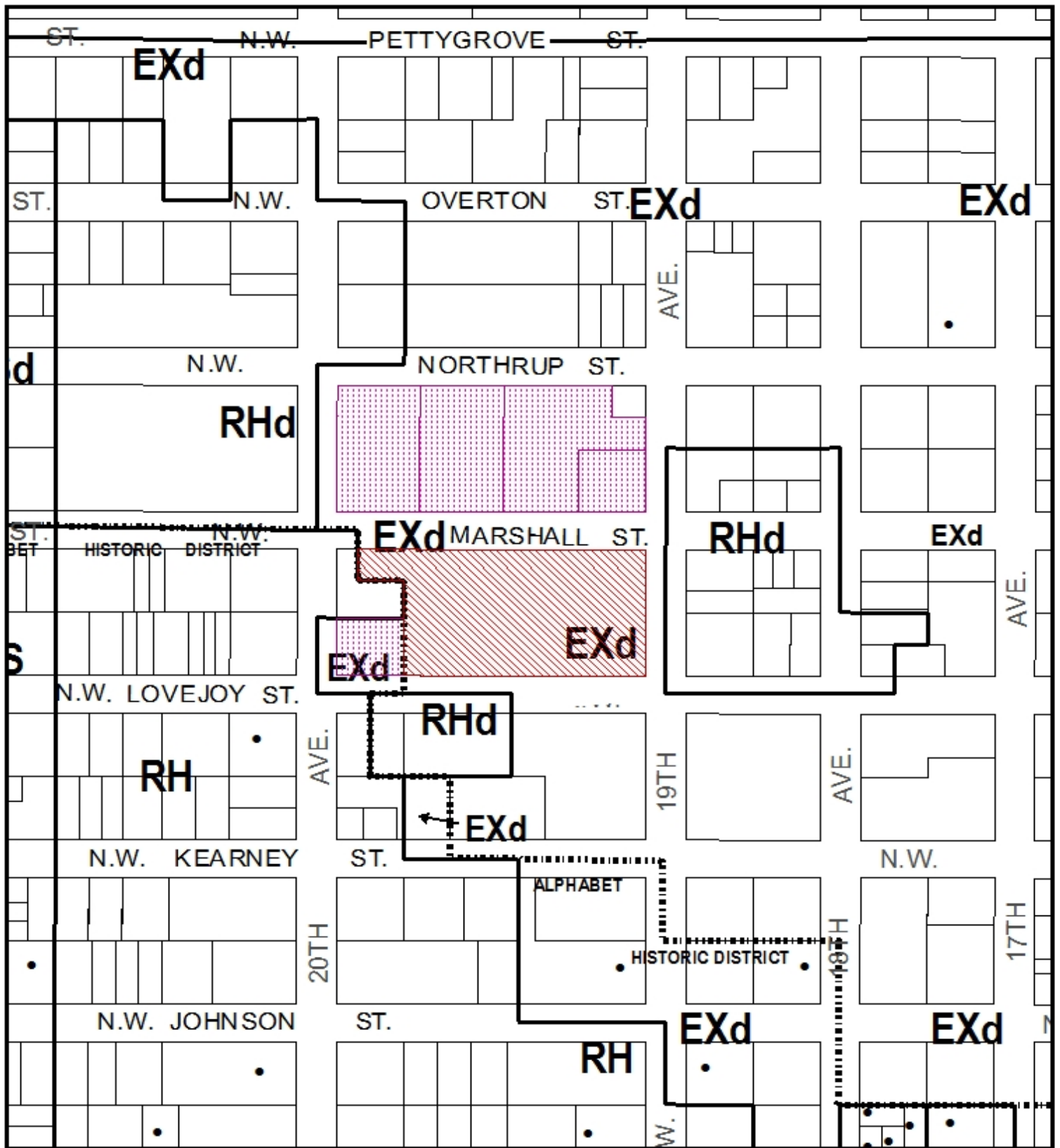
1. Life Safety Review Section of BDS
2. Water Bureau

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).**



# ZONING

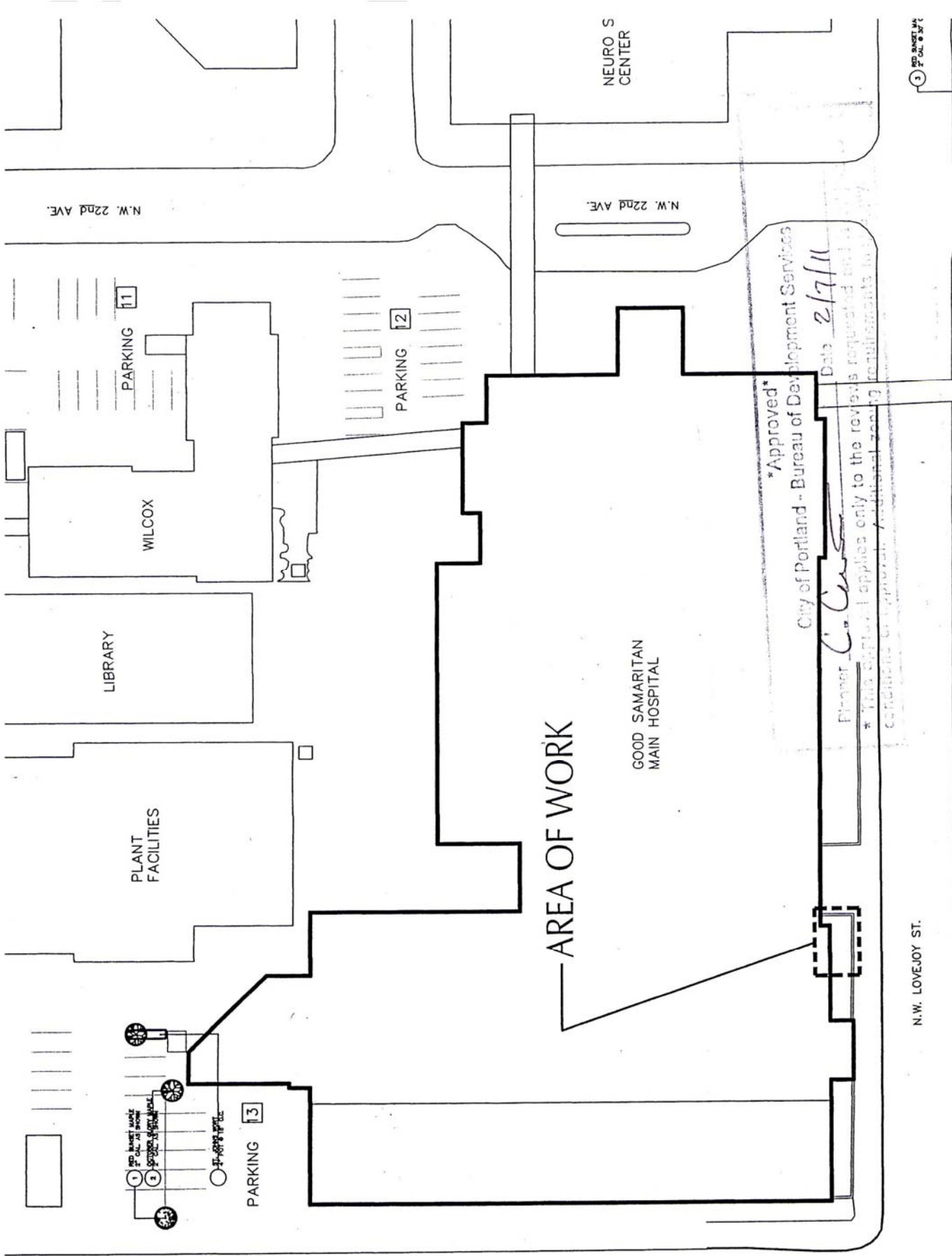
-  Site
-  Also Owned
-  Historic Landmark



This site lies within the:  
NORTHWEST PLAN DISTRICT

|             |                   |
|-------------|-------------------|
| File No.    | LU 10-198909 DZ   |
| 1/4 Section | 2928              |
| Scale       | 1 inch = 200 feet |
| State_Id    | 1N1E33AB 7800     |
| Exhibit     | B (Dec 14, 2010)  |





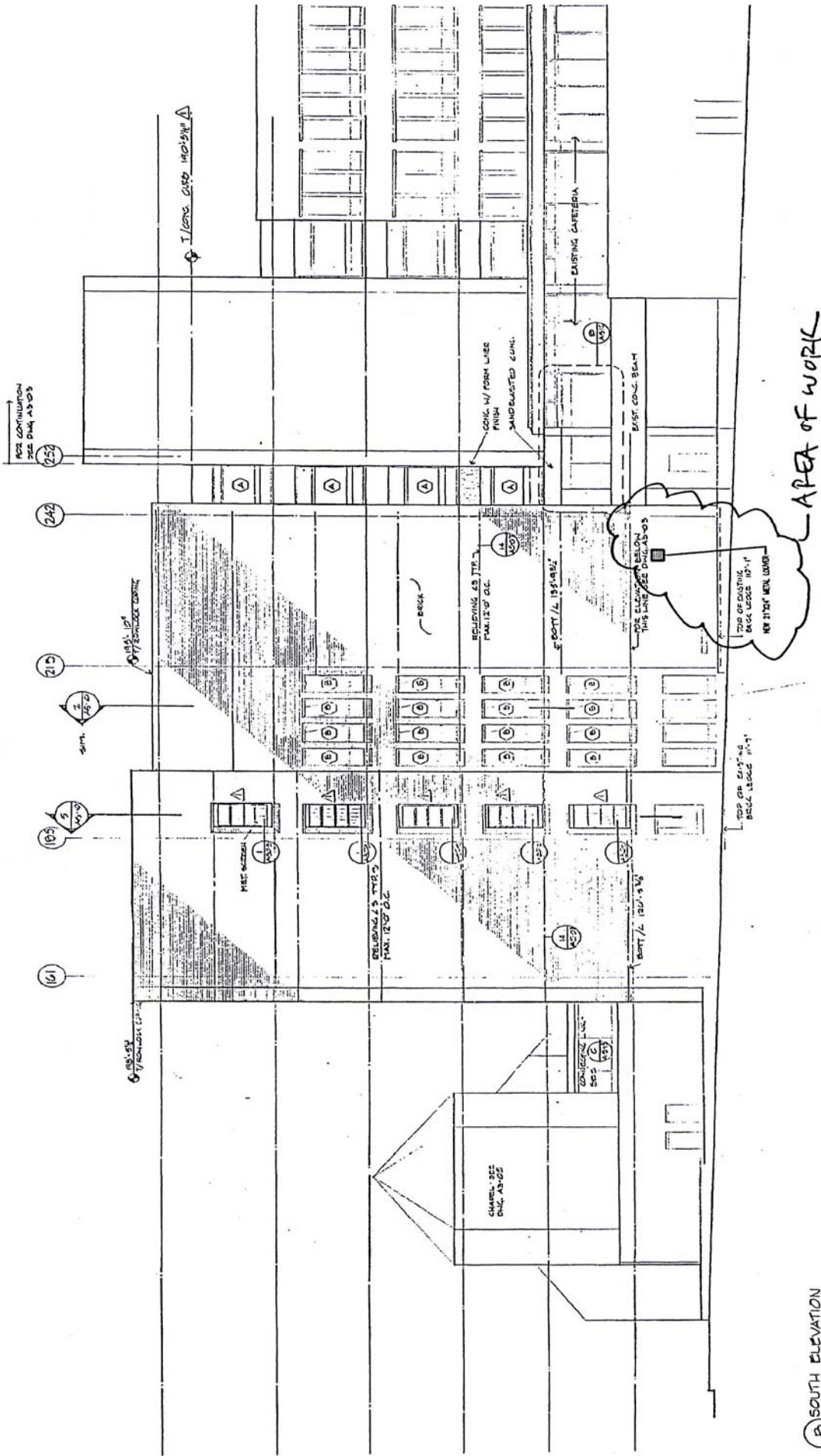
\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner: *C. C. C.*  
 Date: 2/7/11  
 \*This approval applies only to the revisions requested and does not constitute an approval of the original plan or any other requirements of the City of Portland.

SITE PLAN

W10-198909 D2 EXH. C-1

N.W. 23rd AVE.

N.W. 23rd AVE.



3 SOUTH (LOVEJOY) ELEVATION

A2.00 Scale: 1/16"=1'-0"

LW 10-198909 D2 EXH. C-2

\* Approved

City of Portland - Bureau of Development Services

Planner *A. C. ...* Date 2/7/11

\* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.

2 SOUTH ELEVATION