



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

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Date: August 31, 2017
To: Interested Person
From: Don Kienholz, Land Use Services
503-823-7771/Don.Kienholz@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on September 21, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-220453 IM, in your letter. It also is helpful to address your letter to me, Don Kienholz. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 17-220453 IM

Applicant: Debbie Cleek
The Bookin Group
812 SW Washington St, Suite 600
Portland OR, 97205
503-789-3211 | Cleek@Bookingroup.Com

Owner: Portland Community College
C/O Rebecca Ocken
9700 SW Capitol Highway, Suite 260
Portland OR, 97219
971-722-8463 | Rebecca.Ocken@Pcc.Edu

Site Address: 820-828 N KILLINGSWORTH ST.

Legal Description: WJ PATTON'S SUB BLK I BLOCK 2 E 44' OF LOT 1&2, M PATTONS & SUB

Tax Account No.: R520702650
State ID No.: 1N1E22BA 02200
Quarter Section: 2529

Neighborhood: Humboldt, contact HNAnews@gmail.com.
Business District: North-Northeast Business Assoc., contact at chair@nnebaportland.org
District Coalition: Northeast Coalition of Neighborhoods, contact Jessica Rojas at 503-388-5030.

Other Designations: Piedmont Conservation District

Zoning: CS – Storefront Commercial

Case Type: IM – Impact Mitigation Plan Amendment

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

Proposal:

The applicant, Portland Community College, is requesting a modification to their Impact Mitigation Plan (IMP) for their Cascade Campus in order to remove from the IMP boundary and sell the subject property located at 820-828 N. Killingsworth Street. Once removed, the property would be regulated by the CS zoning standards and not the IMP plan.

College campuses are often in residential areas and have a drastically different character and scale than the surrounding residential community. An IMP provides a unique development strategy for a specific institution that sets a boundary for the campus that can include potential future acquisitions. Additionally, IMP's establish a customized process and unique development standards in order to streamline development while also having the least impact on the surrounding residential area. The addition or removal of specific properties to or from an established IMP boundary by an institution requires a modification to the IMP's boundary.

Portland Community College acquired the subject property in 2010 with the intent to utilize the property as part of their campus. However, the college never integrated the property into the campus. Now, the college wishes to sell the surplus property. As noted earlier, removing and selling a property from an established IMP boundary requires a modification to the IMP plan and boundary, requiring this land use application.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in Portland Zoning Code Section 33.848.050, which can be located online here: <https://www.portlandoregon.gov/bps/?c=34566&a=53489>, and focuses on minimizing and mitigating any potential adverse impact to the surrounding residential area and community.

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. This application was submitted on August 10, 2017 and determined to be complete on August 23, 2017.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

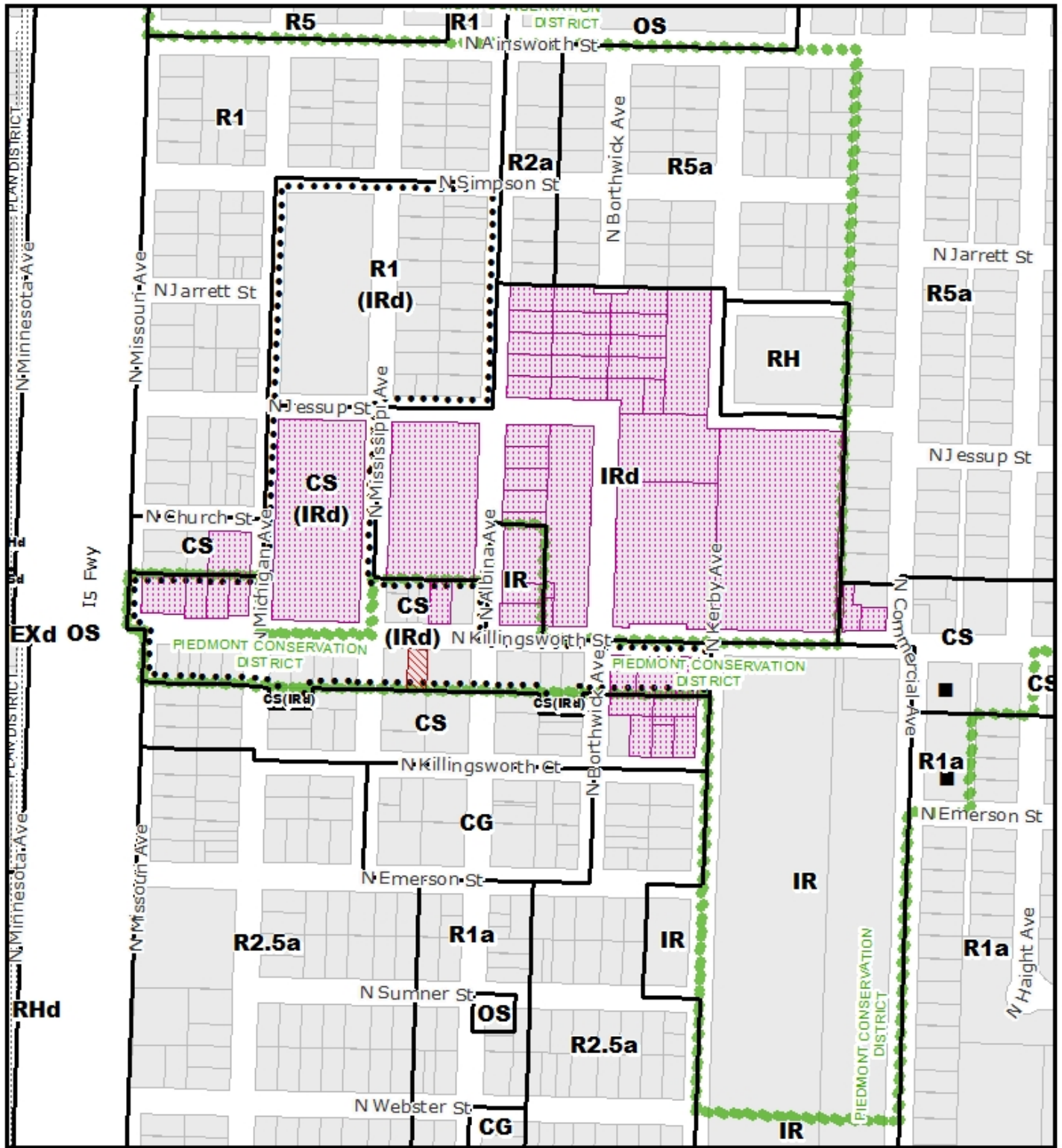
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:

Zoning Map

IMP Boundary and PCC Ownership Map



ZONING ↑
NORTH

THIS SITE LIES WITHIN THE:
PIEDMONT CONSERVATION DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-220453 IM
1/4 Section	2529
Scale	1 inch = 300 feet
State ID	1N1E22BA 2200
Exhibit	B Aug 11, 2017

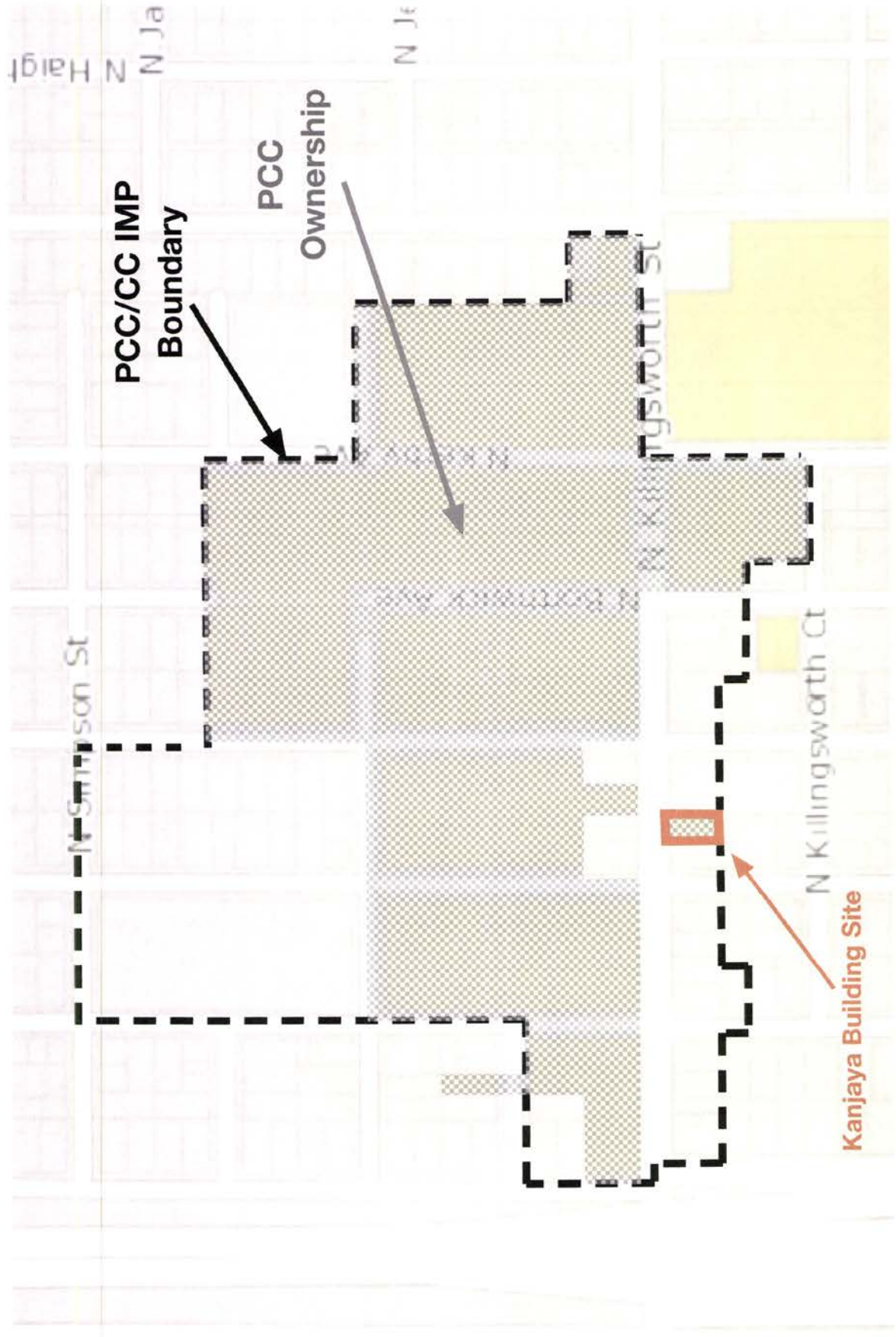


Figure II-1: Impact Mitigation Plan Boundary and PCC/CC Ownership