



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: February 18, 2015
To: Interested Person
From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-239044 CU

GENERAL INFORMATION

Applicant: John Marquardt / Landmarq Consulting
PO Box 1928 / Vancouver WA 98668

Representative: Rose Rosinski / All Saints School
601 NE 39th Ave / Portland OR 97232

Owner: All Saints Catholic Church
3847 NE Glisan St / Portland OR 97232

Site Address: 3823 NE GLISAN ST.
Legal Description: BLOCK 1 LOT 1-13, LAURELHURST
Tax Account No.: R479100050
State ID No.: 1N1E36AD 10500
Quarter Section: 3034
Neighborhood: Laurelhurst, contact Eric Fruits at 503-928-6635.
Business District: None
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Plan District: Laurelhurst
Zoning: R5 – Single-Dwelling Residential 5,000
Case Type: CU – Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer

Proposal:

All Saints Catholic Church and School proposes to remove an existing 9,000-square-foot building, the original convent, and replace it with a new two-story 7,239-square-foot building with two classrooms, a library and several offices to serve the existing school and church uses onsite.

The new development supports the existing uses on the site and the applicant states the new space will not result in an increase in the intensity of use for either the church or school. The

two additional classrooms are proposed to be dedicated spaces for art and music, services that currently do not have their own classrooms. The library will be available for all students, and the new church offices will replace existing offices in the main church building. The applicant indicates the hours of operation will not be extended as a result of the new building.

Construction will be limited to the immediate area for the new building. No changes are proposed to the existing parking lot or any other buildings or features onsite. The development will trigger nonconforming upgrades as per Zoning Code Section 33.258070.D.2 but most or all of these standards are already met on the site.

Conditional Use Review is triggered by the scale of development on the site of an existing conditional use as per Zoning Code Section 33.815.040.B.2.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are those of Zoning Code Section 33.815.105 (Conditional Use – Institutional and Other Uses in R Zones).

ANALYSIS

Site and Vicinity: The site is developed with a church, a rectory, a convent, a school building with attached gymnasium, a paved parking area, and a paved playground area. The site sits at the northwest side of the prominent Laurelhurst traffic circle at NE Glisan and NE Cesar E. Chavez Blvd. It is surrounded in all directions by properties that are zoned R5, which range in size from 5,000 to 9,000 square feet and most are developed with stately homes that were constructed in the early 1900s.

NE Laddington Court is designated as a Local Service Street for all modes. NE Glisan Street is designated as a Neighborhood Collector, a Transit Access Street, a City Bikeway, and a City Walkway. NE 39th Avenue is designated as a Major City Traffic Street, a Transit Access Street, and a City Walkway.

Zoning: The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Laurelhurst/Eastmoreland Plan Districts enforce the special setback requirements of Ordinances 70343 and 70342 shown on maps available for review in the Development Services Center. This plan district maintains the established character of the Laurelhurst and Eastmoreland areas, characterized by homes with larger than normal building setbacks from the street.

Land Use History: City records indicate that prior land use reviews affecting the site include the following:

- LU 12-140087 CU AD: The Bureau of Development Services (BDS) approved a 1,900-square-foot, 2-story addition to the All Saints School in the northwest corner of the building with a reduction in the required building setback from 40 to 10 feet.
- LU 07-167151 CU: BDS approved a 1,733-square-foot, second story addition to the All Saints School.
- LUR 91-00497 HI: Request for a historic landmark designation for the entire Laurelhurst neighborhood. This request was withdrawn by the applicants who were the Laurelhurst Neighborhood Association.
- CU 028-83: A conditional use was approved for a gymnasium. The screening requirement, via CU 23-65, was waived.

- CU 23-65: A Conditional Use Master Plan for the school and church was approved. The decision required screening of the playground and parking lot from NE Laddington Ct.

Public Review: A “Notice of Proposal in Your Neighborhood” was mailed **December 23, 2014**.

Agency Review: The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation (Exhibit E.2);
- Water Bureau (Exhibit E.3);
- Fire Bureau (Exhibit E.4);
- Site Development Section of BDS (Exhibit E.5);
- Bureau of Parks-Forestry Division (Exhibit E.6); and
- Life Safety (Building Code) Plans Examiner (Exhibit E.7).
- Police Bureau (Exhibit E.8)

Neighborhood Review: A total of seven written responses were received from notified property owners in response to the proposal. An eighth letter was received after the close of public comments and is not included in this analysis.

Four of the responses were in support, stating the proposal will fit into the campus, be a “significant upgrade,” and “improve not only the school but the entire neighbourhood.” One neighbor stated, “[t]he current structure to be removed is an eyesore that sits in the heart of Laurelhurst. Replacing it with a structure that will provide more usable space for the school and parish, and one that is aesthetically pleasing, is an ideal project.” Another neighbor had a similar comment: “As a neighbor and someone who drives past the current convent frequently it will be nice to see the grounds get cleaned up and be less of an eyesore, and an attraction for critters. As a neighbor of All Saints, I fully support this build!”

Two letters raised concerns regarding the importance of maintaining the site’s existing, mature landscaping in the area of the construction. These comments are addressed in the findings for Criterion B below.

ZONING CODE APPROVAL CRITERIA

33.815.010 Purpose of Conditional Uses

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.105 Institutional and Other Uses in R Zones

These approval criteria apply to all conditional uses in R zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone that 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

Findings: The site is surrounded by an exclusively residential area for more than 600 feet in all directions. All other uses within the surrounding area are Household Living uses. The proposal for this new building to replace the existing convent will not increase the number of students, nor will it change the proportion of non-residential uses in the area. The new building is intended to improve the educational experience by providing two new classrooms, a library and offices serving both the school and the church. This criterion is met.

2. The intensity and scale of the proposed use and of existing Household Living uses and other uses.

Findings: As noted above, the proposed addition is intended to improve the educational experience for the school. According to the applicant, the proposed 2-story addition to the school will not increase the number of students, which has been around 495 students in recent years. Therefore, the intensity of the school use is not expected to increase. Supporters of the proposal wrote that the All Saints facility is careful to consider the impacts of the school and church to the surrounding area. And, it was noted that the addition to the school will provide additional space for extra-curricular activities such as scout meetings and chess club. And it was noted that the new building will make use of a space not being fully utilized on the site while not negatively impacting the neighborhood. This criterion is met.

B. Physical compatibility.

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

Findings: There are no City-designated scenic resources on the site, therefore this criterion is not applicable.

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: As with most school buildings, the proposed All Saints school building is inherently different in building scale and style from adjacent single-dwelling residential development. However, the new building will replace a structure on the site which has not been in use for some time with one that has active spaces supporting both the school and the church, and the new building will be smaller at 7,239 square feet than the current convent, which exceeds 9,000 square feet. The building location exceeds the required 15-foot building setback for institutional uses in residential zones (Zoning Code Table 110-5) and the 20-foot building setback required by the Laurelhurst/Eastmoreland Plan District.

The development on the large All Saints site is for the most part set back from homes. The buildings are generally located close to SE Caesar E. Chavez Blvd., a designated Major City Traffic street, and NE Glisan, a designated Neighborhood Collector street. The building is proposed on the part of the site furthest from the residential development of the neighborhood. The proposed construction area will be separated from NE Laddington Court by a 28-space paved parking area, large playground and landscaping.

Two letters were received from nearby property owners with concerns regarding the existing landscaping on the site. One stated that the site is home to a “mature cluster of trees and decades old, slow growing bushes” that are appropriate to and contribute to the neighborhood. The second letter stated that the landscaping, which is has been well-maintained, “is

imminently ‘compatible’ with Laurelhurst’s historic character” and “the heavy volume of traffic at Glisan and 39th calls for a green buffer that mature landscaping provides.”

The applicant says the 7 largest spruce, cedar and fir trees on the site, all over 20 inches in diameter, will be retained. These trees are shown by stars on the proposed site plan in Exhibit C.1 To the extent possible, construction will be staged from the parking lot onsite to minimize impacts to the landscaping (among other reasons). The applicant also states that all efforts will be made to retain the rest of the existing landscaping in the project area to the extent possible, including the mature landscaping near the construction area, in part made up of mature rhododendron bushes along NE Glisan. However, given constraints of the pie-shaped site, ongoing school and church activities, the size of the new building, the construction of a new handicap ramp and other limitations, the applicant does not commit to retaining existing landscaping beyond the 7 large trees.

The Zoning Code requires institutions to provide a 15-foot-deep buffer across the street from a residential zone that is landscaped to the L1 standard. The L1 standard is limited to providing trees and groundcover plants for areas less than 30 feet deep, as in this case (Zoning Code Section 33.248.020.A). However, as exemplified in the comments above, the mature landscaping at the site, and in the project area in particular, is highly visible from both NE Glisan and NE Cesar E. Chavez Blvd. The trees and shrubs together create a landscaped area that is typical for the neighborhood and not unlike densely-planted Laurelhurst Park nearby. The current landscaping helps mitigate the differences in scale between the development onsite and surrounding residential development, as well as the difference in size between the subject site and surrounding sites.

For these reasons, a condition of approval will require that, in the case that landscaping between the location of the building and either NE Glisan or NE Cesar E. Chavez is removed, the applicant must replace the removed material with evergreen shrubs between the new building and the area shown on Exhibit C.1. The shrubs must, at maturity, achieve a 6-foot-high continuous screen. Further, a second condition requires retention of the large 34-inch-diameter fir tree currently providing significant screening between the intersection and the site in the area of the proposed building. In order to protect the tree while still allowing the construction to move forward, the tree must be surrounded by construction fencing along the edge of the new pedestrian pathways adjacent to the new building and between the new building and the church building. With these two conditions, this approval 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: The proposal will not increase the number of students or increase or change the activities that are currently conducted at the site. Therefore, the proposal will have no significantly adverse impacts from noise, glare from lights, late-night operations, odors, litter, or privacy and safety issues. This criterion is 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 proposed addition is closest to the site's NE Glisan Street frontage. NE Glisan Street is designated as a Neighborhood Collector, a Transit Access Street, a City Bikeway, and a City Walkway. NE Cesar E. Chavez Blvd. is designated as a Major City Traffic Street, a Transit Access Street, and a City Walkway.

Portland Transportation has responded with no concerns about the proposed addition, noting that the proposal will not increase the number of students or staff and therefore will not impact transportation facilities. Criterion D.1 and D.2 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 Water Bureau, Fire Bureau and Police Bureau have responded with no concerns about the proposal. All are capable of serving the proposed use. The Bureau of Environmental Services responded with no objections. This criterion is met.

E. Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

Findings: There are no adopted area, neighborhood or community plans that are applicable to the Laurelhurst neighborhood or the site. Therefore, this criterion is not applicable.

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

The applicant has requested Conditional Use approval to construct a new 7,239-square-foot building in the location of the original convent building on the site. The new structure will house two new classrooms, a library and office spaces. The new structure will not increase the building footprint of the school nor increase the number of school students. The applicant has provided information to show that the proposed addition will comply with the Conditional Use approval criteria, with the condition of approval to maintain the existing fir tree in the southwest corner of the project area, and the condition that shrubs be planted between the new building and the area shown on Exhibit C.1 if any landscaping is removed in this area.

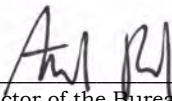
ADMINISTRATIVE DECISION

Approval of a Conditional Use for a new two-story 7,239-square-foot building with two classrooms, a library and several offices to be added to the All Saints School, per the approved site plans and elevation drawings, Exhibits C.1 through C.6, signed and dated February 13, 2015, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 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 14-239044 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. In the area shown on Exhibit C.1, if shrubs or trees are removed during construction, the applicant must replace the removed material with evergreen shrubs. The shrubs must, at maturity, achieve a 6-foot high screen.
- C. The mature, 34-inch diameter fir tree at the southwest corner of the project area, identified in Exhibit C.1, must be preserved. The tree must be protected by construction fencing along the edge of the new pedestrian pathways adjacent to the new building and between the new building and the church building.

Staff Planner: Amanda Rhoads

Decision rendered by:  **on February 13, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 18, 2015

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 18, 2014, and was determined to be complete on **December 18, 2014**.

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 18, 2014.

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. Unless further extended by the applicant, **the 120 days will expire on: April 17, 2015.**

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 4, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to

12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 5, 2015 – the 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.

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:

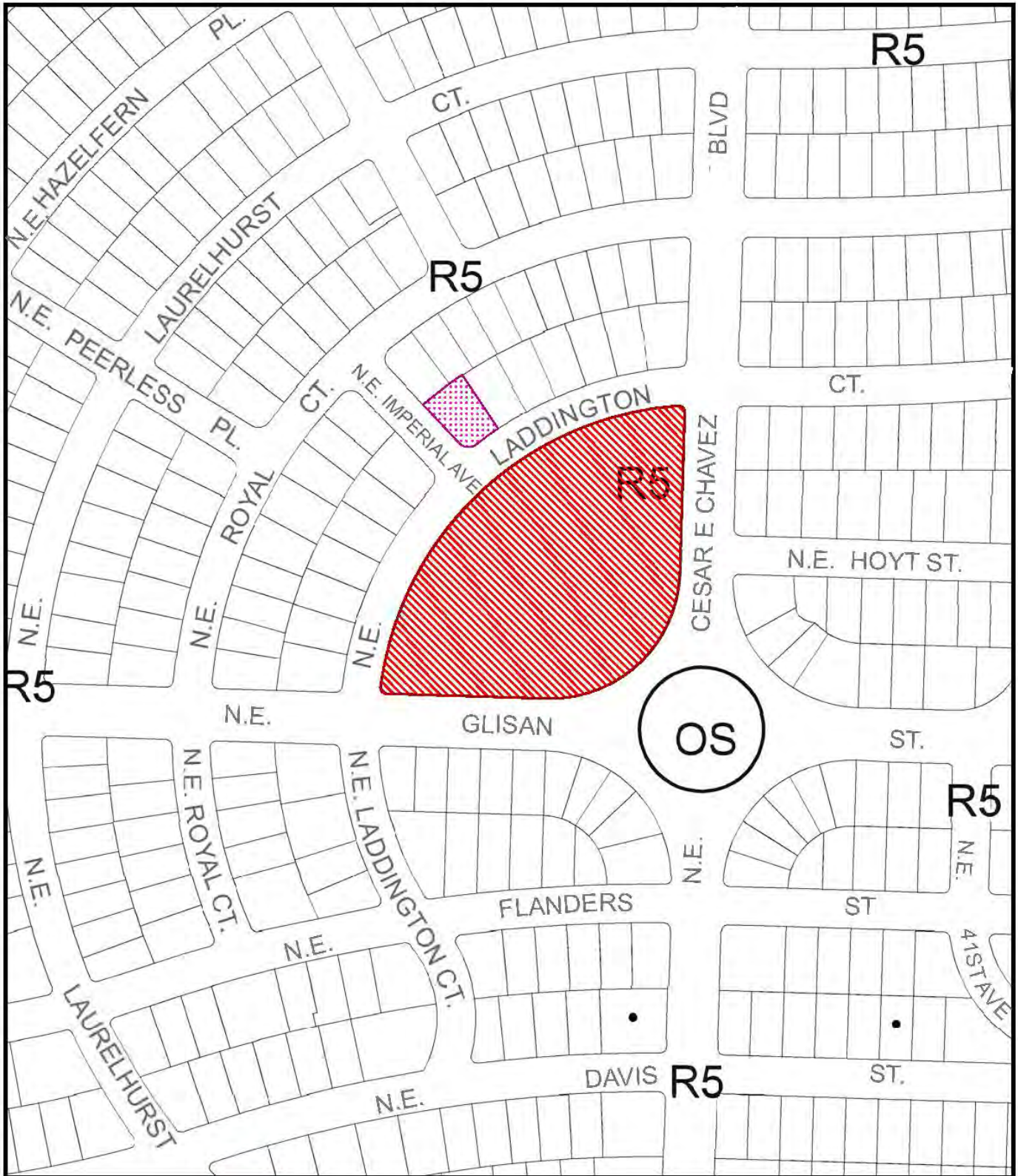
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 1. Applicant Narrative, November 18, 2014
 2. Response to Incomplete Letter, December 16, 2014
 3. Email to Planner, December 18, 2014
 4. Email to Planner, December 19, 2014
 5. Email to Planner, January 9, 2015
 6. Response to Public Comments, January 13, 2015
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Landscape Area Plan
 3. North and East Elevations (attached)
 4. South and West Elevations (attached)
 5. First Floor Plan
 6. Basement Floor Plan
 7. Site Demolition Plan
 8. Full-Sized, Scaled Site Plans and Elevations
- 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. Fire Bureau
 5. Site Development Review Section of BDS
 6. Bureau of Parks, Forestry Division
 7. Life Safety (Building Code) Plans Examiner
 8. Police Bureau
- F. Correspondence:
 1. Jason Plummer, December 29, 2014, in support
 2. Jim Brown, December 30, 2014, in support
 3. Lisa Brenner and Tom Stibolt, January 7, 2015, with questions on landscaping
 4. Marci Rees, January 8, 2015, in support
 5. Janna Moore, January 9, 2015, in support
 6. Lisa Brenner, January 11, 2015, preference to maintain landscaping
 7. Sarah Waring, January 11, 2015, preference to maintain landscaping
- G. Other:
 1. Original Land Use Application and Receipt
 2. Incomplete Letter, December 3, 2014

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



ZONING

-  Site
-  Also Owned



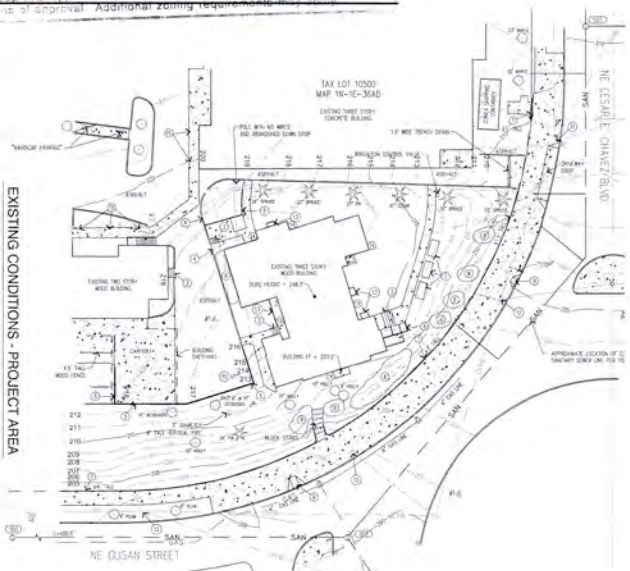
This site lies within the:
LAURELHURST PLAN DISTRICT

File No. LU 14-239044 CU
 1/4 Section 2934,3034
 Scale 1 inch = 200 feet
 State_Id 1N1E36AD 10500
 Exhibit B (Nov 20,2014)



EXISTING SITE

- 1/2" = 1' SCALE
1. EXISTING BUILDING FOOTPRINT
 2. EXISTING DRIVEWAY
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EXISTING CONDITIONS - PROJECT AREA



SITE PLAN AFTER CONSTRUCTION OF PROPOSED BUILDING

N.E. GLISAN STREET

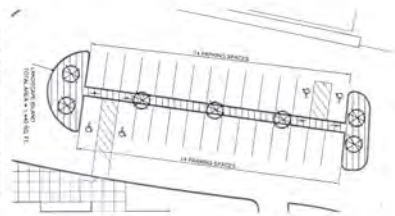
SHEET NUMBER 1	SCALE AS SHOWN	DATE 12/15/2015	DRAWN BY AMH	CHECKED BY AMH	DESIGNED BY AMH	CITY OF PORTLAND 1500 NE CESAR ST. PORTLAND, OR 97232	TAX LOT 10500 N 1500 E 15000	All Saints School - New Multi-Use Building		SITE PLANS				ARCHMARK CONSULTING FIRM 810 SW 10TH AVE PORTLAND, OR 97205 503-991-1399
								CASE NO. <u>6414-231444</u>	EXHIBIT <u>C.1</u>					

Condition C: This has to be preserved.

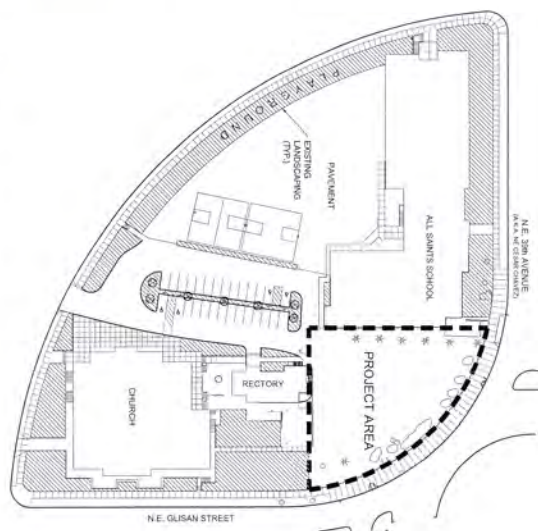
Condition B: If landscaping is removed from this area during construction, a new lot must be planted with 1' high trees.

Approved by City of Portland Planning Commission on 11/11/15
 Date: **Feb. 13, 2015**
 City of Portland - Bureau of Development Services
 * This approval applies only to the zoning requirements and is subject to all conditions of approval. Additional zoning requirements may apply.

EXISTING PARKING WITH LANDSCAPE ISLAND



PROJECT SITE

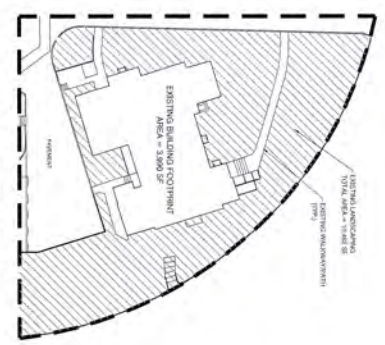


SITE LANDSCAPING

TOTAL SITE AREA	151,595 SF
TOTAL BUILDING FOOTPRINT AREA	28,609 SF
EXISTING SITE	
TOTAL LANDSCAPED AREA	26,171 SF
PERCENT OF LANDSCAPED AREA	17.26%
AFTER CONSTRUCTION	
TOTAL LANDSCAPING AREA	28,883 SF
PERCENT OF LANDSCAPED AREA	25.98%

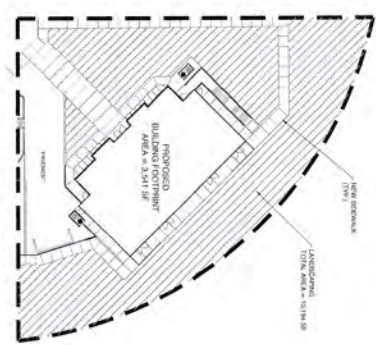
PROJECT AREA - EXISTING

PROJECT AREA	19,800 SF
EXISTING BUILDING FOOTPRINT	13,900 SF
PERCENTAGE OF LANDSCAPING	30%



PROJECT AREA - PROPOSED

PROJECT AREA	11,800 SF
EXISTING BUILDING FOOTPRINT	13,900 SF
PERCENTAGE OF LANDSCAPING	51%



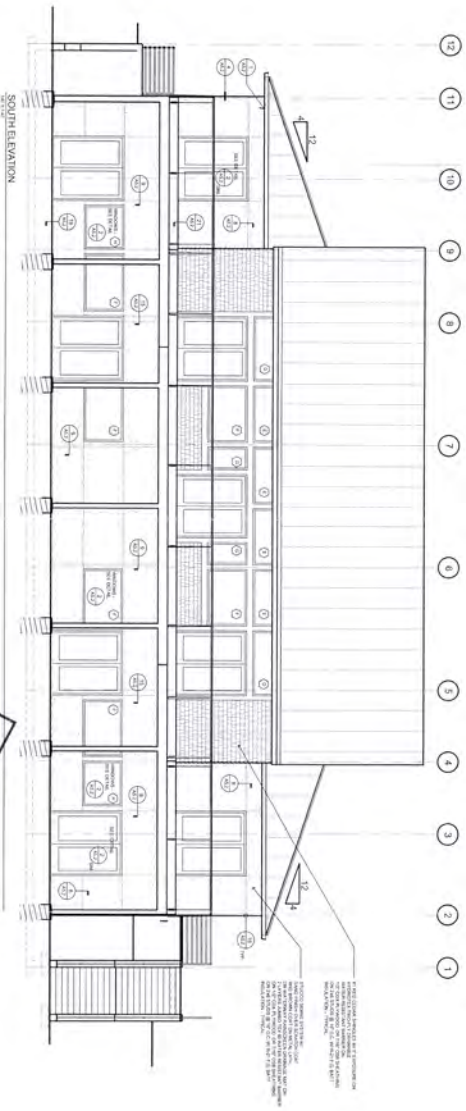
All Saints School - New Multi-Use Building

LANDSCAPING PLAN

PROJECT NUMBER	150000000
DATE	12/15/2015
DRAWN BY	JRM
CHECKED BY	JRM
SCALE	AS SHOWN
CITY OF PORTLAND	724.07200
PROJECT ADDRESS	3003 NE CLATSOP ST
PROJECT NAME	ALL SAINTS SCHOOL
PROJECT NUMBER	150000000

ALL SAINTS SCHOOL
 3003 NE CLATSOP ST
 PORTLAND, OR 97232
 503.944.2299

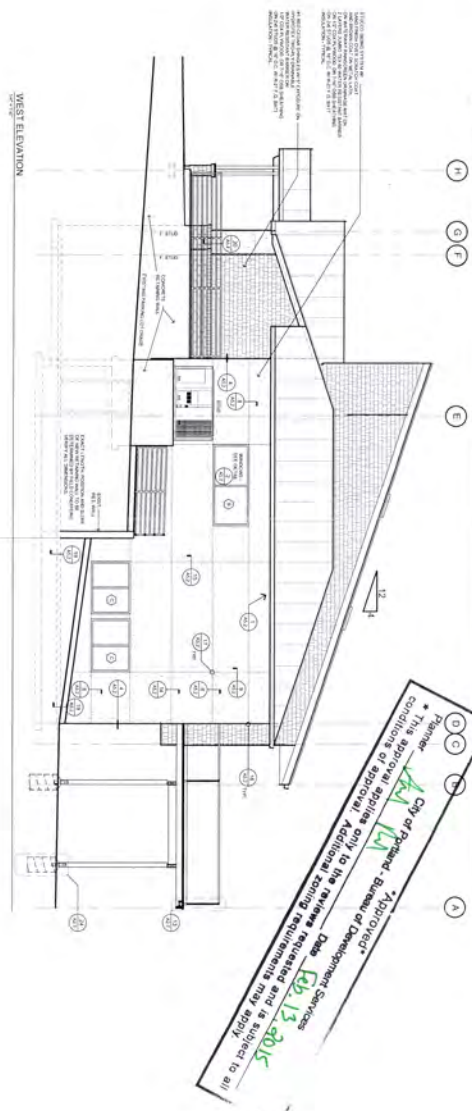
LandMatters
 Consulting Engineers
 400 NE 15th Ave
 Portland, OR 97232
 503.944.2299



Approved
 Date 12/13/2015
 City of Portland - Bureau of Development Services
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(1) 1/2" = 1'-0" (2) 1/4" = 1'-0" (3) 1/8" = 1'-0" (4) 1/16" = 1'-0" (5) 1/32" = 1'-0" (6) 1/64" = 1'-0" (7) 1/128" = 1'-0" (8) 1/256" = 1'-0" (9) 1/512" = 1'-0" (10) 1/1024" = 1'-0" (11) 1/2048" = 1'-0" (12) 1/4096" = 1'-0"

WEST ELEVATION

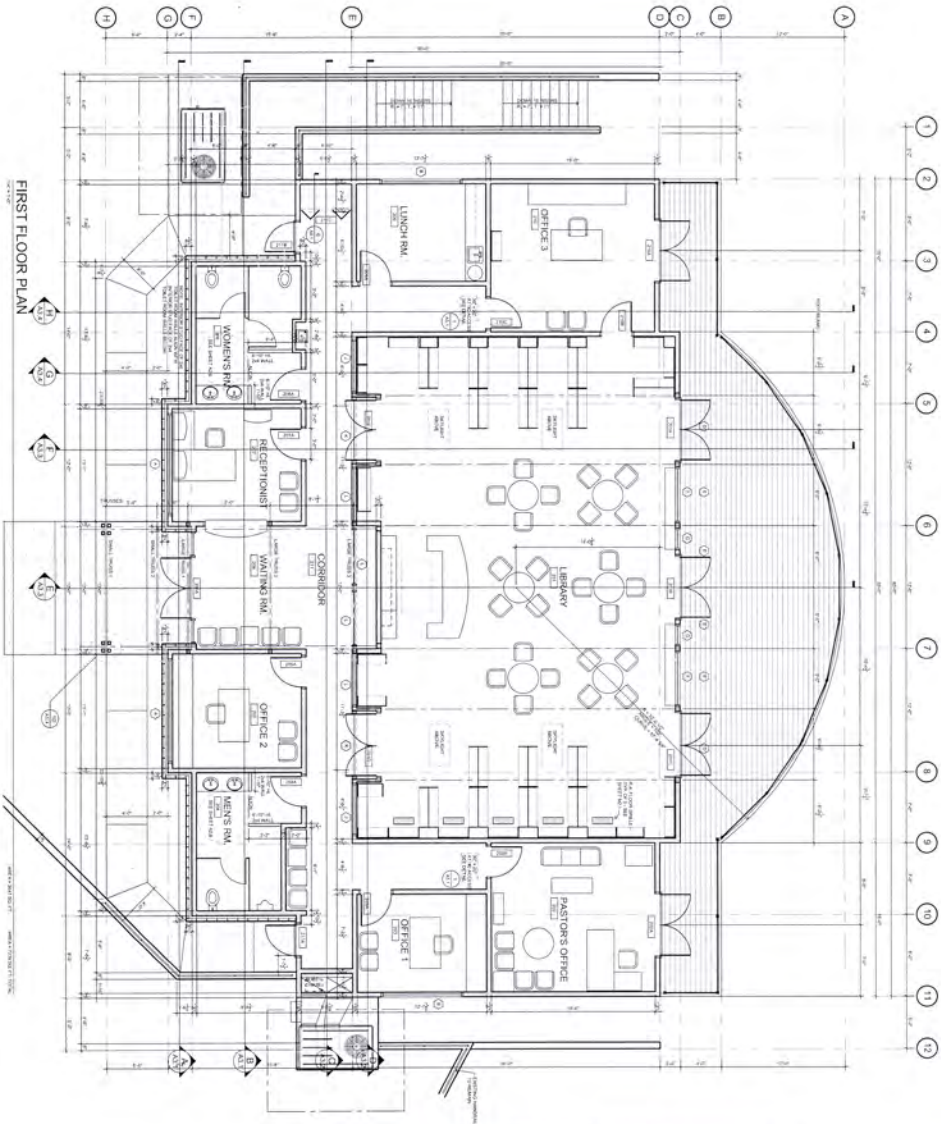


REGISTERED ARCHITECT	REGISTERED ARCHITECT
Kenneth A. Paulsen	Ken Paulsen
NO. 12345	NO. 12345
1998	1998
1999	1999
2000	2000
2001	2001
2002	2002
2003	2003
2004	2004
2005	2005
2006	2006
2007	2007
2008	2008
2009	2009
2010	2010
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2100	2100

ARCHDIOCESE
 OF PORTLAND
 IN OREGON
 2688 E. Burnside Street, Portland, Oregon 97214

ALL SAINTS
 MULTI-PURPOSE BUILDING
 3877 N.E. GLISAN ST.
 Portland, Oregon 97232

KENNETH A PAULSEN ARCHITECT
 5638 S.W. HANES ST
 PORTLAND, OR 97218
 (503) 245-6540 KENPAULSEN.COM



FIRST FLOOR PLAN

Approved
 City of Portland - Bureau of Development Services
 Planner Ann Yu Date Feb. 13, 2015
 • This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

A2.1	REVISIONS
	NO. DATE BY
1	2/13/15
2	2/13/15
3	2/13/15
4	2/13/15
5	2/13/15
6	2/13/15
7	2/13/15
8	2/13/15
9	2/13/15
10	2/13/15
11	2/13/15
12	2/13/15


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