



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
www.portlandoregon.gov/bds

Date: June 23, 2014
To: Interested Person
From: Staci Monroe, Land Use Services
 503-823-0624 / staci.monroe@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 the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-147004 DZM
PCC CASCADE GARAGE ENTRY SIGN

GENERAL INFORMATION

Applicant: Rebecca Ocken/ Portland Community College Bond Office
 9700 SW Capitol Highway #260/ Portland, OR 97219

Owner: Portland Community College District
 PO Box 1900/ Portland, OR 97280-0990

Site Address: 5533-5547 N ALBINA AVENUE

Legal Description: BLOCK 2 LOT 3-16, WEST PIEDMONT
Tax Account No.: R893900470
State ID No.: 1N1E15CD 14000
Quarter Section: 2429
Neighborhood: Humboldt, contact Brian Murtagh at 503-962-9194.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Plan District: None
Zoning: IRd – Institutional Residential with a Design overlay
Case Type: DZM – Design Review with Modifications per the adopted Impact Mitigation Plan (IMP)
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:
 The applicant seeks Design Review approval for a new garage entry sign for the Student Center and Academic Building currently under construction at the PCC Cascade Campus. These buildings were reviewed and approved under LU 12-182729 DZM. The 12’ tall sign structure will be located at the garage entry along N. Mississippi approximately 16’-0 back from the sidewalk over the access ramp to the garage structure below-grade. The steel support structure will be attached to the walls along both sides of the ramp. An aluminum cabinet will

support a 57 SF sign area consisting of an upper row with 12” tall metal dimensional letter and a lower row of 7” to 8” tall vinyl letters. A 36” diameter sign (totaling 7 SF) consisting of an aluminum cabinet with a painted letter will be mounted perpendicular to the sign frame in the center. Neither of the signs will be illuminated. A parking availability light will be mounted to the north post of the sign structure that measure 7”(w) x 14”(h).

The following Modification is requested (32.28.010.B and 33.825.040):

1. Exceed the 50 SF maximum sign area for freestanding signs with the proposed 64 SF signage, which includes the cabinet and projecting sign combined (33.32.020.A, Table 2)

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33 of Portland Zoning Code. Per Chapter 33.848, the PCC Cascade Campus has an approved Impact Mitigation Plan (IMP) adopted in 2001 that includes design guidelines as the approval criteria for all design reviews. Therefore, the relevant criteria are:

- PCC – Cascade IMP Design Guidelines
- Modifications Through Design Review – Section 33.825.040

ANALYSIS

Site and Vicinity: The Cascade campus of Portland Community College comprises a developed core campus area of approximately eight city blocks, with the majority of the campus occupying an area generally bounded by Killingsworth to the south, Albina to the west, Jarrett to the north and an alleyway parallel to N Commercial Avenue to the east. This general area is the current core of the campus and is bounded by a mix of apartments and single dwelling houses to the north, northeast and northwest. The Killingsworth frontage intermingles with a commercial area that is storefront in character. The eastern most portion of the campus along Killingsworth is directly across from the track and playing fields of Jefferson High School.

The college received approval via an Impact Mitigation Plan [Case File Number 01-00490 IM] to expand the campus over the next 20 years in two Phases. The College’s approved Impact Mitigation Boundary within which the campus is allowed to expand is toward the west, along the N Killingsworth frontage, with a northerly boundary of N Simpson Street, and a west boundary generally following N Michigan with a block of properties between N Church and Killingsworth, directly across from the I-5 freeway.

The proposal would occur on a large portion of Block 3 bound by N. Jessup, N. Mississippi and N. Albina. The 72,015 SF site is centrally located within the Cascade campus. It is currently developed with a large surface parking lot (known as P4 on the campus) and an improved walkway with landscaping that connects to the campus pedestrian network. Immediately surrounding development includes one- and two-story single family homes on the north side of Jessup, one- and two-story commercial buildings abutting the southern portion of the site along Killingsworth, and campus buildings and surface parking lots to the east and west.

Zoning: The Institutional Residential (IR) zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of developments. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions. Residential development allowed includes structures of all types. Mixed use projects including both residential development and institutions are allowed as well as single use projects that are entirely residential or institutional. IR zones will be located near one or more streets that are designated District Collector streets, Transit Access Streets, or streets of higher classification. IR zones will be used to implement the Comprehensive Plan’s Institutional Campus

designation. The IR zone will be applied only when it is accompanied by the “d” Design Review overlay zone. Minimum lot area for multi-dwelling development is 10,000 square feet and 2,000 square feet for duplexes. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted.

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 *Killingsworth Pedestrian District* is designated through the Transportation Element of the Comprehensive Plan. Designated pedestrian districts are intended to foster enhanced pedestrian facilities and pedestrian-oriented development. Pedestrian Districts are areas where frequent pedestrian use exists or is intended and where priority is given to pedestrian access and activities in order to make walking the mode of choice for trips within the Pedestrian District. All streets within Pedestrian Districts are equal in importance in serving pedestrian trips. A Pedestrian District includes both sides of the streets along its boundaries. Pedestrian Districts are characterized by dense, mixed-use development and transit-supportive residential areas of district-wide or neighborhood importance.

Land Use History: City records indicate multiple prior land use reviews in the record for this review. The pertinent land use reviews related to the current request is the approved Impact Mitigation Plan for PCC Cascade Campus, Case File LU 01-00490 IM, LU 01-00751 DZ and LU 09-138717 IM, LU 12-137412 IM AD, and LU 12-182729 DZM.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **May 16, 2014**. Given the scope of work proposed, no Bureau review was required.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 16, 2014. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

(1) Design Review

As required by Chapter 33.848, Cascade’s 2001 Impact Mitigation Plan (IMP) provided design guidelines developed by the college that apply at the margins of its campus to buffer the campus’ institutional character and scale from surrounding residential areas. Three districts were identified in the IMP including a Commercial Storefront District that covers the area of historic “streetcar” storefronts along the north side of N. Killingsworth Avenue, which provides the transition at the south edge of the campus and has been designated as a pedestrian district by the City of Portland. Development within this district, including the subject building, is required to demonstrate compliance with the qualitative Design Guidelines first described in the IMP and then formally approved in LU 01-751 DZ for properties within the 50-foot Pedestrian and 150-foot Transition Zones.

Guidelines for the 50-Foot Pedestrian Zone. The proposal is located within the 50’ of the designated pedestrian corridor on N. Mississippi and is therefore subject to the following guidelines as established in PCC/Cascade’s IMP:

Each building façade within 50 feet of a public right-of-way or pedestrian path (as shown in the Portland Comprehensive Plan Transportation Element) within or bordering the institutional campus must create an environment friendly to pedestrians through the:

- A. Orientation of main entrances to facilitate visibility and accessibility to pedestrians and transit patrons;

- B. Treatment of ground floor development;
- C. Provisions of pedestrian amenities including seating, informational directional signs and lighting; and
- D. Treatment of open spaces and other landscaped areas.

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

- A. Orient main entrances to facilitate visibility and accessibility to pedestrians and transit patrons.
 Guideline 3: Use building placement, orientation, and landscaping to create a safe environment for pedestrians, bicyclists and those arriving to the site by car.
 Guideline 4: Use architectural elements, massing and landscaping to accentuate the front entry to campus buildings.
- C. Provide pedestrian amenities including seating, lighting, informational and directional signs.
 Guideline 10: Protect the pedestrian environment from motor vehicles and bicycle movement through the use of landscape features, street trees, street furniture and bollards.
 Guideline 11: Create an efficient, pleasant and safe network of sidewalks and paths for pedestrians that link destination points and nearby residential areas while visually and physically buffering pedestrians from vehicle areas.

Findings for 3, 4, 10 and 11: Motor vehicles access the underground parking garage from N. Mississippi Avenue, at the southwest corner of the site. The garage entry sign clearly defines this below-grade parking structure in association with the Cascade Campus and identifies the exit and entry lanes to reduce confusion and provide a safe entry. The parking light that indicates parking availability attached to the northern post of the sign will alert drivers before they make the turn into the garage, which should further reduce potential conflicts with pedestrians on the sidewalk. The sign's setback location (16'-0" from the sidewalk), integration into the walls of the garage structure and overall size (12'-0" in height) work together for an appropriate transition in scale and massing from the neighboring buildings to this more urban campus. *These guidelines have been met.*

(2) Modification Review

33.825.040 Modifications That Will Better Meet Design Review Requirements:

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

- A. **Better meets design guidelines.** The resulting development will better meet the applicable design guidelines; and
- B. **Purpose of the standard.** On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Modification - Exceed the 50 SF maximum sign area for freestanding signs with the proposed 64 SF signage, which includes the cabinet and projecting sign combined (33.32.020.A, Table 2)

Findings: An aluminum cabinet will support a 57 SF sign area consisting of an upper row with 12" tall metal dimensional letter and a lower row of 7" to 8" tall vinyl letters. A

36” diameter sign (totaling 7 SF) consisting of an aluminum cabinet with a painted letter will be mounted perpendicular to the sign frame in the center. Together these signs on this structure exceed the maximum 50 SF size limitation for freestanding signs.

The purpose of the sign regulations includes providing effective signage that minimizes negative impacts on nearby properties and reflects the desired character of the area. The sign is set back 16'-0" from the sidewalk along N. Mississippi, which is an appropriate location for a structure that is not typically found in a residential neighborhood. The additional sign area above the maximum allowed will ensure the sign is visible in this set back location and effective in directing vehicles to the garage rather than circling the residential neighborhood for on-street parking, which has been a concern voiced in the past. In addition, none of the signs on the structure will be illuminated, which will eliminate the potential of a becoming nighttime nuisance. As discussed in the findings in Section 1 above, the sign meets the PCC IMP design guidelines 3, 4, 10 and 11. *The Modification warrants approval.*

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 sign will create a prominent entry for the garage in a manner that is appropriately set back and scaled for the neighborhood and PCC campus. The proposal meets the applicable design guidelines and modification criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a 12' tall sign structure with 64 SF of sign area located at the garage entry along N. Mississippi for the Academic and Student Center buildings at the PCC Cascade Campus

Approval of the following Modification:

1. Exceed the 50 SF maximum sign area for freestanding signs with the proposed 64 SF signage, which includes the cabinet and projecting sign combined (33.32.020.A, Table 2)

Per the approved site plans, Exhibits C-1 through C-13, signed and dated 6/18/14, 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.13. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-147004 DZM. No field changes allowed."

Staff Planner: Staci Monroe



Decision rendered by: _____ **on June 16, 2014**

By authority of the Director of the Bureau of Development Services

Decision mailed: June 23, 2014

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 23, 2014, and was determined to be complete on **May 13, 2014**.

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 23, 2014.

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.

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 July 7, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **July 8, 2014 – (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:

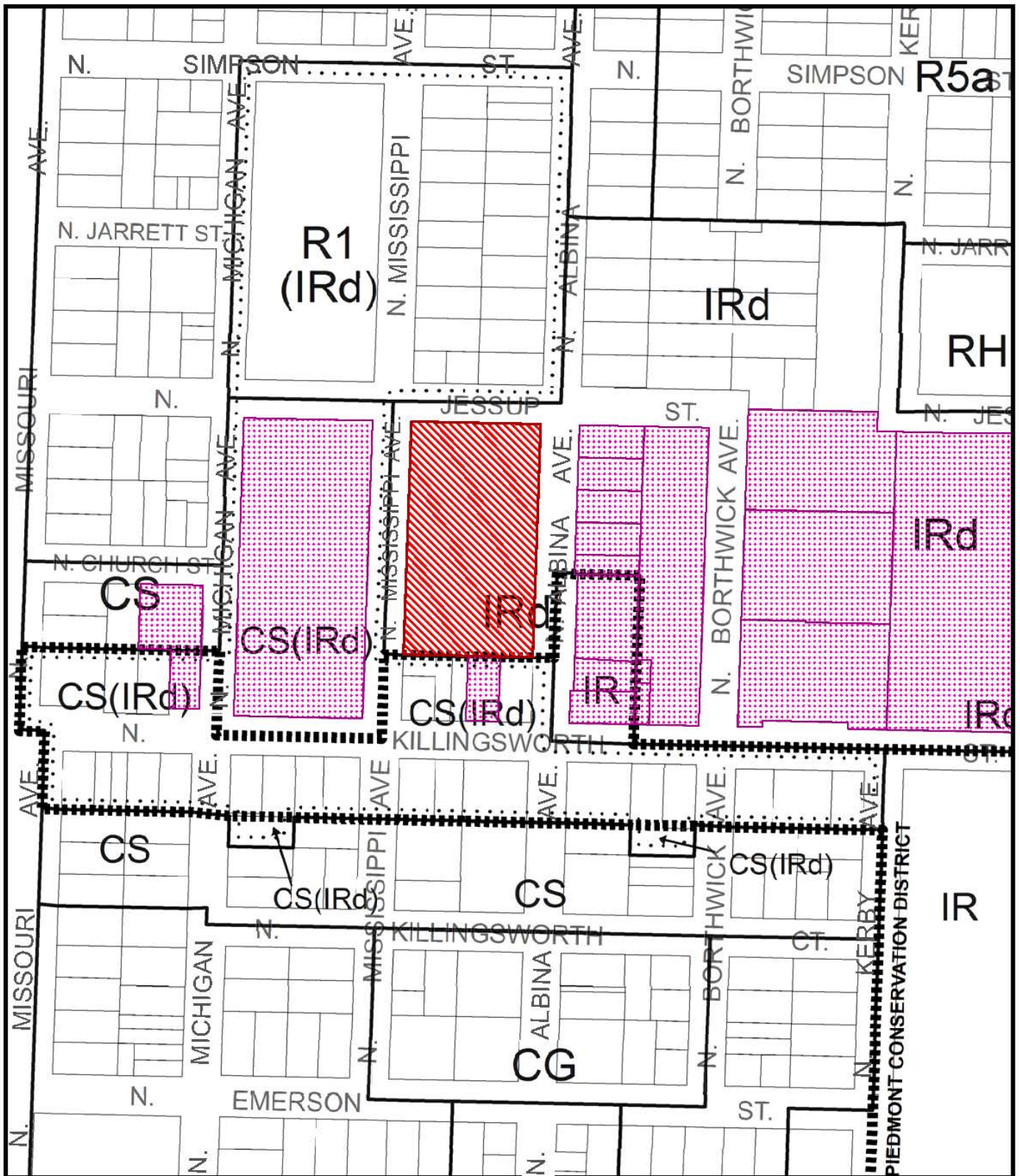
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Project Narrative and Responses to Approval Criteria
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Site Plan
 - 3. Garage Entry Sign Elevation (attached)
 - 4. Sign Sizes
 - 5. Sign Details (attached)
 - 6. Sign Details
 - 7. Sign Details
 - 8. Sign Details
 - 9. Sign Details
 - 10. Sign Support Structure Detail
 - 11. Parking Availability Light Elevation
 - 12. Details of Parking Availability Light (attached)
 - 13. Cutsheet of light
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application

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).



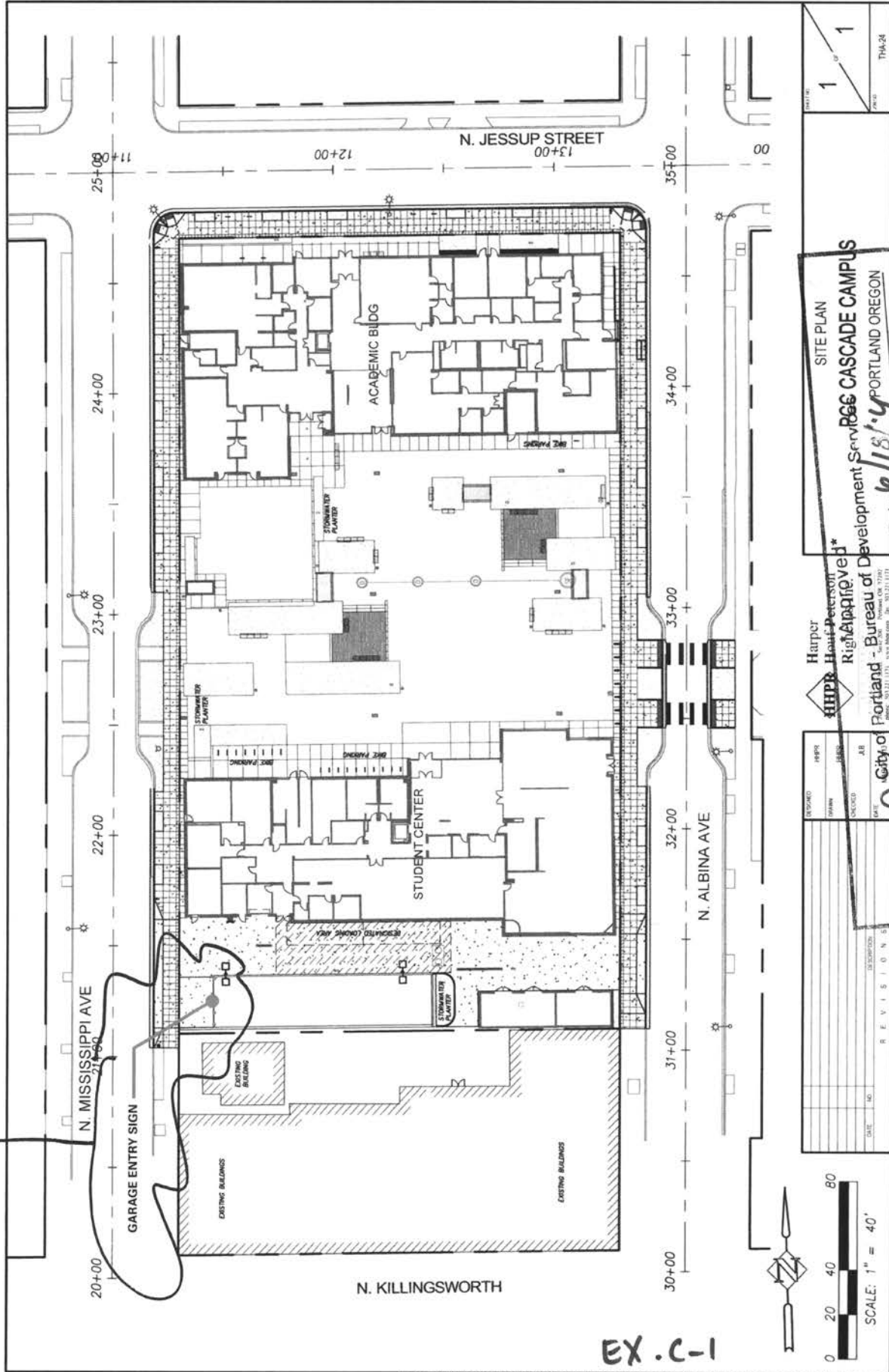
ZONING

-  Site
-  Also Owned



File No. LU 14-147004 DZM
 1/4 Section 2429
 Scale 1 inch = 200 feet
 State_Id 1N1E15CD 14000
 Exhibit B (Apr 25, 2014)

→ AREA OF WORK



SITE PLAN
ROSE CASCADE CAMPUS
 Bureau of Development Services
 PORTLAND, OREGON
 Date: 6/18/14

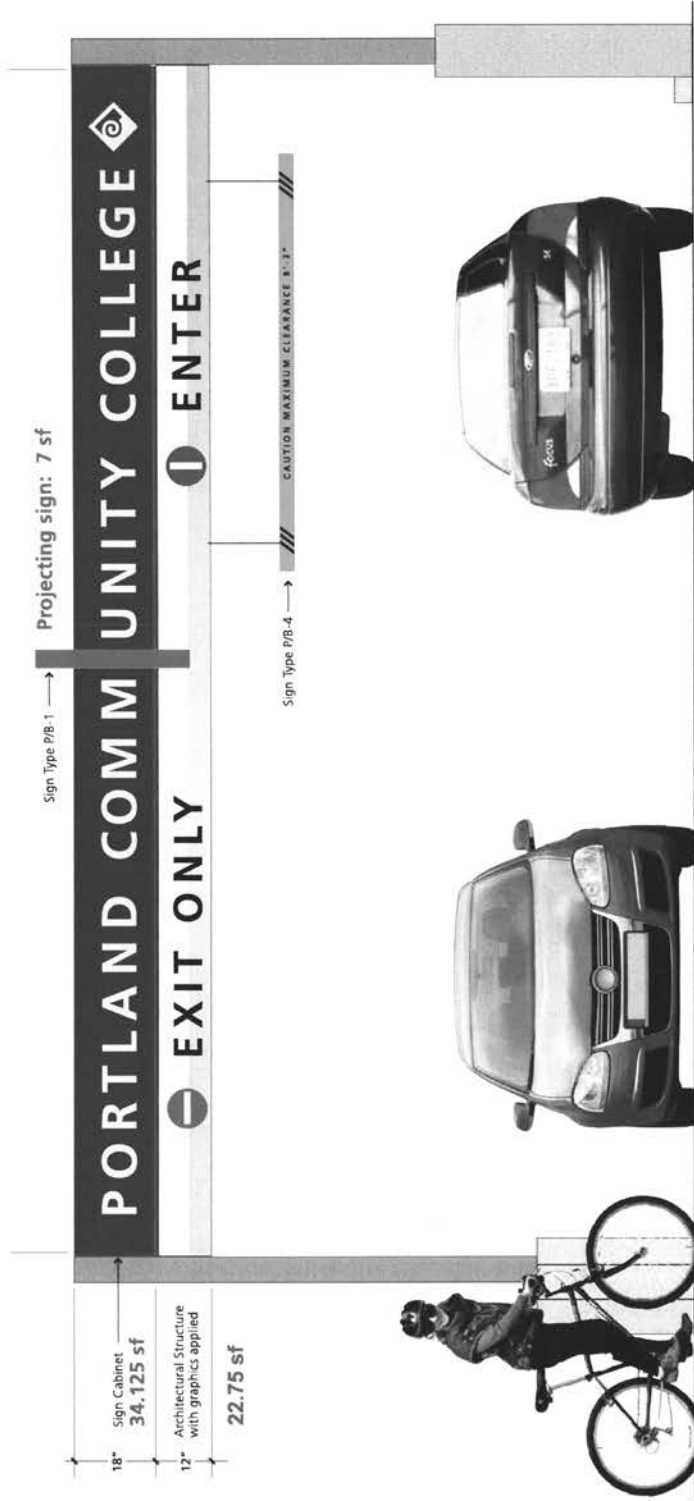
Harper
 HHPR
 Harper
 HHPR
 Right Applied
 Portland - Bureau of Development Services
 PORTLAND, OREGON
 Date: 6/18/14

DATE	NO.	DESCRIPTION

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

EX.C-1

LU14-147004D2M



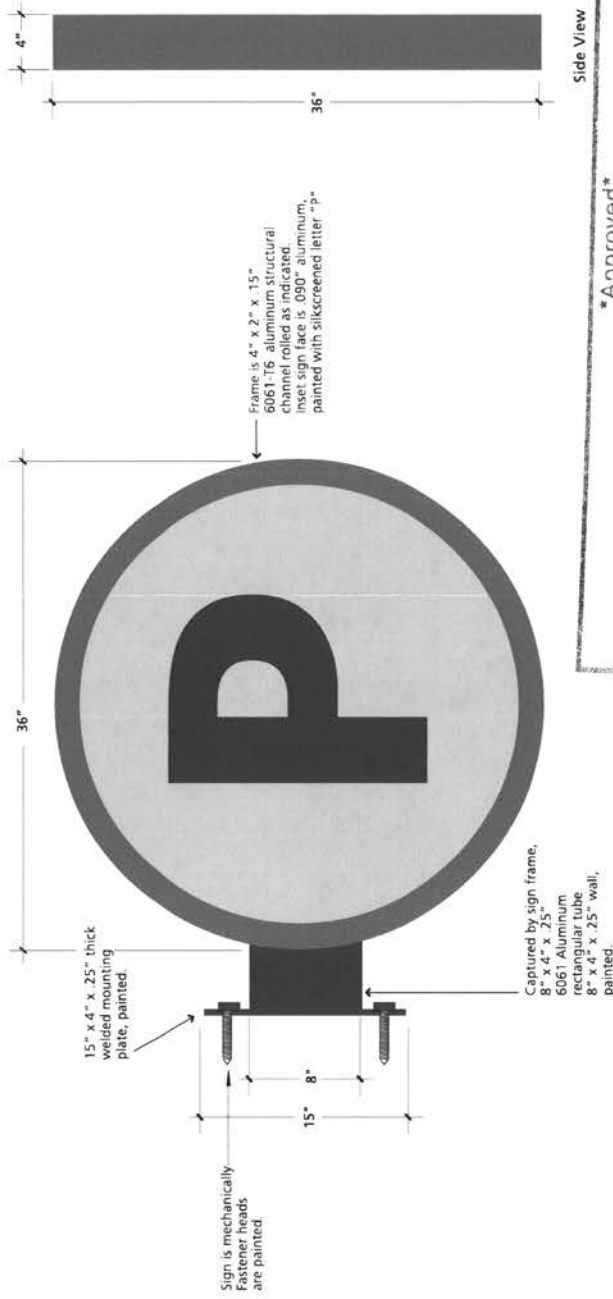
TOTAL SIGN AREA = 63.875 SF



Sign Type PB-1:
Flag-mounted Parking Symbol

Approved
City of Portland - Bureau of Development Services
Planner Smor Date 6/18/14
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

W 14-147004 02A
EX-C-3



Side View

Approved

City of Portland - Bureau of Development Services

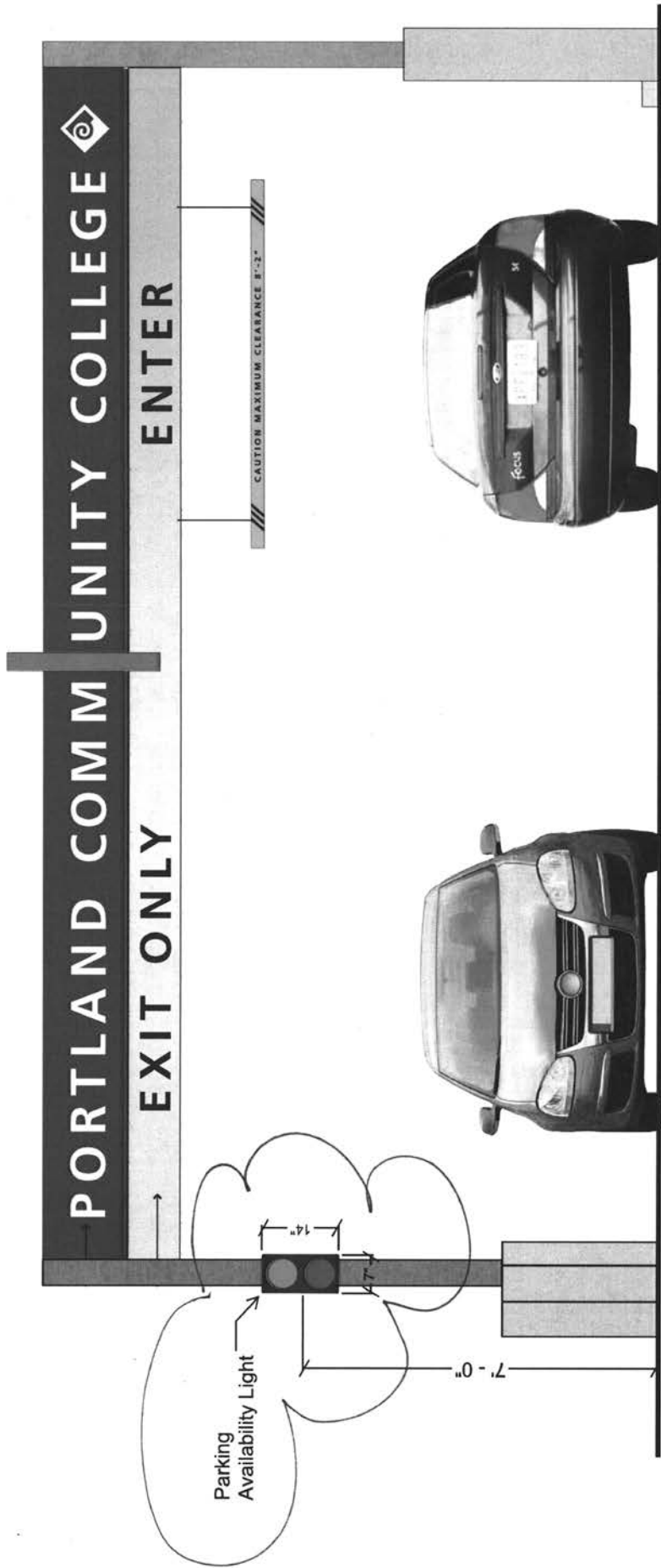
Planner SWM Date 6/18/14

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

SIGN TYPE P/B-1 — FLAG-MOUNTED PARKING SYMBOL

36" diameter sign is mounted to architectural structure. Sign Contractor to field verify conditions and propose mounting methods and fixtures.
Fabricator Note: This is an intent drawing only. Sign Contractor is responsible for confirming fabrication details and engineering required to ensure a sound structure and installation.

LV 14-147004 02A
EX. C-5



① ELEVATION - PARKING AVAILABILITY LIGHT

LU 14-147004 DZM
EX-C-12

Approved
 City of Portland - Bureau of Development Services
 Planner Simon Date 6/18/14
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.