

MEMORANDUM

DATE: Revised: December 9, 2010

TO: Land Use Hearings Officer

FROM: Beverly Bookin, AICP, Consulting Planning

SUBJECT: REQUEST FOR REVISED CONDITIONS OF APPROVAL FOR LU 10-167491

The City of Portland, the applicant in this case (LU 10-167491), requests that the proposed conditions of approval in the Staff Report and Recommendations to the Hearings Officer be amended to incorporate the specific language agreed upon between the applicant and the Lents Neighborhood Association (LNA). Thank you for consideration in this matter.

- A. *[Standard condition in all conditional use approvals; no change.]*
- B. *Provide a northbound right-turn lane on SE 99th Avenue at SE Powell Boulevard.*
- C. *The Applicant must provide written communication to employees of the Emergency Communications (911) and Emergency Coordination Center (ECC) facilities who are authorized to use the north, west and south gated parking lots requiring them to do so, rather than use the unsecured half of the southern parking lot so that parking there can be reserved for use by other site users and visitors.*
- D. *The Applicant must maintain a shared parking agreement with Ed Benedict Park to allow park users access to the southern 36-space parking lot after 5:00 pm on weekdays and on weekends and holidays. The shared parking agreement must include the provision that the Applicant will post the parking lot as a shared parking lot for park users with one or more signs with language as follows: "Public parking allowed 5:00 p.m. to 12 a.m., Monday - Friday. Open weekends and holidays during posted park hours." Sign instructions will be printed in English and Spanish languages. Such signs must comply with the requirements in Title 34, Signs, in the City Municipal Code. This condition is not applicable during a declared emergency or during emergency preparedness trainings or drills, no more than three unannounced events of which will be conducted in any given calendar year.*
- E. *The Applicant will provide one week's advance notice via a posted sign at the parking lot entrance prior to scheduled City or other government agencies' trainings or drills that require the parking lot be closed to the public for a dedicated period of time. This advance notice will constitute an "announced" training or drill.*
- F. *The Applicant will work with the Lents Neighborhood Association (LNA) and Powellhurst-Gilbert Neighborhood Association (PGNA) to request that the Portland Bureau of Transportation (PBOT) re-evaluate parking on SE Bush Street, if the LNA and PGNA are concerned that the width of the street presents a safety hazard, with the understanding that the ultimate determination is to be made by PBOT. This assumes that the LNA and PGNA will encourage its neighbors to only use the southern portion of the new south parking lot during posted hours so that there are available during regular weekday business hours for the ECC users to prevent spill-over onto neighborhood streets.*
- G. *The Applicant will provide information to employees about alternative transportation modes, such as transit, carpool and biking.*

- H. *The Applicant will continue to maintain a secured bicycle rack for its employees. Portland Parks & Recreation (PP&R) has agreed to the relocation of a public bike rack now on the 911/ECC site in Ed Benedict Park. The Applicant will work in good faith with an LNA representative and PP&R to select an appropriate park location for the bicycle rack as well as a public drinking water fountain.*

- I. *Any future Adjustments or amendments to the Adjustments approved above will be processed through a Type II Adjustment review.*