



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

FROM CONCEPT TO CONSTRUCTION

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Date: June 17, 2016
To: Interested Person
From: Puja Bhutani, Land Use Services
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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 mailed copy of this document is only a summary of the decision. 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 16-118864 DZ – NEW HOUSING AND WELLNESS CENTER

GENERAL INFORMATION

Applicant: Joan Jasper
Scott Edwards Architecture
2525 E Burnside Street
Portland, OR 97214

Jim Hlava
Cascadia Housing, Inc.
Po Box 9275
Portland, OR 97207

Mary Bradshaw
Housing Development Center
847 NE 19th Avenue
Suite 150, Portland OR 97214

Site Address: 3024 NE M L KING BLVD
Legal Description: BLOCK 10&11 TL 9100, ALBINA
Tax Account No.: R009603190
State ID No.: 1N1E26BB 09100
Quarter Section: 2731
Neighborhood: Irvington, contact Dean Gisvold at 503-284-3885.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-841-5032.
District Coalition: Northeast Coalition of Neighborhoods, contact Zena Rockowitz at 503-388-9030.

Plan District: Albina Community Plan District
Zoning: CGd, General Commercial with design overlay
Case Type: DZ, Design Review

Procedure: Type II, an administrative decision with appeal to the Design Commission.

PROPOSAL:

The design proposal is to demolish the existing Garlington Center, a one story noncontributing building built in the 1940s. It will be replaced by the proposed 4 story, 52 unit, 42,200 GSF Cascadia Housing building (CH); and a 2 story, 24,560 GSF Garlington Wellness Center (GWC). The two buildings are grouped around a public courtyard that is accessed from MLK Jr. Boulevard. Also proposed are shared community gardens between the two buildings, as well as a gathering court. Parking is located to the east and rear of the site, and can be accessed from NE Monroe Street and NE Morris Street. It includes 52 parking spaces and 2 loading spaces. Proposed principal building materials include Ceraclad fiber cement siding panels, smooth metal panel siding, with ochre colored accents, metal cornices and bands, Kawneer aluminum storefront windows, vinyl VPI and fiberglass windows for the housing building, steel canopies, concrete planters and columns. Ceraclad fiber cement siding panels are proposed in the color midnight blue for the housing building, and pearl for the wellness center.

Murals, that will be permitted through Title 4, Original Art Murals program are being proposed for both buildings at the following locations:

- CH: Mural adjacent to the recess entrance wall, with an alternative option of a vertical cedar siding as shown in Exhibit C.14.
- CWC: Mural on the south elevation wall.

Signage for the Cascadia Housing building includes:

- Signage above the east and west entrance canopies. These 9" x 9'-4" signs will include non-illuminated; powder coated (dried mustard) ¼" aluminum self supporting letters.
- Blade sign, 2'-6" x 10", under the canopy on the west elevation, with ½" thick acrylic dimensional letters on ¼" acrylic backing.

Signage for the Garlington Wellness Center includes

- Two signs, one each above the east and west entrance canopies. These 9" x 14-8" signs will include non-illuminated; powder coated (dried mustard) ¼" aluminum letters, plate mounted and bolted to the canopy edge.
- Two 4' x 7'-10" signs, one each on the west and south elevation, with translucent acrylic lettering in white and dried mustard, to match owner's logo. These will be internally illuminated with LED halo effect.

RELEVANT APPROVAL CRITERIA:

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

- Community Design Guidelines

Design review is required because the proposal is for non exempt development in a design overlay zone.

ANALYSIS

Site and Vicinity: The 14,464 sf Garlington Center currently occupies the site bounded by NE MLK Jr. Blvd, NE Monroe and NE Morris. The existing building is a noncontributing one story building dating back from the 1940's. It was originally a grocery store that has been added on to over the years and has had numerous community based tenants. The building sets back from NE MLK Jr. Blvd. a front drive and existing parking, roped off curb cuts and an attached arcade between the parking and the building entries. Multiple driveway entries occur off of each NE Monroe and NE Morris streets. They are cabled off to direct and clarify access to onsite parking. Currently there are about 60 onsite parking spaces. The two true amenities include the community garden located at the southeast corner of the site and the building murals on the north elevation along NE Monroe that have become part of the Garlington identity and a strong remembrance to Dr. John Garlington who is known for his early adoption of diversity

and celebration of an integrated community. With the exception of the community garden the entire site is paved in asphalt, few large trees exist and the as noted above access is by non-conforming drive aisles. Existing utilities are a combination of above and below ground.

According to the classification system of the Transportation System Plan, N.E. Martin Luther King Jr. Blvd is classified as Major City Traffic Street, and a Major Transit Priority Street. N.E. Monroe is classified as a Local Traffic Street, and a Local Transit Street. The entire vicinity is within the Northeast pedestrian district.

Zoning: The General Commercial (CG) zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is expected to be generally auto-accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The zone's development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

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.

Land Use History: City records indicate that prior land use reviews include the following: LU 90 024558- Conditional Use application to construct a fumigation chamber.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 5, 2016**. The following Bureaus have responded with no issues or concerns:

The Bureau of Environmental Services responded with the following comment: "BES does not object to approval of the Design Review application. The proposed development will be subject to BES standards and requirements during the permit review process." Please see Exhibit E-1 for additional details.

The Bureau of Transportation Engineering responded with the following comment: "There are no applicable transportation-related approval criteria associated with the proposed Design Review or requested modifications. Accordingly, PBOT has no objections to the project." Street improvements would be required in association with building permit only. Please see Exhibit E-2 for additional details.

The Water Bureau responded with the following comment: "The Water Bureau has no issues with the requested Design Review as depicted in this LUR, for 3024 NE ML King Jr Blvd." Please see Exhibit E-3 for additional details.

The Fire Bureau responded with the following comment: "All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant." Please see Exhibit E-4 for additional details.

The Site Development Section of BDS responded with the following comment: Site Development takes no exception to this proposal and does not request any conditions for approval. Please see Exhibit E-5 for additional details.

The Bureau of Life-Safety responded with the following comment: “A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances.” Please see Exhibit E-6 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 5, 2016. 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.

Findings for P1 & D7: The design proposal creates a campus with an appropriately scaled, defined and activated streetscape with private outdoor amenities that could not be achieved in a single multi-use structure. The commercial structure, in its massing and fenestration echoes back to the historic Albina commerce buildings with their glazed ground floor, more opaque second floor fenestration and their distinct expression of base, mid-level, and articulated cap. The housing echoes back to the Albina district garden style or stoop style housing with common area and connection to the street. The proposed design for the housing has a distinct ground floor, second floor and terminus.

The proposal will replace a non-contributing structure with a full block campus development that strengthens the street frontage along NE MLK Jr Blvd and also

provides a buffer to the residential neighborhood to the east. The proposal creates two distinct buildings - a 4 story, 52 unit, 42,200 GSF Cascadia Housing building (CH); and a 2 story, 24,560 GSF Garlington Wellness Center (GWC)- located along the MLK Jr. Boulevard. The building location and street ground floor articulation helps to define the street edge and make it more pedestrian oriented. Both the GWC and CH activate the street frontage by providing articulated rhythm through structural bay expression, large window with variation in glazing, overhangs, entry canopies and distinct expression of each floor. The ground floor patio units will create individual garden spaces with individual entrances facing the street, modulating scale eastward towards the single family residential. The parking and associated landscaping is located along the east property line, helping buffer the adjacent residential neighborhoods.

The two existing amenities on the site include the popular community garden located at the southeast corner of the site and the building murals on the north elevation along NE Monroe. These murals that have become part of the Garlington identity and a strong remembrance to Dr. John Garlington who is known for his early adoption of diversity and celebration of an integrated community. These amenities will be carried forward with the proposed development. Cascadia has retained a professional photographer who will photographically document each mural at a high resolution. Cascadia will creatively display these murals, in the interior spaces in the new buildings, as part of their art program and storytelling about Cascadia and its clients. A community garden is provided to the east and rear of property, and murals are being proposed on the north and south elevations of the CH building, and south elevation of GWC. These murals will be approved and permitted through Title 4, Original Arts Program. *These criteria are therefore met.*

E1. The Pedestrian Network. 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.

E2. Stopping Places. New large-scale projects should provide comfortable places along pedestrian circulation routes where people may stop, visit, meet, and rest.

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building design features, creating effective gathering places, and differentiating street level facades.

E5. Light, Wind, and Rain. Enhance the comfort of pedestrians by locating and designing buildings and outdoor areas to control the adverse effects of sun, shadow, glare, reflection, wind, and rain.

Findings for E1, E2, E3 & E5: The building location and street ground floor articulation helps to define the street edge and make it more pedestrian oriented. The GWC and CH buildings along MLK are partially set back at the ground level with the upper levels creating a covered overhang. This building articulation, especially for GWC, creates both a semi covered walking area and interest along the main transit street. Both the GWC and CH activate the street frontage by providing articulated rhythm through structural bay expression, large window with variation in glazing, overhangs, functional and decorative sunscreens, individual entrances and entry porches facing the street, entry canopies and distinct expression of each floor. New murals are being proposed for the street facing frontages of both buildings.

GWC includes ground floor uses such as multi-purpose rooms, entry stairs and group rooms located along MLK creating an active building to street environment. CH includes offices and community rooms along the transit corridor. Active staff and education areas face the interior gathering court and courtyard to activate all sides of each building to the extent possible. The ground floor patio units will create individual garden spaces modulating scale eastward towards the single family residential.

The proposal includes multiple outdoor spaces that create routes and areas to stop, visit, meet and rest. These spaces include the semi covered streetscape along MLK, bike

parking at the entry, planter walls long MLK that create natural seating areas and the courtyard between the two buildings inviting pedestrians into the development. The design of both the residential patio development and community garden provide seating and encourage interaction. Informal seating is provided by repurposed custom onsite walnut wood benching, Clear articulated paths with pervious paving are proposed for the internal circulation separating vehicular and pedestrian paths. Bicycle parking is provided at all building entries, including cover for bicycle parking.

All street frontage is or will be developed as per PBOT standards. Street trees per PBOT standards are being provided along with landscaping along both NE Monroe and NE Morris frontages. *These criteria are therefore met.*

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas, and entrances.

Findings: The CH residential building includes a community space at the northwest corner that can be accessed from MLK Jr. Boulevard. It is articulated with a full glazed storefront system that extends all the way to the ground and is wrapped around the northwest corner. Furthermore, a large setback is carved out on the top floor by providing an outdoor door terrace with a cantilevered roof at this corner. The walls and roof soffit of the terrace will be clad with cedar siding, differentiating it from the midnight blue ceraclad exterior finish of this building. The terrace will be illuminated, creating a soft warm lantern at this corner in the evening and morning hours.

The GWC southwest corner includes multipurpose rooms and group rooms. The corner set back, with wrap around storefront glazing and contrasting colored metal panel, all framed by a top cornice and second floor band. This creates both a semi covered walking arcade and adds to the interest along the main transit street. The second floor includes vertical Proderma wood composite resin fins that act as a sun screen and provide visual interest. These also help differentiate this corner from the rest of pearl colored ceraclad exterior. A full ground floor height mural is also proposed on NE Morris Street, just adjacent to the glazed southwest corner. The proposed uses and building articulation help define, clearly identify and activate these corners. *This criterion is therefore met.*

D1. Outdoor Areas. When sites are not fully built on, place buildings to create sizable, usable outdoor areas. Design these areas to be accessible, pleasant, and safe. Connect outdoor areas to the circulation system used by pedestrians;

D3. Landscape Features. Enhance site and building design through appropriate placement, scale, and variety of landscape features.

D4. Parking Areas and Garages. Integrate parking in a manner that is attractive and complementary to the site and its surroundings. Locate parking in a manner that minimizes negative impacts on the community and its pedestrians. Design parking garage exteriors to visually respect and integrate with adjacent buildings and environment.

Findings for D1, D3 & D4: The proposed development creates two separate and distinct buildings that reinforce the urban edge desired along MLK. The secondary facades on NE Monroe and NE Morris set back or are articulated with screened patios at the residential or landscape at the clinic. The site sidewalks intersect with the public sidewalks encouraging through access by the neighborhood. The development of the courtyard, site furnishing within the courtyard and gathering court to the east all promote activity, variety for sun or shade and create opportunities for gathering outdoors. The community garden is seen as an interactive amenity for the community at large.

Existing trees along the east property line and the three street frontages are being preserved or added to as per PBOT and zoning code requirements. The two existing walnut trees are being replaced with street trees as per the Urban Foresters request. The wood however from the walnut trees will be repurposed into site benching and tables. The balance of the site will employ stormwater swales, native vegetation buffers and the shade trees in the gathering court will enhance screening and add to the planned landscape areas.

Parking has been located behind the main buildings to the east, and has limited visibility from the NE MLK Jr. Boulevard, the main urban transit street. The plan creates additional visitor parking for the housing residents as well as providing onsite parking for the GWC. An ADA accessible drop off with pervious pavers aligns with the main pedestrian path between the two buildings. The driveway access off of NE Monroe and NE Morris is offset to discourage cut through traffic and as a traffic calming detail. Full screening of the parking lot is integral to the landscape plan. Internal sidewalks are provided that direct and control both pedestrian and vehicular traffic.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian accessible, and transit-oriented.

Findings: The GWC entry is framed by a visible grand stair, vestibule and overhead canopy that provide both cover and identifiable entry. Although the entry is not at the corner active program with generous glazing are placed at the street level to create an active pedestrian environment and connection to the main transit street.

Both the CH and GWC have through building lobbies that help create a transition from the major entry facing a more active transit/commercial zone of the development on the west, and a secondary entry from the less commercial (more residential focused) side of the development on the east. The through lobby also helps inform the pedestrian of activities on both side of the buildings that would not otherwise be evident. The public courtyard between the GWC and the Residential as well as the gathering court off the education multipurpose area create a diverse campus with a variety of usable outdoor spaces that can be used by both the Garlington patrons and residences as well as the adjacent neighborhood. The CH residential entry is a through lobby entry, one minor, more resident focused and oriented from NE Monroe and one major, focused to the housing services occurs from the public courtyard off of NE MLK, creating a more urban front door feel. Both these entrances will be clearly identified by overhead canopies and signage. Individual entrances and entry porches have been provided to the housing units facing the street. *This criterion is therefore met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

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 D5 & D8:

All active program areas have been located to the exterior of each building providing generous glazing and “eyes on the street”. Education multipurpose rooms with door opening directly into the gathering court, through building lobbies and ground floor residential units with developed patios identified by landscaping and short neighbor friendly (yet defensible) screening have been provided. These help create an active ground floor that spill out into

courtyards and create a transition to the public right of ways helping activate the urban environment and integrate with the neighborhood to the east.

Both the proposed 2 story Wellness Center and the 4 story Residential create a street forward envelope along MLK and NE Monroe. The Wellness Center ground level is set back from the second level to create semi protected cover as one walks along the street. The entry is midblock, canopied and transparent creating interest and visual access into the lobby interior. The structural bay of the GWC is purposefully articulated to give it a human scale and rhythm that is pleasing to the pedestrian. The ground floor is glassy with the second level more enclosed, creating closure along MLK. The corner treatment is a combination of glazing and integrated art murals.

The GWC creates detail through visual expression of its structural bay and exposed concrete columns. The upper level projects beyond the ground plane, articulating floor plate and variety of fenestration. On the west the ground floor is protected by the floor overhang above and the fenestration on the second level is recessed to provide shading and interest. The proportion of the upper floor windows is reminiscent of the older warehouse windows that were tall to allow maximum light within the floor plate.

The CH building includes residential ground floor units that create a scale and level of activity with their screened patios and landscaping. These line the courtyard and the side street and help create a transition to the existing residential development further east. The buildings have been broken into distinct smaller planes through structural bay expression, facade articulation, art and landscaping so as to be compatible with with the scale of the surrounding area. Ochre, or dried mustard, color accents are proposed for the window trims and specific wall sections, providing interest and helping unify the building.

Both buildings propose using Ceraclad, a prefinished cement resin rain screen panel, each with the same texture but contrasting color and orientation. The CH building is proposed in midnight blue, while the CWC in “pearl” color. Working within the material dimensional module, to lessen fasteners, off module cuts and joints, the material is capped or framed with complimentary or contrasting metal reveals, both adding interest and longevity. Window rhythm and floor to floor articulation are designed that are derivative of the historic commercial and residential structures in the neighborhood. Architectural finished concrete columns and dark anodized storefront system with a complementary composite metal panel is proposed for the GWC. Architectural board form concrete planters are proposed for the ground plane. Both building use wood or wood resin composite at the underside of soffits for material and texture as well a contrasting preformed metal siding accentuating recessed glazing where needed for solar protection. An articulated metal cap “cornice” is integral to both buildings.

Exterior art murals and landscape trellis design are proposed for wall areas that cannot be glazed. These will be permitted through Title 4, Original Art Murals program. Cascadia has retained a professional photographer who will photographically document each mural at a high resolution. Cascadia will creatively display these murals, in the interior spaces in the new buildings, as part of their art program and storytelling about Cascadia and its clients.

Entry signage at each of the entries to each of the buildings is integrated with the architecture and overall way finding. The signage uses simple standoff Aluminum letters, non-illuminated and powder coated (dried mustard) - consistent with the architectural style of the buildings, and that will identify each of the buildings. On the southeast upper corner of the GWC will be an

illuminated sign in CBH logo and color. This is considered the prominent corner in the development and will be the identifying façade for the GWC. The residential canopies will have similar simple standoff aluminum letters scaled to the canopy as well as a courtyard gateway sign. *These criteria 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 proposed Cascadia Housing and Garlington Wellness Center have been designed to create appropriately scaled and detailed buildings, which help activate the street frontages and provide community interaction spaces. The development will be an asset to the community, with Cascadia Housing offering housing at below market rate, to veterans and those with mental illness disabilities. The GWC will continue their behavioral health services as well as partner with Central City Concern to provide integrated medical care to their existing patients. With proposed improvements comply with the applicable design guidelines and therefore the project merits approval.

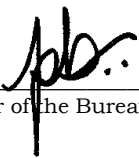
ADMINISTRATIVE DECISION

Approval to construct the proposed 4 story, 52 unit, 42,200 GSF Cascadia Housing building (CH); and a 2 story, 24,560 GSF Garlington Wellness Center (GWC). The two buildings will be grouped around a public courtyard that is accessed from MLK Jr. Boulevard. Also proposed are shared community gardens between the two buildings, as well as a gathering court. Parking is located to the east and rear of the site, and can be accessed from NE Monroe Street and NE Morris Street. 52 parking spaces and 2 loading spaces will be provided. Proposed principal building materials include Ceraclad fiber cement siding panels, smooth metal panel siding, with ochre colored accents, metal cornices and bands, Kawneer aluminum storefront windows, vinyl VPI and fiberglass windows for the housing building, steel canopies, concrete planters and columns. Ceraclad fiber cement siding panels are proposed in the color midnight blue for the housing building, and pearl for the wellness center.

Approved, per the approved site plans, Exhibits C-1 through C-62, signed and dated June 10, 2016 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.62. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-118864DZ. No field changes allowed."

Staff Planner: Puja Bhutani

Decision rendered by:  **on (June 10, 2016)**
By authority of the Director of the Bureau of Development Services

Decision mailed: June 17, 2016

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on February 9, 2016, and was determined to be complete on April 26, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on February 9, 2016.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: August 25, 2016.**

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 1, 2016** 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 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 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 5, 2016**.
- 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:

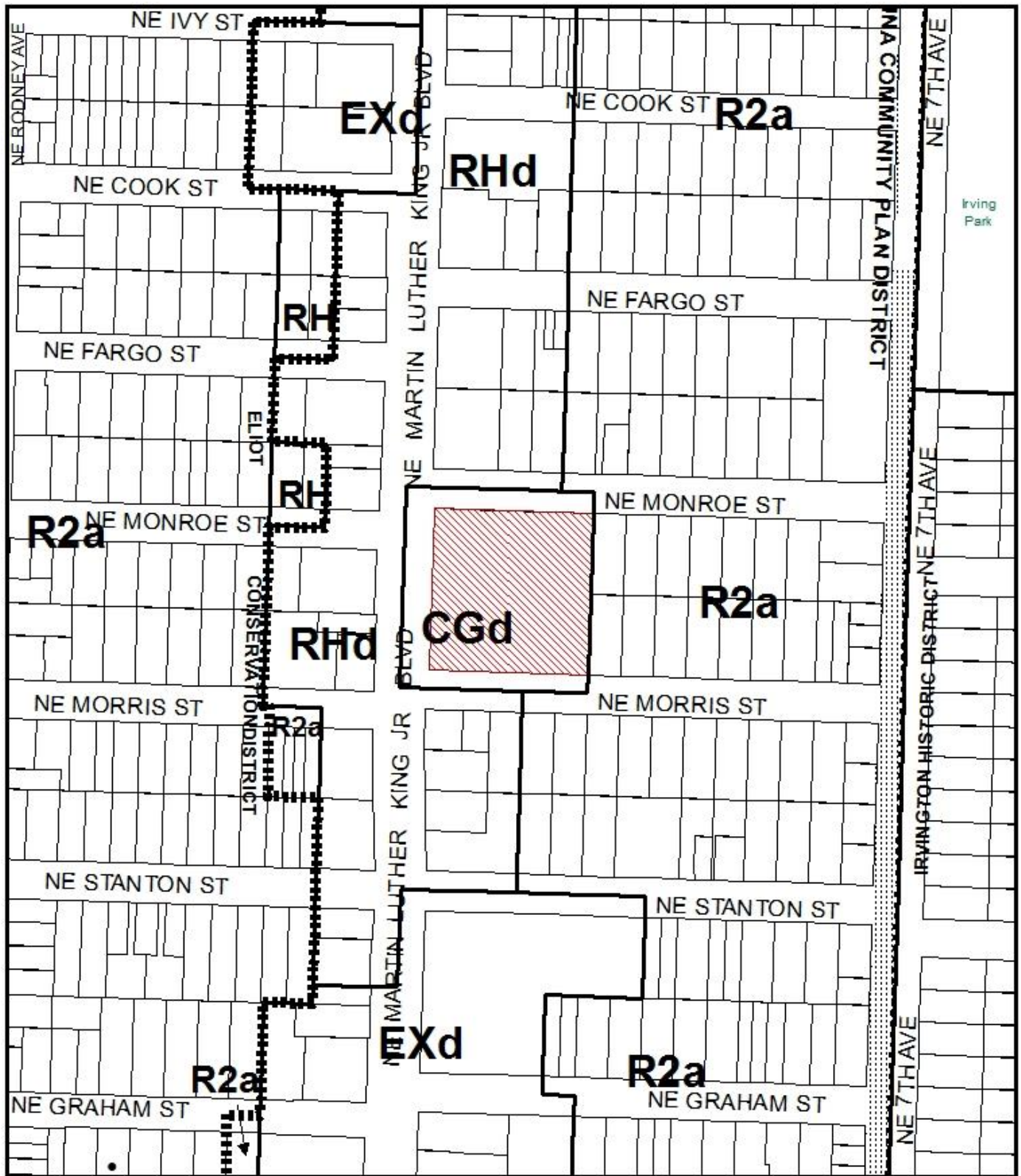
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Design Narrative
 - 2. Original Drawing set, not approved- for reference only
 - 3. Storm water Management Report
 - 4. Applicant response to completeness review, dated 3/30/2016
 - 5. Applicant response to completeness review, received 4/5/2016
 - 6. Revised Design Narrative, dated 3/30/2016
 - 7. Revised drawing set, not approved- for reference only.
 - 8. Applicant response to completeness review, dated 4/21/2016
 - 9. Final design narrative, dated 4/21/2016
 - 10. Applicant response regarding repurposing existing murals.
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1 Site vicinity plan with existing context photos
 - 2 Site adjacency conditions plan
 - 3 Existing site survey
 - 4 Existing conditions & demolition plan (including. trees to be removed)
 - 5 Housing 3D Rendering
 - 6 Proposed site plan w/ ROW improvements (attached)
 - 7 Site sections w. proposed development
 - 8 Housing floor plan - ground level
 - 9 Housing floor plan - second & third level
 - 10 Housing floor plan - fourth level
 - 11 Housing roof plan
 - 12 Housing exterior building elevations (attached)
 - 13 Housing building sections
 - 14 Housing enlarged elevations with material swatches
 - 15 Housing enlarged elevations & section detail
 - 16 Housing enlarged elevations & section detail
 - 17 Housing enlarged elevations & section detail
 - 18 Housing enlarged elevations & section detail
 - 19 Housing building detail illustrations
 - 20 Housing signage illustration plan, elevations & detail
 - 21 Housing enlarged details - typical plan details
 - 22 Housing enlarged details - typical section details
 - 23 Housing enlarged details - typical section details
 - 24 Housing enlarged details - entry canopy detail
 - 25 Housing enlarged details - typical PTHP details
 - 26 Housing enlarged details- typical metal panel details
 - 27 Housing enlarged details - typical formed metal details
 - 28 Wellness 3D rendering
 - 29 Wellness Center floor plan - ground level
 - 30 Wellness Center floor plan - second level
 - 31 Wellness Center roof plan
 - 32 Wellness Center exterior elevations (attached)
 - 33 Wellness Center building sections
 - 34 Wellness Center enlarged elevation - Ground floor glazing calculation
 - 35 Wellness Center enlarged elevations with material swatches
 - 36 Wellness Center enlarged elevations & section details
 - 37 Wellness Center enlarged elevations & section details

- 38 Wellness Center enlarged elevations & section details
 - 39 Wellness Center enlarged elevations & section details
 - 40 Wellness Center detail illustrations
 - 41 Wellness Center signage illustrations
 - 42 Wellness Center enlarged details - typical Ceraclad details, SP-1
 - 43 Wellness Center enlarged details - typical smooth panel siding, SP-5
 - 44 Wellness Center enlarged details - typical vertical louver details
 - 45 Wellness Center enlarged details - typical metal panel details, SP-2
 - 46 Wellness Center enlarged details - typical metal panel details, SP-2
 - 47 Wellness Center enlarged details - typical recessed opening details
 - 48 Site lighting plan
 - 49 Site luminaire schedule
 - 50 Electrical symbol list
 - 51 Proposed landscape site plan
 - 52 Proposed site sections
 - 53 Proposed site planting plan
 - 54 Proposed planting
 - 55 Proposed planting
 - 56 Materials and lighting
 - 57 Site furnishings
 - 58 Site utility feasibility plan - north
 - 59 Site storm water feasibility plan - south
 - 60 Site storm water feasibility plan
 - 61 Storm water details
 - 62 Vehicle turning movement plan
- D. Notification information:
1. Mailing list
 2. 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 BDS
 6. Bureau of Life-Safety
- F. Correspondence: None received
- G. Other:
1. Original LU Application
 2. Incomplete letter, send by staff on 3/10/2016

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
- Historic Landmark



This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

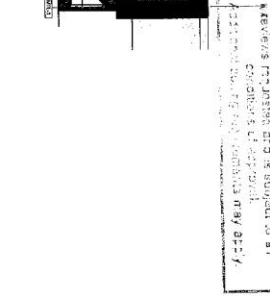
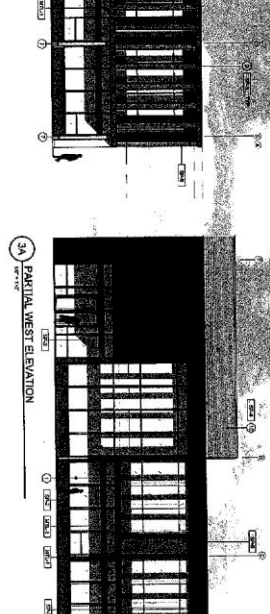
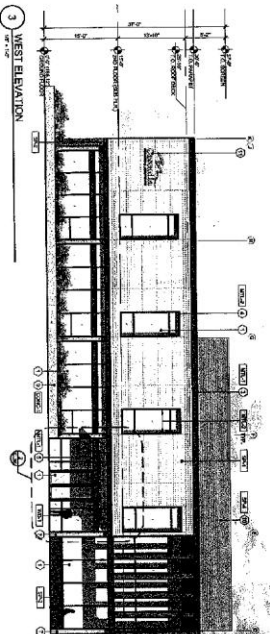
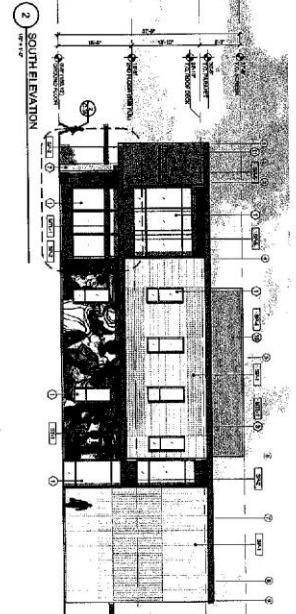
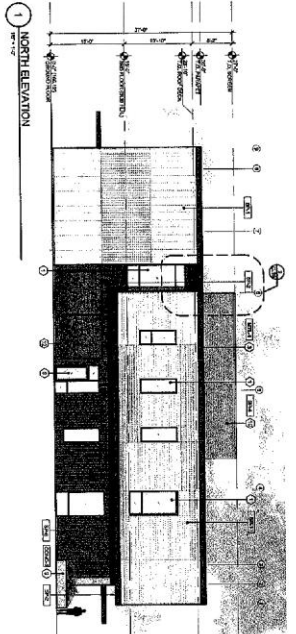
File No.	<u>LU 16-118864 DZ</u>
1/4 Section	<u>2731</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N1E26BB 9100</u>
Exhibit	<u>B</u> (Feb 11, 2016)

SIEA
 SIEA
 1200 S. Hancock St., Portland, OR 97214
 Phone: (503) 238-8317 Fax: (503) 238-8318
 www.siea.com

DESIGN REVIEW DOCUMENTS
 NOT FOR CONSTRUCTION

CASCOAD HOUSING & GARAGEWORK WELLS CENTER PORTLAND, OREGON

Approved
 City of Portland
 Bureau of Development Services
 Planner *phl*
 Date *6-10-16*
 * This approval applies only to the reviewer's comments and is subject to all conditions of approval.
 * This approval does not constitute a city seal.



ELEVATION NOTES:

1. CONSULT ARCHITECT'S SUPPLEMENTAL NOTES AND SPECIFICATIONS
2. VERIFY MATERIALS, FINISHES, AND COLORS WITH THE ARCHITECT
3. VERIFY WINDOW SIZES AND SPACING WITH THE ARCHITECT
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10. VERIFY WINDOW SIZES AND SPACING WITH THE ARCHITECT

EXTERIOR MATERIAL LEGEND:

1	CONCRETE
2	BRICK
3	WOOD
4	GLASS
5	STEEL
6	ALUMINUM
7	COPPER
8	BRASS
9	IRON
10	STAINLESS STEEL
11	PAINT
12	ROOFING
13	LANDSCAPE
14	PLANTING
15	WATER
16	LANDSCAPE LIGHTING
17	LANDSCAPE FURNITURE
18	LANDSCAPE WALLS
19	LANDSCAPE STEPS
20	LANDSCAPE RAILINGS
21	LANDSCAPE SIGNAGE
22	LANDSCAPE ART
23	LANDSCAPE SOUND
24	LANDSCAPE VIBRATION
25	LANDSCAPE AIR QUALITY
26	LANDSCAPE CLIMATE
27	LANDSCAPE BIODIVERSITY
28	LANDSCAPE CULTURAL HERITAGE
29	LANDSCAPE HISTORIC PRESERVATION
30	LANDSCAPE ARCHITECTURE

DESIGN: [Name]
 DRAWING: [Name]
 DATE: 06/10/16
 CHECKED BY: [Name]
 SHEET NO. C.32



C.32