



City of Portland Historic Landmarks Commission

Design Advice Request

SUMMARY MEMO

Date: March 22, 2024
To: Stephen Effros, PPS Office of School Modernization
From: Benjamin Nielsen, Design & Historic Review Team
503-865-6519, benjamin.nielsen@portlandoregon.gov
Re: EA 24-008389 DA – *Jefferson High School Reconstruction*
Design Advice Request Commission Summary Memo – February 26, 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 February 26, 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/16565086/>.

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 February 26, 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 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 Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. The commissioners present at the DAR agreed that the Jefferson High School building appears to have lost its integrity but retains significance in the community and recommended that a Historic Resource Designation Removal Review that reclassified the site as a noncontributing site within the Piedmont Conservation District would be the best of the three options presented for evaluation. Commissioners stressed both that the development team will need to present sufficient findings to make the case for this reclassification and that the proposed design of a future school building will need be contextual and complementary to the Conservation District.

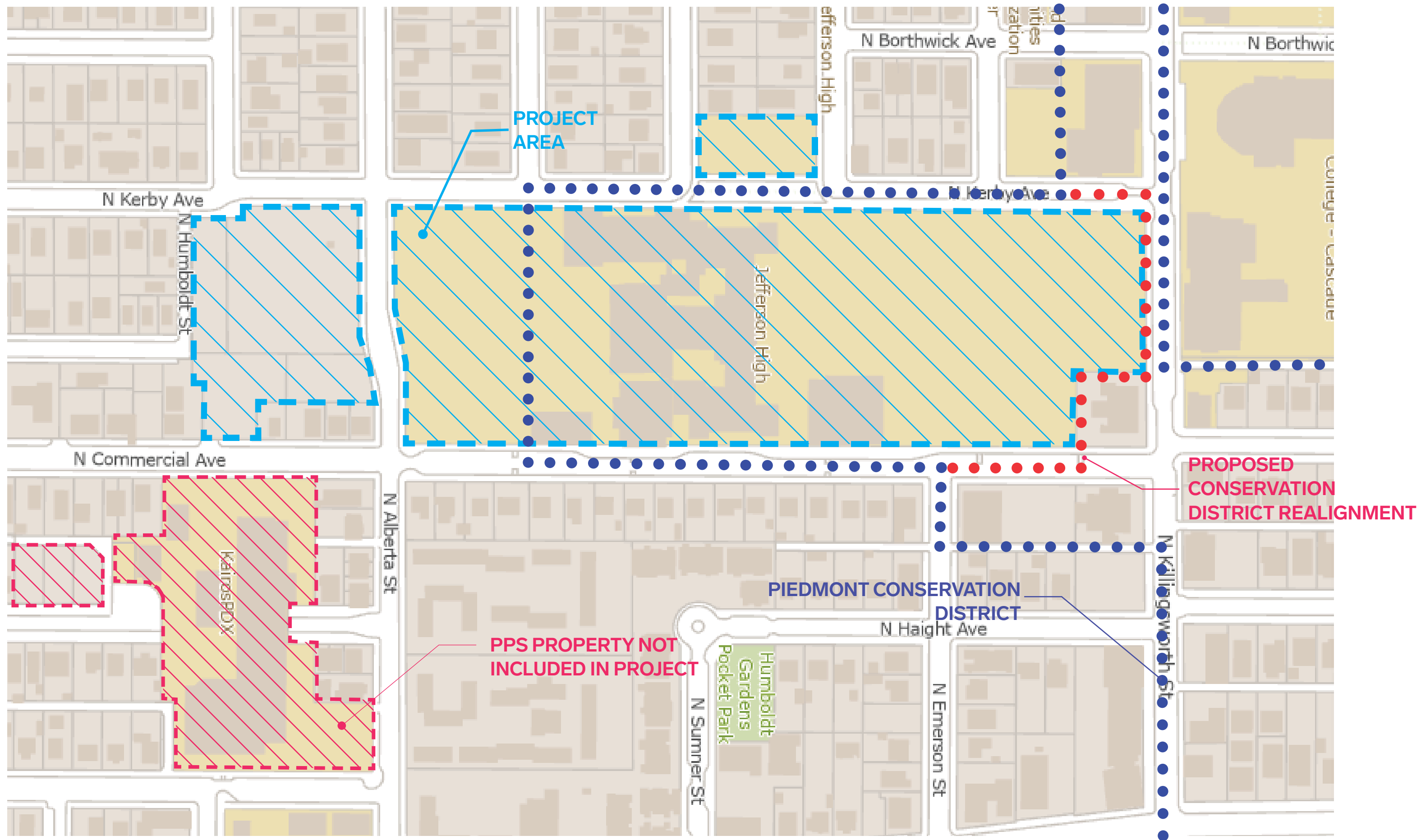
Commissioners Present. Hugo Hamblin-Agosto, Peggy Moretti, Andrew Smith

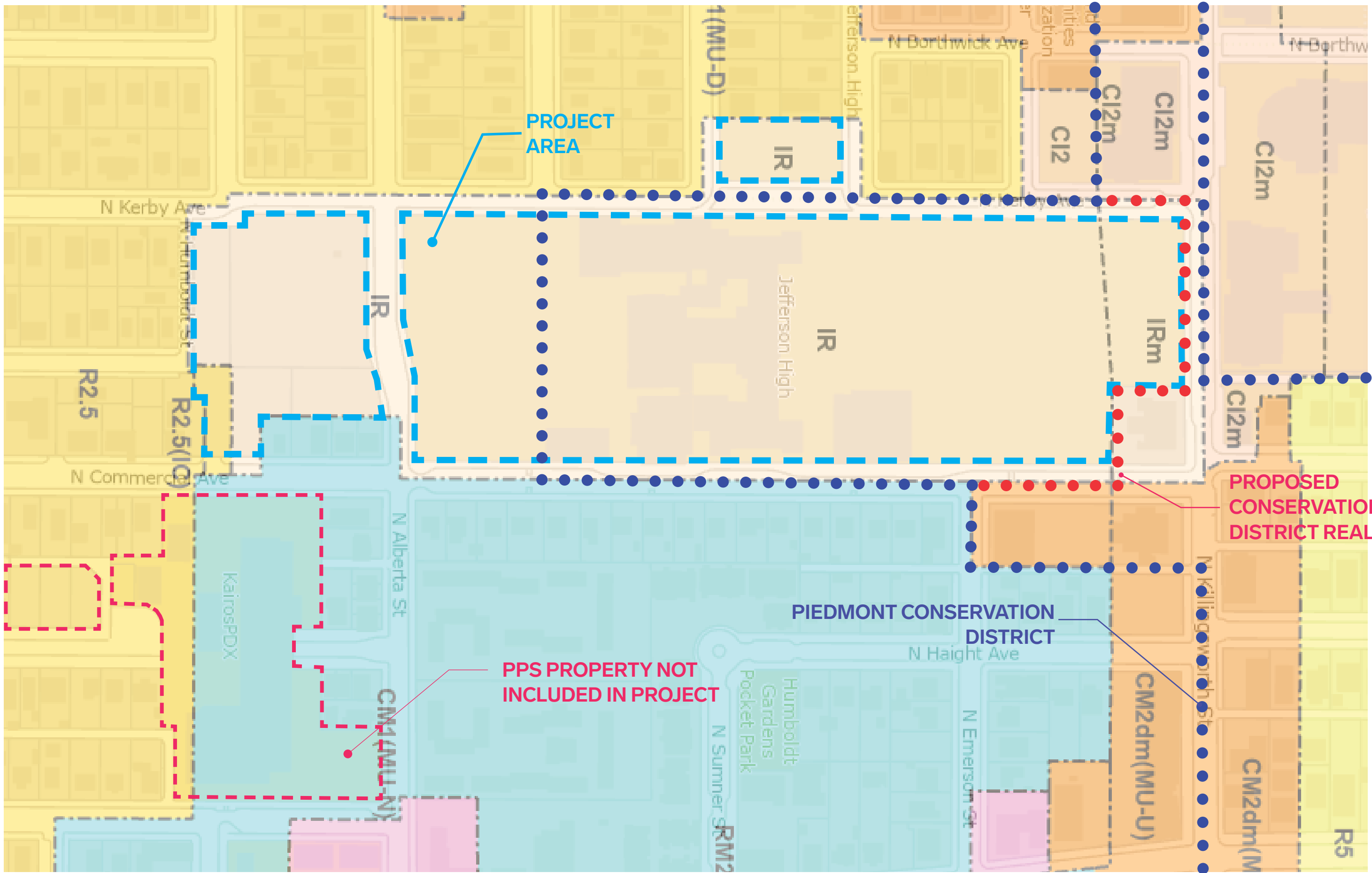
Summary of Comments.

- Commissioners asked if all options have been explored and exhausted to keep students on the site while restoring the existing 1909 school building and adding onto it, if it was possible to restore architectural elements that were covered up by the 1952 remodel, and if the development team believed that the site was listed as a contributing resource in error back in 1993.
- Commissioners indicated that they believe there is a case to say that the site is not (or is no longer) a contributing resource in the District.
- Commissioners also indicated that they believe it is important to maintain the current boundary of the District since the Jefferson High School site was and is an important linkage in the District, even with just the athletic field being located along N Killingsworth rather than the building.
- The Commission said that the new building would be best located along the Killingsworth frontage and stressed that retaining the sense of the existing building's forecourt and "relief" from the street was an important aspect of the existing design that should be kept in any new design. They added that, while the building will need to have a contextual response, the school is not a streetcar commercial building, so it is appropriate for it to be set up above and back from the street.
 - The also indicated that the design of any new building along Killingsworth St needs to tell the story of Jefferson High School and its history on the site. Placing the school along the Killingsworth frontage will help to maintain continuity along the street and tell story of the Piedmont Conservation District in a thoughtful way.
- The Commission encouraged the development team to incorporate history and stories that tell about the students who attended the school and their contributions to the overall neighborhood and community.
- Finally, the Commission encouraged the development team to remain really engaged with community in design and siting of the new building.

Exhibit List

- A. Applicant's Submittals
 - 1. Site Plans submitted 01/31/2024
 - 2. Narrative submitted 01/31/2024
 - 3. Slide Set submitted 02/05/2024
 - 4. Slide Set submitted 02/12/2024
- B. Zoning Map
- C. Drawings
 - 1-40. Slide Set presented to Design Commission on 2/26/2024 (same as Exhibit A.3).
- 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. Portland Bureau of Transportation
 - 2. Bureau of Environmental Services
- F. Public Testimony
 - 1. DAR Testifier Sheet
- G. Other
 - 1. Application form
 - 2. Staff memo to Design Commission 02/21/2024
 - 3. Email correspondence



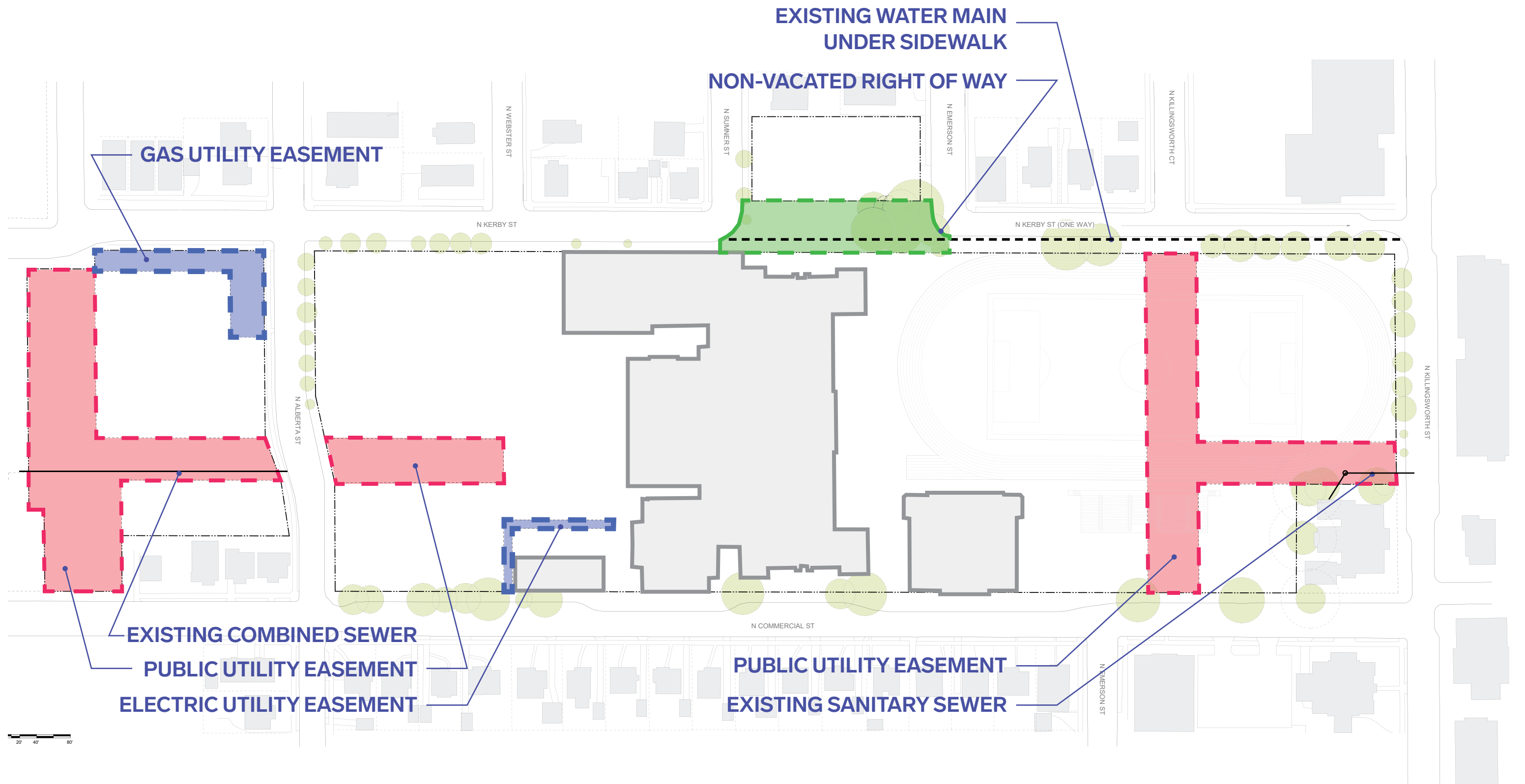


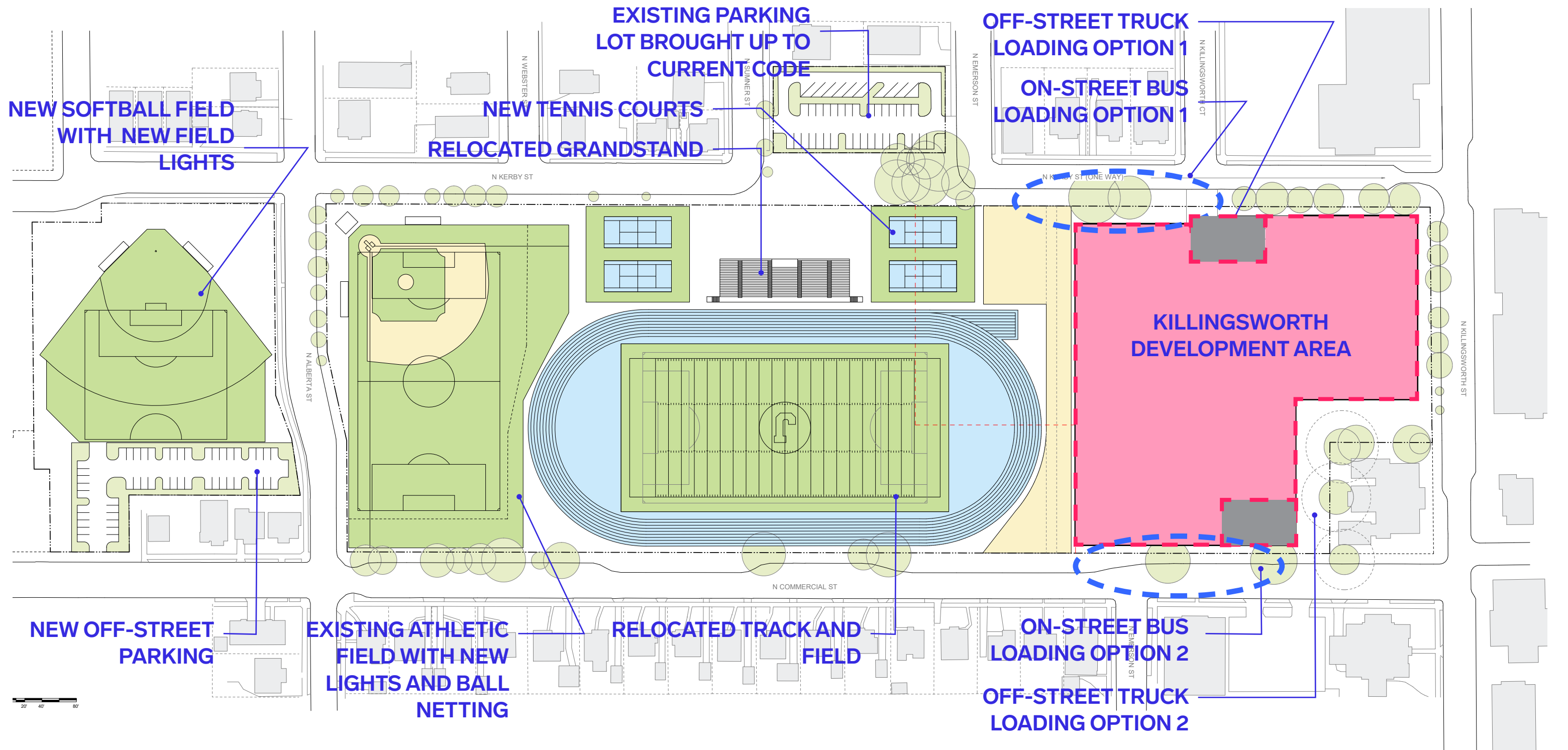
PROPOSED
CONSERVATION
DISTRICT REALIGNMENT

PIEDMONT CONSERVATION
DISTRICT

PPS PROPERTY NOT
INCLUDED IN PROJECT

PROJECT
AREA





PROJECT SUMMARY

Background

Jefferson High School, located in the North Portland Albina neighborhood, is situated in a densely developed site that has historically served as one of the anchors of Portland's Black community and was historically considered Portland's Black high school. The 14.02 acre site includes the original 1909 structure, later alterations and additions, track, fields, and parking.

Jefferson High School is known for its focus on health sciences and biotechnology education, as well as its strong Performing and Visual Arts Program, including the internationally renowned Jefferson Dancers/Modern Dance Lab, studio production, theater, photography and visual arts. Other before and after school programs include gospel choir, cheerleading, athletics, drumline, theater, and mock trials competition.

Site Description

Zoning is IR with a Main Street overlay at the north. The high school modernization project requires a Conditional Use review. The site is also part of the Piedmont Conservation District, and the City appears to consider the entire high school building complex as a significant historic resource in the District. Its historic significance appears to be "association, setting, and location, but not design, materials, workmanship". Recent site investigation has underscored the extent to which the historic fabric of the buildings have been compromised.

Since the time when this project was considered as part of EA-22-175771, the possibility of demolishing the existing buildings has become more relevant. The project team is seeking particular clarity in possible paths for removing the existing site buildings.

Project Description

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 330,000 GSF.

This early-assistance application is focused on two possible development strategies that utilize portions of the site either on the north or south ends of the Killingsworth to Alberta block.

Jefferson High School

Portland, OR

Design Advice Request #4

February 26, 2024



BORA

LEVER

PLACE

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- Demolition Options
 - Status of buildings as contributing resources
 - Status of site as a contributing resource
 - Demolition Review

3. Questions and Discussion

- HLC oversight of new construction

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. Keeping them is important, but making them accessible, modern and new is important. The new parts of the building can feel new and unique.
- **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 an A Floor Accessible Entry on the North of the 1909 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?

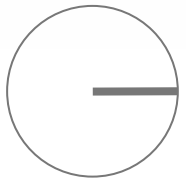
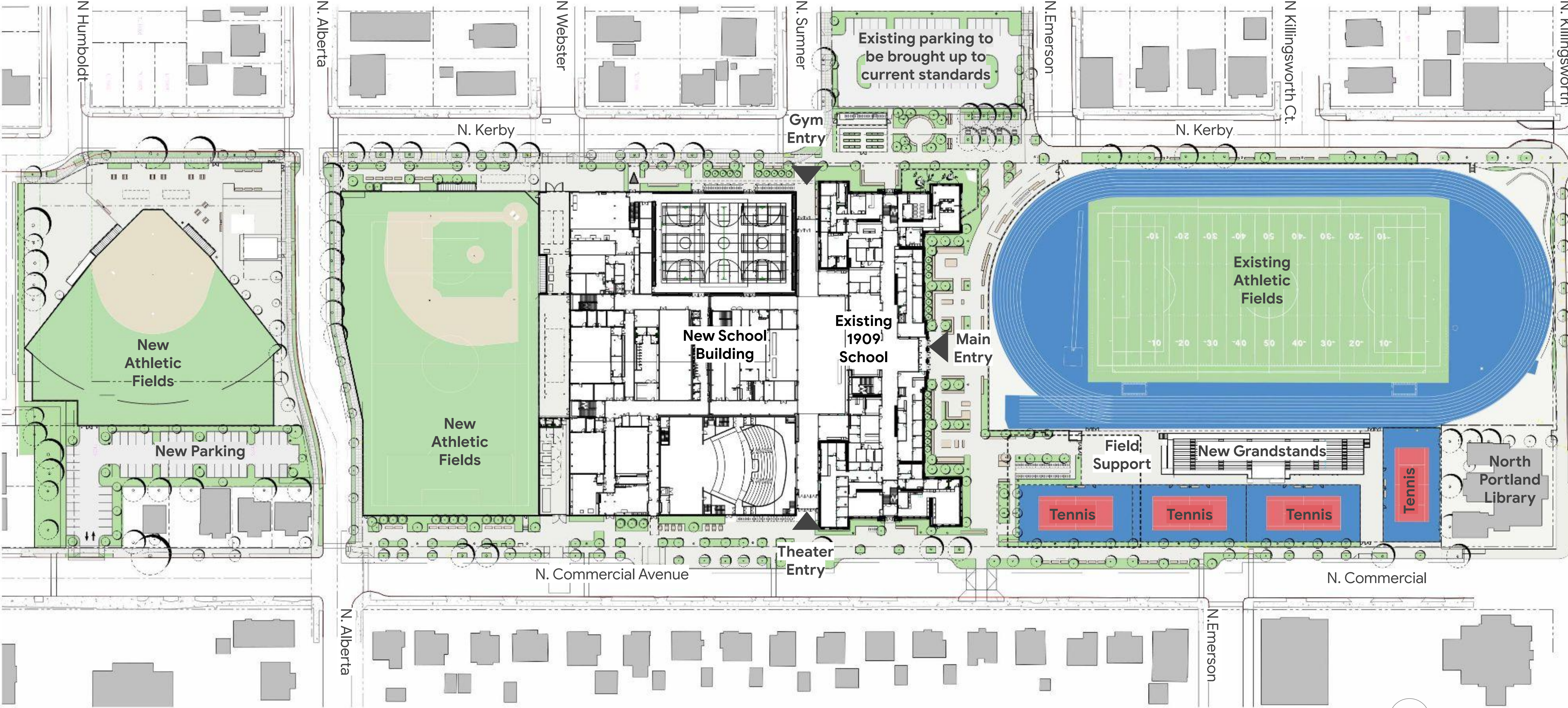
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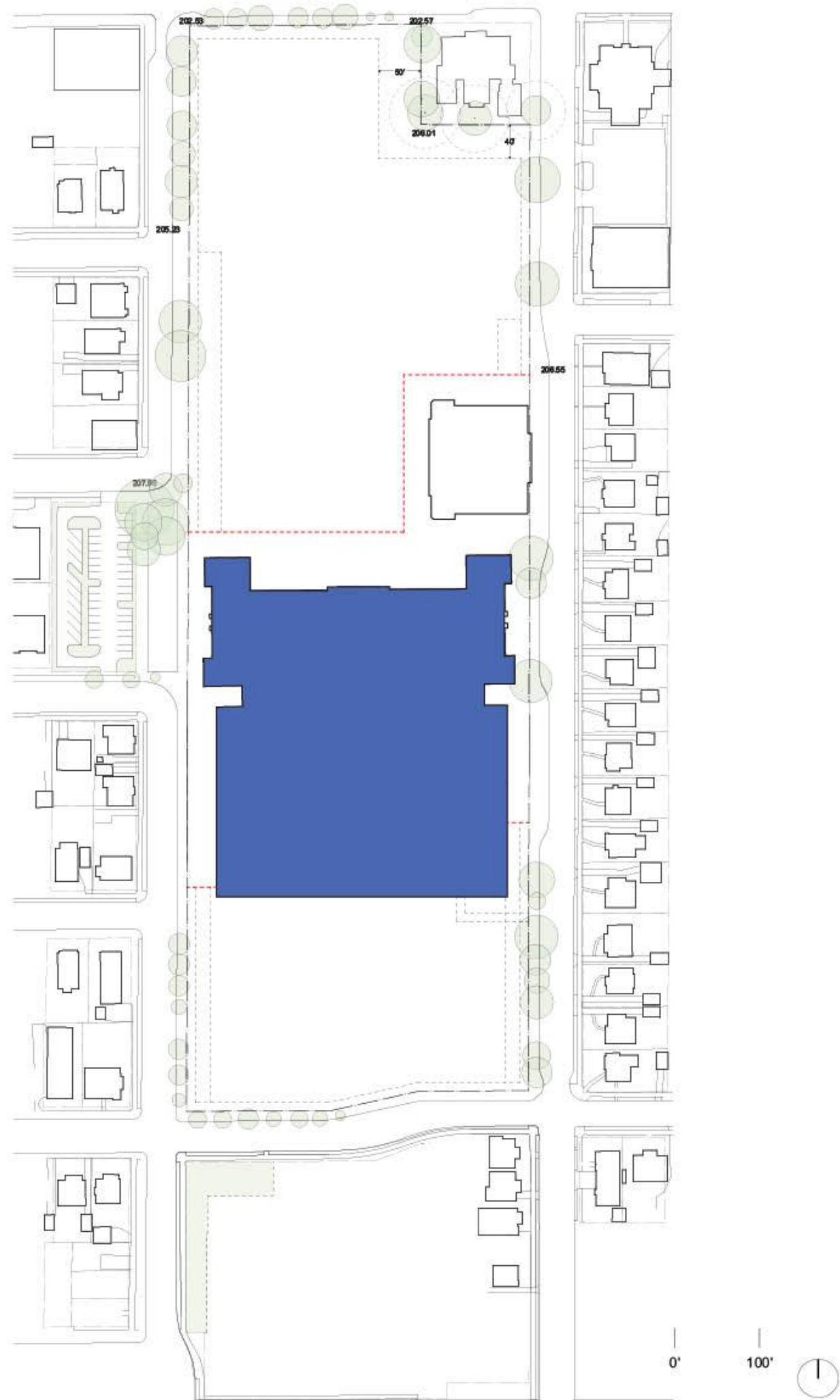
Previous Design

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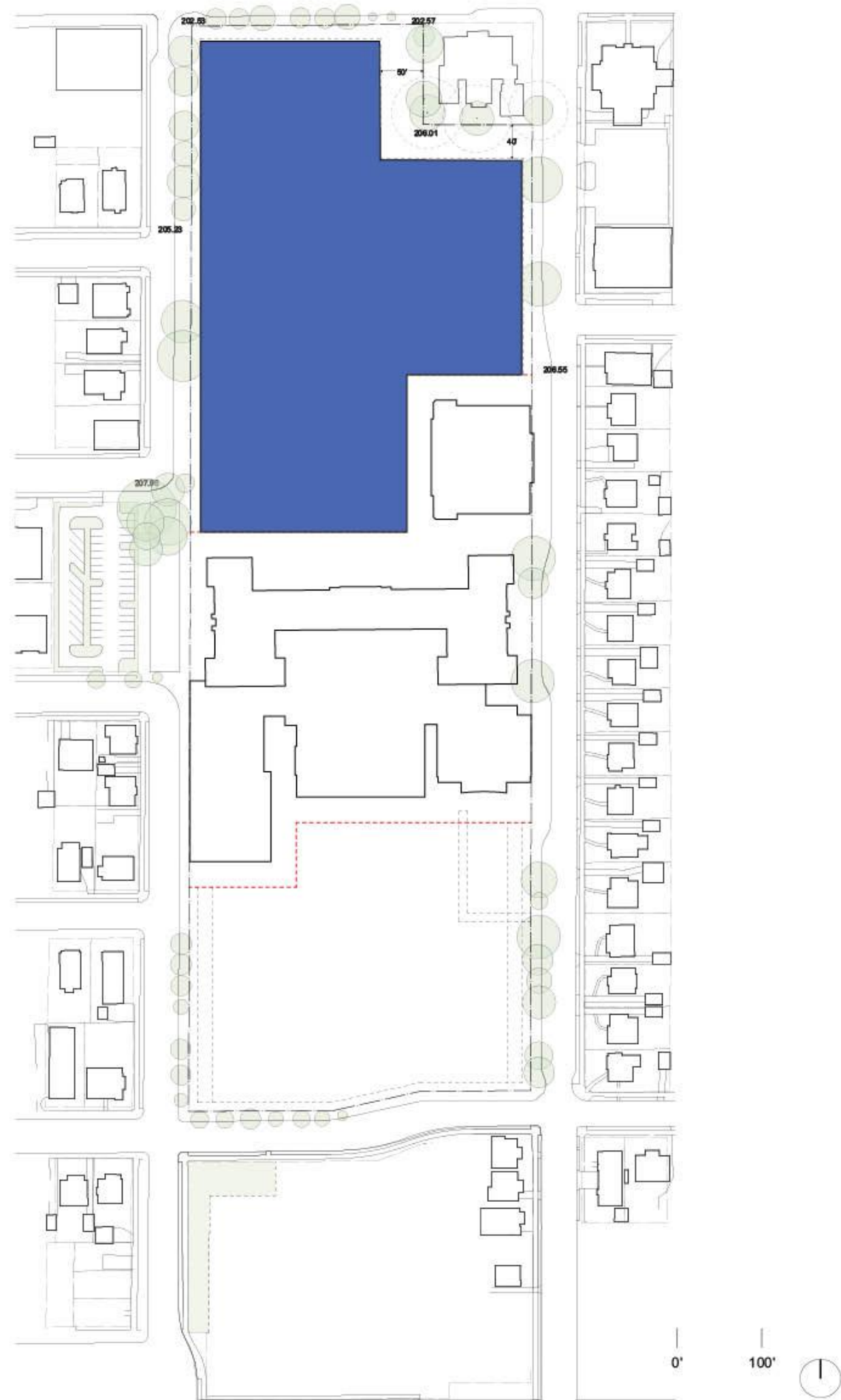


Recent Development

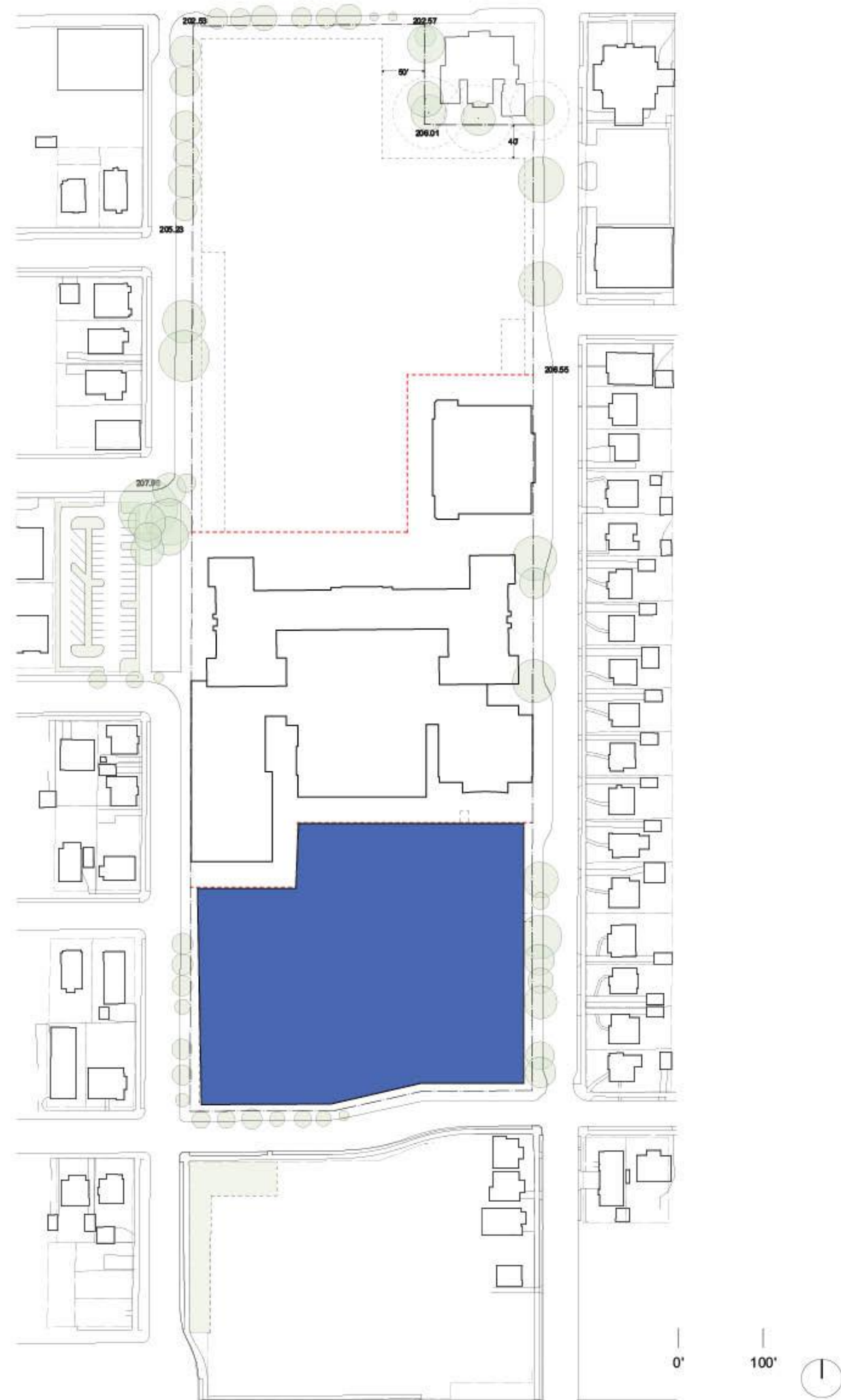
After vigorous public debate around the disruption to students caused by construction, the project team was directed by the PPS board to further study three approaches to developing the site:



OPTION 1: FULL RENOVATION OF 1909 WITH MAJOR ADDITION (PREVIOUSLY PRESENTED TO HLC)



OPTION 2: DEMOLISH 1909 AND BUILD NEW SCHOOL BUILDING ON KILLINGSWORTH (NEW OPTION)



OPTION 3: DEMOLISH 1909 AND BUILD NEW SCHOOL BUILDING ON ALBERTA (NEW OPTION)

What is next?

We are now exploring options for removing the 1909 building from the site entirely. This may require more than one of the following approaches...

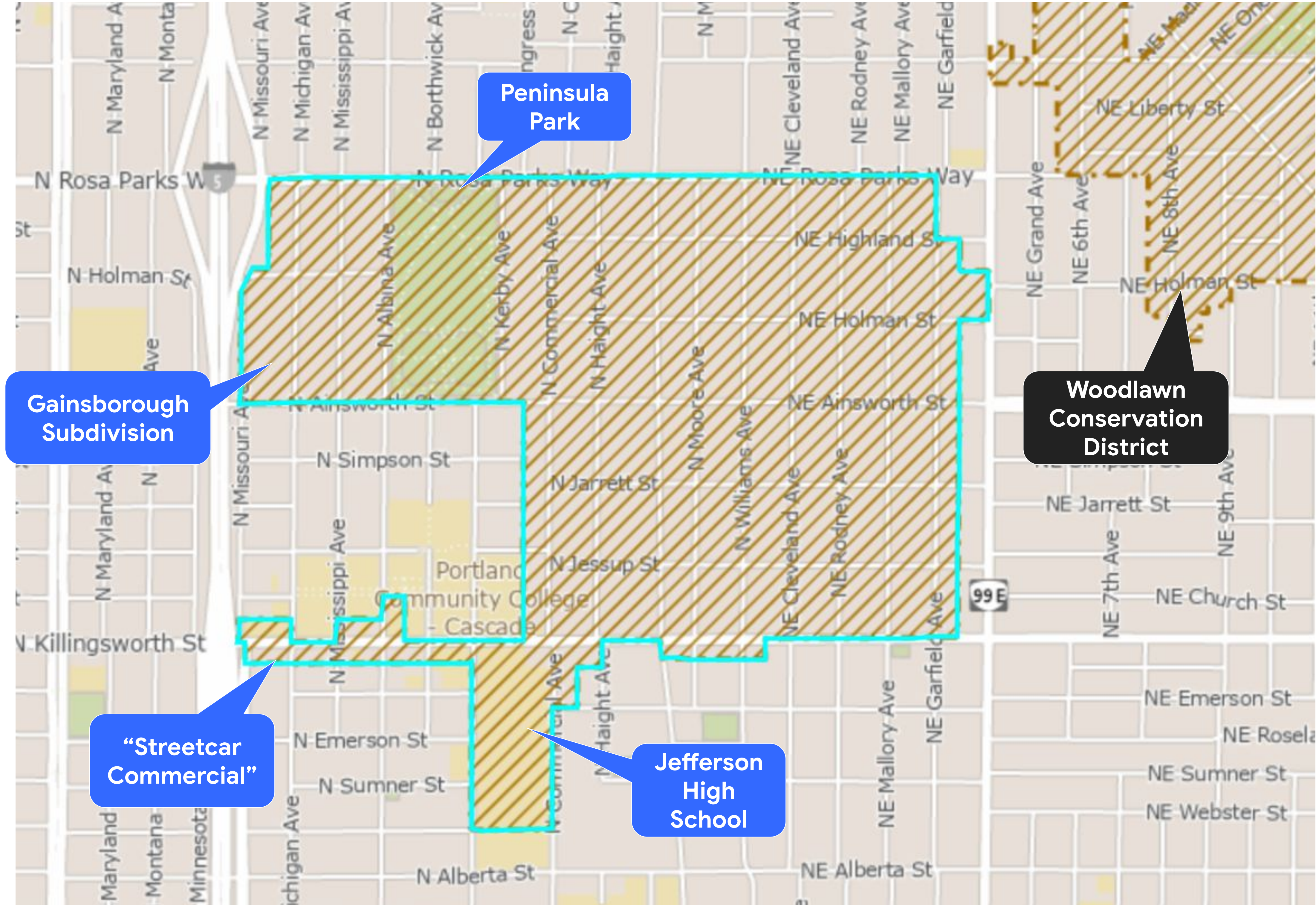
Land Use Process

Possible paths to demolition of 1909

- **Conservation District Boundary Adjustment** Type II process (33.846.040) for allowing the boundaries of a Historic Conservation District to be reduced.
- **Reevaluation of Contributing Status** Type II process (33.846.040) for allowing the removal of contributing status of resources within a Conservation District.
- **Demolition Review** Type III process (33.846.080) for demolition of contributing resource in a conservation district. Evaluated against relevant goals and policies of the Comprehensive Plan.

Jefferson is in the Piedmont Conservation District

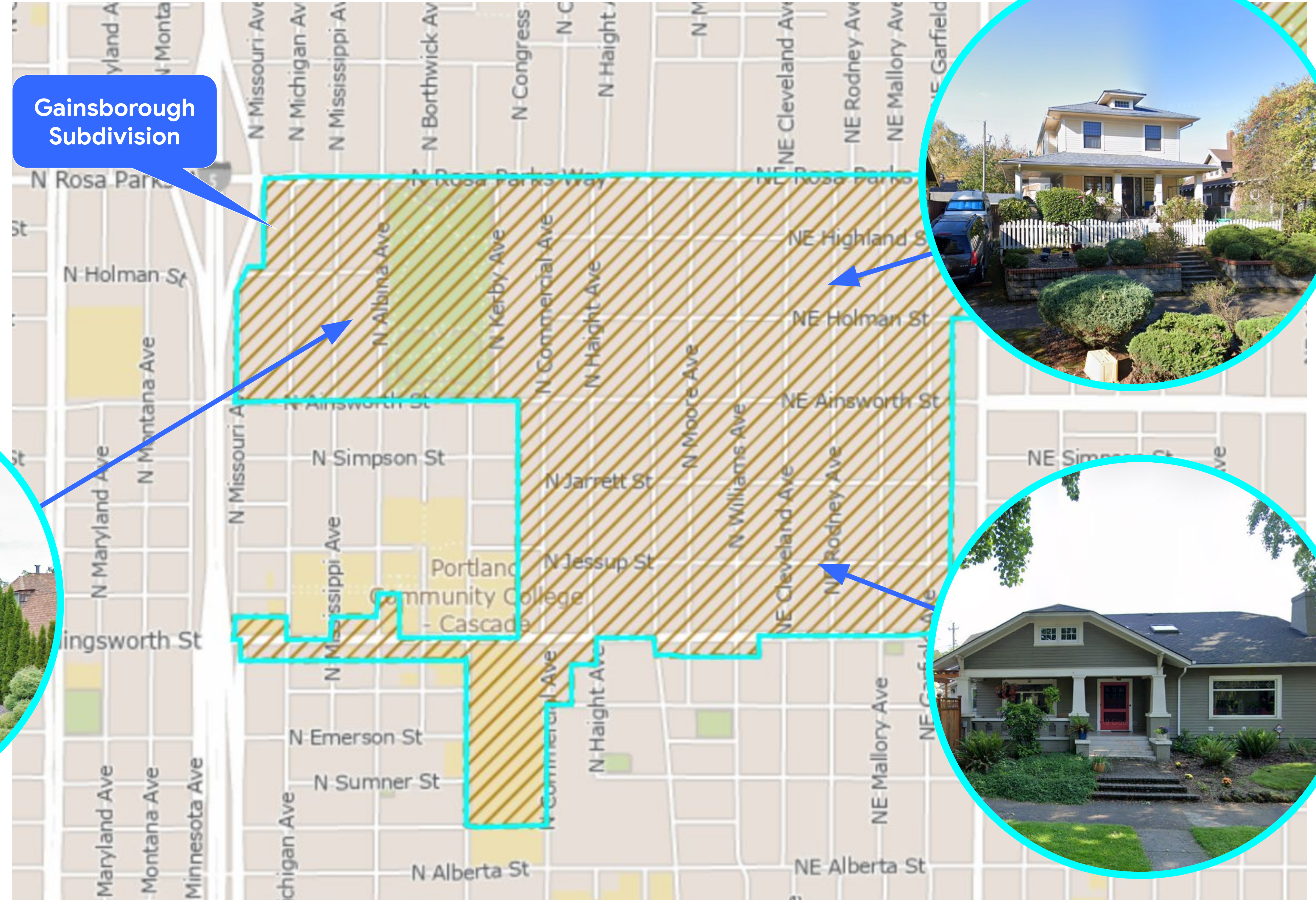
- The district was created in 1993 and identified two eras of significance: 1883-1914 and 1914-1940.



Other contributing styles in the Piedmont Conservation District

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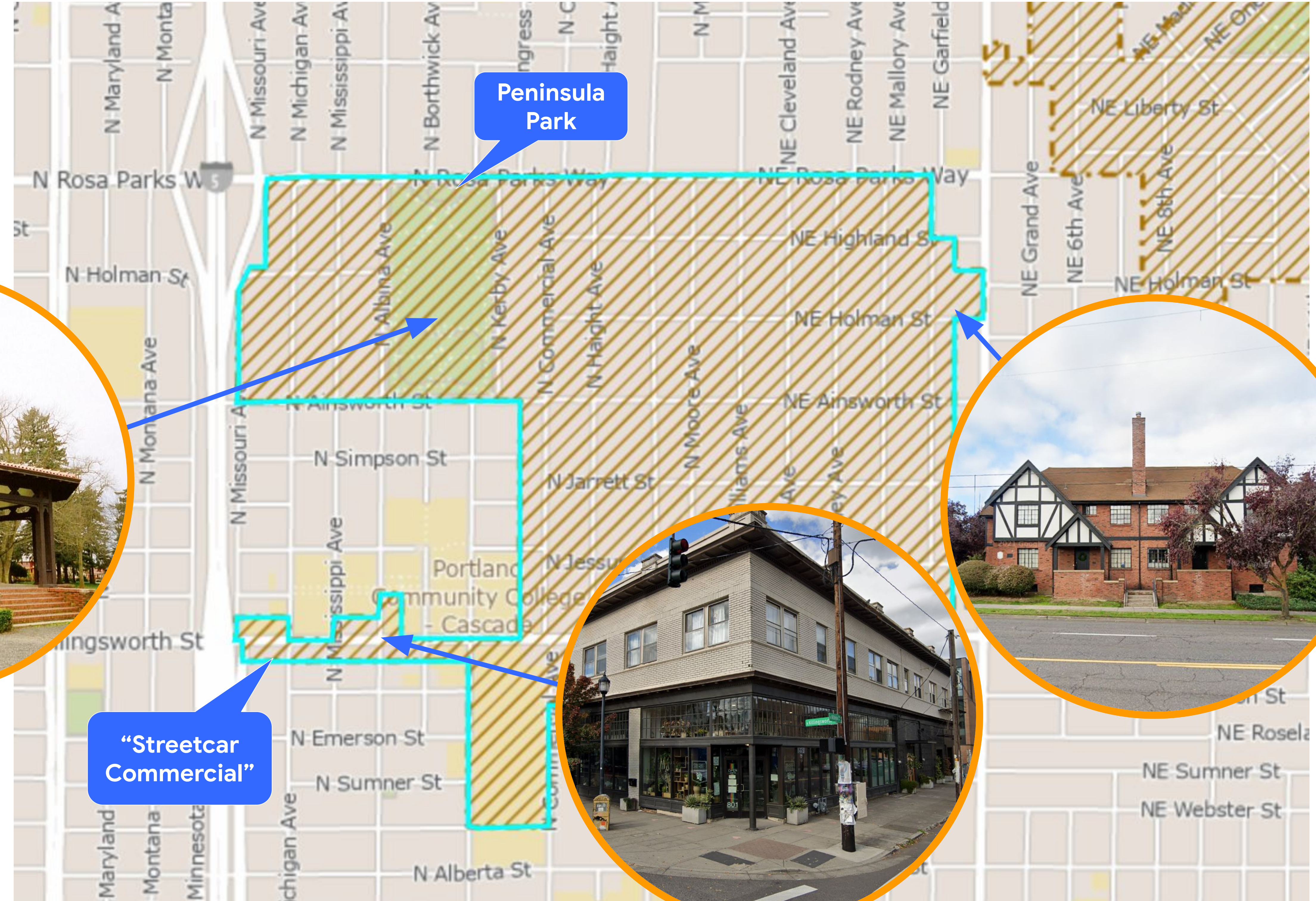
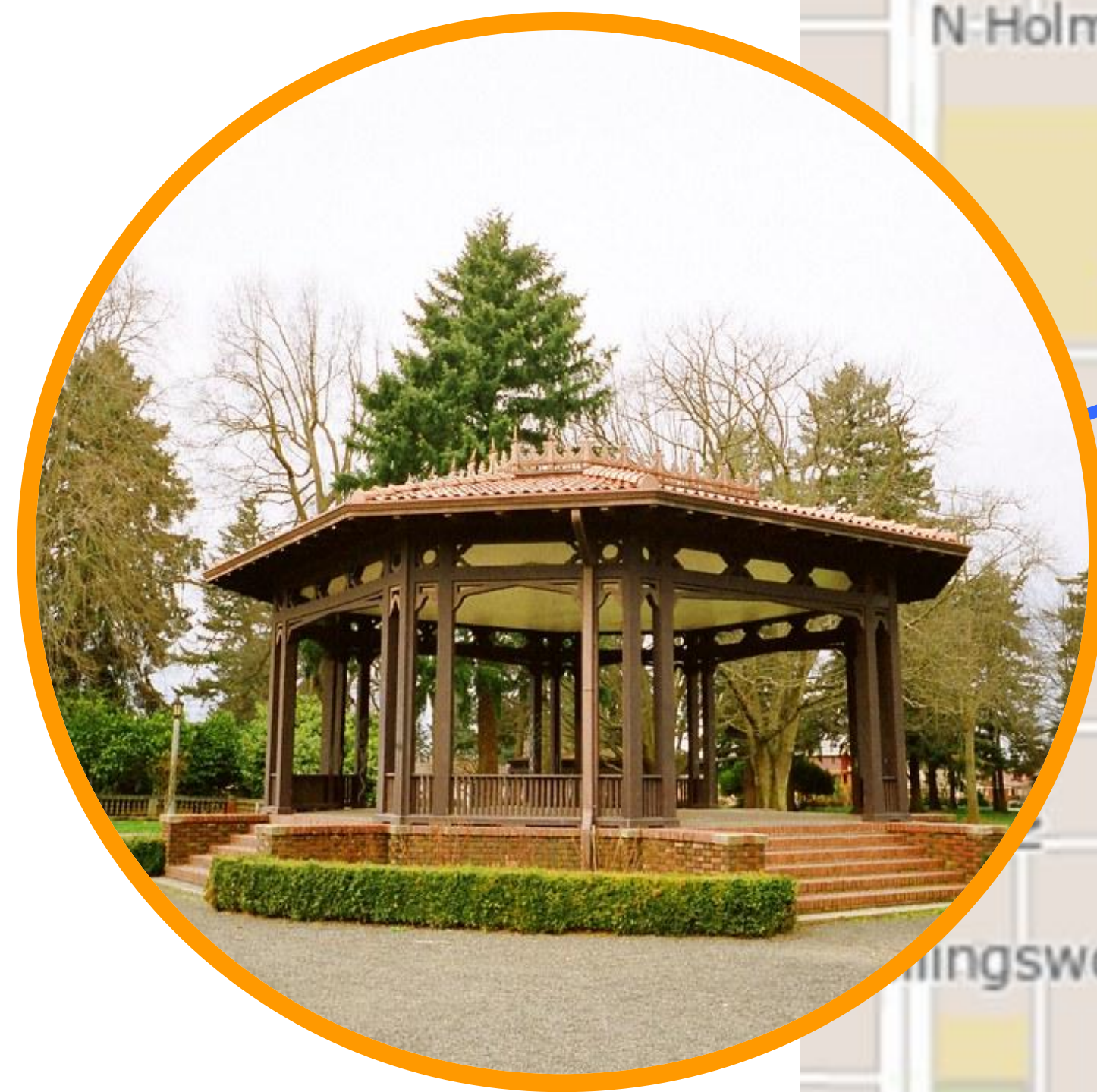
- The character of the district is primarily residential with tree-lined streets and an eclectic mix of architectural styles (Queen Anne, American Basic, Arts & Crafts, Colonial Revival, English Cottage, Shingle, and Portland Bungalow).
- The Gainsborough Subdivision is a residential area with a consistent English Cottage and Tudor architectural style.



Other contributing buildings in the Piedmont Conservation District

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- The corridor along N. Killingsworth is mainly characterized by “streetcar commercial” and Twentieth Century Classical.
- Peninsula Park (including its associated rose garden and bandstand) is among the most significant resources within the district.



“Streetcar
Commercial”

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
- FAR:

Min: 0.5:1; Max: 2:1
- Base Height:

75'
- Min Landscaped Area:

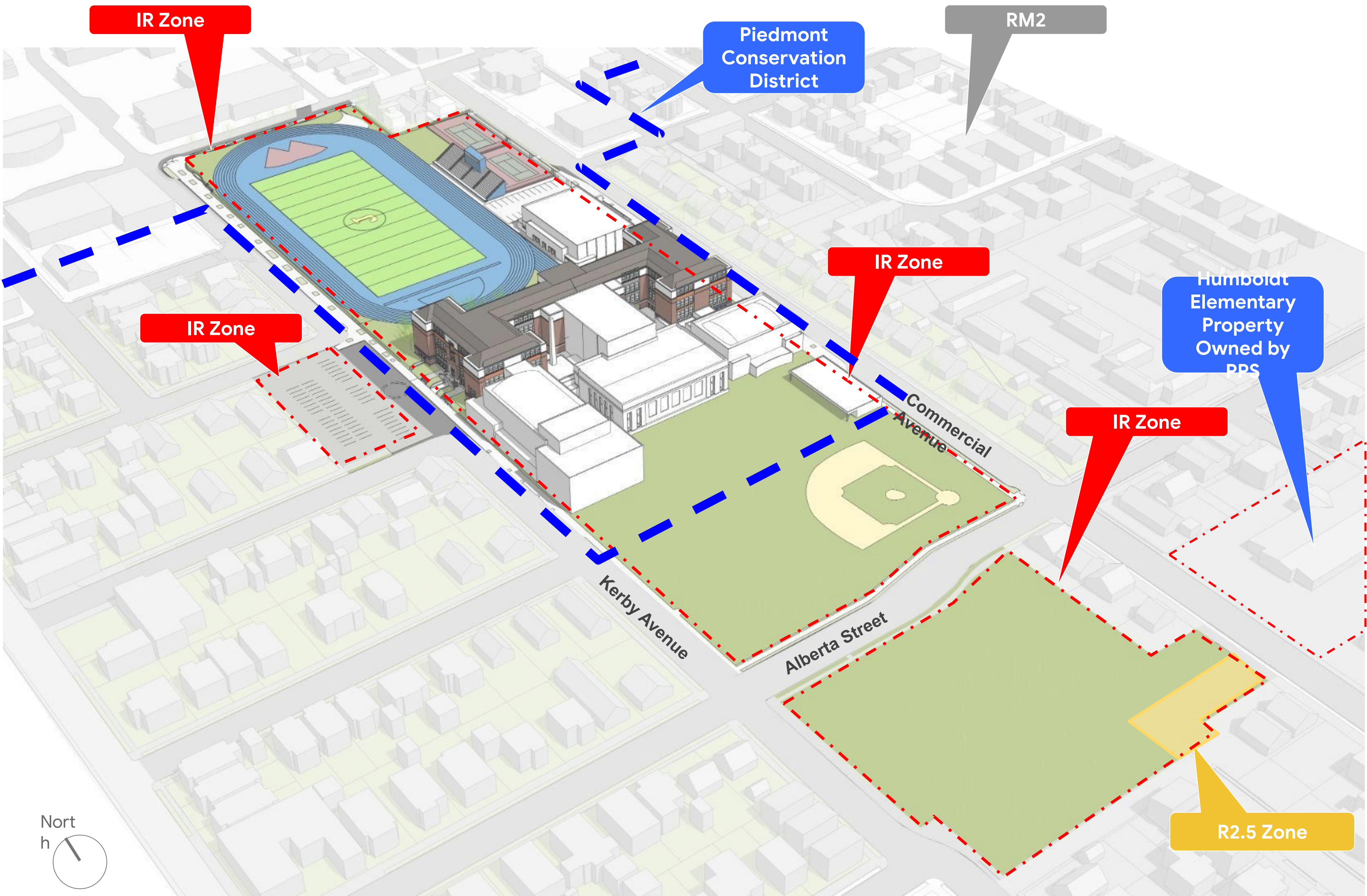
20% of site area (122,142 sf)
- Setbacks*

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

City of Portland - 1909 is a significant contributing resource in the Piedmont District. 1928 is not mentioned.

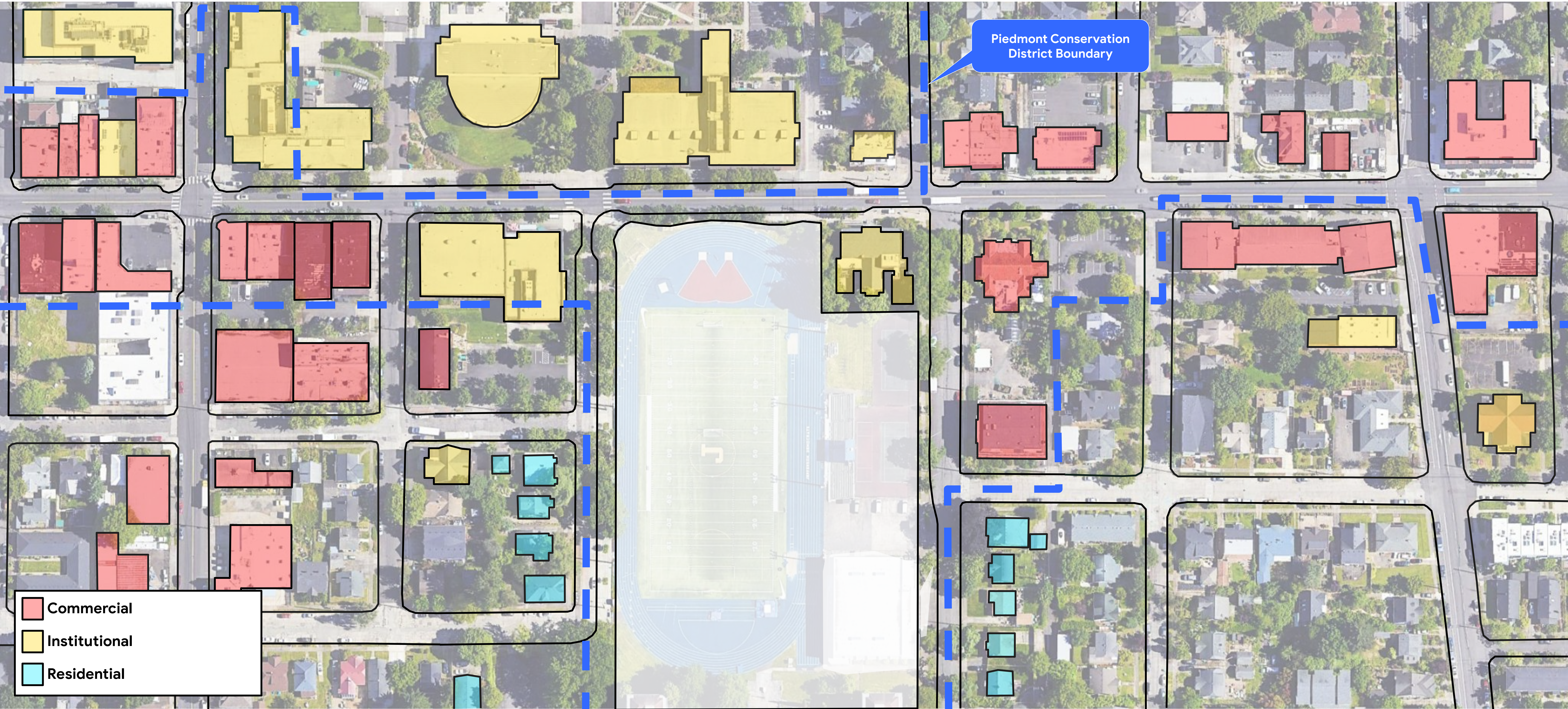
State of Oregon Historic Preservation Office - 1909 is not eligible and non-contributing. 1928 is not mentioned.



Neighborhood Context

JHS is situated within an eclectic mix of building types from different eras. PCC is a significant neighbor, located outside the district.

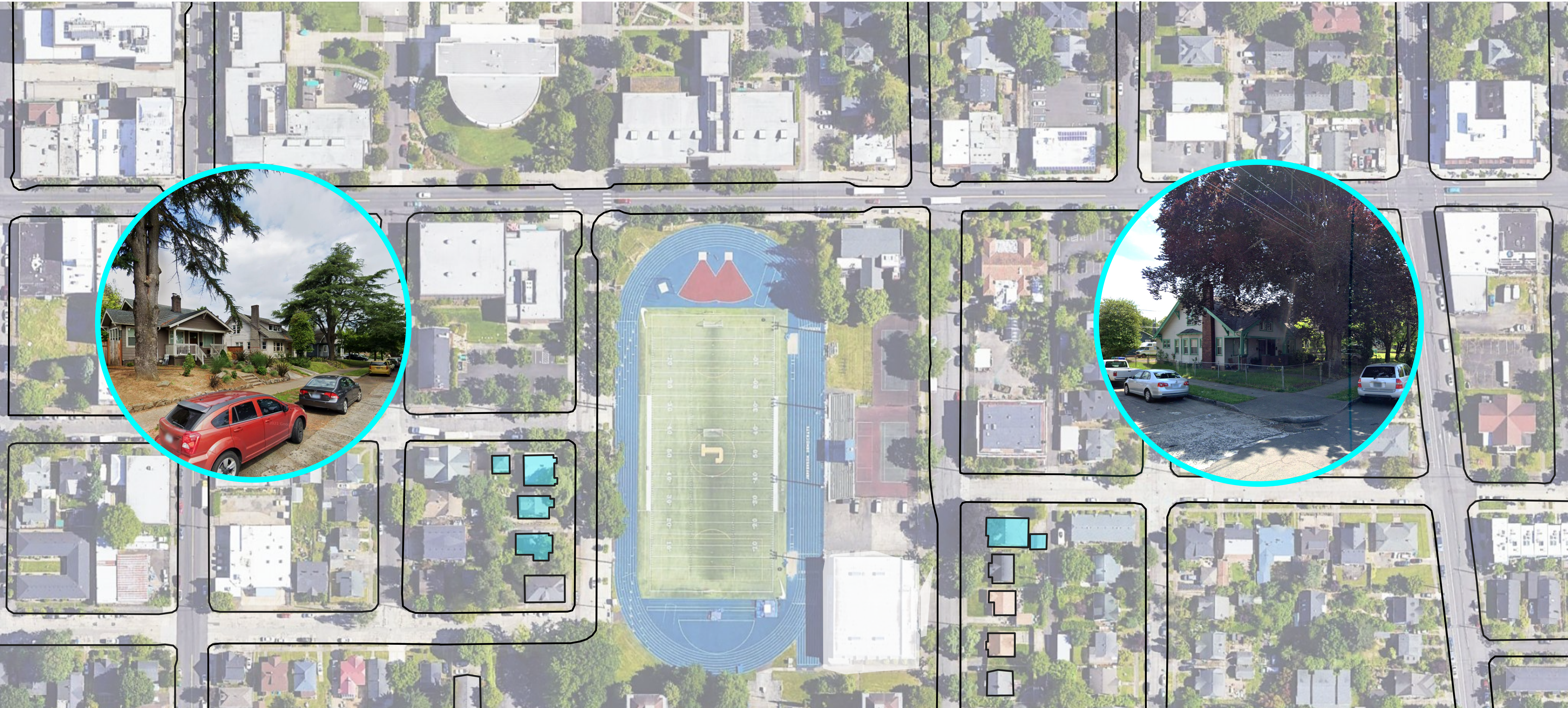
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Architectural Context

Many of the immediate neighbors are smaller single-family homes

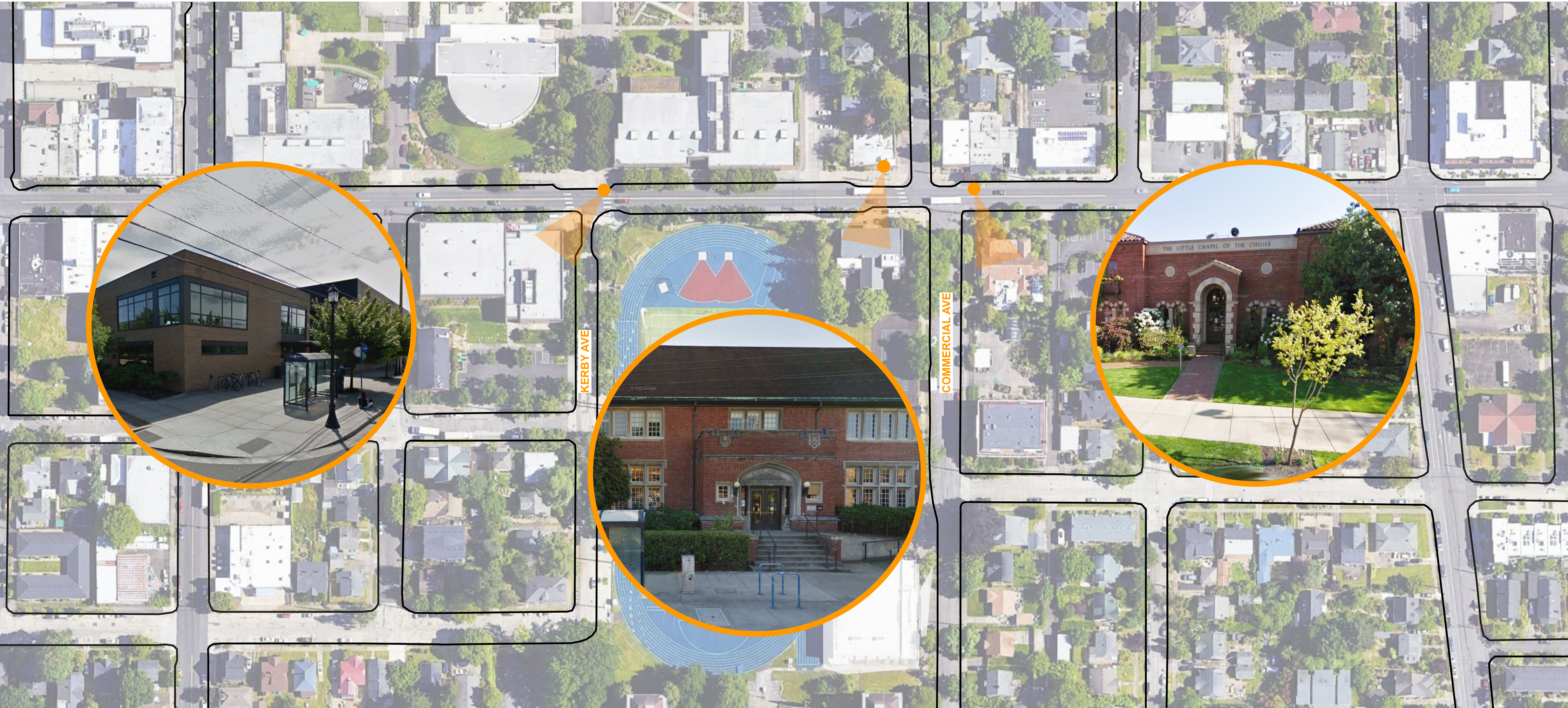
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Architectural Context

Immediate neighbors are a mix of new and historic buildings.

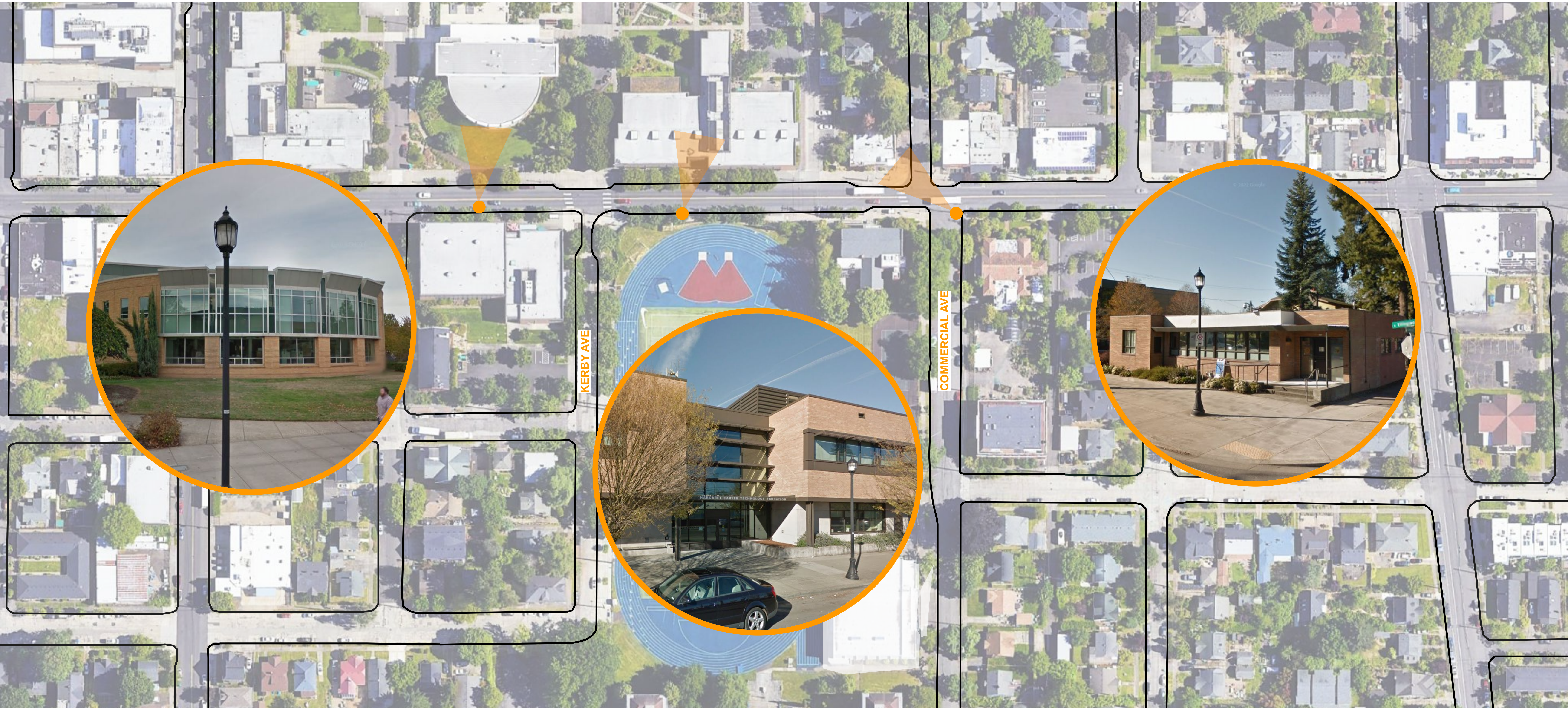
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Architectural Context

The nearest neighbor to the north is PCC which is primarily contemporary architecture.

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Process Options

Land Use Process

Possible paths to demolition of 1909

- **Conservation District Boundary Adjustment** Type II process (33.846.040) for allowing the boundaries of a Historic Conservation District to be reduced.
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Revision to district boundary or contributing status

Boundary Adjustment or Removal of Contributing Status

Criteria

Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, and any relevant area plans, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

- a. The resource’s age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
- b. The economic consequences for the owner and the community;
- c. The merits of demolition;
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

Piedmont Conservation District

JHS Inclusion in the District



- Review of the 1993 documentation that accompanied the founding of the district suggests that JHS was most likely included because it was originally constructed within the district’s first period of significance, and/or because there was a desire to create a continuous district boundary that captured the “Streetcar Era” commercial properties west of the school along Killingsworth.
- The documentation does not mention Jefferson High School by name, nor offer any explanation of why it was included in the district. The closest it gets is a mention of Arts and Crafts being an important architectural style in the district.

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

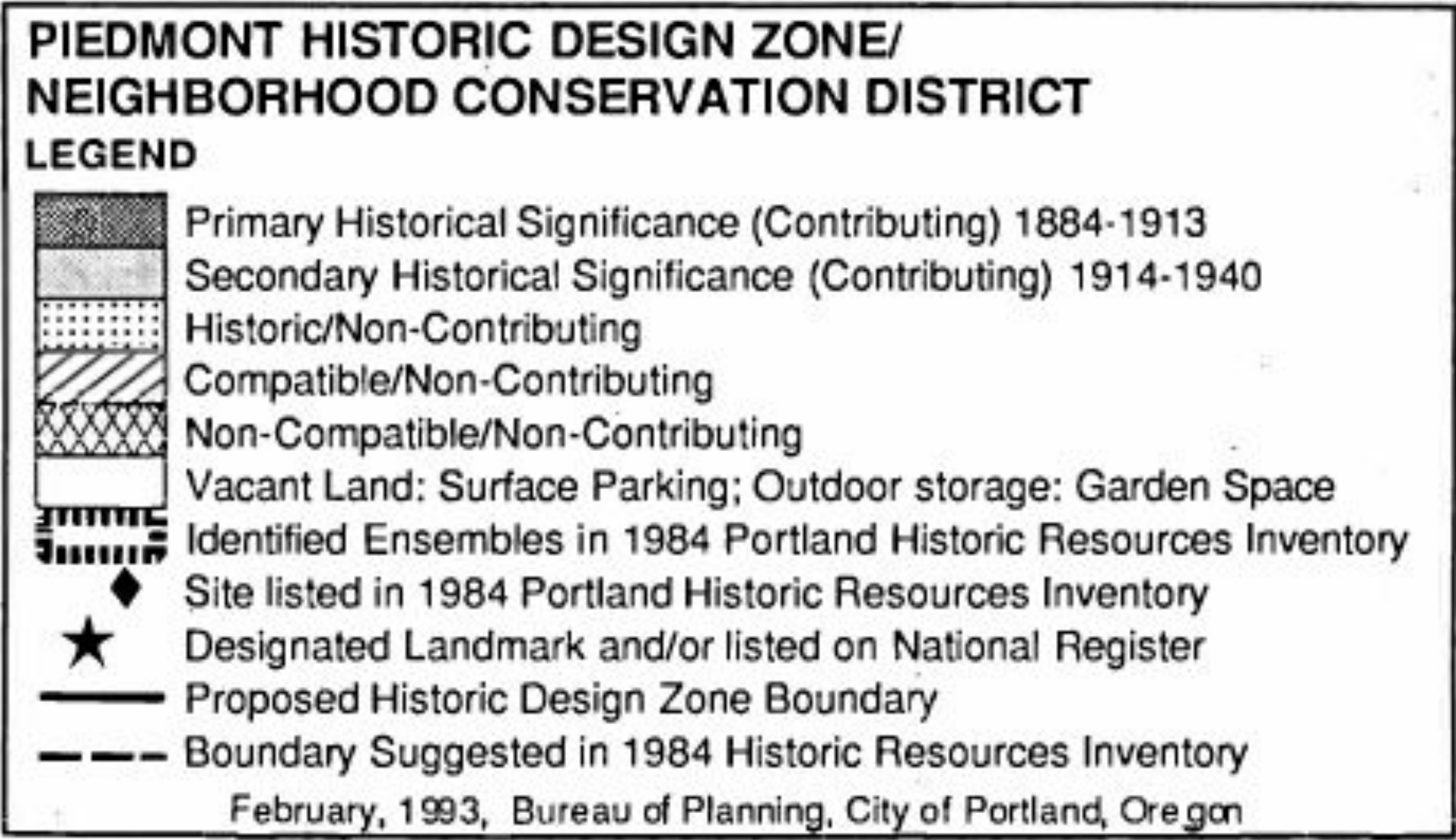
February, 1993, Bureau of Planning, City of Portland, Oregon

Piedmont Conservation District

Boundary Adjustment



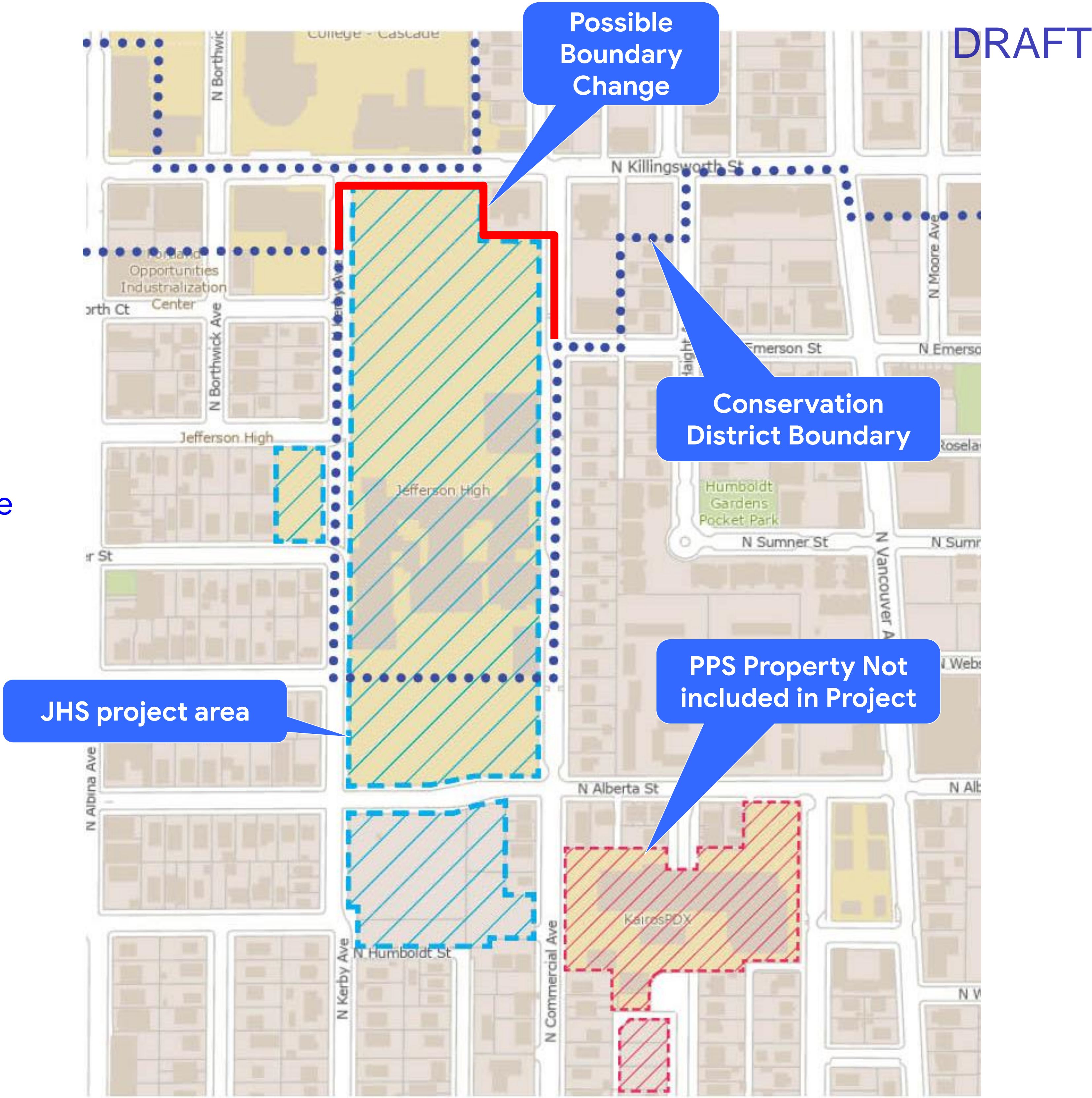
Given how much further south the Jefferson property extends than the rest of the district boundary, it may be preferable to modify the district boundary rather than to reclassify the Jefferson property as noncontributing but keep the entire property within the district.



Piedmont Conservation District

Option: Remove entire JHS site from the district

The district boundary was drawn specifically to capture all the JHS buildings without regard to actual condition or date of construction. The loss of integrity of the original building calls into question whether it qualifies as a contributing resource. If the building is to be removed, it suggests the possible exclusion of the entire site from the district.

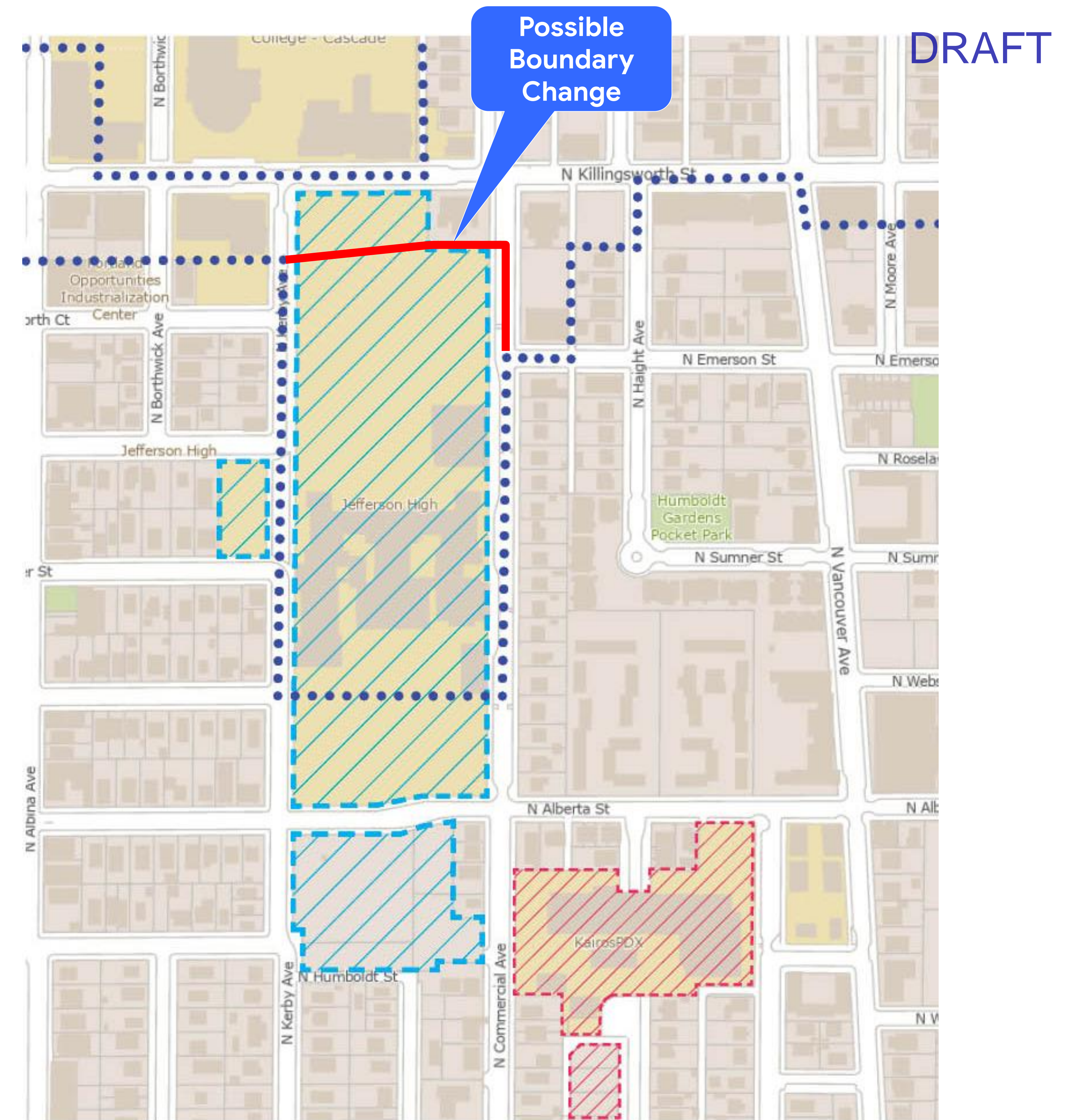


Piedmont Conservation District

Option: Reduce the area of JHS within the district

Another possible approach is to reduce the boundary of the district to be consistent with the balance of the commercial zone to the west of the school. In this case, the boundary would follow the line of the “m” overlay.

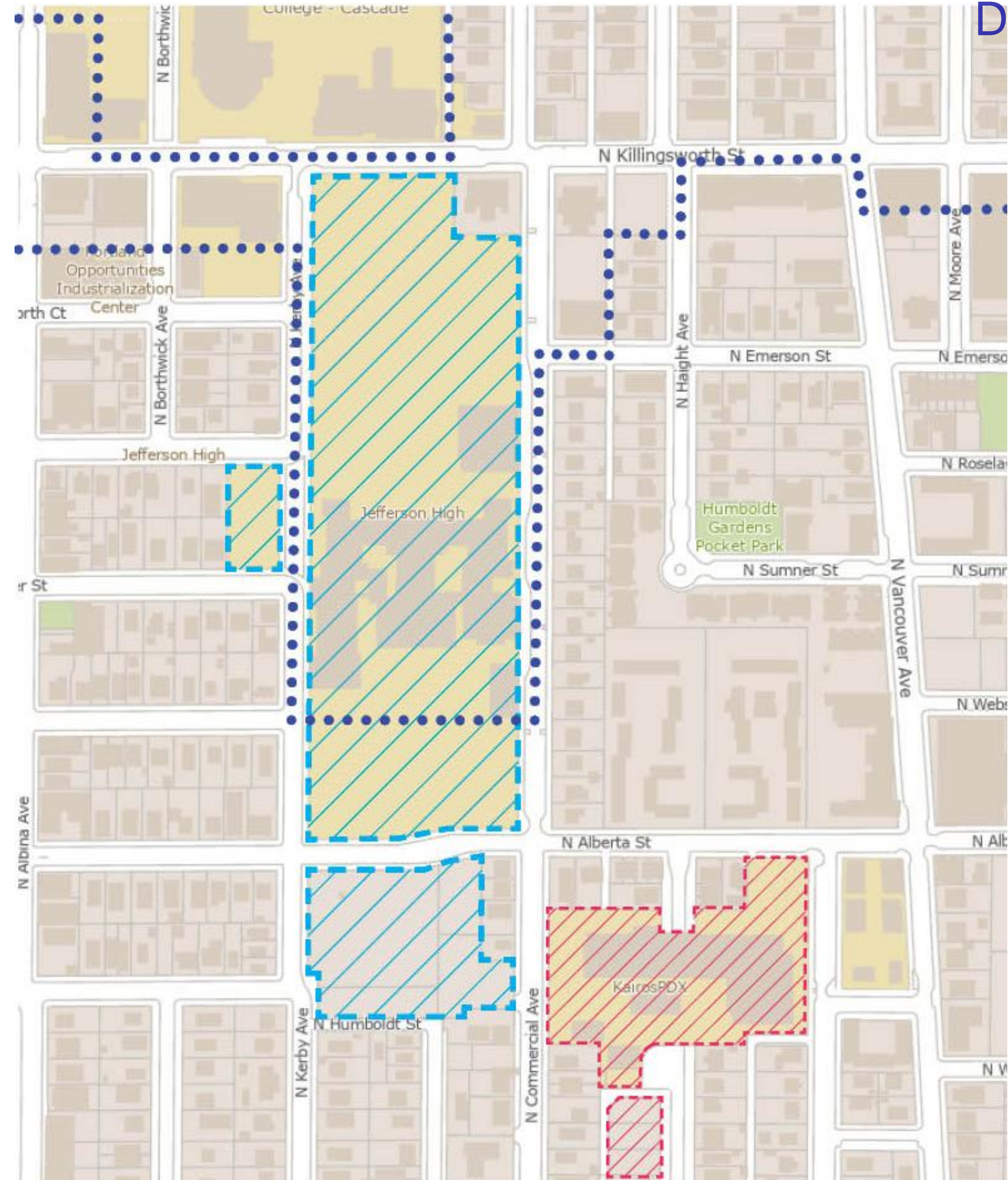
Leaving a portion of the property within the district would recognize the importance of the historic presence of the high school within the community



Piedmont Conservation District

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

Similar to the boundary reduction, the buildings could be listed as non-contributing and the boundary could stay unchanged. This approach, like the previous, would recognize the importance of the JHS campus as a whole to the history of the neighborhood.



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Demolition Review

Demolition Review

Criteria for demolition approval

- 1. Loss of historic value. Information shows that the resource does not meet the applicable criteria for historic designation review in Sections 33.846.030.D.1. and D.2;
- 2. Change in level of protection. The goals and polices of the Comprehensive Plan are equally or better met by changing the level of protection of the entire landmark or district from Historic Landmark to Conservation Landmark, from Historic District to Conservation District, or, if the resource is listed in the National Register of Historic Places, by changing the level of protection to National Register Landmark or National Register District; or
- 3. Owner consent.
 - a. For Historic Landmarks or Conservation Landmarks. The property owner at the time of designation must have objected, on the record, to the historic designation and must have retained ownership since the time of designation.
 - b. For Historic Districts or Conservation Districts. Fifty percent plus one of the property owners at the time of designation must have objected, on the record, to inclusion in the district.

Proposals to designate a historic resource as a Historic Landmark, Conservation Landmark, Historic District, or Conservation District, or as a contributing resource within a Historic Landmark, Conservation Landmark, Historic District, or Conservation District, or expand the boundary of a Historic Landmark, Conservation Landmark, Historic District, or Conservation District will be approved if the review body finds that all of the following approval criteria are met:

Significance. The resource has significant archaeological, cultural, historical, or architectural value.

Integrity. The resource has retained physical and associative features from the period of historic significance.

Appropriate level of protection. The proposed City designation is appropriate considering the following.

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

The project would probably pursue a demolition review based on criterion #1

1909 Original North Elevation

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1909 Current North Elevation

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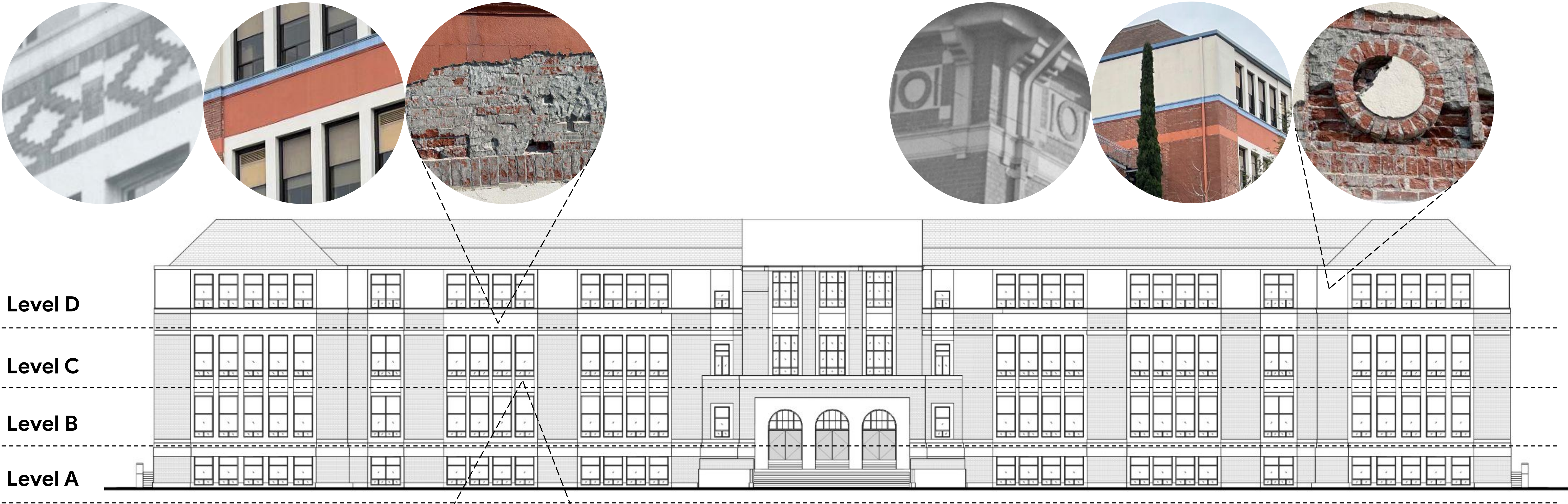
The integrity of the original building was severely compromised by alterations after the period of significance for the conservation district (i.e., after 1940), including removal of all Arts and Crafts exterior elements on the main building, along with extensive new construction on the property.



Original Facade Details Investigation

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Diamond Bands between Levels C+D



Diamond Panels between Levels B+C

The argument could be made that the Jefferson property no longer retains sufficient integrity to be considered a contributor to the Piedmont Conservation District. ARG

Discussion + Questions

Questions

- **If the original building is to be demolished, is a demolition review the appropriate process?** It is not clear that the extant buildings have sufficient integrity to be considered a contributing resource and therefore the appropriate process could be a re-designation as non-contributing.
- **Is an adjustment to the conservation district boundary appropriate?** This is a question about the intended purpose and cohesiveness of the district and how JHS fits within it.
- **If the existing buildings are demolished, to what extent should a new building be evaluated in the context of the conservation district?** The Piedmont district is largely residential. The site occupied by JHS is hard to define in terms of a coherent connection to the district - in part because much of the adjacent context (for example PCC) is outside the boundary.

Thank you.

Jefferson High School

Portland, OR

Design Advice Request #4

February 26, 2024



BORA LEVER PLACE



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JHS in Portland

PPS Mission

The Portland public school system is an institution that contributes to the vitality of the the city as a whole by focusing on the potential of each student. Schools are so important to the functioning of the city that neighborhoods are often synonymous with the schools that serve them.

As is true for the Jefferson High School community, the abiding presence of the schools is, for many, a crucial link to the history and durability of the community. Schools are also community hubs that integrate support services for families—including health care, housing support, clothing, and food that are driven by community need.

The charge of this project is to provide a physical place in the city that can continue to meet the needs of the community today and will be an enduring institution for the next 100 years.

PPS Mission Statement

We provide rigorous, high-quality academic learning experiences that are inclusive and joyful. We disrupt racial inequities to create vibrant environments for every student to demonstrate excellence.

Community Values

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

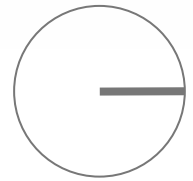
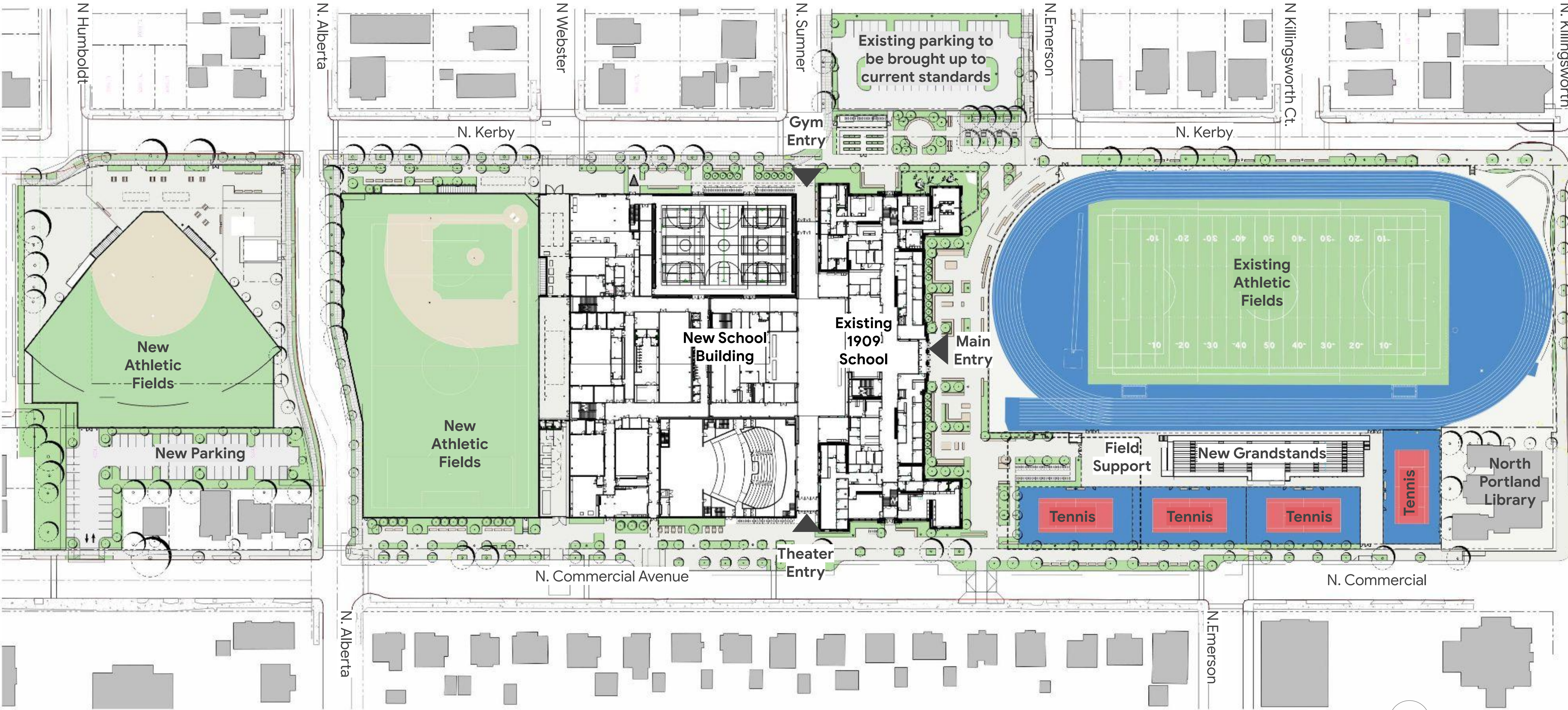
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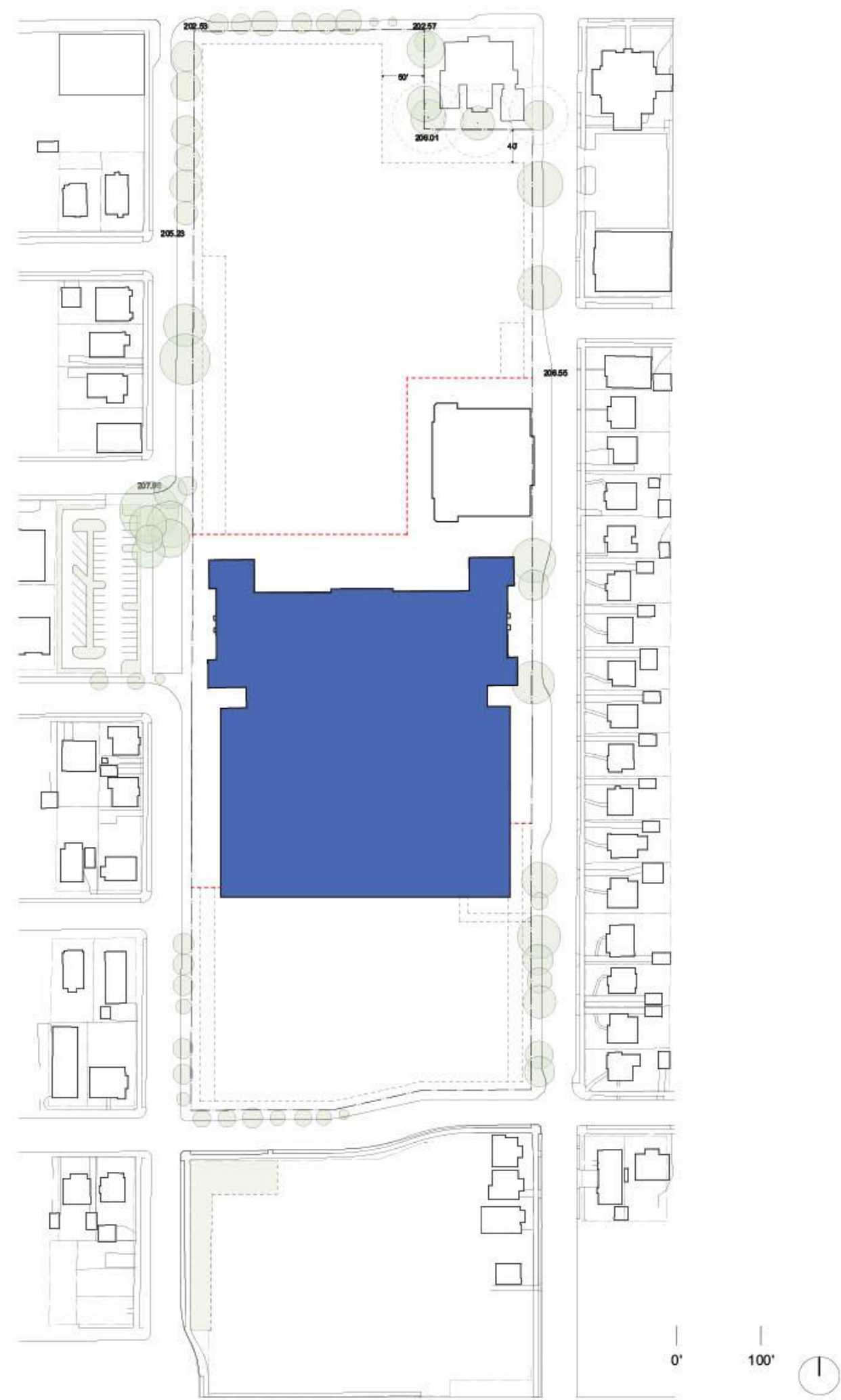
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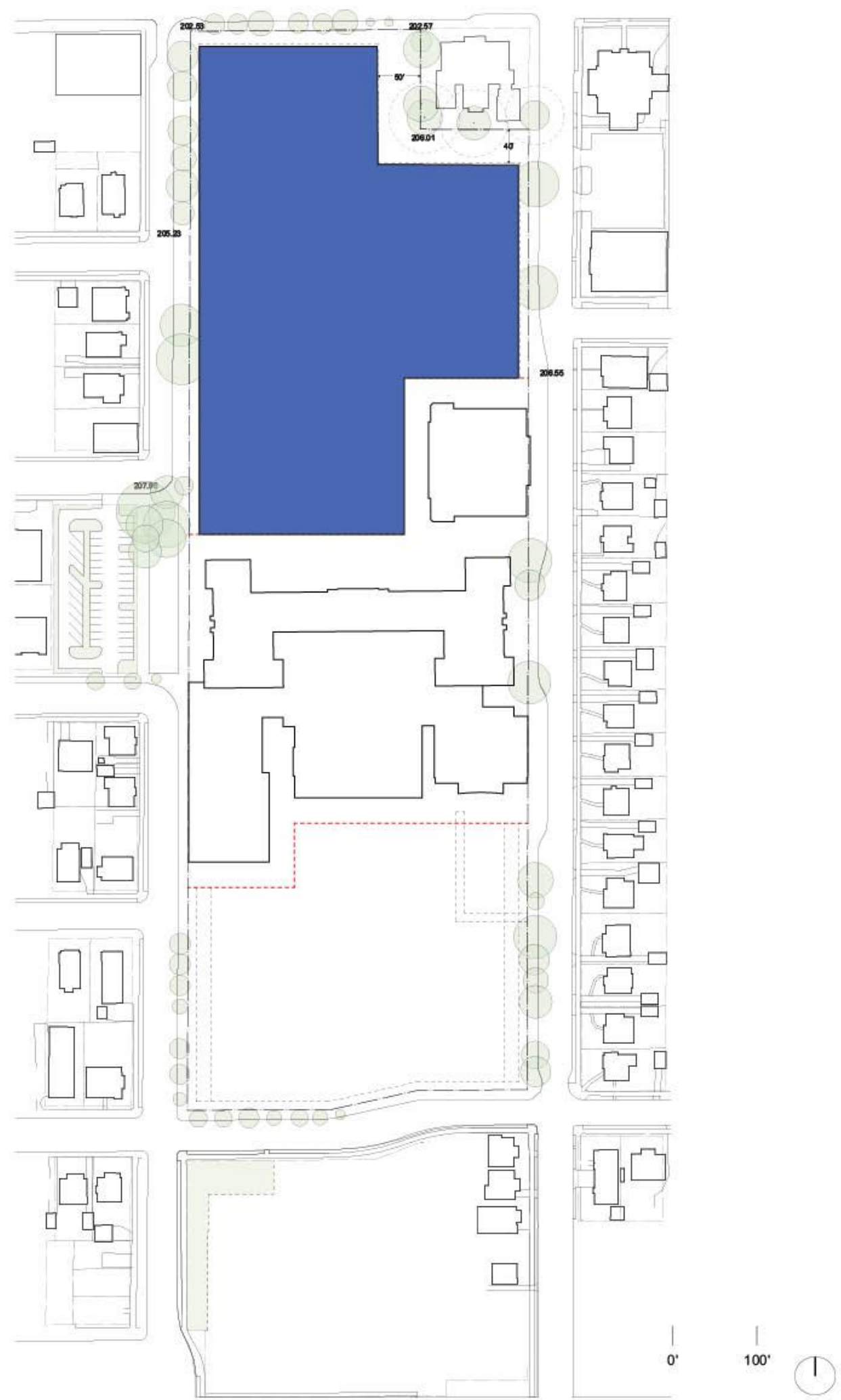


Recent Development

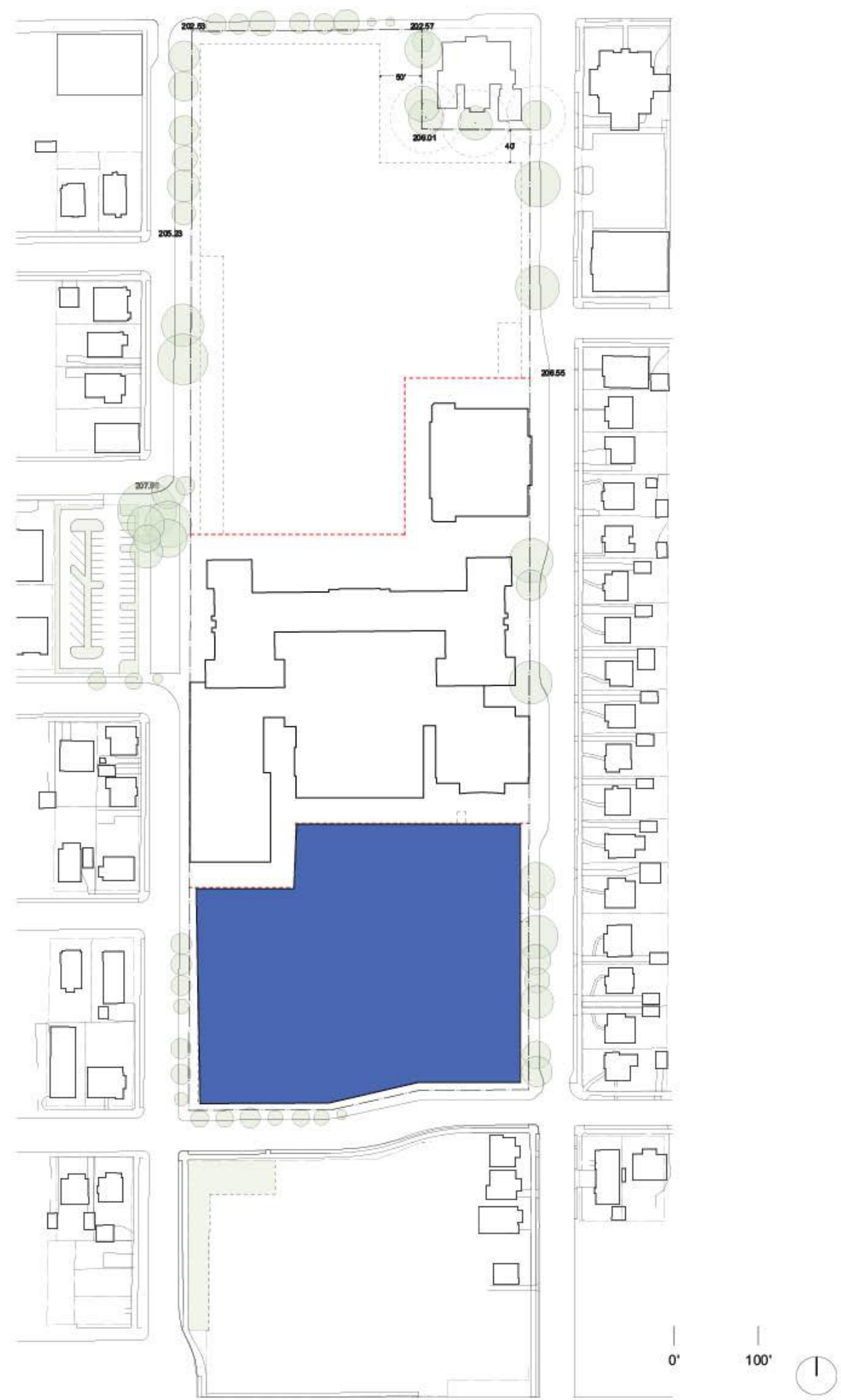
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OPTION 2: DEMOLISH 1909 AND BUILD NEW SCHOOL BUILDING ON KILLINGSWORTH (NEW OPTION)



OPTION 3: DEMOLISH 1909 AND BUILD NEW SCHOOL BUILDING ON ALBERTA (NEW OPTION)

What is next?

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Land Use Process

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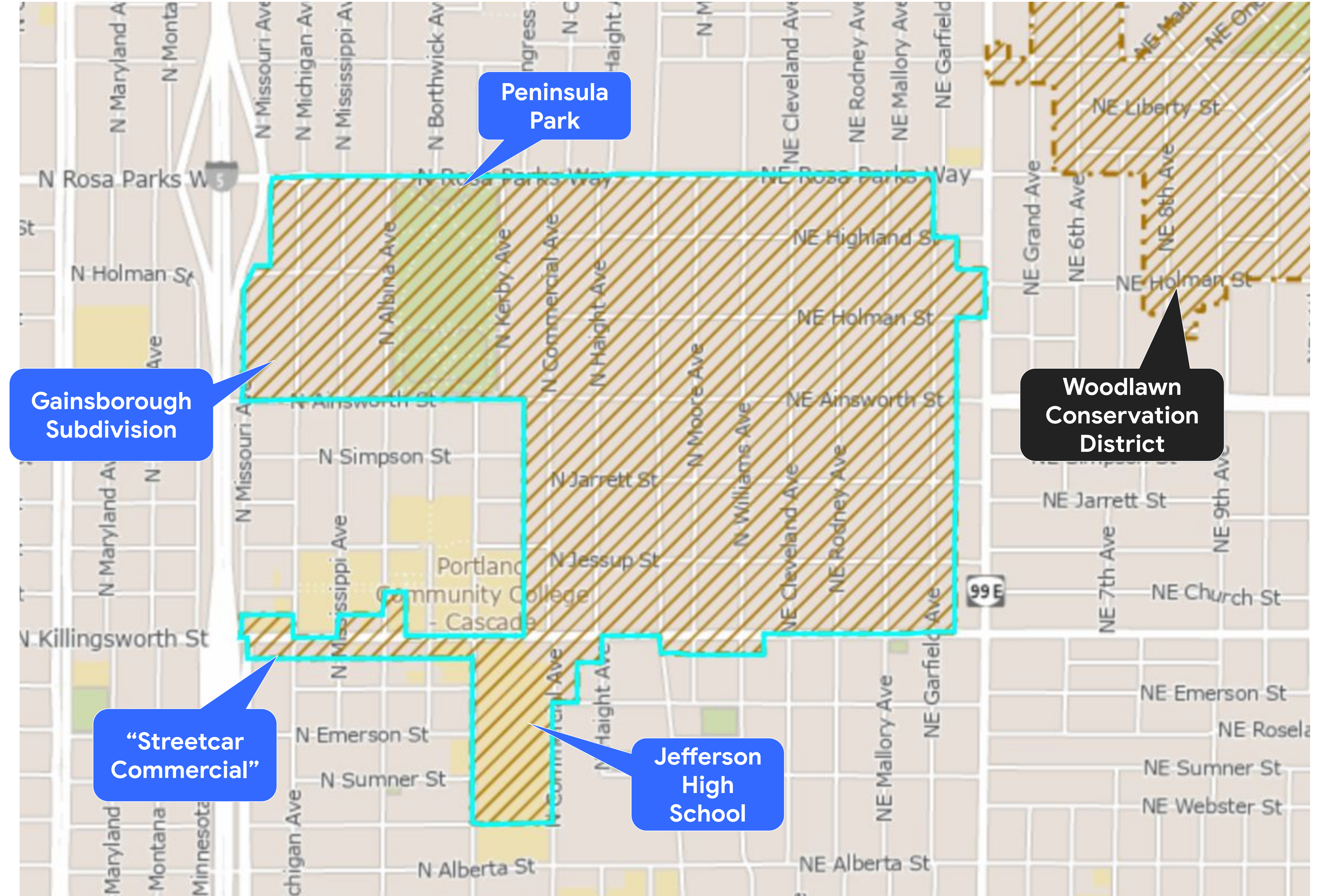
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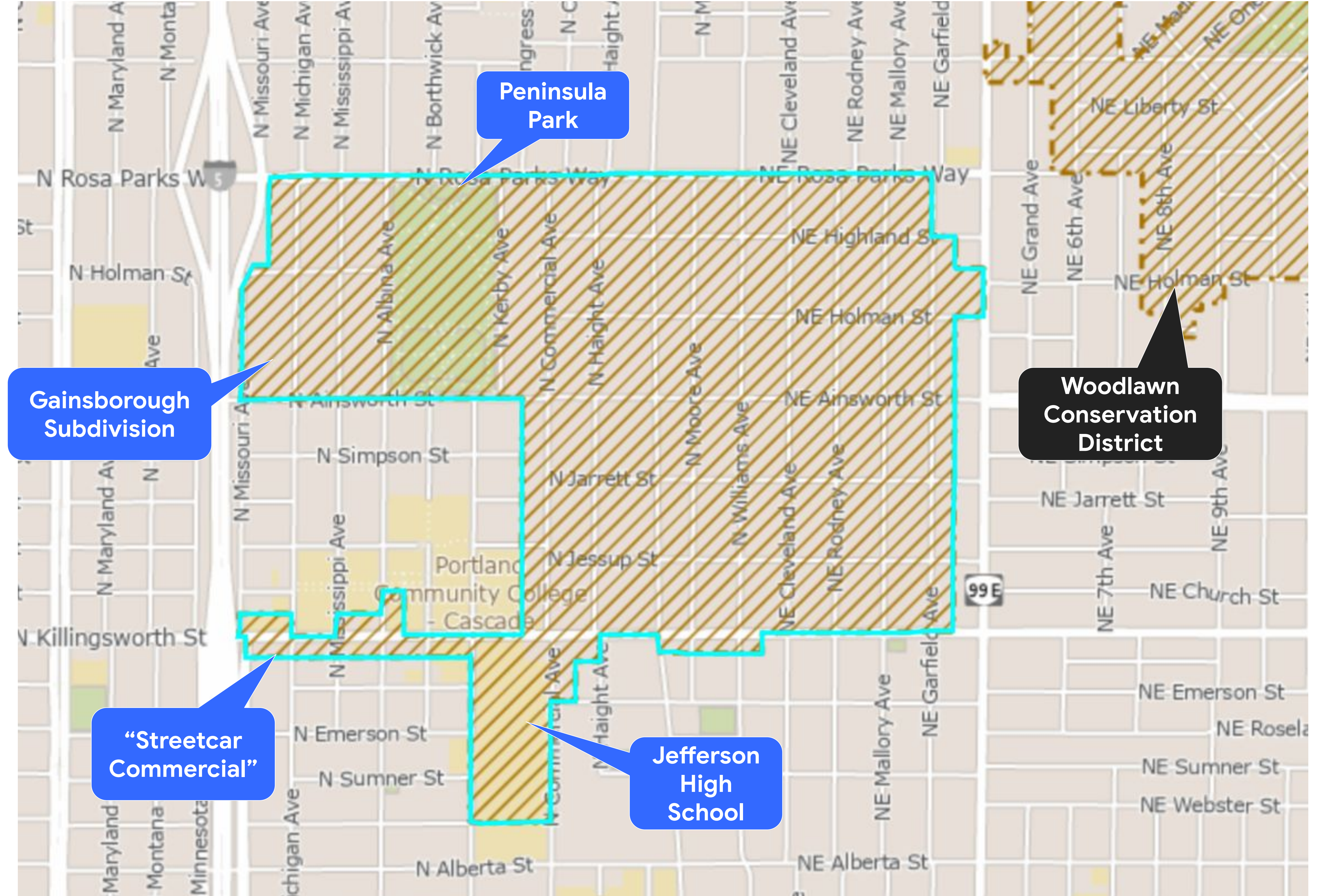
Piedmont Conservation District

Jefferson is in the Piedmont Conservation District



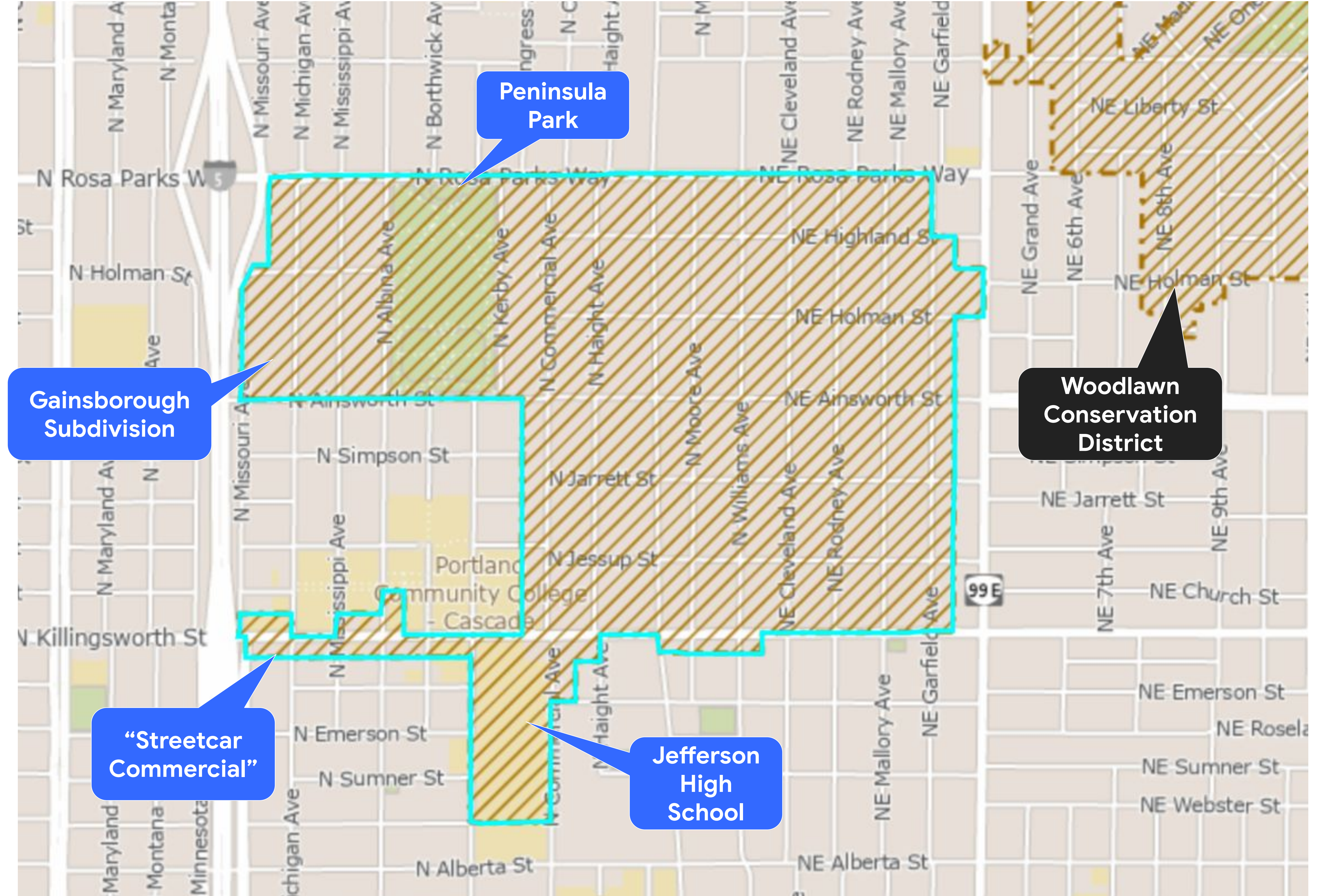
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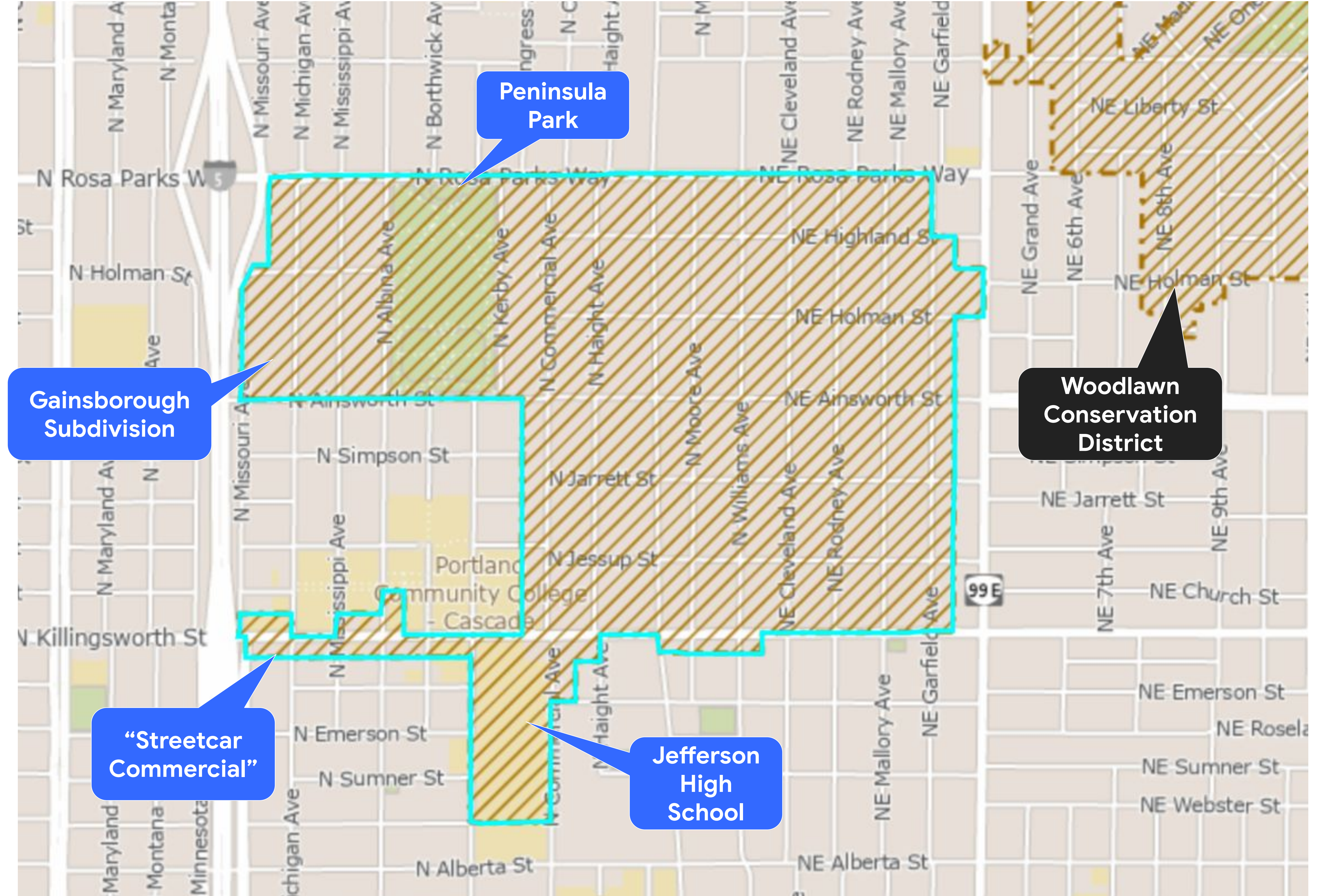
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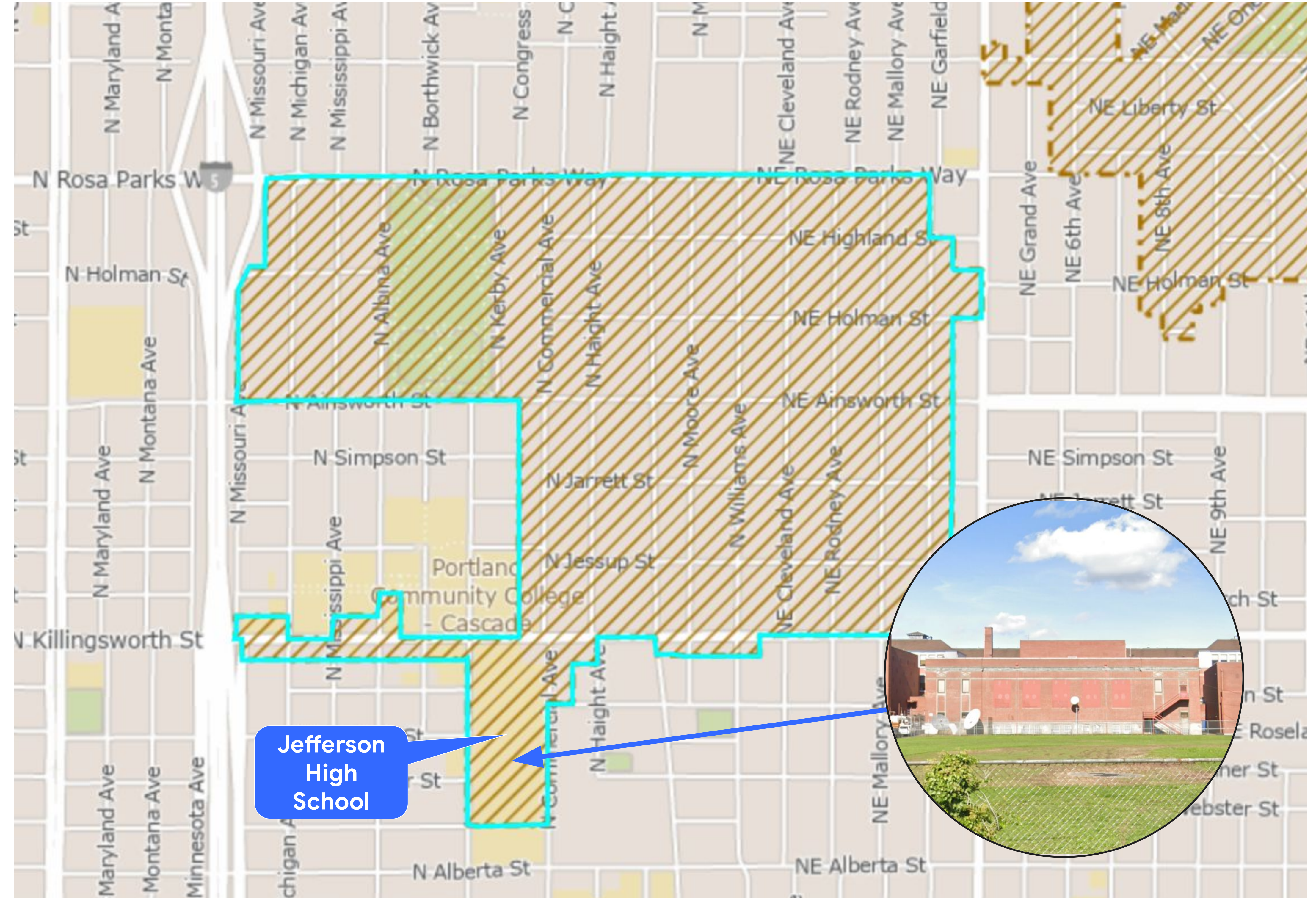
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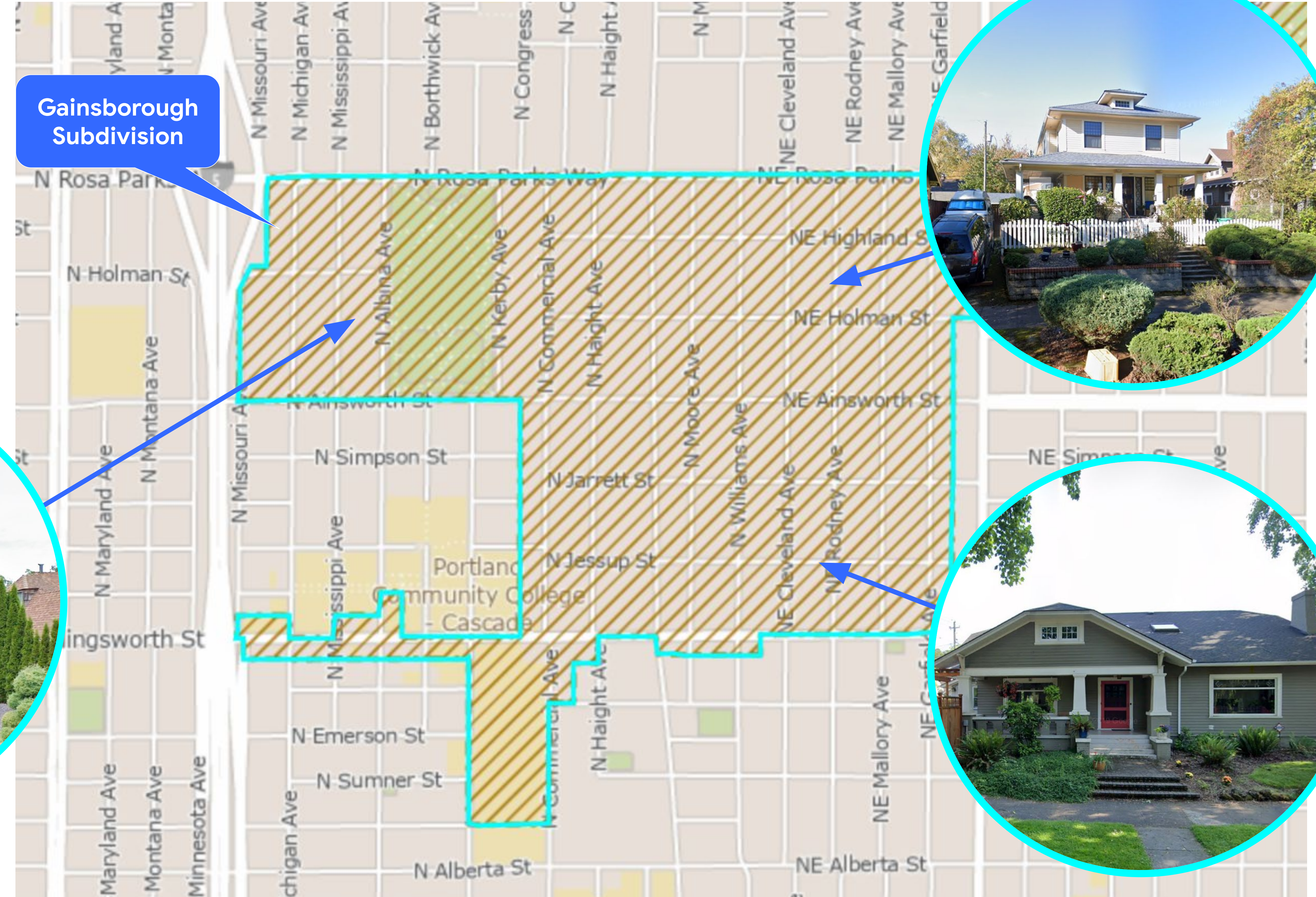
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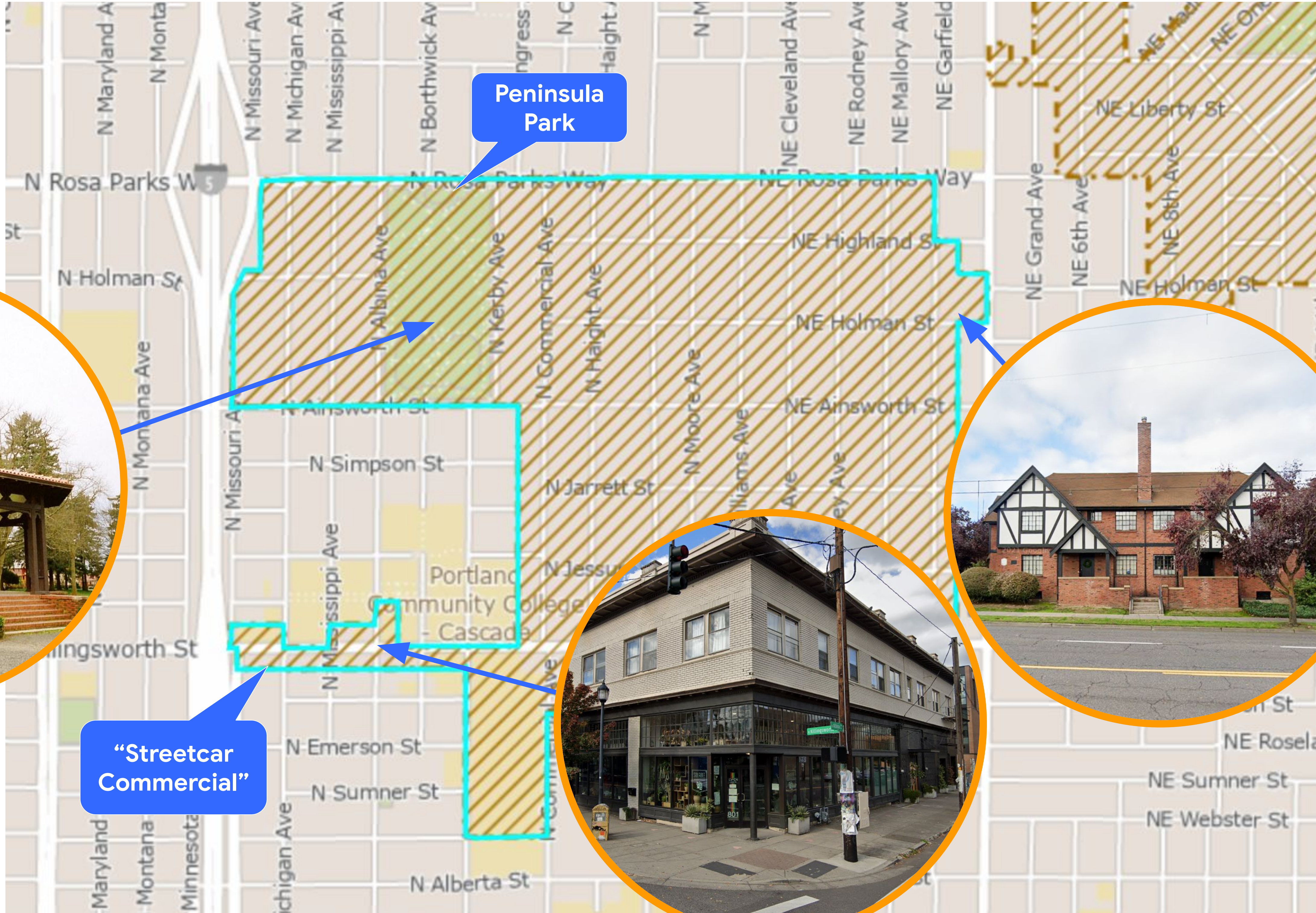
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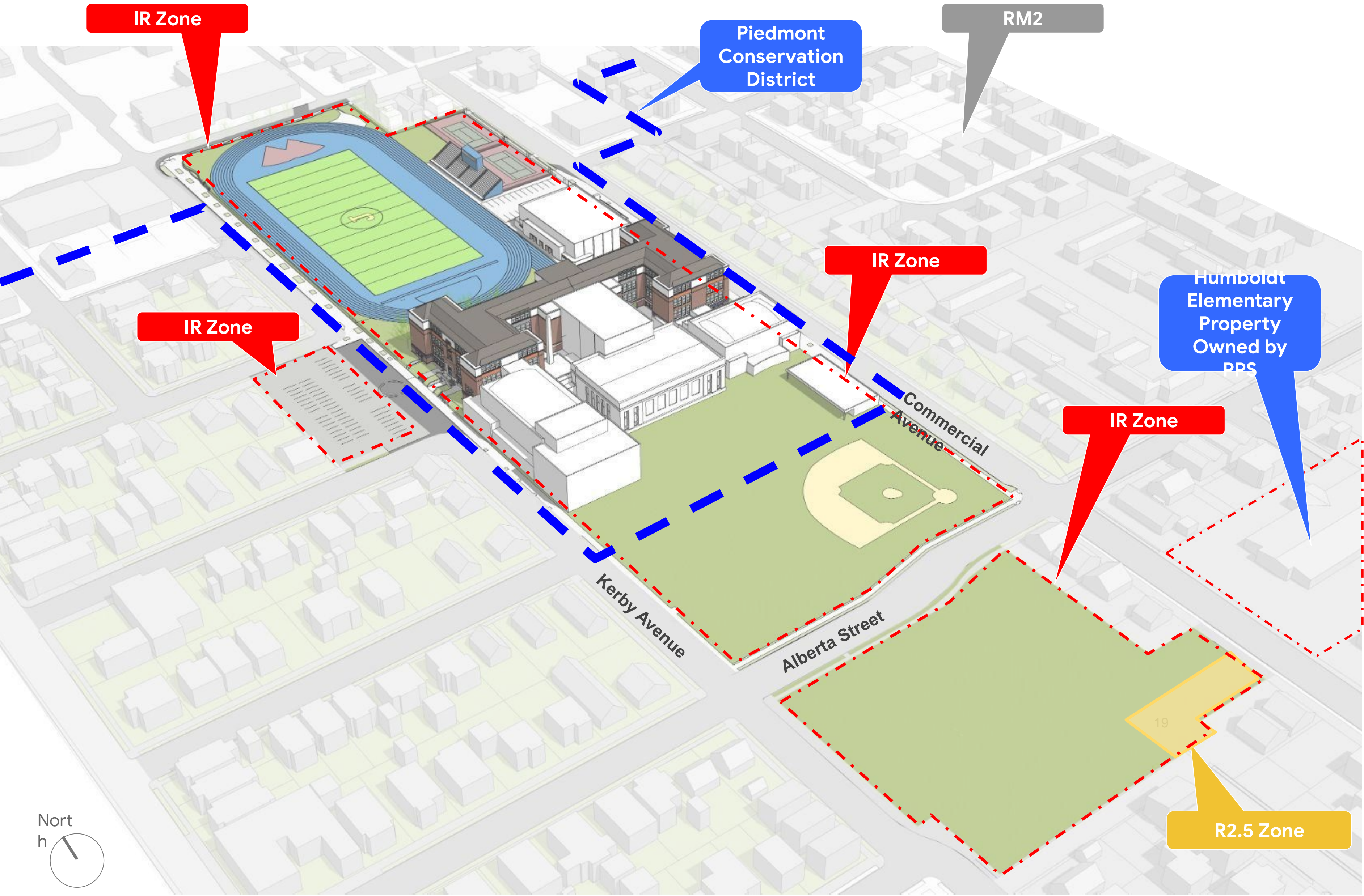
Zoning Information

Zoning Designation:	<u>IR Zone</u> Institutional Residential <u>R2.5</u> 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
FAR:	Min: 0.5:1; Max: 2:1
Base Height:	75'
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

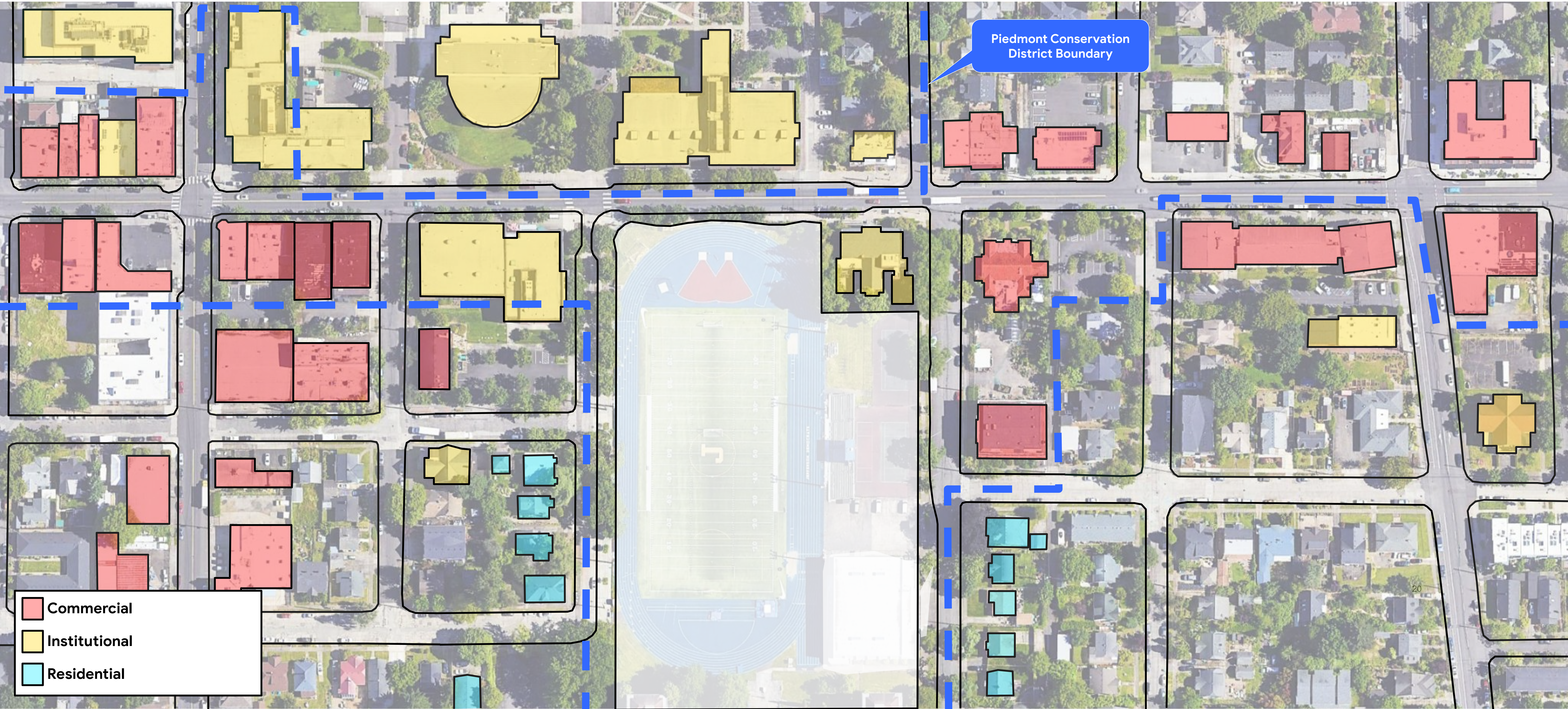
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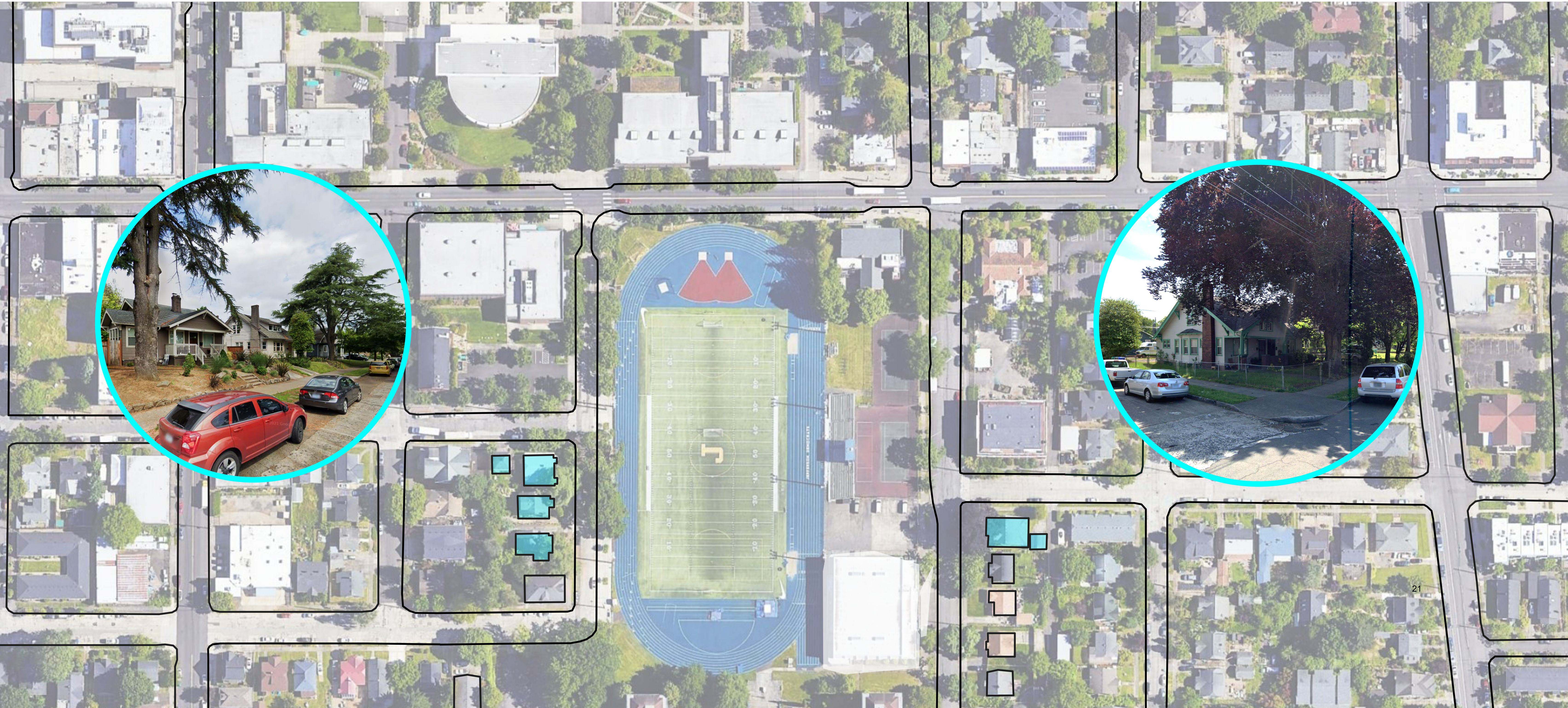
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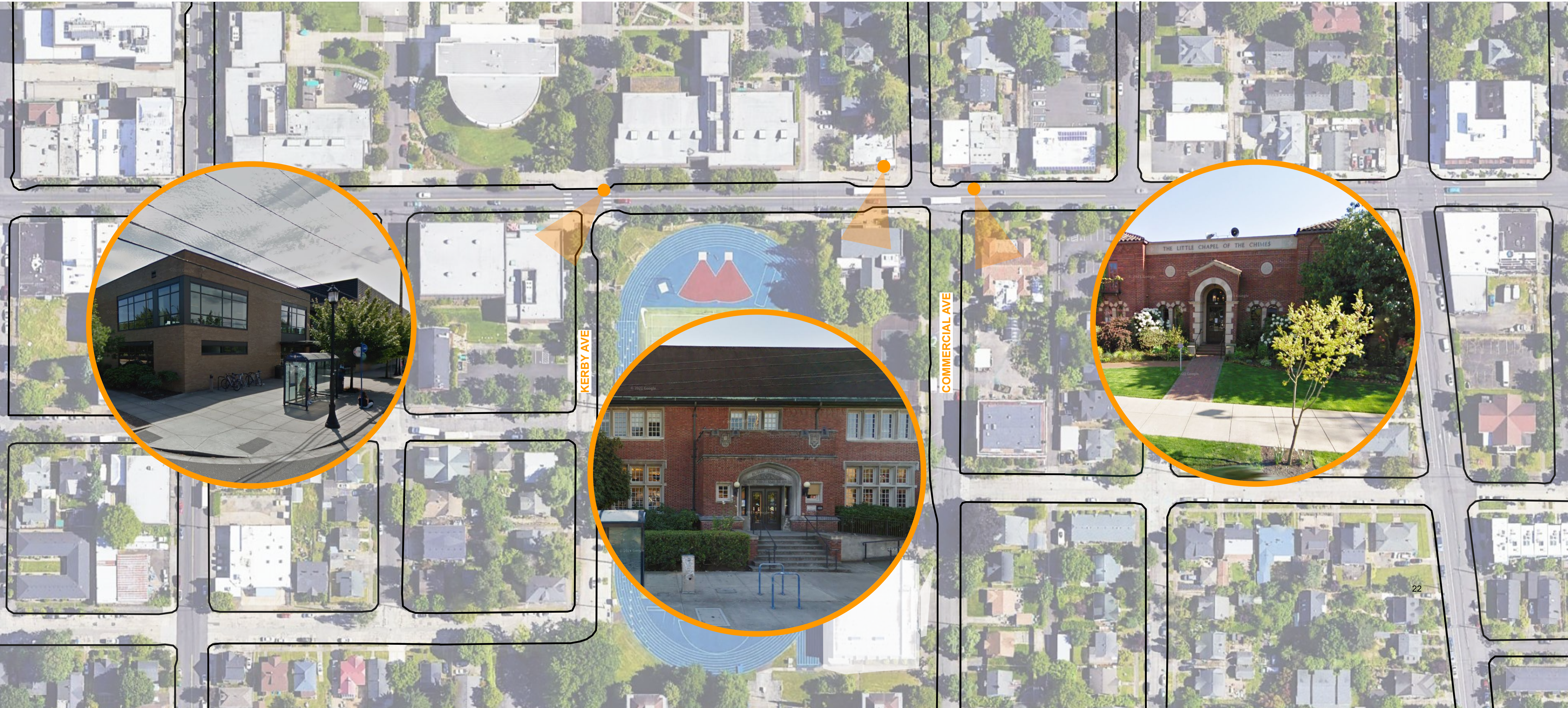
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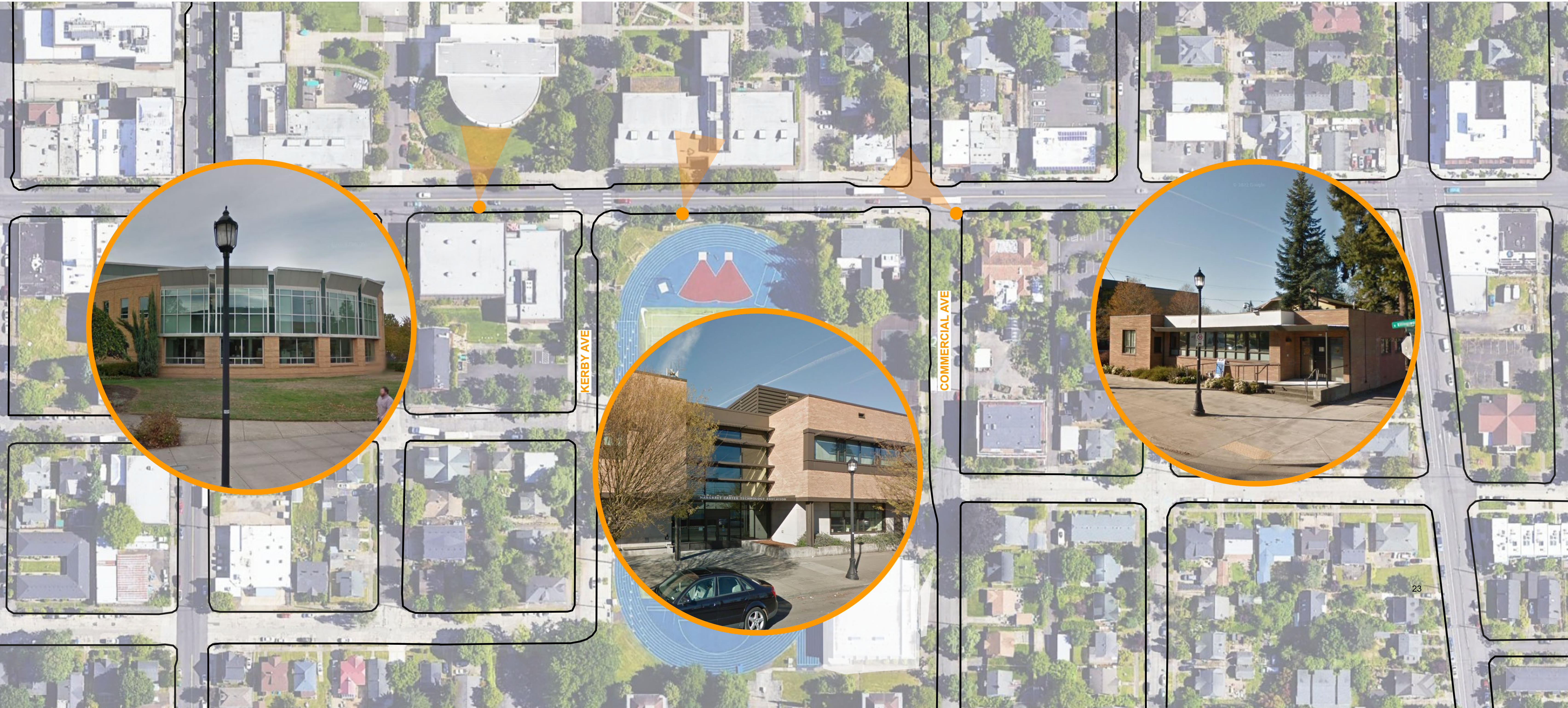
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Immediate neighbors are a mix of new and historic buildings.



Architectural Context

The nearest neighbor to the north is PCC which is primarily contemporary architecture.



Process Options

Land Use Process


Possible paths to demolition of 1909

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Revision to district boundary or contributing status

Boundary Adjustment or Removal of Contributing Status

Criteria

1. Loss of historic value. Information shows that the resource does not meet the applicable criteria for historic designation review in Sections 33.846.030.D.1. and D.2; 
2. Change in level of protection. The goals and polices of the Comprehensive Plan are equally or better met by changing the level of protection of the entire landmark or district from Historic Landmark to Conservation Landmark, from Historic District to Conservation District, or, if the resource is listed in the National Register of Historic Places, by changing the level of protection to National Register Landmark or National Register District; or
3. Owner consent.
 - a. For Historic Landmarks or Conservation Landmarks. The property owner at the time of designation must have objected, on the record, to the historic designation and must have retained ownership since the time of designation.
 - b. For Historic Districts or Conservation Districts. Fifty percent plus one of the property owners at the time of designation must have objected, on the record, to inclusion in the district.

Proposals to designate a historic resource as a Historic Landmark, Conservation Landmark, Historic District, or Conservation District, or as a contributing resource within a Historic Landmark, Conservation Landmark, Historic District, or Conservation District, or expand the boundary of a Historic Landmark, Conservation Landmark, Historic District, or Conservation District will be approved if the review body finds that all of the following approval criteria are met:

Significance. The resource has significant archaeological, cultural, historical, or architectural value.

Integrity. The resource has retained physical and associative features from the period of historic significance.

Appropriate level of protection. The proposed City designation is appropriate considering the following.

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

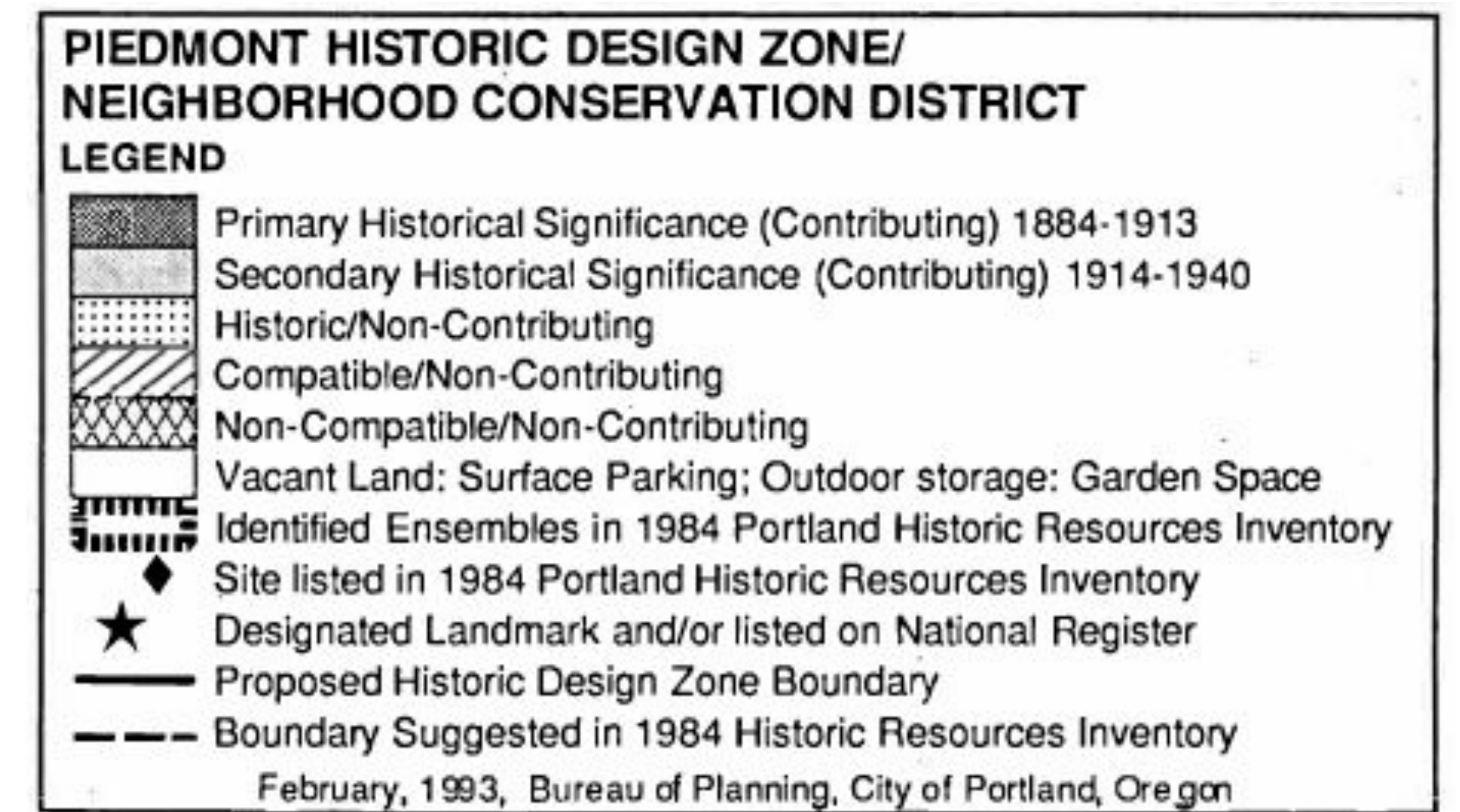
The project would probably pursue a boundary adjustment based on criterion #1

Piedmont Conservation District

JHS Inclusion in the District



- Review of the 1993 documentation that accompanied the founding of the district suggests that JHS was most likely included because it was originally constructed within the district's first period of significance, and/or because there was a desire to create a continuous district boundary that captured the "Streetcar Era" commercial properties west of the school along Killingsworth.
- The documentation does not mention Jefferson High School by name, nor offer any explanation of why it was included in the district. The closest it gets is a mention of Arts and Crafts being an important architectural style in the district.

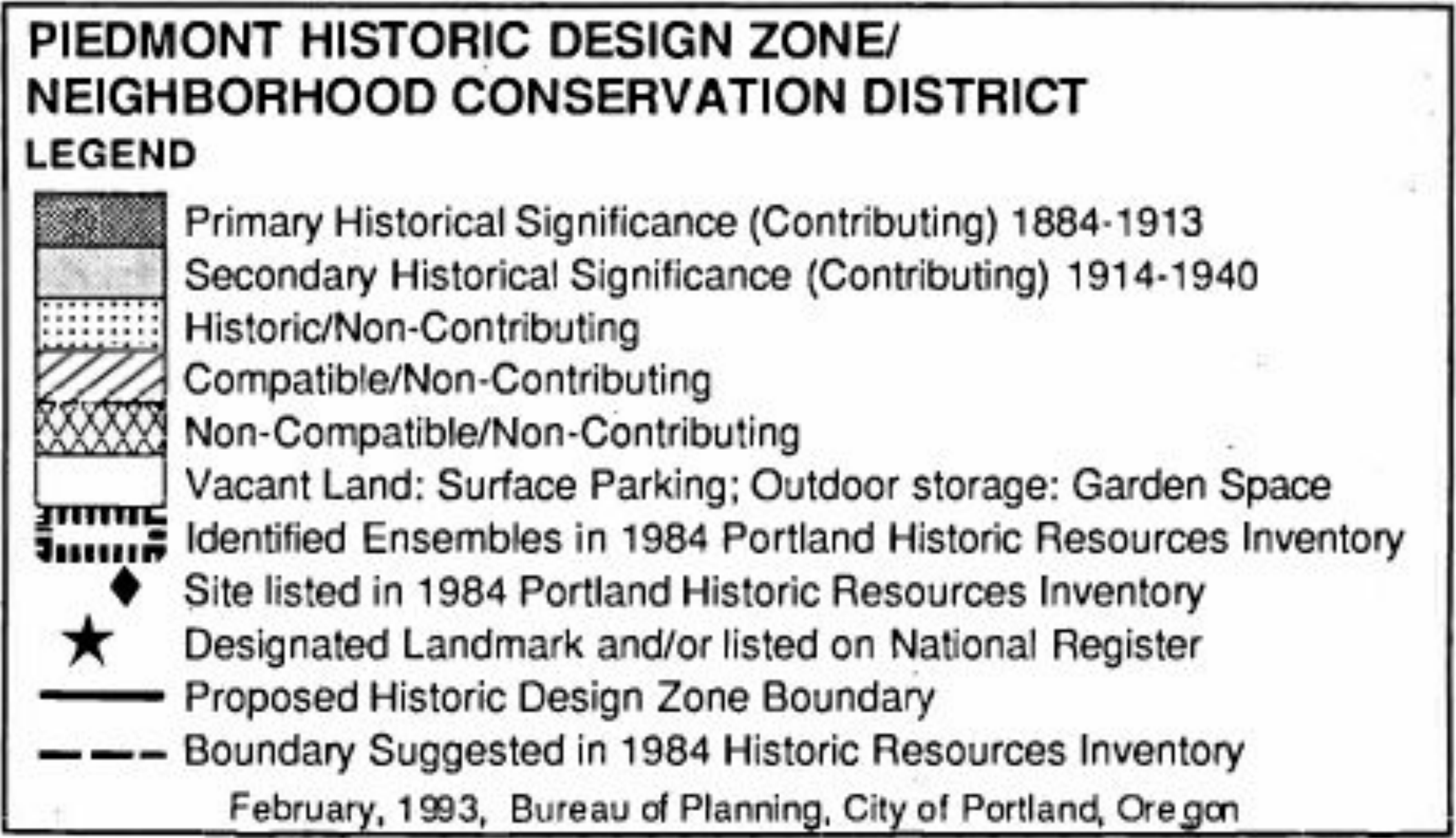


Piedmont Conservation District

Boundary Adjustment



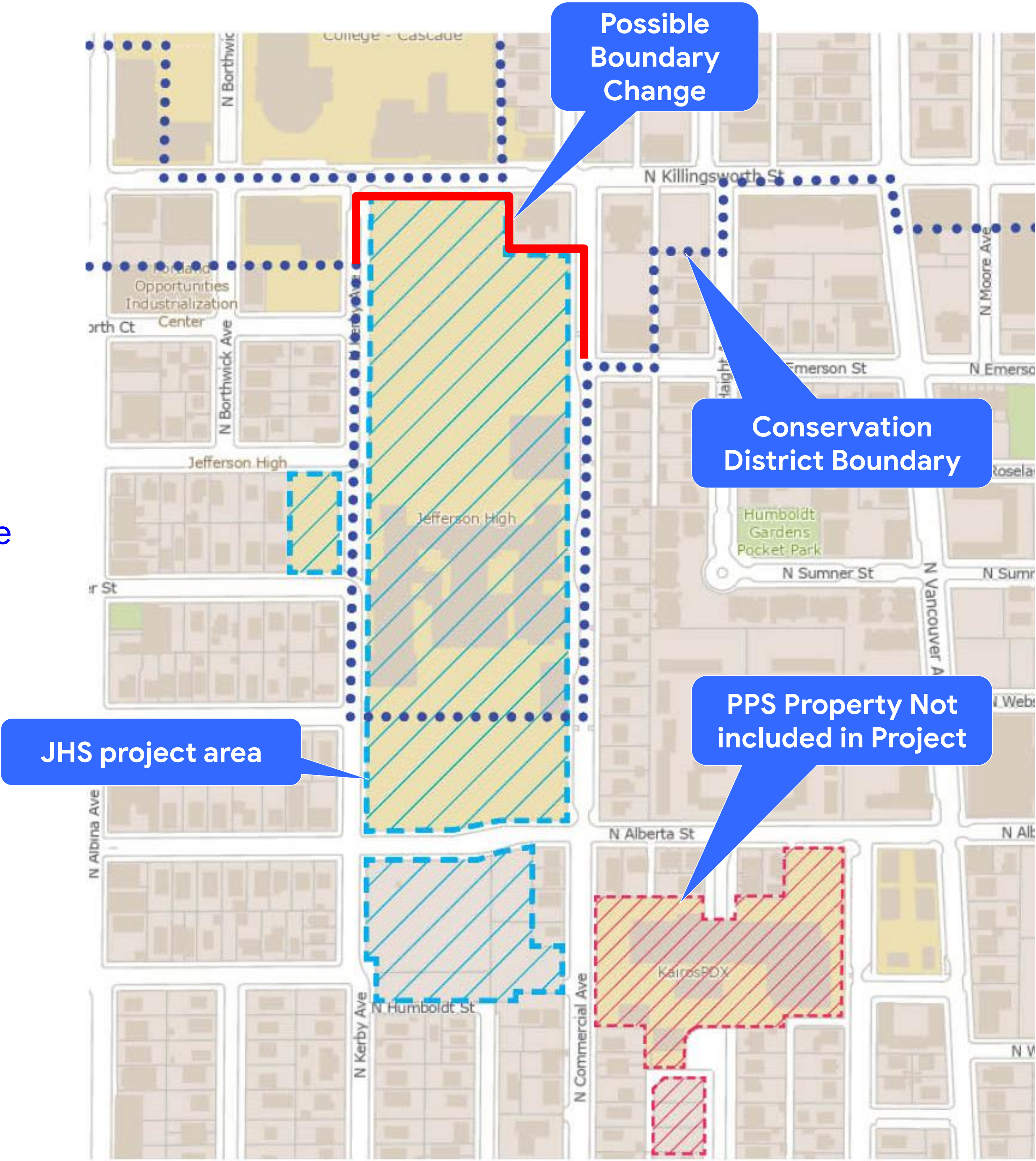
Given how much further south the Jefferson property extends than the rest of the district boundary, it may be preferable to modify the district boundary rather than to reclassify the Jefferson property as noncontributing but keep the entire property within the district.



Piedmont Conservation District

Option: Remove entire JHS site from the district

The district boundary was drawn specifically to capture all the JHS buildings without regard to actual condition or date of construction. The loss of integrity of the original building calls into question whether it qualifies as a contributing resource. If the building is to be removed, it suggests the possible exclusion of the entire site from the district.

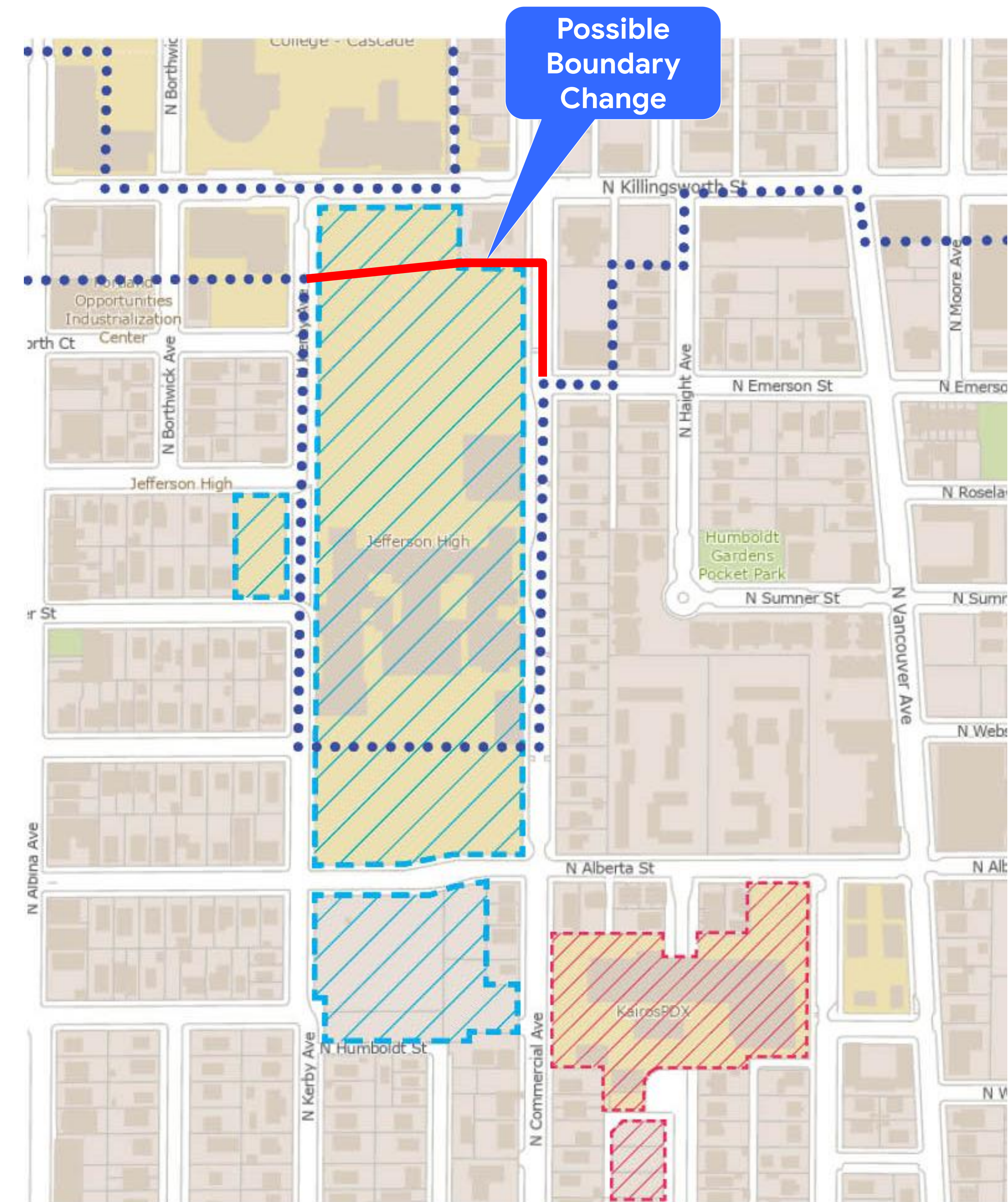


Piedmont Conservation District

Option: Reduce the area of JHS within the district

Another possible approach is to reduce the boundary of the district to be consistent with the balance of the commercial zone to the west of the school. In this case, the boundary would follow the line of the “m” overlay.

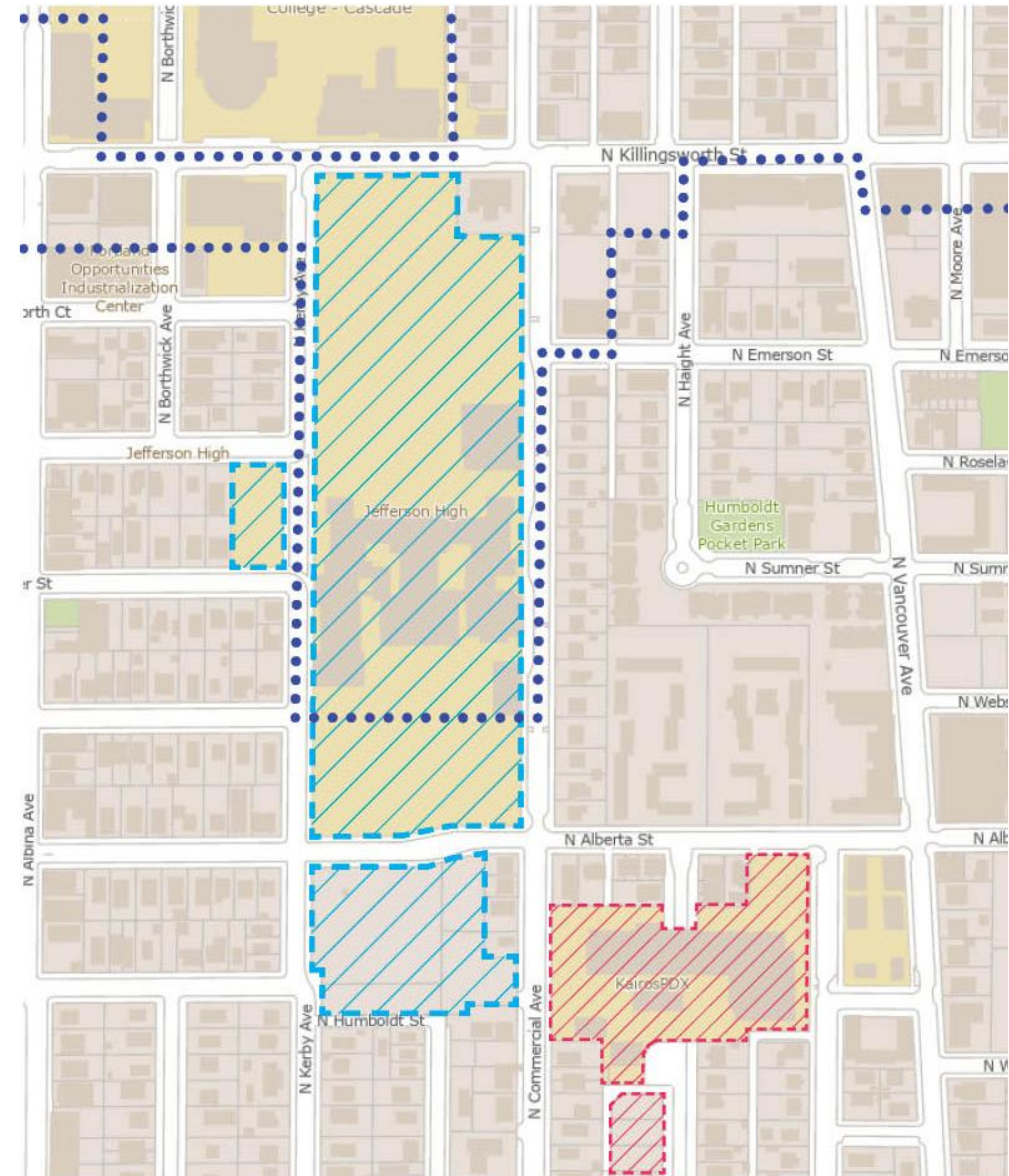
Leaving a portion of the property within the district would recognize the importance of the historic presence of the high school within the community



Piedmont Conservation District

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

Similar to the boundary reduction, the buildings could be listed as non-contributing and the boundary could stay unchanged. This approach, like the previous, would recognize the importance of the JHS campus as a whole to the history of the neighborhood.



Demolition Review

Demolition Review

Criteria

Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, and any relevant area plans, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

- a. The resource's age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
- b. The economic consequences for the owner and the community;
- c. The merits of demolition;
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

Comprehensive Plan Goals

- **Equitable Development** - The JHS community has been historically underserved. This project aims to reverse some of the historical harm.
- **Community Identity** - There is a real fear in the Jefferson community that displacing students will destroy the community
- **Community Amenities and Services** - The JHS Campus will provide enhanced amenities and services to the neighborhood and will become an even more important center of community activity.
- **Corridors** - Development along Killingsworth would strengthen its identity as a major corridor.
- **Campus Edges** - Moving the school away from the mid block will allow for a more thoughtful integration into the neighborhood.
- **Inner Neighborhood Infill** - a new JHS has the potential to strengthen the street edge.
- **Development and Public Spaces** - a relocated building will provide an opportunity to create a high-quality public space and an enhanced, activated streetscape.

1909 Original North Elevation



1909 Current North Elevation

The integrity of the original building was severely compromised by alterations after the period of significance for the conservation district (i.e., after 1940), including removal of all Arts and Crafts exterior elements on the main building, along with extensive new construction on the property.



Original Facade Details Investigation

Diamond Bands between Levels C+D



Diamond Panels between Levels B+C

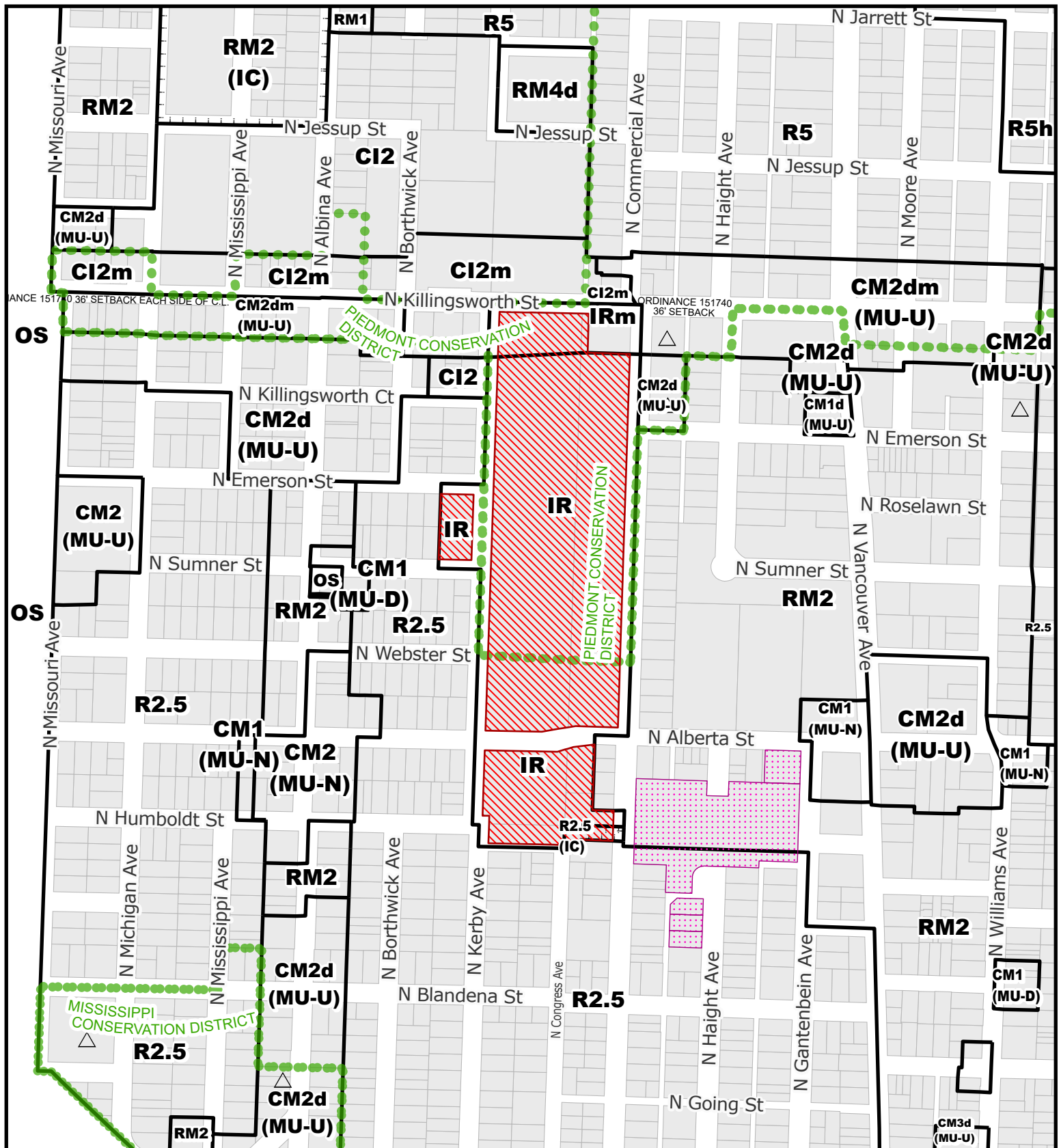
The argument could be made that the Jefferson property no longer retains sufficient integrity to be considered a contributor to the Piedmont Conservation District. ARG

Discussion + Questions

Questions

- **If the original building is to be demolished, is a demolition review the appropriate process?** It is not clear that the extant buildings have sufficient integrity to be considered a contributing resource and therefore the appropriate process could be a re-designation as non-contributing.
- **Is an adjustment to the conservation district boundary appropriate?** This is a question about the intended purpose and cohesiveness of the district and how JHS fits within it.
- **If the existing buildings are demolished, to what extent should a new building be evaluated in the context of the conservation district?** The Piedmont district is largely residential. The site occupied by JHS is hard to define in terms of a coherent connection to the district - in part because much of the adjacent context (for example PCC) is outside the boundary.



Thank you.



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.	EA 24 - 008389 DA
1/4 Section	2529,2530
Scale	1 inch =400 feet
State ID	1N1E22BA 100
Exhibit	B Feb 01, 2024

Jefferson High School

Portland, OR

Design Advice Request #4

February 26, 2024



BORA LEVER PLACE



Table of Contents

1. Project Background

- Community Values & Project Priorities
- Previous Design
- Recent Development
- What is next?

2. Land Use Process

- Relation to Conservation District
- Demolition Options
 - Status of buildings as contributing resources
 - Status of site as a contributing resource
 - Demolition Review

3. Questions and Discussion

- HLC oversight of new construction

JHS in Portland

PPS Mission

The Portland public school system is an institution that contributes to the vitality of the the city as a whole by focusing on the potential of each student. Schools are so important to the functioning of the city that neighborhoods are often synonymous with the schools that serve them.

As is true for the Jefferson High School community, the abiding presence of the schools is, for many, a crucial link to the history and durability of the community. Schools are also community hubs that integrate support services for families—including health care, housing support, clothing, and food that are driven by community need.

The charge of this project is to provide a physical place in the city that can continue to meet the needs of the community today and will be an enduring institution for the next 100 years.

PPS Mission Statement

We provide rigorous, high-quality academic learning experiences that are inclusive and joyful. We disrupt racial inequities to create vibrant environments for every student to demonstrate excellence.

Community Values

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

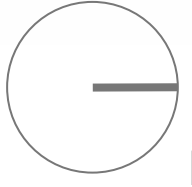
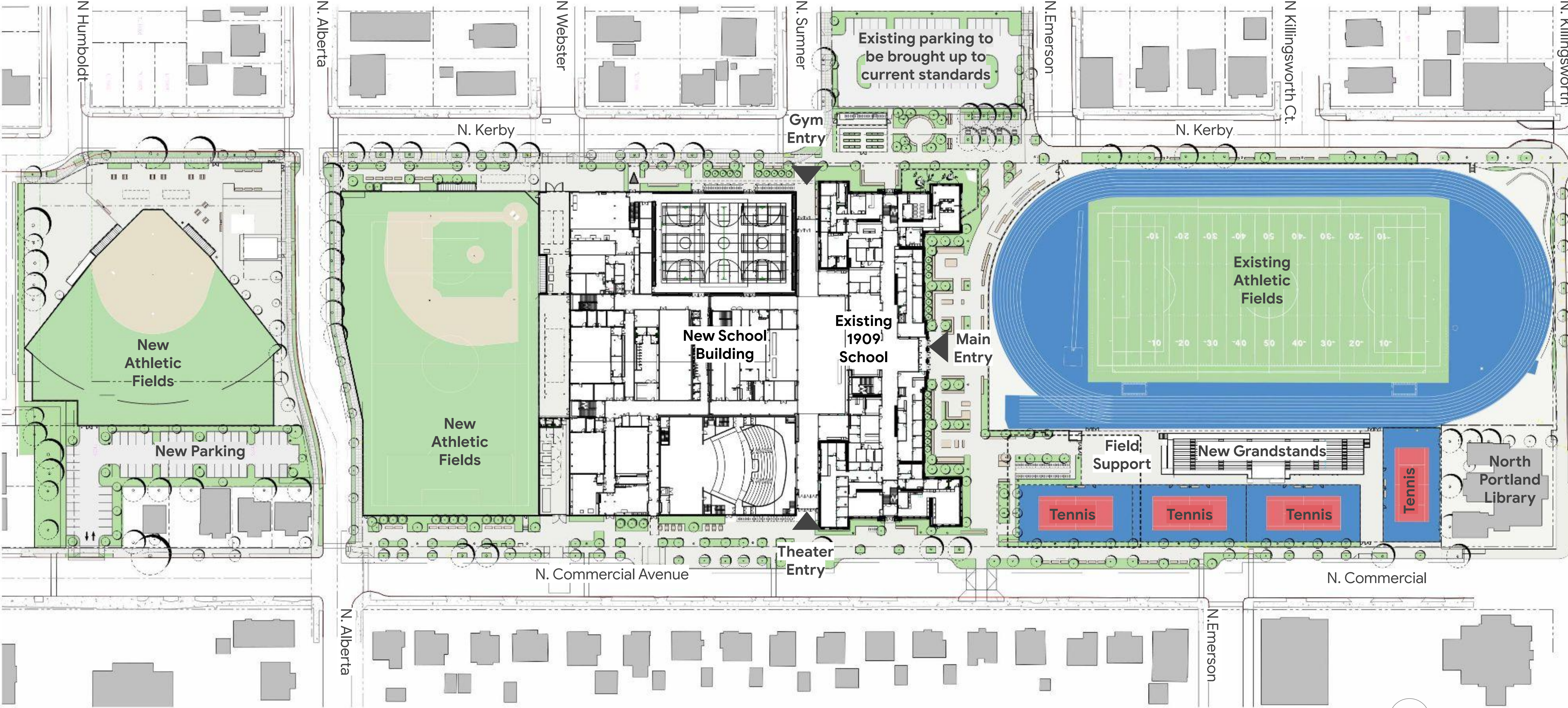
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- **Athletics and Performing Arts are Important.** Jefferson should have similar athletics programs to other PPS High Schools. Additionally, Jefferson is distinctive for the Jefferson Dancers and a larger performing arts program. These programs are important for attracting and retaining students.
- **Connect the site to the Community.** The through block connection is exciting for students and community members.
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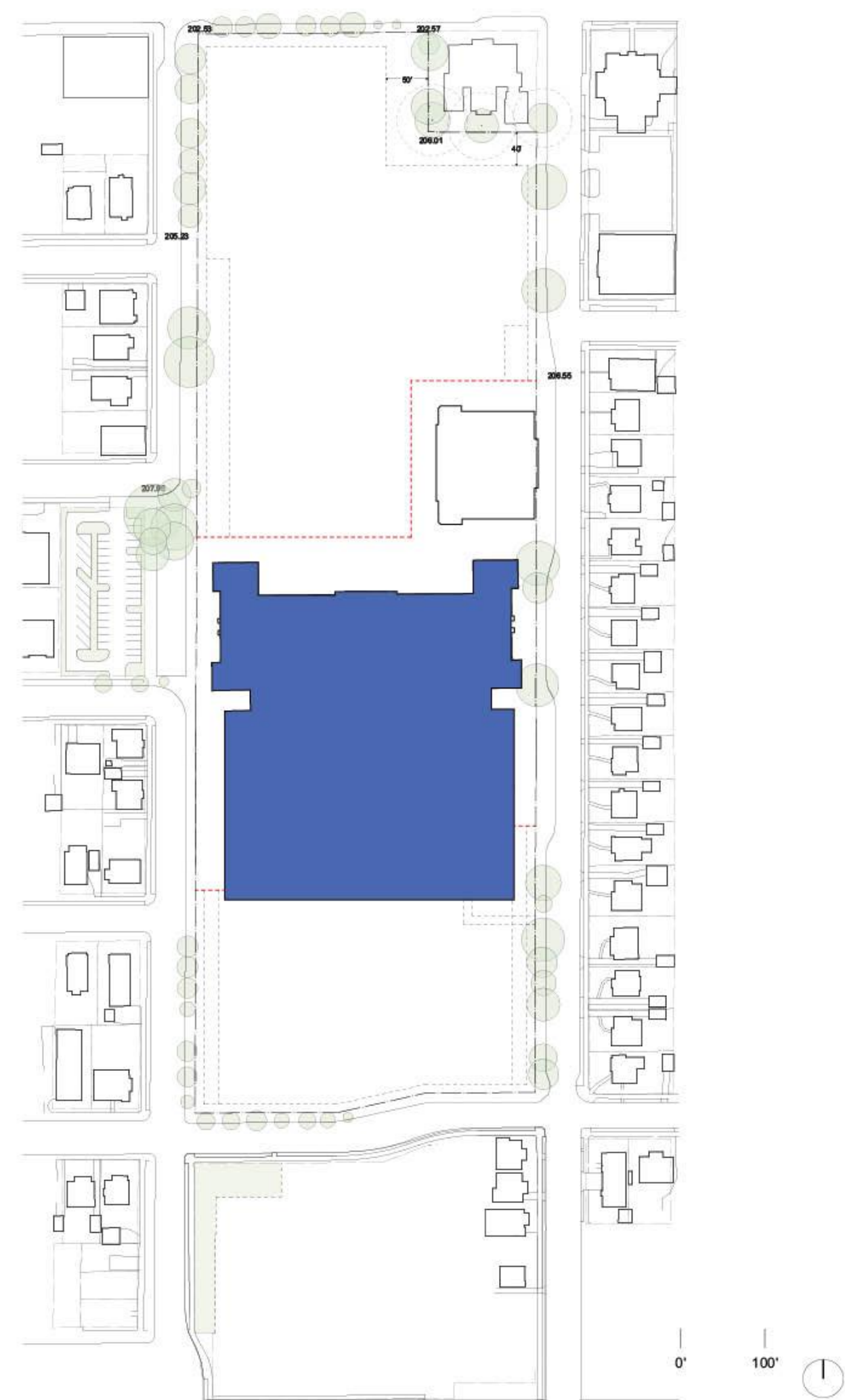
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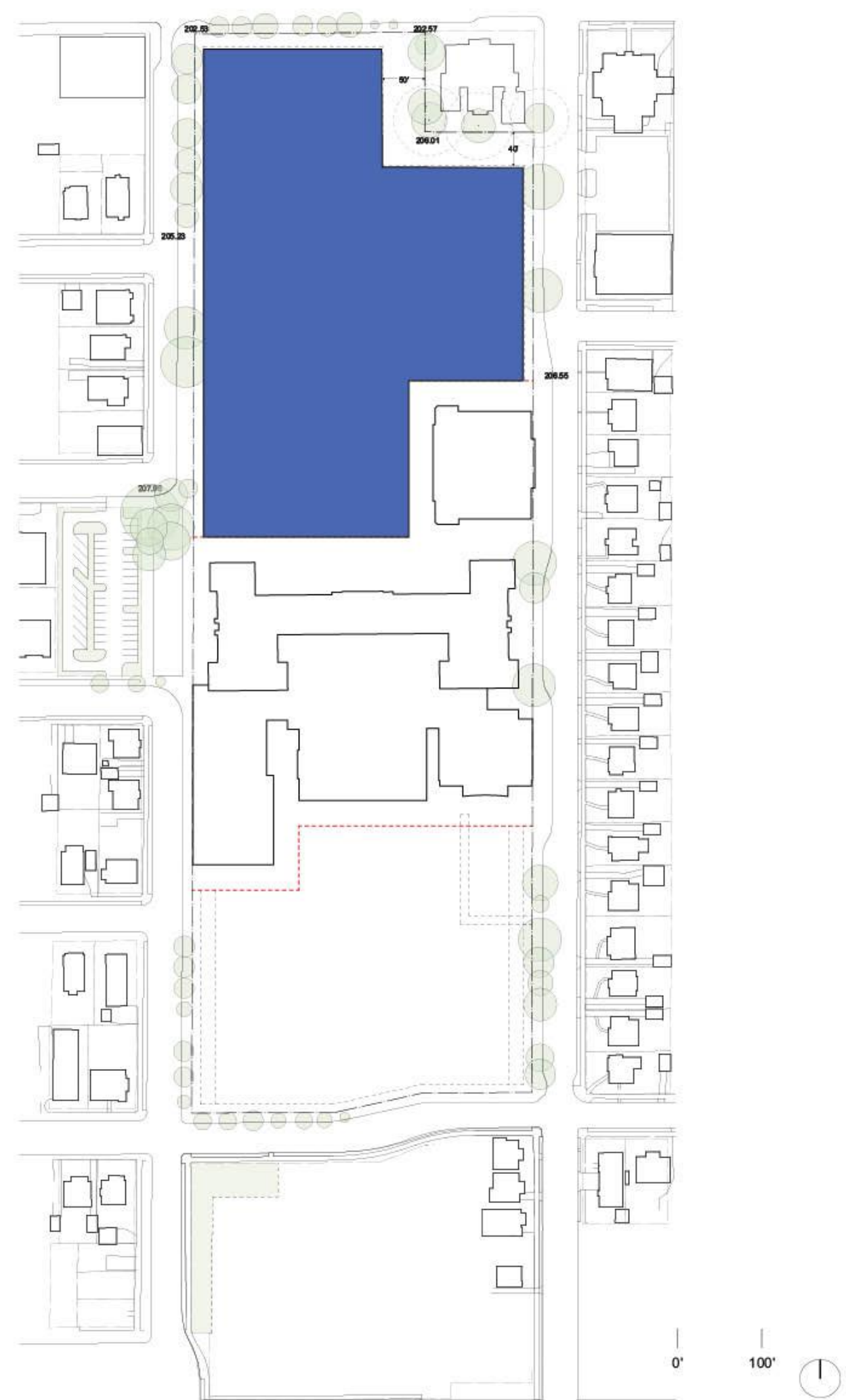


Recent Development

After vigorous public debate around the disruption to students caused by construction, the project team was directed by the PPS board to further study three approaches to developing the site:



OPTION 1: FULL RENOVATION OF 1909 WITH MAJOR ADDITION (PREVIOUSLY PRESENTED TO HLC)



OPTION 2: DEMOLISH 1909 AND BUILD NEW SCHOOL BUILDING ON KILLINGSWORTH (NEW OPTION)



OPTION 3: DEMOLISH 1909 AND BUILD NEW SCHOOL BUILDING ON ALBERTA (NEW OPTION)

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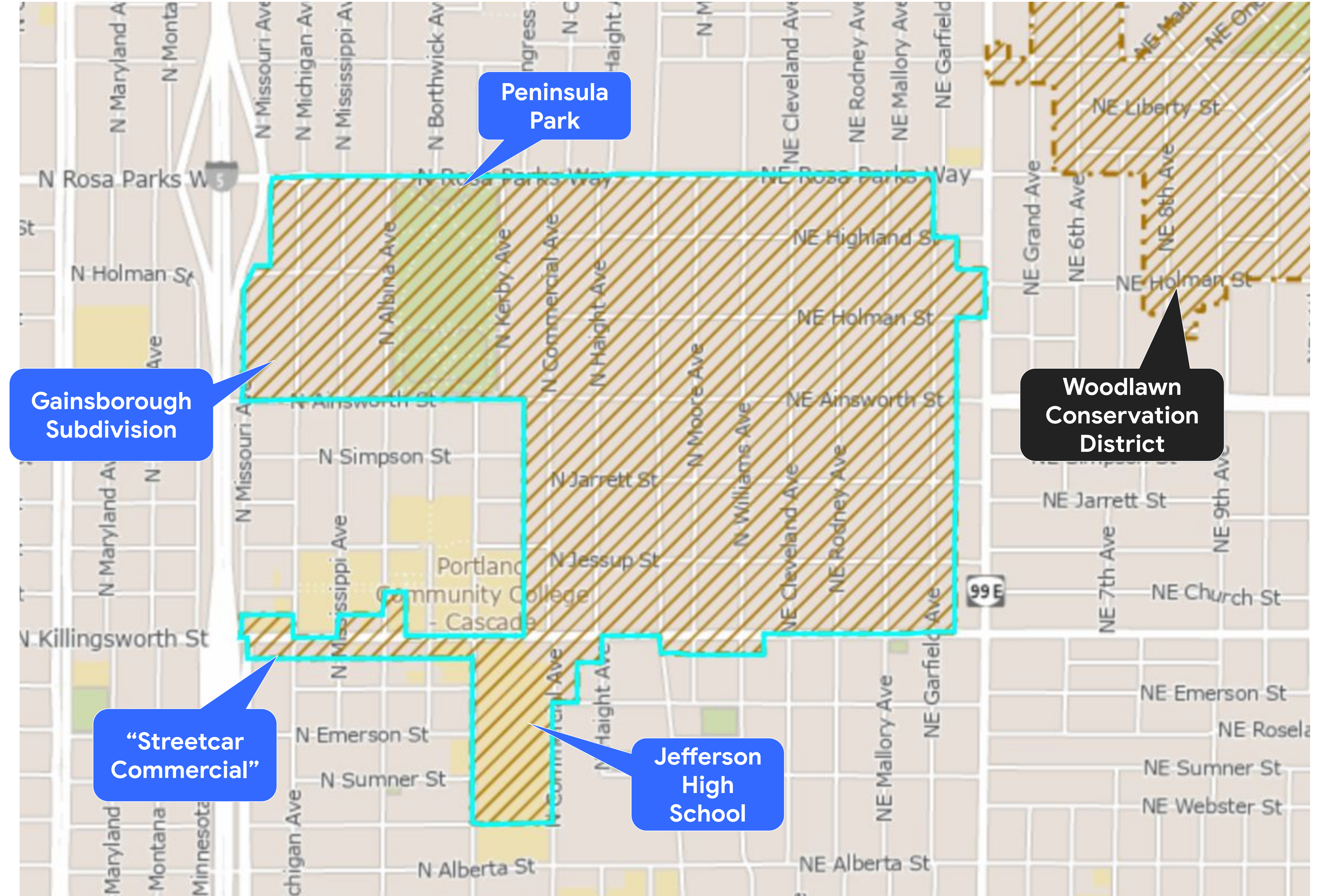
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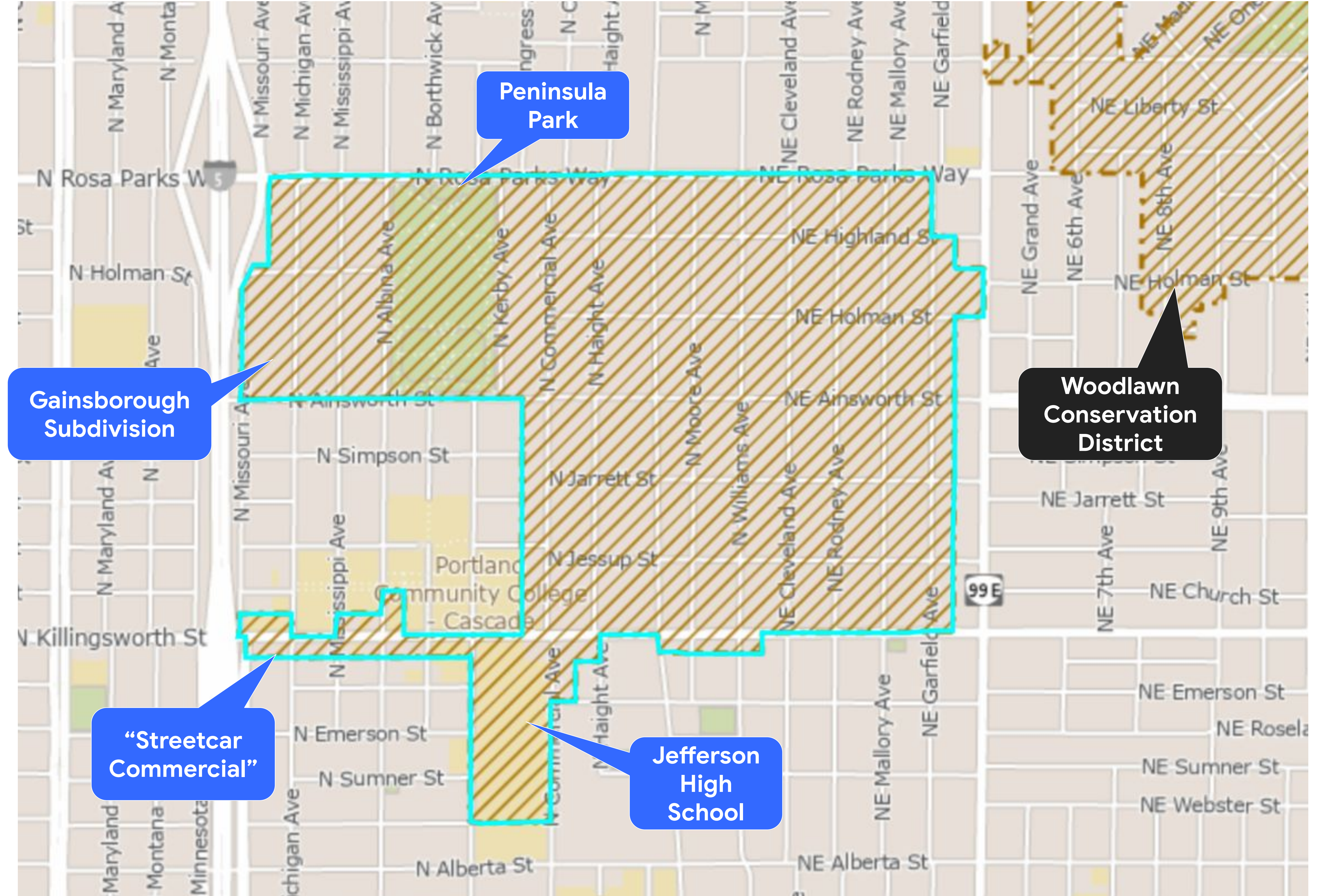
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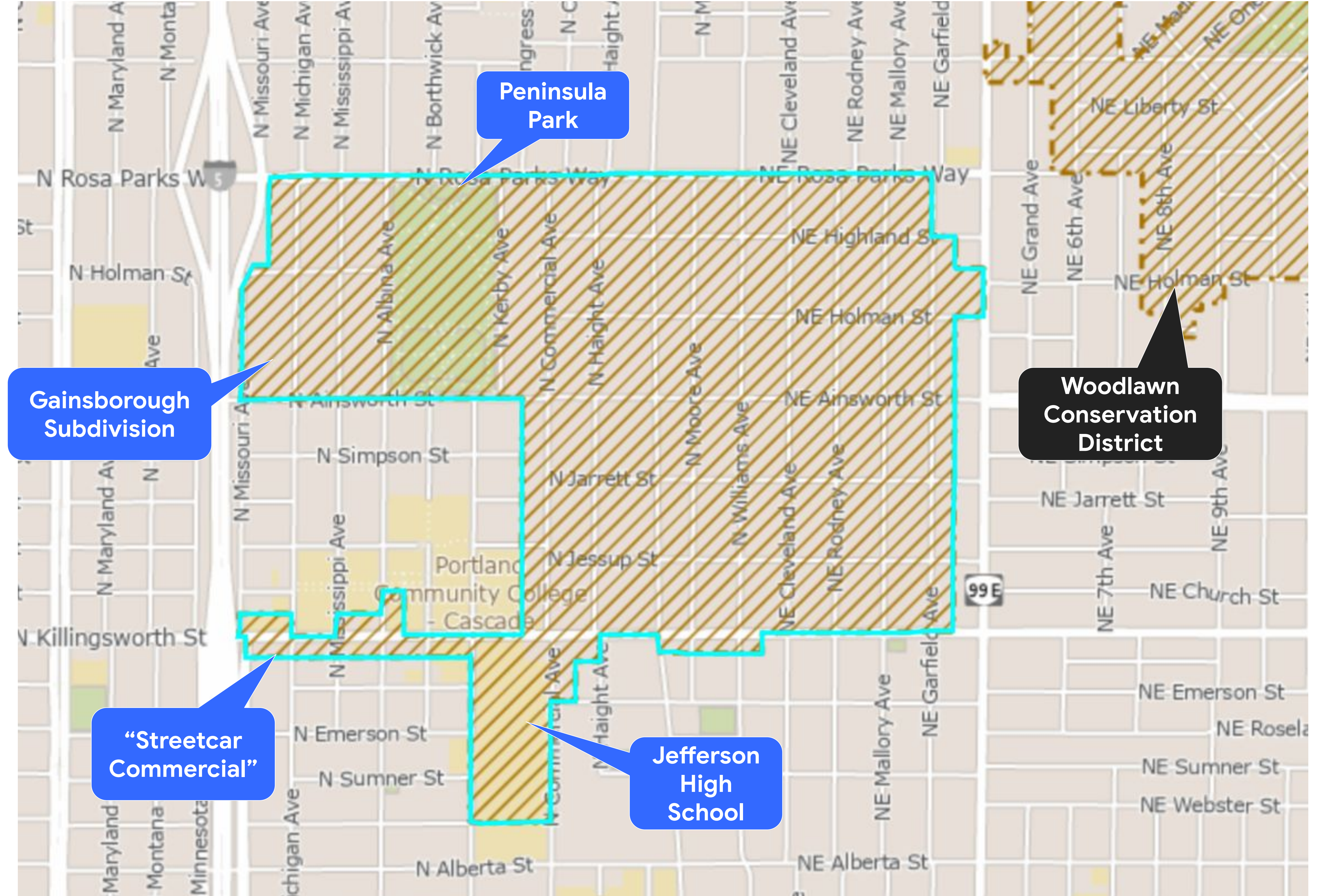
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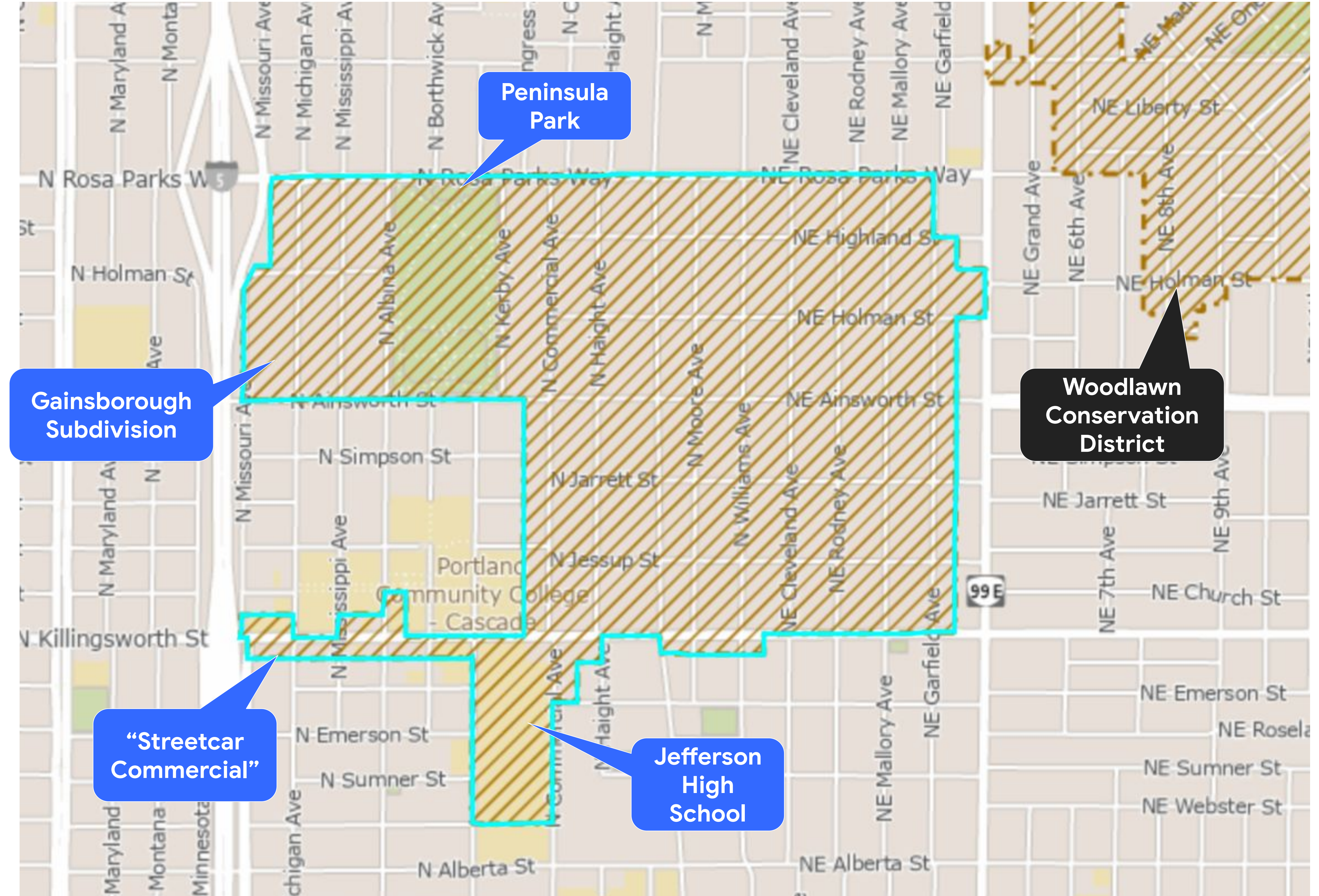
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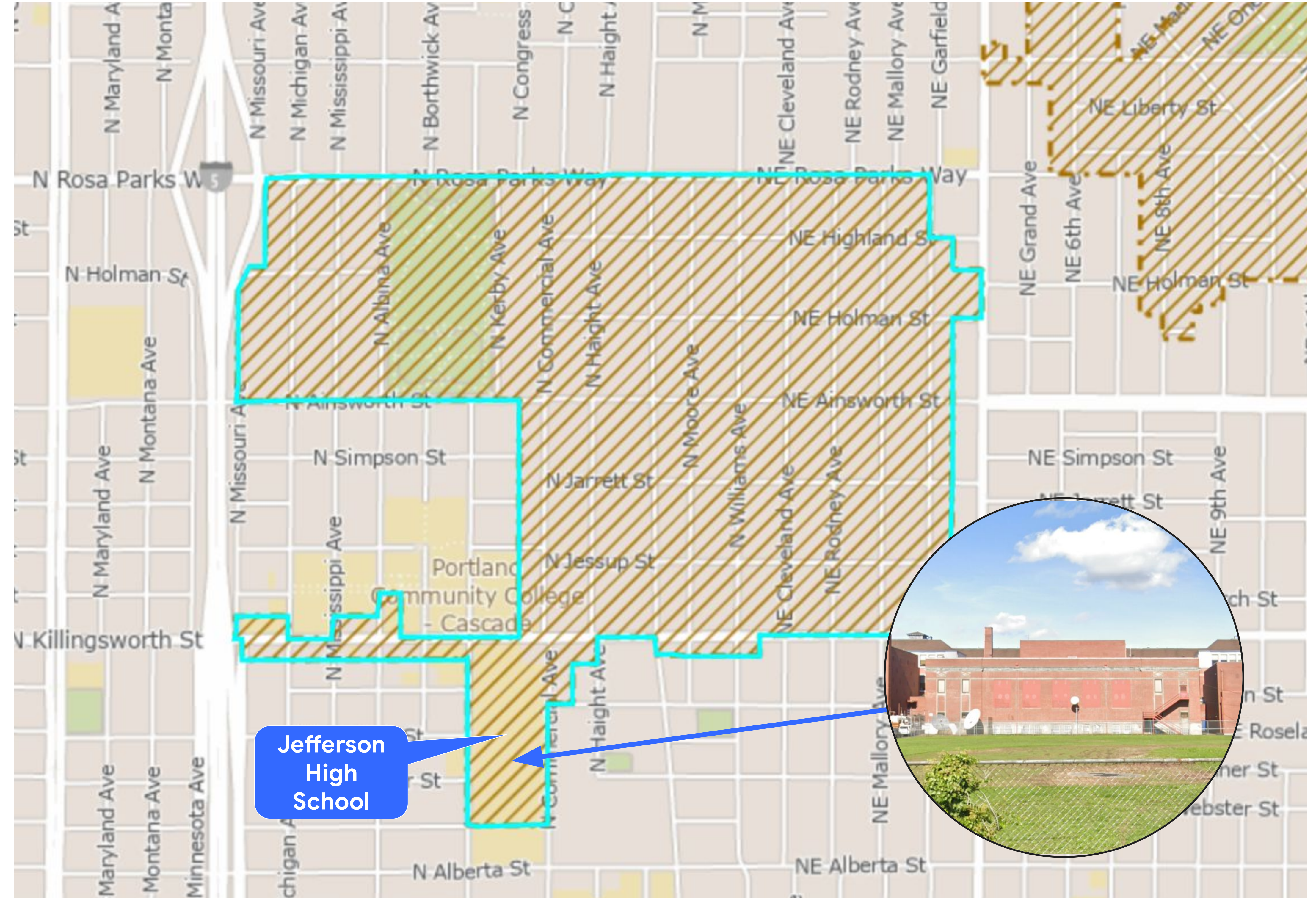
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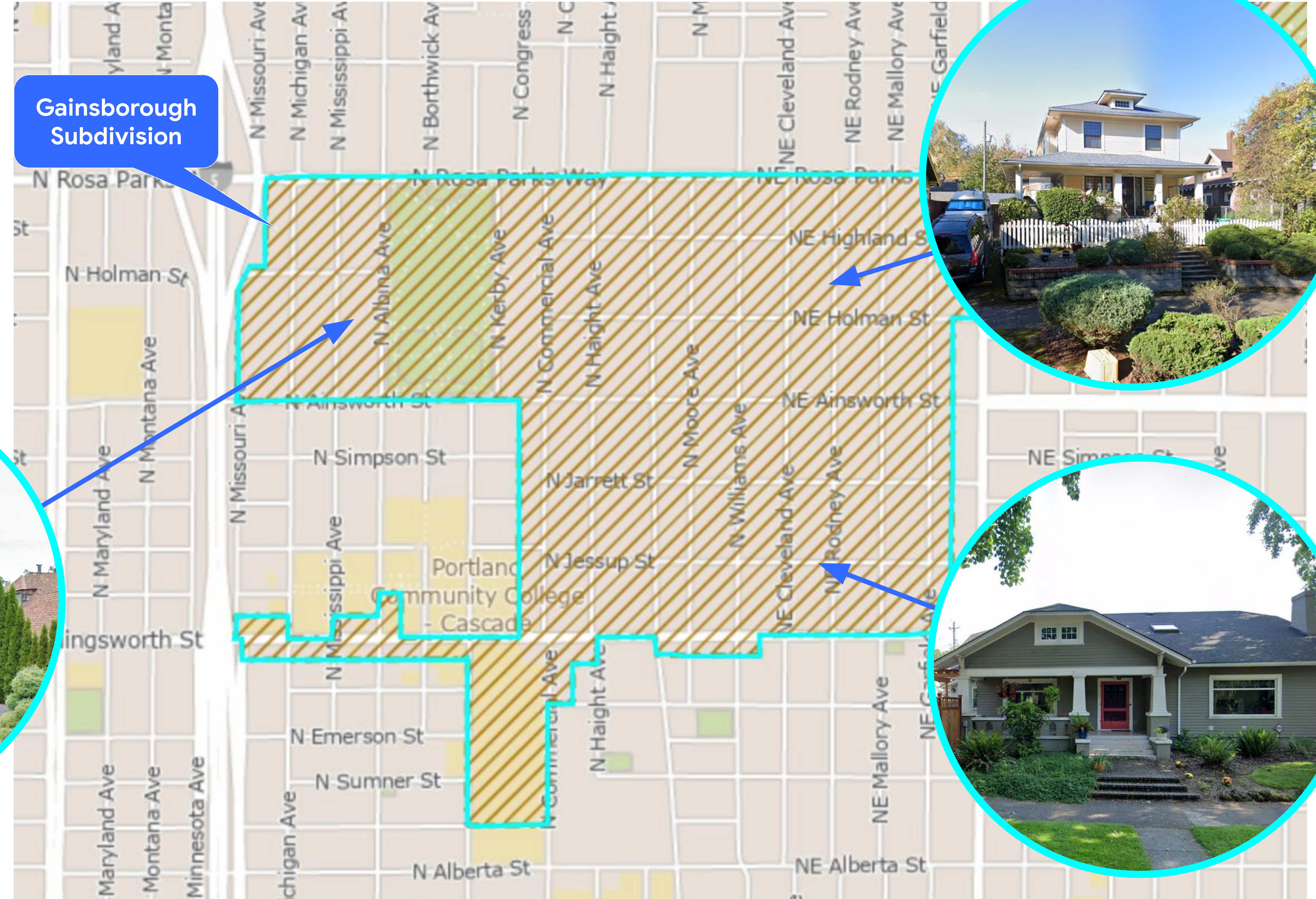
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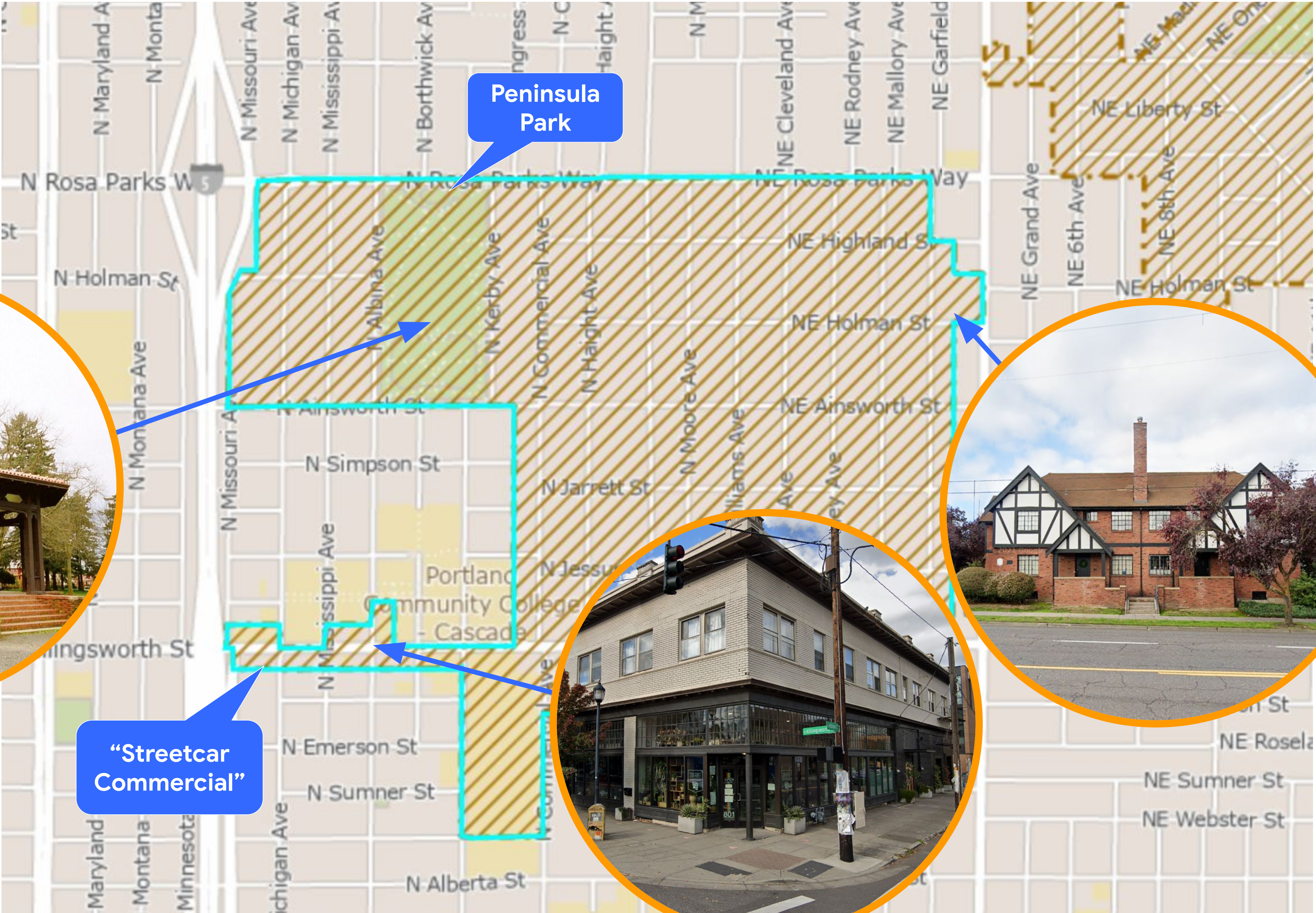
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Jefferson Site

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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
- FAR:

Min: 0.5:1; Max: 2:1
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75'
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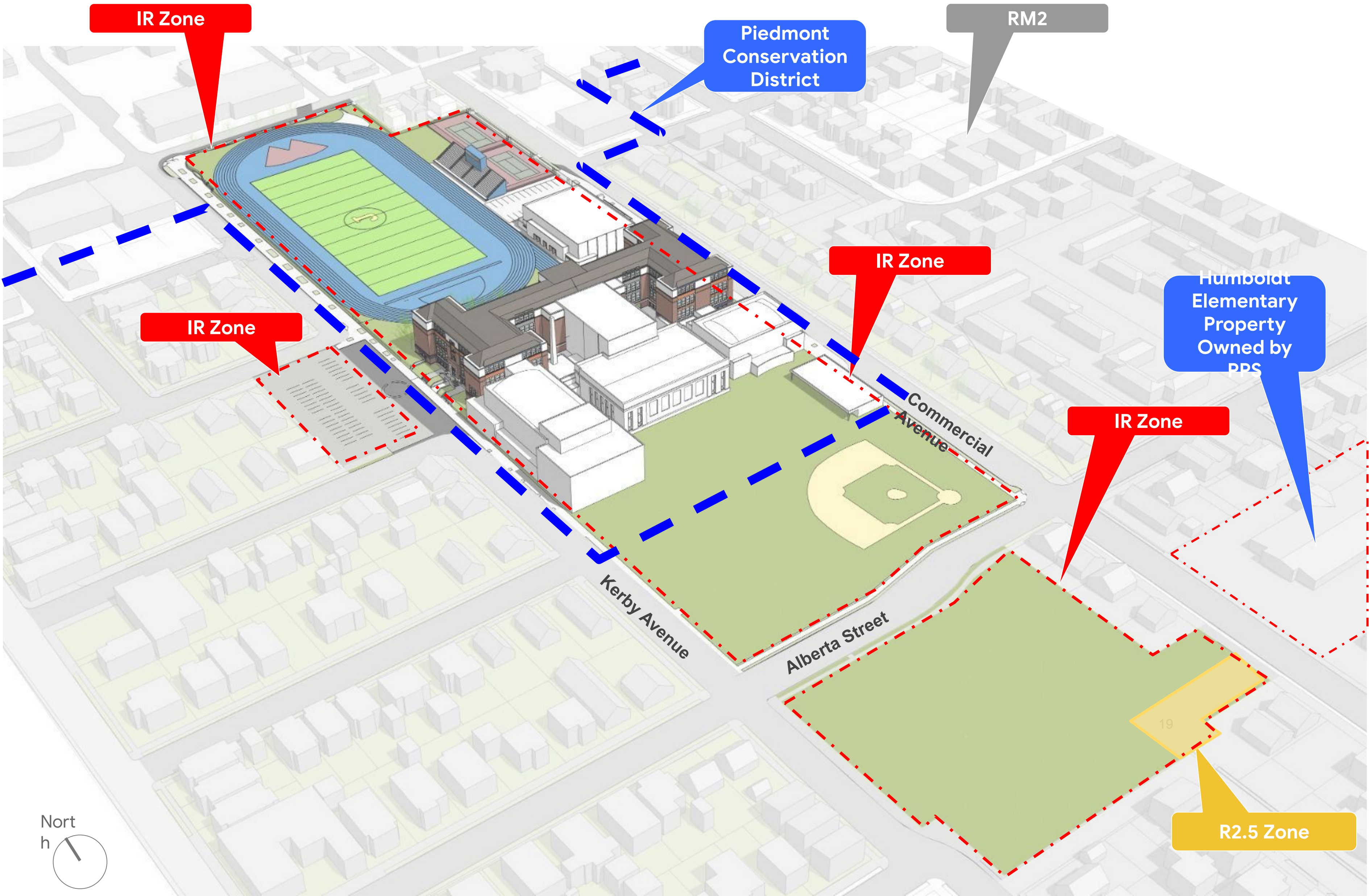
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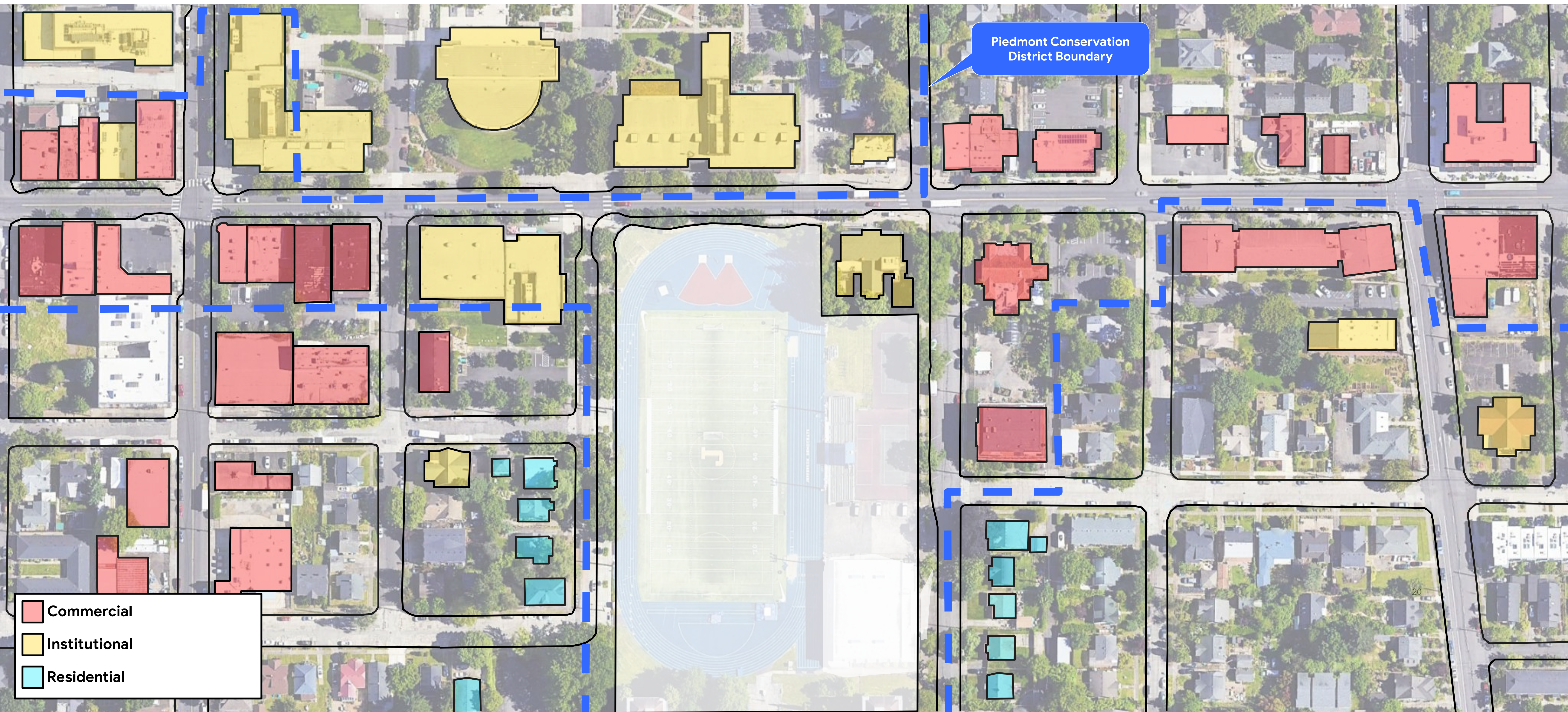
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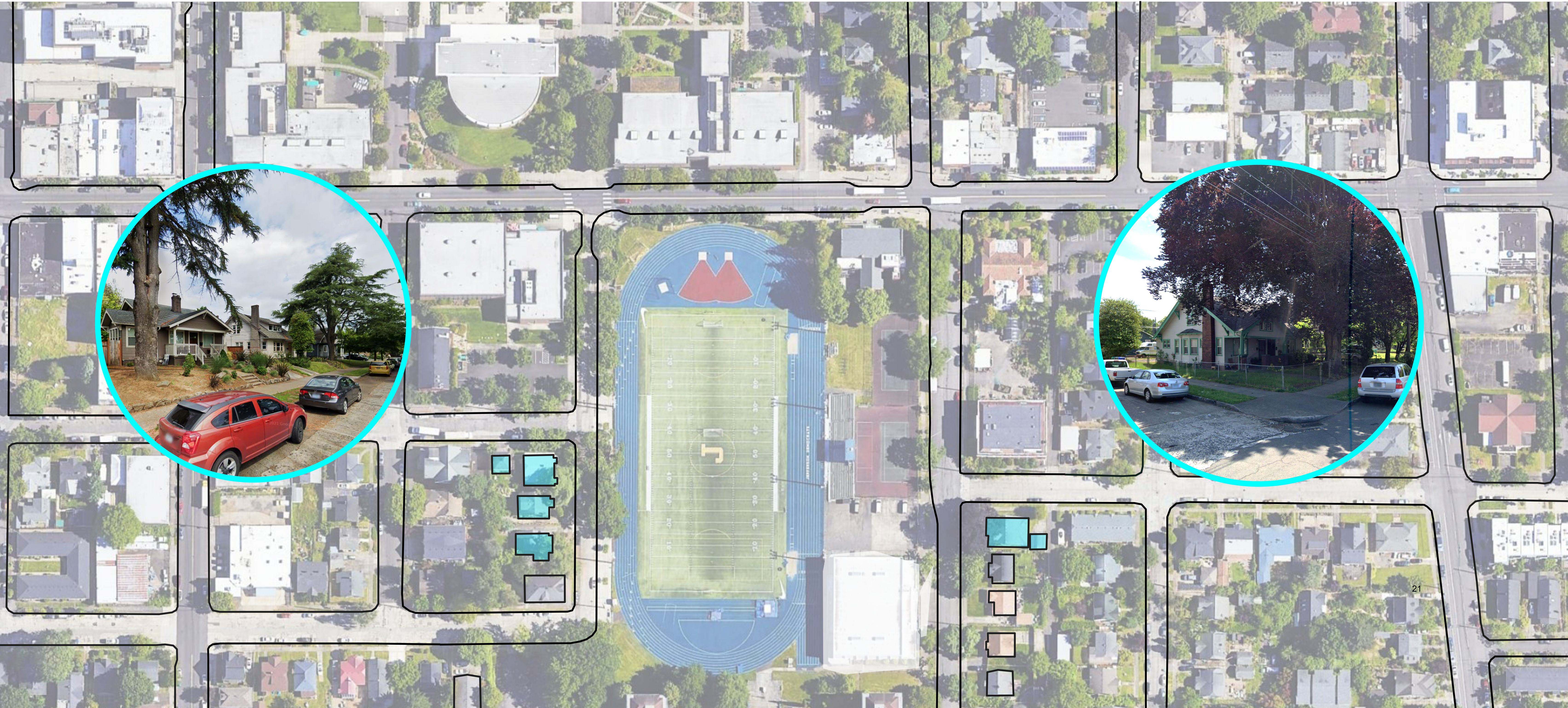
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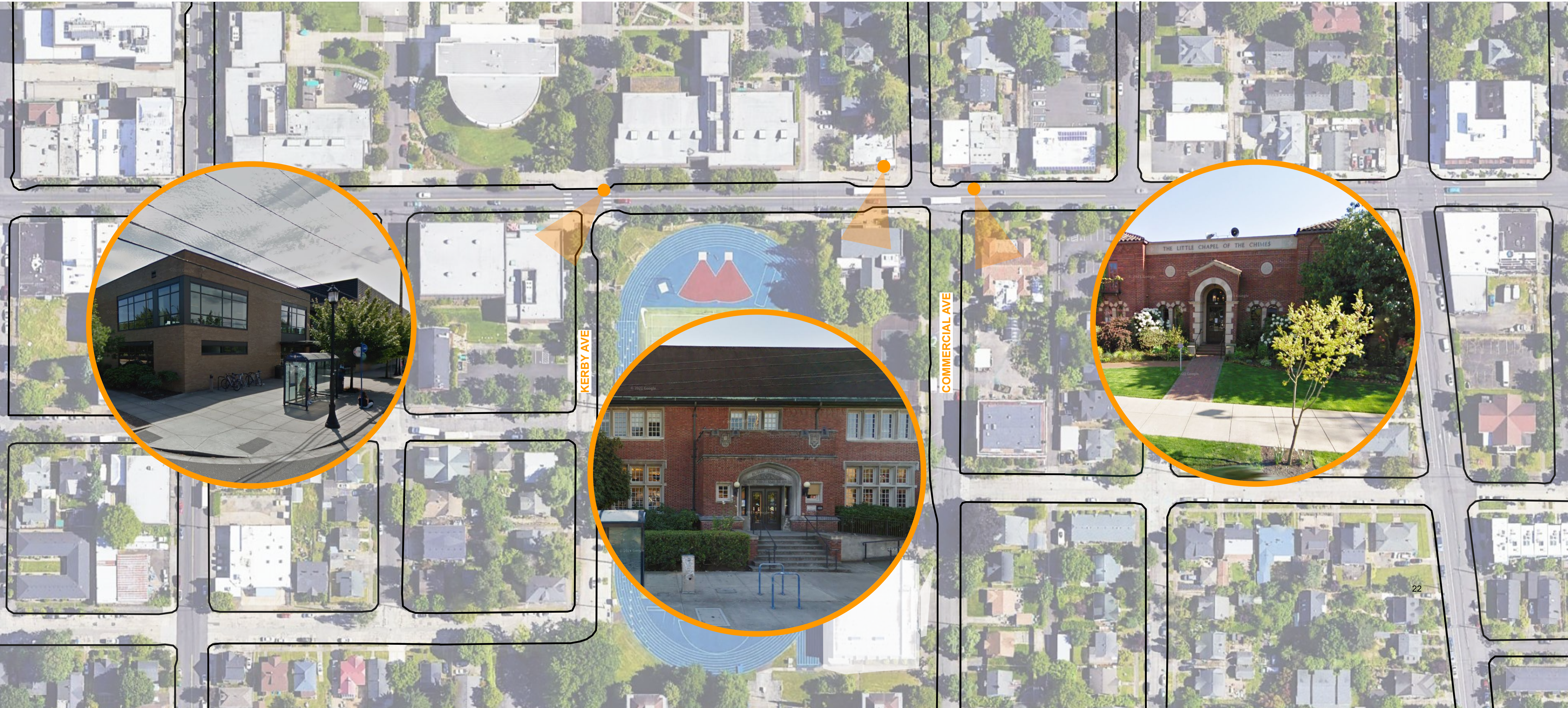
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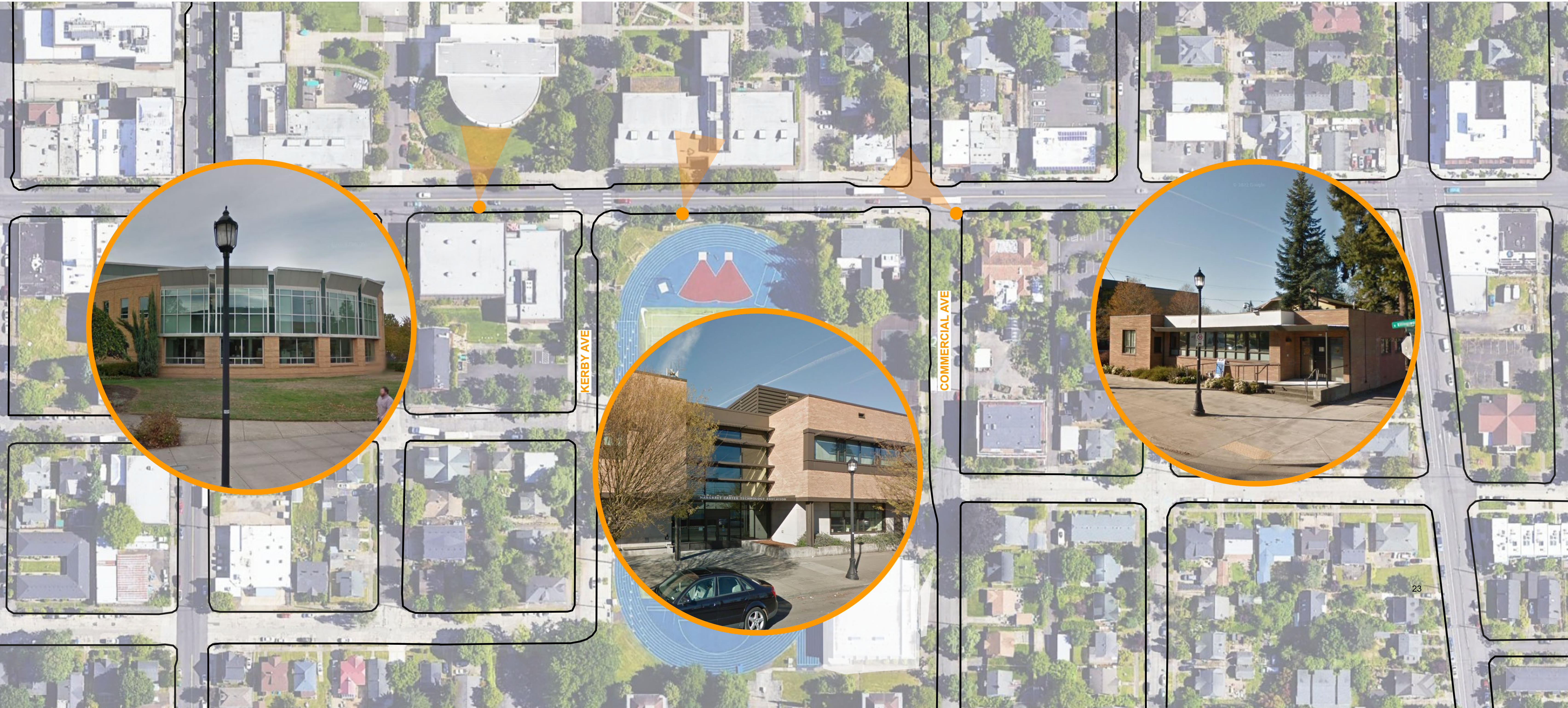
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- **Conservation District Boundary Adjustment** Type II process (33.846.040) for allowing the boundaries of a Historic Conservation District to be reduced.
- **Reevaluation of Contributing Status** Type II process (33.846.040) for allowing the removal of contributing status of resources within a Conservation District.
- **Demolition Review** Type III process (33.846.080) for demolition of contributing resource in a conservation district. Evaluated against relevant goals and policies of the Comprehensive Plan.

Revision to district boundary or contributing status

Boundary Adjustment or Removal of Contributing Status

Criteria

1. Loss of historic value. Information shows that the resource does not meet the applicable criteria for historic designation review in Sections 33.846.030.D.1. and D.2; 
2. Change in level of protection. The goals and polices of the Comprehensive Plan are equally or better met by changing the level of protection of the entire landmark or district from Historic Landmark to Conservation Landmark, from Historic District to Conservation District, or, if the resource is listed in the National Register of Historic Places, by changing the level of protection to National Register Landmark or National Register District; or
3. Owner consent.
 - a. For Historic Landmarks or Conservation Landmarks. The property owner at the time of designation must have objected, on the record, to the historic designation and must have retained ownership since the time of designation.
 - b. For Historic Districts or Conservation Districts. Fifty percent plus one of the property owners at the time of designation must have objected, on the record, to inclusion in the district.

Proposals to designate a historic resource as a Historic Landmark, Conservation Landmark, Historic District, or Conservation District, or as a contributing resource within a Historic Landmark, Conservation Landmark, Historic District, or Conservation District, or expand the boundary of a Historic Landmark, Conservation Landmark, Historic District, or Conservation District will be approved if the review body finds that all of the following approval criteria are met:

Significance. The resource has significant archaeological, cultural, historical, or architectural value.

Integrity. The resource has retained physical and associative features from the period of historic significance.

Appropriate level of protection. The proposed City designation is appropriate considering the following.

- a. The significance and integrity of the resource proposed for designation;
- b. The regulatory effects of the proposed level of protection; and
- c. Other values, such as relevant goals and policies in the Comprehensive Plan.

The project would probably pursue a boundary adjustment based on criterion #1

Piedmont Conservation District

JHS Inclusion in the District



- Review of the 1993 documentation that accompanied the founding of the district suggests that JHS was most likely included because it was originally constructed within the district’s first period of significance, and/or because there was a desire to create a continuous district boundary that captured the “Streetcar Era” commercial properties west of the school along Killingsworth.
- The documentation does not mention Jefferson High School by name, nor offer any explanation of why it was included in the district. The closest it gets is a mention of Arts and Crafts being an important architectural style in the district.

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

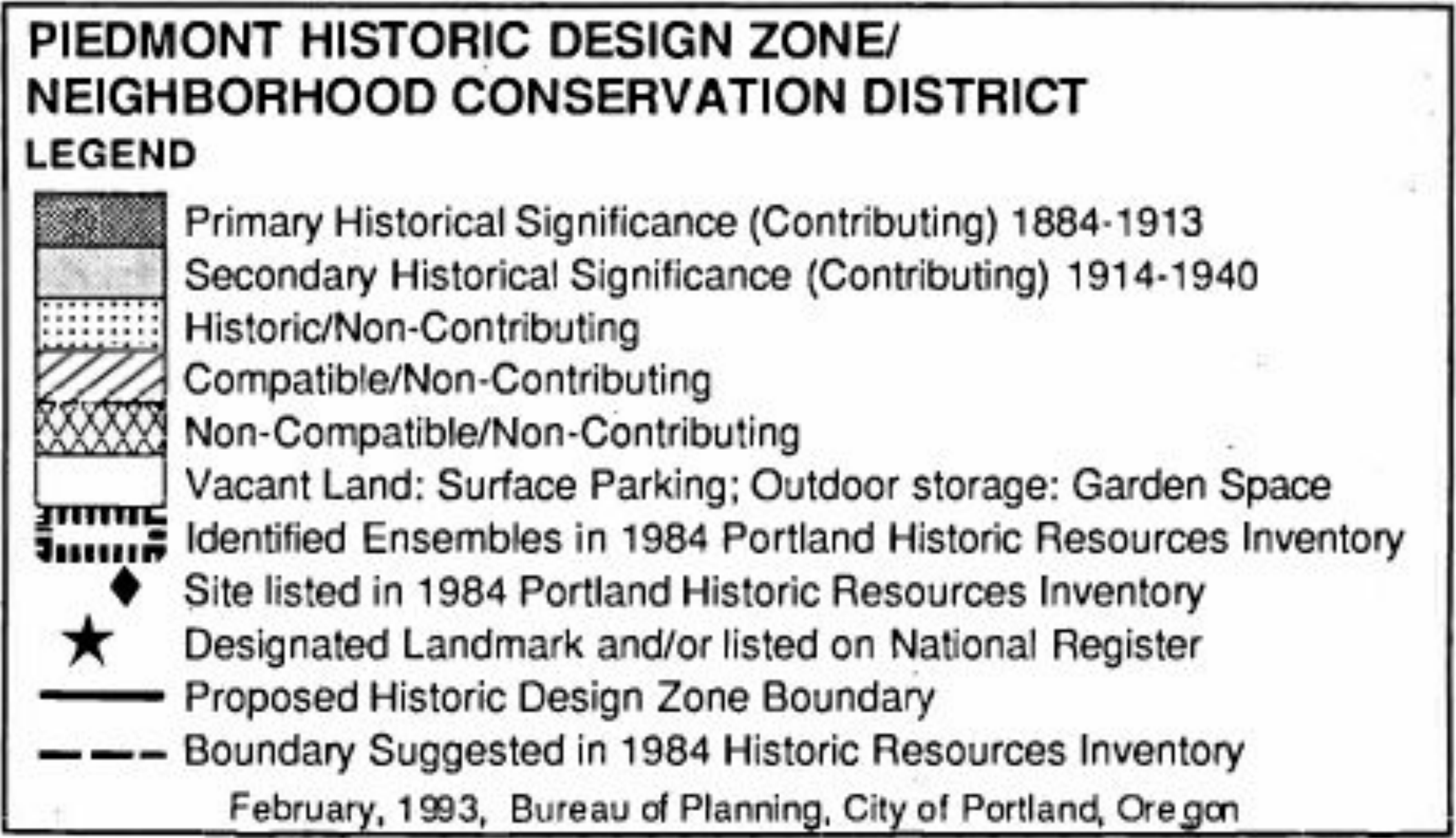
February, 1993, Bureau of Planning, City of Portland, Oregon

Piedmont Conservation District

Boundary Adjustment



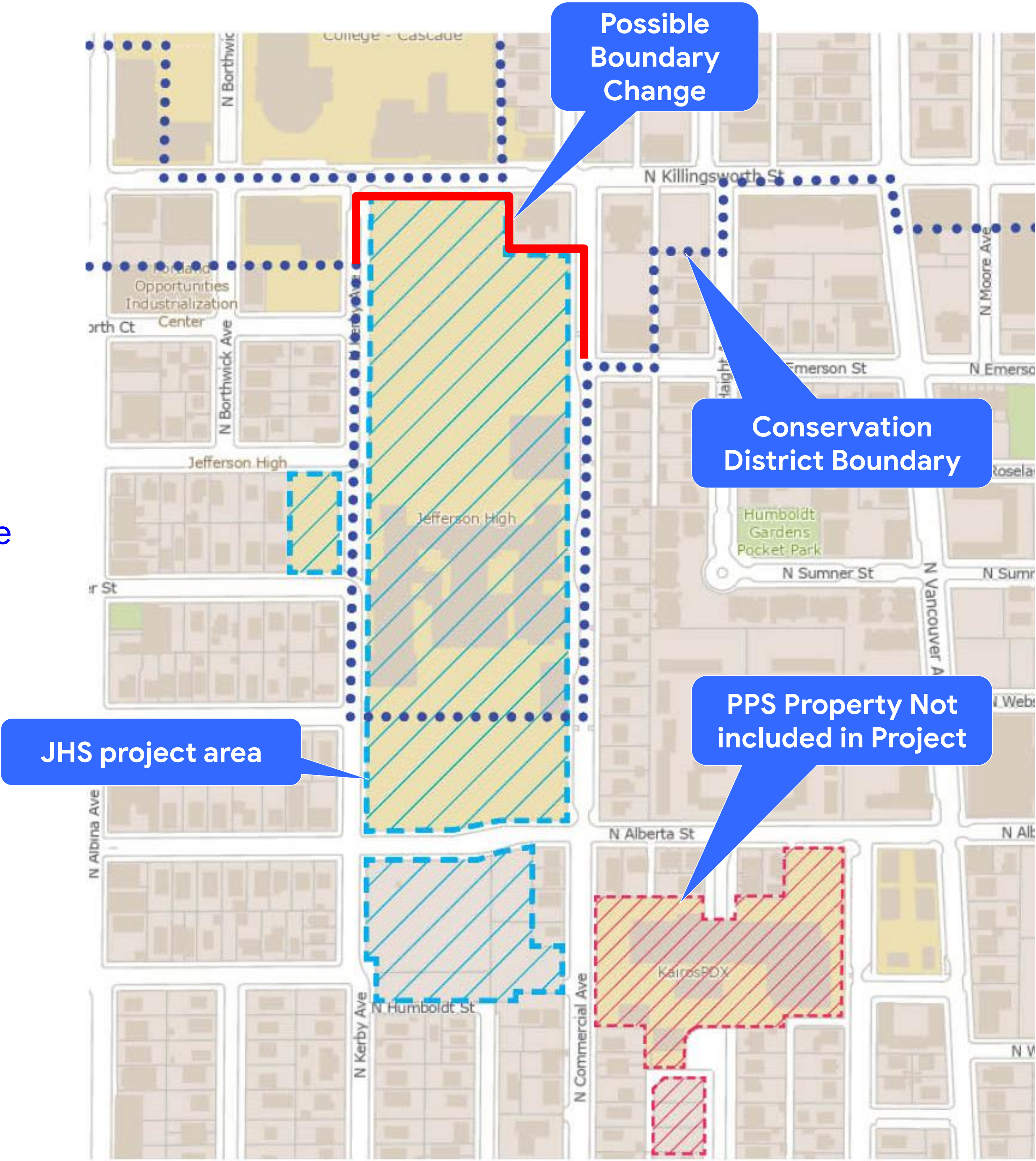
Given how much further south the Jefferson property extends than the rest of the district boundary, it may be preferable to modify the district boundary rather than to reclassify the Jefferson property as noncontributing but keep the entire property within the district.



Piedmont Conservation District

Option: Remove entire JHS site from the district

The district boundary was drawn specifically to capture all the JHS buildings without regard to actual condition or date of construction. The loss of integrity of the original building calls into question whether it qualifies as a contributing resource. If the building is to be removed, it suggests the possible exclusion of the entire site from the district.

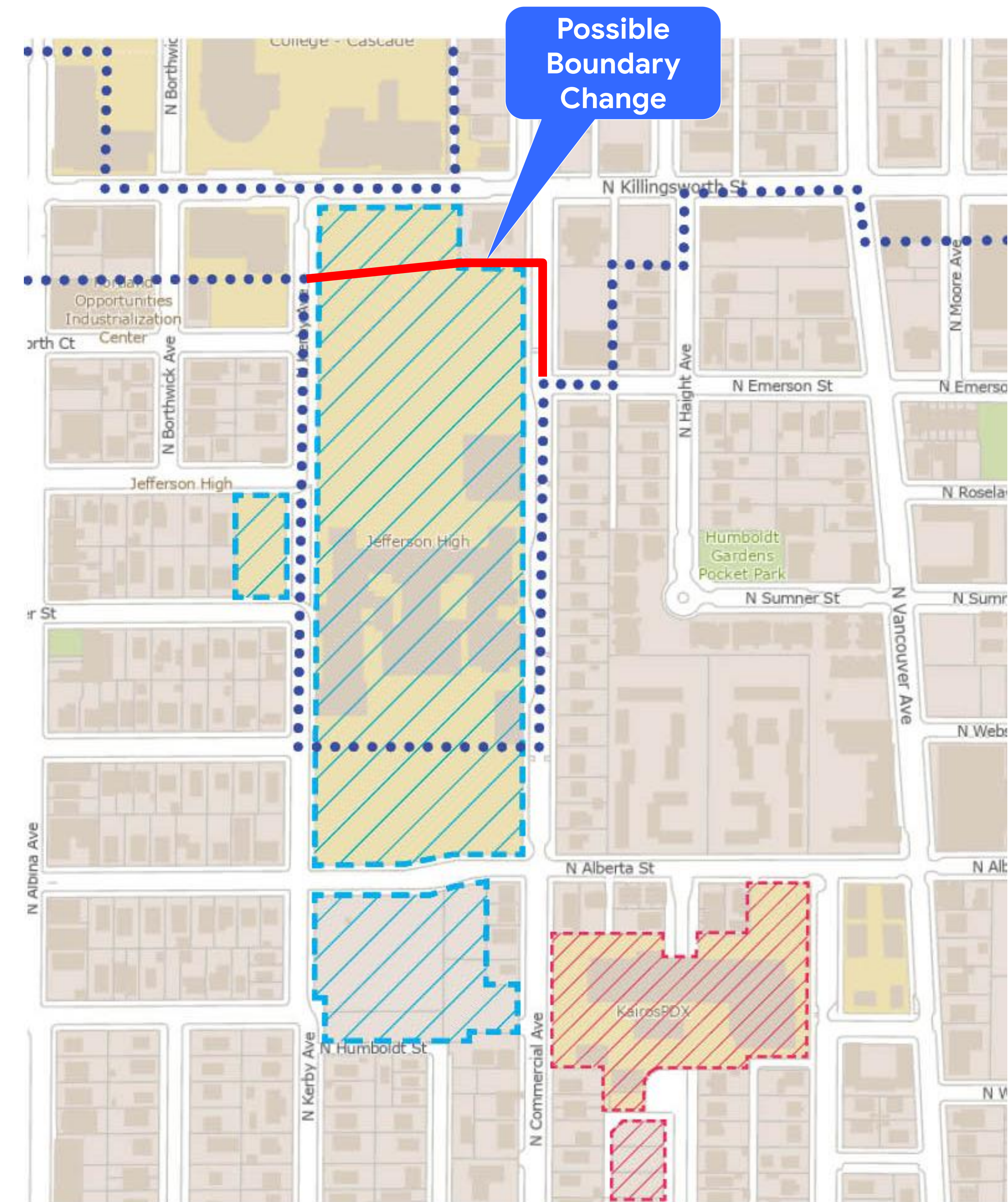


Piedmont Conservation District

Option: Reduce the area of JHS within the district

Another possible approach is to reduce the boundary of the district to be consistent with the balance of the commercial zone to the west of the school. In this case, the boundary would follow the line of the “m” overlay.

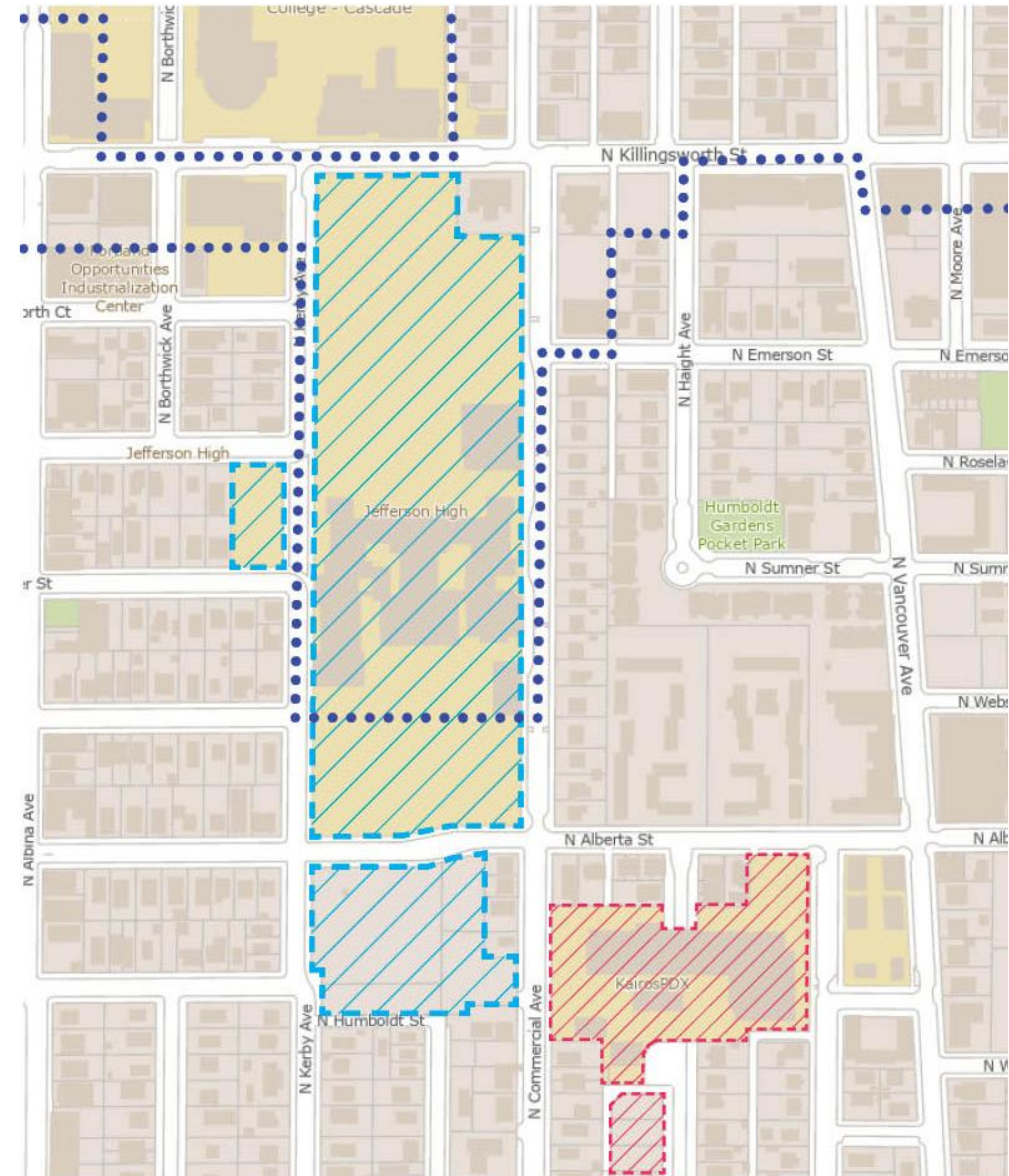
Leaving a portion of the property within the district would recognize the importance of the historic presence of the high school within the community



Piedmont Conservation District

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

Similar to the boundary reduction, the buildings could be listed as non-contributing and the boundary could stay unchanged. This approach, like the previous, would recognize the importance of the JHS campus as a whole to the history of the neighborhood.



Demolition Review

Demolition Review

Criteria

Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, and any relevant area plans, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:

- a. The resource's age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
- b. The economic consequences for the owner and the community;
- c. The merits of demolition;
- d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
- e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
- f. Any proposed mitigation for the demolition.

Comprehensive Plan Goals

- **Equitable Development** - The JHS community has been historically underserved. This project aims to reverse some of the historical harm.
- **Community Identity** - There is a real fear in the Jefferson community that displacing students will destroy the community
- **Community Amenities and Services** - The JHS Campus will provide enhanced amenities and services to the neighborhood and will become an even more important center of community activity.
- **Corridors** - Development along Killingsworth would strengthen its identity as a major corridor.
- **Campus Edges** - Moving the school away from the mid block will allow for a more thoughtful integration into the neighborhood.
- **Inner Neighborhood Infill** - a new JHS has the potential to strengthen the street edge.
- **Development and Public Spaces** - a relocated building will provide an opportunity to create a high-quality public space and an enhanced, activated streetscape.

1909 Original North Elevation



1909 Current North Elevation

The integrity of the original building was severely compromised by alterations after the period of significance for the conservation district (i.e., after 1940), including removal of all Arts and Crafts exterior elements on the main building, along with extensive new construction on the property.



Original Facade Details Investigation

Diamond Bands between Levels C+D



Diamond Panels between Levels B+C

The argument could be made that the Jefferson property no longer retains sufficient integrity to be considered a contributor to the Piedmont Conservation District. ARG

Discussion + Questions

Questions

- **If the original building is to be demolished, is a demolition review the appropriate process?** It is not clear that the extant buildings have sufficient integrity to be considered a contributing resource and therefore the appropriate process could be a re-designation as non-contributing.
- **Is an adjustment to the conservation district boundary appropriate?** This is a question about the intended purpose and cohesiveness of the district and how JHS fits within it.
- **If the existing buildings are demolished, to what extent should a new building be evaluated in the context of the conservation district?** The Piedmont district is largely residential. The site occupied by JHS is hard to define in terms of a coherent connection to the district - in part because much of the adjacent context (for example PCC) is outside the boundary.

Thank you.

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			SENARA LLC	309 N KILLINGSWORTH ST	PORTLAND OR 97217
3	RETURN SERVICE REQUESTED			ANTHONY PAUL D & ANTHONY MARY G	5529 N HAIGHT AVE	PORTLAND OR 97217
4	RETURN SERVICE REQUESTED			TEAM EVIL INC	435 N KILLINGSWORTH ST	PORTLAND OR 97217
5	RETURN SERVICE REQUESTED			MISSISSIPPI RECORDS	5202 N ALBINA AVE	PORTLAND OR 97217-2615
6	RETURN SERVICE REQUESTED			KREE CARL G	5216 N ALBINA AVE	PORTLAND OR 97217-2615
7	RETURN SERVICE REQUESTED			MCGUIRE KATE E	5228 N ALBINA AVE	PORTLAND OR 97217
8	RETURN SERVICE REQUESTED			RASMUSSEN KERRY N	5315 N BORTHWICK AVE	PORTLAND OR 97217
9	RETURN SERVICE REQUESTED			EATON SHAMUS	5315 N KERBY AVE	PORTLAND OR 97217
10	RETURN SERVICE REQUESTED			BRUNSON ALINE	5335 N BORTHWICK AVE	PORTLAND OR 97217-2309
11	RETURN SERVICE REQUESTED			PIEDMONT CHURCH OF CHRIST INC	5338 N BORTHWICK AVE	PORTLAND OR 97217-2310
12	RETURN SERVICE REQUESTED			JADE CHIROPRACTIC PC	5517 N COMMERCIAL AVE	PORTLAND OR 97217
13	RETURN SERVICE REQUESTED			THOMAS IVOR & HEINEMANN DENINE	5531 N COMMERCIAL AVE	PORTLAND OR 97217
14	RETURN SERVICE REQUESTED			RISSE ALANNA & RISSE THOMAS E	5540 N COMMERCIAL AVE	PORTLAND OR 97217-2340
15	RETURN SERVICE REQUESTED			SCOTT HANNAH & HOARD SEAN	5547 N COMMERCIAL AVE	PORTLAND OR 97217
16	RETURN SERVICE REQUESTED			RUGGE JOHN B & ROWLANDS KATHLEEN A	5548 N COMMERCIAL AVE	PORTLAND OR 97217-2340
17	RETURN SERVICE REQUESTED			ROEDER DANIEL & JANOWSKI VERENA	5609 N COMMERCIAL AVE	PORTLAND OR 97217
18	RETURN SERVICE REQUESTED			CHANGI MAMAL K	5619 N COMMERCIAL AVE	PORTLAND OR 97217
19	RETURN SERVICE REQUESTED			CARGILL SARAH A & HOMSLEY JARED M	633 N SUMNER ST	PORTLAND OR 97217
20	RETURN SERVICE REQUESTED			ARATA BENJAMIN & DAVIS SUZANNE	635 N EMERSON ST	PORTLAND OR 97217
21	RETURN SERVICE REQUESTED			PRZYBILLA SHAWN & BROUOLD NIKKI	636 N EMERSON ST	PORTLAND OR 97217
22	RETURN SERVICE REQUESTED			WELLMAN BRIANNA	647 N SUMNER ST	PORTLAND OR 97217
23	RETURN SERVICE REQUESTED			KAUFMAN MAX AARON & REED TAYLOR	650 N EMERSON ST	PORTLAND OR 97217
24	RETURN SERVICE REQUESTED			FAHERTY RYAN & FAHERTY JANELLE	704 N EMERSON ST	PORTLAND OR 97217
25	RETURN SERVICE REQUESTED			THI HONG HUYNH	714 N KILLINGSWORTH ST	PORTLAND OR 97217
26	RETURN SERVICE REQUESTED		PORTLAND OPPORTUNITIES	INDUSTRIALIZATION CENTER INC	717 N KILLINGSWORTH ST	PORTLAND OR 97217
27	RETURN SERVICE REQUESTED			CROOMS JANICE L	724 N EMERSON ST	PORTLAND OR 97217
28	RETURN SERVICE REQUESTED			WHITEHEAD MATTHEW	736 N EMERSON ST #A	PORTLAND OR 97217
29	RETURN SERVICE REQUESTED			KING DAVID J	4805 N BORTHWICK AVE	PORTLAND OR 97217
30	RETURN SERVICE REQUESTED			NEGASH TENAGNE W	4813 N BORTHWICK AVE	PORTLAND OR 97217-2624
31	RETURN SERVICE REQUESTED			VIETH JUSTIN & VIETH ANTHONY F	4827 N BORTHWICK AVE	PORTLAND OR 97217
32	RETURN SERVICE REQUESTED			HARBOTTLE ELIZABETH J	4712 N CONGRESS AVE	PORTLAND OR 97217
33	RETURN SERVICE REQUESTED			COOKSLEY PANAYIOTA	4718 N KERBY AVE	PORTLAND OR 97217-2633
34	RETURN SERVICE REQUESTED			JONES TIMOTHY N & JONES CHARLENE	4722 N BORTHWICK AVE	PORTLAND OR 97217
35	RETURN SERVICE REQUESTED			LOWE PETER S	4725 N HAIGHT AVE	PORTLAND OR 97217
36	RETURN SERVICE REQUESTED		ALLEN JASON & ALLEN GARLAND	& ALLEN FARROKH	4725 N KERBY AVE	PORTLAND OR 97217-2632
37	RETURN SERVICE REQUESTED			GRAMP LISA M	4726 N KERBY AVE	PORTLAND OR 97217
38	RETURN SERVICE REQUESTED			AMUNDSON MELISSA	4729 N CONGRESS AVE	PORTLAND OR 97217
39	RETURN SERVICE REQUESTED			MASSA ELODIE	4733 N KERBY AVE	PORTLAND OR 97217
40	RETURN SERVICE REQUESTED			WARD CELESTIAL F	4734 N BORTHWICK AVE	PORTLAND OR 97217-2623
41	RETURN SERVICE REQUESTED			LAWRENCE MARTHA & BATTAGLIA ROGER	4735 N CONGRESS AVE	PORTLAND OR 97217
42	RETURN SERVICE REQUESTED			HOOK ANSELM	4804 N BORTHWICK AVE	PORTLAND OR 97217
43	RETURN SERVICE REQUESTED			HARRISON JENNIFER S	4805 N COMMERCIAL AVE	PORTLAND OR 97217-2648
44	RETURN SERVICE REQUESTED			TUPPER ALENA & SELLERS ANDREW	4805 N CONGRESS AVE	PORTLAND OR 97217
45	RETURN SERVICE REQUESTED			PONDOLFINO HENRY J	4814 N BORTHWICK AVE	PORTLAND OR 97217
46	RETURN SERVICE REQUESTED			SAURIOL JACQUELYN & SCHMITT SUSAN	4815 N COMMERCIAL AVE	PORTLAND OR 97217
47	RETURN SERVICE REQUESTED			ERIKSON JONATHAN D	4816 N KERBY AVE	PORTLAND OR 97217-2635
48	RETURN SERVICE REQUESTED			JAYSON & CARRIE GATES LIV TR	4823 N CONGRESS AVE	PORTLAND OR 97217
49	RETURN SERVICE REQUESTED			MORTON MATTHEW & MORTON COURTANEY	4826 N BORTHWICK AVE	PORTLAND OR 97217
50	RETURN SERVICE REQUESTED			WALKER CLIFFORD ET AL	4834 N BORTHWICK AVE	PORTLAND OR 97217
51	RETURN SERVICE REQUESTED			IYENGAR BALAJI	4917 N COMMERCIAL AVE	PORTLAND OR 97217
52	RETURN SERVICE REQUESTED			MCNEILL JON & MCNEILL SHARON	4929 N COMMERCIAL AVE	PORTLAND OR 97217
53	RETURN SERVICE REQUESTED			TYNER KEVIN & TYNER CEZANNE	4945 N COMMERCIAL AVE	PORTLAND OR 97217-2650
54	RETURN SERVICE REQUESTED		JOHNSON BRYAN & AMABEBE KARINATE	& TODD ASHLEY	515 N BLANDENA ST	PORTLAND OR 97217
55	RETURN SERVICE REQUESTED			JAYSON & CARRIE GATES LIV TR	564 N HUMBOLDT ST	PORTLAND OR 97217
56	RETURN SERVICE REQUESTED			BROEKELSCHEN HENDRIK B	623 N BLANDENA ST	PORTLAND OR 97217
57	RETURN SERVICE REQUESTED			RANSIN SCHOATES TERESA	222 N KILLINGSWORTH ST	PORTLAND OR 97217
58	RETURN SERVICE REQUESTED			ENAT KITCHEN LLC	300 N KILLINGSWORTH ST	PORTLAND OR 97217
59	RETURN SERVICE REQUESTED			SHEFERAW YENETILA	314 N EMERSON ST	PORTLAND OR 97217
60	RETURN SERVICE REQUESTED			JACKSON MORA D	315 N EMERSON ST	PORTLAND OR 97217-2723
61	RETURN SERVICE REQUESTED			COSLOY BENJAMIN & TROTTER TRISTAN	324 N EMERSON ST	PORTLAND OR 97217-2724
62	RETURN SERVICE REQUESTED			HILFMAN ABRAHAM T	325 N EMERSON ST #C	PORTLAND OR 97217-2744
63	RETURN SERVICE REQUESTED			ZARTAR MELISSA	325 N EMERSON ST #D	PORTLAND OR 97217-2744
64	RETURN SERVICE REQUESTED			BURNS DEREK	328 N ALBERTA ST	PORTLAND OR 97217
65	RETURN SERVICE REQUESTED			GEE TODD W & GEE BUCK J	336 N ALBERTA ST	PORTLAND OR 97217-2802
66	RETURN SERVICE REQUESTED			DEBORAH RENAE GREEN TR	428 N ALBERTA ST	PORTLAND OR 97217
67	RETURN SERVICE REQUESTED			WAN LEO L	439 N BLANDENA ST	PORTLAND OR 97217
68	RETURN SERVICE REQUESTED			SZYMCAK DIANA & SZYMCAK PETER	4724 N COMMERCIAL AVE	PORTLAND OR 97217
69	RETURN SERVICE REQUESTED			SMITH-EGAN FAMILY TR	4736 N COMMERCIAL AVE	PORTLAND OR 97217
70	RETURN SERVICE REQUESTED			GATES IAN	4744 N COMMERCIAL AVE	PORTLAND OR 97217
71	RETURN SERVICE REQUESTED			ALBRIGHT WARREN & ALBRIGHT REBECCA	4802 N COMMERCIAL AVE	PORTLAND OR 97217
72	RETURN SERVICE REQUESTED			ANDREWS CHARLENE	4806 N HAIGHT AVE	PORTLAND OR 97217
73	RETURN SERVICE REQUESTED			MCGUIRE BARBARA J ET AL	4814 N HAIGHT AVE	PORTLAND OR 97217-2818

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED			SMITH JOYCE M	4822 N COMMERCIAL AVE	PORTLAND OR 97217-2649
75	RETURN SERVICE REQUESTED			MATHERN NICKOLAS	4824 N HAIGHT AVE	PORTLAND OR 97217
76	RETURN SERVICE REQUESTED			YAN SIJIA	4905 N KERBY AVE	PORTLAND OR 97217
77	RETURN SERVICE REQUESTED			CHANG LEO S & CRUM WENDY D	4911 N KERBY AVE	PORTLAND OR 97217-2636
78	RETURN SERVICE REQUESTED			SCHEFFER BRENT	4917 N KERBY AVE	PORTLAND OR 97217
79	RETURN SERVICE REQUESTED			SETCHKO ANDREW & CLARK WHITNEY	4933 N HAIGHT AVE	PORTLAND OR 97217
80	RETURN SERVICE REQUESTED			TSUKAHARA MICHIKO T	5026 N COMMERCIAL AVE	PORTLAND OR 97217-2652
81	RETURN SERVICE REQUESTED			SLOAN MARY	5036 N COMMERCIAL AVE	PORTLAND OR 97217
82	RETURN SERVICE REQUESTED			ROUNDS WILLIE C & ROUNDS BETTY L	5105 N KERBY AVE	PORTLAND OR 97217
83	RETURN SERVICE REQUESTED			BUHLER JONATHAN S	5106 N ALBINA AVE	PORTLAND OR 97217
84	RETURN SERVICE REQUESTED			AVILES GERARDO & VIGIL PAULA	5116 N COMMERCIAL AVE	PORTLAND OR 97217
85	RETURN SERVICE REQUESTED			POLK ERICK	5120 N ALBINA AVE	PORTLAND OR 97217
86	RETURN SERVICE REQUESTED			LUND ANDERS	5123 N KERBY AVE	PORTLAND OR 97217
87	RETURN SERVICE REQUESTED			HARGIS SCOTT M	5126 N COMMERCIAL AVE	PORTLAND OR 97217
88	RETURN SERVICE REQUESTED			MENGIS MATEO R	5135 N KERBY AVE	PORTLAND OR 97217
89	RETURN SERVICE REQUESTED			AUDREY M MILLER REV LIV TR	5136 N COMMERCIAL AVE	PORTLAND OR 97217
90	RETURN SERVICE REQUESTED		BRAZILE NAPOLEON SR &	COLEMA EARLENE	5206 N COMMERCIAL AVE	PORTLAND OR 97217
91	RETURN SERVICE REQUESTED			SCHOOL DIST NO 1 JEFFERSON HS	5210 N KERBY AVE	PORTLAND OR 97217
92	RETURN SERVICE REQUESTED			COVEN ALEXANDER & SOLOMON AMANDA	5226 N COMMERCIAL AVE	PORTLAND OR 97217
93	RETURN SERVICE REQUESTED			MILLER THURMAN J & TAING ETHAN	5228 N HAIGHT AVE	PORTLAND OR 97217
94	RETURN SERVICE REQUESTED			MONTGOMERY TROY & CRENSHAW MARNIE	5236 N HAIGHT AVE	PORTLAND OR 97217
95	RETURN SERVICE REQUESTED			MURPHY TREVOR N	5238 N COMMERCIAL AVE	PORTLAND OR 97217
96	RETURN SERVICE REQUESTED			CALDERA-HAYNES JUANA E	5246 N COMMERCIAL AVE	PORTLAND OR 97217
97	RETURN SERVICE REQUESTED			YU JAMES K & TRIPI ELIZABETH D	5247 N HAIGHT AVE	PORTLAND OR 97217-2701
98	RETURN SERVICE REQUESTED			BARBERA AARON M	5248 N HAIGHT AVE	PORTLAND OR 97217
99	RETURN SERVICE REQUESTED			LEGG NICHOLAS T & LEGG ERIN E	5258 N COMMERCIAL AVE	PORTLAND OR 97217
100	RETURN SERVICE REQUESTED			WICK JENNIFER & WICK GREGORY	5259 N HAIGHT AVE	PORTLAND OR 97217
101	RETURN SERVICE REQUESTED			OFFENBECHER ELISABETH & PAUL	5305 N HAIGHT AVE	PORTLAND OR 97217
102	RETURN SERVICE REQUESTED			CAVANAUGH ERIC	5315 N HAIGHT AVE	PORTLAND OR 97217
103	RETURN SERVICE REQUESTED			JEKA KIMBERLY A & PRUYN JOHN S	5325 N HAIGHT AVE	PORTLAND OR 97217-2402
104	RETURN SERVICE REQUESTED			JOHNSON BRIAN B & FIELDS ERIN	5404 N HAIGHT AVE	PORTLAND OR 97217
105	RETURN SERVICE REQUESTED			GERBETZ ANDREW	5405 N HAIGHT AVE	PORTLAND OR 97217
106	RETURN SERVICE REQUESTED			TAORMINA EMILY N & MUNN CARYL G	604 N ALBERTA ST	PORTLAND OR 97217
107	RETURN SERVICE REQUESTED			TAYLOR BEVERLY E	612 N SUMNER ST	PORTLAND OR 97217
108	RETURN SERVICE REQUESTED			SCHATZ ELIZABETH & MELNICK BENJAMIN	615 N WEBSTER ST	PORTLAND OR 97217
109	RETURN SERVICE REQUESTED			KODER TAMALA	616 N WEBSTER ST	PORTLAND OR 97217
110	RETURN SERVICE REQUESTED			DEBKOWSKI DAMIAN	619 N HUMBOLDT ST	PORTLAND OR 97217
111	RETURN SERVICE REQUESTED			EDWARDS GARY L	622 N ALBERTA ST	PORTLAND OR 97217-2602
112	RETURN SERVICE REQUESTED			RENKEN MARY N	623 N ALBERTA ST	PORTLAND OR 97217
113	RETURN SERVICE REQUESTED			MULLER ROBERT C	626 N WEBSTER ST	PORTLAND OR 97217
114	RETURN SERVICE REQUESTED			RASMUSSEN JEFFREY G	629 N WEBSTER ST	PORTLAND OR 97217
115	RETURN SERVICE REQUESTED			YOUNG KRIS & CAREY LARKIN	633 N ALBERTA ST	PORTLAND OR 97217
116	RETURN SERVICE REQUESTED			PETERSON BRIANA R	633 N HUMBOLDT ST	PORTLAND OR 97217
117	RETURN SERVICE REQUESTED			ROOKS EDNA M & ROOKS ALEXANDER R	634 N SUMNER ST	PORTLAND OR 97217-2639
118	RETURN SERVICE REQUESTED			WILLIAMS GRANT	650 N ALBERTA ST	PORTLAND OR 97217
119	RETURN SERVICE REQUESTED			HOLMES RACHEL & MATHES DAVID	705 N ALBERTA ST	PORTLAND OR 97217
120	RETURN SERVICE REQUESTED			SOUTHER QUINN & BERNHEINE BAILEY	707 N WEBSTER ST	PORTLAND OR 97217
121	RETURN SERVICE REQUESTED			BECKY ZANT TR	709 N HUMBOLDT ST	PORTLAND OR 97217
122	RETURN SERVICE REQUESTED			TRAVELERS HOUSE LLC	710 N ALBERTA ST	PORTLAND OR 97217
123	RETURN SERVICE REQUESTED			BENSON ARNOLD & DYER JOANNA	710 N WEBSTER ST	PORTLAND OR 97217
124	RETURN SERVICE REQUESTED			MILLBROOKE THOMAS & GARRETT JONIE	715 N ALBERTA ST	PORTLAND OR 97217
125	RETURN SERVICE REQUESTED			OSTENDORF JEFFREY & KIMBERLY	715 N HUMBOLDT ST	PORTLAND OR 97217
126	RETURN SERVICE REQUESTED			AMBERS JASPER L	716 N ALBERTA ST	PORTLAND OR 97217-2604
127	RETURN SERVICE REQUESTED			CESANA DAVE J	716 N WEBSTER ST	PORTLAND OR 97217
128	RETURN SERVICE REQUESTED			CHERRY SPROUT PRODUCE INC	722 N SUMNER ST	PORTLAND OR 97217
129	RETURN SERVICE REQUESTED			RIDDLE JAMES K & REECE JENNIFER S	723 N HUMBOLDT ST	PORTLAND OR 97217-2630
130	RETURN SERVICE REQUESTED			SELICK HEATHER R & SELICK HAROLD A	10 FRANCISCO VISTA CT	TIBURON CA 94920
131	RETURN SERVICE REQUESTED			JACKSON JANESE TR	1001 NW LOVEJOY ST #PH-1	PORTLAND OR 97209
132	RETURN SERVICE REQUESTED			NIMBLE ON KERBY CONDOMINIUM ASSOC	10200 SW EASTRIDGE ST #200	PORTLAND OR 97225-5032
133	RETURN SERVICE REQUESTED			OREGON HOMEWORKS LLC	10200 SW EASTRIDGE ST #230	PORTLAND OR 97225-5029
134	RETURN SERVICE REQUESTED			DE LAGE LANDEN FINANCIAL SRVCS INC	1111 OLD EAGLE SCHOOL ROAD	WAYNE PA 19087
135	RETURN SERVICE REQUESTED			DAY DUSTIN & DAY LISA	11300 SW 33RD AVE #A	PORTLAND OR 97219-7685
136	RETURN SERVICE REQUESTED			COLLINS LEE G & COLLINS KAREN F	1131 NE 108TH AVE	PORTLAND OR 97220-3110
137	RETURN SERVICE REQUESTED			TWELVES1 LLC	1220 S WESTLAKE BLVD #C	WESTLAKE VILLAGE CA 91361-1935
138	RETURN SERVICE REQUESTED			RIVERS SEAN	12305 NW MCNAMEE RD	PORTLAND OR 97231
139	RETURN SERVICE REQUESTED			ONSIGHT INVESTORS LLC	1235 SW HUME ST	PORTLAND OR 97219
140	RETURN SERVICE REQUESTED			406 & 410 NORTH ALBERTA STREET LLC	127 SPRING RD	ORINDA CA 94563
141	RETURN SERVICE REQUESTED			JACK EVERETT W	1300 SW 5TH AVE #2300	PORTLAND OR 97201-5630
142	RETURN SERVICE REQUESTED			AUSTINTACIOUS HOMES LLC	1306 ROMERIA DR	AUSTIN TX 78757
143	RETURN SERVICE REQUESTED			HOUSING AUTHORITY OF	135 SW ASH ST	PORTLAND OR 97204-3540
144	RETURN SERVICE REQUESTED			CENTER FOR INTERCULTURAL ORGANIZING	1390 SE 122ND AVE	PORTLAND OR 97233
145	RETURN SERVICE REQUESTED			TOWN DEVELOPMENTS INC	1419 BROADWAY ST	VANCOUVER WA 98663-3431
146	RETURN SERVICE REQUESTED			WEBB NOELL	1419 SW ALDER ST	PORTLAND OR 97205-1946

	A	B	C	D	E	F
147	RETURN SERVICE REQUESTED			PEDERSON RYAN & PEDERSON SARAH N	1432 BARRY AVE	EAU CLAIRE WI 54701
148	RETURN SERVICE REQUESTED			FAHERTY LIV TR	14575 SW FOREST DR	BEAVERTON OR 97007
149	RETURN SERVICE REQUESTED			MONTEITH MELISSA	1500 2ND ST	COLUMBIA CITY OR 97018
150	RETURN SERVICE REQUESTED			TALK UNLIMITEDCOM INC	15344 E MUSTANG DR	FOUNTAIN HILLS AZ 85268-4835
151	RETURN SERVICE REQUESTED			BENTON ERIN	1536 NW REDWOOD LN	CAMAS WA 98607
152	RETURN SERVICE REQUESTED			LUU THONG T & LAO PHUNG H	15408 SE 15TH ST	VANCOUVER WA 98683-4609
153	RETURN SERVICE REQUESTED			LANGLOIS JOSEPH EDWARD	1615 NE HIGHLAND ST	PORTLAND OR 97211
154	RETURN SERVICE REQUESTED			HEUBERGER AARON J & ISAACSON ERIC	1616 NE BRYANT ST	PORTLAND OR 97211
155	RETURN SERVICE REQUESTED			BAGLEY HOUSING KERBY LLC	1628 NW RIVERSCAPE ST	PORTLAND OR 97209
156	RETURN SERVICE REQUESTED			NORTH STAR BALLROOM LLC	1636 NE TILLAMOOK ST #1	PORTLAND OR 97212-4466
157	RETURN SERVICE REQUESTED			BIVENS THOMAS W & BIVENS SUSAN J	1752 NW MARKET ST #4141	SEATTLE WA 98107-5264
158	RETURN SERVICE REQUESTED			RC NORDOFF LLC	1900 SW RIVER DR #1001	PORTLAND OR 97201-8046
159	RETURN SERVICE REQUESTED			FORBES ROSETTA	20 NE FARGO ST	PORTLAND OR 97212-2019
160	RETURN SERVICE REQUESTED			LOLLAR MICHAEL	2050 NW LOVEJOY ST	PORTLAND OR 97209-1510
161	RETURN SERVICE REQUESTED			OSAGE ORANGE LLC	2104 NE 13TH AVE	PORTLAND OR 97212
162	RETURN SERVICE REQUESTED			TOFFE DANI	2250 NW KEARNEY ST #216	PORTLAND OR 97210
163	RETURN SERVICE REQUESTED			RICA G BROOKS SUB-TR	2274 DUNWOODY XING #A	DUNWOODY GA 30338-7321
164	RETURN SERVICE REQUESTED		BETTY J STEPHENS &	TINY HUMBOLDT LLC	2322 N WEBSTER ST	PORTLAND OR 97217
165	RETURN SERVICE REQUESTED			MUENCHMEYER HANS & ANDREA	2330 NE STANTON ST	PORTLAND OR 97212-3439
166	RETURN SERVICE REQUESTED			ESPARZA BRIAN	2336 NE 23RD AVE	PORTLAND OR 97212-4818
167	RETURN SERVICE REQUESTED			ADAMS KEVIN E	2455 NW OVERTON ST	PORTLAND OR 97210-2930
168	RETURN SERVICE REQUESTED			SHEEHAN PEGGY	2508 NW 88TH ST	VANCOUVER WA 98665-6508
169	RETURN SERVICE REQUESTED			KROPP DIANE L & KROPP DALE E	2580 SHELLEY RD	HARLEYSVILLE PA 19438
170	RETURN SERVICE REQUESTED			STAFFORD TERRY & STAFFORD ALEXIS	26 MIDDLE DR	HUNTINGTON NY 11743
171	RETURN SERVICE REQUESTED		ARNOLD HAYDEN SURVIVORS TR &	SUZAN M HAYDEN EXEMPTION TR	2840 SW GARDEN VIEW PL	PORTLAND OR 97225
172	RETURN SERVICE REQUESTED			NELSON MATT & FREY EMILY	2845 SE ASH ST	PORTLAND OR 97214
173	RETURN SERVICE REQUESTED			CIOILLI JILL M & BARDEL ROBERT D	30 NE THOMPSON ST	PORTLAND OR 97212
174	RETURN SERVICE REQUESTED			BATTAGLIA ROGER J	3047 NE 21ST AVE	PORTLAND OR 97212-3447
175	RETURN SERVICE REQUESTED		BRISTOL CREEK HOMES &	DEVELOPMENT CO LLC	3055 NW YEON AVE #81	PORTLAND OR 97210-1519
176	RETURN SERVICE REQUESTED			KEN LEAVENS PROPERTIES INC	3140 SE HAWTHORNE BLVD	PORTLAND OR 97214-4123
177	RETURN SERVICE REQUESTED			ALBERTA77 LLC	31712 SE 13TH CIR	WASHOUGAL WA 98671
178	RETURN SERVICE REQUESTED			UNO ELIZABETH	325 N EMERSON ST	PORTLAND OR 97217
179	RETURN SERVICE REQUESTED			STOUT CHRISTA	325 N EMERSON ST #E	PORTLAND OR 97217
180	RETURN SERVICE REQUESTED			DGT TR	333 NW 9TH AVE #1213	PORTLAND OR 97209
181	RETURN SERVICE REQUESTED			HAIGHT PROPERTIES LLC	3332 N LOMBARD ST #B	PORTLAND OR 97217
182	RETURN SERVICE REQUESTED			ALBINA HEAD START INC	3417 NE 7TH AVE	PORTLAND OR 97212-2111
183	RETURN SERVICE REQUESTED			HUGHES NICK G	3424 SW HUME ST	PORTLAND OR 97219-3741
184	RETURN SERVICE REQUESTED			DWELLER INC	3519 NE 15TH AVE PMB 133	PORTLAND OR 97212-2356
185	RETURN SERVICE REQUESTED			ATLAS PIZZA LLC	3570 SE DIVISION ST	PORTLAND OR 97202
186	RETURN SERVICE REQUESTED			GREY SKY HOLDING LLC	3735 SE CLAY ST	PORTLAND OR 97214-5139
187	RETURN SERVICE REQUESTED			JERRICK WALTRAUD L	39 NE 102ND AVE	PORTLAND OR 97220-4103
188	RETURN SERVICE REQUESTED			URSA MINOR LLC	3939 N MISSISSIPPI AVE	PORTLAND OR 97227
189	RETURN SERVICE REQUESTED			KERBY TOWNHOMES LLC	4058 N MISSISSIPPI AVE	PORTLAND OR 97227
190	RETURN SERVICE REQUESTED			MCCULLER ASSOCIATES LP	4150 S MOODY AVE	PORTLAND OR 97239-4417
191	RETURN SERVICE REQUESTED			LIPP GILSON C	4280 SW 109TH AVE	BEAVERTON OR 97005-3027
192	RETURN SERVICE REQUESTED		PAUL DAVID THOMPSON TR &	AMY RENEE KNAUR TR	431 N BLANDENA ST	PORTLAND OR 97217
193	RETURN SERVICE REQUESTED			BARKER AARON D & VITA ADRIENNE D	4747 N KERBY AVE	PORTLAND OR 97217
194	RETURN SERVICE REQUESTED			DURU DEBRA D & DURU RAESHELL	4802 N CONGRESS AVE	PORTLAND OR 97217
195	RETURN SERVICE REQUESTED			HUTCHERSON CAROLINE & DUSTIN	4815 N KERBY AVE #B	PORTLAND OR 97217
196	RETURN SERVICE REQUESTED			JAYSON & CARRIE GATES LIV TR	4835 N CONGRESS AVE	PORTLAND OR 97217
197	RETURN SERVICE REQUESTED			HOLLINGSWORTH JOHN M	5006 N COMMERCIAL AVE	PORTLAND OR 97217
198	RETURN SERVICE REQUESTED			HOWES DAVID C & HOWES KAREN G	5318 N BORTHWICK AVE	PORTLAND OR 97217
199	RETURN SERVICE REQUESTED			THOMAS LAURA W	5522 N COMMERCIAL AVE	PORTLAND OR 97217-2340
200	RETURN SERVICE REQUESTED			DECOSTER AMY L & LEONARD MATTHEW K	5539 N COMMERCIAL AVE	PORTLAND OR 97217
201	RETURN SERVICE REQUESTED			DESROSIERS FELICIA L	5608 N COMMERCIAL AVE	PORTLAND OR 97217
202	RETURN SERVICE REQUESTED			HUNT LAURA S	5611 SE ASH ST	PORTLAND OR 97215-1248
203	RETURN SERVICE REQUESTED			615 LLC	5709 N VANCOUVER AVE	PORTLAND OR 97217-2450
204	RETURN SERVICE REQUESTED		WAINWRIGHT CHARLES W TR &	WAINWRIGHT TONI A TR	6120 SW HUBER ST	PORTLAND OR 97219-5754
205	RETURN SERVICE REQUESTED			CINCINNATI INSURANCE CO	6200 S GILMORE RD	FAIRFIELD OH 45014
206	RETURN SERVICE REQUESTED			MILLER EDDIE L	6236 N MISSISSIPPI AVE	PORTLAND OR 97217-1815
207	RETURN SERVICE REQUESTED		PORTLAND COMMUNITY REINVESTMENT	INITIATIVES INC	6329 NE M L KING BLVD	PORTLAND OR 97211-3029
208	RETURN SERVICE REQUESTED			DAWSON COLIN & DENTON EMILY	633 N WEBSTER ST	PORTLAND OR 97217
209	RETURN SERVICE REQUESTED			STANTON CORNELIA E	6345 NE 37TH AVE	PORTLAND OR 97211
210	RETURN SERVICE REQUESTED			TALBOTT DANIEL A & TALBOTT ANGELA	642 N ALBERTA ST	PORTLAND OR 97217
211	RETURN SERVICE REQUESTED			BETTY J STEPHENS REV LIV TR	646 N WEBSTER ST	PORTLAND OR 97217-2643
212	RETURN SERVICE REQUESTED		IDLEE STEPHENS &	HARRIS DAVID W & HARRIS NICOLE M	6604 BRADLEY DR	AUSTIN TX 78723
213	RETURN SERVICE REQUESTED			WARREN PAUL & WARREN SARAH	703 N WEBSTER ST	PORTLAND OR 97217
214	RETURN SERVICE REQUESTED			WEATHEROY PAUL G TR	7208 SW FLORENCE LN	PORTLAND OR 97223-2216
215	RETURN SERVICE REQUESTED			KLOSS SHIRLEY TR & DETWILER MARY TR	738 MADRID ST	SAN FRANCISCO CA 94112
216	RETURN SERVICE REQUESTED			NEIL KELLY CO INC	804 N ALBERTA ST	PORTLAND OR 97217
217	RETURN SERVICE REQUESTED			625 EMERSON LLC	9551 FOXFORD RD	CHANHASSEN MN 55317
218	RETURN SERVICE REQUESTED			TREBLE SEVEN LLC	9800 SE MCBROD AVE #100	MILWAUKIE OR 97222-7352
219	RETURN SERVICE REQUESTED			DELACRUZ TORRAE	9950 SW 160TH AVE	ALOHA OR 97007

	A	B	C	D	E	F
220	RETURN SERVICE REQUESTED			BIG CITY INC	PO BOX 12345	PORTLAND OR 97212
221	RETURN SERVICE REQUESTED			I M M PUBLICATIONS INC	PO BOX 5455	PORTLAND OR 97228
222	RETURN SERVICE REQUESTED			PORTLAND REDEVELOPMENT LLC	PO BOX 11778	PORTLAND OR 97211
223	RETURN SERVICE REQUESTED			KAIROSPDX	PO BOX 12190	PORTLAND OR 97212
224	RETURN SERVICE REQUESTED			BIG RED CHERRY LLC	PO BOX 12345	PORTLAND OR 97212
225	RETURN SERVICE REQUESTED		DAVID ROBIN COLUMBUS TR &	GRANT RYAN DAVIS TR	PO BOX 12582	PORTLAND OR 97212
226	RETURN SERVICE REQUESTED			BRAHE ANDREW	PO BOX 12644	PORTLAND OR 97212-0644
227	RETURN SERVICE REQUESTED			GATES JANNIE M	PO BOX 12731	PORTLAND OR 97212-0731
228	RETURN SERVICE REQUESTED			TERRY CAVANAGH REV TR ET AL	PO BOX 14247	SAN FRANCISCO CA 94114
229	RETURN SERVICE REQUESTED			YELA FIDUCIARY SERVICES LLC	PO BOX 16518	PORTLAND OR 97292
230	RETURN SERVICE REQUESTED			PORTLAND COMMUNITY COLLEGE DISTRICT	PO BOX 19000	PORTLAND OR 97280-0990
231	RETURN SERVICE REQUESTED			KERBY HOUSE LLC	PO BOX 20391	PORTLAND OR 97294-0391
232	RETURN SERVICE REQUESTED			BETHESDA BAPTIST CHURCH	PO BOX 20965	PORTLAND OR 97294
233	RETURN SERVICE REQUESTED			PEOPLEREADY INC	PO BOX 2910	TACOMA WA 98401-2910
234	RETURN SERVICE REQUESTED			BANK OF AMERICA NA	PO BOX 32727	CHARLOTTE NC 28232
235	RETURN SERVICE REQUESTED		WELLS FARGO VENDOR FINANCIAL	SERVICES LLC	PO BOX 36200	BILLINGS MT 59107-6200
236	RETURN SERVICE REQUESTED			CANON FINANCIAL SERVICES INC	PO BOX 5008	MOUNT LAUREL NJ 8054
237	RETURN SERVICE REQUESTED		BERNARD FAMILY LIVING TRUST &	NICHOLAS D BERNARD TRUST	PO BOX 507	SAN GERONIMO CA 94963
238	RETURN SERVICE REQUESTED			WILLETT HOWARD	PO BOX 575	NORTH BEND OR 97459-0047
239	RETURN SERVICE REQUESTED			CRUIKSHANK KEVIN & TIMOTHY	PO BOX 96325	PORTLAND OR 97296
240				CURRENT RESIDENT	4809 N KERBY AVE	PORTLAND OR 97217
241				CURRENT RESIDENT	4809 N KERBY AVE #B	PORTLAND OR 97217
242				CURRENT RESIDENT	4815 N KERBY AVE	PORTLAND OR 97217
243				CURRENT RESIDENT	4821 N COMMERCIAL AVE	PORTLAND OR 97217
244				CURRENT RESIDENT	4823 N COMMERCIAL AVE	PORTLAND OR 97217
245				CURRENT RESIDENT	4825 N COMMERCIAL AVE	PORTLAND OR 97217
246				CURRENT RESIDENT	4827 N COMMERCIAL AVE	PORTLAND OR 97217
247				CURRENT RESIDENT	415 N KILLINGSWORTH ST	PORTLAND OR 97217
248				CURRENT RESIDENT	5518 N HAIGHT AVE	PORTLAND OR 97217
249				CURRENT RESIDENT	5520 N HAIGHT AVE	PORTLAND OR 97217
250				CURRENT RESIDENT	5522 N HAIGHT AVE	PORTLAND OR 97217
251				CURRENT RESIDENT	5541 N HAIGHT AVE	PORTLAND OR 97217
252				CURRENT RESIDENT	5603 N HAIGHT AVE	PORTLAND OR 97217
253				CURRENT RESIDENT	441 N KILLINGSWORTH ST	PORTLAND OR 97217
254				CURRENT RESIDENT	501 N KILLINGSWORTH ST	PORTLAND OR 97217
255				CURRENT RESIDENT	517 N KILLINGSWORTH ST	PORTLAND OR 97217
256				CURRENT RESIDENT	5204 N ALBINA AVE	PORTLAND OR 97217
257				CURRENT RESIDENT	5210 N ALBINA AVE	PORTLAND OR 97217
258				CURRENT RESIDENT	5222 N ALBINA AVE	PORTLAND OR 97217
259				CURRENT RESIDENT	5301 N KERBY AVE	PORTLAND OR 97217
260				CURRENT RESIDENT	5301 N KERBY AVE #1	PORTLAND OR 97217
261				CURRENT RESIDENT	5301 N KERBY AVE #2	PORTLAND OR 97217
262				CURRENT RESIDENT	5301 N KERBY AVE #3	PORTLAND OR 97217
263				CURRENT RESIDENT	5301 N KERBY AVE #4	PORTLAND OR 97217
264				CURRENT RESIDENT	5303 N BORTHWICK AVE	PORTLAND OR 97217
265				CURRENT RESIDENT	5303 N KERBY AVE	PORTLAND OR 97217
266				CURRENT RESIDENT	5304 N ALBINA AVE	PORTLAND OR 97217
267				CURRENT RESIDENT	5305 N KERBY AVE	PORTLAND OR 97217
268				CURRENT RESIDENT	5314 N BORTHWICK AVE	PORTLAND OR 97217
269				CURRENT RESIDENT	5322 N BORTHWICK AVE	PORTLAND OR 97217
270				CURRENT RESIDENT	5323 N BORTHWICK AVE	PORTLAND OR 97217
271				CURRENT RESIDENT	5325 N KERBY AVE	PORTLAND OR 97217
272				CURRENT RESIDENT	5327 N KERBY AVE	PORTLAND OR 97217
273				CURRENT RESIDENT	5328 N BORTHWICK AVE	PORTLAND OR 97217
274				CURRENT RESIDENT	5331 N KERBY AVE	PORTLAND OR 97217
275				CURRENT RESIDENT	5336 N ALBINA AVE	PORTLAND OR 97217
276				CURRENT RESIDENT	5337 N KERBY AVE	PORTLAND OR 97217
277				CURRENT RESIDENT	5423 N KERBY AVE	PORTLAND OR 97217
278				CURRENT RESIDENT	5424 N BORTHWICK AVE	PORTLAND OR 97217
279				CURRENT RESIDENT	5510 N COMMERCIAL AVE	PORTLAND OR 97217
280				CURRENT RESIDENT	5528 N COMMERCIAL AVE	PORTLAND OR 97217
281				CURRENT RESIDENT	5624 N BORTHWICK AVE	PORTLAND OR 97217
282				CURRENT RESIDENT	565 N KILLINGSWORTH ST	PORTLAND OR 97217
283				CURRENT RESIDENT	568 N JESSUP ST	PORTLAND OR 97217
284				CURRENT RESIDENT	571 N KILLINGSWORTH ST	PORTLAND OR 97217
285				CURRENT RESIDENT	573 N KILLINGSWORTH ST	PORTLAND OR 97217
286				CURRENT RESIDENT	600 N KILLINGSWORTH ST	PORTLAND OR 97217
287				CURRENT RESIDENT	605 N KILLINGSWORTH CT	PORTLAND OR 97217
288				CURRENT RESIDENT	612 N KILLINGSWORTH ST	PORTLAND OR 97217
289				CURRENT RESIDENT	614 N EMERSON ST	PORTLAND OR 97217
290				CURRENT RESIDENT	615 N KILLINGSWORTH CT	PORTLAND OR 97217
291				CURRENT RESIDENT	621 N SUMNER ST	PORTLAND OR 97217
292				CURRENT RESIDENT	624 N EMERSON ST	PORTLAND OR 97217

	A	B	C	D	E	F
293				CURRENT RESIDENT	625 N EMERSON ST	PORTLAND OR 97217
294				CURRENT RESIDENT	626 N EMERSON ST	PORTLAND OR 97217
295				CURRENT RESIDENT	627 N KILLINGSWORTH CT	PORTLAND OR 97217
296				CURRENT RESIDENT	627 N SUMNER ST	PORTLAND OR 97217
297				CURRENT RESIDENT	630 N KILLINGSWORTH ST	PORTLAND OR 97217
298				CURRENT RESIDENT	635 N KILLINGSWORTH CT	PORTLAND OR 97217
299				CURRENT RESIDENT	635 N KILLINGSWORTH CT #200	PORTLAND OR 97217
300				CURRENT RESIDENT	635 N KILLINGSWORTH CT #300	PORTLAND OR 97217
301				CURRENT RESIDENT	635 N KILLINGSWORTH CT #500	PORTLAND OR 97217
302				CURRENT RESIDENT	636 N KILLINGSWORTH ST	PORTLAND OR 97217
303				CURRENT RESIDENT	638 N KILLINGSWORTH ST	PORTLAND OR 97217
304				CURRENT RESIDENT	700 N KILLINGSWORTH ST	PORTLAND OR 97217
305				CURRENT RESIDENT	705 N KILLINGSWORTH ST	PORTLAND OR 97217
306				CURRENT RESIDENT	705 N KILLINGSWORTH ST #218	PORTLAND OR 97217
307				CURRENT RESIDENT	705 N SUMNER ST	PORTLAND OR 97217
308				CURRENT RESIDENT	707 N SUMNER ST	PORTLAND OR 97217
309				CURRENT RESIDENT	708 N KILLINGSWORTH ST	PORTLAND OR 97217
310				CURRENT RESIDENT	708 N KILLINGSWORTH ST #1	PORTLAND OR 97217
311				CURRENT RESIDENT	708 N KILLINGSWORTH ST #10	PORTLAND OR 97217
312				CURRENT RESIDENT	708 N KILLINGSWORTH ST #11	PORTLAND OR 97217
313				CURRENT RESIDENT	708 N KILLINGSWORTH ST #12	PORTLAND OR 97217
314				CURRENT RESIDENT	708 N KILLINGSWORTH ST #13	PORTLAND OR 97217
315				CURRENT RESIDENT	708 N KILLINGSWORTH ST #14	PORTLAND OR 97217
316				CURRENT RESIDENT	708 N KILLINGSWORTH ST #2	PORTLAND OR 97217
317				CURRENT RESIDENT	708 N KILLINGSWORTH ST #3	PORTLAND OR 97217
318				CURRENT RESIDENT	708 N KILLINGSWORTH ST #4	PORTLAND OR 97217
319				CURRENT RESIDENT	708 N KILLINGSWORTH ST #5	PORTLAND OR 97217
320				CURRENT RESIDENT	708 N KILLINGSWORTH ST #6	PORTLAND OR 97217
321				CURRENT RESIDENT	708 N KILLINGSWORTH ST #7	PORTLAND OR 97217
322				CURRENT RESIDENT	708 N KILLINGSWORTH ST #8	PORTLAND OR 97217
323				CURRENT RESIDENT	708 N KILLINGSWORTH ST #9	PORTLAND OR 97217
324				CURRENT RESIDENT	710 N KILLINGSWORTH ST	PORTLAND OR 97217
325				CURRENT RESIDENT	711 N SUMNER ST	PORTLAND OR 97217
326				CURRENT RESIDENT	712 N KILLINGSWORTH ST	PORTLAND OR 97217
327				CURRENT RESIDENT	712 N KILLINGSWORTH ST #1	PORTLAND OR 97217
328				CURRENT RESIDENT	712 N KILLINGSWORTH ST #11	PORTLAND OR 97217
329				CURRENT RESIDENT	712 N KILLINGSWORTH ST #2	PORTLAND OR 97217
330				CURRENT RESIDENT	712 N KILLINGSWORTH ST #3	PORTLAND OR 97217
331				CURRENT RESIDENT	712 N KILLINGSWORTH ST #5	PORTLAND OR 97217
332				CURRENT RESIDENT	712 N KILLINGSWORTH ST #6	PORTLAND OR 97217
333				CURRENT RESIDENT	712 N KILLINGSWORTH ST #7	PORTLAND OR 97217
334				CURRENT RESIDENT	713 N EMERSON ST	PORTLAND OR 97217
335				CURRENT RESIDENT	714 N EMERSON ST	PORTLAND OR 97217
336				CURRENT RESIDENT	714 N KILLINGSWORTH CT	PORTLAND OR 97217
337				CURRENT RESIDENT	715 N EMERSON ST	PORTLAND OR 97217
338				CURRENT RESIDENT	715 N SUMNER ST	PORTLAND OR 97217
339				CURRENT RESIDENT	716 N EMERSON ST	PORTLAND OR 97217
340				CURRENT RESIDENT	718 N KILLINGSWORTH ST	PORTLAND OR 97217
341				CURRENT RESIDENT	724 N KILLINGSWORTH CT	PORTLAND OR 97217
342				CURRENT RESIDENT	736 N EMERSON ST #B	PORTLAND OR 97217
343				CURRENT RESIDENT	744 N KILLINGSWORTH CT	PORTLAND OR 97217
344				CURRENT RESIDENT	746 N KILLINGSWORTH CT	PORTLAND OR 97217
345				CURRENT RESIDENT	748 N KILLINGSWORTH CT	PORTLAND OR 97217
346				CURRENT RESIDENT	968 N JESSUP ST	PORTLAND OR 97217
347				CURRENT RESIDENT	4745 N BORTHWICK AVE	PORTLAND OR 97217
348				CURRENT RESIDENT	4889 N BORTHWICK AVE	PORTLAND OR 97217
349				CURRENT RESIDENT	710 N HUMBOLDT ST	PORTLAND OR 97217
350				CURRENT RESIDENT	714 N HUMBOLDT ST	PORTLAND OR 97217
351				CURRENT RESIDENT	716 N HUMBOLDT ST	PORTLAND OR 97217
352				CURRENT RESIDENT	718 N HUMBOLDT ST	PORTLAND OR 97217
353				CURRENT RESIDENT	4707 N CONGRESS AVE	PORTLAND OR 97217
354				CURRENT RESIDENT	4709 N KERBY AVE	PORTLAND OR 97217
355				CURRENT RESIDENT	4713 N COMMERCIAL AVE	PORTLAND OR 97217
356				CURRENT RESIDENT	4715 N KERBY AVE	PORTLAND OR 97217
357				CURRENT RESIDENT	4725 N CONGRESS AVE	PORTLAND OR 97217
358				CURRENT RESIDENT	4734 N KERBY AVE	PORTLAND OR 97217
359				CURRENT RESIDENT	4735 N COMMERCIAL AVE	PORTLAND OR 97217
360				CURRENT RESIDENT	4744 N BORTHWICK AVE	PORTLAND OR 97217
361				CURRENT RESIDENT	4746 N BORTHWICK AVE	PORTLAND OR 97217
362				CURRENT RESIDENT	4747 N KERBY AVE #A	PORTLAND OR 97217
363				CURRENT RESIDENT	4747 N KERBY AVE #B	PORTLAND OR 97217
364				CURRENT RESIDENT	4750 N KERBY AVE	PORTLAND OR 97217
365				CURRENT RESIDENT	4801 N CONGRESS AVE	PORTLAND OR 97217

	A	B	C	D	E	F
366				CURRENT RESIDENT	4803 N HAIGHT AVE	PORTLAND OR 97217
367				CURRENT RESIDENT	4804 N KERBY AVE	PORTLAND OR 97217
368				CURRENT RESIDENT	4809 N KERBY AVE #A	PORTLAND OR 97217
369				CURRENT RESIDENT	4815 N KERBY AVE #A	PORTLAND OR 97217
370				CURRENT RESIDENT	4824 N KERBY AVE	PORTLAND OR 97217
371				CURRENT RESIDENT	4825 N KERBY AVE	PORTLAND OR 97217
372				CURRENT RESIDENT	4829 N CONGRESS AVE	PORTLAND OR 97217
373				CURRENT RESIDENT	4833 N COMMERCIAL AVE	PORTLAND OR 97217
374				CURRENT RESIDENT	4836 N KERBY AVE	PORTLAND OR 97217
375				CURRENT RESIDENT	4839 N KERBY AVE	PORTLAND OR 97217
376				CURRENT RESIDENT	4937 N COMMERCIAL AVE	PORTLAND OR 97217
377				CURRENT RESIDENT	567 N BLANDENA ST	PORTLAND OR 97217
378				CURRENT RESIDENT	573 N BLANDENA ST	PORTLAND OR 97217
379				CURRENT RESIDENT	574 N ALBERTA ST	PORTLAND OR 97217
380				CURRENT RESIDENT	583 N BLANDENA ST	PORTLAND OR 97217
381				CURRENT RESIDENT	615 N BLANDENA ST	PORTLAND OR 97217
382				CURRENT RESIDENT	635 N BLANDENA ST	PORTLAND OR 97217
383				CURRENT RESIDENT	201 N ALBERTA ST	PORTLAND OR 97217
384				CURRENT RESIDENT	204 N KILLINGSWORTH ST	PORTLAND OR 97217
385				CURRENT RESIDENT	21 NE ALBERTA ST	PORTLAND OR 97211
386				CURRENT RESIDENT	220 N SUMNER ST	PORTLAND OR 97217
387				CURRENT RESIDENT	220 N SUMNER ST #8	PORTLAND OR 97217
388				CURRENT RESIDENT	220 N SUMNER ST #8A	PORTLAND OR 97217
389				CURRENT RESIDENT	220 N SUMNER ST #8B	PORTLAND OR 97217
390				CURRENT RESIDENT	220 N SUMNER ST #8C	PORTLAND OR 97217
391				CURRENT RESIDENT	220 N SUMNER ST #8D	PORTLAND OR 97217
392				CURRENT RESIDENT	220 N SUMNER ST #8E	PORTLAND OR 97217
393				CURRENT RESIDENT	220 N SUMNER ST #8F	PORTLAND OR 97217
394				CURRENT RESIDENT	220 N SUMNER ST #8G	PORTLAND OR 97217
395				CURRENT RESIDENT	220 N SUMNER ST #8H	PORTLAND OR 97217
396				CURRENT RESIDENT	221 N ALBERTA ST	PORTLAND OR 97217
397				CURRENT RESIDENT	229 N SUMNER ST	PORTLAND OR 97217
398				CURRENT RESIDENT	229 N SUMNER ST #13	PORTLAND OR 97217
399				CURRENT RESIDENT	229 N SUMNER ST #13A	PORTLAND OR 97217
400				CURRENT RESIDENT	229 N SUMNER ST #13B	PORTLAND OR 97217
401				CURRENT RESIDENT	229 N SUMNER ST #13C	PORTLAND OR 97217
402				CURRENT RESIDENT	229 N SUMNER ST #13D	PORTLAND OR 97217
403				CURRENT RESIDENT	229 N SUMNER ST #13E	PORTLAND OR 97217
404				CURRENT RESIDENT	229 N SUMNER ST #13F	PORTLAND OR 97217
405				CURRENT RESIDENT	230 N KILLINGSWORTH ST	PORTLAND OR 97217
406				CURRENT RESIDENT	236 N KILLINGSWORTH ST	PORTLAND OR 97217
407				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A101	PORTLAND OR 97217
408				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A201	PORTLAND OR 97217
409				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A203	PORTLAND OR 97217
410				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A204	PORTLAND OR 97217
411				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A301	PORTLAND OR 97217
412				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A302	PORTLAND OR 97217
413				CURRENT RESIDENT	236 N KILLINGSWORTH ST #A303	PORTLAND OR 97217
414				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B102	PORTLAND OR 97217
415				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B105	PORTLAND OR 97217
416				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B107	PORTLAND OR 97217
417				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B202	PORTLAND OR 97217
418				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B205	PORTLAND OR 97217
419				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B206	PORTLAND OR 97217
420				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B301	PORTLAND OR 97217
421				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B303	PORTLAND OR 97217
422				CURRENT RESIDENT	236 N KILLINGSWORTH ST #B307	PORTLAND OR 97217
423				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C102	PORTLAND OR 97217
424				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C201	PORTLAND OR 97217
425				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C203	PORTLAND OR 97217
426				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C204	PORTLAND OR 97217
427				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C303	PORTLAND OR 97217
428				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C304	PORTLAND OR 97217
429				CURRENT RESIDENT	236 N KILLINGSWORTH ST #C305	PORTLAND OR 97217
430				CURRENT RESIDENT	239 N SUMNER ST	PORTLAND OR 97217
431				CURRENT RESIDENT	239 N SUMNER ST #12	PORTLAND OR 97217
432				CURRENT RESIDENT	239 N SUMNER ST #12A	PORTLAND OR 97217
433				CURRENT RESIDENT	239 N SUMNER ST #12B	PORTLAND OR 97217
434				CURRENT RESIDENT	239 N SUMNER ST #12C	PORTLAND OR 97217
435				CURRENT RESIDENT	239 N SUMNER ST #12D	PORTLAND OR 97217
436				CURRENT RESIDENT	239 N SUMNER ST #12E	PORTLAND OR 97217
437				CURRENT RESIDENT	239 N SUMNER ST #12F	PORTLAND OR 97217
438				CURRENT RESIDENT	240 N SUMNER ST	PORTLAND OR 97217

[illegible]

	A	B	C	D	E	F
512				CURRENT RESIDENT	315 N ALBERTA ST #64	PORTLAND OR 97217
513				CURRENT RESIDENT	315 N ALBERTA ST #65	PORTLAND OR 97217
514				CURRENT RESIDENT	315 N ALBERTA ST #66	PORTLAND OR 97217
515				CURRENT RESIDENT	315 N ALBERTA ST #67	PORTLAND OR 97217
516				CURRENT RESIDENT	315 N ALBERTA ST #68	PORTLAND OR 97217
517				CURRENT RESIDENT	315 N ALBERTA ST #69	PORTLAND OR 97217
518				CURRENT RESIDENT	315 N ALBERTA ST #7	PORTLAND OR 97217
519				CURRENT RESIDENT	315 N ALBERTA ST #70	PORTLAND OR 97217
520				CURRENT RESIDENT	315 N ALBERTA ST #71	PORTLAND OR 97217
521				CURRENT RESIDENT	315 N ALBERTA ST #72	PORTLAND OR 97217
522				CURRENT RESIDENT	315 N ALBERTA ST #73	PORTLAND OR 97217
523				CURRENT RESIDENT	315 N ALBERTA ST #74	PORTLAND OR 97217
524				CURRENT RESIDENT	315 N ALBERTA ST #75	PORTLAND OR 97217
525				CURRENT RESIDENT	315 N ALBERTA ST #76	PORTLAND OR 97217
526				CURRENT RESIDENT	315 N ALBERTA ST #77	PORTLAND OR 97217
527				CURRENT RESIDENT	315 N ALBERTA ST #78	PORTLAND OR 97217
528				CURRENT RESIDENT	315 N ALBERTA ST #79	PORTLAND OR 97217
529				CURRENT RESIDENT	315 N ALBERTA ST #8	PORTLAND OR 97217
530				CURRENT RESIDENT	315 N ALBERTA ST #80	PORTLAND OR 97217
531				CURRENT RESIDENT	315 N ALBERTA ST #81	PORTLAND OR 97217
532				CURRENT RESIDENT	315 N ALBERTA ST #82	PORTLAND OR 97217
533				CURRENT RESIDENT	315 N ALBERTA ST #83	PORTLAND OR 97217
534				CURRENT RESIDENT	315 N ALBERTA ST #84	PORTLAND OR 97217
535				CURRENT RESIDENT	315 N ALBERTA ST #85	PORTLAND OR 97217
536				CURRENT RESIDENT	315 N ALBERTA ST #86	PORTLAND OR 97217
537				CURRENT RESIDENT	315 N ALBERTA ST #87	PORTLAND OR 97217
538				CURRENT RESIDENT	315 N ALBERTA ST #88	PORTLAND OR 97217
539				CURRENT RESIDENT	315 N ALBERTA ST #9	PORTLAND OR 97217
540				CURRENT RESIDENT	325 N EMERSON ST #A	PORTLAND OR 97217
541				CURRENT RESIDENT	325 N EMERSON ST #B	PORTLAND OR 97217
542				CURRENT RESIDENT	325 N EMERSON ST #F	PORTLAND OR 97217
543				CURRENT RESIDENT	328 N ALBERTA ST #A	PORTLAND OR 97217
544				CURRENT RESIDENT	328 N ALBERTA ST #B	PORTLAND OR 97217
545				CURRENT RESIDENT	330 N KILLINGSWORTH ST	PORTLAND OR 97217
546				CURRENT RESIDENT	330 N SUMNER ST	PORTLAND OR 97217
547				CURRENT RESIDENT	330 N SUMNER ST #5	PORTLAND OR 97217
548				CURRENT RESIDENT	330 N SUMNER ST #5A	PORTLAND OR 97217
549				CURRENT RESIDENT	330 N SUMNER ST #5B	PORTLAND OR 97217
550				CURRENT RESIDENT	330 N SUMNER ST #5C	PORTLAND OR 97217
551				CURRENT RESIDENT	330 N SUMNER ST #5D	PORTLAND OR 97217
552				CURRENT RESIDENT	400 N EMERSON ST	PORTLAND OR 97217
553				CURRENT RESIDENT	406 N EMERSON ST	PORTLAND OR 97217
554				CURRENT RESIDENT	410 N ALBERTA ST #A	PORTLAND OR 97217
555				CURRENT RESIDENT	410 N EMERSON ST	PORTLAND OR 97217
556				CURRENT RESIDENT	412 N ALBERTA ST #B	PORTLAND OR 97217
557				CURRENT RESIDENT	416 N EMERSON ST	PORTLAND OR 97217
558				CURRENT RESIDENT	418 N ALBERTA ST	PORTLAND OR 97217
559				CURRENT RESIDENT	428 N ALBERTA ST #B	PORTLAND OR 97217
560				CURRENT RESIDENT	428 N ALBERTA ST #D	PORTLAND OR 97217
561				CURRENT RESIDENT	429 N BLANDENA ST	PORTLAND OR 97217
562				CURRENT RESIDENT	430 N KILLINGSWORTH ST	PORTLAND OR 97217
563				CURRENT RESIDENT	444 N SUMNER ST	PORTLAND OR 97217
564				CURRENT RESIDENT	444 N SUMNER ST #4	PORTLAND OR 97217
565				CURRENT RESIDENT	444 N SUMNER ST #4A	PORTLAND OR 97217
566				CURRENT RESIDENT	444 N SUMNER ST #4B	PORTLAND OR 97217
567				CURRENT RESIDENT	444 N SUMNER ST #4C	PORTLAND OR 97217
568				CURRENT RESIDENT	444 N SUMNER ST #4D	PORTLAND OR 97217
569				CURRENT RESIDENT	444 N SUMNER ST #4E	PORTLAND OR 97217
570				CURRENT RESIDENT	4720 N COMMERCIAL AVE	PORTLAND OR 97217
571				CURRENT RESIDENT	4812 N COMMERCIAL AVE	PORTLAND OR 97217
572				CURRENT RESIDENT	4814 N COMMERCIAL AVE	PORTLAND OR 97217
573				CURRENT RESIDENT	4818 N COMMERCIAL AVE	PORTLAND OR 97217
574				CURRENT RESIDENT	4915 N GANTENBEIN AVE	PORTLAND OR 97217
575				CURRENT RESIDENT	4932 N HAIGHT AVE #A	PORTLAND OR 97217
576				CURRENT RESIDENT	4934 N COMMERCIAL AVE	PORTLAND OR 97217
577				CURRENT RESIDENT	4936 N HAIGHT AVE #A	PORTLAND OR 97217
578				CURRENT RESIDENT	4944 N COMMERCIAL AVE	PORTLAND OR 97217
579				CURRENT RESIDENT	5005 N KERBY AVE	PORTLAND OR 97217
580				CURRENT RESIDENT	5005 N KERBY AVE #A	PORTLAND OR 97217
581				CURRENT RESIDENT	5005 N KERBY AVE #B	PORTLAND OR 97217
582				CURRENT RESIDENT	5007 N KERBY AVE	PORTLAND OR 97217
583				CURRENT RESIDENT	5007 N KERBY AVE #A	PORTLAND OR 97217
584				CURRENT RESIDENT	5007 N KERBY AVE #B	PORTLAND OR 97217

[illegible]

	A	B	C	D	E	F
658				CURRENT RESIDENT	5128 N ALBINA AVE	PORTLAND OR 97217
659				CURRENT RESIDENT	5131 N VANCOUVER AVE	PORTLAND OR 97217
660				CURRENT RESIDENT	5131 N VANCOUVER AVE #10	PORTLAND OR 97217
661				CURRENT RESIDENT	5131 N VANCOUVER AVE #10A	PORTLAND OR 97217
662				CURRENT RESIDENT	5131 N VANCOUVER AVE #10B	PORTLAND OR 97217
663				CURRENT RESIDENT	5131 N VANCOUVER AVE #10C	PORTLAND OR 97217
664				CURRENT RESIDENT	5131 N VANCOUVER AVE #10D	PORTLAND OR 97217
665				CURRENT RESIDENT	5131 N VANCOUVER AVE #10E	PORTLAND OR 97217
666				CURRENT RESIDENT	5131 N VANCOUVER AVE #10F	PORTLAND OR 97217
667				CURRENT RESIDENT	5131 N VANCOUVER AVE #10G	PORTLAND OR 97217
668				CURRENT RESIDENT	5131 N VANCOUVER AVE #10H	PORTLAND OR 97217
669				CURRENT RESIDENT	5141 N HAIGHT AVE	PORTLAND OR 97217
670				CURRENT RESIDENT	5141 N HAIGHT AVE #3	PORTLAND OR 97217
671				CURRENT RESIDENT	5141 N HAIGHT AVE #3A	PORTLAND OR 97217
672				CURRENT RESIDENT	5141 N HAIGHT AVE #3B	PORTLAND OR 97217
673				CURRENT RESIDENT	5141 N HAIGHT AVE #3C	PORTLAND OR 97217
674				CURRENT RESIDENT	5141 N HAIGHT AVE #3D	PORTLAND OR 97217
675				CURRENT RESIDENT	5141 N HAIGHT AVE #3E	PORTLAND OR 97217
676				CURRENT RESIDENT	5200 N COMMERCIAL AVE	PORTLAND OR 97217
677				CURRENT RESIDENT	5209 N VANCOUVER AVE	PORTLAND OR 97217
678				CURRENT RESIDENT	5209 N VANCOUVER AVE #11	PORTLAND OR 97217
679				CURRENT RESIDENT	5209 N VANCOUVER AVE #11A	PORTLAND OR 97217
680				CURRENT RESIDENT	5209 N VANCOUVER AVE #11B	PORTLAND OR 97217
681				CURRENT RESIDENT	5209 N VANCOUVER AVE #11C	PORTLAND OR 97217
682				CURRENT RESIDENT	5209 N VANCOUVER AVE #11D	PORTLAND OR 97217
683				CURRENT RESIDENT	5209 N VANCOUVER AVE #11E	PORTLAND OR 97217
684				CURRENT RESIDENT	5209 N VANCOUVER AVE #11F	PORTLAND OR 97217
685				CURRENT RESIDENT	5209 N VANCOUVER AVE #11G	PORTLAND OR 97217
686				CURRENT RESIDENT	5209 N VANCOUVER AVE #11H	PORTLAND OR 97217
687				CURRENT RESIDENT	5211 N HAIGHT AVE	PORTLAND OR 97217
688				CURRENT RESIDENT	5211 N HAIGHT AVE #2	PORTLAND OR 97217
689				CURRENT RESIDENT	5211 N HAIGHT AVE #2A	PORTLAND OR 97217
690				CURRENT RESIDENT	5211 N HAIGHT AVE #2B	PORTLAND OR 97217
691				CURRENT RESIDENT	5211 N HAIGHT AVE #2C	PORTLAND OR 97217
692				CURRENT RESIDENT	5211 N HAIGHT AVE #2D	PORTLAND OR 97217
693				CURRENT RESIDENT	5216 N COMMERCIAL AVE	PORTLAND OR 97217
694				CURRENT RESIDENT	5221 N HAIGHT AVE	PORTLAND OR 97217
695				CURRENT RESIDENT	5221 N HAIGHT AVE #1	PORTLAND OR 97217
696				CURRENT RESIDENT	5221 N HAIGHT AVE #1A	PORTLAND OR 97217
697				CURRENT RESIDENT	5221 N HAIGHT AVE #1B	PORTLAND OR 97217
698				CURRENT RESIDENT	5229 N HAIGHT AVE	PORTLAND OR 97217
699				CURRENT RESIDENT	5237 N HAIGHT AVE #A	PORTLAND OR 97217
700				CURRENT RESIDENT	5237 N HAIGHT AVE #B	PORTLAND OR 97217
701				CURRENT RESIDENT	5266 N COMMERCIAL AVE	PORTLAND OR 97217
702				CURRENT RESIDENT	5268 N COMMERCIAL AVE	PORTLAND OR 97217
703				CURRENT RESIDENT	5308 N COMMERCIAL AVE	PORTLAND OR 97217
704				CURRENT RESIDENT	5324 N HAIGHT AVE	PORTLAND OR 97217
705				CURRENT RESIDENT	5425 N VANCOUVER AVE	PORTLAND OR 97217
706				CURRENT RESIDENT	604 N WEBSTER ST	PORTLAND OR 97217
707				CURRENT RESIDENT	614 N ALBERTA ST	PORTLAND OR 97217
708				CURRENT RESIDENT	615 N ALBERTA ST	PORTLAND OR 97217
709				CURRENT RESIDENT	615 N ALBERTA ST #1	PORTLAND OR 97217
710				CURRENT RESIDENT	615 N ALBERTA ST #2	PORTLAND OR 97217
711				CURRENT RESIDENT	615 N ALBERTA ST #3	PORTLAND OR 97217
712				CURRENT RESIDENT	615 N ALBERTA ST #4	PORTLAND OR 97217
713				CURRENT RESIDENT	624 N SUMNER ST	PORTLAND OR 97217
714				CURRENT RESIDENT	625 N HUMBOLDT ST	PORTLAND OR 97217
715				CURRENT RESIDENT	630 N ALBERTA ST	PORTLAND OR 97217
716				CURRENT RESIDENT	632 N WEBSTER ST	PORTLAND OR 97217
717				CURRENT RESIDENT	632 N WEBSTER ST #A	PORTLAND OR 97217
718				CURRENT RESIDENT	632 N WEBSTER ST #B	PORTLAND OR 97217
719				CURRENT RESIDENT	641 N WEBSTER ST	PORTLAND OR 97217
720				CURRENT RESIDENT	642 N ALBERTA ST #A	PORTLAND OR 97217
721				CURRENT RESIDENT	642 N ALBERTA ST #B	PORTLAND OR 97217
722				CURRENT RESIDENT	645 N ALBERTA ST	PORTLAND OR 97217
723				CURRENT RESIDENT	646 N SUMNER ST	PORTLAND OR 97217
724				CURRENT RESIDENT	647 N WEBSTER ST	PORTLAND OR 97217
725				CURRENT RESIDENT	702 N WEBSTER ST	PORTLAND OR 97217
726				CURRENT RESIDENT	703 N WEBSTER ST #A	PORTLAND OR 97217
727				CURRENT RESIDENT	703 N WEBSTER ST #B	PORTLAND OR 97217
728				CURRENT RESIDENT	705 N HUMBOLDT ST	PORTLAND OR 97217
729				CURRENT RESIDENT	705 N HUMBOLDT ST #A	PORTLAND OR 97217
730				CURRENT RESIDENT	705 N HUMBOLDT ST #B	PORTLAND OR 97217

	A	B	C	D	E	F
731				CURRENT RESIDENT	706 N SUMNER ST	PORTLAND OR 97217
732				CURRENT RESIDENT	715 N WEBSTER ST	PORTLAND OR 97217
733				CURRENT RESIDENT	723 N WEBSTER ST	PORTLAND OR 97217
734				CURRENT RESIDENT	747 N SUMNER ST	PORTLAND OR 97217
735	RETURN SERVICE REQUESTED		OWNER	SCHOOL DISTRICT NO 1	PO BOX 3107	PORTLAND OR 97208-3107
736	RETURN SERVICE REQUESTED	APPLICANT/OWNERS AGENT	PORTLAND PUBLIC SCHOOLS	EFFROS STEPHEN	501 N DIXON ST	PORTLAND OR 97227
737	RETURN SERVICE REQUESTED	CONSULTANT	THE BOOKIN GROUP	CLEEK DEBBIE	1020 SW TAYLOR ST #555	PORTLAND OR 97205
738	RETURN SERVICE REQUESTED	ARCHITECT	LEVER ARCHITECTURE	MILLER DOUG	4713 N ALBINA AVE 4TH FLR	PORTLAND OR 97217
739	RETURN SERVICE REQUESTED		LAND USE CONTACT	NE COALITION OF NEIGHBORHOODS	4815 NE 7TH AVE	PORTLAND OR 97211
740	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUL DISTRICT BUSINESS ASSOCIATION	PO BOX 11565	PORTLAND OR 97211
741	RETURN SERVICE REQUESTED		LAND USE CONTACT C/O NECN	HUMBOLDT NEIGHBORHOOD ASSOCIATION	4815 NE 7TH AVE	PORTLAND OR 97211
742	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
743	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
744	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
745	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
746	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
747				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
748					BRANDON SPENCER-HARTLE	B299/R7000

Design Advice Request

Jefferson High School Reconstruction

CASE FILE	EA 24-008389 DA		
WHEN	Monday, February 26, 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/bds/landmarks		
HOW	TO COMMENT: Follow instructions on the Historic Landmarks 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	<p>As part of the effort to modernize Jefferson High School, Portland Public Schools and their consultants are exploring design alternatives that include the removal of all existing buildings on the site, including the original portion of the building constructed in 1909. The applicants seek a Design Advice Request to look at three possible paths for demolition of the existing buildings:</p> <ul style="list-style-type: none">• Boundary adjustment to the Piedmont Conservation District through a Historic Resource Designation Removal Review;• Change in status of the site from Contributing to Noncontributing in the Piedmont Conservation District through a Historic Resource Designation Removal Review; or• Demolition Review.		
REVIEW APPROVAL CRITERIA	<p>For Historic Resource Designation Removal: Portland Zoning Code Section 33.846.040.C</p> <p>For Demolition Review: Portland Zoning Code Section 33.846.080.C</p>		
SITE ADDRESS	5210 N Kerby Ave		
ZONING/ DESIGNATION	<p>IR – Institutional Residential with Historic Resource Overlay</p> <p>IRm - Institutional Residential with Centers Main Street and Historic Resource Overlays</p> <p>Contributing Resource in the Piedmont Conservation District</p>		
APPLICANTS	Stephen Effros, Portland Public Schools Douglas Miller, Lever Architecture Debbie Cleek, The Bookin Group	OWNER	School District No 1
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6519, benjamin.nielsen@PortlandOregon.gov Bureau of Development Services, 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

EA 24-008389 DA - Exhibit D.2



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

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

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, BDS 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:

- BDS 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

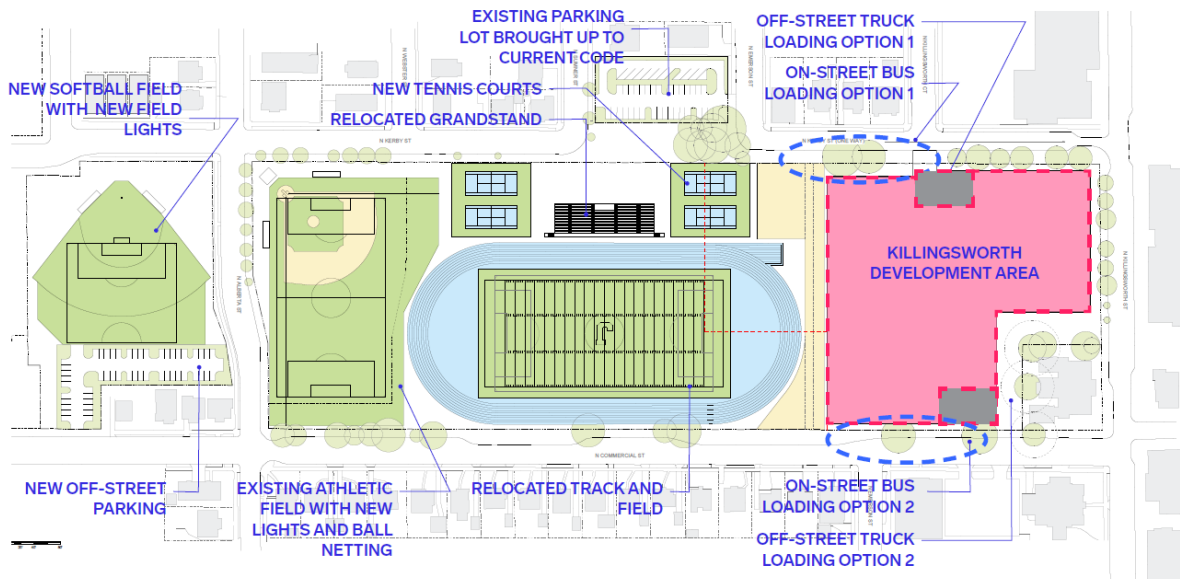
- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

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

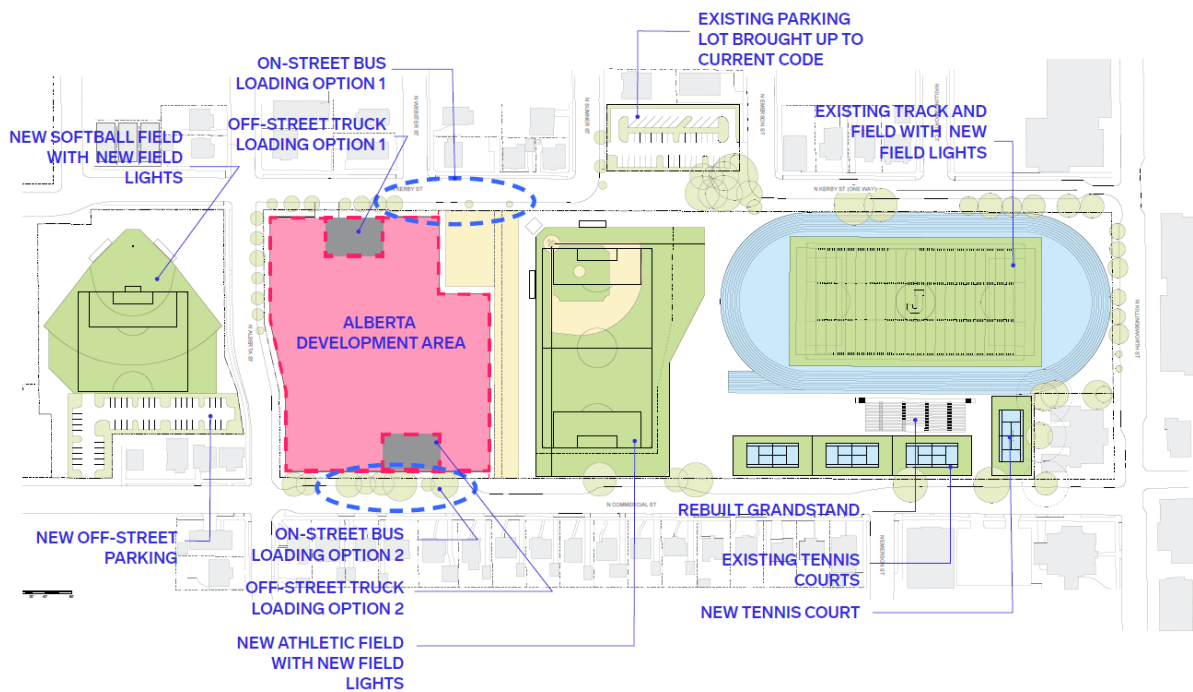
- On-Street Parking
- Construction Impacts on Streets & Sidewalks

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

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



DEVELOPMENT AREA 1 - KILLINGSWORTH
EA 24-008389 DA



DEVELOPMENT AREA 2 - ALBERTA
EA 24-008389 DA

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
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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

Date: February 2, 2024

To: Stephen Effros, Portland Public Schools

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

RE: Design Advice Request posting for EA 24-008389 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 **February 26, 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 February 26, 2024, you must post the notice by February 6, 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 February 12, 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 for a potential future land use review.

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

cc: Douglas Miller, Lever Architecture
Debbie Cleek, Bookin Group
Application Case File

- Design Reviews, Historic Resource Reviews, and Design Advice Requests

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

Materials:

The sign must be printed in color.

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.



NOTICE OF PUBLIC HEARING





Type III Land Use Review

LOT 5 STATION PLACE

CASE FILE	LU 20 087654 (DNM AD)
WHEN	THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM <small>(Plus 15 min hearing start time. No design documents required. No pre-hearing agenda start time.)</small>
WHERE	ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/cdagenda
HOW	TO TESTIFY: Follow instructions on the Design Commission agenda zz email the planner at Benjamin.Neubauer@portlandoregon.gov

DESIGN COMMISSION

DESIGN REVIEW WITH RECOMMENDATIONS & AGREEMENT REVIEW

Design Review with Recommendations and Agreement Review for a proposed 5 story commercial building consisting of ground floor retail, lobby, heating and support space, with 2 short stories of structured parking below street comprising 20 parking spaces. Above the ground floor retail and parking, 3 stories of office are proposed, with large roof terraces at the 3rd and 5th floors that will contain the most landscaping. One can access to parking and loading is proposed off NE Oregon Street. This configuration was reviewed, one also allow the height of the building height above 120' to height to up to 180' long, one to allow long-term parking space for 10' by 10' and the wall to be fully the ground floor windows located along the NE Oregon Street.

REVIEW APPROVAL CRITERIA:

- Central City Fundamental Design Guidelines
- Neighborhood Design Guidelines
- \$3,852,045, Other approved plans (Additional Review)
- \$1,120,042, Institutions have all same other design review requirements

SITE ADDRESS
1001 2nd Ave S, NE Oregon St

OWNER
Central City Park District, Trust (Unincorporated)

DESIGNER
Central City Park District, Trust (Unincorporated)

FOR MORE INFO
Available online at www.portlandoregon.gov/bds/cdagenda or contact the planner listed below at the Bureau of Development Services.

CONTACTS
Benjamin Neubauer, City Planner
 503.825.7912 / ben.neubauer@portlandoregon.gov
 Bureau of Development Services, 1000 2nd Ave, Suite 1000, Portland, OR 97201

Because employees of the City of Portland are involved in this project, the City of Portland is providing this notice of public hearing. This notice is provided for the purpose of providing notice to the public of the City of Portland's involvement in this project. The City of Portland is not responsible for the content of this notice. The City of Portland is not responsible for the content of this notice. The City of Portland is not responsible for the content of this notice.

503.825.7912
 ben.neubauer@portlandoregon.gov
 www.portlandoregon.gov/bds/cdagenda
 1.800.825.8888

EA 24-008389 DA

Design Advice Request

Jefferson High School Reconstruction

CASE FILE	EA 24-008389 DA		
WHEN	Monday, February 26, 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/bds/landmarks		
HOW	TO COMMENT: Follow instructions on the Historic Landmarks 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	<p>As part of the effort to modernize Jefferson High School, Portland Public Schools and their consultants are exploring design alternatives that include the removal of all existing buildings on the site, including the original portion of the building constructed in 1909. The applicants seek a Design Advice Request to look at three possible paths for demolition of the existing buildings:</p> <ul style="list-style-type: none">• Boundary adjustment to the Piedmont Conservation District through a Historic Resource Designation Removal Review;• Change in status of the site from Contributing to Noncontributing in the Piedmont Conservation District through a Historic Resource Designation Removal Review; or• Demolition Review.		
REVIEW APPROVAL CRITERIA	For Historic Resource Designation Removal: Portland Zoning Code Section 33.846.040.C For Demolition Review: Portland Zoning Code Section 33.846.080.C		
SITE ADDRESS	5210 N Kerby Ave		
ZONING/ DESIGNATION	IR – Institutional Residential with Historic Resource Overlay IRm - Institutional Residential with Centers Main Street and Historic Resource Overlays Contributing Resource in the Piedmont Conservation District		
APPLICANTS	Stephen Effros, Portland Public Schools Douglas Miller, Lever Architecture Debbie Cleek, Bookin Group	OWNER	Portland Public Schools
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6519, benjamin.nielsen@PortlandOregon.gov Bureau of Development Services, 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

EA 24-008389 DA - Exhibit D.4

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

DATE: February 6, 2024

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

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 24-008389 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Historic Landmarks Commission is scheduled for **February 26, 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 February 6, 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 the Bureau of Development Services no later than February 12, 2024, 14 days before the scheduled meeting. I also understand that if I do not post the notices by February 6, 2024, or return this form by February 12, 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, 4th floor

Address

Portland, OR 97217

City/State/Zip Code



PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185
Fax 503-823-7576 TTY 503-823-6868 www.portlandoregon.gov/transportation

PBOT – Development Review Design Advice Request (DAR) Response

Date: February 8, 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 24-008389

Location: 5210 N KERBY AVE

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

Proposal: HLC HEARING - As part of the effort to modernize Jefferson High School, Portland Public Schools and their consultants are exploring design alternatives that include the removal of all existing buildings on the site, including the original portion of the building constructed in 1909. The applicants seek a Design Advice Request to look at three possible paths for demolition of the existing buildings: 1) Boundary adjustment to the Piedmont Conservation District through a Historic Resource Designation Removal Review 2) Change in status of the site from Contributing to Noncontributing in the Piedmont Conservation District through a Historic Resource Designation Removal Review; or 3) Demolition Review.

The following comments are in response to the applicant's Design Advice Request, most recently submitted January 31, 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.

A7

General Folder

5210 N KERBY AVE [EA]

Q

🔔

?

Folder | Property(12) | People(5) | Info(18) | Fee(3) | Process(13) | Document(1) | Comment(3) | Attachment(7) | Correspondence(10)

📄 2024 008389 000 00 EA Early Assistance Pending - EA

⬅ Back To List

+ Land Use Services (6)

— Environmental Services (1)

BES Syst Dev - EA Response

Closed

+ Transportation (1)

+ Process Management (3)

+ Status Change (2)

GeneralMemoDeficiencyAttachment

[Attempt](#) [+Attempt](#) [Checklist](#) [Info](#)

Options

BES Syst Dev - EA Response (69013) Closed 5210 N KERBY AVE , PORTLAND, Oregon, 97217, USA

Team

Team

Assigned User

Cermak,Abigail

Baseline Start Date

Feb 06, 2024 00:00:00

Baseline End Date

Feb 12, 2024 13:31:01

To Start

Feb 06, 2024 00:00:00

To End

Feb 12, 2024 13:31:01

Sign Off User

Cermak,Abigail

Discipline

Started

Feb 12, 2024 18:12:49

Ended

Feb 12, 2024 18:12:49

Created By

Reference

Reference

People

People

Last Modified By

Cermak,Abigail

Display Order

800

Inspection Number

Inspection Number

Last Modified

Feb 12, 2024 18:12:52

Comments

2/12/24: For information regarding BES requirements for sanitary connections, stormwater management, and source controls, please refer to the associated Early Assistance cases 22-175771-EA and 24-007438-EA. - ACermak

Days Elapsed

6

EA 24-008389 DA - Exhibit E.2

2-26-24 - LANDMARKS COMMISSION

Briefing - Portland Monuments Project

ATTENDEES - **TESTIFIERS IN RED** (subject to change)

	FIRST NAME	LAST NAME	EMAIL	WOULD YOU LIKE TO TESTIFY	TESTIFIED
1	A	Stell	Mste1@att.net	YES	
2	Kunowski	Henry	onri.henri@gmail.com	YES	
3	Bill	Hawkins	kitabelhawkins@gmail.com	YES	
4	Aubrey	Russell	aubreyrussell@comcast.net	YES	
5	Arno	Brown	trxturedhairbyarno@ahoo.com	YES	
	Brooke	Best	bvbseattle@comcast.net	NO	
	Stephen	Kafoury	skafoury@hevanet.com	NO	
	Rachael	Hawkey	ranchrachael@yahoo.com	NO	
	Cayla	McGrail	cayla.mcgrail@portlandoregon.gov	NO	

EA 24-008389 DA – Jefferson High School Reconstruction

ATTENDEES - **TESTIFIERS IN RED** (subject to change)

	FIRST NAME	LAST NAME	EMAIL	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED
1	Matt	Hollingsworth	johnmatthewhollingsworth@gmail.cc	YES	AGAINST	
2	Arno	Brown	trxturedhairbyarno@ahoo.com	YES	FOR	
	Hilary	Dorsey	hdorsey@djcoregon.com	NO	N/A	
	Brooke	Best	bvbseattle@comcast.net	NO	N/A	
	Doug	Sheets	doug@leverarchitecture.com	NO	N/A	
	Amber	Turner	turner@bora.co	NO	FOR	
	Scott	Mooney	scott.mooney@bora.co	NO	FOR	
	Kiesha	Locklear	klocklear@pps.net	NO	FOR	
	Bridget	Valusek	bvalusek@pps.net	NO	FOR	
	Rachael	Hawkey	ranchrachael@yahoo.com	NO	FOR	



City of Portland, Oregon - Bureau of Development Services

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



Early Assistance Application

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 100-year Flood Plain
☐ Y ☐ N DOGAMI (high)

File Number: _____
 Appt Date/Time: _____
 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"/>	BDS 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	BDS 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"/>	BDS Land Use Services, Transportation, Environmental Services, Water, Parks		
<input type="checkbox"/> Zoning Only	BDS Land Use Services		
<input type="checkbox"/> Residential Infill & Middle Housing Land Divisions Discussion of options-no plans will be reviewed. The fee is \$776.	BDS Land Use Services		
Pre-Permit Zoning Plan Check	BDS 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/bds/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/bds/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 BDS 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](#)



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

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

Design Advice Request

DISCUSSION MEMO

Date: February 21, 2024
To: Historic Landmarks Commission
From: Benjamin Nielsen, Design & Historic Review Team
(503) 865-6519, benjamin.nielsen@portlandoregon.gov
Re: EA 24-008389 DA – Jefferson High School Reconstruction
Design Advice Request Memo – February 26, 2024

This memo is regarding the upcoming DAR on February 26, 2024, for the Jefferson High School Reconstruction project. The following supporting documents are available as follows:

- Drawings – accessed here <https://efiles.portlandoregon.gov/record/16565086>. Note, Commissioners who requested hard copies will receive the drawing set by courier.

I. PROGRAM OVERVIEW

As part of the effort to modernize Jefferson High School, Portland Public Schools and their consultants are exploring design alternatives that include the removal of all existing buildings on the site, including the original portion of the building constructed in 1909. The applicants seek a Design Advice Request to look at three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District through a Historic Resource Designation Removal Review;
- Change in status of the site from Contributing to Noncontributing in the Piedmont Conservation District through a Historic Resource Designation Removal Review; or
- Demolition Review.

This will be the fourth Design Advice Request for the proposed reconstruction of Jefferson High School.

II. DEVELOPMENT TEAM BIO

Architect	Douglas Miller, LEVER Architecture
Owner's Representatives	Steffen Effros, Portland Public Schools; Debbie Cleek, Bookin Group
Project Valuation	Not provided

III. FUTURE LAND USE REVIEW APPROVAL CRITERIA:

Historic Designation Removal Review ([33.846.040.C.](#))

1. Loss of historic value. Information shows that the resource does not meet the applicable criteria for historic designation review in Sections 33.846.030.D.1. **and** D.2.
2. *[Approval criterion 2 is not applicable.]*
3. *[Approval criterion 3 is not applicable.]*

The criteria for historic designation review in Sections 33.846.030.D.1 and D.2 are:

1. Significance. The resource has significant archaeological, cultural, historical, or architectural value. For proposals to designate a Historic Landmark or Conservation Landmark, designate a resource as a contributing resource in an existing Historic District or Conservation District, or expand the boundary of an existing Historic Landmark, Conservation Landmark, Historic District or Conservation District, at least one of the following must be met. For proposals to designate an entire Historic District or Conservation District, the district must either meet D.1.f or two of D.1.a-e:
 - a. The resource is associated with at least one event that has made a significant contribution to one or more broad patterns of local, regional, state, or national history;
 - b. The resource is associated with the life of at least one person significant to local, regional, state, or national history;
 - c. The resource possesses at least one distinctive characteristic of a type, period, or method of construction, or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components may lack individual distinction;
 - d. There is a high likelihood that, if preserved, the resource would yield information important in local, regional, state, or national history;
 - e. If the proposal is to designate a Conservation Landmark or Conservation District, the resource is associated with at least one event or pattern that is architecturally, culturally, or historically significant to the neighborhood or community with which the resource is associated; or
 - f. The resource has a significant association with at least one underrepresented community, cultural, or ethnic group.
2. Integrity. The resource has retained physical and associative features from the period of historic significance. For proposals to designate a Conservation Landmark or Conservation District, at least three of the following must be met. For proposals to designate a resource as a contributing resource in a Historic District or Conservation District, at least three of the following must be met. For proposals to designate a Historic Landmark or Historic District, at least four of the following must be met:
 - a. The resource remains in the exact location as during the period of historic significance;
 - b. The resource retains sufficient design elements to convey an association with the period of historic significance;
 - c. The overall configuration of the resource and its surroundings is generally unchanged since the period of historic significance;
 - d. The resource's materials are generally unchanged since the period of historic significance or, if changed, have been replaced in kind;

- e. The resource retains expressions of craft from the period of historic significance;
- f. Sufficient artistic, spatial, or intangible elements from the period of historic significance remain to convey the significance of the resource; or
- g. The cumulative features of the resource, as described by D.2.a through f, are together sufficient to convey an association with the resource's significance.

Demolition Review approval criteria (33.846.080.C). Proposals to demolish a historic resource will be approved if the review body finds that **one** of the following approval criteria is met:

1. Demolition of the resource has been evaluated against and, on balance, demolition has been found to be equally or more supportive of relevant goals and policies of the Comprehensive Plan, and any relevant area plans, than preservation, rehabilitation, or reuse of the resource. The evaluation must consider:
 - a. The resource's age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
 - b. The economic consequences for the owner and the community;
 - c. The merits of demolition;
 - d. The merits of development that could replace the demolished resource, either as specifically proposed for the site or as allowed under the existing zoning;
 - e. The merits of preserving the resource, taking into consideration the purposes described in Subsection A; and
 - f. Any proposed mitigation for the demolition.
2. The proposal is to demolish a contributing resource in a Conservation District or National Register District, and demolition of the resource will be mitigated to enhance, preserve, or restore the archaeological, architectural, cultural, or historic significance or integrity of the district. The mitigation must be responsive to the significance and integrity of the resource proposed for demolition. The evaluation must consider:
 - a. The resource's age, condition, historic integrity, historic significance, design or construction rarity, value to the community, and association with historically marginalized individuals or communities;
 - b. The economic consequences for the owner and the community;
 - c. Relevant goals and policies of the Comprehensive Plan.
3. *[Approval criterion 3 is not applicable.]*
4. The proposal is to demolish an accessory structure, and demolition of the resource will not significantly diminish the architectural, cultural, or historic significance or integrity of the associated landmark or district.
 - *[This criterion would apply only to detached accessory structures on the site.]*

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on February 26, 2024:

- The Landmarks Commission stated at the last three Design Advice Requests for redevelopment at Jefferson High School that the original 1909 portion of the building should be preserved and restored to the greatest extent possible. Some raised concerns

about the demolition of the 1928 portion of the building as well (see attached summary memos).

- The Piedmont Conservation District description omits any direct reference to Jefferson High School, though makes a short, oblique reference to “institutional uses...constructed along the streetcar line on N Commercial and along N Killingsworth.” See the attached “Piedmont Historic Design Zone/Neighborhood Conservation District” document for more detail. There is no formal nomination as there would be with historic districts or historic landmarks.
- Based on input from the community, the Portland Public School District has directed the development team to study configurations for renovation/reconstruction of Jefferson High School that will allow students to remain on site to minimize disruption of the current school community, which may result in full demolition of the existing structures and new construction on either the north or south ends of the larger site. The development team has stated previously that it is not feasible to retain students on-site and remodel and add on to the existing building.

Staff analysis on Historic Designation Removal Review.

- The only approval criterion applicable to the request for designation removal (whether boundary change or change in status to noncontributing within the district) is 33.846.040.C.1, Loss of Historic Value. To demonstrate that this criterion is met, the land use review application must include sufficient information which shows that the resource does not meet the applicable criteria for historic designation review in Sections 33.846.030.D.1 and D.2.
- Staff believes it may be difficult to *disprove* that at least one of the sub-criteria in 33.846.030.D.1 is met—specifically at least one of 1.a, 1.b, and/or 1.f is likely true, meaning the site has “significance.” Note that only one of the criteria listed needs to be met to show that the site has significance.
 - The high school certainly “has a significant association with at least one underrepresented community, cultural, or ethnic group.”
 - The Historic Landmarks Commission thus far has indicated that the 1909 portion of the building retains importance—or phrased differently, *significance*—“due to its value as an asset to the school, neighborhood, and Piedmont Conservation District.”
 - A critical question for the Landmarks Commission—and for the greater community—to consider is whether it is the 1909 school building itself (or the 1928 addition) that is significant or the presence of the school as an institution in the neighborhood that has significance.
- It may be possible to prove that the school building has lost its “integrity,” meaning that 33.846.030.D.2 would not be met, however.
 - It may be possible to demonstrate that the building no longer “retains sufficient design elements to convey an association with the period of historic significance” (D.2.b); that “the overall configuration of the resource and its surroundings” is *not* “generally unchanged” (i.e., it *has* changed) since the period of historic significance (D.2.c); that the resource’s materials *have changed* since the period of historic significance, or, if changed that they *have not* been “replaced in kind” (D.2.d); and that the resource no longer “retains expressions of craft from the period of historic significance” (D.2.e).
 - The school district’s 2009 assessment of its buildings notes that “Jefferson High School only retains its integrity of association, setting, and location, but not design, materials, workmanship, and feeling,” and that the school “does not retain sufficient architectural

integrity to be eligible for the National Register of Historic Places.” (See attached link to the “Oregon Historic Site Form” for Jefferson High School at the end of this memo.)

- Staff believes that a boundary change, if approvable, that retains the northern portion of the Jefferson High School site within the district, roughly defined by the zoning boundary between IRmp and IR, would be more supportable than a reduction that completely excludes the site. Since the Piedmont Conservation District documentation describes the Streetcar Era development along N Killingsworth as one of the district’s defining features, but makes no direct reference to either the sports field or the school building itself in the description, any new development in close proximity to N Killingsworth should serve to reinforce the development pattern along that street. The McMenamin’s Chapel Pub building and North Portland Library are examples of civic-type buildings that complement the context of historic development along N Killingsworth, being slightly set back from the street behind lush landscaping. Additionally, shifting the boundary to exclude the entire site would result in a district divided into two noncontiguous parts.
- Historic Designation Removal Review is a Type II, staff level, procedure with appeal to the Historic Landmarks Commission.

Staff analysis on Demolition Review.

- Either Criterion 1 or Criterion 2 may be used to prove that any proposed demolition merits approval. Criterion 1 seems to staff to be the most compatible with the proposal at present, with discussions in the public sphere regarding how to handle modernization of Jefferson High School, and with the existing character of the resource itself.
- Note that whichever criterion is used, mitigation for loss of the resource is required to be shown as part of the Demolition Review. Though it is not explicitly stated in the code, staff believes that this mitigation would be best provided by submitting a concurrent Historic Resource Review for the replacement development.
- If the Demolition Review track is chosen or recommended, both of the approval criteria require responding to the relevant goals and policies of the Comprehensive Plan. A thorough analysis and response to these goals and policies should be included with application to support the argument for approval (Section 33.730.060.C.2). Note that both criteria seek findings that look at these policies and goals *on balance*, and that not meeting one or more of the goals or policies does not automatically suggest that the criterion is not met.
 - A list of goals and policies that could be used in findings against approval of demolition review:
 - **Policy 3.89 Inner Neighborhoods infill.** Fill gaps in the urban fabric through infill development on vacant and underutilized sites and in the reuse of historic buildings on adopted inventories.
 - **Goal 4.B: Historic and cultural resources.** Historic and cultural resources are identified, protected, and rehabilitated as integral parts of an urban environment that continues to evolve.
 - **Policy 4.28 Historic buildings in centers and corridors.** Identify, protect, and encourage the use and rehabilitation of historic resources in centers and corridors.
 - **Policy 4.46 Historic and cultural resource protection.** Within statutory requirements for owner consent, identify, protect, and encourage the use and rehabilitation of historic buildings, places, and districts that contribute to

the distinctive character and history of Portland's evolving urban environment.

- **Policy 4.51 City-owned historic resources.** Maintain City-owned historic resources with necessary upkeep and repair.
- **Policy 4.56 Community structures.** Encourage the adaptive reuse of historic community structures, such as former schools, meeting halls, and places of worship, for arts, cultural, and community uses that continue their role as anchors for community and culture.
- **Policy 4.60 Rehabilitation and adaptive reuse.** Encourage rehabilitation and adaptive reuse of buildings, especially those of historic or cultural significance, to conserve natural resources, reduce waste, and demonstrate stewardship of the built environment.

○ A list of goals and policies that could be used in findings in support of demolition review approval:

- **Goal 2.B: Social justice and equity.** The City of Portland seeks social justice by expanding choice and opportunity for all community members, recognizing a special responsibility to identify and engage, as genuine partners, under-served and under-represented communities in planning, investment, implementation, and enforcement processes, particularly those with potential to be adversely affected by the results of decisions. The City actively works to improve its planning and investment-related decisions to achieve equitable distribution of burdens and benefits and address past injustices.
- **Policy 2.4 Eliminate burdens.** Ensure plans and investments eliminate associated disproportionate burdens (e.g. adverse environmental, economic, or community impacts) for communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision.
 - **2.4.a.** Minimize or mitigate disproportionate burdens in cases where they cannot be eliminated.
 - **2.4.b.** Use plans and investments to address disproportionate burdens of previous decisions.
- **Policy 3.3 Equitable development.** Guide development, growth, and public facility investment to reduce disparities; encourage equitable access to opportunities, mitigate the impacts of development on income disparity, displacement and housing affordability; and produce positive outcomes for all Portlanders.
 - **3.3.a.** Anticipate, avoid, reduce, and mitigate negative public facility and development impacts, especially where those impacts inequitably burden communities of color, under-served and under-represented communities, and other vulnerable populations.

○ A list of goals and policies that could be used either in support or against demolition review approval:

- **Goal 2.C: Value community wisdom and participation.** Portland values and encourages community and civic participation. The City seeks and

considers community wisdom and diverse cultural perspectives, and integrates them with technical analysis, to strengthen land use decisions.

- **Goal 2.D: Transparency and accountability.** City planning and investment decision-making processes are clear, open, and documented. Through these processes a diverse range of community interests are heard and balanced. The City makes it clear to the community who is responsible for making decisions and how community input is taken into account. Accountability includes monitoring and reporting outcomes.
- **Goal 2.E: Meaningful participation.** Community members have meaningful opportunities to participate in and influence all stages of planning and decision making. Public processes engage the full diversity of affected community members, including under-served and under-represented individuals and communities. The City will seek and facilitate the involvement of those potentially affected by planning and decision making.
- **Goal 2.F: Accessible and effective participation.** City planning and investment decision-making processes are designed to be accessible and effective, and responsive to the needs of all communities and cultures. The City draws from acknowledged best practices and uses a wide variety of tools, including those developed and recommended by under-served and under-represented communities, to promote inclusive, collaborative, culturally-responsive, and robust community involvement.
- **Policy 2.3 Extend benefits.** Ensure plans and investments promote environmental justice by extending the community benefits associated with environmental assets, land use, and public investments to communities of color, low-income populations, and other under-served or under-represented groups impacted by the decision. Maximize economic, cultural, political, and environmental benefits through ongoing partnerships.
- **Policy 2.14 Community influence.** At each stage of the process, identify which elements of a planning and investment process can be influenced or changed through community involvement. Clarify the extent to which those elements can be influenced or changed.
- **Policy 2.28 Historical understanding.** To better understand concerns and conditions when initiating a project, research the history, culture, past plans, and other needs of the affected community, particularly under-represented and underserved groups, and persons with limited English proficiency (LEP). Review preliminary findings with members of the community who have institutional and historical knowledge.
- **Goal 3.A: A city designed for people.** Portland's built environment is designed to serve the needs and aspirations of all Portlanders, promoting prosperity, health, equity, and resiliency. New development, redevelopment, and public investments reduce disparities and encourage social interaction to create a healthy connected city.
- **Policy 3.11 Significant places.** Enhance and celebrate significant places throughout Portland with symbolic features or iconic structures that reinforce local identity, histories, and cultures and contribute to way-finding throughout the city. Consider these especially at:

- High-visibility intersections
 - Attractions
 - Schools, libraries, parks, and other civic places
 - Bridges
 - Rivers
 - Viewpoints and view corridor locations
 - Historically or culturally significant places
 - Connections to volcanic buttes and other geologic and natural landscape features
 - Neighborhood boundaries and transitions
- **Policy 3.41 Distinct identities.** Maintain and enhance the distinct identities of the Inner Ring Districts and their corridors. Use and expand existing historic preservation and design review tools to accommodate growth in ways that identify and preserve historic resources and enhance the distinctive characteristics of the Inner Ring Districts, especially in areas experiencing significant development.
 - **Goal 4.A: Context-sensitive design and development.** New development is designed to respond to and enhance the distinctive physical, historic, and cultural qualities of its location, while accommodating growth and change.
 - **Policy 4.1 Pattern areas.** Encourage building and site designs that respect the unique built natural, historic, and cultural characteristics of Portland's five pattern areas described in Chapter 3: Urban Form.
 - **Policy 4.2 Community identity.** Encourage the development of character-giving design features that are responsive to place and the cultures of communities.
 - **Policy 4.3 Site and context.** Encourage development that responds to and enhances the positive qualities of site and context — the neighborhood, the block, the public realm, and natural features.
 - **Policy 4.50 Demolition.** Protect historic resources from demolition. When demolition is necessary or appropriate, provide opportunities for public comment and encourage pursuit of alternatives to demolition or other actions that mitigate for the loss.
 - **Policy 4.55 Cultural and social significance.** Encourage awareness and appreciation of cultural diversity and the social significance of both beautiful and ordinary historic places and their roles in enhancing community identity and sense of place
 - **Goal 8.A: Quality public facilities and services.** High-quality public facilities and services provide Portlanders with optimal levels of service throughout the city, based on system needs and community goals, and in compliance with regulatory mandates.
 - **Goal 8.K: School facilities** Public schools are honored places of learning as well as multifunctional neighborhood anchors serving Portlanders of all ages, abilities, and cultures.

V. SITE BACKGROUND INFORMATION

1. Policy. The following summarizes key policy context as it applies to the subject site.

- a. **Historic District:** Contributing resource in the Piedmont Conservation District (PCD), Significant Resource on the Historic Resources Inventory (HRI).
- b. **Development Standards:** IR (Institutional Residential) Base Zone, Historic Resource Protection Overlay and Centers and Main Streets Overlay (m) zones. (Note: The “m” Overlay is limited to the north portion of the site adjacent to N. Killingsworth St.)
Some Modifications are able to be identified at this time (see Section 8. below).
- c. **Streets:** *Adjacent streets are classified as follows:*
 - **N Killingsworth St:** District Collector Street, Major Transit Priority Street, City Bikeway, Major City Walkway, Truck Access Freight Street.
 - **N Commercial Ave:** Local Service Traffic Street, Local Service Transit Street, City Bikeway, Neighborhood Walkway, Local Service Freight Street.
 - **N Alberta St:** Neighborhood Collector Traffic Street, Local Service Transit Street, City Bikeway, City Walkway, Local Service Freight Street.
 - **N Humboldt St:** Local Service Street, Local Service bicycle street, Local Service pedestrian street, Local Service Freight Street.
 - **N Kerby Ave:** Local Service Street, Local Service bicycle street, Local Service pedestrian street, Local Service Freight Street.

2. Natural or Built Context.

- a. **Jefferson High School Site:** Approximately 13.56 acre site – the northern two-thirds of which are in the PCD, the southern third of the site is not. A track and football field are located on the north portion of the site, immediately adjacent to N. Killingsworth St. Buildings occupy the center of the site. The south portion of the site includes an additional sports field. South of N. Alberta St. is an undeveloped lot. A small parking area (outside of the Conservation District) is west of the vacated N Kerby St.
- b. **Jefferson High School Building:** The dominant structure seen across the field from N. Killingsworth St is the original building, constructed in 1909. The 1909 building was constructed in the Renaissance Revival style but the architectural integrity was noticeably impacted during 1950's renovations. Later additions were added in 1928, 1952, 1953, 1964, and 1968.



- c. The school district conducted a historic assessment of all of its properties in 2009 and determined that Jefferson High School lacks its original architectural integrity and is not eligible for listing in the National Register of Historic Places. See the [district wide assessment](#) and the specific [Jefferson High School assessment](#) for more details.

3. Context Background:

Characteristics of the Piedmont Conservation District (Albina Community Plan).

The Piedmont Historic Design Zone/Neighborhood Conservation District is divided into four sections: (1) the Piedmont Subdivision, approximately bounded by Martin Luther King Jr. Boulevard, Killingsworth St, Commercial Ave, and N Rosa Parks Way, (2) Peninsula Park, (3) the Gainsborough Subdivision to the west of Peninsula Park, and (4) the street car commercial corridor along N Killingsworth Street between Martin Luther King Jr. Boulevard and the I-5 freeway.

Additional detail can be found in the attached “Piedmont Historic Design Zone/Neighborhood Conservation District” document.

Characteristics of the Institutional Residential (IR) Zone (PZC Section 33.150.030.C)

The IR zone is a multi-use zone that provides for the establishment and growth of large institutional campuses as well as higher density residential development. The IR zone recognizes the valuable role of institutional uses in the community. However, these institutions are generally in residential areas where the level of public services is scaled to a less intense level of development. Institutional uses are often of a significantly different scale and character than the areas in which they are located. Intensity and density are regulated by the maximum number of dwelling units per acre and the maximum size of buildings permitted. Some commercial and light industrial uses are allowed, along with major event entertainment facilities and other uses associated with institutions.

VI. PROCEDURAL HISTORY

This will be the fourth Design Advice Request for the Jefferson High School Reconstruction project.

The focus of the first DAR (November 14, 2022) primarily included: discussion of buildings to be removed and/or retained; hierarchy of streets and site access/entry; building location, height, and massing on the site (at the edges or in the center); response to surrounding residential neighborhood; superblock requirements, vehicle parking location(s), potential Modifications.

The second DAR (May 22, 2023) primarily included: continued discussion of buildings to be removed and/or retained; alterations to the north elevation of the 1909 building; design continuity with proposed construction and the 1909 building; blank walls at the street frontages on the east and west elevations; response to surrounding residential neighborhood; proposed Superblock requirements (plaza and paths), vehicle parking location(s), potential Modifications.

The third DAR (November 20, 2023) revisited the previous issues with a more developed program and design responding to Commissioner’s concerns from DAR #1 and DAR #2.

Summaries of the first three DARs are attached for your reference.

Attachments enclosed:

- “Piedmont Historic Design Zone/Neighborhood Conservation District”, excerpted from the *Albina Community Plan – Goal 5: Economic, Social, Environmental, and Energy Analysis for Historic Design Zones/Neighborhood Conservation Districts*, February 1993 (<https://www.portland.gov/bps/planning/comp-plan-2035/documents/albina-community-plan-goal-5-eseee-analysis-1993/download>)

- Summaries of Design Advice Requests #1, #2, and #3 (EA 22-184037 DA)
 - Supporting drawings and documents from these past DARs may be found here:
<https://efiles.portlandoregon.gov/Record/15428910/>
- Portland Public Schools Historic Building Assessment, October 2009:
<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/2009%20Historic%20Building%20Assessment%20report.pdf>
- Oregon Historic Site Form for Jefferson High School, October 2009:
https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/Historic%20Building%20Assessment/Jefferson_ILS.pdf

PIEDMONT HISTORIC DESIGN ZONE/NEIGHBORHOOD CONSERVATION DISTRICT

General Description: The Piedmont subdivision was first deeded to Henry Walsh in 1866 as a Boundary Land Claim for his military service in the Mexican-American War. The land was purchased by the Investment Company in 1888 and was given the name Piedmont because of the topography and mountain views.

The owners invited the Portland and Vancouver Railway Company to extend its tracks to Piedmont. This was done by deeding a 20 foot strip of land along Piedmont's eastern edge under the condition that a railway line be built and maintained within that strip which would later become the west side of Martin Luther King Jr. Boulevard. Later that year the Vancouver Railway Company laid track along the roadway to connect street car service to the Piedmont acreage. A year later the area was officially platted and deed restrictions and conditions of sales were established. This subdivision was designed with 60 feet-wide streets and 15 feet-wide alleys. The utilities were placed along the alleys. Setbacks were required as well and a minimum construction price was set. The development of this area occurred quickly. By 1909 over 140 dwellings had been built. Commercial and industrial uses were prohibited. Commercial and institutional uses for this area were constructed along the streetcar line on N Commercial and along N Killingsworth.

This district also contains Peninsula Park which was designed by architects Ellis Lawrence and Ormond Bean and developed in 1912 as a part of Portland's City Beautiful Movement. It was the first rose garden for the City, with over 300,000 people visiting it the first year. In 1913 it became the official location for the rose show. Even though Washington Park now contains the rose show activities, Peninsula Park continues to play an important role in Rose Festival activities.

In addition, this district contains the unique Gainsborough Subdivision. Most of the houses are of a English Cottage and Tudor style. These houses were built during the depression and are small one and two-story structures. However, the craftsmanship of the houses, with brick detailing, leaded glass windows and rock and brick chimneys makes them more unique. At the time of their construction, they were considered a "Street of Dreams".

Recommended Boundary: The historic district includes the original Piedmont Plat, the Gainsborough Subdivision with Peninsula Park, and the commercial and institutional sites along N Killingsworth. The historic district is bounded on the north by N Portland Boulevard, on the east by the

half block past N Garfield, to the south by Killingsworth, and the western boundary is N Missouri along the Gainsborough Subdivision where it terminates along N Killingsworth. The western boundary for the original Piedmont plat is the sites along the west side of N Commercial. The area along Martin Luther King, Jr. Boulevard, except the Holman Apartments, has been excluded because of the numerous non-compatible structures.

Significant Resource Values: Some 225 properties have been identified as contributing to the development period of 1883 - 1914 called the Progressive Era. There are 500 properties which reflect and contribute to the secondary development phase which occurred between 1914 and 1940. Within the Piedmont Subdivision the consistent tree-lined streets and setbacks frame the image of the area. The architectural styles represented in this area are the Queen Anne, American Basic, Arts and Crafts, Colonial Revival, English Cottage, Shingle Style and the Portland Bungalow. The Killingsworth commercial area contains Twentieth Century Classical and streetcar era style buildings. Also the mortuary at 430 N Killingsworth represents the Byzantine style, and the North Albina Branch Library built in 1912 is of the Jacobethan style.

Peninsula Park was first identified in the Olmstead Brothers Park and Boulevard Plan. It was purchased in 1909 and developed in 1912. The park became famous for its rose garden. The octagonal bandstand, overlooking the rose garden, was built in 1913. This bandstand is designated as a National Heritage structure and was designated as a Portland Landmark in 1973. The community center at the north end of the park is the oldest in the City.

Finally, the Gainsborough Subdivision is included in the district because of its consistent architectural and development style. Nearly all of the houses have English Cottage and Tudor architectural elements in their design. Many of the homes have stucco surface, ornate stone and brick chimneys, and leaded glass windows. A unique feature of many of the Tudor homes is a hidden entrance or entrance located at the corner of the house and oriented diagonally to the street frontage.

Site Specific ESEE Comments

Conflicting Uses and Zoning: The zoning is consistent with the historic style of development in this district. The R5, Single Dwelling Residential zone is applied on properties developed for one dwelling per lot. There is some R1, Multi-Dwelling Residential applied on some existing apartment buildings which front the west side of Peninsula Park. The CS, Storefront Commercial zoning along N Killingsworth will retain the historic development pattern.

The Alternative Design Density Overlay zone is also recommended for application on many residential sites located within the historic district. This overlay zone should not create redevelopment pressures and will not

encourage non-compatible development. The provisions are only available to projects which meet compatibility standards.

Consequence of allowing conflicting uses and zoning: The zoning pattern will create relatively modest redevelopment pressure. However, without historic protection, new development and exterior alterations to building could occur without consideration of design and the strong historic character of the area.

Consequences of limiting or prohibiting conflicting uses:

Economic Consequences:

The historic district will assure that modifications to existing buildings and new development will be compatible with the historic structures and will retain the historic values of the area.

Social Consequences: The historic integrity of the residential area will be maintained with the application of the Historic Design Zone/Neighborhood Conservation District.

Energy and Environmental Consequences: No significant impacts are expected.

Historic Elements to be Protected

Overall Intent

New construction and exterior modifications to existing sites should be compatible in design and scale with the existing historic buildings. For existing structures built after 1914, the exterior alterations should continue using site and architectural features used during the Motor Age Era. For other sites and new development incorporate site features and architectural elements used in the Progressive Era.

Historic Elements of the Piedmont District

The following existing historical features of each sub-area of this district should be retained and replicated:

Piedmont Subdivision

- Architectural styles include: Queen Anne, American Basic, Arts and Crafts, Colonial Revival, English Cottage, Shingle Style and Bungalow
- Tree-lined parking strips
- Stylized porches
- 25 foot front yard setback
- Garages and parking areas built to orient to the alleys

Gainsborough Subdivision

- English Cottage and Tudor architectural styles
- 25 foot front yard setback
- Chimneys with brick and stone work
- Arched doorways
- Use of leaded glass

Peninsula Park

- Historic community center with stucco walls and tile roof
- Historic bandstand
- Rose garden
- Detailed brick paths and terraces
- Groves of mature Douglas fir trees

Killingsworth Street

- Streetcar commercial one and two-story buildings
- Zero front setback
- Wood and brick exteriors

Design Advice Request

SUMMARY MEMO

Date: December 07, 2022

To: BORA ARCHITECTS, Becca Cavell

From: Arthur Graves, Development Review
503.865.6517

Re: EA 22-184037 DA – Jefferson High School Development
Design Advice Request Commission Summary Memo – November 14, 2022

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 November 14, 2022, 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: [Efiles - EA 22-184037 DA – Redevelopment of Jefferson High School buildings and site. \(22/EF/13309\) \(portlandoregon.gov\)](https://efiles.portlandoregon.gov/efiles/EA%2022-184037%20DA%20-%20Redevelopment%20of%20Jefferson%20High%20School%20buildings%20and%20site.%20(22/EF/13309))

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 November 14, 2022. 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.

- The Historic Landmarks Commission (HLC) noted appreciation for the robust community engagement and encouraged that feedback to lead some design responses.
- The HLC suggested keeping as much historic material as possible. They suggested doing some investigative work to see if some historic elements were covered up rather than removed so that these might be revealed again.
- The HLC encouraged retention of the 1909 building and 1928 addition, if possible, and encouraged an appropriate level of design and massing with regard to new construction responding to the surrounding neighborhood.
- The HLC encouraged creating spaces for community gathering and a connection across the site, in line with the Superblock requirements, and to make the site more accessible to the surrounding community.
- The Commission requested a tour of the site and buildings to better understand the project.

Commissioners Present. Kristen Minor (Chair), Andrew Smith, Matthew Roman, Kimberly Moreland (arrived at 2:25pm), Peggy Moretti.

Recused: Maya Foty (Vice Chair).

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

CONTEXT and QUALITY & PERMANENCE

- 1. Architectural Integrity and the current condition of the 1909 building,**
- 2. Relationship to the Neighborhood**

- The HLC requested additional information on each of the historic building additions in order to make a more informed decision of which portions of the contributing building are most significant and which could be replaced without negatively impacting the historic qualities of the site.
- Because of the degree of historic and architectural alteration the buildings have gone through over the years the HLC requested the team further clarify what aspects of the existing Jefferson High School buildings the community valued.
- Commissioners agreed a full restoration of the historic building to be maintained is not required. However, Commissioners agreed partial restorations and improvements to historic elements may be necessary, of the east and west entrances for example.
- The HLC supported maintaining as much of the 1909 building and 1928 addition as possible and encouraged a strategy to restore the building if possible. Commission supported new buildings south of the 1909 building and 1928 addition.
- The Commission had concerns with the “austere” nature of the school buildings regarding the smaller residential homes surrounding much of the site. The HLC supported stepping the building down at the edges of the site. The Commission also supported providing landscaping at the edges, between the building and the sidewalk, as a way to buffer and transition from the larger architectural scale of the school to the smaller scale of the adjacent neighborhood.

- The Commission supported the massing and volume study proposing an edge along Commercial Street. However, Commission agreed additional study regarding historic setbacks was needed for a coherent design.
- The HLC agreed the form and mass of the 1909 building should be studied further and integrated into proposed new buildings and/or building additions for an overall consistent and coherent campus design.
- The HLC supported the development of the site in a way that honors the historic buildings to be maintained. The Commission agreed new buildings should not overwhelm the existing historic buildings being retained.
- The Commission requested the applicant further investigate the existing buildings, in particular the 1909 building and 1928 addition, for historic architectural details that may be covered over and which could be restored.
- The HLC supported a site plan and design that encourages the community to engage with the school and site.
- The Commission supported a “quad” in the area where existing buildings are proposed to be removed.
- The HLC agreed wayfinding, site access points, and building entrances should be clearly visible.

PUBLIC REALM

3. Front door, access, and pedestrian movement through the site,

- The HLC agreed ramps proposed to the 1909 building’s entrance should maintain, and not cover or obscure, the building’s classical base/plinth.
- Commissioners agreed the stairs at the north entrance should be maintained if possible, but was open to changes to ensure this area was accessible to all.
- The Commission requested additional study and outreach to the community to understand the hierarchy and preference of the east and west entrances.
- The HLC supported an accessible main entrance at the north elevation.
- The Commission supported access points to the site at N Emerson Street and at N Sumner Street: to the north and to the south of the 1909 building.
- The HLC had concerns with the site’s response to Superblock requirements regarding access through the site both during and after the school day for students and non-students.
- The Commission supported the development of strong clear areas for students and pedestrians to gather on and move through the site.

Exhibit List

- A. Applicant's Submittals
 - 1. Initial Submittal: September 21, 2022
 - 2. Revised Drawings: October 24, 2022
 - 3. Revised Drawings: October 31, 2022
 - 4. Revised Drawings: November 04, 2022
- B. Zoning Map
- C. Drawing
 - 1. Site axonometric
- D. Notification
 - 1. Posting notice as sent to applicant: For November 14, 2022, meeting date
 - 2. Applicant's statement certifying posting: For November 14, 2022, meeting date
- E. Service Bureau Comments:
 - 1. PBOT: September 14, 2022
- F. Public Testimony: None provided
- G. Other
 - 1. Application form: September 21, 2022
 - 2. Historic Landmark Commission Memo and Attachments: November 07, 2022
 - 3. Sanborn maps
- H. Hearing November 14, 2022
 - 1. Staff PPT Presentation
 - 2. Applicant PPT Presentation

Design Advice Request #2

SUMMARY MEMO

Date: June 16, 2023

To: LEVER ARCHITECTS, Douglas Miller

From: Arthur Graves, Development Review
503.865.6517

Re: EA 22-184037 DA – Jefferson High School Development
Design Advice Request #2 Commission Summary Memo – May 22, 2023

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 May 22, 2023, 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: [Efiles - EA 22-184037 DA – Redevelopment of Jefferson High School buildings and site. \(22/EF/13309\) \(portlandoregon.gov\)](https://efiles.portlandoregon.gov/efiles/EA%2022-184037%20DA%20-%20Redevelopment%20of%20Jefferson%20High%20School%20buildings%20and%20site.%20(22/EF/13309))

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 May 22, 2023. 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.

- The Historic Landmarks Commission (HLC) appreciated the design team's continued progress with the site.
- The HLC supported the retention and revitalization of the 1909 building and continued to support keeping as much historic material as possible.
- The HLC supported the proposed reuse and alterations of the 1909 building's north façade for the main entrance to the school.
- The HLC supported the project's response to Superblock criteria including plaza and gathering spaces to be located adjacent to the 1909 building's north façade.
- The HLC supported further reduction of proposed blank wall along the ground floors of the east and west elevations.

Commissioners Present. Andrew Smith (Chair), Kristen Minor, Peggy Moretti.

Absent: Kimberly Moreland, Matthew Roman.

Recused: Maya Foty (Vice Chair), Cleo Davis.

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

CONTEXT and QUALITY & PERMANENCE

- 1. Historic Character, Historic Defining Features, and Building Retention/Prioritization;**
- 2. Response to Context;**
- 3. Building Program;**
- 4. Superblock Requirements;**
- 5. Street Hierarchy and Site Access;**
- 6. Site Parking;**
- 7. Materials.**

- The HLC supported the proposed alterations to the 1909 building regarding restoring the "essence" of the original design. The Commission suggested continued exploration and study to try and bring back as much of the original façade of the building as possible.
- The Commission was encouraged at the adaptive reuse of the 1909 building's entrances, specifically the removal of the steps to be replaced with more accessible entrances.
- Commission was supportive of proposed alterations to the north elevation of the 1909 building providing increased activation and access.
- The Commission was split on the removal of the 1928 building: One Commissioner supported the applicant's argument for its removal. Another Commissioner struggled with the removal of 1928 building but could support the demolition provided mitigation was provided through additional attention and details to be provided to the 1909 building if the 1928 building were to be removed. One Commissioner requested additional study be presented at the next DAR showing the 1928 building repaired and/or incorporated into the proposed design.
- One Commissioner suggested the 1928 building could be a great commons if proposed program were to be reworked. They noted, if the gym and theater were rotated down across the south side of the site this could allow the 1928 building to be visible (and be a great

commons). In addition, reorientation of program could make for improved ground level frontages on east and west, also allowing the stairs currently shown hanging off the gym to the west to be located off the gym to the south (providing an interesting visual feature from the south rather than an awkward projection to the west).

- Commissioners had concerns with the proposed commons area. Commissioners commented that a vertical expression of the common area should be integrated and studied further, to provide greater emphasis/excitement/interest to the locations.
- Commissioners commented on the east and west elevations of the proposed building being austere and not responsive to adjacent neighborhood buildings. It was suggested that the elevations should include greater transparency and articulation. Commissioners suggested the applicant study/review the scale and rhythm of the facing small houses and spaces between them for appropriate clues, as the east and west facades of the 1909 building did, to successfully break up the scale and extent of the blank facades.
- Commissioners suggested the design team study the rhythms and proportions of the 1909 building's north façade (in how it is broken up and articulated) and draw from these aspects in the design of the new building.
- Responding to the current design's large expanses of solid wall on the east and west ground floor elevations facing the street Commissioners agreed greater work is needed regarding how those facades address the street(s) particularly at the lower levels next to the residential neighborhoods. One Commissioner noted, the character of facades and relationship to the street level is more important than scale, setback, or height of the new building.
- Commissioners requested improved symmetry in the proposed design.
- Commissioners agreed the new building must have a greater relationship, response, and respect to the 1909 building. It was noted the proposed design has no relation to 1909 building at all and appears "unfriendly" and "cold".
- Commissioners agreed it is important the new building not extend to the property line more than the 1909 building – providing deference to 1909 building.
- Commissioners supported the proposed Superblock response including through-block connection pulling people through the site.
- One Commissioner had concerns that the proposed plaza/landscape design was too "fussy". They commented further that the design appeared to be a plan-driven design with little to no verticality, stating, "The major cross-campus connection needs a vertical emphasis".
- Commissioners suggested efforts be made in the new plaza design to reference key features being removed (i.e., flag pole, steps, footprint of statue, etc.) as a way to provide a subtle memory of what used to be. For example, the footprint of the statue could be the area in the new design that is known as the "speaker's corner", etc. Commissioners built on this idea further, suggesting features from the interior (i.e., from the 1928 building) be integrated into the proposed new exterior plaza design to help tell the story of the place.
- Regarding parking, Commissioners commented that the site plan and access make sense.

- One Commissioner commented that the parking on the south portion of the site should be constrained, thoughtfully oriented, and screened so headlights are not shining into adjacent residences.
- One Commissioner suggested the applicant attempt to integrate the parking into the proposed grandstands to maximize use of the site area, conceal parking, and help alleviate parking and vehicle issues in the surrounding neighborhood.
- Commissioners supported the proposed red brick but requested an additional white accent, such as terra cotta, to break up the brick and provide additional “sparkle” to the brick and the building. Commissioners commented that the addition of a white accent would provide greater continuity with the 1909 building and other contributing buildings in the Piedmont Conservation District.
- Commissioners commented that the materials proposed should translate excitement for learning, adventure of learning, and a sense of discovery.
- One Commissioner stated they would like to know what will happen with the pieces of the 1928 building if the building needs to come down.

PUBLIC REALM

- 1. Access and Main Entrance:**
- 2. Ground Level Frontages:**
- 3. Outdoor Areas/Landscaping**

- Commissioners agreed that, if possible, one of the existing entrances on the east or west elevation of the 1909 building should be retained (but only if it is truly secondary).
- Commissioners agreed the current proposal’s ground floor on the east and west elevations contains too much blank façade (brick) and should provide increased glazing for a successful pedestrian environment.
- One Commissioner commented, “When you can save and reuse parts of a building, and it’s not forced, it can be good – otherwise it’s not.” Also adding, “It’s wonderful when you can have those encounters with the ghosts of the past.”

MODIFICATIONS

- Commissioners did not object to the proposed Modifications.

Exhibit List

- Applicant’s Submittals
 - Initial DAR #2 Submittal: November 28, 2023
 - Revised Drawings: May 02, 2023
 - Revised Drawings: May 08, 2023
- Zoning Map
- Drawings
 - Site Plan
 - Landscape Plan
 - East Elevation

- 4. South Elevation
- 5. West Elevation
- 6. Floor Plans
- D. Notification: Landmarks Commission website agenda
- E. Service Bureau Comments: None provided
- F. Public Testimony: None provided
- G. Other
 - 1. Historic Landmark Commission Memo and Attachments: May 15, 2023
- H. Hearing May 22, 2023
 - 1. Staff PPT Presentation

Design Advice Request #3

SUMMARY MEMO

Date: January 02, 2024

To: LEVER ARCHITECTS, Douglas Miller

From: Arthur Graves, Development Review
503.865.6517

Re: EA 22-184037 DA – Jefferson High School Development
Design Advice Request #3 Commission Summary Memo – November 20, 2023

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 November 20, 2023, 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: [Efiles - EA 22-184037 DA – Redevelopment of Jefferson High School buildings and site. \(22/EF/13309\) \(portlandoregon.gov\)](https://efiles.portlandoregon.gov/efiles/EA%2022-184037%20DA%20-%20Redevelopment%20of%20Jefferson%20High%20School%20buildings%20and%20site.%20(22/EF/13309))

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 November 20, 2023. 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.

- The Historic Landmarks Commission (HLC) appreciated the design team's continued progress with the site.
- The HLC supported the removal of the 1928 building and the retention and revitalization of the 1909 building and continued to support keeping as much historic material as possible.
- The HLC continued to support the proposed reuse of, and alterations to the 1909 building's north façade for the main entrance to the school. The removal of the berm in particular seems to create a better solution for the tight multi-use area at the north.
- The HLC supported further enlivening and reduction of proposed blank wall along the ground floors of the new east and west elevations.

Commissioners Present. Andrew Smith (Chair), Kristen Minor, Kimberly Moreland, Matthew Roman.

Absent: Peggy Moretti,

Recused: Maya Foty (Vice Chair), Cleo Davis.

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

CONTEXT and QUALITY & PERMANENCE

- 1. Historic Character, Historic Defining Features, and Building Retention/Prioritization;**
- 2. Response to Context;**
- 3. Building Program;**
- 4. Superblock Requirements;**
- 5. Tennis Courts and Parking.**

- Commissioners reiterated the importance of maintaining the 1909 building due to its value as an asset to the school, neighborhood, and Piedmont Conservation District.
- Commissioners understood and could support the removal of the 1928 building with the condition that additional restoration measures be made to the 1909 building. These measures included but were not limited to the restoration of roof, eaves, tripartite arches and arched windows at entrances and beneath the restored roofs, and restoration of brick relief/articulation and diamond detailing.
- Several Commissioners commented on the notable aspect of the architecture of the original 1909 building, specifically, the strong color contrast between the brick and trim materials. It was advised that the proposal maintain this high level of contrast between body of the building and accents as a visual tie to the spirit and original character of the building.
- Commissioners supported the proposed removal of the berm at the north elevation and subsequent alterations to the north elevation's ground floor and at-grade entrance. Commissioners advised the team to make the area inviting and shaded so people will feel free to go through the area.
- Commissioners supported the proposed new building additions south of the 1909 building with regard to materials, scale, and design as being compatible with, and secondary to, the 1909 building.

- Commissioners continued to request additional measures on the new east and west elevations to break up the monotony of the facades and ensure a successful ground level. Alternatives to windows such as fin detailing referenced from the proposed curtain wall system were suggested. Additional brick detailing (referencing brick detailing on the 1909 building), landscaping (green wall), seating/benches, and murals were also suggested as devices to provide an improved ground floor for pedestrians as well as depth and texture to the architecture.
- Commissioners stated canopies should continue along greater portions of the east and west ground floor elevations.
- Commissioners had concerns with the use of metal and metal panels on the building. Commissioners stated metal and metal panels should clearly read as a secondary material to brick.
- Commissioners questioned the need for altering both of the existing east and west entrances on the 1909 building when new accessible entrances are proposed in the new portions of the building.
- Commissioners generally accepted that the diamond brick detailing is degraded and unable to be revealed, but had questions about the degree of depth (relief or projection) of materials, use of decorative brick, and contrasting terra cotta material on the 1909 building. Several suggestions included re-applying stucco at the diamond panels, with diamond pattern expressed through texture, or perhaps a combination of exposed brick and new stucco. Commissioners strongly supported maintaining these effects with proposed renovations to the building.
- Commissioners supported the current site programming but understood the design may change.
- Commissioners supported tennis courts as opposed to surface parking. However, Commissioners noted that the proposed tennis courts should not inhibit access to the proposed grandstands from the street. One Commissioner wondered if students would appreciate a covered area on site to rest and socialize when not in class rather than a tennis court.
- Commissioners noted the design of the plaza area north elevation of the 1909 building was still schematic but continued to support the design as an amenity for the school and community.

PUBLIC REALM

- 1. Ground Level Frontages;**
- 2. Outdoor Areas/Landscaping.**

- Commissioners agreed the current proposal's ground floor on the new east and west elevations contains too much blank façade (brick) and should provide increased glazing or other features that support a successful pedestrian environment. To reduce monolithic blank wall facades, Commissioners suggested the addition of shallow storefronts on the theatre elevation including a marquee to provide additional visual interest. One Commissioner suggested built in seating. Commissioners continued to request that the applicant consider

and provide other ways to create texture, small-scale details/ interest, and, if possible, transparency at the ground floor if windows cannot be used.

- Commissioners stated support for proposed bike parking but stressed bike parking should not take precedence over more basic pedestrian amenities: for example, canopies should be provided along the east and west ground floor elevations for pedestrian use and comfort, not only as weather protection above bike parking.

MODIFICATIONS

- Commissioners did not object to the following Modifications: height, setbacks, fence height, and superblocks ratio for the length of the plaza.
- Commissioners requested additional information to support the proposed Adjustment to bike parking. This includes, who bikes to the school (students, staff), and the distances that people are traveling. Commissioners also questioned the wisdom of providing reduced bike parking for a school that is projected to significantly increase its student body. To this the Commission asked that areas of the site be selected, and shown in the land use submittal, where additional bike parking could go in the future if necessary.

PUBLIC TESTIMONY

1. One testifier voiced support for the retention of the existing 1909 building, a 4-story brick building, and frustration with unanswered questions from Portland Public Schools regarding the cost of the building being replaced, budget overruns, lack of clarity regarding if students will be on campus during construction, future bonds, and inflation impacting the cost of the project.
2. One testifier supported the proposed design and suggested additional bike parking be located at the southern portion of the site.
3. One testifier supported the proposed design and suggested that existing areas of the site, such as the basement, not be filled in and lost with the proposed design.

Exhibit List

- A. Applicant's Submittals
 1. Initial DAR #3 Submittal: October 24, 2023
 2. Revised Drawings: November 06, 2023
- B. Zoning Map
- C. Drawings
 1. Site Plan
 2. Landscape Plan
 3. East Elevation
 4. South Elevation
 5. West Elevation
 6. Floor Plans
- D. Notification: Landmarks Commission website agenda
- E. Service Bureau Comments:
 1. PBOT
- F. Public Testimony: Audio
- G. Other

1. Historic Landmark Commission Memo and Attachments: November 13, 2023
- H. Hearing November 20, 2023
 1. Staff PPT Presentation

From: [Doug Miller](#)
To: [Nielsen, Benjamin](#)
Cc: [Chandra Robinson](#); [238 Jefferson High School](#); [Stefee Knudsen](#); [Becca Cavell](#); [Debbie Cleek](#); [Maya Foty](#); [Matthew Davis](#)
Subject: Re: Jefferson High School - DAR draft materials
Date: Monday, February 12, 2024 10:33:23 PM
Attachments: [2024 0226- JHS DAR #4 Presentation-FINAL.pdf](#)

Ben,

We have corrected the slides that you mentioned and added some additional context regarding the Comprehensive Plan. Please see attached for the revised version.

Regards,

Doug

On Thu, Feb 8, 2024 at 5:21 PM Nielsen, Benjamin
<Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Doug:

Thanks for this draft. I have a few comments:

- Slide 24/page 35. The title says “Boundary Adjustment or Removal of Contributing Status” but lists the Demolition Review approval criteria from Section 33.846.080.C.1.
- Slide 31/page 30. The title says “Demolition Review” but lists the Historic Designation Removal Review approval criteria from Section 33.846.040.C.1.
- I think your supporting slides for each are arranged correctly, but the criteria are just accidentally swapped on the two slides above.
- For demolition review, I think it would be good to start looking at which Comprehensive Plan goals and policies would be better met by demolition so that the HLC can start to think about those. Please be sure to cite them, too.

Thanks,

Benjamin Nielsen (he/him)
City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/bds

Work Hours: M-F, 9am-6pm PT

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переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Monday, February 5, 2024 8:58 PM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Cc: Chandra Robinson <chandra@leverarchitecture.com>; 238 Jefferson High School
<238jeffersonhs@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>;
Becca Cavell <Cavell@bora.co>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty
<m.foty@argcreate.com>; Matthew Davis <m.davis@argcreate.com>

Subject: Jefferson High School - DAR draft materials

Ben,

Please see attached for the draft presentation for the February 26 DAR. Let me know if you have any questions or if there is anything you would like us to clarify. If you like, we are happy to schedule a time to talk before the final draft is due next week.

Regards,

Doug

--

Douglas Miller

Architect

4713 N Albina Ave, 4th Fl, Portland, OR 97217

☎ 503 946 5406 ☎ 617 850 2839

leverarchitecture.com

From: [Monroe, Staci](#)
To: [BDS LUS Design and Historic Team](#)
Subject: 2/26 HLC Hearing Summary
Date: Wednesday, February 28, 2024 5:41:37 PM

2/26 HLC Hearing Summary

In attendance – Andrew, Peggy, Maya, Hugo (Kim & Hannah absent and Cleo recused)

Items of Interest - none

BRIEFING - Portland Monuments Project (1:40- 2:52) – AS, PM, MF, HHA (CD recused)

- ~170 outdoor sculptures shared btwn the County & RACC– 5 toppled or damaged during protests of 2020-2021
- City Arts Program (CAP) launched Portland Monuments Project in response
- Awarded \$350,000 grant via Mellon Foundation for Lewis & Clark College to create Portland’s Monument Engagement Process Committee (PMEPC):
 - produced “Public Engagement with Portland’s Monuments and Memorials” report accepted by Council July 2023:
 - summarized actions from other jurisdictions (SF, Chicago, Vancouver)
 - outlined specific public engagement recommendations
 - recommended “City Monument Review Guidelines” that RACC drafted in 2021 as a tool for decision-making about the five toppled/or removed monuments, and about any monuments contested in the future.
- Public Monuments Review Draft Policy, amends Title 5, at Council on 2/28 (TODAY).
 - outlines criteria for review of monuments and identifies ways for complaints to be lodged with the City, specifically with the CAP.

Testifiers

- Henry Kunowski – fails to address zoning code regulations, recommends reconciling the policy with the T33 regulations, should appoint the HLC as an advisory body
- Bill Hawkins- 5 monuments have languished for too long, need to be returned to continue to inspire and our history
- Aubrey Russell - “monuments removal” policy needs to include the “public” in many ways, meetings, notices, comments, etc,
- *City Arts Program Staff Response* – Policy does not circumvent the HLC, confirmed with CAO that HLC and HHR reviews are still relevant.

HLC Questions

- AS – Q: what is the timeline for these? A: Currently no insurance funds to repair the monuments, \$775,000 needed to fully repair all the monuments, if got the \$\$ it would take 9 months for 1 monument for repairs to be done, would not be repaired simultaneously as not enough artist to do the work and the estimate did not reflect them being done all at once (i.e. would cost more), York would take about 6 months since this one is new and is already started.
- ME – Q: RACC won’t be involved in caring for the monuments? A: still working with

RACC on a bridge contract to continue their work with the monuments for the next year.

HLC Comments

- ME – support committee concept, how HLC is involved is super important but not sure what that looks like, interesting idea to put monuments back as a preservationist, but how it goes back, what the story is and how to keep from getting vandalized is SUPER important, eyes on the street, light, etc. to keep them from being vandalized.
- PM – disappointed at the description of Teddy; it overlooked the fact that he started the NPS, doing this public engage process so that it is inclusive & effective that results in something that doesn't drag on about 10 years, preservation is not about precious materials; it's about heritage and story, add monuments to the old ones that tell the complete story, HLC should play an important role, encourage city to reach out and partner with AHC & Restore Oregon to raise awareness, this is an opportunity to engage the public with history that they might not otherwise take.
- HHA – American history is convoluted and written by those that hold power, important to add as much depth and dimension and add diverse voices to these stories
- AS – review process generally makes sense, guiding principle of “monuments should not be conflated with history” is a galvanizing statement, supportive of keeping them with an inclusive interpretation that accompanies them, eliminating them sweeps the bad part of our history under the rug.

EA 24-008389 DA – Jefferson High School Reconstruction (2:55-4:25) - AS, PM, HHA (CD& MF recused)

- Community Direction since last DAR: Keep the JHS community intact – minimize disruption and keep students on-site until new school completed – hence considering demolition of existing 1909 “contributing” structure.

Testifiers:

- Matt Hollingsworth (neighbor off Alberta) – climate change is important, putting the ldg.. up near Killingsworth makes sense and would likely be supported by the community, Alberta is a corridor to I5, putting a school on Alberta is not a good idea & deeper into the neighborhood, dog park needed
- Arno Brown – Alberta Abby non-profit to help support in any way they can.

HLC questions

- AS – Q: have all options been exhausted to keep kids on site and retain/restore existing 1909 building? A: yes, Chandra listed all that was considered and none kept the JHS community “whole” and not be double of the budget.
- AS – Q: an error to have made it be contributing back in 1993? A: Believe so, school was built in the era of significance but it was significantly altered in 1952 outside the era of significance, may have been included due to continuity of the district along Killingsworth, which goes down to the bottom of the buildings and not the entire property down to Alberta.
- AS – Q: any architectural elements covered up by the 1952 remodel able to be restored? A: investigated and determined removing the plaster and remodel work would remove/destroy the original elements, they would have to be recreated.

HLC Comments:

- PM - there is a case to say it is not contributing, you have to be willing to let go when the integrity has been lost and retaining it doesn't serve the community, should maintain the continuity of the district, whichever of the approaches best serve the community, cost the least, and gets the best outcome, no point in making this more difficult that it needs to be.
- AS – important to keep the boundary where it is b/c the JHS site was a important linkage in the district, even with just the athletic field up and not the building up along Killingsworth, will be important to continue to be really engaged with the community in the design and siting of the new building will need to be invested in, more supportive of Killingsworth but history of the fore court is important, not a streetcar era style building and needs to be considered in the future design.
- HHA – preservation is always about the structure, but about the community.
- Overall consensus of the 3 – bldg. has lost its architectural integrity, maintaining the current boundary is preferable, future design will need to be contextual.

Staci Monroe (she/her)

Senior Planner

Land Use Services Division, Design and Historic Resource Review Team

City of Portland – Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6516 (Cell)

staci.monroe@portlandoregon.gov

<https://www.portland.gov/bds>

Work Hours: Monday-Friday, 9-4:30

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Translation and Interpretation: 503-823-4000

From: [BDS Hearings Clerk](#)
To: [asmithphlc@gmail.com](#); [cleodavis.hlc@gmail.com](#); [Fioravanti, Kara](#); [hbronfmanlandmarkspdx@gmail.com](#); [Heron, Timothy](#); [hha.phlc@gmail.com](#); [kmoreland.phlc@gmail.com](#); [mayafotyphlc@gmail.com](#); [Monroe, Staci](#); [peggyoretti.phlc@gmail.com](#)
Cc: [Nielsen, Benjamin](#); [BDS Hearings Clerk](#)
Subject: 2/26/24 LANDMARKS COMMISSION AGENDA AND TESTIMONY SHEET (ATTACHED)
Date: Monday, February 26, 2024 1:24:36 PM
Attachments: [2-26-24 ATTENDEE-TESTIFIER SHEET.xlsx](#)
Importance: High

AGENDA

1. (1:30-1:45)

[Items of Interest](#)

2. (1:45-2:45)

[BRIEFING - Portland Monuments Project](#)

CITY ARTS PROGRAM STAFF:

- Darion Jones, Senior Policy Director of Arts, Culture, and Equity, Office of Commissioner Dan Ryan
- Jeff Hawthorne, City Arts Program Manager
- Chariti Montez, City Arts Program Coordinator

CITY CONTACT: Staci Monroe, BDS, 503-865-6516 staci.monroe@portlandoregon.gov

3. (2:55-4:25)

[EA 24-008389 DA – Jefferson High School Reconstruction](#)

APPLICANT: Steffen Effros, Portland Public Schools; Douglas Miller, Lever Architecture; Debbie Cleek, Bookin Group

SITE: 5210 N Kerby Ave

CITY CONTACT: Ben Nielsen, BDS, 503-865-6519 Benjamin.Nielsen@portlandoregon.gov

As part of the effort to modernize Jefferson High School, Portland Public Schools and their consultants are exploring design alternatives that include the removal of all existing buildings on the site, including the original portion of the building constructed in 1909. The applicants seek a Design Advice Request to look at three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District through a Historic Resource Designation Removal Review;
- Change in status of the site from Contributing to Noncontributing in the Piedmont Conservation District through a Historic Resource Designation Removal Review; or

- Demolition Review.

3. (4:35-5:35)

[WORK SESSION - State of the City](#)

Thanks,

Laura DuVall, BA, MCL

Hearings Clerk

Land Use Services Division, Records Management

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

BDSHearingsClerk@portlandoregon.gov

M-TH, 6:00 AM to 3:30 PM, Friday Flex

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Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

From: [Matt H](#)
To: [Monroe, Staci](#)
Cc: carrie@carriepigeonproductions.com; [Matt H](#); [Nielsen, Benjamin](#); [BDS Hearings Clerk](#)
Subject: Fwd: 2/26/24 - HISTORIC LANDMARKS COMMISSION HEARING Confirmation
Date: Friday, February 23, 2024 6:24:24 PM

Hi Staci,

I own the house across from the current Jefferson High School baseball field at 5006 N Commercial Ave, Portland, OR 97217 (on the corner of Alberta and Commercial Ave). I registered as per the instructions for the Historic Landmarks Commission Meeting 2/27, but did not see an option during the registration process to indicate my desire to testify. I would like to testify. Can you add me to the list of people requesting to testify Monday?

Thank you,

Matt Hollingsworth
5006 N Commercial Ave, Portland, OR 97217
425 830-5111

----- Forwarded message -----

From: **Matt H** <johnmatthewhollingsworth@gmail.com>
Date: Fri, Feb 23, 2024 at 6:13 PM
Subject: Re: 2/26/24 - HISTORIC LANDMARKS COMMISSION HEARING Confirmation
To: <Benjamin.Nielsen@portlandoregon.gov>
Cc: Matt H <johnmatthewhollingsworth@gmail.com>, Laura <bdshearingsclerk@portlandoregon.gov>, <carrie@carriepigeonproductions.com>

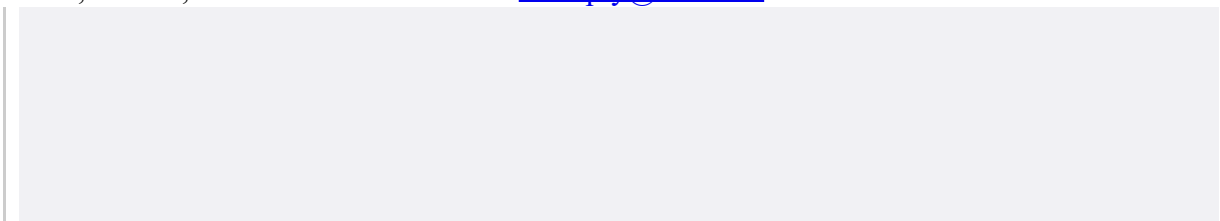
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Thank you,

Matt Hollingsworth
5006 N Commercial Ave, Portland, OR 97217
425 830-5111

On Fri, Feb 23, 2024 at 5:59 PM Laura <no-reply@zoom.us> wrote:





Hi Matt Hollingsworth,

Thank you for registering for 2/26/24 - HISTORIC LANDMARKS COMMISSION HEARING. You can find information about this webinar below.

2/26/24 - HISTORIC LANDMARKS COMMISSION HEARING

Date & Time	Feb 26, 2024 01:30 PM Pacific Time (US and Canada)
Webinar ID	884 7548 8031
Passcode	944305

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Thank you!

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From: [Matt H](#)
To: [Nielsen, Benjamin](#)
Cc: [Matt H](#); [BDS Hearings Clerk](#); carrie@carriepigeonproductions.com
Subject: Re: 2/26/24 - HISTORIC LANDMARKS COMMISSION HEARING Confirmation
Date: Friday, February 23, 2024 6:14:13 PM

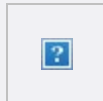
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Thank you,

Matt Hollingsworth
5006 N Commercial Ave, Portland, OR 97217
425 830-5111

On Fri, Feb 23, 2024 at 5:59 PM Laura <no-reply@zoom.us> wrote:





Hi Matt Hollingsworth,

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2/26/24 - HISTORIC LANDMARKS COMMISSION HEARING

Date & Time	Feb 26, 2024 01:30 PM Pacific Time (US and Canada)
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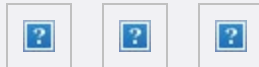
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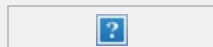
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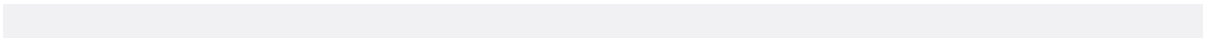


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From: [Jeffreys, Grace](#)
To: [Fioravanti, Kara](#); [Monroe, Staci](#); [Nielsen, Benjamin](#)
Subject: PPS Entrix report 2009
Date: Wednesday, February 21, 2024 5:03:23 PM

<https://www.pps.net/cms/lib/OR01913224/Centricity/Domain/58/2009%20Historic%20Building%20Assessment%20report.pdf>

Grace Jeffreys, BArch, ARB UK, LEED AP BD+C (she/her)

City Planner II – Urban Design

Land Use Services Division, Design and Historic Resource Review Team

City of Portland – Bureau of Development Services

1900 SW Fourth Ave., Suite 5000, Portland, OR 97201

grace.jeffreys@portlandoregon.gov , 503-865-6521

Work Hours: Monday-Thursday 7:30am – 5pm; Every other Friday 7:30am – 4pm

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From: [Pina, Michael](#)
To: [Nielsen, Benjamin](#)
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24
Date: Monday, February 12, 2024 8:25:49 AM
Attachments: [image001.png](#)
[image003.png](#)

I emailed Melissa. No need to respond.

Michael Piña | Development Review Planner II

Portland Bureau of Transportation
Phone: 503.823.4249
michael.pina@portlandoregon.gov

From: Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>
Sent: Monday, February 12, 2024 7:18 AM
To: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Cc: Pina, Michael <Michael.Pina@portlandoregon.gov>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Ben Nielsen will be the planner assigned to both the EA appt and the DA. He can assist with questions about this project.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Friday, February 9, 2024 2:47 PM
To: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Cc: Pina, Michael <Michael.Pina@portlandoregon.gov>; Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Melissa.

I looked at the related early assistance review, EA 24-007438, and it appears that the same drawings were submitted for that as well as this DA. However, the narrative for EA 24-007438 is a bit longer and also mentions demolition, so I'm attaching it for you to look at.

I'm copying Michael Pina, Planner for PBOT who is assigned to this DA, in case he can help you further. A Land Use Planner has not been assigned to the DA yet, so I'm copying the Supervisor, Kara Fioravanti as she might have some insight into this proposal or be able to point you in the right direction. I'm including Ben Nielsen, who is assigned to EA 24-007438

The narrative for EA 24-008389 DA, page 3 (attached to the application that I sent to you) speaks to the anticipated square footage for the new facility. That's all that I can find in relation to square footage.

Project Description

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 330,000 GSF.

The meeting for EA 24-007438 is scheduled for Wednesday, 2/14/24 @ 11:00am. Invitations were sent on 1/31/24. I just double checked to make sure that ODOT received an invitation to that meeting.

I hope this is helpful. Please let me know if there is anything else that I can do for you.

Best,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services
Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Sent: Friday, February 9, 2024 11:17 AM
To: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>

Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Elizabeth,

I was reviewing the drawings, but they seem to show the relocations of multiple elements of the site. What we are interested in knowing is if there is an expansion in square footage of the school from the existing vs proposed or if there is an expansion in student capacity.

Otherwise, if the building design itself is not being reviewed as part of this EA then we can wait for that EA notice.

Thank you!

Melissa Gonzalez-Gabriel (she/her)

Associate Transportation Planner, ODOT Region 1

C: (971) 337-6681

Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>

Sent: Wednesday, February 7, 2024 2:50 PM

To: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>

Cc: BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

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Hello Melissa.

I've created a link so you can view the submitted documents for this EA, which includes the application, narrative and questions and also a separate file that contains the drawings.

LINK: <https://hcpaw.portlandoregon.gov/u/-ga00uiGtGDoBrTT/0ecc463c-295e-4db5-ab8e-95baaa0747ed?l>

Please let me know if there is anything else that I can do for you.

Best,

Elizabeth Duncan, (She/Her)

Development Services Technician II

City of Portland - Bureau of Development Services

Land Use Services Division, Records Management-Design & Historic Team

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

elizabeth.duncan@portlandoregon.gov

Cell: 503.865.6524

Office Hours: 7:00am – 3:30pm

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>

Sent: Tuesday, February 6, 2024 4:15 PM

To: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>

Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Elizabeth,

Thank you for sending this over. ODOT was interested in knowing if there is a proposed expansion from the current high school. Do the materials include information on this?

Thanks!

Melissa Gonzalez-Gabriel (she/her)

Associate Transportation Planner, ODOT Region 1

C: (971) 337-6681

Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>

Sent: Thursday, February 1, 2024 10:01 AM

To: Nielsen, Alice <Alice.Nielsen@portlandoregon.gov>; Butler-Brown, Jason <Jason.Butler-Brown@portlandoregon.gov>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>

Subject: FW: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello,

I'm emailing to let you know about the above referenced Design Advice (DA) request. This DA is directly related to EA 24-007438 APPT, which is scheduled for 2/14/24 @ 11:00am (Invitations have been sent for this EA). Design Advice requests are the only EA type that the LU Techs do not schedule the dates for. The Planner that gets assigned will work with the customer to schedule a Hearing date.

DESCRIPTION:

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 330,000 GSF.

This early-assistance application is focused on two possible development strategies that utilize portions of the site either on the north or south ends of the Killingsworth to Alberta block.

If you do not have access to A7 and would like more information, please let us know.

Thanks,

Elizabeth Duncan, (She/Her)

Development Services Technician II

City of Portland - Bureau of Development Services

Land Use Services Division, Records Management-Design & Historic Team

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

elizabeth.duncan@portlandoregon.gov

Cell: 503.865.6524

Office Hours: 7:00am – 3:30pm

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>

Sent: Thursday, February 1, 2024 9:54 AM

To: Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>

Cc: BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>; BDS LUS OSSII <BDSLUSOSSII@portlandoregon.gov>

Subject: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hi Kara

We received and set up an EA-DA and it needs planner assignment. The case has been paid for, and the A7 work has been done. The submittal is available in A7.

I've copied the OSS staff so they have time to work w/ Elliot on the mail list (131 lines). If this process has changed, please let the Techs know. TY

Let us know if you have any Qs.

Thanks,

Elizabeth Duncan, (She/Her)

Development Services Technician II

City of Portland - Bureau of Development Services

Land Use Services Division, Records Management-Design & Historic Team

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

elizabeth.duncan@portlandoregon.gov

Cell: 503.865.6524

Office Hours: 7:00am – 3:30pm

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Wednesday, January 31, 2024 12:24 PM

To: Stephen Effros <seffros@pps.net>

Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Great! Thanks for the quick action. We will work to process the rest of this request and to get it passed off right away!

Thanks again,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Information on how to submit for Early Assistance found [here](#)

Information on other Land Use Services found [here](#)

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Translation and Interpretation: 503-823-4000

From: Stephen Effros <seffros@pps.net>

Sent: Wednesday, January 31, 2024 12:05 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Mary,

This fee has been paid - please see attached for the receipt.

Thanks,
Steve

Steve Effros
Senior Project Manager
Portland Public Schools
Office of School Modernization
Cell: 503-894-0456

On Wed, Jan 31, 2024 at 10:43 AM Stephen Effros <seffros@pps.net> wrote:

Mary,

Thank you for this update and billing summary. I will coordinate with our accounting team to issue the payment for this DAR. I'll let you know as soon as that payment is completed.

Thanks,
Steve

Steve Effros
Senior Project Manager

**Portland Public Schools
Office of School Modernization
Cell: 503-894-0456**

On Wed, Jan 31, 2024 at 9:22 AM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

Good Morning - and thank you for your patience!

We have now entered your application in our electronic permitting system. Your case file # is EA 24-008389 DA. **You will need your IVR#, which is 5009068, to pay your fees.** Attached you will find your Billing Summary, which reflects a balance of \$6,245. Fees are due immediately and we are not able to schedule your meeting until all fees are paid-in-full. If your fees aren't paid within 5 business days, your case will be cancelled in the system and you will need to re-apply for your review, by emailing your submittal to LandUseIntake@portlandoregon.gov. ***Please let us know if you won't be able to pay this fee right away so we can update our system as soon as possible.*

Below are the payment options:

- **Pay online** through on our online portal [DevHub](#), with a card or an electronic check.
You will need to log into your portlandoregon.gov account and find your bill using your IVR#. [Click here for more information about how to pay fees online.](#)
Payment receipt is your confirmation that intake is complete.
- **Call our cashier** at 503-823-5161 and pay with a card over-the-phone. They are able to take calls between 8–12pm and 1-3pm, Monday-Friday (but you can leave a message anytime and they'll call you back).
You will need to give the cashier your IVR #.
The cashier will email you a receipt immediately after your phone call.
If the cashier does not answer, leave a message. They will return your call.

Please let us know if you have any questions.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

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From: Doug Miller <dmiller@leverarchitecture.com>
Sent: Tuesday, January 30, 2024 4:33 PM
To: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: Re: Jefferson High School - DAR application

No worries. Thanks for the update!

On Tue, Jan 30, 2024 at 4:13 PM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

I'm sorry all. I got a couple different tasks that jumped in front of your DAR (the two of us land use techs are tasked with more than just processing new applications - and there were a couple small "fires" I had to put out). One of us will get this set up and billed in the morning. I'm so sorry for the delay. I promise we are working as quickly as possible!

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

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Translation and Interpretation: 503-823-4000

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Sent: Tuesday, January 30, 2024 2:42 PM
To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Doug Miller <dmiller@leverarchitecture.com>
Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: RE: Jefferson High School - DAR application

Just fyi - I've been up to my eyeballs with another case. I've now got it straightened out and I'm about to get this DAR processed. I'll email the new case and its billing information shortly.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 1:53 PM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>;

Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty

<m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

This is just what I need to get the proposal going and the DAR on the calendar. I'll send you posting board info once I have the notice drafted and the case number has been assigned.

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/bds

Work Hours: M-F, 9am-6pm PT

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From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Tuesday, January 30, 2024 11:27 AM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>;

Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty

<m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Re: Jefferson High School - DAR application

Thanks Ben and Mary,

We can certainly provide more graphic or text materials if needed. The summary materials that we already provided for the EA are also applicable to this DAR and we are comfortable using them to start the process. Regarding the content for the DAR itself, we intend to focus on at least three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District with the potential for different configurations of the revised boundary.
- Change of status to the buildings to non-contributing
- Demolition review

We hope this DAR will inform our approach to the site and consequently we will only have very preliminary materials to share regarding building proposals. Nevertheless, we plan to share what we have learned from our site analyses thus far to aid the conversation.

We intend to submit draft materials for you to review on Monday (2/5), with final materials to be distributed to the commissioners a week later (2/12). I believe we also need to post the site no later than Tuesday.

Let me know if you would like us to send anything else at this time and we will send it today. Also, feel free to give me a call if it's easier to coordinate that way.

Doug

On Tue, Jan 30, 2024 at 11:00 AM Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Mary and Doug:

I think we can get the application started if Doug is ok with using the drawing set and project summary submitted for the EA appointment. I also need Doug to confirm that the DAR intends to ask the Landmarks Commission to look at both the implications of Demolition Review and Historic Resource Removal Review (via boundary change) or just one or the other, so I know for the record what to put on the public notices. The notices need to be prepared and issued ASAP to keep the 2/26 date requested. Neither the DAR application nor the project summary provided for the EA are explicit in the request of the HLC, though this is what we have discussed verbally.

A full drawing set (however full it can be at this stage) for Landmarks Commission will be due no later than 2/12.

Thanks,

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/bds

Work Hours: M-F, 9am-6pm PT

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From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 9:56 AM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Hi Doug,

I was preparing to process your Design Advice Request application, but just realized the only document submitted was the application. I can take/copy/use the Project Summary (page 4 of your other EA's application package) as well as the drawings you submitted for that EA. But do you have any of the items highlighted below (they're from Page 2 of the attached "DAR Info Sheet")? I think we still need them from you at this stage of the game. For the other items on the list, you'll work with the assigned planner to get them submitted before your meeting.

But it would be great if you can send the Sheet Index, Zoning Summary, and some renderings.

Hi Ben,

I've attached the two pdfs from the other, recently-applied for EA (w/Zoning and IAs). If, for any reason, we should accept this DAR with only the application, and the 2 pdfs attached - please let me know and I will process the request.

1. Project Summary

- Team Information*
- Summary of Development Program*
- **Sheet Index***

2. Context Study

- **Zoning Summary***
- Plan Area Context
 - Proposal Set in Urban Design Concept Diagrams
- Urban Context (3-block radius)
 - Public Amenities
 - Open Space
 - Historic Resource Context
 - Multi-Modal Circulation Plan
 - Pedestrian & Vehicle Access Points
- Site Context (1-block radius)
 - Existing Conditions Plan
 - Curb-Cuts
 - Adjacent Rights-of-Way Easements
 - Pedestrian & Vehicle Access Points
 - Utility Plan / UVE
 - Constraints & Opportunities
- Existing Site & Vicinity Photos

3. Concept Design

- Story of Project's Evolution
 - Options Studied
 - Concept Diagrams
 - Preferred Massing & Design
- Proposed Site Plan*
- Zoning Height Base Point
- Ground Level Plan
- Typical Upper Floor Plan
- Roof Plan
- Preliminary Open Space Concept
- Preliminary Building Elevations
- Material Concept(s)
- Perspectives Set in Context
- **Representative Image of Project***
- Anticipated Modifications / Adjustments*

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Information on how to submit for Early Assistance found [here](#)

Information on other Land Use Services found [here](#)

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Thursday, January 25, 2024 10:16 AM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Jefferson High School - DAR application

See attached for Design Advice Request application for Jefferson High School for the February 26 Historic Landmarks Commission session. This DAR is

associated with the Zoning and Infrastructure EA application that was submitted two days ago. The scheduling of this meeting has been previously discussed with Ben Nielsen. Please let us know if additional information is needed at this time.

Regards,

Douglas Miller
Architect

4713 N Albina Ave, 4th Fl, Portland, OR 97217
p 503 946 5406 c 617 850 2839
leverarchitecture.com

From: [Fioravanti, Kara](#)
To: [Duncan, Elizabeth](#); [ODOT_R1_DevRev](#)
Cc: [Pina, Michael](#); [BDS LUS Team Tech](#); [Nielsen, Benjamin](#)
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24
Date: Monday, February 12, 2024 7:17:47 AM
Attachments: [image003.png](#)
[image005.png](#)

Ben Nielsen will be the planner assigned to both the EA appt and the DA. He can assist with questions about this project.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Friday, February 9, 2024 2:47 PM
To: [ODOT_R1_DevRev](#) <ODOT_R1_DevRev@odot.oregon.gov>
Cc: [Pina, Michael](#) <Michael.Pina@portlandoregon.gov>; [Fioravanti, Kara](#) <Kara.Fioravanti@portlandoregon.gov>; [BDS LUS Team Tech](#) <BDSLUSTeamTech@portlandoregon.gov>; [Nielsen, Benjamin](#) <Benjamin.Nielsen@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Melissa.

I looked at the related early assistance review, EA 24-007438, and it appears that the same drawings were submitted for that as well as this DA. However, the narrative for EA 24-007438 is a bit longer and also mentions demolition, so I'm attaching it for you to look at.

I'm copying Michael Pina, Planner for PBOT who is assigned to this DA, in case he can help you further. A Land Use Planner has not been assigned to the DA yet, so I'm copying the Supervisor, Kara Fioravanti as she might have some insight into this proposal or be able to point you in the right direction. I'm including Ben Nielsen, who is assigned to EA 24-007438

The narrative for EA 24-008389 DA, page 3 (attached to the application that I sent to you) speaks to the anticipated square footage for the new facility. That's all that I can find in relation to square footage.

Project Description

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 330,000 GSF.

The meeting for EA 24-007438 is scheduled for Wednesday, 2/14/24 @ 11:00am. Invitations were sent on 1/31/24. I just double checked to make sure that ODOT received an invitation to that meeting.

I hope this is helpful. Please let me know if there is anything else that I can do for you.

Best,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services
Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: [ODOT_R1_DevRev](#) <ODOT_R1_DevRev@odot.oregon.gov>
Sent: Friday, February 9, 2024 11:17 AM
To: [Duncan, Elizabeth](#) <Elizabeth.Duncan@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Elizabeth,

I was reviewing the drawings, but they seem to show the relocations of multiple elements of the site. What we are interested in knowing is if there is an expansion in square footage of the school from the existing vs proposed or if there is an expansion in student capacity.

Otherwise, if the building design itself is not being reviewed as part of this EA then we can wait for that EA notice.

Thank you!
[Melissa Gonzalez-Gabriel](#) (she/her)
Associate Transportation Planner, ODOT Region 1

C: (971) 337-6681

Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Wednesday, February 7, 2024 2:50 PM
To: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Cc: BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

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Hello Melissa.

I've created a link so you can view the submitted documents for this EA, which includes the application, narrative and questions and also a separate file that contains the drawings.

LINK: <https://hcpaw.portlandoregon.gov/u/-ga00uiGtGDoBrTT/0ecc463c-295e-4db5-ab8e-95baaa0747ed?l>

Please let me know if there is anything else that I can do for you.

Best,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services
Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Sent: Tuesday, February 6, 2024 4:15 PM
To: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Elizabeth,

Thank you for sending this over. ODOT was interested in knowing if there is a proposed expansion from the current high school. Do the materials include information on this?

Thanks!

Melissa Gonzalez-Gabriel (she/her)
Associate Transportation Planner, ODOT Region 1
C: (971) 337-6681

Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Thursday, February 1, 2024 10:01 AM
To: Nielsen, Alice <Alice.Nielsen@portlandoregon.gov>; Butler-Brown, Jason <Jason.Butler-Brown@portlandoregon.gov>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Subject: FW: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello,

I'm emailing to let you know about the above referenced Design Advice (DA) request. This DA is directly related to EA 24-007438 APPT, which is scheduled for 2/14/24 @ 11:00am (Invitations have been sent for this EA). Design Advice requests are the only EA type that the LU Techs do not schedule the dates for. The Planner that gets assigned will work with the customer to schedule a Hearing date.

DESCRIPTION:

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 330,000 GSF.

This early-assistance application is focused on two possible development strategies that utilize portions of the site either on the north or south ends of

the Killingsworth to Alberta block.

If you do not have access to A7 and would like more information, please let us know.

Thanks,

Elizabeth Duncan, (She/Her)

Development Services Technician II

City of Portland - Bureau of Development Services

Land Use Services Division, Records Management-Design & Historic Team

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

elizabeth.duncan@portlandoregon.gov

Cell: 503.865.6524

Office Hours: 7:00am – 3:30pm

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>

Sent: Thursday, February 1, 2024 9:54 AM

To: Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>

Cc: BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>; BDS LUS OSSII <BDSLUSOSSII@portlandoregon.gov>

Subject: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hi Kara

We received and set up an EA-DA and it needs planner assignment. The case has been paid for, and the A7 work has been done. The submittal is available in A7.

I've copied the OSS staff so they have time to work w/ Elliot on the mail list (131 lines). If this process has changed, please let the Techs know. TY

Let us know if you have any Qs.

Thanks,

Elizabeth Duncan, (She/Her)

Development Services Technician II

City of Portland - Bureau of Development Services

Land Use Services Division, Records Management-Design & Historic Team

1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

elizabeth.duncan@portlandoregon.gov

Cell: 503.865.6524

Office Hours: 7:00am – 3:30pm

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Wednesday, January 31, 2024 12:24 PM

To: Stephen Effros <seffros@pps.net>

Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Great! Thanks for the quick action. We will work to process the rest of this request and to get it passed off right away!

Thanks again,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Information on how to submit for Land Use Review and Final Plat, found [here](#)

Information on how to submit for Early Assistance found [here](#)

Information on other Land Use Services found [here](#)

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From: Stephen Effros <seffros@pps.net>

Sent: Wednesday, January 31, 2024 12:05 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Mary,

This fee has been paid - please see attached for the receipt.

Thanks,

Steve

Steve Effros
Senior Project Manager
Portland Public Schools
Office of School Modernization
Cell: 503-894-0456

On Wed, Jan 31, 2024 at 10:43 AM Stephen Effros <seffros@pps.net> wrote:

Mary,

Thank you for this update and billing summary. I will coordinate with our accounting team to issue the payment for this DAR. I'll let you know as soon as that payment is completed.

Thanks,

Steve

Steve Effros
Senior Project Manager
Portland Public Schools
Office of School Modernization
Cell: 503-894-0456

On Wed, Jan 31, 2024 at 9:22 AM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

Good Morning - and thank you for your patience!

We have now entered your application in our electronic permitting system. Your case file # is EA 24-008389 DA. **You will need your IVR#, which is**

EA 24-008389 DA - Exhibit G.3

5009068, to pay your fees. Attached you will find your Billing Summary, which reflects a balance of \$6,245. Fees are due immediately and we are not able to schedule your meeting until all fees are paid-in-full. If your fees aren't paid within 5 business days, your case will be cancelled in the system and you will need to re-apply for your review, by emailing your submittal to LandUseIntake@portlandoregon.gov. ***Please let us know if you won't be able to pay this fee right away so we can update our system as soon as possible.*

Below are the payment options:

- **Pay online** through on our online portal [DevHub](#), with a card or an electronic check.
You will need to log into your [portlandoregon.gov](#) account and find your bill using your IVR#. [Click here for more information about how to pay fees online.](#)
Payment receipt is your confirmation that intake is complete.
- **Call our cashier** at 503-823-5161 and pay with a card over-the-phone. They are able to take calls between 8–12pm and 1-3pm, Monday-Friday (but you can leave a message anytime and they'll call you back).
You will need to give the cashier your IVR #.
The cashier will email you a receipt immediately after your phone call.
If the cashier does not answer, leave a message. They will return your call.

Please let us know if you have any questions.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Tuesday, January 30, 2024 4:33 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Re: Jefferson High School - DAR application

No worries. Thanks for the update!

On Tue, Jan 30, 2024 at 4:13 PM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

I'm sorry all. I got a couple different tasks that jumped in front of your DAR (the two of us land use techs are tasked with more than just processing new applications - and there were a couple small "fires" I had to put out). One of us will get this set up and billed in the morning. I'm so sorry for the delay. I promise we are working as quickly as possible!

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

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Translation and Interpretation: 503-823-4000

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 2:42 PM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Just fyi - I've been up to my eyeballs with another case. I've now got it straightened out and I'm about to get this DAR processed. I'll email the new case and its billing information shortly.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Sent: Tuesday, January 30, 2024 1:53 PM
To: Doug Miller <dmiller@leverarchitecture.com>
Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: RE: Jefferson High School - DAR application

This is just what I need to get the proposal going and the DAR on the calendar. I'll send you posting board info once I have the notice drafted and the case number has been assigned.

Benjamin Nielsen (he/him)
City Planner
Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6519 (Office/Cell)
Benjamin.Nielsen@portlandoregon.gov
www.portland.gov/bds
Work Hours: M-F, 9am-6pm PT

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From: Doug Miller <dmiller@leverarchitecture.com>
Sent: Tuesday, January 30, 2024 11:27 AM
To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: Re: Jefferson High School - DAR application

Thanks Ben and Mary,

We can certainly provide more graphic or text materials if needed. The summary materials that we already provided for the EA are also applicable to this DAR and we are comfortable using them to start the process. Regarding the content for the DAR itself, we intend to focus on at least three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District with the potential for different configurations of the revised boundary.
- Change of status to the buildings to non-contributing
- Demolition review

We hope this DAR will inform our approach to the site and consequently we will only have very preliminary materials to share regarding building proposals. Nevertheless, we plan to share what we have learned from our site analyses thus far to aid the conversation.

We intend to submit draft materials for you to review on Monday (2/5), with final materials to be distributed to the commissioners a week later (2/12). I believe we also need to post the site no later than Tuesday.

Let me know if you would like us to send anything else at this time and we will send it today. Also, feel free to give me a call if it's easier to coordinate that way.

Doug

On Tue, Jan 30, 2024 at 11:00 AM Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Mary and Doug:

I think we can get the application started if Doug is ok with using the drawing set and project summary submitted for the EA appointment. I also need Doug to confirm that the DAR intends to ask the Landmarks Commission to look at both the implications of Demolition Review and Historic Resource Removal Review (via boundary change) or just one or the other, so I know for the record what to put on the public notices. The notices need to be prepared and issued ASAP to keep the 2/26 date requested. Neither the DAR application nor the project summary provided for the EA are explicit in the request of the HLC, though this is what we have discussed verbally.

A full drawing set (however full it can be at this stage) for Landmarks Commission will be due no later than 2/12.

Thanks,

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/bds

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From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 9:56 AM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Hi Doug,

I was preparing to process your Design Advice Request application, but just realized the only document submitted was the application. I can take/copy/use the Project Summary (page 4 of your other EA's application package) as well as the drawings you submitted for that EA. But do you have any of the items highlighted below (they're from Page 2 of the attached "DAR Info Sheet")? I think we still need them from you at this stage of the game. For the other items on the list, you'll work with the assigned planner to get them submitted before your meeting.

But it would be great if you can send the Sheet Index, Zoning Summary, and some renderings.

Hi Ben,

I've attached the two pdfs from the other, recently-applied for EA (w/Zoning and IAs). If, for any reason, we should accept this DAR with only the application, and the 2 pdfs attached - please let me know and I will process the request.

1. Project Summary

- Team Information*
- Summary of Development Program*
- **Sheet Index***

2. Context Study

- **Zoning Summary***
- Plan Area Context
 - Proposal Set in Urban Design Concept Diagrams
- Urban Context (3-block radius)
 - Public Amenities
 - Open Space
 - Historic Resource Context
 - Multi-Modal Circulation Plan
 - Pedestrian & Vehicle Access Points
- Site Context (1-block radius)
 - Existing Conditions Plan
 - Curb-Cuts
 - Adjacent Rights-of-Way Easements
 - Pedestrian & Vehicle Access Points
 - Utility Plan / UVE
 - Constraints & Opportunities
- Existing Site & Vicinity Photos

3. Concept Design

- Story of Project's Evolution
 - Options Studied
 - Concept Diagrams
 - Preferred Massing & Design
- Proposed Site Plan*
- Zoning Height Base Point
- Ground Level Plan
- Typical Upper Floor Plan
- Roof Plan
- Preliminary Open Space Concept
- Preliminary Building Elevations
- Material Concept(s)
- Perspectives Set in Context
- **Representative Image of Project***
- Anticipated Modifications / Adjustments*

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Information on how to submit for Early Assistance found [here](#)

Information on other Land Use Services found [here](#)

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Thursday, January 25, 2024 10:16 AM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Jefferson High School - DAR application

See attached for Design Advice Request application for Jefferson High School for the February 26 Historic Landmarks Commission session. This DAR is

associated with the Zoning and Infrastructure EA application that was submitted two days ago. The scheduling of this meeting has been previously discussed with Ben Nielsen. Please let us know if additional information is needed at this time.

Regards,

Douglas Miller
Architect

4713 N Albina Ave, 4th Fl, Portland, OR 97217
p 503 946 5406 c 617 850 2839
leverarchitecture.com

From: [Duncan, Elizabeth](#)
To: [ODOT_R1_DevRev](#)
Cc: [Pina, Michael](#); [Fioravanti, Kara](#); [BDS LUS Team Tech](#); [Nielsen, Benjamin](#)
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24
Date: Friday, February 9, 2024 2:47:20 PM
Attachments: [image002.png](#)
[image003.png](#)
[EA 24-007438 App, Narr & Os.pdf](#)

Hello Melissa.

I looked at the related early assistance review, EA 24-007438, and it appears that the same drawings were submitted for that as well as this DA. However, the narrative for EA 24-007438 is a bit longer and also mentions demolition, so I'm attaching it for you to look at.

I'm copying Michael Pina, Planner for PBOT who is assigned to this DA, in case he can help you further. A Land Use Planner has not been assigned to the DA yet, so I'm copying the Supervisor, Kara Fioravanti as she might have some insight into this proposal or be able to point you in the right direction. I'm including Ben Nielsen, who is assigned to EA 24-007438

The narrative for EA 24-008389 DA, page 3 (attached to the application that I sent to you) speaks to the anticipated square footage for the new facility. That's all that I can find in relation to square footage.

Project Description

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 330,000 GSF.

The meeting for EA 24-007438 is scheduled for Wednesday, 2/14/24 @ 11:00am. Invitations were sent on 1/31/24. I just double checked to make sure that ODOT received an invitation to that meeting.

I hope this is helpful. Please let me know if there is anything else that I can do for you.

Best,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services
Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Sent: Friday, February 9, 2024 11:17 AM
To: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Elizabeth,

I was reviewing the drawings, but they seem to show the relocations of multiple elements of the site. What we are interested in knowing is if there is an expansion in square footage of the school from the existing vs proposed or if there is an expansion in student capacity.

Otherwise, if the building design itself is not being reviewed as part of this EA then we can wait for that EA notice.

Thank you!

Melissa Gonzalez-Gabriel (she/her)
Associate Transportation Planner, ODOT Region 1
C: (971) 337-6681
Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Wednesday, February 7, 2024 2:50 PM
To: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Cc: BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello Melissa.

I've created a link so you can view the submitted documents for this EA, which includes the application, narrative and questions and also a separate file that contains the drawings.

LINK: <https://hcpaw.portlandoregon.gov/u/-ga00uiGtGDoBrTT/0ecc463c-295e-4db5-ab8e-95baaa0747ed?l>

Please let me know if there is anything else that I can do for you.

Best,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services
Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Sent: Tuesday, February 6, 2024 4:15 PM
To: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hello Elizabeth,

Thank you for sending this over. ODOT was interested in knowing if there is a proposed expansion from the current high school. Do the materials include information on this?

Thanks!
Melissa Gonzalez-Gabriel (she/her)
Associate Transportation Planner, ODOT Region 1
C: (971) 337-6681
Please note: This email, related attachments and any response may be subject to public disclosure under state law.

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Thursday, February 1, 2024 10:01 AM
To: Nielsen, Alice <Alice.Nielsen@portlandoregon.gov>; Butler-Brown, Jason <Jason.Butler-Brown@portlandoregon.gov>; ODOT_R1_DevRev <ODOT_R1_DevRev@odot.oregon.gov>
Subject: FW: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hello,

I'm emailing to let you know about the above referenced Design Advice (DA) request. This DA is directly related to EA 24-007438 APPT, which is scheduled for 2/14/24 @ 11:00am (Invitations have been sent for this EA). Design Advice requests are the only EA type that the LU Techs do not schedule the dates for. The Planner that gets assigned will work with the customer to schedule a Hearing date.

DESCRIPTION:

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 330,000 GSF.

This early-assistance application is focused on two possible development strategies that utilize portions of the site either on the north or south ends of the Killingsworth to Alberta block.

If you do not have access to A7 and would like more information, please let us know.

Thanks,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services

Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: Duncan, Elizabeth <Elizabeth.Duncan@portlandoregon.gov>
Sent: Thursday, February 1, 2024 9:54 AM
To: Fioravanti, Kara <Kara.Fioravanti@portlandoregon.gov>
Cc: BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>; BDS LUS OSSII <BDSLUSOSSII@portlandoregon.gov>
Subject: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave) - Intake 1/31/24

Hi Kara

We received and set up an EA-DA and it needs planner assignment. The case has been paid for, and the A7 work has been done. The submittal is available in A7.

I've copied the OSS staff so they have time to work w/ Elliot on the mail list (131 lines). If this process has changed, please let the Techs know. TY

Let us know if you have any Qs.

Thanks,

Elizabeth Duncan, (She/Her)
Development Services Technician II
City of Portland - Bureau of Development Services
Land Use Services Division, Records Management-Design & Historic Team
1900 SW 4th Avenue, Suite 5000
Portland, OR 97201
elizabeth.duncan@portlandoregon.gov
Cell: 503.865.6524
Office Hours: 7:00am – 3:30pm

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Sent: Wednesday, January 31, 2024 12:24 PM
To: Stephen Effros <seffros@pps.net>
Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>
Subject: RE: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Great! Thanks for the quick action. We will work to process the rest of this request and to get it passed off right away!

Thanks again,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Information on how to submit for Land Use Review and Final Plat, found [here](#)

Information on how to submit for Early Assistance found [here](#)

Information on other Land Use Services found [here](#)

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Translation and Interpretation: 503-823-4000

From: Stephen Effros <seffros@pps.net>

Sent: Wednesday, January 31, 2024 12:05 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Mary,

This fee has been paid - please see attached for the receipt.

Thanks,
Steve

Steve Effros
Senior Project Manager
Portland Public Schools
Office of School Modernization
Cell: 503-894-0456

On Wed, Jan 31, 2024 at 10:43 AM Stephen Effros <seffros@pps.net> wrote:

Mary,

Thank you for this update and billing summary. I will coordinate with our accounting team to issue the payment for this DAR. I'll let you know as soon as that payment is completed.

Thanks,
Steve

Steve Effros
Senior Project Manager
Portland Public Schools
Office of School Modernization
Cell: 503-894-0456

On Wed, Jan 31, 2024 at 9:22 AM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

Good Morning - and thank you for your patience!

We have now entered your application in our electronic permitting system. Your case file # is EA 24-008389 DA. **You will need your IVR#, which is 5009068, to pay your fees.** Attached you will find your Billing Summary, which reflects a balance of \$6,245. Fees are due immediately and we are not able to schedule your meeting until all fees are paid-in-full. If your fees aren't paid within 5 business days, your case will be cancelled in the system and you will need to re-apply for your review, by emailing your submittal to LandUseIntake@portlandoregon.gov. ***Please let us know if you won't be able to pay this fee right away so we can update our system as soon as possible.*

Below are the payment options:

- **Pay online** through on our online portal [DevHub](#), with a card or an electronic check.

EA 24-008389 DA - Exhibit G.3

You will need to log into your portlandoregon.gov account and find your bill using your IVR#.
[Click here for more information about how to pay fees online.](#)
Payment receipt is your confirmation that intake is complete.

- **Call our cashier** at 503-823-5161 and pay *with a card* over-the-phone. They are able to take calls between 8–12pm and 1-3pm, Monday-Friday (but you can leave a message anytime and they'll call you back).
You will need to give the cashier your IVR #.
The cashier will email you a receipt immediately after your phone call.
If the cashier does not answer, leave a message. They will return your call.

Please let us know if you have any questions.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)
mary.butenschoen@portlandoregon.gov

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Tuesday, January 30, 2024 4:33 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Re: Jefferson High School - DAR application

No worries. Thanks for the update!

On Tue, Jan 30, 2024 at 4:13 PM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

I'm sorry all. I got a couple different tasks that jumped in front of your DAR (the two of us land use techs are tasked with more than just processing new applications - and there were a couple small "fires" I had to put out). One of us will get this set up and billed in the morning. I'm so sorry for the delay. I promise we are working as quickly as possible!

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000
Portland, OR 97201
503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

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Translation and Interpretation: 503-823-4000

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 2:42 PM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Just fyi - I've been up to my eyeballs with another case. I've now got it straightened out and I'm about to get this DAR processed. I'll email the new case and its billing information shortly.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

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Information on how to submit for Early Assistance found [here](#)

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 1:53 PM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty

<m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

This is just what I need to get the proposal going and the DAR on the calendar. I'll send you posting board info once I have the notice drafted and the case number has been assigned.

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/bds

Work Hours: M-F, 9am-6pm PT

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From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Tuesday, January 30, 2024 11:27 AM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>;
Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty
<m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Re: Jefferson High School - DAR application

Thanks Ben and Mary,

We can certainly provide more graphic or text materials if needed. The summary materials that we already provided for the EA are also applicable to this DAR and we are comfortable using them to start the process. Regarding the content for the DAR itself, we intend to focus on at least three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District with the potential for different configurations of the revised boundary.
- Change of status to the buildings to non-contributing
- Demolition review

We hope this DAR will inform our approach to the site and consequently we will only have very preliminary materials to share regarding building proposals. Nevertheless, we plan to share what we have learned from our site analyses thus far to aid the conversation.

We intend to submit draft materials for you to review on Monday (2/5), with final materials to be distributed to the commissioners a week later (2/12). I believe we also need to post the site no later than Tuesday.

Let me know if you would like us to send anything else at this time and we will send it today. Also, feel free to give me a call if it's easier to coordinate that way.

Doug

On Tue, Jan 30, 2024 at 11:00 AM Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Mary and Doug:

I think we can get the application started if Doug is ok with using the drawing set and project summary submitted for the EA appointment. I also need Doug to confirm that the DAR intends to ask the Landmarks Commission to look at both the implications of Demolition Review and Historic Resource Removal Review (via boundary change) or just one or the other, so I know for the record what to put on the public notices. The notices need to be prepared and issued ASAP to keep the 2/26 date requested. Neither the DAR application nor the project summary provided for the EA are explicit in the request of the HLC, though this is what we have discussed verbally.

A full drawing set (however full it can be at this stage) for Landmarks Commission will be due no later than 2/12.

Thanks,

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)
Benjamin.Nielsen@portlandoregon.gov
www.portland.gov/bds
Work Hours: M-F, 9am-6pm PT

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From: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Sent: Tuesday, January 30, 2024 9:56 AM
To: Doug Miller <dmiller@leverarchitecture.com>
Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: RE: Jefferson High School - DAR application

Hi Doug,

I was preparing to process your Design Advice Request application, but just realized the only document submitted was the application. I can take/copy/use the Project Summary (page 4 of your other EA's application package) as well as the drawings you submitted for that EA. But do you have any of the items highlighted below (they're from Page 2 of the attached "DAR Info Sheet")? I think we still need them from you at this stage of the game. For the other items on the list, you'll work with the assigned planner to get them submitted before your meeting.

But it would be great if you can send the Sheet Index, Zoning Summary, and some renderings.

Hi Ben,

I've attached the two pdfs from the other, recently-applied for EA (w/Zoning and IAs). If, for any reason, we should accept this DAR with only the application, and the 2 pdfs attached - please let me know and I will process the request.

1. Project Summary

- Team Information*
- Summary of Development Program*
- **Sheet Index***

2. Context Study

- **Zoning Summary***
- Plan Area Context
 - Proposal Set in Urban Design Concept Diagrams
- Urban Context (3-block radius)
 - Public Amenities
 - Open Space
 - Historic Resource Context
 - Multi-Modal Circulation Plan
 - Pedestrian & Vehicle Access Points
- Site Context (1-block radius)
 - Existing Conditions Plan
 - Curb-Cuts
 - Adjacent Rights-of-Way Easements
 - Pedestrian & Vehicle Access Points
 - Utility Plan / UVE
 - Constraints & Opportunities
- Existing Site & Vicinity Photos

3. Concept Design

- Story of Project's Evolution
 - Options Studied
 - Concept Diagrams
 - Preferred Massing & Design
- Proposed Site Plan*
- Zoning Height Base Point
- Ground Level Plan
- Typical Upper Floor Plan
- Roof Plan
- Preliminary Open Space Concept
- Preliminary Building Elevations
- Material Concept(s)
- Perspectives Set in Context
- **Representative Image of Project***
- Anticipated Modifications / Adjustments*

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)
Development Services Technician II
Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Thursday, January 25, 2024 10:16 AM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Jefferson High School - DAR application

See attached for Design Advice Request application for Jefferson High School for the February 26 Historic Landmarks Commission session. This DAR is associated with the Zoning and Infrastructure EA application that was submitted two days ago. The scheduling of this meeting has been previously discussed with Ben Nielsen. Please let us know if additional information is needed at this time.

Regards,

Douglas Miller
Architect

4713 N Albina Ave, 4th Fl, Portland, OR 97217
p 503 946 5406 c 617 850 2839
leverarchitecture.com

From: [Doug Miller](#)
To: [Nielsen, Benjamin](#)
Cc: [Chandra Robinson](#); [238 Jefferson High School](#); [Stefee Knudsen](#); [Becca Cavell](#); [Debbie Cleek](#); [Maya Foty](#); [Matthew Davis](#)
Subject: Re: Jefferson High School - DAR draft materials
Date: Thursday, February 8, 2024 5:59:50 PM

Thanks Ben,

On Thu, Feb 8, 2024 at 5:21 PM Nielsen, Benjamin
<Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Doug:

Thanks for this draft. I have a few comments:

- Slide 24/page 35. The title says “Boundary Adjustment or Removal of Contributing Status” but lists the Demolition Review approval criteria from Section 33.846.080.C.1.
- Slide 31/page 30. The title says “Demolition Review” but lists the Historic Designation Removal Review approval criteria from Section 33.846.040.C.1.
- I think your supporting slides for each are arranged correctly, but the criteria are just accidentally swapped on the two slides above.
- For demolition review, I think it would be good to start looking at which Comprehensive Plan goals and policies would be better met by demolition so that the HLC can start to think about those. Please be sure to cite them, too.

Thanks,

Benjamin Nielsen (he/him)
City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

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From: Doug Miller <dmiller@leverarchitecture.com>
Sent: Monday, February 5, 2024 8:58 PM
To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Cc: Chandra Robinson <chandra@leverarchitecture.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Becca Cavell <Cavell@bora.co>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; Matthew Davis <m.davis@argcreate.com>
Subject: Jefferson High School - DAR draft materials

Ben,

Please see attached for the draft presentation for the February 26 DAR. Let me know if you have any questions or if there is anything you would like us to clarify. If you like, we are happy to schedule a time to talk before the final draft is due next week.

Regards,

Doug

--

Douglas Miller

Architect

[Redacted Signature]

4713 N Albina Ave, 4th Fl, Portland, OR 97217

☎ 503 946 5406 📠 617 850 2839

leverarchitecture.com

From: [Debbie Cleek](#)
To: [Nielsen, Benjamin](#)
Cc: [Doug Miller](#)
Subject: Re: Demolition Review - example applications
Date: Tuesday, February 6, 2024 8:25:43 PM

This is great. Thank you so much! And funny enough the 2022 Demo Review was my project. I forgot all about that one because there was no garage left by the time the review was submitted. The owner removed it after it got squashed by the tree and ended up with a Violation - so much different circumstances than JHS.

Debbie Cleek, Principal/Senior Planner
The Bookin Group
1020 SW Taylor Street, Suite 555
Portland, OR 97205
503.789.3211 (Cell)

On Feb 6, 2024, at 6:12 PM, Nielsen, Benjamin
<Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Debbie:

We have had very few demolition reviews. Only the 22-189388 DM case was reviewed under the current zoning code standards and review procedures for Historic Resources. Not all of these were successful.

Here is a list of successful demolition reviews over the last 10 years:

- LU 14-249689 DM: "It is the decision of Council to: Approve the PWB's application to demolish Reservoir 3, Reservoir 4, and the Weir Building, all contributing resources in the National Register Washington Park Reservoirs Historic District, consistent with Exhibits C-1 through C-3."
- LU 15-167566 DM: "Based on evidence in the record and adoption of the BDS Staff's Findings and Decision in Case File LU 15- 167566 DM and by this reference made a part of this Order, it is the decision of Council to adopt Staff findings and recommendation of approval of demolition of a 1925 garage, listed as a contributing resource in the Ladd's Addition Historic District, subject to the following conditions..."
- LU 21-029602 DM AD: "Approval of the Demolition Review for 340 NW Glisan Street, the Old Blanchet House. Approval of the Adjustment Review to issue the demolition permit prior to building permit approval at 340 NW Glisan Street. Approval per Exhibit C.1 and subject to the following Conditions of Approval..."
- LU 22-189388 DM: "Approval to demolish a historic contributing garage that was severely damaged by a large tree during an ice storm in 2020 and construct a new 1,508 SF garage at the same location."

I don't know of or see any boundary changes requested through Historic Designation Removal Review. We only have two cases from 2023 that were to change the

classification of individual sites from contributing to noncontributing. Both were in the Kenton Conservation District.

- LU 23-088643 HDRR
- LU 23-102621 HDRR

Thanks,

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

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Portland, OR 97201

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From: Debbie Cleek <cleek@bookingroup.com>

Sent: Tuesday, February 6, 2024 10:41 AM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Cc: Doug Miller <dmiller@leverarchitecture.com>

Subject: Demolition Review - example applications

Hi Benjamin - I'm trying to get my head around the potential Demolition Review for Jefferson High School (if that is the route that is ultimately chosen). I was wondering if you could help me by sending me some LU numbers of successful Demo Reviews that I can look up or pull from public records? Especially if there are any that have been submitted or approved since the Historic code was revised/updated?

And I guess if there are any recent LUs for a historic boundary adjustment that would be great to take a look at too, though I'm guessing this is even more rare.

Thanks in advance for your help with this!

Debbie Cleek, Principal/Senior Planner
The Bookin Group
1020 SW Taylor Street, Suite 555
Portland, OR 97205
503.789.3211 (Cell)

From: [Debbie Cleek](#)
To: [Nielsen, Benjamin](#)
Cc: [Doug Miller](#)
Subject: Demolition Review - example applications
Date: Tuesday, February 6, 2024 10:41:22 AM

Hi Benjamin - I'm trying to get my head around the potential Demolition Review for Jefferson High School (if that is the route that is ultimately chosen). I was wondering if you could help me by sending me some LU numbers of successful Demo Reviews that I can look up or pull from public records? Especially if there are any that have been submitted or approved since the Historic code was revised/updated?

And I guess if there are any recent LUs for a historic boundary adjustment that would be great to take a look at too, though I'm guessing this is even more rare.

Thanks in advance for your help with this!

Debbie Cleek, Principal/Senior Planner
The Bookin Group
1020 SW Taylor Street, Suite 555
Portland, OR 97205
503.789.3211 (Cell)

From: [Doug Miller](#)
To: [Nielsen, Benjamin](#)
Cc: [Chandra Robinson](#); [238 Jefferson High School](#); [Stefee Knudsen](#); [Becca Cavell](#); [Debbie Cleek](#); [Maya Foty](#); [Matthew Davis](#)
Subject: Re: Jefferson High School - DAR draft materials
Date: Tuesday, February 6, 2024 10:31:29 AM
Attachments: [EA 24-008389 DA - Posting Notice Signed.pdf](#)

Ben,
I neglected to attach the form certifying that we had posted the site. Please see attached.

Regards,
Doug

On Mon, Feb 5, 2024 at 8:58 PM Doug Miller <dmiller@leverarchitecture.com> wrote:

Ben,
Please see attached for the draft presentation for the February 26 DAR. Let me know if you have any questions or if there is anything you would like us to clarify. If you like, we are happy to schedule a time to talk before the final draft is due next week.

Regards,
Doug

--
Douglas Miller
Architect



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leverarchitecture.com

From: [Doug Miller](#)
To: [Nielsen, Benjamin](#)
Cc: [Chandra Robinson](#); [238 Jefferson High School](#); [Stefee Knudsen](#); [Becca Cavell](#); [Debbie Cleek](#); [Maya Foty](#); [Matthew Davis](#)
Subject: Jefferson High School - DAR draft materials
Date: Monday, February 5, 2024 8:59:03 PM
Attachments: [2024 0226- JHS DAR #4 Presentation DRAFT.pdf](#)

Ben,

Please see attached for the draft presentation for the February 26 DAR. Let me know if you have any questions or if there is anything you would like us to clarify. If you like, we are happy to schedule a time to talk before the final draft is due next week.

Regards,

Doug

--

Douglas Miller
Architect



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leverarchitecture.com

From: [Green, Chester](#)
To: [Nielsen, Benjamin](#)
Subject: RE: posting notice for EA 24-008389 DA
Date: Monday, February 5, 2024 3:43:35 PM
Attachments: [008389_24_EA_DAR\(FEB06\).pdf](#)
[EA_24_008389_DA_DAR\(FEB06\).pdf](#)

Hi Ben,

Attached is your Design Advice Request notice (and mailing list) with a 2/6 postmark. Please let me know if you need anything else.

Best,

Chester Green (She/Her/Hers)

Office Support Specialist III

City of Portland - Bureau of Development Services

Land Use Services/Records Management – Design & Historic Team

Chester.Green@portlandoregon.gov

(503) 865-6526 -Cell

Work Hours: Monday through Friday 7:45 a.m. to 4:15 p.m.

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Sent: Monday, February 5, 2024 1:12 PM

To: Green, Chester <Chester.Green@portlandoregon.gov>

Subject: RE: posting notice for EA 24-008389 DA

Hi Chester:

Here you go!

Thanks!

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

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From: Green, Chester <Chester.Green@portlandoregon.gov>

Sent: Monday, February 5, 2024 12:59 PM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Subject: RE: posting notice for EA 24-008389 DA

Hi Ben,

Can you please send a word version of your document?

Best,

Chester Green (She/Her/Hers)

Office Support Specialist III

City of Portland - Bureau of Development Services

Land Use Services/Records Management – Design & Historic Team

Chester.Green@portlandoregon.gov

(503) 865-6526 -Cell

Work Hours: Monday through Friday 7:45 a.m. to 4:15 p.m.

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Sent: Friday, February 2, 2024 2:17 PM
To: BDS LUS OSSII <BDSLUSOSSII@portlandoregon.gov>
Subject: posting notice for EA 24-008389 DA

Hi Chester and Desiree:

Please mail out the attached posting notice. Sorry for being a few minutes late but please mail on 2/6. I was having trouble with formatting.

Thanks!

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

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From: Doug Miller
To: Nielsen, Benjamin
Cc: BDS Land Use Intake; Stephen Effros; Becca Cavell; Chandra Robinson; Stefsee Knudsen; Debbie Cleek; Maya Foty; 238 Jefferson High School; BDS LUS Team Tech
Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)
Date: Friday, February 2, 2024 2:06:47 PM
Attachments: image002.png

Thanks. It all looks good and I'm about to send them to print.

Have a great weekend.

Doug

On Fri, Feb 2, 2024 at 12:10 PM Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Doug:

Just finishing this up for you. Please see attached posting and instructions.

Let me know asap if you want any edits to the title or the project description. I need to keep both fairly short.

Thanks,

Benjamin Nielsen (he/him)
City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/bds

Work Hours: M-F, 9am-6pm PT

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

From: Doug Miller <dmiller@leverarchitecture.com>
Sent: Friday, February 2, 2024 11:43 AM
To: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Cc: Stephen Effros <seffros@pps.net>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefsee Knudsen <stefsee.knudsen@bora.co>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>
Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Hi Mary and Ben,

I wanted to follow up on this. We need to post signs on the site on Monday and I believe we need to get the posting notice and posting certification from you before we can print. Is it possible to get those today?

I appreciate the help.

Doug

On Wed, Jan 31, 2024 at 12:23 PM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

Great! Thanks for the quick action. We will work to process the rest of this request and to get it passed off right away!

Thanks again,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

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Translation and Interpretation: 503-823-4000

From: Stephen Effros <seffros@pps.net>

Sent: Wednesday, January 31, 2024 12:05 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Doug Miller <dmiller@leverarchitecture.com>; Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>; BDS LUS Team Tech <BDSLUSTeamTech@portlandoregon.gov>

Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

Mary,

This fee has been paid - please see attached for the receipt.

Thanks,

Steve

Steve Effros
Senior Project Manager
Portland Public Schools
Office of School Modernization
Cell: 503-894-0456

On Wed, Jan 31, 2024 at 10:43 AM Stephen Effros <seffros@pps.net> wrote:

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Thanks,

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Steve Effros
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Cell: 503-894-0456

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We have now entered your application in our electronic permitting system. Your case file # is EA 24-008389 DA. **You will need your IVR#, which is 5009068, to pay your fees.** Attached you will find your Billing Summary, which reflects a balance of \$6,245. Fees are due immediately and we are not able to schedule your meeting until all fees are paid-in-full. If your fees aren't paid within 5 business days, your case will be cancelled in the system and you will need to re-apply for your review, by emailing your submittal to LandUseIntake@portlandoregon.gov.
***Please let us know if you won't be able to pay this fee right away so we can update our system as soon as possible.*

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Please let us know if you have any questions.

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Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Tuesday, January 30, 2024 4:33 PM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefec Knudsen <stefec.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Re: Jefferson High School - DAR application

No worries. Thanks for the update!

On Tue, Jan 30, 2024 at 4:13 PM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

| I'm sorry all. I got a couple different tasks that jumped in front of your DAR (the two of us land use techs are tasked with more than just

processing new applications - and there were a couple small “fires” I had to put out). One of us will get this set up and billed in the morning. I’m so sorry for the delay. I promise we are working as quickly as possible!

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

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Translation and Interpretation: 503-823-4000

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 2:42 PM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Just fyi - I’ve been up to my eyeballs with another case. I’ve now got it straightened out and I’m about to get this DAR processed. I’ll email the new case and its billing information shortly.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 1:53 PM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

This is just what I need to get the proposal going and the DAR on the calendar. I'll send you posting board info once I have the notice drafted and the case number has been assigned.

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

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Portland, OR 97201

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From: Doug Miller <dmiller@leverarchitecture.com>
Sent: Tuesday, January 30, 2024 11:27 AM
To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: Re: Jefferson High School - DAR application

Thanks Ben and Mary,

We can certainly provide more graphic or text materials if needed. The summary materials that we already provided for the EA are also applicable to this DAR and we are comfortable using them to start the process. Regarding the content for the DAR itself, we intend to focus on at least three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District with the potential for different configurations of the revised boundary.
- Change of status to the buildings to non-contributing
- Demolition review

We hope this DAR will inform our approach to the site and consequently we will only have very preliminary materials to share regarding building proposals. Nevertheless, we plan to share what we have learned from our site analyses thus far to aid the conversation.

We intend to submit draft materials for you to review on Monday (2/5), with final materials to be distributed to the commissioners a week later (2/12). I believe we also need to post the site no later than Tuesday.

Let me know if you would like us to send anything else at this time and we will send it today. Also, feel free to give me a call if it's easier to coordinate that way.

Doug

On Tue, Jan 30, 2024 at 11:00 AM Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Mary and Doug:

I think we can get the application started if Doug is ok with using the drawing set and project summary submitted for the EA appointment. I also need Doug to confirm that the DAR intends to ask the Landmarks Commission to look at both the implications of Demolition Review and Historic Resource Removal Review (via boundary change) or just one or the other, so I know for the record what to put on the public notices. The notices need to be prepared and issued ASAP to keep the 2/26 date requested. Neither the DAR application nor the project summary provided for the EA are explicit in the request of the HLC, though this is what we have discussed verbally.

A full drawing set (however full it can be at this stage) for Landmarks Commission will be due no later than 2/12.

Thanks,

Benjamin Nielsen (he/him)
City Planner

Land Use Services Division, Design & Historic Resource Review Team

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From: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Sent: Tuesday, January 30, 2024 9:56 AM
To: Doug Miller <dmiller@leverarchitecture.com>
Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingrroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: RE: Jefferson High School - DAR application

Hi Doug,

I was preparing to process your Design Advice Request application, but just realized the only document submitted was the application. I can take/copy/use the Project Summary (page 4 of your other EA's application package) as well as the drawings you submitted for that EA. But do you have any of the items highlighted below (they're from Page 2 of the attached "DAR Info Sheet")? I think we still need them from you at this stage of the game. For the other items on the list, you'll work with the assigned planner to get them submitted before your meeting.

But it would be great if you can send the Sheet Index, Zoning Summary, and some renderings.

Hi Ben,

I've attached the two pdfs from the other, recently-applied for EA (w/Zoning and IAs). If, for any reason, we should accept this DAR with only the application, and the 2 pdfs attached - please let me know and I will process the request.

1. Project Summary

- Team Information*
- Summary of Development Program*
- **Sheet Index***

2. Context Study

- **Zoning Summary***
- Plan Area Context
 - Proposal Set in Urban Design Concept Diagrams
- Urban Context (3-block radius)
 - Public Amenities
 - Open Space
 - Historic Resource Context
 - Multi-Modal Circulation Plan
 - Pedestrian & Vehicle Access Points
- Site Context (1-block radius)
 - Existing Conditions Plan
 - Curb-Cuts
 - Adjacent Rights-of-Way Easements
 - Pedestrian & Vehicle Access Points
 - Utility Plan / UVE
 - Constraints & Opportunities
- Existing Site & Vicinity Photos

3. Concept Design

- Story of Project's Evolution
 - Options Studied
 - Concept Diagrams
 - Preferred Massing & Design
- Proposed Site Plan*
- Zoning Height Base Point
- Ground Level Plan
- Typical Upper Floor Plan
- Roof Plan
- Preliminary Open Space Concept
- Preliminary Building Elevations
- Material Concept(s)
- Perspectives Set in Context
- **Representative Image of Project***
- Anticipated Modifications / Adjustments*

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Thursday, January 25, 2024 10:16 AM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Jefferson High School - DAR application

See attached for Design Advice Request application for Jefferson High School for the February 26 Historic Landmarks Commission session. This DAR is associated with the Zoning and Infrastructure EA application that was submitted two days ago. The scheduling of this meeting has been previously discussed with Ben Nielsen. Please let us know if additional information is needed at this time.

Regards,

Douglas Miller

Architect

4713 N Albina Ave, 4th Fl, Portland, OR 97217

☎ 503 946 5406 ☎ 617 850 2839

leverarchitecture.com

From: [Doug Miller](#)
To: [BDS Land Use Intake](#)
Cc: [Stephen Effros](#); [Nielsen, Benjamin](#); [Becca Cavell](#); [Chandra Robinson](#); [Stefee Knudsen](#); [Debbie Cleek](#); [Maya Foty](#); [238 Jefferson High School](#); [BDS LUS Team Tech](#)
Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)
Date: Friday, February 2, 2024 11:43:55 AM
Attachments: [image001.png](#)

Hi Mary and Ben,
I wanted to follow up on this. We need to post signs on the site on Monday and I believe we need to get the posting notice and posting certification from you before we can print. Is it possible to get those today?

I appreciate the help.

Doug

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Sent: Wednesday, January 31, 2024 12:05 PM
To: BDS Land Use Intake <landuseintake@portlandoregon.gov>
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Subject: Re: EA 24-008389 DA for Jefferson High School (5210 N Kerby Ave)

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Cell: 503-894-0456

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Cell: 503-894-0456

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Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

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Land Use Services Division, Records Management Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6744 (Cell)

mary.butenschoen@portlandoregon.gov

Work Hours: Monday-Friday 8am-4:30pm

Have development-related questions? Book a [15-minute appointment here](#)

Information on how to submit for Land Use Review and Final Plat, found [here](#)

Information on how to submit for Early Assistance found [here](#)

Information on other Land Use Services found [here](#)

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Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas

Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>
Sent: Tuesday, January 30, 2024 4:33 PM
To: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>
Subject: Re: Jefferson High School - DAR application

No worries. Thanks for the update!

On Tue, Jan 30, 2024 at 4:13 PM BDS Land Use Intake <landuseintake@portlandoregon.gov> wrote:

I'm sorry all. I got a couple different tasks that jumped in front of your DAR (the two of us land use techs are tasked with more than just processing new applications - and there were a couple small "fires" I had to put out). One of us will get this set up and billed in the morning. I'm so sorry for the delay. I promise we are working as quickly as possible!

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

Development Services Technician II

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Translation and Interpretation: 503-823-4000

From: BDS Land Use Intake <landuseintake@portlandoregon.gov>
Sent: Tuesday, January 30, 2024 2:42 PM
To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Doug Miller <dmiller@leverarchitecture.com>
Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Just fyi - I've been up to my eyeballs with another case. I've now got it straightened out and I'm about to get this DAR processed. I'll email the new case and its billing information shortly.

Thanks,

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

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Translation and Interpretation: 503-823-4000

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 1:53 PM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookinggroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

This is just what I need to get the proposal going and the DAR on the calendar. I'll send you posting board info once I have the notice drafted and the case number has been assigned.

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

City of Portland - Bureau of Development Services

1900 SW Fourth Ave., Suite 5000
Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

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Work Hours: M-F, 9am-6pm PT

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From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Tuesday, January 30, 2024 11:27 AM

To: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>

Cc: BDS Land Use Intake <landuseintake@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: Re: Jefferson High School - DAR application

Thanks Ben and Mary,

We can certainly provide more graphic or text materials if needed. The summary materials that we already provided for the EA are also applicable to this DAR and we are comfortable using them to start the process. Regarding the content for the DAR itself, we intend to focus on at least three possible paths for demolition of the existing buildings:

- Boundary adjustment to the Piedmont Conservation District with the potential for different configurations of the revised boundary.
- Change of status to the buildings to non-contributing
- Demolition review

We hope this DAR will inform our approach to the site and consequently we will only have very preliminary materials to share regarding building proposals. Nevertheless, we plan to share what we have learned from our site analyses thus far to aid the conversation.

We intend to submit draft materials for you to review on Monday (2/5), with final materials to be distributed to the commissioners a week later (2/12). I believe we also need to post the site no later than Tuesday.

Let me know if you would like us to send anything else at this time and we will send it today. Also, feel free to give me a call if it's easier to coordinate that way.

Doug

On Tue, Jan 30, 2024 at 11:00 AM Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov> wrote:

Hi Mary and Doug:

I think we can get the application started if Doug is ok with using the drawing set and project summary submitted for the EA appointment. I also need Doug to confirm that the DAR intends to ask the Landmarks Commission to look at both the implications of Demolition Review and Historic Resource Removal Review (via boundary change) or just one or the other, so I know for the record what to put on the public notices. The notices need to be prepared and issued ASAP to keep the 2/26 date requested. Neither the DAR application nor the project summary provided for the EA are explicit in the request of the HLC, though this is what we have discussed verbally.

A full drawing set (however full it can be at this stage) for Landmarks Commission will be due no later than 2/12.

Thanks,

Benjamin Nielsen (he/him)
City Planner

Land Use Services Division, Design & Historic Resource Review Team

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From: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Sent: Tuesday, January 30, 2024 9:56 AM

To: Doug Miller <dmiller@leverarchitecture.com>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefée Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>

Subject: RE: Jefferson High School - DAR application

Hi Doug,

I was preparing to process your Design Advice Request application, but just realized the only document submitted was the application. I can take/copy/use the Project Summary (page 4 of your other EA's application package) as well as the drawings you submitted for that EA. But do you have any of the items highlighted below (they're from Page 2 of the attached "DAR Info Sheet")? I think we still need them from you at this stage of the game. For the other items on the list, you'll work with the assigned planner to get them submitted before your meeting.

But it would be great if you can send the Sheet Index, Zoning Summary, and some renderings.

Hi Ben,

I've attached the two pdfs from the other, recently-applied for EA (w/Zoning and IAs). If, for any reason, we should accept this DAR with only the application, and the 2 pdfs attached - please let me know and I will process the request.

1. Project Summary

- Team Information*
- Summary of Development Program*
- **Sheet Index***

2. Context Study

- **Zoning Summary***
- Plan Area Context
 - Proposal Set in Urban Design Concept Diagrams
- Urban Context (3-block radius)
 - Public Amenities
 - Open Space
 - Historic Resource Context
 - Multi-Modal Circulation Plan
 - Pedestrian & Vehicle Access Points
- Site Context (1-block radius)
 - Existing Conditions Plan
 - Curb-Cuts
 - Adjacent Rights-of-Way Easements
 - Pedestrian & Vehicle Access Points
 - Utility Plan / UVE
 - Constraints & Opportunities
- Existing Site & Vicinity Photos

3. Concept Design

- Story of Project's Evolution
 - Options Studied
 - Concept Diagrams
 - Preferred Massing & Design
- Proposed Site Plan*
- Zoning Height Base Point
- Ground Level Plan
- Typical Upper Floor Plan
- Roof Plan
- Preliminary Open Space Concept
- Preliminary Building Elevations
- Material Concept(s)
- Perspectives Set in Context
- **Representative Image of Project***
- Anticipated Modifications / Adjustments*

Mary Butenschoen (she/her) [Why do I list my pronouns?](#)

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Translation and Interpretation: 503-823-4000

From: Doug Miller <dmiller@leverarchitecture.com>

Sent: Thursday, January 25, 2024 10:16 AM

To: BDS Land Use Intake <landuseintake@portlandoregon.gov>

Cc: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>; Becca Cavell <Cavell@bora.co>; Chandra Robinson <chandra@leverarchitecture.com>; Stefee Knudsen <stefee.knudsen@bora.co>; Stephen Effros <seffros@pps.net>; Debbie Cleek <cleek@bookingroup.com>; Maya Foty <m.foty@argcreate.com>; 238 Jefferson High School <238jeffersonhs@leverarchitecture.com>


Subject: Jefferson High School - DAR application

See attached for Design Advice Request application for Jefferson High School for the February 26 Historic Landmarks Commission session. This DAR is associated with the Zoning and Infrastructure EA application that was submitted two days ago. The scheduling of this meeting has been previously discussed with Ben Nielsen. Please let us know if additional information is needed at this time.

Regards,

Douglas Miller

Architect


4713 N Albina Ave, 4th Fl, Portland, OR 97217

д 503 946 5406 с 617 850 2839

leverarchitecture.com

From: [Debbie Cleek](#)
To: [Nielsen, Benjamin](#); [Monroe, Staci](#)
Cc: [Doug Miller](#); [Stefee Knudsen](#); [Becca Cavell](#); [Chandra Robinson](#)
Subject: Jefferson HS DAR #4 follow up
Date: Thursday, March 21, 2024 12:05:11 PM
Attachments: [2024-02-29 JHS Design and Construction Schedule.pdf](#)
[ATT00001.htm](#)
[Jefferson High School - DAR #4 Follow-up.pdf](#)
[ATT00002.htm](#)

Hi Benjamin and Staci - Attached are the meeting minutes from our meeting on March 4th following the 4th DAR for Jefferson. Sorry for the delay in getting them out to you.

Our team had an action item which was to provide you with a project schedule, which I'm attaching. We are still working on some different iterations of this schedule, so we might have updates in the future. But for now if you see any glaring issues with this schedule please let me know.

We also had an action item for you that was confirm that concurrent reviews (the CU and the HRR) do not need to be consolidated into one review when they are submitted at the same time. I believe you were going to check with others on that question. Any updates?

I also was hoping you could give me some resources on what would be involved in removing the site from the HRI (assuming approval of the Type II review to have the 1909 building designated as non-contributing). We might use that option instead of the demo delay since we might not be ready to apply for the demo permit asap. I've looked at the code and BDS website and cannot find any resources on what the process entails or an application form. Can you help me?

Finally, I just wanted to give you a heads up that the project team is going to lean more into my expertise as the land use planner on the project and as such I will be the new point of contact for all things land use and zoning vs. Doug Miller with Lever. Looking forward to continuing to work with you on this project!

Thanks in advance for the help!