



City of Portland  
**Bureau of Development Services**  
Land Use Services Division

1900 SW Fourth Ave. Suite 5000  
Portland, Oregon 97201  
Telephone: 503-823-7300  
TDD: 503-823-6868  
FAX: 503-823-5630  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

**Date:** June 19, 2008  
**To:** Interested Person  
**From:** Kathleen Stokes, Land Use Services  
503-823-7843 / [kstokes@ci.portland.or.us](mailto:kstokes@ci.portland.or.us)

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

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

### **CASE FILE NUMBER: LU 08-128090 CU**

#### **GENERAL INFORMATION**

**Applicant:** Terry Rommel, The Rommel Architectural Partnership  
1200 NW Naito Pkwy, Suite 550  
Portland, OR 97209  
  
School District No 40  
1500 SE 130th Ave  
Portland, OR 97233-1719

**Site Address:** 3915 SE 112<sup>th</sup> Avenue

**Legal Description:** EXC PT IN ST LOT 12 EXC PT IN ST & EXC N 150' E 1/2 OF LOT 13,  
MULTNOMAH BERRY RANCH

**Tax Account No.:** R592203380, R592200630  
**State ID No.:** 1S2E10CA 03600, 1S2E10CA 03500  
**Quarter Section:** 3441

**Neighborhood:** Lents, Alan Brzycki at 503-774-3256.  
**District Coalition:** East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

**Plan District:** Johnson Creek Basin  
**Zoning:** R2a (Low Density Multi-Dwelling Residential with an Alternative Design Density Overlay)

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

**Proposal:** The applicant is proposing to build a 9,972 square-foot addition to the 100,746 square-foot facility at Ron Russell Middle School. The two-story addition is proposed to contain eight classrooms and would be attached to the east side of the south wing of the existing building. The additional classrooms would accommodate approximately 100 additional students, bringing the total enrollment to the maximum of 900 students that was previously allowed, under the original approval for the school, LU 04-007848. There will be 50 full time staff and 17 support staff serving the school that is comprised of grade levels six through eight. The site currently has 86 automobile parking spaces which will be retained. Five bicycle parking space will be removed, but an additional 21 spaces will be added, in a new location, for

a net total of 128 bicycle parking spaces. The current enrollment is served by 9 school district busses that provide transportation for approximately 68% of the students. The original approval for the school reported that 10 to 11 school busses would serve the projected 900 students. The number of buses that will be needed to serve the maximum enrollment will not exceed those numbers. The hours of operation and the events that are held at the school will not change.

The exterior of the proposed addition will match the existing school building, with brick veneer, metal panel walls and aluminum-framed windows with tinted glass. The bus drive is proposed to be slightly modified so that school busses can still safely load and unload students. A small plaza that connects to SE 112<sup>th</sup> Avenue is also proposed to be slightly modified, but the seating area in the plaza will be maintained.

Under Title 33, the Portland Zoning Code, schools are considered to be Institutional Uses, which are allowed in residential zones when approved through Conditional Use Review. When modifications to the development for approved conditional uses are proposed, approval through a Conditional Use Review is also sometimes required. In this case, the proposed addition will increase the floor area of the school. Because the additional floor area is an increase of less than 10%, approval through a Type II Conditional Use Review is required.

**Relevant Approval Criteria:** In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are those for Institutional and Other Uses in R Zones, Code Section 33.815.105, A through E.

## ANALYSIS

**Site and Vicinity:** The applicant's site consists of 2 adjacent parcels, located between SE Bush and Francis Streets, west of SE 112<sup>th</sup> Avenue. The western parcel has an area of about 6.5 acres and is developed with an existing elementary school building, parking areas and sports fields. The adjacent 8.75-acre parcel, to the east, fronts onto SE 112<sup>th</sup> Avenue and is the location of Ron Russell Middle School, the subject of this review. The middle school includes a track and athletic field on the west side and the school building and parking areas on the east side of the parcel. The proposed location of the classroom addition is on the southeast corner of the middle school building.

The area surrounding the site is developed with residential zoning, but the only abutting residential development is along the west/northwest sides of the site and one flag lot at the southeast corner. The housing to the north, between SE Powell Boulevard and SE Bush Street, mainly consists of multi-dwelling units. The remainder of the adjacent residential area, to the west, east and south, as depicted on the Zoning Map, consists mainly of single-dwelling units. Earl Boyles Park is directly south of the site, extending from Francis Street to Boise Street.

**Zoning:** The site is zoned R2, Low Density Multi-dwelling Residential. This zone allows approximately 21.8 dwelling units per acre, including duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas or major streets. Institutional uses are allowed in the R2 zone when they are approved as Conditional Uses. Special development standards for institutions in multi-dwelling zones ensure that the development will be compatibility with and limit the negative impacts on surrounding residential areas.

The site also has an "a" or Alternative Design Density Overlay. This zone provides the opportunity for additional residential density in some situations, when design standards are met. The provisions of this zone are not applicable to this proposal.

The site is located within the boundaries of the Johnson Creek Basin Plan District. This plan district provides for the safe, orderly, and efficient development of lands that may be subject to a number of physical constraints, including significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services. At certain

locations, the density of development is limited by applying special regulations to new land division proposals. In addition, restrictions are placed on all new land uses and activities to reduce stormwater runoff, provide ground water recharge, reduce erosion, enhance water quality, and retain and enhance native vegetation throughout the plan district. At other locations, development is encouraged and mechanisms are included that provide relief from environmental restrictions.

**Land Use History:** Ron Russell Middle School is located adjacent to Earl Boyles Elementary School, on properties that are owned by the David Douglas School District. For this review, only the portion of the site that is the location for the middle school is being considered.

Prior land use reviews for the eastern property, site of the Ron Russell Middle School include:

Multnomah County Reviews:

**MCF BA 106-78** Permit renewal for unspecified use.  
**MCF BA 44-79** Permit renewal for watchman's mobile home at drive-in theatre.  
**MCF TP 14-80** Permit renewal for watchman's mobile home at drive-in theatre.  
**MCF PD 5-81** Mobile Home Subdivision – Approved with conditions.  
**MCF DR 81-07-13** Mobile Home Subdivision – Design Review.  
**MCF LD 60-81, -81p** Mobile Home Subdivision- Approved, with conditions, for 70 units.

City of Portland Reviews:

**CU 84-87** Approval of a Conditional Use for a church, seating 750-900 adults, and a school for up to 150 students, with parking for approximately 300 cars.

**SRZ 91-90** City of Portland approval of Site Review for church. Required ground cover planting in landscaped areas and planting of required street trees.

**LU 04-007848 CU AD** Approval of Conditional Use Review to allow the creation of a new middle school, to serve approximately 700 to 900 students, and to allow construction of the proposed school facility, and approval of Adjustments

- To increase the maximum allowed the Transit Street Setback along SE 112<sup>th</sup> Avenue from 10 feet to 85 feet, and
- To increase the maximum allowed number of parking spaces for the middle school from 51 to 86 spaces. (Overflow parking is allowed in the 57 spaces at the Earl Boyles Elementary School. These are maximum numbers of spaces. The number of allowed spaces at both schools may be reduced, if necessary, to meet Title 33 landscaping and pedestrian standards.)

**LU 05-150031 AD** Approval of Adjustments to Title 32, Portland Sign Code (Section 32.32.020, Table 32.32-2):

- to allow the overall height of the proposed scoreboard for this school site to be increased from 15 feet to 19 feet, 11 inches and
- to increase the overall area of the face of the scoreboard from 50 square feet to 189 square feet.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **May 23, 2008**. The following Bureaus have responded to indicate that there are no issues or concerns related to approval of the requested Conditional Use Review. Agencies that provided written comments are noted with an exhibit number:

- Environmental Services provided information on sanitary sewers and storm water management, finding that the proposed plans are able to meet the City's requirements for these services (Exhibit E-1).
- Transportation Engineering found that the transportation system was capable of serving the proposed level of use. Their analysis is included in the findings for criteria D.1 and D2. (Exhibit E-2).
- Water Bureau

- Fire Bureau
- Police Bureau determined that they were capable of serving the proposed use (Exhibit E-3).
- Site Development Section of BDS provided additional information on storm water management (Exhibit E-4).
- Life Safety Plan Review Section of BDS noted building permit requirements (Exhibit E-4).
- Parks-Forestry Division

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on May 23, 2008. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### 33.815.105: Institutional And Other Uses In R Zones

#### 33.815.040 Review Procedures

The procedure for reviews of conditional uses depends on whether the applicant is proposing a new conditional use, changing to another type of conditional use, or modifying development at an existing conditional use. The review procedure may also depend upon the type of use that is being proposed. This proposal is for an addition that is proposed to be located in the R2 zone and that will increase the floor by less than 10% and therefore requires approval through a Type II Conditional Use Review.

#### 33.815.105 Approval Criteria for Non Household Living Uses in R Zones

These approval criteria apply to most conditional uses in R zones. The approval criteria allow institutions and other non household living uses in a residential zone which maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

- A. Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:
1. The number, size, and location of other uses not in the Household Living category in the residential area; and
  2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

**Findings:** The residential area that is subject to potential impacts from Ron Russell Middle School is the area within the adjacent blocks that would see the most pedestrian and vehicular traffic, or be close enough to experience increased activity on the site. This is generally the area south of Powell Boulevard, to Boise Street, and from SE 105<sup>th</sup> to 113<sup>th</sup> Avenues, as shown on the attached Zoning Map. The proposed addition to the school will not change the number, site size or location of non-household living uses in the residential area because this is an existing school site and also previously held other non-household uses. A school of one type or another has existed in this location since 1955. In addition, the eastern portion of the site, where the middle school is located, was formerly the location of a drive-in movie theater and more recently (from 1987 to 2004) was the location of a church. The park property, to the south buffers a large portion of the residential area.

Ron Russell Middle School was approved in 2004, as a 103,500 square-foot structure for 700 to 900 students. The facility that was built and opened in 2006 was a 100,746 square-foot structure with a capacity to serve 700 students. The proposed addition will provide adequate space to accommodate the original intended enrollment of 900 students

at the school, allowing the facility to better serve the neighborhood children, without changing the proportion of non-household uses in the area. The proposed addition will not require expansion of the School District property or any change of location or the intensity of non-household uses. This criterion is met.

**B. Physical compatibility.**

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

**Findings:** City-designated scenic resources are protected with an “s” or Scenic Resource Overlay Zone. There are no City-designated scenic resources at the site or adjacent to the site, therefore, this criterion does not apply.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, and landscaping; or
3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

**Findings:** The approval criteria require that either 2 or 3 must be met. Institutional architecture is often substantially different from residential architecture, based on characteristics such as site size, building scale and style. The proposed two-story addition will be compatible with the existing structure, matching the brick veneer, metal panel walls and aluminum-framed windows with tinted glass. Landscaping and setbacks on the school grounds provide screening that buffers adjacent homes and minimizes visual impacts from institutional development on the surrounding residential neighborhood. Therefore, this criterion is met.

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

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

**Findings:** No significant adverse impacts related to noise, glare from lights, late-night operations, odors or litter are expected to result from this proposal. The only change in the outdoor lighting on the school site will be the relocation of several light fixtures along the bus drive. All light fixtures are designed with cut-off angles so that light does not spill over onto residential property. Use of the new addition will not create any additional noise. Regular school hours are from 8:00 AM to 4:00 PM. After school activities last until 6:00 PM. Some extracurricular activities and other evening activities occur between the hours of 7:00 PM and 9:00 PM. There will be no change from existing school hours and activities as a result of this proposal.

Maintenance of the school site, to prevent any impacts from odors or litter, will also continue. School staff will continue to safeguard against impacts related to privacy and safety. The existing building is to the north and west of the proposed addition. The addition which will be about 93 feet from the south property line and will project, at the farthest point, to about 62 feet from the east property line, which borders SE 112<sup>th</sup> Avenue. Due to the location of the proposed addition, no impacts on privacy are expected to occur. The proposed addition and the small increase in the number of students that are served will improve the facilities for education for the students in the area, with no resulting impacts to the surrounding residential area. These criteria are met.

**D. Public services.**

1. The proposed use is in conformance with the street designations of the Transportation

Element of the Comprehensive Plan;

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

**Findings:** The middle school site has frontage on SE 112<sup>th</sup> Avenue and SE Bush Street and also abuts the cul-de-sac at the east end of SE Francis Street. Southeast 112<sup>th</sup> Avenue is classified as a Neighborhood Collector, Community Transit Street, City Bikeway, and City Walkway. Southeast Bush and Francis Streets are classified as Local Service Streets. Bush Street is also classified as a City Walkway. Public transit is available on SE Powell Boulevard, about 1/10<sup>th</sup> mile to the north, and on SE Holgate, which is slightly further, to the south.

Portland Transportation/Development Review reviewed this proposal for its conformance with adopted policies, street designations, Title 33 Approval Criteria, Title 17, and for potential impacts upon transportation services. Transportation's analysis is contained below:

**Street Capacity:** A traffic study prepared by Charbonneau Engineering, dated December 2003, documents that all study intersections will continue to have adequate capacity and operate at acceptable levels of service through the expected build out year of the school in 2006. *(Note: Transportation staff advised BDS staff that the 2003 analysis and 2006 build out dates were acceptable for this proposal because the 900 students that would be accommodated is the same as the number that was originally anticipated and approved through the 2004 land use review, based on the earlier traffic study).*

**Access to Arterials:** The site has frontage on SE 112<sup>th</sup> Avenue, which is classified as an arterial street.

**Connectivity:** This requirement has been met by providing an east/west and a north/south pedestrian connection through the site. A minimum 6-ft wide sidewalk centered within a 15-ft wide public walkway easement has been provided along the sites western boundary connecting SE Bush with SE Francis, and connecting the existing sidewalk on SE Francis and extending it eastward to SE 112<sup>th</sup>. Existing sidewalks along the site frontage will be repaired and widened where necessary to meet current City standards.

**Transit Availability:** Tri-Met line number 9 is available one block north of the site on SE Powell Blvd.

**Neighborhood Impacts/On-Street Parking Impacts:** There should be minimal impact on the on-street parking supply because the proposal provides adequate on-site parking for employees and visitors during normal working hours and 10-11 school buses will serve this site. The busses will enter at SE Bush over a 10-minute period in the morning after 8 AM. The same busses will arrive back at the school starting at 3:30 PM and leave at approximately 3:45 PM and exit onto SE 112<sup>th</sup>. Staff members arrive just before 8:00 AM and leave after 4:30 PM.

Special Events

| <b>EVENT</b>         | <b>ATTENDANCE</b> | <b># OF VEHICLES</b> | <b>DATE</b> | <b>TIME OF DAY</b>  |
|----------------------|-------------------|----------------------|-------------|---------------------|
| Open House           | 400               | 200                  | Fall        | 7:00-9:00 PM        |
| Parent Conferences   | 600               | 100                  | 2 Per Yr    | Over 2 day period   |
| Music Events         | 200               | 100                  | 2 Per Yr    | During school hours |
| Back to School Night | 400               | 200                  | 1 Per Yr    | 7:00 PM to 9:00 PM  |

Since the parking lot does not have adequate capacity to accommodate all these special events, additional parking is available in the bus drive and Earl Boyles School, the property directly to the west. The bus drive accommodates 25 temporary parking spaces and the Earl Boyles parking lot has 58 spaces, plus the playfield for over flow parking. Special events at the intermediate school are coordinated with Earl Boyles to ensure events are not scheduled at the same time and each school can use the other's parking for over flow.

Parents come to conferences throughout the day and the maximum number of parents at any one time visiting the school is 50. Conferences are scheduled between 12:00 PM and 9:00 PM and last approximately 30 minutes each.

**Impact on pedestrian, bicycle, and transit circulation:** The widening on the sidewalk along SE 112<sup>th</sup> and provision of pedestrian connections between SE Bush and SE Francis, and between SE Francis and SE 112<sup>th</sup> enhances and expands the existing system.

**Safety for all modes:** All modes of on-site transportation are segregated. The school bus circulation is separated from automobile traffic. Busses enter on SE Bush and exit onto SE 112<sup>th</sup>. The driveway on SE Bush is 67-ft west of the intersection of SE Bush and SE 112<sup>th</sup>. Egress is provided on SE 112<sup>th</sup> and the driveway is 477-ft south of the intersection. Parking for automobiles is accessed through a separate driveway located 315-ft west of the bus driveway. This driveway provides both ingress and egress to the parking lot. This lot is also used to drop off students arriving by private automobile.

**Transportation Demand Management Strategy:** The design is supportive of this goal because it provides carpool/vanpool parking spaces located as close to the front entry as possible, handicap parking excluded. The school will provide a shower/locker facility available for employees who choose to bicycle to the site. The school district has an approved TDM program which it proposed to continue to implement.

#### CONCLUSION

Portland Transportation/Development Review stated that there was no objection to approval of the Conditional Use. Therefore, these criteria are met.

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

**Findings:** The City's other service agencies evaluated this proposal and found that public services are adequate to serve the proposed use. Therefore, this criterion is met.

- E. Area plans.** The proposal is consistent with any area plans adopted by the City Council such as neighborhood or community plans.

**Findings:** This site is within the plan boundaries of the Lents and Powellhurst-Gilbert Neighborhood Plans and the Outer Southeast Community Plan. While none of the policies or objectives of these plans were found to be specifically applicable to this proposal, the proposal will upgrade the existing site, providing enhanced educational facilities for the youth of this neighborhood. This proposal is therefore consistent with the adopted area plans and this criterion is met.

### **DEVELOPMENT STANDARDS**

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

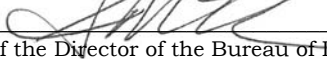
## CONCLUSIONS

All of the relevant criteria for the requested Conditional Use Review have been met. There will be no impacts on the function or appearance of the residential area, due to the proposed addition to the school. The building design is compatible with the existing development and adequate landscaping buffers are provided on the school campus. There will be no change in the impacts on neighborhood livability, due to the improved classroom space that the addition will provide. No impacts were noted that would create an additional burden on City services. The proposal is consistent with adopted area plans. Therefore, the proposal can be approved, according to the proposed plans.

## ADMINISTRATIVE DECISION

Approval of Conditional Use Review to allow the proposed addition to Ron Russell Middle School and an increase of staff and students, up to a maximum enrollment of 900 students, in general compliance with the approved site plan and elevation drawings, Exhibits C-1 through C-2, signed and dated June 17, 2008, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.2. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-128090 CU."

Decision rendered by:  on June 17, 2008  
By authority of the Director of the Bureau of Development Services

Decision mailed: June 19, 2008

Staff Planner: Kathleen Stokes

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

**Procedural Information.** The application for this land use review was submitted on May 9, 2008, and was determined to be complete on May 21, 2008.

*Zoning Code Section 33.700.080* states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on May 9, 2008.

*ORS 227.178* states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period.

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

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

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project



elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

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

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 3, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 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 at [www.portlandonline.com](http://www.portlandonline.com).

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

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

**Recording the final decision.**

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

- *Unless appealed,* The final decision may be recorded on or after **July 7, 2008 – (the first business day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

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

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

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

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

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

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

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

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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  1. Application, narrative and plans
  2. Addendum to stormwater information, May 14, 2008
  3. Traffic Analysis Report, December, 2003
- B. Zoning Map (attached)
- C. Plans/Drawings:
  1. Site Plan (attached)
  2. Elevation Drawings (attached)
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Responses:
  1. Bureau of Environmental Services
  2. Bureau of Transportation Engineering and Development Review
  3. Police Bureau
  4. Site Development Review Section of BDS
  5. Life Safety Plans Review Section of BDS
- F. Correspondence: (none received)
- G. Other:
  1. Site History Research

**The Bureau of Development Services is committed to providing equal access to information and hearings. If**

**you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).**



# ZONING

 Site

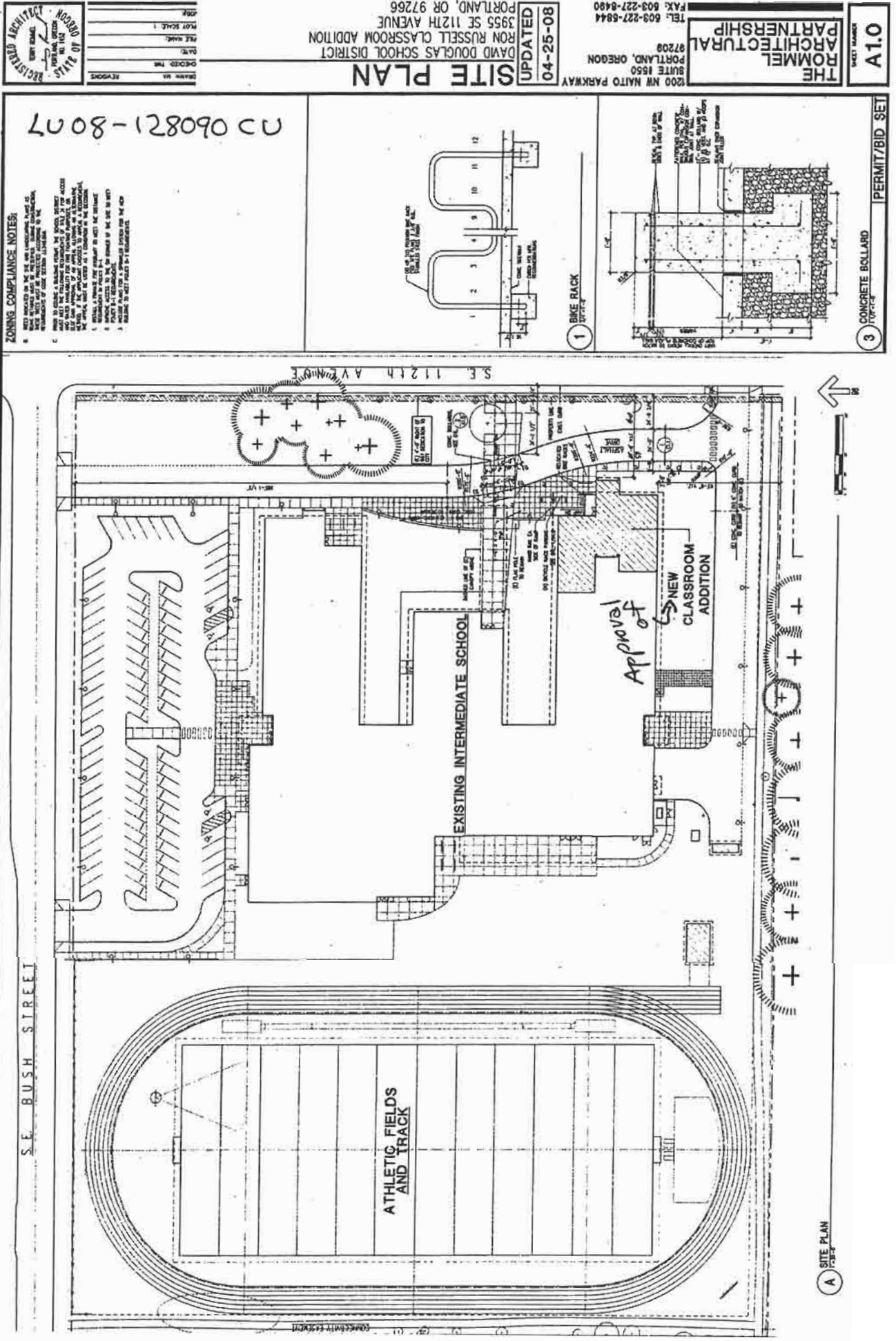


This site lies within the:  
JOHNSON CREEK BASIN PLAN DISTRICT

|             |                          |
|-------------|--------------------------|
| File No.    | <u>LU 08-128090 CU</u>   |
| 1/4 Section | <u>3441,3442</u>         |
| Scale       | <u>1 inch = 200 feet</u> |
| State_Id    | <u>1S2E10CA 3500</u>     |
| Exhibit     | <u>B</u> (May 14,2008)   |

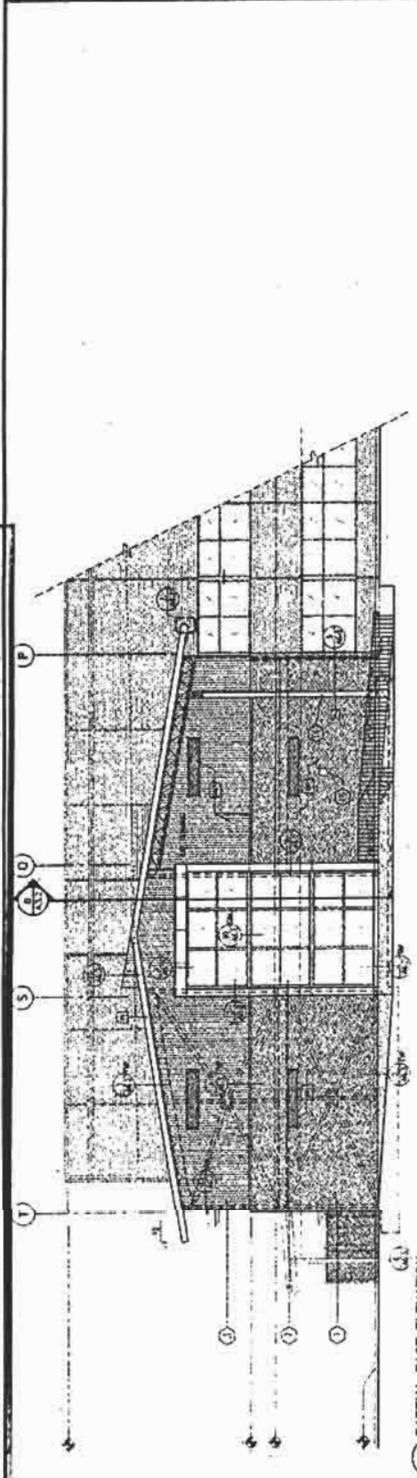
LU 08-128090 CU  
Exhibit C-1

**\*Approved\***  
City of Portland - Bureau of Development Services  
Planner *Kathleen A. Stotes* Date *June 17, 2008*  
\* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

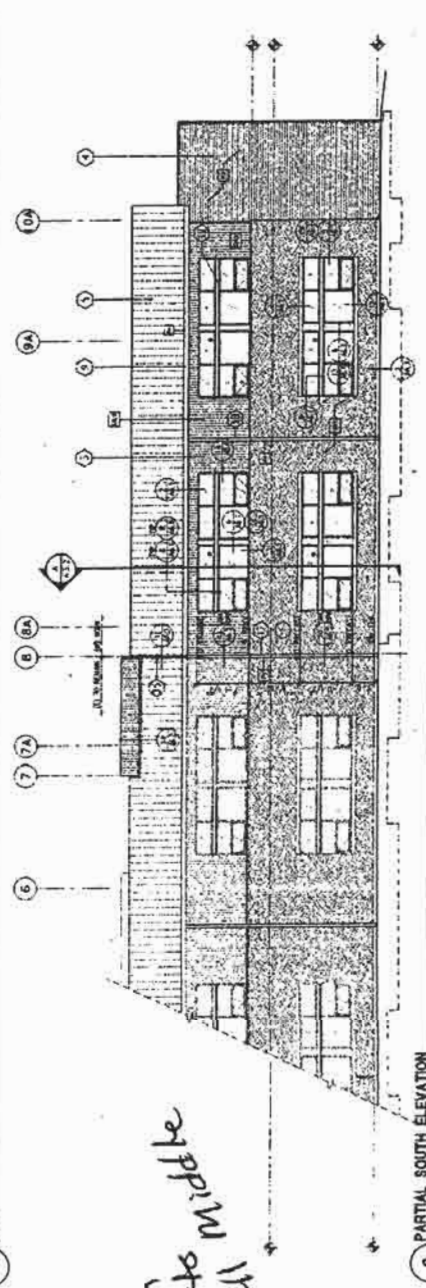


**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner Kathleen A. Stotter Date June 17, 2008  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

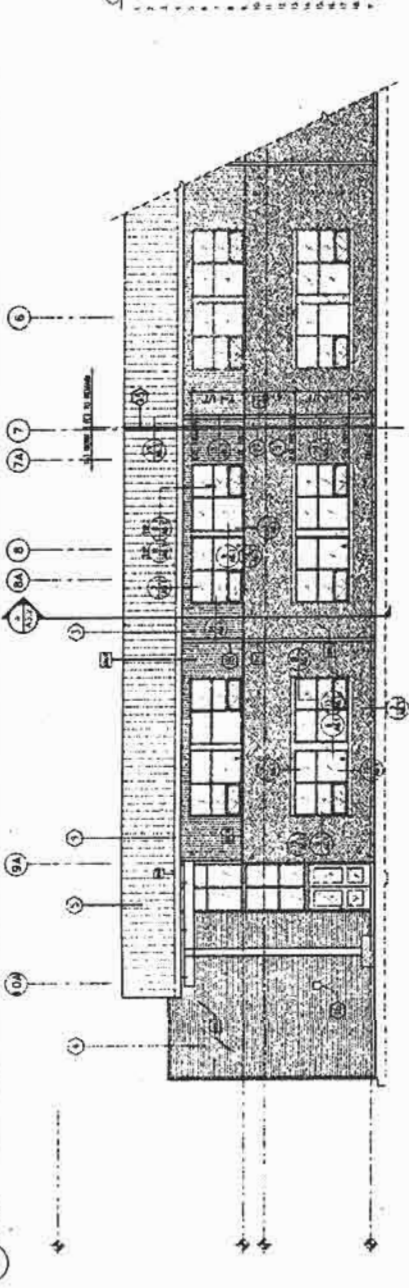
Exhibit C-2  
 LU 08 - 128090CU



1 PARTIAL EAST ELEVATION



2 PARTIAL SOUTH ELEVATION



3 PARTIAL NORTH ELEVATION

*Approval of  
 classroom at  
 middle  
 Russell  
 School*

REGISTERED ARCHITECT  
 BERT FARNAL  
 PORTLAND, OREGON  
 NO. 100000  
 DATE: \_\_\_\_\_  
 CHECKED: TMM  
 REVISIONS: \_\_\_\_\_

**EXTERIOR ELEVATIONS**  
 UPDATED 04-25-08  
 DAVID DOUGLAS SCHOOL DISTRICT  
 RON RUSSELL CLASSROOM ADDITION  
 3955 SE 112TH AVENUE  
 PORTLAND, OR 97266

1200 NW NAITO PARKWAY  
 SUITE 1550  
 PORTLAND, OREGON 97208  
 TEL: 503-227-5844  
 FAX: 503-227-8490

**THE ROMMEL ARCHITECTURAL PARTNERSHIP**

SHEET NUMBER  
**A3.1**

- SHEET NOTES**
1. ARCH. SHEET
  2. SEE ALL STEEL DETAILS
  3. SEE ALL FINISH SCHEDULES
  4. SEE ALL WINDOW SCHEDULES
  5. SEE ALL DOOR SCHEDULES
  6. ALL MATERIALS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED
  7. ALL EXTERIOR FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  8. ALL EXTERIOR WALLS SHALL BE CONCRETE UNLESS OTHERWISE NOTED
  9. ALL EXTERIOR ROOFS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  10. ALL EXTERIOR FLOORS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  11. ALL EXTERIOR STAIRS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  12. ALL EXTERIOR RAILINGS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  13. ALL EXTERIOR LIGHTING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  14. ALL EXTERIOR SIGNAGE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  15. ALL EXTERIOR PAINT SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  16. ALL EXTERIOR GLASS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  17. ALL EXTERIOR METAL SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  18. ALL EXTERIOR WOOD SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  19. ALL EXTERIOR BRICK SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
  20. ALL EXTERIOR TILE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED

PERMIT/GRID SET