



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

FROM CONCEPT TO CONSTRUCTION

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

Date: March 27, 2014
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on April 17, 2014.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-127896 IM, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 14-127896 IM

Applicant: Russell Lacy
Multnomah University
8435 NE Glisan St
Portland, OR 97220

Representative: Peggy Hennessy, Attorney for Applicant
Reeves Kahn & Hennessy
Po Box 86100
Portland, OR 97286

Site Address: 8435 NE GLISAN ST

Legal Description: BLOCK 3 LOT 19, PARK TERR HMS; BLOCK 3 LOT 20, PARK TERR HMS; BLOCK 3 LOT 21, PARK TERR HMS; BLOCK 3 LOT 22, PARK TERR HMS; BLOCK 3 LOT 23, PARK TERR HMS; BLOCK 3 LOT 24, PARK TERR HMS; BLOCK 3 LOT 25, PARK TERR HMS; BLOCK 3 LOT 26, PARK TERR HMS; TL 7500 19.25 ACRES, SECTION 33 1N 2E

Tax Account No.: R644800460, R644800470, R644800480, R644800490, R644800500, R644800510, R644800520, R644800530, R942330160

State ID No.: 1N2E33BC 04400, 1N2E33BC 04500, 1N2E33BC 04600, 1N2E33BC 04700, 1N2E33BC 04800, 1N2E33BC 04900, 1N2E33BC 05000, 1N2E33BC 05100, 1N2E33BC 07500

Quarter Section: 2939

Neighborhood: Montavilla, contact Lewis Scholl at 503-258-0312.
Business District: Eighty-Second Ave of Roses Business Association, contact Frank Harris at 503-774-2832.

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Zoning: IRd, Institutional Residential with a Design overlay zone

Case Type: IM, Impact Mitigation

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, Multnomah University, operates under an existing Impact Mitigation Plan, approved in November, 2000. Since that time, the University has developed college facilities and student housing as allowed under the approved IMP.

The University seeks to amend the campus Impact Mitigation boundary, and exclude 8 residential lots near NE Pacific Street and NE 87th Avenue. This Notice includes a zone map and a site plan depicting these properties.

After removal of these lands from the Impact Mitigation boundary, they can continue to be used and developed with residential uses, unassociated with Multnomah University and the requirements of the Multnomah University Impact Mitigation Plan.

Relevant Approval Criteria:

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

- 33.848.050.A.-O.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on March 18, 2014 and determined to be complete on March 24, 2014.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal.

We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

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

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

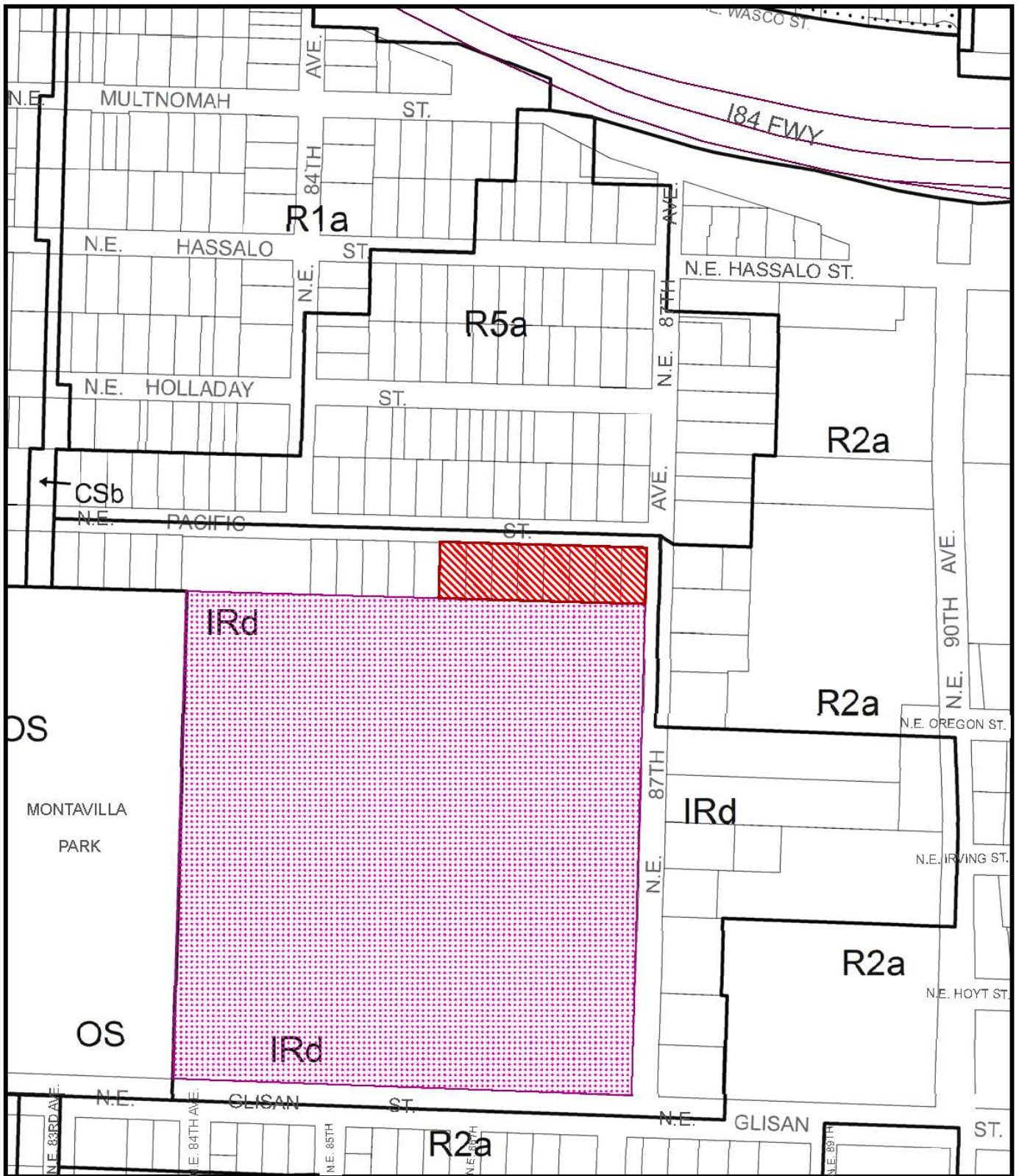
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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

Enclosures:

Zoning Map
Site Plan



ZONING

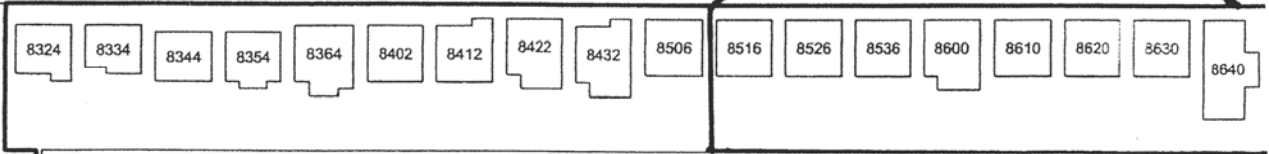
-  Site
-  Also Owned



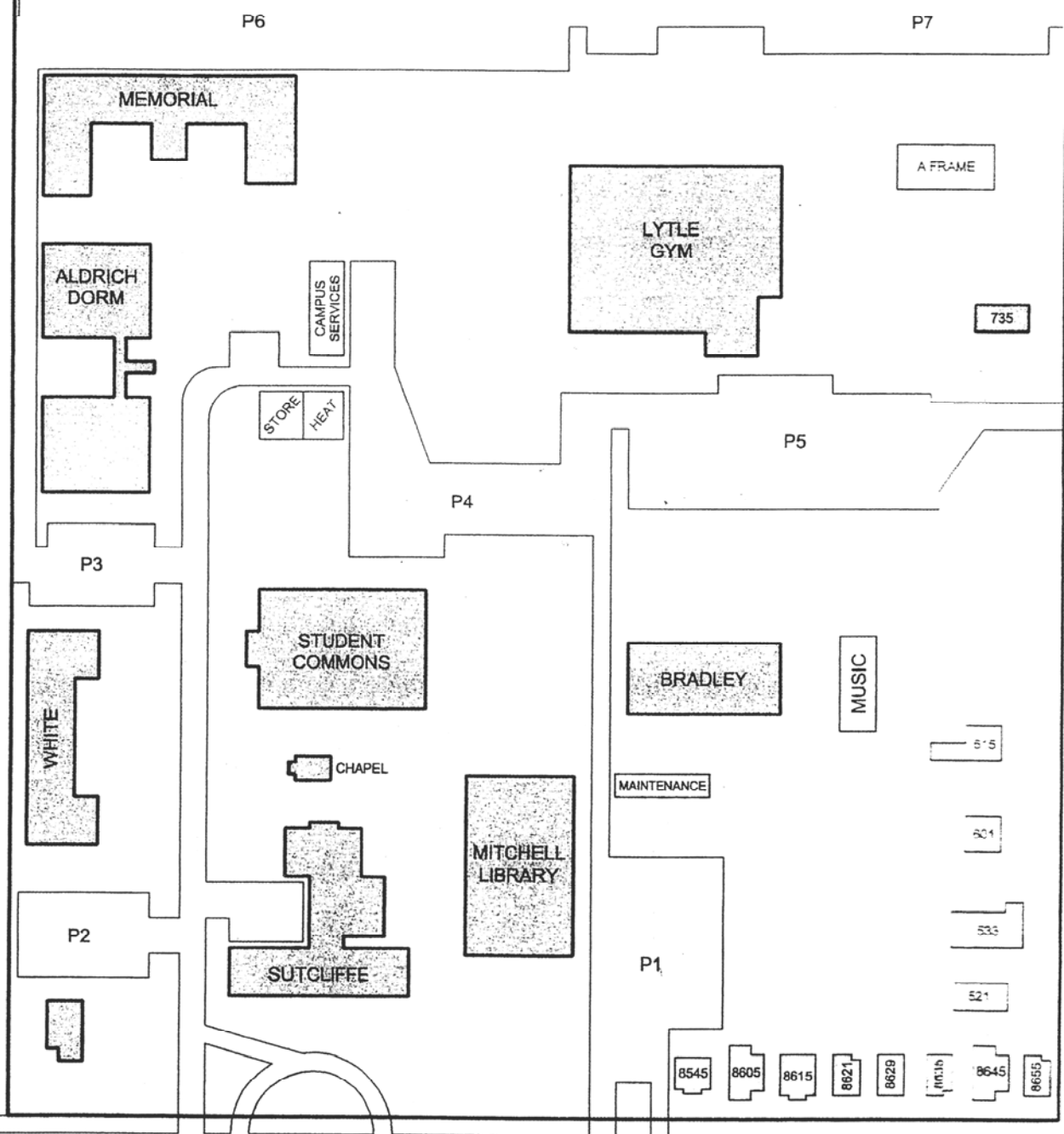
File No. LU 14-127896 IM
 1/4 Section 2939
 Scale 1 inch = 250 feet
 State_Id 1N2E33BC 4800
 Exhibit B (Mar 25, 2014)

LOTS PROPOSED FOR EXCLUSION FROM 2000-IMP

N.E. PACIFIC STREET



K LA



N.E. GLISAN STREET