



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 29, 2017  
**To:** Interested Person  
**From:** David Besley, Land Use Services  
503-823-7282/David.Besley@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 September 19, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-220097 AD, in your letter. It also is helpful to address your letter to me, David Besley. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-220097 AD**

**Applicant:** Scot Sutton | SG Architecture LLC  
10940 SW Barnes Rd #364  
Portland, OR 97225  
503-347-4685 | [Ssutton@Sg-Arch.Net](mailto:Ssutton@Sg-Arch.Net)

**Owner:** Sacred Heart Catholic Church  
3910 SE 11th Ave  
Portland, OR 97202

**Site Address:** 3926 SE 11TH AVE

**Legal Description:** N 20' OF LOT 2 BLOCK 7; LOT 3 BLOCK 7, CANCEL INTO R114721 / BENEDICTINE HTS; BLOCK 7 LOT 1-5 & 7&9, BENEDICTINE HTS

**Tax Account No.:** R068900880, R068900910, R068900910, R068900910, R068900910

**State ID No.:** 1S1E11CA 17700, 1S1E11CA 17500, 1S1E11CA 17500, 1S1E11CA 17500, 1S1E11CA 17500

**Quarter Section:** 3431

**Neighborhood:** Brooklyn Action Corps, Hotline at 503-241-4540

**Business District:** Greater Brooklyn, contact David Weislogel at 503-872-9320

**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010

**Zoning:** R2.5 (Single-Dwelling Residential 2,500)

**Case Type:** AD (Adjustment Review)

**Procedure:** Type II, an administrative decision with appeal to the Adjustment Committee.

**Proposal:**

The applicant is proposing to make improvements to the Sacred Heart Catholic Church site that include a new parish center, a new ADA ramp, and parking lot improvements. This is considered to be nonconforming development with an existing Conditional Use because the proposed Parish Center addition is more than a 10% increase in the total floor area on the site, and because there is also more than a 10% increase in the amount of on-site parking. When development is proposed on a non-conforming site, the site must be brought into conformance with development standards, which includes pedestrian standards (Section 33.258.070.D.2). The Land Use Code requires a connection between the main entrance of each building on the site and the closest adjacent sidewalk (Section 33.110.245.C.10 and 33.120.255). When sites have more than one street frontage, additional connections are required between pedestrian entrances on the site and any other frontage streets, as well as between buildings and other features on the site including parking areas, bike parking areas, and outdoor amenities. The subject site has street frontage along SE 11<sup>th</sup> Avenue (to the west), SE Center Street (to the south), and SE Bush Street (to the north). Pedestrian connections are provided for SE 11<sup>th</sup> Avenue and SE Center Street; however a pedestrian connection is not provided from SE Bush Street. An Adjustment is therefore required to waive the requirement that a pedestrian connection be provided from SE Bush Street to the main entrances of each building.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

**33.805.040 Approval Criteria**

- A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;
- B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area;
- C. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; *(not applicable)*
- D. City-designated scenic resources and historic resources are preserved; *(not applicable)*
- E. Any impacts resulting from the adjustment are mitigated to the extent practical; and
- F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable *(not applicable)*

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 August 9, 2017 and determined to be complete on August 23, 2017.

**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](http://www.portlandonline.com).

#### **APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Adjustment Committee. This review body will hold a public hearing 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.

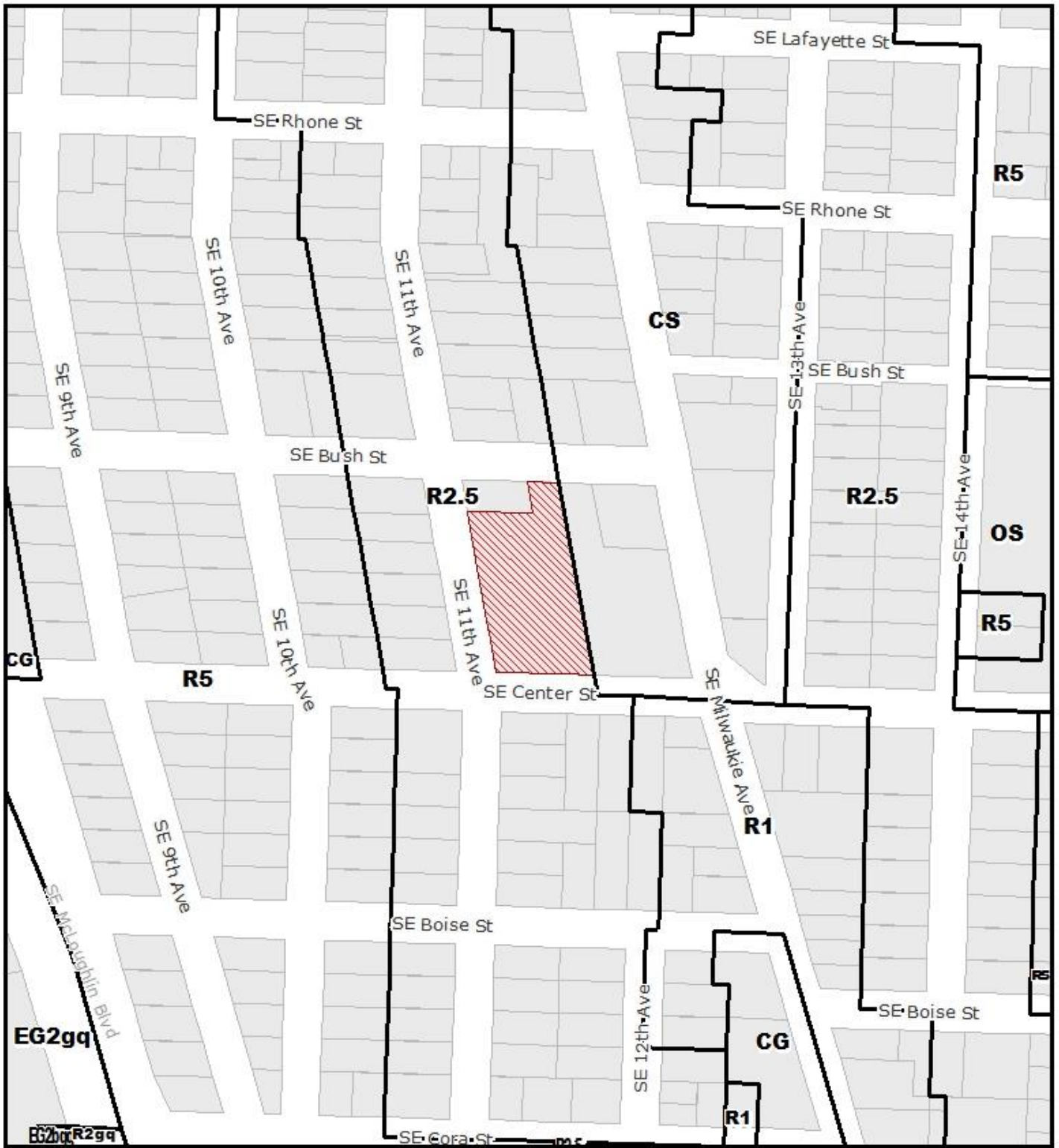
#### **APPEAL OF THE FINAL CITY DECISION**

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



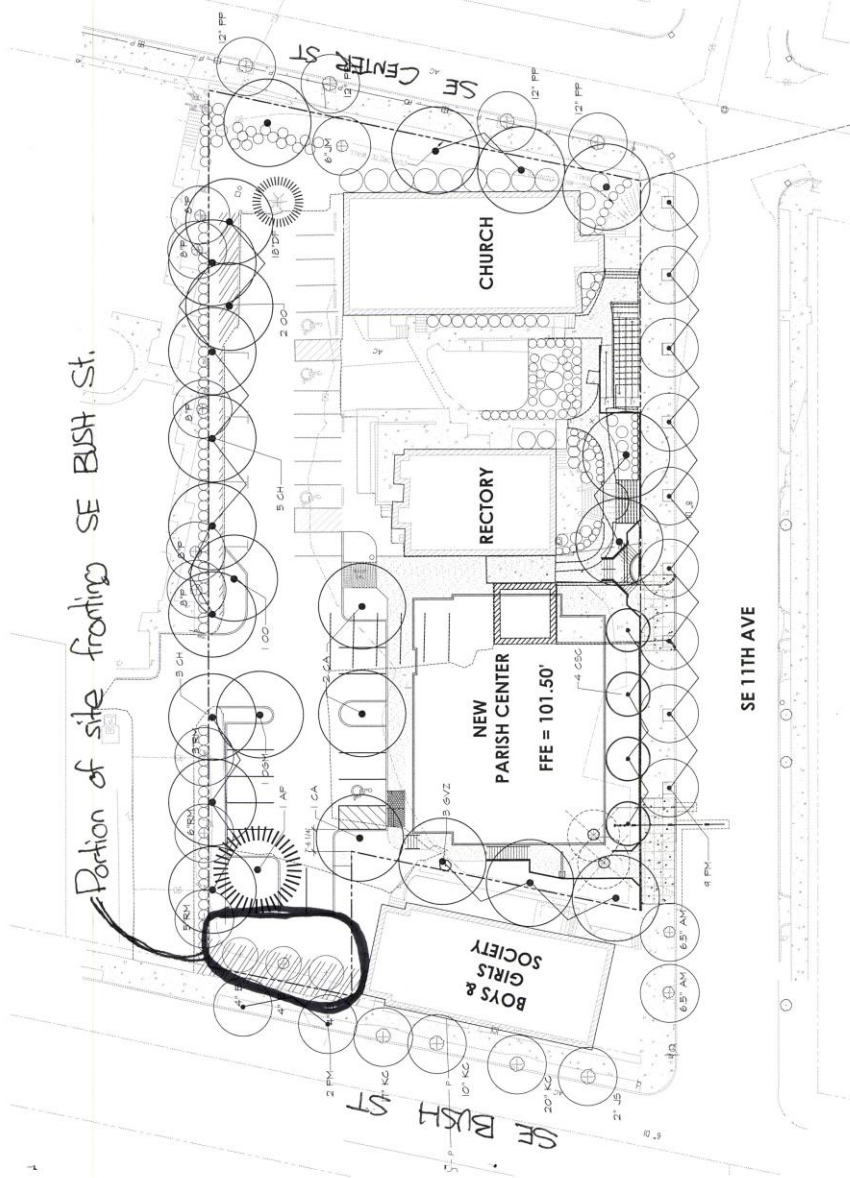
**ZONING**  NORTH

 Site

File No.	LU 17-220097 AD
1/4 Section	3431
Scale	1 inch = 200 feet
State ID	1S1E11CA 17500
Exhibit	B Aug 11, 2017

An Adjustment is requested to waive the requirement that a pedestrian connection be provided from SE Bush St to pedestrian entrances of each building.

Portion of site fronting SE BUSH ST.



TITLE 11 TREE DENSITY REQUIREMENT CALCULATIONS  
TREE PLAN LEGEND  
(EXISTING SITE TREES)

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE CATEGORY	SQUARE FOOTAGE	QUANTITY	TOTAL SQ. FT.
B	River Birch	Betula nigra	SMALL	500	8	4000
DF	Douglas Fir	Pseudotsuga menziesii	LARGE	1000	1	1000
JM	Japanese Maple	Acer palmatum	SMALL	500	1	500
					Subtotal	2,200

TREE PLAN LEGEND  
(PROPOSED SITE TREES)

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE CATEGORY	SQUARE FOOTAGE	QUANTITY	TOTAL SQ. FT.
AP	Austrian Pine	Pinus nigra	LARGE	1000	1	1000
CA	Crimson Ash	Fraxinus pennsylvanica 'Crimson'	LARGE	1000	9	9000
CH	Common Honeylocust	Gleditsia triacanthos	LARGE	1000	11	11000
CS	Columnar Sargent Cherry	Prunus sargentii 'Columnar'	MEDIUM	500	4	2000
GVZ	Green Vase Zelkova	Zelkova serrata 'Green Vase'	LARGE	1000	4	4000
OO	Oregon Oak	Quercus garryana	LARGE	1000	5	5000
OM	Osage	Asplenium platyneuron	MEDIUM	500	1	500
					Subtotal	26,500

TOTAL SITE AREA: 88,878 SF  
 TOTAL TREE DENSITY REQUIRED (25% OF SITE): 9,119 SF  
 TOTAL EXISTING TREE DENSITY PROVIDED: 2,200 SF  
 TOTAL PROPOSED TREE DENSITY PROVIDED: 26,500 SF  
 TOTAL EXISTING AND PROPOSED SITE TREE DENSITY PROVIDED: 28,700 SF

EXISTING LANDSCAPE SYMBOLS LEGEND



TREE PLAN  
 SCALE: 1" = 20'-0"

