

**ORDER OF COUNCIL ON APPEAL OF
EAST COLUMBIA NEIGHBORHOOD ASSOCIATION AGAINST HEARINGS OFFICER'S
DECISION TO APPROVE WITH CONDITIONS THE APPLICATION OF REED INSTITUTE
FOR A CONDITIONAL USE MASTER PLAN AMENDMENT FOR REED COLLEGE AT 3203 SE
WOODSTOCK (HEARING; LU 08-114298 CU MS)**

Appeal of Eastmoreland Neighborhood Association against the Hearing Officer's decision to approve with conditions the application of Reed Institute for a conditional use master plan amendment for Reed College at 3203 SE Woodstock (Hearing; LU 08-114298 CU MS)

Applicant: Edwin McFarlane, VP Finance
Reed Institute [Reed College], listed property owner
3203 SE Woodstock Blvd.
Portland, OR 97202-8138

**Applicant's
Representative:** Steven W. Abel
Stoel Rives, LLP
900 SW Fifth Avenue, Suite 2600
Portland, OR 97204

Site Address: 3203 SE Woodstock Blvd.

Legal Description: TL 600 BLOCK 39, EASTMORELAND; LOT 1 BLOCK 41 N 5' OF LOT 2 BLOCK 41, EASTMORELAND; LOT 1, MEADOWREED; LOT 2, MEADOWREED; LOT 3, MEADOWREED; LOT 4, MEADOWREED; TL 2500 LOT 9, MONTROSE; LOT 10 TL 3500, MONTROSE; TL 200 BLOCK 7, RIVER RD TR; BLOCK 1 LOT A&B, ROB ROY ADD RESUB; LOT C BLOCK 1, ROB ROY ADD RESUB; LOT D&E&T BLOCK 1, ROB ROY ADD RESUB; LOT F BLOCK 1, ROB ROY ADD RESUB; LOT G BLOCK 1, ROB ROY ADD RESUB; LOT H BLOCK 1, ROB ROY ADD RESUB; LOT I&J BLOCK 1, ROB ROY ADD RESUB; LOT O BLOCK 1, ROB ROY ADD RESUB; LOT P BLOCK 1, ROB ROY ADD RESUB; LOT Q BLOCK 1, ROB ROY ADD RESUB; LOT R BLOCK 1, ROB ROY ADD RESUB; LOT S BLOCK 1, ROB ROY ADD RESUB; LOT U&V BLOCK 1, ROB ROY ADD RESUB; LOT W BLOCK 1, ROB ROY ADD RESUB; LOT X BLOCK 1, ROB ROY ADD RESUB; N 1/2 OF LOT 2 BLOCK 60, WOODSTOCK; W 1/2 OF LOT 3 BLOCK 60, WOODSTOCK; TL 100 98.52 ACRES, SECTION 13 1S 1E; TL 800 4.53 ACRES, SECTION 13 1S 13; CANCEL ACCOUNT INTO R328300 (R99113-0960), SECTION 13 1S 1E; TL 300 0.33 ACRES, SECTION 13 1S 1E; TL 500 1.31 ACRES, SECTION 13 1S 1E; TL 2100 0.84 ACRES, SECTION 13 1S 1E; TL 1000 1.07 ACRES, SECTION 13 1S 1E; TL 900 0.18 ACRES, SECTION 13 1S 1E; TL 400 0.05 ACRES, SECTION 13 1S 1E; TL 1200 1.51 ACRES, SECTION 13 1S 1E; TL 200 0.42 ACRES, SECTION 13 1S 1E; TL 100 1.08 ACRES, SECTION 13 1S 1E; TL 600 0.15 ACRES, SECTION 13 1S 1E; TL 500 0.69 ACRES, SECTION 13 1S 1E; TL 600 0.48 ACRES LAND ONLY, SECTION 13 1S 1E; TL 700 0.27 ACRES, SECTION 13 1S 1E; TL 3800 0.37 ACRES, SECTION 13 1S 1E; TL 700 0.06 ACRES, SECTION 13 1S 1E

Tax Account No.: R231508400, R231510440, R555800040, R555800060, R555800080, R555800100, R582001010, R582001900, R708302060, R712800010, R712800050, R712800070, R712800110, R712800130, R712800150, R712800170, R712800210, R712800230, R712800250, R712800270, R712800290, R712800350, R712800370, R712800390, R928903550, R928903560, R991130120, R991130210, R991130310, R991130320, R991130330, R991130480, R991130520, R991130750, R991130800, R991130960, R991130970, R991130990, R991131130, R991131270, R991131500, R991131630, R991131670, R991131690

State ID No.: 1S1E13CD 00600, 1S1E13DC 12100, 1S1E13DA 02400, 1S1E13DA 02300, 1S1E13DA 02200, 1S1E13DA 02100, 1S1E13DA 02500, 1S1E13DA 03500, 2N2W12DB 00200, 1S1E13DA 12000, 1S1E13DA 11900, 1S1E13DA 11800, 1S1E13DA 11700, 1S1E13DA 11600, 1S1E13DA 11500, 1S1E13DA 11400, 1S1E13DA 11300, 1S1E13DA 11200, 1S1E13DA 11100, 1S1E13DA 11000, 1S1E13DA 10900, 1S1E13DA 10700, 1S1E13DA 10600, 1S1E13DA 10500, 1S1E13DA 10000, 1S1E13DA 10400, 1S1E13 00100, 1S1E13BC 00800, 1S1E13BC 01100, 1S1E13CB 00300, 1S1E13CB 00500, 1S1E13BC 02100, 1S1E13BC 01000, 1S1E13BC 00900, 1S1E13CB 00400, 1S1E13BC 01200, 1S1E13CB 00200, 1S1E13CB 00100, 1S1E13CB 00600, 1S1E13BC 00500, 1S1E13BC 00600, 1S1E13BC 00700, 1S1E13BD 03800, 1S1E13CB 00700

Quarter Section: 3533, 3534, 3633, 3634

Neighborhood: Eastmoreland

District Coalition: Southeast Uplift

Zoning: R2, R5, R7, CN2, cp

Land Use Review: Type III, CU MS Conditional Use Master Plan Amendment

Proposal: Reed College (‘the College’) proposes to update and amend the Reed College Master Plan. The College regularly updates their facilities Master Plan to provide a long-range strategy to continually enhance buildings, footpaths, roads, parking, bicycle facilities, landscaping and other physical features. The plan was originally approved in 1990 (Case File CU 41-90), amended in 1997, 1999, 2001, and most recently amended in 2006 (Case File LU 06-110903 CU MS AD).

Because many of the originally planned improvements have been implemented, and new projects are being considered, the College is proposing to update the Master Plan. Additionally, the College has acquired property since 2006 and wishes to expand the Master Plan boundary to include these additional lands.

The College proposes the following list of projects intended to be initiated within the next ten years. The College notes that the inclusion of a project, or the order in which it appears on the list does not imply that a priority has been set for its development or that funding is available for it. The proposed list reflects the College’s view of facility improvements that are deemed needed in the future. This review will establish a new ten-year term for the College’s Master Plan.

Proposed Improvements Program:

- Additional residence halls to accommodate approximately 100-150 students, thereby increasing the proportion of students who live on campus.
- Request to adjust the student enrollment cap from the currently approved 1,350 to 1935, to accommodate enrollment and staff fluctuations.
- Rebuild or replace the remaining 1960s-era cross-canyon dormitory buildings to improve privacy, energy efficiency, accessibility, and circulation among the buildings.
- Expand food service and dining facilities as may be needed to accommodate increased on-campus residential population.
- Additional faculty offices and related support space to accommodate anticipated faculty growth.
- Additional classrooms as necessary to accommodate expanded course offerings resulting from revised academic programming.
- Additional administration space in or near Eliot Hall to accommodate anticipated staff growth.
- A performing arts center with suitable facilities for theatre, dance, and music instruction, practice, support, storage and performance.
- Child-care facility for infant children of faculty, staff and students.
- A faculty club and additional space for group gatherings, meetings, conferences and related entertainment.
- A new building at the main entrance of the campus, to replace Greywood, to house Community Safety, campus information and other appropriate uses.
- Reconfigure parking to provide optimal convenience for existing and proposed facilities without compromising the campus' environmental quality.
- Athletic facilities to meet the demands of the increasing number of students residing on-campus.
- Progressive improvements to the campus pathway/circulation system.
- Expand the Health Center.

Proposed Master Plan Boundary Expansion:

Since the last Master Plan Amendment in 2006, the College has acquired additional properties, and seeks to include them inside the College's Master Plan boundary. The attached site plan depicts the current approved Master Plan boundary and the proposed expansion. The properties proposed to be included within an expanded Master Plan boundary are:

- 3836 SE Knight St. (1S1E13DA 10100)
- 3820 SE Knight St. (1S1E13DA 10200)
- 5647 SE 38th Ave. (1S1E13DA 3500)
- 5543 SE 38th Ave. (1S1E13DA 2800)
- 2840 SE Woodstock Blvd. (1S1E13CD 800) a.k.a. 'Parker House'

All of the above listed properties are developed with residential structures and uses, and are currently intended to remain in residential uses, except for the Parker House. The Parker House is proposed to be changed from residential to College-related use.

The appeal hearing before the City Council was opened in the Council Chambers, 1221 SW 4th Avenue on October 22, 2008 at approximately 2:30 p.m. At the conclusion of the public hearing and after hearing public testimony, Council voted 5-0 to correct a scrivener's error on page 12 of the Hearings Officer's decision to identify a letter in opposition was from Carole B. von Schmidt and not Marsha J. Buono.

Council then voted 4-1 to deny the appeal of the Eastmoreland Neighborhood Association and uphold the Hearings Officer's decision as corrected.

Based on evidence in the record and adoption of the Hearings Officer's Decision as corrected as Council's findings in **Case File LU 08-114298 CU MS** and by this reference made a part of this Order, City Council hereby denies the appeal of the Eastmoreland Neighborhood Association and upholds the Hearings Officer's decision as corrected to approve with conditions the application of Reed Institute for a conditional use master Plan amendment for Reed College at 3203 SE Woodstock Boulevard.

DECISION

Approval of:

A Conditional Use Master Plan Amendment and update which incorporates the following proposed improvements:

- Additional residence halls to accommodate approximately 100-150 students, thereby increasing the proportion of students who live on campus.
- Request to adjust the student enrollment cap to a maximum of 1935, to accommodate fluctuations in enrollment and staff.
- Rebuild or replace the remaining 1960s-era cross-canyon dormitory buildings to improve privacy, energy efficiency, accessibility, and circulation among the buildings.
- Expansion of food service and dining facilities as may be needed to accommodate increased on-campus residential population.
- Additional faculty offices and related support space to accommodate anticipated growth in the number of faculty.
- Additional classrooms as necessary to accommodate expansion of course offerings resulting from revisions in academic programming.
- Additional administration space in or near Eliot Hall to accommodate anticipated staff growth.
- A performing arts center with suitable facilities for theatre, dance, and music instruction, practice, support, storage and performance.
- Child-care facility for infant children of faculty, staff and students.
- A faculty club and additional space for group gatherings, meetings, conference and related entertainment.
- A new building at the campus' main entrance, to replace Greywood, to house Community Safety, campus information and other appropriate uses.
- Reconfigure parking to provide optimal convenience for existing and proposed facilities without compromising environmental quality on campus.
- Athletic facilities to meet the demands of the increasing number of students residing on campus.
- Progressive improvements to the campus pathway/circulation system.
- Expansion of the Health Center.

An expansion of the Master Plan boundary to include the following properties:

- 3836 SE Knight Street [1S1E13DA 10100]

- 3820 SE Knight Street [1S1E13DA 10200]
- 5647 SE 38th Avenue [1S1E13DA 3500]
- 5543 SE 38th Avenue [1S1E13DA 2800]
- 2840 SE Woodstock Blvd. (1S1E13CD 800) a.k.a. 'Parker House'

Request to change the use of the Parker House from residential to College-related.

Subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through NN) must be noted on each of the four required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 08-114298 CU MS." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The Master Plan Amendment document dated August 31, 2006 does not include all changes and conditions of approval included herein. Within three months of the final decision on this current Master Plan (LU 08-114298 CU MS), Reed College shall submit to the Bureau of Development Services six copies of the approved Master Plan incorporating all changes and conditions of approval. For each project permitted by right over the 10-year life of this Master Plan, the College will submit six copies of an addendum to the Master Plan which describes the project and shows its location on a site plan. These addenda must be submitted with the final permit drawings.
- C. The duration of the amended Master Plan will extend a full 10 years from the date of the final decision of this land use review, or until the approved Master Plan is superseded by a future approved amendment and update to the Master Plan.
- D. Any development of projects conceptually approved in this Master Plan, but located within the c or p environmental zones that overlay the site, and specifically the following projects identified in this update:
- Expanding the existing theatre building.
 - Constructing or replacing new student housing on the north side of Reed Lake, including the Cross Canyon Dormitories.
 - Any stormwater treatment on campus that includes an outfall within the Environmental overlay zones.

will be subject to a Type II Environmental review, unless the project can meet all applicable standards of 33.430.140 through 33.430.170. Any future project that the College has not identified within this current review that is located within an environmental zone will require a concurrent Type II amendment to the Master Plan.

- E. Maximum student enrollment is not to exceed the 1,935 headcount cap without a Type III amendment to the Master Plan.
- F. If the College relocates a community garden anywhere within the approved Master Plan boundary, this use may continue without requiring an amendment to the Conditional Use Master Plan, unless other land use reviews are triggered by the relocation.

- G. The maximum number of parking spaces on campus is 897. While construction projects may temporarily occupy some spaces for material staging, at no time should there be fewer than 717 spaces available on campus.
- H. Miscellaneous additional projects identified in Exhibit A-1 of the submitted Master Plan are subject to prior conditions of approval establishing review thresholds and procedures for new campus development.
- I. Prior Conditions of Approval: Willard House

The following operational and maintenance provisions are specifically applicable to the Willard House which the College must abide by for as long as the Willard House is utilized as an interim College-related office use and is owned by the College:

- *Deliveries.* All deliveries and outside service providers to the Willard House must occur between 7:00 a.m. and 6:00 p.m. Monday through Saturday, except in cases when emergency services are required. Deliveries will be received in the driveway. Trash and recycling will be removed by College staff and taken to on-campus receptacles.
 - *Landscaping.* The grounds of the Willard House will be maintained to a quality level comparable to properties located in the vicinity of the Willard House. The yard will be well maintained and all yard debris will be removed from the site. No storage of yard maintenance equipment, yard debris, or firewood will take place on the Willard House grounds.
 - *General Maintenance.* College staff will fully maintain the Willard House and its grounds to a level comparable to homes in the vicinity of the Willard House.
 - *Parking and Access.* Street parking will not be allowed for staff working at the Willard House. All College faculty, staff, and students (other than service personnel as set forth above) as well as all College invitees will use campus parking areas and will walk to the Willard House.
 - *Security.* The College's community safety officers will monitor activity at the Willard House as part of the regular security activities that occur 24 hours per day, seven days per week on the campus. The College's community safety officers will be available 24-hours per day, seven days per week, and contact instructions will be given to residents in the vicinity. The community safety officers will keep a log of all calls made to them with respect to the Willard House. The front porch light of the Willard House will remain on at night.
 - *Lighting.* Lighting at the Willard House shall approximate conditions at a residential house and will not be commercial in nature.
 - *Interim use.* Interim use of the Willard House beyond the term of this Master Plan will require a Type II Conditional Use review, subject to the approval criteria specified below (Condition C, LUR 01-00369 CUMS AD).
- J. Within 30 days of the effective date of this Conditional Use Master Plan, the applicant shall submit an updated TDM plan to the Office of Transportation. The updated TDM plan shall also include a detailed Campus Parking Management Plan that incorporates the following strategies:

Discourage College Parking on Streets. The College shall institute an internal policy stating that campus staff, faculty, and students should rely on on-campus parking facilities if they choose to drive. Such a policy should focus on effective communication and on ensuring that convenient access alternatives are available (e.g., other parking areas; adequate sidewalks and bicycle facilities). Students, faculty and staff would be asked to follow an internal policy such as this voluntarily.

Encourage parking in the North lot. The College shall implement an informal zone program, assigning certain segments of the population to park in specific lots. The purpose would be to more evenly distribute demand among the East, West, and North lots. Mechanisms for enforcement would be limited in the absence of a vehicle registration/permit program. The program would require some administrative duties for the College, but costs would be minimal with no anticipated negative impacts.

- K. The new Performing Arts Center is allowed with no further review unless the project does not meet all conditions of approval, or is within an Environmental zone, or does not meet all applicable development standards, or changes the on-site parking spaces required to be maintained, or exceeds the maximum trip generation levels analyzed in the Transportation Impact Analysis submitted for LU 06-110903 CUMS AD, or includes a new land use or program. If an Adjustment to development standards is required, or an Environmental review is required, a concurrent Type II Conditional Use will be required, with the proposal reviewed against the following criteria: Section 33.815.105 D, Adequacy of Public Services.
- L. Limits are imposed on the number of people and the number of events allowed at the Parker House.
1. Overnight Guests (exception to Hours of Operation) limited to:
 - Guests of Reed College for College-related activities
 - Maximum of four overnight guests per night. No guest shall stay longer than three nights. Guests shall park in the Parker House driveway, in the west parking lot, or in other available on-campus parking.
 2. Events limited to:
 - No more than 450 people per month (no exceptions)
 - No more than three total events per day on Monday – Friday.
 - No more than six Saturday events and four Sunday events shall be allowed per year, for a maximum total of 10 weekend events per year.
 - No more than 40 people in the house per day (with the exception detailed below)
 - The daily maximum may exceed 40 people for up to 10 indoor/outdoor events per year, but on these occasions the overall daily total shall not exceed 75 people.
 - No more than one of the up-to-75-people events per week is allowed, and no more than two per month.
 - No more than five of the up-to-75-people events will be held outdoors per year. The remainder of the up-to-75-people events must be held exclusively inside the Parker House.
 - No other meetings shall take place on days when an event over 40 people and up to 75 people takes place.
 - No more than 150 people total in the house per week, determined on a Sunday through Saturday basis (no exceptions)
 3. Hours of Operation (which apply to all Parker House events, whether indoors or outdoors):
 - Monday- Friday 8:00 a.m. to 10:00 p.m.
 - The six Saturday events, 9:00 a.m. – 10:00 p.m., except for the three Board of Trustees events per year, all on Saturday, 8:00 a.m. – 10:00 p.m.
 - The four Sunday events, 12:00 p.m. – 9:00 p.m.

- One indoor event is allowed per month on a Friday or Saturday night until 12 a.m., but Reed staff shall not arrive until the next morning to clean up.
- For other events, up to five Reed staff may enter the Parker House one hour before the event start time and may depart one hour after the event end time. These staff members are included in the “people” total numbers.

4. Notice of Parker House Events:

- Reed College shall provide the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane at least a monthly calendar of Parker House events at least one week before the first day of each month.
- The calendar shall include the name, the date and hours, the department hosting, the anticipated number of attendees, the number of off-campus guests, the anticipated transportation methods, and the name and cell phone number of the departmental on-site host for each event.
- The monthly calendar of Parker House events shall be posted on the College’s public web site.
- Should an event be added to the calendar after the monthly calendar is circulated, the College will notify the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane by email or letter as soon as reasonably possible.
- In addition to the monthly calendar, a separate 14-day notice shall be provided to the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane of any indoor/outdoor event with more than 40 people.

5. Parking and Traffic Management for Events:

No parking is allowed on SE Moreland Lane or SE Woodstock Blvd. for people attending Parker House events. To ensure that no such parking occurs on these two streets, the College will undertake the following:

- Invitations sent to people to attend Parker House events shall include the following:
 - a. Reed College’s address, not the Parker House address.
 - b. Instructions directing people to park in the west or Prexy on-campus parking lots, along with maps and directions to appropriate on-campus parking areas.
 - c. Instructions directing people to use the crosswalk at SE Woodstock Blvd. and SE 28th Ave. to reach the Parker House when parking in the west or Prexy on-campus parking lots.
 - d. A statement that no parking is allowed on SE Moreland Lane or SE Woodstock Blvd. for Parker House events.
- When an event includes off-campus invitees, temporary signs shall be posted on the day of a Parker House event instructing people not to park on SE Moreland Lane or SE Woodstock Blvd. One sign shall be placed at each of the two entrances to SE Moreland Lane from SE Woodstock Blvd., but must not be placed so as to impair residential vehicular access. A temporary sign must also be placed at the entrance of the west parking lot indicating that it is the appropriate parking area for Parker House events.
- The College will apply for a permit from the city to place permanent signs at both entrances to SE Moreland Lane, stating “No Reed College Parking”. If the city approves of such an application,

the College will post such signs as per city requirements. If the city approves such an application, and the College puts in place the city approved signs, the College will have satisfied this condition of approval. If the city issues a final denial of such an application, the College will have satisfied this condition of approval.

- When an event includes off-campus invitees, a Reed staff member shall be placed at the entrance of the Parker House to confirm with people as they enter the event where they parked. If guests are parked on SE Moreland Lane or SE Woodstock Blvd., the staff member must ensure the vehicle is moved to the appropriate parking areas.
- No more than two service related vehicles shall be parked in the Parker House driveway during any event. All other College service staff (event coordinators, servers, audio-visual, etc.) will be instructed to park in the west parking lot (if not already on campus) and walk to the house from the campus.

Other traffic management measures may include using a shuttle or valet parking service between the Parker House and the west parking lot for any Parker House event. All shuttles or valet parking must use the loading zone along SE Woodstock Blvd., not SE Moreland Lane or the Parker House driveway.

6. Delivery and Service Vehicles:

All deliveries and outside service providers to the Parker House shall arrive and depart between 8:00 a.m. and 6:00 p.m., Monday through Saturday, except when emergency services are required. All delivery or service vehicles must either be received in the Parker House driveway or the loading zone along SE Woodstock Blvd.

7. Conflicts in Parking Demands:

No Parker House event with more than 10 guests coming from off campus may be scheduled for the Parker House when an event of 350 people or more is occurring in Kaul Auditorium.

8. General Maintenance and Landscaping:

The College will maintain the Parker House and its grounds at a quality level comparable to or exceeding residential properties located in the vicinity of the Parker House. All yard debris will be removed from the grounds on the day the landscaping occurs. No yard debris, yard equipment, or firewood will be stored outside of the building on the Parker House's grounds.

The College shall plant and maintain a six foot or taller hedge sufficient to divide the Parker House from SE Moreland Lane, in order to contain people on the property, discourage milling in the street, and screen people from the neighborhood.

9. Trash and Recycling:

All trash and recycling will be removed by College staff after each Parker House event, within the Parker House hours of operation.

10. Lighting:

Exterior lighting at the Parker House shall approximate residential conditions. The front porch light must remain on at night, and the exterior lamp posts will be turned on during outdoor or evening events.

11. Noise:

All events and activities at the Parker House must comply with the noise limits for residential uses in residential zones, as required by Title 18.

12. Security:

Reed community safety officers must monitor activity at the Parker House as part of the regular security activities for the College that occurs on a 24-hour basis, seven days a week. Reed safety officers will be available 24 hours per day, seven days per week to address complaints or concerns, and contact instructions will be provided to the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane, or on SE Woodstock Blvd. between SE 28th and SE 32nd Avenues. Reed safety officers shall log all calls to the community safety office that pertains to the Parker House.

13. Record Keeping:

Reed must log all events held at the Parker House to demonstrate compliance with hours of operation and the limits imposed on the intensity and frequency of events. On a quarterly basis, Reed shall provide the log to the City of Portland, the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane.

14. Monitoring, Enforcement and Grievances:

The College will designate a representative to respond to any questions or concerns about use of the Parker House. The representative's contact information will be initially provided to the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane and will be printed on the monthly calendar notices. This representative is in addition to the departmental on-site host for each event held at the Parker House and the community safety officers.

A joint standing committee shall be formed to address concerns or issues arising from the use of the Parker House. The College and Eastmoreland Neighborhood Association Board shall each appoint up to three members to the committee. The committee will have two co-chairs: one designated by the College and one by the neighborhood association. The committee will meet periodically to discuss specific issues that arise over the use of the Parker House, and will attempt to resolve specific issues as such issues arise. The committee will also review the annual use of the Parker House. The committee may also issue reports and recommendations to the College, the neighborhood association, or the city.

15. Community Use of the Parker House:

Any community non-profit organization (which must meet the use category of a community service use as defined by Section 33.920.420) that utilizes the Parker House as an event venue must comply with all of the conditions of approval for use of the Parker House, and any community organization

event counts toward the limits on the intensity and frequency of events. Community organization events held at the Parker House must be hosted by the community organization and open to the public. Charging a fee to use the Parker House is prohibited, and using or renting the Parker House for non-College related, non-community non-profit organization events such as private parties, weddings, receptions, and similar events is also prohibited.

16. Loading Zone on Parker House frontage on SE Woodstock Blvd:

Reed College must build a loading zone in consultation with, and with design approval from, the appropriate City of Portland staff. The design detailed in Exhibit H-90a shall serve as a starting point in consultation with city staff. The loading zone must be completed before the Parker House College-related use begins.

17. Definitions for Above Terms:

Year – Calendar year, January 1st to December 31st.

Month – Calendar month

Week – Sunday through Saturday

Day – 12:00 a.m. through 12:00 a.m.

Event – Any meeting or social function held at the Parker House

PRIOR CONDITIONS OF APPROVAL THAT REMAIN IN EFFECT:

The following Conditions of Approval from prior approved Master Plan and conditional use reviews remain in effect. The conditions are brought forward and are updated as approved by LUR 01-00369 CUMS AD, follow:

Prior Conditions that remain in effect: LUR 01-00369 CUMS AD:

- A. Deleted.
- B. The list of conceptually approved projects, as listed in LUR 01-00369, can be amended and expanded via an amendment to the Master Plan, processed as a Type II review. If a new project triggers additional review thresholds as discussed in Conditions F, G, or H, below, a Type III amendment review will be required.
- C. Any new building project that is located within 100 feet of the Master Plan boundary where there is adjacent residentially zoned, non-College-owned property will require a Type II Conditional Use review limited to the following criteria: Section 33.815.105 B 1-3, Physical Compatibility and Section 33.815.105 C 1 and 2, Livability.
- D. Any future improvements identified in this Amended Master Plan requiring an adjustment will be processed via a Type II Adjustment review without a concurrent conditional use review unless the project is located within 100 feet of adjacent residentially zoned, non-College-owned property.
- E. Any project that lies within the Environmental zones that overlay the campus will be subject to a Type II Environmental review, unless the project meets all applicable standards of Sections 33.430.140 through 33.430.170. Projects that are conceptually approved in the Master Plan that are identified as requiring a

future Environmental Review as indicated above include expanding the existing theatre building; constructing or replacing new student housing on the north side of Reed Lake, including the Cross Canyon Dormitories; and any stormwater treatment on campus that includes an outfall within the Environmental overlay zones. New projects that are not included in the conceptually approved list above will require an amendment to the Master Plan per Condition B, above.

- F. If the College wishes to exceed the maximum limit established herein for total student population of 1,935, a Type III Master Plan amendment is required.
- G. If the College wishes to add a land use or development that will exceed the maximum trip generation levels analyzed in the current updated transportation analysis, as determined by Portland transportation, a Type III Master Plan amendment is required.
- H. If the College wishes to modify the Master Plan boundary to include College-owned parcels that presently lie outside the currently approved boundary, a Type III Master Plan amendment is required.
- I. Preferential carpool parking must be provided and signed for the exclusive use of staff or students who carpool. These spaces should be located near the core of the campus. The minimum required number of carpool spaces is 15 for the East Parking Lot; 5 for the West Parking Lot; and 5 for the North Parking Lot.

[J and K have been met]

- L. Approval of additional on-campus student housing for a cumulative total additional beds up to 300 students, for a total maximum number of resident students of 1040, and a total maximum number of students (resident and non-resident) of 1,935. All housing projects, whether new or modifications to existing housing, that results in additional beds must be reviewed through a Type II Conditional Use review, and any other concurrent reviews if required by Environmental regulations, Adjustments to development standards, etc. Additional on-campus housing was approved as part of LU 06-110903 CUMS AD.
- M. A Transportation & Parking Task Force shall be formed between representatives of Reed College, Eastmoreland Neighborhood and Reed Neighborhood Associations; and if needed, Tri-Met and the City of Portland. In particular, the Task Force should identify: parking impacts on the surrounding neighborhood, effectiveness of parking management program, appropriate incentives for carpooling, pedestrian crossings issues, and parking for special events. The Task Force shall meet periodically (i.e. bi-monthly at first, perhaps semi-annually after the first six months) to address pertinent issues. If needed, the Task Force shall make recommendations to the City of Portland Office of Transportation for review and incorporation into the Reed College Transportation Demand Management Plan.
- N. Superseded by G, above.
- O. Superseded by G, above.
- P. All new and upgraded pedestrian walkways on campus shall be a minimum of 6 feet wide. The walkways shall be well lit and have obstructions at a minimum of 1.5 feet away from the edge of the sidewalk.

[Q has been met]

Prior Conditions that remain in effect: LUR 99-00307 CU MS EN:

Exhibit references below are to those exhibits attached to 99-00307.

- R. Before any site clearing or grading activities, the applicant shall acquire development permits from the Office of Planning and Development Review (formerly the Bureau of Buildings) to ensure all mitigation plantings are completed in conformance with Exhibit C-6.
- S. As part of the building permit process, erosion control plans shall be submitted to the Bureau of Environmental Services for review and approval.
- T. Has been met.
- U. An erosion control plan generally conforming to Exhibit C-5 must be approved by the City Engineer, before construction. Erosion Prevention and Sediment Control must be carried out conforming to the City's erosion control regulations in effect when development permits are issued for the project. Erosion control measures must be maintained until 90 percent of all disturbed ground is covered by vegetation.
- V. Before any on-site ground disturbing activities, the approved disturbance area shall be marked in the field with bright orange construction fencing and a sedimentation fence shall be installed downslope of all vegetation removal, grading, and equipment maneuvering areas shown on Exhibits C-5. The sedimentation fence shall be installed, inspected, and maintained by the applicant conforming to Erosion Control requirements in effect when permits are issued.
- W. No recontouring or regrading of the creek banks shall occur below the ordinary spring water level as determined by the Bureau of Environmental Services.
- X. Herbicides used to remove vegetation must be listed by the U.S. Environmental Protection Agency as appropriate to apply in aquatic areas and use must conform to application directions.
- Y. On-site storage of stockpile material, construction material, equipment, and construction debris shall be limited to the approved disturbance areas at each site, as shown on Exhibit C-5.
- Z. Existing native vegetation shall not be removed outside of the approved disturbance area indicated on Exhibit C-5.
- AA. The project area shall be re-vegetated, substantially conforming to the attached plans (Exhibit C-6), within six months following final grading for the biofiltration swale.
- BB. All required mitigation planting (Exhibit C-6) shall be clearly marked in the field with brightly colored surveyors flagging and labels identifying the species of each tree or shrub. These labels shall remain in place until final inspection by the Office of Planning and Development Review (OPDR).
- CC. While excavating the biofiltration swale site, the applicant shall remove and destroy all exotic and invasive vegetation, as identified in the *Portland Plant List* Nuisance Plant list, such as Himalayan blackberry, English ivy, and morning glory from a 10 foot radius around all plantings required by the mitigation plan (Exhibit C-6). This area shall be maintained clear of non-native vegetation for a period of three years from the date of final inspection by OPDR.

DD. The applicant shall monitor and maintain restoration plantings for a period of three years to eliminate exotic invasive weeds from the project area, and to assure the mitigation plantings' success.

Prior conditions from LUR 97-00062 CU MS ZC:

EE. Rebuilding the outdoor pool in its former location is prohibited.

FF. New structures built in the cross canyon dorm area shall not be sited closer to the lake edge than existing buildings. Planting native species are required around the south, east and west side of any new buildings. These plantings shall extend to the lake edge and shall result in adding or enhancing at least one resource value.

GG. Any new building to be located in the east meadow area must not encroach into the approved environmental zone.

HH. Replaced by Condition M of LU 06-110903 CUMS AD.

II. The applicant is required to submit an updated parking analysis after the SE Steele St. residences are complete to confirm that the campus' existing supply of surplus parking is sufficient and that there is no spillover parking on surrounding residential streets resulting from insufficient campus parking. This report must be submitted to the Office of Transportation (Transportation Planning and Traffic Management) and the Bureau of Planning by the end of the first academic year that the residences are fully occupied.

Prior conditions of approval from LUR 97-00062 as modified and amended by LUR 01-00369 CUMS AD review:

JJ. Superseded by Condition G, LU 08-114298 CU MS.

KK. Projects within the approved Reed College boundary which comply with all of the following requirements will be deemed to be consistent with this Master Plan and will be permitted without a land use review if the following are met:

1. The project is not located within 100 feet of non-College owned residential properties, nor within an Environmental zone, nor requires an Adjustment.
2. The project does not exceed the maximum number of parking spaces allowed, nor remove parking below the minimum number of spaces required.
3. The project is not subject to any land use reviews other than those addressed in the Master Plan, nor does it exceed any thresholds established by conditions of approval.
4. No new land uses are created.
5. The project does not violate any prior condition of approval required by previous land use decisions.

Prior conditions from LUR 96-00205 CU:

LL. Plantings within and around the pond, and in all areas disturbed within the Environmental overlay zone, must be planted with species from the Portland Plant List. Areas designated for lawns are exempt from this requirement. Pesticides, fungicides, or fertilizers shall not be used to maintain native vegetation, as required by regulations governing mitigation and restoration plantings (33.248.090).

Prior conditions from CU 41-90:

MM. The applicant shall provide a traffic barrier on its property between the new north parking lot and SE Insley St.

NN. No evergreen trees shall be planted on the site which would cause reduced sunlight to the gardens of homes on SE 34th Ave.

IT IS SO ORDERED:

OCT 28 2008

Date

/S/Tom Potter

Mayor Tom Potter
Presiding Officer at Hearing of
October 22, 2008
2:30 p.m. Session