



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

Chloe Eudaly, Commissioner
Rebecca Esau, Interim Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: April 25, 2017
To: Interested Person
From: Don Kienholz, Land Use Services
503-823-7771 / Don.Kienholz@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 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 17-107276 IM

GENERAL INFORMATION

Applicant: Phil Grillo
Davis Wright Tremaine LLP
1300 SW 5th Ave Suite 2400
Portland OR 97201

Owner: Chandler Wilson
Multnomah University
8435 NE Glisan St
Portland OR 97220

Site Address: 714 NE 87th Ave; 608-624 NE 87th Ave

Legal Description: TL 9400 0.23 ACRES, SECTION 33 1N 2E; TL 8800 0.94 ACRES, SECTION 33 1N 2E; TL 8900 0.45 ACRES, SECTION 33 1N 2E; TL 9500 0.39 ACRES, SECTION 33 1N 2E; TL 9000 0.95 ACRES, SECTION 33 1N 2E; TL 9100 0.28 ACRES, SECTION 33 1N 2E

Tax Account No.: R942330260, R942330270, R942330440, R942330760, R942332260, R942333530

State ID No.: 1N2E33BD 09400, 1N2E33BD 08800, 1N2E33BD 08900, 1N2E33BD 09500, 1N2E33BD 09000, 1N2E33BD 09100,

Quarter Section: 2939

Neighborhood: Montavilla, contact Nick Mira at nick@propelstudio.com

Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Zoning: IRd – Institutional Residential with a design ('d') overlay zone

Case Type: IM – Impact Mitigation Plan

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, Multnomah University, operates under an existing Impact Mitigation Plan (IMP), approved in November, 2000. Since that time, the University has developed college facilities and student housing as allowed under the approved IMP.

The University seeks to amend the campus Impact Mitigation Plan boundary by removing two apartment complexes spanning six tax lots off of NE 87th Avenue. After removal of the tax lots from the Impact Mitigation boundary, they can be sold to another party, used and developed with buildings and uses unassociated with Multnomah University, but subject to the development standards and use limitations of the Institutional Residential zone found in Zoning Code Section 33.120.100 and Table 120-1.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant approval criteria for modifying an Impact Mitigation Plan are found in 33.848.050 Impact Mitigation Plan Approval Criteria.

ANALYSIS

Site and Vicinity: The campus of the Multnomah University comprises approximately 24 acres of land, with the majority of the campus occupying a central campus that is approximately 19 acres. This central campus area abuts Montavilla Park to the west, and has frontage on NE Pacific Street, NE Glisan and NE 87th Avenue. The rest of the campus, and the portion subject to this review, occupies approximately 3.24 acres of land that is east of NE 87th Avenue, with frontage along NE 87th, and one tax lot that extends further east to NE 90th Avenue. NE Glisan is fully improved with 4 travel lanes, curbs and sidewalks. NE Pacific, NE 87th and NE 90th are improved with two travel lanes, curbs and sidewalks. Bus service is available on NE Glisan Street.

The central, or main campus area, originally comprised roughly 11-acres that was developed by the State of Oregon as a School for the Blind in the early 1900's. The applicant purchased this 11-acre campus in 1952 and it has slowly grown over the years to its present day boundaries. The main campus is characterized by a generally flat topography, abundant open spaces, mature and generous landscaping, and an eclectic mix main buildings that include the central core of the Oregon School for the Blind facilities dating from the 1910's and 1920's with additional buildings dating from the 40's to the present day. The original buildings are characterized by painted brick exteriors with shallowly pitched roofs.

Zoning: Currently the entire site is zoned IRd, with one notable exception. The northerly third of one parcel now known as 1N2E33BD 8900 (formerly known as Tax Lot 44, Section 33, T1N, R2E and included within the originally approved IMP boundary) is zoned R2a. The exclusion of the north third of this parcel from the IRd zone appears to be a mapping error that occurred during the Outer Southeast Community Plan process.

The Institutional Residential (IR) zone is intended to foster the growth of major institutions providing educational and medical services and employment to Portland's residents. The IR zone was created in recognition of the valuable role these institutions play in the community. The new zone is intended to streamline the review process for the growth and expansion of these institutions. However, these institutions generally are in residential areas. In residential areas the level of public services is scaled to a less intense level of development than is needed by these growing campuses. These campuses are often of a radically different scale and character than the areas in which they are located. Development of a strategy for each campus for resolution of public service and compatibility issues is important to the health of the institution and the City's neighborhoods. Once an institution has an approved impact mitigation plan, a conditional use master plan is not needed and will not be required.

The “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Development on sites that are not located within the boundaries of an approved IMP are exempt from Design Review.

The northerly third of tax lot 1N2E33BD 8900 lies within the R2a zone. The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas or major streets.

The “a” overlay, or Alternative Design Density Overlay, is intended to focus development on vacant sites, preserve existing housing and encourage new development that is compatible with and supportive of the positive qualities of residential neighborhoods. The concept for the zone is to allow increased density for development that meets additional design compatibility requirements.

As mentioned previously, the fact that a small portion of one parcel of the East Campus is zoned R2a appears to be the result of a mapping error. As also noted above, Section 33.848.020 A, states that an approved IMP is applicable to all uses and activities within the institution’s boundaries, regardless of the base zone, as long as the property is under the control of the institution. This parcel is currently owned by the Multnomah University, is included within the campus and approved IMP boundary and is one of the lots that is the subject of this review.

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

City records indicate that prior land use reviews include the following:

- In 1972, a Conditional Use approval was given for the construction of a gymnasium (CU 82-72).
- A Conditional Use Master Plan for the college was approved in 1975 (CU 56-75), with conditions that included a requirement that future buildings and parking lots be reviewed and approved by the Design Review staff.
- Also in 1975, a Conditional Use request (CU 80-75) was made for 2 pedestrian walkways connecting NE Pacific Street to the campus as well as conversion of 18 single-family dwellings to student dormitories. The case was appealed and the City Council approved the use of 13 of the houses for dormitories for 3 years, and the development of one walkway plus the use of an existing walkway.
- In 1977, CU 45-77 was a request for approval on changes to the Conditional Use Master Plan. These changes included eliminating one dorm and one parking lot, moving a maintenance building, changing the use of part of an administration building, and converting 2 single-dwelling residences into dormitories. The case was given approval with the conditions that all prior conditions (CU 56-75 and CU 80-75) must still be met; that a specific area be landscaped; and that the use of all single-dwelling houses as dormitories would terminate by February 1979.
- In 1979 the college requested a Conditional Use approval (CU 15-79) for the extension of the expiration date required as part of CU 45-77. The Hearings Officer approved the request, allowing the 15 single-dwelling units to remain as dormitories until September 1981. The limit on the number of students in each structure was set at 8. Additionally the conversion of a former dormitory on NE 87th was approved for an office use.

- In 1991, LUR 91-00157 CU gave conceptual approval of a Conditional Use Master Plan showing, among other things, a new 2-story dormitory along the west edge of the School property. The Hearings Officer noted a number of conditions, including that a revised and updated site plan be submitted, as well as a parking study and plan. Other relevant conditions: Design Review is required for all future projects identified in the master plan “Phasing Schedule,” and street trees are required if recommended by the City Forester. Also, the lighting of parking lots must comply with the Off-Site Impacts standards in Section 33.262.080.
- In 1991, the college requested Design Review approval for a new married-student dormitory and student center in LUR 91-00404. Approval was given with some design conditions.
- In 1998, a new 120-student dormitory located along the western edge of the campus received design review approval, with conditions.
- In 2000, LUR 00-00502 DZ [IM] and LUR 00-00442 IM [DZ] approved the Impact Mitigation Plan for the Multnomah University, including design standards and guidelines and design review procedures.
- In 2001, LUR 01-00363 DZ, approved two new plazas along the NE Glisan Street frontage as required under LUR 00-00502 DZ [IM].
- In 2012, LU 12-102240 DZ, approved 2 dormitory buildings for a total of 15 student units.
- In 2014, LU 14-127896 IMP AD removed eight subdivision lots from the campus and IMP boundary and adjusted the dimensional standards such that future development would be subject to standards similar to the R5 zone rather than the IR standards in order to keep in character of the single-family dwellings and R5 zone in proximity to the lots.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 28, 2017**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Bureau of Transportation Engineering (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 (Exhibit E.7).

Neighborhood Review: A total of two written responses (Exhibits F.1 and F.2) have been received from notified property owners in response to the proposal. Both letters expressed a desire that the apartments, once separated from the university, be converted to owner-occupied units rather than rentals. Both letters also requested that if new development was proposed for the subject properties at a later date, underground or off-street parking be provided due to limited on-street parking opportunities.

ZONING CODE APPROVAL CRITERIA

33.848.050 Approval Criteria

The approval criteria listed in this Section will be used to review impact mitigation plans. These criteria correspond to the regulations governing the content of the Impact Mitigation Plan. The approval criteria are:

- A. The mission statement and impact mitigation plan contain the components required by the Institutional Residential Zone (33.848.070).**

Findings: The applicant proposes no changes to the mission statement or impact mitigation plan that was previously approved via Case File LUR 00-00442 IM. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

B. Mitigation.

- 1. Each planned phase of development includes mitigation activities that offset impacts of that phase of development, except as provided in Paragraph B.2, below;**
- 2. Impacts that cannot be mitigated may be allowed if the public benefits of the proposed institutional campus boundary, mission statement, and impact mitigation plan outweigh the impacts.**

Findings: The applicant proposes no changes to any mitigation previously approved via Case File LUR 00-00442 IM. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

C. The proposed uses and possible future uses will be able to comply with all applicable requirements of Title 33 and Title 32, Signs and Related Regulations, except where adjustments are being approved as part of the impact mitigation plan.

Findings: The applicant proposes no changes to the uses previously approved via Case File LUR 00-00442 IM. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

D. The proposed institutional zone boundary, mission statement, and impact mitigation plan have been evaluated against the purpose of the IR Zone and on balance have been found to be supportive of the zone's characteristics as stated in Subsection 33.120.030.F.

Findings: The applicant proposes to amend the approved IMP boundary by removing six tax lots containing apartments that combined are approximately 3.2-acres. The tax lots are along the east side NE 87th with one lot running along the west side of NE 90th. No other changes are proposed for the campus or the apartments at this time. The approved IMP for the University will remain unchanged, except that no future college related development will occur on the lots to be removed from the boundary. Consequently, trip generation impacts by the campus are anticipated to be less than the levels assumed during the review of LUR 00-00442 IM and the associated Transportation Impact Analysis (TIA). The applicant provided additional analysis on February 23, 2017 that documents required parking, minimum landscaping or maximum building coverage will not be impacted or brought out of compliance on either the remaining IMP site or on the lots to be removed, by removing the apartments and their associated parking spaces from the campus (Exhibits A.3, A.4 and C.2).

With the removal of the identified six tax lots, the IMP remains, on balance, supportive of the IR zone and characteristics. The six tax lots will continue to be a developed household use consistent with the IR zone. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

E. The proposal and impact mitigation plan are supportive of the Transportation Element of the Comprehensive Plan.

Findings: The removal of the six lots from the previously approved IMP will reduce the amount of land available to new development. By no longer being part of the Multnomah University campus, any potential trip generation and parking impacts assumed in the original TIA from the college use of these lands will be eliminated. Considering their removal from the campus, the transportation impacts from the campus will be subsequently reduced. Because the IMP and mitigation measures were based on these lands being developed with college uses, any remaining impact mitigation plans for parking and traffic generation remain valid. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

F. The transportation system is capable of safely supporting the development proposed in addition to the existing uses in the area, or will be made capable by the time the development is completed.

Findings: The applicant proposes no new development or changes that would impact the transportation system. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

G. Public services for water supply, police, fire, sanitary waste disposal and storm water disposal are capable of serving the proposed development, or will be made capable by the time the development is completed.

Findings: The applicant proposes no new development or changes that would impact adequacy of public services. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

H. City-designated significant resources such as views, landmarks, or habitat areas are protected or enhanced.

Findings: The applicant proposes no changes that would impact any significant resources, as there are none within the approved IMP boundary, and more specifically, none of the six lots to be removed from the IMP boundary have any significant resources. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

I. The appearance, location, and amount of commercial, non-institutional office, industrial service, and manufacturing and production will not, by itself or in combination with other uses, decrease the desirability of adjacent residential areas for the retention of existing housing or development of new housing.

Findings: The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. Additionally, by removing the six lots from the IMP boundary, development of the lots will be limited to residential uses only. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

- J. The impact mitigation plan includes design, landscape, and multi-modal transportation plans which limits conflicts between the institutional campus and residential, commercial, and industrial uses located within the same neighborhood or neighborhoods as the campus.**

Findings: The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. The applicant proposes no changes to the approved design, landscaping, and transportation demand management plans. Additionally, as noted above, removal of the lots from the IMP boundary will limit use of the lots to residential. The resulting multi-dwelling use development allowed on the six lots will be similar to the uses allowed in the surrounding R2 multi-dwelling zone. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

- K. All relevant declarations of Covenants, Conditions and Restrictions and any other relevant legal instruments will be submitted in advance of any development.**

Findings: The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

- L. Campus institutional, commercial, office, industrial service, and industrial development will, with mitigation, not have significant adverse impacts on the livability of nearby residential and business areas.**

Findings: The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. The applicant proposes no changes that would impact the transportation system and uses allowed on the six lots following their removal from the IMP boundary will not allow institutional, commercial, office, industrial service or industrial development unless approved through a subsequent IMP review. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

- M. The impact mitigation plan adequately addresses potential nuisance-related impacts, such as litter, noise, shading, glare and traffic.**

Findings: The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

- N. The proposal is consistent with the policies and objectives of any plans applicable to the campus's location which have been adopted by the City Council as part of the Portland's Comprehensive Plan.**

Findings: The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. Therefore, the findings of LUR 00-00442 IM remain valid, and no changes are necessary.

Criterion met.

O. The Portland Design Commission has reviewed and approved design guidelines or standards that will ensure:

- 1. An environment will be created which is attractive, safe, and pleasant for pedestrians; and**
- 2. The edges of the campus will provide smooth and attractive transitions between the institutional campus and adjacent residential and business areas.**

Findings: The Portland Design Commission reviewed and approved design guidelines and standards for Multnomah University's campus via Case File Number LUR 00-00502DZM. The applicant proposes no changes to any other portion of the approved IMP plan, other than the change in the IMP boundary. Therefore, the findings of LUR 00-00442 IM acknowledging the Design Commission's approval of the guidelines and standards applicable to all development within the IMP boundary remain valid, and no changes are necessary. It should be noted that per zoning code section 33.420.045.K, the design guidelines and standards adopted for the Multnomah University IMP will no longer apply to the six tax lots once they are removed from the IMP boundary.

Criterion 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.

ADMINISTRATIVE DECISION

Approval of an amendment to the originally approved IMP boundary for Multnomah University by removing the following six lots from within the boundary, identified as:

- 714 NE 87th – Consisting of Tax Lots:
 - R319441, 1N2E33BD 08800
 - R319452, 1N2E33BD 08900
 - R319522, 1N2E33BD 09000
- 608-624 NE 87th Ave – Consisting of Tax Lots:
 - R319578, 1N2E33BD 09100
 - R319440, 1N2E33BD 09400
 - R319462, 1N2E33BD 09500

per the tax lot map in Exhibit C.1 and the submitted site plan, Exhibits C.2, signed and dated April 21, 2017.

Staff Planner: Don Kienholz

Decision rendered by:  **on April 21, 2017**
By authority of the Director of the Bureau of Development Services

Decision mailed: April 25, 2017

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 January 18, 2017, and was determined to be complete on February 21, 2017.

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 January 18, 2017.

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: June 21, 2017.**

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 May 9, 2017** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 **May 10, 2017**.
- 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 Impact Mitigation Plan and any concurrent reviews other than a Zone Change or Comprehensive Plan Map Amendment remains in effect until:

- All phases of development included in the plan have been completed, or
- The plan is amended or superceded; or
- As specified in the plan; or
- As otherwise specified in the final decision.

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

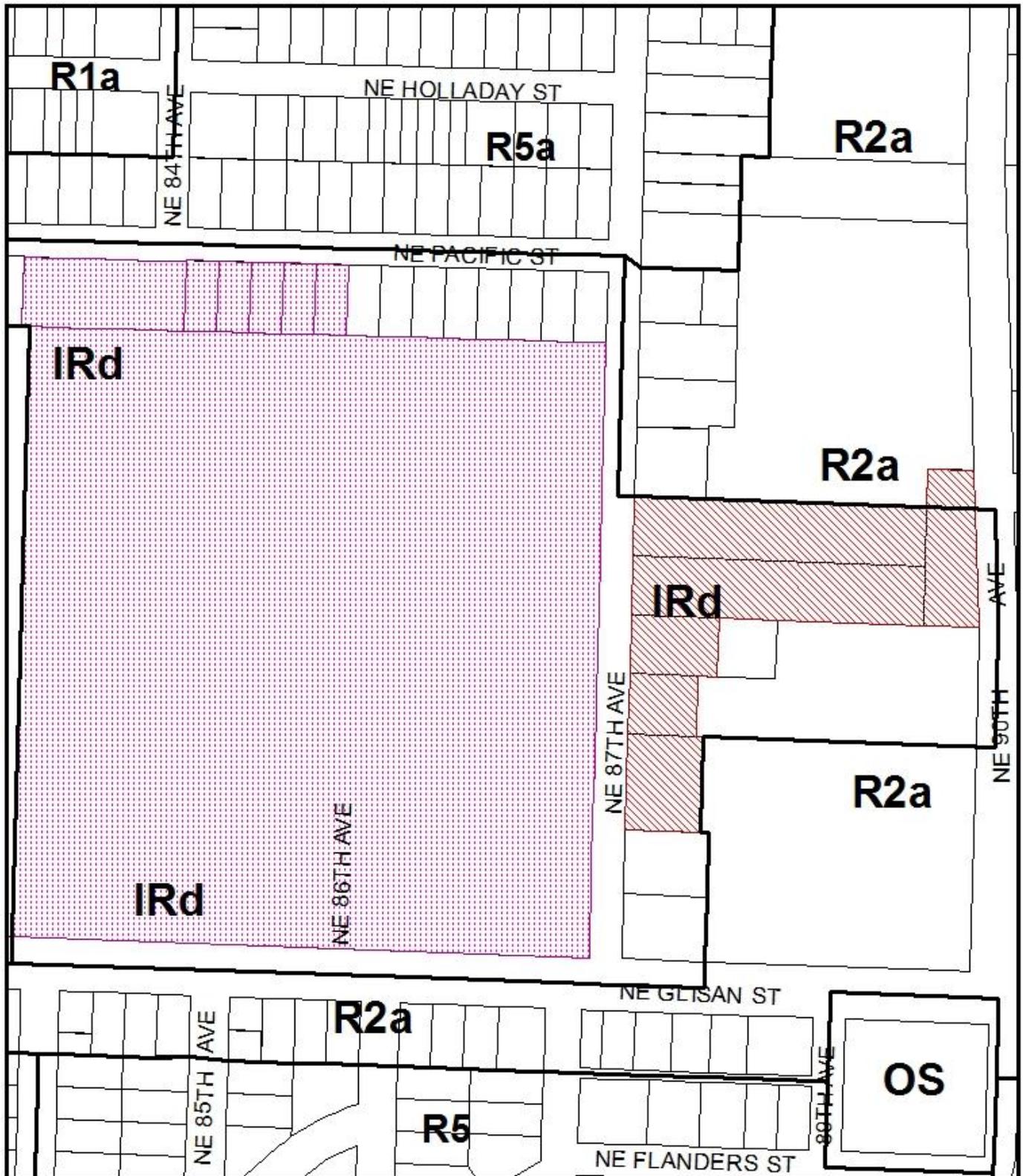
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Written Information
 - 1. January 18, 2017 Project Description
 - 2. January 18, 2017 Narrative
 - 3. February 23, 2017 Supplemental Information
 - 4. February 23, 2017 Analysis on Development Standards by WHPacific
- B. Zoning Map (Attached)
- C. Plans/Drawings:
 - 1. Applicant's Submitted Tax Lot Map Highlighting Tax Lots to be Removed from IMP Boundary (Attached)
 - 2. February 23, 2017 Site Plan Documenting Base Zone Development Standard Compliance Before and After Removing Tax Lots from IMP Boundary (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. Fire Bureau
 - 5. Site Development Review Section of BDS
 - 6. Bureau of Parks, Forestry Division
 - 7. Life Safety
- F. Correspondence:
 - 1. Ila Winslow, March 20, 2017 Comment Letter. Letter requested apartment units be converted to owner-occupied or lease occupied units rather than remain rentals and any future development have underground or off-street parking due to on-street parking difficulties in the area.
 - 2. Harvey Roth, March 20, 2017 Comment Letter. Letter expressed appreciation for the university being a good and considerate neighbor and a desire for the apartments to be converted to owner-occupied units rather than rentals.
- G. Other:
 - 1. Original LU Application
 - 2. Receipt of Fees Paid
 - 3. February 2, 2017 Incomplete Letter

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).



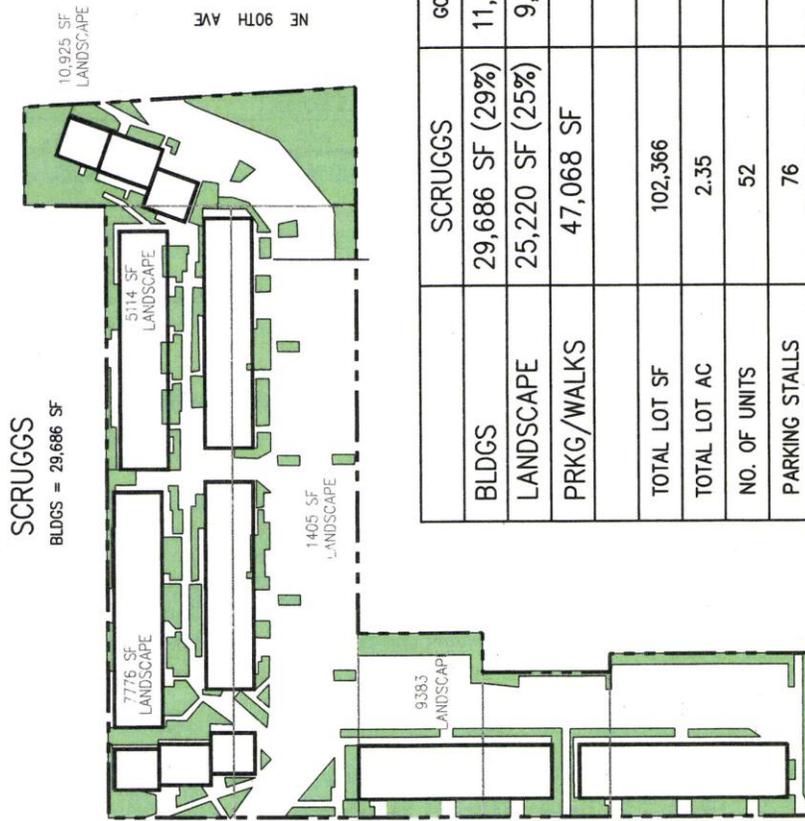
ZONING



-  Site
-  Also Owned Parcels

File No.	<u>LU 17-107276 IM</u>
1/4 Section	<u>2939</u>
Scale	<u>1 inch = 200 feet</u>
State Id	<u>1N2E33BD 8800</u>
Exhibit	<u>B (Jan 25, 2017)</u>

Attachment 1



SCRUGGS
BLDGS = 29,686 SF

**GOODRICK-
SPENCER**
BLDGS = 11,659 SF

	SCRUGGS	GOODRICK-SPENCER
BLDGS	29,686 SF (29%)	11,659 SF (29%)
LANDSCAPE	25,220 SF (25%)	9,383 SF (24%)
PRKG/WALKS	47,068 SF	18,598 SF
TOTAL LOT SF	102,366	39,640
TOTAL LOT AC	2.35	0.91
NO. OF UNITS	52	23
PARKING STALLS	76	24

FEB 9, 2017



East Campus
Approximate Land Use Measurements

RECEIVED

FEB 23 2017

Multnomah University
Portland, OR

CASE NO. W17-1072701M
EXHIBIT C.2