



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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Date: 7/22/2016
To: Interested Person
From: Mike Gushard, 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 16-149148 HR – NEW RAMP, STAIRRAIL AND MECHANICAL SCREEN AND PAD

GENERAL INFORMATION

Applicant: Cascadia Behavioral
PO Box 8459
Portland, OR 97207-8459

Robert Mosier, Architect
3018 SE 76th Ave
Portland, OR 97206

Margaret Jonsson, Owner
Cascadia Behavioral Health
847 NE 19th Ave
Portland OR 97232

Site Address: 2375 NW GLISAN ST

Legal Description: BLOCK 16 LOT 17&18, KINGS 2ND ADD
Tax Account No.: R452302710
State ID No.: 1N1E33CB 05400
Quarter Section: 3027

Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Other Designations: Contributing Resource – Alphabet Historic District

Zoning: R1-HR – Residential 1,000 with Historic Review

Case Type: HR – Historic Resource Review

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

Proposal:

Proposed exterior work to the property includes: reconstructing stairs and accessibility ramp, rebuilding a portion of a porch, replacement in-kind of an existing guardrail and construction of a new pad for a condensing unit at the rear of the house. The proposal requires historic resource review because the subject house is a contributing resource to the Alphet Historic District

Relevant Approval Criteria:

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

- Community Design Guidelines
- Historic Alphet District Addendum - Community Design Guidelines Addendum

ANALYSIS

Site and Vicinity: The subject site is located on the north side of NW Glisan Street between NW 23rd and NW 24th avenues within the Alphet Historic District. The Alphet Historic District is a densely populated neighborhood of historic mansions and apartment buildings and tree-lined streets. The 10,000 square foot subject lot is developed with a large turn of the century house that is now used as a health facility. The surrounding neighborhood to the north and south is also high density residential and a mix of single family dwellings and apartment buildings. NW Glisan is primarily residential with multi-story apartment buildings on the south side, large homes on the north side and commercial buildings at its junction with NW 23rd.

Zoning: The Residential 1,000 (R1) is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouse, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets. Newly created lots in the R1 zone must be at least 10,000 square feet in area for multi-dwelling development. There is no minimum lot area for development with detached or attached houses or for development with duplexes. Minimum lot width and depth standards may apply.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed Ma4 24, 2016 . The following Bureaus have responded with no issues or concerns:

- *Bureau of Environmental Services
- * Water Bureau
- * Fire Bureau
- * Site Development Section of BDS
- * The Bureau of Transportation Engineering

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on . 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 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

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

Historic Alphabet District - Community Design Guidelines Addendum

- 1. Historic Changes.** Most properties change over time; those changes that have acquired historic significance will be preserved.
- 2. Differentiate New from Old.** New additions, exterior alterations, or related new construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.
- 3. Hierarchy of Compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Community Design Guidelines

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.

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

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.

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 features, creating effective gathering places, and differentiating street level facades.

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

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: The applicant proposes changes to stairs and ramps in the building which is used as a health facility. By upgrading the ramp from wood to concrete, the project will create efficient and safe passage from sidewalks and into the building. The replacement new guardrails at the ramps and stairs will match the character of the building and not detract from the historic integrity of the building. The historic house is a contributing resource and its presence in the district enhances the character of the neighborhood. These changes will allow continued use of the historic property. The new mechanical enclosure is located at the rear of the property and not visible from the public right-of-way. In this way, it does little to impact the architectural integrity of the subject house. The proposed repairs are in-kind and will not impact the look or character of the house. The proposed changes blend into the neighborhood by either being invisible from most views of the structure or by replicating features that already exist on the property. No features of the building that have developed historic significance in their own right, separate from the significance of the district contributing house, are proposed to be affected by this project. *Therefore these criteria are 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 project creates only minor visual impacts to the property while upgrading its circulation with more permanent and quality materials. For these reason *this project warrants approval.*

ADMINISTRATIVE DECISION

Approval of new ramp, stairwell and mechanical screening per the approved site plans, Exhibits C-1 through C-05 signed and dated 7/20/2016 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.05. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-149148 HR . No field changes allowed."

Staff Planner: Mike Gushard

Decision rendered by:  **on 7/20/2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: 7/22/2016

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 April 11, 2016, and was determined to be complete on May 24, 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 April 11, 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: September 21, 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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on August 5, 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 Landmarks 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 Landmarks 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 **August 8, 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.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and

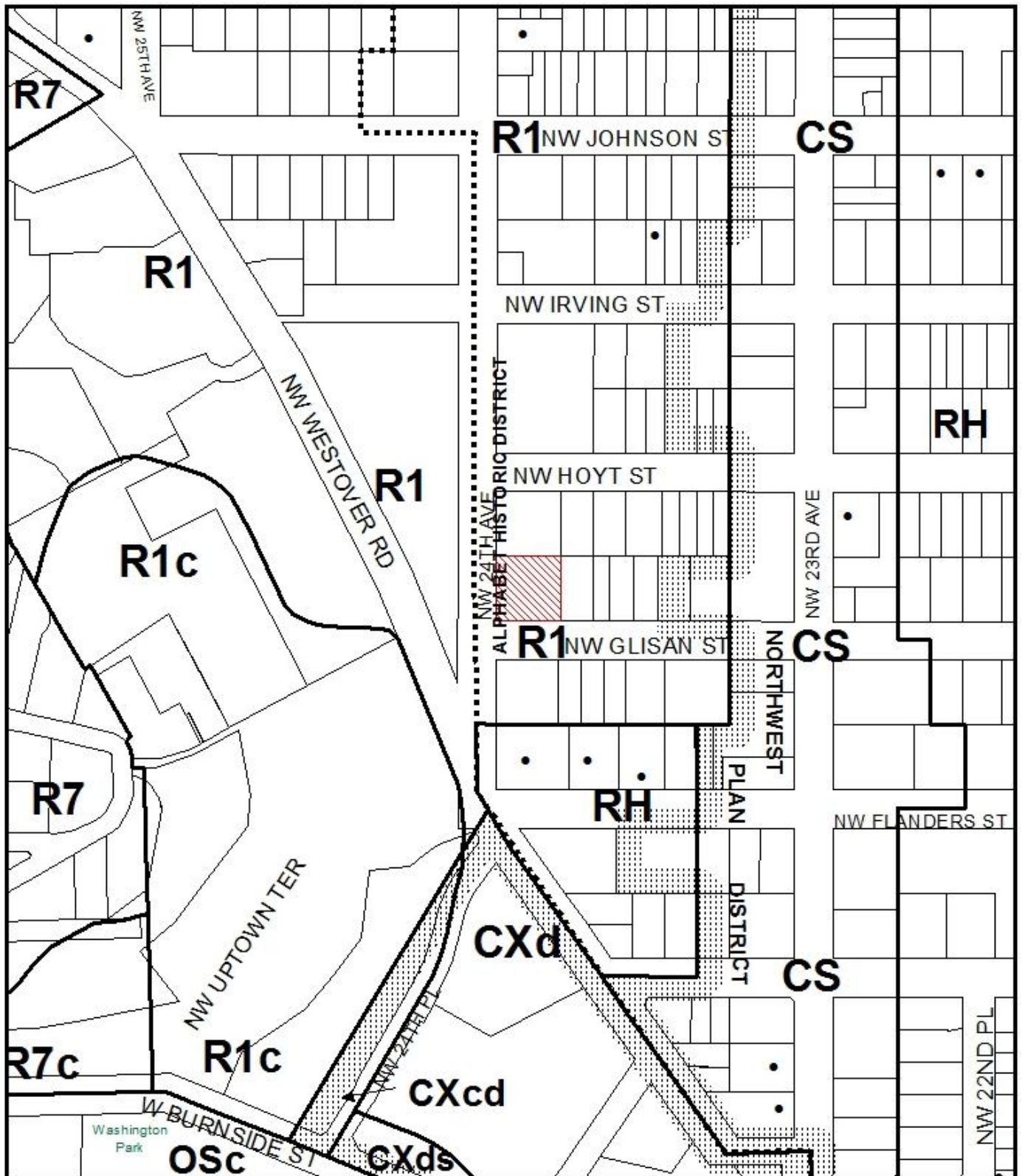
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Floorplans
 - 3. West and South Elevations
 - 4. East and North Elevation
 - 5. Details of railings and screening
- 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 Parks, Forestry Division
- 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

This site lies within the:
ALPHABET HISTORIC DISTRICT



NORTH



Site



Historic Landmark

File No. LU 16-149148 HR

1/4 Section 3027

Scale 1 inch = 200 feet

State_Id 1N1E33CB 5400

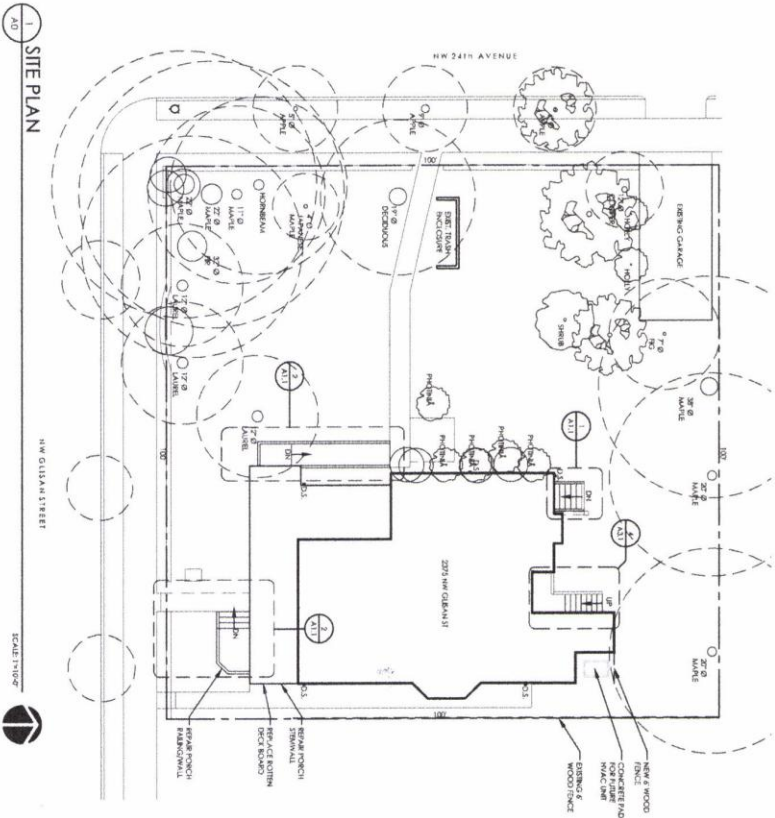
Exhibit B (Apr 12, 2016)

C1

Approved
City of Portland - Bureau of Development Services

Planner _____ Date _____

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



LV 16-149148 HR

DATA ADDRESS: 2375 NW GLISAN ST, PORTLAND, OR 97210 PLANNING DISTRICT: HILLSDALE PLANNING AREA: NORTHWEST DISTRICT MAP SHEET: 30 COORDINATE: 1001.11 / 622.14 BEARING: 428.55	PROJECT DESCRIPTION EXTERIOR RENOVATION OF 2375 NW GLISAN STREET 5000 SF RENOVATION OF EXISTING 2375 NW GLISAN STREET 5000 SF RENOVATION OF EXISTING 2375 NW GLISAN STREET	DRAWING INDEX 1.01 EXTERIOR RENOVATION 1.02 EXTERIOR RENOVATION 1.03 EXTERIOR RENOVATION 1.04 EXTERIOR RENOVATION
PROJECT TEAM OWNER: CASCADIA BEHAVIORAL HEALTHCARE 847 NE 19th Avenue, Suite 100 PORTLAND, OREGON 97232 ARCHITECT: ROBERT MOSIER ARCHITECT 3018 SE 76th Avenue PORTLAND, OREGON 97216 STRUCTURAL ENGINEER: JEFFREY J. HANSEN 5200 NE HANSEN BLVD PORTLAND, OREGON 97218 CIVIL ENGINEER: JEFFREY J. HANSEN 5200 NE HANSEN BLVD PORTLAND, OREGON 97218 ELECTRICAL ENGINEER: JEFFREY J. HANSEN 5200 NE HANSEN BLVD PORTLAND, OREGON 97218	GENERAL NOTES 1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2012 EDITION OF THE OREGON STRUCTURAL STEEL DESIGN CODE AND ALL OTHER GOVERNING CODES, LAWS, RULES AND ORDINANCES. 2. THE DESIGNER, CONTRACTOR IS RESPONSIBLE FOR THE CORRECTNESS OF ALL ARCHITECTURAL AND STRUCTURAL INFORMATION. 3. THE CONTRACTOR IS ENCOURAGED TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL INFORMATION AND CONDITIONS OF THE SITE PRIOR TO COMMENCING WORK. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE PERMIT QUALITY OF WORK SHALL BE PROVIDED.	VELOCITY MAP

COVER SHEET NORTHWEST GLISAN STREET HOUSE EXTERIOR RENOVATION 2375 NW GLISAN STREET PORTLAND, OREGON 97210 CASCADIA BEHAVIORAL HEALTHCARE 847 NE 19th AVENUE, SUITE 100 PORTLAND, OREGON 97232	Robert Mosier Architect 3018 SE 76th Ave. Portland, Oregon 97216												
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