



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

FROM CONCEPT TO CONSTRUCTION

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Date: May 2, 2016
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@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 16-129306 CU

GENERAL INFORMATION

Applicant: Jeremy Rear, Main contact
Mahlum Architects
1231 NW Hoyt St, Suite 102
Portland, OR 97209

Property Owner: School District No 1
PO Box 3107
Portland, OR 97208-3107

Steve Effros
Portland Public Schools
501 N Dixon St
Portland, OR 97227

Site Address: 1600 SW SALMON ST

Legal Description: TL 100 10.96 ACRES, SECTION 04 1S 1E
Tax Account No.: R991040010
State ID No.: 1S1E04AB 00100
Quarter Section: 3028

Neighborhood: Goose Hollow, contact Jerry Powell at 503-222-7173.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City Plan District- Goose Hollow subarea
Zoning: RH (IR)d: High Density Multi-dwelling with a Design overlay.

Case Type: CU AD: Conditional Use and Adjustment
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

Portland Public Schools (PPS) requests a Conditional Use approval for two temporary replacement portable classrooms with a covered walkway and ramps to be located on the east side of the Main Lincoln High School building adjacent to SW 14th Avenue and generally placed where two existing structures are currently located. Because school uses require Conditional Use approval in residential zones, the proposal triggers this review. The proposal also triggers a Design Review and Modifications, which will be processed separately as case file LU 16-130866 DZM.

PPS also requests an Adjustment to extend the timeline for an Option 2 nonconforming upgrades for the Lincoln High School campus. Because the site is less than 200,000 square feet in area, Table 258-1 provides a 2 year timeline to make the required upgrades. PPS notes that near term plans are being developed to place a potential 2016-2017 bond measure on the ballot to fund a new Lincoln High School building and seeks an extension to the nonconforming upgrades timeline so that the work can be done in association with the construction of a new high school building.

Relevant Approval Criteria:

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

33.815.105.A. – E., Conditional Use approval criteria

33.805.040.A. – F., Adjustment approval criteria

ANALYSIS

Site and Vicinity: The site is a 10.96-acre parcel in Central City on the west side of the downtown core. A public high school, Lincoln High, is located on the site, with one major two-story building (plus basement), a running track/football field, and several small paved parking areas, in addition to landscaped areas. Lincoln High School is in the Goose Hollow Pedestrian District.

The site is bounded by SW 18th Ave on the west, SW 14th Ave (and the I-405 Freeway) on the east and SW Salmon St. to the north. SW 16th and SW 17th both end at the south property line, shared with properties zoned CX. A light rail stop is on 18th Avenue, immediately north of the Salmon Street intersection, and a bus stop is located on SW Salmon Street at the mid-block location.

Zoning: The High Density Residential Zone (RH) is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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.

Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the

Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter's Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics. As noted previously, the proposal also triggers a Design Review and Modifications, which will be processed separately as case file LU 16-130866 DZM.

Land Use History: City records indicate 10 prior land use reviews.

- LU 07-182752 DZ: Approved a structure housing two batting cages for Lincoln High School.
- LU 07-105731 DZ CU: Withdrawn design review and conditional use review to keep two modular classroom buildings on the campus of Lincoln High School.
- LU 06-123898 DZM: Design review approval for a new bathroom/concession facility building with Modifications to allow the structure to be constructed 425' from the Transit Street (Salmon) and 6.3' to 7.5' from the south property line.
- LU 01-00786 CU DZM: Approved a Conditional Use and Design Review for a proposed upgrade to the track and field, adding two new athletic-related small buildings, fencing, bleachers, and moving-image scoreboards.
- LUR 01-00401 CU DZ: approved a proposal to maintain two temporary portable classrooms as permanent additions to the school, as well as to add an option for a third.
- LUR 00-00230 CU DZ: was an approval with conditions for a seismic steel shear wall with new floor area, and for the temporary addition of two portable classroom structures.
- LUR 98-015453 DZ (reference file # 98-00147): Design review approval to install new exterior shear walls along the east facade of Lincoln High School as part of a structural seismic upgrade and a new external elevator tower.
- CU 101-89/7955 PA was a Conditional Use approval and Comprehensive Plan Map Amendment for a new parking lot on the site.
- CU 19-89 was an approval to demolish and reconstruct the press-box at the athletic field.
- CU44-64 was a 1964 approval for additional classroom space.

A "Notice of Proposal in Your Neighborhood" was mailed **March 28, 2016**.

Agency Review: The following Bureaus have responded with no issues or concerns:

- *Site Development Section of BDS* notes no concerns [Exhibit E-6].
- *Fire Bureau* has no concerns regarding the proposal and notes that all applicable Fire Code requirements shall apply at the time of permit review and development [Exhibit E-4].
- The *Bureau of Environmental Services* responded that there are no objections to the proposed Conditional Use and includes a number of comments and requirements for the applicant to be aware of at time of Building Permit review. BES notes that there is sanitary service to the site. The response also notes that it appears that the sizing of the stormwater facility needs to be recalculated prior to Building Permit submittal. [Exhibit E-1].
- The *Bureau of Transportation Engineering* responded that "the proposal to replace two existing temporary modules with two new modules. No increase in student enrollment or faculty - PBOT has no concerns with respect to this land use proposal. Proposed project will not trigger Title 17 thresholds - there will be no r.o.w. improvements/property dedication associated with the proposed project [Exhibit E-2].

- The *Water Bureau* responded with no concerns regarding the proposal and notes that there are two existing metered water services to the site [Exhibit E-3].
- The *Police Bureau* responded with a number of comments regarding the use and security of parking/gathering areas around the site; visibility of site address and maintenance of perimeter foliage for sight lines into and out of the site. PPB recommends that during development, on-site persons and developer work with Central Precinct Commander on any public safety issues or concerns [Exhibit E-5].
- The *Life Safety Plans Examiners Section of BDS* responded that there were no concerns regarding the proposed development [Exhibit E-8].
- The *Bureau of Parks-Forestry Division* responded with no concerns [Exhibit E-7].

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

ZONING CODE APPROVAL CRITERIA

33.815.105 Institutional and Other Uses in R Zones

These approval criteria apply to all conditional uses in R zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone that maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

- A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:
1. The number, size, and location of other uses not in the Household Living category in the residential area; and

Findings: There are mixed-use developments surrounding the site. The Multnomah Athletic Club and the Providence Park Stadium are to the north and northwest; there are commercial establishments along Salmon; a historic church stands immediately to the west, and the freeway is to the east. Because the pattern of development in the immediate area is a mix, with older and newer residential buildings interspersed with retail, office, and civic functions, the proposed modest increase in non-Household Living floor area on the site is unlikely to have an impact on the area.

The overall appearance of and function of the site itself is institutional, but zoned residential. The Lincoln High School site is 10.96 acres, and only about 30% of that area is covered with buildings. The main building was constructed in 1952, the existing modular buildings were approved in 2001 and remained in use until one was damaged by fire. All the existing uses on site are considered accessory to the institutional use.

The modular classroom buildings are proposed to be located in the same general area as the existing ones they are replacing, near the northeasterly corner of the campus at SW Salmon and SW 14th Avenue. Directly east is SW 14th and I-405 highway. This criterion is met.

2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

Findings: The replacement of existing floor area will have little to no impacts on the existing household living uses because there are no increases in enrollment or activities associated with the replacement modular classrooms. Given that there are no household living uses near the corner of the Lincoln High campus where the modular classrooms are proposed, in the same general location as the previous modular buildings. Given that there will be no increase in intensity or scale of the replacement modular buildings, there will be no significant impacts on the appearance or function of the surrounding residential uses in proximity to the high school. This criterion is met.

B. Physical compatibility.

1. The proposal will preserve any City-designated scenic resources; and

Findings: City designated resources are shown on the zoning map by the 's' overlay; there are no such resources present on the site. However, a City-designated view corridor (VC 23-04) goes over the site, with a height limit in this area of 280 feet. No element of the proposal will affect the view corridor, so this criterion is met.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, tree preservation, and landscaping; or

Findings: The only residential development in proximity to the proposed modular classrooms is to the north, across SW Salmon Street, which includes several multi dwelling apartment buildings and surface parking lots. The modular buildings are relatively small with the Lincoln High School building visually dominating the site and the immediate area surrounding the site. The buildings will exceed required setbacks, will be installed with a tree protection plan to preserve the significantly sized trees that buffer this corner of the site from the residential development to the north. As noted earlier, the buildings are proposed to be placed near the corner of the campus closest to the intersection of SW Salmon and SW 14th Avenue. There is no residential development or uses immediately east of the site, as both SW 14th and Interstate 405 are significant boundaries buffering this use from residential development further to the east. This criterion is met.

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.

Findings: The modular buildings are significantly smaller in scale than any multi dwelling residential development to the north. Existing large trees block clear views of the remaining modular building and will be preserved during the installation of the replacement modular buildings. The buildings are proposed to be set well back from the street lot lines and integrated with the existing high school building with walk ways. Both buildings will have glazing facing the street frontages of the site. This criterion is met.

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and

Findings: The replacement modular buildings are not anticipated to have any significant adverse impacts on residential lands because there are no new activities or

events proposed. Ambient noise levels after the modular classrooms are in operation are expected to remain the same. No new exterior lighting is proposed. The modular buildings are not slated to host any late-night operations, and will be in use during the hours of a typical school day. No activities associated with the modular buildings are anticipated to cause odors or litter. This criterion is met.

2. Privacy and safety issues.

Findings: The proposed replacement modular buildings will be placed in the general location as the remaining modular structure, however they will be oriented differently than the original modular buildings, which were arranged in an 'L' shape and created a visual barrier reducing view lines into the site. The new modular buildings are proposed to be parallel to each other with a free standing canopy in between for weather protection. Given the orientation and location of windows, there are no opportunities for activities within the classrooms to impinge on the privacy of residential uses; the closest residence is approximately 130 feet away from the proposed location and significant vegetation plus SW Salmon Street provide both buffering and separation. The classrooms will be part of the overall Lincoln High School campus, and will be subject to the same security procedures as the rest of the school. This criterion is met.

D. Public services.

1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;

Findings: The Central City Transportation Management Policy classifies SW Salmon Street as a Traffic Access Route, a Transit Access Street, a Central City Bikeway and a Central City Walkway. SW 18th Avenue is a Traffic Access Route, a Major Transit Priority Street, a Central City Bikeway and a Central City Transit/Pedestrian Street. The site is within the Goose Hollow Pedestrian District. The classifications are supported by or unaffected by the proposal, so the criterion is met.

2. The transportation system is capable of supporting the proposal in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

Findings: The proposal was reviewed by Portland Bureau of Transportation, and the response notes that there are no concerns regarding the proposal as there is no associated increase in student enrollment, staffing or trip generation. The scope of the project does not trigger Title 17 thresholds, therefore no frontage improvements or dedications are required. The transportation system is capable of safely supporting the proposed use and will result in no impacts to the transportation system. This criterion is met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

Findings: The Water Bureau responded that there is existing water service to the site. The Portland Police note that Police services are available and requests the applicant work with the Central Precinct during construction on any public safety issues or concerns. The Fire Bureau responded that all fire codes must be met at time of building permit review. The Bureau of Environmental Services responded

that sanitary service is available to the site from multiple combination sewers in SW 14th Avenue and an 8-inch line in SW Salmon Street. Additional options include a 10-inch VSP combination line that crosses the Lincoln High campus between the main building and the sports field. BES finds that the applicant's proposed sanitary sewer service acceptable for the meeting this criterion. BES also finds the applicant's proposed stormwater management plan acceptable to meet this criterion. The response also notes that updated calculations will be required at the time of building permit review. This criterion is met.

- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

Findings: The Goose Hollow Station Community Plan, adopted by City Council in January of 1996, includes a map of the area with a key for specific actions to be implemented in various locations, as well as for significant urban plan items. The Lincoln High School site is shown with no specific actions associated with it, but the site is shown with a combined Pedestrianway and Bikeway running along Salmon Street as well as along the southern edge of the site, and north-south through the middle of the site between the building and the field. None of these pathways are affected by the proposal. In general, there are only a few targets that apply to the site, such as increasing the overall number of street trees in the Community Plan area, and increasing the number of bike parking spaces in the Plan area. The proposal is consistent with the local area plan and therefore the criterion is met.

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 purpose of the regulation to be modified is found at 33.258.070.A, *Purpose*, which states:

This section is primarily aimed at upgrading nonconforming development elements that affect the appearance and impacts of a site. It is not intended to require extensive changes that would be extremely impractical such as moving or lowering buildings.

Further, the Zoning Code allows an applicant to extend the timeline for bringing a site into compliance. Under Option 2, the required improvements may be made over several years, based on the compliance period identified in Table 258-1. However, by the end of the compliance period, the site must be brought fully into compliance with the standards listed in Subparagraph D.2.b.

The applicant intends to enter into the Option 2 program at time of building permit review, but has requested that the timeline shown in Table 258-1 be extended. Compliance periods in the Table are based on the size of the site. The Lincoln High

School campus qualifies for up to 3 years to comply with full nonconforming upgrades. The applicant notes that if the nonconforming upgrades are implemented within the Option 2 timeline, they may not conform due to new regulations adopted through the current Comprehensive Plan update project. In addition, the school district is concerned about installing upgrades and landscaping only to have to remove it in order to redevelop the site with a new high school building.

Currently, Portland Public Schools is anticipating a full replacement of the high school, based on plans to pass a bond measure circa 2016-2017. Given the relatively short time lines involved between the Option 2 upgrades and the potential for a full redevelopment of the site, it is consistent with the regulation to be adjusted, in that the extended time line will allow phased upgrades to occur without conflicting with future redevelopment plans. Given these circumstances, it is reasonable to allow a 5-year extension to the Option 2 three-year timeline in order for the future bond measure to be approved and issued. This provides the applicant with a full 8 years to either redevelop the site or to bring it into full compliance with development standards. For these reasons, this criterion is 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 Lincoln High School site is zoned RHd, High Density Multi Dwelling residential with a Design overlay. Lincoln High School has occupied this site since circa 1952. Only a small amount of additional residential zoning is in the immediate area: a segment of RXd zoning north of the site that lies directly across the easterly 500 feet of SW Salmon Street frontage. The other residential zoning is immediately west, across SW 18th Avenue, with the football and track field separating these properties from the modular buildings, approximately 1,200 feet away. Nothing about the proposal is anticipated to impinge on the livability of the immediate area. There will be no increase in enrollment or staffing associated with the modular classrooms, and no anticipation of increased traffic or parking as a result.

The existing modular structure, which is showing its age, will be demolished and replaced with two, side by side modular buildings and a weather canopy as shown in the Public Notice for this review. The new structures will have a more modern style, with quality materials and significant amounts of glazing. As noted in the public notice, because the school site has a Design overlay zone, the modular buildings are also subject to design review, which is being processed separately as case file LU 16-130866 DZM. Given the modest size, location, existing screening and updated appearance of the two modular buildings, there is nothing about the proposal that is anticipated to impact the appearance of the residential area. For these reasons, 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: Only one adjustment is requested. This criterion is not applicable.

- 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: There are no discernible impacts that would result from granting the requested adjustment. This criterion is 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). As the site is not within an environmental zone, this criterion is not applicable.

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

Portland Public Schools (PPS) requests a Conditional Use approval for two temporary replacement portable classrooms with a covered walkway and ramps to be located on the east side of the Main Lincoln High School building and generally placed where existing modular structures are located.

PPS also requests an Adjustment to extend the timeline for an Option 2 nonconforming upgrades for the Lincoln High School campus. PPS notes that near term plans are being developed to place a potential 2016-2017 bond measure on the ballot to fund a new Lincoln High School building and seeks an extension to the nonconforming upgrades timeline so that the work can be done in association with the construction of a new high school building.

The proposal meets all of the applicable approval criteria and therefore should be approved.

ADMINISTRATIVE DECISION

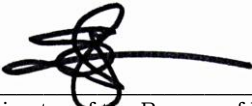
Approval of:

- Conditional Use to place two modular classrooms with canopy and associated improvements, per the approved site plan, Exhibit C-1, signed and dated April 26, 2016;
- Adjustment to extend the Option 2 timeline for upgrades to nonconforming development an additional 5 years, for a total of 8 years for completion of the required upgrades;

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 Exhibit C.1. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 16-129306 CU AD."

Staff Planner: Sylvia Cate

Decision rendered by:  **on April 26, 2016**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 2,, 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 March 2, 2016, and was determined to be complete on March 22, 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 March 2, 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 20, 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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 16, 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 Hearings Officer 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 Hearings Officer 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 17, 2016 – (the first business 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.

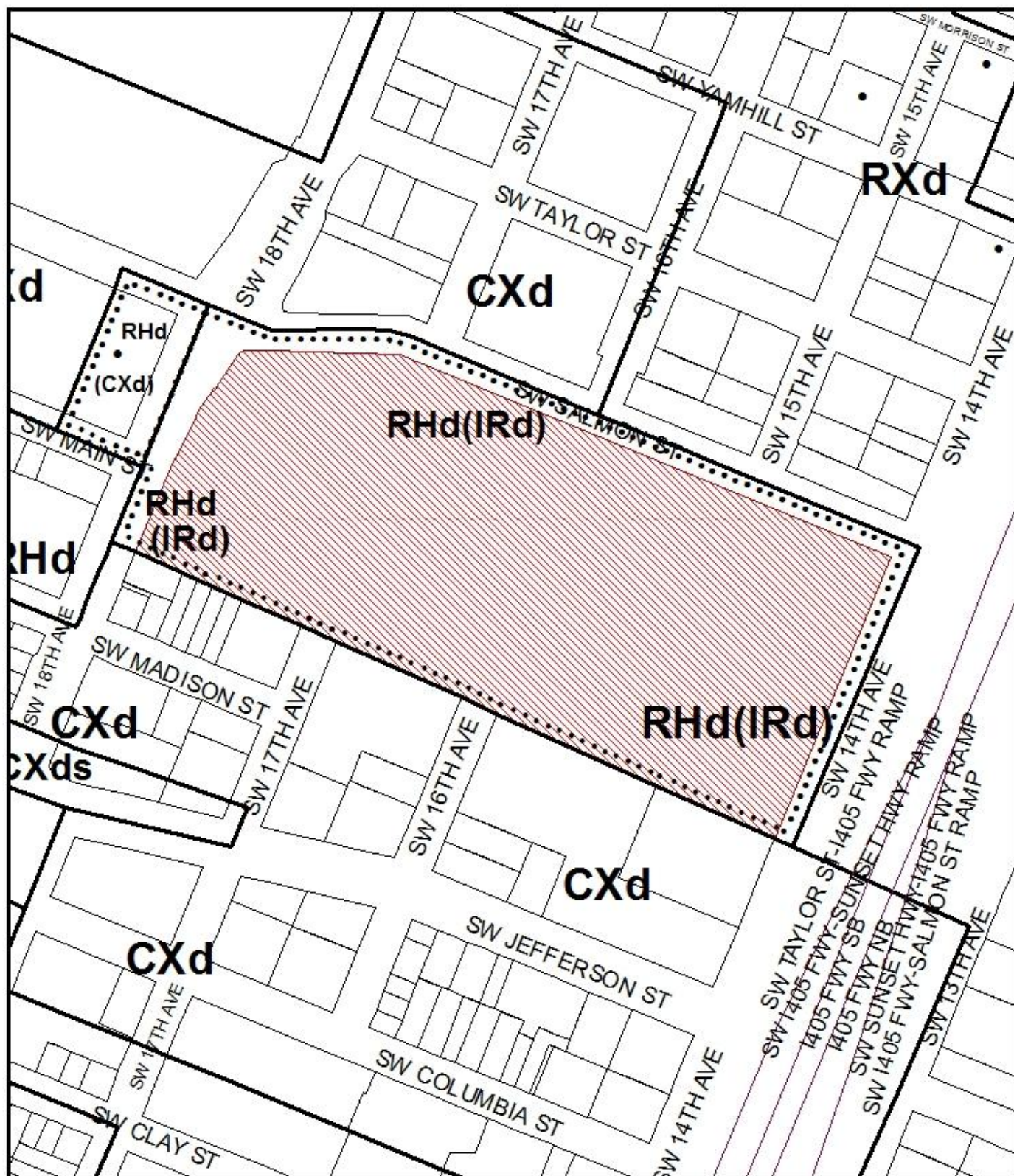
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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. Application narrative
 - 2. Addendum to application: Adjustment
 - 3. Applicant Exhibits attached to A-1 narrative
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevations
- 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. Police Bureau
 - 6. Site Development Review Section of BDS
 - 7. Bureau of Parks, Forestry Division
 - 8. Life Safety Plans Examiner Review Section of BDS
- F. Correspondence: *None Received*
- G. Other:
 - 1. Original LU Application
 - 2. Early Assistance Conference Notes

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

• Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT
GOOSE HOLLOW SUBDISTRICT



NORTH

File No. LU 16-129306 CU AD

1/4 Section 3028 3128

Scale 1 inch = 200 feet

State Id 1S1E04AB 100

Exhibit B (Mar 18, 2016)

[illegible]

mahlum

12171 COLUMBIA | FLOOR 4
SEATTLE WA 98104
(206) 441-4151 OFFICE
(206) 441-0478 FAX

12131 NW HOYT | SUITE 102
PORTLAND OR 97209
(503) 224-4632 OFFICE
(503) 224-0918 FAX

MANUM ARCHITECTS INC.

FOR REFERENCE ONLY

PORTLAND PUBLIC SCHOOLS
LINCOLN HIGH SCHOOL
CLASSROOM REPLACEMENT
1800 SW SALMON ST.
PORTLAND, OREGON 97205

EXHIBIT F

ISSUE DATE	DATE	DESCRIPTION
1	MARCH 2016	ARCHITECTURAL DRAWING REVIEW SET

A-101 LU

LD 16-129306 Cu, AD

[illegible]

41 ARCHITECTURAL SITE PLAN

EXHIBIT C-1