



CITY OF PORTLAND

Office of City Auditor Mary Hull Caballero

Hearings Office

1900 SW 4th Avenue, Room 3100

Portland, OR 97201

phone: (503) 823-7307 - fax: (503) 823-4347

web: www.portlandoregon.gov/auditor/hearings



DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File No.: LU 15-171350 ZC (Hearings Office 4150016)

Applicant: Beverly Bookin
The Bookin Group LLC
813 SW Alder Street, Suite 320
Portland, OR 97205

Owner: Kaiser Foundation Health
500 NE Multnomah Street #100
Portland, OR 97232-2031

Prospective Owner: Nicholas Diamond
Real Estate Investment Group
8239 SW 2nd Avenue
Portland, OR 97201

Hearings Officer: Kenneth D. Helm

Bureau of Development Services (BDS) Staff Representative: Sylvia Cate

Site Address: 7601 SE Division Street

Legal Description: TL 2400 0.92 ACRES, SECTION 05 1S 2E

Tax Account No.: R992050560

State ID No.: 1S2E05DC 02400

Quarter Section: 3238

Neighborhood: Montavilla

Business District: Eighty-Second Ave of Roses Business Association

District Coalition: Southeast Uplift

Zoning: CN2, R2a: Neighborhood Commercial 2, Multi-Dwelling Residential 2,000 with Alternative Design Density overlay

Land Use Review: Type III, ZC: Zone Change

Public Hearing: The hearing was opened at 8:30 a.m. on July 29, 2015, in the 3rd floor hearing room, 1900 SW 4th Avenue, Portland, Oregon, and was closed at 8:49 a.m. The record was closed at that time.

Testified at the Hearing:

Sylvia Cate
Beverly Bookin

Proposal:

The applicant requests to remove a condition of approval applied to the site via a 1989 Quasi-Judicial Comprehensive Map Amendment and Zone Change that re-zoned the site to C2/R2, with a condition requiring that the site must be used exclusively as an accessory parking lot for the Kaiser Permanente Clinic, located on the adjacent block to the east. However, the Kaiser Clinic site is now part of Portland Community College Southeast Campus, and the Clinic has been demolished. Because of the restrictive condition of approval imposed through the 1989 Zone Change request, redevelopment of the site is virtually impossible. The applicant seeks to remove this condition via a Type III Zone Change but retain the existing zoning. No development is proposed at this time.

Relevant Approval Criteria:

- 33.855.050.A.-D., *Base Zone Changes*

HEARINGS OFFICER OVERVIEW

A public hearing was held on July 29, 2015. The Hearings Officer notified all present of their rights under ORS 197.763, and did not have any *ex parte* contacts to report.

BDS Staff provided a PowerPoint overview of the application. BDS Staff recommended approval.

One letter was submitted by neighbors which raised concerns about the type of development that might eventually occur on the subject property and alleged that traffic conditions would worsen. Exhibit H.4. The applicant addressed the letter at the hearing stating that although the concerns were understandable the requested rezoning did not include a request for permission to develop the subject property. The Hearings Officer agrees with the applicant's position. The type and intensity of any future development is not implicated or controlled by this approval. Those type of development plans are not part of this review. Therefore, from a legal perspective the comments in Exhibit H.4 are not relevant to the applicable approval standards identified above.

Since there was no relevant opposition to this application, the Hearings Officer adopts the BDS Staff findings set forth below by this reference.

II. ANALYSIS

Background Summary

The applicant seeks to remove a Condition of Approval imposed via a 1989 Quasi-Judicial Comprehensive Plan Map Amendment and Zone Change (Ordinance 162165). The Condition limits both the use and development of the property at 7601 SE Division Street to a parking lot to be used exclusively by the nearby Kaiser Clinic.

The Condition further states that no other use of the property shall be authorized, and if the property ceases to be used as a parking lot, the Bureau of Planning may initiate enforcement proceedings to enjoin the unauthorized use and / or initiate proceedings to rezone the property. Existing conditions have changed dramatically since 1989: the Kaiser Clinic has closed and the associated parking lot on the site is no longer needed for the Kaiser Clinic.

However, because of this prior Condition of Approval, the parcel has remained on the market because prospective buyers note that the Condition of Approval is a 'show stopper' for any development that ordinarily would be allowed by right in the CN2 zone.

The zoning code recognizes that a condition of approval imposed through a Land Use review, may no longer be appropriate due to changes that have occurred over time. Therefore, at 33.730.140.A., the code provides a process for a property owner to amend or remove a prior condition of approval.

As described in further detail under the *Land Use History* section below, a 1989 request to rezone a portion of the site to commercial for the purposes of developing a parking lot to serve the nearby Kaiser Clinic Building was approved; however, a Condition of Approval was imposed that limited the use of this parcel solely to the Kaiser Clinic, and only for the purpose to provide parking for the clinic. After 26 years, the Kaiser Clinic no longer exists in this location, and the clinic building has been demolished for redevelopment on that parcel. However, the parking lot remains, and the governing condition of approval is so limiting that redevelopment is virtually impossible, which is a very unique set of circumstances.

Analysis of the original 1989 application determined that the restrictive condition was imposed via a nexus to the Zone Change criteria and not to the Comprehensive Plan Goals and Policies. Therefore, per the procedures of the zoning code, the applicant is requesting to remove the restrictive condition of approval via a Type III Zone Change.

The applicant does not propose to rezone or alter the current zoning on the site; hence no Comprehensive Plan Map Amendment criteria are applicable to this request. However, it is important to note that the Bureau of Planning and Sustainability (BPS) has identified split zoned properties throughout the City and plans to propose legislative zone changes to remove the split zoning situations. BPS has identified this site as one of the problematic split zoned properties in the City and current Comprehensive Plan Map update drafts indicate the entire parcel will be rezoned to a comparable commercial zone; most likely CM1 or CM2, which will also resolve the split zoning issue. [Exhibit G.6].

Site and Vicinity: The site is 0.92 acres and currently developed as a parking lot with paving, curbs and landscaping. The parking lot was constructed circa 1989 to serve the associated Kaiser Clinic, approximately 200 feet to the east. The Kaiser Clinic Building was demolished in 2015 by

the current owner, Portland Community College (PCC), who is currently redeveloping that parcel with college use/buildings.

Zoning: The site is split zoned CN2, Neighborhood Commercial 2, on the southerly 175' and R2a, Multi-Dwelling Residential 2,000 (R2a) with Alternative Design Density overlay over the northerly 50' of the site.

Neighborhood Commercial 2 (CN2)

The Neighborhood Commercial 2 (CN2) zone is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods. The emphasis of the zone is on uses which will provide services for the nearby residential areas, and on other uses which are small scale and have little impact. Uses are limited in intensity to promote their local orientation and to limit adverse impacts on nearby residential areas. Development is expected to be predominantly auto accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The development standards reflect that the site will generally be surrounded by more spread out residential development.

Residential 2,000 (R2)

The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

The purpose of the *Alternative Design Density Overlay Zone (a)* is to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

Land Use History: City records indicate that prior land use reviews include:

- File No. 7885-PA Kaiser Foundation requested a Comprehensive Plan Map Amendment and Zone Change to rezone the property from R2.5 and R2 to C2.

The hearings officer recommended approval to the City Council, with several conditions of approval. The City Council approved the request, with some variation in the recommended conditions of approval, via Ordinance number 162013, effective June 14, 1989 [Exhibit G.3].

One such condition encumbers the property with both use and development limitations and restricts same to be operated by Kaiser and only in association with the nearby Kaiser Clinic, one-half block east of the site. Further, the condition notes that any other use is unauthorized and could be subject to enforcement actions at the behest of the Bureau of Planning. The condition also indicates that the Bureau of Planning could initiate a zone change.

Seven years later, City Council adopted the Outer Southeast Community Plan, effective March 25, 1996. As part of this community planning legislative package, the site was rezoned from C2 to CN2, while leaving the overall property split zoned, with the northerly 50 feet rezoned to R2a. However, per 33.700.110.B.1., *Prior Conditions of Approval for Zone Changes* remain in place if the site is rezoned to a comparable zone, i.e., commercial to commercial, single dwelling residential to

single dwelling residential, etc. Because the change from C2 to CN2 were comparable zones, all prior conditions of approval remained in place on the property [Exhibit G. 4].

The Kaiser Clinic remained operational until 2015; the property is currently the westernmost parcel of the PCC Southeast Campus. Because the Kaiser Clinic is no longer one-half block to the east, the associated parking lot at 7601 SE Division is no longer necessary. [Exhibit G.5]. However, despite the CN2 zoning in place on the southerly 175 feet, no other use or development can occur, due to the prior condition of approval.

Removing the condition would not affect the current split zoning of the site, nor change the current zoning, but by removing the condition, the property would be unencumbered and could be used and redeveloped with any of the allowed uses in the CN2 zone, per 33.130.100 and Table 130-1. The northern 50 feet could also be used and developed with any of the allowed uses in the R2 zone, per 33.120.100 and Table 120-1.

Public Review

Agency Review: A "Request for Response" was mailed **June 9, 2015**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Fire Bureau
- Site Development Section of BDS
- Life Safety-Plans Examiner Section of BDS
- Portland Police Bureau
- Bureau of Parks-Forestry Division

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **July 8, 2015**. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

33.855.050 Approval Criteria for Base Zone Changes

An amendment to the base zone designation on the Official Zoning Maps will be approved (either quasi-judicial or legislative) if the review body finds that the applicant has shown that all of the following approval criteria are met:

A. Compliance with the Comprehensive Plan Map. The zone change is to a corresponding zone of the Comprehensive Plan Map.

1. When the Comprehensive Plan Map designation has more than one corresponding zone, it must be shown that the proposed zone is the most appropriate, taking into consideration the purposes of each zone and the zoning pattern of surrounding land.

Findings: The applicant notes in the proposal narrative that this application is limited specifically to removing the condition of approval. Further, the applicant notes [Exhibit A.1, p.5] the following:

At the time that the 1989 CP/ZC was approved, the underlying Comprehensive Plan designation selected was compatible with the proposed C2 zoning. In 1993, the C2 was

converted legislatively to CN2, while the Comprehensive Plan designation remained unchanged. This application is dedicated only to the removal of a condition of approval severely limiting the use/re-use of the site.

Because the applicant does not propose to change the zoning, the Comprehensive Plan Map designation which enables the existing CN2 zoning remains unchanged, and the most appropriate zone, CN2, remains unchanged. Staff concurs with the applicant's analysis. This criterion is met.

2. Where R zoned lands have a C, E, or I designation with a Buffer overlay, the zone change will only be approved if it is for the expansion of a use from abutting nonresidential land. Zone changes for new uses that are not expansions are prohibited.

Findings: There is no Buffer overlay applied to the site. This criterion is not applicable.

3. When the zone change request is from a higher-density residential zone to a lower-density residential zone, or from the CM zone to the CS zone, then the approval criterion in 33.810.050 A.3 must be met.

Findings: The original zone change was from R2.5/R2 to C2; in 1993, the C2 was converted legislatively to CN2. As noted earlier, there is no request to change the existing zoning on the site, but only to remove a restrictive condition of approval. This criterion does not apply.

B. Adequate public services.

1. Adequacy of services applies only to the specific zone change site.

Findings: The following analysis by service bureaus is specific to the site for this review.

2. Adequacy of services is determined based on performance standards established by the service bureaus. The burden of proof is on the applicant to provide the necessary analysis. Factors to consider include the projected service demands of the site, the ability of the existing and proposed public services to accommodate those demand numbers, and the characteristics of the site and development proposal, if any.
 - a. Public services for water supply, and capacity, and police and fire protection are capable of supporting the uses allowed by the zone or will be capable by the time development is complete.

Findings: The *Water Bureau* notes that water is available to the site via an existing 5/8th meter service from an 8-inch CI water main in SE Division St, and a 1.5-inch irrigation service that is currently inactive. The estimated static water pressure for this location ranges between 52 – 65 psi. The *Water Bureau* has no objections regarding the removal of the prior condition of approval [Exhibit E.3.]

The *Police Bureau* has responded and notes no concerns [Exhibit E.7].

The *Fire Bureau* has responded and notes no concerns [Exhibit E.4].

This criterion is met.

- b. Proposed sanitary waste disposal and stormwater disposal systems are or will be made acceptable to the Bureau of Environmental Services. Performance standards must be applied to the specific site design. Limitations on development level, mitigation measures or discharge restrictions may be necessary in order to assure these services are adequate.

Findings: The *Bureau of Environmental Services* (BES) responded with no objection to the request, and notes that because the proposal is limited to the removal of a prior condition, BES will not require an adequacy analysis for sanitary service due to the fact that the zone itself is not changing [Exhibit E.1]. At time of building permit review to alter or redevelop the site, the site will be subject to BES standards and requirements, including stormwater management.

BES notes that existing sanitary infrastructure includes a 10-inch CSP combined gravity main in SE 76th Avenue and a 24-inch CSP combined gravity main in SE Division Street both of which can provide sanitary service to the site. This criterion is met.

- c. Public services for transportation system facilities are capable of supporting the uses allowed by the zone or will be capable by the time development is complete. Transportation capacity must be capable of supporting the uses allowed by the zone by the time development is complete, and in the planning period defined by the Oregon Transportation Rule, which is 20 years from the date the Transportation System Plan was adopted. Limitations on development level or mitigation measures may be necessary in order to assure transportation services are adequate.

Findings: The *Portland Bureau of Transportation* (PBOT) reviewed the proposal and responded [Exhibit E.2] as follows:

Regarding the expected Zone Map Amendment request that will be necessary to remove the subject parking condition of approval, the applicant is informed that no Transportation Impact Study [TIS] will be required to be submitted. The potential removal of the parking condition of approval will have no bearing on the "adequacy of public services" approval criteria. PBOT has no concerns.

This criterion is met.

3. Services to a site that is requesting rezoning to IR Institutional Residential, will be considered adequate if the development proposed is mitigated through an approved impact mitigation plan or conditional use master plan for the institution.

Findings: The site is not zoned IR, Institutional Residential. This criterion is not applicable.

- C. **When the requested zone is IR, Institutional Residential.** In addition to the criteria listed in subsections A. and B. of this Section, a site being rezoned to IR, Institutional Residential must be under the control of an institution that is a participant in an approved impact mitigation plan or conditional use master plan that includes the site. A site will be considered under an institution's

control when it is owned by the institution or when the institution holds a lease for use of the site that covers the next 20 years or more.

Findings: This criterion is not applicable.

D. Location. The site must be within the City's boundary of incorporation. See Section 33.855.080.

Findings: The site lies within the City limits. This criterion is 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.

III. CONCLUSIONS

The applicant seeks to remove a condition of approval imposed via a 1989 Quasi-Judicial Comprehensive Plan Map Amendment and Zone Change (Ordinance 162165). The condition limits both the use and development of the property at 7601 SE Division Street to a parking lot to be used exclusively by the nearby Kaiser Clinic.

The condition further states that no other use of the property shall be authorized, and if the property ceases to be used as a parking lot, the Bureau of Planning may initiate enforcement proceedings to enjoin the unauthorized use and / or initiate proceedings to rezone the property.

Existing conditions have changed dramatically since 1989; the Kaiser Clinic has closed and the associated parking lot on the site is no longer needed for the Kaiser Clinic. However, because of this prior condition of approval, the parcel has remained on the market because prospective buyers note that the condition of approval is a 'show stopper' for any development that ordinarily would be allowed by right in the CN2 zone.

As provided by Section 33.730.140, the applicant requests removal of this condition with no changes to the underlying zoning.

If the restrictive condition of approval is removed, the applicant can develop the property under its current zoning designations, CN2/R2, with the understanding that the split zoning complicates the development. The likely options are all residential, as residential uses also are allowed in the CN2 zone, or some combination of neighborhood commercial/residential uses that respects the existing zoning. Alternatively, the applicant can wait for the legislative re-zoning of the site to either CM1 or CM2, which likely will not be completed until 2016.

Because all of the applicable criteria are met without the Condition of Approval, the proposal should be approved.

IV. DECISION

Approval of:

- Removal of Condition c.3 from 7885-PA, Ordinance 162013, which restricted use and development specifically to Kaiser Permanente on the site; all other Conditions remain.



Kenneth D. Helm, Hearings Officer

8-11-2015

Date

Application Determined Complete:	May 29, 2015
Report to Hearings Officer:	July 17, 2015
Decision Mailed:	August 12, 2015
Last Date to Appeal:	4:30 p.m., August 26, 2015
Effective Date (if no appeal):	August 27, 2015 Decision may be recorded on this date.

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.

This report is not a decision. The review body for this proposal is the Hearings Officer who will make the decision on this case. This report is a recommendation to the Hearings Officer by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record. Your comments to the Hearings Officer can be mailed c/o the Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or faxed to 503-823-4347.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left

side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Hearings Officer may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within 14 days of the decision. **Appeals must be filed within 14 days of the decision. An appeal fee of \$4,237.00 will be charged (one-half of the BDS application fee, up to a maximum of \$5,000).**

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

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 **the day following the last day to appeal. The Hearings Officer's decision will note the date.**
- 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.

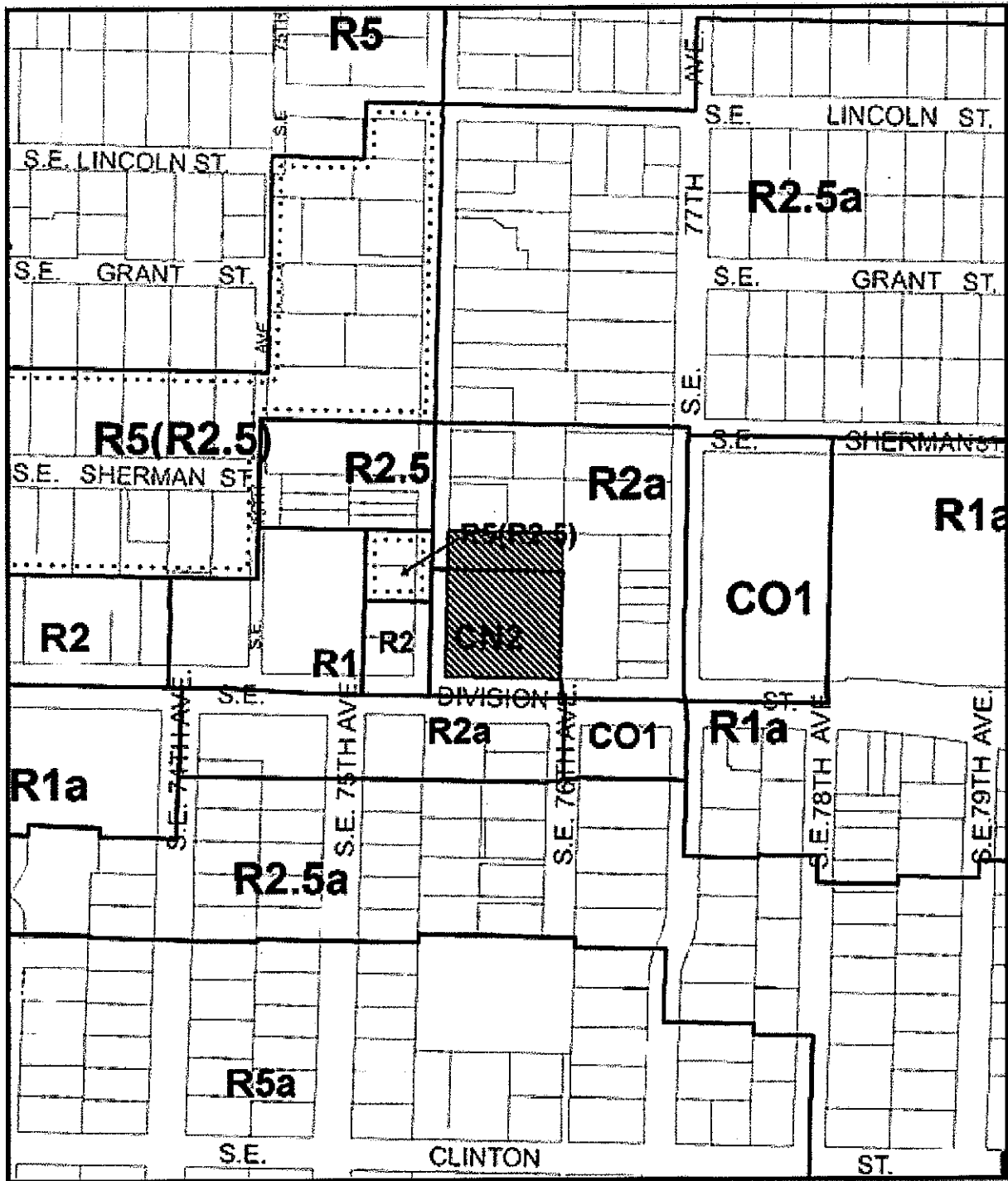
Expiration of approval. Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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. Summary of Proposal
 - 2. Email to applicant, August 7, 2014; regarding fees and review information
 - 3. Aerial photo of site/existing conditions
 - 4. Zoning Map of site and surrounding properties
- B. Zoning Map (**attached**)
- C. Plans and Drawings
 - 1. Site Plan (**attached**)
- D. Notification information
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailing list
 - 6. Mailed notice
- E. Agency Responses
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Site Development Review Section of Bureau of Development Services
 - 6. Bureau of Parks, Forestry Division
 - 7. Portland Police Bureau
 - 8. Life Safety Plans Examiner Section of BDS
- F. Letters: None received at time of publication of this Staff Report
- G. Other
 - 1. Original LUR Application
 - 2. EA 15-145839 Planner Response Notes
 - 3. Ordinance No. 162013, Hearings Officers findings and recommendation, Council findings
 - 4. Prior Conditions continue to apply when rezone is comparable [33.700.110]
 - 5. Map depicting site and former location of Kaiser Clinic
 - 6. Bureau of Planning and Sustainability email, April 30, 2015 regarding future legislative rezoning
- H. Received in the Hearings Office
 - 1. Notice of Hearing - Cate, Sylvia
 - 2. Staff Report - Cate, Sylvia
 - 3. E Exhibits - Cate, Sylvia
 - 4. 7/22/15 Letter from Mr. and Mrs. Gene Lee - Cate, Sylvia
 - 5. PowerPoint presentation - Cate, Sylvia
 - 6. Record Closing Information - Hearings Office



ZONING



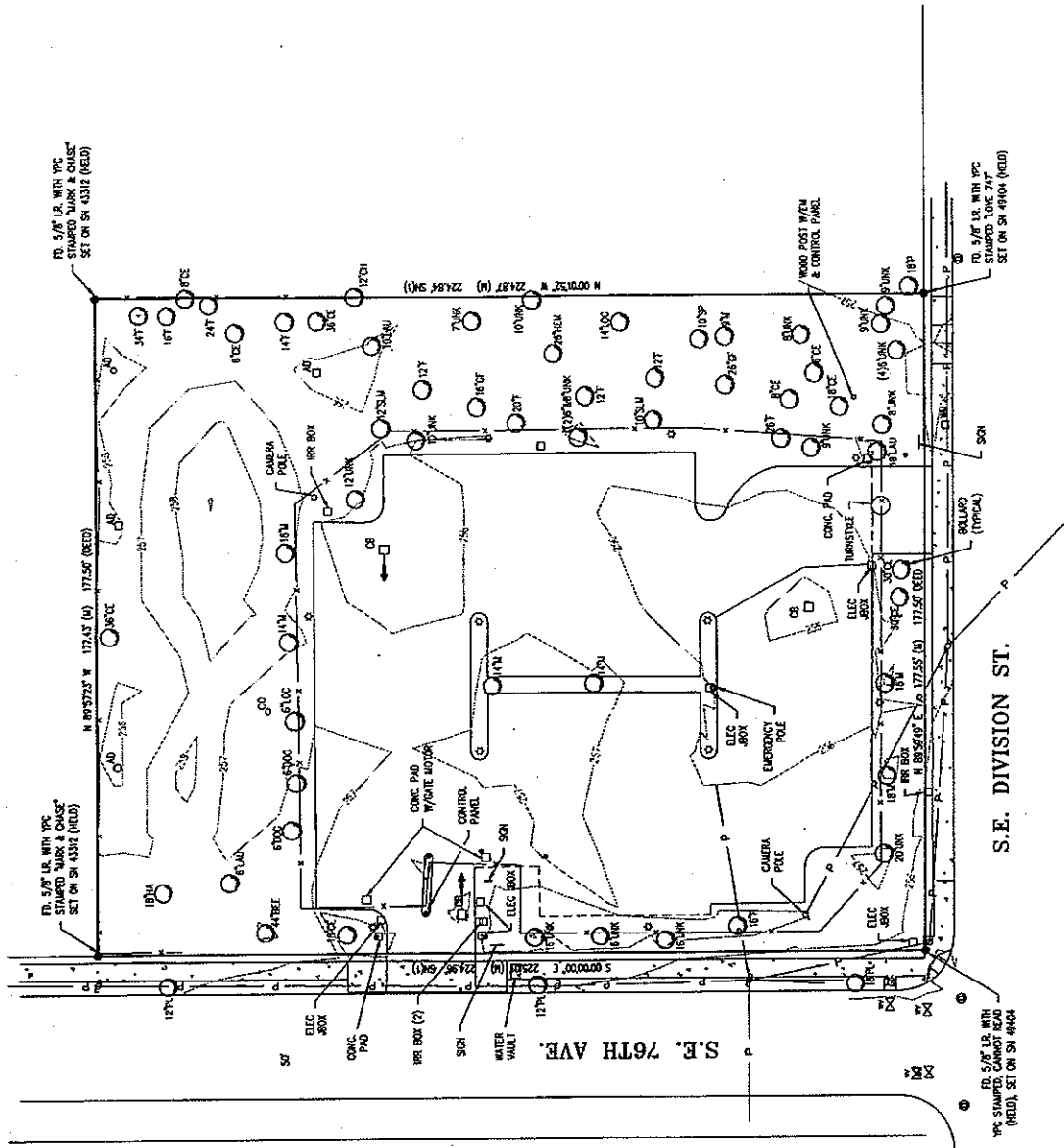
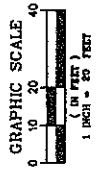
File No. LU 15-171350 ZC
 1/4 Section 3238
 Scale 1 inch = 200 feet
 State_Id 1S2E05DC 2400
 Exhibit B (May 18, 2015)

LEGEND:

- DENOTES MONUMENTS FOUND AS NOTED
- LA DENOTES IRON ROD
- LP DENOTES IRON PIPE
- FD DENOTES FOUND
- (M) DENOTES MEASURED
- ST DENOTES STORM
- W DENOTES WATER
- P DENOTES POWER
- XXX DENOTES FENCE
- XXXX DENOTES CONCRETE SIDEWALK
- XXXXX DENOTES CONTOUR
- XXXXXX DENOTES FIRE IRRIPIANT
- DENOTES CATCH BUSH
- DENOTES STORM MANHOLE
- DENOTES SANITARY MANHOLE
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- DENOTES STREET SIGN
- DENOTES TREE
- DENOTES FLOW DIRECTION
- REE DENOTES BEECH
- CE DENOTES CEDAR
- OOO DENOTES DOGWOOD
- F DENOTES FIR
- OF DENOTES GRAND FIR
- HA DENOTES HAWTHORNE
- HEM DENOTES HELMLOCK
- LAL DENOTES LAUREL
- LOC DENOTES LOGSIST
- M DENOTES MAPLE
- P DENOTES PINE
- PL DENOTES PULM
- SUM DENOTES SPIT LEAF MAPLE
- SP DENOTES SPRUCE
- UNK DENOTES UNKNOWN
- WU DENOTES WHE MAPLE
- SN(1) SN 49404

NOTE:

ELEVATIONS BASED ON CIP BM #1422, BRASS DISC, AT S.W. CORNER OF S.E. 75TH AVE. & S.E. DIVISION ST. ELEV. = 253.31



JOB#:	Z4217-1
DATE:	5-5-15
SCALE:	1"=20'
DRAWN:	JRH
CHECKED:	CCF
FILE:	Z4217-1
PLOTT:	5-7-15

ZTEC ENGINEERS INC.
 3880 S.E. M. AVE., SUITE 800, PORTLAND, OR 97202
 PH: (503) 235-8795 FAX: (503) 233-7889

LOCATED IN THE S.E. 1/4 SECTION 5, T.1S., R.2E., W.1M., IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

NICHOLAS DIAMOND
 7801 SE DIVISION ST
TOPOGRAPHY

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 CHRIS FISCHBORN
 1944
 RENEWAL DATE: 12/2026

Exhibit C-1