



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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Date: January 6, 2017
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The 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 16-271645 DZ – EXTERIOR LIGHTING AND LANDSCAPING

GENERAL INFORMATION

Applicant: Lorraine Guthrie, Architect
2748 SW Patton Court
Portland, OR 97201

Owner: Oregon Conference Adventist
19800 SE Oatfield Road
Gladstone, OR 97027-2564

Site Address: **11020-11050 NE HALSEY ST**

Legal Description: TL 3800 1.78 ACRES, SECTION 34 1N 2E
Tax Account No.: R942340050
State ID No.: 1N2E34BA 03800
Quarter Section: 2941
Neighborhood: Hazelwood, contact Arlene Kimura at 503-252-9429.
Business District: Gateway Area Business Association, contact Paul Wild at paul.wild@mhcc.edu
District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.
Plan District: Gateway
Zoning: **CSd**, Storefront Commercial with a design overlay
Case Type: **DZ**, design review
Procedure: **Type II**, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests design review for the addition of new landscaping, a new pedestrian path between the sidewalk and the eastern building on site, and exterior lighting in the soffits, over the doors, and on signage at both buildings on the Portland Adventist Community Services (PACS) site. The landscaping will include a drought tolerant palette of perennial grasses and flowers, flowering shrubs and small trees along the NE Halsey frontage.

Design review is required because the proposal is for non-exempt exterior alterations.

Relevant Approval Criteria:

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

- 33.825 Design Review
- Gateway Regional Center Design Guidelines

ANALYSIS

Site and Vicinity: The 77,537sf site is located in the Gateway Regional Center and the Gateway Pedestrian District, facing NE Halsey Street and bordered by NE 111th Avenue to the east. NE Halsey is considered by the Gateway Regional Center Design Guidelines to be a “Storefront Retail-Oriented Main Street.” The guidelines consider such streets “real possibilities for the creation of sidewalk-oriented buildings that contribute to a pedestrian environment.”

NE Halsey Street is also designated as a Regional Main Street, a City Walkway, a City Bikeway, a Transit Access Street and a Major City Traffic Street. NE Halsey and NE Weidler Streets form a one-way couplet through this area and serve as the major vehicular routes to and from I-205 and the Gateway Regional Center MAX station approximately ½ mile west.

The site is currently comprised of two mid-century, one-story commercial buildings. Both buildings are owned by the Portland Adventist Community Services, and serve as a thrift store, food pantry and health clinic. The buildings are separated by surface parking, with additional surface parking south of the two buildings.

Motels, fast-food restaurants and small retail establishments are located to the east and west on NE Halsey St. Generally, the context within ¼ mile of the site is older auto-oriented developments with large surface parking lots as well as vacant and underdeveloped lots. The residential neighborhood to the south is designated to have R7 density (7000 sq. ft.).

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. 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. The desired character includes areas which are predominately built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

The Gateway Plan District regulations encourage the development of an urban level of housing, employment, open space, public facilities, and pedestrian amenities that will strengthen the role of Gateway as a regional center. The regulations also ensure that future development will provide for greater connectivity of streets throughout the plan district. This development will implement the Gateway Regional Policy of the Outer Southeast Community Plan. Together, the use and development regulations of the Gateway plan district: promote compatibility between private and public investments through building design and site layout standards; promote new development and expansions of existing development that create attractive and convenient facilities for pedestrians and transit patrons to visit, live, work, and shop; ensure that new development moves the large sites in the plan district closer to the open space and connectivity goals of the Gateway Regional Center; create a clear distinction and attractive transitions between properties within the regional center and the more suburban neighborhood outside; and provide opportunities for more intense mixed-use development around the light rail stations.

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

- LU14-132459 DZ – Application withdrawn for storefront remodel.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **December 8, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Water Bureau
- Fire Bureau
- Bureau of Transportation
- Site Development

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on December 8, 2016. One written response and one phone call have been received from the Neighborhood Association and a notified property owner in response to the proposal.

- Arlene Kimura, December 27, 2016 – Hazelwood Neighborhood Association has no significant issues with the proposal, but requests that more trees are added to the surface parking area. (Exhibit F-1)
- Tom Holland, December 19, 2016 – Neighbor would like the current owner to increase the landscaping and remove the stacked cargo containers. (Exhibit F-2)

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 Gateway Regional Center Design Guidelines.

Gateway Regional Center Design Guidelines

The Gateway Regional Center is the City of Portland’s only designated regional center. The area is envisioned to redevelop into a highly urbanized, pedestrian-oriented center, with an overall built size and scale second only to Portland’s Central City.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

Gateway Regional Center Design Goals

Ten goals for design review in the Gateway Regional Center have been established to enhance the area’s design quality, support its livability, and guide its transition to a pedestrian-oriented, active, urban regional center. They are:

1. Encourage urban design excellence.
2. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Gateway Regional Center as a whole.
3. Provide for a pleasant, rich, and diverse experience for pedestrians.
4. Assist in creating a regional center that emphasizes a mix of active uses and experiences and is safe, lively, and prosperous.
5. Provide for the humanization of the Gateway Regional Center through the promotion of parks, plazas, open spaces, public art, and trees.
6. Integrate and honor the diversity and history of Gateway.
7. Integrate sustainable principles into the development process.
8. Encourage the development of a distinctive character for subdistricts within the regional center, and link them.
9. Encourage and incorporate transit orientation and usage.
10. Enhance the physical and visual linkages between the Gateway Regional Center and adjacent neighborhoods.

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

A Pedestrian Emphasis

A1. Strengthen Relationships Between Buildings and the Street. Integrate building setback areas with adjacent streets.

A2. Enhance Visual and Physical Connections. Enhance visual and physical connections between buildings and adjacent sidewalks. Orient semi-public building spaces to the sidewalk and street.

Findings for A1, A2: The site has approximately 550’ of street frontage facing NE Halsey Street and NE 111th Avenue. The area is underlit in the evening, and this site in particular is mostly unlit surface parking area. The proposal to add 39 new exterior lights – primarily soffit-mounted LEDs – will significantly enhance the lighting on this site and facilitate better visual connections between the buildings and adjacent sidewalks. This relationship will be further strengthened with the addition of an attractive, drought-tolerant landscape design and a new pedestrian path between the buildings and NE Halsey Street. *These guidelines are met.*

B Development Design

B1. Convey Design Quality and Building Permanence. Use design principles and building materials that convey quality and permanence.

B2. Integrate Ground-Level Building Elements. Integrate the different ground-level building elements with the building’s architecture.

B3. Design for Coherency. Integrate the different parts of a building to achieve a coherent design.

Findings for B1, B2, B3: The proposed new lighting is chosen to compliment the mid-century style of the primary structures. Light screen materials chosen to manage light pollution from existing ceiling mounted fluorescent fixtures is suited to long-term exterior use, and will be painted to match existing surfaces. *These guidelines are met.*

B5. Integrate Roofs, Rooftop Lighting, and Signs. Integrate rooftop components, functions and related screening elements with the building's architecture. Integrate exterior lighting, signs and any related structural equipment at or near the roof with the building's architecture. Orient lighting to highlight the building's architecture.

Findings: The proposal includes new lights to illuminate existing signage. The signs are currently unlit, and new lights will increase visibility and contribute toward increasing the vibrancy of this main street corridor. *This guideline is met.*

B6. Integrate Ecological / Sustainable Concepts. Integrate ecological/sustainable features or concepts with site and development designs.

Findings: The proposed landscape palette includes drought-tolerant, native, evergreen, pollinator-friendly and habitat supporting plants. In addition to softening a windowless façade and introducing much-needed greenery to the busy NE Halsey street frontage, the plants will provide ecological and aesthetic benefit to the neighborhood. *This guideline is met.*

C Context Enhancement

C5. Transition to Adjacent Neighborhoods. Orient the building mass of new development toward the higher-density areas and/or active streets of the regional center.

Findings: The buildings are located at the northern end of the site, close to NE Halsey Street. The south end of the site is primarily surface parking, bordering the residential zone south of this site. The new lighting, landscaping and path are focused around the buildings' perimeter and particularly between the structures and the NE Halsey Street sidewalk. The proposal helps to orient the structures toward cars and pedestrians on NE Halsey Street. *This guideline 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.

CONCLUSIONS

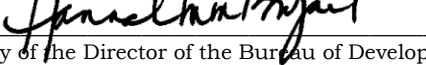
The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed changes to the building are successfully expressed to integrate with overall building coherency. The proposed alterations to add new landscaping and exterior soffit-mounted, wall-mounted and sign lighting are well-integrated with the existing architecture and constructed of high-quality materials. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of new landscaping; new path along east side of driveway to connect sidewalk and east building on site; and exterior soffit lights, sign lights and wall mounted security lights, per the approved site plans, Exhibits C-1 through C-6, signed and dated January 5, 2017, 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.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-271645 DZ. No field changes allowed."

Staff Planner: Hannah Bryant

Decision rendered by:  **on January 5, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed: January 6, 2017

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 November 9, 2016, and was determined to be complete on December 1, 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 November 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.

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 January 20, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 **January 23, 2017**.
- 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:

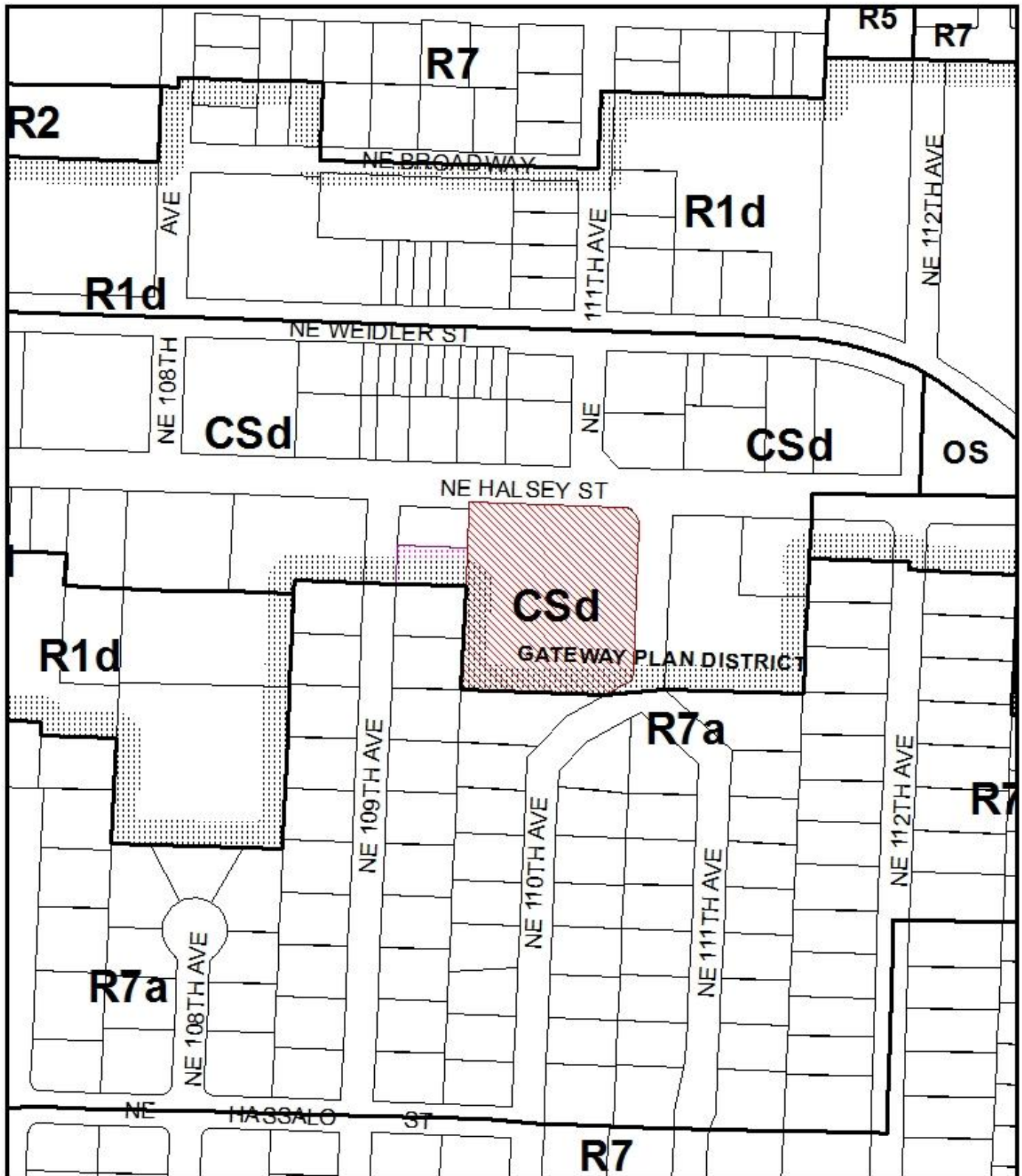
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittals
 - 1. original submittal
 - 2. Applicant narrative
 - 3. E-mail from Lorraine Guthrie; November 30, 2016 with attached site photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Building Plans (attached)
 - 3. Building A Elevations (2 pages)
 - 4. Building B Elevations
 - 5. Landscape Plan
 - 6. Light Cutsheets (5 pages)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None
- F. Correspondence:
 - 1. Arlene Kimura, December 27, 2016 – Hazelwood Neighborhood Association has no significant issues with the proposal, but requests that more trees are added to the surface parking area.
 - 2. Tom Holland, December 19, 2016 – Neighbor would like the current owner to increase the landscaping and remove the stacked cargo containers.
- G. Other:
 - 1. Original LU Application
 - 2. Site Photos
 - 3. Email to Applicant, November 30, 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

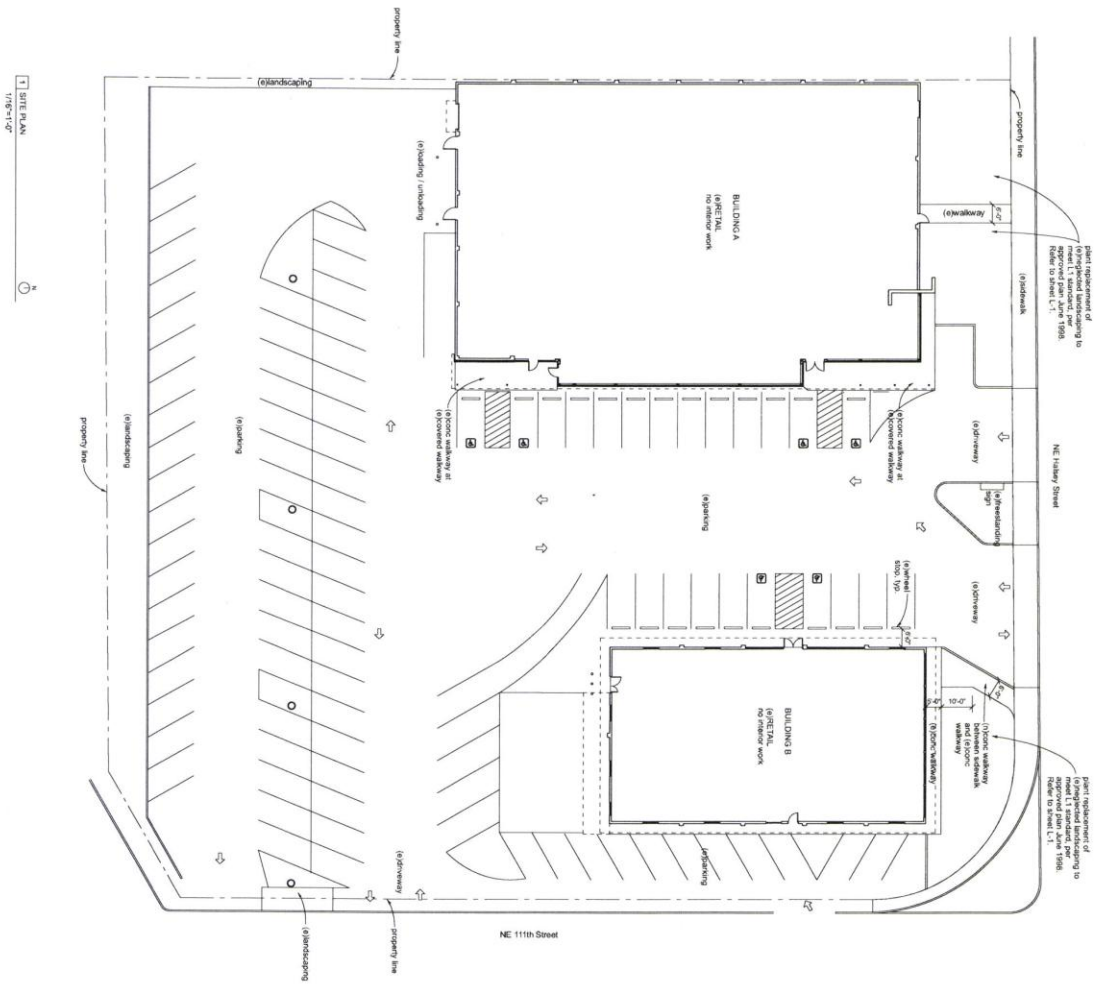
-  Site
-  Also Owned Parcels



This site lies within the:
GATEWAY PLAN DISTRICT

File No.	<u>LU 16-271645 DZ</u>
1/4 Section	<u>2941</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N2E34BA 3800</u>
Exhibit	<u>B</u> (Nov 16, 2016)

*** Approved ***
 City of Portland - Bureau of Development Services
 Planner: *[Signature]*
 Date: 1/5/17
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



INDEX

A1.1	Project Information, Site Plan
A2.0	Exterior Plans
A3.0	Exterior Elevations
A3.1	Exterior Elevation Details
A3.2	Exterior Elevation Details
L1	Landscaping Plan

SITE INFORMATION

Address: 11020 NE Halsey Street, Portland, OR 97220

Tax ID: 4219173

Parcel No: Section 24 NW 2E, T1, S80S

Map Area: Building 4, 132 of

Code: C-2

Zoning: C-2

Owner: [Name]

SCOPE OF WORK

Prepare exterior elevations and details of proposed exterior improvements to existing building.

No change of occupancy.

No interior modifications.

PROJECT TEAM

OWNER:
 LORRAINE GUIDICE ANDREWS, INC.
 2749 SW PASTOR COURT, PORTLAND, OR 97201 503.854.5725

ARCHITECT:
 LORRAINE GUIDICE ANDREWS, INC.
 2749 SW PASTOR COURT, PORTLAND, OR 97201 503.854.5725

DESIGNER:
 LORRAINE GUIDICE ANDREWS, INC.
 2749 SW PASTOR COURT, PORTLAND, OR 97201 503.854.5725

LANDSCAPE ARCHITECT:
 LORRAINE GUIDICE ANDREWS, INC.
 2749 SW PASTOR COURT, PORTLAND, OR 97201 503.854.5725

Architect: Lorraine Guidice Andrews, Inc. 2749 SW Pastor Court, Portland, OR 97201 503.854.5725
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Exterior Improvements PACS 11020 NE Halsey Street, Portland OR 97220
DESIGN REVIEW
3 December 2016
SITE PLAN
A1.1

