



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: October 11, 2024
To: Stephen Effros, Portland Public Schools Office of Modernization
From: Benjamin Nielsen, Design & Historic Review Team
503-865-6519, benjamin.nielsen@portlandoregon.gov
Re: EA 24-068727 DA – Jefferson High School Modernization
Design Advice Request Commission Summary Memo – September 9, 2024

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Historic Landmarks Commission at the September 9, 2024, Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/Record/17001281/>.

These Historic Landmarks Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on September 9, 2024. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type II Land Use Review Application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Executive Summary. Commissioners’ comments focused largely on the lack of an entrance into the school from the N Killingsworth Street frontage as well as the need for more articulation, relief, and perforation on that façade in addition to an entry into the building.

Commissioners Present. *Hannah Bronfman, Hugo Hamblin-Agosto, Peggy Moretti (left early), Andrew Smith*

Summary of Comments. Following is a general summary of Commission comments by design tenet.

MACRO

1. Commissioners agreed that the placement of the new building at the north end of the site along N Killingsworth St is consistent and contextually appropriate for development in the Piedmont Conservation District.

MID

1. **Entry on Killingsworth.** Commissioners spent considerable time discussing the need to have an entry into the school on the Killingsworth façade. Commissioners agreed that the “main entry” need not be located on the Killingsworth façade—acknowledging concerns about controlling access into the building, student safety, and overall security on the site—but that the north façade needs at least “an” entry into the school in order to best meet the context of the Piedmont Conservation District and the character of N Killingsworth Street, which is a primary street in the district.
 - a. One commissioner stated that having an entry into the building from Killingsworth is “a critical piece to the success of this project” and recommended shifting the Arts Entry north along the west façade and shifting internal programming so that the Arts Entry—and potentially a theater lobby—has presence along the N Killingsworth façade. This would “give a face” to the new building on Killingsworth and would help to illuminate the north side of the school after dark. The commissioner also recommended providing for some additional setback at this entry similar to what was done at the PCC building across N Kerby Ave.
 - b. Another commissioner recommended that the design team bring to the next DAR more visuals of the N Killingsworth/Kerby corner at different times of day and different times of year to demonstrate how the Killingsworth façade will be a safe space and corridor for students and the public.
 - c. Public comments from two testifiers both expressed concerns about the relative lack of engagement with N Killingsworth St, with one stating that it will create a “gray zone” further separating the two commercial ends of the street from one another with few eyes on the street after school hours. The other testifier reinforced this concern, fearing the large wall with no entries would create more of a divide between the two commercial nodes and make it difficult to walk alone in the dark through this stretch of Killingsworth (including the PCC campus).
2. **Setbacks.**
 - a. Commissioners generally believed that the setbacks shown at the DAR were compatible with the context of the Piedmont Conservation District and development along N Killingsworth Street. Commissioners noted, however, that adding articulation, relief, and perforation to the “wall-like” façade of N Killingsworth—along with adding an entry—would make the lack of a deeper setback more acceptable.

- One commissioner stated that the current design of the N Killingsworth facade looks more like a side wall than what should be a front to the building. He recounted the experience of walking past a similar condition at Lincoln High School which had the band room and media center along SW 18th but felt very inactive regardless and lacking in perforation.
- b. Commissioners did not think as much pushing and pulling would be needed along the N Commercial Ave façade and believe that the development of interesting architectural features on that façade, combined with a suitable landscaped buffer would suffice.
- c. Commissioners did not directly address the idea of setbacks from the N Kerby Ave frontage, though the entirety of the conversation steers towards general approval of the concepts put forth for this frontage, with the notable exception of shifting an entry from this façade to Killingsworth.

3. Loading.

- a. Commissioners agreed that the location of the loading and service area seemed appropriate and heading in the right direction. They confirmed that attention needs to be paid to screening and creating some sort of visual near the loading entrance on the otherwise blank façade.

4. Materials and Composition.

- a. Commissioners were unwilling to speak much at this stage of design development regarding overall cohesiveness of the proposed design or material choices.
- b. One commissioner noted that any materials need to be consistent with the streetscape and within the overall design and then “stand the test of time”. He cited concerns with the materials used at Lincoln High School, worrying about their longevity and quality.

Exhibit List

- A. Applicant’s Submittals
 - 1. Original Drawing Set
 - 2. Revised Drawing Set (sent to Historic Landmarks Commission)
- B. Zoning Map
- C. Drawings
 - 1. Title
 - 2. Project Updates
 - 3. Project Schedule
 - 4. District Rezoning Options Previously Reviewed at DAR #4
 - 5. Option 2: Revise building status to non-contributing and reduce the area of JHS within the district
 - 6. Topics for Discussion
 - 7. Questions for Discussion
 - 8. Site Analysis
 - 9. Vicinity Plan: Districts
 - 10. Vicinity Plan: Character
 - 11. Site Plan: Character
 - 12. Site Plan: Entries
 - 13. Kerby Ave: Pedestrian Zone & Entry Plaza

14. Kerby Ave
 15. Commercial Ave
 16. Killingsworth St
 17. Killingsworth St: Building Setbacks
 18. Killingsworth St: Building Setbacks
 19. Killingsworth St: Building Setbacks
 20. Killingsworth St: Building Setbacks
 21. Program & Massing
 22. Existing Jefferson Campus
 23. Buildable Area
 24. Cross-Block
 25. Kerby Avenue
 26. Main Entry + Commons
 27. Arts Entry + Theater
 28. Gym Entry + Athletics
 29. Massing
 30. Killingsworth Frontage
 31. Façade Approach
 32. How Much Should the New JHS Look Like the Current JHS?
 33. Program
 34. Active Base: Locating program to activate the ground floor
 35. Highlighted Program
 36. Exterior Views
 37. Main Entry
 38. View from Albina
 39. Killingsworth
 40. Killingsworth
 41. Library/JHS
 42. Commercial
 43. South Elevation (Crossblock)
 44. West Elevation (Kerby) (attached)
 45. North Elevation (Killingsworth) (attached)
 46. East Elevation (Commercial) (attached)
 47. Modifications and Adjustments
 48. Modifications & Adjustments
 49. Thank you.
 50. Drawing Appendix
 51. Existing
 52. Permit A complete 2025: New Baseball/Multipurpose Field
 53. Permit B/C complete 2028: New Building
 54. 1909 Demolition complete 2029: Site Work
 55. Permit C/D complete 2029
 56. Complete Site Plan (attached)
 57. Floor Plans
 58. Floor Plans: Levels 3 & 4
- D. Notification
1. Mailing list
 2. Mailed notice
 3. Posting instructions sent to applicant
 4. Posting notice as sent to applicant
 5. Applicant's statement certifying posting
- E. Service Bureau Comments

1. PP&D Public Infrastructure Permit Review – Transportation
- F. Public Testimony
1. Adrienne Vita, 9/18/24 (after the DAR), questions about proposed field
- G. Other
1. Application form
 2. Staff memo to Historic Landmarks Commission, dated September 3, 2024
 3. Staff presentation to HLC

Jefferson High School

Portland, OR

Design Advice Request #5

09.09.2024



BORA LEVER PLACE



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Topics for Discussion

1. Streetcar Character. Jefferson High School will be an institutional addition to the streetcar zone of the Killingsworth corridor. It is also adjacent to other, stylistically-eclectic historical buildings. The design seeks to balance a contextual response with a forward looking approach to creating an identity for the school. We would like the commission's input on achieving this balance.

2. Main Entry Location. The main entry of this design has been placed on N. Kerby Avenue in response to programmatic needs, security considerations and parking availability. It also seeks to take advantage of a widened sidewalk to enhance the entry forecourt.

3. Dispersed Entries. The design is proposing two subsidiary entries associated with arts and athletics. We would like to discuss the character of the secondary entries to distinguish them from the main entry.

4. Materiality. The design is exploring a variety of material responses with a corresponding levels of facade articulation. We would like to hear the commission's thoughts on material expression.

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Project Updates

- Piedmont Conservation District Boundary and Building Contributing Status
- Project Schedule

Community Feedback

Zoning & Site Analysis

Program & Massing

Site & Building Plans

- Phasing
- Plans

Killingsworth

Exterior Views

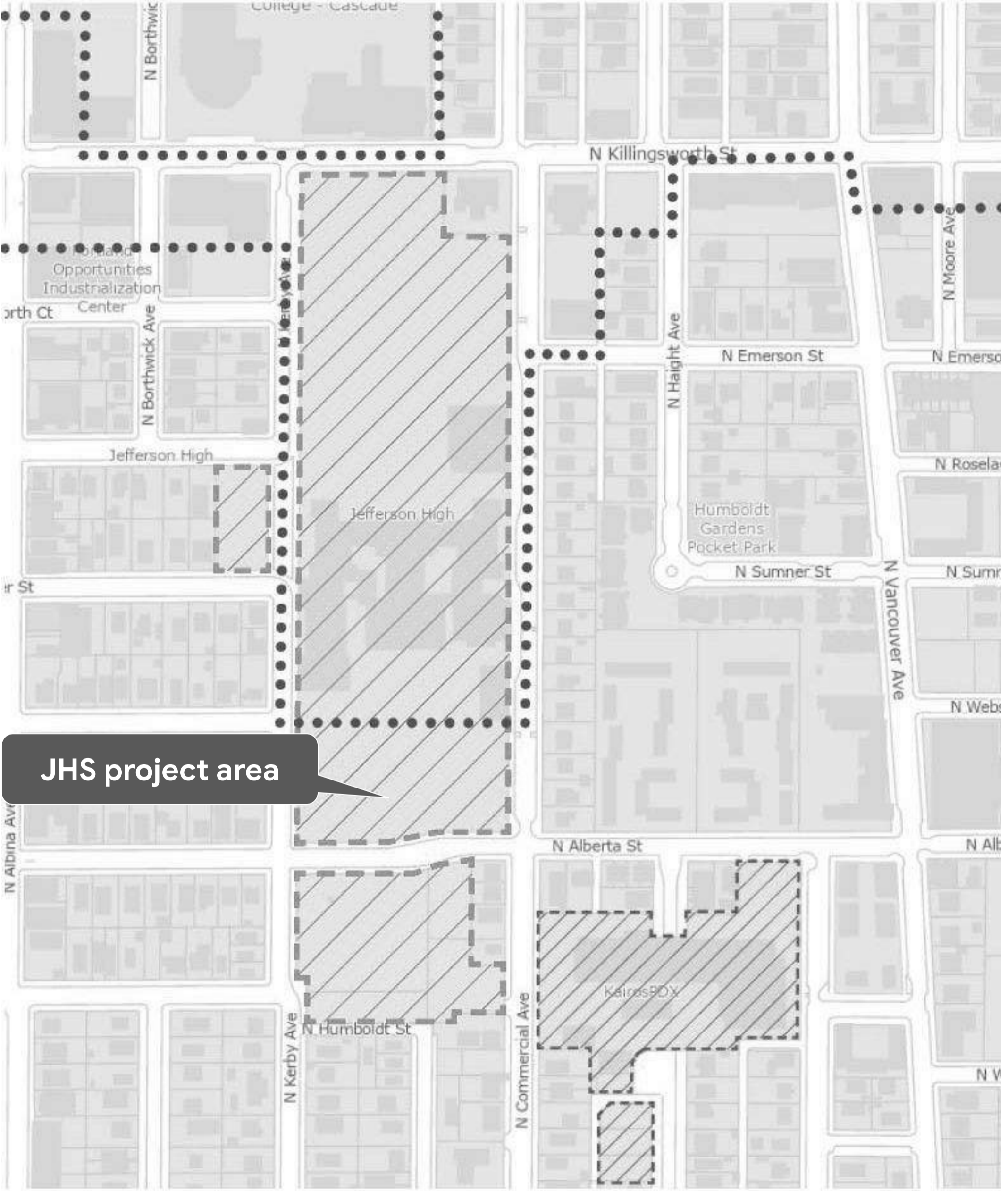
Facade Approach

- How much should the new JHS look like the old JHS?
- Relationship to Piedmont and The 1909
- Facade Diagrams

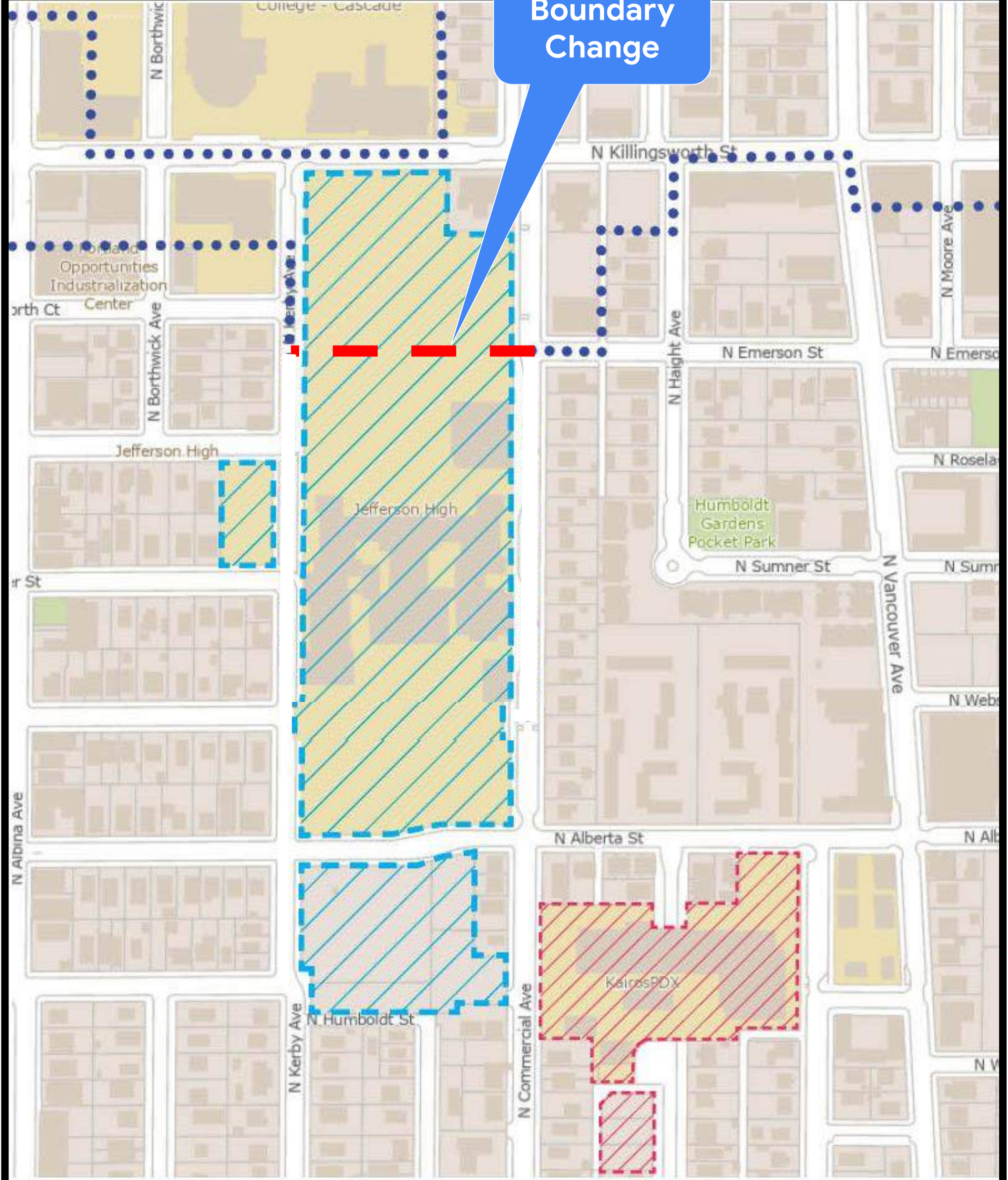
Modifications and Adjustments

Project Updates

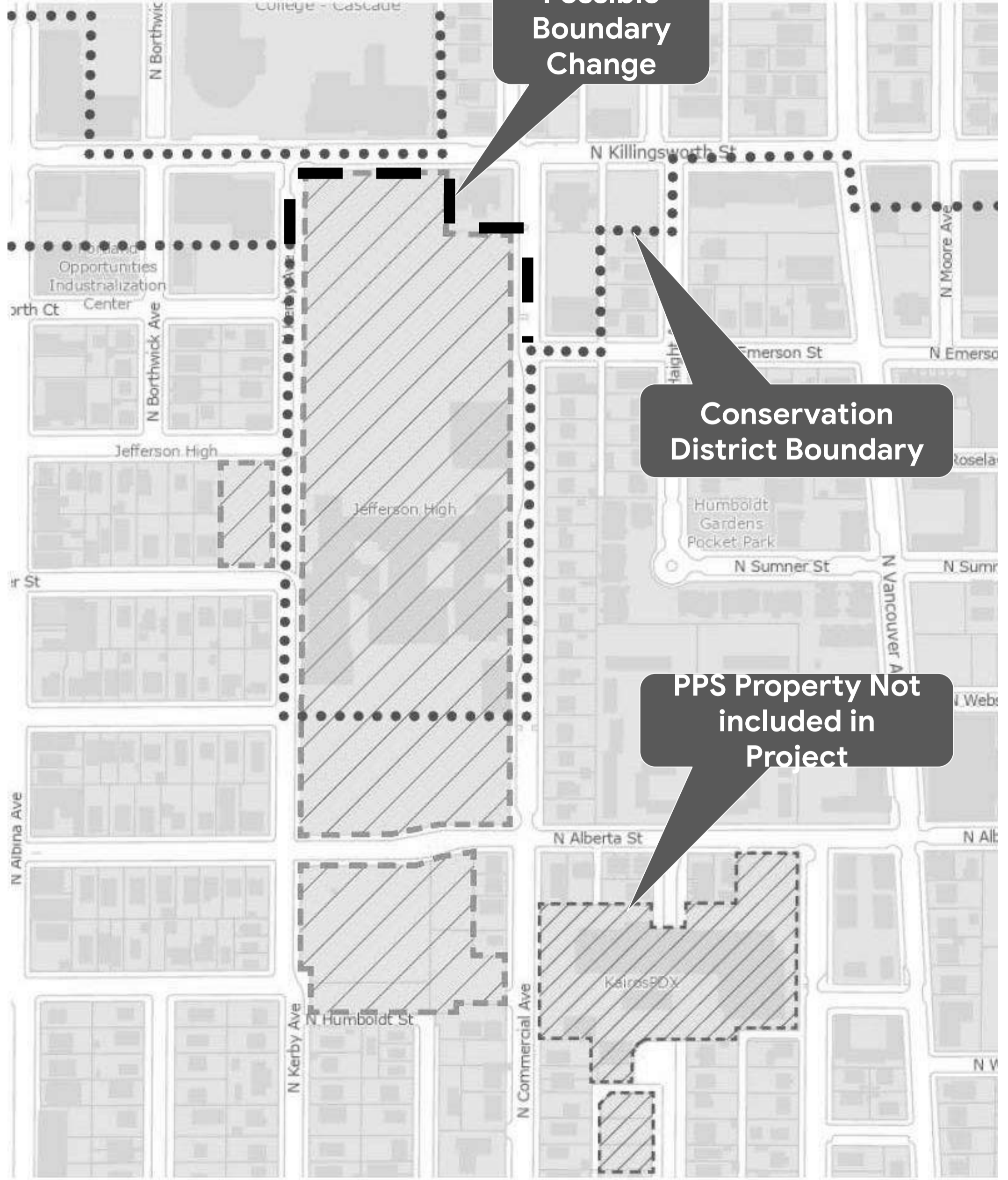
District Rezoning Options Previously Reviewed at DAR #4



Option 1: Maintain the district boundary - revise building + site status to non-contributing



Option 2: Revise building + site status to non-contributing and reduce the area of JHS within the district



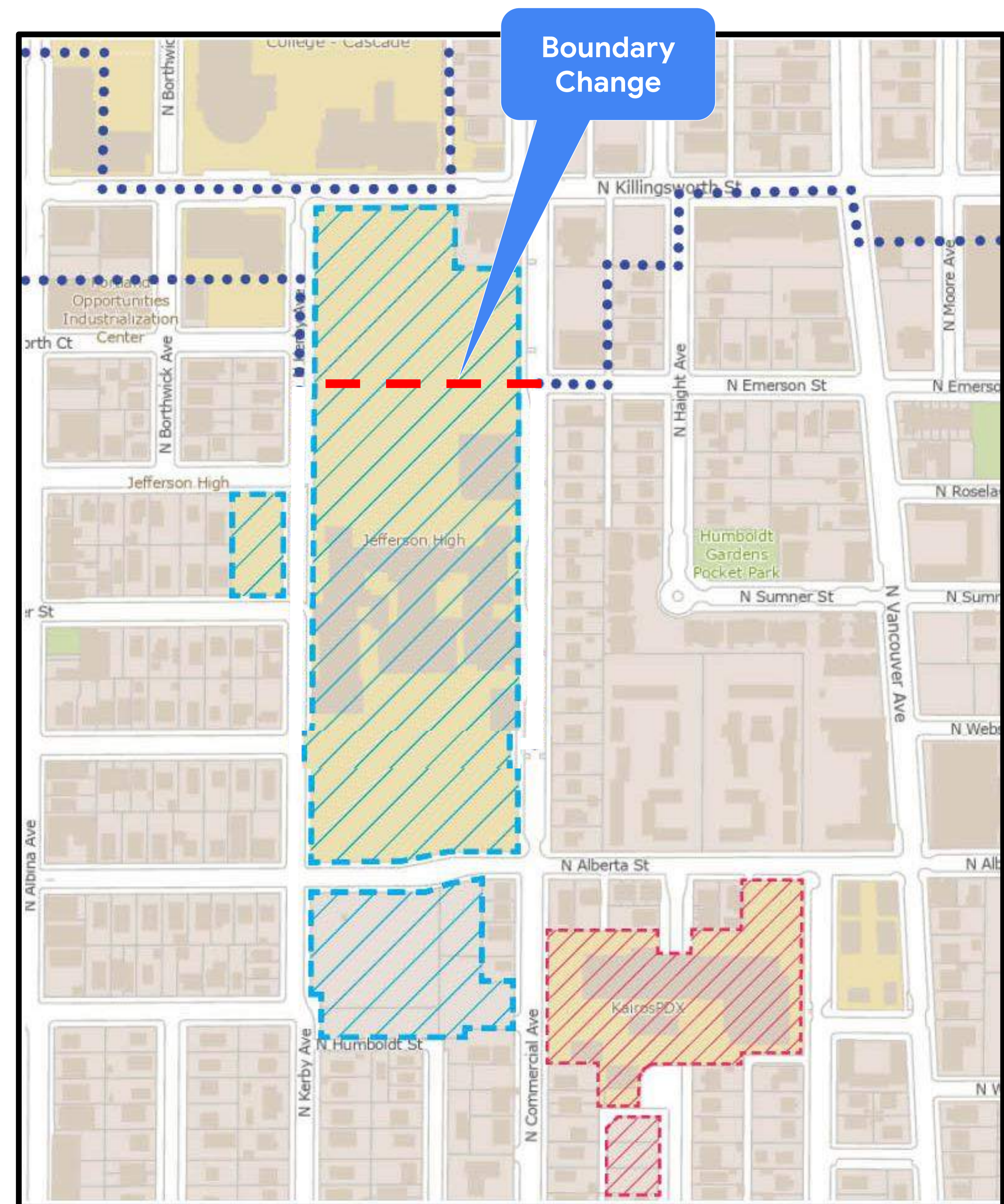
Option 3: Exclude JHS property from the district

Option 2: Revise building status to non-contributing and reduce the area of JHS within the district

“With six sub criteria not met - staff finds that the **Jefferson High School site no longer retains its integrity** as defined by zoning code section 33.846.030.D.2.

Therefore, the **Jefferson School site shall be reclassified as Non Contributing Resource in the Piedmont Conservation District.**”

“The question of **altering the boundary of the Piedmont Conservation District to include only the northern 250.4 ft of the site** is also supportable since the Albina Community Plan Goal 5 volume focuses the intent of the district on the streetcar commercial strip along Killingsworth Street...”



Project Schedule

2024

2025

June

July

August

September

October

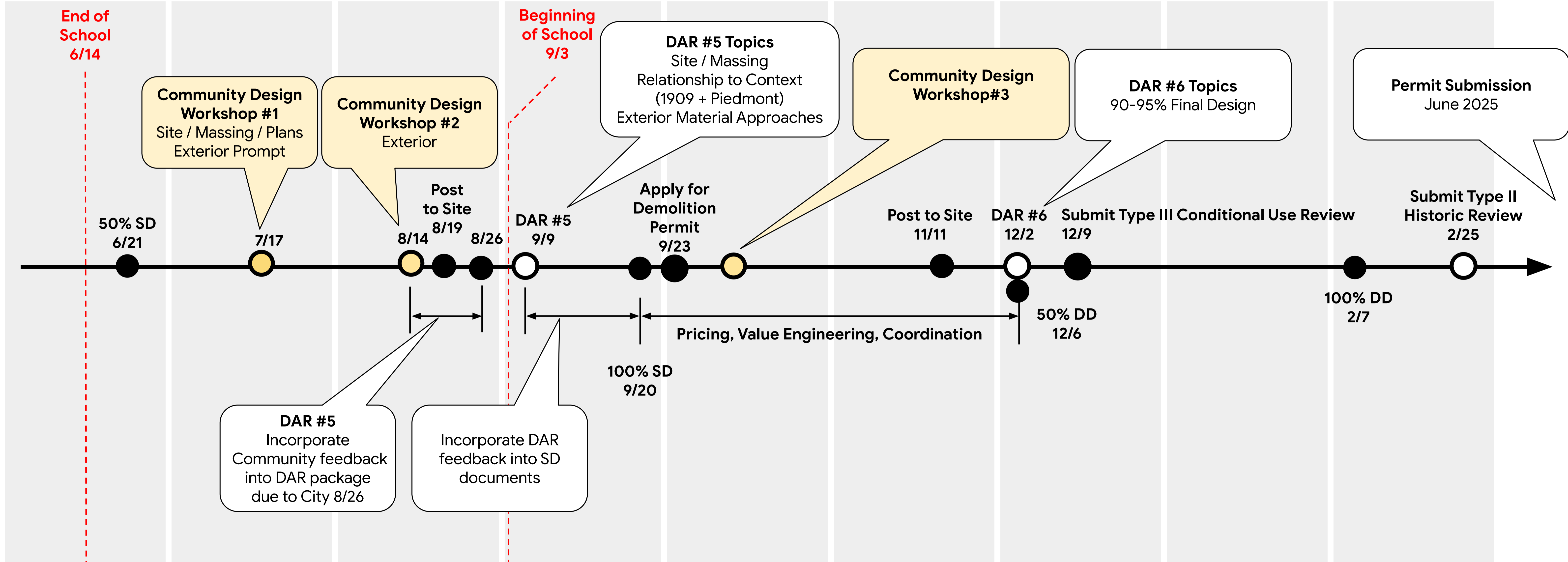
November

December

January

February

March



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Community Feedback

Community Values

Summary of What We've Learned so far from the Jeff community:

- **Reflect history; but Jeff shouldn't be held in the past.** The track and 1909 building are significant to the community. However, keeping the community and memory in place is more important than the physical building and track.
- **Athletics and Performing Arts are Important.** Jefferson should have similar athletics programs to other PPS High Schools. Additionally, Jefferson is distinctive for the Jefferson Dancers and a larger performing arts program. These programs are important for attracting and retaining students.
- **Connect the site to the community.** There is a lot of excitement around accessible entries in the new building. The through block connection is exciting for students and community members.
- **Convey to the students they are important.** The new school should be welcoming and safe. Students should feel a sense of belonging.
- **Keep the Jeff community intact.** How do we minimize disruption of the current school community with the new school construction?
- **The new building should look like a high school** Distinguish itself from PCC, but still look institutional

Community Design Workshop #1

July 17, 2024



Community Meeting 7/17

EXISTING JEFFERSON
 WHAT IS IMPORTANT ABOUT THE EXISTING DESIGN CHARACTER TO THE JEFFERSON STORY?
 WHAT DO WE WANT TO BRING FROM THE EXISTING BUILDING TO THE NEW?

Capture the school history thru time TO the Present + Future

JEFFERSON EXTERIOR OVER THE YEARS

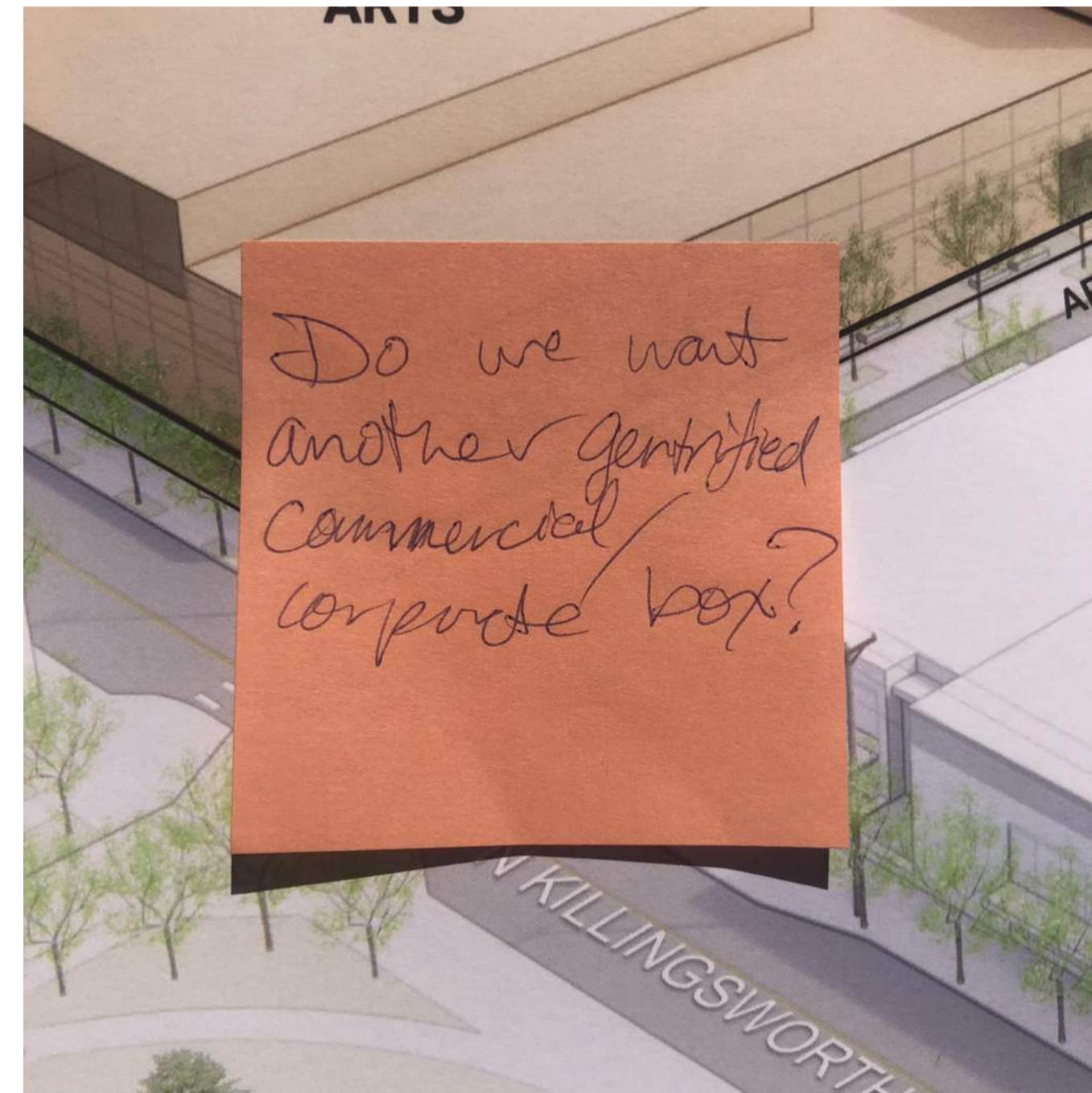
JEFFERSON INTERIOR

PLACE BORA LEVER

WHAT TO BRING FROM THE EXISTING

Capture the school history thru time TO the Present + Future

Community Meeting 7/17



Community Meeting 7/17

JHS EXTERIOR INSPIRATION
 HOW DO WE MAKE THE NEW JEFF FEEL LIKE JEFF?
 HOW WILL YOU KNOW YOU ARE AT JEFF?

WHAT MAKES YOU EXCITED? Place a **BLUE** dot on any image that makes you excited, feels like an exciting place to go to school or feels right for this location.

WHAT MAKES YOU NERVOUS? Place a **YELLOW** dot on any image that makes you nervous, does not feel like an exciting place to go to school or does not feel right for this location.

SHAPE Most buildings are rectangles. Does having a unique shape feel like Jefferson?

TEXTURE The design team will use building materials like bricks or metal panels to create texture on your building. Is there anything about texture that you are drawn to? If you were to pick a texture that felt right for Jeff - what would it be?

COLOR Color is a good way to create a mood or feeling. It can be calming to energizing and everything in between. We will use the Demo colors blue and yellow. Is there anything about color on the exterior that excites you?

SHAPE Most buildings are rectangles. Does having a unique shape feel like Jefferson?

right for this location.

How can we complement the public library?

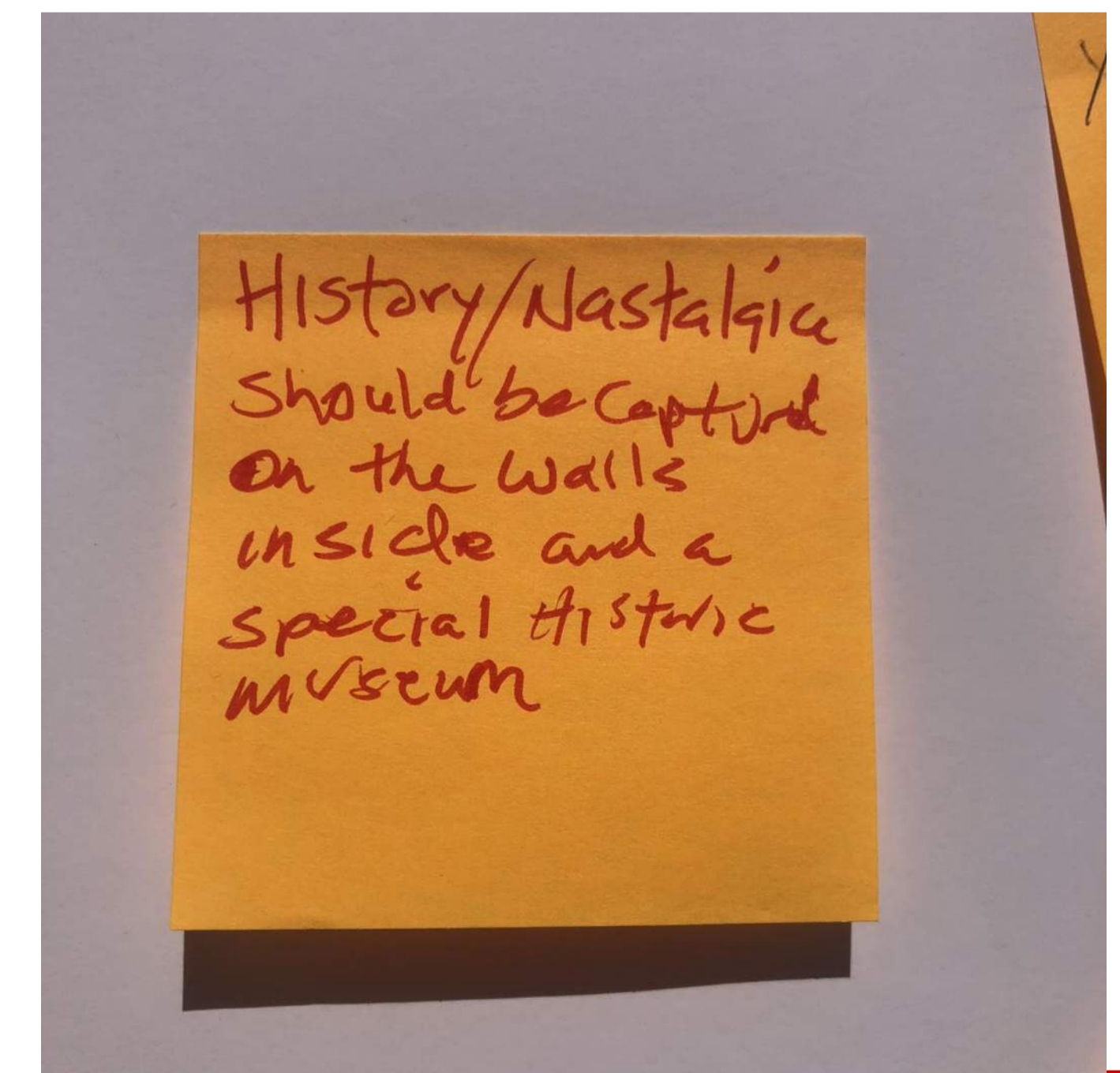
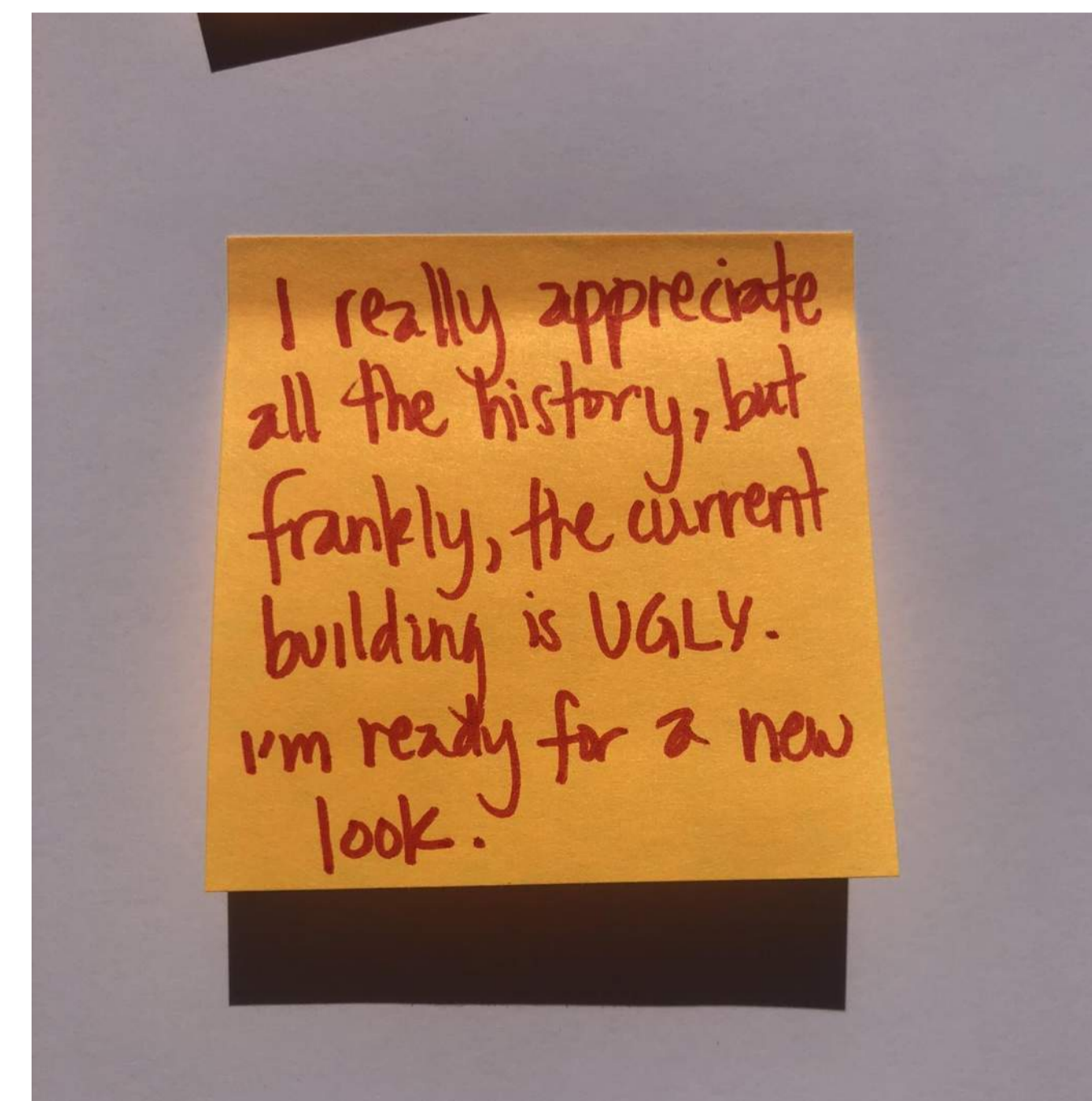
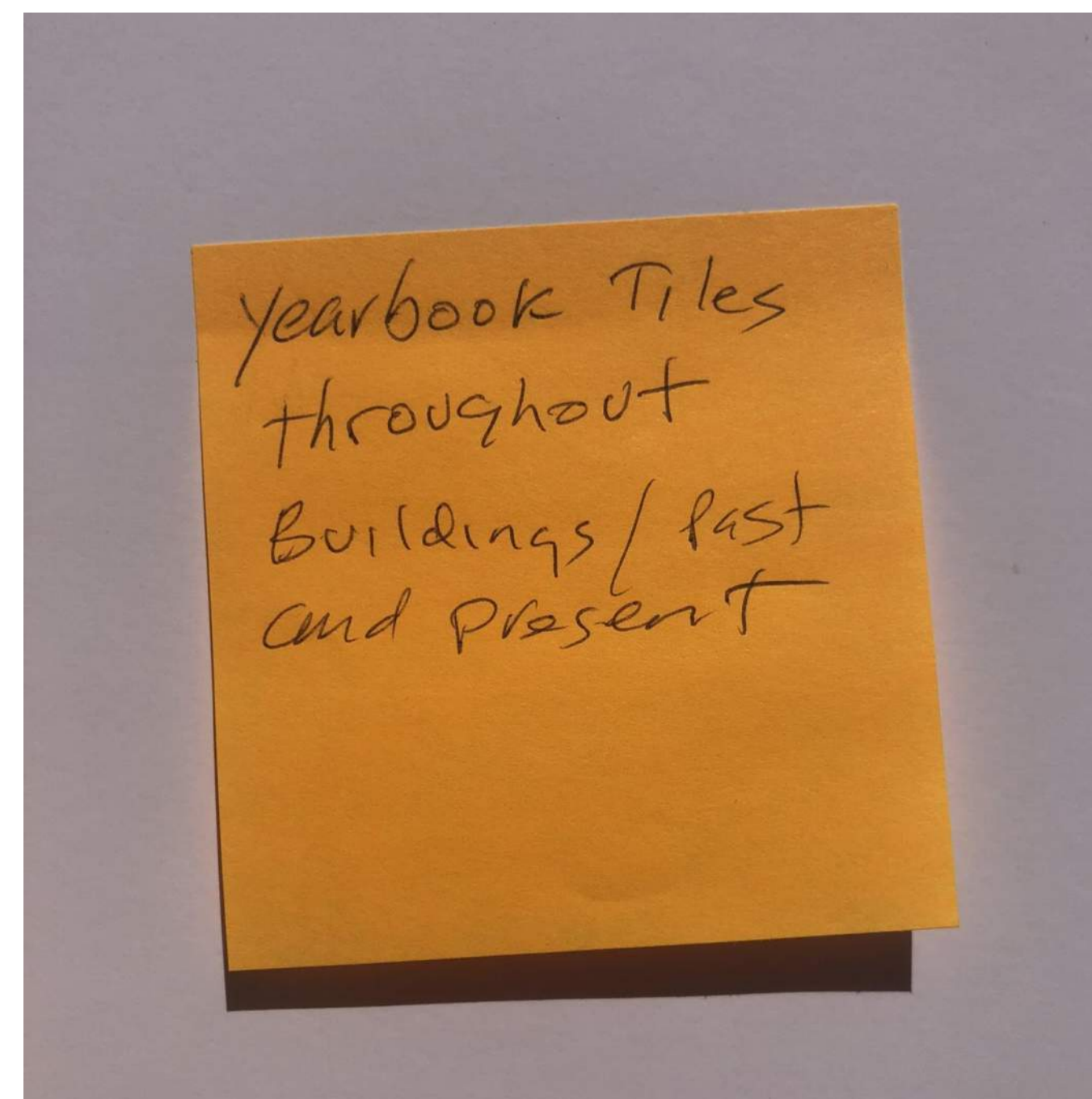
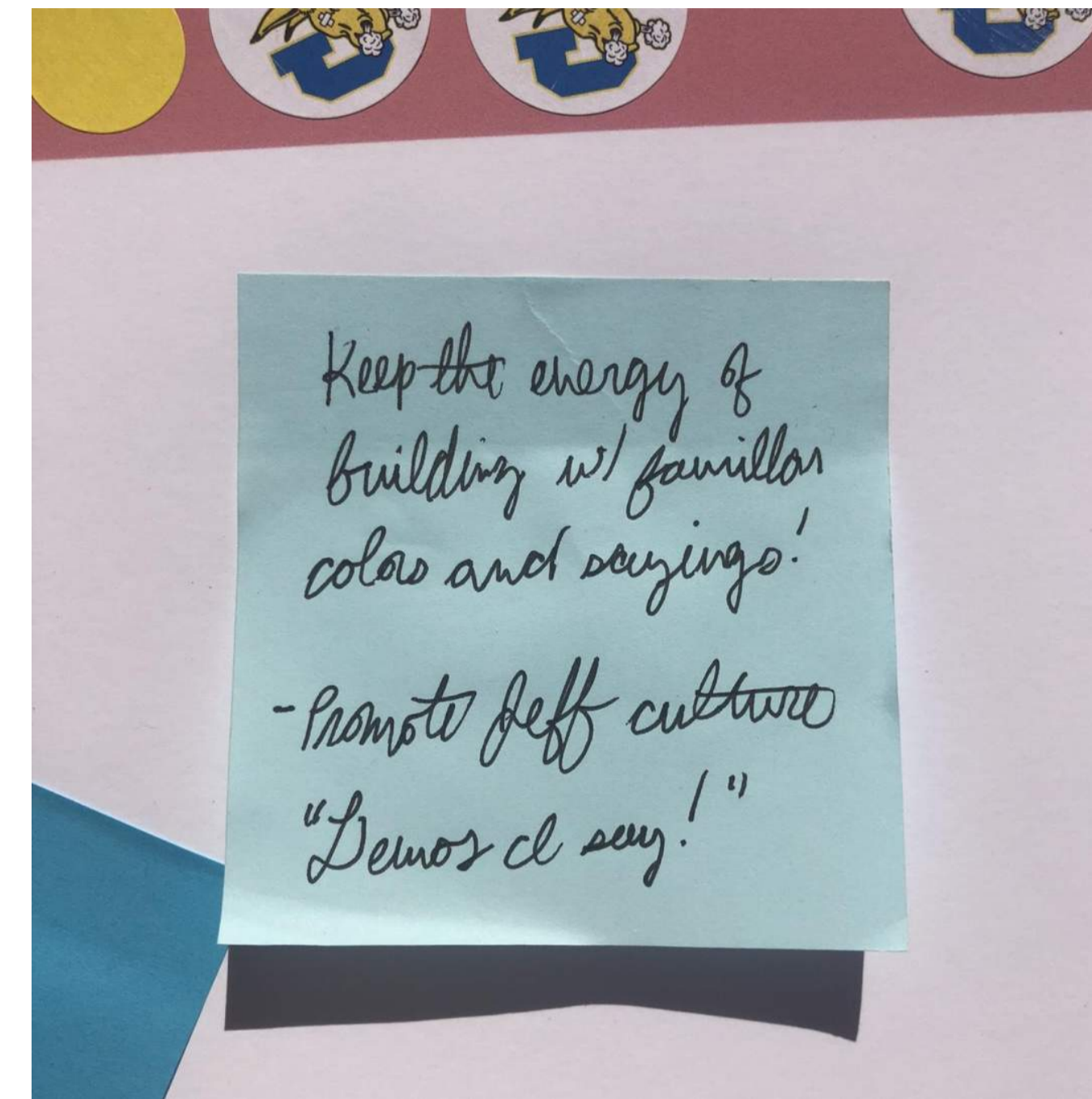
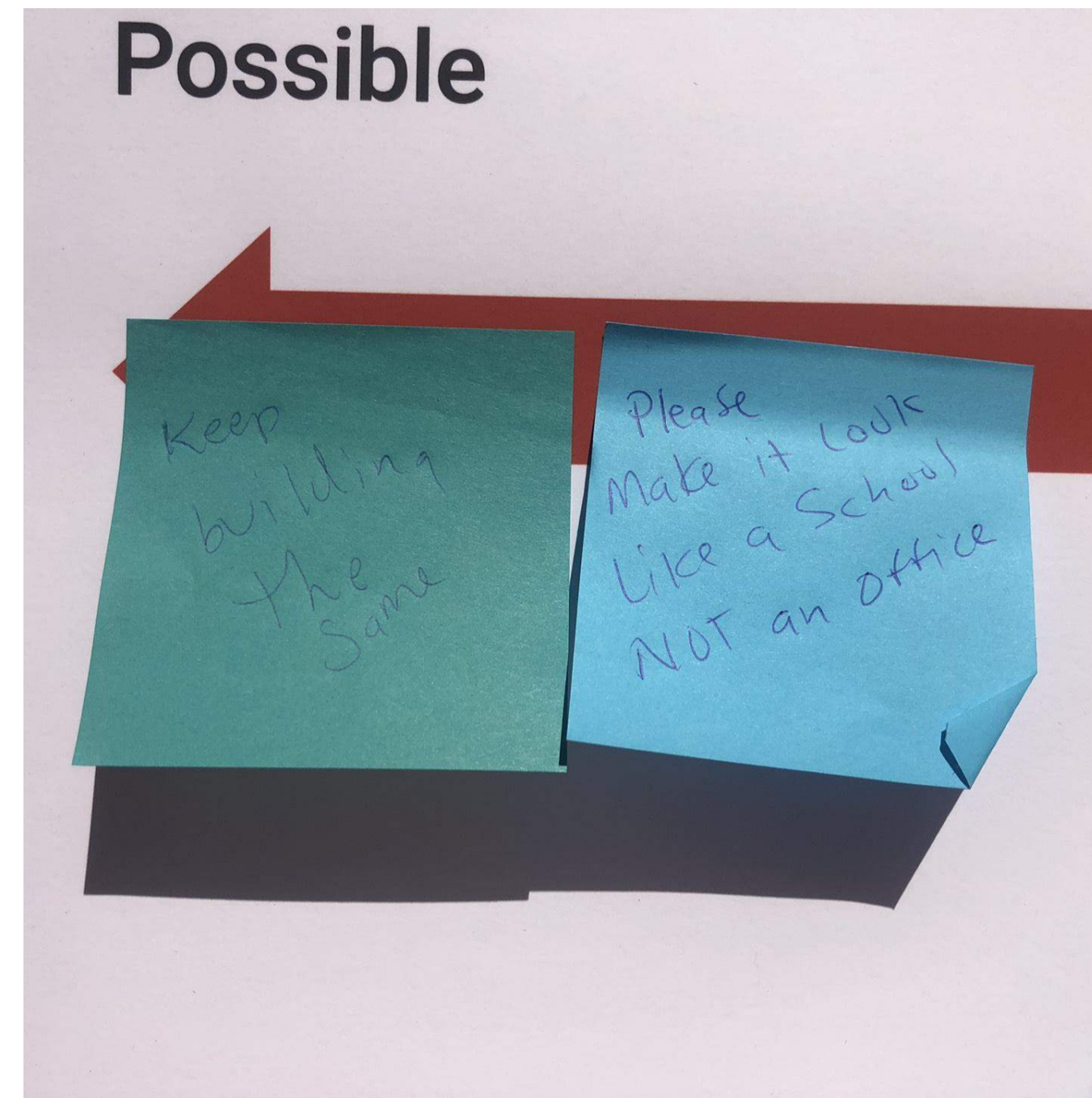
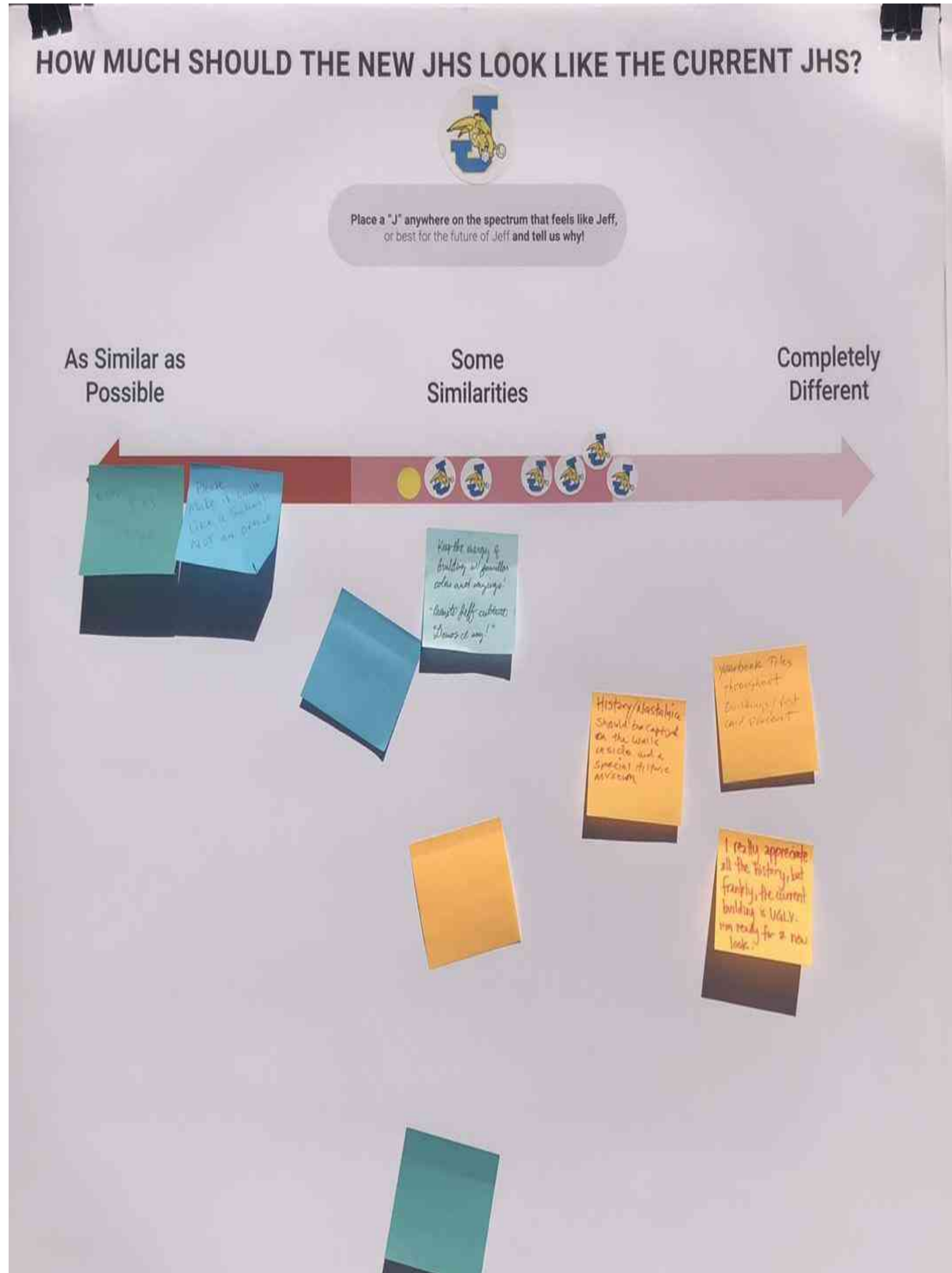
place to go to school or does not feel right for this location.

Can we revive the original exterior style,

right for this location.

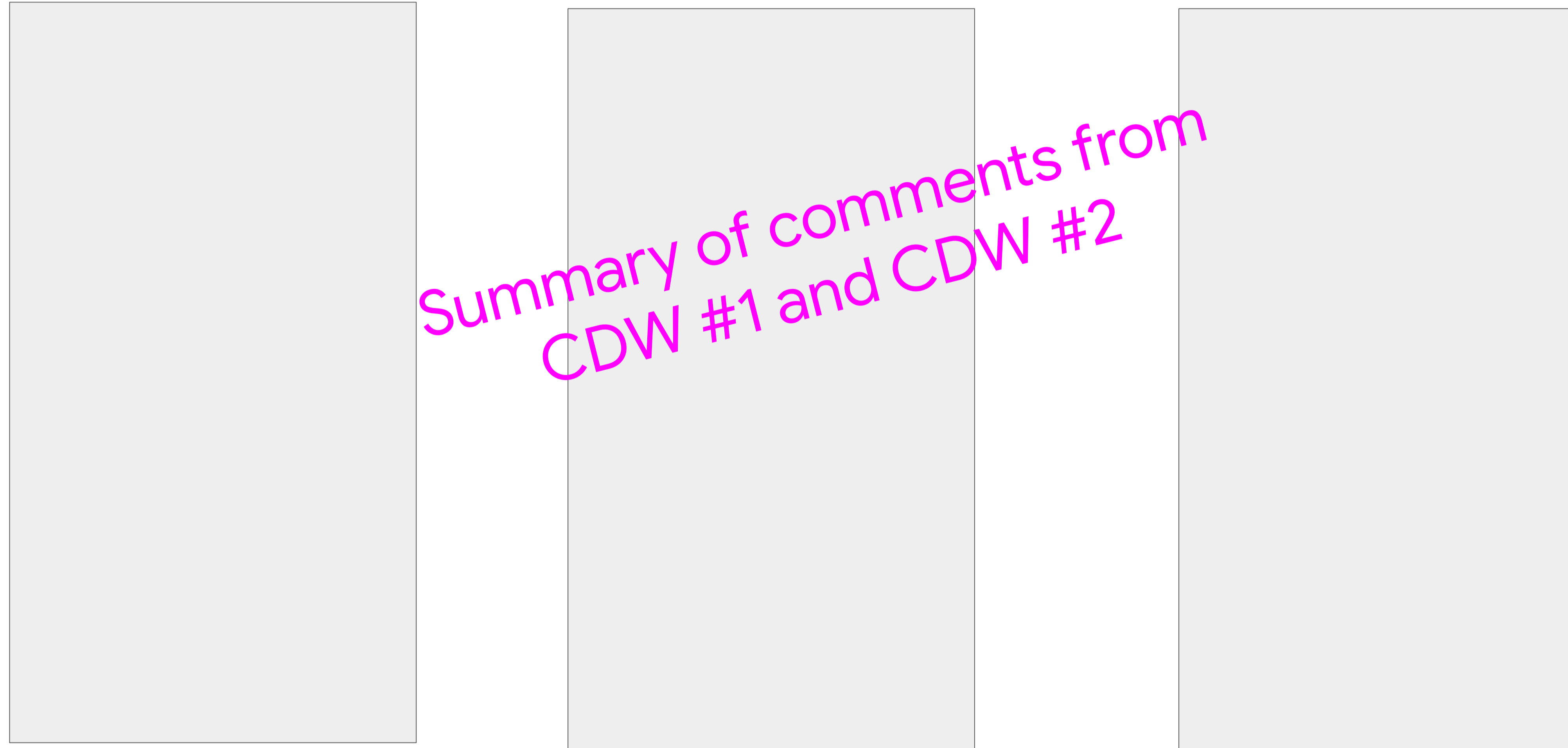
Differentiate Dramatically from PCC architectural style - we are not part of PCC.

Community Meeting 7/17



Community Design Workshop #2

August 14, 2024



Community Design Workshop Summary

Summary of comments from
CDW #1 and CDW #2

Zoning + Site Analysis

PIEDMONT
CONSERVATION
DISTRICT

PCC

JHS

Jefferson Site

Zoning Information

Zoning Designation: IR Zone
 Institutional Residential
R2.5 at small area in SE of site

Overlays: Centers Main Street Overlay Zone
 Historic Resource Overlay Zone

District: Piedmont Conservation District
 Contributing Resource

Neighborhood Plan: Humboldt Neighborhood Plan

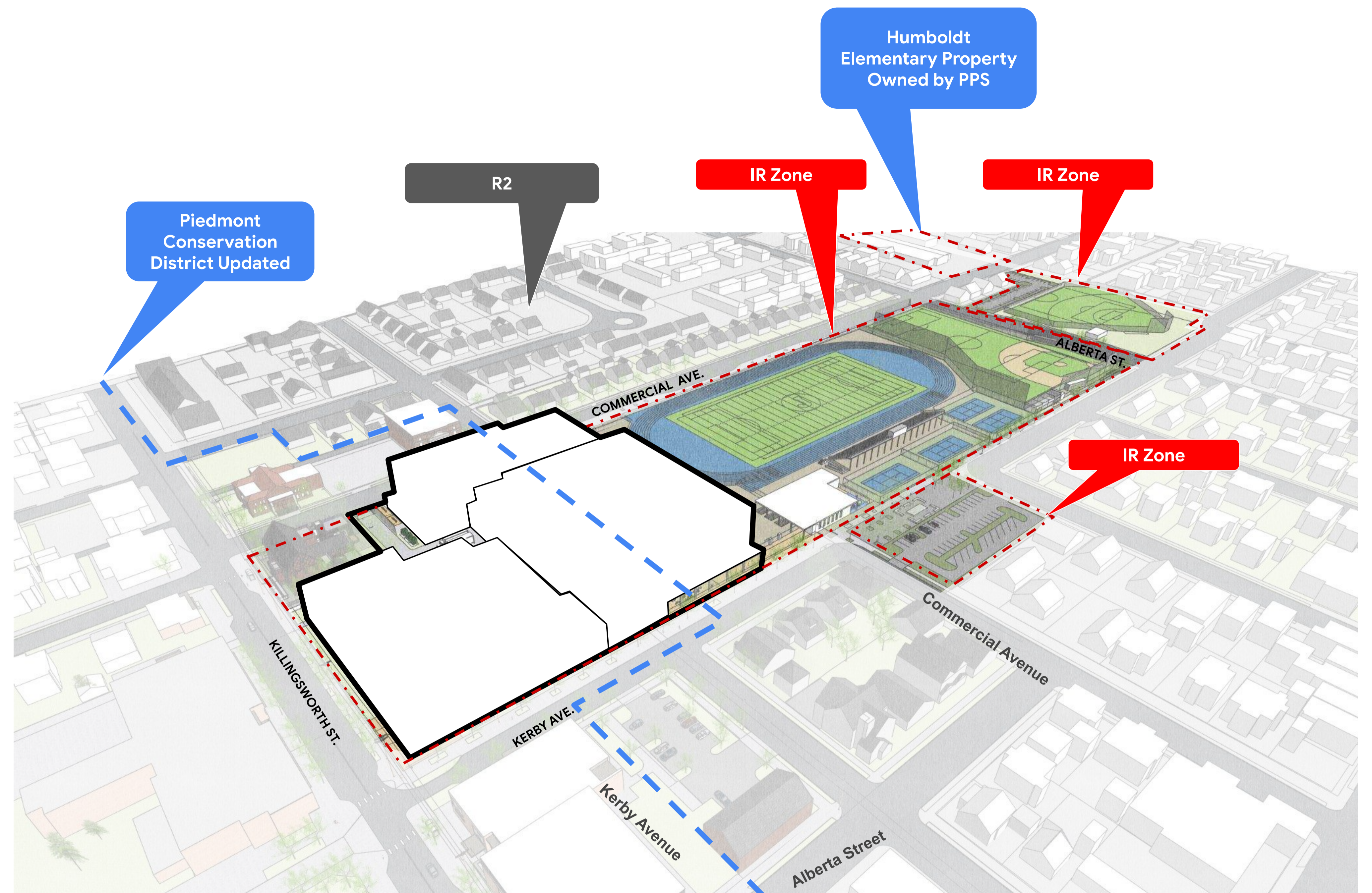
Site Area: 14.02 Acres (610,711 sf)
FAR: Min: 0.5:1; Max: 2:1
Proposed FAR: **.52:1**

Base Height: 75'
Proposed Height: 68'6"***

Min Landscaped Area: 20% of site area (122,142 sf)

Setbacks*
From all streets: Minimum 10'; Maximum of 10';
 1 foot setback for every 2 feet
 of building height

*setback requirements conflict, modification will be needed
 **to top of parapet, does not include mechanical screens



Jefferson High School Modernization Site and Building Program

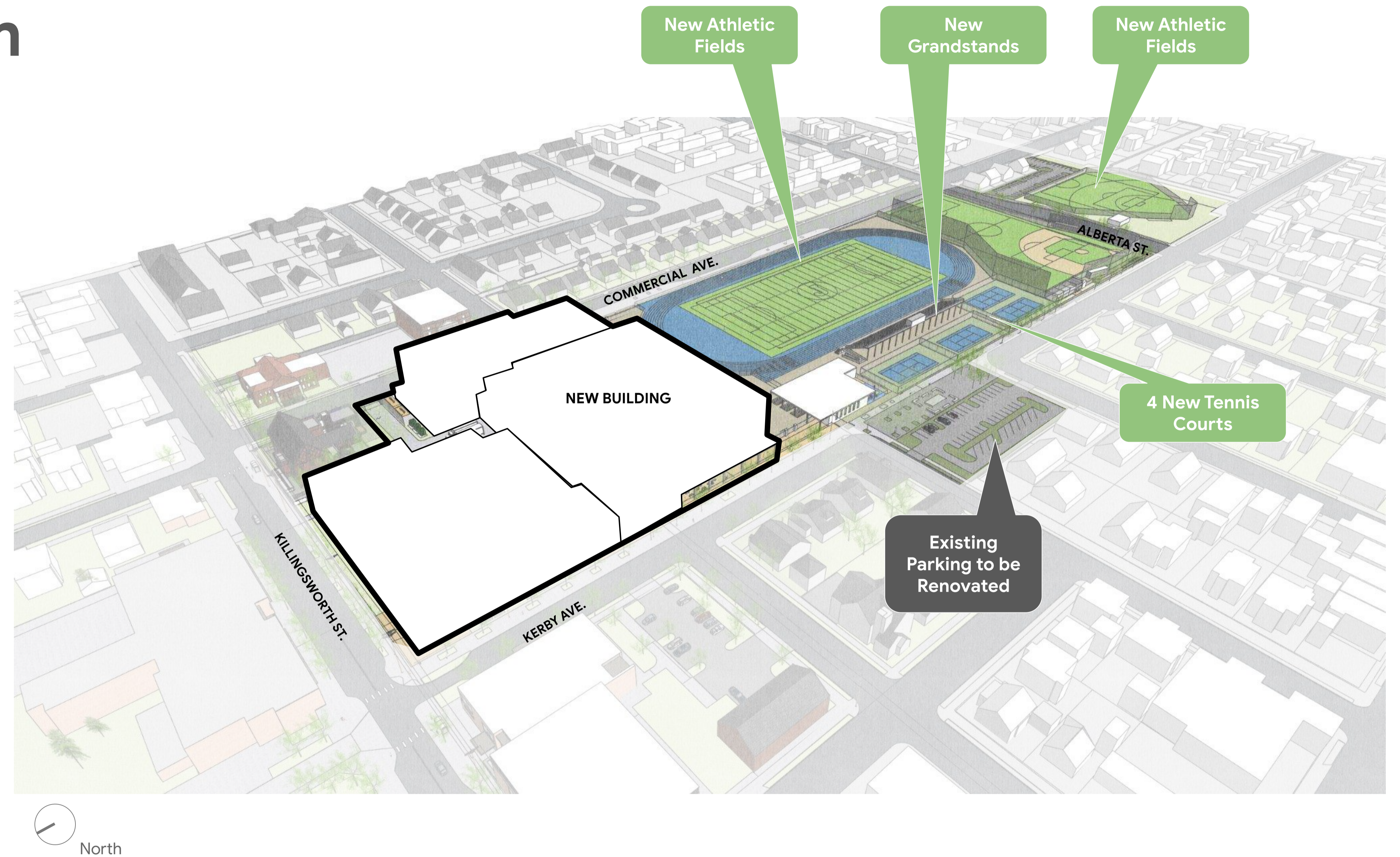
Jefferson High School Modernization will be approximately 317,000 SF*

The building includes:

- Classrooms: 36 general education, 11 science labs, and 5 fine and performing arts
- 1,000 seat theater & black box theater
- Gymnasium with 2,000 person capacity
- Auxiliary Gymnasium
- Dance Studios for JHS Dance Program, Jefferson Dancers and JD2
- Student commons and media center
- Community support programs

The site improvements include:

- New 1,500 person grandstand for track/football
- Practice baseball Field
- Soccer fields (2)
- Softball field
- Student outdoor gathering spaces
- Bike parking and Vehicular Parking
- Tennis Courts (4)



*Includes Main building and TPC but none of the other field amenity/storage buildings on the site

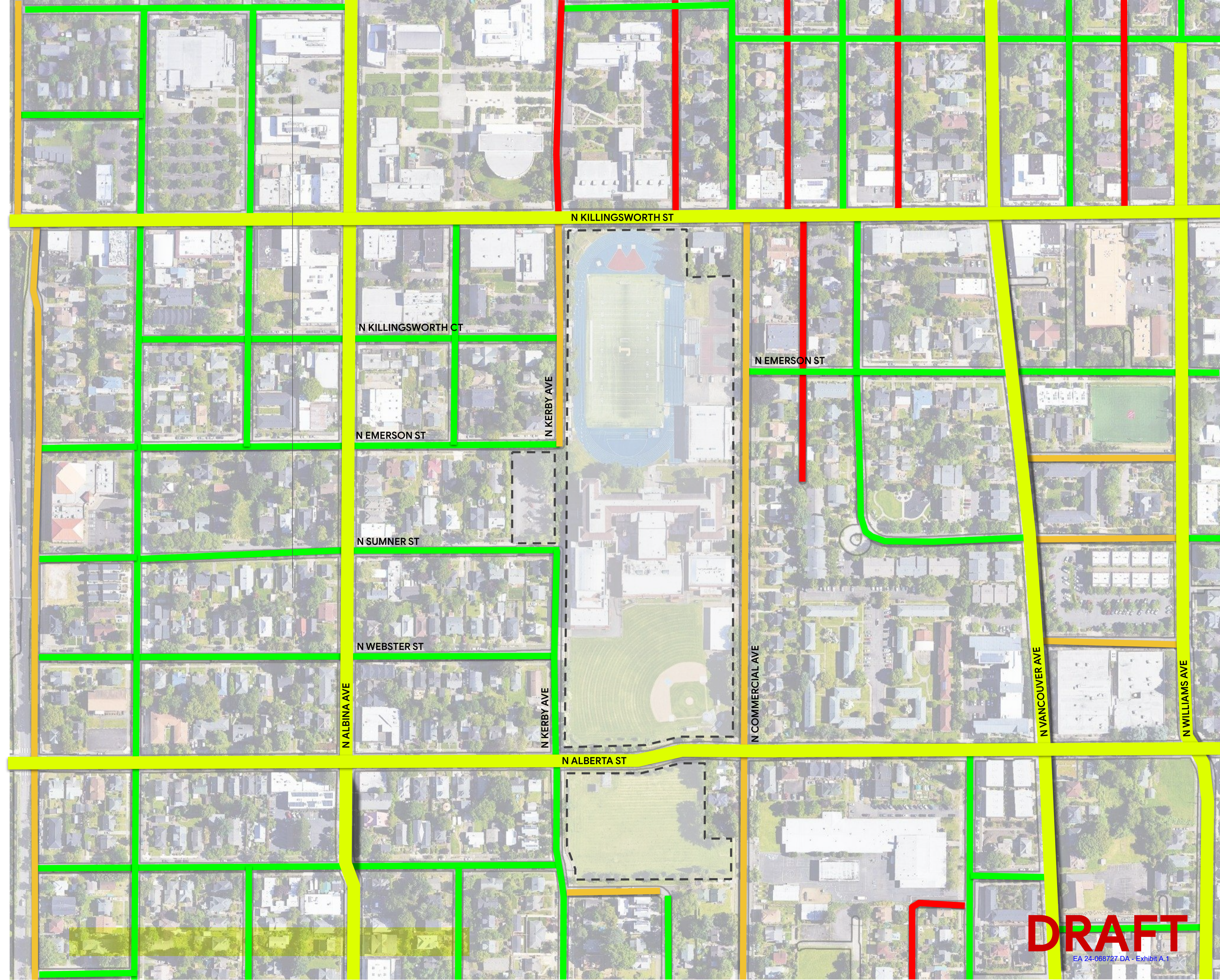
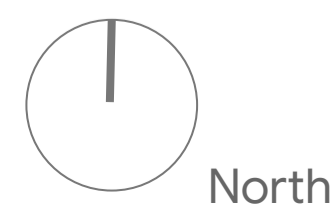
Site Analysis

Vehicle access

-  Neighborhood Street - Double Sided Parking
-  Primary Street - Areas of Limited Parking
-  Neighborhood Street - Single Sided Parking
-  No Public Parking Allowed

TRANSPORTATION STUDY:

- Most students who report parking tend to park to the west of the campus, and principally on N. Kerby
- Morning drop-offs are relatively split between N. Commercial and N. Kerby
- Afternoon pick-ups tend to be concentrated on N. Kerby
- On-site parking is currently fully utilized by staff.
- Future demand for student parking can largely be met by on-street parking



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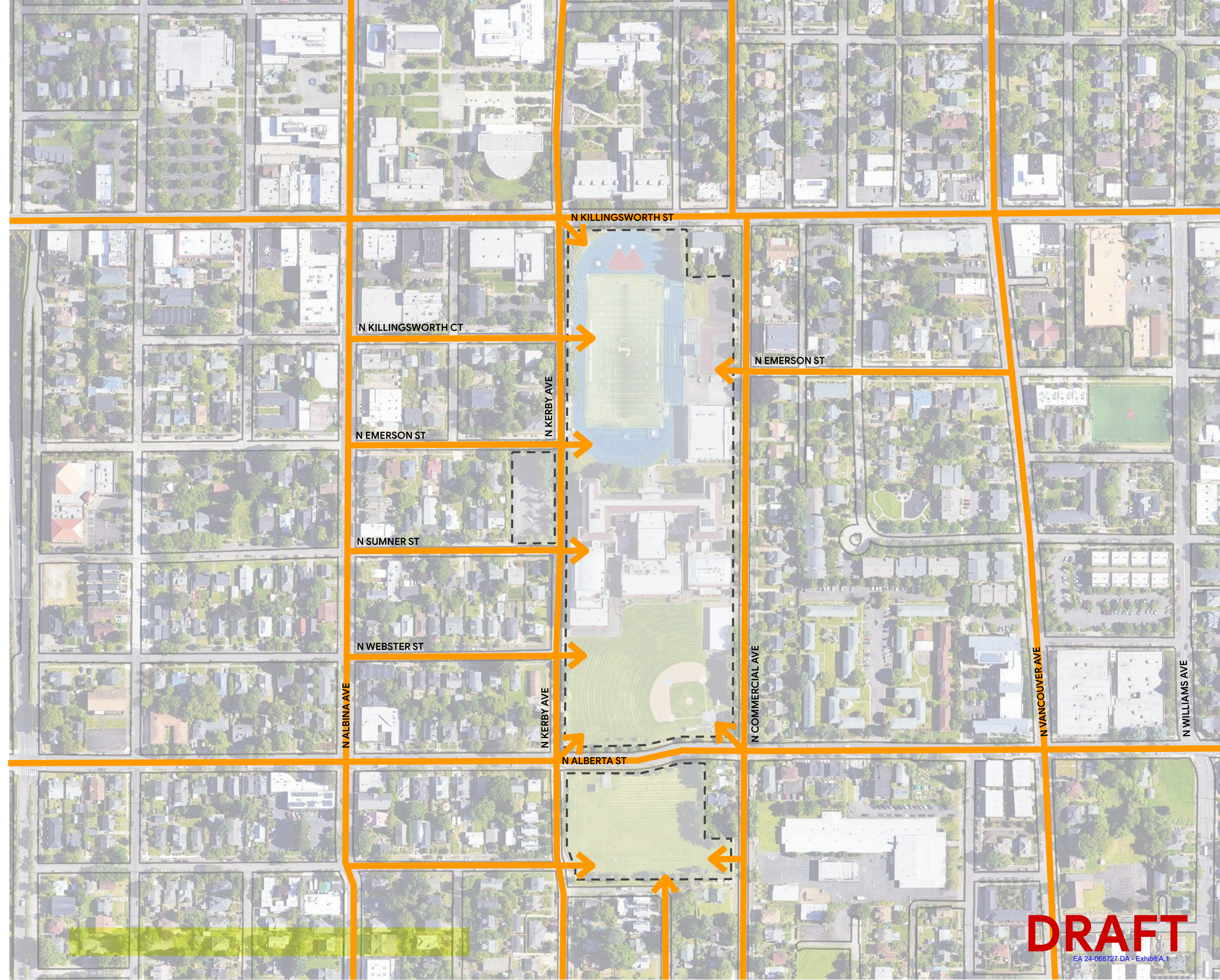
Site Analysis

Pedestrian Access

The site has strong pedestrian connection to the neighborhood, however, the street network is relatively disconnected to the east.

TRANSPORTATION STUDY:

- Most pedestrians currently arrive from N. Killingsworth
- About 14% of students and 0% of staff report walking to JHS.
- Gated entries currently direct students to a limited number of paths during morning and afternoon peaks.



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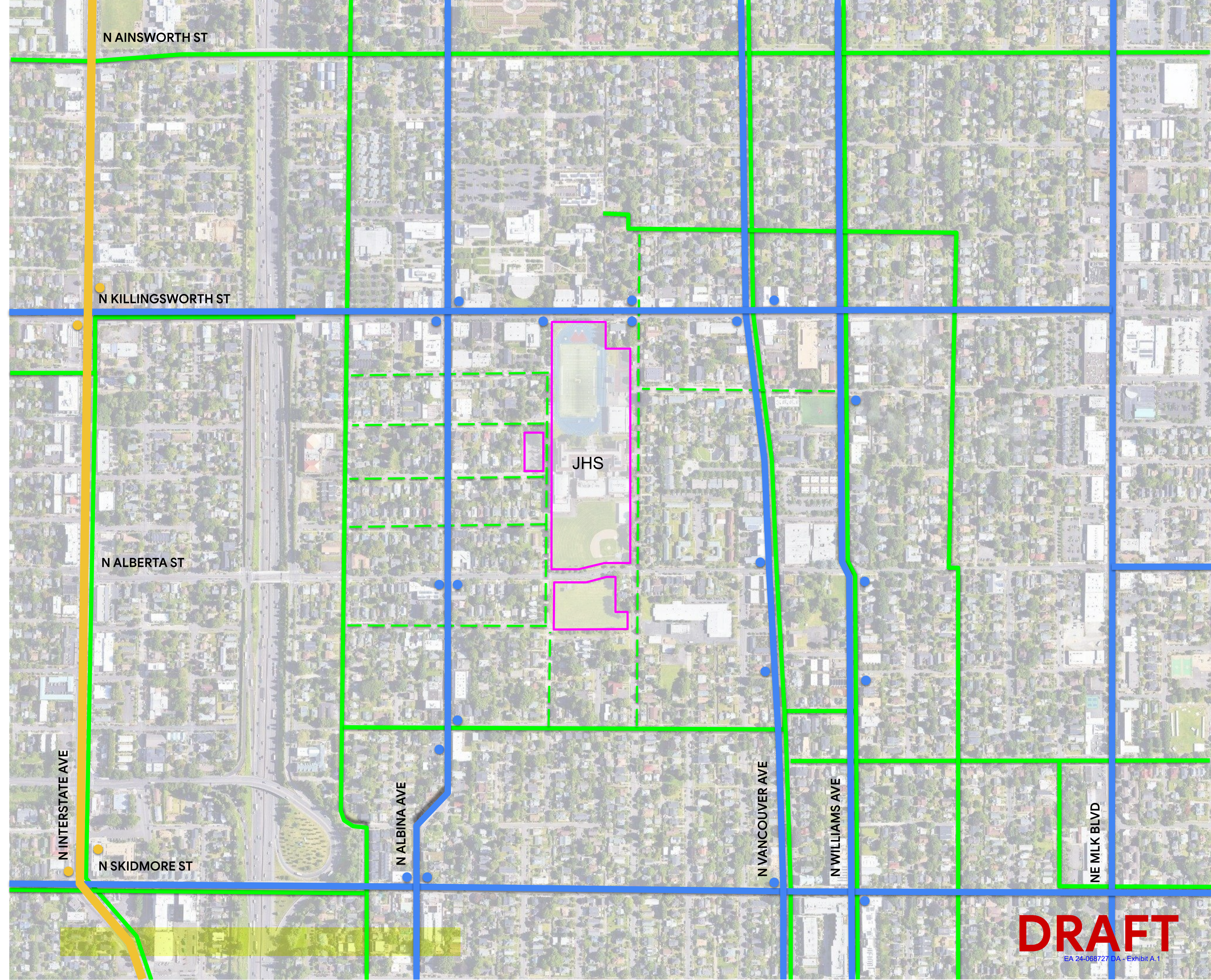
Site Analysis

Transit & Bike Routes

- MAX Yellow Line
- MAX Stops
- Bus Service
- Significant Bus Stops
- Designated Bike Routes
- Neighborhood Bike Paths

TRANSPORTATION STUDY:

- Three TriMet Lines serve JHS. Only bus line 72 goes directly to campus (along N. Killingsworth)
- About 31% of students and 4% of staff take transit to JHS
- Most transit users arrive from N. Killingsworth
- TriMet Student Pass program supports the relatively high rate of transit ridership
- Very few students currently bike to campus.



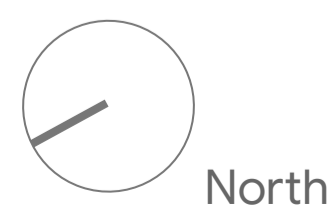
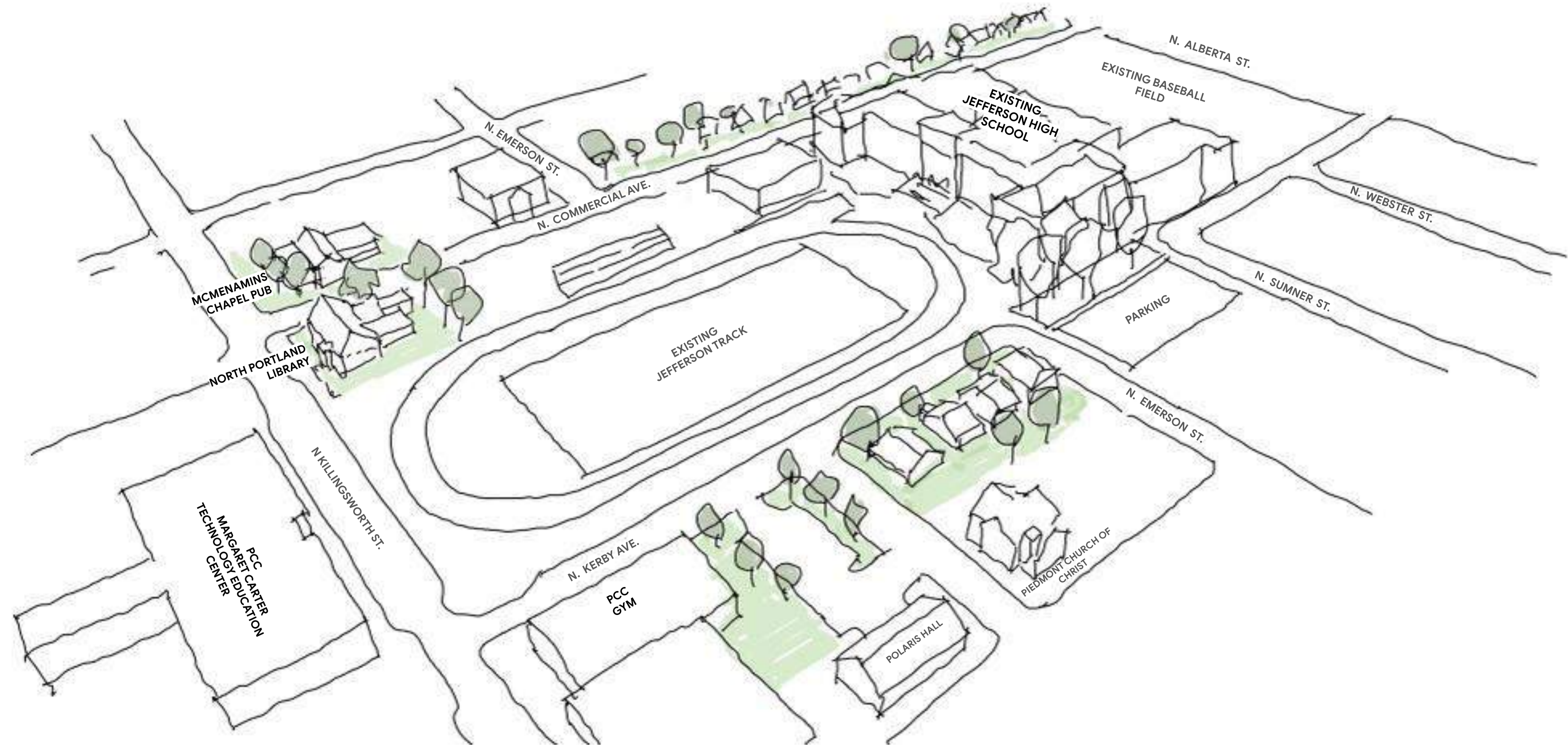
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Program & Massing

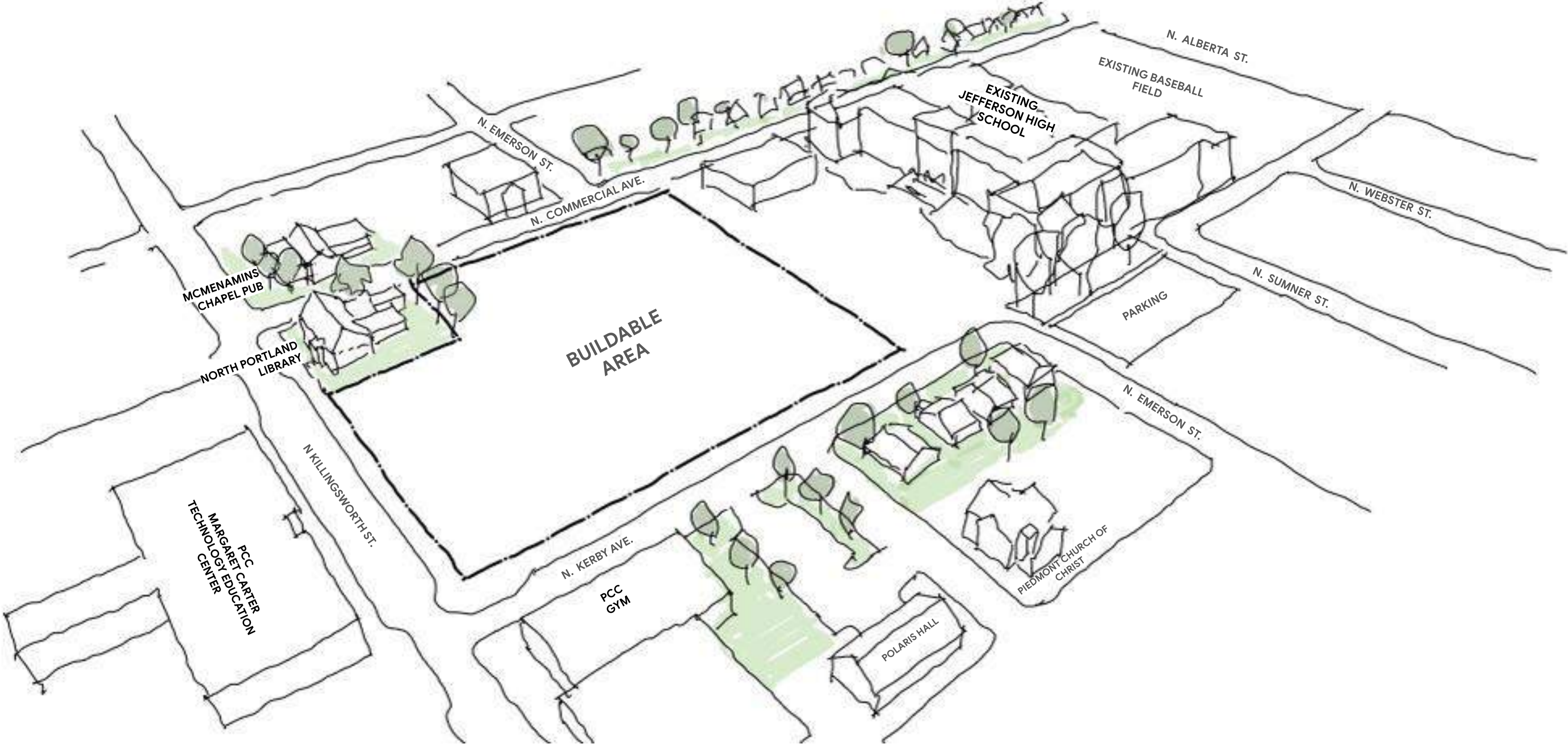
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EA 24-068727 DA - Exhibit A.1

Existing Jefferson Campus



Buildable Area



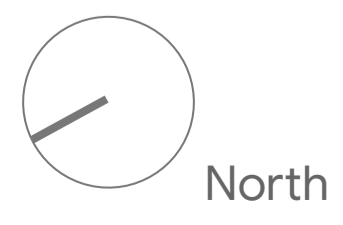
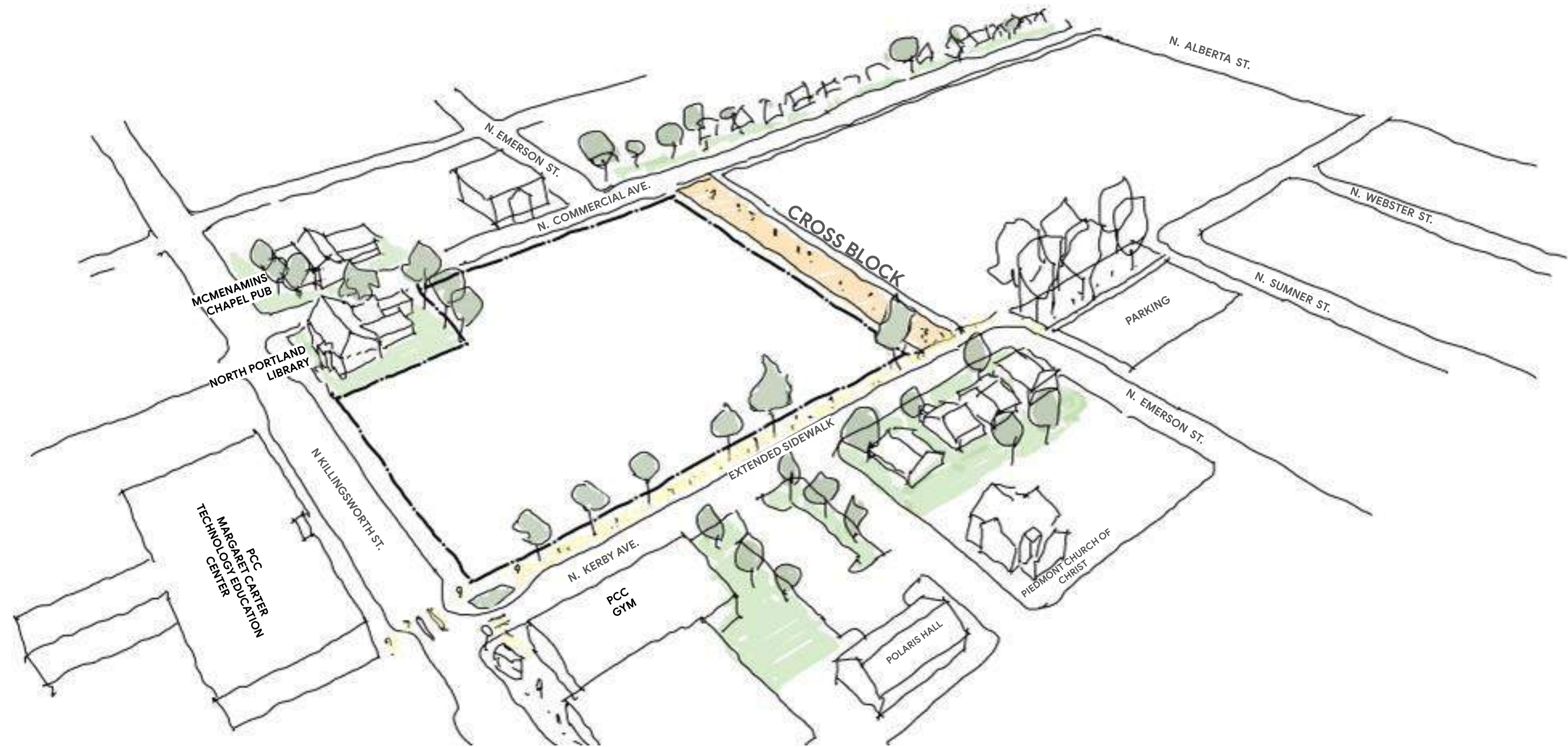
North

Kerby Avenue

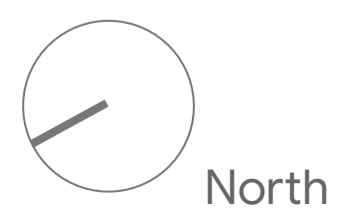
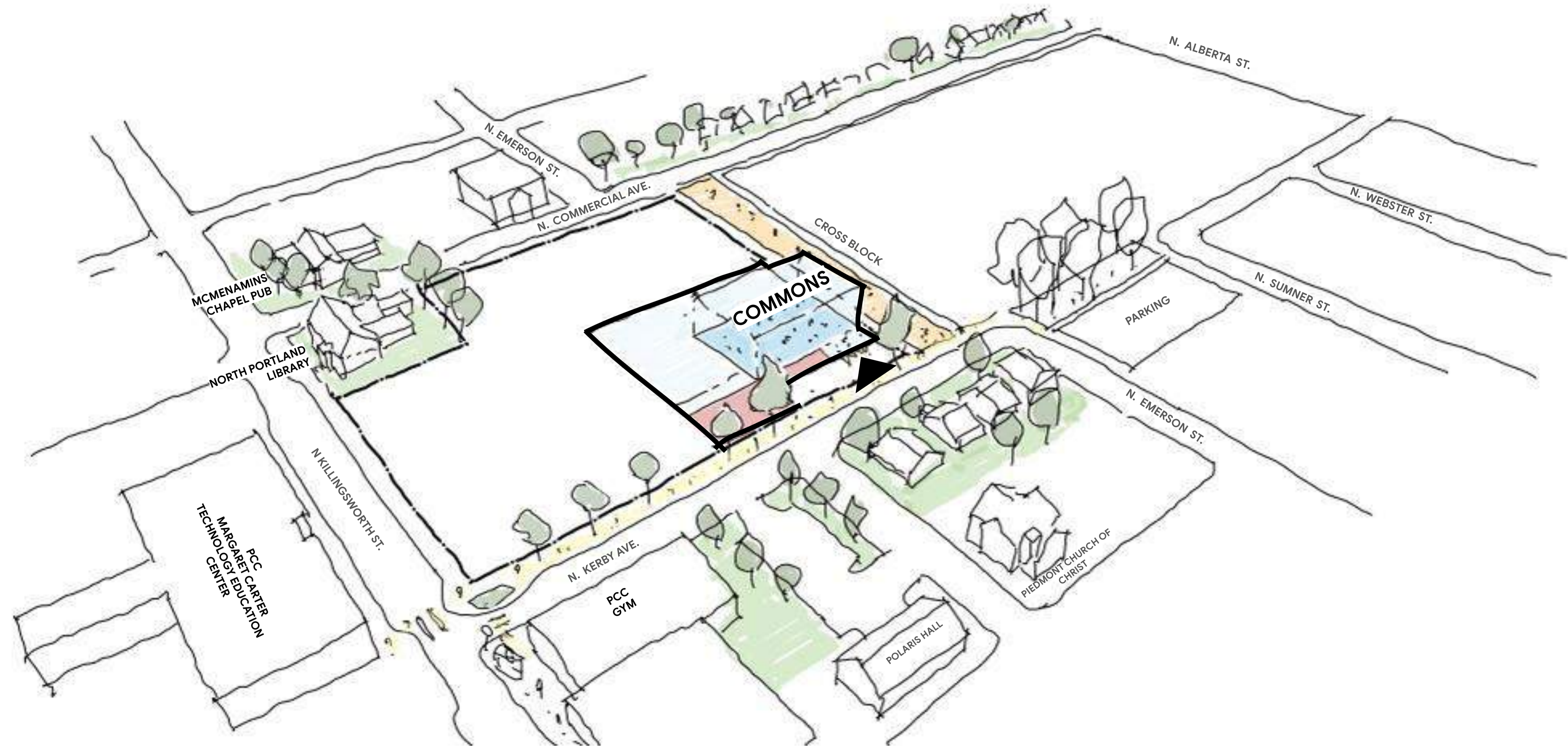


North

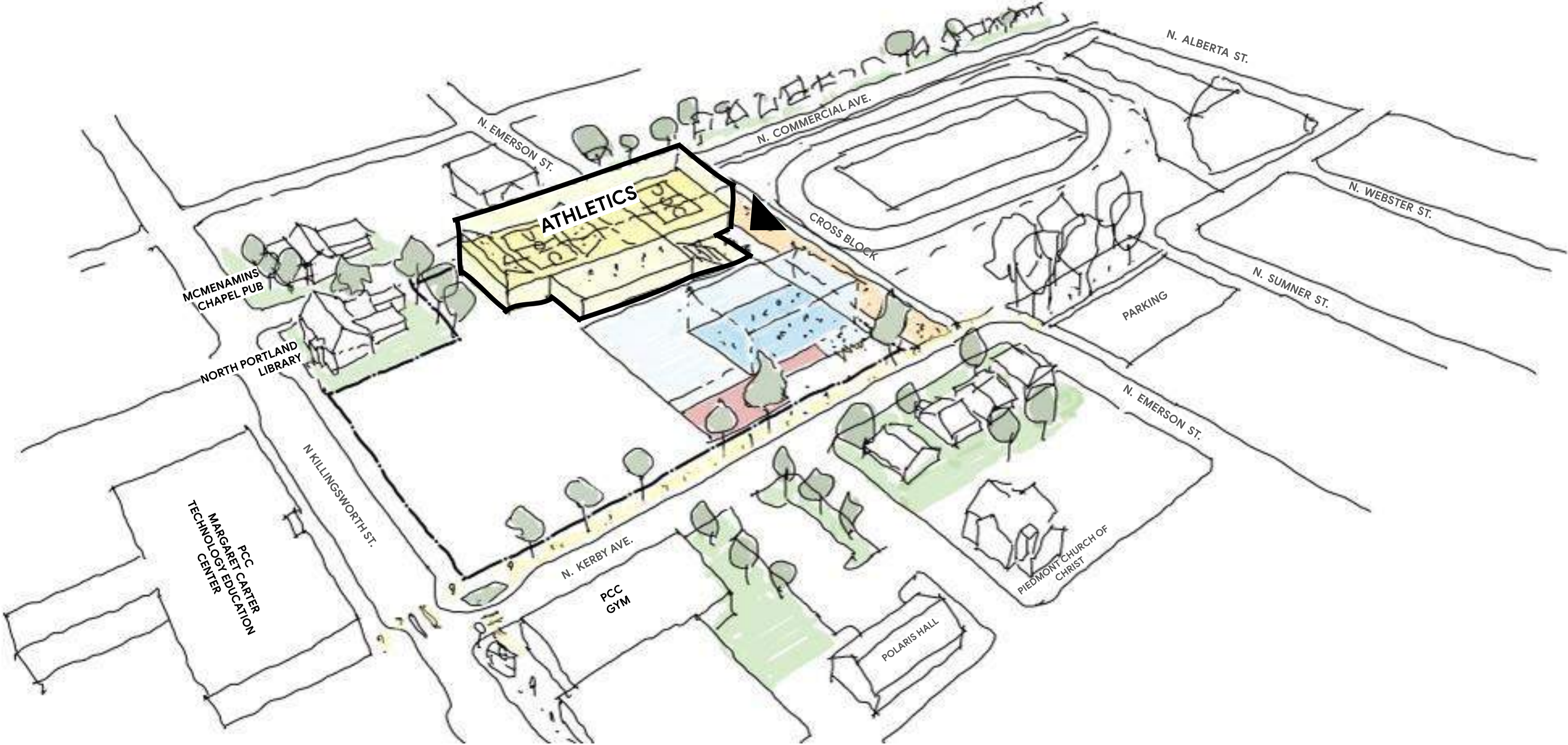
Cross Block



Main Entry + Commons

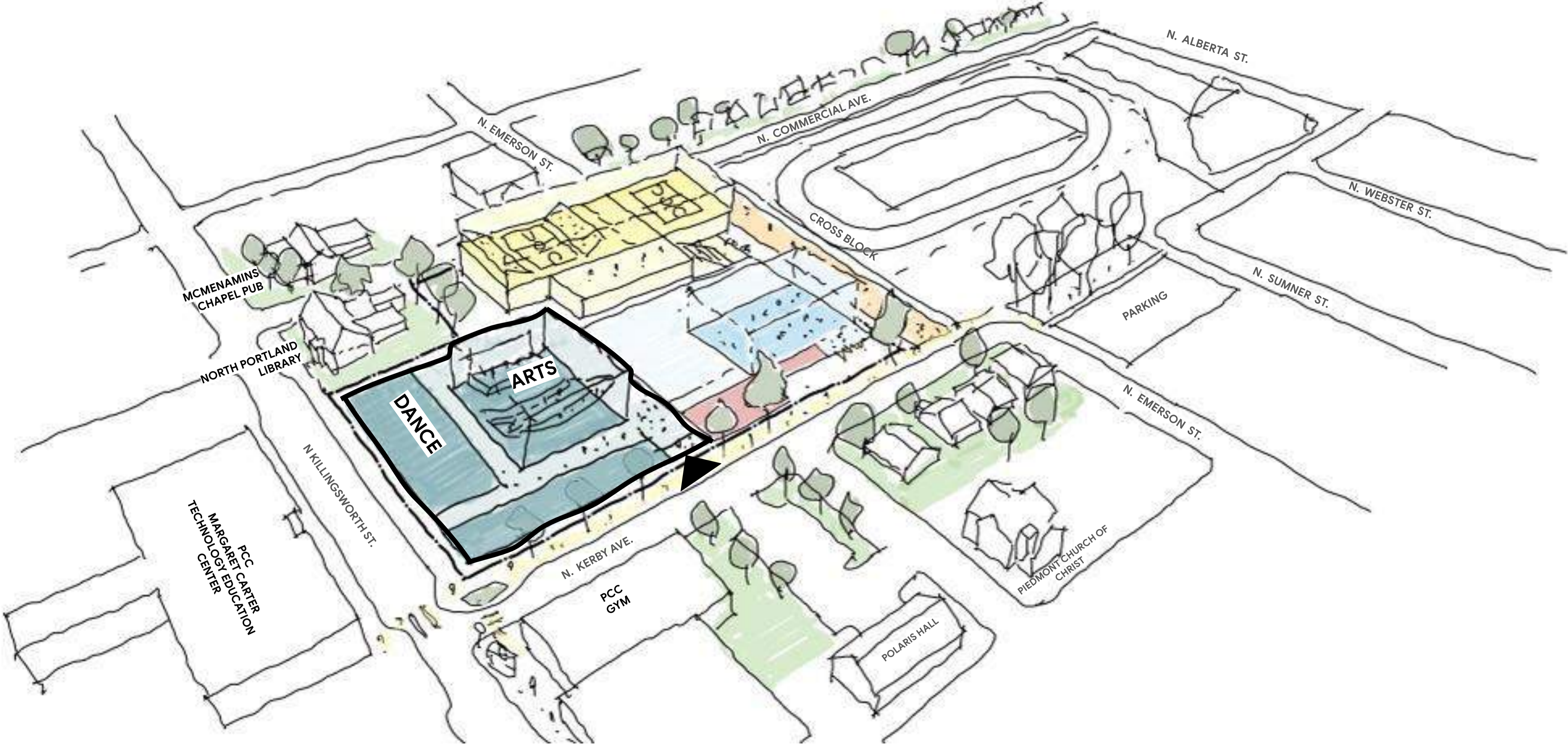


Athletics Entry + Gyms



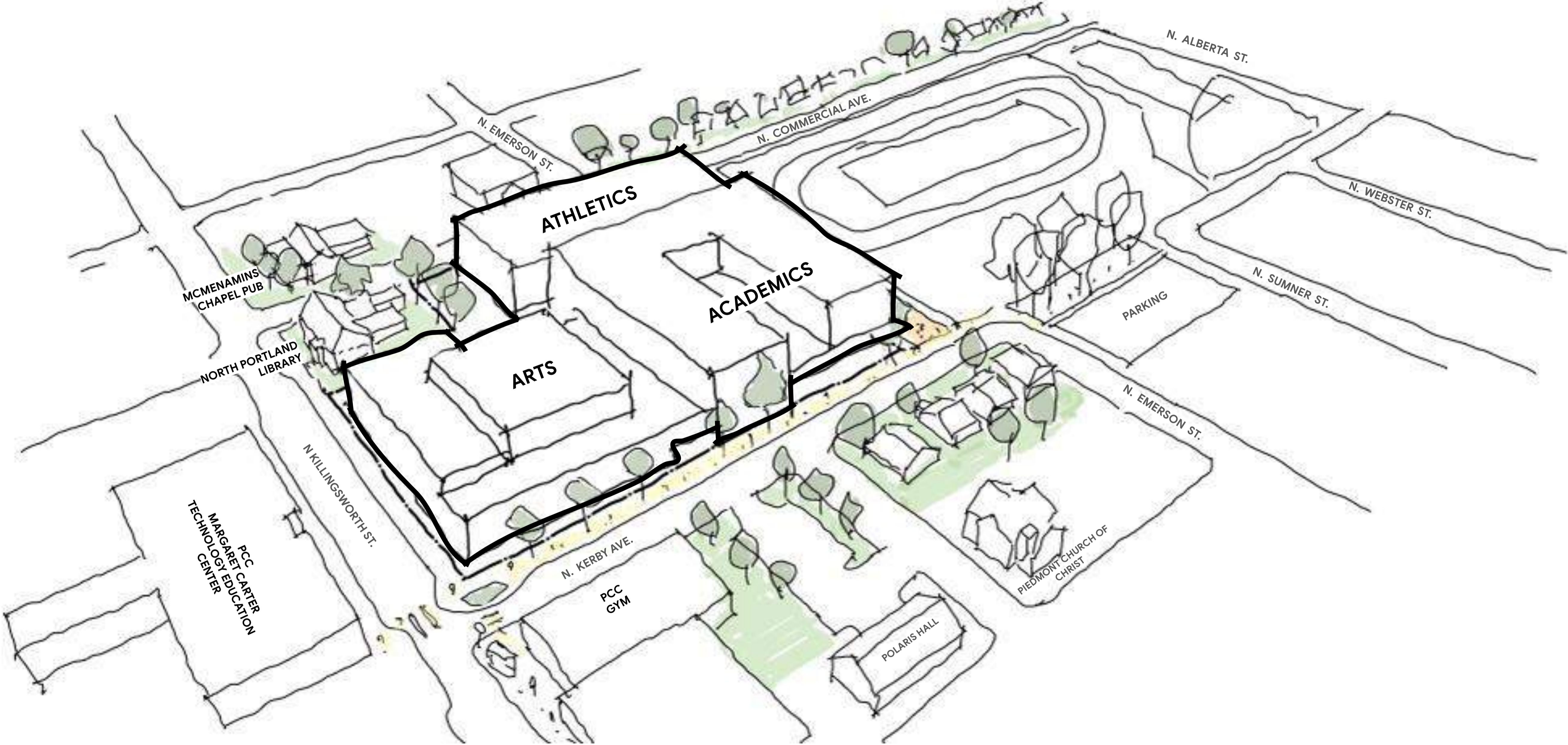
North

Arts Entry + Theater



North

Massing



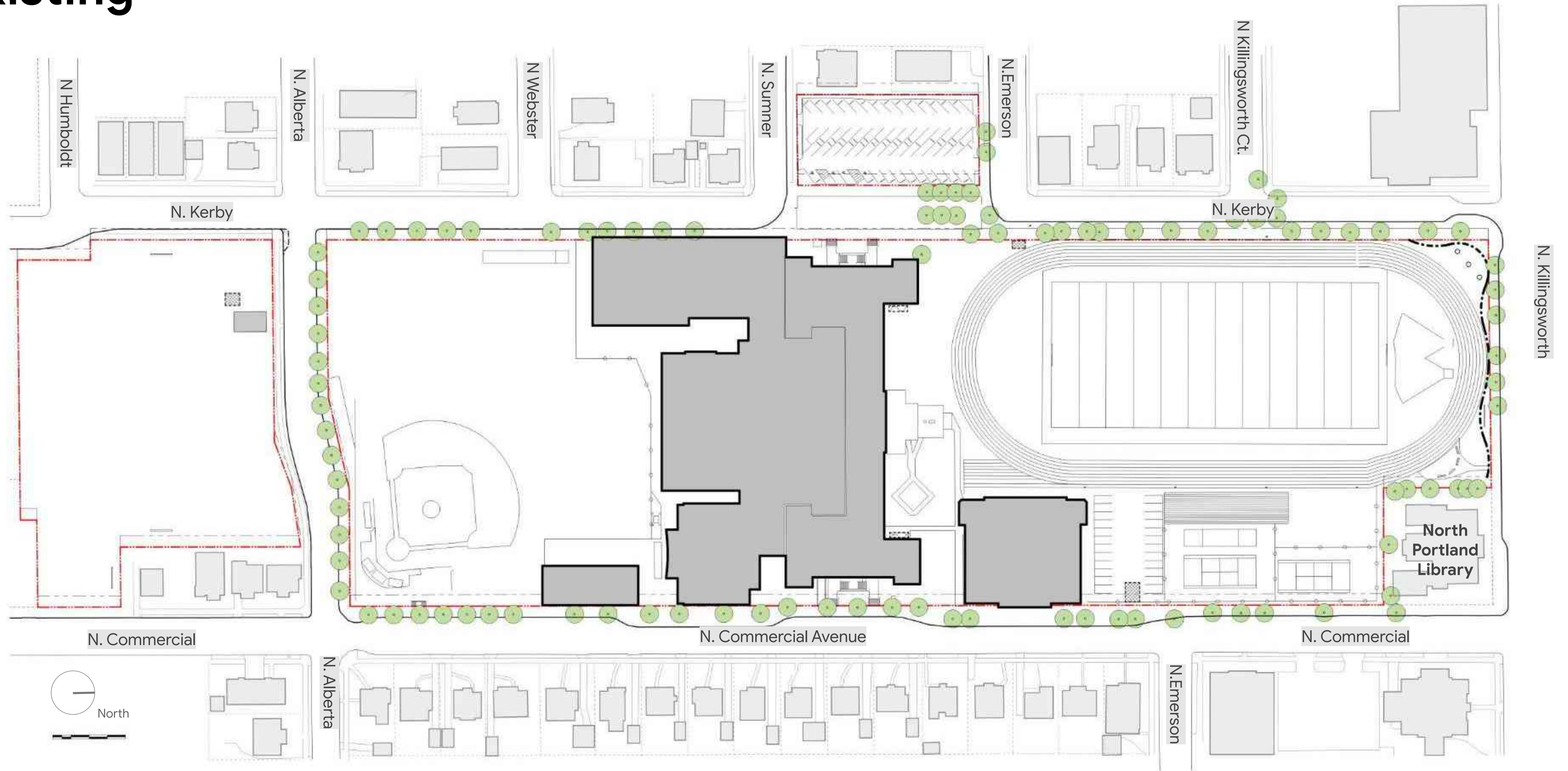
North

Site & Building Plans

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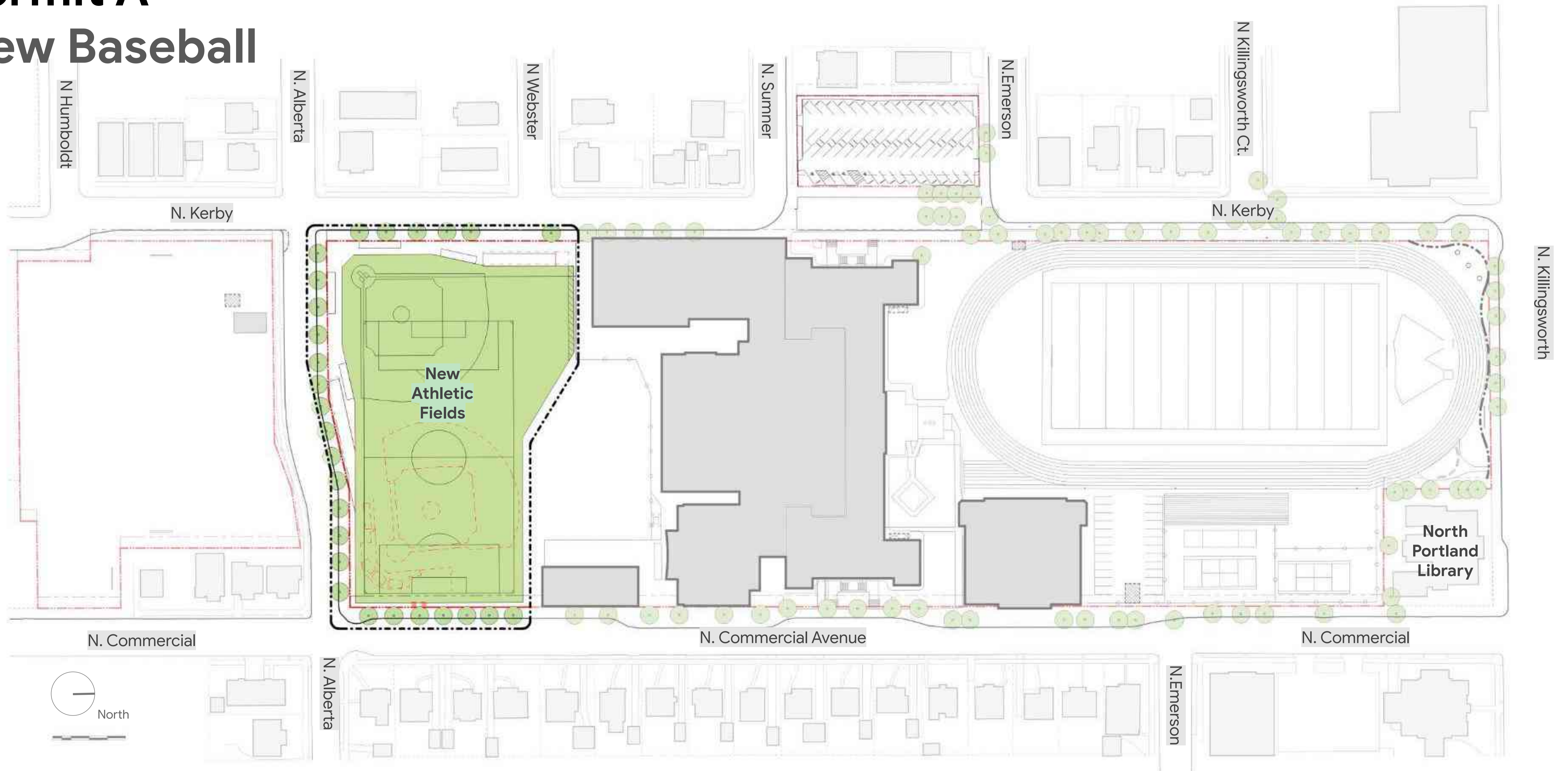
EA 24-068727 DA - Exhibit A.1

Existing



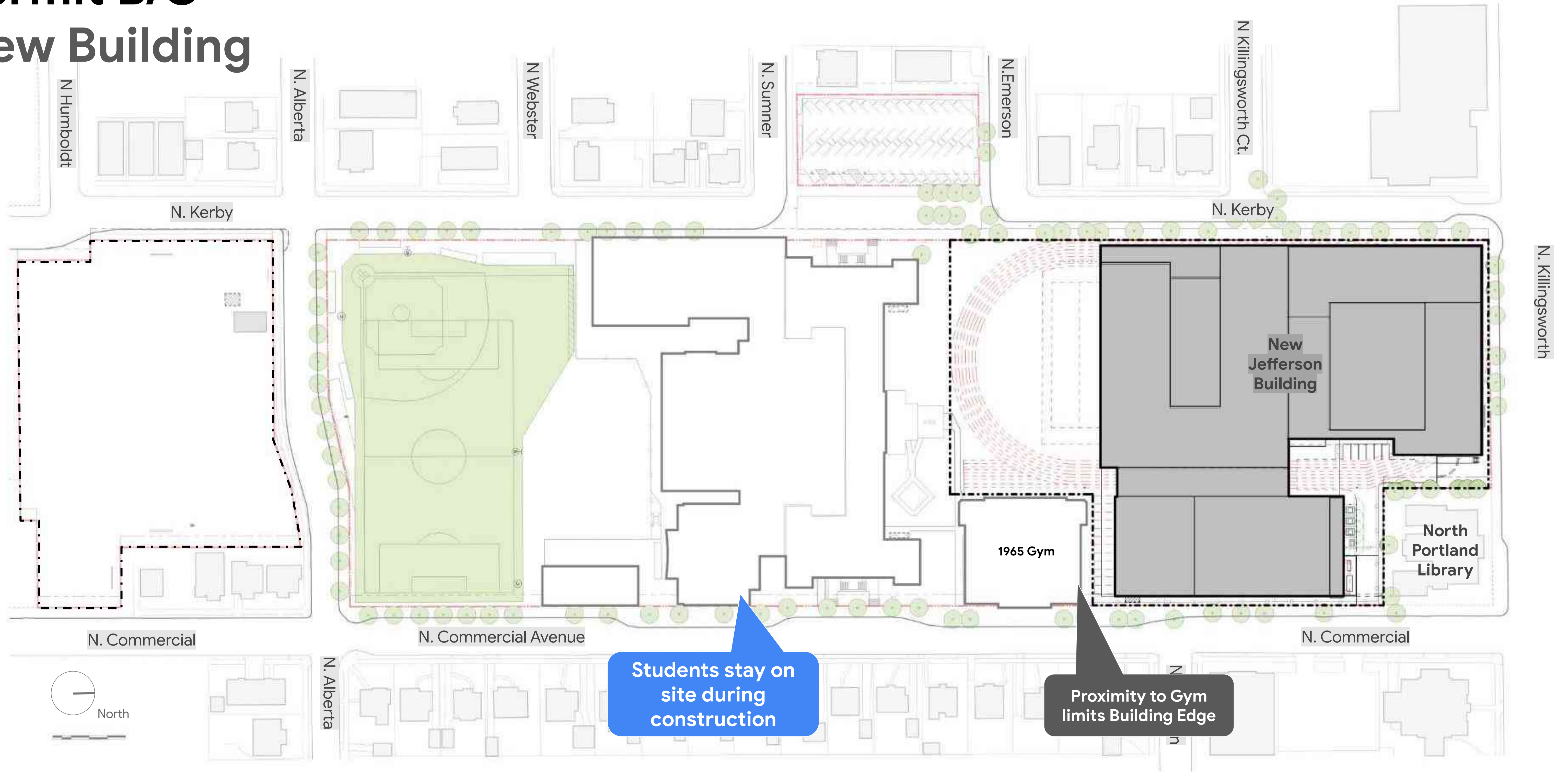
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Permit A New Baseball



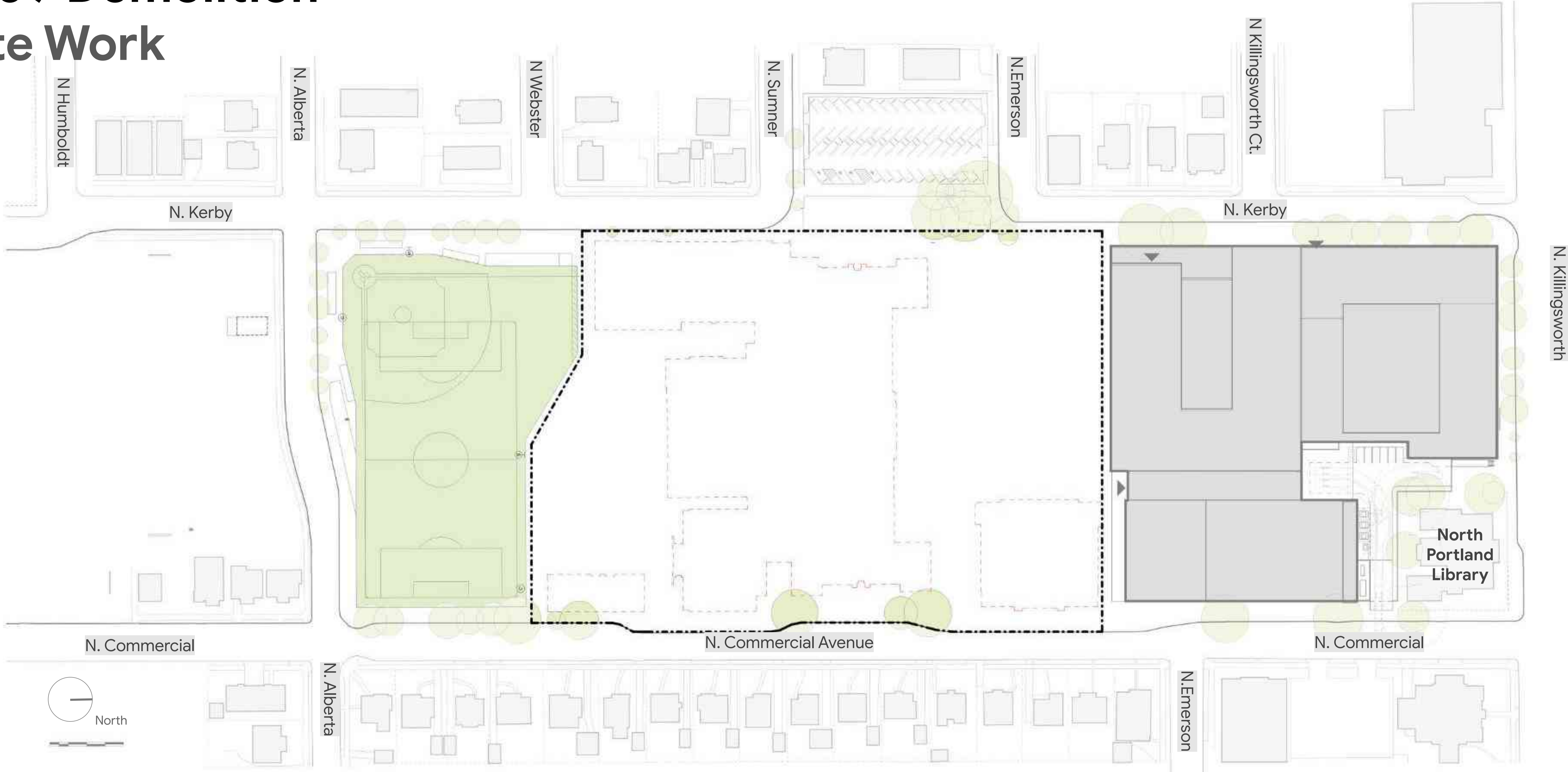
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Permit B/C New Building



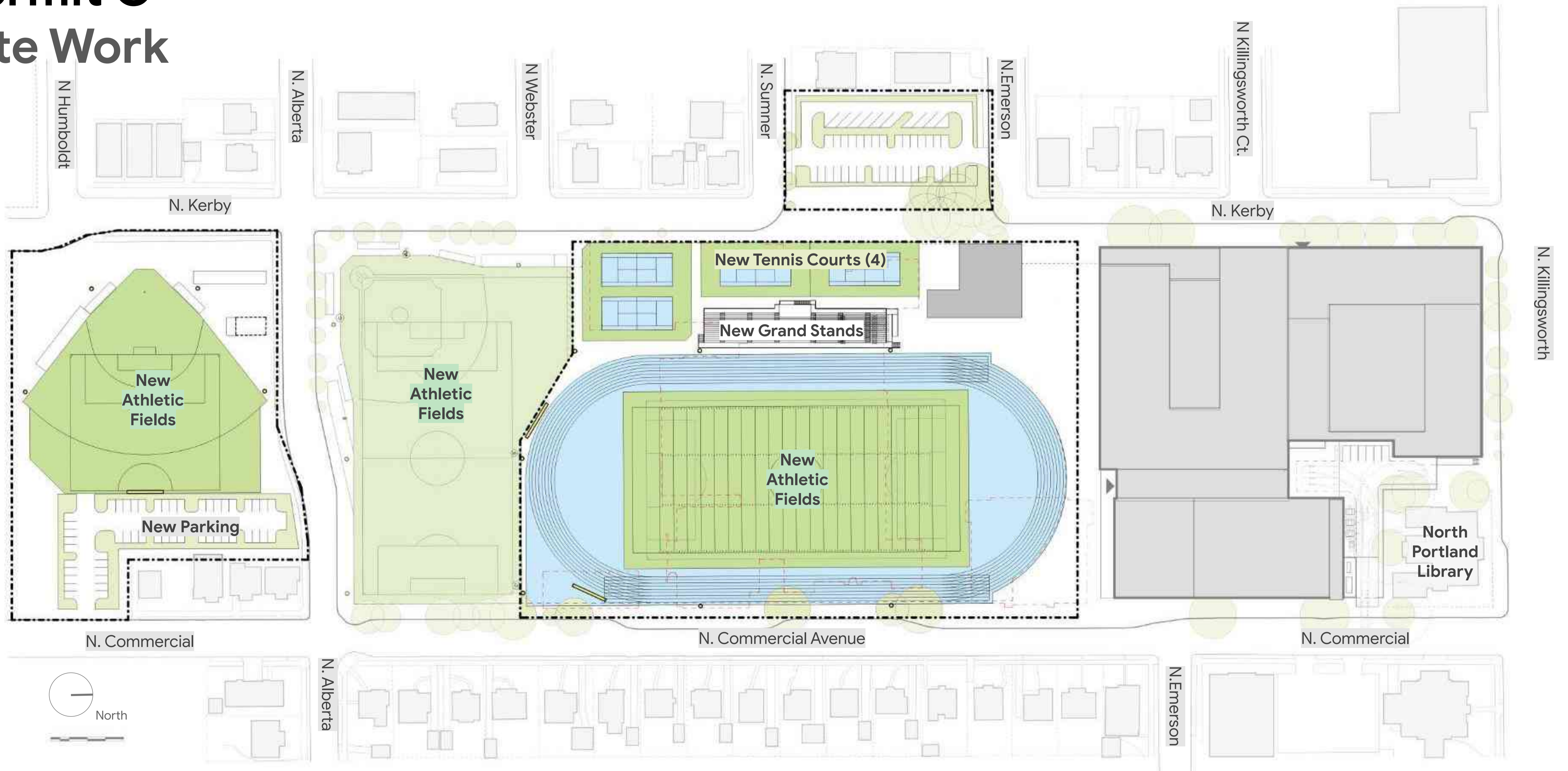
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1909 Demolition Site Work



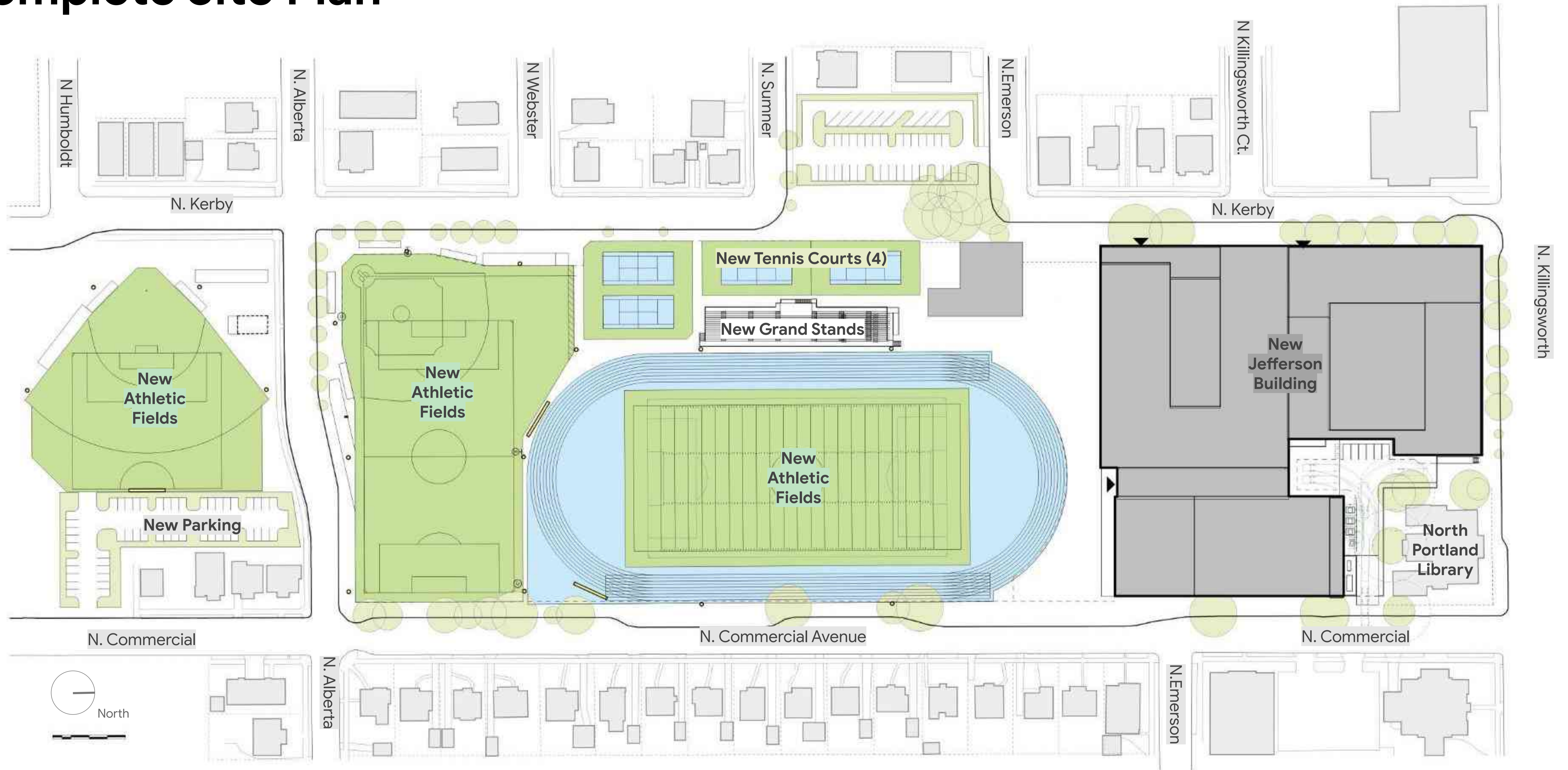
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Permit C Site Work



DRAFT

Complete Site Plan



DRAFT

Floor Plans Levels 1 & 2



ACADEMICS



ARTS



ATHLETICS



COMMUNITY

Add updated plans

Killingsworth

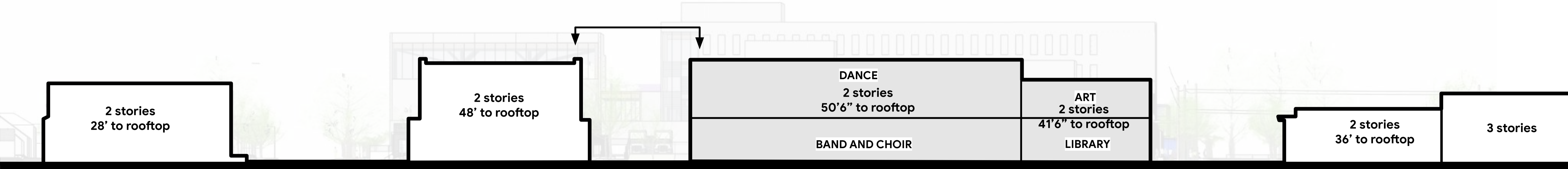
Killingsworth Context

Building Setbacks

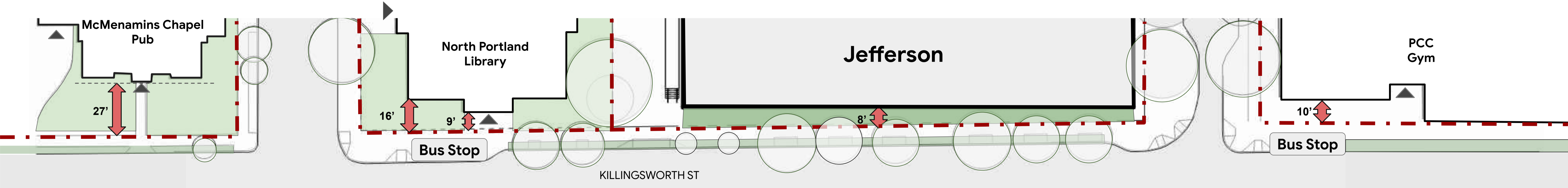


Killingsworth Context

Building Setbacks & Heights



KILLINGSWORTH ST ELEVATION



KILLINGSWORTH ST PLAN



Exterior Views

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EA 24-068727 DA - Exhibit A.1

Main Entry



Killingsworth



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EA 24-068727 DA - Exhibit A.1

Killingsworth



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EA 24-068727 DA - Exhibit A.1

Library / JHS



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EA 24-068727 DA - Exhibit A.1

Commercial



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EA 24-068727 DA - Exhibit A.1

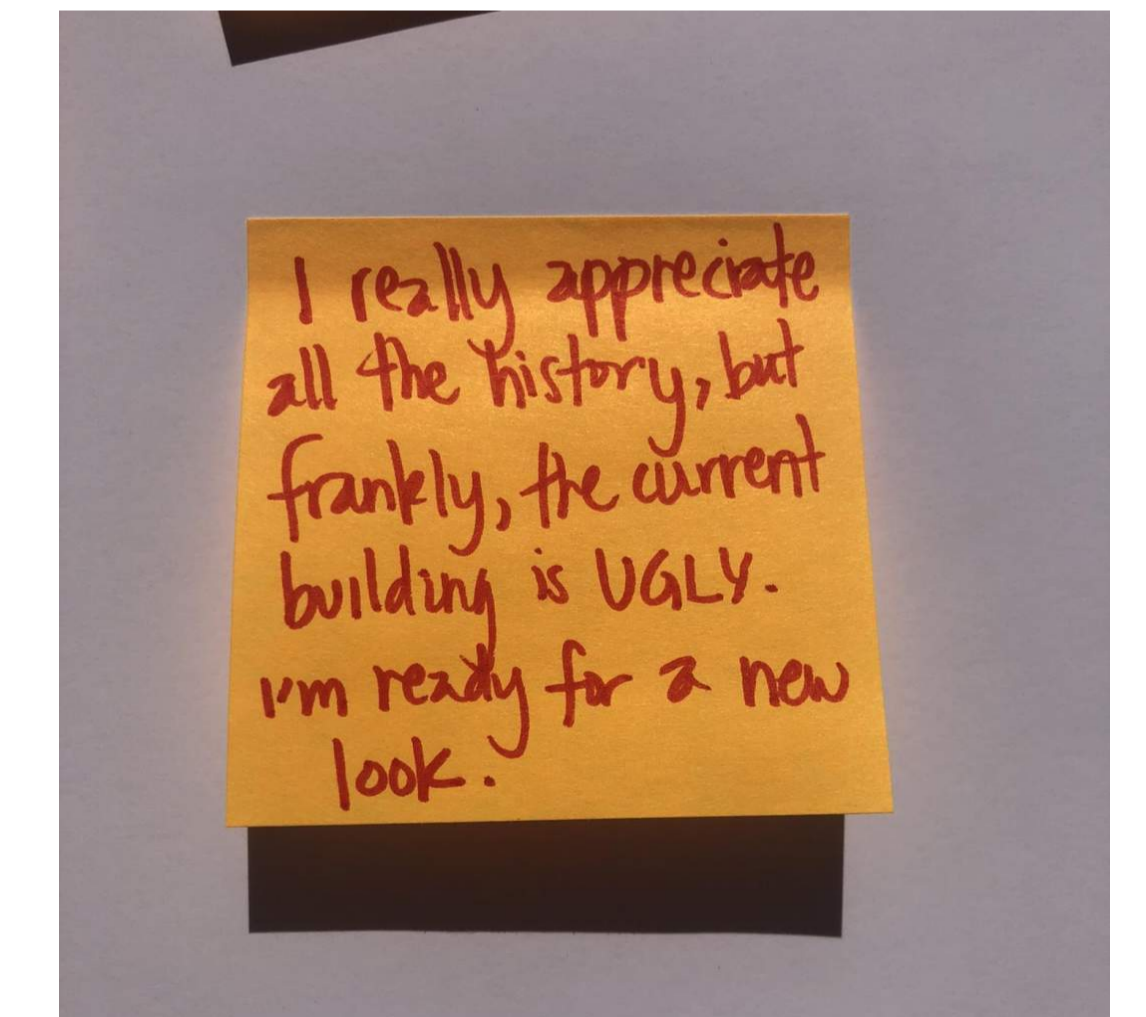
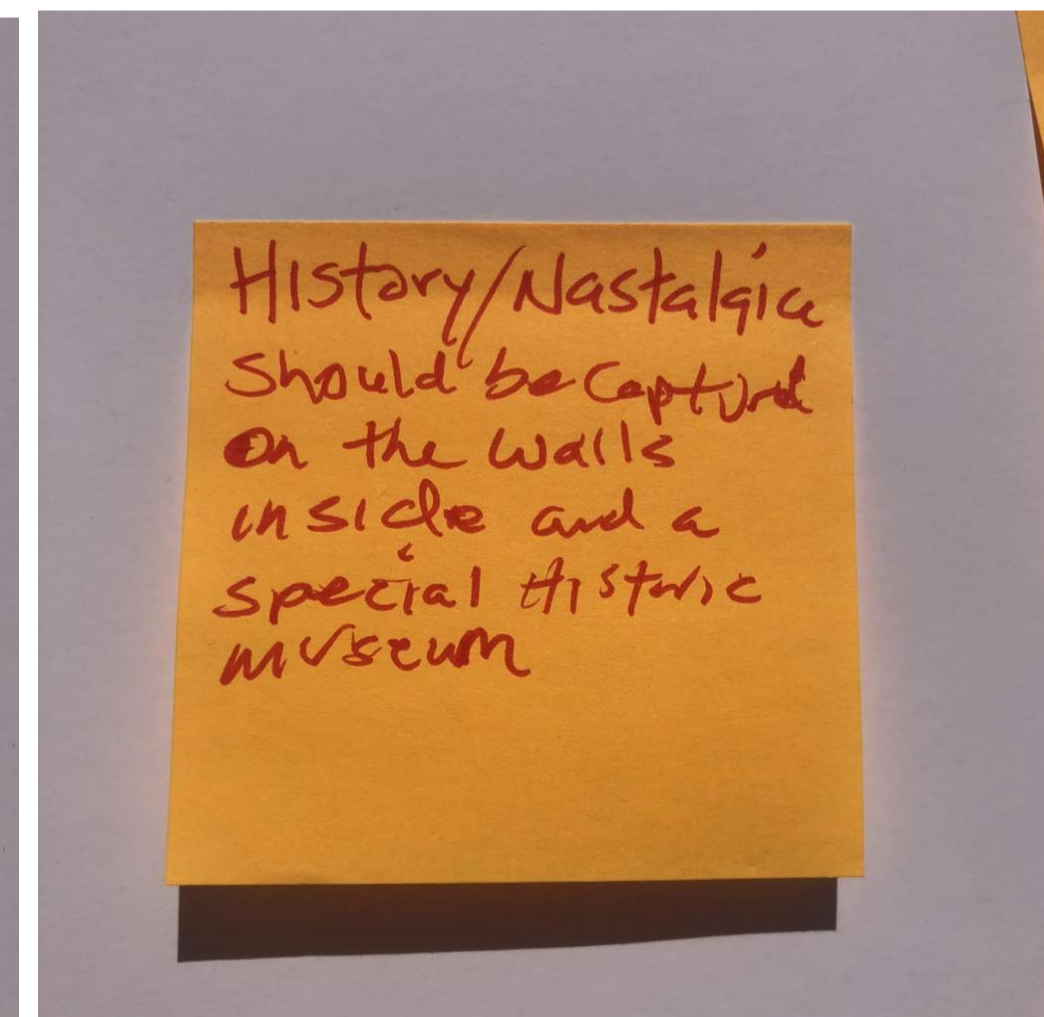
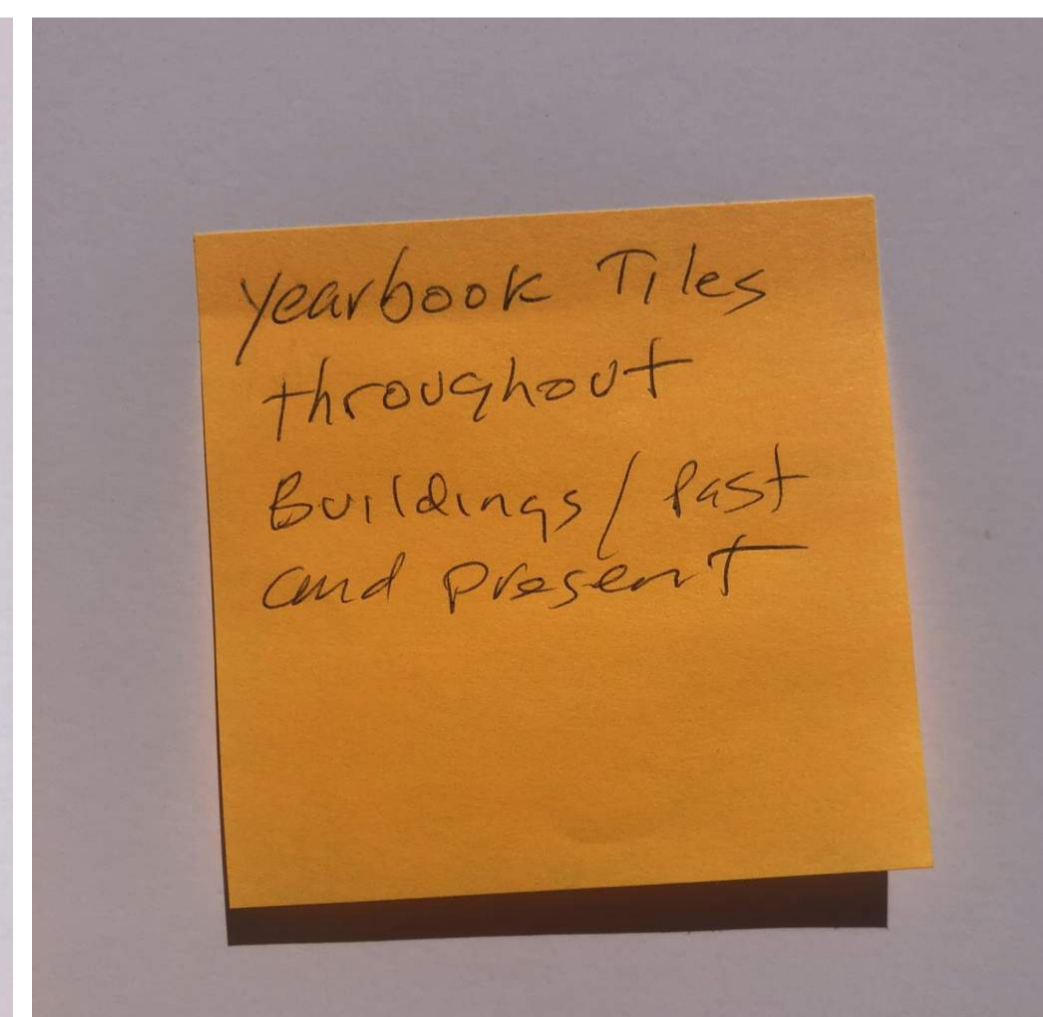
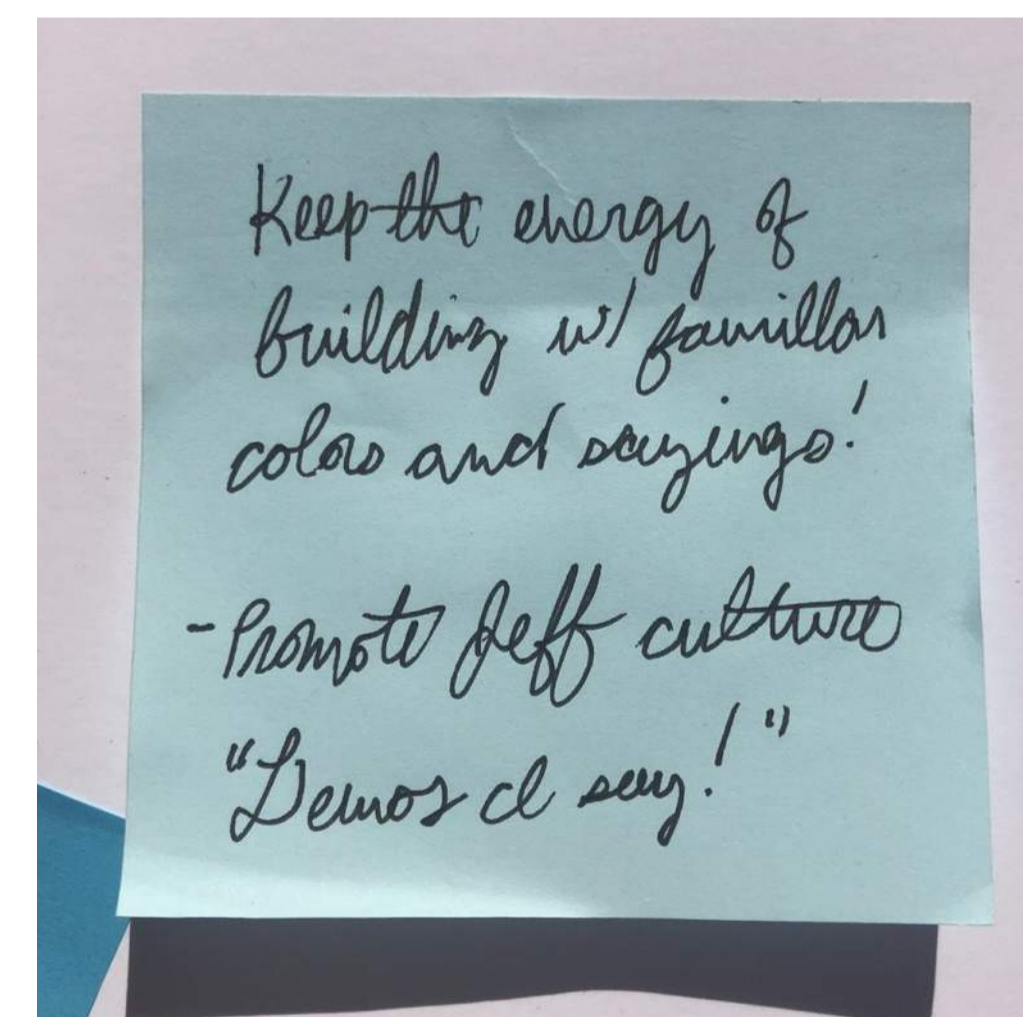
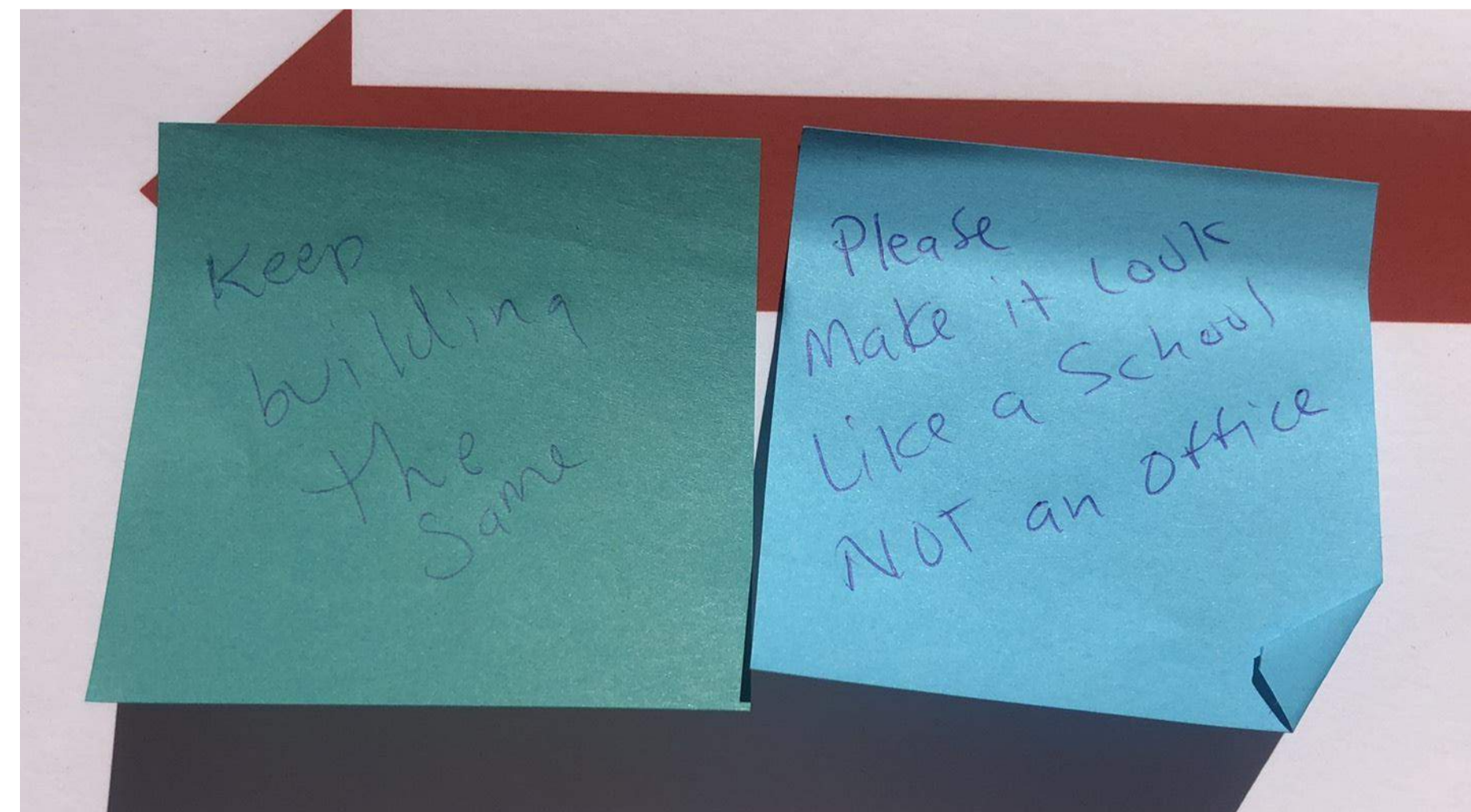
From Track



DRAFT
EA 24-068727 DA - Exhibit A.1

Facade Approach

How Much Should the New JHS Look Like the Current JHS?



As Similar as Possible

Some Similarities

Completely Different

DRAFT

How Much Should the New JHS Look Like the Current JHS?

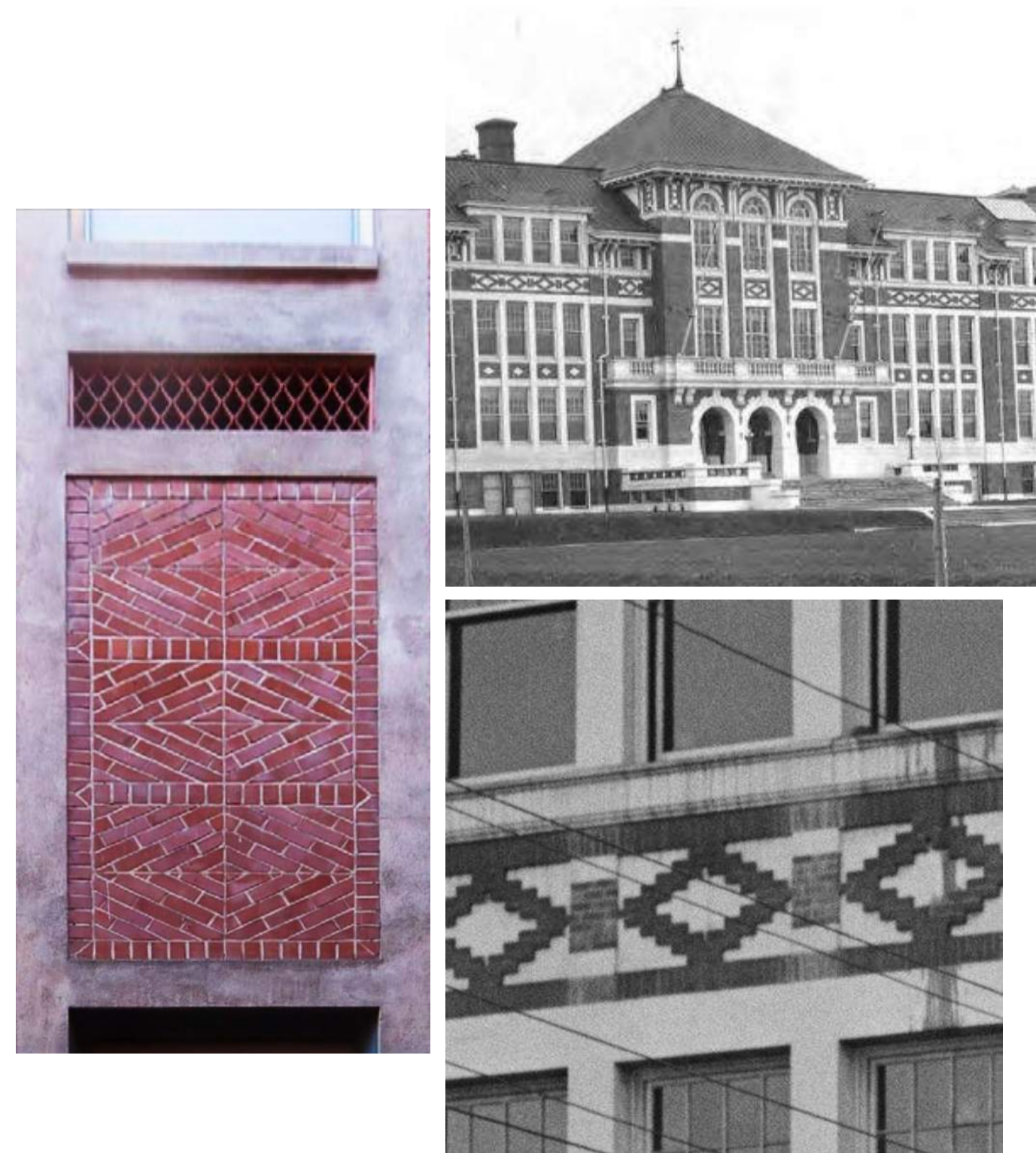
As Similar as Possible

Some Similarities

Completely Different



Approach 1
Material change between Facades
Brick on Primary Facades



Approach 2
Texture change between Facades
Reference Patterns on 1909



Approach 3
Color Change Between Facades
Neutral Colors

Relationship to Context



JHS

Identify ways, if any, the new JHS should relate to the 1909



PIEDMONT

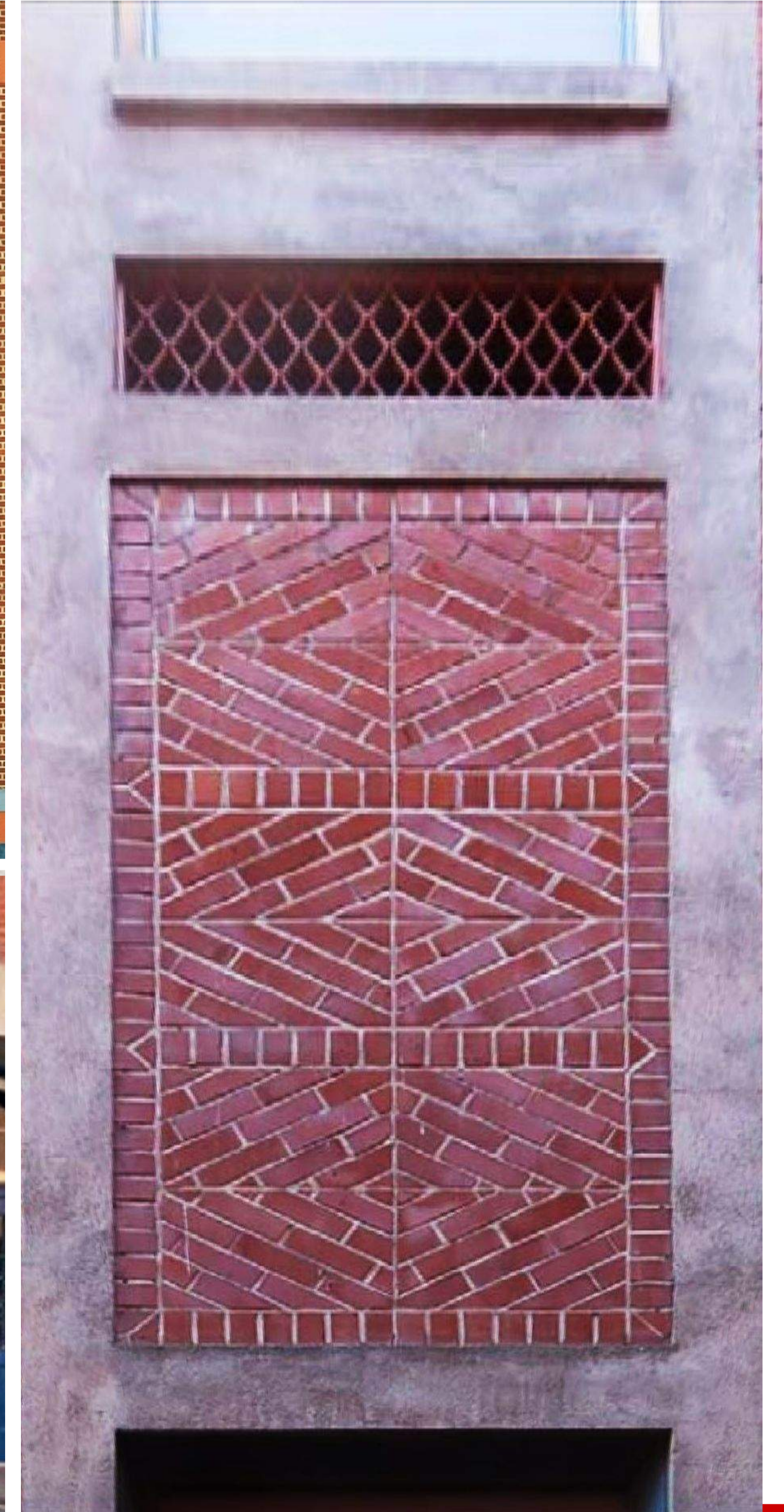
Acknowledge its place in the Piedmont Conservation District



PCC

Distinguish itself from PCC

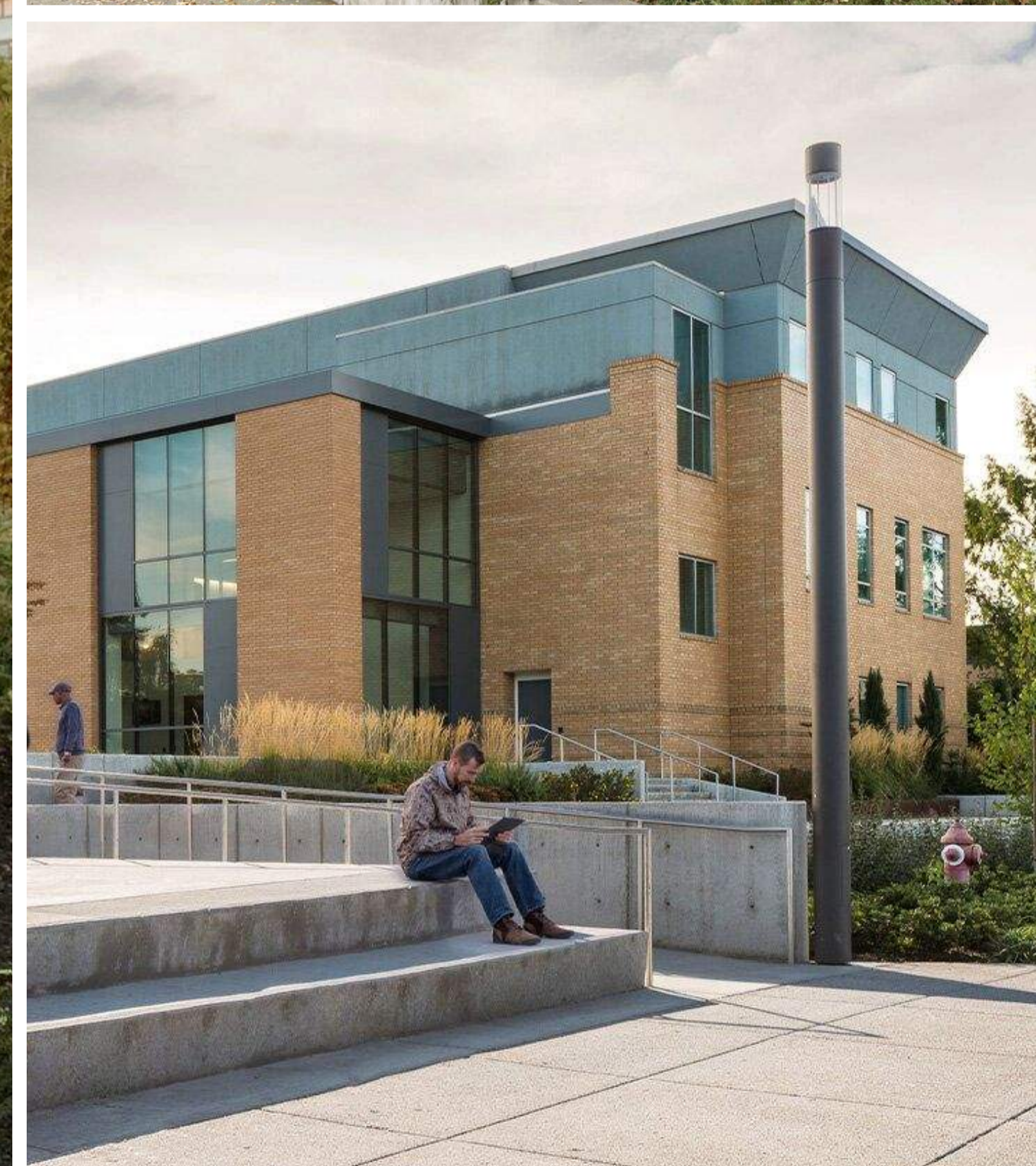
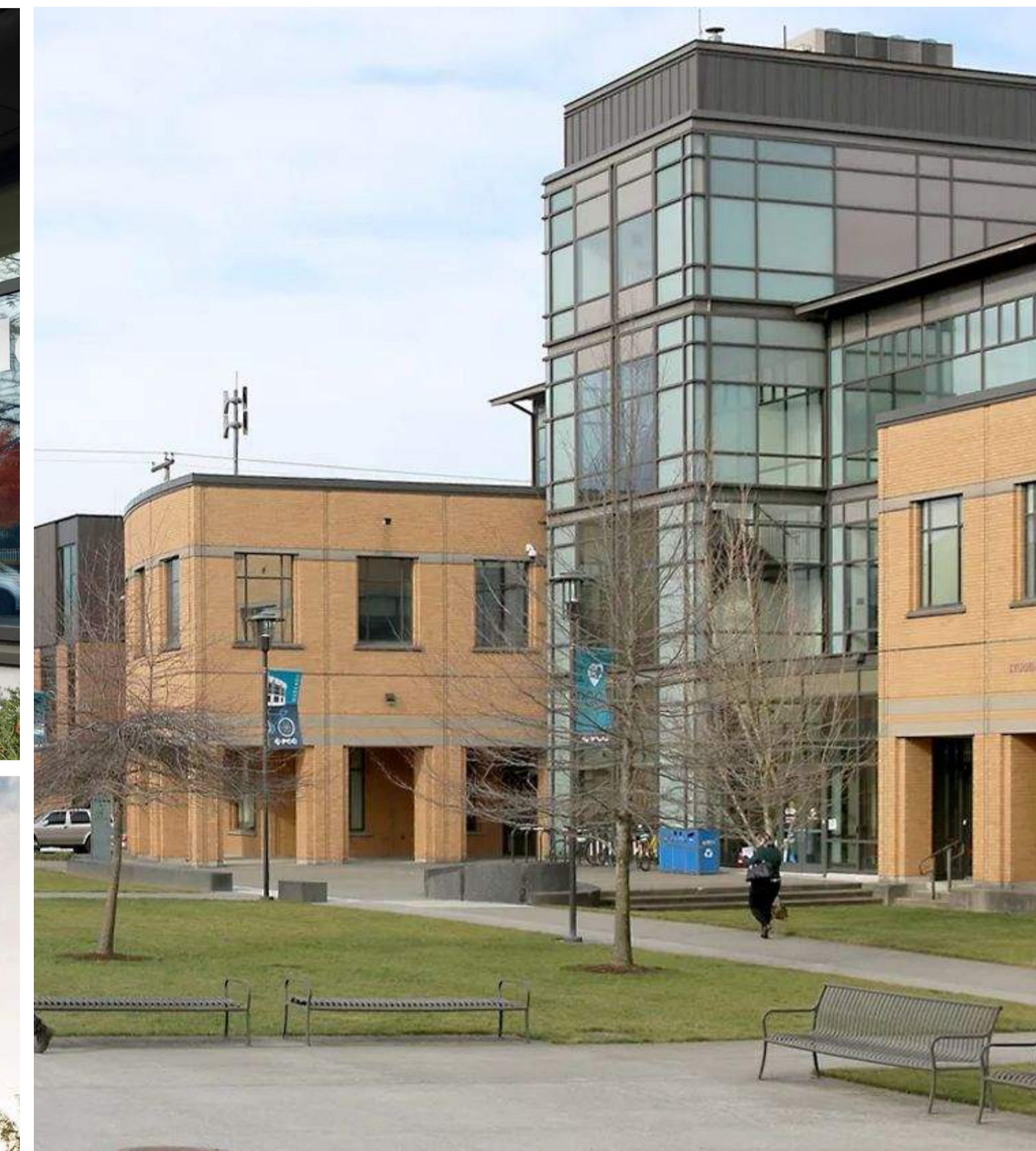
Jefferson High School (1909)



Piedmont Conservation District



Portland Community College



Jefferson High School (1909)



Arched Entry

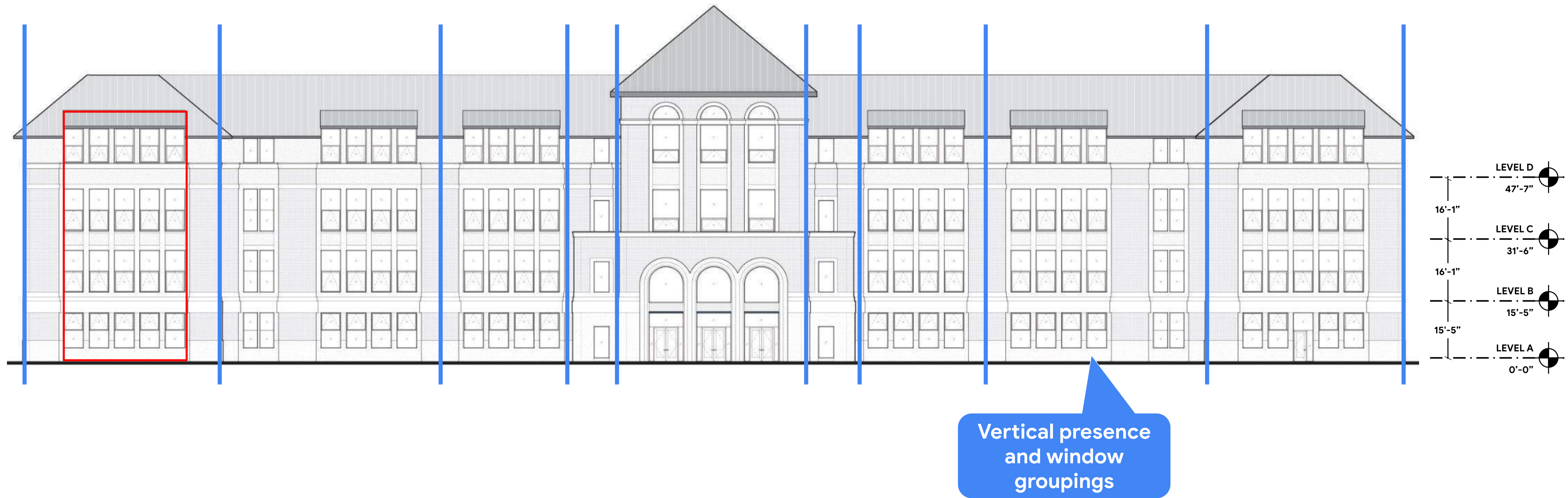


Diamonds

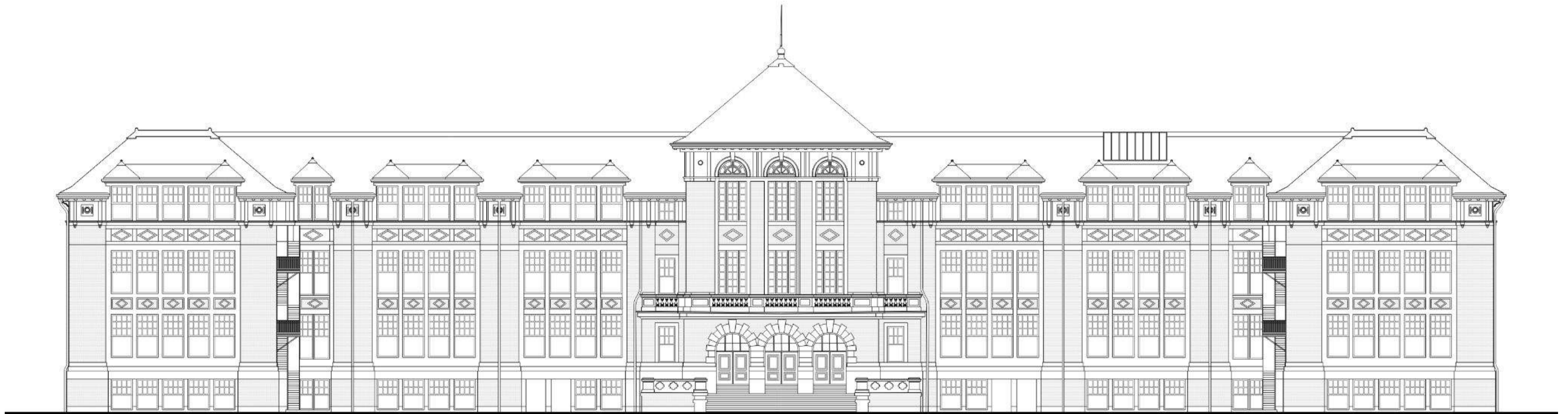


Window Grouping

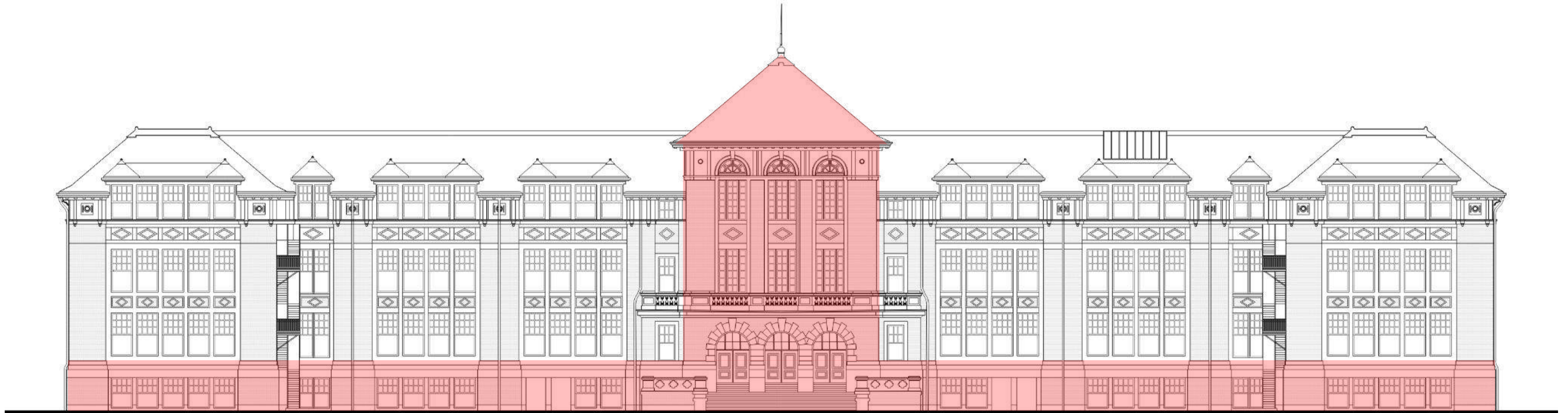
1909 North Elevation Alignments + Groupings



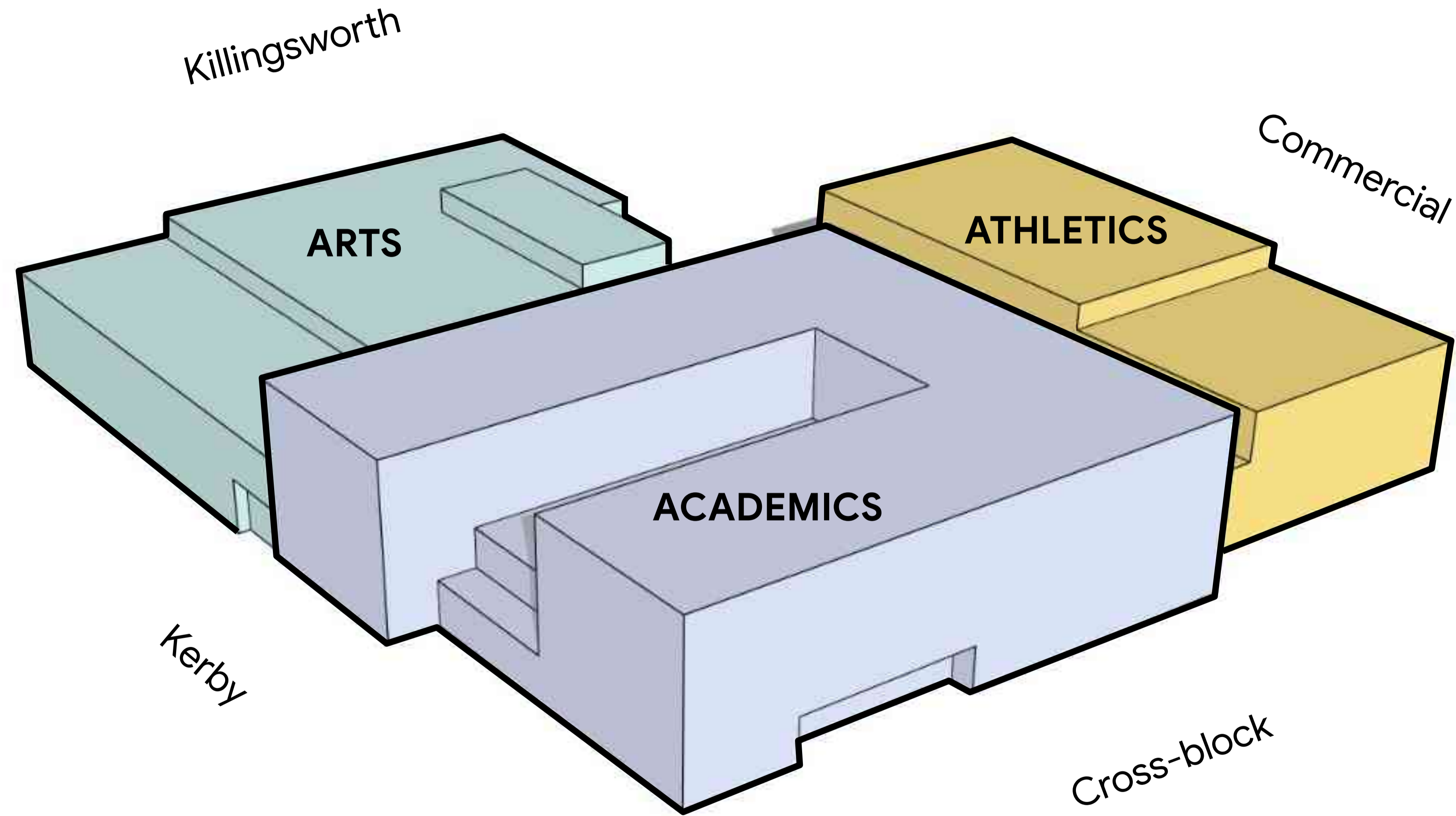
1909



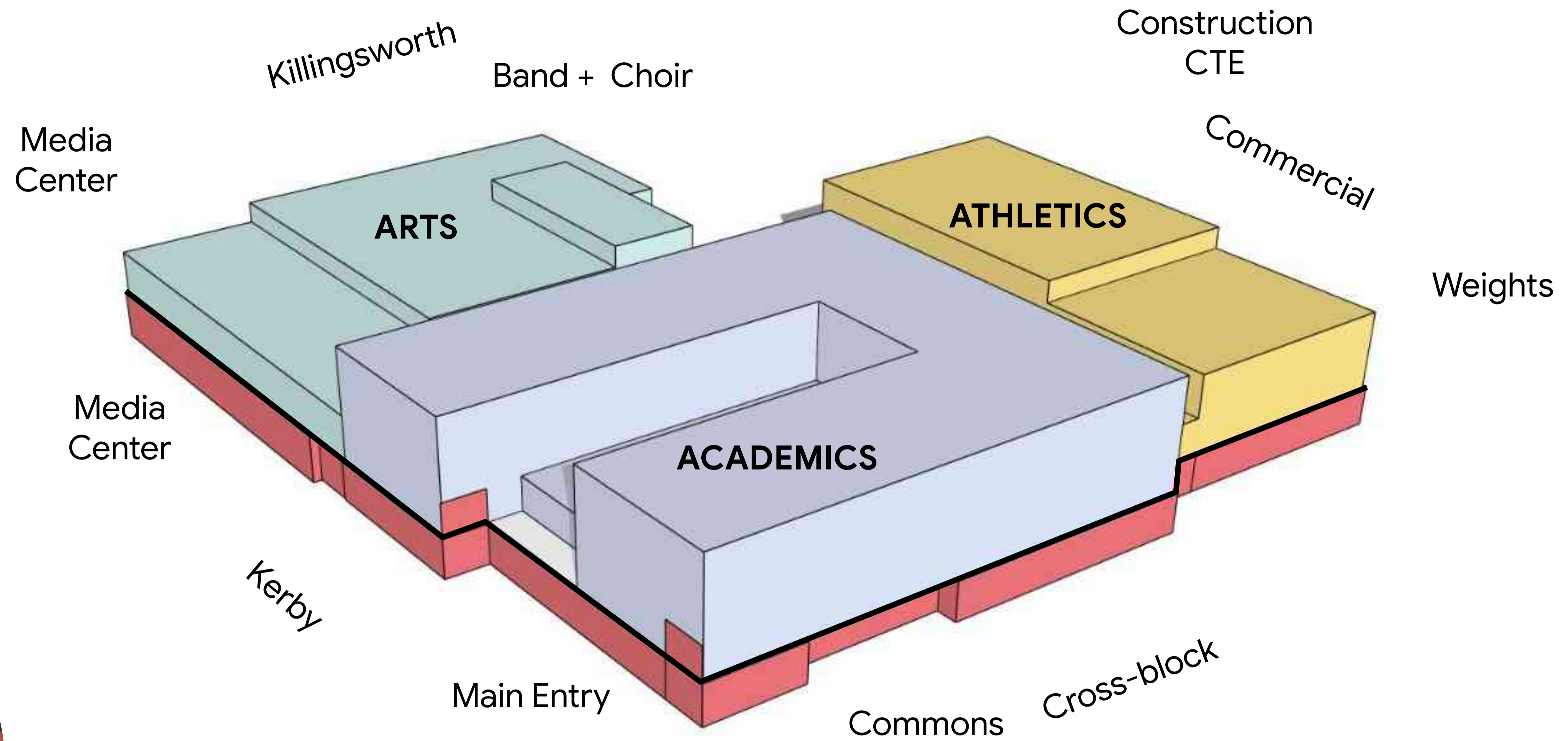
1909



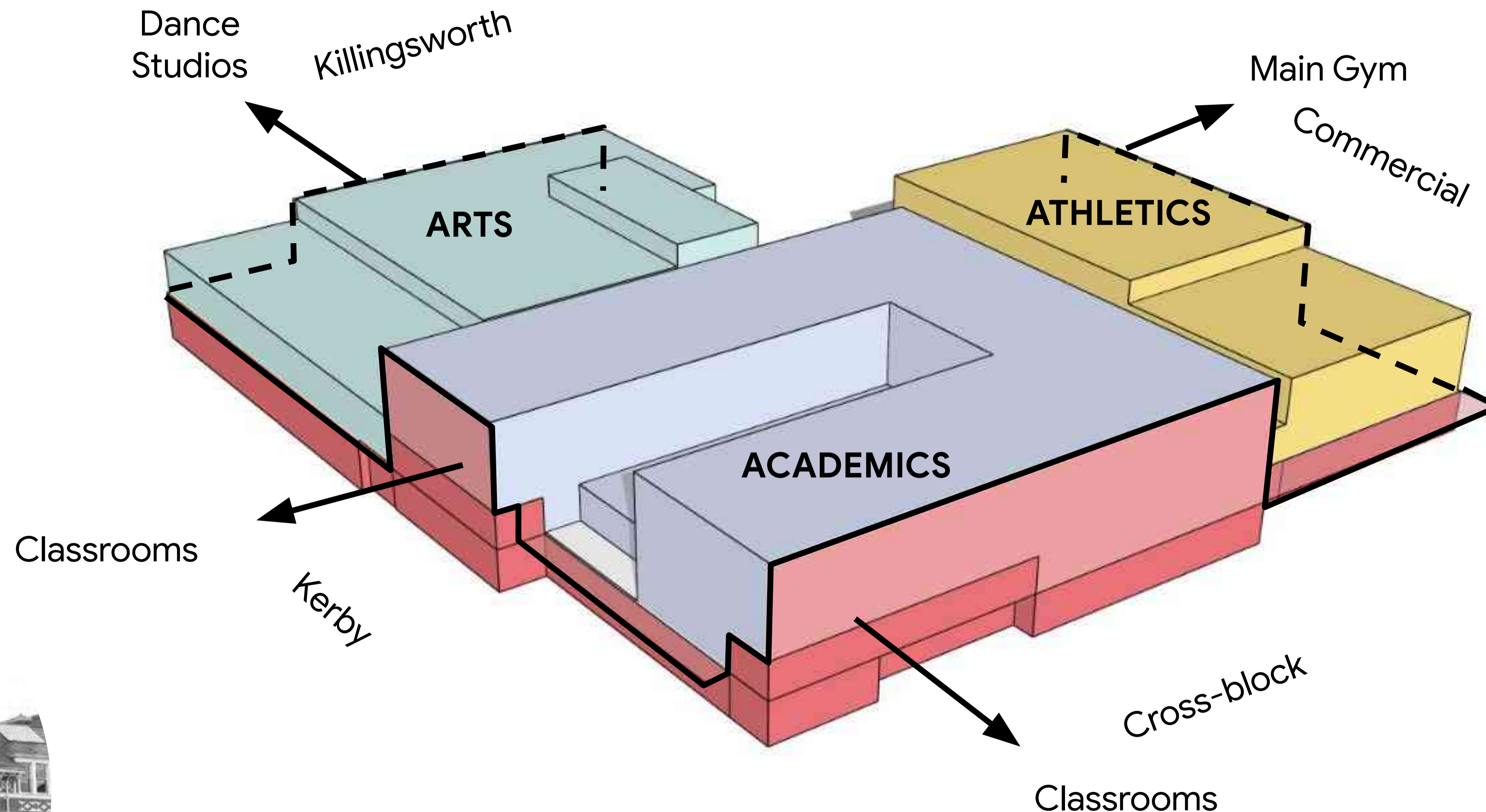
Program



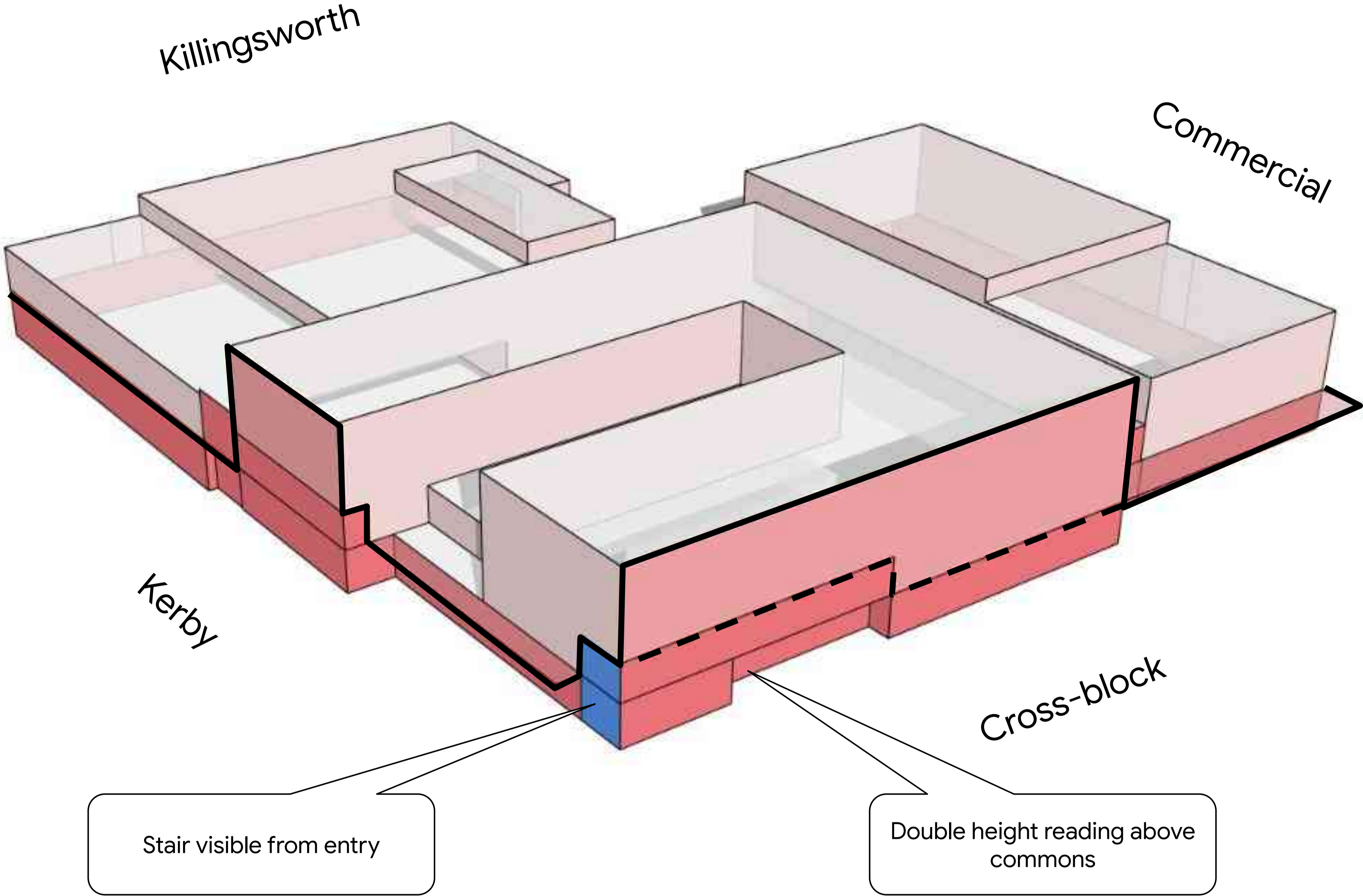
Active Base



Highlighted Program

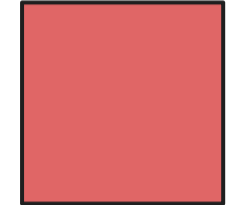
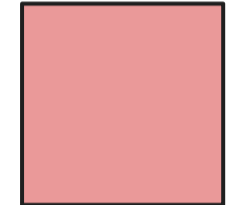
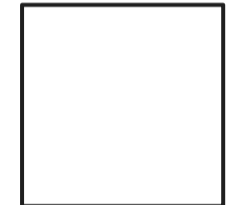



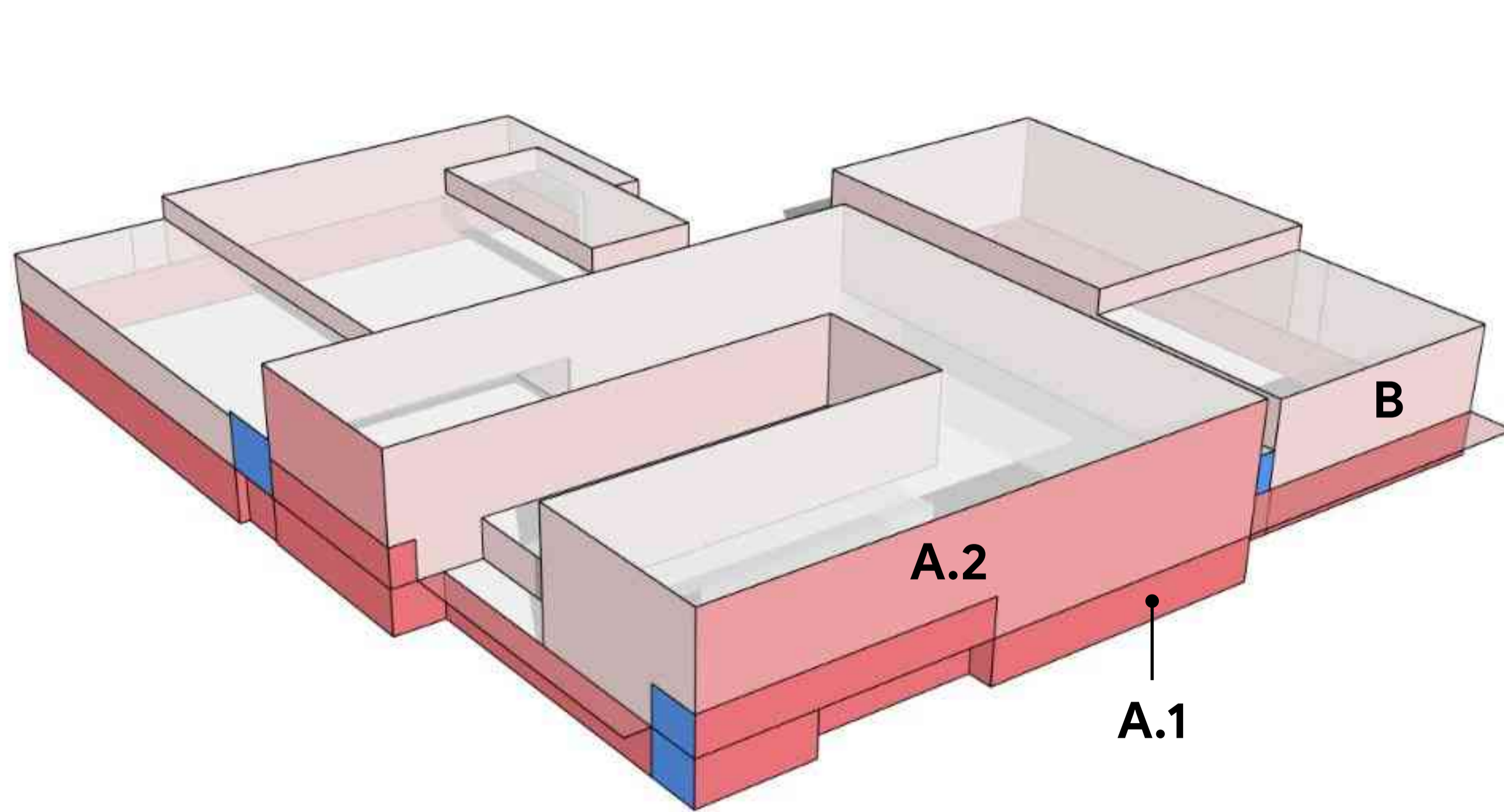
Main Entry - Commons



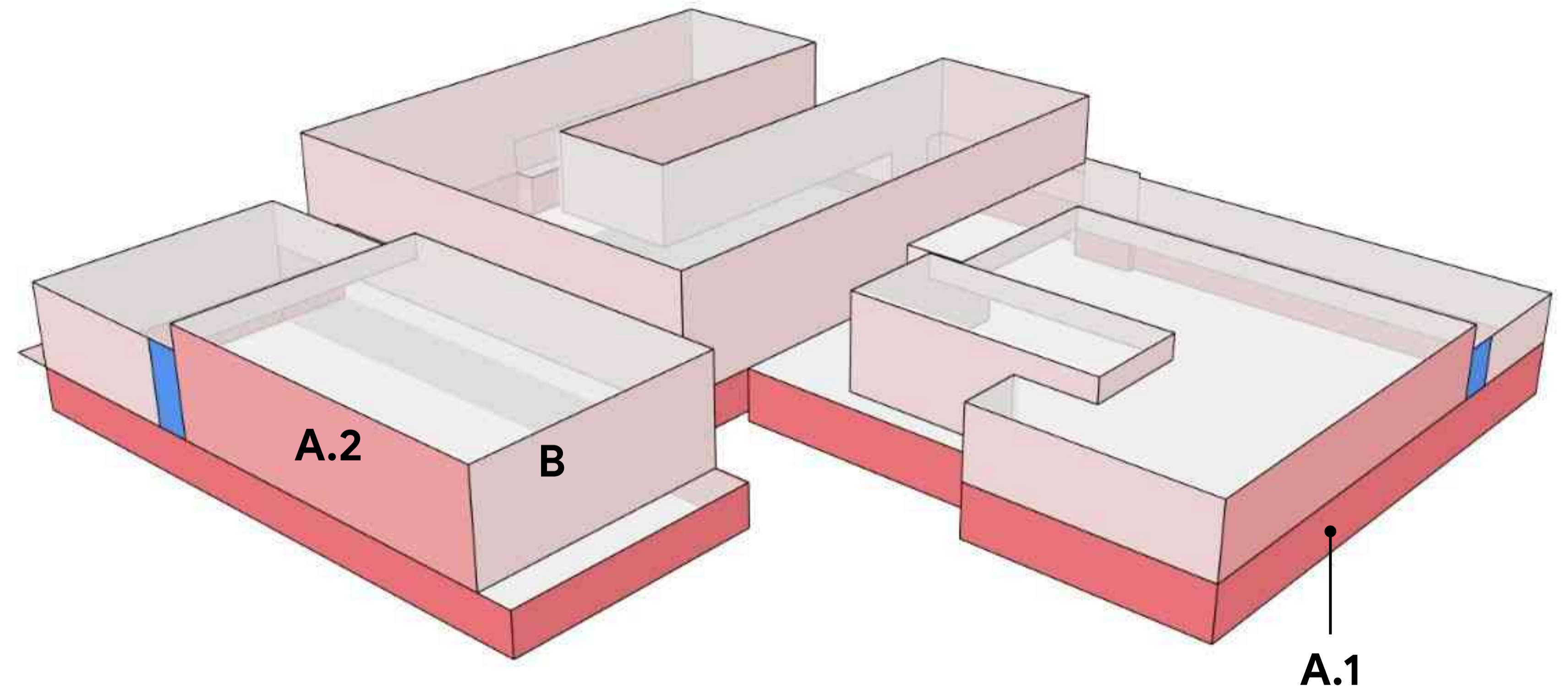
Highlighted Entry

Facade Materials

-  **A.1 (20%)** - Highlight Material, Durable
-  **A.2 (20%)** - Highlight Material, Above Ground Floor, Lightweight
-  **B (60%)** - Background Material, Primarily at Classrooms + Blank Walls, Lightweight, Punched Windows
-  **C** - Entries



View From SW



View From NE

Modifications and Adjustments

Modifications & Adjustments

1. Adjustment: Transit Street Main Entry. 33.150.265 requires a main entrance within 25 feet of a transit street. The new main entry of the school will utilize the a location on N. Kerby. **We are seeking an adjustment to locate the main school entry on North Kerby approximately 350 feet from Killingsworth.**

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Thank you.

DRAFT

EA 24-068727 DA - Exhibit A.1

Jefferson High School

Portland, OR

Design Advice Request #5

September 9, 2024



BORA LEVER PLACE



Project Updates

Project Schedule

2024

June

July

August

September

October

November

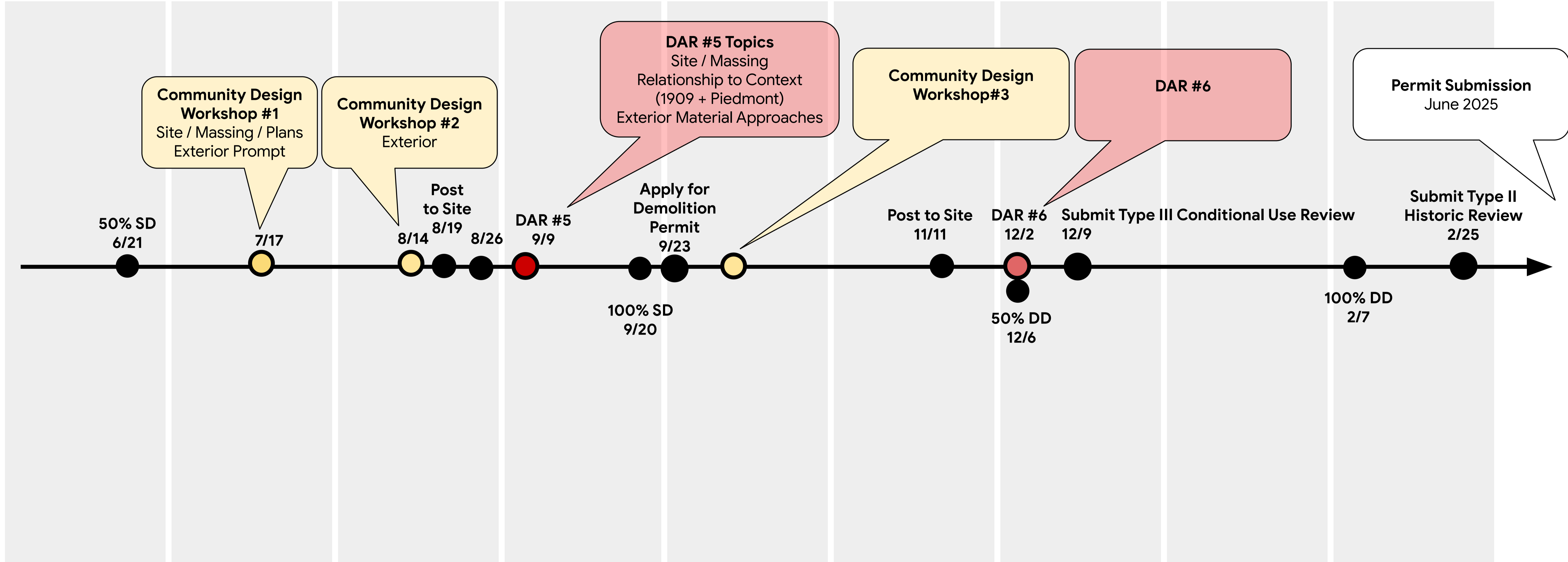
December

2025

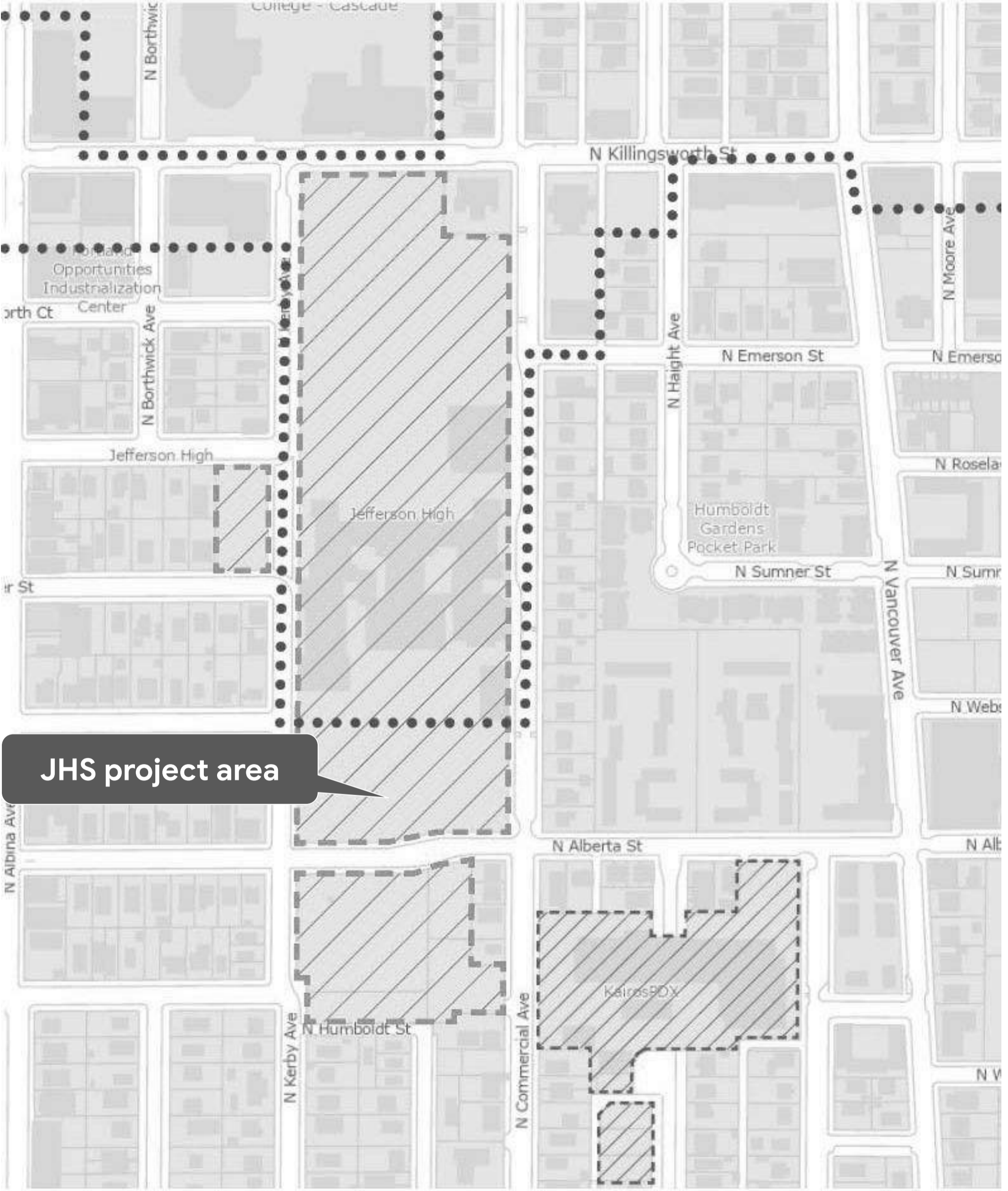
January

February

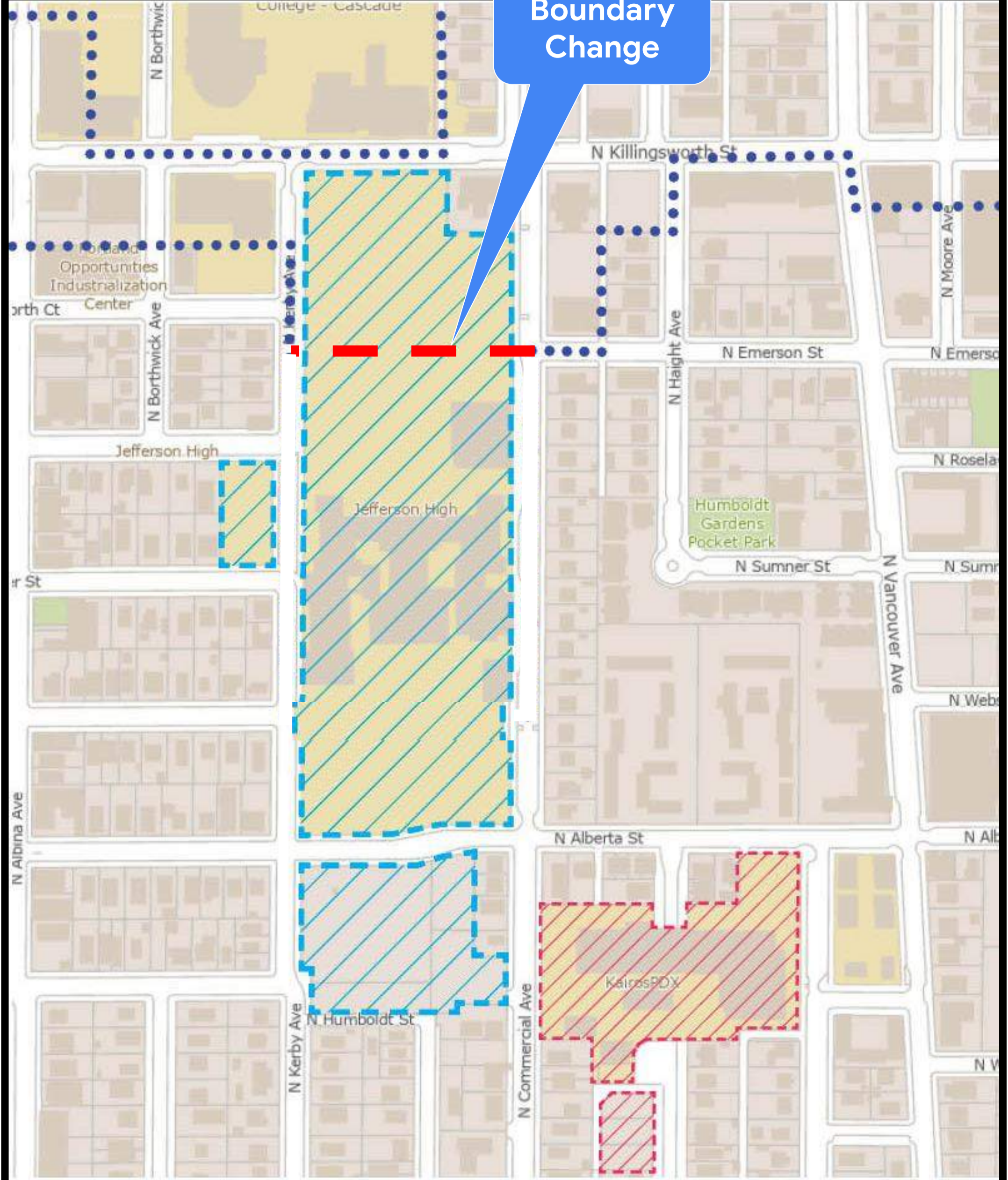
March



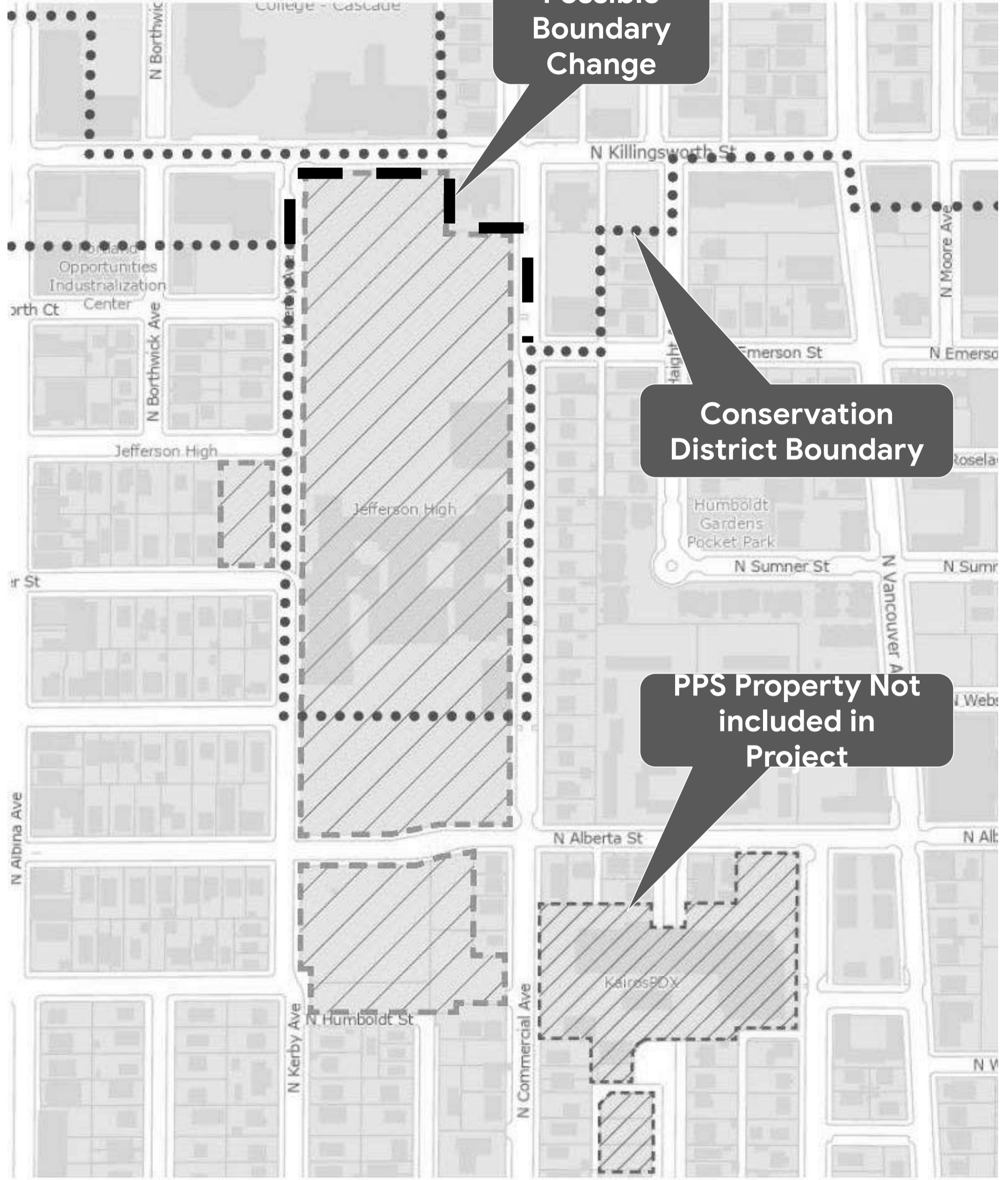
District Rezoning Options Previously Reviewed at DAR #4



Option 1: Maintain the district boundary - revise building + site status to non-contributing



Option 2: Revise building + site status to non-contributing and reduce the area of JHS within the district



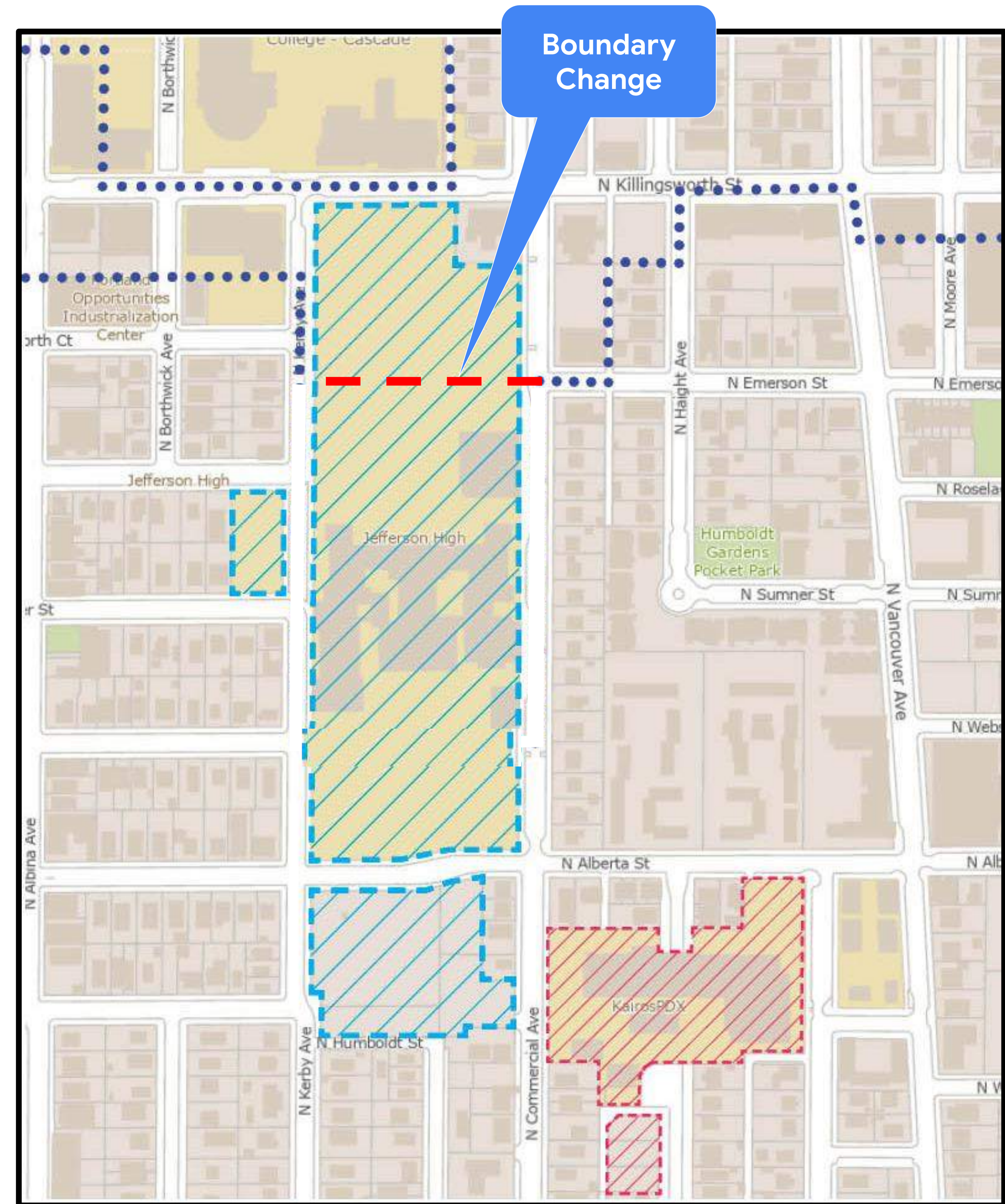
Option 3: Exclude JHS property from the district

Option 2: Revise building status to non-contributing and reduce the area of JHS within the district

“With six sub criteria not met - staff finds that the **Jefferson High School site no longer retains its integrity** as defined by zoning code section 33.846.030.D.2.

Therefore, the **Jefferson School site shall be reclassified as Non-Contributing Resource in the Piedmont Conservation District.**”

“The question of **altering the boundary of the Piedmont Conservation District to include only the northern 250.4 ft of the site** is also supportable since the Albina Community Plan Goal 5 volume focuses the intent of the district on the streetcar commercial strip along Killingsworth Street...”



Topics for Discussion

Questions for discussion

1. Main Entry Location.

Why is the main entry on Kerby?

- Killingsworth is a busy transit street where school buses cannot drop students off.
- The existing widened sidewalk on Kerby provides an opportunity for a more gracious entry.
- Safety is a concern as students gather at the entries; Kerby is the most protected street frontage.

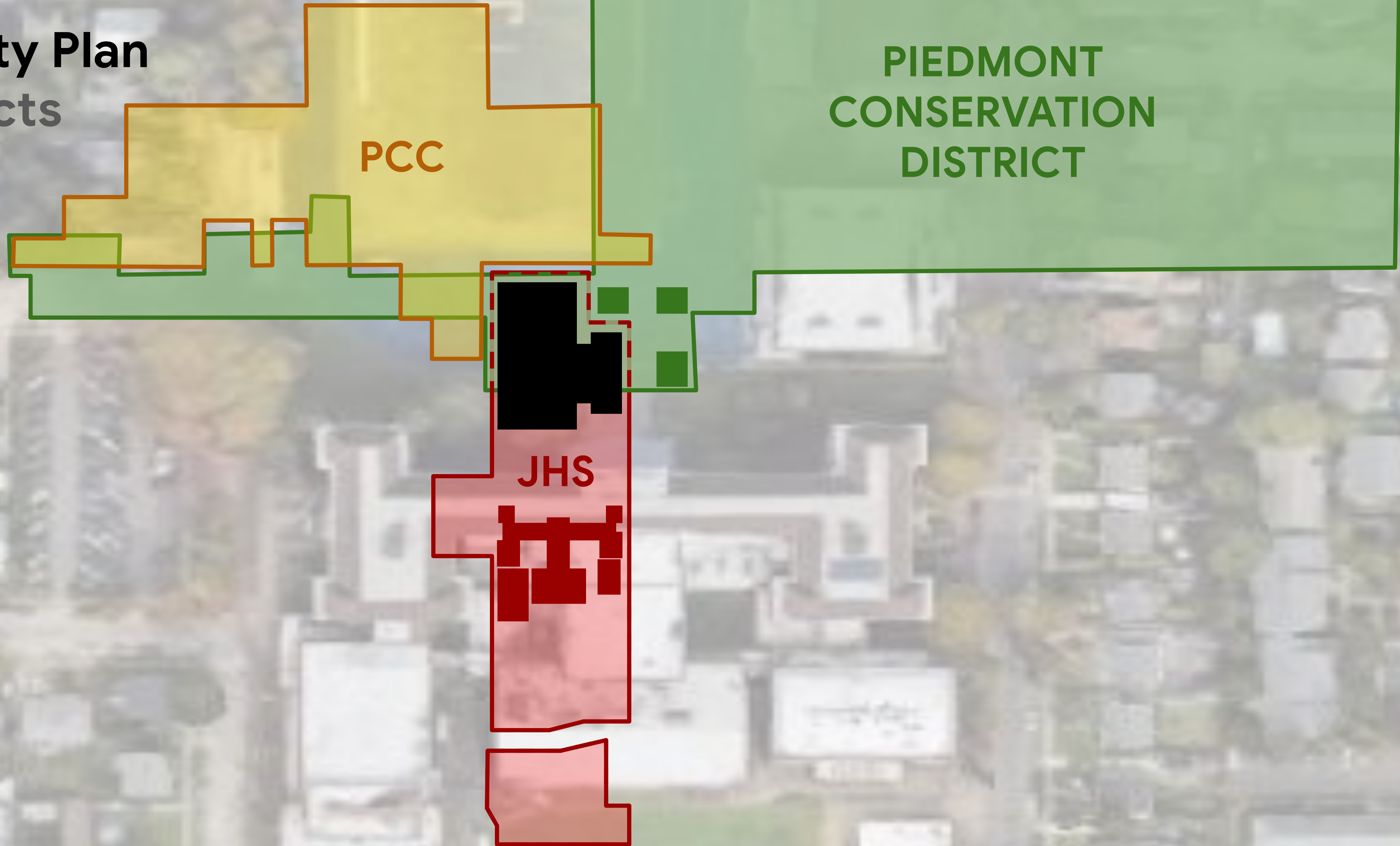
2. Killingsworth Character.

How will the new school respond to the Piedmont District, Streetcar and Community character? What program faces Killingsworth?

- The facade will employ large areas of glazing and will be articulated in a manner consistent with the district's character.
- The JHS Media Center is planned for the primary corner of Killingsworth and Kerby; this is one of the most active uses in the school that is permitted to be publicly visible.
- The transit-street setback will be use areas of landscape and hardscape to provide interest to the pedestrian experience.
- The Killingsworth frontage will be occupied by Visual and Performing Arts programs.

Site Analysis

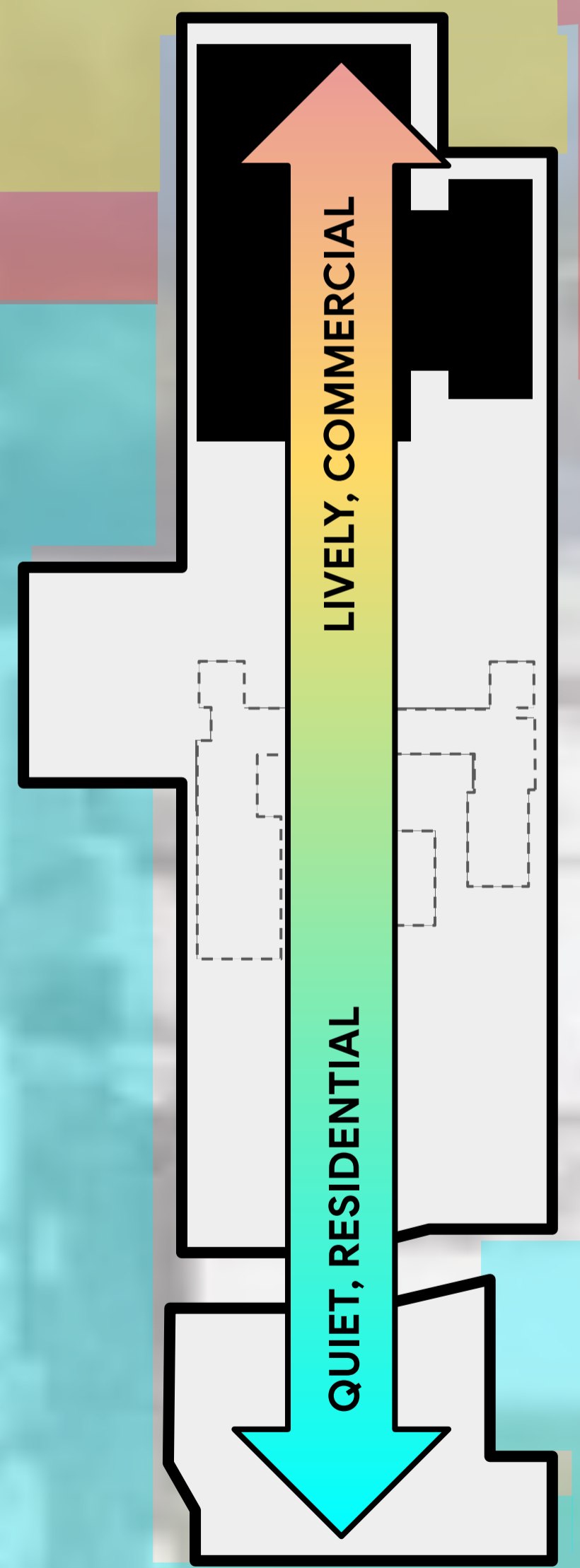
Vicinity Plan Districts



Vicinity Plan Character

ZONE CHARACTER

- Commercial
- Civic
- Residential/Mixed Use



Site Plan Character

KILLINGSWORTH ST

KERBY AVE

COMMERCIAL AVE




LIVELY,
COMMERCIAL

CROSSBLOCK

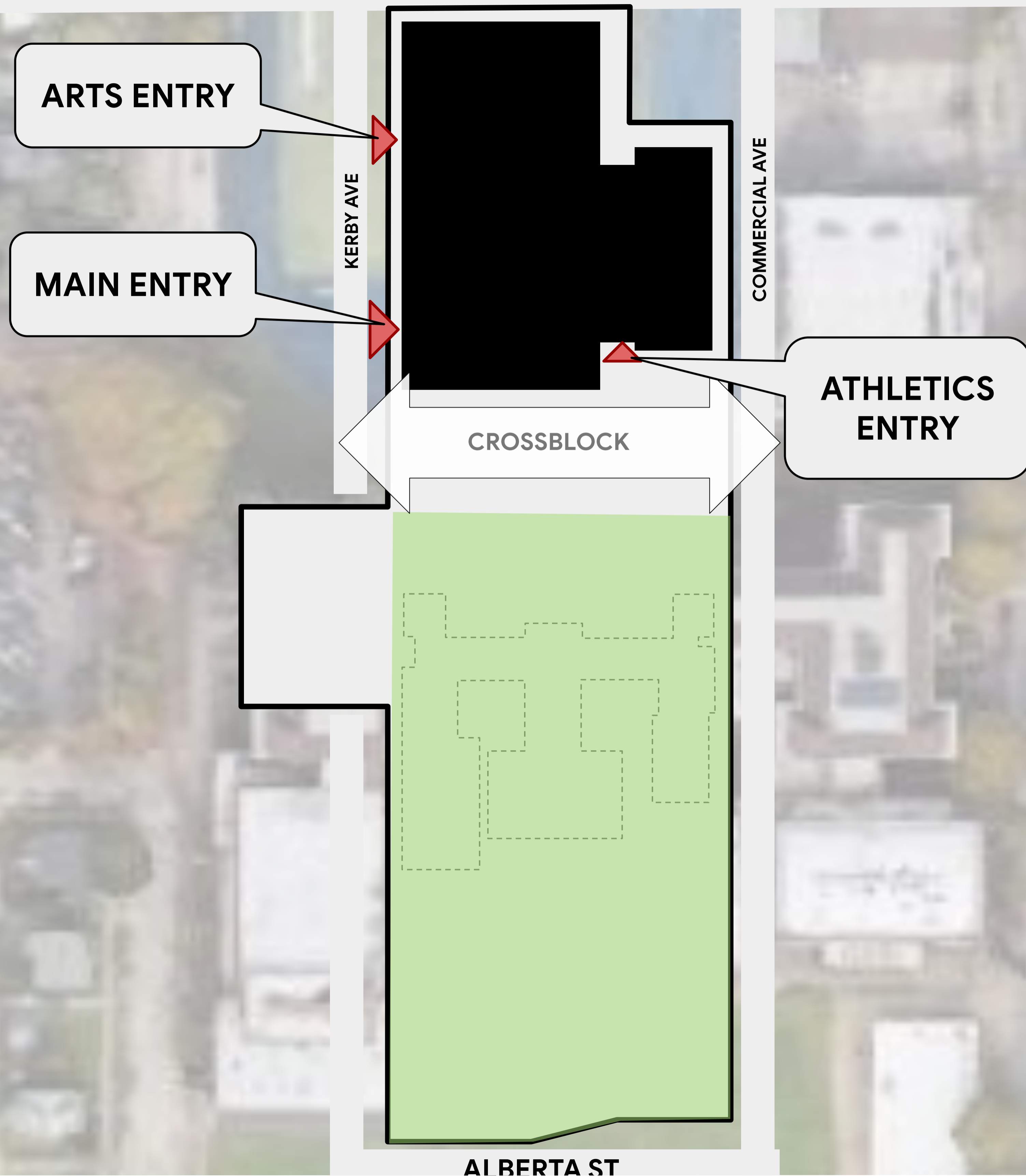
QUIET, RESIDENTIAL

ALBERTA ST

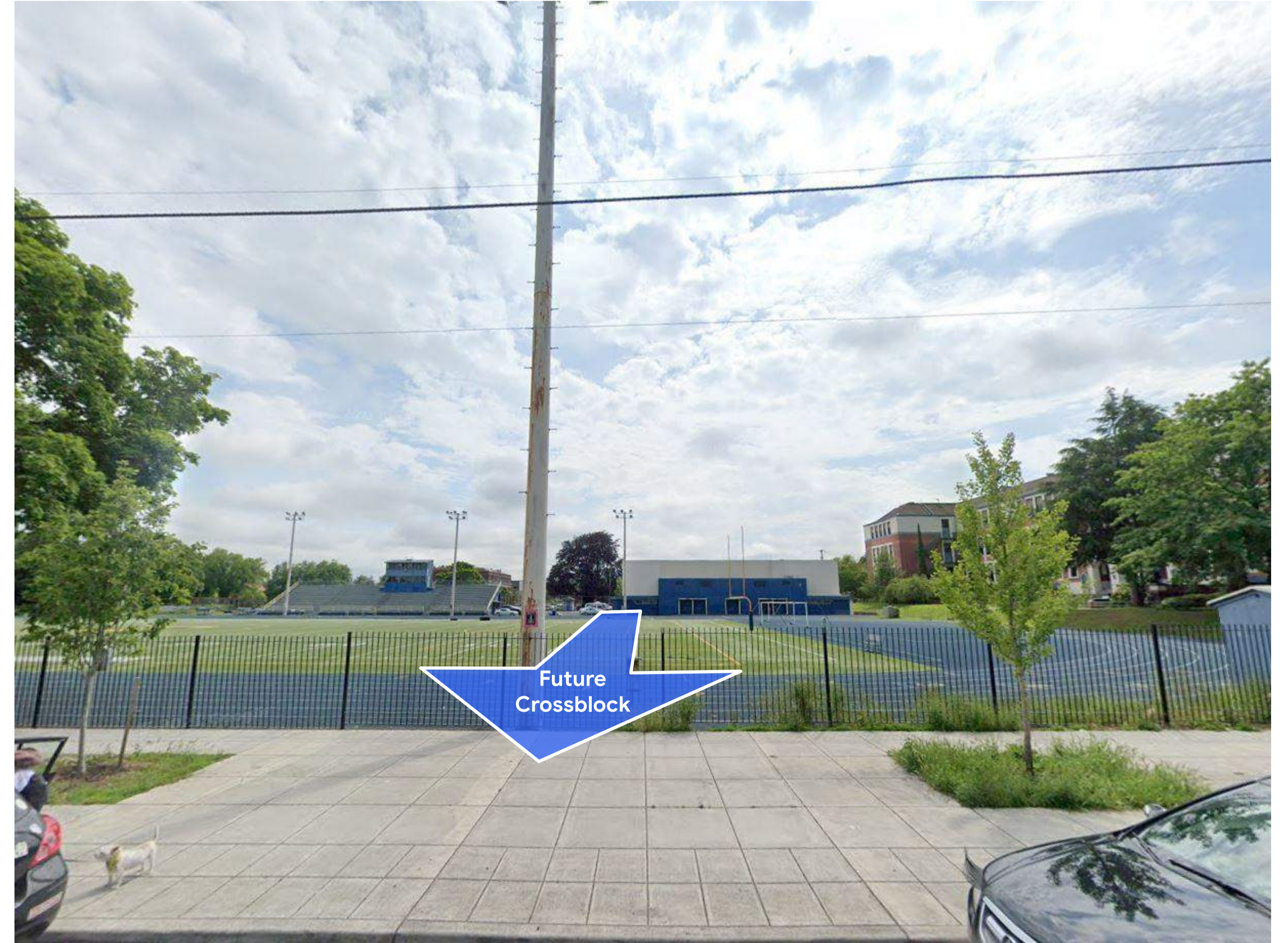
ZONE CHARACTER

-  Commercial
-  Civic
-  Residential/Mixed Use

Site Plan Entries

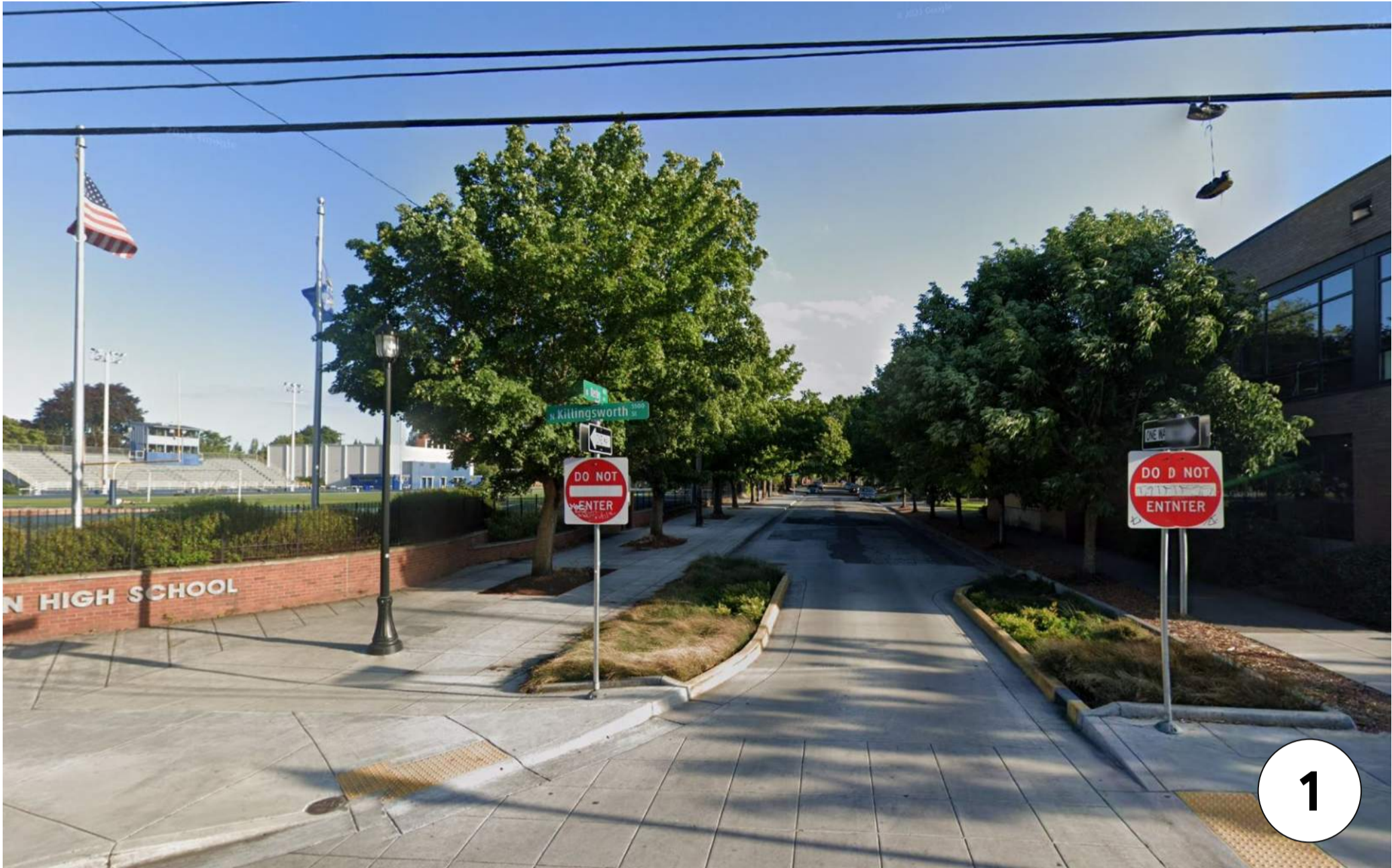
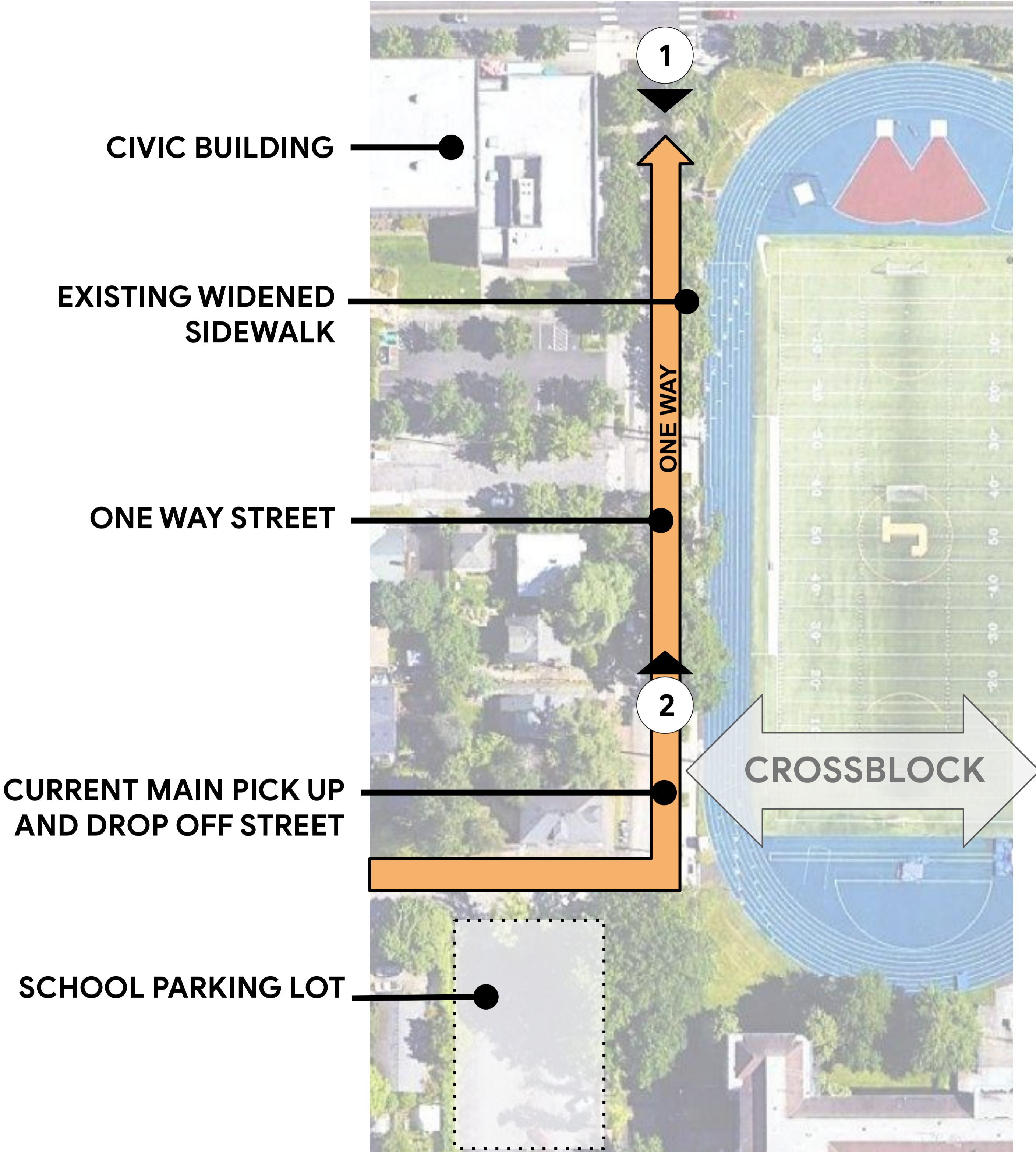


Kerby Ave Pedestrian Zone & Entry Plaza



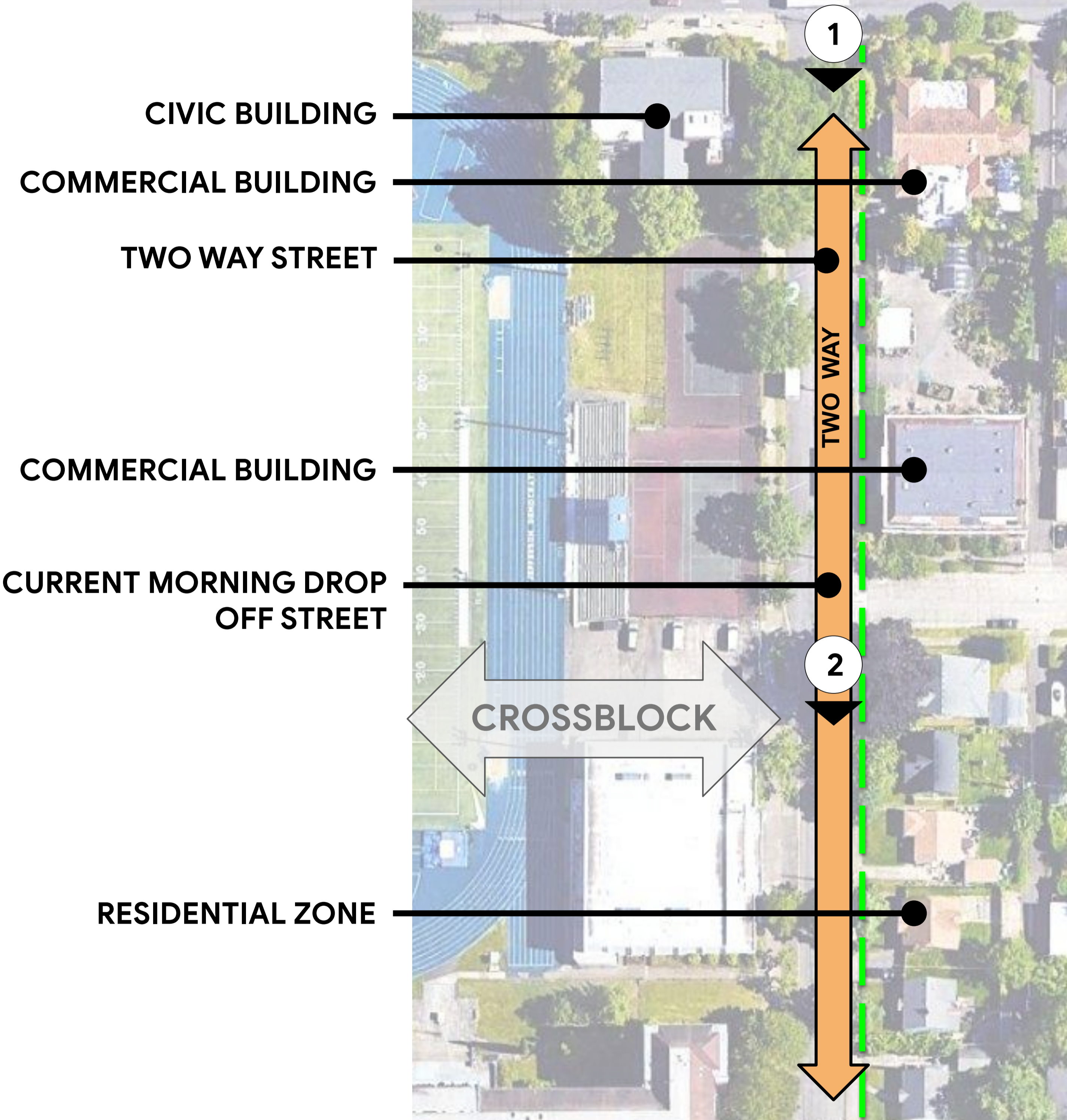
Kerby Ave

- Kerby offers an existing, enhanced pedestrian zone and is the most protected street frontage.
- Kerby currently functions as the main school entrance.
- Most street parking is located to the west of the school site.
- Morning drop-offs are relatively split between N. Commercial and N. Kerby



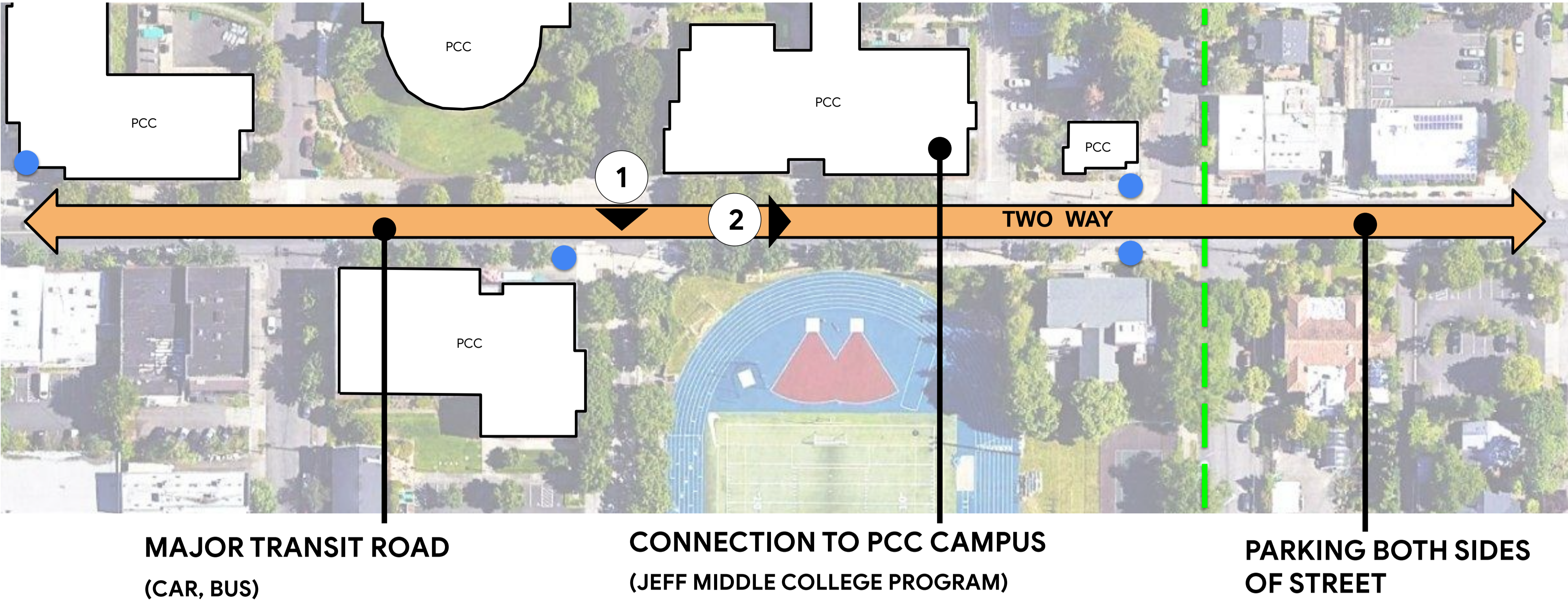
Commercial Ave

- Commercial is busier than Kerby and provides an important through connection for the neighborhood.
- There is limited parking on the east side of campus.
- Commercial Avenue has been the focus of past security and public safety concerns.



Killingsworth St

- Killingsworth is a busy transit street with retail, restaurants and PCC.
- Most transit riders arrive from N. Killingsworth
- Killingsworth presents challenges for passenger loading and unloading.
- Concerns have been noted from staff about any entries on Killingsworth from a student safety standpoint



● Bus stop

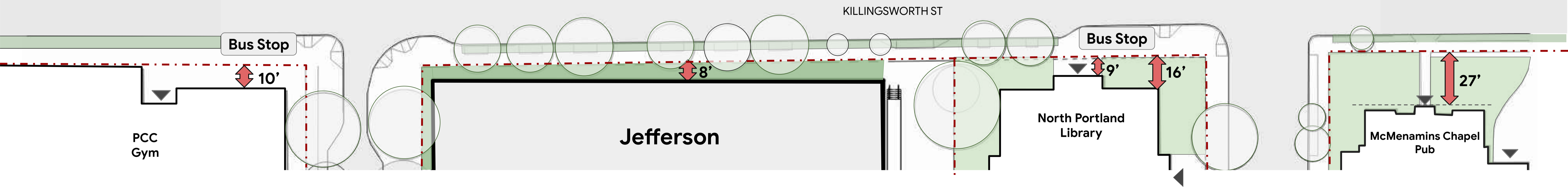
--- Neighborhood Bike Paths

Killingsworth St Building Setbacks

- The N. Killingsworth transit street is characterized by mid-scale commercial and civic buildings with minimal setbacks. The street frontage is primarily hardscape with street trees and limited areas of planted landscape.



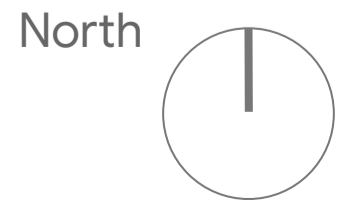
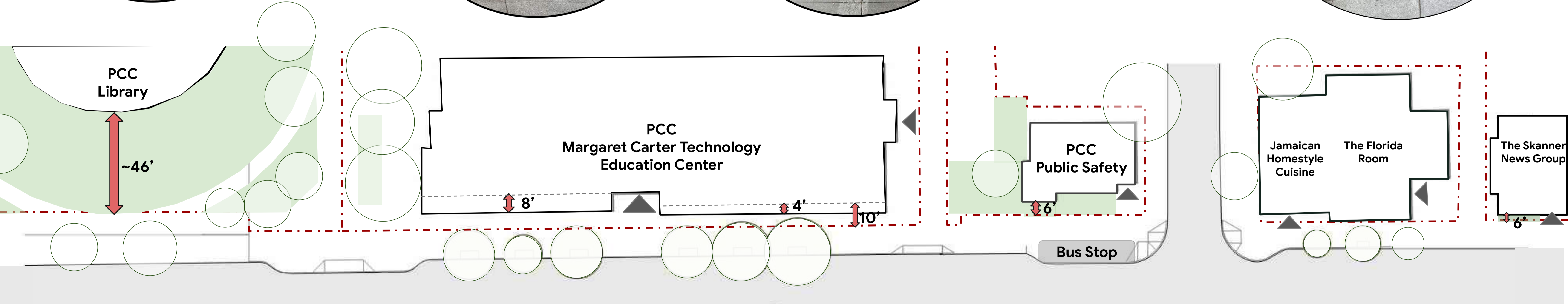
Killingsworth St Building Setbacks



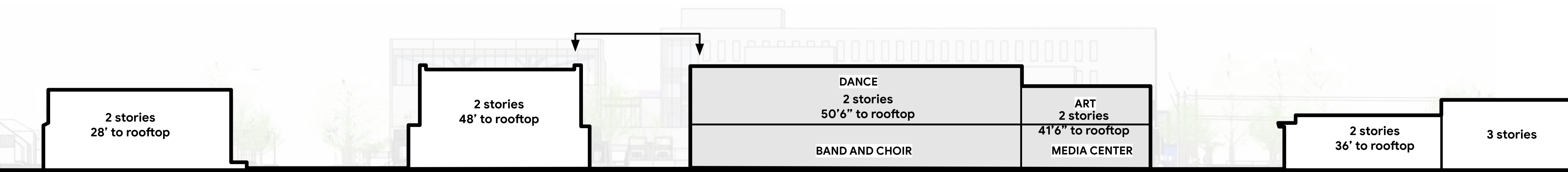
Killingsworth St Building Setbacks



First floor setback
under upper floor
overhang



Killingsworth St Building Heights



MCMENAMINS CHAPEL PUB

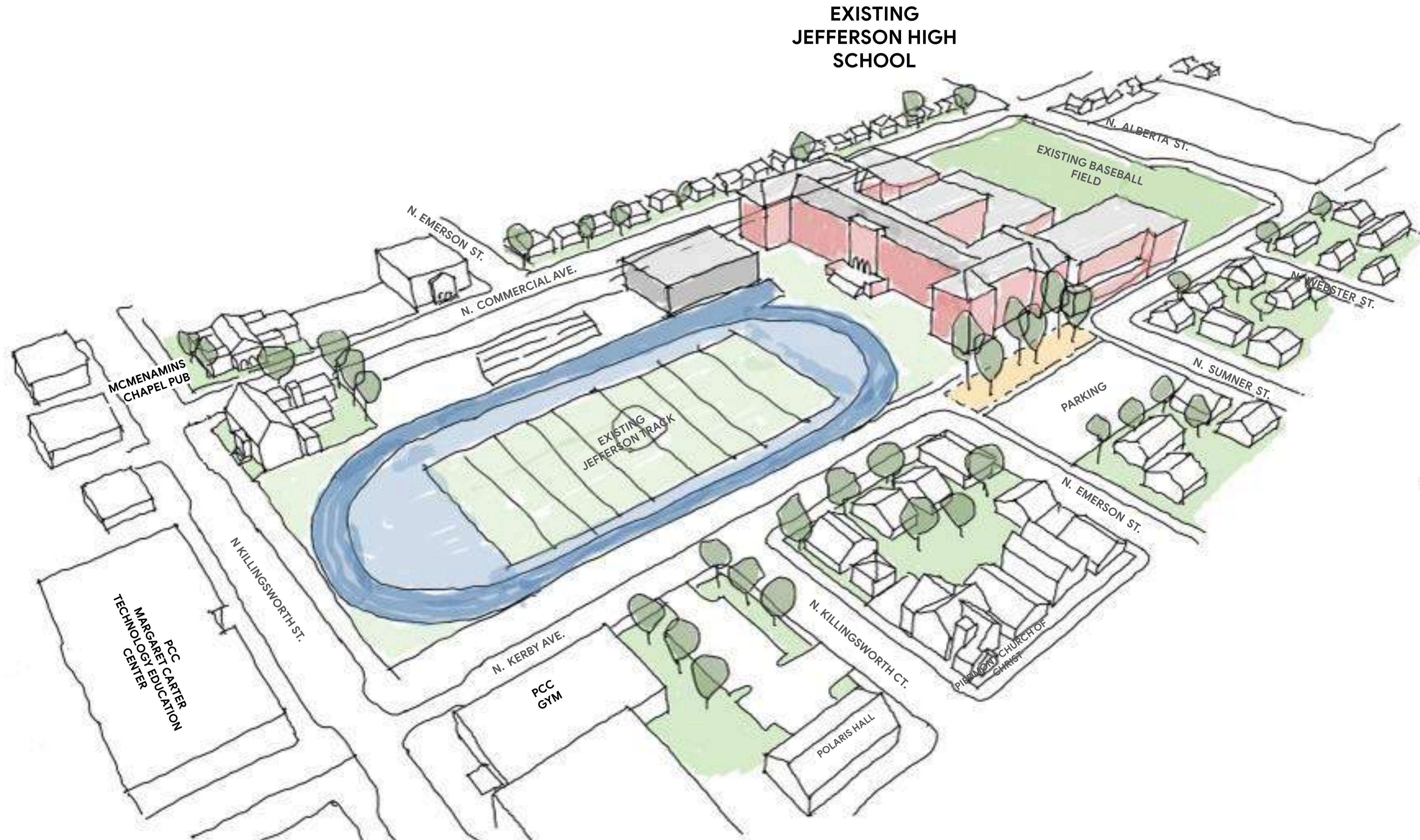
NORTH PORTLAND LIBRARY

JEFFERSON HIGH SCHOOL

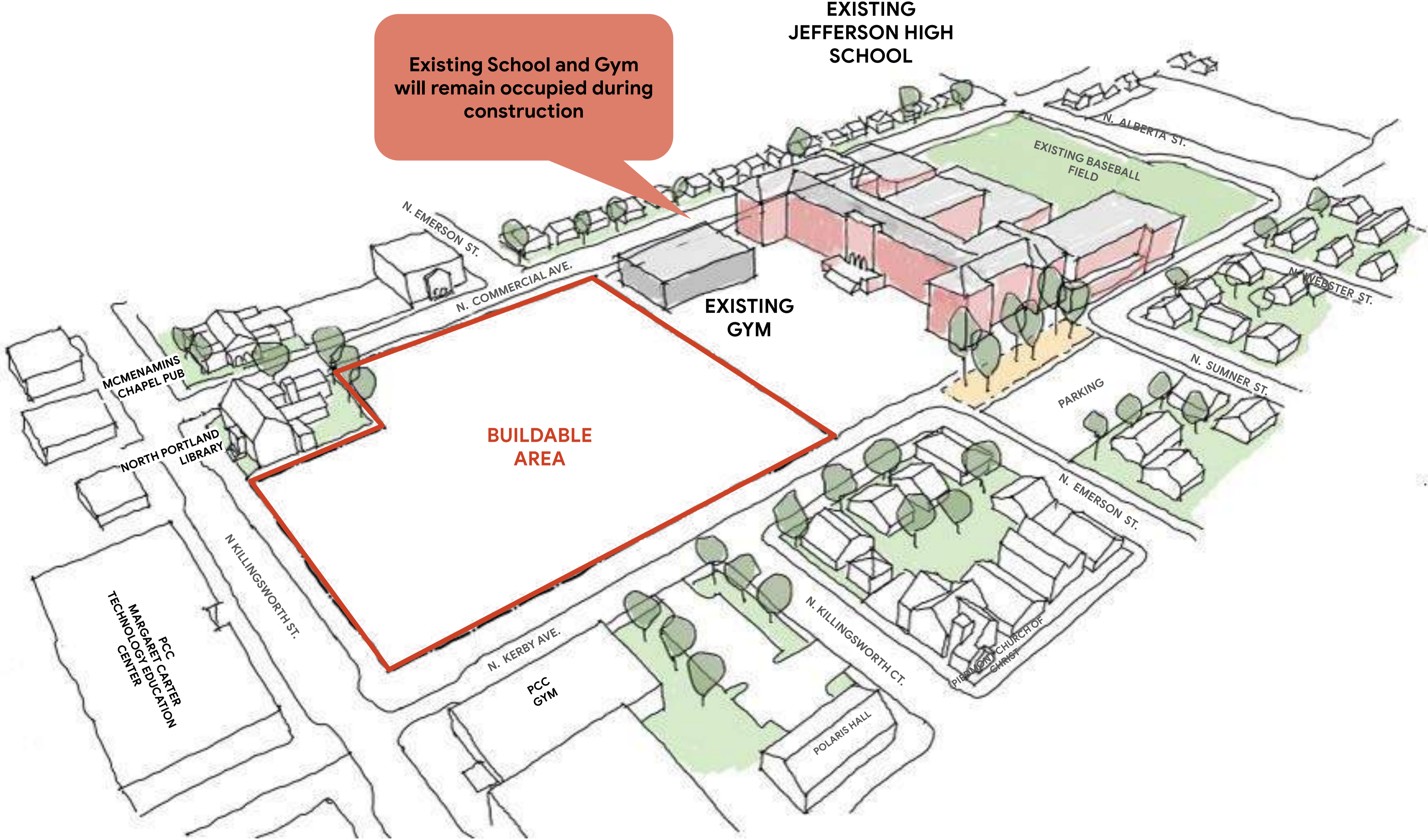
PCC GYM

Program & Massing

Existing Jefferson Campus

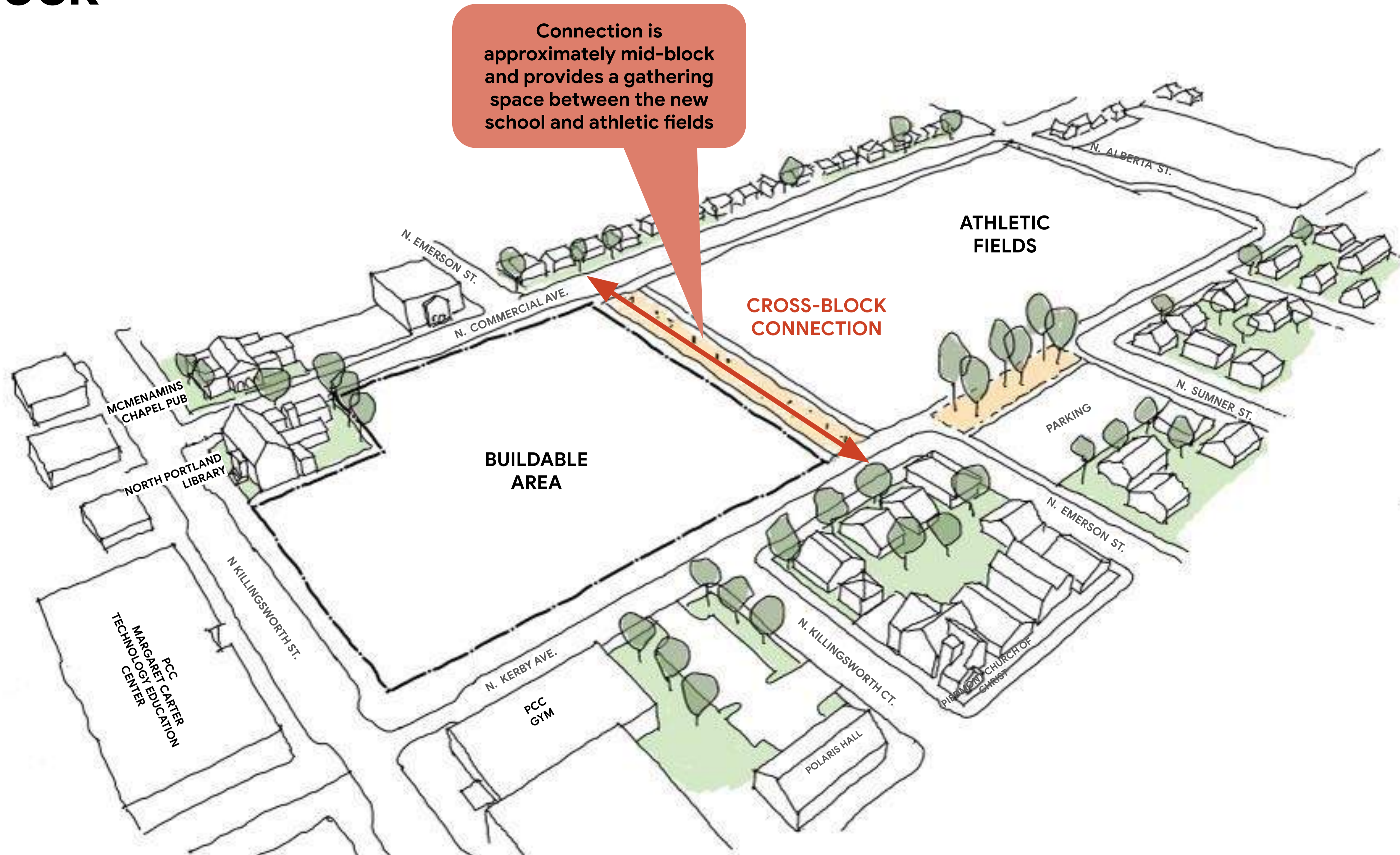


Buildable Area



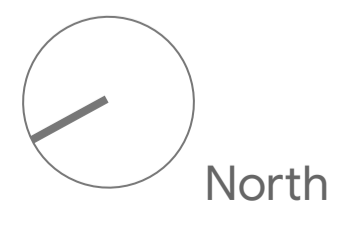
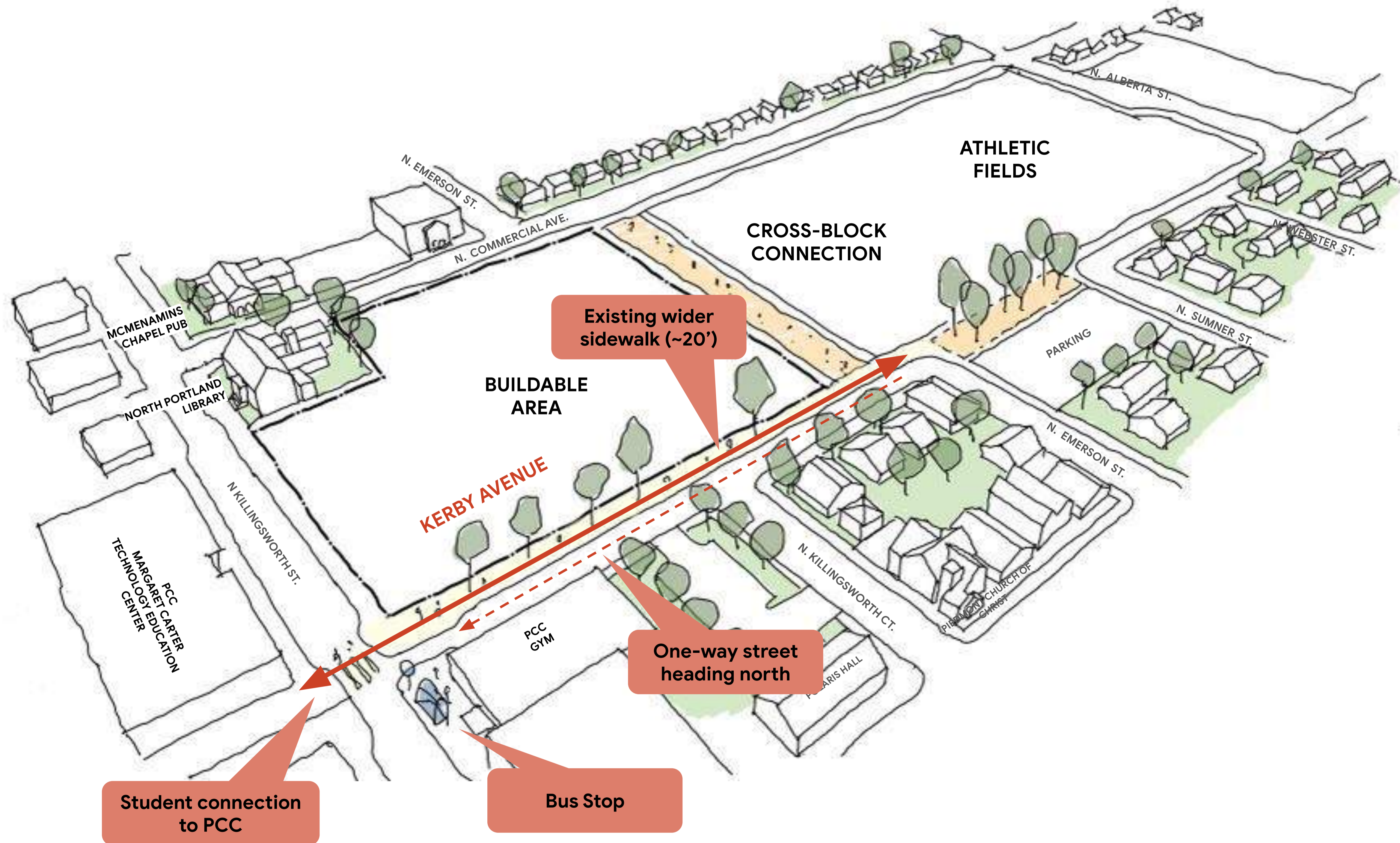
North

Cross-Block



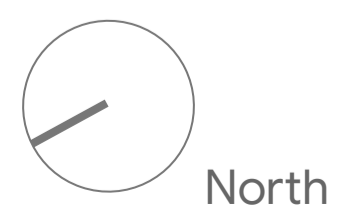
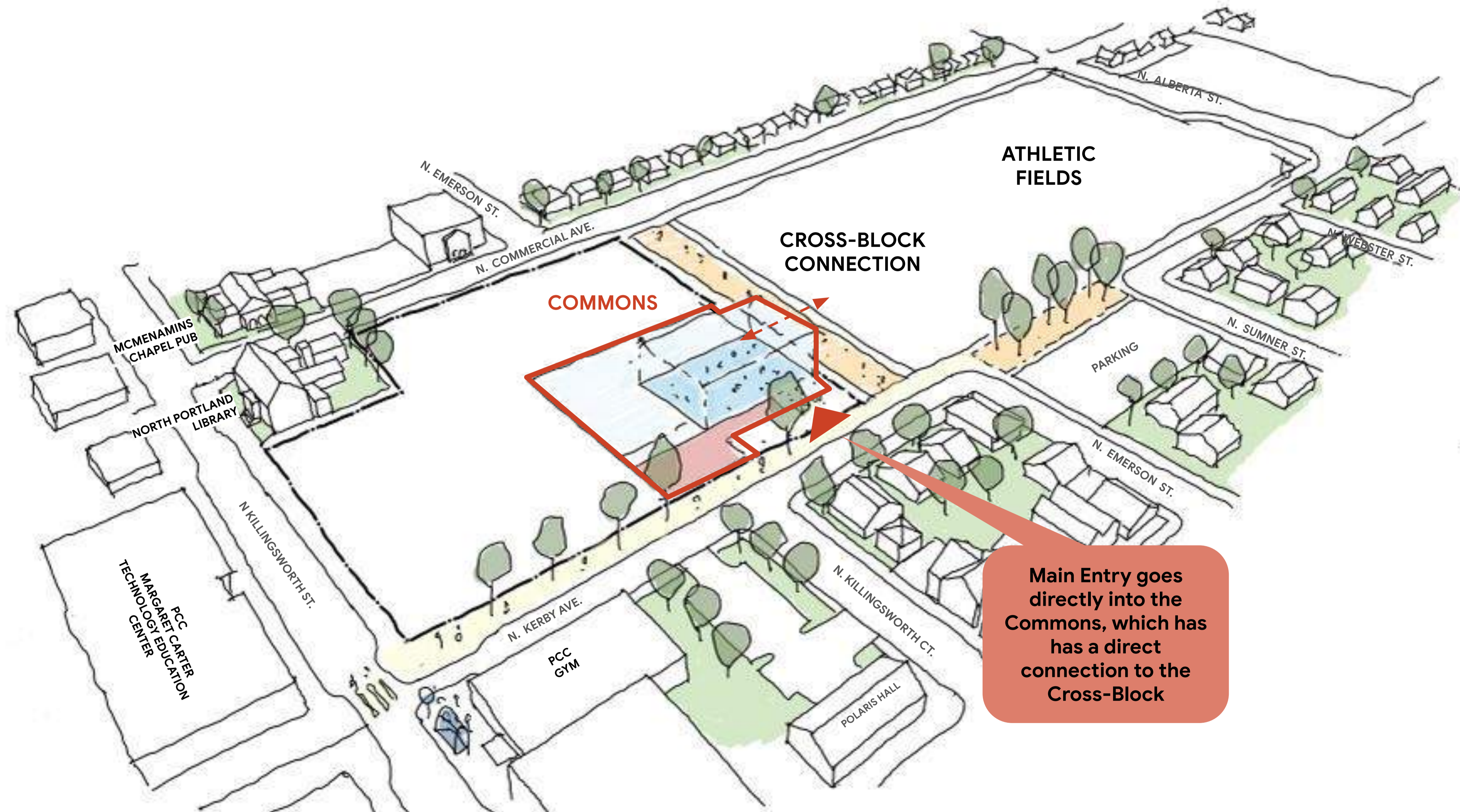
North

Kerby Avenue



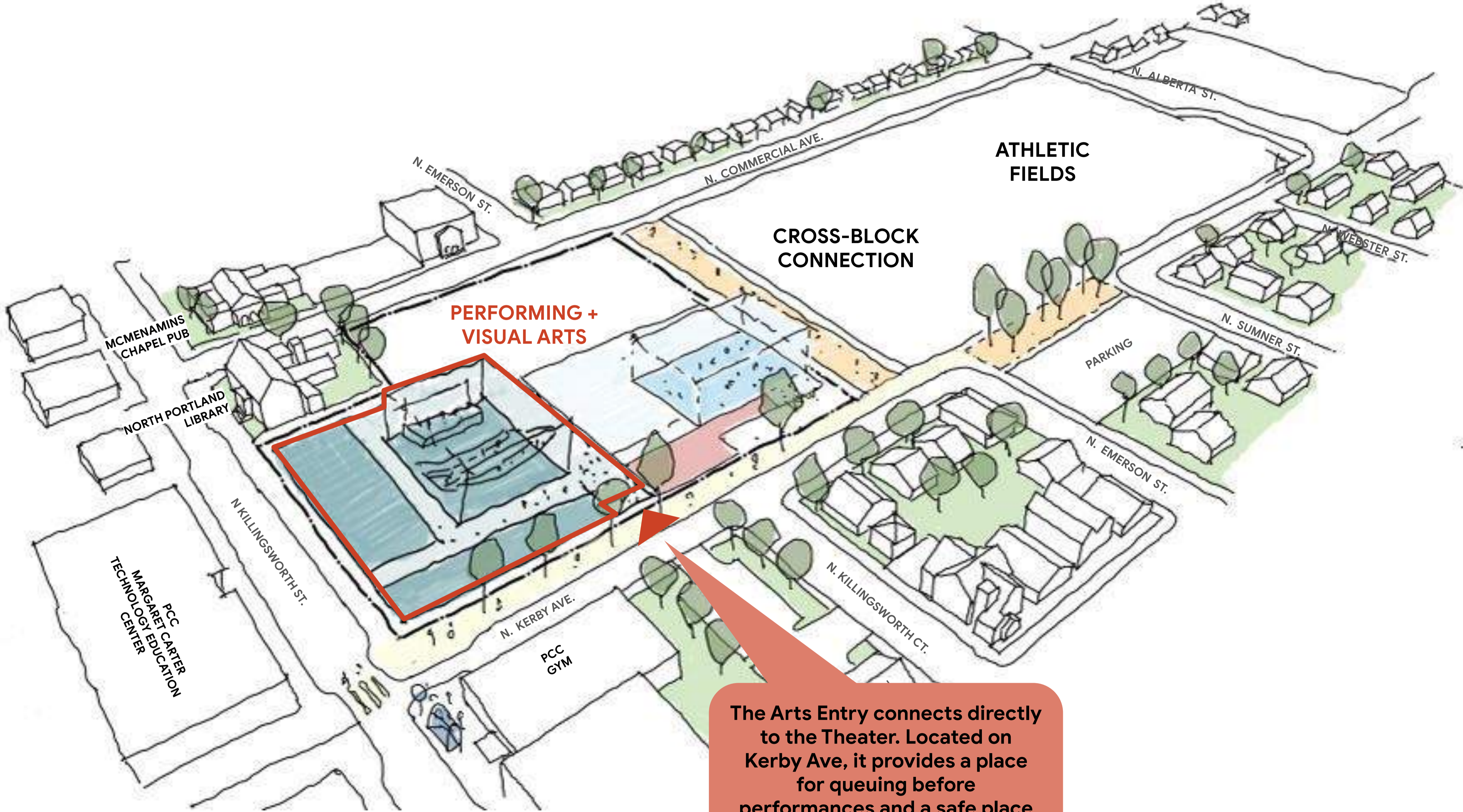
North

Main Entry + Commons



North

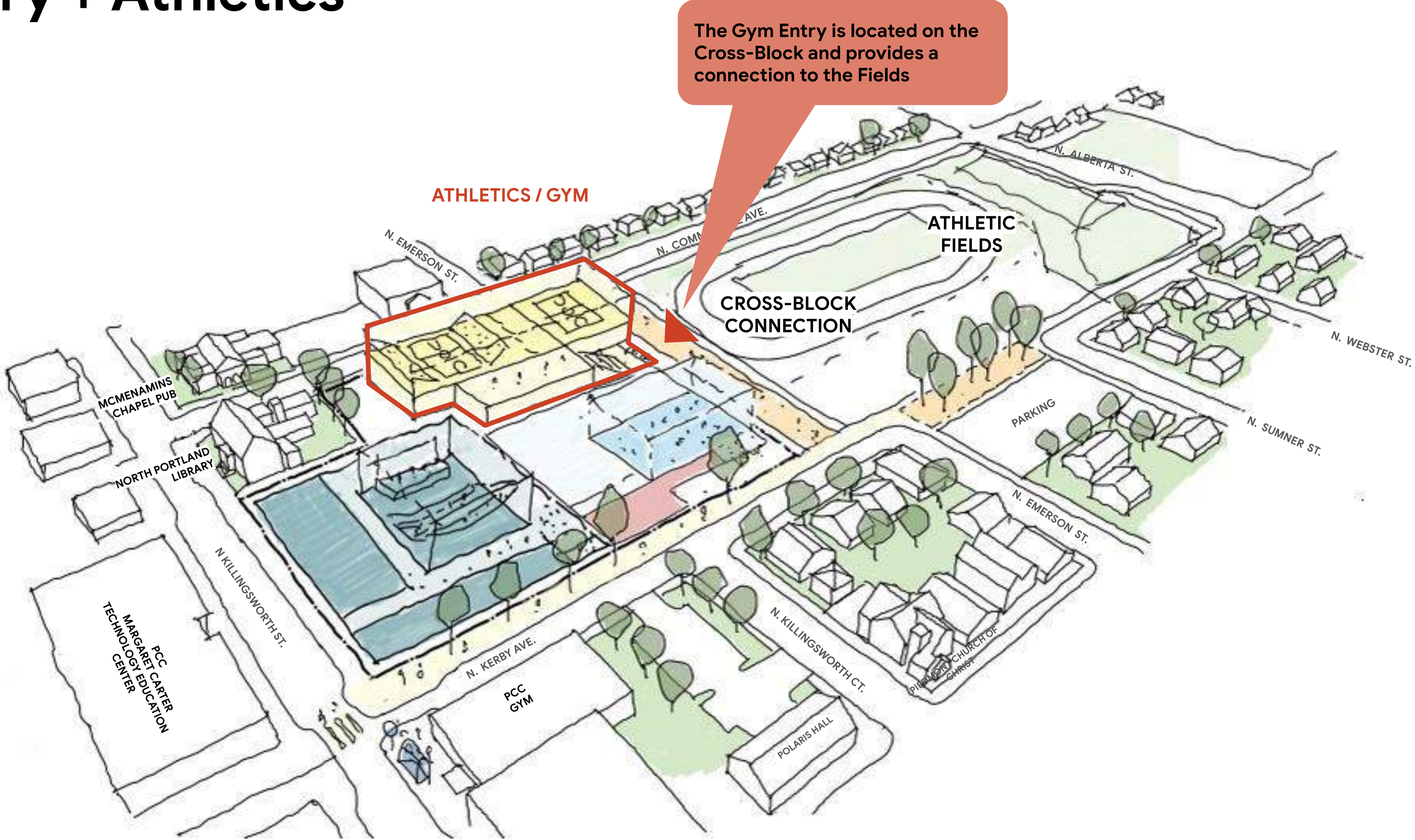
Arts Entry + Theater



The Arts Entry connects directly to the Theater. Located on Kerby Ave, it provides a place for queuing before performances and a safe place for student pick-up after hours.

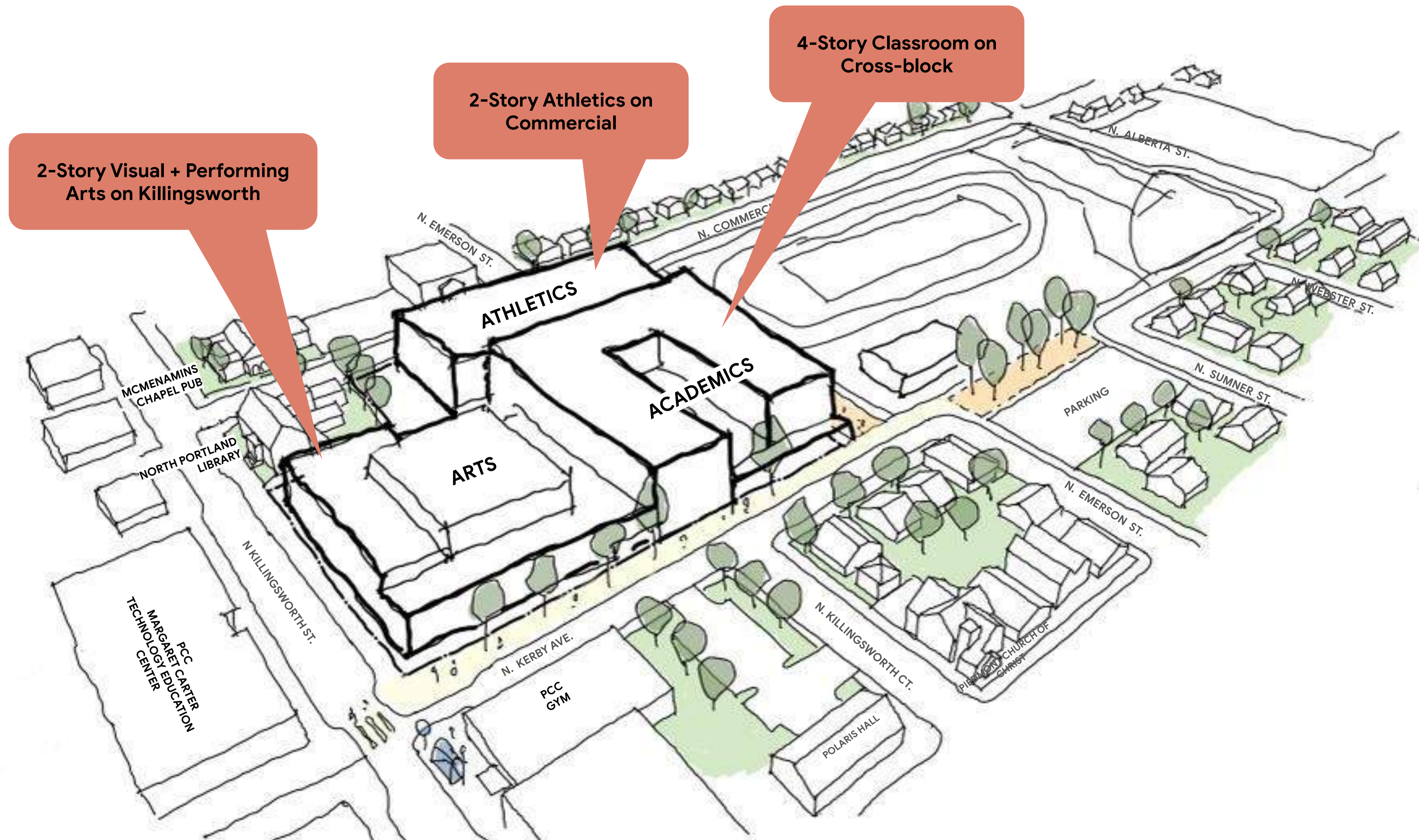


Gym Entry + Athletics



North

Massing



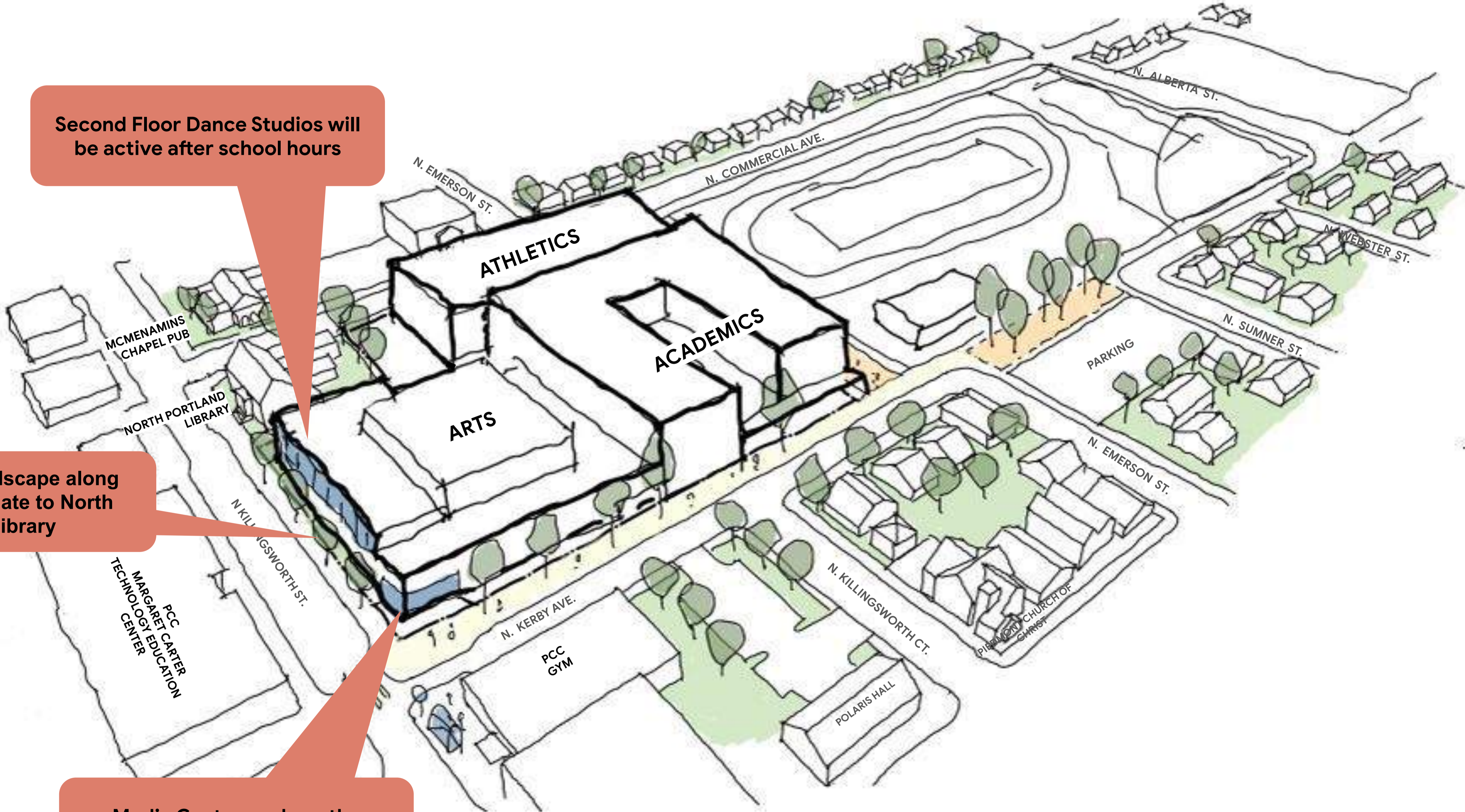
North

Killingsworth Frontage

Second Floor Dance Studios will be active after school hours

Setback and landscape along Killingsworth relate to North Portland Library

Media Center anchors the Ground Floor corner



North

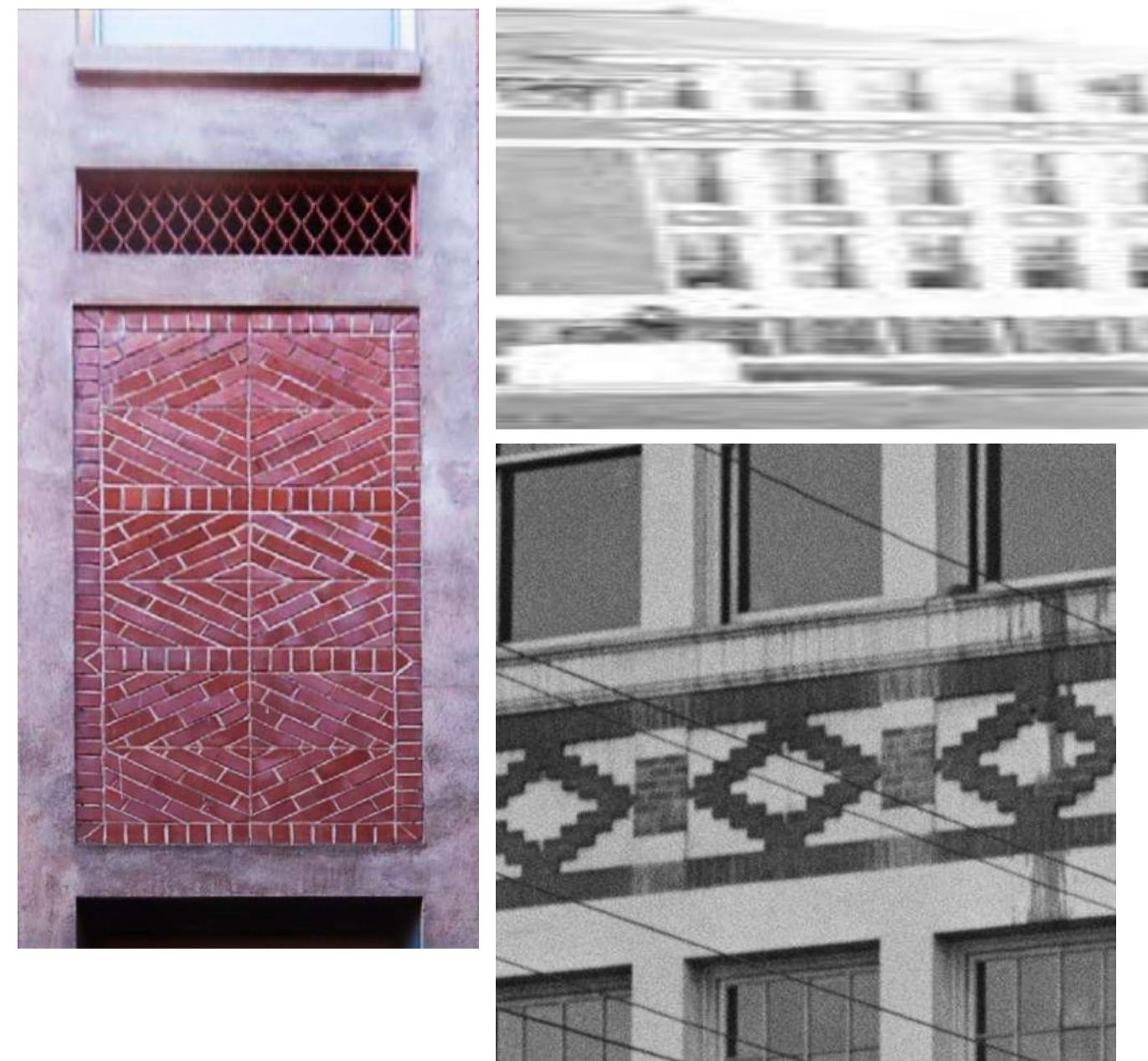
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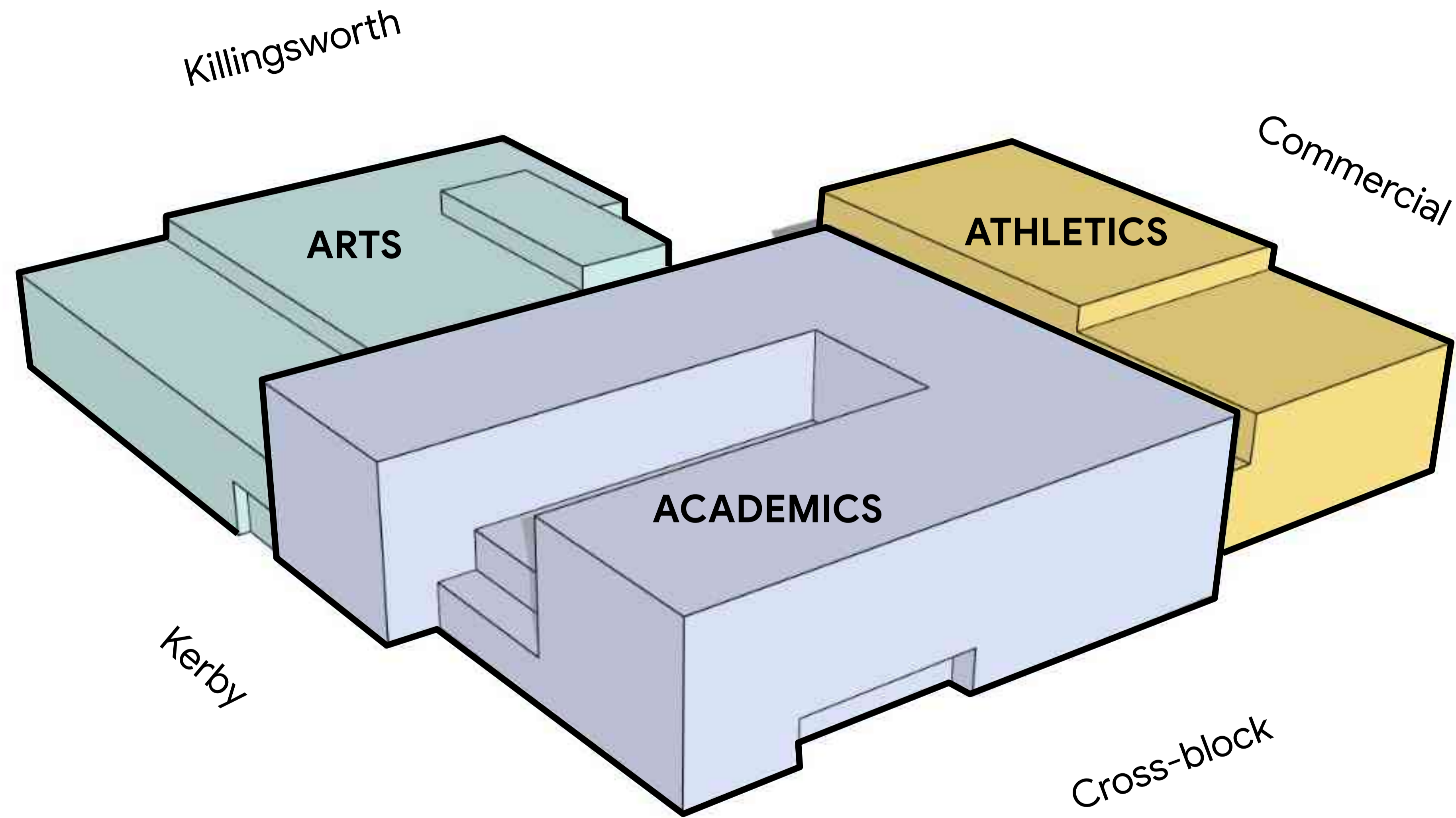
“Keep the building the same”

“Keep the energy of the building with familiar colors and signage”

“Please make it look like a school, not an office”

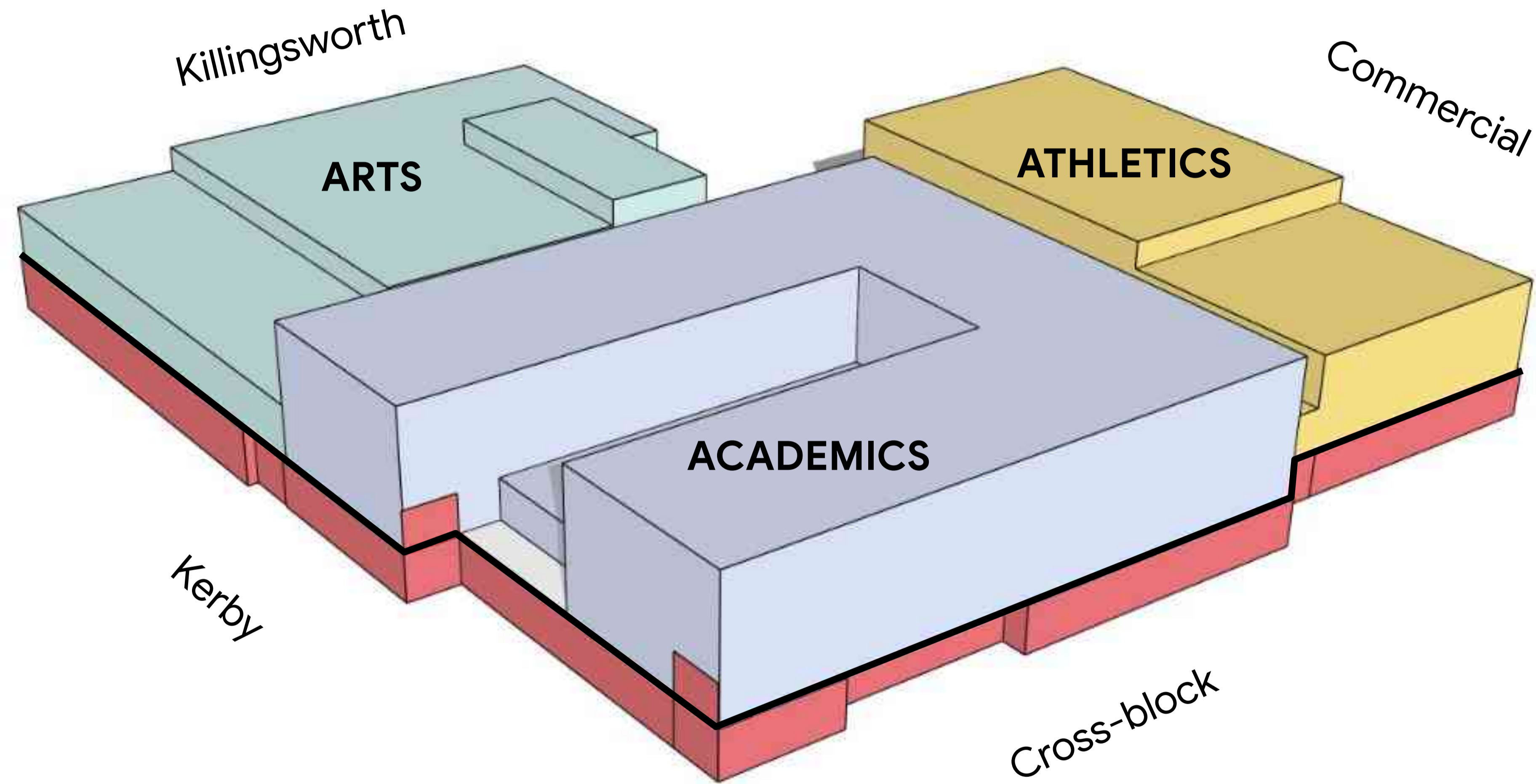
“I really appreciate all the history, but frankly the building is ugly. I’m ready for a new look”

Program

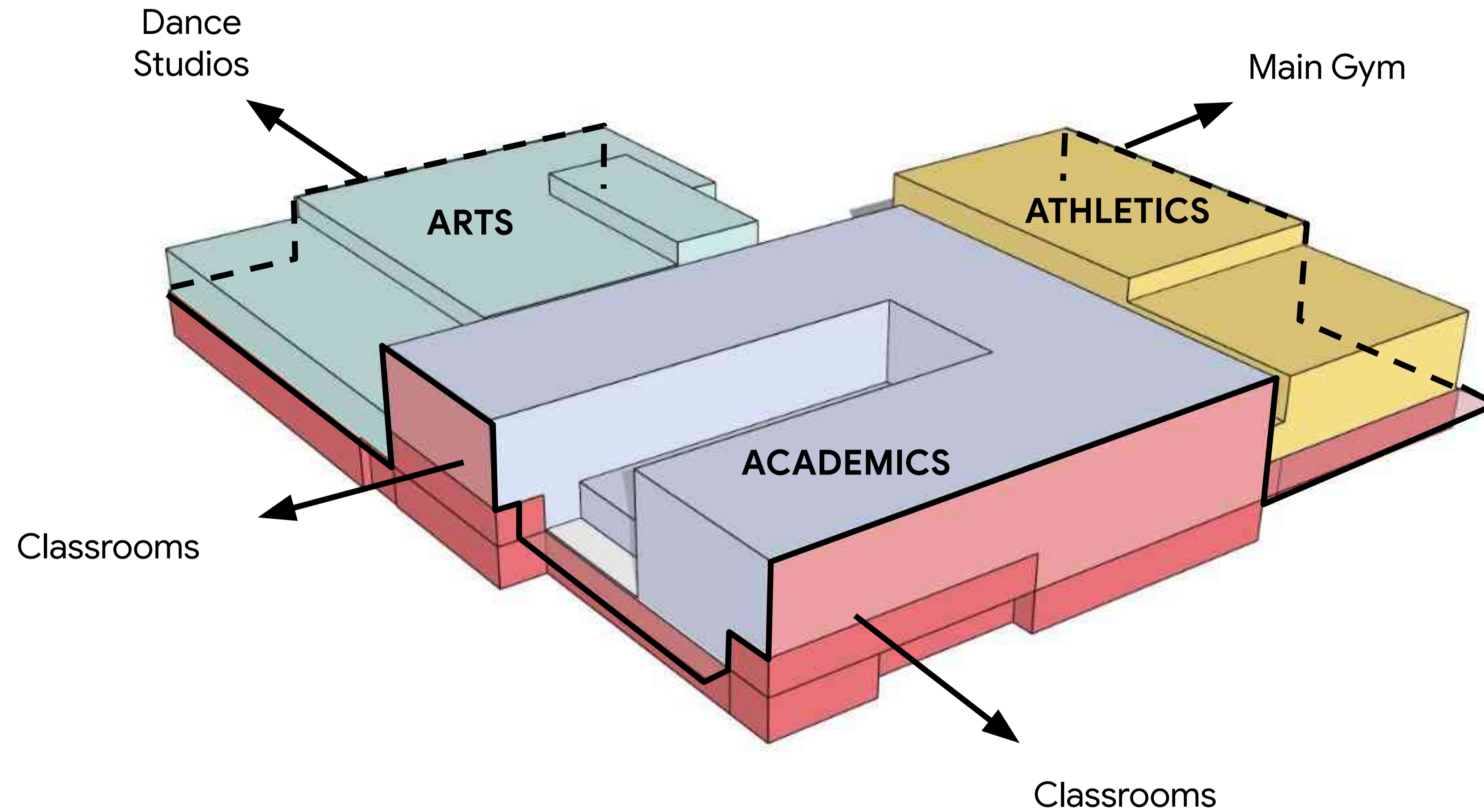


Active Base

Locating program to activate the ground floor



Highlighted Program



Exterior Views

Main Entry



Covered Bike Parking

N Kerby Ave

Main Entry

Commons

Covered Bike Parking

View From Albina



N Killingsworth Ct

Killingsworth



Dance

Band/Choir

Media Center

N Killingsworth St

Killingsworth



Main Gym

Dance

North Portland
Library

N Killingsworth St

Band/Choir

Library / JHS



Main Gym

Construction CTE

N Commercial Ave

Loading Area Entry

North Portland Library

Commercial



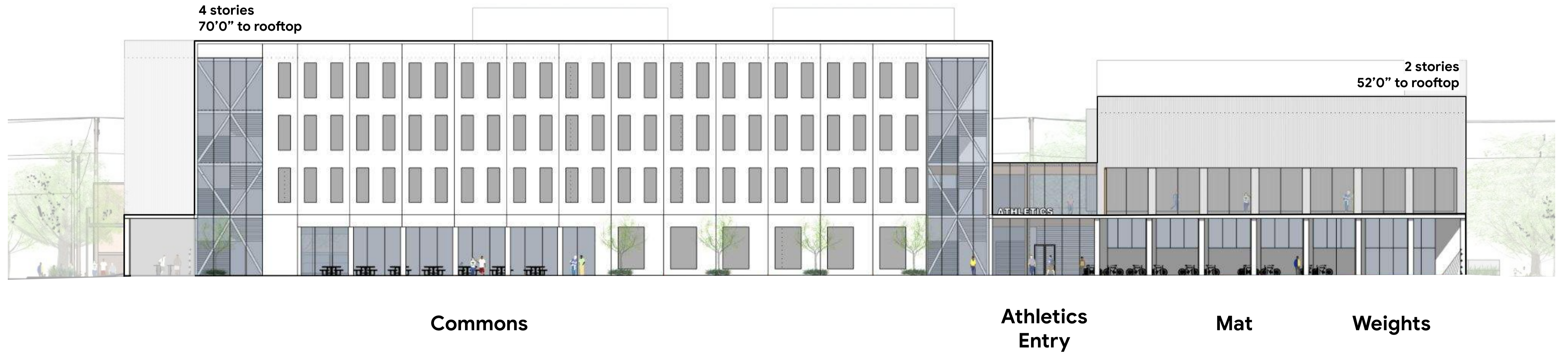
Classrooms

Aux Gym

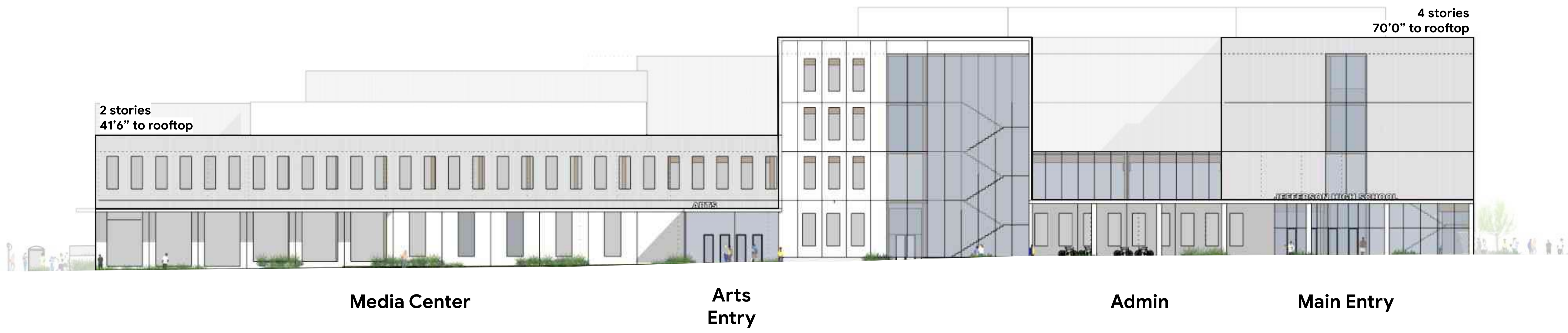
Weights

N Commercial Ave

South Elevation (Crossblock)



West Elevation (Kerby)



North Elevation (Killingsworth)



North Portland Library

Band / Choir

Media Center

East Elevation (Commercial)



Weights

Health Clinic

Construction
CTE

Loading
Drive

North Portland Library

Modifications and Adjustments

Modifications & Adjustments

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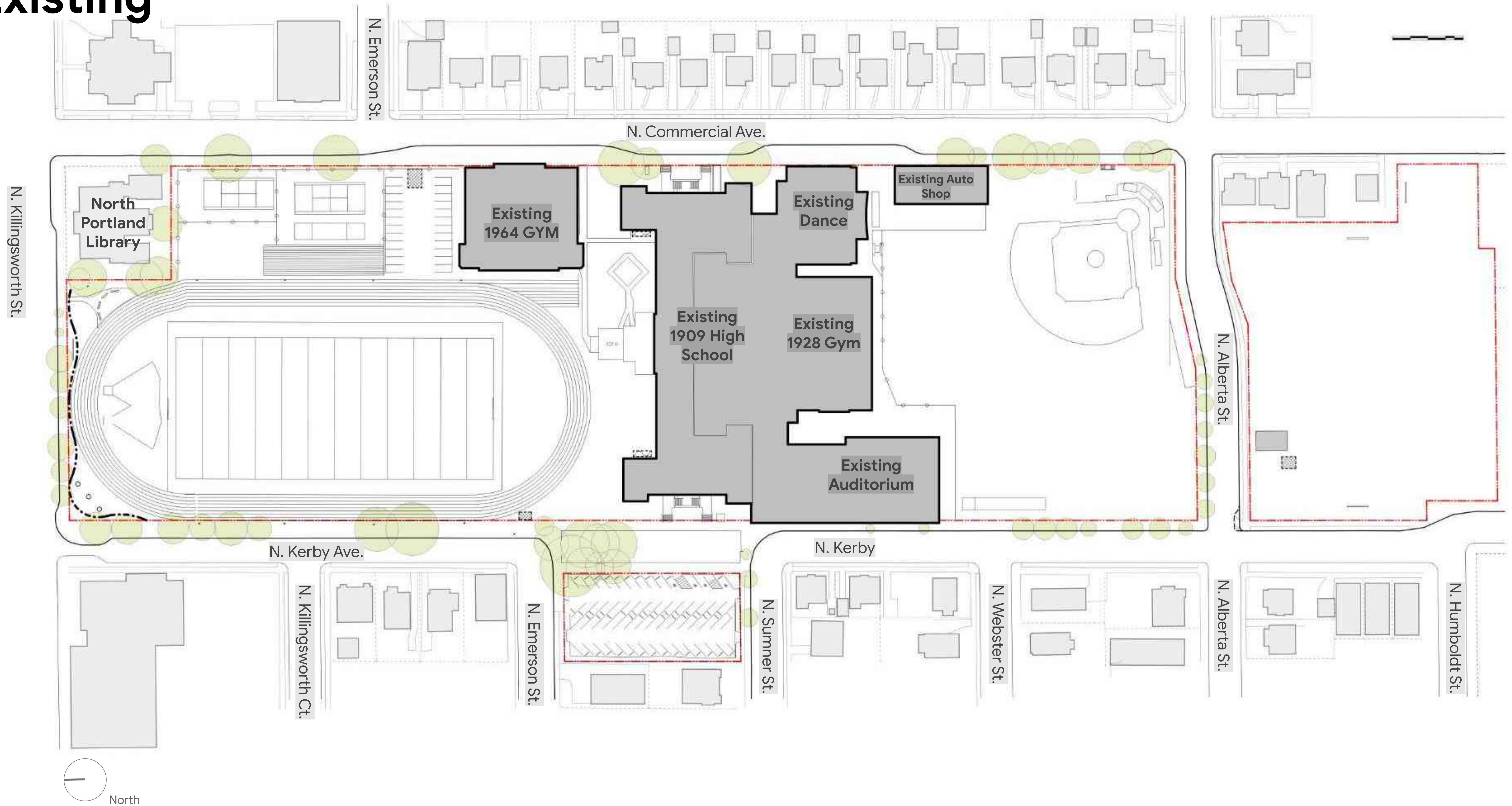
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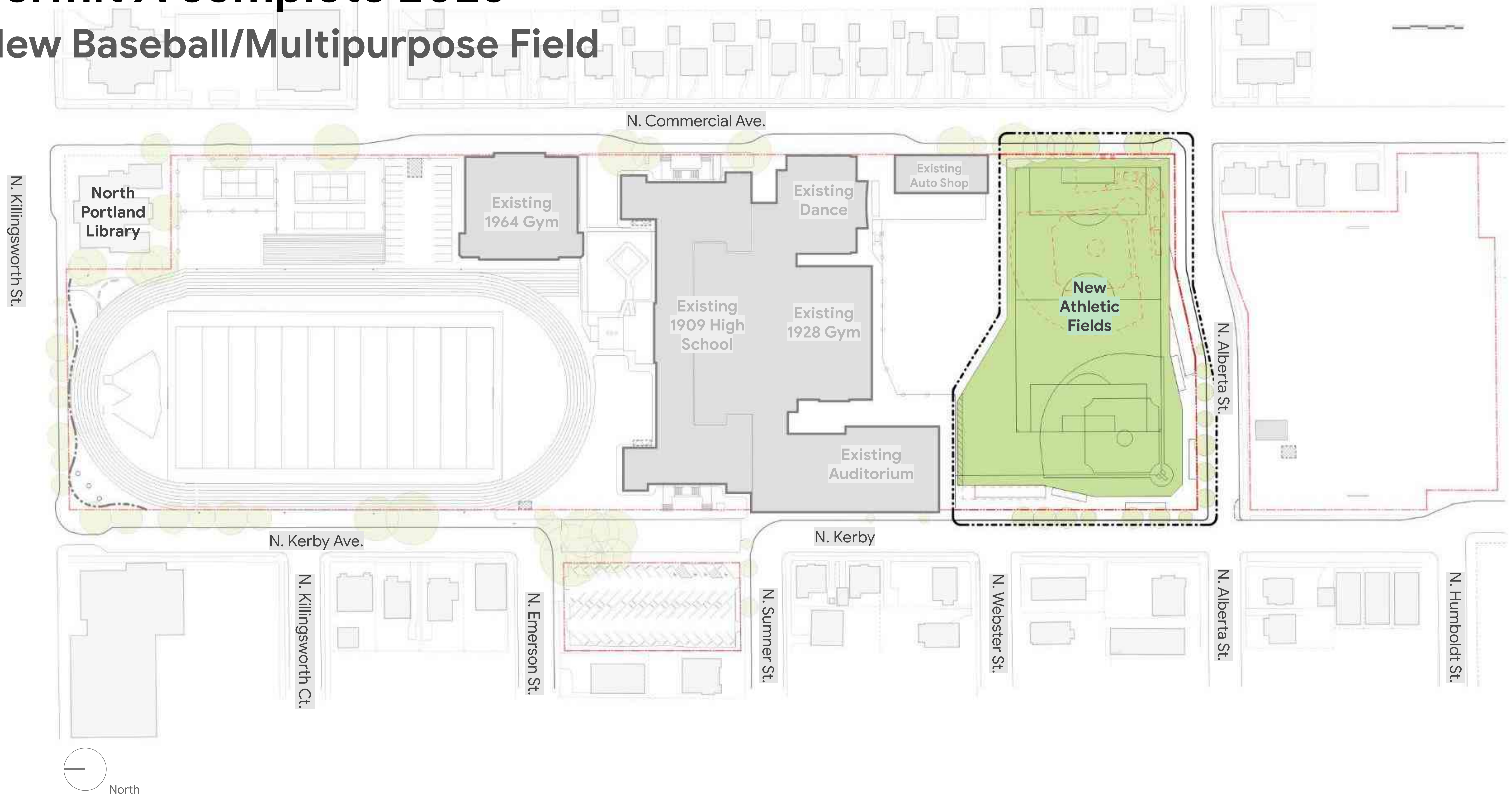
Drawing Appendix

Existing



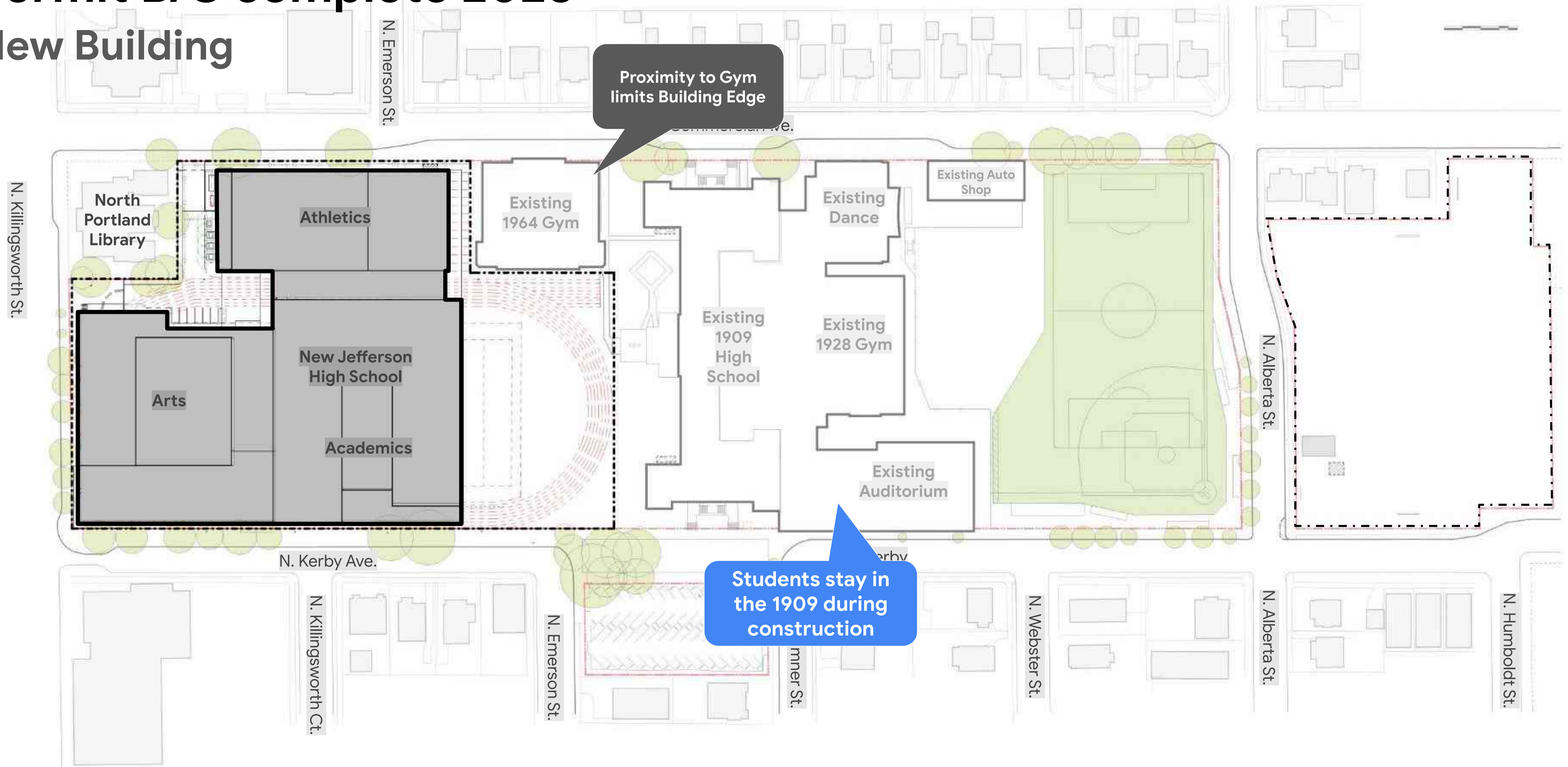
Permit A complete 2025

New Baseball/Multipurpose Field



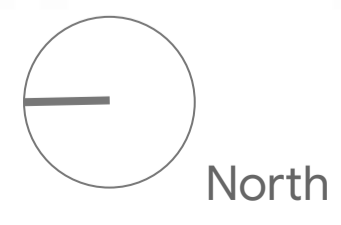
Permit B/C complete 2028

New Building



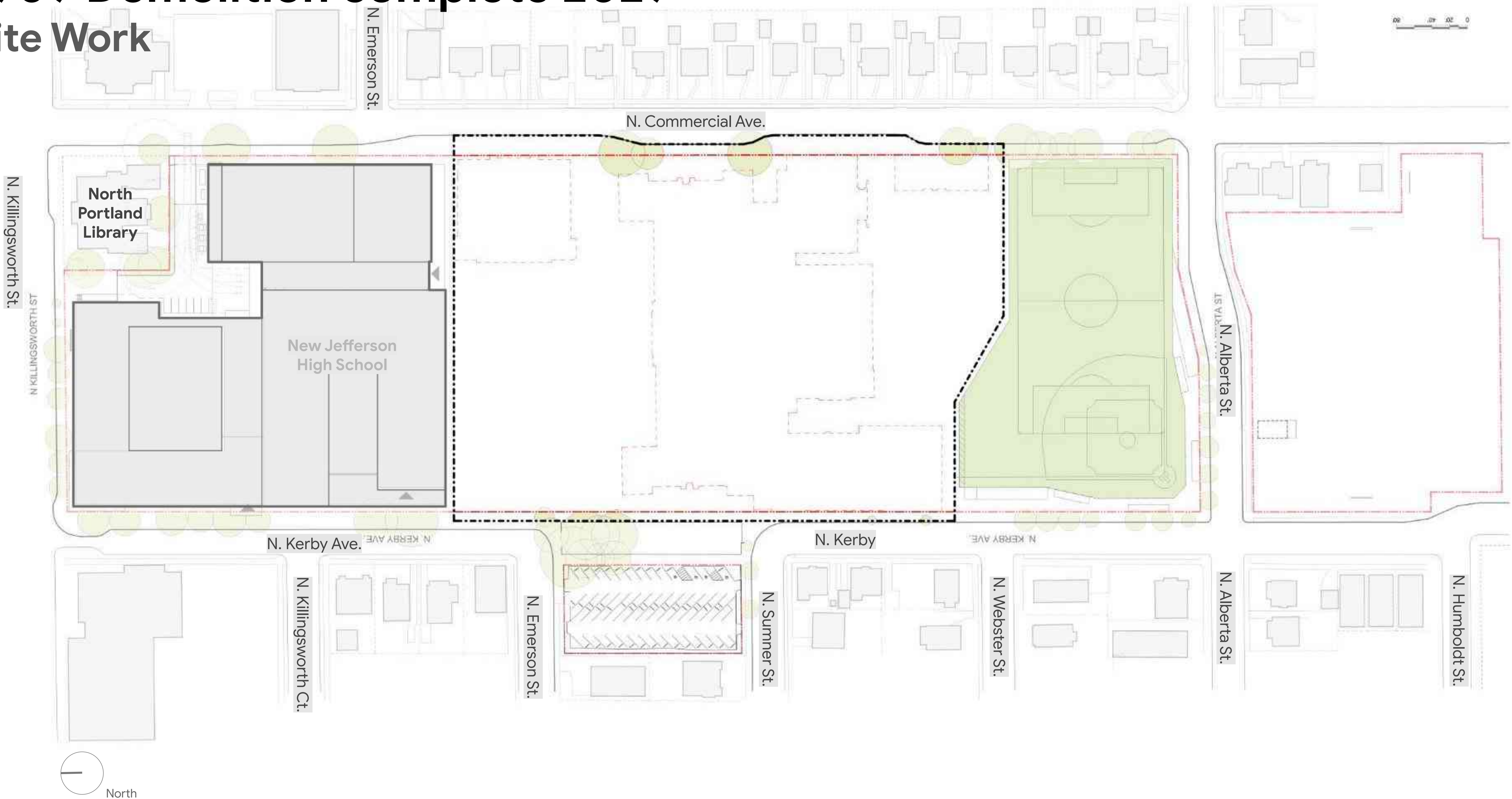
Proximity to Gym limits Building Edge

Students stay in the 1909 during construction



1909 Demolition complete 2029

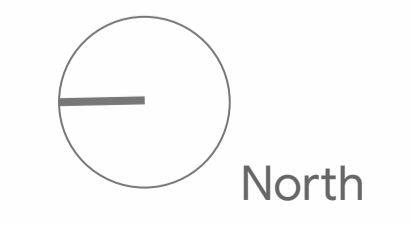
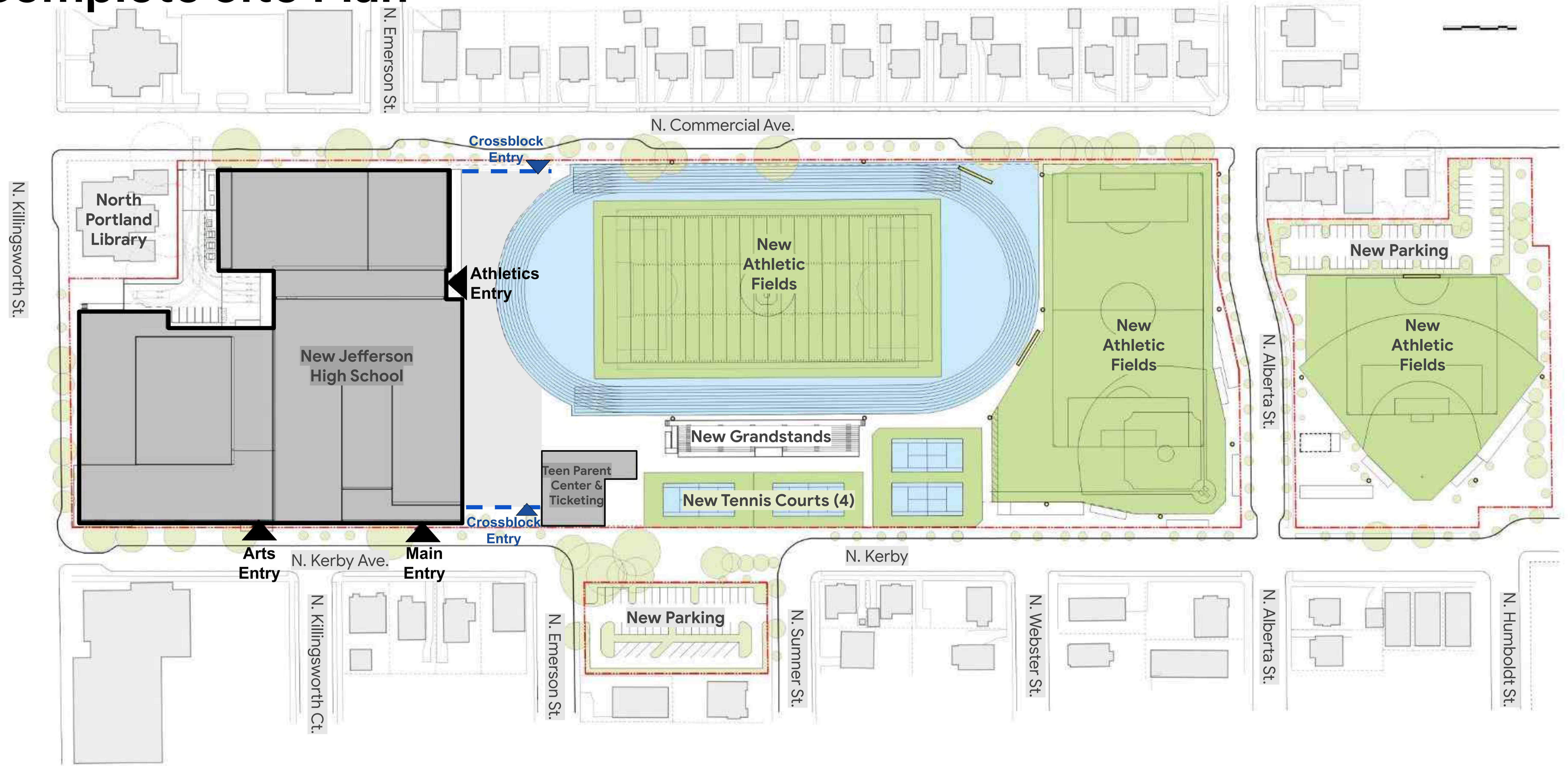
Site Work



Permit C/D complete 2029



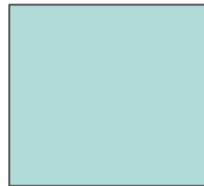
Complete Site Plan



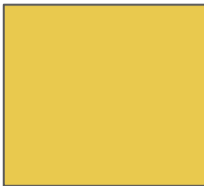
Floor Plans



ACADEMICS



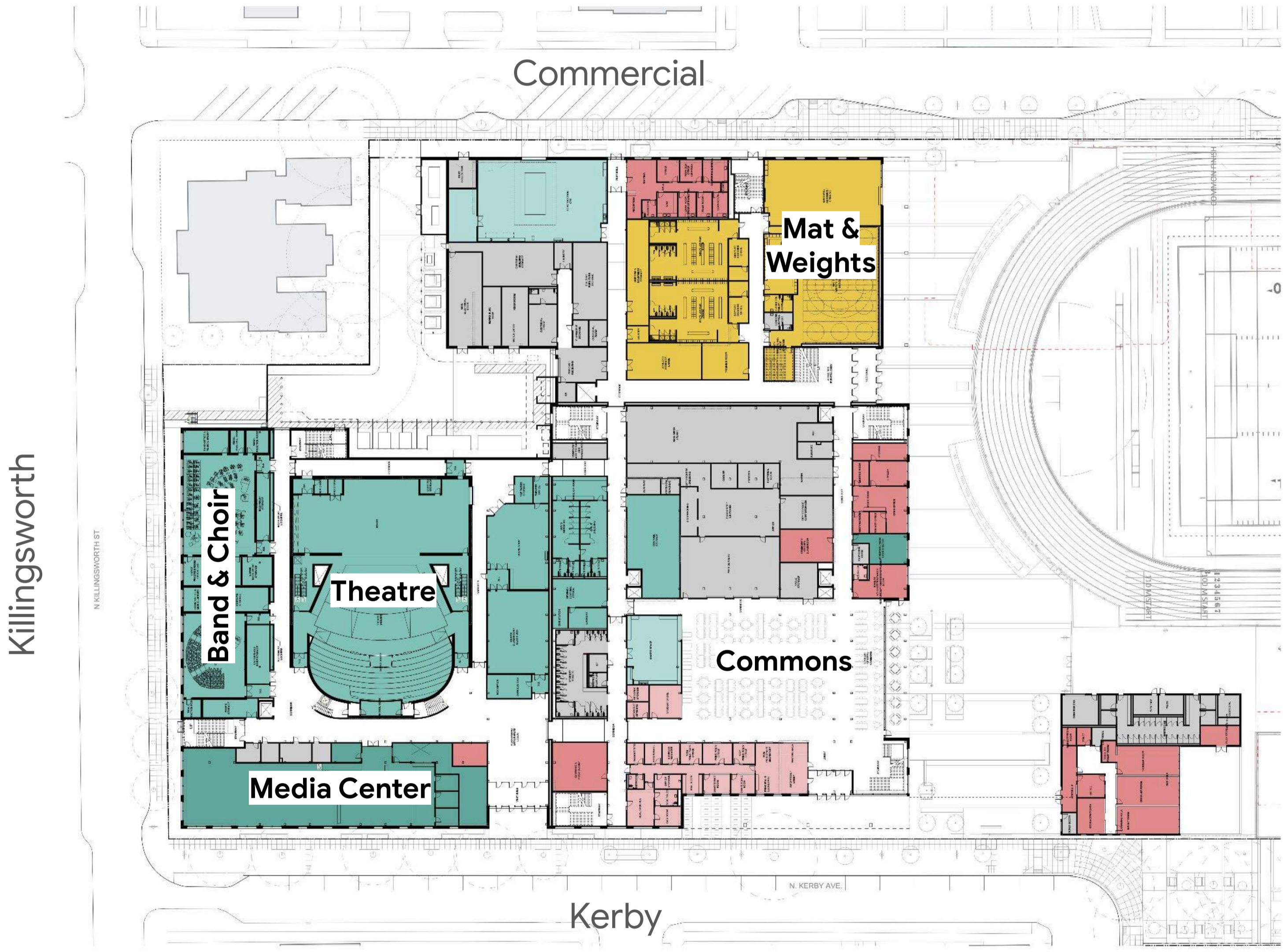
ARTS



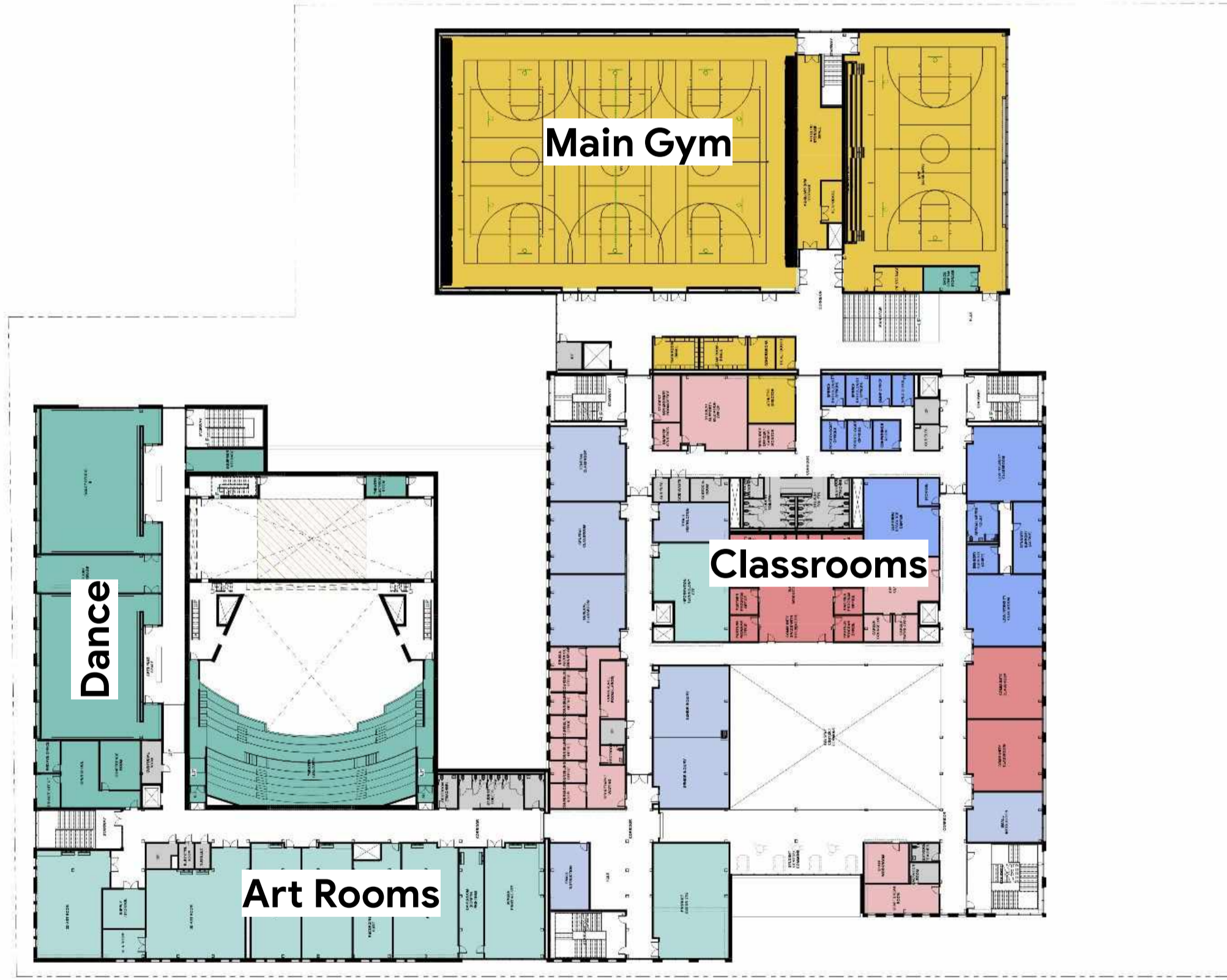
ATHLETICS



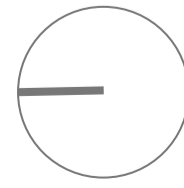
COMMUNITY



First Floor



Second Floor



North

Floor Plans

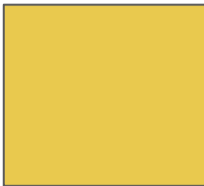
Levels 3 & 4



ACADEMICS



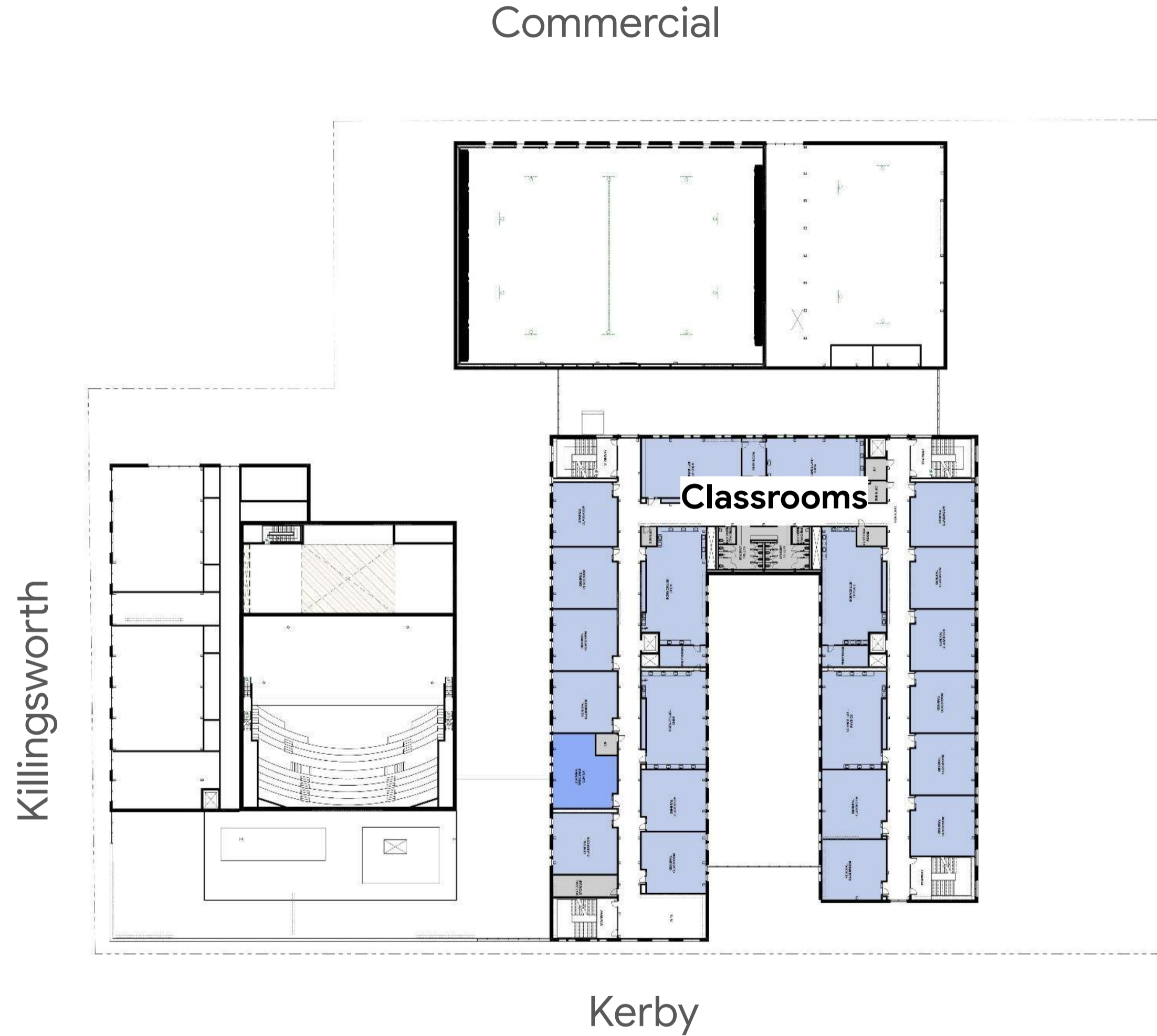
ARTS



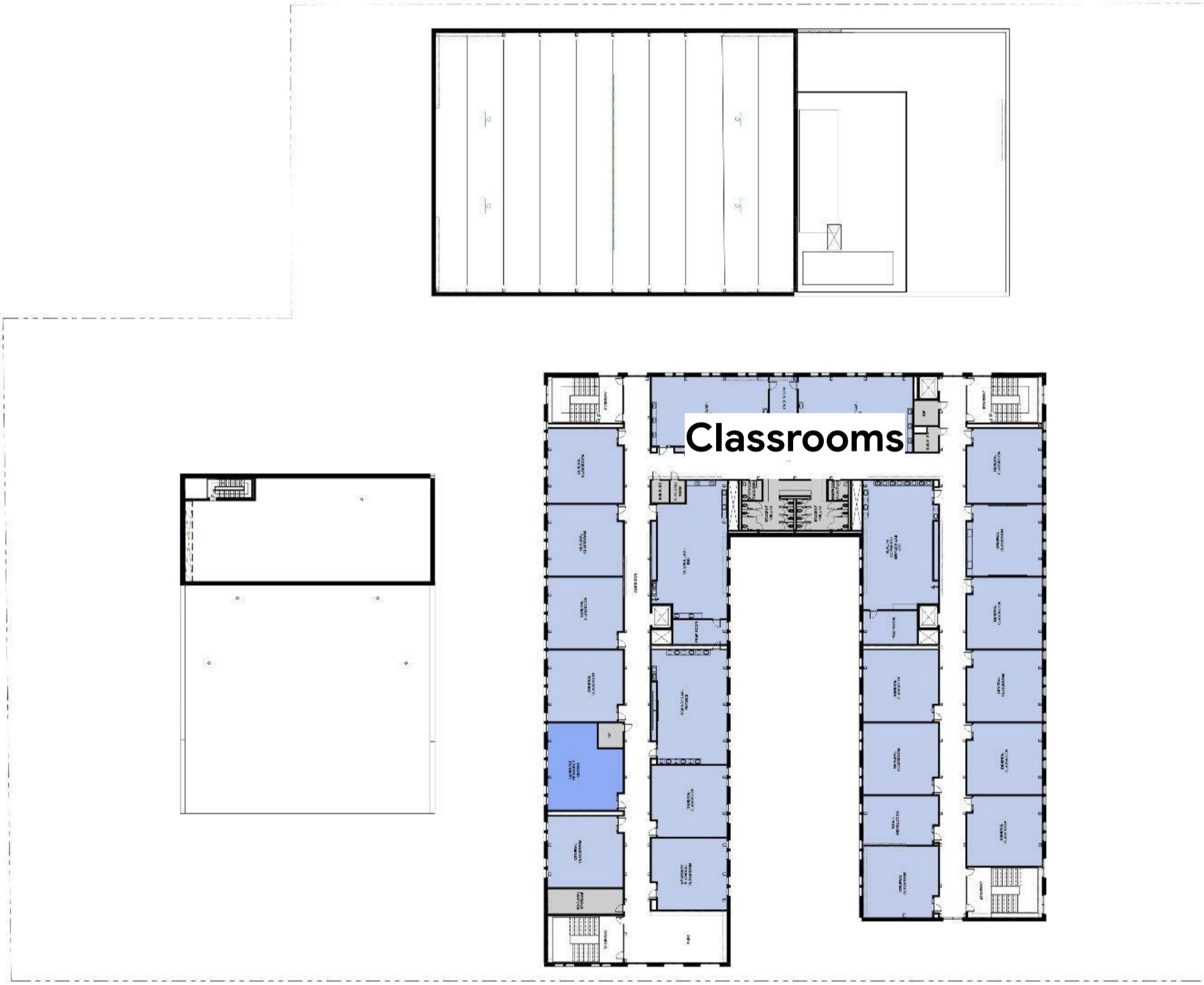
ATHLETICS



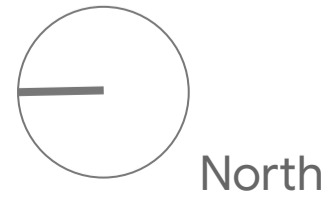
COMMUNITY



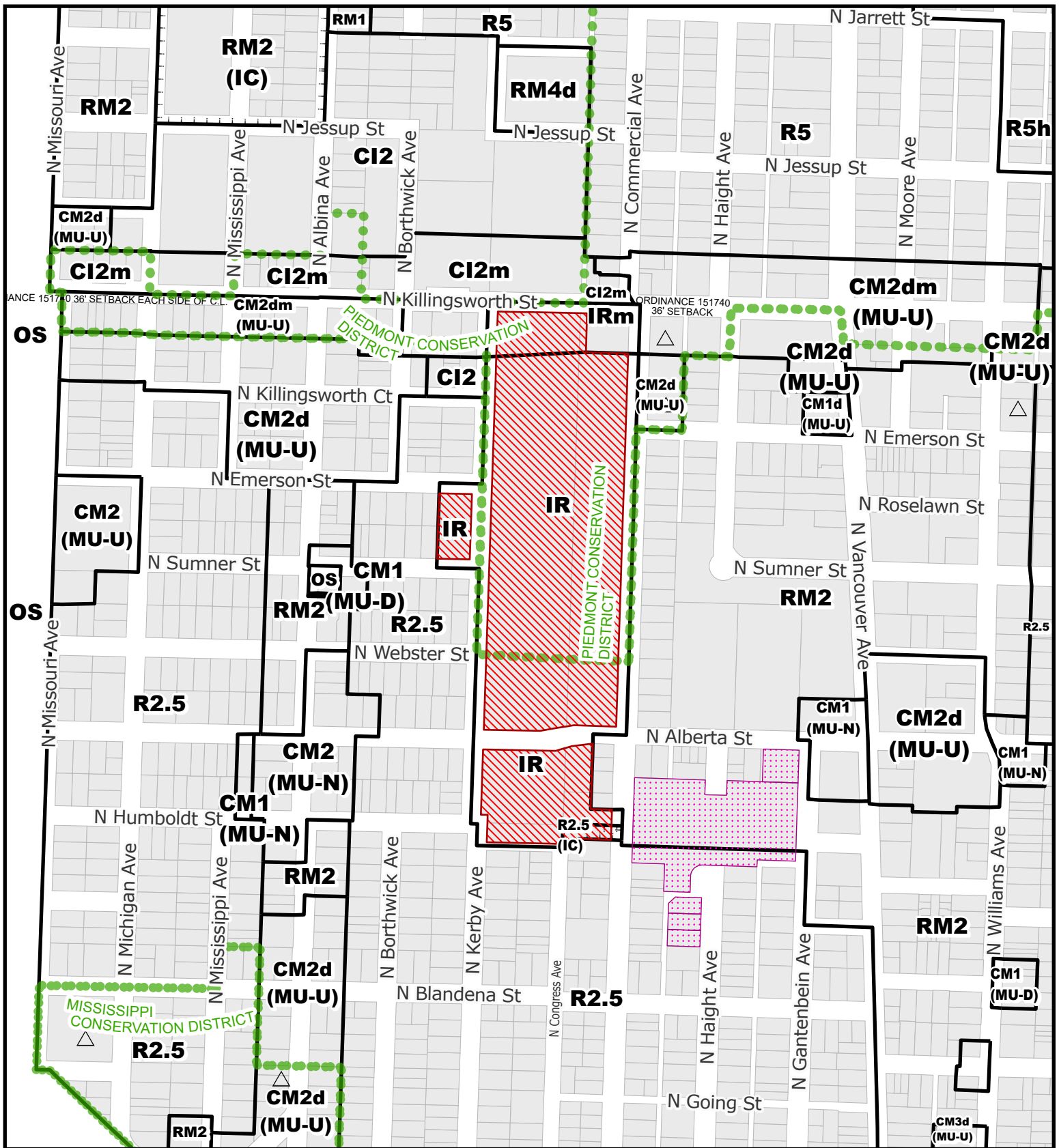
Third Floor



Fourth Floor







North



For Zoning Code in Effect Post October 1, 2022

ZONING

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT

-  Site
-  Also Owned Parcels
-  Conservation District
-  Historic Landmark

File No.	<u>EA 24 - 068727 DA</u>
1/4 Section	<u>2529,2530</u>
Scale	<u>1 inch = 400 feet</u>
State ID	<u>1N1E22BA 100</u>
Exhibit	<u>B Aug 09, 2024</u>

Jefferson High School

Portland, OR

Design Advice Request #5

September 9, 2024



BORA LEVER PLACE



Project Updates

Project Schedule

2024

2025

June

July

August

September

October

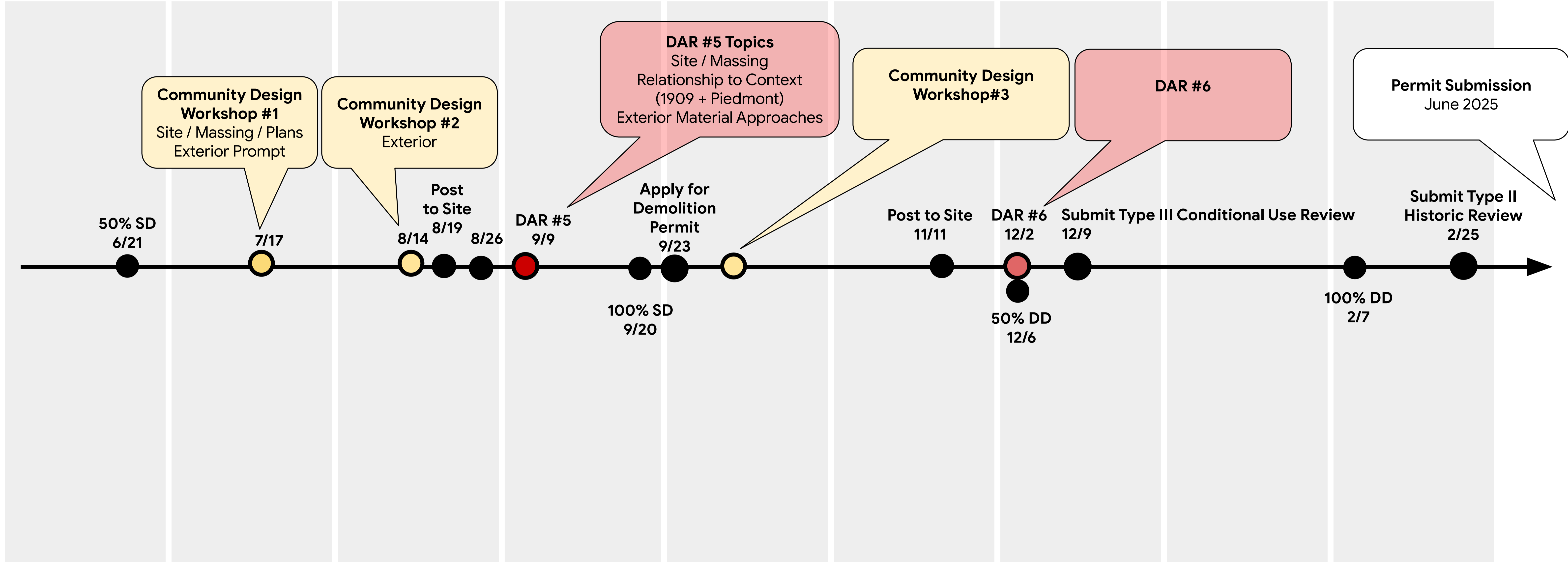
November

December

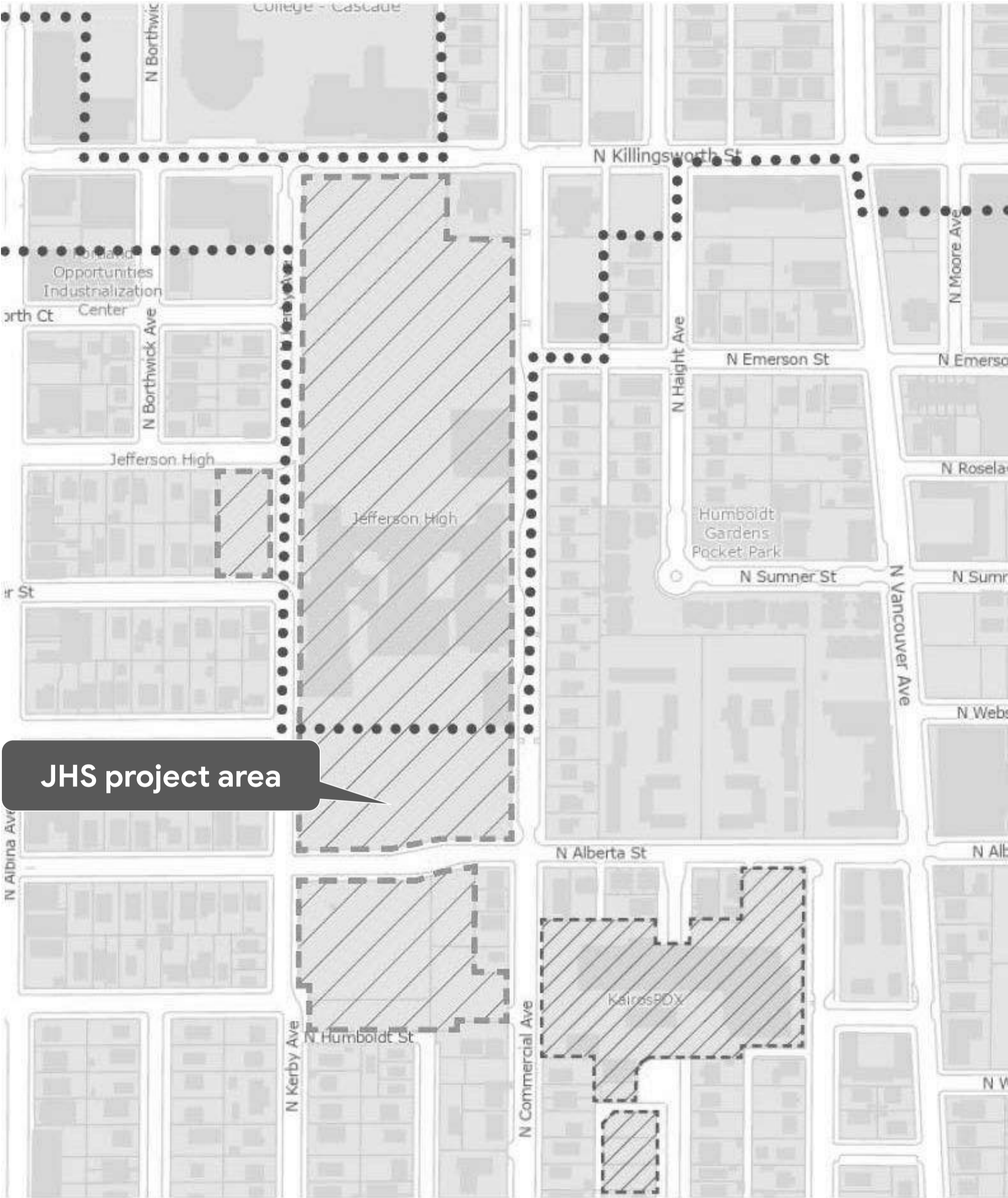
January

February

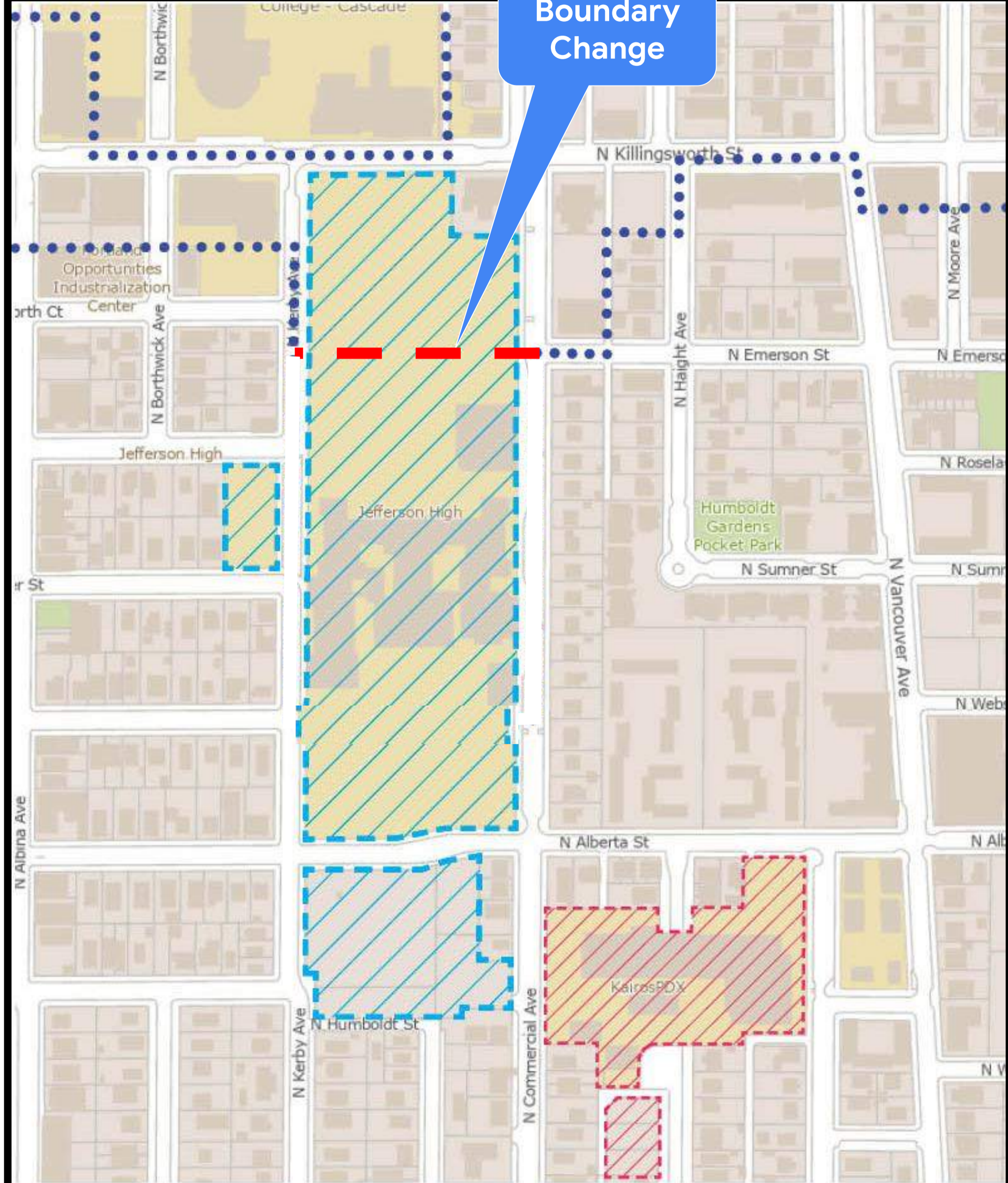
March



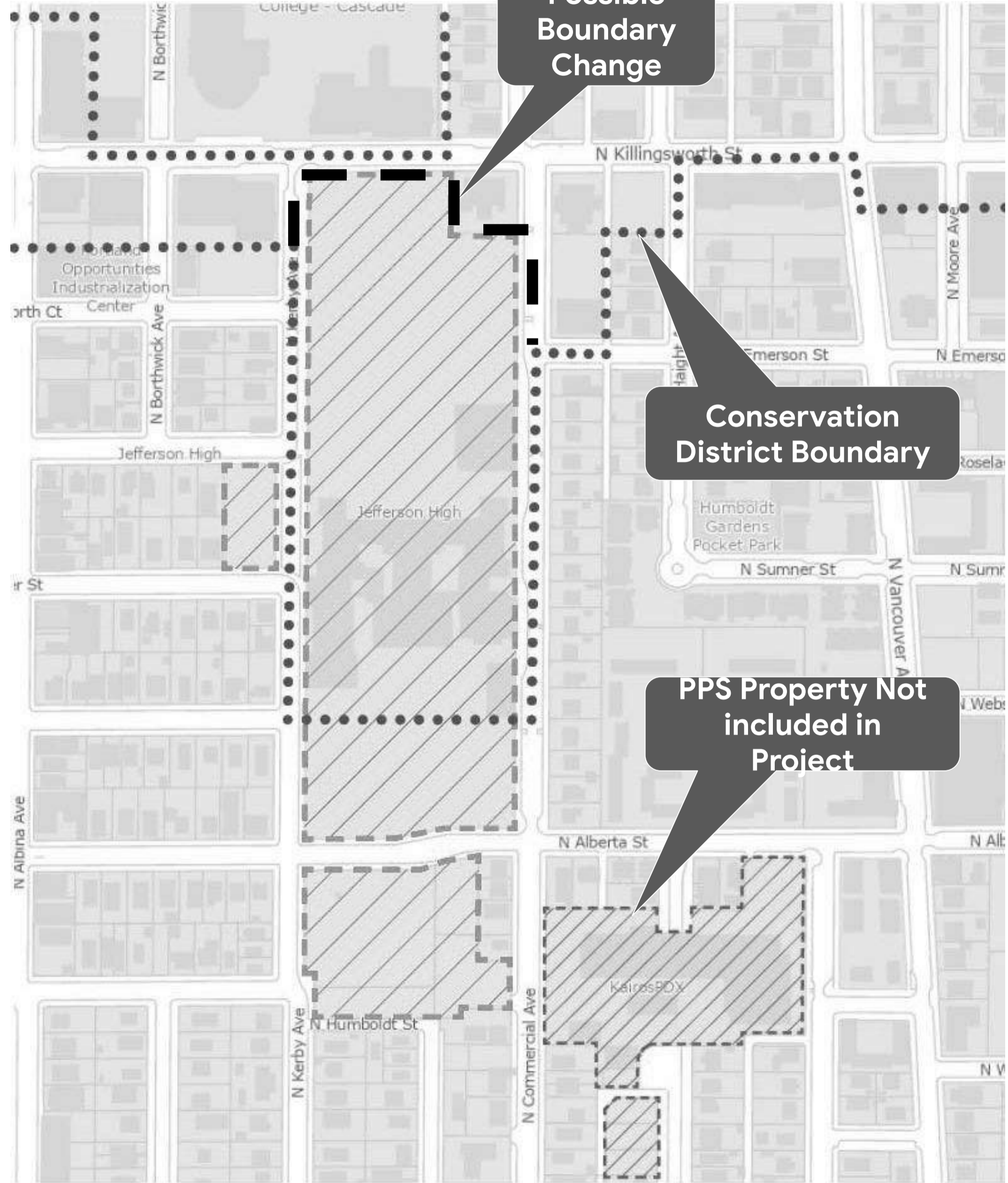
District Rezoning Options Previously Reviewed at DAR #4



Option 1: Maintain the district boundary - revise building + site status to non-contributing



Option 2: Revise building + site status to non-contributing and reduce the area of JHS within the district



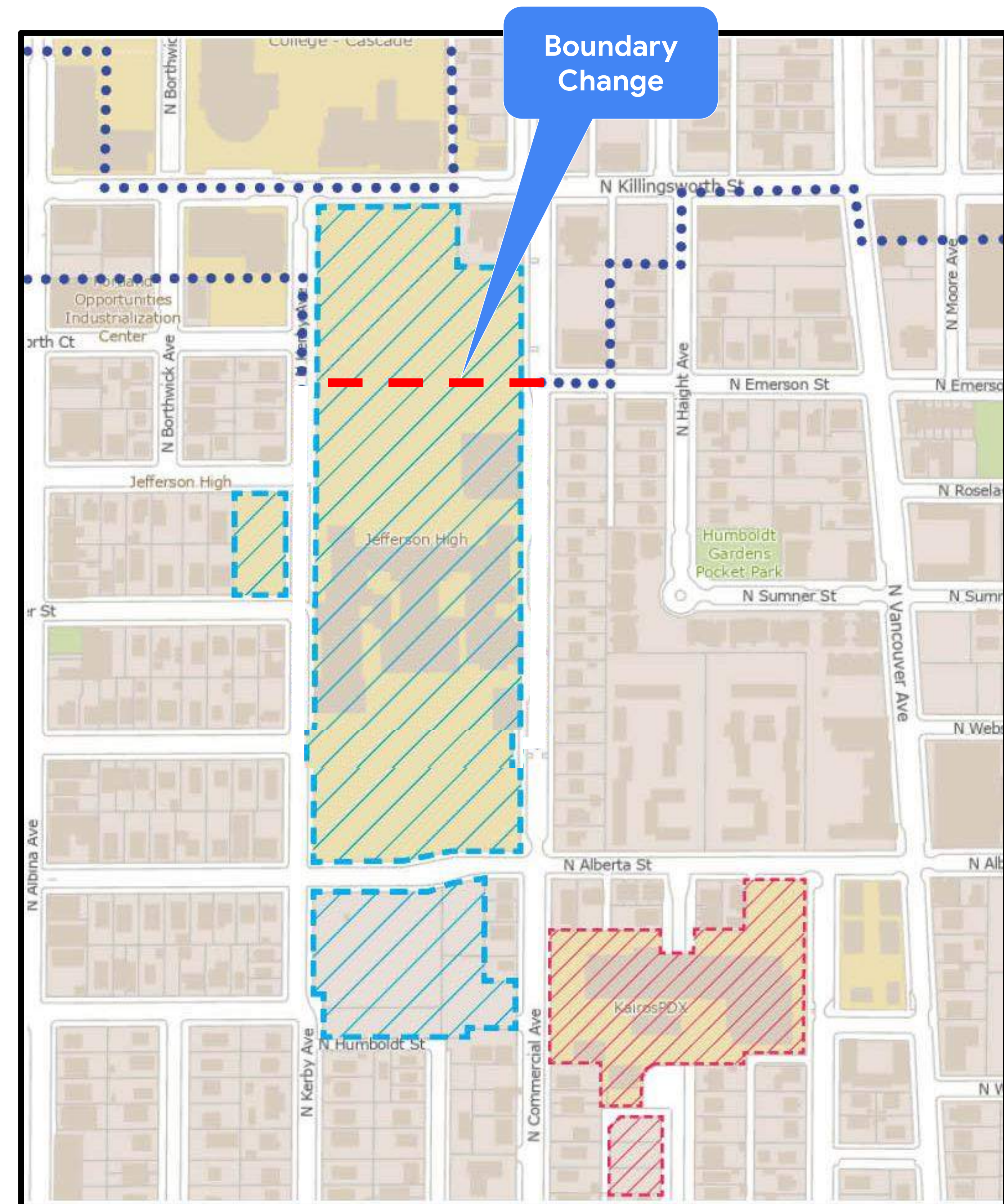
Option 3: Exclude JHS property from the district

Option 2: Revise building status to non-contributing and reduce the area of JHS within the district

“With six sub criteria not met - staff finds that the **Jefferson High School site no longer retains its integrity** as defined by zoning code section 33.846.030.D.2.

Therefore, the **Jefferson School site shall be reclassified as Non-Contributing Resource in the Piedmont Conservation District.**”

“The question of **altering the boundary of the Piedmont Conservation District to include only the northern 250.4 ft of the site** is also supportable since the Albina Community Plan Goal 5 volume focuses the intent of the district on the streetcar commercial strip along Killingsworth Street...”



Topics for Discussion

Questions for discussion

1. Main Entry Location.

Why is the main entry on Kerby?

- Killingsworth is a busy transit street where school buses cannot drop students off.
- The existing widened sidewalk on Kerby provides an opportunity for a more gracious entry.
- Safety is a concern as students gather at the entries; Kerby is the most protected street frontage.

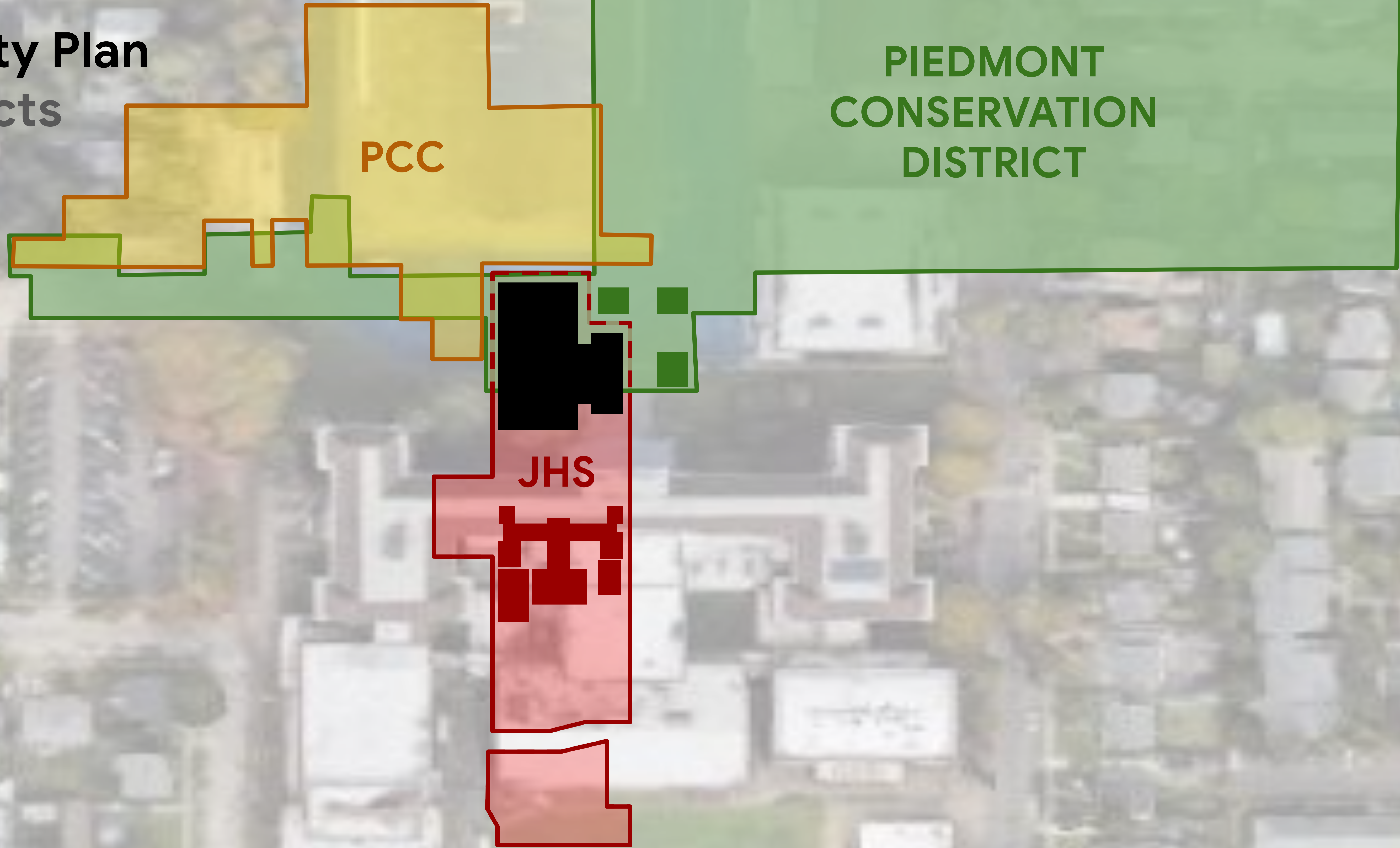
2. Killingsworth Character.

How will the new school respond to the Piedmont District, Streetcar and Community character? What program faces Killingsworth?

- The facade will employ large areas of glazing and will be articulated in a manner consistent with the district's character.
- The JHS Media Center is planned for the primary corner of Killingsworth and Kerby; this is one of the most active uses in the school that is permitted to be publicly visible.
- The transit-street setback will be use areas of landscape and hardscape to provide interest to the pedestrian experience.
- The Killingsworth frontage will be occupied by Visual and Performing Arts programs.




Site Analysis

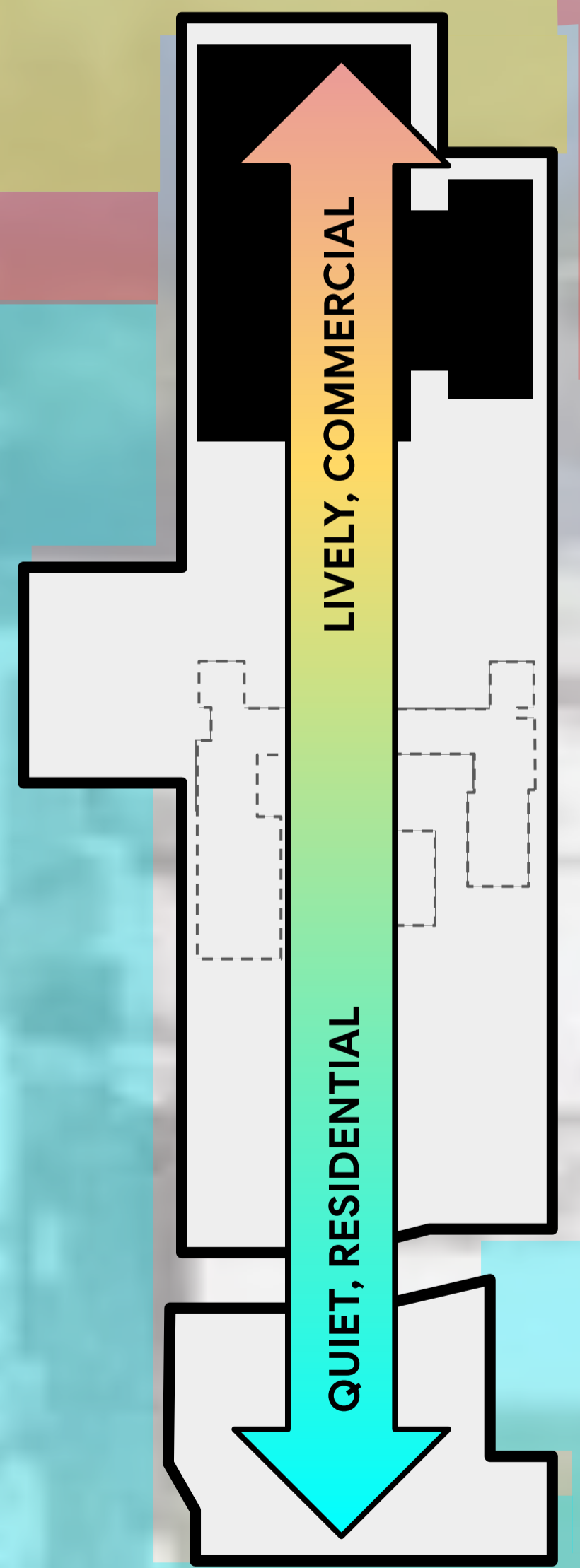
Vicinity Plan Districts



Vicinity Plan Character

ZONE CHARACTER

-  Commercial
-  Civic
-  Residential/Mixed Use



Site Plan Character

KILLINGSWORTH ST

KERBY AVE

COMMERCIAL AVE




LIVELY,
COMMERCIAL

CROSSBLOCK

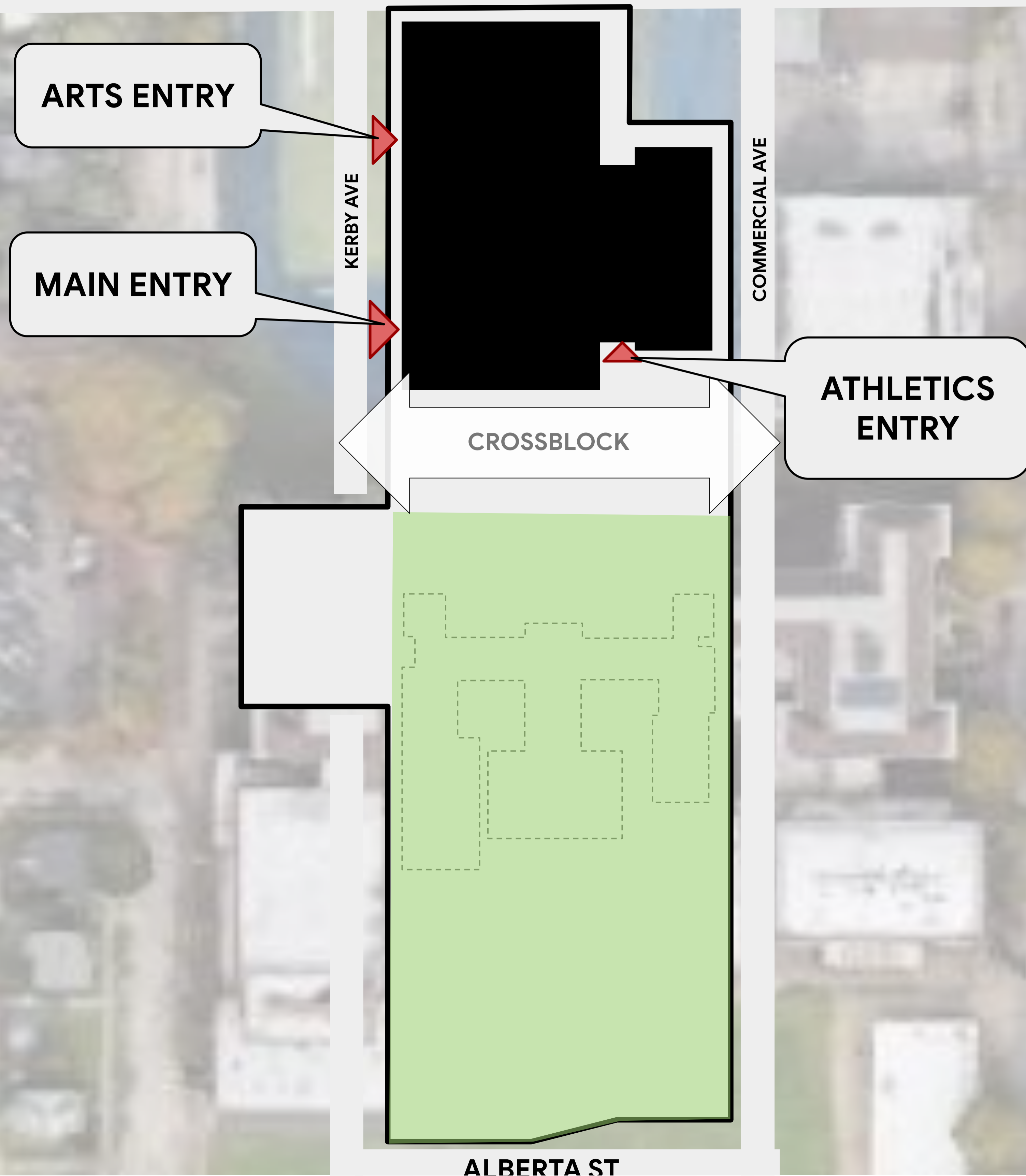
QUIET, RESIDENTIAL

ALBERTA ST

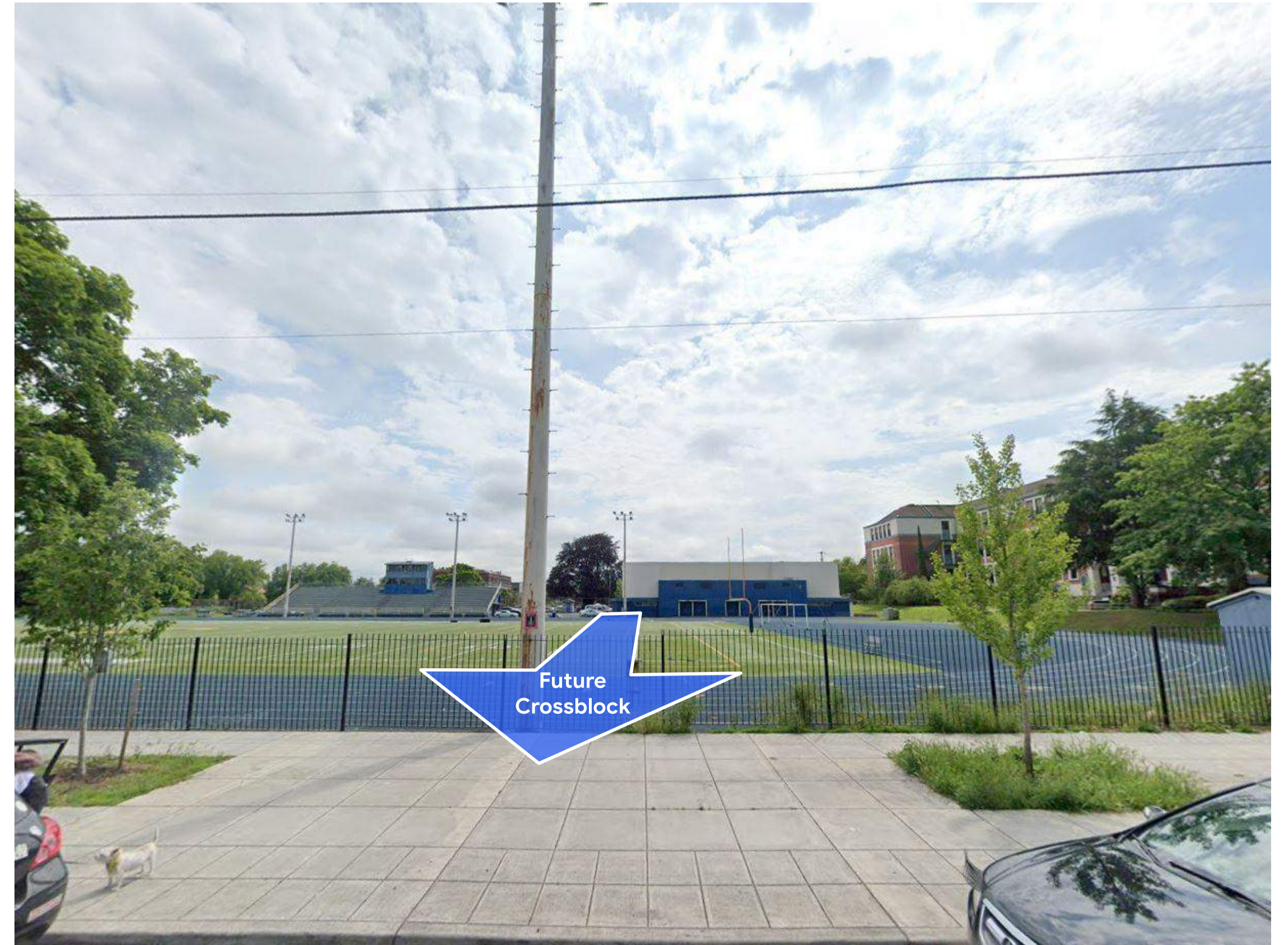
ZONE CHARACTER

-  Commercial
-  Civic
-  Residential/Mixed Use

Site Plan Entries

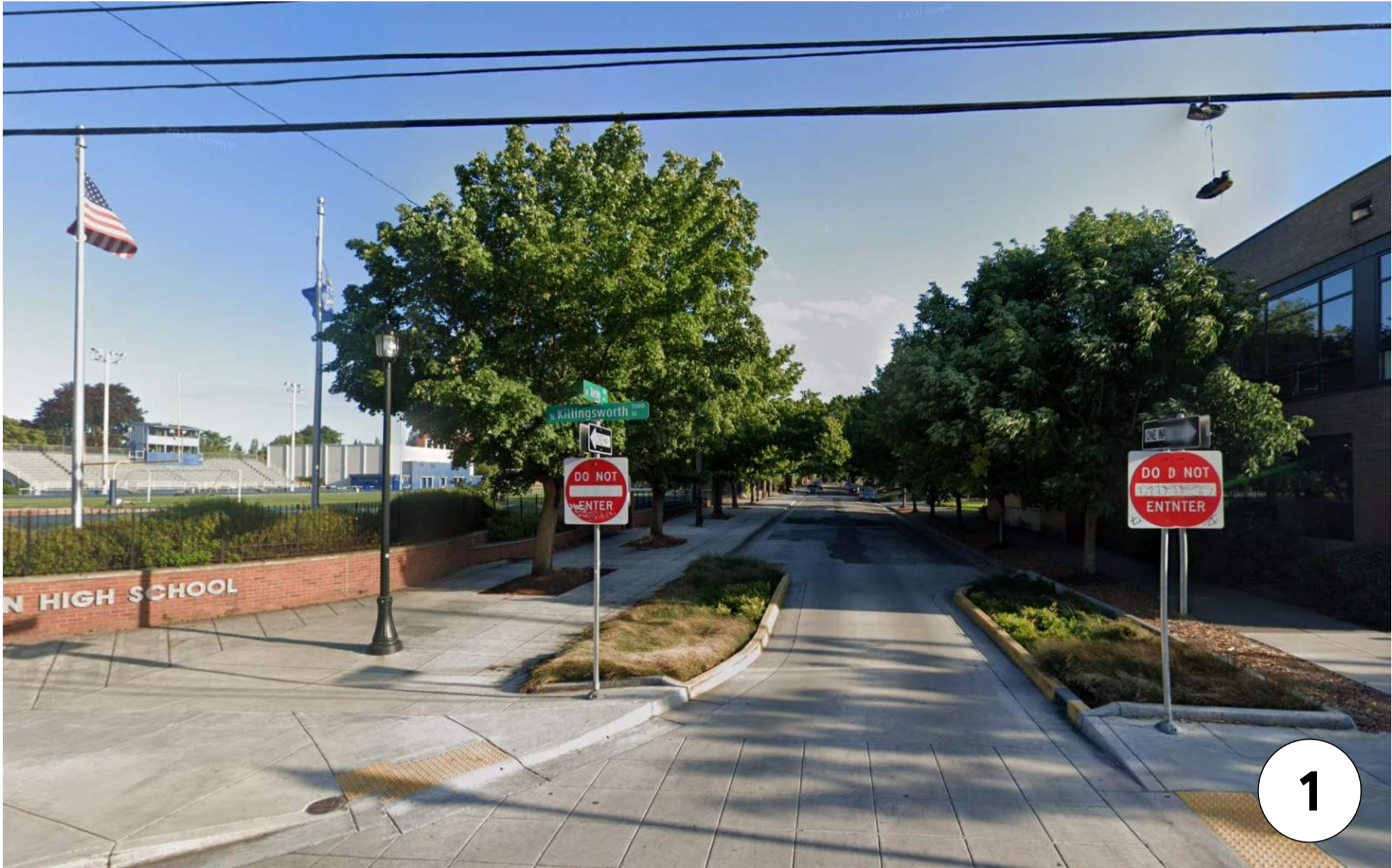
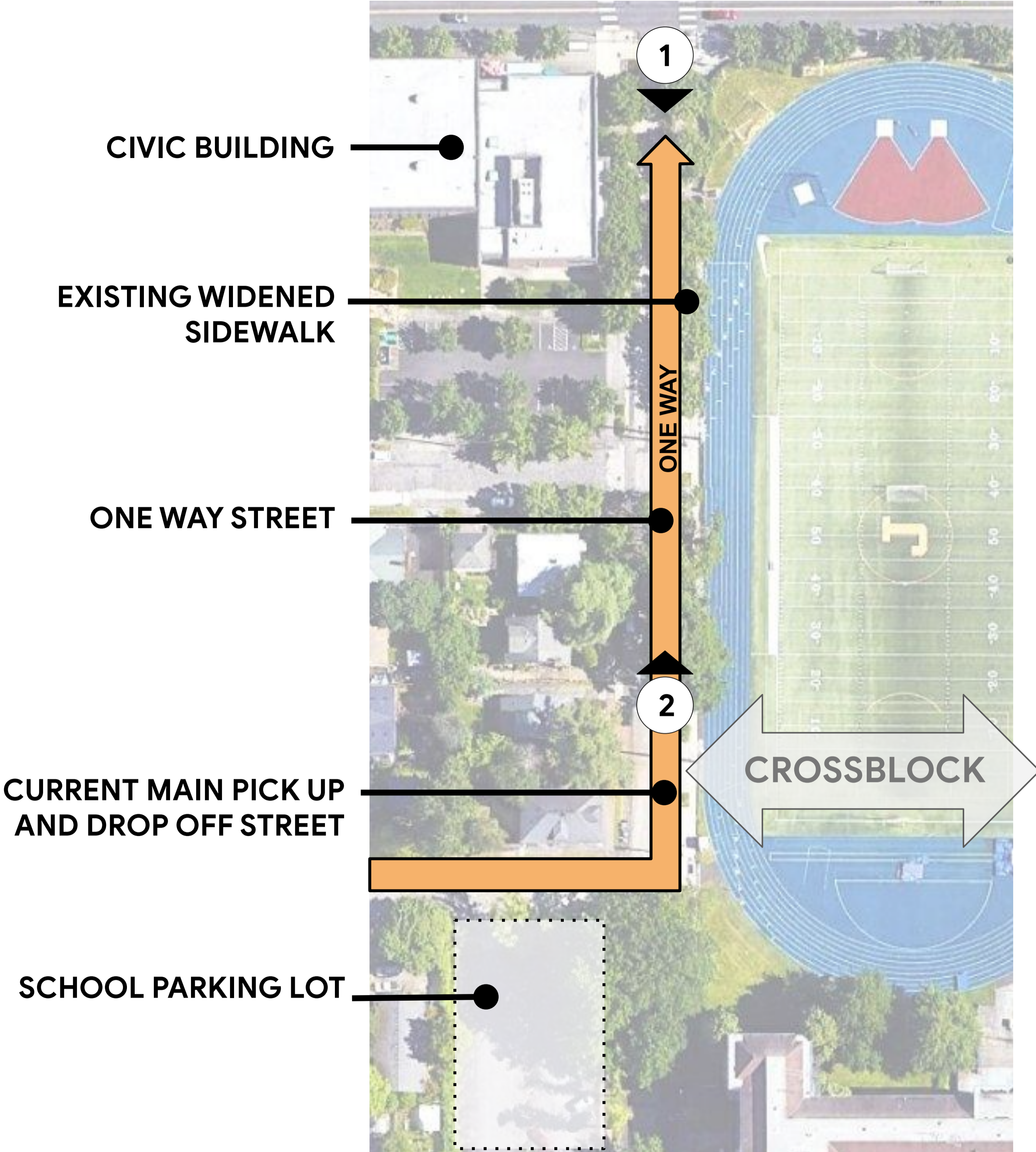


Kerby Ave Pedestrian Zone & Entry Plaza



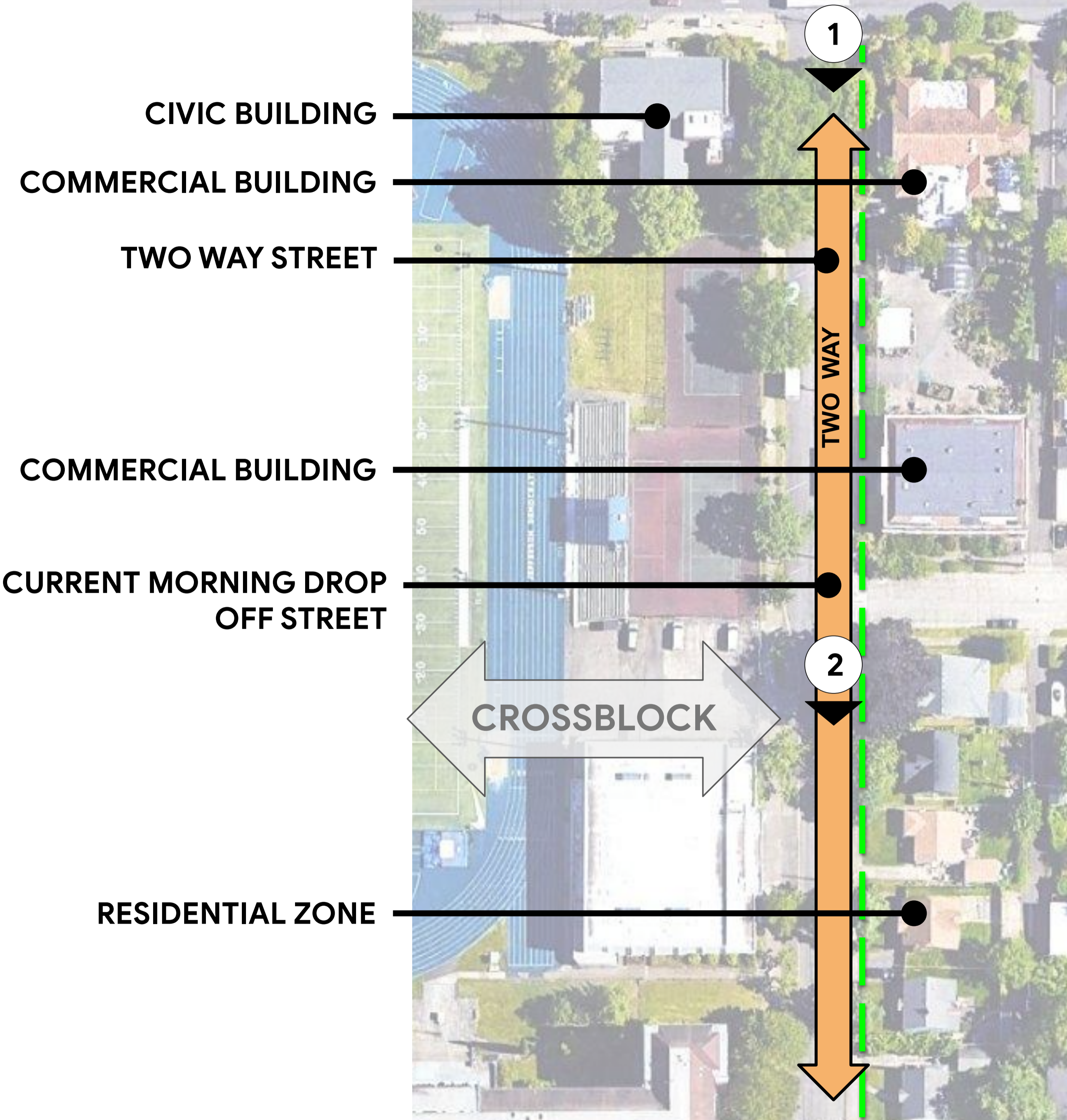
Kerby Ave

- Kerby offers an existing, enhanced pedestrian zone and is the most protected street frontage.
- Kerby currently functions as the main school entrance.
- Most street parking is located to the west of the school site.
- Morning drop-offs are relatively split between N. Commercial and N. Kerby



Commercial Ave

- Commercial is busier than Kerby and provides an important through connection for the neighborhood.
- There is limited parking on the east side of campus.
- Commercial Avenue has been the focus of past security and public safety concerns.

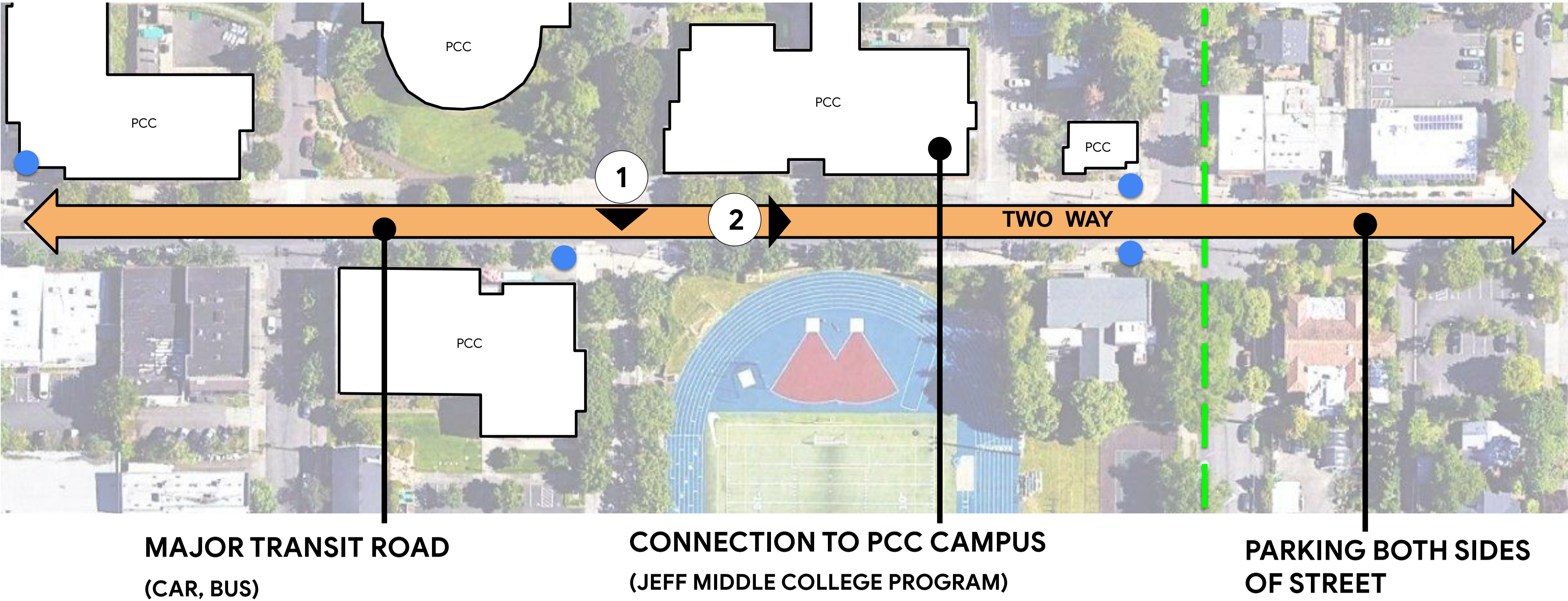


--- Neighborhood Bike Paths



Killingsworth St

- Killingsworth is a busy transit street with retail, restaurants and PCC.
- Most transit riders arrive from N. Killingsworth
- Killingsworth presents challenges for passenger loading and unloading.
- Concerns have been noted from staff about any entries on Killingsworth from a student safety standpoint

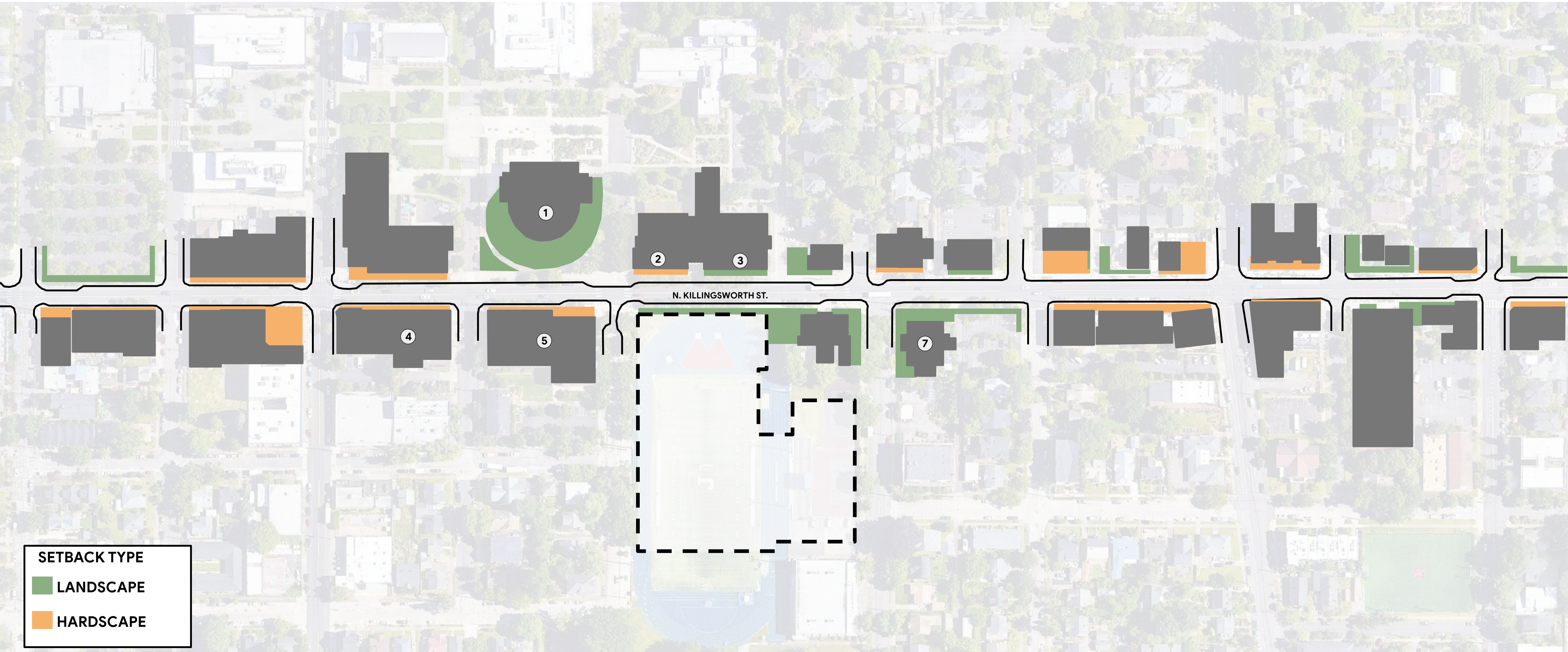


● Bus stop

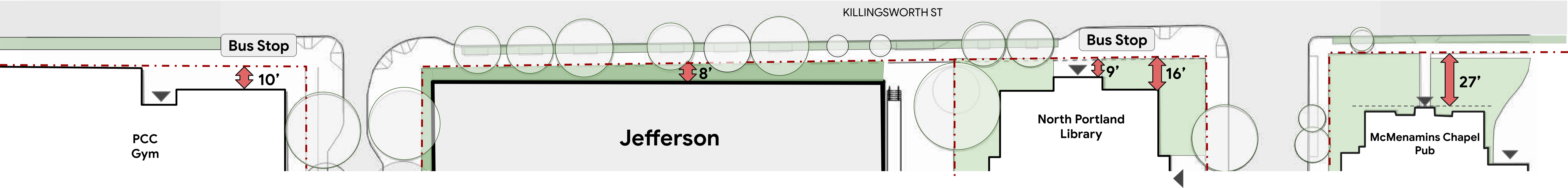
--- Neighborhood Bike Paths

Killingsworth St Building Setbacks

- The N. Killingsworth transit street is characterized by mid-scale commercial and civic buildings with minimal setbacks. The street frontage is primarily hardscape with street trees and limited areas of planted landscape.



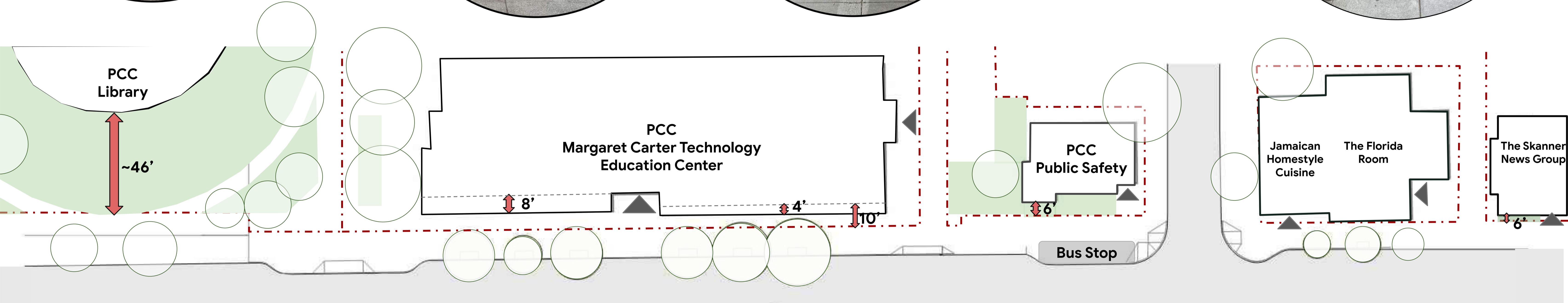
Killingsworth St Building Setbacks



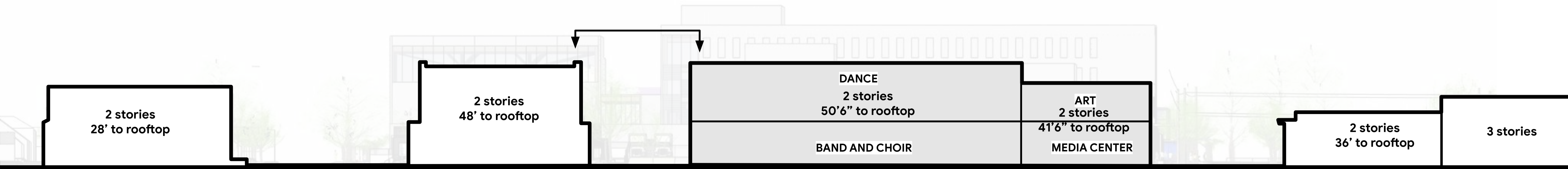
Killingsworth St Building Setbacks



First floor setback
under upper floor
overhang



Killingsworth St Building Heights



MCMENAMINS CHAPEL PUB

NORTH PORTLAND LIBRARY

JEFFERSON HIGH SCHOOL

PCC GYM

Program & Massing

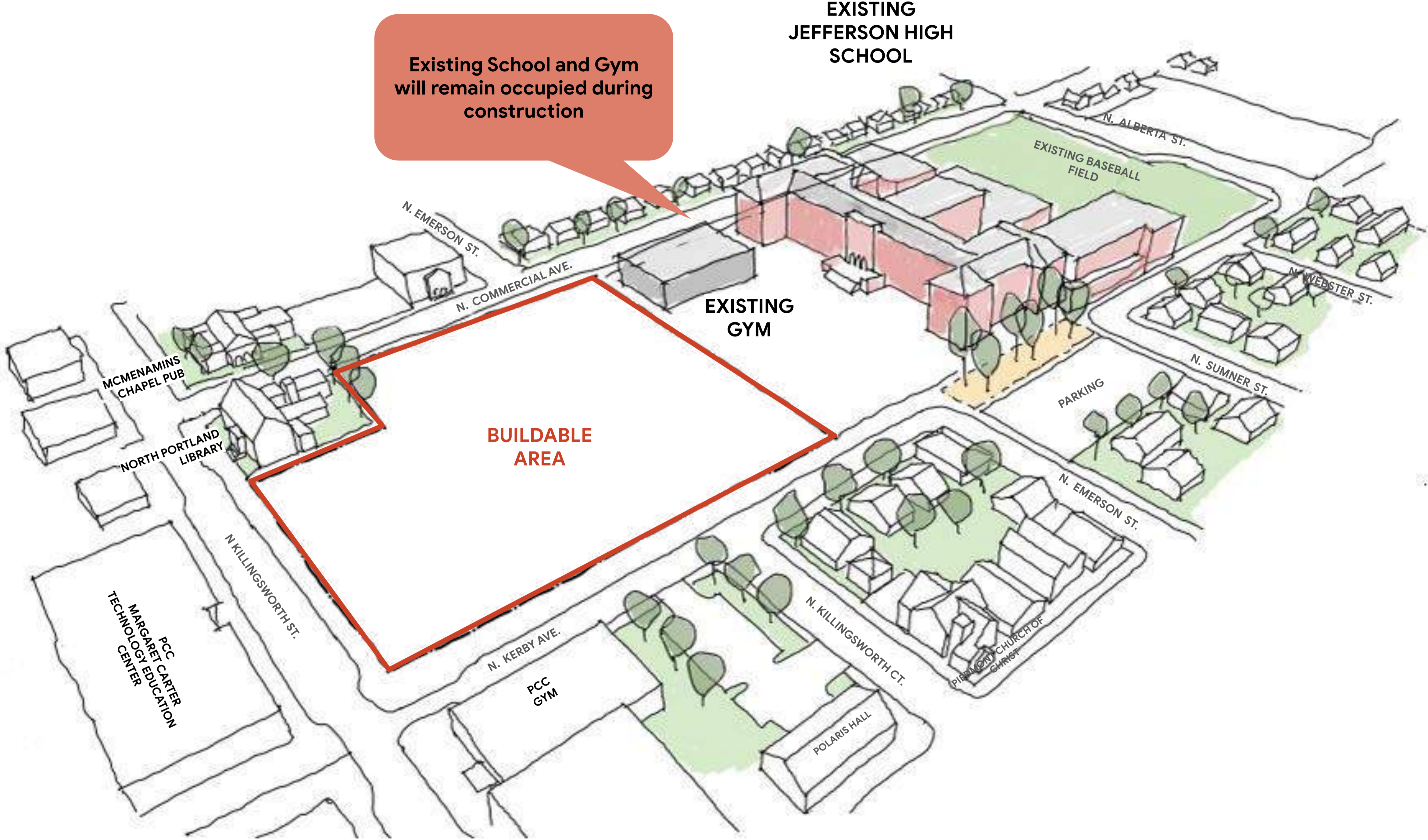
Existing Jefferson Campus

EXISTING JEFFERSON HIGH SCHOOL



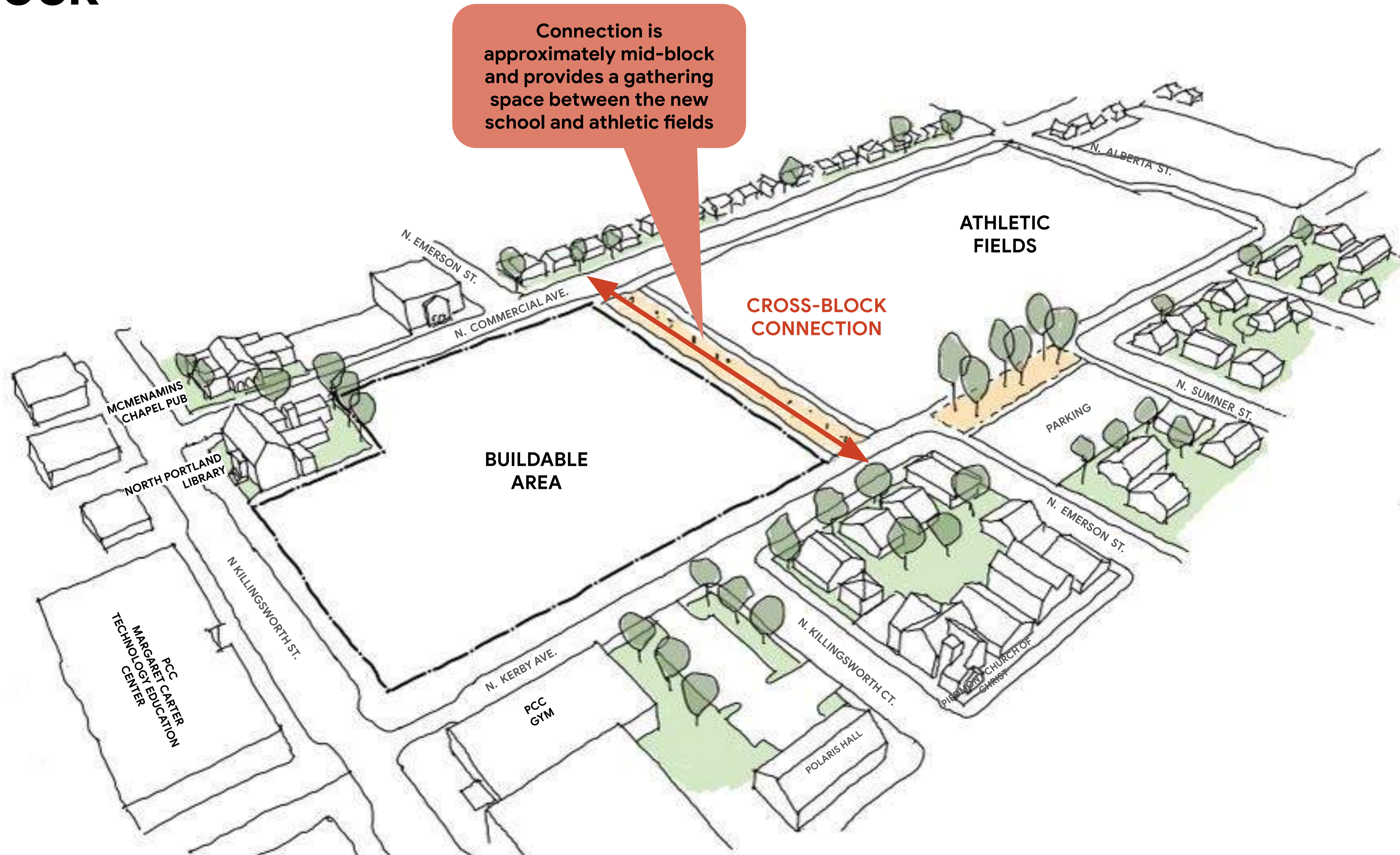
North

Buildable Area



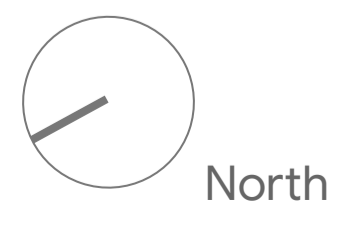
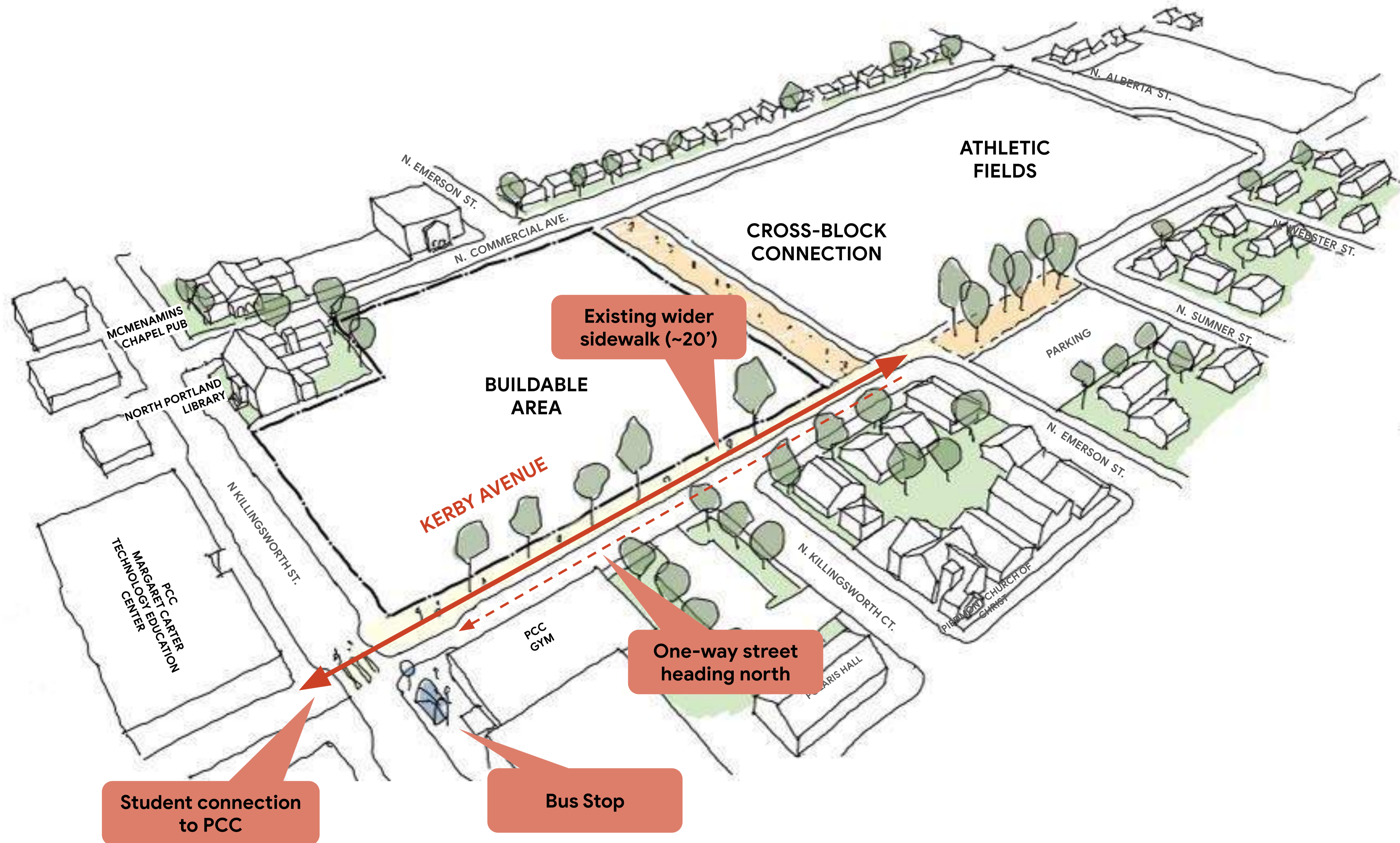
North

Cross-Block



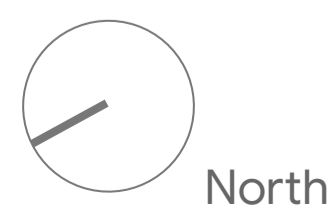
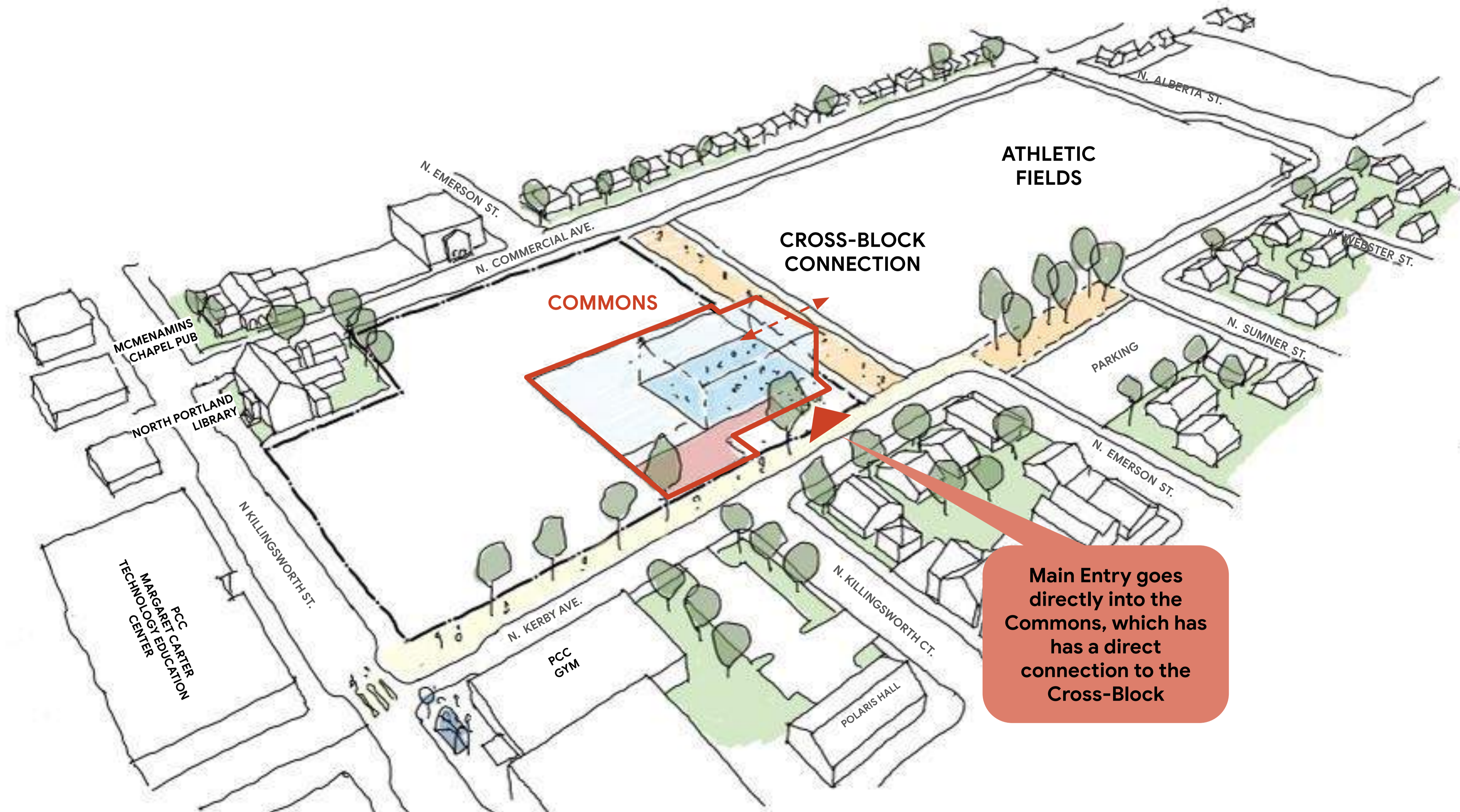
North

Kerby Avenue



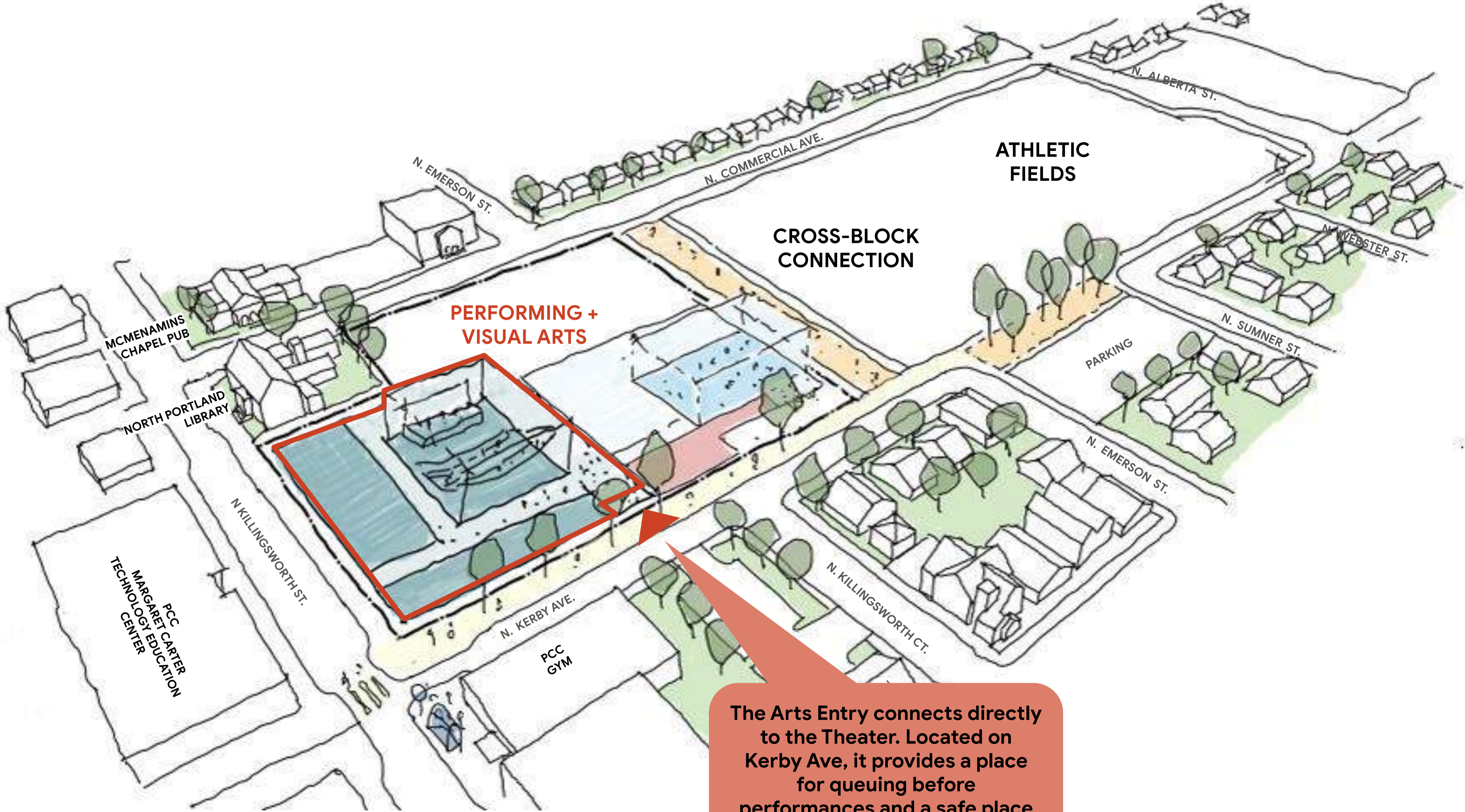
North

Main Entry + Commons



North

Arts Entry + Theater

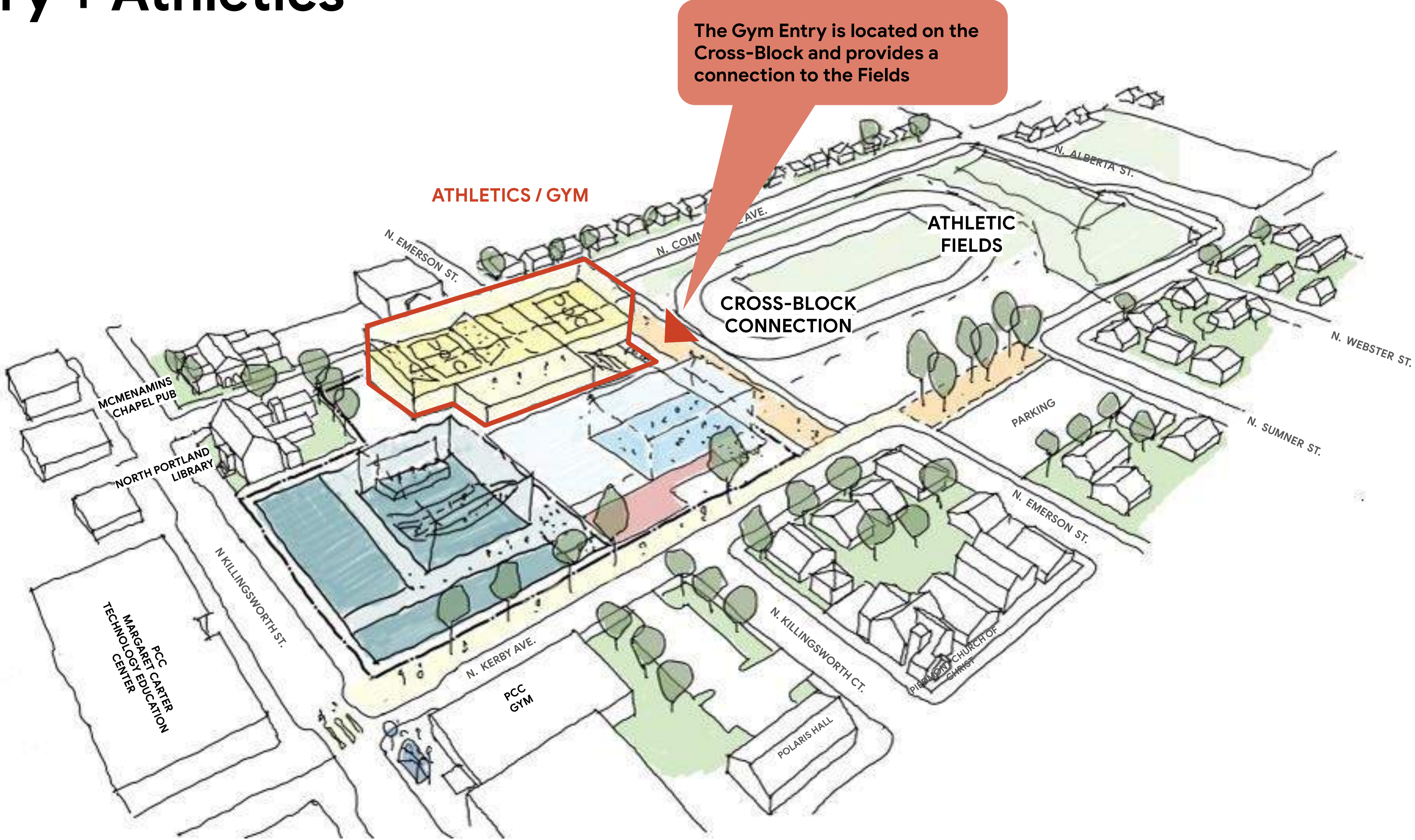


The Arts Entry connects directly to the Theater. Located on Kerby Ave, it provides a place for queuing before performances and a safe place for student pick-up after hours.



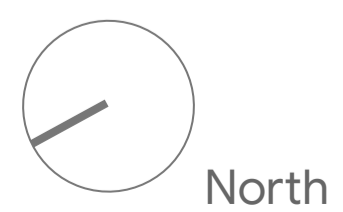
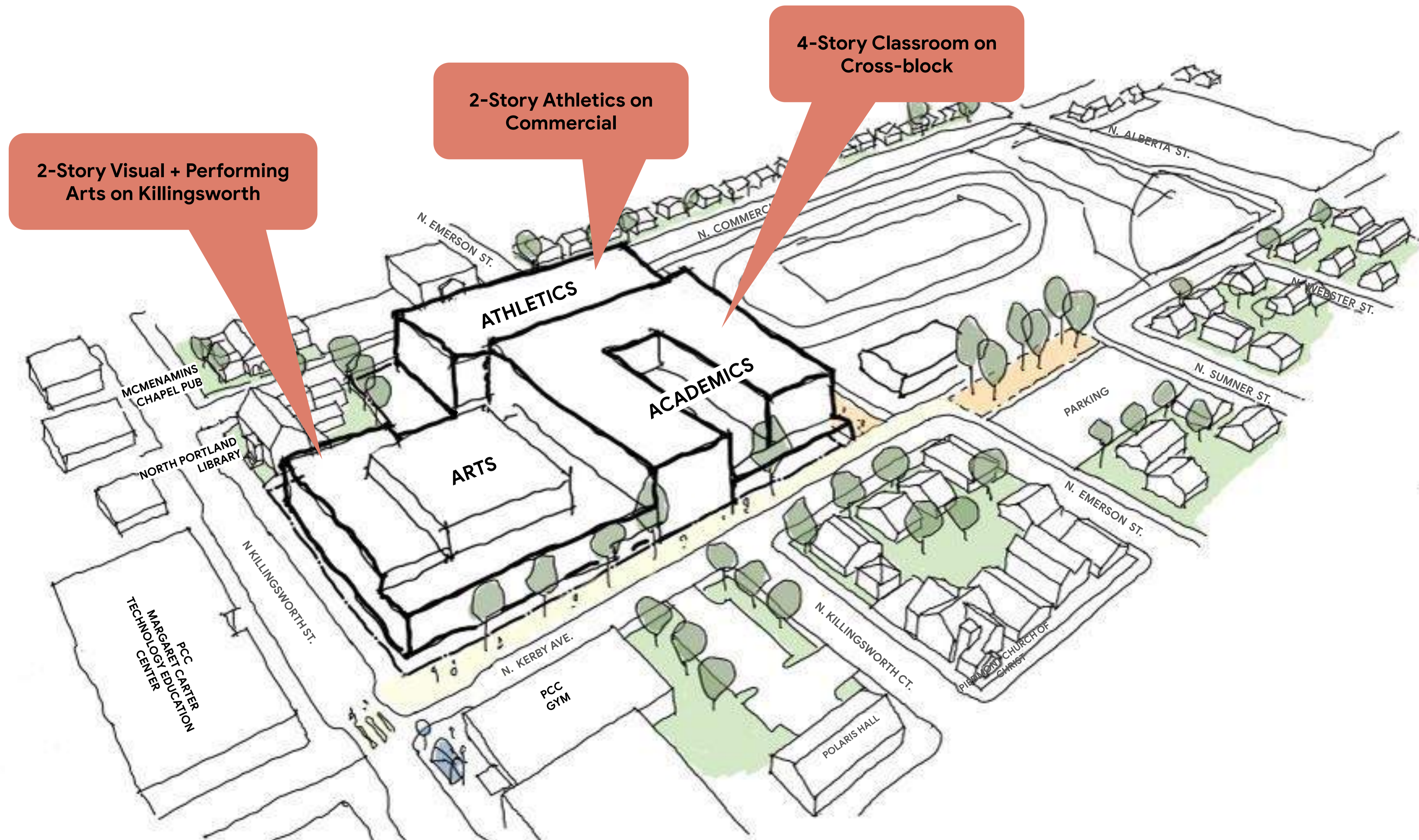
North

Gym Entry + Athletics



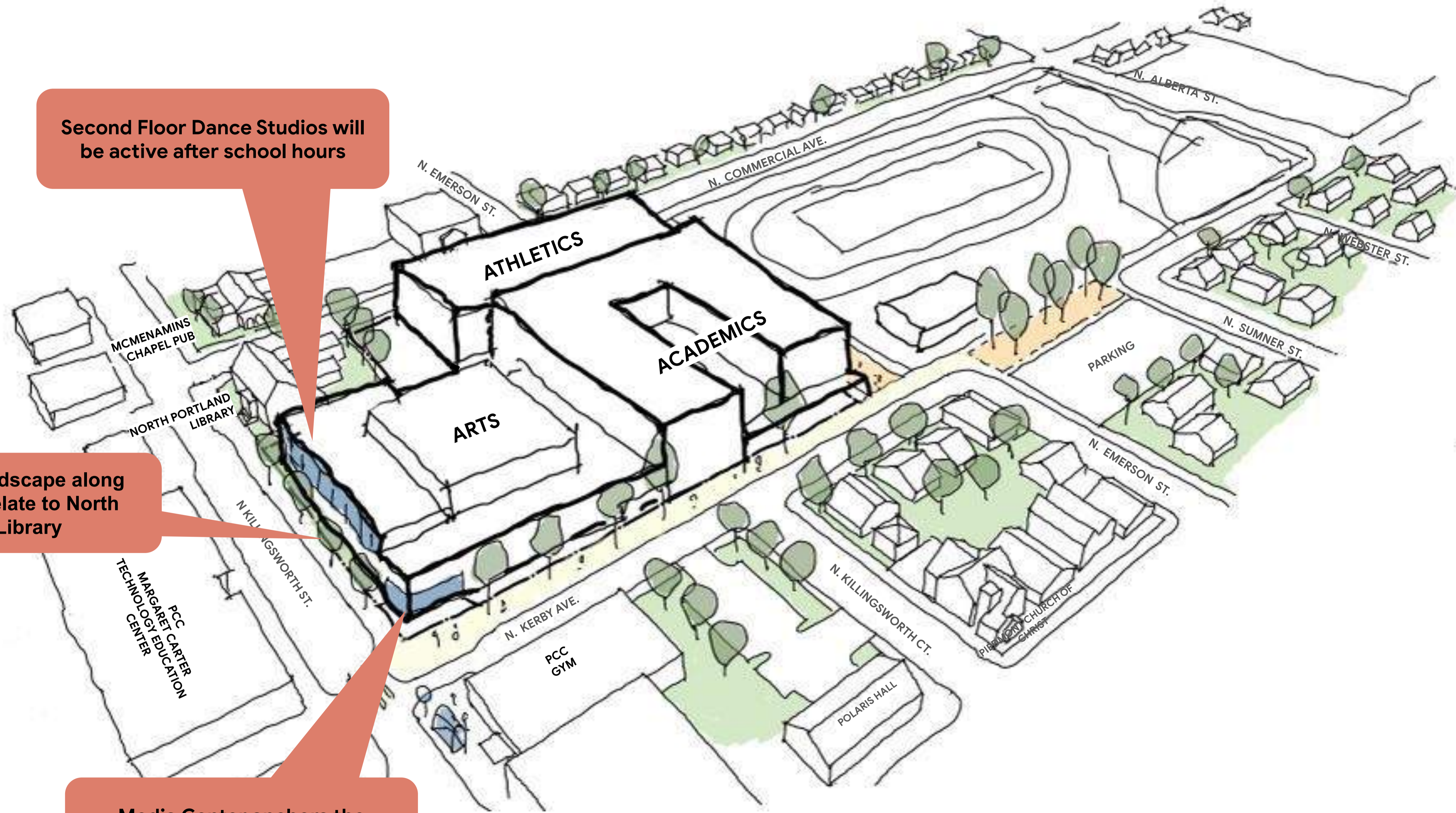
North

Massing



North

Killingsworth Frontage



Second Floor Dance Studios will be active after school hours

Setback and landscape along Killingsworth relate to North Portland Library

Media Center anchors the Ground Floor corner



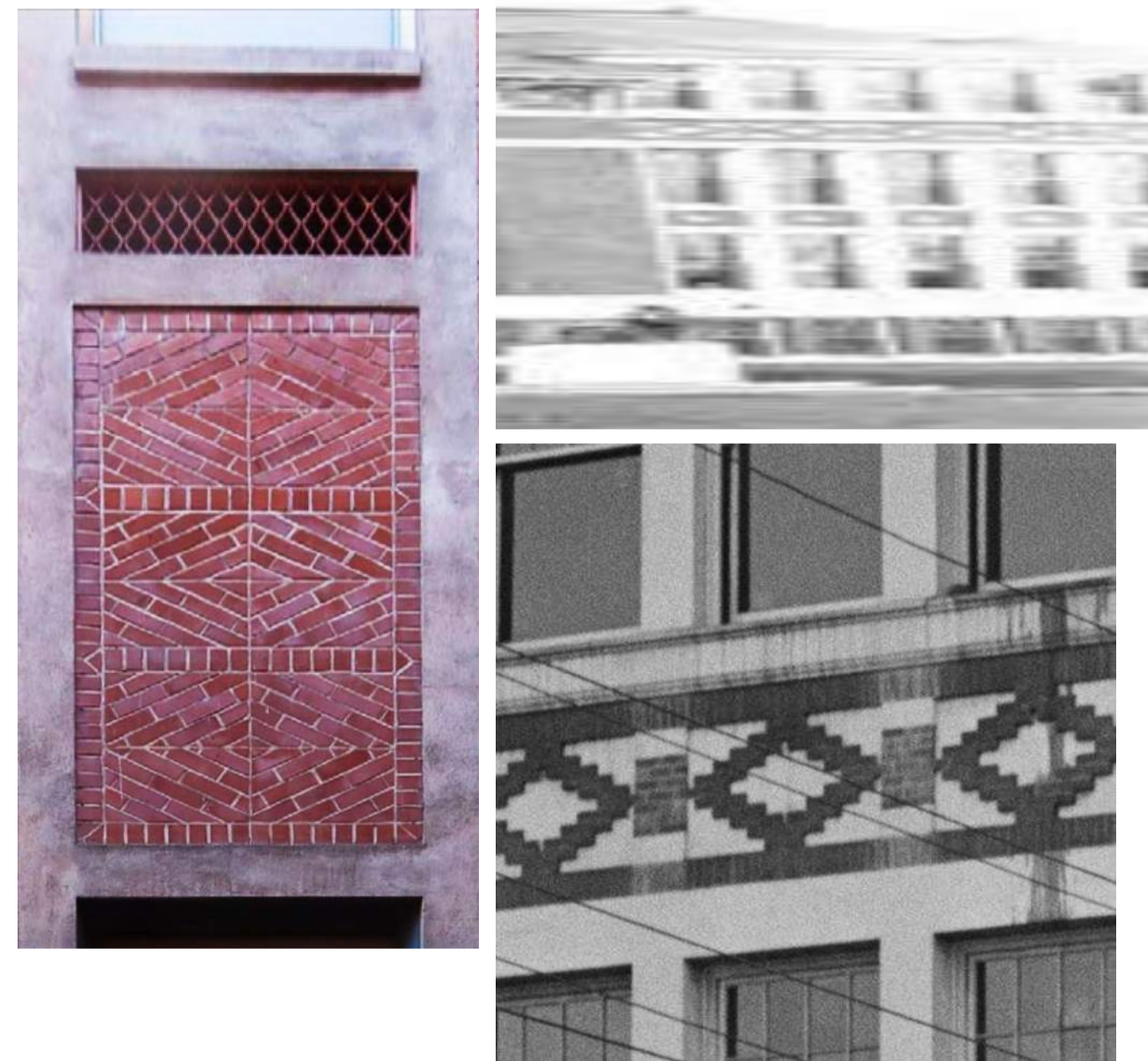
Facade Approach

How Much Should the New JHS Look Like the Current JHS?

As Similar as Possible

Some Similarities

Completely Different



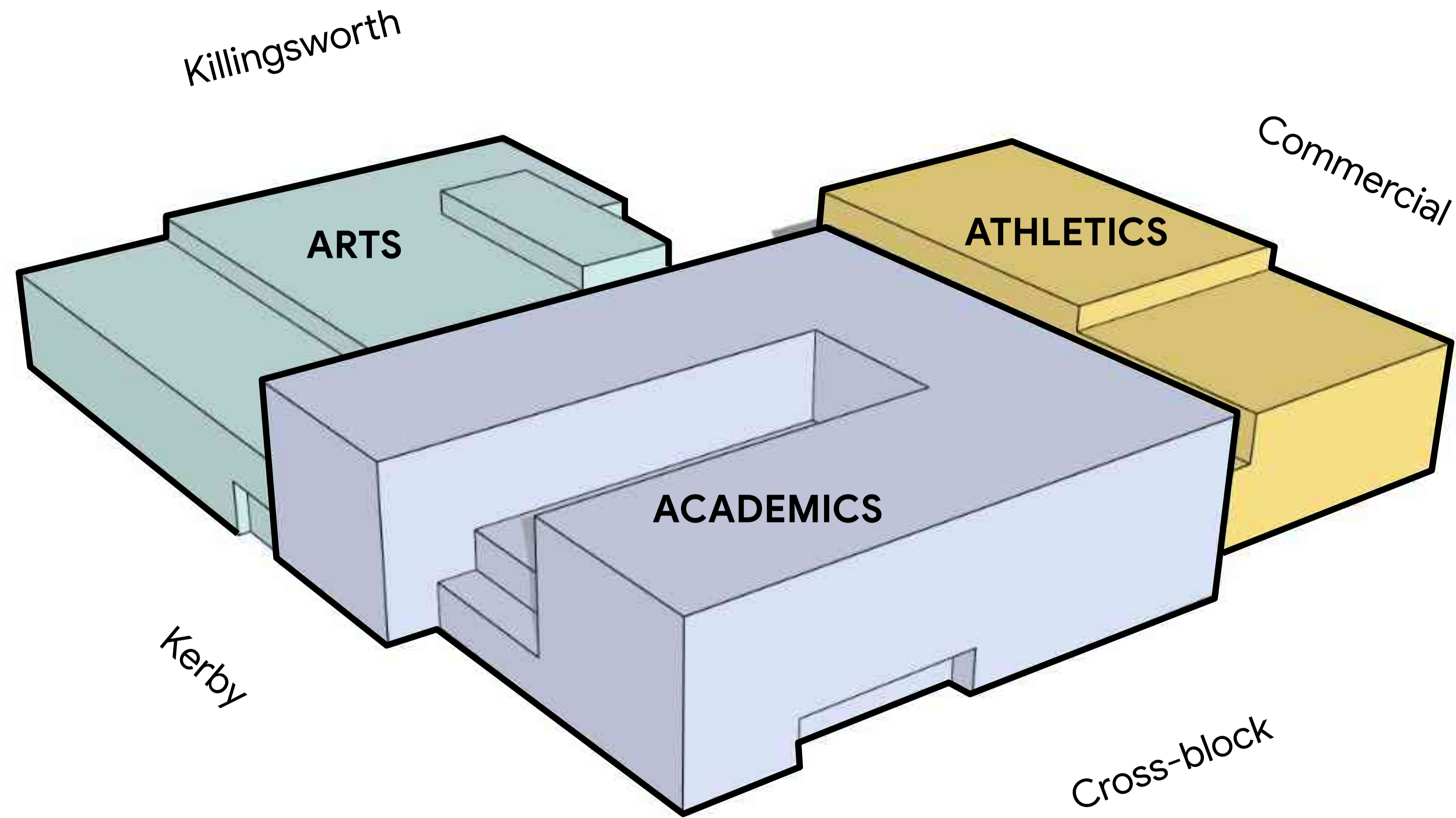
“Keep the building the same”

“Keep the energy of the building with familiar colors and signage”

“Please make it look like a school, not an office”

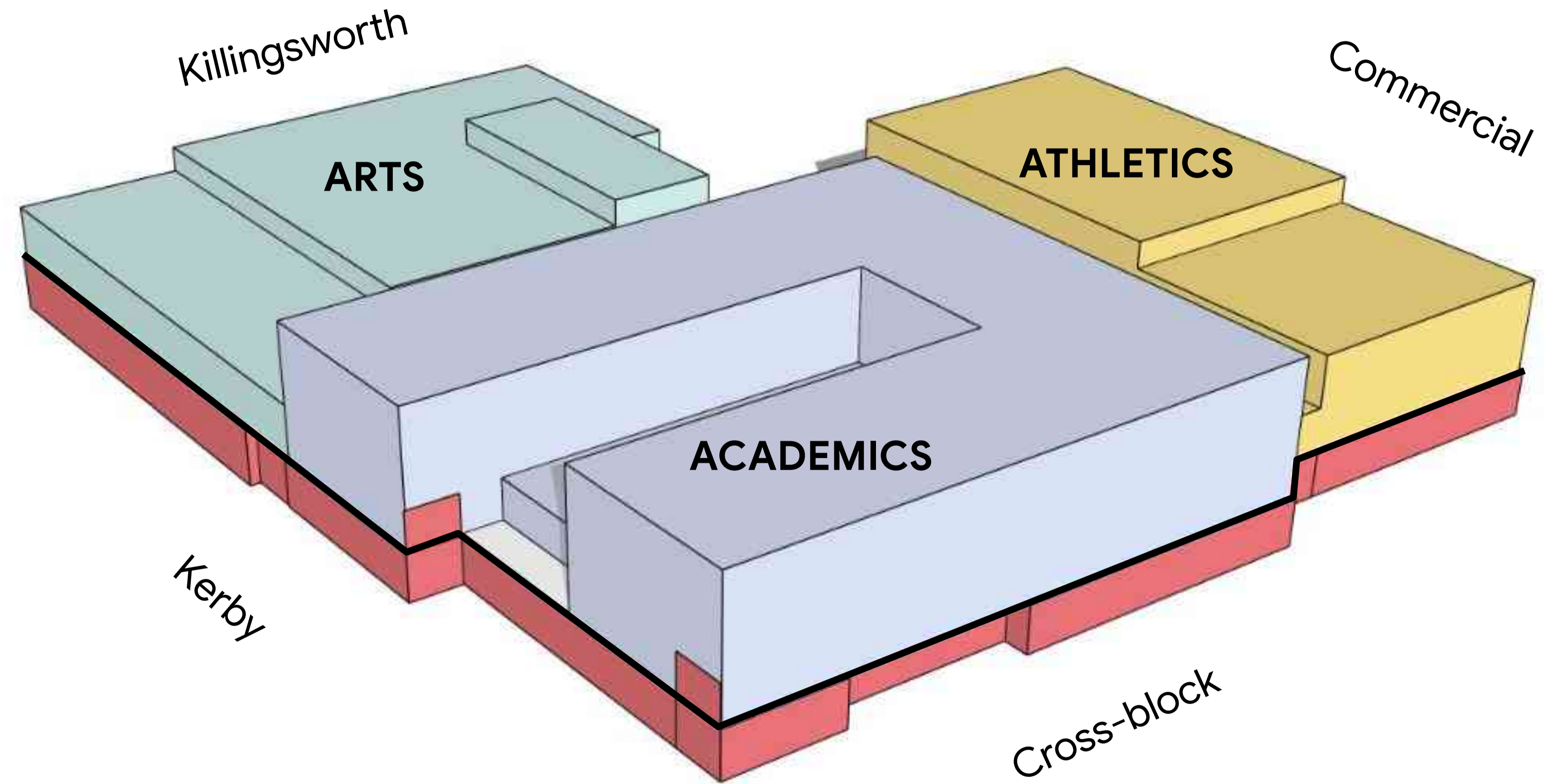
“I really appreciate all the history, but frankly the building is ugly. I’m ready for a new look”

Program

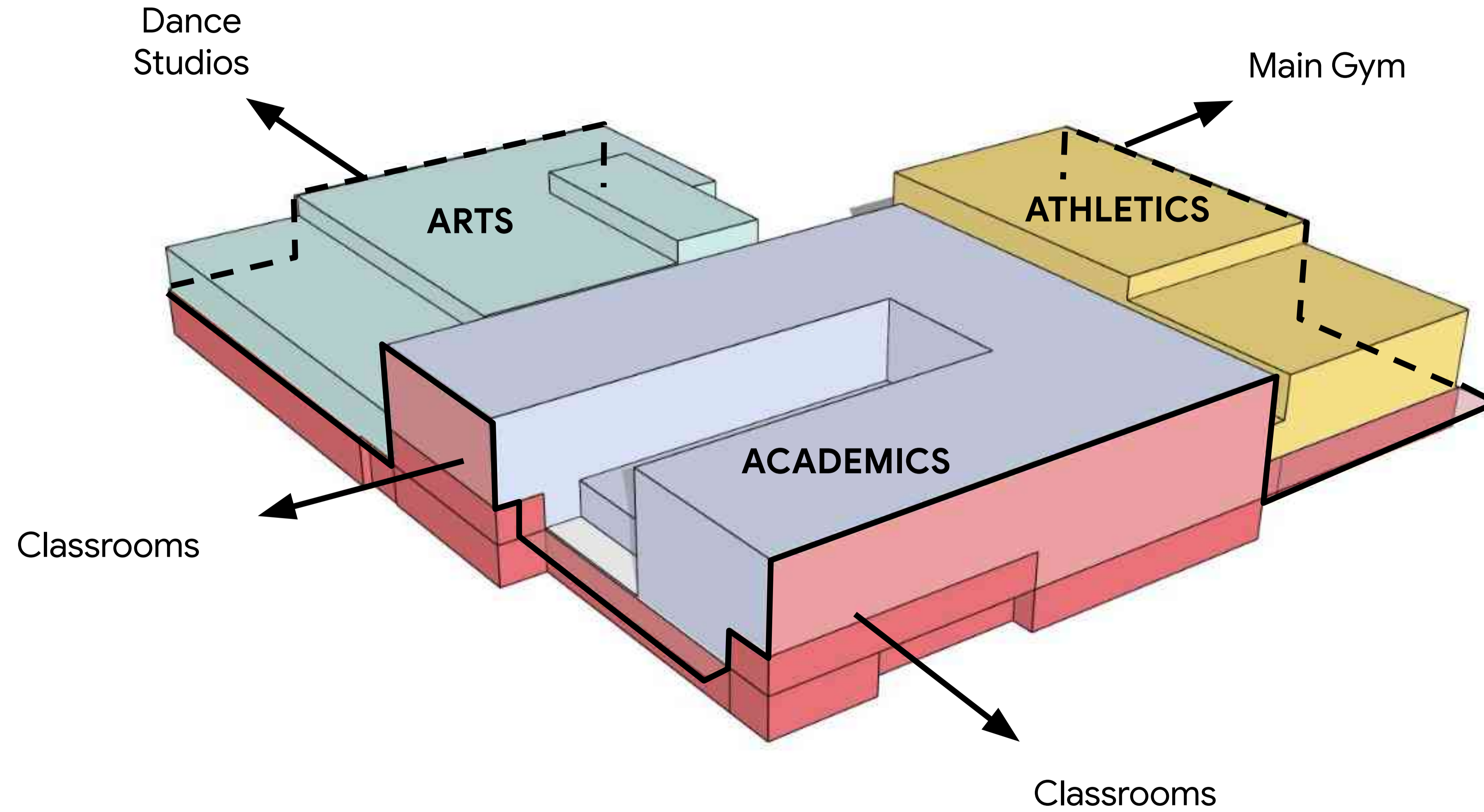


Active Base

Locating program to activate the ground floor



Highlighted Program



Exterior Views

Main Entry



Covered Bike Parking

N Kerby Ave

Main Entry

Commons

Covered Bike Parking

View From Albina



Killingsworth



Dance

Band/Choir

Media Center

N Killingsworth St

Killingsworth



Main Gym

Dance

North Portland
Library

N Killingsworth St

Band/Choir

Library / JHS



Main Gym

Construction CTE

N Commercial Ave

Loading Area Entry

North Portland Library

Commercial



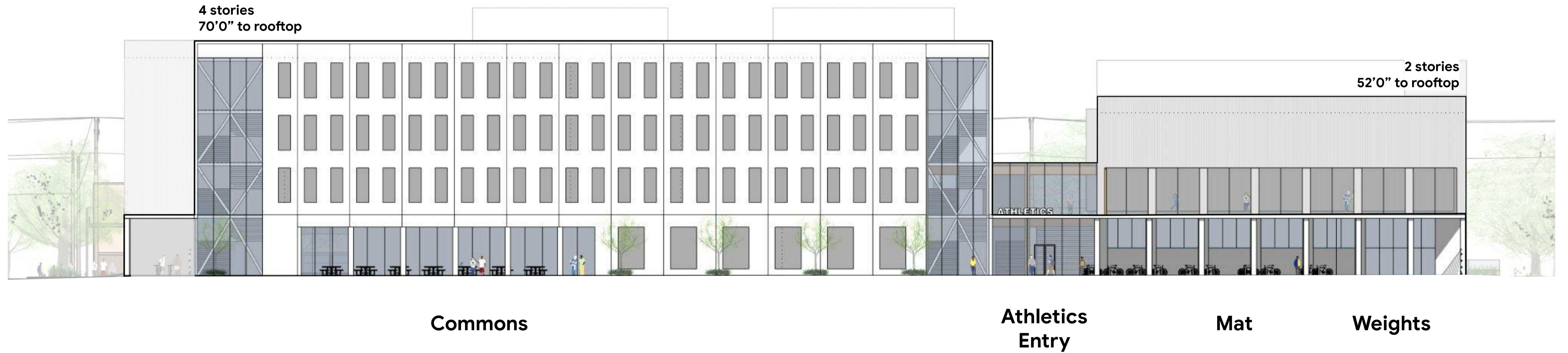
Classrooms

Aux Gym

Weights

N Commercial Ave

South Elevation (Crossblock)



West Elevation (Kerby)



North Elevation (Killingsworth)



North Portland Library

Band / Choir

Media Center

East Elevation (Commercial)



Weights

Health Clinic

Construction
CTE

Loading
Drive

North Portland Library

Modifications and Adjustments

Modifications & Adjustments

1. Adjustment: Transit Street Main Entry. 33.150.265 requires a main entrance within 25 feet of a transit street. The new main entry of the school will utilize the a location on N. Kerby. **We are seeking an adjustment to locate the main school entry on North Kerby approximately 350 feet from Killingsworth.**

2. Adjustment: 60% Window Coverage Requirement. 33.415.340 requires 60% of the facade area to be glazed. The institutional program areas do not support the type of glazing that would be seen with a commercial storefront. **We are seeking an adjustment to reduce the requirement to 40% which is typical for the IR zone.**

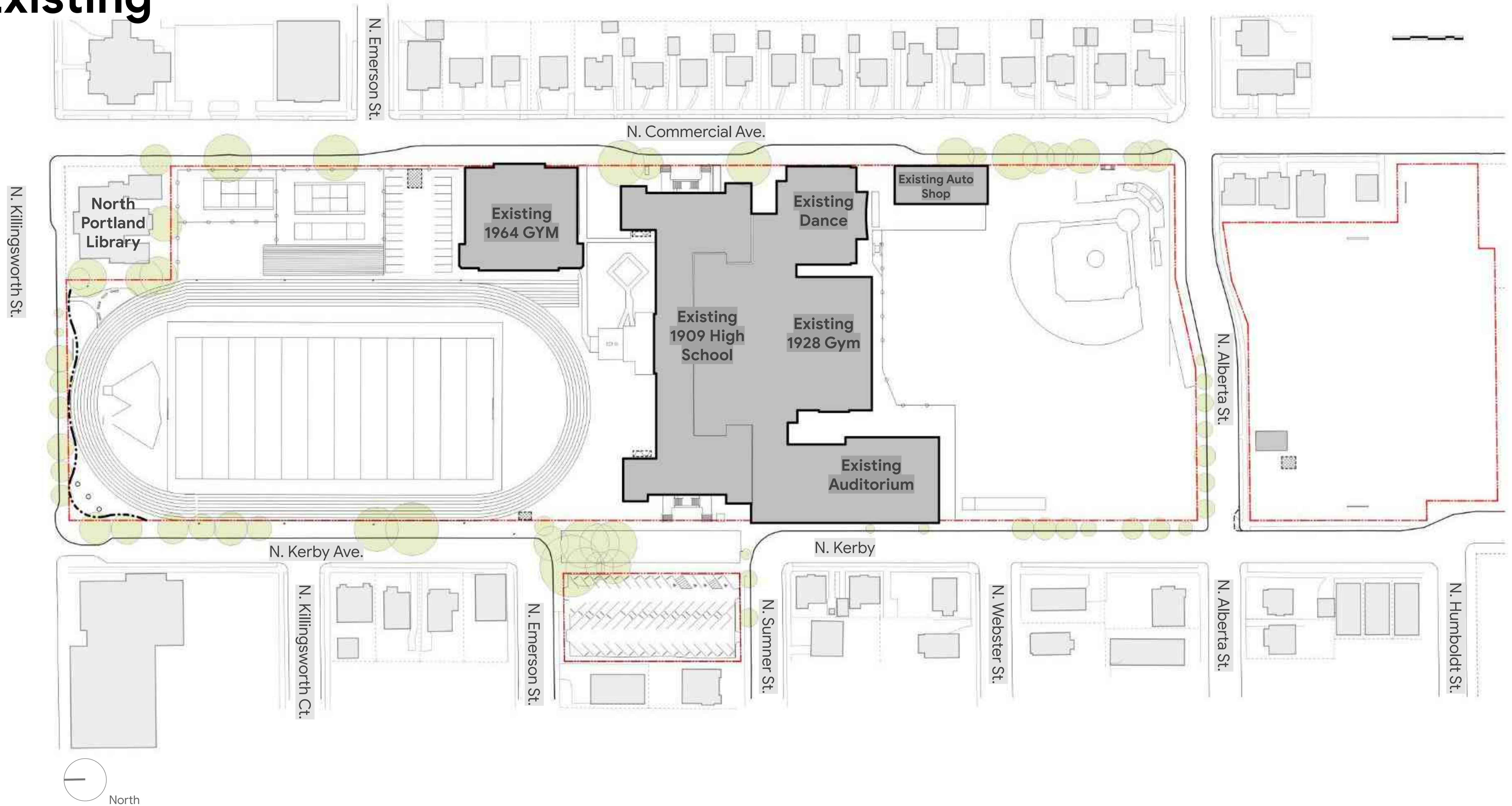
3. Adjustment: Entrances Every 100 Feet on Transit Streets. 33.415.350 requires an entrance every 100 feet for portions of the building subject to the maximum setback. The institutional program areas associated with the high school do not support this frequency of entries. Further, school-security concerns suggest the reduction of entries to limit entry to authorized visitors. **We are seeking an adjustment to limit the number of entries in the “m” overlay.**

4. Adjustment: Bike Parking. 33.260.210 We are seeking an adjustment to the number of long-term bike parking spaces required, from 355 spaces to 178 spaces. All high schools permitted under the new bike code have been granted an adjustment to this requirement.

Thank you.

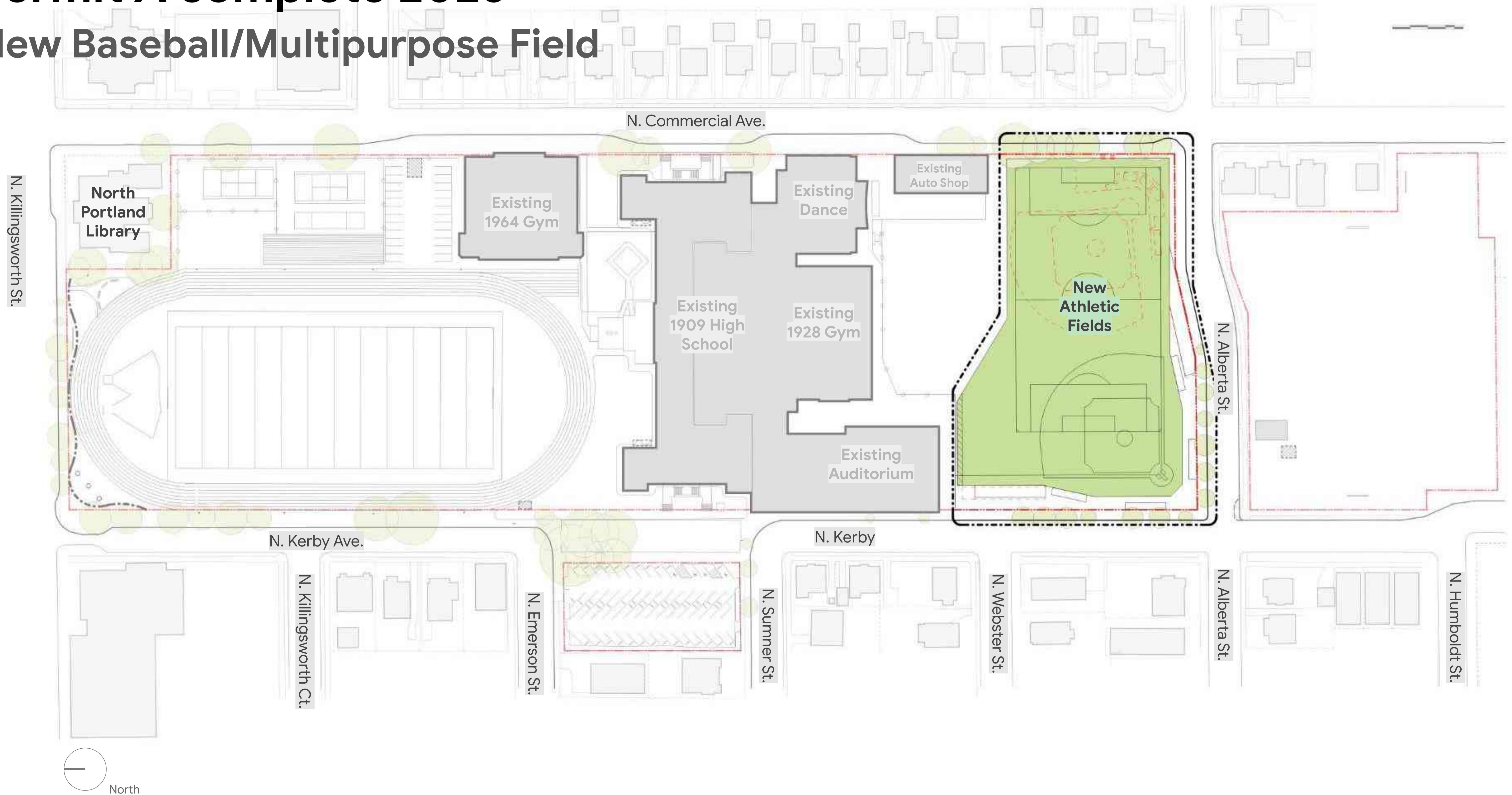
Drawing Appendix

Existing



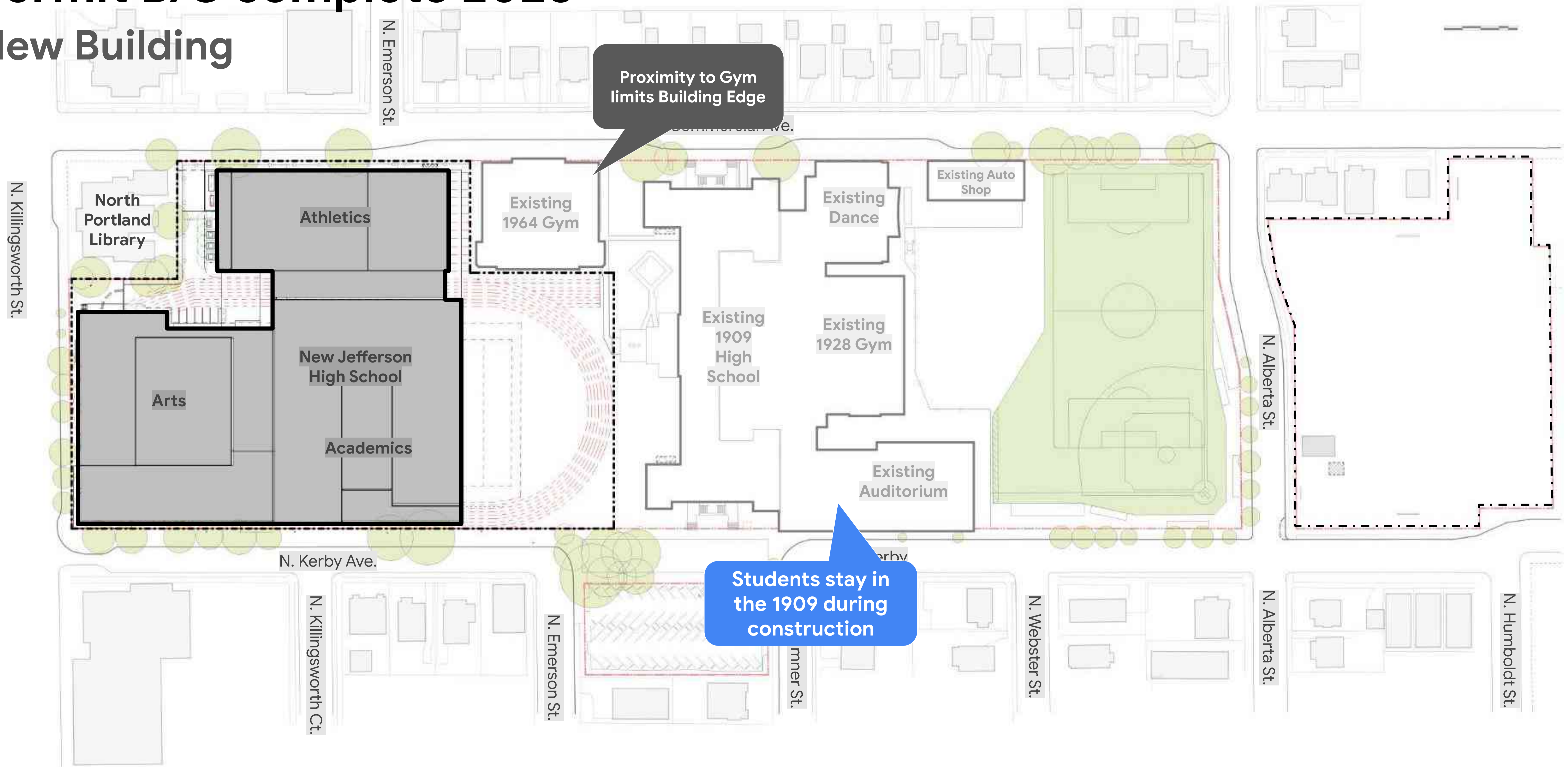
Permit A complete 2025

New Baseball/Multipurpose Field



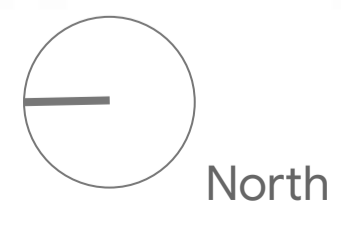
Permit B/C complete 2028

New Building



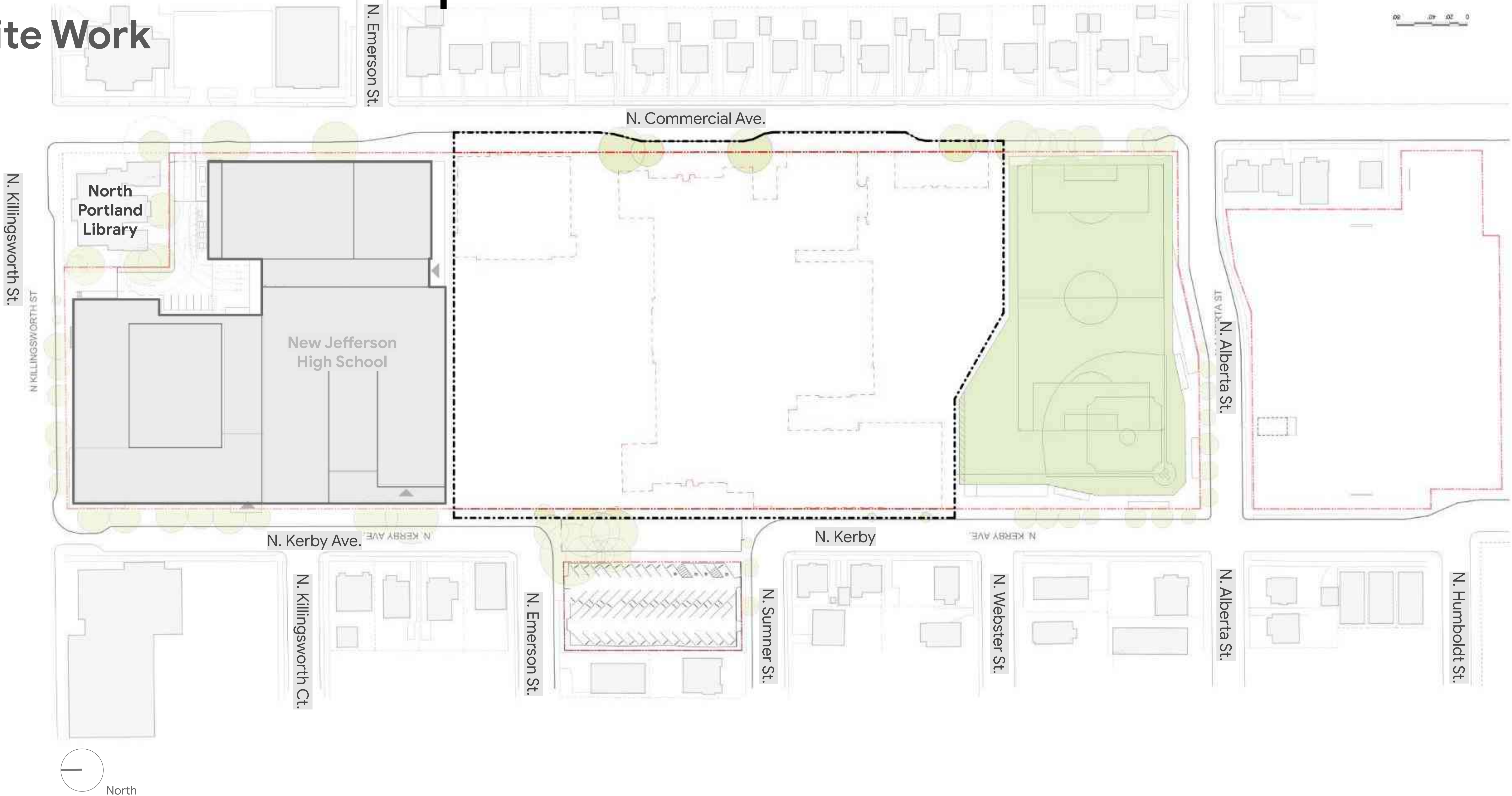
Proximity to Gym limits Building Edge

Students stay in the 1909 during construction



1909 Demolition complete 2029

Site Work



Permit C/D complete 2029



Complete Site Plan



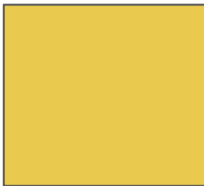
Floor Plans



ACADEMICS



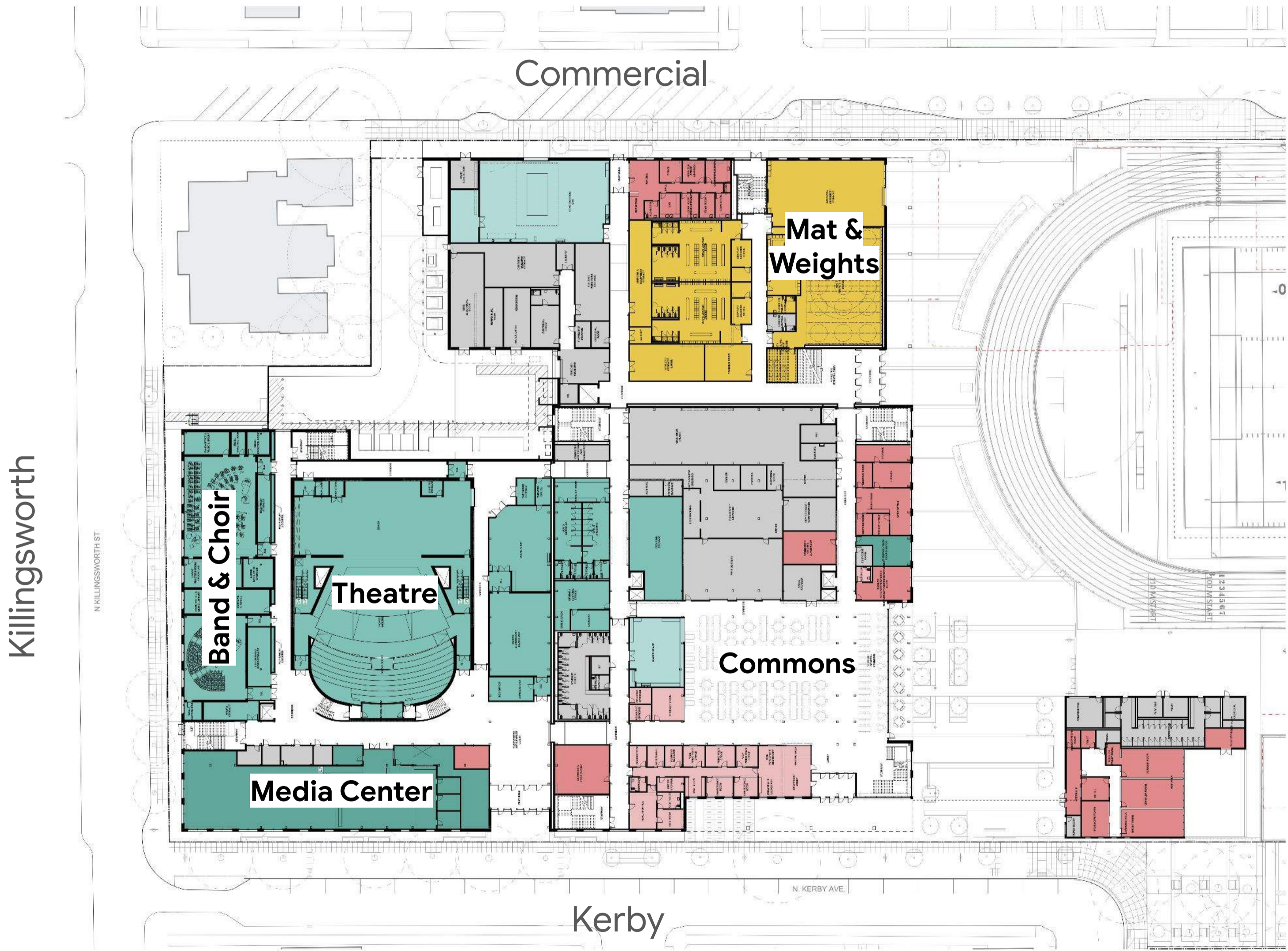
ARTS



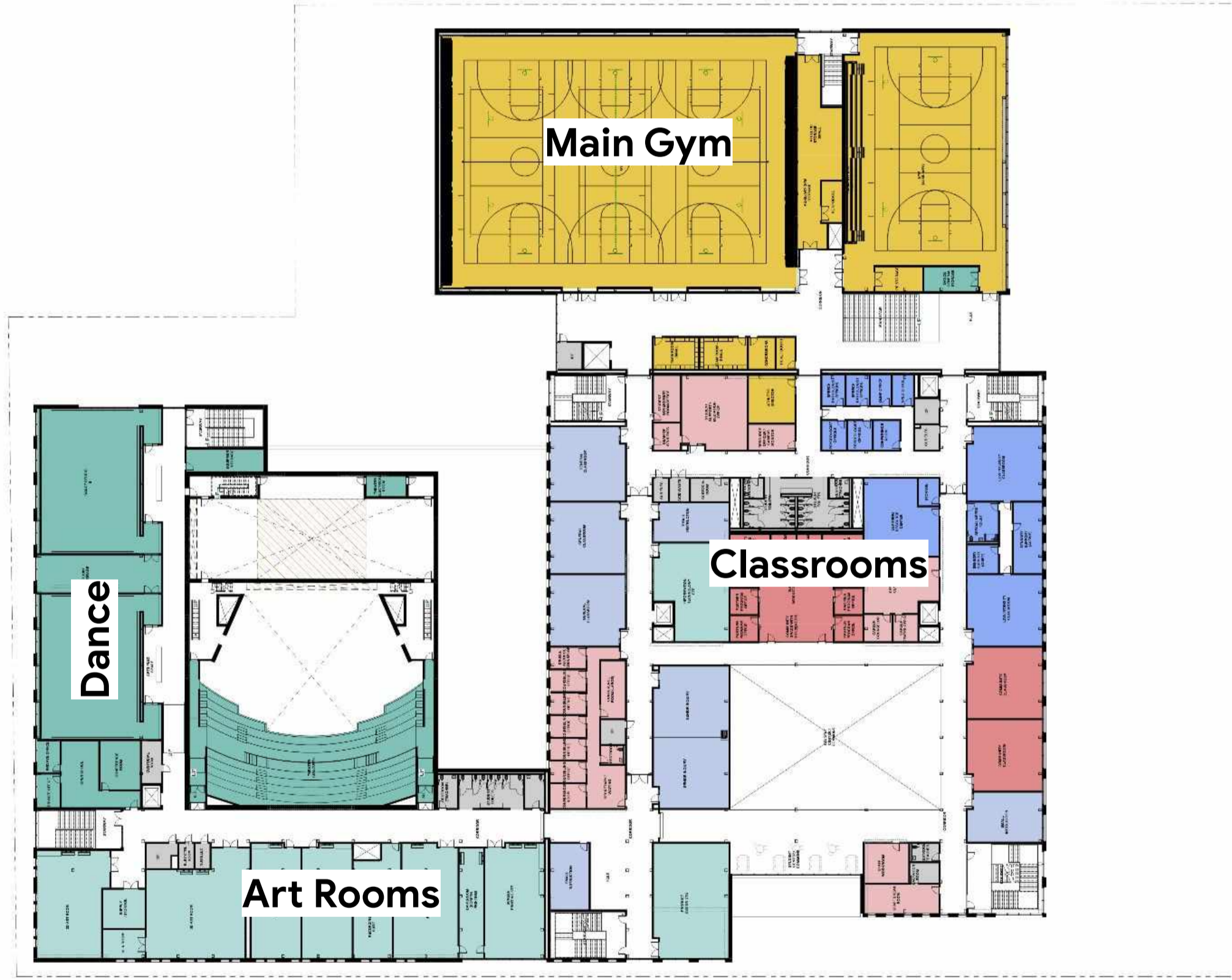
ATHLETICS



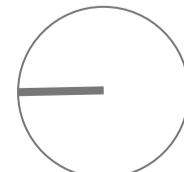
COMMUNITY



First Floor



Second Floor



North

Floor Plans

Levels 3 & 4



ACADEMICS



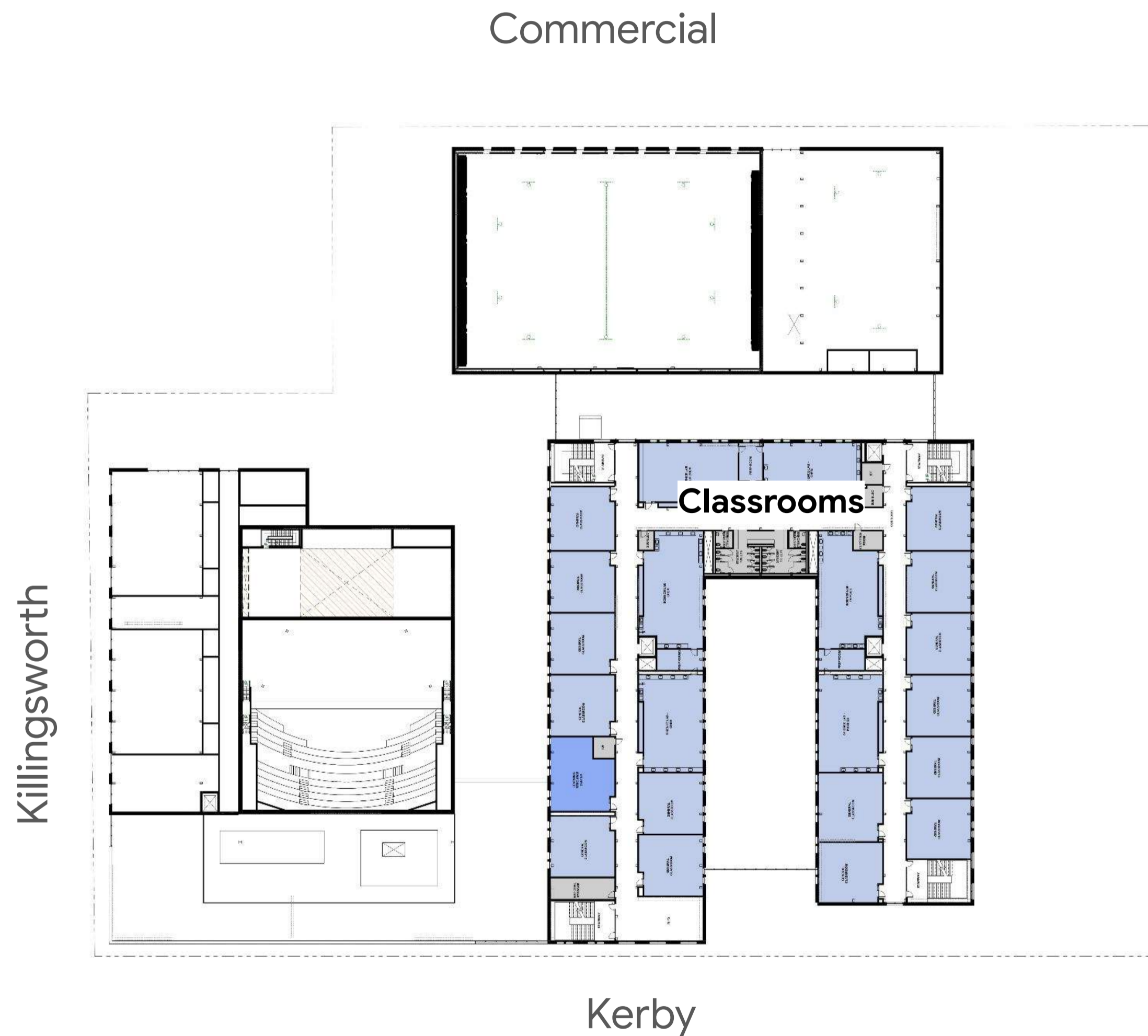
ARTS



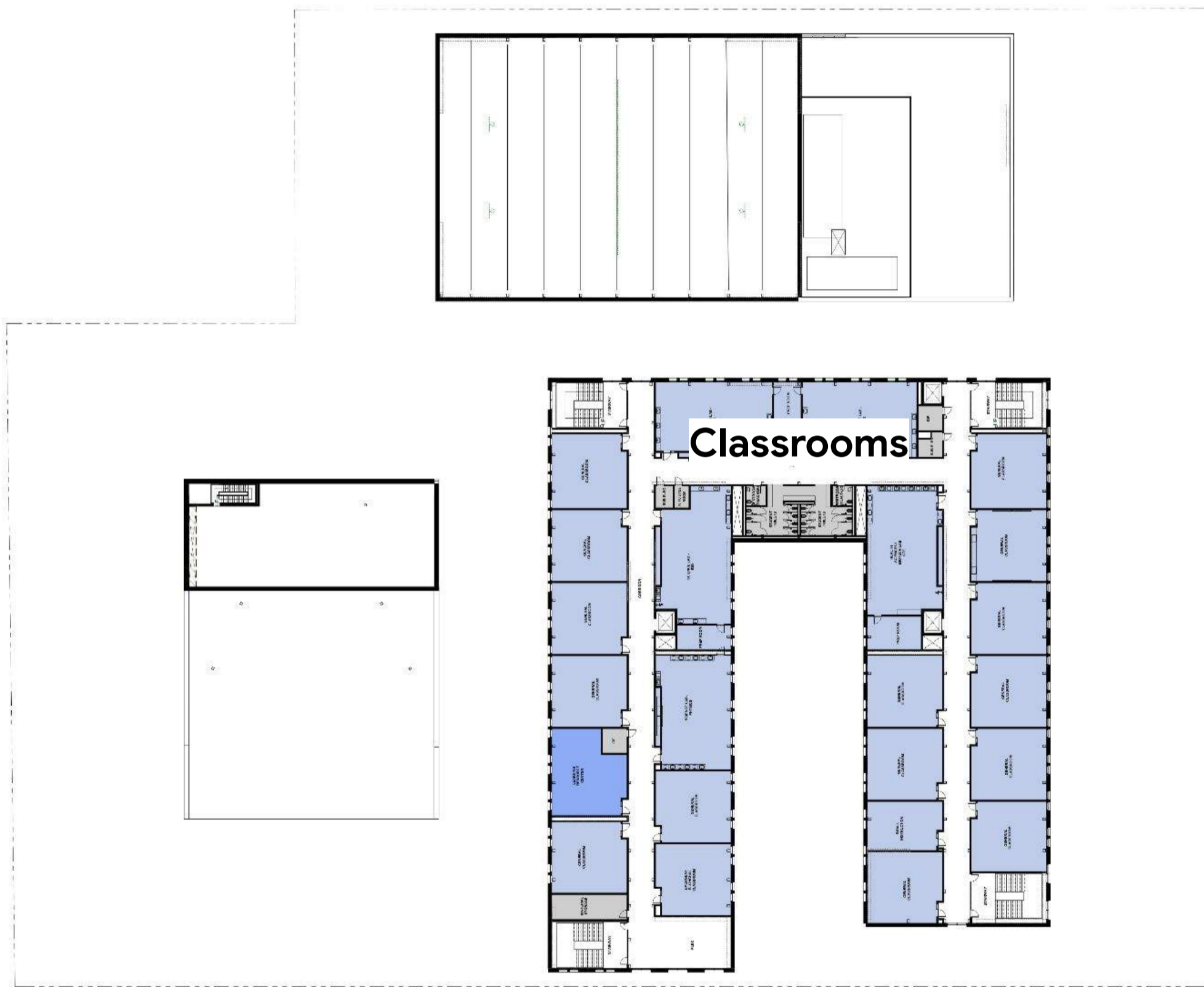
ATHLETICS



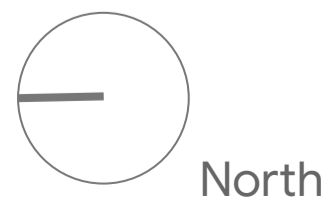
COMMUNITY



Third Floor



Fourth Floor



North

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			KREB CARL G	5216 N ALBINA AVE	PORTLAND OR 97217-2615
3	RETURN SERVICE REQUESTED			EISENSTEIN ELIZABETH & ADAMS BRETT	5222 N ALBINA AVE	PORTLAND OR 97217
4	RETURN SERVICE REQUESTED			MCGUIRE KATE E	5228 N ALBINA AVE	PORTLAND OR 97217
5	RETURN SERVICE REQUESTED			THE BOTHY LLC	5202 N ALBINA AVE	PORTLAND OR 97217
6	RETURN SERVICE REQUESTED			TEAM EVIL INC	435 N KILLINGSWORTH ST	PORTLAND OR 97217
7	RETURN SERVICE REQUESTED			ANTHONY PAUL D & ANTHONY MARY G	5529 N HAIGHT AVE	PORTLAND OR 97217
8	RETURN SERVICE REQUESTED			SENARA LLC	309 N KILLINGSWORTH ST	PORTLAND OR 97217
9	RETURN SERVICE REQUESTED			SOUTHER QUINN &BERNHEINE BAILEY Z H	707 N WEBSTER ST	PORTLAND OR 97217
10	RETURN SERVICE REQUESTED			BECKY ZANT TR	709 N HUMBOLDT ST	PORTLAND OR 97217
11	RETURN SERVICE REQUESTED			TRAVELERS HOUSE LLC	710 N ALBERTA ST	PORTLAND OR 97217
12	RETURN SERVICE REQUESTED			BENSON ARNOLD & DYER JOANNA	710 N WEBSTER ST	PORTLAND OR 97217
13	RETURN SERVICE REQUESTED			MILLBROOKE THOMAS J & GARRETT JONIE	715 N ALBERTA ST	PORTLAND OR 97217
14	RETURN SERVICE REQUESTED			SHEFFERAW YENETILA	314 N EMERSON ST	PORTLAND OR 97217-2724
15	RETURN SERVICE REQUESTED			BURNS DEREK	328 N ALBERTA ST	PORTLAND OR 97217
16	RETURN SERVICE REQUESTED			HILFMAN ABRAHAM T	325 N EMERSON ST #C	PORTLAND OR 97217-2744
17	RETURN SERVICE REQUESTED			RANSIN SCHOATES TERESA	222 N KILLINGSWORTH ST	PORTLAND OR 97217
18	RETURN SERVICE REQUESTED			ENAT KITCHEN LLC	300 N KILLINGSWORTH ST	PORTLAND OR 97217
19	RETURN SERVICE REQUESTED			JACKSON MORA D	315 N EMERSON ST	PORTLAND OR 97217-2723
20	RETURN SERVICE REQUESTED			COSLOY BENJAMIN & TROTTER TRISTAN	324 N EMERSON ST	PORTLAND OR 97217-2724
21	RETURN SERVICE REQUESTED			GEE TODD W & GEE BUCK J	336 N ALBERTA ST	PORTLAND OR 97217-2802
22	RETURN SERVICE REQUESTED			DEBORAH RENAE GREEN TR	428 N ALBERTA ST	PORTLAND OR 97217
23	RETURN SERVICE REQUESTED			LITTLE CHAPEL PROPERTIES LLC	430 N KILLINGSWORTH ST	PORTLAND OR 97217-2441
24	RETURN SERVICE REQUESTED		PAUL DAVID THOMPSON	& AMY RENEE KNAUR	431 N BLANDENA ST	PORTLAND OR 97217
25	RETURN SERVICE REQUESTED			WAN LEO L	439 N BLANDENA ST	PORTLAND OR 97217
26	RETURN SERVICE REQUESTED			SZYMCZAK DIANA & SZYMCZAK PETER	4724 N COMMERCIAL AVE	PORTLAND OR 97217
27	RETURN SERVICE REQUESTED			SMITH-EGAN FAMILY TR	4736 N COMMERCIAL AVE	PORTLAND OR 97217
28	RETURN SERVICE REQUESTED			LIDELL NOAH A & SYLWESTER STORY E	4744 N COMMERCIAL AVE	PORTLAND OR 97217
29	RETURN SERVICE REQUESTED			ALBRIGHT WARREN & ALBRIGHT REBECCA	4802 N COMMERCIAL AVE	PORTLAND OR 97217
30	RETURN SERVICE REQUESTED			ANDREWS CHARLENE	4806 N HAIGHT AVE	PORTLAND OR 97217
31	RETURN SERVICE REQUESTED			MCGUIRE BARBARA J ET AL	4814 N HAIGHT AVE	PORTLAND OR 97217-2818
32	RETURN SERVICE REQUESTED			BRUNSON ALINE	5335 N BORTHWICK AVE	PORTLAND OR 97217-2309
33	RETURN SERVICE REQUESTED			CARGILL SARAH A & HOMSLEY JARED M	633 N SUMNER ST	PORTLAND OR 97217
34	RETURN SERVICE REQUESTED			ARATA BENJAMIN & DAVIS SUZANNE	635 N EMERSON ST	PORTLAND OR 97217
35	RETURN SERVICE REQUESTED			THI HONG HUYNH	714 N KILLINGSWORTH ST	PORTLAND OR 97217
36	RETURN SERVICE REQUESTED			ERIKSON JONATHAN D	4816 N KERBY AVE	PORTLAND OR 97217-2635
37	RETURN SERVICE REQUESTED			JAYSON & CARRIE GATES LIV TR	4823 N CONGRESS AVE	PORTLAND OR 97217
38	RETURN SERVICE REQUESTED			MORTON MATTHEW & MORTON COURTANEY	4826 N BORTHWICK AVE	PORTLAND OR 97217
39	RETURN SERVICE REQUESTED			WALKER CLIFFORD ET AL	4834 N BORTHWICK AVE	PORTLAND OR 97217
40	RETURN SERVICE REQUESTED			CRAIG CAROLE J & CRAIG PAMELA J	21 NE ALBERTA ST	PORTLAND OR 97211
41	RETURN SERVICE REQUESTED			BROEKELSCHEN HENDRIK B	623 N BLANDENA ST	PORTLAND OR 97217
42	RETURN SERVICE REQUESTED			IYENGAR BALAJI	4917 N COMMERCIAL AVE	PORTLAND OR 97217
43	RETURN SERVICE REQUESTED			MCNEILL JON & MCNEILL SHARON	4929 N COMMERCIAL AVE	PORTLAND OR 97217
44	RETURN SERVICE REQUESTED			TYNER KEVIN & TYNER CEZANNE	4945 N COMMERCIAL AVE	PORTLAND OR 97217-2650
45	RETURN SERVICE REQUESTED		JOHNSON BRYAN & AMABEBE KARINATE	& TODD ASHLEY	515 N BLANDENA ST	PORTLAND OR 97217
46	RETURN SERVICE REQUESTED			TRAVIS SCHULTZ NAGLE REV LIV TR	525 N BLANDENA ST	PORTLAND OR 97217
47	RETURN SERVICE REQUESTED			JAYSON & CARRIE GATES LIV TR	564 N HUMBOLDT ST	PORTLAND OR 97217
48	RETURN SERVICE REQUESTED			PRZYBILLA SHAWN & BROUOLD NIKKI	636 N EMERSON ST	PORTLAND OR 97217
49	RETURN SERVICE REQUESTED			WELLMAN BRIANNA	647 N SUMNER ST	PORTLAND OR 97217
50	RETURN SERVICE REQUESTED			KAUFMAN MAX AARON & REED TAYLOR	650 N EMERSON ST	PORTLAND OR 97217
51	RETURN SERVICE REQUESTED			FAHERTY RYAN & FAHERTY JANELLE	704 N EMERSON ST	PORTLAND OR 97217
52	RETURN SERVICE REQUESTED		PORTLAND OPPORTUNITIES	INDUSTRIALIZATION CENTER INC	717 N KILLINGSWORTH ST	PORTLAND OR 97217
53	RETURN SERVICE REQUESTED			CROOMS JANICE L	724 N EMERSON ST	PORTLAND OR 97217
54	RETURN SERVICE REQUESTED			WHITEHEAD MATTHEW	736 N EMERSON ST #A	PORTLAND OR 97217
55	RETURN SERVICE REQUESTED			KING DAVID J	4805 N BORTHWICK AVE	PORTLAND OR 97217
56	RETURN SERVICE REQUESTED			NEGASH TENAGNE W	4813 N BORTHWICK AVE	PORTLAND OR 97217-2624
57	RETURN SERVICE REQUESTED			VIETH JUSTIN & VIETH ANTHONY F	4827 N BORTHWICK AVE	PORTLAND OR 97217
58	RETURN SERVICE REQUESTED			HARBOTTLE ELIZABETH J	4712 N CONGRESS AVE	PORTLAND OR 97217
59	RETURN SERVICE REQUESTED			COOKSLEY PANAYIOTA	4718 N KERBY AVE	PORTLAND OR 97217-2633
60	RETURN SERVICE REQUESTED			SMITH JOYCE M	4822 N COMMERCIAL AVE	PORTLAND OR 97217-2649
61	RETURN SERVICE REQUESTED			MATHERN NICKOLAS	4824 N HAIGHT AVE	PORTLAND OR 97217
62	RETURN SERVICE REQUESTED			YAN SIJIA	4905 N KERBY AVE	PORTLAND OR 97217
63	RETURN SERVICE REQUESTED			CHANG LEO S & CRUM WENDY D	4911 N KERBY AVE	PORTLAND OR 97217-2636
64	RETURN SERVICE REQUESTED			SCHAEFFER BRENT	4917 N KERBY AVE	PORTLAND OR 97217
65	RETURN SERVICE REQUESTED			SETCHKO ANDREW & CLARK WHITNEY	4933 N HAIGHT AVE	PORTLAND OR 97217
66	RETURN SERVICE REQUESTED			TSUKAHARA MICHIKO T	5026 N COMMERCIAL AVE	PORTLAND OR 97217-2652

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67	RETURN SERVICE REQUESTED			SLOAN MARY	5036 N COMMERCIAL AVE	PORTLAND OR 97217
68	RETURN SERVICE REQUESTED			BRINK ELIZA & BRINK GAVIN	5100 N COMMERCIAL AVE	PORTLAND OR 97217-2653
69	RETURN SERVICE REQUESTED			ROUNDS WILLIE C & ROUNDS BETTY L	5105 N KERBY AVE	PORTLAND OR 97217
70	RETURN SERVICE REQUESTED			BUHLER JONATHAN S	5106 N ALBINA AVE	PORTLAND OR 97217
71	RETURN SERVICE REQUESTED			AVILES GERARDO & VIGIL PAULA	5116 N COMMERCIAL AVE	PORTLAND OR 97217
72	RETURN SERVICE REQUESTED			SCHOOL DIST NO 1 JEFFERSON HS	5210 N KERBY AVE	PORTLAND OR 97217
73	RETURN SERVICE REQUESTED			POLK ERICK	5120 N ALBINA AVE	PORTLAND OR 97217
74	RETURN SERVICE REQUESTED			LUND ANDERS	5123 N KERBY AVE	PORTLAND OR 97217
75	RETURN SERVICE REQUESTED			HARGIS SCOTT M	5126 N COMMERCIAL AVE	PORTLAND OR 97217
76	RETURN SERVICE REQUESTED			MENGIS MATEO R	5135 N KERBY AVE	PORTLAND OR 97217
77	RETURN SERVICE REQUESTED			AUDREY M MILLER REV LIV TR	5136 N COMMERCIAL AVE	PORTLAND OR 97217
78	RETURN SERVICE REQUESTED	BRAZILE NAPOLEON SR		& COLEMA EARLENE	5206 N COMMERCIAL AVE	PORTLAND OR 97217
79	RETURN SERVICE REQUESTED			COVEN ALEXANDER & SOLOMON AMANDA	5226 N COMMERCIAL AVE	PORTLAND OR 97217
80	RETURN SERVICE REQUESTED			MILLER THURMAN J & TAING ETHAN	5228 N HAIGHT AVE	PORTLAND OR 97217
81	RETURN SERVICE REQUESTED			MONTGOMERY TROY & CRENSHAW MARNIE	5236 N HAIGHT AVE	PORTLAND OR 97217
82	RETURN SERVICE REQUESTED			MURPHY TREVOR N	5238 N COMMERCIAL AVE	PORTLAND OR 97217
83	RETURN SERVICE REQUESTED			TAORMINA EMILY N & MUNN CARYL G	604 N ALBERTA ST	PORTLAND OR 97217
84	RETURN SERVICE REQUESTED			TAYLOR BEVERLY E	612 N SUMNER ST	PORTLAND OR 97217
85	RETURN SERVICE REQUESTED			SCHATZ ELIZABETH & MELNICK BENJAMIN	615 N WEBSTER ST	PORTLAND OR 97217
86	RETURN SERVICE REQUESTED			KODER TAMALA	616 N WEBSTER ST	PORTLAND OR 97217
87	RETURN SERVICE REQUESTED			DEBKOWSKI DAMIAN	619 N HUMBOLDT ST	PORTLAND OR 97217
88	RETURN SERVICE REQUESTED			EDWARDS GARY L	622 N ALBERTA ST	PORTLAND OR 97217-2602
89	RETURN SERVICE REQUESTED			RENKEN MARY N	623 N ALBERTA ST	PORTLAND OR 97217
90	RETURN SERVICE REQUESTED			MULLER ROBERT C	626 N WEBSTER ST	PORTLAND OR 97217
91	RETURN SERVICE REQUESTED			RASMUSSEN JEFFREY G	629 N WEBSTER ST	PORTLAND OR 97217
92	RETURN SERVICE REQUESTED			YOUNG KRIS & CAREY LARKIN	633 N ALBERTA ST	PORTLAND OR 97217
93	RETURN SERVICE REQUESTED			PETERSON BRIANA R	633 N HUMBOLDT ST	PORTLAND OR 97217
94	RETURN SERVICE REQUESTED			ROOKS EDNA M & ROOKS ALEXANDER R	634 N SUMNER ST	PORTLAND OR 97217-2639
95	RETURN SERVICE REQUESTED			WILLIAMS GRANT	650 N ALBERTA ST	PORTLAND OR 97217
96	RETURN SERVICE REQUESTED			HOLMES RACHEL & MATHES DAVID	705 N ALBERTA ST	PORTLAND OR 97217
97	RETURN SERVICE REQUESTED			AMBERS JASPER L	716 N ALBERTA ST	PORTLAND OR 97217-2604
98	RETURN SERVICE REQUESTED			SHRESTHA ANJESH & HUGGINS ELIZABETH	716 N WEBSTER ST	PORTLAND OR 97217
99	RETURN SERVICE REQUESTED			CHERRY SPROUT PRODUCE INC	722 N SUMNER ST	PORTLAND OR 97217
100	RETURN SERVICE REQUESTED			RIDDLE JAMES K & REECE JENNIFER S	723 N HUMBOLDT ST	PORTLAND OR 97217-2630
101	RETURN SERVICE REQUESTED			SELICK HEATHER R & SELICK HAROLD A	10 FRANCISCO VISTA CT	TIBURON CA 94920
102	RETURN SERVICE REQUESTED			JACKSON JANESE TR	1001 NW LOVEJOY ST UNIT PH-1	PORTLAND OR 97209
103	RETURN SERVICE REQUESTED			NIMBLE ON KERBY CONDOMINIUM ASSOC	10200 SW EASTRIDGE ST #200	PORTLAND OR 97225-5032
104	RETURN SERVICE REQUESTED			DAY DUSTIN & DAY LISA	11300 SW 33RD AVE #A	PORTLAND OR 97219-7685
105	RETURN SERVICE REQUESTED			COLLINS LEE G & COLLINS KAREN F	1131 NE 108TH AVE	PORTLAND OR 97220-3110
106	RETURN SERVICE REQUESTED			PORTLAND COMMUNITY COLLEGE	12000 SW 49TH AVE	PORTLAND OR 97219
107	RETURN SERVICE REQUESTED			TWELVE51 LLC	1220 S WESTLAKE BLVD UNIT C	WESTLAKE VILLAGE CA 91361-1935
108	RETURN SERVICE REQUESTED			RIVERS SEAN	12305 NW MCNAMEE RD	PORTLAND OR 97231
109	RETURN SERVICE REQUESTED			ONSIGHT INVESTORS LLC	1235 SW HUME ST	PORTLAND OR 97219
110	RETURN SERVICE REQUESTED			DCD PROPERTY LLC	125 NE KILLINGSWORTH ST #101	PORTLAND OR 97211
111	RETURN SERVICE REQUESTED			406 & 410 NORTH ALBERTA STREET LLC	127 SPRING RD	ORINDA CA 94563
112	RETURN SERVICE REQUESTED			JACK EVERETT W	1300 SW 5TH AVE #2300	PORTLAND OR 97201-5630
113	RETURN SERVICE REQUESTED			AUSTINTACIOUS HOMES LLC	1306 ROMERIA DR	AUSTIN TX 78757
114	RETURN SERVICE REQUESTED			HOUSING AUTHORITY OF	135 SW ASH ST	PORTLAND OR 97204-3540
115	RETURN SERVICE REQUESTED			CENTER FOR INTERCULTURAL ORGANIZING	1390 SE 122ND AVE	PORTLAND OR 97233
116	RETURN SERVICE REQUESTED			WEBB NOELL	1419 SW ALDER ST	PORTLAND OR 97205-1946
117	RETURN SERVICE REQUESTED			PEDERSON RYAN & PEDERSON SARAH N	1432 BARRY AVE	EAU CLAIRE WI 54701
118	RETURN SERVICE REQUESTED			FAHERTY LIV TR	14575 SW FOREST DR	BEAVERTON OR 97007
119	RETURN SERVICE REQUESTED			MONTEITH MELISSA	1500 2ND ST	COLUMBIA CITY OR 97018
120	RETURN SERVICE REQUESTED			TALK UNLIMITEDCOM INC	15344 E MUSTANG DR	FOUNTAIN HILLS AZ 85268-4835
121	RETURN SERVICE REQUESTED			BENTON ERIN	1536 NW REDWOOD LN	CAMAS WA 98607
122	RETURN SERVICE REQUESTED			LUU THONG T & LAO PHUNG H	15408 SE 15TH ST	VANCOUVER WA 98683-4609
123	RETURN SERVICE REQUESTED			HEUBERGER AARON J & ISAACSON ERIC	1616 NE BRYANT ST	PORTLAND OR 97211
124	RETURN SERVICE REQUESTED			BAGLEY HOUSING KERBY LLC	1628 NW RIVERSCAPE ST	PORTLAND OR 97209
125	RETURN SERVICE REQUESTED			NORTH STAR BALLROOM LLC	1636 NE TILLAMOOK ST #1	PORTLAND OR 97212-4466
126	RETURN SERVICE REQUESTED			CAMPUS CONDOS LLC	17224 CEDAR RD	LAKE OSWEGO OR 97034
127	RETURN SERVICE REQUESTED			BIVENS THOMAS W & BIVENS SUSAN J	1752 NW MARKET ST #4141	SEATTLE WA 98107-5264
128	RETURN SERVICE REQUESTED			FORBES ROSETTA	20 NE FARGO ST	PORTLAND OR 97212-2019
129	RETURN SERVICE REQUESTED			LOLLAR MICHAEL	2050 NW LOVEJOY ST	PORTLAND OR 97209-1510
130	RETURN SERVICE REQUESTED			TOFTE DANI	2250 NW KEARNEY ST #216	PORTLAND OR 97210
131	RETURN SERVICE REQUESTED			BETTY J STEPHENS & RICA G BROOKS	2274 DUNWOODY XING #A	DUNWOODY GA 30338-7321
132	RETURN SERVICE REQUESTED			TINY HUMBOLDT LLC	2322 N WEBSTER ST	PORTLAND OR 97217

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133	RETURN SERVICE REQUESTED			MUENCHMEYER HANS C & ANDREA K	2330 NE STANTON ST	PORTLAND OR 97212-3439
134	RETURN SERVICE REQUESTED			ESPARZA BRIAN	2336 NE 23RD AVE	PORTLAND OR 97212-4818
135	RETURN SERVICE REQUESTED			ADAMS KEVIN E	2455 NW OVERTON ST	PORTLAND OR 97210-2930
136	RETURN SERVICE REQUESTED			SHEEHAN PEGGY	2508 NW 88TH ST	VANCOUVER WA 98665-6508
137	RETURN SERVICE REQUESTED			KROPF DIANE L & KROPF DALE E	2580 SHELLY RD	HARLEYSVILLE PA 19438
138	RETURN SERVICE REQUESTED			STAFFORD TERRY & STAFFORD ALEXIS	26 MIDDLE DR	HUNTINGTON NY 11743
139	RETURN SERVICE REQUESTED			JOE MCFERRIN II & LISA MCFERRIN	2617 NE 10TH AVE	PORTLAND OR 97212
140	RETURN SERVICE REQUESTED			ARNOLD HAYDEN & SUZAN M HAYDEN	2840 SW GARDEN VIEW PL	PORTLAND OR 97225
141	RETURN SERVICE REQUESTED			NELSON MATT & FREY EMILY	2845 SE ASH ST	PORTLAND OR 97214
142	RETURN SERVICE REQUESTED			CIOILLI JILL M & BARDEL ROBERT D	30 NE THOMPSON ST	PORTLAND OR 97212
143	RETURN SERVICE REQUESTED			BATTAGLIA ROGER J	3047 NE 21ST AVE	PORTLAND OR 97212-3447
144	RETURN SERVICE REQUESTED			BRISTOL CREEK HOMES & DEV CO LLC	3055 NW YEON AVE #81	PORTLAND OR 97210-1519
145	RETURN SERVICE REQUESTED			KEN LEAVENS PROPERTIES INC	3140 SE HAWTHORNE BLVD	PORTLAND OR 97214-4123
146	RETURN SERVICE REQUESTED			ALBERTA77 LLC	31712 SE 13TH CIR	WASHOUGAL WA 98671
147	RETURN SERVICE REQUESTED			UNO ELIZABETH	325 N EMERSON ST	PORTLAND OR 97217
148	RETURN SERVICE REQUESTED			STOUT CHRISTA	325 N EMERSON ST UNIT E	PORTLAND OR 97217
149	RETURN SERVICE REQUESTED			DGT TR	333 NW 9TH AVE UNIT 1213	PORTLAND OR 97209
150	RETURN SERVICE REQUESTED			HAIGHT PROPERTIES LLC	3332 N LOMBARD ST #B	PORTLAND OR 97217
151	RETURN SERVICE REQUESTED			HUGHES NICK G	3424 SW HUME ST	PORTLAND OR 97219-3741
152	RETURN SERVICE REQUESTED			DWELLER INC	3519 NE 15TH AVE PMB 133	PORTLAND OR 97212-2356
153	RETURN SERVICE REQUESTED			ATLAS PIZZA LLC	3570 SE DIVISION ST	PORTLAND OR 97202
154	RETURN SERVICE REQUESTED			JERRICK WALTRAUD L	39 NE 102ND AVE	PORTLAND OR 97220-4103
155	RETURN SERVICE REQUESTED			URSA MINOR LLC	3939 N MISSISSIPPI AVE	PORTLAND OR 97227
156	RETURN SERVICE REQUESTED			MULTNOMAH COUNTY LIBRARY DISTRICT	401 N DIXON ST	PORTLAND OR 97227-1865
157	RETURN SERVICE REQUESTED			KERBY TOWNHOMES LLC	4058 N MISSISSIPPI AVE	PORTLAND OR 97227
158	RETURN SERVICE REQUESTED			MCCULLER ASSOCIATES LP	4150 S MOODY AVE	PORTLAND OR 97239-4417
159	RETURN SERVICE REQUESTED			LIPP GILSON C	4280 SW 109TH AVE	BEAVERTON OR 97005-3027
160	RETURN SERVICE REQUESTED			BARKER AARON D & VITA ADRIENNE D	4747 N KERBY AVE	PORTLAND OR 97217
161	RETURN SERVICE REQUESTED			DURU DEBRA D & DURU RAESHELL	4802 N CONGRESS AVE	PORTLAND OR 97217
162	RETURN SERVICE REQUESTED			GENGLER ZACH & GENGLER MIRANDA	4809 N KERBY AVE UNIT A	PORTLAND OR 97217
163	RETURN SERVICE REQUESTED		PEREZ VINCENT JOSEPH	& CHALMERS JAMES Q	4811 N KERBY AVE	PORTLAND OR 97217
164	RETURN SERVICE REQUESTED			HUTCHERSON CAROLINE & DUSTIN	4815 N KERBY AVE UNIT B	PORTLAND OR 97217
165	RETURN SERVICE REQUESTED			JAYSON & CARRIE GATES LIV TR	4835 N CONGRESS AVE	PORTLAND OR 97217
166	RETURN SERVICE REQUESTED			HOLLINGSWORTH JOHN M	5006 N COMMERCIAL AVE	PORTLAND OR 97217
167	RETURN SERVICE REQUESTED			HOWES DAVID C & HOWES KAREN G	5318 N BORTHWICK AVE	PORTLAND OR 97217
168	RETURN SERVICE REQUESTED			THOMAS LAURA W	5522 N COMMERCIAL AVE	PORTLAND OR 97217-2340
169	RETURN SERVICE REQUESTED			DECOSTER AMY L & LEONARD MATTHEW K	5539 N COMMERCIAL AVE	PORTLAND OR 97217
170	RETURN SERVICE REQUESTED			FLEMING JULIA & THAXTON CARTER	5603 N HAIGHT AVE	PORTLAND OR 97217
171	RETURN SERVICE REQUESTED			DESROSIERS FELICIA L	5608 N COMMERCIAL AVE	PORTLAND OR 97217
172	RETURN SERVICE REQUESTED			HUNT LAURA S	5611 SE ASH ST	PORTLAND OR 97215-1248
173	RETURN SERVICE REQUESTED			615 LLC	5709 N VANCOUVER AVE	PORTLAND OR 97217-2450
174	RETURN SERVICE REQUESTED			WAINWRIGHT CHARLES & TONI	6120 SW HUBER ST	PORTLAND OR 97219-5754
175	RETURN SERVICE REQUESTED			MILLER EDDIE L	6236 N MISSISSIPPI AVE	PORTLAND OR 97217-1815
176	RETURN SERVICE REQUESTED		PORTLAND COMMUNITY REINVESTMENT	INITIATIVES INC	6329 NE M L KING BLVD	PORTLAND OR 97211-3029
177	RETURN SERVICE REQUESTED			DAWSON COLIN & DENTON EMILY	633 N WEBSTER ST	PORTLAND OR 97217
178	RETURN SERVICE REQUESTED			STANTON CORNELIA E	6345 NE 37TH AVE	PORTLAND OR 97211
179	RETURN SERVICE REQUESTED			TALBOTT DANIEL A & TALBOTT ANGELA	642 N ALBERTA ST	PORTLAND OR 97217
180	RETURN SERVICE REQUESTED			IDLEE STEPHENS & BETTY J STEPHENS	646 N WEBSTER ST	PORTLAND OR 97217-2643
181	RETURN SERVICE REQUESTED			HARRIS DAVID W & HARRIS NICOLE M	6604 BRADLEY DR	AUSTIN TX 78723
182	RETURN SERVICE REQUESTED			WARREN PAUL & WARREN SARAH	703 N WEBSTER ST	PORTLAND OR 97217
183	RETURN SERVICE REQUESTED			WEATHEROY PAUL G TR	7208 SW FLORENCE LN	PORTLAND OR 97223-2216
184	RETURN SERVICE REQUESTED			KLOSS SHIRLEY & DETWILER MARY	738 MADRID ST	SAN FRANCISCO CA 94112
185	RETURN SERVICE REQUESTED			NEIL KELLY CO INC	804 N ALBERTA ST	PORTLAND OR 97217
186	RETURN SERVICE REQUESTED			ZARTAR MELISSA	8901 ETON AVE SPC 85	CANOGA PARK CA 91304
187	RETURN SERVICE REQUESTED			625 EMERSON LLC	9551 FOXFORD RD	CHANHASSEN MN 55317
188	RETURN SERVICE REQUESTED			TREBLE SEVEN LLC	9800 SE MCBROD AVE STE 100	MILWAUKIE OR 97222-7352
189	RETURN SERVICE REQUESTED			DELACRUZ TORRAE	9950 SW 160TH AVE	ALOHA OR 97007
190	RETURN SERVICE REQUESTED			BIG CITY INC	P O BOX 12345	PORTLAND OR 97212
191	RETURN SERVICE REQUESTED			FLOURISHPDX LLC	PO BOX 11474	PORTLAND OR 97211
192	RETURN SERVICE REQUESTED			KAIROSPDX	PO BOX 12190	PORTLAND OR 97212
193	RETURN SERVICE REQUESTED			BIG RED CHERRY LLC	PO BOX 12345	PORTLAND OR 97212
194	RETURN SERVICE REQUESTED		DAVID ROBIN COLUMBUS	& GRANT RYAN DAVIS	PO BOX 12582	PORTLAND OR 97212
195	RETURN SERVICE REQUESTED			BRAHE ANDREW	PO BOX 12644	PORTLAND OR 97212-0644
196	RETURN SERVICE REQUESTED			GATES JANNIE M	PO BOX 12731	PORTLAND OR 97212-0731
197	RETURN SERVICE REQUESTED			TERRY CAVANAGH REV TR ET AL	PO BOX 14247	SAN FRANCISCO CA 94114
198	RETURN SERVICE REQUESTED			YELA FIDUCIARY SERVICES LLC	PO BOX 16518	PORTLAND OR 97292

	A	B	C	D	E	F
199	RETURN SERVICE REQUESTED			PORTLAND COMMUNITY COLLEGE DISTRICT	PO BOX 19000	PORTLAND OR 97280-0990
200	RETURN SERVICE REQUESTED			KERBY HOUSE LLC	PO BOX 20391	PORTLAND OR 97294-0391
201	RETURN SERVICE REQUESTED			BETHESDA BAPTIST CHURCH	PO BOX 20965	PORTLAND OR 97294
202	RETURN SERVICE REQUESTED			PEOPLEREADY INC	PO BOX 2910	TACOMA WA 98401-2910
203	RETURN SERVICE REQUESTED			WILLETT HOWARD J	PO BOX 575	NORTH BEND OR 97459
204	RETURN SERVICE REQUESTED			CRUIKSHANK KEVIN B & TIMOTHY D	PO BOX 96325	PORTLAND OR 97296
205	RETURN SERVICE REQUESTED			CALDERA-HAYNES JUANA E	5246 N COMMERCIAL AVE	PORTLAND OR 97217
206	RETURN SERVICE REQUESTED			YU JAMES K & TRIPI ELIZABETH D	5247 N HAIGHT AVE	PORTLAND OR 97217-2701
207	RETURN SERVICE REQUESTED			KOSCHNICK TAYA	5248 N HAIGHT AVE	PORTLAND OR 97217
208	RETURN SERVICE REQUESTED			LEGG NICHOLAS T & LEGG ERIN E	5258 N COMMERCIAL AVE	PORTLAND OR 97217
209	RETURN SERVICE REQUESTED			WICK JENNIFER & WICK GREGORY	5259 N HAIGHT AVE	PORTLAND OR 97217
210	RETURN SERVICE REQUESTED			OFFENBECHER ELISABETH & PAUL S	5305 N HAIGHT AVE	PORTLAND OR 97217
211	RETURN SERVICE REQUESTED			CAVANAUGH ERIC	5315 N HAIGHT AVE	PORTLAND OR 97217
212	RETURN SERVICE REQUESTED			JEKA KIMBERLY A & PRUYN JOHN S	5325 N HAIGHT AVE	PORTLAND OR 97217-2402
213	RETURN SERVICE REQUESTED			JOHNSON BRYAN B & FIELDS ERIN	5404 N HAIGHT AVE	PORTLAND OR 97217
214	RETURN SERVICE REQUESTED			GERBETZ ANDREW	5405 N HAIGHT AVE	PORTLAND OR 97217
215	RETURN SERVICE REQUESTED			JONES TIMOTHY N & JONES CHARLENE	4722 N BORTHWICK AVE	PORTLAND OR 97217
216	RETURN SERVICE REQUESTED			LOWE PETER S	4725 N HAIGHT AVE	PORTLAND OR 97217
217	RETURN SERVICE REQUESTED			ALLEN JASON & GARLAND & FARROKH	4725 N KERBY AVE	PORTLAND OR 97217-2632
218	RETURN SERVICE REQUESTED			GRAMP LISA M	4726 N KERBY AVE	PORTLAND OR 97217
219	RETURN SERVICE REQUESTED			AMUNDSON MELISSA	4729 N CONGRESS AVE	PORTLAND OR 97217
220	RETURN SERVICE REQUESTED			MASSA ELODIE	4733 N KERBY AVE	PORTLAND OR 97217
221	RETURN SERVICE REQUESTED			WARD CELESTIAL F	4734 N BORTHWICK AVE	PORTLAND OR 97217-2623
222	RETURN SERVICE REQUESTED			LAWRENCE MARTHA & BATTAGLIA ROGER	4735 N CONGRESS AVE	PORTLAND OR 97217
223	RETURN SERVICE REQUESTED			HOOK ANSELM	4804 N BORTHWICK AVE	PORTLAND OR 97217
224	RETURN SERVICE REQUESTED			HARRISON JENNIFER S	4805 N COMMERCIAL AVE	PORTLAND OR 97217-2648
225	RETURN SERVICE REQUESTED			TUPPER ALENA & SELLERS ANDREW	4805 N CONGRESS AVE	PORTLAND OR 97217
226	RETURN SERVICE REQUESTED			PONDOLFINO HENRY J	4814 N BORTHWICK AVE	PORTLAND OR 97217
227	RETURN SERVICE REQUESTED			SAURIOL JACQUELYN & SCHMITT SUSAN	4815 N COMMERCIAL AVE	PORTLAND OR 97217
228	RETURN SERVICE REQUESTED			PIEDMONT CHURCH OF CHRIST INC	5338 N BORTHWICK AVE	PORTLAND OR 97217-2310
229	RETURN SERVICE REQUESTED			OSTENDORF JEFFREY & KIMBERLY	715 N HUMBOLDT ST	PORTLAND OR 97217
230	RETURN SERVICE REQUESTED			THOMAS IVOR & HEINEMANN DENINE	5531 N COMMERCIAL AVE	PORTLAND OR 97217
231	RETURN SERVICE REQUESTED			RISSE ALANNA & RISSE THOMAS E	5540 N COMMERCIAL AVE	PORTLAND OR 97217-2340
232	RETURN SERVICE REQUESTED			SCOTT HANNAH & HOARD SEAN	5547 N COMMERCIAL AVE	PORTLAND OR 97217
233	RETURN SERVICE REQUESTED			RUGGE JOHN B & ROWLANDS KATHLEEN A	5548 N COMMERCIAL AVE	PORTLAND OR 97217-2340
234	RETURN SERVICE REQUESTED			FARRIMOND PATRICK & LUCHAU COURTNEY	5314 N BORTHWICK AVE	PORTLAND OR 97217
235	RETURN SERVICE REQUESTED			RASMUSSEN KERRY N	5315 N BORTHWICK AVE	PORTLAND OR 97217
236	RETURN SERVICE REQUESTED			EATON SHAMUS	5315 N KERBY AVE	PORTLAND OR 97217
237	RETURN SERVICE REQUESTED			ROEDER DANIEL & JANOWSKI VERENA	5609 N COMMERCIAL AVE	PORTLAND OR 97217
238	RETURN SERVICE REQUESTED			CHANGI MAMAL K	5619 N COMMERCIAL AVE	PORTLAND OR 97217
239				CURRENT RESIDENT	4809 N KERBY AVE	PORTLAND OR 97217
240				CURRENT RESIDENT	4809 N KERBY AVE #B	PORTLAND OR 97217
241				CURRENT RESIDENT	4815 N KERBY AVE	PORTLAND OR 97217
242				CURRENT RESIDENT	4815 N KERBY AVE #B	PORTLAND OR 97217
243				CURRENT RESIDENT	415 N KILLINGSWORTH ST	PORTLAND OR 97217
244				CURRENT RESIDENT	5518 N HAIGHT AVE	PORTLAND OR 97217
245				CURRENT RESIDENT	5520 N HAIGHT AVE	PORTLAND OR 97217
246				CURRENT RESIDENT	5522 N HAIGHT AVE	PORTLAND OR 97217
247				CURRENT RESIDENT	5541 N HAIGHT AVE	PORTLAND OR 97217
248				CURRENT RESIDENT	441 N KILLINGSWORTH ST	PORTLAND OR 97217
249				CURRENT RESIDENT	501 N KILLINGSWORTH ST	PORTLAND OR 97217
250				CURRENT RESIDENT	517 N KILLINGSWORTH ST	PORTLAND OR 97217
251				CURRENT RESIDENT	5204 N ALBINA AVE	PORTLAND OR 97217
252				CURRENT RESIDENT	5210 N ALBINA AVE	PORTLAND OR 97217
253				CURRENT RESIDENT	5301 N KERBY AVE	PORTLAND OR 97217
254				CURRENT RESIDENT	5301 N KERBY AVE #1	PORTLAND OR 97217
255				CURRENT RESIDENT	5301 N KERBY AVE #2	PORTLAND OR 97217
256				CURRENT RESIDENT	5301 N KERBY AVE #3	PORTLAND OR 97217
257				CURRENT RESIDENT	5301 N KERBY AVE #4	PORTLAND OR 97217
258				CURRENT RESIDENT	5303 N BORTHWICK AVE	PORTLAND OR 97217
259				CURRENT RESIDENT	5303 N KERBY AVE	PORTLAND OR 97217
260				CURRENT RESIDENT	5304 N ALBINA AVE	PORTLAND OR 97217
261				CURRENT RESIDENT	5305 N KERBY AVE	PORTLAND OR 97217
262				CURRENT RESIDENT	5322 N BORTHWICK AVE	PORTLAND OR 97217
263				CURRENT RESIDENT	5323 N BORTHWICK AVE	PORTLAND OR 97217
264				CURRENT RESIDENT	5325 N KERBY AVE	PORTLAND OR 97217

	A	B	C	D	E	F
265				CURRENT RESIDENT	5327 N KERBY AVE	PORTLAND OR 97217
266				CURRENT RESIDENT	5328 N BORTHWICK AVE	PORTLAND OR 97217
267				CURRENT RESIDENT	5331 N KERBY AVE	PORTLAND OR 97217
268				CURRENT RESIDENT	5336 N ALBINA AVE	PORTLAND OR 97217
269				CURRENT RESIDENT	5337 N KERBY AVE	PORTLAND OR 97217
270				CURRENT RESIDENT	5423 N KERBY AVE	PORTLAND OR 97217
271				CURRENT RESIDENT	5424 N BORTHWICK AVE	PORTLAND OR 97217
272				CURRENT RESIDENT	5510 N COMMERCIAL AVE	PORTLAND OR 97217
273				CURRENT RESIDENT	5517 N COMMERCIAL AVE	PORTLAND OR 97217
274				CURRENT RESIDENT	5528 N COMMERCIAL AVE	PORTLAND OR 97217
275				CURRENT RESIDENT	5624 N BORTHWICK AVE	PORTLAND OR 97217
276				CURRENT RESIDENT	565 N KILLINGSWORTH ST	PORTLAND OR 97217
277				CURRENT RESIDENT	568 N JESSUP ST	PORTLAND OR 97217
278				CURRENT RESIDENT	571 N KILLINGSWORTH ST	PORTLAND OR 97217
279				CURRENT RESIDENT	573 N KILLINGSWORTH ST	PORTLAND OR 97217
280				CURRENT RESIDENT	600 N KILLINGSWORTH ST	PORTLAND OR 97217
281				CURRENT RESIDENT	605 N KILLINGSWORTH CT	PORTLAND OR 97217
282				CURRENT RESIDENT	612 N KILLINGSWORTH ST	PORTLAND OR 97217
283				CURRENT RESIDENT	614 N EMERSON ST	PORTLAND OR 97217
284				CURRENT RESIDENT	615 N KILLINGSWORTH CT	PORTLAND OR 97217
285				CURRENT RESIDENT	621 N SUMNER ST	PORTLAND OR 97217
286				CURRENT RESIDENT	220 N SUMNER ST #8C	PORTLAND OR 97217
287				CURRENT RESIDENT	220 N SUMNER ST #8D	PORTLAND OR 97217
288				CURRENT RESIDENT	220 N SUMNER ST #8G	PORTLAND OR 97217
289				CURRENT RESIDENT	229 N SUMNER ST #13B	PORTLAND OR 97217
290				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A101	PORTLAND OR 97217
291				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A302	PORTLAND OR 97217
292				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B107	PORTLAND OR 97217
293				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C102	PORTLAND OR 97217
294				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C204	PORTLAND OR 97217
295				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C303	PORTLAND OR 97217
296				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C305	PORTLAND OR 97217
297				CURRENT RESIDENT	239 N SUMNER ST #12B	PORTLAND OR 97217
298				CURRENT RESIDENT	239 N SUMNER ST #12C	PORTLAND OR 97217
299				CURRENT RESIDENT	239 N SUMNER ST #12E	PORTLAND OR 97217
300				CURRENT RESIDENT	240 N SUMNER ST #7B	PORTLAND OR 97217
301				CURRENT RESIDENT	310 N SUMNER ST #6D	PORTLAND OR 97217
302				CURRENT RESIDENT	315 N ALBERTA ST #1	PORTLAND OR 97217
303				CURRENT RESIDENT	315 N ALBERTA ST #13	PORTLAND OR 97217
304				CURRENT RESIDENT	315 N ALBERTA ST #19	PORTLAND OR 97217
305				CURRENT RESIDENT	315 N ALBERTA ST #22	PORTLAND OR 97217
306				CURRENT RESIDENT	315 N ALBERTA ST #26	PORTLAND OR 97217
307				CURRENT RESIDENT	315 N ALBERTA ST #3	PORTLAND OR 97217
308				CURRENT RESIDENT	315 N ALBERTA ST #31	PORTLAND OR 97217
309				CURRENT RESIDENT	315 N ALBERTA ST #35	PORTLAND OR 97217
310				CURRENT RESIDENT	315 N ALBERTA ST #39	PORTLAND OR 97217
311				CURRENT RESIDENT	315 N ALBERTA ST #43	PORTLAND OR 97217
312				CURRENT RESIDENT	315 N ALBERTA ST #49	PORTLAND OR 97217
313				CURRENT RESIDENT	315 N ALBERTA ST #50	PORTLAND OR 97217
314				CURRENT RESIDENT	204 N KILLINGSWORTH ST	PORTLAND OR 97217
315				CURRENT RESIDENT	220 N SUMNER ST #8E	PORTLAND OR 97217
316				CURRENT RESIDENT	220 N SUMNER ST #8F	PORTLAND OR 97217
317				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A204	PORTLAND OR 97217
318				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A303	PORTLAND OR 97217
319				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B102	PORTLAND OR 97217
320				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B105	PORTLAND OR 97217
321				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B202	PORTLAND OR 97217
322				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B303	PORTLAND OR 97217
323				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C201	PORTLAND OR 97217
324				CURRENT RESIDENT	239 N SUMNER ST #12D	PORTLAND OR 97217
325				CURRENT RESIDENT	239 N SUMNER ST #12F	PORTLAND OR 97217
326				CURRENT RESIDENT	240 N SUMNER ST #7A	PORTLAND OR 97217
327				CURRENT RESIDENT	315 N ALBERTA ST #10	PORTLAND OR 97217
328				CURRENT RESIDENT	315 N ALBERTA ST #17	PORTLAND OR 97217
329				CURRENT RESIDENT	315 N ALBERTA ST #18	PORTLAND OR 97217
330				CURRENT RESIDENT	315 N ALBERTA ST #2	PORTLAND OR 97217

	A	B	C	D	E	F
331				CURRENT RESIDENT	315 N ALBERTA ST #21	PORTLAND OR 97217
332				CURRENT RESIDENT	315 N ALBERTA ST #25	PORTLAND OR 97217
333				CURRENT RESIDENT	315 N ALBERTA ST #29	PORTLAND OR 97217
334				CURRENT RESIDENT	315 N ALBERTA ST #33	PORTLAND OR 97217
335				CURRENT RESIDENT	315 N ALBERTA ST #37	PORTLAND OR 97217
336				CURRENT RESIDENT	315 N ALBERTA ST #38	PORTLAND OR 97217
337				CURRENT RESIDENT	315 N ALBERTA ST #4	PORTLAND OR 97217
338				CURRENT RESIDENT	315 N ALBERTA ST #41	PORTLAND OR 97217
339				CURRENT RESIDENT	315 N ALBERTA ST #45	PORTLAND OR 97217
340				CURRENT RESIDENT	315 N ALBERTA ST #46	PORTLAND OR 97217
341				CURRENT RESIDENT	201 N ALBERTA ST	PORTLAND OR 97217
342				CURRENT RESIDENT	220 N SUMNER ST #8B	PORTLAND OR 97217
343				CURRENT RESIDENT	220 N SUMNER ST #8H	PORTLAND OR 97217
344				CURRENT RESIDENT	221 N ALBERTA ST	PORTLAND OR 97217
345				CURRENT RESIDENT	229 N SUMNER ST #13A	PORTLAND OR 97217
346				CURRENT RESIDENT	229 N SUMNER ST #13C	PORTLAND OR 97217
347				CURRENT RESIDENT	229 N SUMNER ST #13E	PORTLAND OR 97217
348				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A301	PORTLAND OR 97217
349				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B205	PORTLAND OR 97217
350				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B206	PORTLAND OR 97217
351				CURRENT RESIDENT	239 N SUMNER ST #12A	PORTLAND OR 97217
352				CURRENT RESIDENT	240 N SUMNER ST #7C	PORTLAND OR 97217
353				CURRENT RESIDENT	240 N SUMNER ST #7D	PORTLAND OR 97217
354				CURRENT RESIDENT	241 N ALBERTA ST	PORTLAND OR 97217
355				CURRENT RESIDENT	310 N SUMNER ST #6A	PORTLAND OR 97217
356				CURRENT RESIDENT	315 N ALBERTA ST #11	PORTLAND OR 97217
357				CURRENT RESIDENT	315 N ALBERTA ST #15	PORTLAND OR 97217
358				CURRENT RESIDENT	315 N ALBERTA ST #16	PORTLAND OR 97217
359				CURRENT RESIDENT	315 N ALBERTA ST #20	PORTLAND OR 97217
360				CURRENT RESIDENT	315 N ALBERTA ST #24	PORTLAND OR 97217
361				CURRENT RESIDENT	315 N ALBERTA ST #28	PORTLAND OR 97217
362				CURRENT RESIDENT	315 N ALBERTA ST #32	PORTLAND OR 97217
363				CURRENT RESIDENT	315 N ALBERTA ST #36	PORTLAND OR 97217
364				CURRENT RESIDENT	315 N ALBERTA ST #40	PORTLAND OR 97217
365				CURRENT RESIDENT	315 N ALBERTA ST #47	PORTLAND OR 97217
366				CURRENT RESIDENT	315 N ALBERTA ST #48	PORTLAND OR 97217
367				CURRENT RESIDENT	315 N ALBERTA ST #5	PORTLAND OR 97217
368				CURRENT RESIDENT	220 N SUMNER ST #8A	PORTLAND OR 97217
369				CURRENT RESIDENT	229 N SUMNER ST #13D	PORTLAND OR 97217
370				CURRENT RESIDENT	229 N SUMNER ST #13F	PORTLAND OR 97217
371				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A201	PORTLAND OR 97217
372				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A203	PORTLAND OR 97217
373				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B301	PORTLAND OR 97217
374				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B307	PORTLAND OR 97217
375				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C203	PORTLAND OR 97217
376				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C304	PORTLAND OR 97217
377				CURRENT RESIDENT	310 N SUMNER ST #6B	PORTLAND OR 97217
378				CURRENT RESIDENT	310 N SUMNER ST #6C	PORTLAND OR 97217
379				CURRENT RESIDENT	310 N SUMNER ST #6E	PORTLAND OR 97217
380				CURRENT RESIDENT	315 N ALBERTA ST #12	PORTLAND OR 97217
381				CURRENT RESIDENT	315 N ALBERTA ST #14	PORTLAND OR 97217
382				CURRENT RESIDENT	315 N ALBERTA ST #23	PORTLAND OR 97217
383				CURRENT RESIDENT	315 N ALBERTA ST #27	PORTLAND OR 97217
384				CURRENT RESIDENT	315 N ALBERTA ST #30	PORTLAND OR 97217
385				CURRENT RESIDENT	315 N ALBERTA ST #34	PORTLAND OR 97217
386				CURRENT RESIDENT	315 N ALBERTA ST #42	PORTLAND OR 97217
387				CURRENT RESIDENT	636 N KILLINGSWORTH ST	PORTLAND OR 97217
388				CURRENT RESIDENT	638 N KILLINGSWORTH ST	PORTLAND OR 97217
389				CURRENT RESIDENT	315 N ALBERTA ST #44	PORTLAND OR 97217
390				CURRENT RESIDENT	700 N KILLINGSWORTH ST	PORTLAND OR 97217
391				CURRENT RESIDENT	315 N ALBERTA ST #51	PORTLAND OR 97217
392				CURRENT RESIDENT	624 N EMERSON ST	PORTLAND OR 97217
393				CURRENT RESIDENT	625 N EMERSON ST	PORTLAND OR 97217
394				CURRENT RESIDENT	635 N KILLINGSWORTH CT	PORTLAND OR 97217
395				CURRENT RESIDENT	635 N KILLINGSWORTH CT #200	PORTLAND OR 97217
396				CURRENT RESIDENT	635 N KILLINGSWORTH CT #300	PORTLAND OR 97217

	A	B	C	D	E	F
397				CURRENT RESIDENT	635 N KILLINGSWORTH CT #500	PORTLAND OR 97217
398				CURRENT RESIDENT	626 N EMERSON ST	PORTLAND OR 97217
399				CURRENT RESIDENT	627 N KILLINGSWORTH CT	PORTLAND OR 97217
400				CURRENT RESIDENT	627 N SUMNER ST	PORTLAND OR 97217
401				CURRENT RESIDENT	630 N KILLINGSWORTH ST	PORTLAND OR 97217
402				CURRENT RESIDENT	705 N KILLINGSWORTH ST	PORTLAND OR 97217
403				CURRENT RESIDENT	705 N KILLINGSWORTH ST #218	PORTLAND OR 97217
404				CURRENT RESIDENT	705 N SUMNER ST	PORTLAND OR 97217
405				CURRENT RESIDENT	707 N SUMNER ST	PORTLAND OR 97217
406				CURRENT RESIDENT	708 N KILLINGSWORTH ST	PORTLAND OR 97217
407				CURRENT RESIDENT	708 N KILLINGSWORTH ST #1	PORTLAND OR 97217
408				CURRENT RESIDENT	708 N KILLINGSWORTH ST #10	PORTLAND OR 97217
409				CURRENT RESIDENT	708 N KILLINGSWORTH ST #11	PORTLAND OR 97217
410				CURRENT RESIDENT	708 N KILLINGSWORTH ST #12	PORTLAND OR 97217
411				CURRENT RESIDENT	708 N KILLINGSWORTH ST #13	PORTLAND OR 97217
412				CURRENT RESIDENT	708 N KILLINGSWORTH ST #14	PORTLAND OR 97217
413				CURRENT RESIDENT	708 N KILLINGSWORTH ST #2	PORTLAND OR 97217
414				CURRENT RESIDENT	708 N KILLINGSWORTH ST #3	PORTLAND OR 97217
415				CURRENT RESIDENT	708 N KILLINGSWORTH ST #4	PORTLAND OR 97217
416				CURRENT RESIDENT	708 N KILLINGSWORTH ST #5	PORTLAND OR 97217
417				CURRENT RESIDENT	708 N KILLINGSWORTH ST #6	PORTLAND OR 97217
418				CURRENT RESIDENT	708 N KILLINGSWORTH ST #7	PORTLAND OR 97217
419				CURRENT RESIDENT	708 N KILLINGSWORTH ST #8	PORTLAND OR 97217
420				CURRENT RESIDENT	708 N KILLINGSWORTH ST #9	PORTLAND OR 97217
421				CURRENT RESIDENT	710 N KILLINGSWORTH ST	PORTLAND OR 97217
422				CURRENT RESIDENT	711 N SUMNER ST	PORTLAND OR 97217
423				CURRENT RESIDENT	712 N KILLINGSWORTH ST	PORTLAND OR 97217
424				CURRENT RESIDENT	712 N KILLINGSWORTH ST #1	PORTLAND OR 97217
425				CURRENT RESIDENT	712 N KILLINGSWORTH ST #11	PORTLAND OR 97217
426				CURRENT RESIDENT	712 N KILLINGSWORTH ST #2	PORTLAND OR 97217
427				CURRENT RESIDENT	712 N KILLINGSWORTH ST #3	PORTLAND OR 97217
428				CURRENT RESIDENT	712 N KILLINGSWORTH ST #5	PORTLAND OR 97217
429				CURRENT RESIDENT	718 N KILLINGSWORTH ST	PORTLAND OR 97217
430				CURRENT RESIDENT	712 N KILLINGSWORTH ST #6	PORTLAND OR 97217
431				CURRENT RESIDENT	4889 N BORTHWICK AVE	PORTLAND OR 97217
432				CURRENT RESIDENT	710 N HUMBOLDT ST	PORTLAND OR 97217
433				CURRENT RESIDENT	714 N HUMBOLDT ST	PORTLAND OR 97217
434				CURRENT RESIDENT	716 N HUMBOLDT ST	PORTLAND OR 97217
435				CURRENT RESIDENT	718 N HUMBOLDT ST	PORTLAND OR 97217
436				CURRENT RESIDENT	4707 N CONGRESS AVE	PORTLAND OR 97217
437				CURRENT RESIDENT	4709 N KERBY AVE	PORTLAND OR 97217
438				CURRENT RESIDENT	736 N EMERSON ST #B	PORTLAND OR 97217
439				CURRENT RESIDENT	4744 N BORTHWICK AVE	PORTLAND OR 97217
440				CURRENT RESIDENT	4804 N KERBY AVE	PORTLAND OR 97217
441				CURRENT RESIDENT	4725 N CONGRESS AVE	PORTLAND OR 97217
442				CURRENT RESIDENT	4734 N KERBY AVE	PORTLAND OR 97217
443				CURRENT RESIDENT	4809 N KERBY AVE #A	PORTLAND OR 97217
444				CURRENT RESIDENT	4735 N COMMERCIAL AVE	PORTLAND OR 97217
445				CURRENT RESIDENT	4746 N BORTHWICK AVE	PORTLAND OR 97217
446				CURRENT RESIDENT	4747 N KERBY AVE #A	PORTLAND OR 97217
447				CURRENT RESIDENT	4747 N KERBY AVE #B	PORTLAND OR 97217
448				CURRENT RESIDENT	4750 N KERBY AVE	PORTLAND OR 97217
449				CURRENT RESIDENT	4801 N CONGRESS AVE	PORTLAND OR 97217
450				CURRENT RESIDENT	4803 N HAIGHT AVE	PORTLAND OR 97217
451				CURRENT RESIDENT	744 N KILLINGSWORTH CT	PORTLAND OR 97217
452				CURRENT RESIDENT	746 N KILLINGSWORTH CT	PORTLAND OR 97217
453				CURRENT RESIDENT	748 N KILLINGSWORTH CT	PORTLAND OR 97217
454				CURRENT RESIDENT	968 N JESSUP ST	PORTLAND OR 97217
455				CURRENT RESIDENT	4745 N BORTHWICK AVE	PORTLAND OR 97217
456				CURRENT RESIDENT	724 N KILLINGSWORTH CT	PORTLAND OR 97217
457				CURRENT RESIDENT	715 N EMERSON ST	PORTLAND OR 97217
458				CURRENT RESIDENT	715 N SUMNER ST	PORTLAND OR 97217
459				CURRENT RESIDENT	716 N EMERSON ST	PORTLAND OR 97217
460				CURRENT RESIDENT	712 N KILLINGSWORTH ST #7	PORTLAND OR 97217
461				CURRENT RESIDENT	4713 N COMMERCIAL AVE	PORTLAND OR 97217
462				CURRENT RESIDENT	4815 N KERBY AVE #A	PORTLAND OR 97217

	A	B	C	D	E	F
463				CURRENT RESIDENT	4715 N KERBY AVE	PORTLAND OR 97217
464				CURRENT RESIDENT	4829 N CONGRESS AVE	PORTLAND OR 97217
465				CURRENT RESIDENT	4833 N COMMERCIAL AVE	PORTLAND OR 97217
466				CURRENT RESIDENT	4824 N KERBY AVE	PORTLAND OR 97217
467				CURRENT RESIDENT	4836 N KERBY AVE	PORTLAND OR 97217
468				CURRENT RESIDENT	4839 N KERBY AVE	PORTLAND OR 97217
469				CURRENT RESIDENT	4825 N KERBY AVE	PORTLAND OR 97217
470				CURRENT RESIDENT	713 N EMERSON ST	PORTLAND OR 97217
471				CURRENT RESIDENT	4937 N COMMERCIAL AVE	PORTLAND OR 97217
472				CURRENT RESIDENT	714 N EMERSON ST	PORTLAND OR 97217
473				CURRENT RESIDENT	714 N KILLINGSWORTH CT	PORTLAND OR 97217
474				CURRENT RESIDENT	567 N BLANDENA ST	PORTLAND OR 97217
475				CURRENT RESIDENT	573 N BLANDENA ST	PORTLAND OR 97217
476				CURRENT RESIDENT	574 N ALBERTA ST	PORTLAND OR 97217
477				CURRENT RESIDENT	583 N BLANDENA ST	PORTLAND OR 97217
478				CURRENT RESIDENT	615 N BLANDENA ST	PORTLAND OR 97217
479				CURRENT RESIDENT	201 N ALBERTA ST	PORTLAND OR 97217
480				CURRENT RESIDENT	204 N KILLINGSWORTH ST	PORTLAND OR 97217
481				CURRENT RESIDENT	220 N SUMNER ST	PORTLAND OR 97217
482				CURRENT RESIDENT	220 N SUMNER ST #8	PORTLAND OR 97217
483				CURRENT RESIDENT	220 N SUMNER ST #8A	PORTLAND OR 97217
484				CURRENT RESIDENT	220 N SUMNER ST #8B	PORTLAND OR 97217
485				CURRENT RESIDENT	220 N SUMNER ST #8C	PORTLAND OR 97217
486				CURRENT RESIDENT	220 N SUMNER ST #8D	PORTLAND OR 97217
487				CURRENT RESIDENT	220 N SUMNER ST #8E	PORTLAND OR 97217
488				CURRENT RESIDENT	220 N SUMNER ST #8F	PORTLAND OR 97217
489				CURRENT RESIDENT	220 N SUMNER ST #8G	PORTLAND OR 97217
490				CURRENT RESIDENT	220 N SUMNER ST #8H	PORTLAND OR 97217
491				CURRENT RESIDENT	221 N ALBERTA ST	PORTLAND OR 97217
492				CURRENT RESIDENT	229 N SUMNER ST	PORTLAND OR 97217
493				CURRENT RESIDENT	229 N SUMNER ST #13	PORTLAND OR 97217
494				CURRENT RESIDENT	229 N SUMNER ST #13A	PORTLAND OR 97217
495				CURRENT RESIDENT	229 N SUMNER ST #13B	PORTLAND OR 97217
496				CURRENT RESIDENT	229 N SUMNER ST #13C	PORTLAND OR 97217
497				CURRENT RESIDENT	229 N SUMNER ST #13D	PORTLAND OR 97217
498				CURRENT RESIDENT	229 N SUMNER ST #13E	PORTLAND OR 97217
499				CURRENT RESIDENT	229 N SUMNER ST #13F	PORTLAND OR 97217
500				CURRENT RESIDENT	230 N KILLINGSWORTH ST	PORTLAND OR 97217
501				CURRENT RESIDENT	236 N KILLINGSWORTH ST	PORTLAND OR 97217
502				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A101	PORTLAND OR 97217
503				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A201	PORTLAND OR 97217
504				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A203	PORTLAND OR 97217
505				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A204	PORTLAND OR 97217
506				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A301	PORTLAND OR 97217
507				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A302	PORTLAND OR 97217
508				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A303	PORTLAND OR 97217
509				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B102	PORTLAND OR 97217
510				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B105	PORTLAND OR 97217
511				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B107	PORTLAND OR 97217
512				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B202	PORTLAND OR 97217
513				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B205	PORTLAND OR 97217
514				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B206	PORTLAND OR 97217
515				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B301	PORTLAND OR 97217
516				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B303	PORTLAND OR 97217
517				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B307	PORTLAND OR 97217
518				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C102	PORTLAND OR 97217
519				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C201	PORTLAND OR 97217
520				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C203	PORTLAND OR 97217
521				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C204	PORTLAND OR 97217
522				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C303	PORTLAND OR 97217
523				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C304	PORTLAND OR 97217
524				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C305	PORTLAND OR 97217
525				CURRENT RESIDENT	239 N SUMNER ST	PORTLAND OR 97217
526				CURRENT RESIDENT	239 N SUMNER ST #12	PORTLAND OR 97217
527				CURRENT RESIDENT	239 N SUMNER ST #12A	PORTLAND OR 97217
528				CURRENT RESIDENT	239 N SUMNER ST #12B	PORTLAND OR 97217

	A	B	C	D	E	F
529				CURRENT RESIDENT	239 N SUMNER ST #12C	PORTLAND OR 97217
530				CURRENT RESIDENT	239 N SUMNER ST #12D	PORTLAND OR 97217
531				CURRENT RESIDENT	239 N SUMNER ST #12E	PORTLAND OR 97217
532				CURRENT RESIDENT	239 N SUMNER ST #12F	PORTLAND OR 97217
533				CURRENT RESIDENT	240 N SUMNER ST	PORTLAND OR 97217
534				CURRENT RESIDENT	240 N SUMNER ST #7	PORTLAND OR 97217
535				CURRENT RESIDENT	240 N SUMNER ST #7A	PORTLAND OR 97217
536				CURRENT RESIDENT	240 N SUMNER ST #7B	PORTLAND OR 97217
537				CURRENT RESIDENT	240 N SUMNER ST #7C	PORTLAND OR 97217
538				CURRENT RESIDENT	240 N SUMNER ST #7D	PORTLAND OR 97217
539				CURRENT RESIDENT	241 N ALBERTA ST	PORTLAND OR 97217
540				CURRENT RESIDENT	310 N SUMNER ST	PORTLAND OR 97217
541				CURRENT RESIDENT	310 N SUMNER ST #6	PORTLAND OR 97217
542				CURRENT RESIDENT	310 N SUMNER ST #6A	PORTLAND OR 97217
543				CURRENT RESIDENT	310 N SUMNER ST #6B	PORTLAND OR 97217
544				CURRENT RESIDENT	310 N SUMNER ST #6C	PORTLAND OR 97217
545				CURRENT RESIDENT	310 N SUMNER ST #6D	PORTLAND OR 97217
546				CURRENT RESIDENT	310 N SUMNER ST #6E	PORTLAND OR 97217
547				CURRENT RESIDENT	315 N ALBERTA ST	PORTLAND OR 97217
548				CURRENT RESIDENT	315 N ALBERTA ST #1	PORTLAND OR 97217
549				CURRENT RESIDENT	315 N ALBERTA ST #10	PORTLAND OR 97217
550				CURRENT RESIDENT	315 N ALBERTA ST #11	PORTLAND OR 97217
551				CURRENT RESIDENT	315 N ALBERTA ST #12	PORTLAND OR 97217
552				CURRENT RESIDENT	315 N ALBERTA ST #13	PORTLAND OR 97217
553				CURRENT RESIDENT	315 N ALBERTA ST #14	PORTLAND OR 97217
554				CURRENT RESIDENT	315 N ALBERTA ST #15	PORTLAND OR 97217
555				CURRENT RESIDENT	315 N ALBERTA ST #16	PORTLAND OR 97217
556				CURRENT RESIDENT	315 N ALBERTA ST #17	PORTLAND OR 97217
557				CURRENT RESIDENT	315 N ALBERTA ST #18	PORTLAND OR 97217
558				CURRENT RESIDENT	315 N ALBERTA ST #19	PORTLAND OR 97217
559				CURRENT RESIDENT	315 N ALBERTA ST #2	PORTLAND OR 97217
560				CURRENT RESIDENT	315 N ALBERTA ST #20	PORTLAND OR 97217
561				CURRENT RESIDENT	315 N ALBERTA ST #21	PORTLAND OR 97217
562				CURRENT RESIDENT	315 N ALBERTA ST #22	PORTLAND OR 97217
563				CURRENT RESIDENT	315 N ALBERTA ST #23	PORTLAND OR 97217
564				CURRENT RESIDENT	315 N ALBERTA ST #24	PORTLAND OR 97217
565				CURRENT RESIDENT	315 N ALBERTA ST #25	PORTLAND OR 97217
566				CURRENT RESIDENT	315 N ALBERTA ST #26	PORTLAND OR 97217
567				CURRENT RESIDENT	315 N ALBERTA ST #27	PORTLAND OR 97217
568				CURRENT RESIDENT	315 N ALBERTA ST #28	PORTLAND OR 97217
569				CURRENT RESIDENT	315 N ALBERTA ST #29	PORTLAND OR 97217
570				CURRENT RESIDENT	315 N ALBERTA ST #3	PORTLAND OR 97217
571				CURRENT RESIDENT	315 N ALBERTA ST #30	PORTLAND OR 97217
572				CURRENT RESIDENT	315 N ALBERTA ST #31	PORTLAND OR 97217
573				CURRENT RESIDENT	315 N ALBERTA ST #32	PORTLAND OR 97217
574				CURRENT RESIDENT	315 N ALBERTA ST #33	PORTLAND OR 97217
575				CURRENT RESIDENT	315 N ALBERTA ST #34	PORTLAND OR 97217
576				CURRENT RESIDENT	315 N ALBERTA ST #35	PORTLAND OR 97217
577				CURRENT RESIDENT	315 N ALBERTA ST #36	PORTLAND OR 97217
578				CURRENT RESIDENT	315 N ALBERTA ST #37	PORTLAND OR 97217
579				CURRENT RESIDENT	315 N ALBERTA ST #38	PORTLAND OR 97217
580				CURRENT RESIDENT	315 N ALBERTA ST #39	PORTLAND OR 97217
581				CURRENT RESIDENT	315 N ALBERTA ST #4	PORTLAND OR 97217
582				CURRENT RESIDENT	315 N ALBERTA ST #40	PORTLAND OR 97217
583				CURRENT RESIDENT	315 N ALBERTA ST #41	PORTLAND OR 97217
584				CURRENT RESIDENT	315 N ALBERTA ST #42	PORTLAND OR 97217
585				CURRENT RESIDENT	315 N ALBERTA ST #43	PORTLAND OR 97217
586				CURRENT RESIDENT	315 N ALBERTA ST #44	PORTLAND OR 97217
587				CURRENT RESIDENT	315 N ALBERTA ST #45	PORTLAND OR 97217
588				CURRENT RESIDENT	315 N ALBERTA ST #46	PORTLAND OR 97217
589				CURRENT RESIDENT	315 N ALBERTA ST #47	PORTLAND OR 97217
590				CURRENT RESIDENT	315 N ALBERTA ST #48	PORTLAND OR 97217
591				CURRENT RESIDENT	315 N ALBERTA ST #49	PORTLAND OR 97217
592				CURRENT RESIDENT	315 N ALBERTA ST #5	PORTLAND OR 97217
593				CURRENT RESIDENT	315 N ALBERTA ST #50	PORTLAND OR 97217
594				CURRENT RESIDENT	315 N ALBERTA ST #51	PORTLAND OR 97217

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595				CURRENT RESIDENT	315 N ALBERTA ST #52	PORTLAND OR 97217
596				CURRENT RESIDENT	315 N ALBERTA ST #53	PORTLAND OR 97217
597				CURRENT RESIDENT	315 N ALBERTA ST #55	PORTLAND OR 97217
598				CURRENT RESIDENT	315 N ALBERTA ST #56	PORTLAND OR 97217
599				CURRENT RESIDENT	315 N ALBERTA ST #57	PORTLAND OR 97217
600				CURRENT RESIDENT	315 N ALBERTA ST #58	PORTLAND OR 97217
601				CURRENT RESIDENT	315 N ALBERTA ST #59	PORTLAND OR 97217
602				CURRENT RESIDENT	315 N ALBERTA ST #6	PORTLAND OR 97217
603				CURRENT RESIDENT	315 N ALBERTA ST #60	PORTLAND OR 97217
604				CURRENT RESIDENT	315 N ALBERTA ST #61	PORTLAND OR 97217
605				CURRENT RESIDENT	315 N ALBERTA ST #62	PORTLAND OR 97217
606				CURRENT RESIDENT	315 N ALBERTA ST #63	PORTLAND OR 97217
607				CURRENT RESIDENT	315 N ALBERTA ST #64	PORTLAND OR 97217
608				CURRENT RESIDENT	315 N ALBERTA ST #65	PORTLAND OR 97217
609				CURRENT RESIDENT	315 N ALBERTA ST #66	PORTLAND OR 97217
610				CURRENT RESIDENT	315 N ALBERTA ST #67	PORTLAND OR 97217
611				CURRENT RESIDENT	315 N ALBERTA ST #68	PORTLAND OR 97217
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614				CURRENT RESIDENT	315 N ALBERTA ST #70	PORTLAND OR 97217
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616				CURRENT RESIDENT	315 N ALBERTA ST #72	PORTLAND OR 97217
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619				CURRENT RESIDENT	315 N ALBERTA ST #75	PORTLAND OR 97217
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621				CURRENT RESIDENT	315 N ALBERTA ST #77	PORTLAND OR 97217
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623				CURRENT RESIDENT	315 N ALBERTA ST #79	PORTLAND OR 97217
624				CURRENT RESIDENT	315 N ALBERTA ST #8	PORTLAND OR 97217
625				CURRENT RESIDENT	315 N ALBERTA ST #80	PORTLAND OR 97217
626				CURRENT RESIDENT	315 N ALBERTA ST #81	PORTLAND OR 97217
627				CURRENT RESIDENT	315 N ALBERTA ST #82	PORTLAND OR 97217
628				CURRENT RESIDENT	325 N EMERSON ST #A	PORTLAND OR 97217
629				CURRENT RESIDENT	325 N EMERSON ST #B	PORTLAND OR 97217
630				CURRENT RESIDENT	325 N EMERSON ST #D	PORTLAND OR 97217
631				CURRENT RESIDENT	325 N EMERSON ST #E	PORTLAND OR 97217
632				CURRENT RESIDENT	325 N EMERSON ST #F	PORTLAND OR 97217
633				CURRENT RESIDENT	328 N ALBERTA ST #A	PORTLAND OR 97217
634				CURRENT RESIDENT	328 N ALBERTA ST #B	PORTLAND OR 97217
635				CURRENT RESIDENT	330 N KILLINGSWORTH ST	PORTLAND OR 97217
636				CURRENT RESIDENT	330 N SUMNER ST	PORTLAND OR 97217
637				CURRENT RESIDENT	330 N SUMNER ST #5	PORTLAND OR 97217
638				CURRENT RESIDENT	330 N SUMNER ST #5A	PORTLAND OR 97217
639				CURRENT RESIDENT	330 N SUMNER ST #5B	PORTLAND OR 97217
640				CURRENT RESIDENT	330 N SUMNER ST #5C	PORTLAND OR 97217
641				CURRENT RESIDENT	330 N SUMNER ST #5D	PORTLAND OR 97217
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643				CURRENT RESIDENT	400 N EMERSON ST	PORTLAND OR 97217
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645				CURRENT RESIDENT	410 N ALBERTA ST #A	PORTLAND OR 97217
646				CURRENT RESIDENT	410 N EMERSON ST	PORTLAND OR 97217
647				CURRENT RESIDENT	412 N ALBERTA ST #B	PORTLAND OR 97217
648				CURRENT RESIDENT	416 N EMERSON ST	PORTLAND OR 97217
649				CURRENT RESIDENT	418 N ALBERTA ST	PORTLAND OR 97217
650				CURRENT RESIDENT	315 N ALBERTA ST #84	PORTLAND OR 97217
651				CURRENT RESIDENT	315 N ALBERTA ST #85	PORTLAND OR 97217
652				CURRENT RESIDENT	315 N ALBERTA ST #86	PORTLAND OR 97217
653				CURRENT RESIDENT	315 N ALBERTA ST #87	PORTLAND OR 97217
654				CURRENT RESIDENT	428 N ALBERTA ST #B	PORTLAND OR 97217
655				CURRENT RESIDENT	428 N ALBERTA ST #D	PORTLAND OR 97217
656				CURRENT RESIDENT	444 N SUMNER ST	PORTLAND OR 97217
657				CURRENT RESIDENT	444 N SUMNER ST #4	PORTLAND OR 97217
658				CURRENT RESIDENT	444 N SUMNER ST #4A	PORTLAND OR 97217
659				CURRENT RESIDENT	444 N SUMNER ST #4B	PORTLAND OR 97217
660				CURRENT RESIDENT	444 N SUMNER ST #4C	PORTLAND OR 97217

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661				CURRENT RESIDENT	444 N SUMNER ST #4D	PORTLAND OR 97217
662				CURRENT RESIDENT	444 N SUMNER ST #4E	PORTLAND OR 97217
663				CURRENT RESIDENT	4720 N COMMERCIAL AVE	PORTLAND OR 97217
664				CURRENT RESIDENT	429 N BLANDENA ST	PORTLAND OR 97217
665				CURRENT RESIDENT	315 N ALBERTA ST #88	PORTLAND OR 97217
666				CURRENT RESIDENT	315 N ALBERTA ST #9	PORTLAND OR 97217
667				CURRENT RESIDENT	4932 N HAIGHT AVE #A	PORTLAND OR 97217
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669				CURRENT RESIDENT	4915 N GANTENBEIN AVE	PORTLAND OR 97217
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673				CURRENT RESIDENT	4936 N HAIGHT AVE #A	PORTLAND OR 97217
674				CURRENT RESIDENT	4944 N COMMERCIAL AVE	PORTLAND OR 97217
675				CURRENT RESIDENT	5005 N KERBY AVE	PORTLAND OR 97217
676				CURRENT RESIDENT	5005 N KERBY AVE #A	PORTLAND OR 97217
677				CURRENT RESIDENT	5005 N KERBY AVE #B	PORTLAND OR 97217
678				CURRENT RESIDENT	5007 N KERBY AVE	PORTLAND OR 97217
679				CURRENT RESIDENT	5007 N KERBY AVE #A	PORTLAND OR 97217
680				CURRENT RESIDENT	5007 N KERBY AVE #B	PORTLAND OR 97217
681				CURRENT RESIDENT	5016 N COMMERCIAL AVE	PORTLAND OR 97217
682				CURRENT RESIDENT	5018 N ALBINA AVE	PORTLAND OR 97217
683				CURRENT RESIDENT	5025 N VANCOUVER AVE	PORTLAND OR 97217
684				CURRENT RESIDENT	5025 N VANCOUVER AVE #201	PORTLAND OR 97217
685				CURRENT RESIDENT	5025 N VANCOUVER AVE #202	PORTLAND OR 97217
686				CURRENT RESIDENT	5025 N VANCOUVER AVE #203	PORTLAND OR 97217
687				CURRENT RESIDENT	5025 N VANCOUVER AVE #204	PORTLAND OR 97217
688				CURRENT RESIDENT	5025 N VANCOUVER AVE #205	PORTLAND OR 97217
689				CURRENT RESIDENT	5025 N VANCOUVER AVE #206	PORTLAND OR 97217
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693				CURRENT RESIDENT	5025 N VANCOUVER AVE #210	PORTLAND OR 97217
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695				CURRENT RESIDENT	5025 N VANCOUVER AVE #212	PORTLAND OR 97217
696				CURRENT RESIDENT	5025 N VANCOUVER AVE #213	PORTLAND OR 97217
697				CURRENT RESIDENT	5025 N VANCOUVER AVE #214	PORTLAND OR 97217
698				CURRENT RESIDENT	5025 N VANCOUVER AVE #215	PORTLAND OR 97217
699				CURRENT RESIDENT	5025 N VANCOUVER AVE #216	PORTLAND OR 97217
700				CURRENT RESIDENT	5025 N VANCOUVER AVE #217	PORTLAND OR 97217
701				CURRENT RESIDENT	5025 N VANCOUVER AVE #218	PORTLAND OR 97217
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703				CURRENT RESIDENT	5025 N VANCOUVER AVE #220	PORTLAND OR 97217
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714				CURRENT RESIDENT	5025 N VANCOUVER AVE #311	PORTLAND OR 97217
715				CURRENT RESIDENT	5025 N VANCOUVER AVE #312	PORTLAND OR 97217
716				CURRENT RESIDENT	5025 N VANCOUVER AVE #313	PORTLAND OR 97217
717				CURRENT RESIDENT	5025 N VANCOUVER AVE #314	PORTLAND OR 97217
718				CURRENT RESIDENT	5025 N VANCOUVER AVE #315	PORTLAND OR 97217
719				CURRENT RESIDENT	5025 N VANCOUVER AVE #316	PORTLAND OR 97217
720				CURRENT RESIDENT	5025 N VANCOUVER AVE #317	PORTLAND OR 97217
721				CURRENT RESIDENT	5025 N VANCOUVER AVE #318	PORTLAND OR 97217
722				CURRENT RESIDENT	5025 N VANCOUVER AVE #319	PORTLAND OR 97217
723				CURRENT RESIDENT	5025 N VANCOUVER AVE #320	PORTLAND OR 97217
724				CURRENT RESIDENT	5025 N VANCOUVER AVE #401	PORTLAND OR 97217
725				CURRENT RESIDENT	5025 N VANCOUVER AVE #402	PORTLAND OR 97217
726				CURRENT RESIDENT	5025 N VANCOUVER AVE #403	PORTLAND OR 97217

	A	B	C	D	E	F
727				CURRENT RESIDENT	5025 N VANCOUVER AVE #404	PORTLAND OR 97217
728				CURRENT RESIDENT	5025 N VANCOUVER AVE #405	PORTLAND OR 97217
729				CURRENT RESIDENT	5025 N VANCOUVER AVE #406	PORTLAND OR 97217
730				CURRENT RESIDENT	5025 N VANCOUVER AVE #407	PORTLAND OR 97217
731				CURRENT RESIDENT	5106 N COMMERCIAL AVE	PORTLAND OR 97217
732				CURRENT RESIDENT	5111 N VANCOUVER AVE #9	PORTLAND OR 97217
733				CURRENT RESIDENT	5111 N VANCOUVER AVE #9A	PORTLAND OR 97217
734				CURRENT RESIDENT	5111 N VANCOUVER AVE #9B	PORTLAND OR 97217
735				CURRENT RESIDENT	5111 N VANCOUVER AVE #9C	PORTLAND OR 97217
736				CURRENT RESIDENT	5111 N VANCOUVER AVE #9D	PORTLAND OR 97217
737				CURRENT RESIDENT	5111 N VANCOUVER AVE #9E	PORTLAND OR 97217
738				CURRENT RESIDENT	5111 N VANCOUVER AVE #9F	PORTLAND OR 97217
739				CURRENT RESIDENT	5111 N VANCOUVER AVE #9G	PORTLAND OR 97217
740				CURRENT RESIDENT	5111 N VANCOUVER AVE #9H	PORTLAND OR 97217
741				CURRENT RESIDENT	5111 N VANCOUVER AVE #9J	PORTLAND OR 97217
742				CURRENT RESIDENT	512 N KILLINGSWORTH ST	PORTLAND OR 97217
743				CURRENT RESIDENT	5025 N VANCOUVER AVE #408	PORTLAND OR 97217
744				CURRENT RESIDENT	5043 N VANCOUVER AVE	PORTLAND OR 97217
745				CURRENT RESIDENT	5055 N VANCOUVER AVE	PORTLAND OR 97217
746				CURRENT RESIDENT	5061 N VANCOUVER AVE	PORTLAND OR 97217
747				CURRENT RESIDENT	5025 N VANCOUVER AVE #409	PORTLAND OR 97217
748				CURRENT RESIDENT	5128 N ALBINA AVE	PORTLAND OR 97217
749				CURRENT RESIDENT	5131 N VANCOUVER AVE	PORTLAND OR 97217
750				CURRENT RESIDENT	5131 N VANCOUVER AVE #10	PORTLAND OR 97217
751				CURRENT RESIDENT	5131 N VANCOUVER AVE #10A	PORTLAND OR 97217
752				CURRENT RESIDENT	5131 N VANCOUVER AVE #10B	PORTLAND OR 97217
753				CURRENT RESIDENT	5131 N VANCOUVER AVE #10C	PORTLAND OR 97217
754				CURRENT RESIDENT	5131 N VANCOUVER AVE #10D	PORTLAND OR 97217
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757				CURRENT RESIDENT	5131 N VANCOUVER AVE #10G	PORTLAND OR 97217
758				CURRENT RESIDENT	5131 N VANCOUVER AVE #10H	PORTLAND OR 97217
759				CURRENT RESIDENT	5033 N VANCOUVER AVE	PORTLAND OR 97217
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761				CURRENT RESIDENT	5209 N VANCOUVER AVE	PORTLAND OR 97217
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763				CURRENT RESIDENT	5209 N VANCOUVER AVE #11A	PORTLAND OR 97217
764				CURRENT RESIDENT	5209 N VANCOUVER AVE #11B	PORTLAND OR 97217
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766				CURRENT RESIDENT	5209 N VANCOUVER AVE #11D	PORTLAND OR 97217
767				CURRENT RESIDENT	5209 N VANCOUVER AVE #11E	PORTLAND OR 97217
768				CURRENT RESIDENT	5209 N VANCOUVER AVE #11F	PORTLAND OR 97217
769				CURRENT RESIDENT	5209 N VANCOUVER AVE #11G	PORTLAND OR 97217
770				CURRENT RESIDENT	5209 N VANCOUVER AVE #11H	PORTLAND OR 97217
771				CURRENT RESIDENT	5211 N HAIGHT AVE	PORTLAND OR 97217
772				CURRENT RESIDENT	5211 N HAIGHT AVE #2	PORTLAND OR 97217
773				CURRENT RESIDENT	5211 N HAIGHT AVE #2A	PORTLAND OR 97217
774				CURRENT RESIDENT	5211 N HAIGHT AVE #2B	PORTLAND OR 97217
775				CURRENT RESIDENT	5211 N HAIGHT AVE #2C	PORTLAND OR 97217
776				CURRENT RESIDENT	5211 N HAIGHT AVE #2D	PORTLAND OR 97217
777				CURRENT RESIDENT	5216 N COMMERCIAL AVE	PORTLAND OR 97217
778				CURRENT RESIDENT	5221 N HAIGHT AVE	PORTLAND OR 97217
779				CURRENT RESIDENT	5221 N HAIGHT AVE #1	PORTLAND OR 97217
780				CURRENT RESIDENT	5221 N HAIGHT AVE #1A	PORTLAND OR 97217
781				CURRENT RESIDENT	5221 N HAIGHT AVE #1B	PORTLAND OR 97217
782				CURRENT RESIDENT	5141 N HAIGHT AVE	PORTLAND OR 97217
783				CURRENT RESIDENT	5141 N HAIGHT AVE #3	PORTLAND OR 97217
784				CURRENT RESIDENT	5237 N HAIGHT AVE #A	PORTLAND OR 97217
785				CURRENT RESIDENT	5141 N HAIGHT AVE #3A	PORTLAND OR 97217
786				CURRENT RESIDENT	5141 N HAIGHT AVE #3B	PORTLAND OR 97217
787				CURRENT RESIDENT	5141 N HAIGHT AVE #3C	PORTLAND OR 97217
788				CURRENT RESIDENT	5229 N HAIGHT AVE	PORTLAND OR 97217
789				CURRENT RESIDENT	5266 N COMMERCIAL AVE	PORTLAND OR 97217
790				CURRENT RESIDENT	5324 N HAIGHT AVE	PORTLAND OR 97217
791				CURRENT RESIDENT	5268 N COMMERCIAL AVE	PORTLAND OR 97217
792				CURRENT RESIDENT	614 N ALBERTA ST	PORTLAND OR 97217

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793				CURRENT RESIDENT	615 N ALBERTA ST	PORTLAND OR 97217
794				CURRENT RESIDENT	615 N ALBERTA ST #1	PORTLAND OR 97217
795				CURRENT RESIDENT	615 N ALBERTA ST #2	PORTLAND OR 97217
796				CURRENT RESIDENT	615 N ALBERTA ST #3	PORTLAND OR 97217
797				CURRENT RESIDENT	615 N ALBERTA ST #4	PORTLAND OR 97217
798				CURRENT RESIDENT	5308 N COMMERCIAL AVE	PORTLAND OR 97217
799				CURRENT RESIDENT	5237 N HAIGHT AVE #B	PORTLAND OR 97217
800				CURRENT RESIDENT	5141 N HAIGHT AVE #3D	PORTLAND OR 97217
801				CURRENT RESIDENT	5141 N HAIGHT AVE #3E	PORTLAND OR 97217
802				CURRENT RESIDENT	5200 N COMMERCIAL AVE	PORTLAND OR 97217
803				CURRENT RESIDENT	604 N WEBSTER ST	PORTLAND OR 97217
804				CURRENT RESIDENT	5025 N VANCOUVER AVE #411	PORTLAND OR 97217
805				CURRENT RESIDENT	5025 N VANCOUVER AVE #412	PORTLAND OR 97217
806				CURRENT RESIDENT	630 N ALBERTA ST	PORTLAND OR 97217
807				CURRENT RESIDENT	632 N WEBSTER ST	PORTLAND OR 97217
808				CURRENT RESIDENT	632 N WEBSTER ST #A	PORTLAND OR 97217
809				CURRENT RESIDENT	632 N WEBSTER ST #B	PORTLAND OR 97217
810				CURRENT RESIDENT	5025 N VANCOUVER AVE #MU	PORTLAND OR 97217
811				CURRENT RESIDENT	641 N WEBSTER ST	PORTLAND OR 97217
812				CURRENT RESIDENT	642 N ALBERTA ST #A	PORTLAND OR 97217
813				CURRENT RESIDENT	642 N ALBERTA ST #B	PORTLAND OR 97217
814				CURRENT RESIDENT	645 N ALBERTA ST	PORTLAND OR 97217
815				CURRENT RESIDENT	646 N SUMNER ST	PORTLAND OR 97217
816				CURRENT RESIDENT	647 N WEBSTER ST	PORTLAND OR 97217
817				CURRENT RESIDENT	702 N WEBSTER ST	PORTLAND OR 97217
818				CURRENT RESIDENT	703 N WEBSTER ST #A	PORTLAND OR 97217
819				CURRENT RESIDENT	703 N WEBSTER ST #B	PORTLAND OR 97217
820				CURRENT RESIDENT	705 N HUMBOLDT ST	PORTLAND OR 97217
821				CURRENT RESIDENT	705 N HUMBOLDT ST #A	PORTLAND OR 97217
822				CURRENT RESIDENT	705 N HUMBOLDT ST #B	PORTLAND OR 97217
823				CURRENT RESIDENT	723 N WEBSTER ST	PORTLAND OR 97217
824				CURRENT RESIDENT	747 N SUMNER ST	PORTLAND OR 97217
825				CURRENT RESIDENT	706 N SUMNER ST	PORTLAND OR 97217
826				CURRENT RESIDENT	715 N WEBSTER ST	PORTLAND OR 97217
827				CURRENT RESIDENT	5425 N VANCOUVER AVE	PORTLAND OR 97217
828				CURRENT RESIDENT	624 N SUMNER ST	PORTLAND OR 97217
829				CURRENT RESIDENT	625 N HUMBOLDT ST	PORTLAND OR 97217
830	RETURN SERVICE REQUESTED		OWNER	SCHOOL DISTRICT NO 1	PO BOX 3107	PORTLAND OR 97208-3107
831	RETURN SERVICE REQUESTED	ARCHITECT	LEVER ARCHITECTURE	MILLER DOUG	4713 N ALBINA AVE 4TH FLOOR	PORTLAND OR 97217
832	RETURN SERVICE REQUESTED	CONSULTANT	THE BOOKIN GROUP	CLEEK DEBBIE	1020 SW TAYLOR ST #555	PORTLAND OR 97205
833	RETURN SERVICE REQUESTED	APPLICANT/AGENT	PORTLAND PUBLIC SCHOOLS	EFFROS STEPHEN	501 N DIXON ST	PORTLAND OR 97227
834	RETURN SERVICE REQUESTED		SOUL DISTRICT BUSINESS ASSOCIATION	WASHINGTON JOHN	PO BOX 11565	PORTLAND OR 97211
835	RETURN SERVICE REQUESTED		LAND USE CONTACT	DISTRICT 2 NEIGHBORHOOD COALITION	4815 NE 7TH AVE	PORTLAND OR 97211
836	RETURN SERVICE REQUESTED		LAND USE CONTACT	HUMBOLDT NEIGHBORHOOD ASSOCIATION	4815 NE 7TH AVE	PORTLAND OR 97211
837	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
838	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
839	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
840	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REP	1600 SW FOURTH AVE #109	PORTLAND OR 97201
841	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
842					PROSPER PORTLAND	129/PROSPER
843					RICH CASSIDY	TRAFFIC
844					BRANDON SPENCER-HARTLE	B299/R7000

Design Advice Request

JEFFERSON HIGH SCHOOL MODERNIZATION

CASE FILE	EA 24-068727 DA		
WHEN	Monday, September 9, 2024 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/ppd/landmarks		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda or email the planner at benjamin.nielsen@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	The Jefferson High School (JHS) Modernization project proposes to construct a new building at the north end of the JHS site, within the Piedmont Conservation District. The school will be designed for an average student capacity of 1,700 students. As a focus school, additional space will be provided to support dance and theater programs, as well as expanded Community Partner programs supporting JHS's Middle College focus. Total anticipated gross square footage for the new facility will be approximately 320,000 GSF. A potential Adjustment to the number of short-term bike parking spaces may be requested. Possible Modifications to ground floor window standards and transit street main entrance standards may be requested.		
REVIEW APPROVAL CRITERIA	Community Design Guidelines		
SITE ADDRESS	5210 N Kerby Ave, Portland, OR 97217		
ZONING/ DESIGNATION	IR – Institutional Residential IRm – Institutional Residential with Centers Main Street Overlay		
APPLICANT(S)	Stephen Effros, Portland Public Schools Office of School Modernization	OWNER(S)	Portland Public Schools
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6519 / benjamin.nielsen@PortlandOregon.gov Portland Permitting & Development, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
 Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, PP&D staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- PP&D Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)
503-823-7700 | portlandoregon.gov/bps

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

***If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4th Avenue in downtown Portland.

Preparing for the Hearing:

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
 - Please also provide comments to the planner assigned in advance of the hearing.

Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

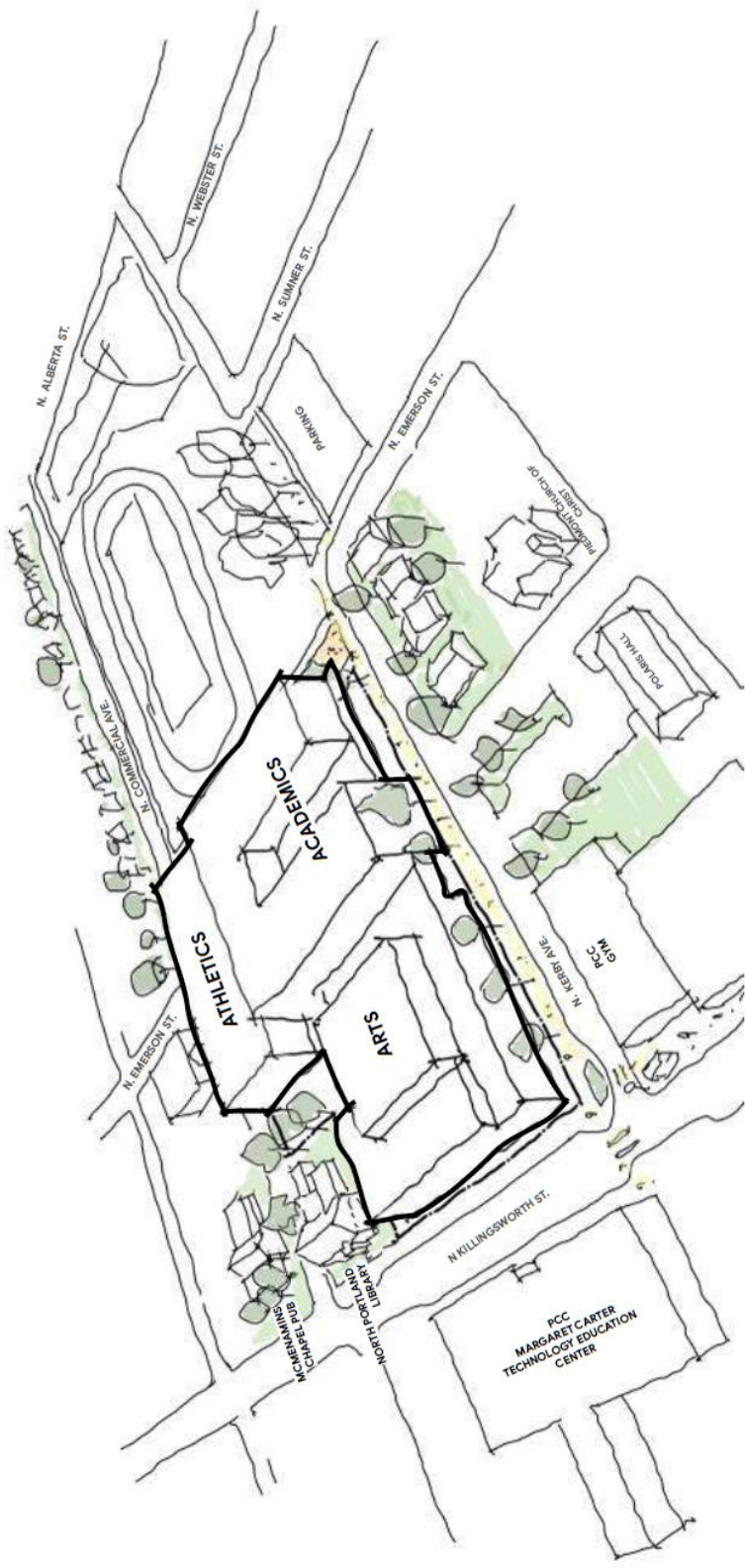
Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 - the Webinar host will see this notification.
 - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
 - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

Follow-up:

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4th Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.





City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Date: August 13, 2024

To: Stephen Effros, Portland Public Schools

From: Benjamin Nielsen, Land Use Services, benjamin.nielsen@portlandoregon.gov

RE: Design Advice Request posting for EA 24-068727 DA

Dear Stephen:

I have received your application for a Design Advice Request (DA) at 5210 N Kerby Ave. Your case number is given above. The first meeting with the Historic Landmarks Commission is scheduled for **September 9, 2024**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Historic Landmarks Commission for your case is scheduled for September 9, 2024, **you must post the notice by August 20, 2024**, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by August 26, 2024, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Stephen Effros
Portland Public Schools Office of School Modernization
501 N Dixon St
Portland, OR 97227

DATE: _____

TO: Benjamin Nielsen, benjamin.nielsen@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 24-068727 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **September 9, 2024**, at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to Portland Permitting & Development no later than August 26, 2024, 14 days before the scheduled meeting. I also understand that if I do not post the notices by August 20, 2024, or return this form by August 26, 2024, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Design Advice Request

JEFFERSON HIGH SCHOOL MODERNIZATION

CASE FILE	EA 24-068727 DA		
WHEN	Monday, September 9, 2024 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/ppd/landmarks		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at benjamin.nielsen@portlandoregon.gov		
REVIEW BY	Historic Landmarks Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	The Jefferson High School (JHS) Modernization project proposes to construct a new building at the north end of the JHS site, within the Piedmont Conservation District. The school will be designed for an average student capacity of 1,700 students. As a focus school, additional space will be provided to support dance and theater programs, as well as expanded Community Partner programs supporting JHS's Middle College focus. Total anticipated gross square footage for the new facility will be approximately 320,000 GSF. A potential Adjustment to the number of short-term bike parking spaces may be requested. Possible Modifications to ground floor window standards and transit street main entrance standards may be requested.		
REVIEW APPROVAL CRITERIA	Community Design Guidelines		
SITE ADDRESS	5210 N Kerby Ave, Portland, OR 97217		
ZONING/ DESIGNATION	IR – Institutional Residential IRm – Institutional Residential with Centers Main Street Overlay		
APPLICANT(S)	Stephen Effros, Portland Public Schools Office of School Modernization Douglas Miller, Lever Architecture Debbie Cleek, The Bookin Group	OWNER(S)	Portland Public Schools
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6519 / benjamin.nielsen@PortlandOregon.gov Portland Permitting & Development, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
 Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад

 503-823-7300
  BDS@PortlandOregon.gov
 www.PortlandOregon.gov/bds/translated
 TTY: 503-823-6868
 Relay Service: 711



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Date: August 13, 2024

To: Stephen Effros, Portland Public Schools

From: Benjamin Nielsen, Land Use Services, benjamin.nielsen@portlandoregon.gov

RE: Design Advice Request posting for EA 24-068727 DA

Dear Stephen:

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- C. Because the meeting with the Historic Landmarks Commission for your case is scheduled for September 9, 2024, **you must post the notice by August 20, 2024**, 20 days before the hearing.
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Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Stephen Effros
Portland Public Schools Office of School Modernization
501 N Dixon St
Portland, OR 97227

DATE: 8/20/2024

TO: Benjamin Nielsen, benjamin.nielsen@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 24-068727 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **September 9, 2024**, at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 8/19/2024 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to Portland Permitting & Development no later than August 26, 2024, 14 days before the scheduled meeting. I also understand that if I do not post the notices by August 20, 2024, or return this form by August 26, 2024, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

Douglas Miller

Print Name

4713 N. Albina Avenue

Address

Portland, OR, 97217

City/State/Zip Code



City of Portland, Oregon
Portland Permitting & Development
Public Infrastructure Permit Review -
Transportation

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Transportation: Design Advice Request (DAR) Response

Date: August 23, 2024

To: Doug Miller, LEVER ARCHITECTURE
617-850-2839, dmiller@leverarchitecture.com

From: Michael Pina, PBOT Development Review
503-823-4249, michael.pina@portlandoregon.gov

Case File: EA 24-068727

Location: 5210 N KERBY AVE

R#: R131398, R131400, R135700, R210799, R210923, R210924, R298127

Proposal: HLC HEARING - The Jefferson High School Modernization will be designed for an average student capacity of 1,700 students. As a focus school, additional space will be necessary to support dance and theater programs, as well as expanded Community Partner programs supporting JHS's Middle College focus. Total anticipated gross square footage for the new facility will be approximately 320,000 GSF. We are requesting time at the September 9 Historic Landmarks Commission meeting to update commissioners on the project and to seek feedback on the design approach.

The following comments are in response to the applicant's Design Advice Request, most recently submitted August 9, 2024.

KEY ISSUES

PBOT has no additional comments at this time. Please see Early Assistance meeting 24-007438 EA for required frontage improvements, vehicular access standards, and land-use submission requirements.

Nielsen, Benjamin

From: Adrienne Vita <iamadriennevita@gmail.com>
Sent: Wednesday, September 18, 2024 3:13 PM
To: Jefferson HighSchool Bond; Nielsen, Benjamin
Subject: Jefferson High Modernization project

Follow Up Flag: Follow up
Flag Status: Completed

Hello Benjamin,

I was given your email on the flyer that was sent out to the neighbors about the Jefferson High Modernization project. I wasn't able to attend the online meeting so hopefully I can get some answers to some questions I have about one particular part of the project. We live on N Kerby by the back auxiliary field - the one south of Alberta between Kerby and Commercial. The field hasn't been used much or maintained or monitored by the school much for a very long time. It's become a bit of a nuisance and a source of unsafety for us as neighbors.

It's now a huge "dog park" overrun with unleashed dogs. People actually drive from far away because of the draw to let dogs have the biggest dog park run in the city. We have seen scattered dog poop bags, a huge pile of dog poop bags and unbagged poop with no trash cans around to dispose of anything. We've had to call the city to come pick up large trash like furniture and mattresses several times. There have also been homeless camps on the field and campers along the street, some of them have been aggressive and trespassed on our properties at night. We've even seen people driving on the field at night "for fun". If students were to use the field, there isn't really a safe crossing on Alberta, the speed bumps are minimal and the crosswalks are often ignored by drivers.

That being said, I noticed the field wasn't included in the latest design that was sent to us. Can you tell me how the modernization project intends to include the field? What plans does it have to maintain, secure and keep it used regularly by the school? What is the future of the auxiliary field in general? Does Jefferson High intend to keep it and use it? We would love to know.

Thanks so much,
Adrienne
N Kerby resident
503-975-9820



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases _____

Y N Unincorporated MC

Y N Potential Landslide Hazard Area (LD & PD only)

Y N Combined Flood Hazard Area

Y N DOGAMI (high)

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below. Email this application and supporting documents (listed on page 2) to: LandUseIntake@portlandoregon.gov.
Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting, if you're requesting a meeting.

Site Address _____ Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____ R _____ R _____ R _____

Short Project Description:

Design & Historic Review New development: list project valuation; Renovations: list exterior alteration value

\$ _____

Check the box that indicates which Early Assistance Type you are applying for and if you'd like a meeting or to receive written notes only. Please choose one EA type per application.

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference This option is only for proposals that need a Type III or IV land use review. Check here if the proposal includes a street vacation <input type="checkbox"/>	Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed		
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus Check here if the proposal includes a street vacation <input type="checkbox"/>	Land Use Services, Transportation, Environmental Services, Water, Parks		
<input type="checkbox"/> Zoning Only	Land Use Services		
<input type="checkbox"/> Residential Infill & Middle Housing Land Divisions Discussion of options-no plans will be reviewed. The fee is \$776.	Land Use Services		
Pre-Permit Zoning Plan Check	Land Use Services		
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units This option is only for proposals for 1-2 units that don't require a land use review or property line adjustment	Transportation, Environmental Services, Water		

Contact Information of all Interested Parties (Include a separate sheet for additional parties, if needed.)

APPLICANT INFORMATION *Please check this box if the Applicant is also the Owner

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Please submit the following materials with your application to LandUseIntake@portlandoregon.gov

- Written project description, including proposed stormwater disposal system and additional property IDs, if not included on Page 1.
- List of questions to be discussed.
- If you've selected the Residential Infill / Middle Housing Land Division option, we will only accept this completed application & your list of questions (please don't submit anything else). If you want review of site plans for a residential infill option or middle housing land division, please be select either the Zoning Only or the Zoning and Infrastructure Bureaus option.
- Site plans & elevations, drawn to a measurable scale (with scale and scale bar identified). If the site is in a design overlay and you intend to meet community design standards, full-sized drawings are needed to confirm the standards are met.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/ppd/land-use-review-fees-and-types/design-standards>.

Note the following:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/ppd/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only materials that are submitted with the original Early Assistance application will be addressed by City staff; we are unable to address any additional or edited materials submitted after the application is received.
4. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Please refer to [SDC information on the PP&D website](#).
5. Plans examiners (building code specialists) do not participate in Early Assistance in any capacity. For life safety and building code questions, consult with a plans examiner by [scheduling a 15-minute appointment](#) or applying for a [Life Safety Preliminary Meeting](#)



Design Advice Request

DISCUSSION MEMO

Date: September 3, 2024
To: Portland Historic Landmarks Commission
From: Benjamin Nielsen, Design & Historic Review Team
503-865-6519, benjamin.nielsen@portlandoregon.gov
Re: EA 24-068727 DA – Jefferson High School Modernization
Design Advice Request Memo for September 9, 2024

This memo is regarding the upcoming DAR on September 9, 2024, for the Jefferson High School Modernization project. The following supporting documents are available as follows:

- Drawings – accessed here <https://efiles.portlandoregon.gov/record/16972164>. Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix attached.

I. PROGRAM OVERVIEW

The Jefferson High School (JHS) Modernization project proposes to construct a new building at the north end of the JHS site, within the Piedmont Conservation District. The school will be designed for an average student capacity of 1,700 students. As a focus school, additional space will be provided to support dance and theater programs, as well as expanded Community Partner programs supporting JHS's Middle College focus. Total anticipated gross square footage for the new facility will be approximately 320,000 GSF. A potential Adjustment to the number of short-term bike parking spaces may be requested. Possible Modifications to ground floor window standards and transit street main entrance standards may be requested.

II. DEVELOPMENT TEAM BIO

Architect	Doug Miller, Lever Architects
Owner's Representative	Stephen Effros, Portland Public Schools Office of Modernization
Project Valuation	Not Provided

III. FUTURE HISTORIC RESOURCE REVIEW APPROVAL CRITERIA: Community Design Guidelines (see attached matrix)

IV. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- A. Better meets historic resource review approval criteria. The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. Purpose of the standard.
 - 1. The resulting development will meet the purpose of the standard being modified; or
 - 2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

Potential Modifications identified:

1. 33.150.215, Setback – Minimum. The minimum required setback from all lot lines is 1 foot for every 2 feet of building height, but not less than 10 feet.
 - Although the drawings are not scaled, this standard does not appear to be met at the N Killingsworth lot line, the N Commercial Ave lot line, the N Kerby Ave lot line, and possibly at lot lines abutting the North Portland Library.
 - Staff believes that the historic pattern of development along N Killingsworth St would be best complemented by a design that includes a meaningfully landscaped setback from the street given the scale of the proposal, akin to setbacks found at other civic institution-type architecture like the North Portland Library and the Wilson-Chambers Mortuary Building (both of which are of a smaller scale than the proposal). This may be more than the setbacks currently shown, but still may be less than what code would require for the height of the building (*Modification approval criteria A. and B.1. and Guidelines P2, E3 – The Sidewalk Level of Buildings, D1 – Outdoor Areas, D3 – Landscape Features, and D7 – Blending into the Neighborhood*).
2. 33.150.260, Screening. The standard requires either L3 or F2 screening at exterior garbage and recycling areas and of exterior mechanical equipment.
 - It is not yet clear if this standard is met at the service and utility area at the northeast corner of the site.
 - Staff believes that it is important to buffer these uses from the North Portland Library site and that these standards should be met (*Modification approval criteria A. and B.1. and Guidelines P2 – Historic and Conservation Districts and D7 – Blending into the Neighborhood*).
3. 33.150.265, Transit Street Main Entrance. N Killingsworth Street is designated as a transit street. For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor. The main entrance must be within 25 feet of the transit street, face the transit street or be at an angle of up to 45 degrees from the transit street, and allow pedestrians to both enter and exit the building. A minimum of one entrance is required for every 200 feet of building length.
 - No entrances appear to meet the full requirements of the standard along N Killingsworth St.
 - Staff believes that at least one main entrance should either face or be located adjacent to N Killingsworth St, which is a designated transit street in the Interstate/Killingsworth Town Center, to best meet *Modification approval criteria A. and B.1. and Guidelines P2 – Historic and Conservation Districts, E4 – Corners that Build Active Intersections, and D2 – Main Entrances*.
4. 33.415.340, Ground Floor Windows. Because the northern portion of the site lies within the “m” overlay and N Killingsworth Street is a transit street, the percentage of ground floor

windows facing N Killingsworth St must be 60% or more of the ground floor exterior wall area (measured from 2 to 10 feet above the finished grade).

- The applicants request to reduce the amount of glazing along N Killingsworth to 40%, which is the minimum requirement for the base (IR) zone.
 - Staff believes the request seems reasonable given the school use, but that the amount of glazing could potentially come closer to meeting the standard if there is a main entrance facing N Killingsworth St and certainly come closer to meeting Modification approval criteria (*Modification approval criteria A and B.1. and Guidelines P2 – Historic and Conservation Districts, E3 The Sidewalk Level of Buildings, D7 – Blending into the Neighborhood, and D8 – Interest, Quality, and Composition*).
5. 33.415.350, Entrances. On transit streets, at least one entrance is required for every 100 feet of building length for portions of buildings subject to the maximum street setback. Required entrances must be designed to meet the requirements of 33.130.242 Transit Street Main Entrance.
- Currently no entrances facing N Killingsworth appear to meet this standard.
 - As noted above under 33.130.242, Transit Street Main Entrance, staff believes that at least one main entrance should either face or be located adjacent to N Killingsworth St, which is a transit street, to best meet Modification approval criteria A. and B.1. and *Guidelines P2 – Historic and Conservation Districts, E4 – Corners That Build Active Intersections, and D2 – Main Entrances*.
6. The applicants also note that an Adjustment to the number of long-term bike parking spaces required will be requested; however, this Adjustment should be reviewed in conjunction with the site’s overall Conditional Use Review, rather than with the Historic Resource Review for the new building. The Landmarks Commission does not need to weigh in on this question.

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on September 9, 2024:

MACRO

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan / Albina Community Plan.**
 - b. **Piedmont Conservation District.** The northern portion of the Jefferson High School site remains within the Piedmont Conservation District, though the entire site is now listed as noncontributing. A boundary change to the district was approved earlier this summer, as represented on page 5 of the applicants’ presentation package.
 - c. **Development Standards – IR (Institutional Residential) Base Zone and m (Centers Main Street) Overlay.** Though early in the design process, the proposal appears generally compliant with zoning code standards, except as noted in the Potential Modifications section of this memo, above.
 - d. **Streets – TSP Designations.**
 - N Killingsworth St: District Collector Street, Major Transit Priority Street, City Bikeway, Major City Walkway, Truck Access Freight Street, Neighborhood Main Street.
 - N Commercial Ave: City Bikeway, Neighborhood Walkway, Local Service for all other modes.

- N Kerby Ave: Local Service all modes.
- 2. **Natural or Built Context.** The context is primarily urban. N Killingsworth has a mixture of streetcar era commercial development, some mixed-use development, and the PCC Cascade campus. The historic (contributing) North Portland Library, landmark Wilson-Chambers Mortuary building (now McMenamins), and landmark Mount Hood Masonic Temple building comprise the primary civic institution-type architecture in the conservation district. Of these, only the first two have frontage along N Killingsworth St. Neighborhoods to the south, west, and east are comprised of a mixture of single- and multi-dwelling development.
- 3. **Compatibility.** The proposed location for the new school building complements the most prevalent pattern of historic development along N Killingsworth St by placing the building close to the street, rather than setting it back by several hundred feet (*Guideline P2 – Historic and Conservation Districts*).

MID

1. **Site organization.** The proposal places the new school at the north end of the site. The proposed building will lie mostly within the Piedmont Conservation District, though the southern edge of the building will lie outside the district. A new east-west, cross-block connection is proposed for the south side of the school, outside of the Piedmont Conservation District. New sports fields lie to the south of this proposed connection.

Entrances: Two of the three main entrances to the building are located on the west side of the site, facing N Kerby Ave. The third entrance is on the south side of the building, facing the proposed cross-block pathway. No entrances face N Killingsworth St, a designated Transit Street and Main Street. The applicants' presentation package cites safety and queuing as reasons for placing the main entries on the N Kerby Ave frontage; however both the zoning code and historic pattern of development—both for civic institutions and mixed-use and retail structures—have main entrances oriented toward N Killingsworth St. Furthermore, the civic institutions generally have their more formal, ceremonial entrances facing N Killingsworth, though both the library and the mortuary building also have entries facing N Commercial Ave, both of which are frequently used.

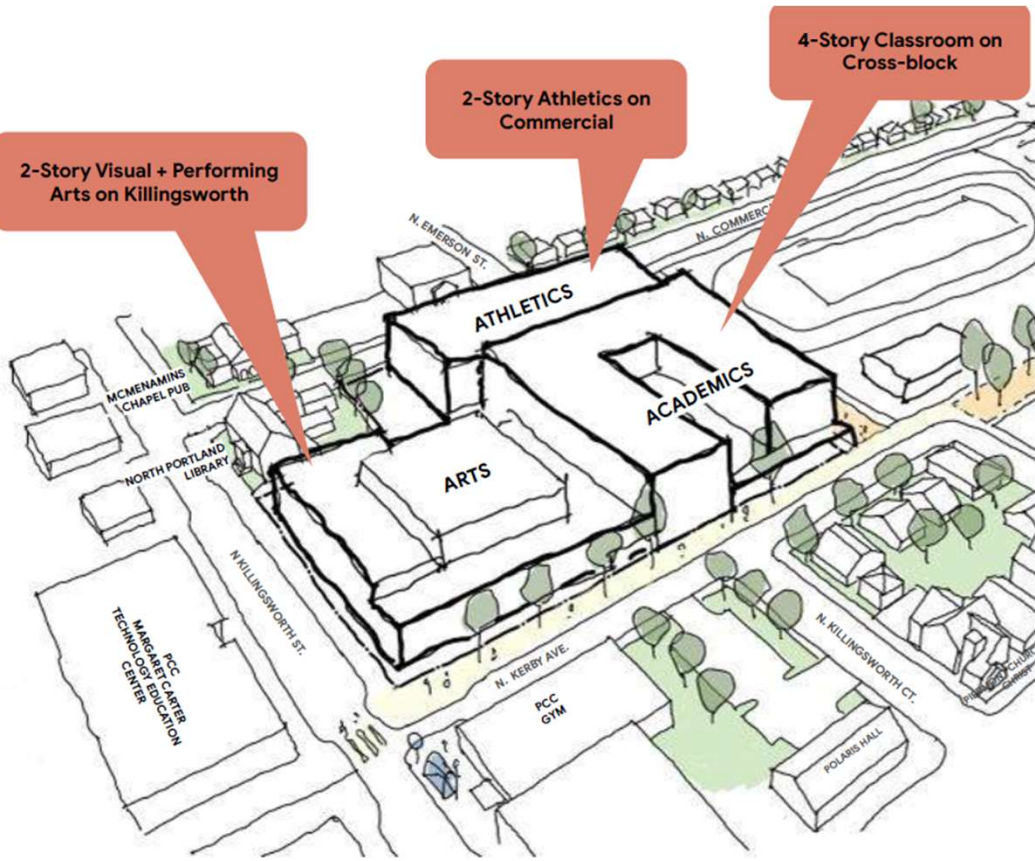
Staff suggests, at the least, shifting the “arts entry” (which can be access-limited to comply with needed safety and queuing measures) north to the corner of N Killingsworth and Kerby could help the new school building meet Zoning Code regulations and better complement the pattern of historic development in the Conservation District, even if the entrance is not the “main” entrance into the building (*Guidelines P2 – Historic and Conservation Districts, E4 – Corners that Build Active Intersections, and D2 – Main Entrances*).

Setbacks: The proposed new school building is setback slightly from N Killingsworth St, echoing a sense of setbacks found at the North Portland Library and the Wilson-Chambers Mortuary Building. The proposed setback looks to be primarily landscaped with low shrubs, and at eight feet wide, is likely not wide enough for trees. A paved area extending up to the building is indicated around the intersection of N Killingsworth and Kerby, however there is currently no entry (only an egress door) leading into this paved space. A canopy also projects over this paved area. Landscaped setback area continues south along N Kerby Ave to the proposed “arts entry”. Compared to the landscaped setbacks at the smaller-scaled library and mortuary buildings, the proposed setback from N Killingsworth at the new high school building is proportionally narrow. A deeper, more heavily landscaped setback could better complement the pattern of historic civic development of the conservation district and come closer to meeting Zoning Code regulations (*Guidelines P2 – Historic and Conservation Districts, E3 –*

The Sidewalk Level of Buildings, D1 – Outdoor Areas, D3 – Landscape Features, and D7 – Blending into the Neighborhood).

Service/Utilities: The service and utility areas for the new school are proposed to be located at the northeast corner of the new building, adjacent to the North Portland Library. The transition from the library to this service area is a bit abrupt and harsh and would benefit from additional landscaping and, ideally, a more active use with windows facing the library, rather than what appears to be an enclosed generator or transformer area. If this is not possible, a mural or other intervention may help to at least add visual interest along the N Commercial streetscape (*Guidelines P2 – Historic and Conservation Districts, E3 – The Sidewalk Level of Buildings, D7 – Blending Into the Neighborhood, and D8 – Interest, Quality, and Composition*).

2. **Coherency.** The overall composition of the building appears to use a cohesive design language with proportions that appear to complement the conservation district. Building massing and scale also seem appropriate and complementary to the conservation district and surrounding neighborhoods (*Guidelines D7 – Blending Into the Neighborhood and D8 – Interest, Quality, and Composition*).
3. **Exterior Materials.** Exterior materials are not yet indicated, though there are hints of areas where panelized systems may be proposed. It would be worthwhile for the Commission to provide preliminary comments on the types of materials that would be most appropriate for use in the Piedmont Conservation District. The nearby historic civic institutions in the district incorporate brickwork, terra cotta, and stone masonry detailing. Noncontributing PCC buildings provide a modern interpretation, incorporating brick and with metal accents.



City of Portland
Historic Landmarks
Commission

Design Advice Request

EA 24-068727 DA

Jefferson High School Modernization

September 9, 2024

Staff Presentation

Context

Location

Zoning

Approval Criteria

Context

Program Overview

Project History

Potential Modifications

Applicant Presentation

Discussion Topics

Macro

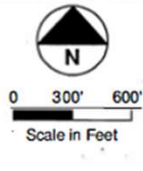
Mid

Potential Modifications

Public Comments

Commission Conversation

Context



**PIEDMONT HISTORIC DESIGN ZONE/
NEIGHBORHOOD CONSERVATION DISTRICT**
LEGEND

- Primary Historical Significance (Contributing) 1884-1913
- Secondary Historical Significance (Contributing) 1914-1940
- Historic/Non-Contributing
- Compatible/Non-Contributing
- Non-Compatible/Non-Contributing
- Vacant Land: Surface Parking; Outdoor storage: Garden Space
- Identified Ensembles in 1984 Portland Historic Resources Inventory
- Site listed in 1984 Portland Historic Resources Inventory
- Designated Landmark and/or listed on National Register
- Proposed Historic Design Zone Boundary
- Boundary Suggested in 1984 Historic Resources Inventory

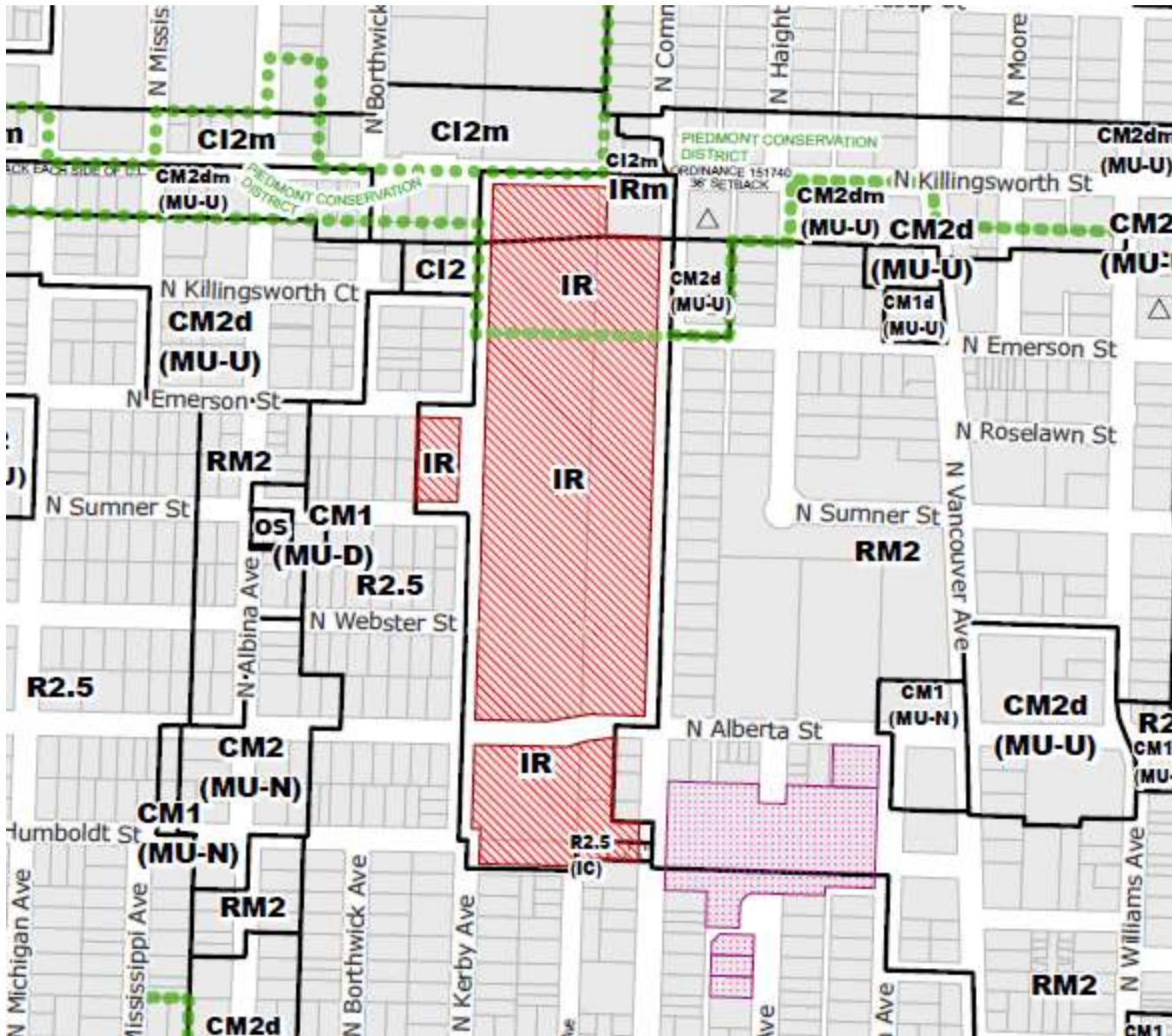
55 February, 1993, Bureau of Planning, City of Portland, Oregon

Location

Piedmont Conservation District

- - - Revised Boundary as Approved in LU 24-041343 HDRR

Jefferson HS Site Reclassified as Noncontributing Resource



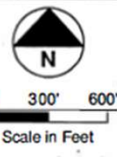
Zoning

Base Zone:
IR - Institutional Residential

Overlay:
Historic Resource Overlay
Centers Main Street Overlay

Floor Area Ratio:
2:1 max

Height:
75' max

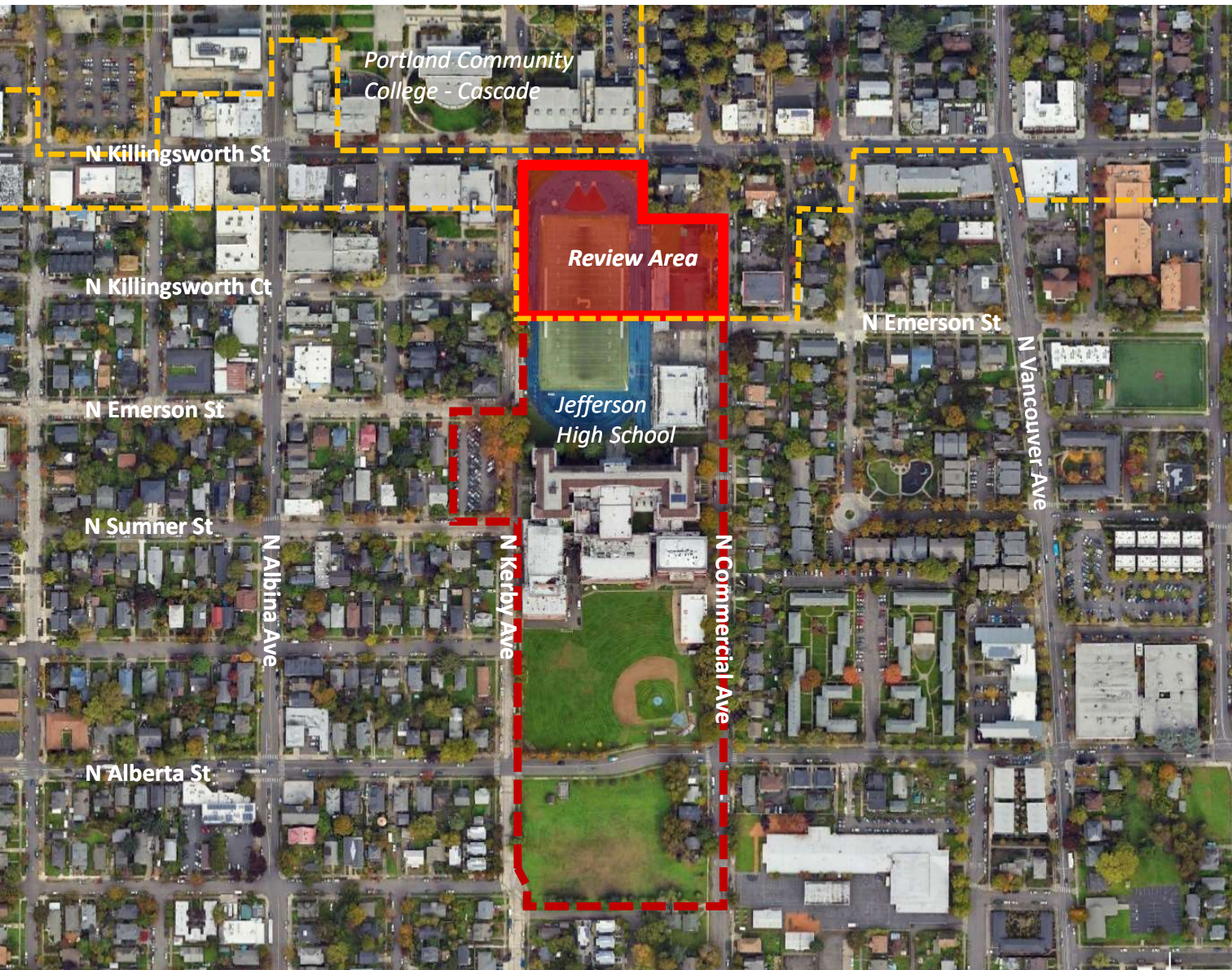


PIEDMONT HISTORIC DESIGN ZONE/ NEIGHBORHOOD CONSERVATION DISTRICT LEGEND	
	Primary Historical Significance (Contributing) 1884-1913
	Secondary Historical Significance (Contributing) 1914-1940
	Historic/Non-Contributing
	Compatible/Non-Contributing
	Non-Compatible/Non-Contributing
	Vacant Land: Surface Parking; Outdoor storage: Garden Space
	Identified Ensembles in 1984 Portland Historic Resources Inventory
	Site listed in 1984 Portland Historic Resources Inventory
	Designated Landmark and/or listed on National Register
	Proposed Historic Design Zone Boundary
	Boundary Suggested in 1984 Historic Resources Inventory

Approval Criteria

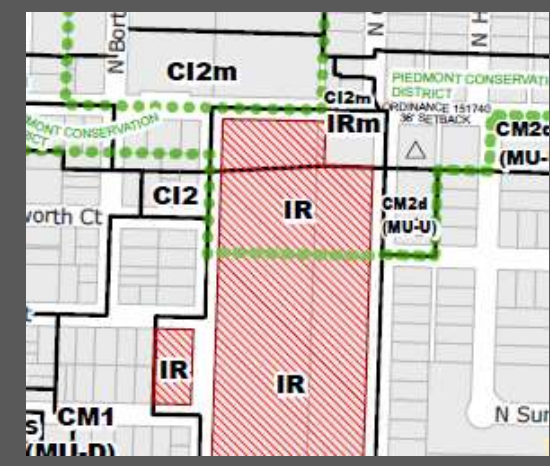
Community Design
Guidelines

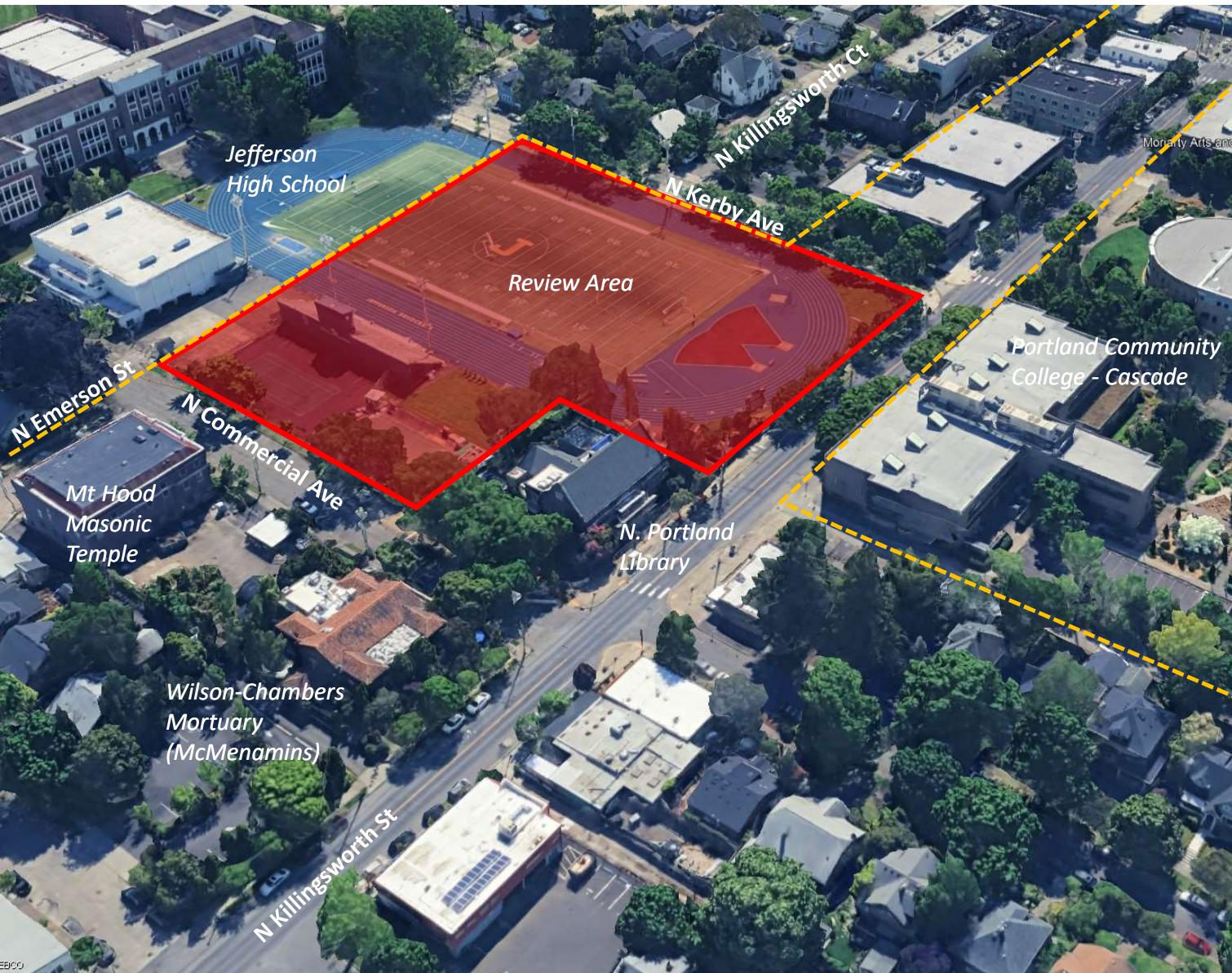
PZC 33.846.070,
Modifications Considered
During Historic Resource
Review



Context

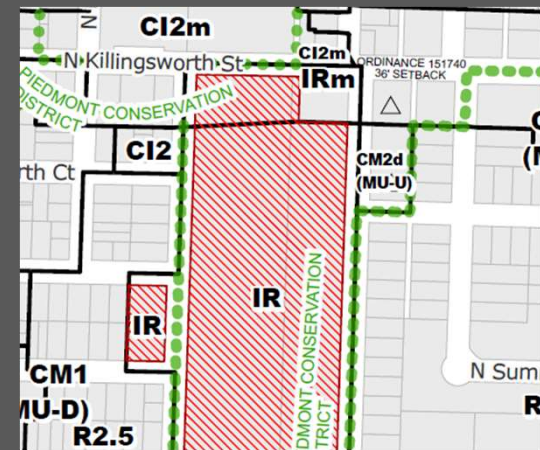
- Killingsworth/Interstate Town Center
- Piedmont Conservation District





Context

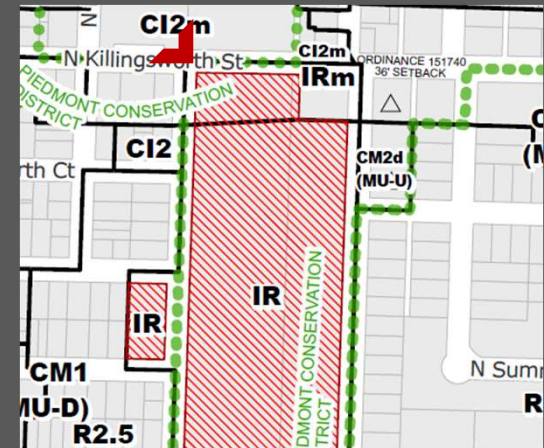
- Killingsworth/Interstate Town Center
- Piedmont Conservation District





Context

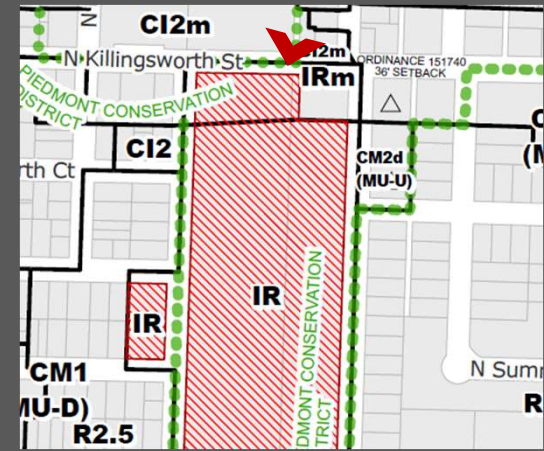
- Northwest corner of site at intersection of N Killingsworth St & Kerby Ave





Context

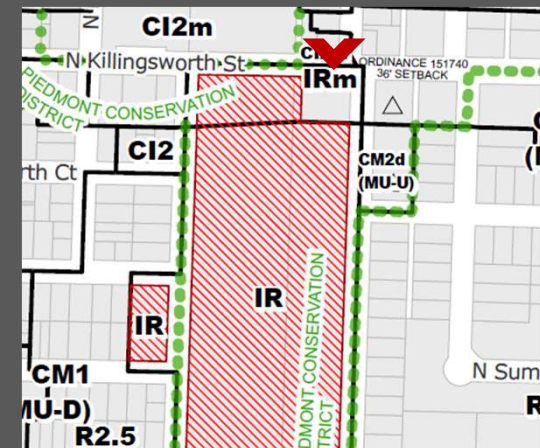
- Northeast corner of site along N Killingsworth St





Context

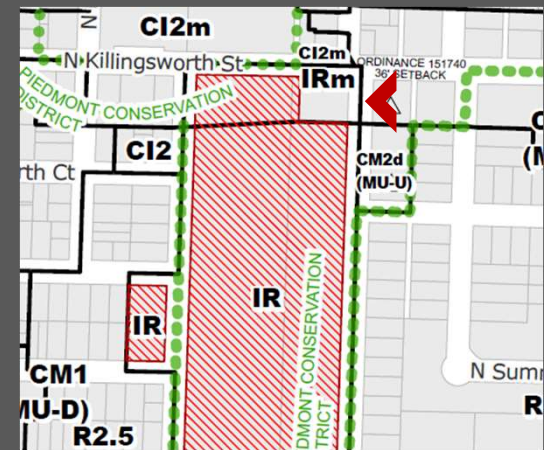
- Main entrance to North Portland Library off N Killingsworth St





Context

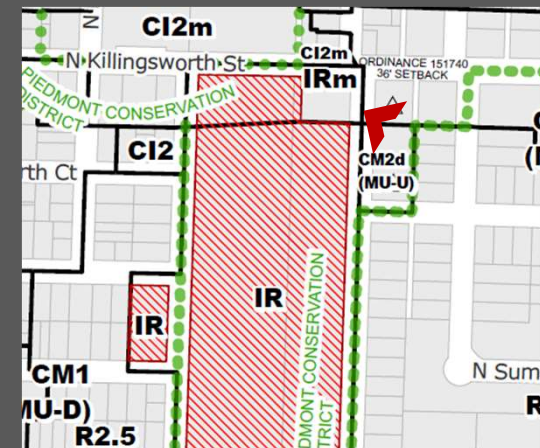
- Side entrance to North Portland Library off N Commercial Ave





Context

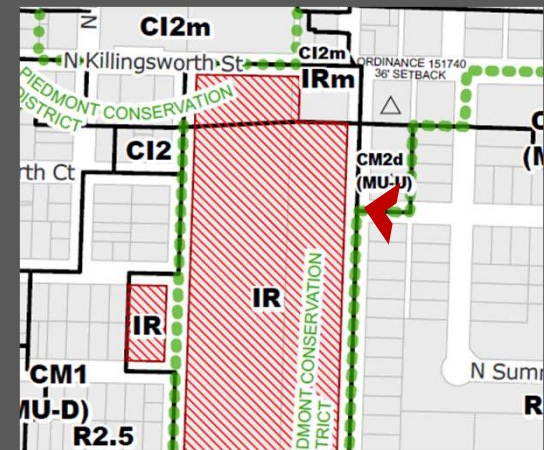
- New addition to North Portland Library (under construction)





Context

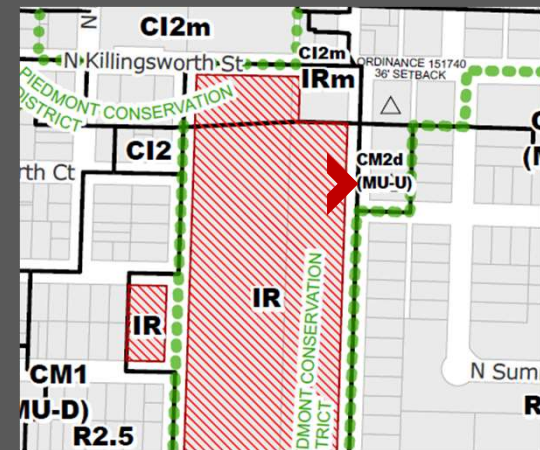
- View to west from intersection of N Commercial Ave & Emerson St





Context

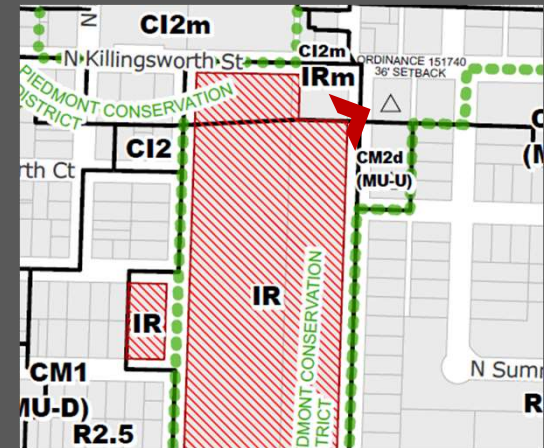
- View of Mount Hood Masonic Temple building
- Historic landmark and contributing resource in Piedmont CD





Context

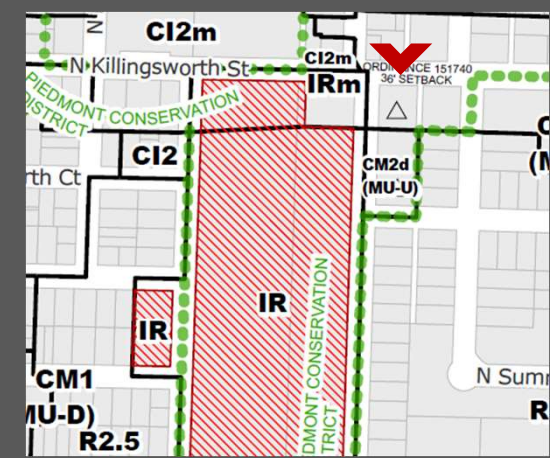
- View of side entry/portico of Wilson-Chambers Mortuary building (now McMenamins)
- Historic landmark and contributing resource in Piedmont CD





Context

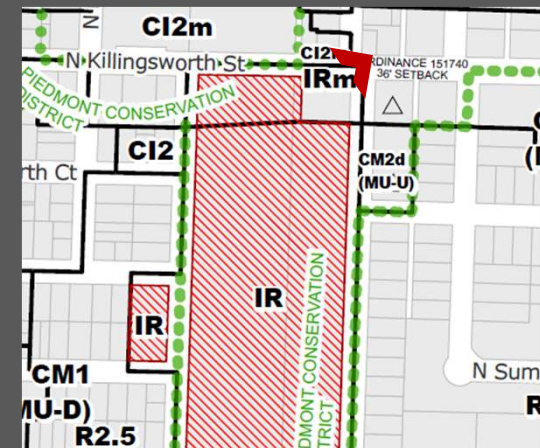
- View of primary entry of Wilson-Chambers Mortuary building (now McMenemy)
- Historic landmark and contributing resource in Piedmont CD





Context

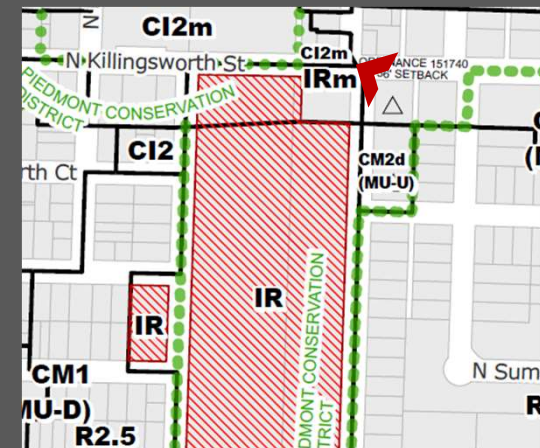
- Commercial development on the north side of N Killingsworth St, looking east from the intersection of N Commercial Ave
- Buildings in this view are all noncontributing

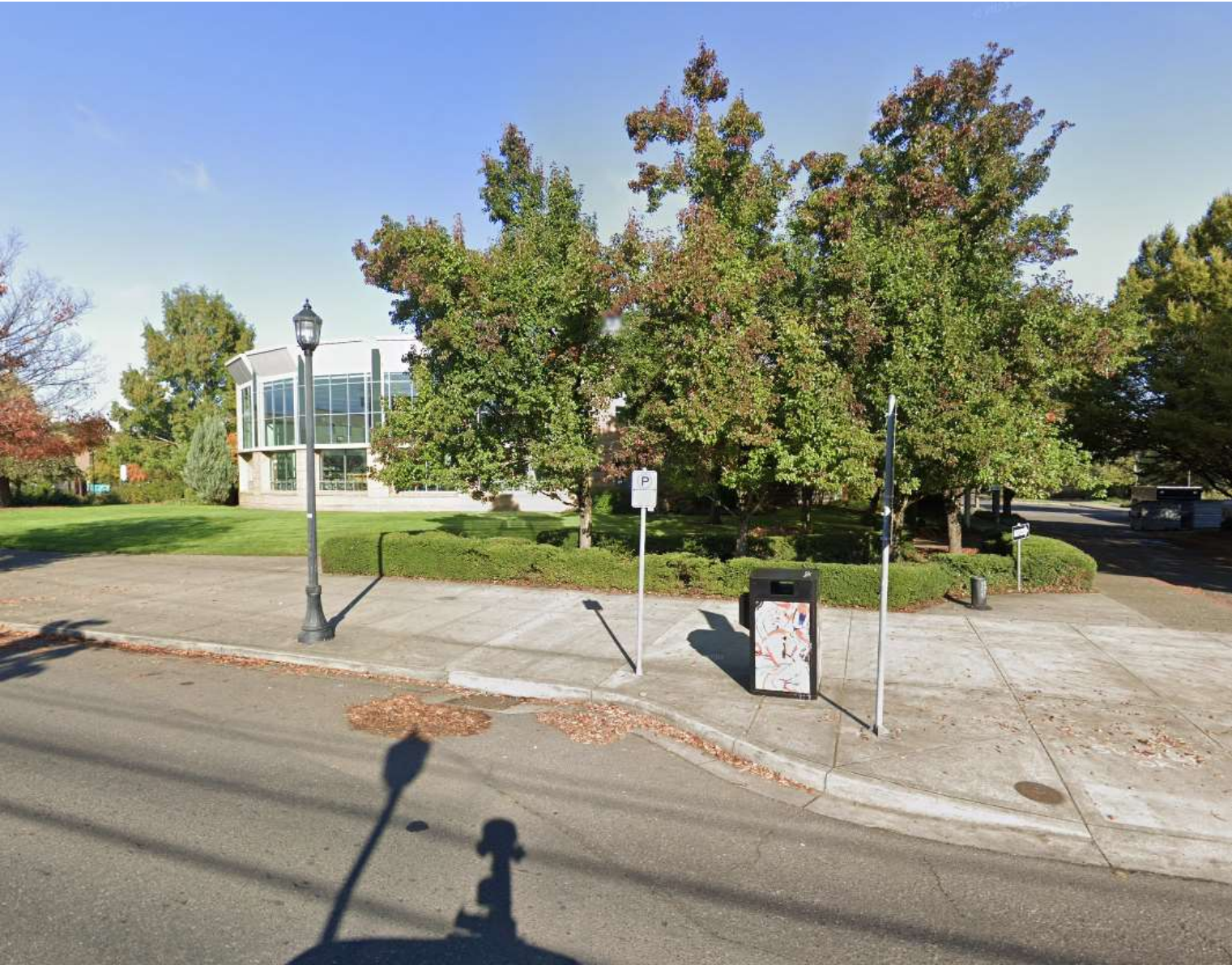




Context

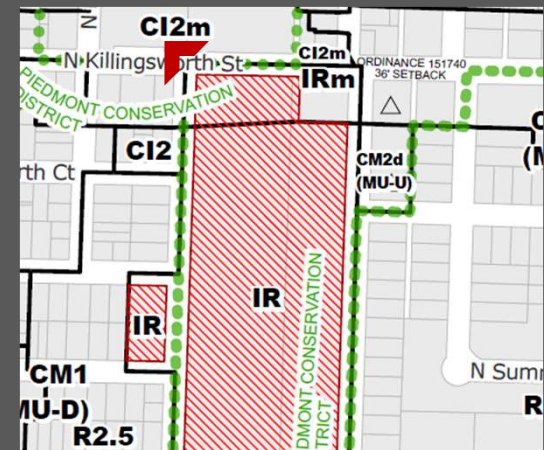
- Portland Community College buildings on north side of N Killingsworth St
- Noncontributing building on corner





Context

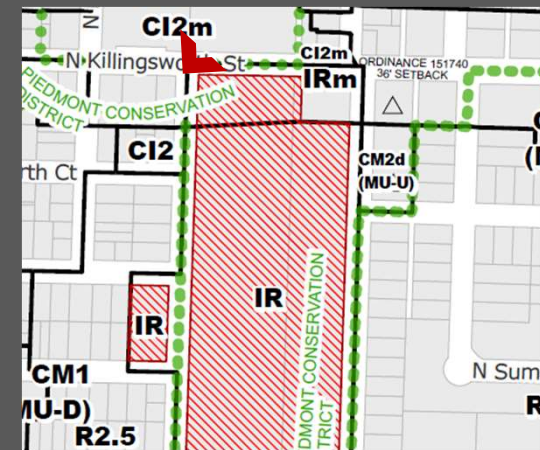
- Portland Community College building on north side of N Killingsworth St
- Building is outside of Piedmont CD





Context

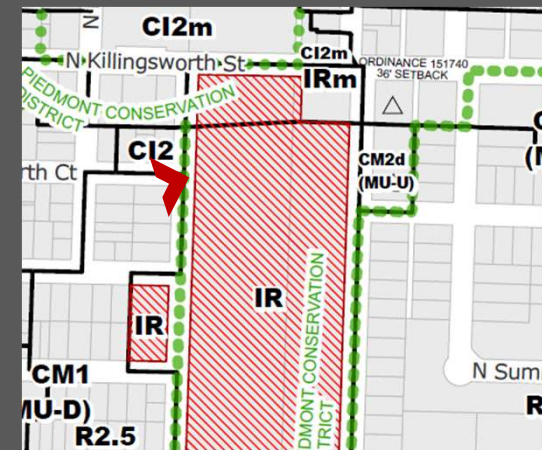
- Portland Community College building on south side of N Killingsworth St at intersection with N Kerby Ave
- Noncontributing building





Context

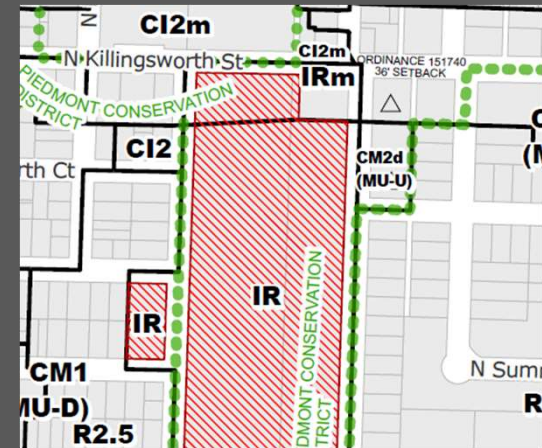
- View to east from the intersection of N Kerby Ave and N Killingsworth Court





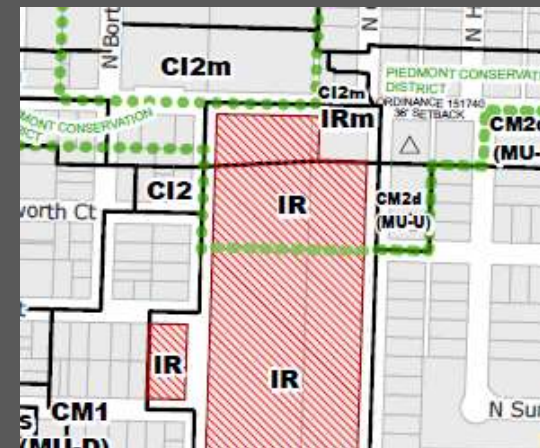
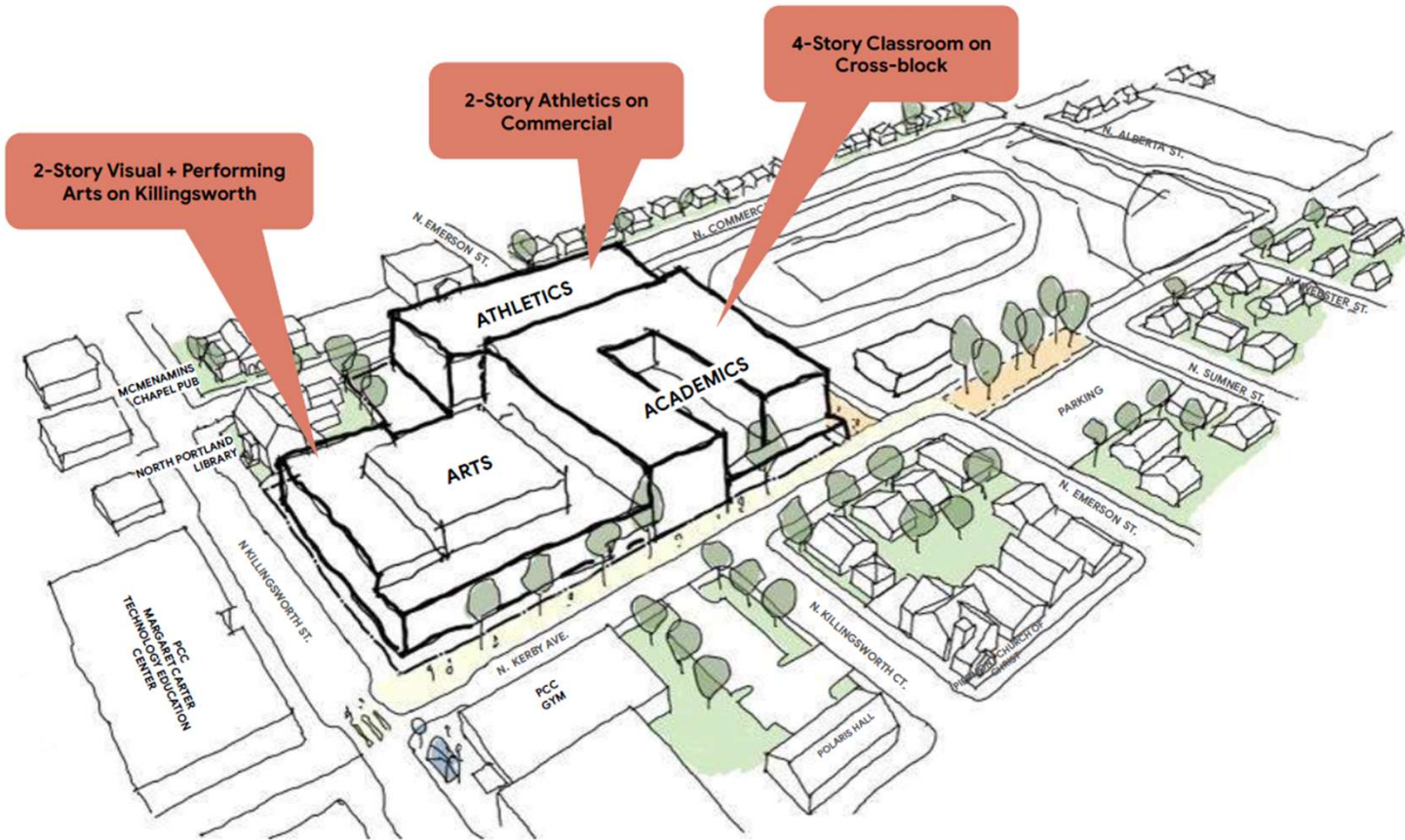
Context

- View of original north façade of Jefferson High School

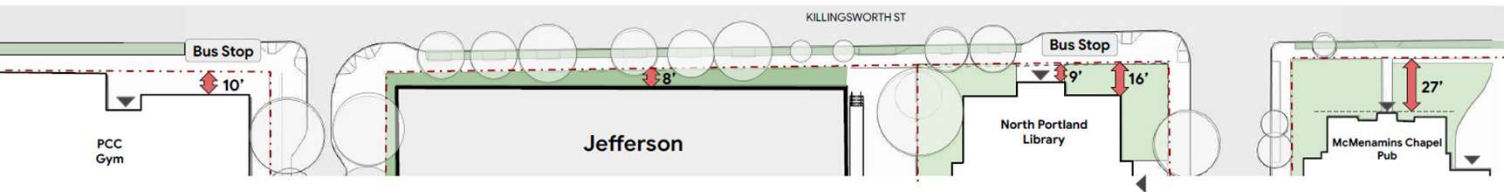


Program Overview

- New school building with approximately 320,000 SF



Killingsworth St Building Setbacks



33.150.215, Minimum Setbacks*

The Standard: Minimum setback of 1 foot for every 2 feet of building height, but not less than 10 feet. This standard will need to be met on 2 of the 4 street frontages.

The Proposal: The building appears to be within 10 feet on 3 of 4 street frontages.

*RICAP 10 – effective 10/1/2024 – for frontages where the maximum building setback applies, there is no minimum setback. Max setback applies to 2 of the 4 streets.

Modifications

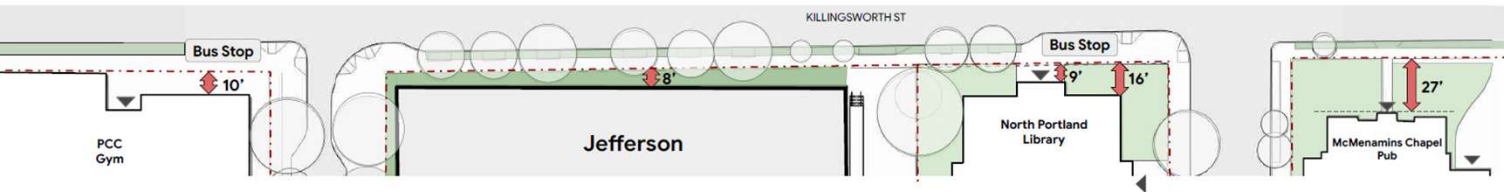
1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances



Modifications

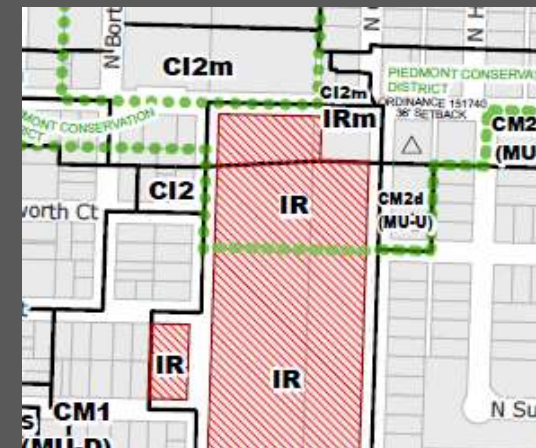
1. 33.150.215 Min Setbacks
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3. 33.150.265, Transit Street Main Entrance
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5. 33.415.350, Entrances

Killingsworth St Building Setbacks



33.150.215, Minimum Setbacks

The Purpose: The required building setbacks promote streetscapes that are consistent with the desired character of the campus institutional zones, and reflect the diversity of neighborhoods within which the campus institutional zones are located. In instances where a campus institutional zone abuts a residential zone, the required setbacks centers complement the residential character of surrounding neighborhood and result in development that will maintain light, air, and the potential for privacy for adjacent residential zones. In instances where a campus institutional zone abuts a mixed-use zone, pedestrian district and/or transit street, the setback requirements promote buildings and activity that are inviting to pedestrians, and contribute to an active pedestrian environment.





33.130.260, Screening

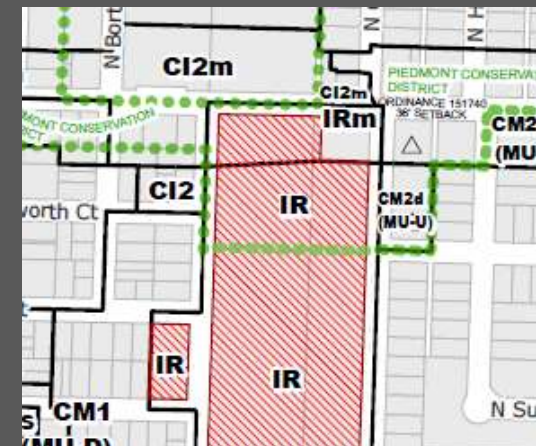
The Standard: The standard requires either L3 or F2 screening at exterior garbage and recycling areas and L2 or F2 screening at exterior mechanical equipment.

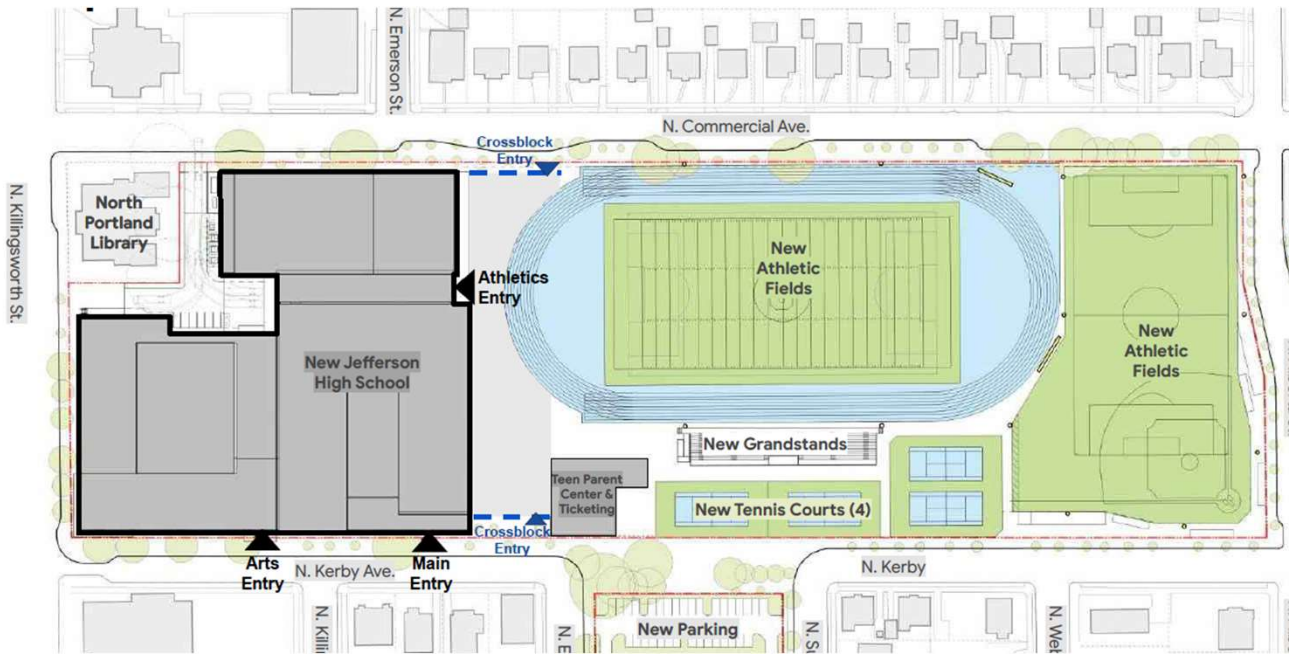
The Proposal: It is not yet clear if this standard is met at the service and utility area at the northeast corner of the site.

The Purpose: The screening standards address specific unsightly features that detract from the appearance of campus institutional areas.

Modifications

1. 33.150.215 Min Setbacks
2. **33.150.260, Screening**
3. 33.150.265, Transit Street Main Entrance
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances





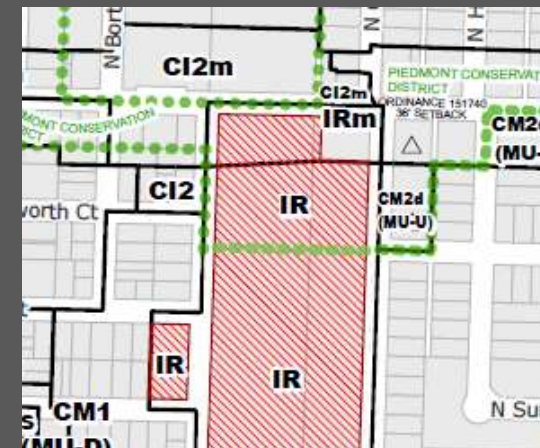
Modifications

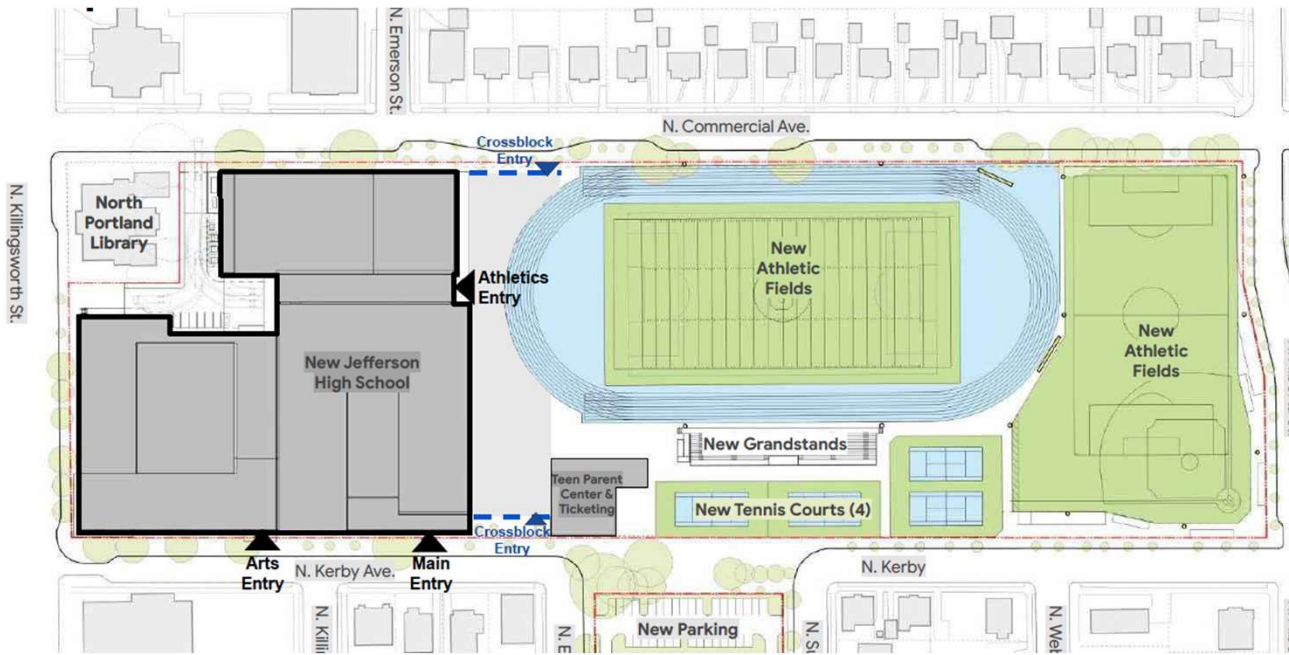
1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. **33.150.265, Transit Street Main Entrance**
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances

33.130.265, Transit Street Main Entrance

The Standard: N Killingsworth Street is designated as a transit street. For portions of a building within the maximum building setback, at least one main entrance for each nonresidential tenant space on the ground floor. The main entrance must be within 25 feet of the transit street, face the transit street or be at an angle of up to 45 degrees from the transit street, and allow pedestrians to both enter and exit the building. A minimum of one entrance is required for every 200 feet of building length.

The Proposal: No entrances appear to meet the full requirements of the standard along N Killingsworth St.



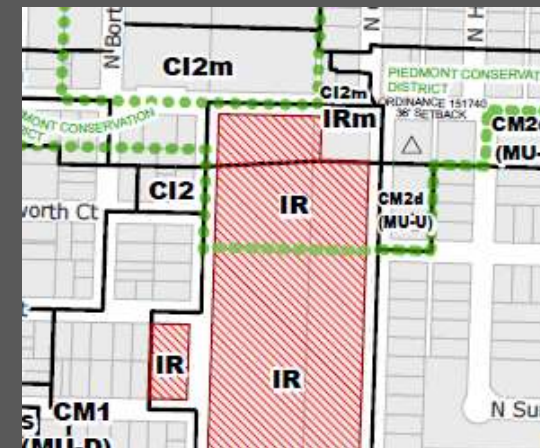


33.130.265, Transit Street Main Entrance

The Purpose: Locating the main entrance to a use on a transit street provides convenient pedestrian access between the use and public sidewalks and transit facilities, and so promotes walking and the use of transit.

Modifications

1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. **33.150.265, Transit Street Main Entrance**
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances



Modifications

1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. **33.415.340, Ground Floor Windows**
5. 33.415.350, Entrances



33.415,340, Ground Floor Windows

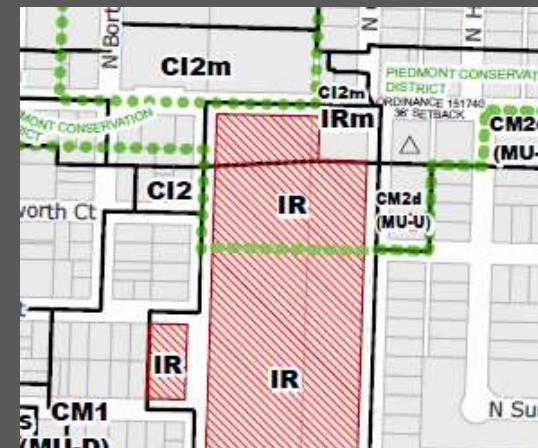
The Standard: The percentage of ground floor windows facing N Killingsworth St must be 60% or more of the ground floor exterior wall area (measured from 2 to 10 feet above the finished grade).

The Proposal: Approximately 40% of the ground floor wall area will meet the standard.



Modifications

1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. **33.415.340, Ground Floor Windows**
5. 33.415.350, Entrances



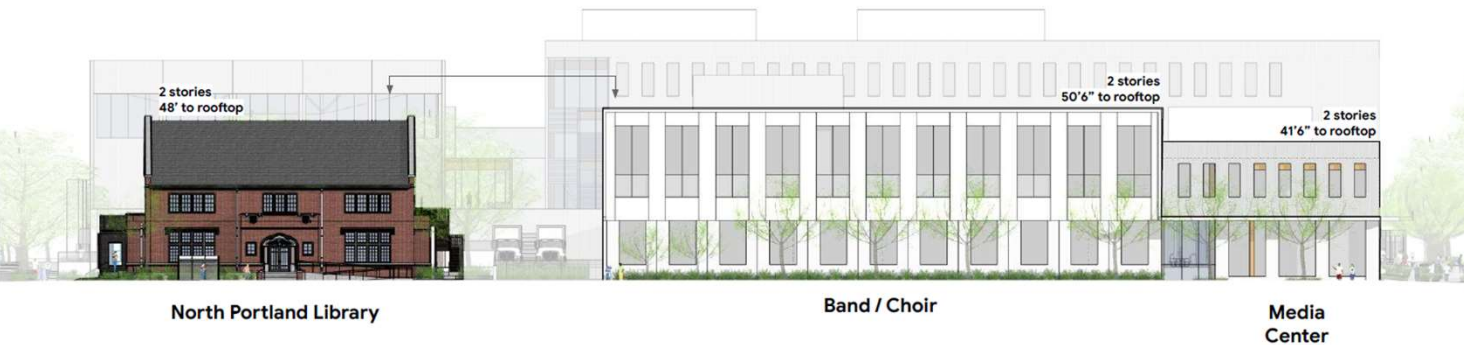
33.415,340, Ground Floor Windows

The Purpose: The Centers Main Street overlay zone encourages a mix of commercial, residential and employment uses on the key main streets within town centers and neighborhood centers identified in the Comprehensive Plan. The regulations are intended to encourage a continuous area of shops and services, create a safe and pleasant pedestrian environment, minimize conflicts between vehicles and pedestrians, support hubs of community activity, and foster a dense, urban environment with development intensities that are supportive of transit.



Modifications

1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. 33.415.340, Ground Floor Windows
5. **33.415.350, Entrances**



33.415,350, Entrances

The Standard: On transit streets, at least one entrance is required for every 100 feet of building length for portions of buildings subject to the maximum street setback. Required entrances must be designed to meet the requirements of 33.130.242 Transit Street Main Entrance.

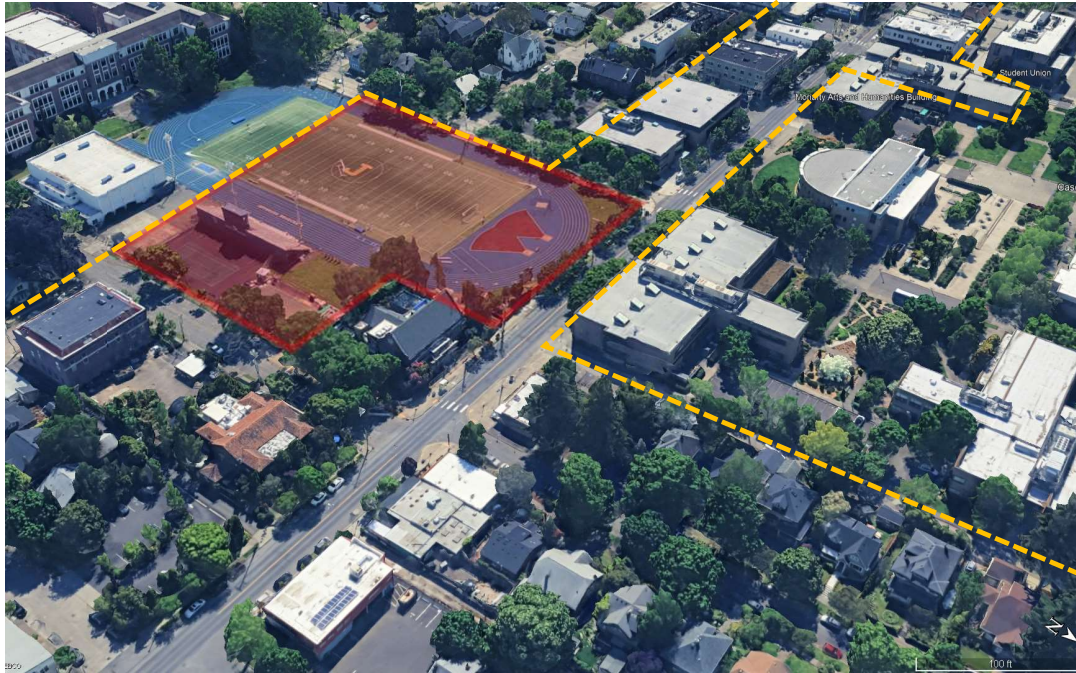
The Proposal: No entrances facing N Killingsworth appear to meet this standard.

The Purpose: Building entrances provide convenient pedestrian access between the use and public sidewalks and transit facilities. They help promote an environment that supports retail facilities and pedestrian activity.



Applicant Presentation

Discussion Topics



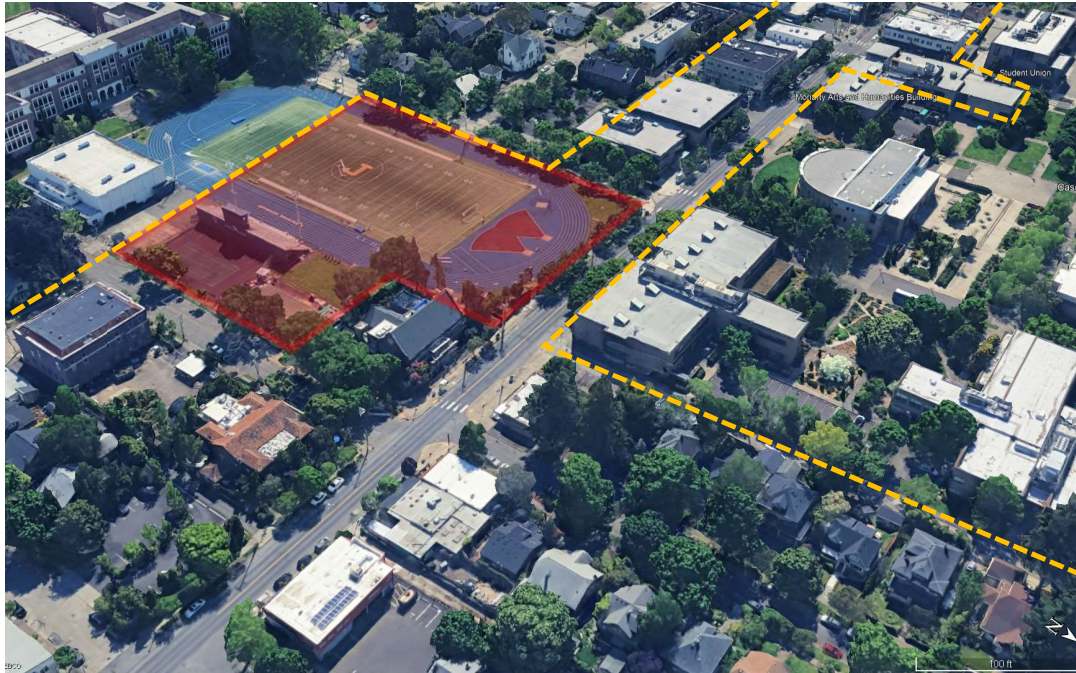
Piedmont Conservation District

N Killingsworth has a mixture of streetcar era commercial development, some mixed-use development, and the PCC Cascade campus. The historic (contributing) North Portland Library, landmark Wilson-Chambers Mortuary building (now McMenamins), and landmark Mount Hood Masonic Temple building comprise the primary civic institution-type architecture in the conservation district. Of these, only the first two have frontage along N Killingsworth St. Neighborhoods to the south, west, and east are comprised of a mixture of single- and multi-dwelling development.

Macro

1. Piedmont Conservation District context



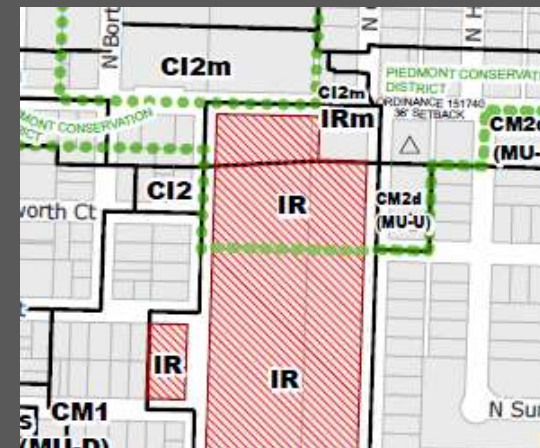


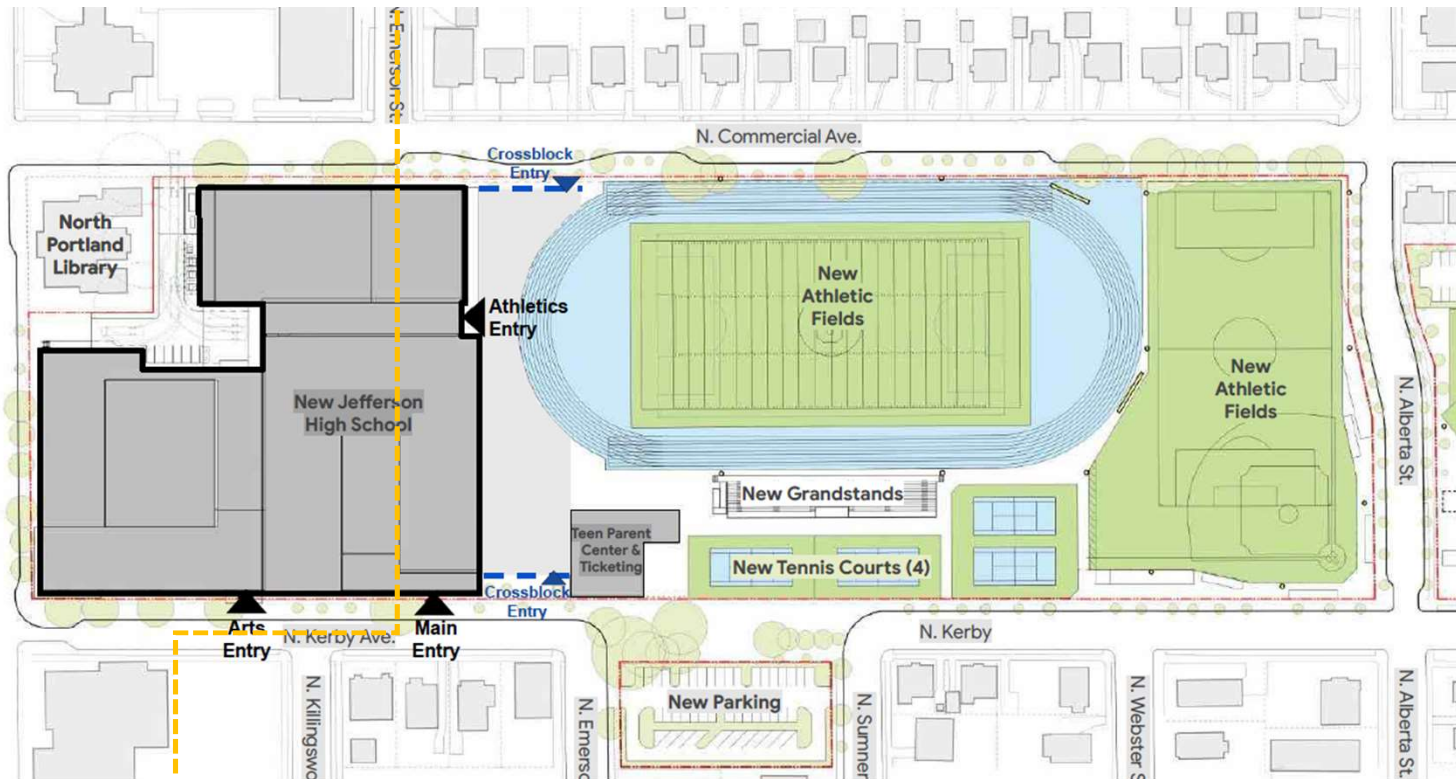
Piedmont Conservation District

The proposed location for the new school building complements the most prevalent pattern of historic development along N Killingsworth St by placing the building close to the street, rather than setting it back by several hundred feet (Guideline P2 – Historic and Conservation Districts).

Macro

1. Piedmont Conservation District context



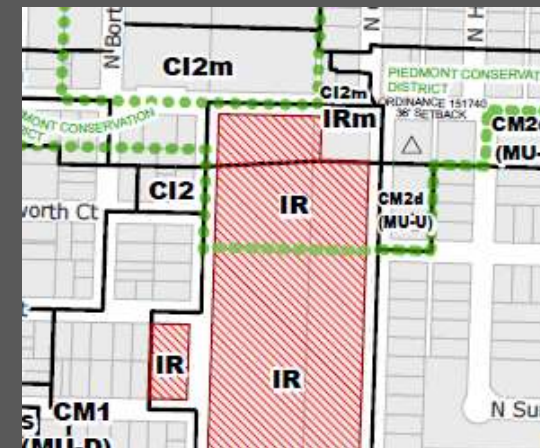


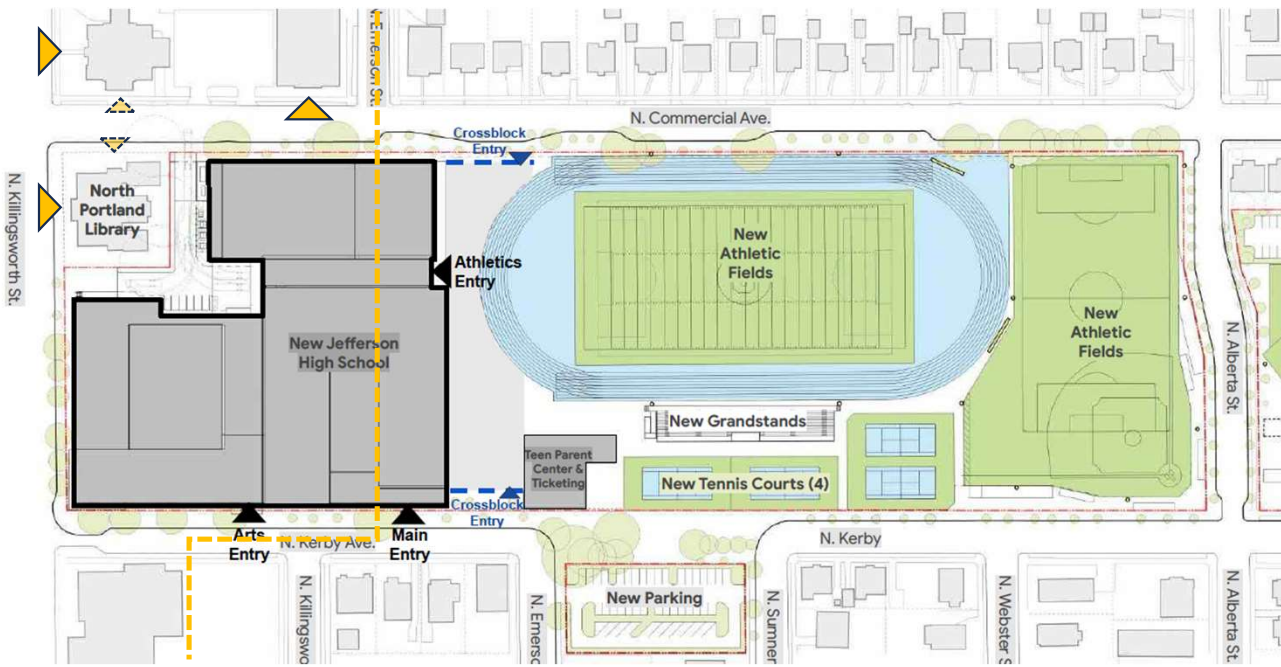
Site Organization

The proposal places the new school at the north end of the site. The proposed building will lie mostly within the Piedmont Conservation District, though the southern edge of the building will lie outside the district.

Mid

1. Site Organization
2. Entrances
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials





Entrances

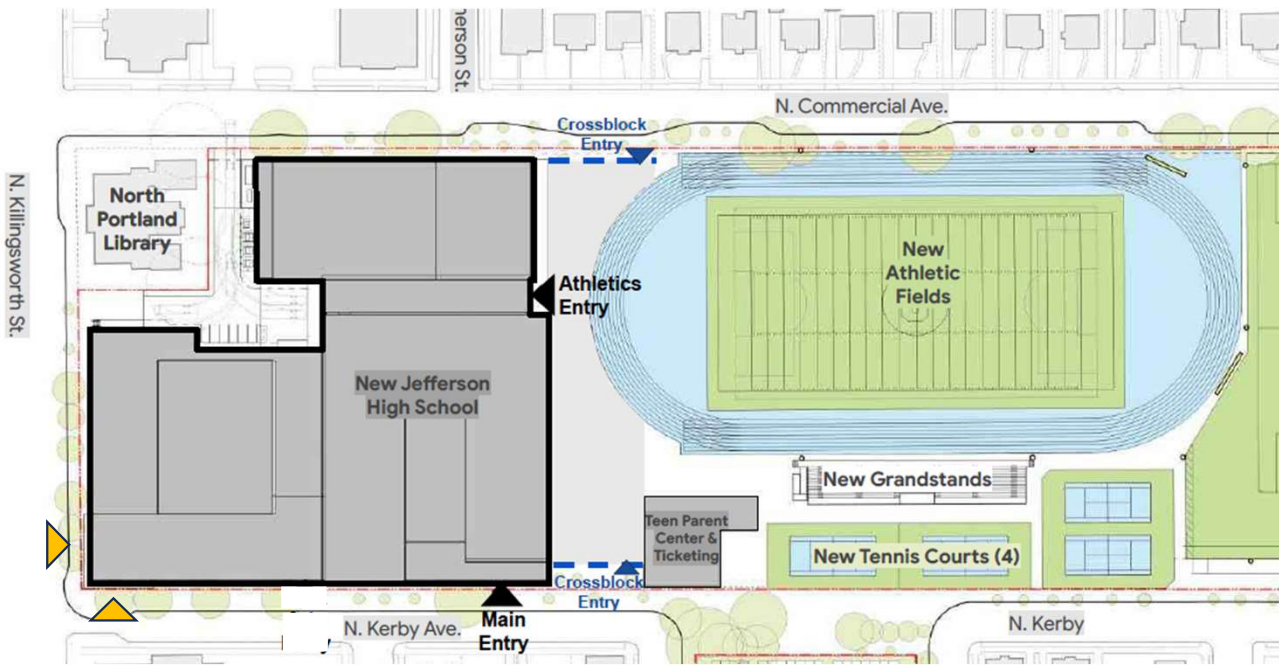
Two of the three main entrances to the building are located on the west side of the site, facing N Kerby Ave. The third entrance is on the south side of the building, facing the proposed cross-block pathway. No entrances face N Killingsworth St, a designated Transit Street and Main Street.

The zoning code and historic pattern of development—both for civic institutions and mixed-use and retail structures—have main entrances oriented toward N Killingsworth St. Furthermore, the civic institutions generally have their more formal, ceremonial entrances facing N Killingsworth, though both the library and the mortuary building also have entries facing N Commercial Ave, both of which are frequently used.

Mid

1. Site Organization
2. Entrances
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials





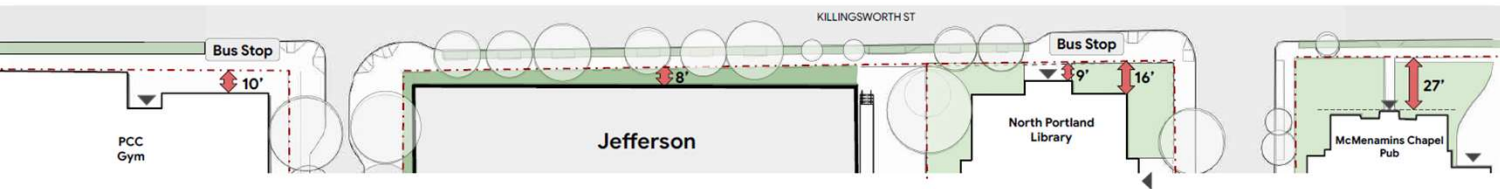
Entrances

Staff suggests shifting the “arts entry” (which can be access-limited to comply with needed safety and queuing measures) north to the corner of N Killingsworth and Kerby could help the new school building meet Zoning Code regulations and better complement the pattern of historic development in the Conservation District, even if the entrance is not the “main” entrance into the building (*Guidelines P2 – Historic and Conservation Districts, E4 – Corners that Build Active Intersections, and D2 – Main Entrances*).

Mid

1. Site Organization
2. **Entrances**
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials



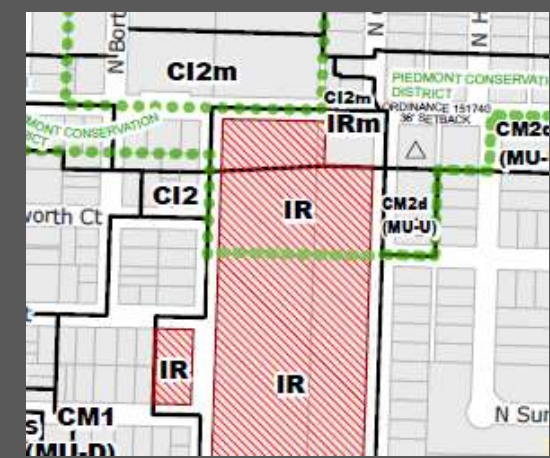


Setbacks

The proposed new school building is setback slightly from N Killingsworth St, echoing a sense of setbacks found at the North Portland Library and the Wilson-Chambers Mortuary Building. The proposed setback looks to be primarily landscaped with low shrubs, and at eight feet wide, is likely not wide enough for trees. A paved area extending up to the building is indicated around the intersection of N Killingsworth and Kerby, however there is currently no entry (only an egress door) leading into this paved space. A canopy also projects over this paved area. Landscaped setback area continues south along N Kerby Ave to the proposed “arts entry”.

Mid

1. Site Organization
2. Entrances
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials





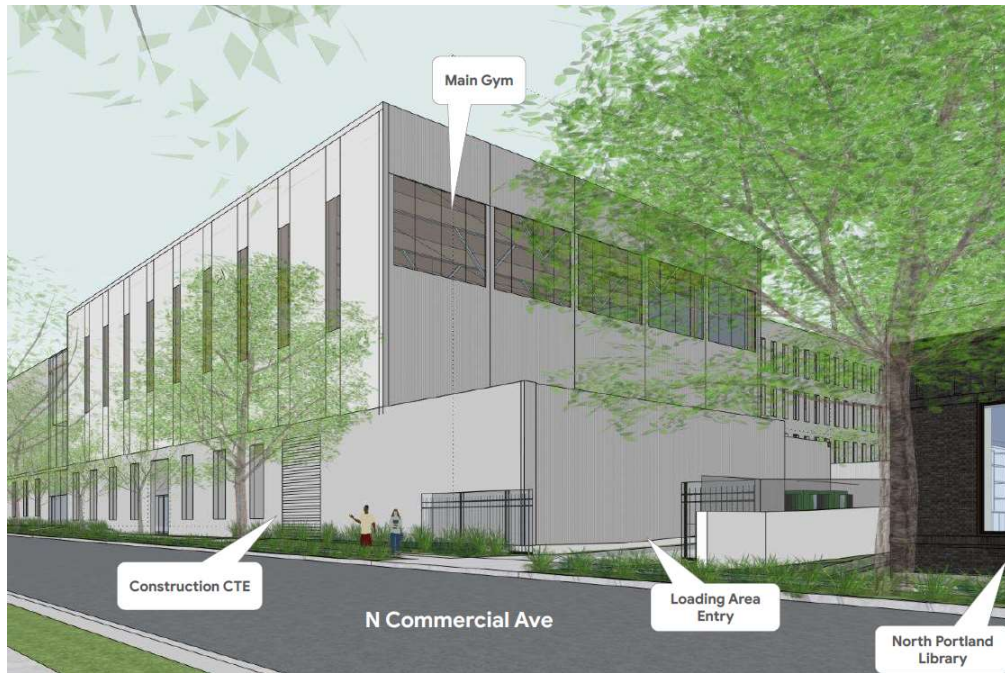
Setbacks

Compared to the landscaped setbacks at the smaller-scaled library and mortuary buildings, the proposed setback from N Killingsworth at the new high school building is proportionally narrow. A deeper, more heavily landscaped setback could better complement the pattern of historic civic development of the conservation district and come closer to meeting Zoning Code regulations (*Guidelines P2 – Historic and Conservation Districts, E3 – The Sidewalk Level of Buildings, D1 – Outdoor Areas, D3 – Landscape Features, and D7 – Blending into the Neighborhood*).

Mid

1. Site Organization
2. Entrances
3. **Setbacks**
4. Service/Utilities
5. Coherency
6. Exterior Materials



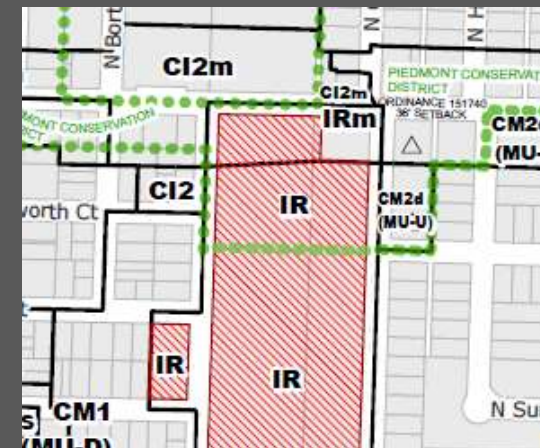


Service/Utilities

The service and utility areas for the new school are proposed to be located at the northeast corner of the new building, adjacent to the North Portland Library. The transition from the library to this service area is a bit abrupt and harsh and would benefit from additional landscaping and, ideally, a more active use with windows facing the library, rather than what appears to be an enclosed generator or transformer area. If this is not possible, a mural or other intervention may help to at least add visual interest along the N Commercial streetscape (*Guidelines P2 – Historic and Conservation Districts, E3 – The Sidewalk Level of Buildings, D7 – Blending Into the Neighborhood, and D8 – Interest, Quality, and Composition*).

Mid

1. Site Organization
2. Entrances
3. Setbacks
4. **Service/Utilities**
5. Coherency
6. Exterior Materials



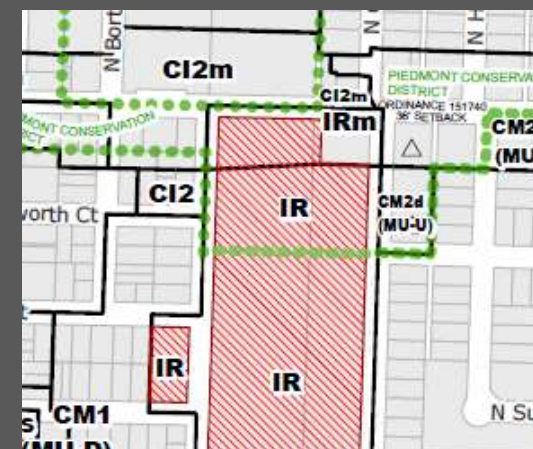


Coherency

The overall composition of the building appears to use a cohesive design language with proportions that appear to complement the conservation district. Building massing and scale also seem appropriate and complementary to the conservation district and surrounding neighborhoods (*Guidelines D7 – Blending Into the Neighborhood and D8 – Interest, Quality, and Composition*).

Mid

1. Site Organization
2. Entrances
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials



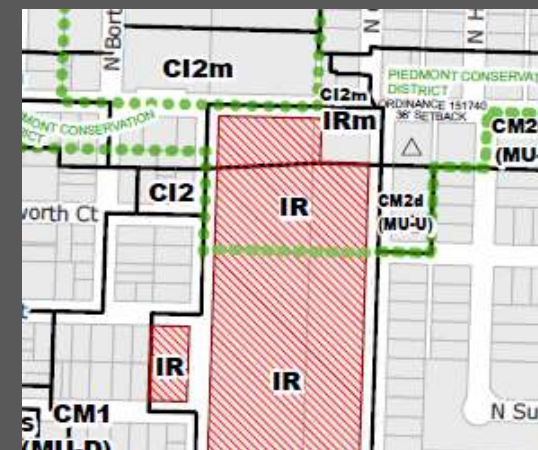


Exterior Materials

Exterior materials are not yet indicated, though there are hints of areas where panelized systems may be proposed. It would be worthwhile for the Commission to provide preliminary comments on the types of materials that would be most appropriate for use in the Piedmont Conservation District. The nearby historic civic institutions in the district incorporate brickwork, terra cotta, and stone masonry detailing. Noncontributing PCC buildings provide a modern interpretation, incorporating brick and with metal accents.

Mid

1. Site Organization
2. Entrances
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials

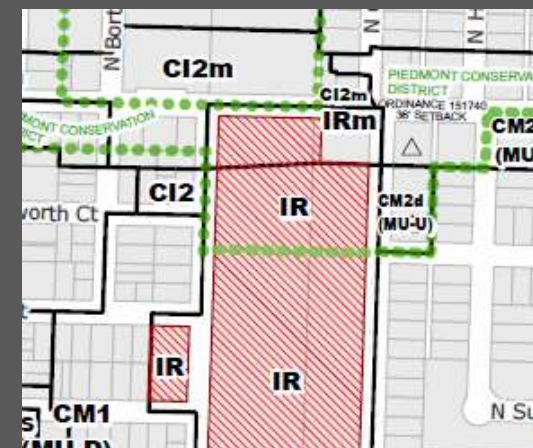




1. Site Organization
2. Entrances
3. Setbacks
4. Service/Utilities
5. Coherency
6. Exterior Materials

Exterior Materials

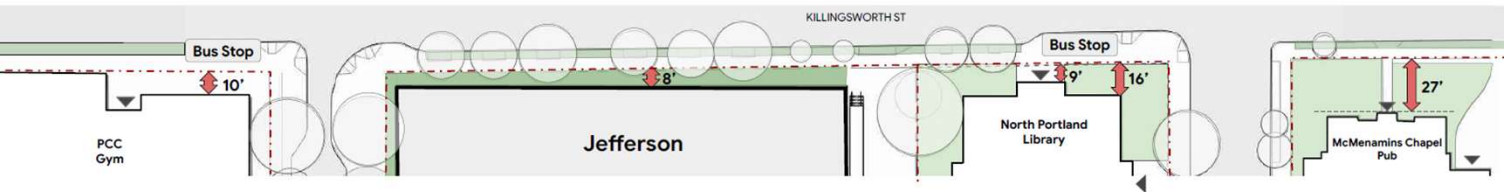
Exterior materials are not yet indicated, though there are hints of areas where panelized systems may be proposed. It would be worthwhile for the Commission to provide preliminary comments on the types of materials that would be most appropriate for use in the Piedmont Conservation District. The nearby historic civic institutions in the district incorporate brickwork, terra cotta, and stone masonry detailing. Noncontributing PCC buildings provide a modern interpretation, incorporating brick and with metal accents.



Modifications

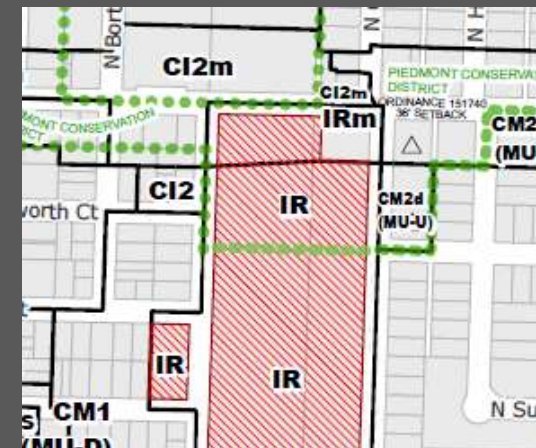
1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances

Killingsworth St Building Setbacks



33.150.215, Min Setbacks (Max Setbacks)

The historic pattern of development along N Killingsworth St would be best complemented by a design that includes a meaningfully landscaped setback from the street given the scale of the proposal, akin to setbacks found at other civic institution-type architecture like the North Portland Library and the Wilson-Chambers Mortuary Building (both of which are of a smaller scale than the proposal). This may be more than the setbacks currently shown, but still may be less than what code would require for the height of the building (*Modification approval criteria A. and B.1. and Guidelines P2, E3 – The Sidewalk Level of Buildings, D1 – Outdoor Areas, D3 – Landscape Features, and D7 – Blending into the Neighborhood*).



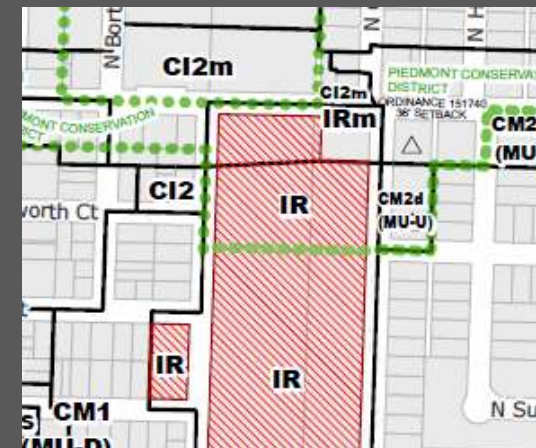


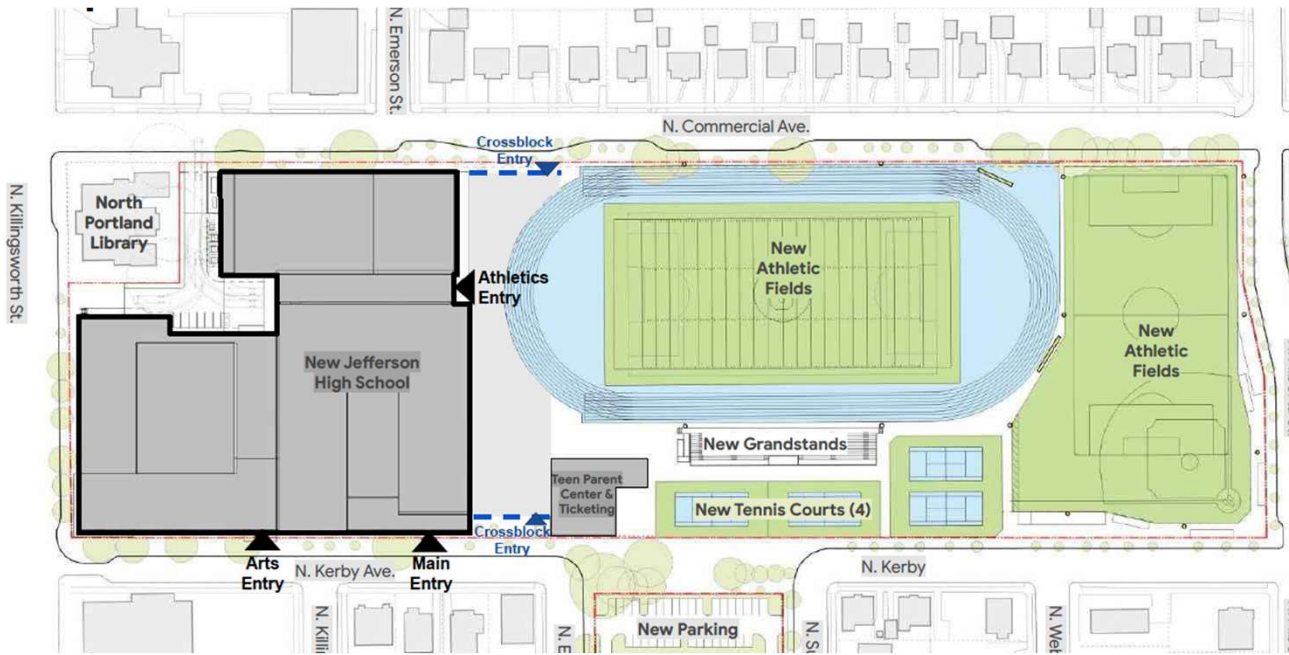
33.130.260, Screening

Staff believes that it is important to fully buffer these uses from the North Portland Library site and that these standards should be met (*Modification approval criteria A. and B.1. and Guidelines P2 – Historic and Conservation Districts and D7 – Blending into the Neighborhood*).

Modifications

1. 33.150.215 Min Setbacks
2. **33.150.260, Screening**
3. 33.150.265, Transit Street Main Entrance
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances



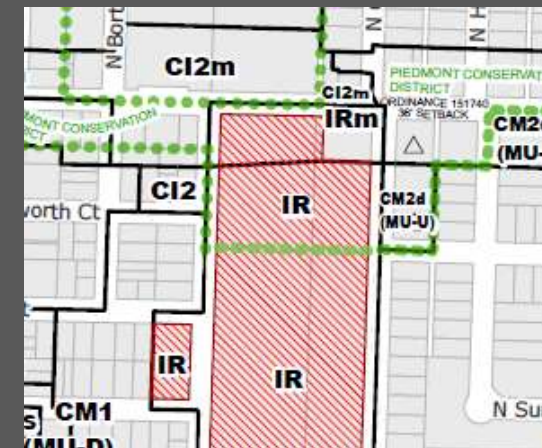


33.130.265, Transit Street Main Entrance

Staff believes that at least one main entrance should either face or be located adjacent to N Killingsworth St, which is a designated transit street in the Interstate/Killingsworth Town Center, to best meet *Modification approval criteria A. and B.1 and Guidelines P2 – Historic and Conservation Districts, E4 – Corners that Build Active Intersections, and D2 – Main Entrances.*

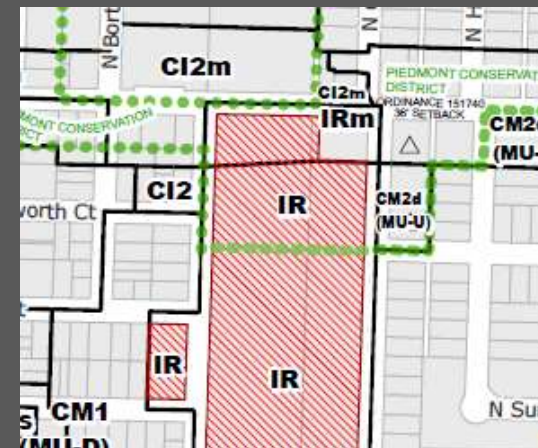
Modifications

1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. **33.150.265, Transit Street Main Entrance**
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances



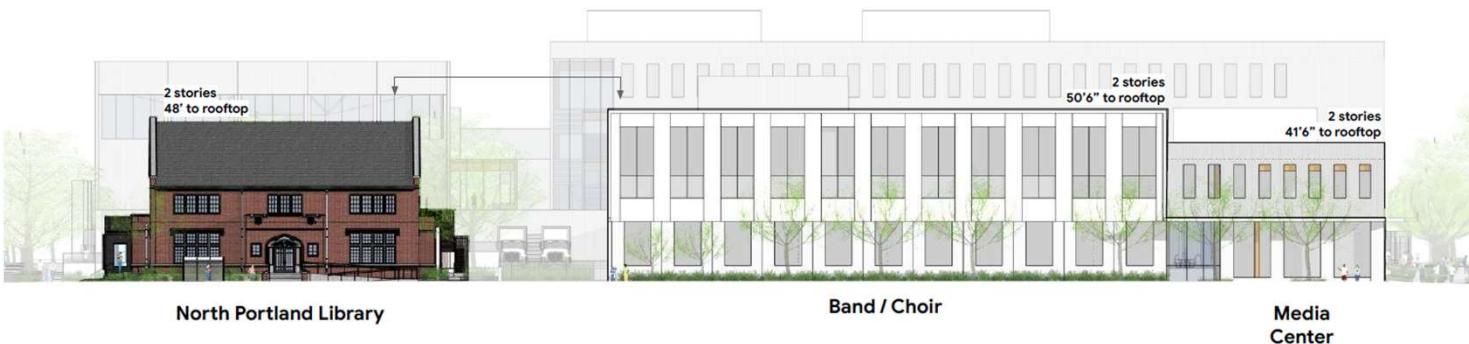
Modifications

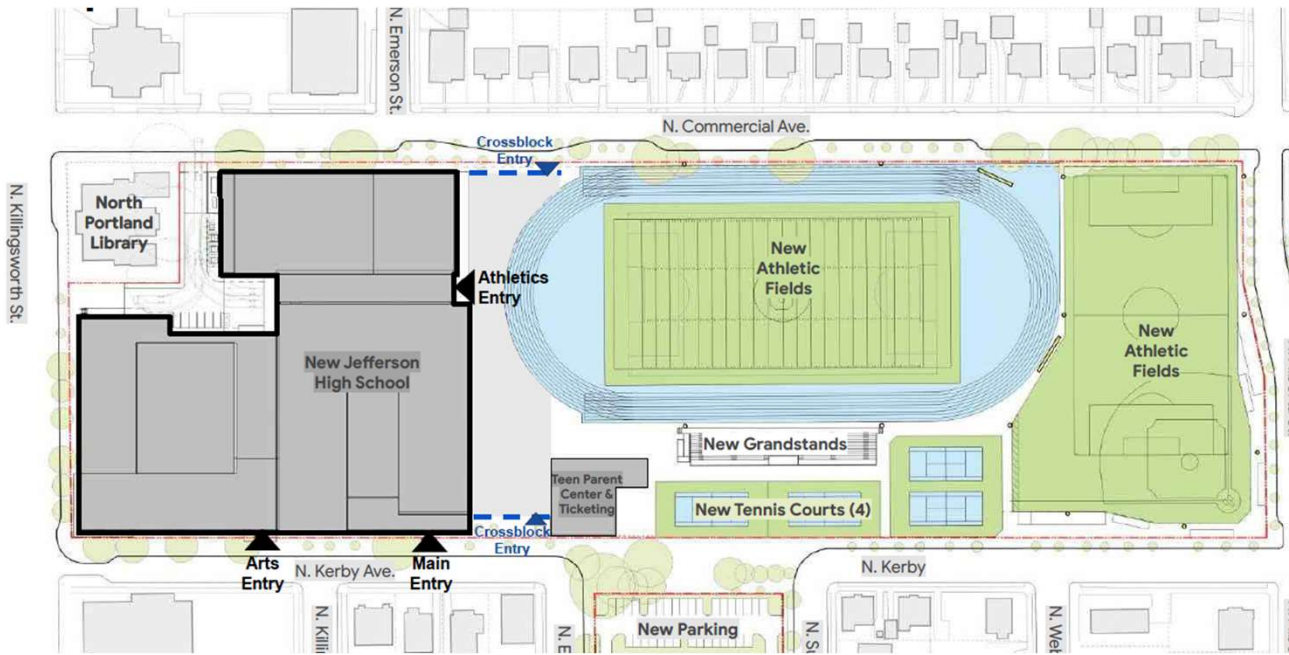
1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. **33.415.340, Ground Floor Windows**
5. 33.415.350, Entrances



33.415,340, Ground Floor Windows

The request seems reasonable given the school use, but that the amount of glazing could potentially come closer to meeting the standard if there is a main entrance facing N Killingsworth St and certainly come closer to meeting Modification approval criteria (*Modification approval criteria A and B.1. and Guidelines P2 – Historic and Conservation Districts, E3 The Sidewalk Level of Buildings, D7 – Blending into the Neighborhood, and D8 – Interest, Quality, and Composition*).





33.415,350, Entrances

As noted above under 33.130.242, Transit Street Main Entrance, staff believes that at least one main entrance should either face or be located adjacent to N Killingsworth St, which is a transit street, to best meet *Modification approval criteria A. and B.1 and Guidelines P2 – Historic and Conservation Districts, E4 – Corners That Build Active Intersections, and D2 – Main Entrances.*

Modifications

1. 33.150.215 Min Setbacks
2. 33.150.260, Screening
3. 33.150.265, Transit Street Main Entrance
4. 33.415.340, Ground Floor Windows
5. 33.415.350, Entrances

