



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

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Date: February 20, 2009
To: Interested Person
From: Kathleen Stokes, Land Use Services
503-823-7843 / 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 08-176711 CU

GENERAL INFORMATION

Applicant: School District #40
1500 SE 130th Ave
Portland, OR 97233-1719

Terry Rommel
The Rommel Architectural Partnership
1200 NW Naito Pkwy, Suite 550
Portland, OR 97209

Site Address: 1500 SE 130th Avenue

Legal Description: TL 100 LOT 1&2&4-6 BLOCK 5, DAGMAR AC; EXC W 140' LOT 12, PRUNE PL; TL 1700 LOT 14, PRUNE PL; EXC W 10' IN RD-S 1/2 OF LOT 14 EXC W 10' IN RD LOT 15&16, PRUNE PL; TL 100 LOT 3-8 SPLIT PLUS 82220-0800&-3000, TAYLORS SUB; TL 102 LOT 8 SPLIT PLUS 82220-0810, TAYLORS SUB; TL 8000 LOT 9&10, TAYLORS SUB

Tax Account No.: R193902410, R679803170, R679803570, R679803760, R822200810, R822203000, R822203240

State ID No.: 1S2E02CA 00100, 1S2E02BA 07100, 1S2E02BD 01700, 1S2E02BD 02000, 1S2E02 00100, 1S2E02 00102, 1S2E02DB 08000

Quarter Section: 3143

Neighborhood: Hazelwood, Arlene Kimura at 503-252-9429.
Business District: Gateway Area Business Association, Fred Sanchez at 503-256-3910.
District Coalition: East Portland Neighborhood Office, Richard Bixby at 503-823-4550.

Zoning: IRd (Institutional Residential with Design Overlay)

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

Proposal: School District 40 recently began renovations to the track and football fields at David Douglas High School. Completion of these renovations includes the replacement of several accessory buildings that are related to the athletic facilities. While the field renovation work is allowed without any requirement for approval of a land use review, the replacement

structures will exceed the allowed 1,500 net increase in floor area and so trigger a requirement for approval of a Conditional Use Review (Code Section 33.815.040 B).

The renovations include the following redevelopment of accessory structures:

- A track storage building, two concession stands and two ticket booths are being replaced, for a total removal of 2,062 square feet of floor area;
- A concession stand, a combined structure with a second concession stand and restrooms, a track storage building, a storage and referees facility and two ticket booths are to be constructed, for a total of 4,018 square feet of floor area. This will result in a net increase of 1,956 square feet of new floor area;

Approval is therefore being requested for a net increase of 1,956 square feet of new floor area for the proposed accessory structures.

- A 1,512 square-foot covered outdoor pavilion will also be constructed, which will provide an entry way that also incorporates the ticket booths. The pavilion does not create any new floor area, because it is not enclosed on the sides and so is not considered to be a building. Because the pavilion will be erected over a previously paved surface, it also will not constitute any additional exterior improvement area. However, because the pavilion is a roofed structure, it does add to the overall building coverage for the site.
- Upgrades to interior landscaping for the south parking lot will also be implemented in conjunction with the proposed development. These upgrades will bring the landscaping closer to current Code standards, but will not have to fully meet those standards, at this time, because the parking area meets the exception in Code Section 33.258.070 D.2 b. (9) for landscaping that was conforming between March 16, 2001 and July 8, 2005.
- Some parking spaces will be relocated in the south parking lot, as a part of the reconstruction project, resulting in a net reduction of three spaces. The Code allows these parking spaces to be removed without Conditional Use approval, since the number of spaces is below the threshold that would require a review. The total number of spaces on the site, after removal of the three spaces, will be 839.

Approval Criteria: Conditional Use Approval Criteria for Institutional and Other Uses in R Zones (33.815.105 A-E.).

ANALYSIS

Site and Vicinity: The David Douglas High School campus consists of 8 parcels with a combined area of approximately 47 acres. The main campus is located between SE 130th and 135th Avenues, and extends north, from SE Mill Street, almost to SE Alder Street. According to the applicant's narrative, the site is currently developed with an existing school facility that has approximately 401,576 square feet of floor area. The development includes general class rooms, fine arts, science and music classrooms, a performing arts center, vocational arts center, automotive shop, aquatic center, gymnasium and administrative offices for the school and the district. The school's sports facilities include a football field, track, baseball diamonds and tennis courts. According to the applicant, parking is currently provided for 842 cars. (This proposal involves removal of 3 spaces, which would leave a total of 839 parking spaces). The contiguous ownership of the school district also includes an additional parcel that is located on the east side of SE 135th Avenue. This 273,557 square-foot property is the location for a Child Development Center, which is accessory to the main school use.

The school site is surrounded by residential areas that are largely developed with single-dwelling homes. The site abuts residentially zoned property along most of its perimeter. A portion in the northeast corner abuts SE 135th Avenue and faces property that is zoned R7 (Medium Density Single-dwelling Residential). Southeast Yamhill Street ends at the school on the east side of the site and SE Taylor Court and SE Salmon Street end at the school on the west side of the site. All of these streets are also in the R7-zoned area. A portion of the southwest quadrant of the site abuts SE 130th Avenue and faces an area that is zoned R3 (Low Density Multi-dwelling Residential). A small portion of the site, at its southernmost point,

abuts SE Mill Street and faces Lincoln Park, an area zoned OS (Open Space).

The abutting streets are designated as City Bikeways and City Walkways. Southeast 130th Avenue and SE Mill Street are designated as Neighborhood Collector traffic streets. Southeast 135th Avenue is a Local Service Street. For one block, from SE Mill to SE Market Streets, SE 130th is classified as a Community Transit Street. The frontage on SE Mill Street is also designated as a Community Transit Street.

Zoning: The main campus is zoned IRd, Institutional Residential with a Design Overlay. The Institutional Residential designation 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. Residential development allowed includes all structure types. Mixed use projects, including both residential development and institutions, are allowed, as well as single use projects that are entirely residential or institutional. IR zones will be located near one or more streets that are designated as District Collector streets, Transit Access Streets, or streets of higher classification. IR zones will be used to implement the Comprehensive Plan's Institutional Campus designation. The IR zone will be applied only when it is accompanied by the "d" or Design Overlay Zone.

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Proposals for institutions in the IR zone that are reviewed through Conditional Use Review or a Conditional Use Master Plan are exempt from Design Review requirements, according to Code Section 33.420.045 K.1.

Land Use History: The City has records of three Multnomah County Reviews for the School District on this site:

MCF 13-77 (77-017938 LU) 1977 approval of a Community Service Review for a Community Performing Arts Center at 1500 SE 130th.

MCF 35-85 1985 approval of a Variance for a 15% reduction in the required outdoor play area.

MCF 2-86 1986 approval of a Community Service Review for an expansion of an existing day care facility from 50 to 68 children and a reduction in the required outdoor play area from 100 to 85 square feet per child.

There are records of six reviews by the City of Portland for David Douglas High School:

LUR 93-00567 (93-010566 LU) 1993 Conditional Use approved installation of five modular classrooms in two phases. Two units were to be moved onto the site upon approval of the request and three additional units prior to the 1994 school year. (Only three of the five approved classrooms were installed.)

LUR 93-00726 (93-010725 LU) 1993 Conditional Use approved construction of a kiln building, conversion of four vocational shops into eight classrooms and construction of a disabled access ramp at the south side of the stadium, subject to the condition that the

applicant, "submit advanced documentation, per Section 33.262.100, which verifies the kiln building will not create any objectionable odors, as defined in Section 33.262.070." The decision also noted that, "The school district will be required to upgrade the nonconforming aspects of the campus in order to obtain a building permit."

LUR 00 -00221 CU DZ AD (00-006776 LU) 2000 Conditional Use and Design Reviews approved installation of a 1,794 square-foot modular classroom building. Adjustments were also approved for exceptions to the following development standards of Title 33:

1. Waive the Transit Street setback requirement to allow the building to be placed on the northwest side of the existing development, approximately 2,350 feet from SE Mill Street.
2. Reduce the number of required bicycle parking spaces from 330 to the existing 133 spaces.
3. Waive the landscaping requirements for the northwest parking lot, surrounding the aquatic center.

Approvals were subject to the approved plans and conditions that required:

- The modular building be painted to match the existing adjacent school buildings.
- Landscaping with native shrubs and trees, as recommended by BES, be planted around the base of both (new and existing) modular units. This landscaping was required to include shrubs and ground cover along the north and west sides of the buildings, with at least one Douglas fir tree to be planted at the rear of each modular unit.
- Additional Design Review, to determine whether more architectural details and/or landscaping would be required to make the unit fit into the campus as a more permanent fixture, if the proposed modular classroom unit continued in use for more than 5 years after the date that the decision was final.
- Locating a holder for Tri-Met bus schedules adjacent to a main entrance to the school and making arrangements to keep it stocked with current schedules.
- Inviting representatives of the Portland Bicycle Alliance and of PDOT's bicycle program to give a program of information on bicycle commuting for a student assembly to be held no later than October 15, 2000.
- Meeting code requirements as to type and location for existing bicycle racks for any future nonconforming upgrade requirements. The need for additional bicycle parking was to be reassessed as a part of any proposal that is made for improvements to the campus after 5 years from the date that the decision was final.
- A landscape plan that included native tree varieties to be submitted showing how interior landscaping can be placed in the parking lot at the aquatic center, allowing a reduction of no more than 5% of the existing parking (14 spaces.)
- The waiver of other landscaping requirements for the aquatic center parking lot was to sunset after 5 years from the date that the decision was final.

(Note: Because more than five years have passed since this decision, the waiver for landscaping in the aquatic center parking lot has expired. Any extension to the waiver must be approved through an Adjustment Review. Any remaining modular buildings must meet standards for landscaping required for permanent structures. The number of required bicycle parking spaces was found to be adequate through a subsequent Conditional Use Review).

LUR 01-00276 CU DZ (01-007675 LU) 2001 Conditional Use and Design Reviews approved power-generating tower and terminal building alterations for the existing intra-campus light-rail system, the "DDX Express", subject to the approved site plans and the following conditions:

- The width of the walkway and ramp leading to the DDX terminal building must be increased from 4 to 5 feet; and
- Lighting must be added, using one or two simple wall-mounted fixtures on the terminal building, near the widened rear doorway, or with addition of a campus standard pole light to illuminate this area at the rear of the building. Lights must be designed to not create glare toward nearby residential sites.

LU 02 -129957 CU DZ 2002 Conditional Use and Design Reviews approved 39,530 square feet of new building area in three separate locations, and parking lot upgrades. The approval also included the following Modifications:

- Perimeter parking lot landscaping at the south edge of the easternmost lot (serving the main High School building) to be a zero width, with a 5'-0" high slatted chain link fence (as per existing).
- Tree count within parking lots. No trees approved along the easternmost perimeter of the northeastern parking lot, and a total count of 16 trees approved within the south parking lot.
- Building setback at the Performing Arts addition. The metal canopy is approved with a six-foot setback from the western property line for a linear distance of about 9.5 feet.

LU 06-138239 2006 Conditional Use approved the addition of a new 29,642 square-foot classroom building on the northeast portion of the campus.

Agency Review: A Notice of Proposal in Your Neighborhood was mailed on December 4, 2008. The following Bureaus responded to indicate that there are no issues or concerns related to approval of the Conditional Use Review. Agencies that provided comments for building permit review, are noted with an exhibit number, below:

- Environmental Services (Exhibit E-1)
- Transportation Engineering (Exhibit E-2)
- Water Bureau (Exhibit E-3)
- Fire Bureau
- Police Bureau (Exhibit E-4)
- Site Development Section of BDS (Exhibit E-5)
- Life Safety Plan Review Section of BDS noted some of the relevant building code provisions for the proposed development (Exhibit E-6)
- Parks-Forestry Division

Neighborhood Review: No written responses were received from notified property owners or the Neighborhood Association.

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 to floor area that is greater than 1,500 square feet, but less than 10% of the overall floor area for the campus, and so 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 includes residentially-zoned properties within several blocks of the site, beginning on the south end of the site at SE Mill Street and extending north of the site to SE Stark Street. The area is bounded on the west by SE 130th Avenue and extends east to SE 139th Avenue. Within this residential area, previous surveys showed that there were four nonconforming commercial use sites (retail and office uses) located along the south side of SE Stark Street, between SE 130th and SE 139th Avenues. A daycare facility, affiliated with the school or the school district, is located on the east side of SE 130th Avenue, across the street from the intersection with SE Market Street. No other non-household uses have been identified within the defined residential area.

David Douglas High School is a major regional educational institution, established by the school district in 1953. The proposed development will serve the existing school population, as an improvement to the facilities on the site. Therefore, the number, size and location of nonhousehold uses will not change and there will not be any increase in the intensity or the scale of the use, so these criteria are 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. The architecture of institutional uses is often substantially different from residential architecture, based on characteristics such as site size, building scale and style. The proposed development is compatible with the scale and architectural features of other campus buildings. The landscaping and setbacks on the campus provide screening that buffers the adjacent homes and minimizes visual impacts from institutional development upon 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: Regular operations include extracurricular activities, which start as early as 6:30 AM and can last until 9:30 PM. The general school population is on the campus between the hours of 7:00 AM and 3:45 PM. There will be no change from existing school

hours and activities as a result of this proposal.

No significant adverse impacts related to noise, glare from lights, late-night operations, odors or litter are expected to result from this proposal. A minimal amount of new outdoor lighting is proposed, in the area around the new structures, but the lighting is designed so that it will not spill onto adjacent residential properties. Use of the new buildings will not create any additional noise as they only serve to replace and upgrade previous facilities for the school's athletic programs. Campus security practices will continue to safeguard against impacts related to privacy and safety. Maintenance of the school site to prevent any impacts from odors or litter will also continue. The new buildings will improve the student athletic facilities, 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: 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:

The site has frontage on SE 130th, SE 135th, and SE Mill. All frontages are improved to City standards. Bus service is available on SE Mill.

In order to demonstrate compliance with the above approval criteria, the applicant has submitted a parking demand analyses which shows that the on-site parking supply continues to be adequate to handle the projected parking demand of the existing school and school activities.

The applicant also had previously submitted a Transportation Demand Management (TDM) document that identifies measures the school has implemented to reduce the number of single occupant vehicles.

The applicant's narrative has sufficiently addressed transportation related approval criteria to show that the transportation system is capable of supporting the proposed school expansion, in addition to the existing uses in the area.

CONCLUSION

Portland Transportation/Development Review stated that there was no objection to approval of the Conditional Use.

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 boundaries of the Hazelwood Neighborhood Plan and the Outer Southeast Community Plan. Policies found to be relevant to this proposal include:

Hazelwood Neighborhood Plan

Policy 3-Recreation and the Environment. Promote recreational opportunities in parks, scenic areas, and open spaces in and around Hazelwood.

The campus provides open space for recreational activities for the community. In addition to high school programs, the school district supports summer community sports programs, American Legion baseball, ASA softball and community swimming programs.

Policy 6-Community Design and Livability. Maintain Hazelwood as an affordable, attractive neighborhood, which provides a friendly, safe, and pleasing community for everyone.

The high school campus is an existing community resource and neighborhood focal point. The design of the proposed buildings is compatible with the existing campus structures and will enhance the appearance of the institution. Campus layout includes safe pedestrian connections and adequate screening to provide buffering for adjacent residential properties.

Outer Southeast Community Plan

Open Space and Environmental Policy: Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Urban Design Policy: Foster a sense of place and identity for the Outer Southeast Community Plan area by reinforcing existing character-giving elements and encouraging the emergence of new ones as envisioned in the Vision Plan.

As noted in the commentary for the Hazelwood Neighborhood Plan policies, above, the school makes facilities available for community use for recreation, when not used for student programs. The proposed development will enhance the campus, which is a community resource and focal point for the physical character of the neighborhood.

The proposal is consistent with the relevant policies of the adopted area plans. Therefore, 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.

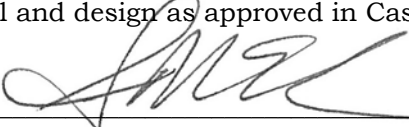
CONCLUSIONS

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 addition of the new accessory structures on the campus. The building designs are compatible with the existing campus development and adequate landscaping buffers are provided on the campus. There will be no change in the impacts on neighborhood livability, due to the improved athletic facilities that the building 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 a net increase in floor area of 1,952 square feet for the construction of the proposed accessory structures for the David Douglas High School athletic programs, in general compliance with the approved site plans and elevation drawings, Exhibits C-1 through C-3, signed and dated February 18, 2009, 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.3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 08-176711 CU."

Decision rendered by:  on February 18, 2009
By authority of the Director of the Bureau of Development Services

Decision mailed: February 20, 2009

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 November 10, 2008, and was determined to be complete on December 2, 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 November 10, 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 requested that the 120-day review period be extended, placing the decision process on hold from December 30, 2008 through February 9, 2009, as stated with Exhibit A-3.

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 March 6, 2009** 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.

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 **March 9, 2009 – (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.

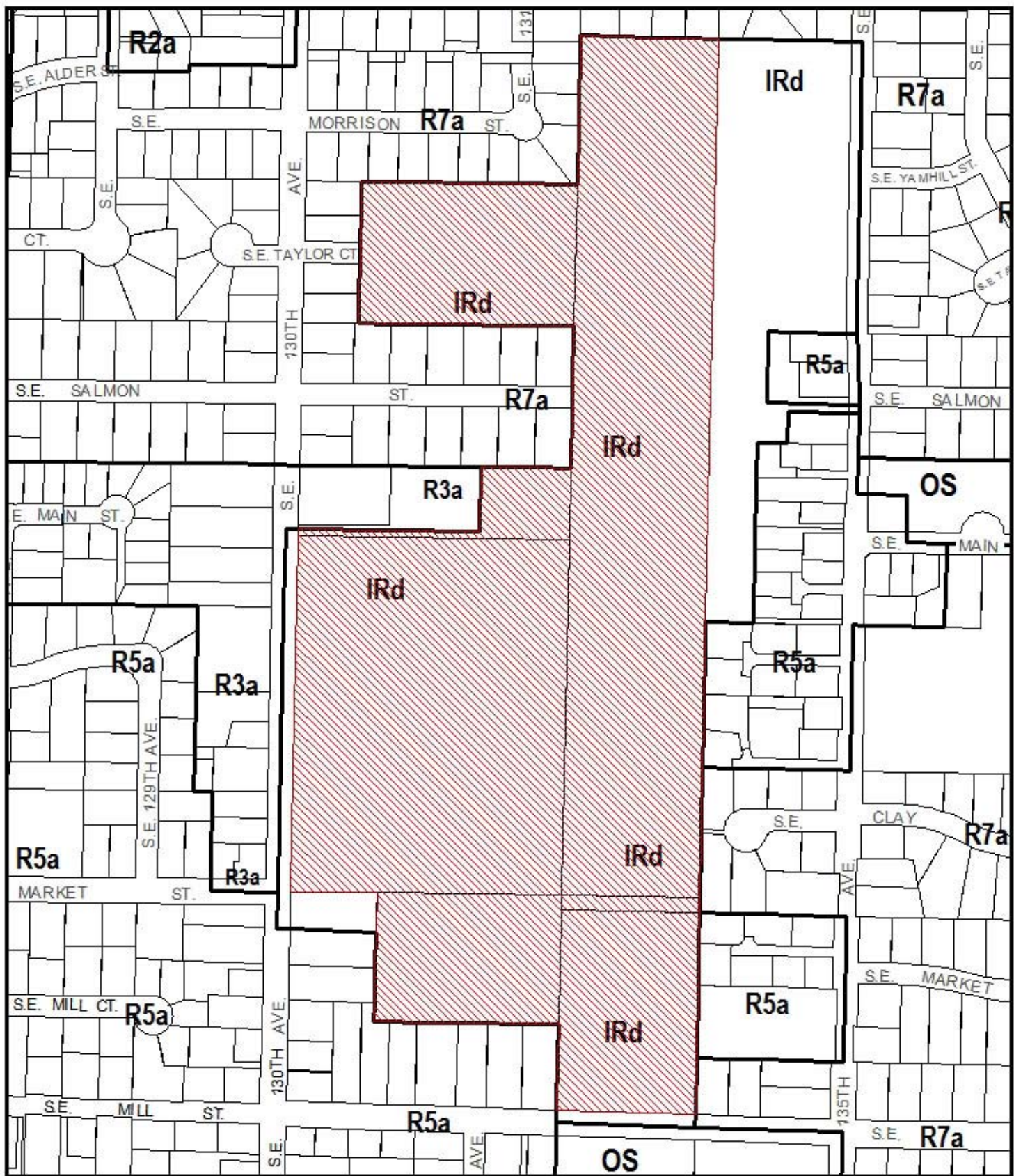
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 and original submittal
 2. Revised floor area calculations, dated November 26, 2008
 3. Request to postpone decision, dated January 16, 2009
 4. Supplemental/revised plans, dated February 6, 2009
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Campus and Field Site Plans (attached)
 2. Detailed Track Plan (attached)
 3. Building 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. Water Bureau
 4. Police Bureau
 5. Site Development Review Section of BDS
 6. Life Safety Plan Review Section of BDS
 7. TRACS agency "no concerns" response sheet
- F. Correspondence: (none received)
- G. Other:
 1. Site History Research

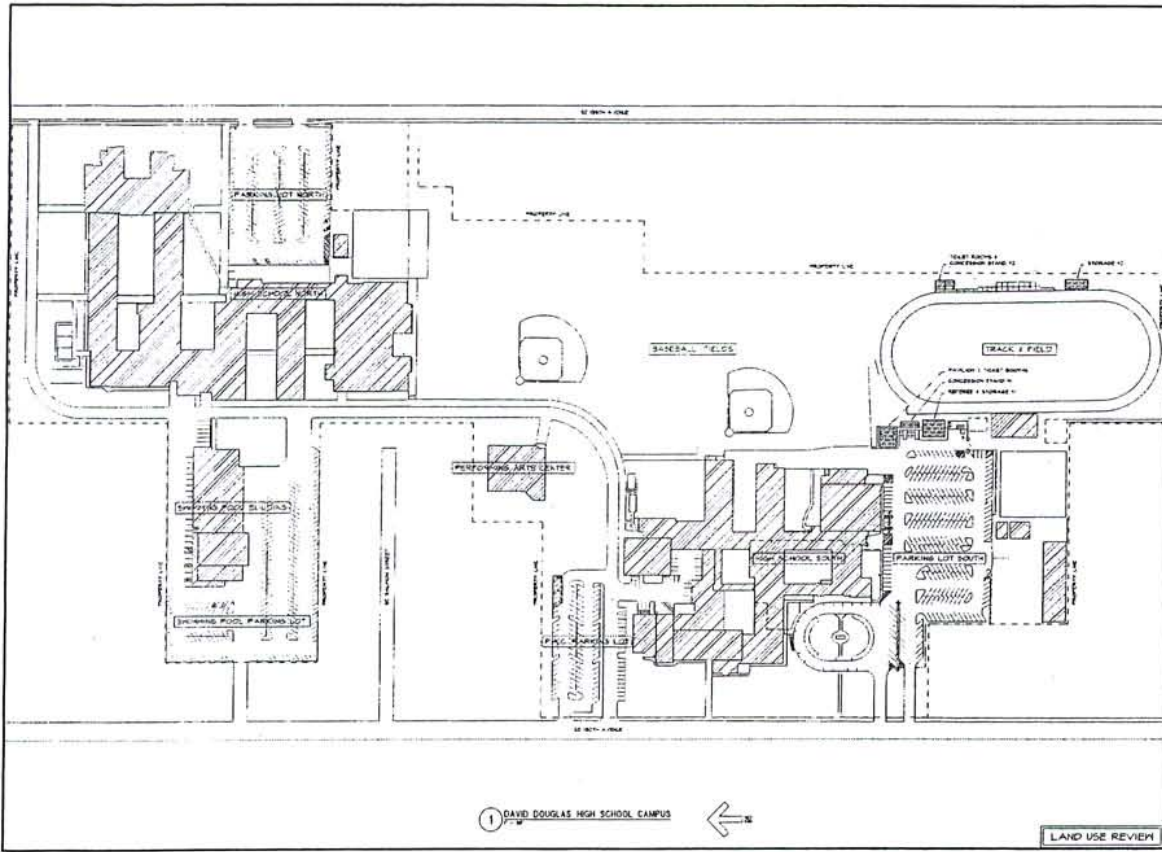


ZONING

 Site

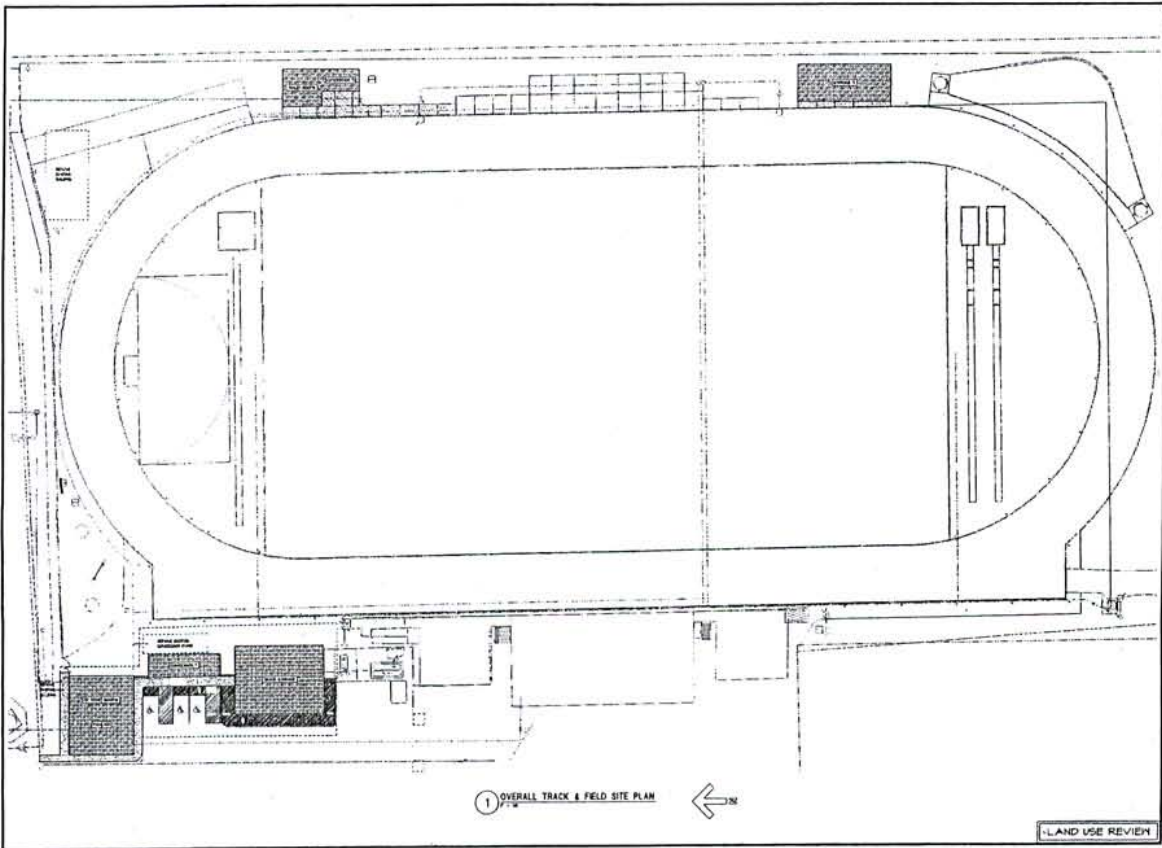
File No. LU 08-176711 CU
 1/4 Section 3143,3144,3243,3244
 Scale 1 inch = 300 feet
 State Id 1S2E02BD 2000
 Exhibit B (Nov 12,2008)





THE ROMMEL ARCHITECTURAL PARTNERSHIP 1000 NW NAITO PARKWAY PORTLAND, OREGON 97209 TEL: 503-237-6644 FAX: 503-237-6440	DAVID DOUGLAS CAMPUS DAVID DOUGLAS TRACK & FIELD RENOVATION 10021 SE 105th, PORTLAND, OR 97233	REGISTERED ARCHITECT STATE OF OREGON NO. 1000 EXPIRES 12/31/08
A1.0	UPDATED 10-30-08	DATE 02/18/09

LU=08-176711 CU



THE ROMMEL ARCHITECTURAL PARTNERSHIP 1000 NW NAITO PARKWAY PORTLAND, OREGON 97209 TEL: 503-237-6644 FAX: 503-237-6440	OVERALL TRACK PLAN DAVID DOUGLAS TRACK & FIELD RENOVATION 10021 SE 105th, PORTLAND, OR 97233	REGISTERED ARCHITECT STATE OF OREGON NO. 1000 EXPIRES 12/31/08
A1.1	UPDATED 10-30-08	DATE 02/18/09

LU=08-176711 CU

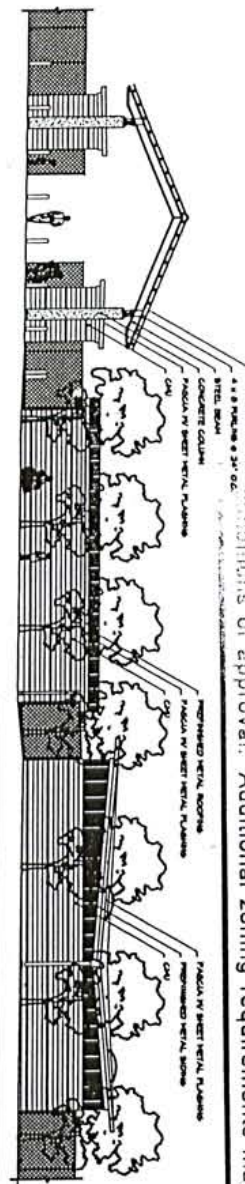
Exhibit C-1

Approved
 City of Portland - Bureau of Development Services
 Planner Kathleen A. Stokes date February 18, 2009
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

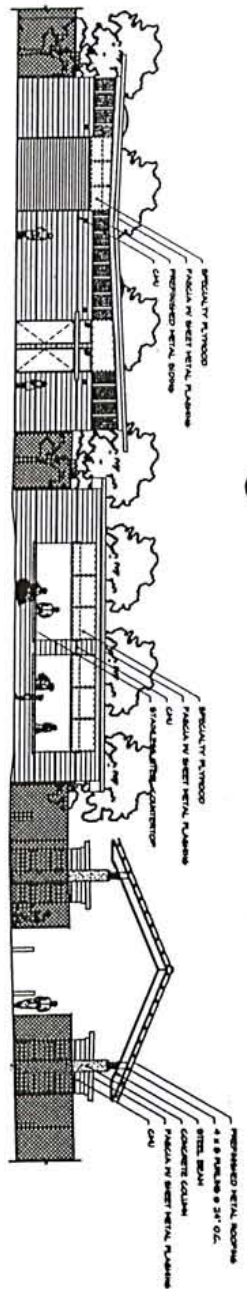
City of Portland - Bureau of Development Services

Project: *Kathleen A. Stokes* Date: *February 18, 2009*

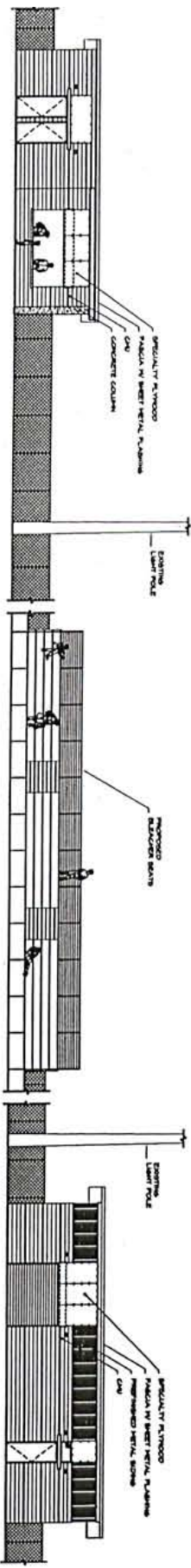
* Approved*
 This approval applies only to the reviews requested and is subject to all additional zoning requirements may apply.



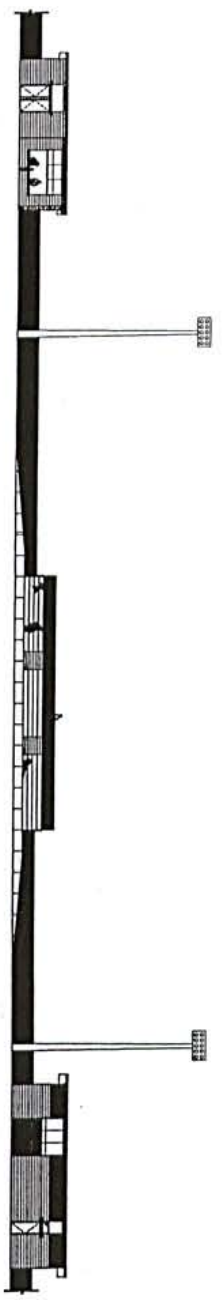
1 PAVILION, CONCESSION #1 & STORAGE #1



2 PAVILION, CONCESSION #1 & STORAGE #1



3 TOILET ROOMS, CONCESSION #2 & STORAGE #2



4 OVERALL TOILET ROOMS, CONCESSION #2 & STORAGE #2

LAND USE REVIEW

THE ROMMEL ARCHITECTURAL PARTNERSHIP
 1200 NE NAITO PARKWAY SUITE #550
 PORTLAND, OREGON 97209
 TEL: 503-227-5844
 FAX: 503-227-8490

EXTERIOR ELEVATIONS
 DAVID DOUGLAS
 TRACK 4 FIELD RENOVATION
 DDHS TRACK 4 FIELD
 1001 SE 135th, PORTLAND, OR 97233
 UPDATED 10-30-08

DATE	REVISION
CHECKED:	
DATE: 02-08-09	
FILE NAME:	
PLOT SCALE: 1	
JOB# 100000000	



LU 08-176711 CU

Exhibit C-3