



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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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 5, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on October 26, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-212796 DZ HR, in your letter. It also is helpful to address your letter to me, Megan Sita Walker. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-212796 DZ HR – LEGACY PARK ALTERATIONS

Applicant: Brian Bainnson
Quatrefoil Inc.
404 SE 80th Ave
Portland, OR 97215

Owner: David Ashbury
Legacy Health System
1919 NW Lovejoy St
Portland, OR 97209

Site Address: 2144 NW MARSHALL ST

Legal Description: BLOCK 301 LOT 3&4, COUCHS ADD; BLOCK 301 LOT 5-14, COUCHS ADD

Tax Account No.: R180232680, R180232740

State ID No.: 1N1E33BA 03400, 1N1E33BA 03500

Quarter Section: 2927

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.

Plan District: Northwest
Other Designations: Non-Contributing property in the Alphabet Historic District

Zoning: RHd – High Density Residential with Design Overlay

CS – Commercial Storefront with Historic Resource Protection Overlay

Case Type: DZ HR – Design Reaview and Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission (Historic Resource Review portion) and/ or Design Commission (Design Review portion).

Proposal:

The applicant requests Historic Resource Review and Design Review approval for proposed alterations to a site located within the Legacy Good Samaritan Campus that is partially within the Design Overlay zone (work proposed on the northwest portion of the site) and within the Alphabet Historic District, within the Historic Resource Protection Overlay zone (work proposed on the southeast portion of the site).

The proposed work subject to Historic Resource Review (HR) includes alterations to an existing park located on the corner of NW 21st Avenue and NW Lovejoy Street, measuring approximately 103’ by 103’. The existing paths and plaza area of the park will be maintained, with the following alterations proposed:

- Installation of two (2) new concrete paths with brick edging to further connect the SW and NE corners of the site;
- Installation of a brick band around the existing plaza area encircling newly defined areas with rubber pavers, gravel paving, and at-grade planters;
- Replacement of one (1) existing light fixture and the installation of six (6) additional light fixtures;
- Refinishing of seven (7) existing concrete and metal benches and the installation of two (2) additional metal and wood benches;
- Removal of a total of twelve (12) trees to be replaced with at-grade plantings; and
- Installation of two (2) new raised concrete planter beds approximately 2”-6” tall to function as seat walls adjacent to the existing TriMet stop at the south east corner of the site.

The proposed work subject to Design Review (DZ) includes alterations to a walkway between an existing parking structure to the west and an adjacent Landmark site (St Mark’s Episcopal Church) to the east. The walkway serves as a connection to the park and plaza space from NW Marshall Street and is proposed to become a memorial to the artist John Callahan. The following alterations proposed:

- Installation of a curvilinear metal ribbon, approximately 54” tall, consisting of painted steel posts and plates supporting a series of etched stainless steel panels;
- Installation of a new gravel pathway and new at-grade plantings;
- Installation of a new concrete bench; and
- Replacement of one (1) existing light fixture.

Historic Resource Review and Design Review are required because the proposal includes non-exempt exterior alterations in the Design Overlay zone and in the Alphabet Historic District.

Relevant Approval Criteria:

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

- *Community Design Guidelines – DZ*
- *Alphabet Historic District: Community Design Guidelines Addendum – DZ and HR*

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. This application

was submitted on July 28, 2016 and determined to be complete on August 31, 2016, but was requested by the applicant to be on hold prior to the issuance of a Notice between August 31, 2016 and September 27, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission (Historic Resource Review portion) and/ or Design Commission (Design Review portion). The appropriate review body (or bodies) will hold a public hearing or hearings for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

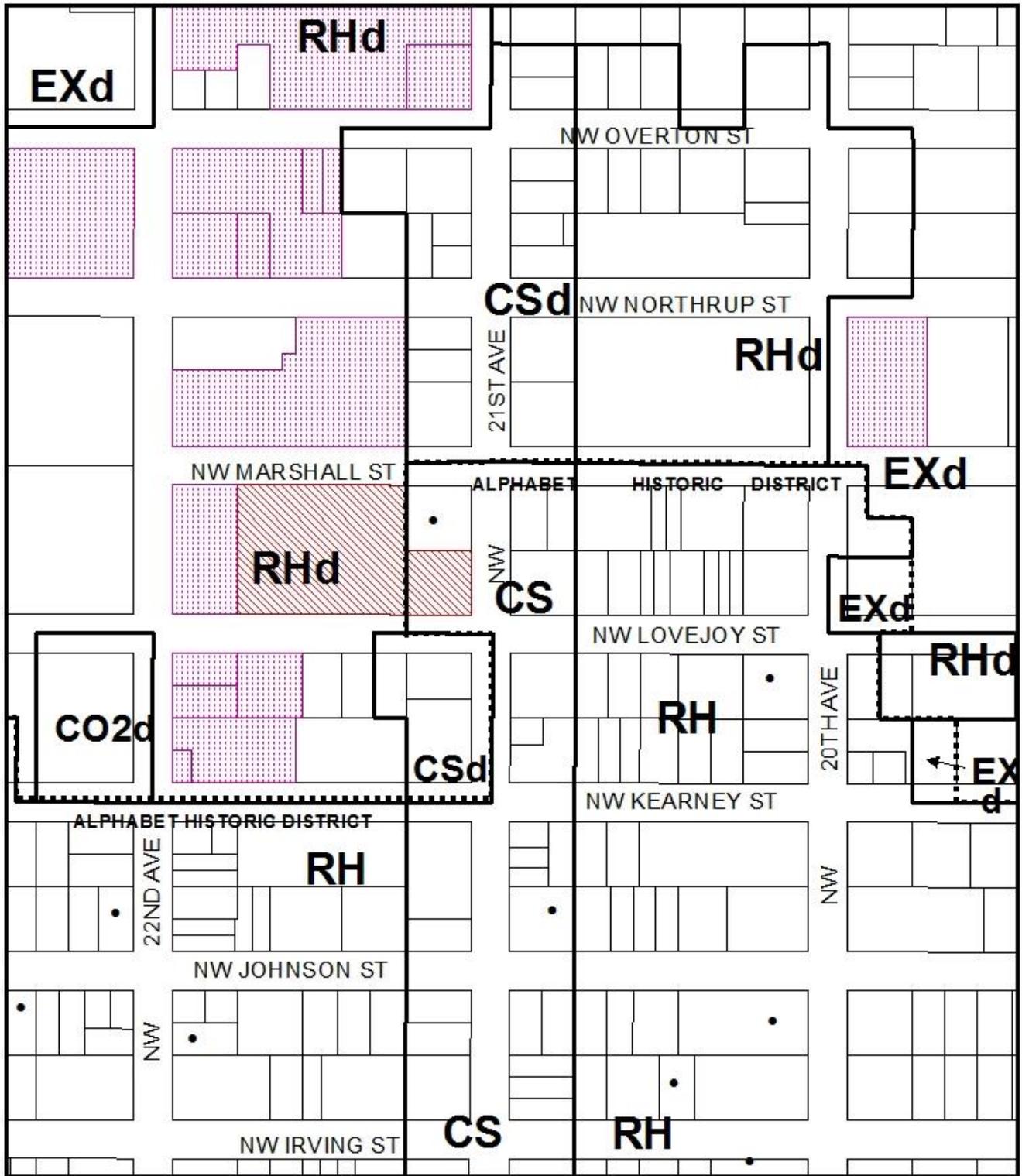
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:

Zoning Map
Site Plan



ZONING



This site lies within the:
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No. LU 16-212796 DZ, HR
 1/4 Section 2927
 Scale 1 inch = 200 feet
 State_Id 1N1E33BA 3500
 Exhibit B (Aug 08, 2016)



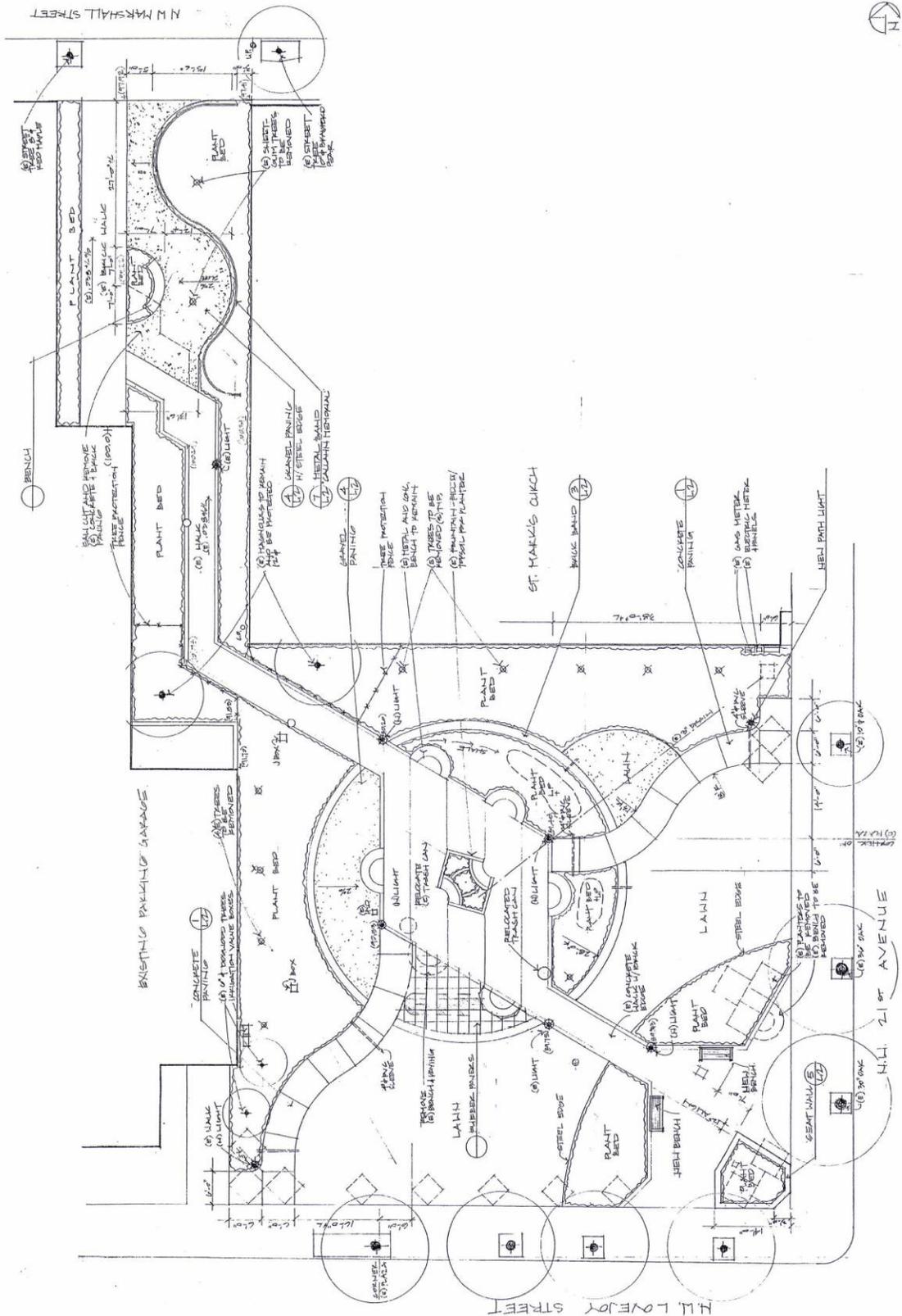
REGISTERED
LANDSCAPE ARCHITECT
STATE OF OREGON
NO. 1215
DATE: 07/16/19

Legacy Health System
1919 NW Lovejoy Street
Portland, Oregon

LANDSCAPE
AND
GRADING
PLAN

REVISIONS:
7.25.2016
7.28.2016

DATE: 7.25.16
SCALE: 1/8"=1'-0"
SHEET: 1.1



LU16-212796 DZ, HR