



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

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Portland, Oregon 97201
503-823-7300
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www.portlandonline.com/bds

Date: July 7, 2010
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / scate@ci.portland.or.us

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 10-115360 CU

GENERAL INFORMATION

Applicant: School District No 1
P O Box 3107
Portland, OR 97208-3107

Portland Public Schools/Facilities-P06220
501 N Dixon St
Portland, OR 97227

Representative: Paul Cathcart, main contact
Portland Public Schools
501 N Dixon
Portland, OR 97207

Site Address: 2222 NE 92ND AVE

Legal Description: TL 300 9.10 ACRES, SECTION 28 1N 2E
Tax Account No.: R942281280
State ID No.: 1N2E28 00300
Quarter Section: 2840

Neighborhood: Madison South, contact Carter Cummings at 971-222-8590.
Business District: Parkrose Business Association, contact Wayne Stoll at 503-284-1921.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.

Zoning: R5, Single Dwelling Residential 5,000

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

Proposal:

Portland Public Schools requests conditional use approval to place a 1,792 square foot modular classroom building on the Lee Elementary School property. The proposed classroom building is

FROM CONCEPT TO CONSTRUCTION

in anticipation of increased enrollment due to increasing school aged populations within the school's boundary. No new programs, additional grade levels or special activities are proposed. Attached to this notice are site plans depicting the proposal.

Relevant Approval Criteria:

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

- 33.815.105, Institutional and Other Uses in R zones

ANALYSIS

Site and Vicinity: The site is a large rectangular school campus 396,396 square feet in area developed with a school building and associated facilities. The site has frontage on NE Thompson, NE 92nd Avenue and NE Hancock. Immediately abutting the school site are lots and parcels in the R5 zone developed with single dwelling residential uses.

Zoning: The site is zoned R5, one of several zones that implements the Comprehensive Plan Map designation for single dwelling residential.

Land Use History: City records indicate that prior land use reviews include the following: Case file CU 007-66 and CU 112-77. Neither of these previous land use reviews is relevant to the current proposal.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **May 13, 2010**. The following Bureaus have responded with no issues or concerns:

- Fire Bureau
- Bureau of Parks-Forestry Division
- Water Bureau
- Site Development Section of BDS

The Bureau of Environmental Services responded with comments regarding on site stormwater management and stormwater management requirements for right of way frontage improvements. The findings, below, include additional details:

The Bureau of Transportation Engineering responded with comments regarding transportation requirements and frontage improvements. The findings, below, include additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on May 13, 2010. One written response has been received from a notified property owner in response to the proposal. The neighbor noted no objections, but had concerns/questions regarding the location of the proposed modular and whether it would encroach onto neighboring properties.

ZONING CODE APPROVAL CRITERIA**33.815.010 Conditional Use Purpose**

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.105 Institutional and Other Uses in R Zones

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

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

1. The number, size, and location of other uses not in the Household Living category in the residential area; and

Findings: The Lee elementary school has been in operation at this location since 1953. There is no expansion of this use proposed, simply an addition of floor area on the site in the form of a modular classroom building. Other non household living uses in the area include Wilhelm's Portland Memorial funeral home, mausoleum and crematory. To the west is the Oaks Bottom Wildlife Refuge, which is zoned Open Space and at a significant grade below the school site. None of these other non household uses in the immediate area will change or be affected by this proposal. Given that this is an existing conditional use, there will be no detrimental impacts to the overall residential function of the immediately surrounding area, as this proposal does not increase the proportion of uses not in the Household Living category. Single dwelling residential lots border the school site on three sides, and the function and appearance of the immediately surrounding residential neighborhood is not anticipated to change as a result of the proposal. This criterion is met.

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

Findings: The proposal is to add one 1,792 square foot modular classroom building on the school site. The modular building will contain two classrooms. No new programs, additional grade levels or special activities are proposed. The proposed modular classroom building is intended to accommodate an increase in enrollment at the Lee Elementary School, based on estimated enrollment projections for the 2010-2011 school year. Anticipated enrollment is expected to be 478 students, a modest increase over the enrollment of 458 students at the school during 2009-2010. With conditions of approval as discussed below under Criterion D, in transportation demand management methods, pick up and drop off circulation, and related practices, the intensity and scale of the proposal will not have a significant detrimental impact on the immediately surrounding residential neighborhood. This criterion is met.

B. Physical compatibility.

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

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are no such resources present on the site, nor are there any within the immediately surrounding residential neighborhood. Therefore this criterion is not applicable.

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

Findings: The proposed modular classroom building is proposed to be placed near the southwest corner of the campus, close to where NE Tillamook Street T's into NE 92nd Avenue.

The modular will be adjacent to an established play area and have landscaping between the structure and NE 92nd Avenue, which will provide some visual softening to the appearance of the structure. The modular building is relatively small scale as compared to the overall site size, and is one story. Given its proposed location, the separation distances from adjacent homes, and the proposed landscaping, the proposal will result in a building addition to the school site that is not incompatible with surrounding residential development. This criterion is met.

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

Findings: The proposed modular is not significantly out of scale or appearance with the surrounding residential neighborhood. Based on the proposed location, setbacks and landscaping, no additional mitigation is required. This criterion is met.

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

1. Noise, glare from lights, late-night operations, odors, and litter; and
2. Privacy and safety issues.

Findings: There is nothing about the proposal that would result in additional noise, glare, late night operations, odor, litter or impingement on privacy of adjacent residential lands. A neighbor wrote a letter inquiring if the proposed modular would encroach into any adjacent back yards or neighboring properties. The modular will be entirely on school owned property. This criterion is met.

D. Public services.

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan;

Findings: Lee Elementary has frontage along two streets, NE 92nd Ave and NE Thompson Street. These streets are designated as follows:

NE 92nd: Neighborhood Collector/Transit Access/City Bikeway/City Walkway/Local Service (Design)
NE Thompson: Local Service all modes except also City Walkway

Existing frontage improvements:

NE 92nd: 50-ft of paving & 4-5-1 sidewalk corridor w/in 80-ft r.o.w.

NE Thompson: 28-ft of paving & 5-5-1 sidewalk corridor (partial) w/in 50-ft r.o.w.

The street classifications for the streets surrounding the site are noted above. The proposed modular structure at Jason Lee Elementary School is supportive of the street designations.. This criterion is met.

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

Findings: The Portland Bureau of Transportation has reviewed the proposal and offers the following analysis:

Street Capacity/Level of service/other performance measures

Per Portland Policy Document TRN-10.27 - Traffic Capacity Analysis for Land Use Review Cases: For traffic impact studies required in the course of land use review or development, the following standards apply:

1. For signalized intersections, adequate level of service is LOS D, based on a weighted average of vehicle delay for the intersection.
2. For stop-controlled intersections, adequate level of service is LOS E, based on individual vehicle movement.

The industry standard is to measure street capacity and level-of-service (LOS) only at intersections during the critical time period, such as AM or PM peak hour. Although capacity is a part of the LOS, the City of Portland's performance standards are defined only by LOS, which is defined by average vehicle delay. The City does not have performance standards for any of the other evaluation factors. To adequately address this evaluation factor, an applicant is typically required to submit a Traffic Impact Study (TIS) prepared by a registered traffic engineer in conjunction with the other application materials.

The Jason Lee Elementary School start time coincides with the end of the critical AM peak hour of area intersections; however, the afternoon end time is early enough that it is not expected to have any impact on the critical PM peak hour of area intersections (the PM peak hour typically begins after 4pm).

A survey was done by the applicant and included in the submitted Traffic Impact Study (TIS) to determine the mode split of students traveling to and from the school. The existing school operation includes 30% of the students being dropped off by single occupancy vehicles. The remaining 70% of students access the site by walking, biking or by school bus. With the proposed increase in school enrollment of 20 students, it is anticipated that a similar mode split will continue to be practiced given the school's efforts to promote alternative means of transportation for the families attending the school and the robust and welcoming area-wide sidewalk system. No uses other than the school are expected to generate significant new traffic during the AM or PM peak hours. Because of the well connected grid pattern of streets in the vicinity of the site the few additional vehicle trips expected during the peak hours will take a variety of routes to and from the site to access the area local and arterial streets. Because of the variety of routes available to access the site the impacts to any one area intersection from the additional vehicles trips are expected to be insignificant. In addition, the traffic associated with the school is likely to be reduced with continued use of transportation demand management strategies, as described in more detail below.

Findings: Access to arterials

The site has frontage on an arterial street; NE 92nd Avenue.

Connectivity

The existing street grid pattern in the area meets City connectivity spacing guidelines for public streets and pedestrian connections. The block that the school is located on is surrounded by R5 development with very low potential for additional development that would allow for an opportunity to create an additional north/south public street. PBOT has no concerns regarding connectivity in the area.

Transit availability

Jason Lee Elementary has two bus stops within 500-ft of the site, including the NE 92nd/NE Thompson stop at the north-east corner of the school's property. Additionally, the Gateway/99th light rail stop is approximately ½-mile to the east and south.

On-street parking/neighborhood impacts

The submitted TIS includes a parking capacity analysis. During the morning peak hour, parking near the school was full and many parents use the drop off area in front of the school. In addition, parents circulated through the parking lots north of the school to drop off students. There is some congestion on NE 92nd Avenue but this appears to be due to the signalized pedestrian crossing at NE Eugene Street.

During the afternoon peak hour, on-street parking is full along NE 92nd, NE Eugene, and NE Thompson east of NE 92nd. There is parking available on NE Thompson Street west of NE 92nd and NE Tillamook. In addition, some parents occupy the space marked for Tri-Met bus loading. There was no significant queuing observed except at the pedestrian signal. To help alleviate parents parking in “no parking” zones, Portland Public School will disseminate educational information to Jason Lee Elementary staff and parents regarding proper drop off/pick up procedures including specific notation to only park in allowed locations.

This level of activity, confined congestion and impact, are normal around school campuses. The additional student enrollment is not expected to result in a significant increase in on-street parking/neighborhood impacts. To assist in minimizing impacts to on-street parking/neighborhood, the applicant has developed a Transportation Demand Management Plan (TDMP) to identify appropriate pick-up/drop-off areas for parents as well as appropriate parking areas. Parents will be encouraged to, among other direction, park only along the school’s frontages (same side of the street), to load/unload their students appropriately and safely, and to quickly move away from the area when picking up/dropping off their student, and to safely and considerately cross (walking, bicycling) the area’s streets. With these measures in place, PBOT can conclude that the proposal to expand Jason Lee Elementary will result in minimizing the existing on-street parking impacts and impacts to the neighborhood.

Access restrictions

Direct access to Jason Lee Elementary is from 92nd Avenue and NE Thompson Street. There is no reason to suggest that either of these two access points should be limited or restricted. With adherence to the proposed TDMP measures, the site should become even more accessible than it currently is.

Impacts on pedestrian, bicycle, and transit circulation

Most streets in the surrounding neighborhood are improved with sidewalks which help provide safe pedestrian access to the school site, and safer access to nearby transit facilities. There is no reason to believe that the proposed Conditional Use will result in negative impacts to pedestrian, bicycle or transit circulation in the adjacent neighborhood. As a condition of building permit approval, the school will be required to complete sidewalk construction along the NE Thompson frontage.

Safety for all modes

No negative safety impacts are expected with this proposal on any mode of the transportation system.

Adequate transportation demand management strategies

Transportation Demand Management (TDM) strategies are generally considered when mitigation measures are necessary to address impacts related to proposed developments. As noted previously, the applicant will be taking measures to address existing impacts to on-street parking and to neighbors. Though this issue will be addressed prior to the commencement of the upcoming school year, the applicant will also be required to develop and submit an appropriate TDM Plan (TDMP) for the school. The applicant has already submitted a draft TDMP for PBOT staff to review. The draft TDMP contains standard elements and measures to promote families to use alternative methods of transportation to/from schools as well as mechanisms to ensure parents are aware of proper circulation and loading/unloading procedures. It should be noted that the TDMP is a draft document only, at this time. The applicant has not developed the details for a final version of the plan, but PBOT staff have

determined that the draft copy that has been submitted demonstrates the Portland Public School District's desire to put thorough transportation demand management measures in place at Jason Lee Elementary in order to minimize impacts to the local neighborhood. The applicant will however, be required to submit a final version of the TDMP, and receive PBOT's approval, prior to the issuance of a Building Permit for the subject portable structure.

In conclusion, and as analyzed above considering each of the noted evaluation factors, with the above conditions of approval, the transportation system is capable of supporting the proposed use in addition to the existing uses in the area.

This criterion is met.

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

Findings: Water and Fire Bureaus note no concerns regarding the proposal. Police services are available to this area.

The Bureau of Environmental Services responded with no objections to the proposal but made the following comments:

Sanitary Services

1. There is an existing public 8-inch PVC sanitary-only sewer line in NE Thompson St (BES as built #4596). There is an existing sanitary-only manhole in NE 92nd near the south west corner of the Lee Elementary property (BES as built #4594).
 - a. The school's sanitary connection is 203 feet from the manhole at the intersection of NE Hancock and NE 92nd. Based on City plumbing records the private line appears to run through the grassy area at the southwest corner of the property. The building plans show that the private line will not run under the proposed modular.

The proposed modular includes no new sewer connections and does not appear to be affected by BES sanitary requirements.

Stormwater Management & Water Resources

The stormwater runoff generated from the proposed development must meet the requirements of the City of Portland's Stormwater Management Manual (SWMM) current at the time of building plan review.

1. There is an existing public 30-inch CSP storm-only sewer line in NE 92nd (BES as-built #4160).
2. City plumbing records show that there are multiple drywells on the property.
3. The applicant has proposed flow through planters for the modular buildings due to tested low infiltration rates and the recognition that the grassy area is likely all fill (similar to the rest of the southern portion of the site). Flow through planters will be allowed with overflow to the existing storm line. A new storm connection will be required to the 30-inch CSP storm line in NE 92nd.

Note: while City mapping shows a storm line or lateral on PPS property at the SW corner, as-builts do not indicate that a lateral or connection exists.

4. Public street improvements are required by PBOT for the non-improved frontage in NE Thompson. Public street improvements require public drainage improvements per the requirements of the Stormwater Management Manual and Sewer Design Manual as

approved by BES. Right-of-way dedication is necessary to accommodate the required vegetated stormwater facilities.

- a. A proposal for the frontage and stormwater improvements has not been provided. A presumptive approach infiltration test has not been provided for assessment of infiltration potential for the public stormwater facilities.
- b. A discharge point is required but has not been identified for the required street improvements. If surface infiltration potential is inadequate, an alternative discharge point will need to be determined and a new public sump system or public sewer extension could be necessary; note that the nearest storm sewer is approximately 450 feet west.
- c. The applicant is required to enter into agreement with the City of Portland to construct the public improvements which include the public stormwater facilities. The applicant will be required to complete the agreement at time of building permit and is directed to contact Chris Weir (503.823.1987) to complete the agreement.
- d. PDOT has noted that 5 feet of dedication is required to have space for an 8-foot wide swale. Additional dedication may be required if the allotted area is inadequate for stormwater drainage.

BES requires that adequate dedication be provided along the undeveloped portion of NE Thompson so that, at minimum, an 8-foot public stormwater facility can be constructed with the required public frontage improvements.

With conditions of approval as described, this criterion can be met.

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

Findings: The site is not located within any adopted area plan. This criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

Portland Public Schools requests conditional use approval to place a 1,792 square foot modular classroom building on the Lee Elementary School property. The proposed classroom building is in anticipation of increased enrollment due to increasing school aged populations within the school's boundary. No new programs, additional grade levels or special activities are proposed.

The proposal meets all applicable approval criteria, or can be met with a condition of approval. Therefore, the proposal should be approved.

ADMINISTRATIVE DECISION

Approval of:

- A 1,792 square foot modular classroom building, per the approved site plans, Exhibits C-1 and 2, signed and dated July 1, 2010, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 10-115360 CU " All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. A final Transportation Demand Management (TDM) Plan must be completed, submitted, reviewed and approved by PBOT staff prior to the issuance of a Building Permit for the proposed modular structure.
- C. A minimum 5-ft dedication along NE Thompson prior to the issuance of a Building Permit for the proposed modular structure.
- D. Construction of a 6-ft wide sidewalk along the site's NE Thompson frontage (east of the eastern-most driveway) must be completed prior to the commencement of the 2010-2011 school year.
- E. If it is determined during the right-of-way dedication process that the existing chain link fence will be located within City public right-of-way, the applicant will be required to obtain an Encroachment Permit from PBOT. The applicant should contact Tom Biornstad at (503) 823-6890 to process the Encroachment Permit.

Staff Planner: Sylvia Cate

Decision rendered by:  **on July 1, 2010)**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 7, 2010

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on March 2, 2010, and was determined to be complete on May 7, 2010.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on March 2, 2010.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did extend the 120-day review period by 30 days. Unless further extended by the applicant, **the 120 days will expire on: October 4, 2010.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 21, 2010** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 22, 2010 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

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

EXHIBITS

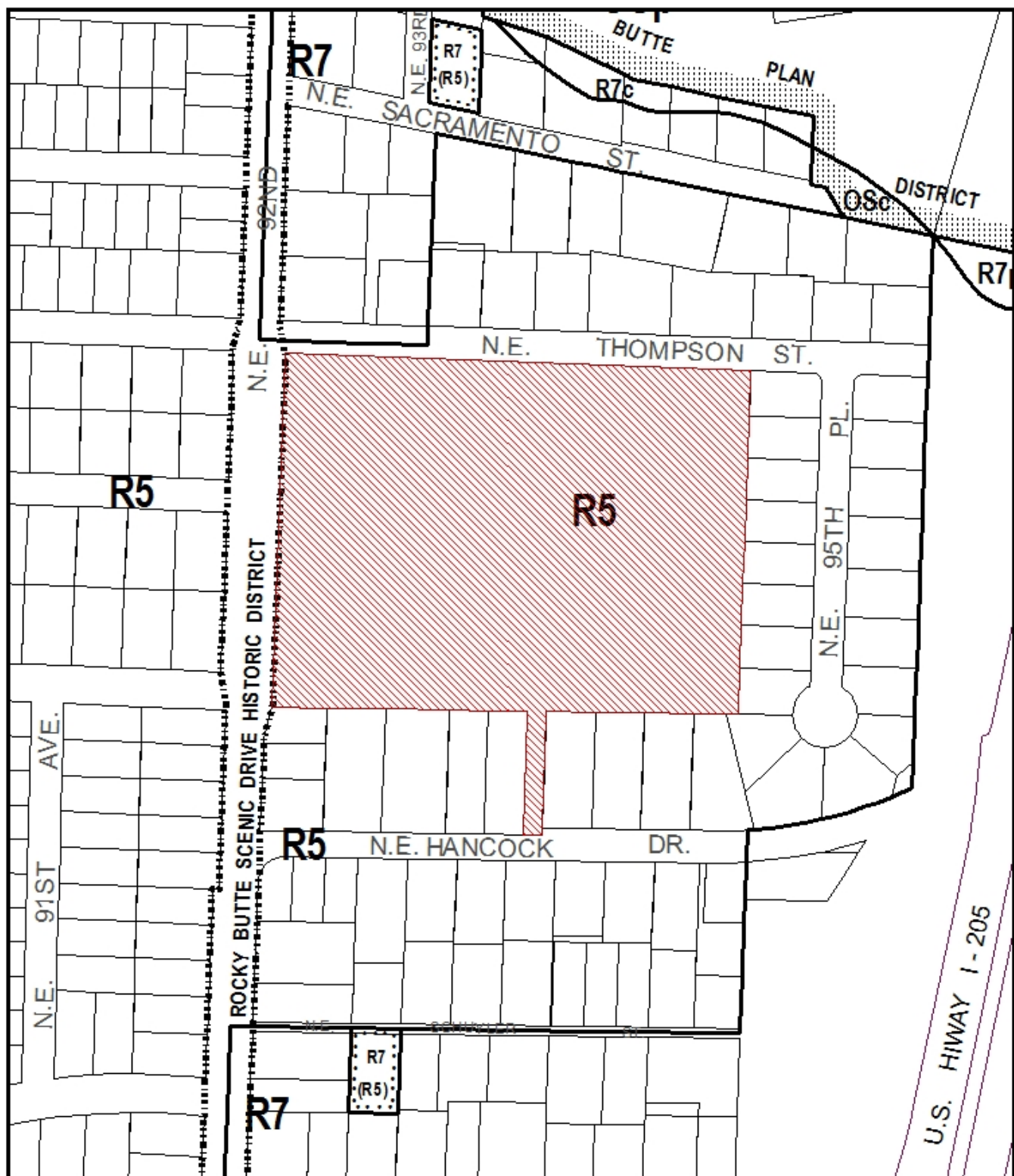
NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Elevation
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Police Bureau
 - 6. Site Development Review Section of BDS
 - 7. Bureau of Parks, Forestry Division
- F. Correspondence:
 - 1. Thach Mai, June 3, 2010, concerns regarding potential encroachment onto property

G. Other:

1. Original LU Application
2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

 Site



| | |
|-------------|-------------------|
| File No. | LU 10-115360 CU |
| 1/4 Section | 2840 |
| Scale | 1 inch = 200 feet |
| State_Id | 1N2E28 300 |
| Exhibit | B (Mar 03,2010) |

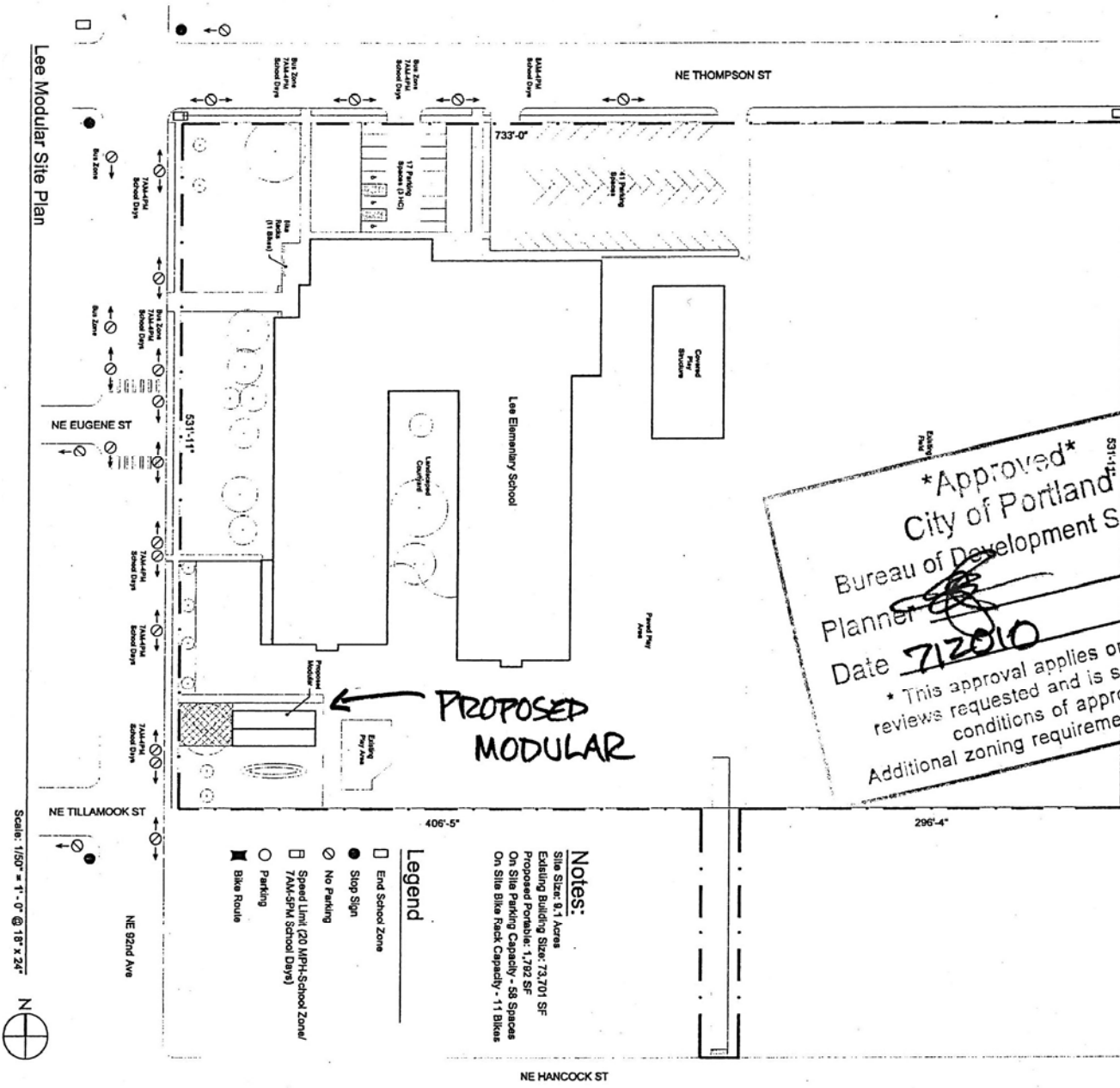


EXHIBIT C-1

| | | | |
|------------------------------------|---|--|--|
| Site Plan A1.0 1 of 1 | Modular Classroom Site Plan Lee School 2222 NE 92nd Portland, OR 97220 | Facilities and Asset Management Tony Magliano - Director 501 N Dixon St Portland, OR 97203 | |
|------------------------------------|---|--|--|



MODERN BUILDING SYSTEMS, INC.
TELEPHONE (503) 749-4949 FAX (503) 749-4550
P.O. BOX 110 • 8403 PORTER ROAD • AUMSVILLE, OR 97225
CHECK OUT OUR WEB PAGE: www.mbp-modular.com

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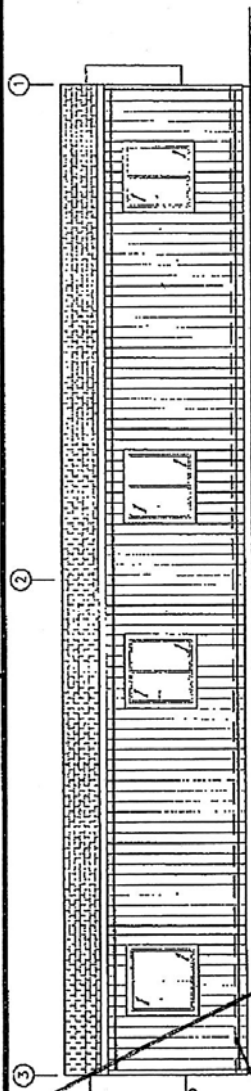
REV. # BY: DATE: PER: SHEETS:

LH 3/18/09 -

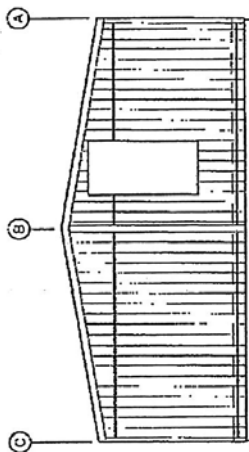
28' x 64' MODULAR CLASSROOM
PORTLAND SD VIII

PORTLAND, OREGON

EXTERIOR ELEVATIONS



REAR



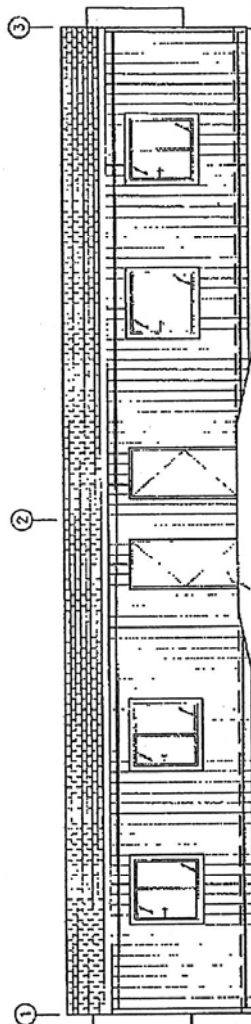
TYP. INSIGNIA LOCATION

CORNER BATT

MOD BATT W/ (2) ROWS
OF 6d AT 6" O.C.

END

END



FRONT
EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

NOTE

Modular will
have horizontal
siding

LU 10-115360CM

EXHIBIT C-2

* Approved *

City of Portland
Bureau of Development Services

Date 7/26/09
This approval applies only to the
project and is subject to all
requirements of applicable
regulations.

Additional zoning
reviews requested
by applicant.

2009-BS-24
SHEET 10
REGISTERED PROFESSIONAL
ENGINEER
KIMMETH A. RYAN, P.E.
EXPIRES 12/31/10