



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 26, 2016
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@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 16-110501 AD
ADJUSTMENTS FOR NEW SCOREBOARD AT MADISON HS

GENERAL INFORMATION

Representative: Suzannah Stanley / Mackenzie
1515 SE Water Avenue Ste 100 / Portland, OR 97214

Owner: School District No 1 / Attn: Finance Department
PO Box 3107 / Portland, OR 97208-3107

Applicant: Portland Public Schools / Attn: Nick Sukkau
501 N Dixon St
Portland, OR 97227

Site Address: 2735 NE 82nd Ave.

Legal Description: BLOCK 4-6 TL 100 SPLIT MAP R170390 (R325500700), ALBIE'S
SUBDIVISION; BLOCK 7-9 TL 3200 SPLIT MAP R101730
(R009301000), GLENHAVEN PK & SUB
R009301000, R325500700

Tax Account No.: 1N2E29DA 00100, 1N2E29AD 03200

State ID No.: 2838

Quarter Section: 2838

Neighborhood: Roseway, contact Bob Price at 503-807-4009. Madison South, contact Frank Walsh at 503-261-8090.

Business District: Portland International District Business Association, contact Thomas Wright at 503-249-3926.

District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Zoning: R5 – Single-Dwelling Residential 5,000 and OS – Open Space

Case Type: AD – Adjustment Review

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

Proposal:
The applicant proposes to replace the existing, damaged scoreboard at Madison High School with a new scoreboard in the same location. Scoreboards are regulated as signs. For schools

located in residential zones, the sign standards of the CN zones apply. The applicant has requested six Adjustments to Sign Code and Zoning Code standards for the new scoreboard:

Adjustments to Sign Code Section 32.32.020.A and Table 2

- Increase the maximum size limit for a freestanding sign in the CN zones from 50 square feet to 312 square feet;
- Increase the maximum height for a freestanding sign in the CN zones from 15 feet to 25 feet, 4 inches; and
- Allow two freestanding signs per site.

Adjustments to Sign Code Section 32.32.030.D.1

- Increase the maximum changing image sign size for a single sign from 10 square feet to 42 square feet; and
- Increase the maximum changing image sign size for a site from 20 square feet to 42 square feet.

Adjustment to Zoning Code Section 33.288 and Ordinance 110507

- Reduce the special street setback along NE 82nd Ave. from 45 feet from the center line to 41 feet, 6 inches to place the proposed scoreboard approximately 18 inches from the east property line.

Relevant Approval Criteria:

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

- Sign Code Section 32.38.030.C.1 for the Sign Code Adjustments
- Zoning Code Section 33.805.040.A-F for the Zoning Code Adjustment

ANALYSIS

Site and Vicinity: Portland Public Schools' Madison High School is a 20-acre site in southeast Portland. Its primary frontage is along NE 82nd Avenue, adjacent to Glenhaven Park to the north and the Rose City Golf Course to the west. The properties across the street and to the south along 82nd make a commercial development pattern consistent with their location on a state highway: a mixture of strip malls, auto-oriented businesses, manufacturing, a hotel use and an indoor bike park are all located nearby. However, much of the subject site is zoned residential, and single-dwelling residential development is evident to the south of the site behind the commercially-zoned properties.

In this area, NE 82nd Avenue is classified in the Transportation System Plan as a Major Transit Priority Street, Major City Traffic Street, Regional Main Street, Main Truck Street, Major Emergency Response Street, City Walkway, and Local Service Bikeway.

Zoning: The Madison High School site consists of the following zoning designations: R5, R5h, OS and OSc zoning.

The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Maximum densities are 1 lot per 5,000 square feet of site area. Institutions, including schools, are allowed in R zones as Conditional Uses.

The Open Space (OS) zone is intended to preserve public and private open, natural, and improved park and recreation areas identified in the Comprehensive Plan. These areas serve many functions including: providing opportunities for outdoor recreation; providing contrasts to the built environment; preserving scenic qualities; protecting sensitive or fragile

environmental areas; preserving the capacity and water quality of the stormwater drainage system; and providing pedestrian and bicycle transportation connections.

The Environmental Conservation Zone “c” overlay conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

The Aircraft Landing Zone “h” overlay provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. A height contour map is available for review in the Development Services Center. The overlay zone does not apply to this project.

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

- **LUR 91-00510 CU** (LU 91-008765 CU) – 1991 Conditional Use approval for the construction of announcer’s booth, public address system, storage, and concession stand for baseball field with conditions.
- **CU 017-76** (LU 76-000985 CU) – 1976 Conditional Use approval for a greenhouse.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **March 18, 2016**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5); and
- Life Safety (Building Code) Plans Examiners (Exhibit E.6).

Neighborhood Review: No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

The Title 32 Sign Code Adjustments are subject to the approval criteria from Sign Code Section 32.38.030.C.1. The Zoning Code Adjustment is subject to the approval criteria from Zoning Code Section 33.805.040.A-F.

SIGN CODE ADJUSTMENTS

Title 32.38.030.C Adjustment Approval Criteria

- A. Purpose.** Sign Adjustments are intended to allow flexibility to the sign regulations while still fulfilling the purpose of the regulations. The specific approval criteria allow signs that enhance the overall character of an area or allow for mitigation of unusual site conditions.
- B. Procedures.** The Adjustment procedures stated in Chapter 33.805, Adjustments, apply to sign Adjustments. However, the approval criteria of this section are used, rather than of those of Chapter 33.805 of the Zoning Code.
- C. Approval criteria.** Sign Adjustments will be approved if the review body finds that the applicant has shown that the criteria of Paragraph C.1. or C.2, below are met.
 - 1. Area enhancement. The applicant must meet criteria C.1.a. and b. and either C.1.c. or d.
 - a. The Adjustment for the proposed sign will not significantly increase or lead to street level sign clutter, to signs adversely dominating the visual image of

the area or to a sign that will be inconsistent with the objectives of a specific plan district or design district; and

Findings: The applicant has requested five Adjustments to Sign Code standards – maximum sign size, height, number of freestanding signs on the site, and amount of changing-image sign area for both the sign and the site – in order to replace the damaged scoreboard that is currently serving the Madison High School football field. Because the site is an institutional use in a residential zone, the sign standards of the CN or Neighborhood Commercial zone apply per Table 1 in Title 32, Signs.

Street-level sign clutter

Other existing signage on the 20-acre site is minimal. There is a freestanding sign with the high school name located adjacent to the school building approximately 575 feet to the north of the proposed scoreboard. The only other signage on the site consists of simple pin-mounted letters with the name of the school on the building itself, facing north. Given the length of the site at more than 1,300 linear feet along NE 82nd Avenue, and the limited number of signs on the site, granting the requested Adjustments will not result in street-level sign clutter.

The scoreboard is also oriented to the interior of the site, such that the sign face will not be visible from the street to which it is closest, NE 82nd Avenue (it will be visible from NE Thompson St. to the south, but at a minimum distance of some 465 feet). The part of the sign proposed to have changing image sign area, a total of 42 square feet, will only be activated for up to one hour before or after an event where the sign is used, per Sign Code Section 32.32.030.D.3.b and confirmed in the letter attached as Exhibit A.2.

Because the applicant has proposed an open back to the sign, this configuration has potential to create visual clutter. Therefore, a condition of approval is warranted to require that it be finished with a graffiti-resistant coating, so tags and defacements can be more easily removed in the future.

The scoreboard will replace an existing scoreboard in the same location, which already is 15 feet tall and 20 feet long, with a sign area of 150 square feet. The new scoreboard is proposed to be taller and larger, but not quite as long as the existing sign (18 feet in length, rather than 20). The new sign will not fundamentally change the condition at the site of having an field-oriented scoreboard adjacent to the football field.

Finally, the zoning of other properties along NE 82nd Avenue in this area is General Commercial, which allows one freestanding sign for each 300 linear feet of arterial street frontage. If the site were zoned CG like the surrounding properties along 82nd Avenue, it would have an allowance of 5 freestanding signs along NE 82nd. The request for a second freestanding sign along the length of the site will not contribute to more street-level sign clutter than is typical along this stretch of NE 82nd Ave.

Adversely dominating the visual image of the area

The proposed scoreboard is taller than the current scoreboard, and taller than what is allowed for the CN zone. However, the sign plus the mounting structure together make a sign 25 feet, 4 inches above grade at its peak. This is only 4 inches taller than the CG sign height limit. The nearby CG sites have freestanding signs of various sizes and heights, so the proposed sign, even at the height and size proposed, will not be out of character with the area.

The large open area of the sports fields at the high school can accommodate a sign of the scale proposed without creating an environment where the replacement scoreboard visually dominates the area. The sign faces the football field, and the back of the sign will be blank, not additional sign area. A chain-link fence and grass separate the street from the track and field.

In order to integrate the large sign into the site better, the applicant has agreed to install landscaping on either side of the scoreboard, for a distance of 15 feet to the north of the sign and approximately 8 feet to the south of the sign (between the proposed scoreboard and an existing gate in the fence). The landscaping, which includes three small trees, 8 low shrubs and 24 grass-like plants, will help to provide a transition from the long expanse of flat grass to the two-story-tall sign, which will visually buffer and reduce the prominence of the sign due to its larger size. In order to ensure the sign will not become adversely dominant, a condition of approval is warranted. The condition requires the landscape plan to be installed as proposed.

Plan district or design district objectives

The sign is not located in any plan district or design district, so this part of the approval criterion does not apply.

For the reasons stated above, with the conditions of approval, this criterion can be met.

- b. The sign will not create a traffic or safety hazard; and

Findings: As stated above, the sign will face the sports field to the site and will not be visible to any passers-by. The adjacent road is a state highway, with a posted speed limit of 35 miles per hour. The nearest bus stop is north of the high school building. Most people viewing the sign will be attending sports events at the field. However, drivers will not be distracted because of the sign's orientation. The sign back is conditioned to be covered with an anti-graffiti coating, making it easier to clean. The proposed sign replaces an existing scoreboard which has stood at the location for some time. The impact of the taller, larger sign will not have a greater impact on traffic than the current sign, given existing development in the area and the large scale of the subject site.

The changing image portion of the sign will be used only during sporting events and as much as 1 hour before and after the event. The changing image sign area will likewise not be visible from the street and therefore will not create a traffic or safety hazard.

For the reasons stated above, this criterion is met.

- c. The Adjustment will allow a unique sign of exceptional design or style that will enhance the area or that will be a visible landmark; or
- d. The Adjustment will allow a sign that is more consistent with the architecture and development of the site.

Findings for D: The proposed scoreboard is an appropriate and expected feature for a high school football field. Its placement will be adjacent to that field, where it will be used when the school hosts football games. The proposed sign replaces an existing scoreboard in the same location that has been damaged. The scoreboard will face the field, not the street, which is consistent with the expectations for a scoreboard. The design is in keeping with the existing development and architecture at the site, which includes a simple, utilitarian architectural design for the bleachers.

Football scoreboards have been approved and permitted for several middle schools around Portland in recent years. These scoreboards generally measure around 175-200 square feet in sign area, and 15-22 feet in height. The larger size proposed for this site is appropriate for a high-school-level sports program. This criterion is met.

2. Site difficulties.

Findings: The applicant is pursuing the Sign Adjustment criterion identified under Paragraph C.1 versus C.2. The applicant has not demonstrated or argued that site difficulties preclude the site from being visible. Therefore, this criterion does not apply.

ZONING CODE ADJUSTMENT

33.805.010 Purpose (Adjustments)

The regulations of the Zoning Code are designed to implement the goals and policies of the Comprehensive Plan. These regulations apply city-wide, but because of the city's diversity, some sites are difficult to develop in compliance with the regulations. The Adjustment Review process provides a mechanism by which the regulations in the Zoning Code may be modified if the proposed development continues to meet the intended purpose of those regulations. Adjustments may also be used when strict application of the Zoning Code's regulations would preclude all use of a site. Adjustment Reviews provide flexibility for unusual situations and allow for alternative ways to meet the purposes of the Code, while allowing the Zoning Code to continue providing certainty and rapid processing for land use applications.

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. below have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The applicant has requested an Adjustment to Zoning Code Section 33.288 and Ordinance 110507 to reduce the special street setback along NE 82nd Ave. from 45 feet from the center line of the right-of-way to 41 feet, 6 inches to place the proposed scoreboard approximately 18 inches from the east property line. The purpose for the special street setbacks is stated as follows:

33.288.010 Purpose

Special street setbacks may be established on City streets to regulate the location of structures and for maintaining appropriate open areas, and for adequate separation from the street. These regulations:

- *Increase visibility and safety for pedestrians and drivers;*
- *Provide a pleasant pedestrian environment and human scale;*
- *Improve the appearance of the corridor and reduce visual clutter;*
- *Maintain adequate space for the growth of large street trees; and*
- *Maintain adequate light and air.*

The scoreboard will face into the site, oriented to have a minimal presence as one walks or drives down the street, with a sign cabinet that is only 8 inches deep. The sign posts will be located 18 inches from the property line and the sidewalk. Between the sidewalk and the scoreboard is a 6-foot-tall chain link fence with barbed wire on top which keeps pedestrians from the sign and the site overall; the sign will not impact the safety of pedestrians given this physical separation.

There is a 17-foot right-of-way corridor between the vehicle paving on 82nd and the subject site property line which maintains both appropriate open areas and adequate separation between the street and the sign.

In order to create a pleasant pedestrian environment and a human scale, approximately 23 feet of landscaping will be located around the scoreboard per condition of approval previously described in the findings above. The landscaping will provide a visual transition between the open field and the 25-foot-tall scoreboard. The landscaping will also work to improve and soften the appearance of the area. The condition of approval that requires the back of the sign to have an anti-graffiti coating will also ensure the area will remain a pleasant pedestrian environment.

There are 4 street trees currently growing in the planting strip adjacent to the football field and track. A sign for the upcoming entrance to I-84 likely prevents the addition of more street trees in the area of the scoreboard. Therefore, the replacement of the existing scoreboard with a new scoreboard in the same location maintains adequate space for the growth of the street trees given the constraints.

There is no other vertical development in the area. The scoreboard will only be required so long as there is a football field adjacent, meaning the sign will not impact light and air given the wide open area to the west.

For the reasons stated above, and with the conditions of approval, this criterion can be met.

- 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; and

Findings: The subject site is zoned both Residential 5,000 and Open Space. The appearance and livability of the residential area to the south is not affected by the replacement of one scoreboard for another. As discussed earlier, NE Thompson St. is the closest street on the west side of 82nd where residences are located, and it is almost 500 feet to the south of the scoreboard. The new scoreboard at the scale proposed will not negatively affect the closest residences' appearance or the livability of this residential area. The increased height and overall size of the sign will not have greater impacts than the existing sign at that distance.

NE 82nd Avenue is a state highway and has designations in the Transportation System Plan for the heaviest use for all modes but the bicycle. The proposed scoreboard is oriented inward and adds no visual clutter in terms of additional messaging on the street. Locating it 3.5 feet closer to the center line of the 82nd Avenue right-of-way creates development that is consistent with the street classifications.

The desired character of the Open Space zone can be found in the purpose of the zone, which talks about, among other things, preserving recreational areas and providing opportunities for outdoor recreation. The OS-zoned portion of the site is on the west side of the property. The scoreboard will face the OS zoning, but will be located approximately 500 feet from the zone. Allowing the special street setback to be reduced moves the sign further from the OS zone. Approving the Adjustment will not make the scoreboard inconsistent with the desired character of the area. This criterion is met.

- 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; and

Findings: The predominant zoning for the site is R5, or Single-Dwelling Residential 5,000. While the single-dwelling residential zones are intended to preserve land for housing and provide housing opportunities for individual households, the Purpose of Zoning Code Section 33.110.010.A also states, "The use regulations...allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood." The Institutional Development Standards for single-dwelling zones (33.110.245) states in its purpose that "the intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas."

Earlier in the findings, staff described the large size of the subject site, the close proximity to the commercial development along 82nd, and the distance of the proposed scoreboard to the closest residential area to the south. Given the context of the site,

along with its proximity to a city park and golf course to the north and west respectively, it is clear the Adjustments requested for the replacement scoreboard will not have a cumulative negative impact on the residential area. The sign is compatible with the immediately adjacent commercial properties. A new scoreboard is appropriate for the high school on the site and will be compatible with the adjacent football field. The 20-acre site is large enough, and the location for the scoreboard is far enough away from the residential development, to result in no impact on surrounding residential areas. This criterion is met.

D. City-designated scenic resources and historic resources are preserved; and

Findings: City designated resources are shown on the zoning map by the ‘s’ overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site. Therefore, this criterion is not applicable.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: The findings above describe two conditions of approval that are necessary to minimize the impact of the sign on NE 82nd Avenue. One is a condition to coat the sign with graffiti-resistant paint. This will minimize unintentional messaging on the scoreboard facing the street. The second condition requires landscaping to be installed to the north and south of the scoreboard. This will help to provide visual buffering and improve the pedestrian experience overall. With these two conditions of approval, this criterion can be met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase “p” (Environmental Protection overlay zone) or a “c” (Environmental Conservation overlay zone). A small portion of the site just south of the main school building has the Environmental Conservation overlay zone. The scoreboard is proposed on the other side of the site, over 700 feet away from the “c” zoning. No impacts are expected on the resource. This criterion 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 applicant has proposed a new football scoreboard for Madison High School. The proposed scoreboard sign is consistent with the existing character of the site and can be approved with conditions of approval addressing landscaping and paint on the back of the scoreboard. With these conditions, the applicable criteria for the requested Adjustments can be met and therefore the request should be approved.

ADMINISTRATIVE DECISION

Approval of six Adjustments to the Sign Code (Title 32) and the Zoning Code (Title 33) for the installation of a new scoreboard at Madison High School. The Adjustments to Sign Code Section 32.32.020.A and Table 2 will allow the scoreboard to measure 25 feet, 4 inches tall; have a maximum sign area of 312 feet; and allow the site to have two freestanding signs. The Adjustments to Sign Code Section 32.32.030.D.1 will allow the sign and the site as a whole to have changing image sign area of 42 feet. Finally, the Adjustment to Zoning Code Section

33.288 and Ordinance 110507 reduces the special street setback along NE 82nd Ave. from 45 feet to 41.5 feet for the scoreboard.

Approval is per the approved plans and drawings, Exhibits C.1 through C.9, signed and dated April 22, 2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions B and C must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-110501 AD." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The back of the scoreboard must have an anti-graffiti coating.
- C. The landscape plan of Exhibit C.7 must be installed as proposed.

Staff Planner: Amanda Rhoads

Decision rendered by:  **on April 22, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: April 26, 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 January 25, 2016, and was determined to be complete on March 16, 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 January 25, 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: July 14, 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 Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 10, 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 Adjustment Committee 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 Adjustment Committee 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 **May 11, 2016 – the day following the last day to appeal.**
- 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:

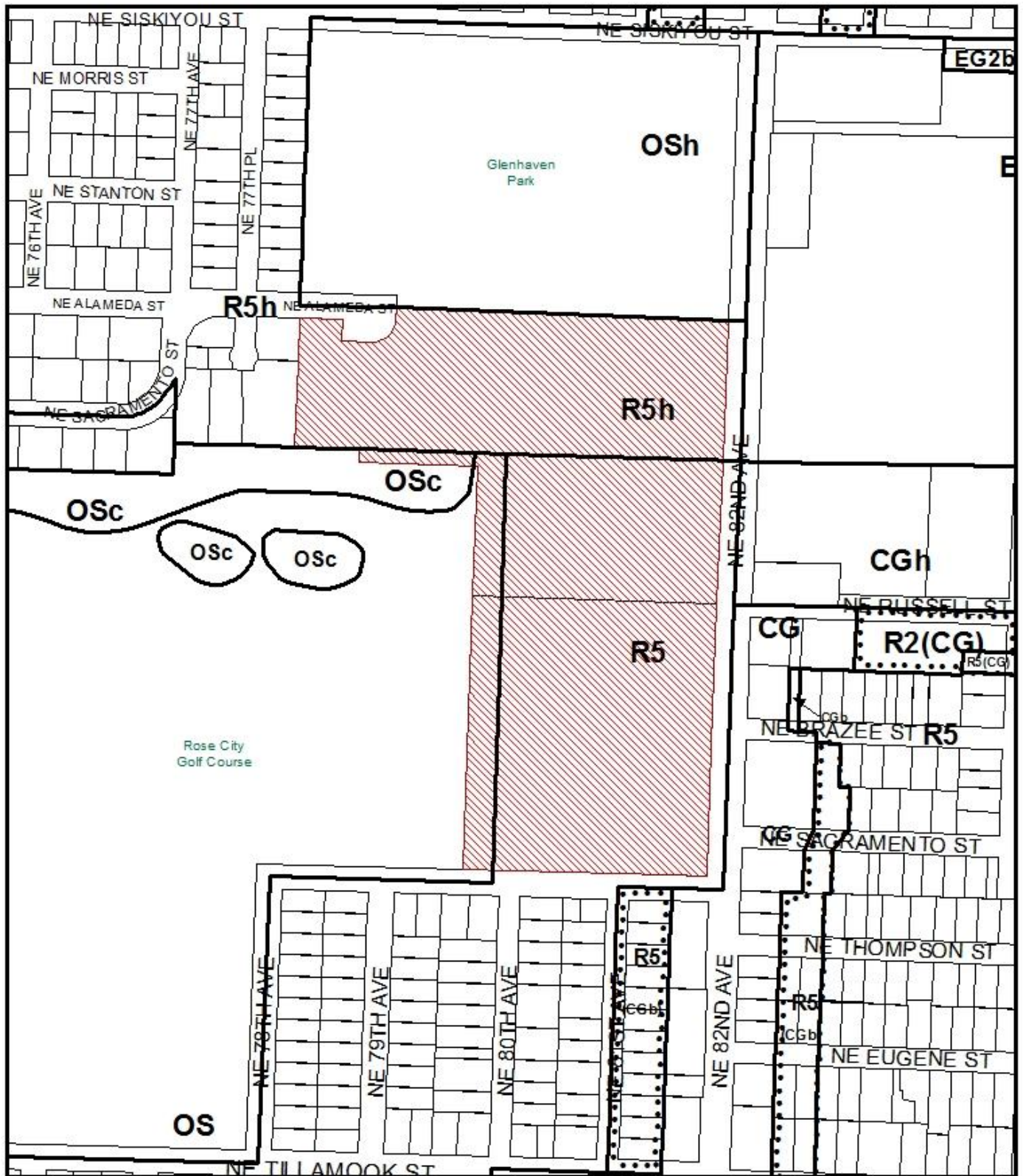
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Original Package with Plans and Narrative
 2. Letter Verifying Compliance with Sign Code Section 32.32.030.D.3.b
 3. Response to Incomplete Letter, March 2, 2016
 4. Revised Narrative
 5. Photos of Similar Scoreboards, Rear Façades
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Existing and Proposed Sign Elevations (attached)
 3. Structural Details
 4. Sign Details/Color Elevation (attached)
 5. Changing Image Details, Part I
 6. Changing Image Details, Part II
 7. Landscape Plan (attached)
 8. Mounting Equipment Cut Sheet
 9. Sports Field Rendering with Scoreboard
 10. Full-Sized, Scaled Site Plan and Sign Details
 11. Full-Sized, Scaled Existing and Proposed Sign Elevations
- D. Notification information:
 1. Mailing list
 2. Mailed notice
- E. Agency Responses:
 1. Bureau of Environmental Services
 2. Bureau of Transportation
 3. Water Bureau
 4. Fire Bureau
 5. Site Development Review Section of BDS
 6. Life Safety (Building Code) Plans Examiner
- F. Correspondence: none received
- G. Other:
 1. Original Land Use Application and Receipt
 2. Incomplete Letter, February 8, 2016
 3. Portland City Ordinance 110507 establishing 45-foot setback along SE 82nd Avenue and NE 82nd Avenue, August 13, 1959

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).



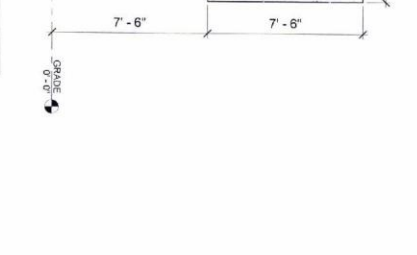
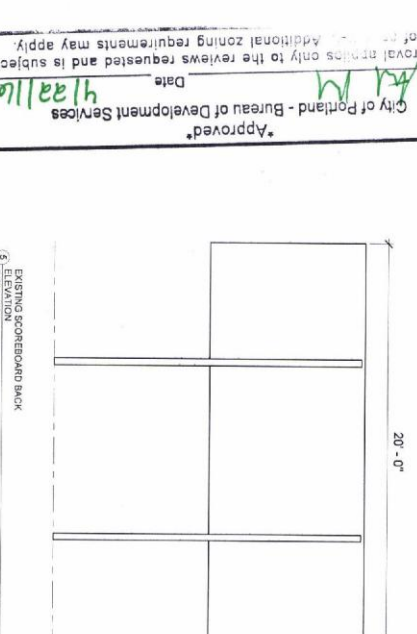
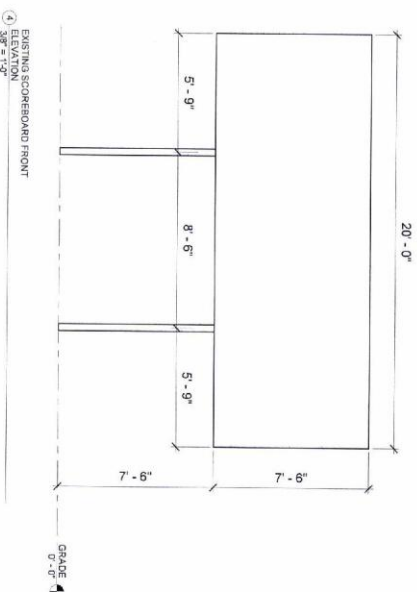
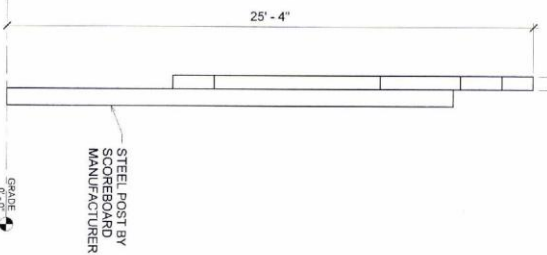
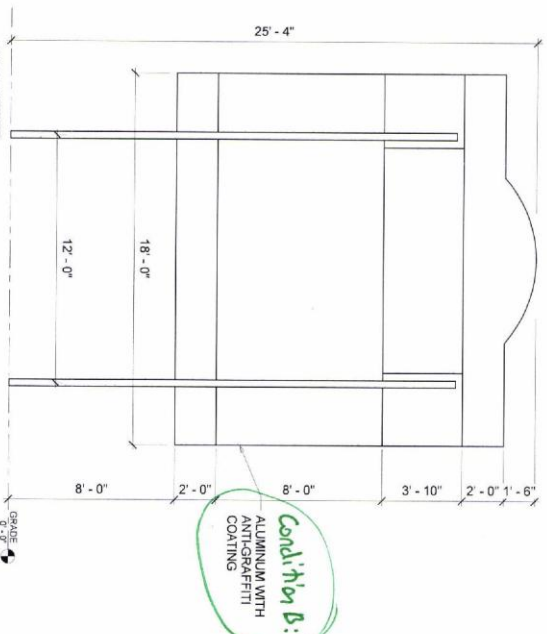
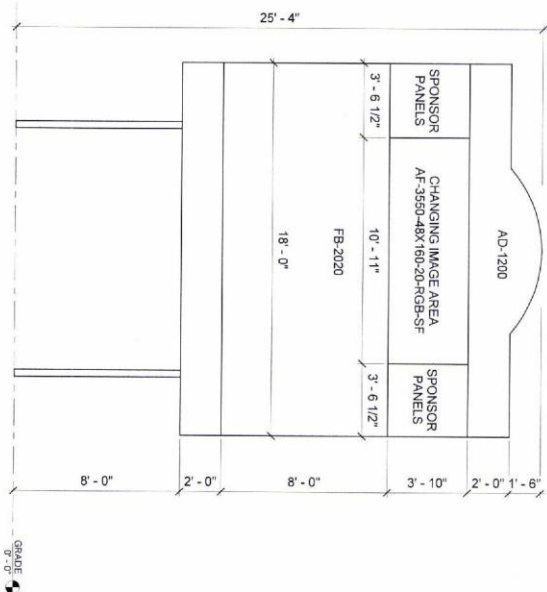
ZONING

 Site



NORTH

File No. LU 16-110501 AD
 1/4 Section 2838 2738
 Scale 1 inch = 300 feet
 State_Id 1N2E29DA 100
 Exhibit B (Feb 11, 2016)



Approved*
City of Portland - Bureau of Development Services
Date: 4/12/16
Additional zoning requirements may apply.

PRELIMINARY ONLY

CASE NO. 2150172.00
EXHIBIT C.2

A1.1

SHEET TITLE
NEW & EXISTING SCOREBOARD ELEVATIONS

DESIGNED BY: LK
CHECKED BY: LK
DATE: 4/12/16

Project: MADISON HIGH SCHOOL SCOREBOARD REPLACEMENT
2725 NE BOND AVENUE
PORTLAND, OR 97230

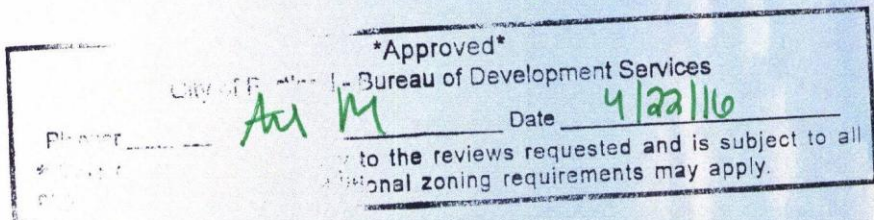
Portland Public Schools

MACKENZIE
www.mackenzie.com

Architecture - Interiors
Planning - Engineering



- Overall Dimensions
18'4" high x 18'0" wide
- Accent Dome w/ Logo
DA-1200
1'6" high x 8'0" wide
(attached to ID Panel)
- Identification Panel (Non-Backlit)
2'0" high x 18'0" wide
(above Message Display)
- Daktronics Message Display
AF-3550-48x160-20RGB-SF
3'10" high x 10'11" wide
- Sponsor Panels (Non-Backlit)
3'10" high x 3'6.5" wide @2
(beside Message Display)
- Football Scoreboard
FB-2020-RPV
8'0" high x 18'0" wide
- Sponsor Panel (Non-Backlit)
2'0" high x 18'0" wide
Split into 4 spaces
(below Scoreboard)



CASE NO. Lu 16-110501 AD
EXHIBIT C. 4

PORTLAND SCHOOL DISTRICT (MADISON HIGH SCHOOL) PORTLAND, OR

Do not use for design/engineering or for copy approval.

Copyright © 2016 Daktronics DD3253330 (01-08-16 (Rev'd revised 00-00-00) DWG#0000000 Rev'd)

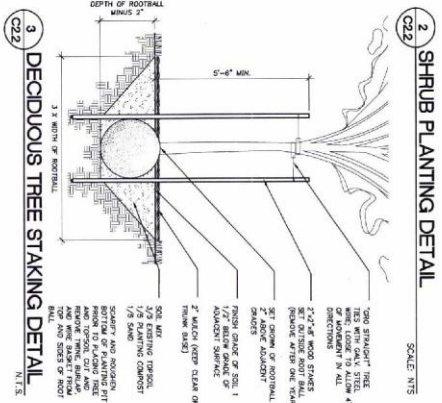
The details and expressions shown are conceptual in nature, confidential and proprietary. Final design and appearance may differ from artwork shown.

All trademark and service marks are the property of their respective owners and are used herein without the express and written consent of Daktronics, Inc.

ALL DIMENSIONS ARE APPROXIMATE



DAKTRONICS



PRELIMINARY ONLY