Portland City Auditor

Hearings Office

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DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File Number: LU 18-241872 CU AD (Hearings Office 4190002)

Applicant: Portland Public Schools
Attn: Jessie Steiger and Derek Henderson
501 N Dixon Street
Portland, OR 97227

Applicant's Representatives: Randall Heeb
Opsis Architecture
920 NW 17th Avenue
Portland, OR 97209

Catherine Corliss
Angelo Planning Group
921 SW Washington Street #468
Portland, OR 97205

Property Owners: School District No. 1 and Schoolhouse Supplies
PO Box 3107
Portland, OR 97208-3107

Hearings Officer: Gregory J. Frank

Bureau of Development Services (BDS) Staff Representative: Clare Fuchs

Site Address: 2735 NE 82nd Avenue

Legal Description: BLOCK 4-6 TL 100 SPLIT MAP R170390 (R325500700), ALBIE'S SUBDIVISION; BLOCK 7-9 TL 3200 SPLIT MAP R101730 (R009301000), GLENHAVEN PK & SUB

Tax Account No.: R009301000, R325500700

State ID No.: 1N2E29DA 00100, 1N2E29AD 03200

Quarter Section: 2838

Neighborhood: Roseway and Madison South

Business District: Portland International District Business Association

District Neighborhood Coalition: Central Northeast Neighbors

Zoning: R5 - Single-Dwelling Residential 5,000 base zone
R5c - Single-Dwelling Residential 5,000 base zone with an Environmental Conservation Overlay
R5h - Single-Dwelling Residential 5,000 base zone with an Aircraft Landing Zone Overlay

Land Use Review: Type III, CU AD- Conditional Use Review and 10 Adjustment Reviews

BDS Staff Recommendation to Hearings Officer: Approval with conditions.

Public Hearing: The hearing was opened at 1:30 p.m. on February 25, 2019, in the third floor hearing room, 1900 SW 4th Avenue, Portland, Oregon, and was closed at 3:10 p.m. The record was held open until 4:00 p.m. on February 26, 2019, for new evidence, and until 4:00 p.m. on March 5, 2019, for the Applicant's final rebuttal. On February 26, 2019, the Applicant's representative submitted a request for the record to be reopened (Exhibit H.38). The Hearings Officer issued an Order to Reopen the Record. The new record closing dates were: 4:00 p.m. March 7, 2019, for new evidence by any person; 4:00 p.m. March 14, 2019, for final argument by the Applicant. The record closed at 4:01 p.m. on March 14, 2019.

Testified at the Hearing:
Clare Fuchs
Bob Haley
Paul Cathcart
Randall Heeb
Mary Coolidge
Catherine Corliss

Proposal: The Portland Public Schools ("Applicant") requested Type III Conditional Use approval for the new and renovated Madison High School on the real property described in the Legal Description above (the "Subject Property"). The Subject Property is in the R5 residential zone, and this zone requires Conditional Use Review for schools as set forth in Portland Zoning Code ("PCC") 33.110.100.C. The new and renovated school building would have a floor area of 292,620 square feet, and the Subject Property would also be improved with new parking lots, a renovated football/track field, and a baseball field as well as a new softball field and practice soccer field.

In addition to the Conditional Use Review, the Applicant requested the following Adjustments to PCC requirements:

1. The Institutional Development Standards of the R5 zone (PCC 33.110.245.C.1, Table 110-5) require a 15-foot-wide landscape buffer adjacent to the south lot line, which is across NE Thompson Street from residential property. The buffer must be landscaped to the L1 (general landscaping) standard described in PCC 33.248.020.A. In order to construct a new baseball/softball/soccer field adjacent to the south lot line, the Applicant requested a waiver of the 15-foot buffer requirement.

2. Increase the maximum height of the building from 50-feet allowed by PCC 33.110.245.C.1, Table 110-5, to a range of heights from 66.21 feet for the east main entry feature up to 84-feet for the auditorium as shown on the building elevations (Exhibits C.17 through C.23).

   Height is measured from the lowest point of the site within 5-feet of the proposed building. In this case, that calculates to a 41-foot difference in grade across the building from south to north. When there is more than a 10-foot difference in grade across the Subject Property, the code allows an applicant to measure the height 10 feet above the lowest grade, making the difference in grade 31 feet across the building site according the PCC. This means that even though the auditorium measures as 84 feet high according to the PCC, the auditorium only measures 53 feet above the ground it sits upon.

3. Reduce the required minimum L1 landscaping for the Subject Property from the required 25 percent to 21.3 percent (PCC 33.110.245.C.1, Table 110-5 and PCC 33.248.020.A).

4. Increase the maximum length of the required pedestrian connection from 272 feet to 300 feet, which will be more than 20-feet than the straight-line distance, between the front building entry and NE 82nd Avenue (PCC 33.110.245.C.10 and PCC 33.120.255.B).

5. Modify the required pedestrian connection from NE Thompson Street to the main building entry (PCC 33.110.245.C.10 and PCC 33.120.255.B).

6. For the 30-foot tall netting and supporting structures proposed along the Subject Property's south and east property lines (Exhibit C.15 and C.28):

   a. Increase the maximum fence height from 8-feet to 30-feet for a baseball/softball safety net and supporting structures (PCC 33.110.255.C); and

   b. Reduce the accessory structure setback from 15-feet to 3.5 for the 30-foot tall baseball/softball safety net and supporting structures (PCC 33.279.040.B.2).

7. For the northwest parking lot (PCC 33.266.130.G.2 and PCC 33.248.020.C):

a. Reduce the minimum height of the required L3 shrubs along the west perimeter of the parking lot from six feet to three feet.

b. Waive the requirement for a 10-foot-deep L3 landscaping buffer for the south property line that would require evergreen shrubs to form a screen six feet high; one large tree per 30 lineal feet, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet; groundcover covering the remainder of the landscaped area.

8. The Applicant requested a waiver of the requirement in PCC 33.266.130.G.2 for a 5-foot-wide L2 landscaping buffer along the south perimeter of the school's south parking lot. The L2 landscaping standard requires ground cover plants; 3-foot-high evergreen shrubs; and one large tree per 30 lineal feet, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet; (PCC 33.248.020.B).

9. For the northeast parking lot (PCC 33.266.130.G.2 and PCC 33.248.020.C): waive the requirement for a 10-foot-deep L3 landscaping buffer for the north property line that would require evergreen shrubs to form a screen six feet high; one large tree per 30 lineal feet, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet; groundcover covering the remainder of the landscaped area.

10. Increase the maximum allowed foot candles of illumination from the proposed sports field lighting on neighboring properties from 0.5-foot candles of light permitted by PCC 33.262.080 to 3.0-foot candles of light on a portion of the Rose City Golf Course property and 0.8-foot candles of light on a portion of the residential properties south of the Subject Property.

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of Title 33 of the PCC. The applicable approval criteria are:

- PCC 33.815.105.A-E (Conditional Use Review)

- PCC 33.805.040.A-F (Adjustment Review)

Because one or more of the criteria listed above is an unacknowledged land use regulation, this proposal may also have to comply with applicable Statewide Planning Goals. The Statewide Planning Goals may be viewed at http://www.oregon.gov/LCD/pages/goals.aspx#Statewide_Planning_Goals

II. ANALYSIS

Site and Vicinity: The Subject Property is approximately 20 acres in size and is located at the northwest corner of NE Thompson Street and NE 82nd Avenue. The Subject Property is currently developed with the high school built in 1957 (according to Multnomah County tax records) with

three parking lots containing approximately 194 parking spaces. There is a football, track, and baseball field located south of the school.

The Subject Property has frontage on SE Thompson Street, NE 82nd Avenue, and NE Alameda Street. The Subject Property slopes upward to the north approximately 41 feet. The Subject Property contains several mature trees. Glenhaven Park is directly north of the Subject Property. Rose City Golf Course is west of the school's gym, stadiums, and baseball field. A few largely vacant employment and multi-dwelling zoned lands are located to the northeast of the Subject Property. Commercial sites are directly east of the Subject Property. The rest of the vicinity is largely characterized by single dwelling homes.

Zoning: The Subject Property is designated with the R5 base zone. A small portion of the Subject Property, south of the northwest parking lot, contains a "c" overlay. The "c" overlay is an Environmental Conservation Zone. Also, approximately the north 325 feet of the Subject Property has a "h" overlay designation. The "h" overlay is the Aircraft Landing Zone.

The R5 base zone is a single-dwelling residential zone which is intended to preserve land for housing and to promote housing opportunities for individual households. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. In R5, institutional uses such as schools may be allowed through Conditional Use Review (PCC 33.110.100.C).

The Aircraft Landing Overlay zone provides safer operating conditions for aircraft in the vicinity of the Portland International Airport by limiting the height of structures, vegetation, and construction equipment. The "h" overlay height limits do not apply in residential zones (33.400.030.B).

The Environmental Conservation Overlay zone designation protects public resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. These regulations also help meet other City goals, along with other regional, state, and federal goals and regulations. The environmental regulations also carry out Comprehensive Plan policies and objectives. No new development is proposed within the "c" overlay.

Land Use History: City records indicate that prior land use reviews, at the Subject Property, include:

1. **CU 017-76** – A 1976 Conditional Use approval of a 200 square foot greenhouse for the biology students at Madison High School.

2. **LUR 91-00510** – A 1991 Conditional Use approval for an announcer's booth, public address

system, storage, and concession stand for a baseball field.

3. **LU 16-110501 AD** – A 2016 approval of six Adjustments to allow a scoreboard sign for the football and track stadium.

Agency Review: A "Request for Response" was mailed on January 28, 2019. The following agencies responded as follows:

- Life Safety Section of BDS: "The Life Safety Plan Review does not object to the approval of this proposal. The applicant should be aware that several building code requirements may impact the final design of this building. For more information regarding future compliance, see the GENERAL LIFE SAFETY COMMENTS below." (Exhibit E.1)

- Fire Bureau:

  "The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2016 Portland Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com.

  "Appeals: Pursuant to City Code Chapters 31.10 and 28.03, you may appeal any code provision cited in this Checksheet to the Fire Marshal's Administrative Board of Appeals within 180 calendar days of the review date. For information on the appeals process, costs, including forms, appeal fee and payment methods, go to www.portlandoregon.gov/fire/31187, call (503) 823-3712 or come in to the Fire Marshal's office, 1300 SE Gideon. If you have questions please call the phone number listed above. Permit application expiration will not be extended pending resolution of any administrative appeal.

  "CONDITIONS OF APPROVAL AT THE OF DEVELOPMENT: A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development." (Exhibit E.2).

- Bureau of Environmental Services ("BES"): "BES does not object to approval of the conditional use application. The proposed development will be subject to BES standards and requirements during the permit review process." (Exhibit E.3)

- Bureau of Transportation – Development Review ("PBOT"): PBOT indicated it had no objection to approval. (Exhibits E.4 and H.33).

- Site Development Section of BDS: Site Development did not raise any issues related to this land use decision. (Exhibit E.5)

- Police Bureau: "The Police Bureau has reviewed this land use case and has no concerns with the proposal." (Exhibit E.6)

- Water Bureau: "The Water Bureau has reviewed the proposed action and has no issues with the development." (Exhibit E.7)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 4, 2019. No written responses were received from either the Neighborhood Association or notified property owners in response to the proposal prior to the publication of the Staff Report (Exhibit H.2).

Mary Coolidge ("Coolidge"), on behalf of the Audubon Society of Portland ("Audubon"), testified at the February 25, 2019 public hearing (the "Hearing"). Coolidge testified that Audubon was not in opposition to the Applicant's general proposal. Audubon opposed Applicant's proposed Adjustments 1 (Landscape requirements along the south lot line), 3 (reduction of overall landscape requirements from 25 percent to 21.3 percent), 7 (reduction of landscape requirements for the northwest parking lot) and 10 (increase of allowed illumination [light] emitted from sports fields). Coolidge submitted Exhibit H.36 at the Hearing and Audubon submitted Exhibit H.4 prior to the Hearing. The issues raised by Audubon and Coolidge shall be addressed in the findings for the relevant approval criteria.

ZONING CODE APPROVAL CRITERIA

Conditional Use Review

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*

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

Findings: For purposes of this approval criterion, "residential area" was defined by BDS Staff in the Staff Report (Exhibit H.2) "as the residentially zoned properties within the area bound by NE 76th Avenue alignment to the west, NE Siskiyou Street to the north, NE 86th Avenue alignment to the east, and SE Tillamook Street to the south." The Hearings Officer finds the BDS Staff description of the "residential area" is reasonable and appropriate.

The high school has been on the Subject Property for almost 62 years. The proposed renovation of Madison High School would not add a new non-household use. The Applicant did not propose to acquire any new property for the school or expand the use to any other properties. All of the properties within the residential area defined above are in Household Living (residential) use except for the Subject Property, a nonconforming auto sales and repair site at 2400 NE 82nd Avenue, and a nonconforming parking lot for VIP Auto Repair at 2324 NE 82nd Avenue. These two other non-household uses are across NE 82nd Avenue from the Subject Property, an arterial. These two other non-household uses take up less than 1.25 acres of the 177-acre residential survey area. Therefore, these three non-household uses together are 12 percent of the survey area. Given the size, close proximity of the other two uses, and the fact that all three uses abut NE 82nd Avenue, the Hearings Officer finds that the appearance and function of the residential area will not be significantly lessened. In fact, these uses serve to buffer the residential survey area from a busy arterial.

The intensity and scale of the proposed use would be typical for a high school. The peak use of the Subject Property would be during school hours, from 8:15 a.m. to 3:15 p.m. on weekdays during the school year, which is unchanged from the current hours. These hours do not coincide with the peak hours for the other two nonresidential uses in the residential area since the heaviest use of auto repair sites is typically during evenings and weekends.

The Applicant represented that the Subject Property would also continue to be used for school events (such as games, musicals, plays, and sports/music practice), meetings (such as Parent Teacher Student Association meetings), and community events outside of the regular school hours. These types of uses are typical for a high school campus. The Applicant indicated that the overall intensity of the use would be similar to the existing high school on the Subject Property.

The Applicant stated the renovated high school could accommodate as many as 1,700 students. The existing school currently has an enrollment of 1,146 students; however, this is a decrease from the historic high enrollment of 2,545 students. At 292,620 square feet, the new school would also be similar in physical size to the existing school, which has 292,544 square feet of floor area.

As discussed in detail in the findings for Conditional Use approval criterion D, below, adequate public services are available to accommodate the Applicant's proposal. PBOT evaluated the proposal and found the new school would not impose unreasonable traffic or parking impacts on neighboring residential streets.

For the reasons discussed above, the Hearings Officer finds the proposal would not significantly lessen the overall residential appearance and function of the neighborhood. The Hearings Officer finds approval criterion A is met.

B. Physical compatibility.

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

Findings: City-designated scenic resources are identified on the official zoning maps with a lower case "s." There are no City-designated scenic resources on the Subject Property or in the surrounding area. Therefore, criterion B.1 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, tree preservation, and landscaping; or*

3. *The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, tree preservation, and other design features.*

Findings:

Site Size, Building Scale and Style, Setbacks:
The Subject Property is significantly larger in site area than neighboring residential lots and the proposed school building would be significantly larger than neighboring homes. However, the Subject Property has been developed with a public school for almost 62 years, and no expansion in the existing site area is proposed. At 292,620 square feet, the proposed school building would be only about 76 square feet larger than the existing floor area of the school.

The architecture of the proposed building is similar to what was built in 1957 and is also of similar architecture to the houses built in the area, mostly in the mid-20th century. The proposed building design for the school includes an articulated façade and variations in exterior siding materials (Exhibits C.24 through C.26). These design features would help to break down the mass of the building into distinct sections and reduce the overall appearance of bulk and scale.

Differences in appearance and scale between the Subject Property and neighboring residential development are mitigated in several ways. Almost the entirety of the school

either faces a street lot line or an Open Space designated lot line. Both Glenhaven Park and Rose City Golf Course abut the Subject Property. The eastern portion of the school is set back at least 51 feet from the eastern property line and 125 feet from the closest property line across NE 82nd Avenue. The only residences that immediately abut the Subject Property and are not across the street are the two homes west of the northwest parking lot. However, the school building is set back 220 feet from these residences' property lines. In addition, a 6-foot high fully site-obscuring fence and L2 landscaping (PCC 33.248.020.B) is proposed to buffer the high school activity from these residences (Exhibit C.14).

Maximum Transit Street Setback:
PCC 33.110.245.C, Table 110-5, states that the maximum allowed setback from a transit street is 20 feet or as permitted through Conditional Use review. This Subject Property abuts one transit street along NE 82nd Avenue. The original school was constructed in 1957. To save on costs, the renovation consists of renovated portions and other portions that will be demolished and rebuilt. However, the school will largely maintain the same footprint. Maintaining the same footprint will allow the school to use the same parking areas, the same sports areas, and in most cases the same landscaping and pedestrian connections.

The maximum transit street setback applies only to additions where the length of the street facing façade is being increased. The existing street facing façade is 487-feet long. There will be a 10-foot increase on the street facing façade on the south side and a 10-foot decrease in the street facing façade on the north side of the building. Therefore, in total there will be no addition that increases the street facing façade. Consequently, the maximum transit street setback from NE 82nd Avenue does not apply to this project.

Landscaping:
More intensive landscaping will be provided than what currently exists as L1 landscaping (PCC 33.248.020.A) that is now required for most of the Subject Property. Parking areas will be enhanced with L2 and P1 landscaping described in PCC 33.248.020. Therefore, the overall future landscaping will be more intense and varied than what currently exists.

Coolidge and Audubon expressed concern with specific requested landscape related adjustments. The Coolidge and Audubon comments related to landscaping are addressed in the findings for the relevant Applicant requested adjustments (Adjustments 1, 3, and 7.b). While Adjustments are requested to several of the landscape standards, as discussed later in this decision, the Hearings Officer finds these Adjustments will still meet the intent of the respective landscape standards. The overall landscape plan will help beautify and soften the building and site size.

It should be noted that the landscaping plan provided is preliminary. No plant species or quantities have been provided at this point. Many of the "L1" landscaping expanses are shown as live grass only. The Applicant explained that the required L1 landscaping will be grouped together in select areas of the Subject Property. To ensure that the L1 landscaping

density will be provided across the Subject Property, the Hearings Officer finds that a condition of approval is required. The condition requires that live lawn only areas can be provided as long as the trees, shrubbery, and groundcover of the L1 standard are shown to be transferred at the required amounts on other areas of the Subject Property exclusive of any other L2 or L3 landscaping required under a different code section.

Tree Preservation:
The Applicant's tree plan (Exhibits C.12 and C.13) shows 13 existing trees on the property which would be preserved and protected during construction. These trees include four Cedar Lebanons between 28.5-inches and 37-inches in diameter and a 19.5-inch diameter Sweet Gum adjacent to Glenhaven Park. There will also be five trees between 21-inches in diameter and 26.5 inches in diameter that will be preserved at the southwest corner of the northwest parking lot. In addition to the existing trees to be preserved, the proposed landscaping plan (Exhibits C.6 through C.11) shows 207 new trees to be planted throughout the Subject Property of which there are 84 large-sized tree varieties. The abundance of trees on the Subject Property would improve the property's appearance and make it more compatible with the surrounding residential neighborhood.

Tree Density:
The Title 11 tree density requirements (11.50.050) dictate that 25 percent of the site area or 218,453 square feet of tree canopy be provided. The Applicant's tree preservation plan provided a tree density credit of 21,600 square feet. Therefore, the Applicant is required to plant 196,853 square feet of tree canopy. However, 358,934 square feet of the Subject Property is dedicated to sports fields. Sport fields cannot be planted with the prescribed tree canopy. If the sports field area and tree preservation credit is deducted from the tree canopy site area, only 107,119 square feet of tree canopy is required. The Applicant proposed to supply 124,700 square feet of tree canopy. Consequently, the number of trees preserved and planted would meet the minimum tree preservation and tree density standards of the Portland Tree Code (Title 11).

For the reasons discussed above, the Hearings Officer finds the proposal would effectively mitigate differences in appearance and scale from neighboring residential development. The Hearings Officer finds approval criterion B.3 is met. Since B.3 is found to be met, B.2 does not have to be addressed.

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 components of approval criterion C are discussed separately below:

Noise

Most of the activity on the Subject Property would occur indoors. The most significant noise will be from sports field speakers. PCC 33.262.050 regulates noise by referring to Title 18, Noise Control. Title 18 states that during the hours of 7 a.m. to 10 p.m., noise cannot exceed 55 A-weighted decibels ("dBA") on Open Space property, 55 dBA on residential property, 60 dBA on commercial property, and 65 dBA on industrial property. To ensure noise will not have a significant impact on the livability of residentially and open space zoned lands, BDS Staff recommended a condition requiring the Applicant to test outdoor speakers to these limits following their installation. Further, BDS Staff recommended a second condition requiring no outdoor speakers can be used outside the hours of 7 a.m. to 10 p.m., seven days a week. The Hearings Officer finds the BDS Staff recommended conditions are necessary and appropriate. The Hearings Officer finds that the proposal, even with the BDS Staff recommended conditions, will create some noise that would be audible on neighboring properties. However, the Hearings Officer finds this noise will not create a *significant* adverse impact on neighborhood livability.

Glare from lights

Off-site impacts limit glare to 0.5-foot candles along property lines. As discussed in Adjustment #10, the Applicant provided a photometric plan (Exhibit E.27), that identifies this standard is met with the exception of two areas. The findings for the Applicant's proposed Adjustment 10 are incorporated as additional findings herein. As described in those findings, the intent of the glare standard will still be met.

Late-night operations

As of the date of the Hearing, the Applicant proposed to extinguish all lights and amplified noise by 10 p.m. At the Hearing, the Applicant requested that the BDS Staff proposed conditions D and G be revised as follows (Exhibit H.34):

> "Condition D: All sports field lighting levels are required to be reduced by 75% by 9:30 pm and shall be extinguished completely by 10 pm, with one exception. For Friday night football games, lighting is required to be reduced by 75% by 10:30 pm and shall be extinguished completely by 11:00 pm."
>
> "Condition G: No amplified noise shall be used before 7 am or after 10 pm, 7 days a week to conform with Title 18 (Noise Control) with one exception. For Friday night football games, any amplified noise is required to meet Title 18, Noise Control, unless approved through a Title 18 Noise Variance."

Coolidge, in Exhibit H.36, responded to the Applicant's above-quoted revisions related to lighting and noise as follows:

> "It was revealed in the hearing on February 25, 2019 that an amendment was made to the curfew, allowing an exception on Friday nights for lights to be on full intensity

until 10:30 pm, then reduced to 75% output until full shut off at 11 pm. It was also revealed that Civic Use of Buildings (CUB) will result in more frequent use of field and associated lighting than was originally estimated. We urge the project team to consult with International Dark-sky Association on Community Friendly Sports Lighting. We further recommend the use of a Musco TLC (Total Light Control) LED system – this fixture system is designed to reduce light trespass onto adjacent property while still providing adequate lighting for baseball and softball. It our understanding that this is the luminaire system that has been installed at Franklin High School during that school's recent redevelopment."

The Applicant, in Exhibit H.41, responded to Coolidge's Hearing testimony and comments in Exhibit H.36, as follows:

"As suggested by the Portland Audubon Society and Rose City Astronomers, the project team is consulting with [the] International Dark-Sky Association on Community Friendly Sports Lighting. The project team's preliminary analyses indicate the proposed field lighting at Madison High School appears to meet the criteria as defined in the IDA Community Friendly Outdoor Sports Lighting v.1.0 document. However, the selection of the specific brand of field lighting (e.g., Musco) as suggested by the Portland Audubon Society will have to wait until the bidding process has concluded.

"It's important to note the extended curfew (full lights until 10:30 pm) applies only to the football field. The football/track field has been illuminated since 1957 and is currently not subject to any time restrictions. In addition to establishing a time restriction on hours of operation, the current Metal Halide filed lights, which the IDA states are objectional due to excessive glare and poor control, will be completely replaced. Also, as noted at the hearing, the lighting of football/track field will not result in any light trespass on adjacent property.

"New lighting is proposed in the baseball/soccer/softball fields, creating equity for boys' and girls' sports and bringing student athletes back to the Madison property. The location of these fields, abutting the property lines is an existing condition. Lighting on these fields must be installed near the fence in order to avoid the field of play, which is causing some light to trespass the property line during events. Therefore, the applicant has requested an adjustment to the glare standard in 33.262.080. The purpose of 33.362, Off-Site Impacts, refers to the protection of uses and to protecting the community from health hazards and nuisances which are the attributes addressed in the Adjustment request (Applicant's narrative, see Application Attachment B, page 56-60). The purpose statement does not identify the protection of wildlife as a consideration. No light in excess of the allowed 0.5 footcandles would encroach onto the portion of the adjacent golf course that is mapped with an environmental conservation overlay, and there are few trees on the

portion of the golf course impacted by the light spill in excess of the 0.5 foot-candles, and as such not having a significant impact on habitat areas."

The Hearings Officer finds that this approval criterion is met if the proposal, on account of noise, glare from lights, and late-night operations, does not have ***significant adverse impacts on the livability of nearby residentially zoned lands.*** The Hearings Officer finds that any impacts from noise, glare from lights, or late-night operations upon adjacent properties ***not*** zone "***residentially***" (i.e. Open Space [OS], Employment [EG], Commercial [CE and MU-C]) are ***not*** considered relevant to this approval criterion. The Hearings Officer finds two general areas adjacent to the Subject Property are zoned "**residentially.**" Those areas are located adjacent to the northwest parking lot and to the south of the athletic fields. The impacts on those two areas must be considered during the analysis of this approval criterion.

The Hearings Officer finds the "***residentially***" zoned area adjacent to the northwest parking is located a considerable distance from the athletic fields which source noise amplification and artificial lighting. The Hearings Officer finds the "***residentially***" zoned area adjacent to the northwest parking will not be significantly impacted by noise, late-night operations, or glare from lights occurring if the Applicant's proposal is approved.

The Hearings Officer finds the "***residentially***" zoned area adjacent to the south property line will be impacted by noise, late-night operations, and/or glare from lights at the athletic fields. The Hearings Officer takes note that the late-night operations will generally end at or prior to 10:00 p.m.; the exception being Friday night football games where the light intensity will be reduced to 75 percent by 10:30 p.m. and totally extinguished by 11:00 p.m. The Hearings Officer finds that noise impacts will be limited by City of Portland Noise Control (Title 18). The Hearings Officer finds generally noise may not be amplified before 7:00 a.m. or after 10:00 p.m.

The Hearings Officer notes that there are no current time limits for field lighting (at the football field) and that the lighting system is old and inefficient (Metal Halide field lights). The Hearings Officer agrees with Coolidge and Audubon that the Applicant should attempt to install lighting that is compliant with the International Dark-Sky Association on Community Friendly Sports Lighting standards.

The Hearings Officer takes notice that the baseball/softball lighting system is separated from residences (south, across NE Thompson Street) by a public street. The Hearings Officer finds the public right-of-way further separates the residences from the impacts created by the baseball/softball lighting system.

The Hearings Officer takes note that BDS Staff, in the Staff Report (Exhibit H.2,) included recommended conditions of approval H. and I. These conditions require the Applicant, prior to issuance of a Certificate of Occupancy for any portion of the school building, field tested documentation that the lighting system(s) and noise system(s) meet relevant standards.

The Hearings Officer finds that while the "***residentially***" zoned area adjacent to the south property line will experience some impact from noise, late-night operations, and/or glare from lights, such impacts will not be significant.

Odors
No aspects of the proposed high school renovation would generate unusual or disturbing odors.

Litter
The Applicant stated that the Portland Public School District ("PPS") maintenance staff will continue to monitor and clean the Subject Property during the school week and on weekends as required. There is also an existing condition of approval from LUR 91-00510 that states cleanup crews are required to clean up the neighborhood after each baseball game. This condition was not proposed to be removed or modified and will continue to be enforced.

Privacy
The proposed renovation will not have significant adverse impacts on the privacy of adjacent residential areas. L2 landscape buffering, a 6-foot tall opaque fence, and a 220-foot setback at the west perimeter of the Subject Property will ensure privacy for adjacent residences. While the required landscape buffering will not be provided at the south perimeter, where the sports fields are located, NE Thompson Street serves to buffer residences across the street. Also, the Applicant proposed to install a planting strip and street trees in the adjacent NE Thompson Street public right-of-way.

Safety
Campus safety will continue to be provided by PPS staff and in partnership with the Portland Police Bureau's School Resource Officers. Numerous security cameras will be provided on the exterior of the building with additional cameras within the interior of the school. The net effect of these systems will make the school property safer and less attractive for vandalism, theft, or other unwelcome activities. Students, staff, and neighbors will all benefit from improved campus safety. The Police and Fire Bureaus reviewed the proposal and raised no concerns about the adequacy of police and fire services or potential safety impacts from the proposed use (Exhibits E.6 and E.2, respectively). PBOT also reviewed the proposal and found the development would not increase accidents on neighboring streets (Exhibit E.4).

Summary
For the reasons discussed above, the Hearings Officer finds the proposal would not have significant adverse livability impacts on nearby residences in terms of noise, glare, light-night operations, odors, litter, privacy, or safety. The Hearings Officer finds with conditions, that approval criterion C is met.

D. Public services.

1. *The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;*

2. *The transportation system is capable of supporting the proposal 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: PBOT reviewed the Applicant's proposal in this case including the professional Transportation Impact Analysis ("TIA") submitted by the Applicant (Exhibit A.30). PBOT offered the following response to approval criteria D.1 and D.2 (Exhibit E.4):

1. "The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan.

2. Transportation system:
The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include safety, street capacity, level of service, connectivity, transit availability, availability of pedestrian and bicycle networks, on-street parking impacts, access restrictions, neighborhood impacts, impacts on pedestrian, bicycle, and transit circulation. Evaluation factors may be balanced; a finding of failure in one or more factors may be acceptable if the failure is not a result of the proposed development, and any additional impacts on the system from the proposed development are mitigated;

   Supportive of Street Designations
   The TIA (page 14) indicates that the street designations shown in Table 4 are supported by the proposed modernization of Madison High School.

   Street Capacity, Level of Service, Other Performance Measures
   Pages 18, 32, and 33 of the TIA indicate that all intersections studied for the analysis are expected to meet City operating standards for the a.m. and p.m. peak hours with the additional traffic from the proposed modernization of Madison High School without additional street improvements.

   Access to Arterials
   Most of the study intersection in this analysis would likely see a slight increase in traffic volumes with the modernization of Madison High School. However, none of the study intersections would operate below established City operating standards. While this may cause a slight increase in delay during a.m. and p.m.

peak hours, access to nearby arterials (NE 82nd Avenue) would not be obstructed due to the proposed project.

Connectivity
Madison High School and Glenhaven Park are bounded by 1,958-foot block perimeter east on the NE 82th Avenue, 1,150-foot blocks north and south along NE Siskiyou Street and NE Thompson Street, and 500-foot NE 77th Place. While this block perimeter exceeds the Metro Regional Transportation Functional Plan standard, which requires full street connections every 530 feet, the site provides pedestrian and bicycle connections approximately every 500 feet, consistent with the regional standard. Pedestrian and bicycle connections will be provided through the site linking NE 77th Place, NE 82nd Avenue, and NE Siskiyou Street. The configuration of the Madison High school campus, and the presence of Glenhaven Park make additional street extensions infeasible.

Transit Availability
Page 12 of the TIA notes transit service is provided in the vicinity of the study area by TriMet via Route 72 (82nd Ave/Killingsworth St). Bus stops are located at the intersection of NE 82nd Avenue/School Access directly in front of the school, NE 82nd Avenue/NE Russell Street (northbound), and NE 82nd Avenue/NE Thompson Street. To the north, TriMet line 24 (Fremont) runs between the Boise neighborhood and Gateway Transit Center. To the south (about ½ mile) is the TriMet 82nd Avenue MAX Station, which is serviced by the Blue Line (to Gresham and Hillsboro), the Red Line (to the airport and Beaverton), and the Green Line (to Portland State University and Clackamas Town Center). The transportation demand management plan developed for this project indicates the school administration will promote the use of public transportation to and from school.

On-Street Parking and Neighborhood Impacts
Pages 18-20 of the TIA analyze the project's impact to on-street parking in the study area. This analysis concludes that upon completion of the modernization of Madison High School, there will be sufficient parking during the peak parking period for the school. A follow-up parking evaluation of an after-school event, such as a football game, will need to be conducted to determine parking demand for larger after-school events.

Access Restrictions and Impacts on Pedestrian, Bicycle, and Transit Circulation
The TIA did not identify any impacts on pedestrian, bicycle, and transit access and circulation resulting from the modernization of Madison High School.

Safety for All Modes
The proposed project recommendations on page 33 of this report will ensure the safety of pedestrian, bicycle and transit riders and automobiles to and from the site.

Additionally, implementation of the transportation safety goals in the transportation demand management plan will raise the awareness of transportation safety campus wide.

Adequate Transportation Demand Management Strategies
Transportation demand management (TDM) strategies are generally considered when mitigation measures are necessary to address impacts related to proposed developments. A draft TDM plan is found in the appendix of this report. The TDM plan contains measures and procedures to promote students and parents to use alternative methods of transportation to and from Madison High School, as well as mechanisms to ensure parents are aware of proper circulation and pick-up and drop-off procedures. The TDM plan also identifies a Transportation Coordinator for Madison High School as well as a good neighbor contact process. [BDS Comment: A condition of approval will require implementation of the TDM, as described in Section 10 of the TIA (Exhibit A30)]."

PCC 33.266.210, Table 266-6, requires high schools to provide four long-term bicycle parking spaces per classroom or a minimum required ratio be established through the Conditional Use review. Based on the one space per four classrooms ratio, the 41 classrooms equates to 164 long-term bicycle parking spaces. Half of this parking would need to be covered. The Applicant stated that a survey of students and faculty indicated that five percent of students and 12 percent of staff travel to the school by bike (Exhibit A.23). According to the Applicant's narrative, future peak demand would be approximately 98 long-term bicycle parking spaces (assuming 1,700 students and 150 faculty and staff). Based on the modal survey data, BDS Staff recommended that a minimum of 100 bicycle parking spaces be provided. This amount of bicycle parking would be sufficient for the students and staff based on the data from the school's modal survey.

PBOT indicated the proposed bike parking of 100 spaces would be adequate per Exhibit E.4. A condition has been incorporated to ensure these spaces will meet PCC 33.266.220.B and C.

For these reasons, with the conditions of approval, the Hearings Officer finds this approval 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 community or neighborhood plans in conjunction with this site or the surrounding area. Therefore, the Hearings Officer finds this criterion is not applicable.

Adjustment Reviews

33.805.040 Approval Criteria

Adjustment requests will be approved if the applicant has demonstrated that approval criteria A through F, below, have been met.

A. Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: The Applicant is requesting approval of the following Adjustments:

Adjustment #1 – Waive 15-foot-wide buffer landscaped to the L1 standard along south lot line

The Institutional Development Standards of the R5 zone (PCC 33.110.245.C.1, Table 110-5) require a 15-foot-wide buffer adjacent to the south lot line, which is across NE Thompson Street from residential property. The buffer must be landscaped to the L1 (general landscaping) standard described in PCC 33.248.020.A. In order to construct a new baseball/softball/soccer field adjacent to the south lot line, the Applicant requested a waiver of the 15-foot buffer requirement along the south property line.

Audubon and Coolidge objected to approval of Adjustment #1 (Exhibits H.4 and H.36 and Hearing testimony of Coolidge). The Hearings Officer finds Exhibit H.36 (submitted by Coolidge at the Hearing) best expresses the Audubon and Coolidge concerns with Adjustment #1. Coolidge, in Exhibit H.36, stated the following:

> "Regarding adjustment request #1 to waive the 15-foot depth of L3 Landscaping buffer required for sports fields across from residentially zoned properties by 33.110.245.C.1, Table 110-5 and 33.248.C. we continue to believe that this is an important landscape area that provides natural resource value, contributes to Portland's Title 11 tree canopy targets, and helps to screen neighboring properties from light trespass."

The Hearings Officer reviewed PCC 33.110.245 C.1 and Table 110-5. The Hearings Officer agrees that PCC 33.110.245.C.1 applies to the Applicant's Adjustment 1 request. PCC 33.110.245C.1 incorporates the development standards outlined in Table 110-5. The section of Table 110-5 applicable to the Applicant's Adjustment 1 request is "*Buffering Across a Street from a Residential Zone.*" The development standard for *Buffering Across a Street from a Residential Zone* is "15-ft. to L1 standard."

The Hearings Officer finds Audubon and Coolidge are incorrect in asserting that the relevant development standard for the south property line at the Subject Property is "15-foot depth of L3 Landscaping." Audubon and Coolidge referenced "sports field across the street from residentially zone properties." The Hearings Officer notes that Table 110-5, footnote 6, does reference "recreational fields for organized sports on a school, school site, or in a park" and

"recreational fields for organized sports." The Hearings Officer finds Table 110-5, footnote 6 relates to "setbacks" and not "landscaping."

The purpose of the Institutional Development Standards is set forth in PCC 33.110.245.A:

> "The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas."

Adjustment 1 would allow a new soccer field just southeast of the school's current baseball/softball fields. The school building would be set back more than 700 feet from the south lot line, so the most intensive use of the Subject Property would be far from the residential area south of NE Thompson Street. Also, while the new sports fields would be used by students during practices and games, spectators would sit on the north side of the new field, more than 200 feet from the south lot line.

The new field would not count toward the requirement for a landscaped buffer because artificial turf is proposed. However, the field would still contribute to an open, green appearance near the street, as intended by the buffer requirement. In addition, a row of street trees in a planting strip would be planted in the public right-of-way next to the Subject Property's south lot line.

The Hearings Officer notes that the L1 general landscaping standard is applicable to "landscape treatment for open areas" (PCC 33.248.020.A). The L1 general landscaping standard "is intended to be applied in situations where distance is used as the principal means of separating uses or development" (PCC 33.248.020.A). Finally, the L1 general landscaping standard is primarily focused upon "ground cover plants" (PCC 33.248.020.A).

The Hearings Officer finds the primary "use" and "development" of the Subject Property is the high school building. The Hearings Officer finds that the sports field uses and development create fewer impacts to the residential neighborhood across NE Thompson, to the south of the Subject Property. The Hearings Officer finds, while not technically considered part of the PCC 33.110 Table 110-5 landscaping institutional development standards, the installation of street trees along the north side of NE Thompson will accomplish significant "separation" of the school uses (buildings, parking lots, and sports fields) from the residential uses to the south of NE Thompson.

The purpose statement quoted above expresses the intent of the L1 general landscaping standard is to "maintain compatibility with and limit the negative impacts on surrounding residential uses." PCC 33.700.070 sets forth the general rules for application of the PCC. Specifically, PCC 33.700.070 states that "literal readings of the code language will be used. Regulations are no more or less strict than as stated."

Following the dictates of PCC 33.700.070, the Hearings Officer finds the purpose of the L1 general landscaping standard is to "maintain compatibility" with the surrounding residential area. In this case the addition of street trees, the addition of safety netting, and the improvement in the lighting system will improve, rather than just maintain, the impacts of Madison High School upon the residences located to the south of the Subject Property. The Hearings Officer finds granting Adjustment #1 will, along with other aspects of the Applicant's proposal, maintain compatibility with the surrounding neighborhood. The Hearings Officer finds granting Adjustment #1 will, along with other aspects of the Applicant's proposal, limit the negative impacts on the surrounding residential area.

In addition, BES reviewed this Adjustment and had no concern regarding stormwater management (Exhibit E.3).

For these reasons stated above, the Hearings Officer finds the proposed Adjustment #1 equally meets the purpose of the regulation.

Adjustment #2 – Increase allowable building height

Building height for schools is limited to 50 feet by the Institutional Development Standards of the R5 zone (PCC 33.110.245.C.1, Table 110-5). As described earlier in this decision, the tallest part of the school (the auditorium) would be 84 feet high as measured per the PCC and 53 feet high above the ground it sits upon.

The purpose of the Institutional Development Standards is stated in PCC 33.110.245.A:

> "The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas."

Height is measured from the lowest point of the site within 5-feet of the building. In this case, that calculates to a 41-foot difference in grade across the building from south to north. When there is more than a 10-foot difference in grade across a building site, the code allows an applicant to measure the height 10 feet above the lowest grade, making the difference in grade 31-feet across the building site according the PCC. This means that even though the auditorium measures as 84 feet high according to the PCC, the auditorium only measures 53-feet above the ground it sits upon.

The maximum height allowed by the above-named section anticipates that a school would need to have additional height to facilitate all necessary school services. The proposed Adjustment according to the PCC would increase the maximum allowed height by 34-feet. However, the actual greatest height increase is only 3-feet, given that the height of the auditorium is 53-feet above the ground upon which it sits. Also, the new auditorium will

actually be 8-feet shorter than the existing auditorium. The auditorium is adjacent to Glenhaven Park and is approximately 340-feet from the closest houses. Therefore, this 3-foot height increase will not impact residences. No other portions of the building are higher than 50-feet above the ground upon which they sit, with the exception of rooftop unit screening that is allowed to extend 10-feet higher than the allowed maximum building height.

For these reasons stated above, the Hearings Officer finds this criterion is met.

Adjustment #3 – Reduce the percentage of the site which must be landscaped

The Institutional Development Standards of the R5 zone require, in this case, that at least 25 percent of the Subject Property be landscaped to the L1 standard (PCC 33.110.245.C.1, Table 110-5). The Applicant proposed that 21.3 percent of the Subject Property would be landscaped to at least the L1 standard.

Audubon and Coolidge objected to approval of Adjustment #3 (Exhibits H.4 and H.36 and Hearing testimony of Coolidge). The Hearings Officer finds Exhibit H.36 (submitted by Coolidge at the Hearing) best expresses the Audubon and Coolidge concerns with Adjustment #3. Coolidge, in Exhibit H.36, stated the following:

> "Regarding adjustment request #3 to reduce the required minimum landscaping from the required 25% to 21.3% for the site (Zoning Code Sections 33.110.245.C.1, Table 110-5 and 33.248 A), comments made by staff during hearing proceedings indicated that it would be impossible for the average, untrained person to tell that landscape percentage on site had been reduced from 25% to 21.3% coverage. We believe that landscape coverage on this site contributes to preservation and restoration of the natural resource value of the site as well as contributes to Portland Title 11 tree canopy targets; therefore, we do not believe that this criteria has been sufficiently met."

Audubon, in Exhibit H.4, stated:

> "...it is critical – especially on large sites like this one – that we find ways to meet canopy targets. If we can't accomplish this goal on large sites like Madison High School, we will not be on track to meet targets on a landscape scale. These are, in fact, the most important types of sites to prioritize since they have far more flexibility than most other sites in neighborhoods. This area of the City is also already deficient in tree canopy."

The Applicant provided written responses to the Audubon and Coolidge comments in Exhibits H.38 and H.41. The Applicant noted, in Exhibit H.41, that Audubon's comment about landscaping contributing to the "preservation and restoration of the natural resource" is misplaced. Adjustment #3 is a request to reduce the L1 landscaping standard from 25

percent to 21.3 percent. The Applicant noted that the purpose of the institutional standards is "to maintain compatibility with and limit the negative impacts on surrounding residential areas." The Applicant noted, in Exhibit H.41, that "preservation and restoration of the natural resource value of the site" is not a concept or language found in PCC 33.110.245.A. The Applicant also pointed out that some areas of the Subject Property provide benefits of landscaping but do not qualify for inclusion in the Table 110-5 minimum landscaped area calculation (i.e. sustainable agriculture area and synthetic turf fields). The Applicant emphasized, in its Exhibit H .41 comments, the unique nature of a high school use of property.

The Hearings Officer, once again, sets forth purpose of the Institutional Development Standards as stated in PCC 33.110.245.A:

> "The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas."

BDS Staff, in the Staff Report (Exhibit H.2) stated the following related to this approval criterion:

> "Approximately 45% of the Subject Property is proposed to be covered by two sports field areas: an existing football/track field and a new baseball/softball/soccer field area. These fields do not count toward the landscaped area requirement because artificial turf is proposed. If natural turf were used on these fields instead, the sports fields would count as landscaped area, and well over 25% of the Subject Property area would be landscaped.
>
> "Though not considered landscaped area, the artificial turf sports fields would contribute to a green, open appearance for the school campus. In fact, the appearance of the site from the street or from neighboring properties would be similar whether the sports fields used natural turf or artificial turf.
>
> "Furthermore, the applicant's landscaping plan will significantly enhance the site's appearance and compatibility with neighboring residential areas. While approximately 47 trees would be removed from the property to accommodate the construction, more than 200 new trees would be planted throughout the site, including large-sized varieties such as Douglas Fir and Red Oak.
>
> "In addition, BES reviewed this Adjustment and had no concerns related to stormwater management (Exhibit E3).

> "For these reasons, staff finds the proposed Adjustment equally meets the purpose of the regulation. The proposal supports compatibility with the residential area and does not create unreasonable impacts."

The Hearings Officer interprets this approval criterion as requiring the Applicant's proposal to consider whether or not the reduction of landscaping from the standard 25 percent to 21.3 percent will equally or better meet the purpose for the standard. The purpose, as quoted above, is to "maintain compatibility with and limit the negative impacts on surrounding residential areas."

The Hearings Officer finds that a reduction in the overall landscape area will not *better* meet the purpose of compatibility and/or limit the negative impacts on the surrounding residential areas.

The Hearings Officer concurs with the above-quoted BDS Staff comments and the Applicant's response comments in Exhibit H.41 as they relate to this approval criterion. The Hearings Officer finds that the reduction of 3.7 percent landscape coverage will *equally* meet the purpose of the overall landscaping standard when considering the large size of the Subject Property, the intended use of the Subject Property, and the large open space areas contained in the sports fields.

Adjustment #4 – Increase the maximum length of the pedestrian connection to NE 82nd Ave.

For schools in the R5 zone, the Institutional Development Standards require the pedestrian connection standards of multi-dwelling residential zones to be met (Zoning Sections 33.110.245.C.10 and 33.120.255.B). These standards require a paved pedestrian connection between the main building entrance and NE 82nd Avenue, with this connection being no more than 20 feet longer than the straight-line distance. The Applicant requested to increase the maximum length of the pedestrian connection to NE 82nd Avenue from 272 feet to 300 feet.

The purpose of the Institutional Development Standards is stated in PCC 33.110.245.A:

> "The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas."

The purpose of the pedestrian standard in multi-dwelling residential zones (which applies to the Applicant's proposal because of the Institutional Development Standards) is stated in PCC 33.120.255.A:

> "The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible. The standards promote configurations that minimize conflicts between pedestrians and vehicles. In order to facilitate additional pedestrian oriented space and less impervious surface, the standards also provide opportunities for accessways with low traffic volumes, serving a limited number of residential units, to be designed to accommodate pedestrians and vehicles within the same space when special paving treatments are used to signify their intended use by pedestrians as well as vehicles."

Findings: The Applicant is requesting a 9 percent increase in the maximum pedestrian connection length. BDS Staff, in the Staff Report, expressed the opinion that such a reduction would hardly be noticeable to students walking from NE 82nd Avenue to the main entrance on the northeast side of the school. Additionally, the proposed pedestrian path connects the bus stop on NE 82nd Avenue to the main entrance for the school. The path is provided along the contours of the northeast student pickup and drop off area in conjunction with the parking lot. The Hearings Officer finds that the Applicant's proposal will enhance pedestrian safety by eliminating the need to cross a drive aisle from the public sidewalk to the school's main entrance. The Hearings Officer finds that a 9 percent increase in the pedestrian connection length maximum will have no bearing on the surrounding residential areas.

For these reasons, the Hearings Officer finds this approval criterion is met.

Adjustment #5 – Modify the requirement for a pedestrian connection to NE Thompson Street.

For schools in the R5 zone, the Institutional Development Standards require the pedestrian connection standards of multi-dwelling residential zones to be met (Zoning Sections 33.110.245.C.10 and 33.120.255.B). These standards require a paved pedestrian connection between the main building entrance and NE Thompson Street. The Applicant requested approval to provide only a portion of this pedestrian connection to NE Thompson Street.

The purpose of the Institutional Development Standards is stated in PCC 33.110.245.A:

> "The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas."

The purpose of the pedestrian standard in multi-dwelling residential zones (which applies to the Applicant's proposal because of the Institutional Development Standards) is stated in PCC 33.120.255.A:

> "The pedestrian standards encourage a safe, attractive, and usable pedestrian circulation system in all developments. They ensure a direct pedestrian connection between abutting streets and buildings on the site, and between buildings and other activities within the site. In addition, they provide for connections between adjacent sites, where feasible. The standards promote configurations that minimize conflicts between pedestrians and vehicles. In order to facilitate additional pedestrian-oriented space and less impervious surface, the standards also provide opportunities for accessways with low traffic volumes, serving a limited number of residential units, to be designed to accommodate pedestrians and vehicles within the same space when special paving treatments are used to signify their intended use by pedestrians as well as vehicles."

Waiving this standard completely cannot meet the criteria to equally or better meet the purpose of this standard. Providing pedestrian connections that are attractive and usable means providing connections that encourage students to walk, bike, or use public transit to get to school. Providing an attractive pedestrian connection system also provides equitable access to the school for students that are unable or do not wish to drive. If a pedestrian connection is not provided at the southwest corner of the Subject Property, students will need to walk approximately an additional 800-feet, approximately twice as far, to get to an accessible entrance. This additional lineal footage will need to be traversed in all seasons, including in the rain and snow. This makes providing a hard-surfaced and direct pedestrian connection important.

As evidenced by a Google Street View photo and Google aerial photography of the Subject Property, the current gate at the southwest corner of the Subject Property is already opened during the day and used by students. In the Street View photo on the left, note the trail in the grass that goes from the gate to the trees in the distance.

There are a few places in this location where the Applicant has already proposed to pave or has already hard surfaced the area in which the pedestrian connection is required. The Applicant proposed a 10-foot wide asphalt path from the new gate on the southwest corner of the Subject Property to the new baseball field spectator stands. This path can be used for the subject standard for this portion of the Subject Property. Only a small section of the path would need to be paved from the baseball field spectator stands to the track. The track can then be used for the hard-surfaced path for that section of the required pedestrian connection.

Moving north, the final area that would need to be paved would be between the track and the already proposed pedestrian connection from the stadium to the south main entry. This means that for the 780-foot-long pedestrian connection, only 182 feet, or 23 percent, of length needs to be paved that is not currently paved or proposed to be paved. BDS Staff, in the Staff Report, recommended approval of this Adjustment with a condition that these two linkages be paved per the subject code section to create a usable and attractive pedestrian path. The Hearings Officer concurs with this BDS Staff recommendation.

The Hearings Officer finds that this criterion is met with the aforementioned conditions of approval.

Adjustment #6 – Baseball/softball field netting along the south and east lot lines

The Applicant proposed 30-foot tall safety netting and support structures along the perimeter of the baseball/softball field, adjacent to the south and east property lines (Exhibits C.14, C.15, and C.28). This requires Adjustment Review approval to increase the

maximum fence height from eight feet to 30 feet (per PCC 33.110.255) and to reduce the minimum setback for structures accessory to sports fields from 15 feet to 3.5 feet (per PCC 33.279.040.B.2).

The purpose of the 3.5-foot fence height limitation in the R5 zone is stated in PCC 33.110.255.A:

> "The fence standards promote the positive benefits of fences without negatively impacting the community or endangering public or vehicle safety. Fences can create a sense of privacy, protect children and pets, provide separation from busy streets, and enhance the appearance of property by providing attractive landscape materials. The negative effects of fences can include the creation of street walls that inhibit police and community surveillance, decrease the sense of community, hinder emergency access, hinder the safe movement of pedestrians and vehicles, and create an unattractive appearance. These standards are intended to promote the positive aspects of fences and to limit the negative ones."

The purposes of special requirements for recreational fields (including the 15-foot minimum setback requirement for accessory structures) are stated in PCC 33.279.010:

> "The recreational field requirements:
>
> - Allow flexibility in the use and development of recreational fields;
> - Recognize that recreational fields used for organized sports have a special relationship to the community and are an important resource;
> - Recognize that demographics and program needs change over time, and that alterations and additions to recreational fields respond to those changes; and
> - Maintain compatibility with and limit the negative impacts on surrounding residential areas."

The proposed safety fence and supporting structures will prevent baseballs and softballs from hitting houses, pedestrians, and cars which will enhance public safety. The safety netting will be transparent, so as not to create a wall or inhibit community surveillance (Exhibit C.28). The community will be able to access games via the pedestrian gate at the southwest corner of the Subject Property. The extra height will not hinder emergency access or the safe movement of pedestrians or vehicles. The proposed street trees along the adjacent right-of-way will soften the appearance of the safety netting so as not to create an unattractive appearance. The new fields will enhance the aesthetics of the area and community vitality.

The Hearings Officer finds approval criterion is met.

Adjustment #7 – Modify perimeter landscaping requirements for northwest parking lot

The PCC requires landscaping buffers along the perimeters of surface parking lots. For the northwest parking lot, the Applicant requested to modify the requirement in PCC 33.266.130.G.2 for a 5-foot-wide L3 (high screen) landscaping buffer along the west perimeter of the parking lot to allow a 5-foot-wide L2 (low screen) landscaping buffer instead (Exhibit C.6).

The L3 (high screen) and L2 (low screen) landscaping standards both require trees, evergreen shrubs, and ground cover plants (PCC 33.248.020.B-C). The only difference between the two standards is that L2 requires shrubs to be at least three feet tall and L3 requires shrubs to be at least six feet tall.

The Applicant also requested a waiver of the requirement for a 5-foot-deep L3 landscaping buffer between the parking lot and the south lot line per 33.266.130.G.2.

The purposes of the parking lot landscaping requirements are stated in PCC 33.266.130.A:

"The setback and landscaping standards:

- Improve and soften the appearance of parking areas;
- Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;
- Provide flexibility to reduce the visual impacts of small residential parking lots;
- Direct traffic in parking areas;
- Shade and cool parking areas;
- Reduce the amount and rate of stormwater runoff from vehicle areas;
- Reduce pollution and temperature of stormwater runoff from vehicle areas; and
- Decrease airborne and waterborne pollution."

For the 5-foot-wide landscaping buffer on the west perimeter of the parking lot, the L3 (high screen) and L2 (low screen) landscaping standards would both require equal quantities of trees, evergreen shrubs, and ground cover plants (PCC 33.248.020.B-C). With either L3 or L2 landscaping, the plantings would help to shade and cool the parking area, mitigate stormwater and pollution impacts, and improve the appearance of the parking area. The only difference between the two standards is that L2 requires 3-foot-tall shrubs and L3 requires 6-foot-tall shrubs.

The intent of the L3 (high screen) landscaping standard is stated in PCC 33.248.020.C.1, "The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. It is used in those instances where visual separation is required."

The Applicant proposed a minimum 6-foot-tall, fully sight-obscuring fence along the lot line west of the parking lot (Exhibit C.6), so full visual separation would be achieved between the parking lot and the residential properties to the west. Neighbors to the west would see the trees in the landscaping buffer, but the shrubs would not be visible behind the fence whether they were three feet or six feet in height.

Coolidge and Audubon objected to the approval of a waiver of the L3 landscaping buffer for the northwest parking lot (Exhibit H.36). Coolidge and Audubon, in Exhibit H.36, stated the following:

> "Regarding adjustment request #7B to waive the requirement for a 10-foot-deep L3 landscaping buffer for the south property line, the staff justification for this points to the presence of a stand of trees on the adjacent Rose City Golf Course which provides a heavily treed area; staff argues that the RSGC stand obviates the need for trees on the Madison property. We do not believe that the presence of high quality habitat, which itself carries conservation overly, should suffice for a treed buffer on school property. Rather, this landscape area on school property provides an important buffer to minimize impacts to high quality habitat."

The Applicant, in Exhibit H.41, responded to the above-quoted Coolidge and Audubon comments. The Applicant, in Exhibit H.41, stated the following:

> "...the buffer for the habitat is already incorporated within the boundary of the conservation overlay. The standard for which the applicant is seeking an adjustment is Development Standards for All Other Uses (33.266.130.G, Parking area setbacks and landscaping) of the Parking and Loading chapter. The purpose of the Development Standards for All Other Uses of 33.266.130, of which the parking area setbacks and landscaping requirements are a part, include:
>
> - Improve and soften the appearance of the parking areas
> - Reduce the visual impact of parking areas from sidewalks, streets, and especially from residential zones
> - Reduce the amount and rate of stormwater runoff from vehicle areas
> - Reduce pollution and temperature of stormwater runoff from vehicle areas
>
> "The applicant proposes an Adjustment to perimeter landscaping standards to provide shorter shrubs than required by the L3 landscape standard for the west perimeter and to eliminate perimeter landscaping along the south perimeter. It is this second point over which the Portland Audubon Society has expressed concern.
>
> "As noted in the applicant's narrative (Adjustment 4 in the Applicant's narrative, see Application Attachment B, page 34-39), Section 33.266.130 G (Table 266-5)

requires parking lots abutting an OS zone to provide 5 feet of landscaping to the L3 standard. Strict reading of this standard suggests that the parking lot perimeter is subject to this standard, even though the OS zone is more than 80 feet south of the parking lot (see Figure 1). Providing 6-foot shrubs in this area would create hiding places that encourage unwanted behavior and would prevent natural surveillance. Further, the intent of these standards – to visually screen parking lots from adjacent properties – is already accomplished by the dense grouping of trees along the boundary between the two sites and because the adjacent golf course property is at a significantly lower elevation in this location.

"Instead of meeting the L3 standard, the applicant proposes to provide stormwater management plantings at the southwest perimeter, and groundcover, trees and low shrubs along the remainder of the south perimeter. These plantings will provide attractive vegetation, varied textures and enhances ecological function without creating hiding places that encourage undesirable and unsafe human behaviors. There are no visual impacts created by the parking lot on the open space to the south. From the golf course, the parking lot is completely screened by the grade change and dense trees.

"The proposed Adjustment to the perimeter landscaping will not alter the stormwater management functionality of the overall parking lot landscaping and stormwater treatment facilities. Runoff from the parking lot paving will be treated through a vegetated filtration facility prior to infiltration per DEQ and BES requirements. For the full MHS site, stormwater runoff from all but a few isolated peripheral areas adjacent to NE 82nd Avenue will be managed and infiltrated on-site through new and existing drywell UICs, new soakage trenches, and new vegetated surface infiltration facilities. Further, the interior parking lot landscaping will exceed minimum planting requirements with trees and shrubs that help reduce the amount, rate, and temperature of the stormwater runoff from the vehicle area. The proposed landscaping for the parking lot will be a significant improvement over the existing condition which currently provides no interior and very little perimeter landscaping."

BDS Staff, in the Staff Report (Exhibit H.2), indicated that with the proposed opaque fencing on the lot line, the west side of the parking lot would meet the purposes of the requirement as well as L3 landscaping would. BDS Staff recommended a condition of approval to ensure that the proposed fence is constructed along the west side of the northwest parking lot.

BDS Staff, in the Staff Report, also stated the following:

"The applicant also requests a full waiver of the requirement for a 5-foot-wide L3 landscaping buffer on the south perimeter of the northwest parking lot. This parking lot would be set back approximately 72 feet from the Rose City Golf Course

property to the south. With this setback distance, staff finds there is less need for a formal landscaping buffer immediately adjacent to the parking lot perimeter to provide visual separation.

"Furthermore, most of the 72-foot setback area would be landscaped with lawn, shrubs, and several trees, including trees near the south edge of the parking lot (Exhibit C6). Even though a formal row of trees and shrubs would not be planted immediately adjacent to the south perimeter of the parking lot, the landscaping and trees south of the parking lot would soften the view from the golf course property, which also has many trees near the lot line. The landscaping would also help to shade and cool the parking area and mitigate stormwater and pollution impacts.

"The Adjustment to the perimeter landscaping requirements for the northwest parking lot would have no effect on traffic and circulation within the parking lot. The dimensional requirements for parking spaces and drive aisles in Zoning Code Section 33.266.130.F would be met, so traffic and circulation inside the parking lot would be as intended by the Zoning Code.

"In addition, BES reviewed this Adjustment and had no concerns related to stormwater management (Exhibit E3).

"For the reasons discussed above, staff finds the Adjustment to perimeter landscaping requirements for the northwest parking lot is equally consistent with the purposes of the requirements."

The Hearings Officer finds that the quoted comments from Coolidge and Audubon (Exhibit H.36) are compelling. However, the Hearings Officer must, in this instance, determine if Adjustment #7 (in particular #7b) equally or better meets the purpose of the parking landscape standard.

The Hearings Officer is persuaded by the Applicant's response (Exhibit H.41) and BDS Staff comments. The Hearings Officer finds that approval of Adjustment #7 will equally meet the PCC 33.266.130.A purpose goals. The Hearings Officer notes that PCC 33.266.130.A includes many aspirational "intents" and the Hearings Officer considered that failure to "equally or better" meet one single requirement does not mean an adjustment proposal must be denied. The Hearings Officer considered the aspirational "intents" collectively.

The Hearings Officer found that the majority of the parking lot landscaping standards (aspirational "intents") were "equally" met. With respect to the Adjustment request (#7b), the Hearings Officer found the standards relating to reduction of visual impacts, stormwater, reduction of pollution, provide flexibility, and direct traffic all "equally met the purpose" of

PCC 33.266.130.A. The Hearings Officer found the shade/cool parking areas and improve/soften appearance standards were not "equally" met.

The Hearings Officer found, based upon the evidence in the record, that the Applicant's proposed Adjustment #7 did, overall meet the "equally or better" the purpose of the relevant standard.

Adjustment #8 – Modify perimeter landscaping requirements for south parking lot

The Applicant requested a waiver of the requirement in PCC 33.266.130.G.2 for a 5-foot-wide L2 landscaping buffer along the south perimeter of the school's south parking lot. As mentioned above, the L2 landscaping standard requires ground cover plants and a continuous row of trees and 3-foot-high evergreen shrubs (PCC 33.248.020.B).

The purposes of the parking lot landscaping requirements are stated in PCC 33.266.130.A:

"The setback and landscaping standards:

- Improve and soften the appearance of parking areas;
- Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;
- Provide flexibility to reduce the visual impacts of small residential parking lots;
- Direct traffic in parking areas;
- Shade and cool parking areas;
- Reduce the amount and rate of stormwater runoff from vehicle areas;
- Reduce pollution and temperature of stormwater runoff from vehicle areas; and
- Decrease airborne and waterborne pollution."

The south parking lot would be set back nearly 700 feet from the south lot line, which abuts NE Thompson Street (Exhibit C.11). The football field and the baseball/softball/soccer field would separate the south parking lot from the south lot line. With the large setback distance, BDS Staff, in the Staff Report (Exhibit H.2), indicated that it believed that there is little need for a formal landscaping buffer immediately adjacent to the south side of the parking lot to screen the view of it from NE Thompson Street. The Hearings Officer concurs with BDS that formal landscaping is not necessary for the south side of the south parking lot.

All the parking lot landscaping requirements in PCC 33.266.130.G would be met for the south parking lot, except for the perimeter landscaping requirement on the south side. In addition to new shrubs and ground cover plants, several new trees would be planted within and around the south parking lot, including trees near the south edge of the parking lot. Even though a formal row of trees and shrubs would not be planted immediately adjacent to the south perimeter of the parking lot, the proposed landscaping would soften the view of the

parking lot from outside the Subject Property, especially from the abutting street (NE 82nd Avenue). The proposed landscaping and trees would also help to shade and cool the parking area and mitigate stormwater and pollution impacts.

The Adjustment to the perimeter landscaping requirement for the south parking lot would have no effect on traffic and circulation within the parking lot. The dimensional requirements for parking spaces and drive aisles in PCC 33.266.130.F would be met, so traffic and circulation inside the parking lot would be as intended by the PCC.

In addition, BES reviewed this Adjustment and had no concerns related to stormwater management (Exhibit E.3).

For the reasons discussed above, the Hearings Officer finds that the Adjustment to the perimeter landscaping requirement for the south side of the south parking lot is equally consistent with the purposes of the requirement.

Adjustment #9 – Modify perimeter landscaping requirements for northeast parking lot

The Applicant requested a waiver of the requirement in PCC 33.266.130.G.2 for a 5-foot-wide L3 landscaping buffer along the north perimeter of the school's northeast parking lot (Exhibit C.7). The L3 landscaping standard requires ground cover plants and a continuous row of trees and 6-foot-high evergreen shrubs (PCC 33.248.020.C).

The purposes of the parking lot landscaping requirements are stated in PCC 33.266.130.A:

"The setback and landscaping standards:

- Improve and soften the appearance of parking areas;
- Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;
- Provide flexibility to reduce the visual impacts of small residential parking lots;
- Direct traffic in parking areas;
- Shade and cool parking areas;
- Reduce the amount and rate of stormwater runoff from vehicle areas;
- Reduce pollution and temperature of stormwater runoff from vehicle areas; and
- Decrease airborne and waterborne pollution."

The vehicle area in the northeast corner of the Subject Property would be set back more than 25 feet from the north lot line, which abuts Glenhaven Park. Between the vehicle area and the north lot line are five existing trees which would be preserved. This row of trees includes a 19.5-inch-diameter sweetgum tree and four cedar trees ranging in size from 28.5 inches to 37 inches in trunk diameter. The canopies of these mature trees extend over the vehicle area,

providing shading and cooling and helping to mitigate stormwater and pollution impacts. Four of the five trees (the cedars) are evergreen varieties with low canopies that provide substantial visual screening throughout the year. All of the trees would help to soften the view of the northeast parking lot from Glenhaven Park.

Since the existing trees between the northeast parking lot and the north lot line already support the aesthetic, shading, cooling, stormwater, and pollution mitigation purposes of the landscaping buffer requirement, the Hearings Officer finds a new row of trees and shrubs north of the vehicle area is not necessary. In fact, since the existing tree canopies cover most of the setback area, and since the cedar canopies are fairly dense and low to the ground, planting a new row of trees and shrubs in this area would require tree removal. It would take many years before the new landscaping is mature enough to provide the same benefits as the mature trees that were lost.

The Adjustment to the perimeter landscaping requirement for the northeast parking lot would have no effect on traffic and circulation within the parking lot. The dimensional requirements for parking spaces and drive aisles in PCC 33.266.130.F would be met, so traffic and circulation inside the parking lot would be as intended by the PCC.

In addition, BES reviewed this Adjustment and had no concerns related to stormwater management (Exhibit E.3).

For the reasons discussed above, the Hearings Officer finds the Adjustment to the perimeter landscaping requirement for the north side of the northeast parking lot is equally consistent with the purposes of the requirement.

Adjustment 10 – Increase maximum illumination allowed from sports field lighting

Off-site impacts for nonresidential uses in residential zones are limited by the regulations in PCC 33.262. One of these regulations limits illumination on neighboring properties to not more than 0.5-foot candles of light (PCC 33.262.080). For the proposed sports field lighting, the Applicant requested approval for up to 3.0-foot candles of light on a small portion of the Rose City Golf Course property and up to 0.8-foot candles of light on a small portion of the residential properties south of the Subject Property along NE Thompson Street.

The purpose of the off-site impacts regulations in PCC 33.262 is stated in PCC 33.262.010:

> "The regulations of this chapter are designed to protect all uses in the R, C, CI, IR, and OS zones from certain objectionable off-site impacts associated with nonresidential uses. These impacts include noise, vibration, odors, and glare. The standards ensure that uses provide adequate control measures or locate in areas where the community is protected from health hazards and nuisances. The use of objective standards provides a measurable means of determining specified off-site

impacts. This method protects specific industries or firms from exclusion in a zone based solely on the general characteristics of similar industries in the past."

As shown on Exhibit C.27, Sheet EL0.80, the proposed lighting, excluding the lighting for the sport fields, will be compliant with the 0.5-foot candle measurement at all property boundaries. The Applicant stated that the chosen field lighting is highly controllable in terms of direction and intensity. The lighting can also be controlled specifically for each field and timed for intensity.

What follows is a more general description the field lighting and potential impacts:

- West – The Rose City Golf Course directly abuts the football/track field on the west property line. The Applicant proposed to have up to a 3.0-foot candle light spillover on the Rose City Golf Course property. However, the light spillover into the golf course will be compliant approximately 50 feet past the school property line. Golfers are unlikely to be using the course after dark when the lights would be in use. No illumination in excess of the allowed 0.5-foot candles will encroach onto the portion of the golf course designated with the environmental conservation overlay.

- East – NE 82nd provides a substantial buffer along the east side of the Subject Property. The proposed lighting will not result in illumination in excess of 0.5-foot candles at commercial properties across NE 82nd Avenue.

- South – the baseball/soccer/softball field provides a substantial buffer between the football/track field and the residential areas on the southside of NE Thompson Street. However, the proposed lighting will result in the illumination of 0.8-foot candles just over the residential property line across NE Thompson Street. The 0.8-foot candles will encroach only approximately five feet onto these residential properties and in any case will not be close to reaching any residential structure along NE Thompson Street. The difference in foot candles between 0.5 and 0.8 will hardly be noticeable. To help ensure the sports field lights will not be a nuisance, the Applicant proposed a condition of approval (proposed condition B) which states that "All sports field lighting levels are required to be reduced by 75% by 9:30pm and shall be extinguished completely by 10pm. For Friday night football games, lighting is required to be reduced by 75% by 10:30 pm and shall be extinguished by 11 pm."

Rose City Astronomers ("RCA") submitted a letter (Exhibit H.37) suggesting the City, including the Hearings Officer, "consider the IDA [International Dark-sky Association] recommendations for Community Friendly Sports Lighting." Coolidge and Audubon submitted comments (Coolidge in testimony and in writing) opposing the approval of Adjustment #10. Coolidge and Audubon, in Exhibit H.26, stated the following:

"Regarding adjustment #10 related to increasing foot candle light spill onto the adjacent Rose City Golf Course, approximately 300 feet in length, up to 50 feet in depth onto the Open Space zone property, we are still concerned about this request. We appreciate that the project team is working to reduce this impact, but we would still emphasize the importance of minimizing this light trespass. It was revealed in the hearing on February 25, 2019 that an amendment was made to the curfew, allowing an exception on Friday night for lights to be on full intensity until 10:30 pm, then reduced to 75% output until full shut off at 11 pm. It was also revealed that Civic Use of Buildings (CUB) will result in more frequent use of fields and associated lighting than was originally estimated. We urge the project team to consult with International Dark-sky Association on Community Friendly Sports Lighting. We further recommend the use of a Musco TLC (Total Light Control) LED system --- this fixture system is designed to reduce light trespass onto adjacent property while still providing adequate lighting for baseball and softball. It is our understanding that this is the luminaire system that has been installed at Franklin High School during that school's recent redevelopment."

The Applicant, in Exhibit H.41, responded to the RCA and Coolidge/Audubon comments quoted above. The Applicant stated, in Exhibit H.41, the following:

"As suggested by the Portland Audubon Society and Rose City Astronomers, the project team is consulting with International Dark-Sky Association on Community Field Sports Lighting. The project team's preliminary analyses indicate that the proposed filed lighting at Madison High School appears to meet the criteria as defined in the IDA Community Friendly Outdoor Sports Lighting v.1.0 documents. However, the selection of the specific brand of field lighting (e.g., Musco) as suggested by the Portland Audubon Society will have to wait until the bidding process has concluded.

"It's important to note the extended curfew (full lights until 10:30pm) applies only to the football field. The football/track field has been illuminated since 1957 and is currently not subject to any time restrictions. In addition to establishing a time restriction on hours of operation, the current Metal Halide field lights, which the IDA states are objectional due to excessive glare and poor control, will be completely replaced. Also, as noted at the hearing, the lighting of football/track field will not result in any light trespass on adjacent property.

"New lighting is proposed in the baseball/soccer/softball fields, creating equity for boys' and girls' sports and bringing student athletes back to the Madison property. The location of these fields abutting the property lines is in an existing condition. Lighting on these fields must be installed near the fence in order to avoid the field of play, which is causing some light to trespass the property line during events. Therefore, the applicant has requested an adjustment to the glare standard in

33.262.080. The purpose of the 33.262, Off-Site Impacts, refers to the protection of uses and to protecting the community from health hazards and nuisances which are the attributes addressed in the Adjustment request (Applicant's narrative, see Application Attachment B, page 56-60). The purpose statement does not identify the protection of wildlife as a consideration. No light in excess of the allowed 0.5 footcandles would encroach onto the portion of the adjacent golf course that is mapped with an environmental overlay, and there are few trees on the portion of the golf course impacted by the light spill in excess of the 0.5 foot -candles, and as such not having a significant impact on habitat areas."

The Hearings Officer finds that the Applicant responded to the RCA and Coolidge/Audubon request to consider the International Dark-sky Association directives related to Community Friendly Outdoor Sports Lighting. The Applicant has represented to the Hearings Officer, at the Hearing and in subsequent open-record submissions (Exhibits H.38 and H.41) that the Applicant would strive to meet the International Dark-sky Association Community Friendly Outdoor Sports Lighting standards. The Hearings Officer finds that a condition of approval needs to contain the Applicant's aspirational goal to meet the International Dark-sky Association Community Friendly Outdoor Sports Lighting standards.

The Hearings Officer finds that the Applicant's proposal includes basic components of a large public high school. Included in the Applicant's proposal are sports fields and the lighting of such fields. The Hearings Officer finds the topography, size, and physical characteristics of the Subject Property support the location of the school building, parking lots, and sports fields as proposed by the Applicant. The Hearings Officer finds that if the baseball/softball/soccer field are to have lights for evening use, the lighting structures where the lights are located must be in the approximate locations proposed by the Applicant. The Hearings Officer finds the Applicant has proposed to utilize modern technology, as compared to the outdated technology used by the Metal Halide lighting system, to light all of the sports fields. The Hearings Officer finds that currently there are no time or intensity restrictions related to the football/track lighting system.

The Hearings Officer finds that the Applicant's proposal to limit (control) the lighting system with time and light intensity restrictions adequately addresses the PCC 33.262.010 purpose goals. The Hearings Officer finds the Subject Property has historically been used as a high school and that inefficient lighting systems have been used at the Subject Property for a very long time. The Hearings Officer finds the Applicant's proposed use of the Subject Property, in particular the sports fields, will be lighted by a modern lighting system that will allow the Applicant to use only the lights necessary for an event and then reduce the intensity by 75 percent at designated times. The Hearings Officer finds that the lighting closest to the NE Thompson residences is proposed to be reduced "by 75% by 9:30 pm" and "extinguished" by 10:00 p.m. The Hearings Officer finds the Applicant's proposal, with a recommended condition D (Exhibit H.34) will equally meet the purpose of the off-site regulations in PCC 33.262 and PCC 33.262.010.

BDS Staff, in the Staff Report (Exhibit H.2), recommended a condition of approval be included to ensure the foot candle measurement, at the time of building permit review, be included in this decision. The BDS Staff recommended condition would require that field-tested documentation be provided for the new lights for the recreational fields that verify that the lights will not exceed the proposed foot candles shown on Sheet EL0.80 (Exhibit C.27). The Hearings Officer finds the BDS Staff recommended condition is reasonable and necessary.

Summary

The Hearings Officer finds, with conditions as set forth in the findings above, that each of the proposed Adjustments equally meets the purpose of the regulation to be modified. The Hearings Officer finds criterion A is met.

B. *If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, or I zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and*

Findings: Since the Subject Property is in a residential zone, the Applicant must demonstrate that the proposal would not significantly detract from the livability or appearance of the residential area. As discussed in the findings for Criterion A above, the requested Adjustments are consistent with the purpose of the standards and therefore the Hearings Officer finds that there are no significant impacts on livability or appearance.

For these reasons, the Hearings Officer finds approval criterion B is met.

C. *If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which is still consistent with the overall purpose of the zone; and*

Findings: Multiple Adjustments are requested. The purpose of single-dwelling residential zones such as R5 is stated in PCC 33.110.010:

> "The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.
>
> A. Use regulations. The use regulations are intended to create, maintain and promote single-dwelling neighborhoods. They allow for some non-household living uses but not to such an extent as to sacrifice the overall image and character of the single-dwelling neighborhood.
>
> B. Development standards. The development standards preserve the character of neighborhoods by providing six different zones with different densities and

development standards. The development standards work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility within the City's various neighborhoods. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed. The development standards are generally written for houses on flat, regularly shaped lots. Other situations are addressed through special regulations or exceptions."

The purpose statements above allow for nonresidential uses such as schools as long as the overall image and character of the residential neighborhood are maintained. As discussed in the findings for Conditional Use Review approval criterion A, above, this proposal would not significantly lessen the residential appearance and function of the area. The Subject Property has been developed with a school for many years. The Hearings Officer finds that the Applicant's proposed design is sensitive to the residential neighborhood by concentrating the bulk of the building near Glenhaven Park and further than required from local residential streets and single-dwelling residential lots.

The Hearings Officer finds the Applicant's proposal included an adequate number of trees that are to be planted throughout the Subject Property which will result in an attractive campus that is compatible with the neighborhood's residential character. The proposed tree planting plan will also maintain neighbors' privacy and promote energy conservation. The Police and Fire Bureaus reviewed the Adjustment proposals and raised no concerns about safety impacts (Exhibits E.7 and E.2, respectively).

For these reasons, the Hearings Officer finds the cumulative effect of the Adjustments would result in a project that is consistent with the overall purpose of the residential zoning designations. The Hearings Officer finds approval criterion C is met.

D. *City-designated scenic resources and historic resources are preserved; and*

Findings: City-designated scenic resources are identified on the official zoning maps with a lower case "s," and historic resources are identified either with a dot or as being within the boundaries of a Historic or Conservation district. As there are no scenic or historic resource designations mapped on the Subject Property, the Hearings Officer finds this criterion is not applicable.

E. *Any impacts resulting from the Adjustment are mitigated to the extent practical; and*

Findings: The proposed Adjustments are discussed separately below:

Adjustment 1 – Waive 15-foot-wide landscaping buffer along south lot line

The Applicant proposes to mitigate this Adjustment request by providing screening in the form of street trees in the adjacent planting strip. Based on the findings in criterion A, the Hearings Officer finds that no further mitigation is necessary as the requested Adjustment will maintain residential compatibility.

Adjustment 2 – Increase allowable building height

As discussed in criterion A, the height Adjustments will be no more than 3-feet above the ground upon which the building sits. The auditorium height Adjustment is adjacent to Glenhaven Park and hundreds of feet from any residences. Therefore, the Hearings Officer finds that no mitigation is necessary for this Adjustment.

Adjustment 3 – reduce the percentage of the Subject Property that must be landscaped

As discussed in Criterion A, the sports fields will be synthetic turf, which will be largely green. This will provide an open landscape like aesthetic which will mitigate the less than 4 percent reduction in live landscaping. The Hearings Officer finds that no further mitigation is necessary for this Adjustment.

Adjustment 4 – Increase the maximum length of the pedestrian connection to NE 82nd Avenue

As discussed in Criterion A, the Hearings Officer found that the requested Adjustment would result in an environment that is safe, attractive, usable, and direct. Therefore, the Hearings Officer finds that no mitigation is necessary.

Adjustment 5 – Modify the requirement for a pedestrian connection to NE Thompson Street

As discussed in Criterion A, the requested Adjustment as conditioned will provide a safe, attractive, usable, and direct pedestrian connection. The Hearings Officer finds that no mitigation is necessary.

Adjustment 6 – Baseball/softball field netting along the south and east lot lines

As discussed in Criterion A, the Hearings Officer found that the field safety netting would not decrease community or police surveillance. Further, the Hearings Officer found that the safety netting would protect children and pets, allow flexibility in the use and development of recreational fields, and limit the negative impacts on surrounding residential areas. Therefore, the Hearings Officer found no mitigation is necessary.

Adjustment 7 – Modify perimeter landscaping requirements for northwest parking lot

As discussed in Criterion A, the Hearings Officer found that this Adjustment would result in a buffer that still softens the appearance of parking areas, reduces the visual impact(s) from adjacent residential areas, shades and cools the parking lot, and reduces stormwater runoff and pollution. The Applicant proposed a 6-foot opaque fence as mitigation. The Applicant's proposed mitigation (fence) is incorporated as a condition of approval. The Hearings Officer finds no further mitigation is necessary.

Adjustment 8 – Modify perimeter landscaping requirements for south parking lot

As discussed in Criterion A, the landscaping buffer is set back 700 feet from the south boundary of the Subject Property and that required landscaping would soften the parking lot view as well as shade and cool the parking lot. The adjusted landscaping buffer would have no effect of traffic and circulation. Therefore, the Hearings Officer finds mitigation is not necessary.

Adjustment 9 – Modify perimeter landscaping requirements for northeast parking lot

As discussed in Criterion A, the setback and preserved trees will provide shading and cooling, reduce stormwater runoff and pollution, and have no effect on traffic circulation. Therefore, the Hearings Officer finds mitigation is not necessary for this Adjustment.

Adjustment 10 – Increase maximum illumination allowed from sports field lighting

As discussed in Criterion A, the proposal, with a condition of approval, will not create a health hazard or nuisance. The Hearings Officer finds no mitigation is necessary.

Summary

For the reasons discussed above, the Hearings Officer finds approval criterion E is met.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;

Findings: A small portion of the Subject Property, adjacent to the Rose City Golf Course, is designated with the Environmental Conservation ("c") overlay zone (Exhibit B). This area will not be developed with this proposal and will be planted with native vegetation. The Hearings Officer finds this approval criterion is met.

Oregon Statewide Planning Goals

Goal 1: Citizen Involvement

Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six

components specified in the goal. It also requires local governments to have a Committee for Citizen Involvement (CCI) to monitor and encourage public participation in planning.

Findings: The City of Portland maintains an extensive citizen involvement program which complies with all relevant aspects of Goal 1, including specific requirements in PCC 33.730 for public notice of land use review applications that seek public comment on proposals. There are opportunities for the public to testify at a local hearing on land use proposals for Type III land use review applications. For this application, a written notice seeking comments on the proposal and notifying of the public hearing was mailed to property-owners and tenants within 400 feet of the Subject Property and to recognized organizations in which the Subject Property is located and recognized organizations within 1,000 feet of the Subject Property. Additionally, the Subject Property was posted with a notice describing the proposal and announcing the public hearing.

The public notice requirements for this application have been and will continue to be met, and nothing about this proposal affects the City's ongoing compliance with Goal 1. Therefore, the Hearings Officer finds that the Applicant's proposal is consistent with this goal.

Goal 2: Land Use Planning

Goal 2 outlines the basic procedures of Oregon's statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Findings: Compliance with Goal 2 is achieved, in part, through the City's comprehensive planning process and land use regulations. For quasi-judicial proposals, Goal 2 requires that the decision be supported by an adequate factual base, which means it must be supported by substantial evidence in the record. As discussed earlier in the findings that respond to the relevant approval criteria contained in the PCC, the proposal complies with the applicable regulations, as supported by substantial evidence in the record. As a result, the Hearings Officer finds the Applicant's proposal meets Goal 2.

Goal 3: Agricultural Lands

Goal 3 defines "agricultural lands," and requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

Goal 4: Forest Lands

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

Findings for Goals 3 and 4: In 1991, as part of Ordinance No. 164517, the City of Portland took an exception to the agriculture and forestry goals in the manner authorized by state law and Goal 2. Since this review does not change any of the facts or analyses upon which the exception was based, the exception is still valid and Goal 3 and Goal 4 do not apply.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

Goal 5 relates to the protection of natural and cultural resources. It establishes a process for inventorying the quality, quantity, and location of 12 categories of natural resources. Additionally, Goal 5 encourages but does not require local governments to maintain inventories of historic resources, open spaces, and scenic views and sites.

Findings: The City complies with Goal 5 by identifying and protecting natural, scenic, and historic resources in the City's Zoning Map and PCC. Natural and scenic resources are identified by the Environmental Protection ("p"), Environmental Conservation ("c"), and Scenic ("s") overlay zones on the Zoning Map. The PCC imposes special restrictions on development activities within these overlay zones. Historic resources are identified on the Zoning Map either with landmark designations for individual sites or as Historic Districts or Conservation Districts. A portion of the Subject Property is in an Environmental Conservation Overlay. No development is proposed within this overlay. Therefore, the Hearings Officer finds the Applicant's proposal is consistent with Goal 5.

Goal 6: Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

Findings: Compliance with Goal 6 is achieved through the implementation of development regulations such as the City's Stormwater Management Manual at the time of building permit review, and through the City's continued compliance with Oregon Department of Environmental Quality (DEQ) requirements for cities. BES reviewed the proposal for conformance with sanitary sewer and stormwater management requirements and expressed no objections to approval of the application, as mentioned earlier in this decision. The Hearings Officer finds the Applicant's proposal is consistent with Goal 6.

Goal 7: Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions adopt development restrictions or safeguards to protect people and property from natural hazards. Under Goal 7, natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires. Goal 7 requires that local governments adopt inventories, policies, and implementing measures to reduce risks from natural hazards to people and property.

Findings: The City complies with Goal 7 by mapping natural hazard areas such as floodplains and potential landslide areas, which can be found in the City's MapWorks geographic information system. The City imposes additional requirements for development in those areas through a variety of regulations in the PCC, such as through special plan districts or land division regulations. The Subject Property is not within any mapped floodplain or landslide hazard area. The Hearings Officer finds Goal 7 does not apply.

Goal 8: Recreation Needs

Goal 8 calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expediting siting of destination resorts.

Findings: The City maintains compliance with Goal 8 through its comprehensive planning process, which includes long-range planning for parks and recreational facilities. The Hearings Officer finds the current proposal will not affect existing or proposed parks or recreation facilities in any way that is not anticipated by the zoning for the Subject Property, or by the parks and recreation system development charges that are assessed at time of building permit. Furthermore, nothing about the proposal will undermine planning for future facilities. Therefore, the Hearings Officer finds the Applicant's proposal is consistent with Goal 8.

Goal 9: Economy of the State

Goal 9 calls for diversification and improvement of the economy. Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Findings: Land needs for a variety of industrial and commercial uses are identified in the adopted and acknowledged Economic Opportunity Analysis ("EOA") (Ordinance 187831). The EOA analyzed adequate growth capacity for a diverse range of employment uses by distinguishing several geographies and conducting a buildable land inventory and capacity analysis in each. In response to the EOA, the City adopted policies and regulations to ensure an adequate supply of sites of suitable size, type, location, and service levels in compliance with Goal 9. The City must consider the EOA and Buildable Lands Inventory when updating the City's Zoning Map and PCC. Because the Applicant's proposal does not change the supply of industrial or commercial land in the City, the Hearings Officer finds the Applicant's proposal is consistent with Goal 9.

Goal 10: Housing

Goal 10 requires local governments to plan for and accommodate needed housing types. The Goal also requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Findings: The City complies with Goal 10 through its adopted and acknowledged inventory of buildable residential land (Ordinance 187831), which demonstrates that the City has zoned and designated an adequate supply of housing. For needed housing, the PCC includes clear and objective standards. While this Subject Property is mapped with a residential zone, it has been occupied by a school for over 60 years. The proposal does not include expanding the boundaries of the Subject Property to additional residentially zoned lands. Therefore, the Hearings Officer finds that this goal is met.

Goal 11: Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Findings: The City of Portland maintains an adopted and acknowledged public facilities plan to comply with Goal 11. See Citywide Systems Plan adopted by Ordinance 187831. The public facilities plan is implemented by the City's public services bureaus, and these bureaus review development applications for adequacy of public services. Where existing public services are not adequate for a proposed development, the applicant is required to extend public services at their own expense in a way that conforms to the public facilities plan. In this case, the City's public services bureaus found that existing public services are adequate to serve the proposal, as discussed earlier in the decision. The Hearings Officer finds that the Applicant's proposal is consistent with Goal 11.

Goal 12: Transportation

Goal 12 seeks to provide and encourage "safe, convenient and economic transportation system." Among other things, Goal 12 requires that transportation plans consider all modes of transportation and be based on inventory of transportation needs.

Findings: The City of Portland maintains a Transportation System Plan (TSP) to comply with Goal 12, adopted by Ordinances 187832, 188177, and 188957. The City's TSP aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." The extent to which a proposal affects the City's transportation system and the goals of the TSP is evaluated by PBOT. As discussed earlier in the decision, PBOT evaluated this proposal and indicated it had no objections to approval. Therefore, the Hearings Officer finds the Applicant's proposal is consistent with Goal 12.

Goal 13: Energy

Goal 13 seeks to conserve energy and declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Findings: With respect to energy use from transportation, as identified above in response to Goal 12, the City maintains a TSP that aims to "make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs." This is intended to promote energy conservation related to transportation. Additionally, at the time of building permit review and inspection, the City will also implement energy efficiency requirements for the building itself, as required by the current building code. For these reasons, the Hearings Officer finds the Applicant's proposal is consistent with Goal 13.

Goal 14: Urbanization

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

Findings: In the Portland region, most of the functions required by Goal 14 are administered by the Metro regional government rather than by individual cities. The desired development pattern for the region is articulated in Metro's Regional 2040 Growth Concept, which emphasizes denser development in designated centers and corridors. The Regional 2040 Growth Concept is carried out by Metro's Urban Growth Management Functional Plan, and the City of Portland is required to conform its zoning regulations to this functional plan. This land use review proposal does not change the UGB surrounding the Portland region and does not affect the PCC's compliance with Metro's Urban Growth Management Functional Plan. Therefore, the Hearings Officer finds that Goal 14 is not applicable.

Goal 15: Willamette Greenway

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

Findings: The City of Portland complies with Goal 15 by applying Greenway overlay zones which impose special requirements on development activities near the Willamette River. The Subject Property is not within a Greenway overlay zone near the Willamette River. The Hearings Officer finds Goal 15 does not apply.

Goal 16: Estuarine Resources

This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."

Goal 17: Coastal Shorelands

This goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there

are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water-related" uses.

Goal 18: Beaches and Dunes
Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19: Ocean Resources
Goal 19 aims "to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf." It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19's main requirements are for state agencies rather than cities and counties.

Findings: Since Portland is not within Oregon's coastal zone, the Hearings Officer finds Goals 16-19 do not apply.

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 requirements of Title 11 can be met, and 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.

III. CONCLUSIONS

The Applicant proposed to develop the Subject Property with a new/renovated Madison High School. Opposition (Audubon, Coolidge, and RCA) suggested that four of the 10 Adjustments requested by the Applicant were not appropriate. In summary, Audubon/Coolidge noted that landscape requirements were not met (Adjustments #1, #3, and #7b) and Audubon/Coolidge and RCA suggested the Applicant's sports field lighting proposal (Adjustment #10) requirements were not met.

The Hearings Officer reviewed the evidence in the record and determined that all relevant approval criteria, including the approval criteria related to Adjustments #1, #3, #7b, and #10, were met.

IV. DECISION

Approval of a Conditional Use Review for a new Madison High School for up to 292,620 square feet of floor area on the Subject Property with the following modifications:

1. The maximum transit street setback from NE 82nd Avenue does not apply to this project as the length of the street facing façade will not be increased with any additions;

2. 100 long-term bike parking spaces will be provided; and

3. The tree canopy requirements of Title 11 are reduced to 124,700 square feet; and

Approval of the following Adjustments:

1. Waive the Institutional Development Standards of the R5 zone (Portland Zoning Code Section 33.110.245.C.1, Table 110-5) that require a 15-foot-wide L1 buffer adjacent to the south lot line, which is across NE Thompson Street from residential property in order to construct a new baseball/softball/soccer field adjacent to the south lot line.

2. Increase the maximum height of the building from 50-feet allowed by Zoning Section 33.110.245.C.1, Table 110-5, to a range of height from 66.21 feet for the east main entry feature up to 84-feet for the auditorium as shown on the building elevations.

3. Reduce the required minimum landscaping for the Subject Property from the required 25 percent to 21.3 percent (Portland Zoning Code Sections 33.110.245.C.1, Table 110-5 and 33.248.020.A).

4. Modify the maximum length of the required pedestrian connection from 272 feet to 300 feet, which will be more than 20-feet than the straight-line distance between the front building entry and NE 82nd Avenue (Zoning Sections 33.110.245.C.10 and 33.120.255.B).

5. Modify the required pedestrian connection from NE Thompson Street to the main building entry (Portland Zoning Code Sections 33.110.245.C.10 and 33.120.255.B).

6. For the 30-foot tall netting and supporting structures proposed along the Subject Property's south and east property lines:

    a. Increase the maximum fence height from 8-feet to 30-feet for a baseball/softball safety net and supporting structures (Portland Zoning Code Section 33.110.255); and

    b. Reduce the accessory structure setback from 15-feet to 3.5 for the 30-foot tall baseball/softball safety net and supporting structures (Portland Zoning Code Section 33.279.040.B.2).

7. For the northwest parking lot (Portland Zoning Code Sections 33.266.130.G.2 and 33.248.020.C):

   a. Reduce the minimum height of the required shrubs along the west perimeter of the parking lot from six feet to three feet.

   b. Waive the requirement for a 10-foot-deep L3 landscaping buffer for the south property line that would require evergreen shrubs to form a screen six feet high; one large tree per 30 lineal feet, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet; groundcover covering the remainder of the landscaped area.

8. Waive Portland Zoning Code Section 33.266.130.G.2 for a 5-foot-wide L2 landscaping buffer along the south perimeter of the school's south parking lot. The L2 landscaping standard requires ground cover plants and a continuous row of trees and 3-foot-high evergreen shrubs (Portland Zoning Code Section 33.248.020.B).

9. For the northeast parking lot (Portland Zoning Code Sections 33.266.130.G.2 and 33.248.020.C): waive the requirement for a 10-foot-deep L3 landscaping buffer for the north property line that would require evergreen shrubs to form a screen six feet high; one large tree per 30 lineal feet, one medium tree per 22 lineal feet, or one small tree per 15 lineal feet; groundcover covering the remainder of the landscaped area.

10. Increase the maximum allowed foot candles of illumination from the proposed sports field lighting on neighboring properties from 0.5-foot candles of light permitted by Portland Zoning Code Section 33.262.080 to 3.0-foot candles of light on the Rose City Golf Course property and 0.8-foot candles of light on the residential properties south of the Subject Property.

all per the approved plans, Exhibits C-1 through C-28, and subject to the following conditions of approval:

A. As part of the building permit application submittal, each of the 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 through C.28. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 18-241872 CU AD."

B. The minimum long-term bike parking requirement for the site is 100 bike parking spaces. All bike parking spaces shall be shown to meet 33.266.220.B and C prior to permit issuance.

C. The Applicant is required to abide by the Transportation Demand Management plan as described in Exhibit A.30.

D. All sports field lighting levels are required to be reduced by 75 percent by 9:30 p.m. and shall be extinguished completely by 10:00 p.m., with one exception. For Friday night football games, lighting is required to be reduced by 75 percent by 10:30 p.m. and shall be extinguished completely by 11:00 p.m.

E. Live lawn only areas can be provided as long as the required L1 trees, shrubbery, and groundcover quantities are shown to be transferred at the required amounts on other areas of the Subject Property exclusive of any other L2 or L3 landscaping required under a different code section.

F. A 6-foot tall full site-obscuring fence shall be installed along the entirety of the west side of the northwest parking lot as proposed prior to any final Certificate of Occupancy for the school.

G. No amplified noise shall be used before 7:00 a.m. or after 10:00 p.m., seven days a week to conform with Title 18 (Noise Control) with one exception: For Friday night football games, any amplified noise is required to meet Title 18, Noise Control, unless approved through a Title 18 Noise Variance.

H. Prior to final Certificate of Occupancy for any portion of the school building, field-tested documentation shall be provided to the Bureau of Development Services Land Use Services for the new lights for the recreational fields that verify that the lights will not exceed the proposed foot candles shown on Sheet EL0.80 (Exhibit C.27).

I. Prior to final Certificate of Occupancy for any portion of the school, field-tested documentation must be provided to the Bureau of Development Services Land Use Services for the outdoor speakers for the recreational fields that verify that the noise levels will meet the Off-site Impacts Standards of 33.262.050, Noise.

J. A pedestrian path meeting 33.110.245.C.10 and 33.120.255.B shall be installed between the new baseball field asphalt path and the existing track, and between the track and the new sidewalk northwest of the new concession stand prior to final Certificate of Occupancy for any portion of the school building.

Greg Frank

Gregory J. Frank, Hearings Officer

March 20, 2019

Date

Application Determined Complete: January 10, 2019
Report to Hearings Officer: February 15, 2019
Decision Mailed: March 20, 2019
Last Date to Appeal: 4:30 p.m., April 3, 2019
Effective Date (if no appeal): April 4, 2019

Conditions of Approval. 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.

Appeal of the decision. ANY APPEAL OF THE HEARINGS OFFICER'S DECISION MUST BE FILED AT 1900 SW 4TH AVENUE, PORTLAND, OREGON 97201. Appeals can be filed at the 5th floor reception desk, Monday through Friday between 8:00 a.m. and 4:30 p.m. **An appeal fee of $5,000.00 will be charged (one-half of the application fee for this case, up to a maximum of $5,000.00).** Information and assistance in filing an appeal can be obtained from the Bureau of Development Services at the Development Services Center.

Who can appeal: You may appeal the decision only if you wrote a letter which is received before the close of the record on hearing or if you testified at the hearing, or if you are the property owner or applicant. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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 Portland 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. September 21, 2018 Narrative
2. September 21, 2018 Pre-Application Notes
3. September 21, 2018 Master Plan Executive Summary
4. September 21, 2018 Civic Building Use for 2017/18 School year
5. September 21, 2018 Public Works Alternative Request
6. September 21, 2018 Lighting Program
7. September 21, 2018 Construction Staging Plan and Estimates
8. September 21, 2018 Traffic Impact Analysis
9. September 21, 2018 Preliminary Stormwater Report
10. September 21, 2018 Drawings
11. November 14, 2018 Response to Incomplete Notice
12. November 14, 2018 Submittal Index
13. November 14, 2018 Narrative
14. November 14, 2018 Pre-Application Notes
15. November 14, 2018 Master Plan Executive Summary
16. November 14, 2018 Public Works Alternative Request
17. November 14, 2018 Lighting Program
18. November 14, 2018 Construction Staging Plan and Estimates
19. November 14, 2018 Cutsheets and Photos Showing Field Fencing and Netting
20. November 14, 2018 Transportation Impact Analysis
21. November 14, 2018 Drawings
22. January 10, 2019 Response to Incomplete Notice
23. January 10, 2019 Narrative
24. January 10, 2019 Master Plan Executive Summary
25. January 10, 2019 Civic use of Buildings for 2017/18 School Year
26. January 10, 2019 Public Works Alternative Request
27. January 10, 2019 Lighting Program
28. January 10, 2019 Construction Staging Plan and Estimates
29. January 10, 2019 Cutsheets and Photos Showing Field Fencing and Netting
30. January 10, 2019 Traffic Impact Analysis
31. January 10, 2019 Preliminary Stormwater Management Report
32. January 10, 2019 Drawings
33. January 10, 2019 Arborist Report and Performance Tree Preservation Plan
34. January 10, 2019 Athletic Field PA System Narrative
35. LU 91-510-CU Decision
36. LU 16-110501 AD Landscape Plan
37. December 18, 2018 Transportation Impact Analysis Addendum
38. January 25, 2019 Transportation Impact Analysis Addendum

39. January 29, 2019 Landscape Plan Addendum Showing Turf Areas and Color
40. 3D Demolition Plan

B. Zoning Map **(attached)**

C. Plans and Drawings
1. Overall Site Plan **(attached)**
2. Partial Site Plan – West **(attached)**
3. Partial Site Plan – East **(attached)**
4. Partial Site Plan - Track Plaza **(attached)**
5. Partial Site Plan - South Fields **(attached)**
6. Partial Planting Plan – West **(attached)**
7. Partial Planting Plan – East **(attached)**
8. Partial Planting Plan – Track Plaza **(attached)**
9. Partial Planting Plan – South Fields **(attached)**
10. Partial Planting Plan – Northwest and Northeast Parking Lots **(attached)**
11. Partial Planting Plan – South Parking Lot **(attached)**
12. Overall Tree Preservation Plan **(attached)**
13. Tree Protection Plan Enlargements **(attached)**
14. Fencing Plan – North Side **(attached)**
15. Fencing Plan – South Side **(attached)**
16. Fencing Plan – Elevations **(attached)**
17. Overall Exterior Elevations **(attached)**
18. South Elevations **(attached)**
19. East and North Elevations **(attached)**
20. North Elevations **(attached)**
21. West Elevations **(attached)**
22. South and East Elevations **(attached)**
23. West Courtyard Elevations **(attached)**
24. Full Color South Elevations with Materials **(attached)**
25. Full Color Gymnasium Elevations with Materials **(attached)**
26. Full Color Various Elevations with Materials **(attached)**
27. Photometric Plan
28. 30-foot Tall Athletic Field Fence and Net Photographs **(attached)**

D. Notification information
1. Request for response
2. Posting letter Sent to Applicant
3. Posted Notice
4. Applicant's statement certifying posting
5 Mailing list
6. Mailed notice

E. Agency Responses
1. Life Safety Section of BDS
2. Fire Bureau
3. Bureau of Environmental Services

4. Bureau of Transportation Engineering and Development Review
5. Site Development Review Section of Bureau of Development Services
6. Police Bureau
7. Water Bureau

F. Letters

No letters were received.

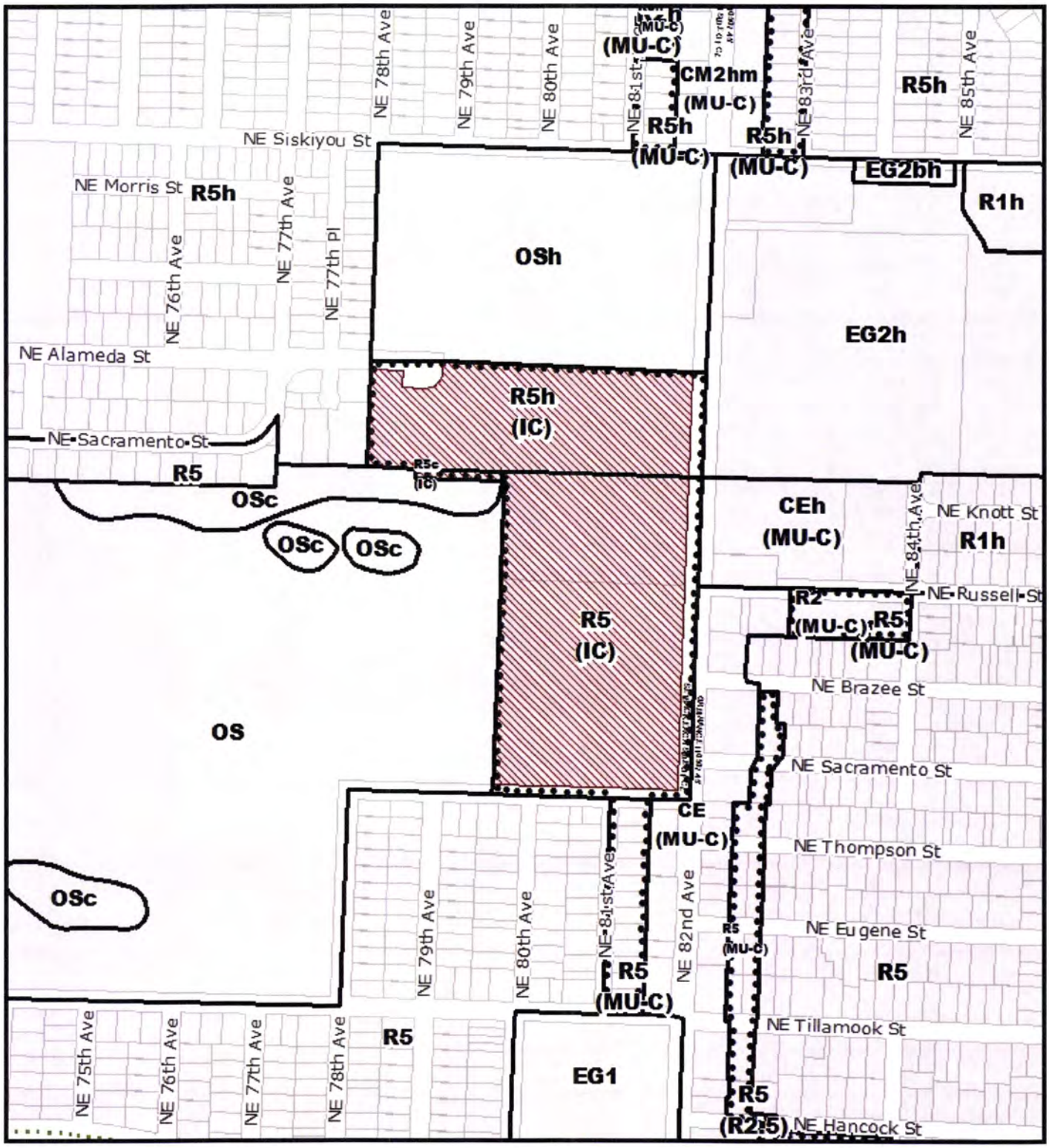
G. Other

1. Original September 21, 2018 LUR Application and Receipts
2. November 14, 2018 Application and Receipts (Adjustments Added)
3. January 10, 2018 Application Form and Receipts (Adjustments Added)
4. October 17, 2018 Incomplete Letter
5. December 7, 2018 Incomplete Letter

H. Received in the Hearings Office

1. Hearing Notice - Fuchs, Clare
2. Staff Report and Recommendation to the Hearings Officer - Fuchs, Clare
3. 2/25/19 Memo (2 pages) - Haley, Bob
   a. 2/21/19 Addendum Memorandum from R.S. McCourt/DKS (4 pages) - Haley, Bob
4. 2/20/19 letter from Audubon Society of Portland (3 pages) - Fuchs, Clare
5. Proposed Sports Field Football Lighting - Fuchs, Clare
6. PowerPoint presentation printout - Fuchs, Clare
7. Record Closing Information - Hearings Office
8. Scaled Full Size Copies of "C" Exhibits C1 - Fuchs, Clare
9. Scaled Full Size Copies of "C" Exhibits C2 - Fuchs, Clare
10. Scaled Full Size Copies of "C" Exhibits C3 - Fuchs, Clare
11. Scaled Full Size Copies of "C" Exhibits C4 - Fuchs, Clare
12. Scaled Full Size Copies of "C" Exhibits C5 - Fuchs, Clare
13. Scaled Full Size Copies of "C" Exhibits C6 - Fuchs, Clare
14. Scaled Full Size Copies of "C" Exhibits C7 - Fuchs, Clare
15. Scaled Full Size Copies of "C" Exhibits C8 - Fuchs, Clare
16. Scaled Full Size Copies of "C" Exhibits C9 - Fuchs, Clare
17. Scaled Full Size Copies of "C" Exhibits C10 - Fuchs, Clare
18. Scaled Full Size Copies of "C" Exhibits C11 - Fuchs, Clare
19. Scaled Full Size Copies of "C" Exhibits C12 - Fuchs, Clare
20. Scaled Full Size Copies of "C" Exhibits C13 - Fuchs, Clare
21. Scaled Full Size Copies of "C" Exhibits C14 - Fuchs, Clare
22. Scaled Full Size Copies of "C" Exhibits C15 - Fuchs, Clare
23. Scaled Full Size Copies of "C" Exhibits C16 - Fuchs, Clare
24. Scaled Full Size Copies of "C" Exhibits C17 - Fuchs, Clare
25. Scaled Full Size Copies of "C" Exhibits C18 - Fuchs, Clare
26. Scaled Full Size Copies of "C" Exhibits C19 - Fuchs, Clare
27. Scaled Full Size Copies of "C" Exhibits C20 - Fuchs, Clare
28. Scaled Full Size Copies of "C" Exhibits C21 - Fuchs, Clare
29. Scaled Full Size Copies of "C" Exhibits C22 - Fuchs, Clare

30. Scaled Full Size Copies of "C" Exhibits C23 - Fuchs, Clare
31. Scaled Full Size Copies of "C" Exhibits C24 - Fuchs, Clare
32. Scaled Full Size Copies of "C" Exhibits C25 - Fuchs, Clare
33. Scaled Full Size Copies of "C" Exhibits C26 - Fuchs, Clare
34. Modified Conditions of Approval dated 2/26/19 - Fuchs, Clare
35. Color copy of PowerPoint Presentation - Fuchs, Clare
36. Letter dated 2/26/19 - Coolidge, Mary
37. Letter dated 2/26/19 - Nilson, Dawn J.
38. Memorandum dated 2/26/19 - Cathcart, Paul
39. Mailing List for Order to Reopen Record (3 pages) - Hearings Office
40. Memorandum dated 3/4/19 - Cathcart, Paul
41. Memorandum - Cathcart, Paul
42. 3/7/19 Memo Waives Right to Submit Final Argument - Cathcart, Paul



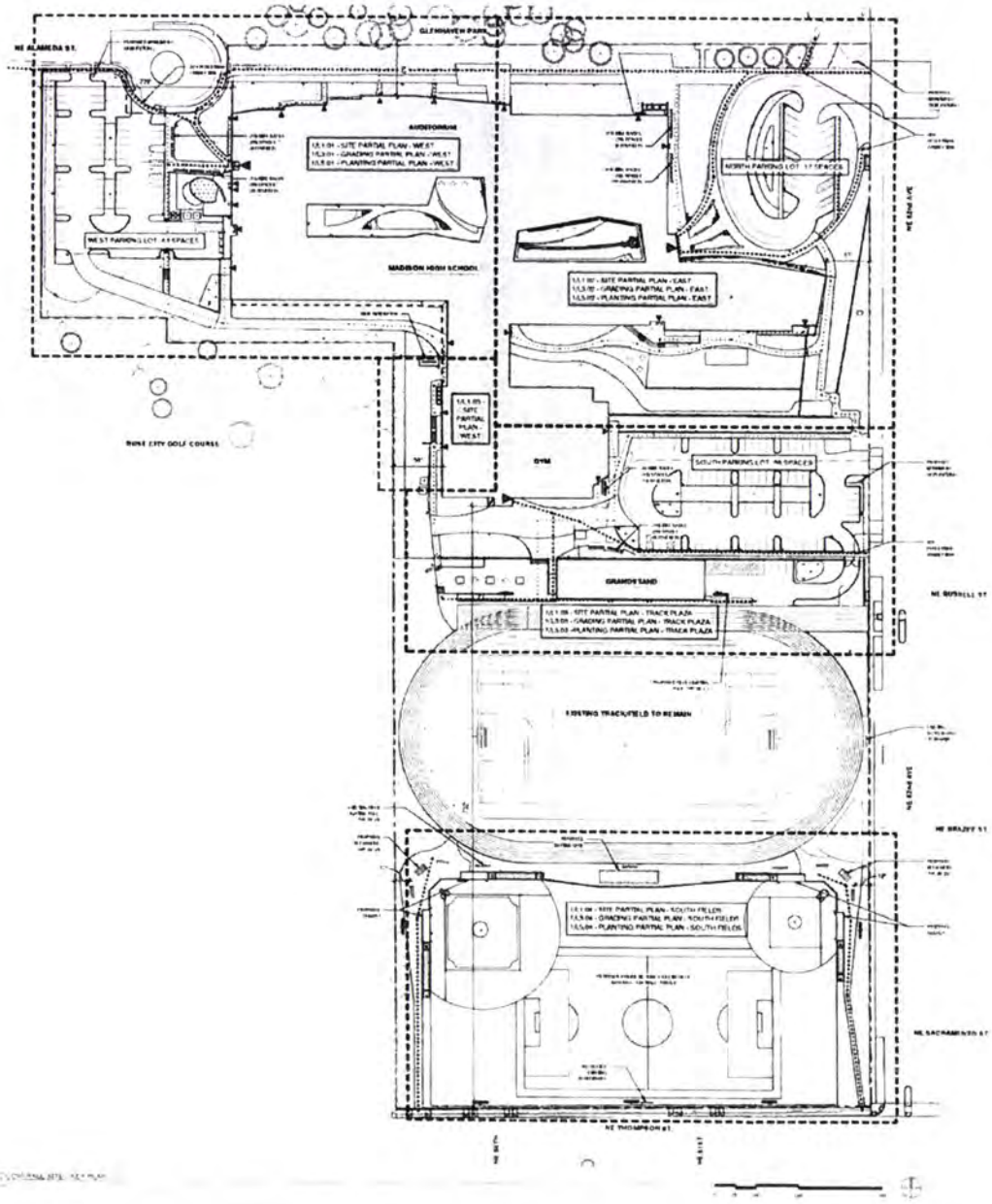
ZONING

NORTH

Site

Recreational Trails

File No.	LU 18-241872 CU AD
1/4 Section	2738,2838
Scale	1 inch = 400 feet
State ID	1N2E29AD 3200
Exhibit	B Oct 24, 2018



GENERAL NOTES

1. LANDSCAPE DESIGNATIONS ARE BASED ON A SURVEY BY THE CITY OF PORTLAND, [illegible] REPRESENTATIVES OF ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. [illegible] THE RIGHT TO MAKE ON-SITE REFERENCES AND EVIDENCE UPRIGHT ON PUBLIC IMPROVEMENTS AND FACILITIES.
3. [illegible] SHEETS LIST FOR TREE PROTECTION AND REMOVAL METHODS FOR PROJECT ALL EXISTING TREES DESIGNATED TO REMAIN THROUGHOUT DURATION OF PROJECT.
4. [illegible] ALL UNDERGROUND SURFACE AND PATCHED INTO THEIR AREAS TO MATCH.
5. [illegible] REQUIRES YOU TO NOTIFY [illegible] BEFORE YOU DIG, LOCATION OF UTILITIES BY CALLING [illegible] (1-800-332-2344). [illegible] ALL PERMANENT UTILITIES IN THE PROJECT AREA AS LISTED ON SURFACE UTILITY MAPS, BUT NOT LIMITED TO BUSINESS GAS, PHONE, TELEVISION, ELECTRICITY, AND WATER. ALL UTILITIES SHALL BE LOCATED BY CONTRACTOR.
6. CONTRACTOR SHALL TAKE EXTRA CARE IN EXCAVATING AREAS ADJACENT TO EXISTING UTILITIES AND PROTECT ALL UTILITIES FROM DAMAGE. [illegible] ANY DAMAGE TO THE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXCAVATE ALL TESTS TO DETERMINE EXISTING CONDITIONS PRIOR TO BIDDING AT THE LOCATION OF THE PROJECT INCLUDING ALL PHYSICAL CHARACTERISTICS ABOVE AND BELOW THE SURFACE OF THE GROUND AND TO FULLY EXAMINE THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK WHERE CONFLICTS EXIST NOT ANTICIPATED, WITHOUT PENALTY. ANY REPRESENTATIONS NOT EXPRESSED IN THE WRITTEN CLARIFICATION AND AUTHORIZATION TO PROCEED SHALL BE AT THE CONTRACTOR'S EXPENSE.
8. [illegible] FOR SITE CLEARING, DEMOLITION, DISPOSAL OF SITE DEBRIS, [illegible] OF DEMOLITION AND REMOVAL OF ALL SITE UTILITIES AND STRUCTURES AS SHOWN ON PLANS AND AS NECESSARY FOR NEW CONSTRUCTION, PARKING LOTS, AND INTERIOR AREAS.
9. REFERENCE ELECTRICAL FOR ALL SITE ELECTRICAL.
10. VERIFY WORK CONDITIONS TO ALL NEW BUILDING HEIGHTS, HEIGHTS AND CLEARANCES.
11. ALL UTILITIES, CURBS AND WALLS, ETC. TO BE ALIGNED, GRADED, AND PAINTED WITH CONSTRUCTION TO PAVEMENT AS SHOWN. [illegible] SPECIFIED OTHERWISE.
12. ALL AREAS AFFECTED AND/OR DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND TO MEET EXISTING CONDITIONS AND SHALL BE SEEDED OR PLANTED AS REQUIRED TO FULLY REPAIR SAID DISTURBANCE.

GENERAL LEGEND

- PROPERTY LINE
- LIMIT LINE
- GRID LINE
- EXISTING TREE TO REMAIN (PROTECT)
- HYDRO RECEPTACLE
- TRANSFORMER, ABOVE GROUND (PAINT)
- WATER, NOT ELECTRICAL (BRONZE)
- BOLLARD
- TELEPHONE, TELEVISION, ELECTRICAL
- BENCH

CIRCULATION LEGEND

- ACCESSIBLE ROUTE
- PEDESTRIAN
- CURB
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE

ABBREVIATIONS

ARCH	ARCHITECTURAL, ARCHITECT
APPROX	APPROXIMATE
ARCH PRECAST CONC	ARCHITECTURAL PRECAST CONCRETE
BLDG	BUILDING
CAL	CALIPER
CONC	CONCRETE
DIA	DIAMETER
DBH	DIAMETER AT BREAST HEIGHT
DWG	DRAWING
DWGS	DRAWINGS
EA	EACH
EQ	EQUAL
EXIST	EXISTING
FOUND	FOUNDATION
HT	HEIGHT
LA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PLTG	PLANTING
POC	POINT OF CONNECTION
R	RADIUS
SQ FT	SQUARE FEET
SIM	SIMILAR
S/S	STAINLESS STEEL
TYP	TYPICAL
VERT	VERTICAL

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4

PARKS AND PLAY AREAS AT SCHOOLS

MADISON HIGH SCHOOL

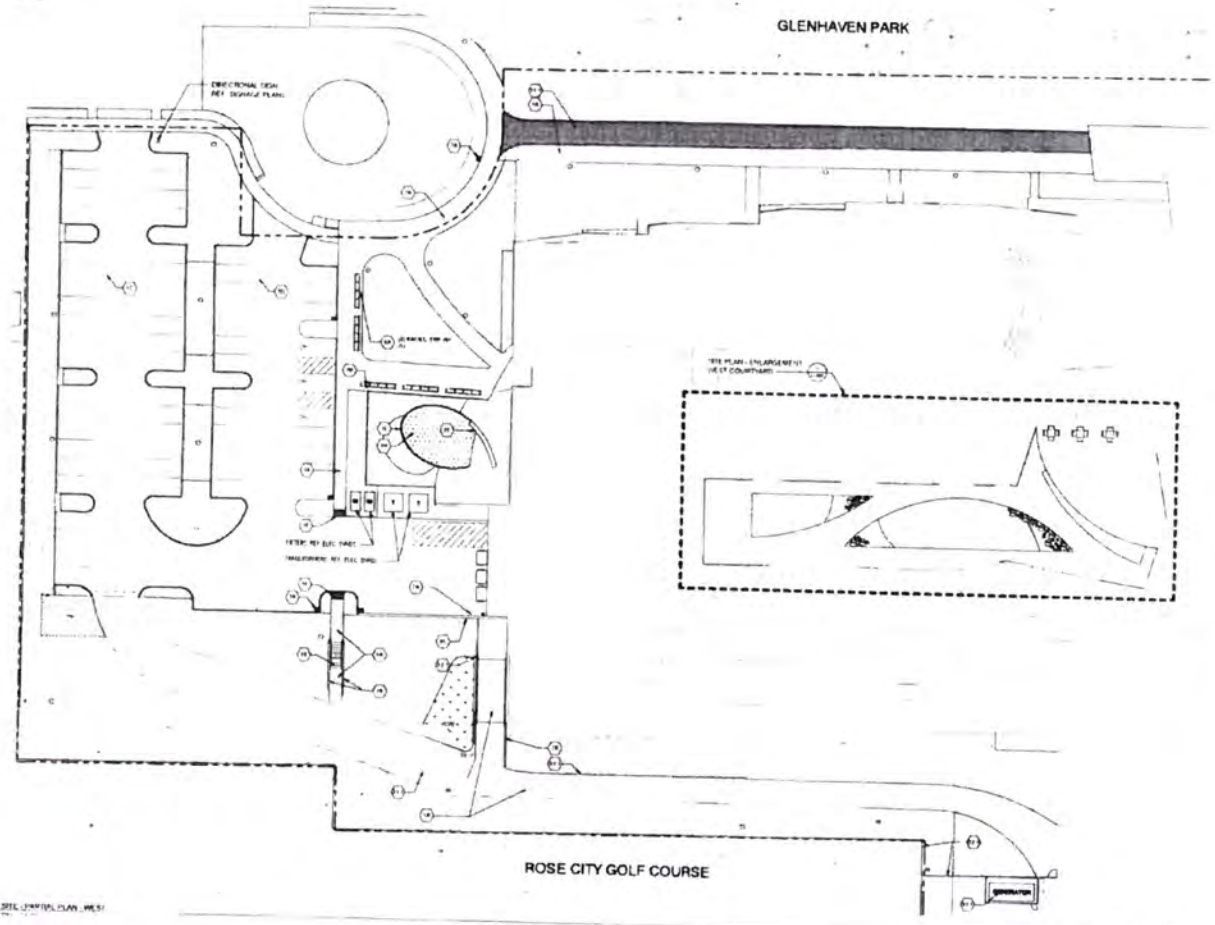
2735 NE 82ND AVE.
PORTLAND OR 97220

SITE PLAN - PROPOSED

L1.00

4722-01

18-241872
C1



SITE - PARTIAL PLAN - WEST

MATERIALS KEY

MATERIALS LEGEND

PLANTING AREA

SEEDED LAWN 12" DEPTH PRE-AMENDED BARGE TOPSOIL

STORMWATER PLANTING

EXISTING PAVING TO REMAIN PATCH AND REPAIR WHERE DISTURBED BY CONSTRUCTION

MATERIALS NOTES

1. LOCATE ALL UNDERGROUND SURFACE AND OVERHEAD UTILITIES PRIOR TO ANY WORK.

OREGON LAW REQUIRES THAT THE CONTRACTOR TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0080. CONTRACTOR AND OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. NO TRANSFERRED MAY BE ACCURATELY LOCATED. EXCAVATING RULES NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL FACTS CONCERNING CONDITIONS TO BE FOUND AT THE LOCATION OF THE PROJECT INCLUDING PHYSICAL CHARACTERISTICS ABOVE AND BELOW THE SURFACE OF THE GROUND AND TO FULLY EXAMINE THE PLANS AND SPECIFICATIONS. ANY DISCREPANCIES IN UNDERSTANDING OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE ALTERATION OF THE DESIGN.

3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EACH PHASE OF CONSTRUCTION. NOTIFY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. WHERE CONFLICT IS IDENTIFIED ONLY AT PROCEEDING WITHOUT OWNER'S REPRESENTATIVE WRITTEN CLARIFICATION AND AUTHORIZATION TO PROCEED SHALL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

1. LANDSCAPE DOCUMENTS ARE BASED ON A SURVEY BY THE GROUP DATED 04.24.2017. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.

2. IMPROVEMENTS WITHIN THE RIGHT OF WAY ARE FOR REFERENCE ONLY. REFERENCE SEPARATE CIVIL PUBLIC IMPROVEMENTS PACKAGE.

3. REFERENCE SHEET IS LIMIT AND TRUE PROTECTION AND REMOVAL INFORMATION. PROTECT ALL EXISTING TREES DESIGNATED TO REMAIN THROUGH OUT DURATION OF PROJECT.

4. LOCATE ALL UNDERGROUND SURFACE AND OVERHEAD UTILITIES PRIOR TO ANY WORK.

5. OREGON LAW REQUIRES THAT TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0080. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. OR ANY OWNER WILL NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION. NO UTILITIES MAY BE ACCURATELY LOCATED.

6. CONTRACTOR SHALL TAKE EXTRA CARE IN EXCAVATING AREAS ADJACENT TO EXISTING AND PRE-INSTALLED UNDERGROUND UTILITIES. REFERENCE CIVIL DRAWINGS FOR UTILITY INFORMATION AND DAMAGE RESULTING FROM THE WORK MUST BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL FACTS CONCERNING CONDITIONS TO BE FOUND AT THE LOCATION OF THE PROJECT INCLUDING PHYSICAL CHARACTERISTICS ABOVE AND BELOW THE SURFACE OF THE GROUND AND TO FULLY EXAMINE THE PLANS AND SPECIFICATIONS. ANY DISCREPANCIES IN UNDERSTANDING OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE ALTERATION OF THE DESIGN.

8. REFERENCE CIVIL FOR SITE CLEARING, DEFLECTION, DESIGN OF SITE DRAINAGE INFORMATION DETENTION AND TREATMENT SYSTEMS. SITE UTILITIES AND VEHICULAR AREAS INCLUDING DRIVEWAYS, PARKING LOTS, AND SERVICE AREAS.

9. REFERENCE ELECTRICAL FOR ALL SITE ELECTRICAL.

10. SITE AND PROPOSED TO ALL AREA REQUIREMENTS, HEIGHTS AND CLEARANCES.

11. ALL SCORING, CURBS AND WALLS ARE TO BE ALIGNED, SQUARE AND PARALLEL WITH SMOOTH TRANSITIONS AS SHOWN UNLESS SPECIFIED OTHERWISE.

12. ALL AREAS AFFECTED AND/OR DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTHLY TO MEET ADJACENT EXISTING GRADES AND SETTED OR PLANTED AS REQUIRED TO FULLY REPAIR AND DAMAGE.

GENERAL LEGEND

PROPERTY LINE

LIGHT POLE REF. ELECTRICAL

WALL CORNER

LETTER RECEPTACLE

HOLE BORE

EXISTING TREE TO REMAIN PROTECT

TRANSFORMER REF. ELECTRICAL DRAWINGS

METER REF. ELECTRICAL DRAWINGS

WELLS RIM

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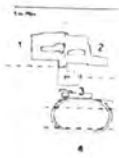
503.223.5951



PORTLAND PUBLIC SCHOOLS

MADISON HIGH SCHOOL

2735 NE 82ND AVE
PORTLAND, OR 97220

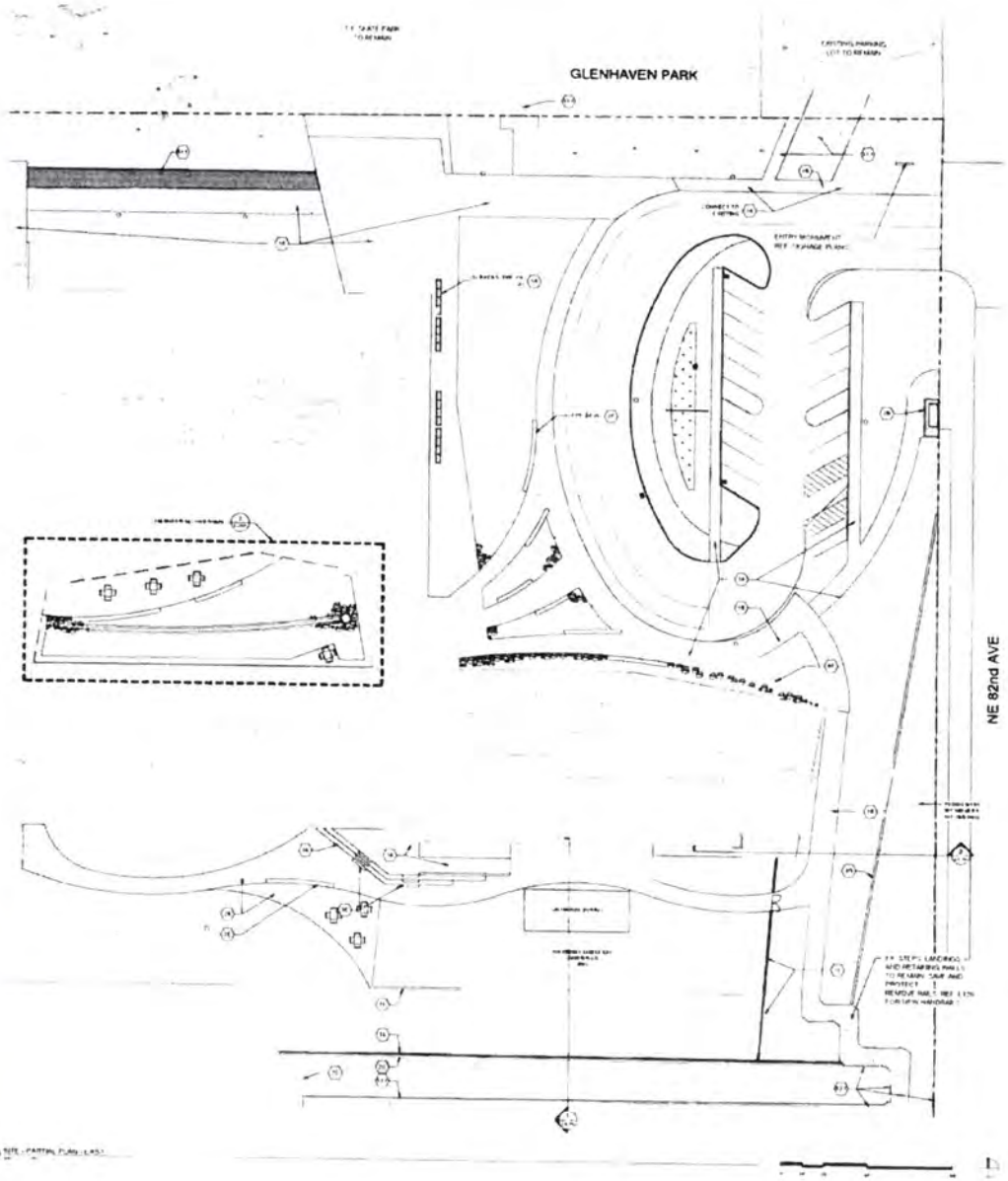
Conditional Use Application

SITE - PARTIAL PLAN - WEST

L1.01

4722-01

CASE NO. 18-241872
EXHIBIT C2



GENERAL LEGEND

MATERIALS NOTES

MATERIALS KEY

MATERIALS LEGEND

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Mayer/Reed

PORTLAND PUBLIC SCHOOLS

MADISON HIGH SCHOOL

2735 NE 82ND AVE
PORTLAND, OR 97220

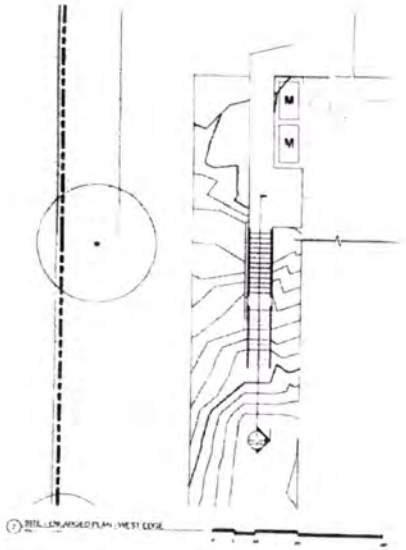
Conditional Use Application

SITE - PARTIAL PLAN - EAST

L1.02

4722-01

18-241878 CU



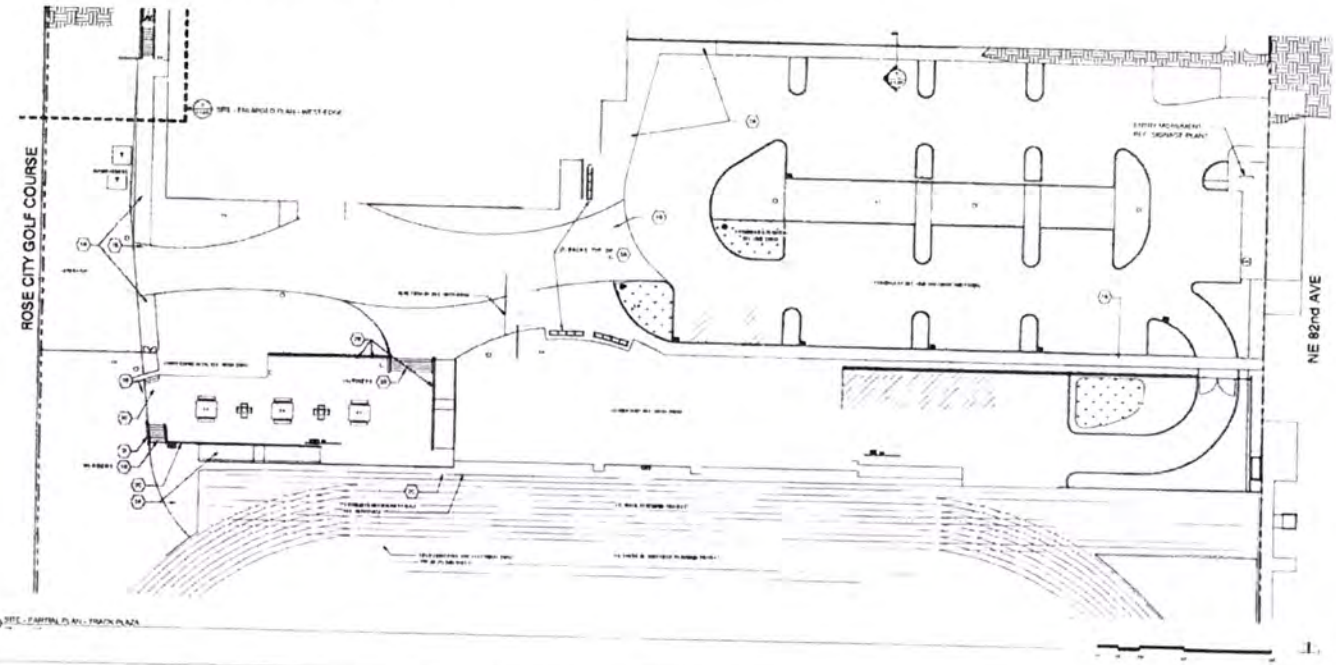
GENERAL NOTES

GENERAL LEGEND

MATERIALS NOTES

MATERIALS KEY

MATERIALS LEGEND



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Mayer/Reed

PUBLIC AND PUBLIC SCHOOLS

MADISON HIGH SCHOOL

2735 NE 82ND AVE
PORTLAND, OR 97220

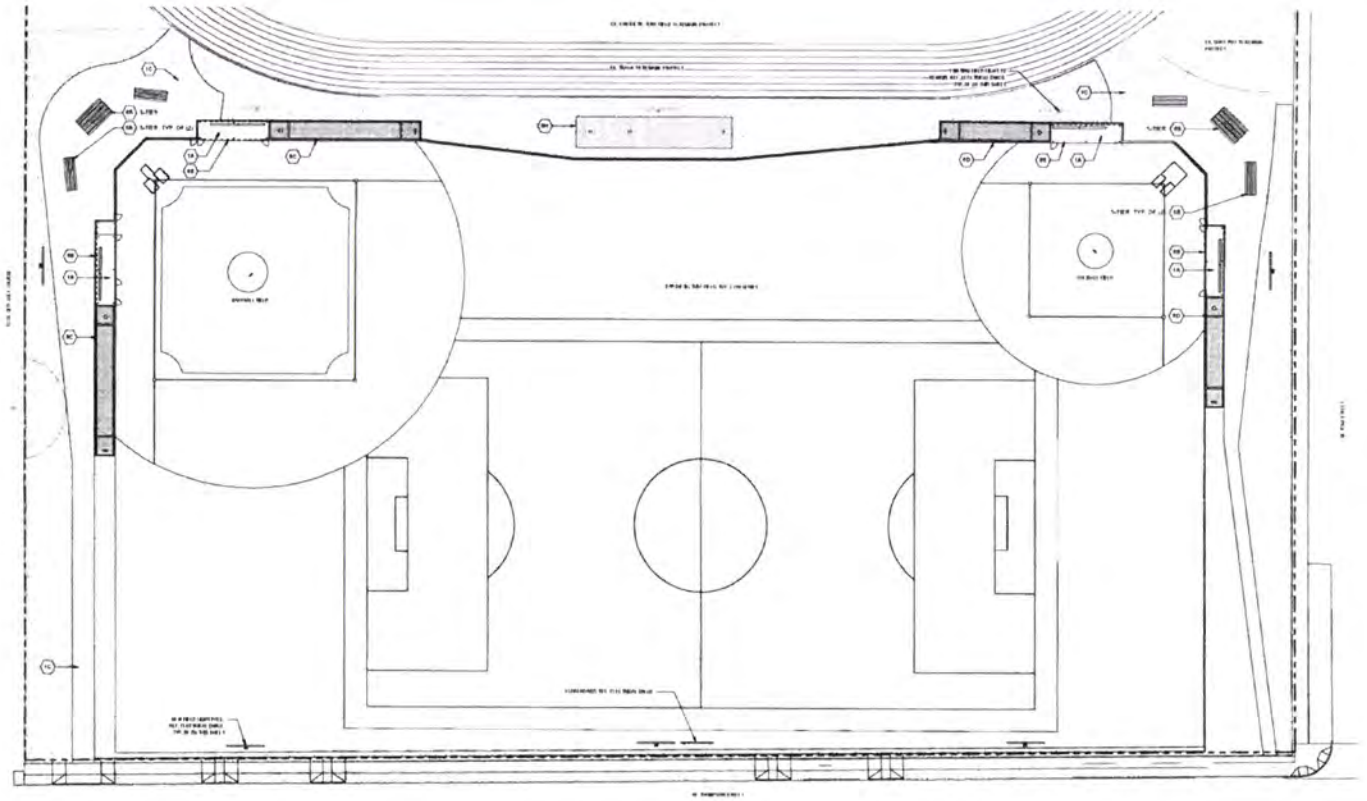
Conditional Use Application

SITE - PARTIAL PLAN - TRACK PLAZA

L1.03

4722-01

18-234874 CU



1 SITE - PARTIAL PLAN - SOUTH

MATERIALS NOTES

1. LOCATE ALL UNDERGROUND SURFACE AND OVERHEAD UTILITIES PRIOR TO ANY WORK.
2. OREGON LAW REQUIRES THAT THE CONTRACTOR TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. CONTRACTOR MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. SO THAT UTILITIES MAY BE ACCURATELY LOCATED, EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS, PRIOR TO COMMENCING AN EXCAVATION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN ALL FACTS CONCERNING CONDITIONS TO BE FOUND AT THE LOCATION OF THE PROJECT INCLUDING PHYSICAL CHARACTERISTICS ABOVE AND BELOW THE SURFACE OF THE GROUND AND TO FULLY EXAMINE THE PLANS AND SPECIFICATIONS. ANY DISCREPANCIES IN DIMENSIONING OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO THE ALTERATION OF THE DESIGN.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO EACH PHASE OF CONSTRUCTION. ENTITY OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK. WHERE CONFLICT IS IDENTIFIED COST OF PROCEEDING WITHOUT OWNERS REPRESENTATIVES WRITTEN CLARIFICATION AND AUTHORIZATION TO PROCEED SHALL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL LEGEND

- PROPERTY LINE
- LIGHT POLE, REF. ELECTRICAL
- BBQ CORRAL
- LITTER RECEPTACLE
- BOLLARDS
- EXISTING TREE TO REMAIN, PROTECT
- TRANSFORMER, REF. ELECTRICAL DRAWINGS
- METER, REF. ELECTRICAL DRAWINGS
- WASTE BIN

MATERIALS LEGEND / SHEET NOTES

CASH NUMBER 18-244872 CS

EXHIBIT

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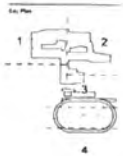
Portland, Oregon 97204
503.223.5953

Key Plan



Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE,
PORTLAND, OR 97220

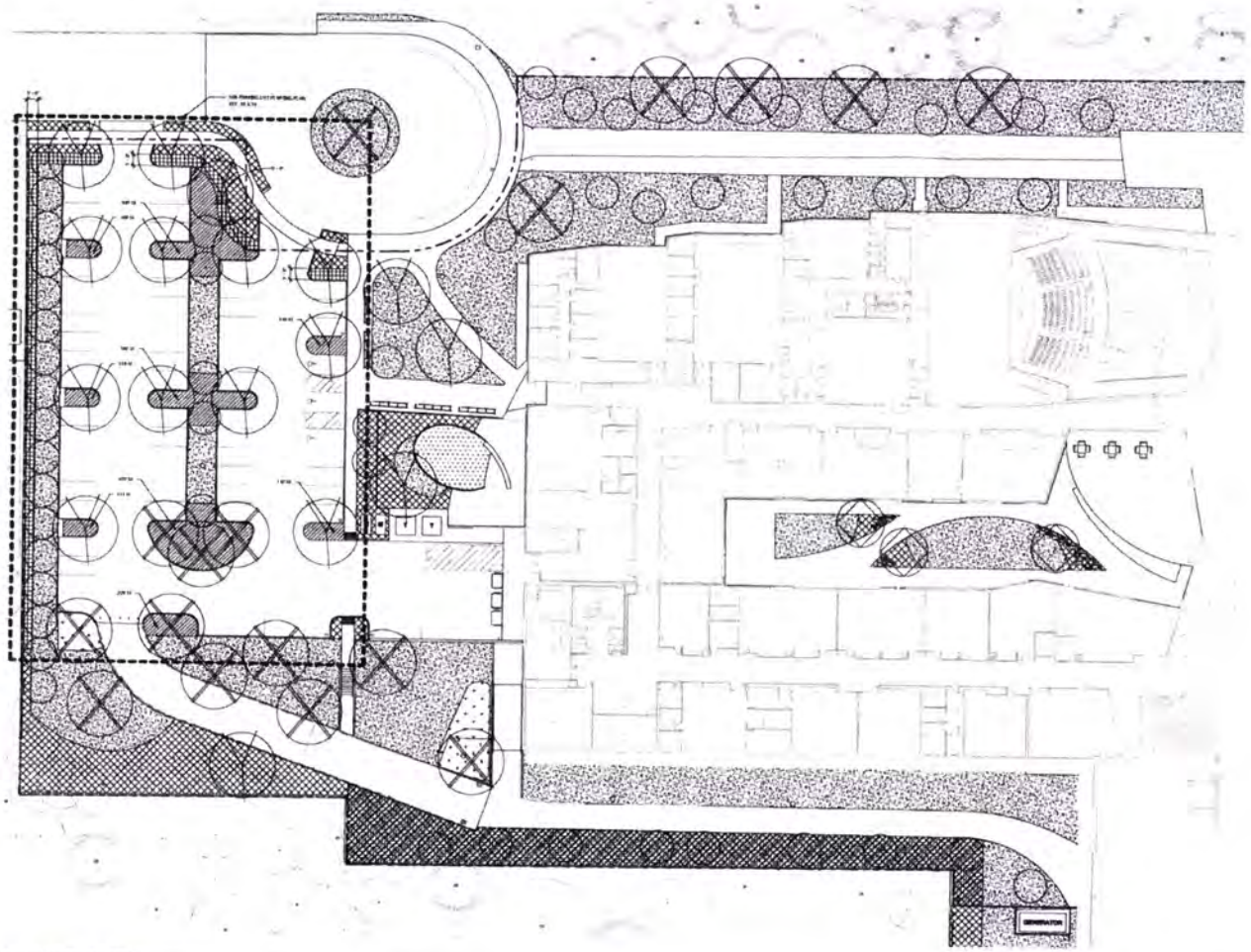
Revisions to Sheet
No. Revision Date

Status: Conditional Use Application
Date: 01/09/2019

Sheet Title
SITE - PARTIAL PLAN - SOUTH FIELDS

Sheet No.
L1.04

Job No.
4722-01



1 PLANTING - PARTIAL PLAN - WEST

PLANTING LEGEND

PROPERTY LINE

PLANTING AREAS

GENERAL PLANTING, LAWN (L1)

GENERAL PLANTING, SHRUB (L1)

PERIMETER PLANTING (L2)

INTERIOR PARKING LOT PLANTING (PH)

STORMWATER FACILITY PLANTING PER RES REQUIREMENTS

CONSERVATION OVERLAY ZONE, NATIVE SPECIES ONLY

TREES

DECIDUOUS, SMALL

DECIDUOUS, MEDIUM

DECIDUOUS, LARGE

EVERGREEN, LARGE

CEILING TREE TO REMAIN

NOTE: FOR PLANTING SCHEDULE AND NOTES SEE SHEET L5.01

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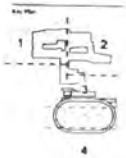
Key Plan



Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

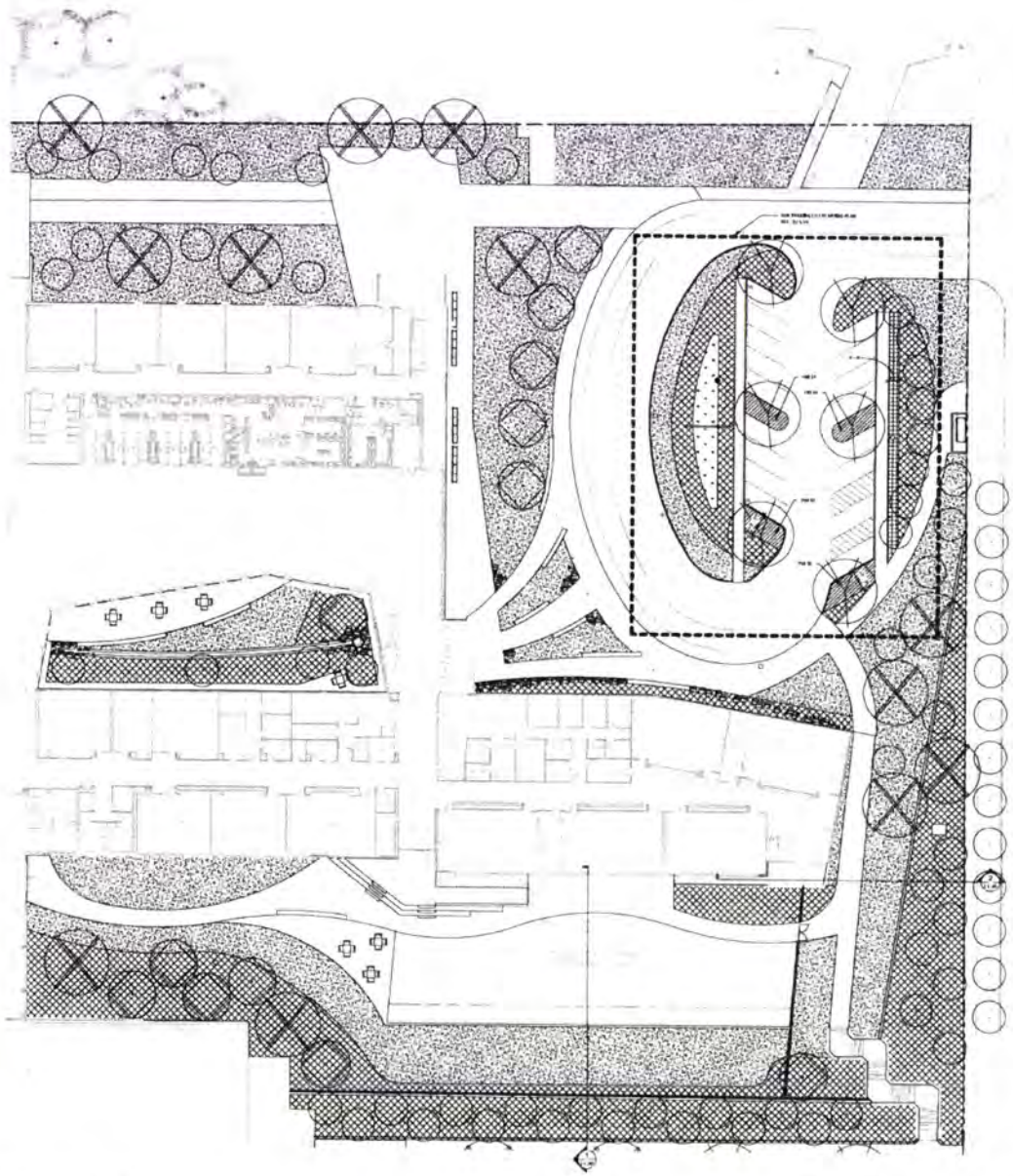
Date: 01/09/2019

Sheet Title
PLANTING - PARTIAL PLAN - WEST

Sheet No.
L5.01

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C6



PLANTING LEGEND

PROPERTY LINE

PLANTING AREAS

GENERAL PLANTING LAWN (L1)

GENERAL PLANTING SHRUBS (L1)

PERIMETER PLANTING (L2)

INTERIOR PARKING LOT PLANTING (P1)

STORMWATER FACILITY PLANTING FOR BES STANDARDS

TREES

DECIDUOUS SMALL

DECIDUOUS MEDIUM

DECIDUOUS LARGE

EVERGREEN LARGE

EXISTING TREE TO REMAIN

NOTE: FOR PLANTING SCHEDULE AND NOTES SEE SHEET L5.01

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Client

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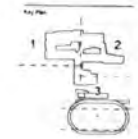
Key Plan



Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

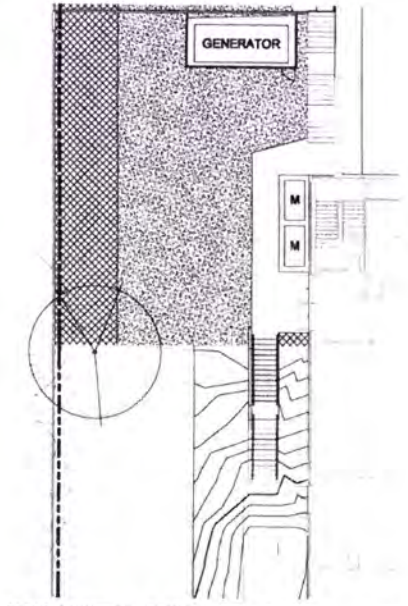
Date: 01/09/2018

Sheet Title
PLANTING - PARTIAL PLAN - EAST

Sheet No.
L5.02

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C7

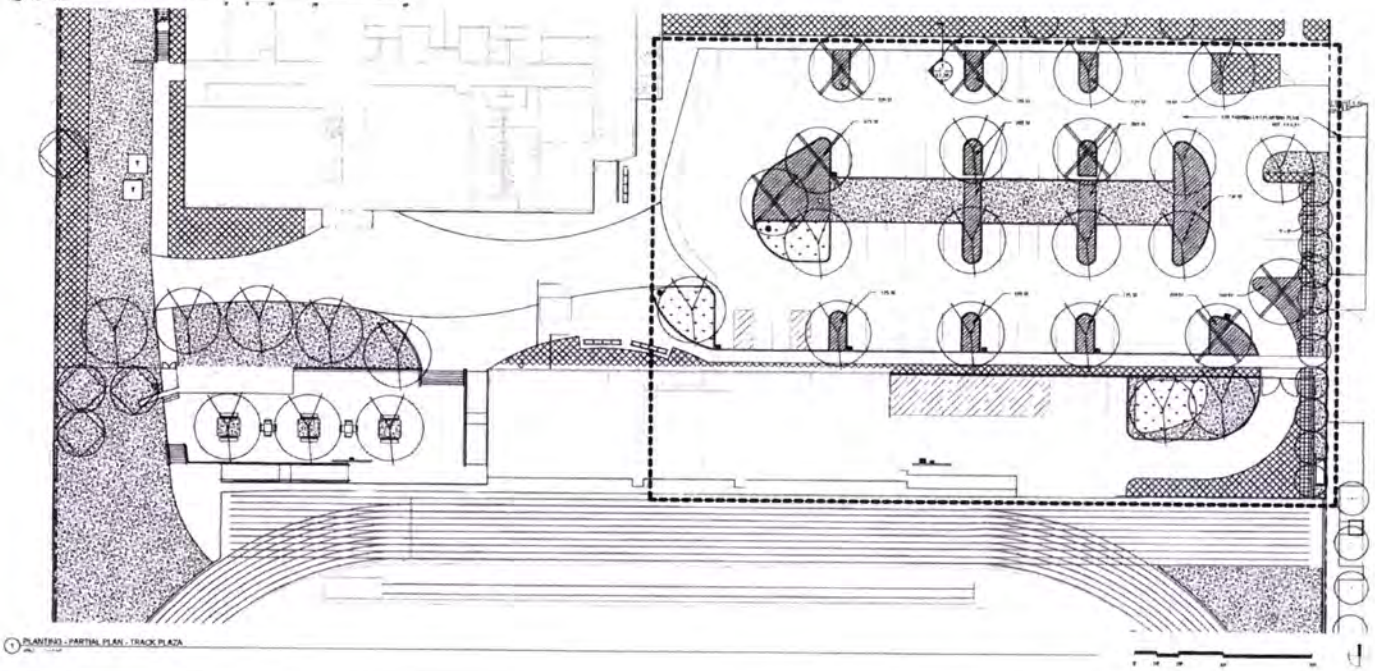


2 PLANTING - ENLARGED PLAN - WEST EDGE

PLANTING LEGEND

— — —	PROPERTY LINE		TREES
	PLANTING AREAS:	○	DECIDUOUS, SMALL
	GENERAL PLANTING, LAWN (L1)	◎	DECIDUOUS, MEDIUM
	GENERAL PLANTING, SHRUBS (L1)	Y	DECIDUOUS, LARGE
	PERIMETER PLANTING (L2)	⊗	EVERGREEN, LARGE
	INTERIOR PARKING LOT PLANTING (P1)		
	STORMWATER FACILITY PLANTING PER BES STANDARDS		EXISTING TREE TO REMAIN

NOTE: FOR PLANTING SCHEDULE AND NOTES SEE SHEET L5.00



1 PLANTING - PARTIAL PLAN - TRACK PLAZA

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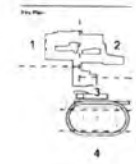
503 227 5953



Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

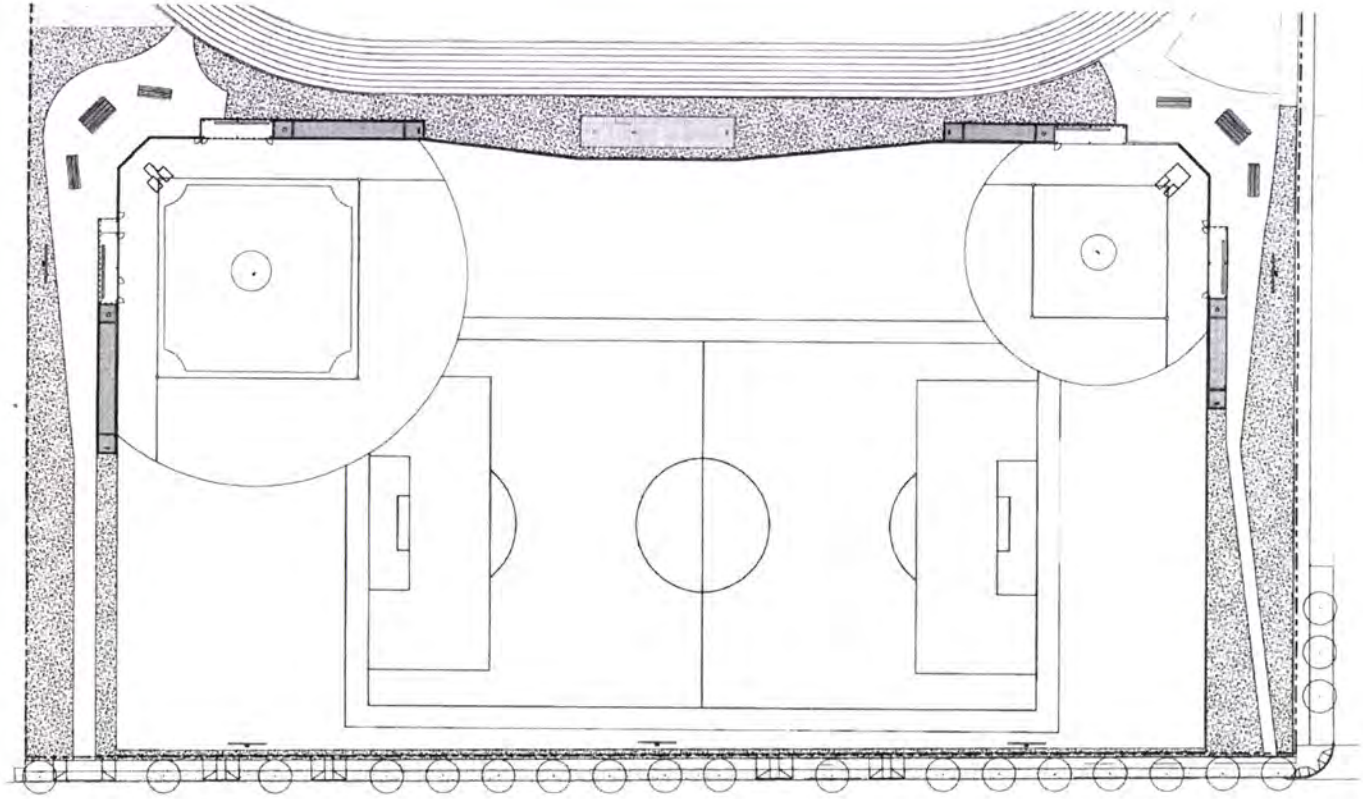
Date: 21/09/2019

Sheet Title:
PLANTING - PARTIAL PLAN - TRACK PLAZA

Sheet No.
L5.03

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C8



1 PLANTING - PARTIAL PLAN - SOUTH FIELDS

PLANTING LEGEND

PROPERTY LINE

PLANTING AREAS

GENERAL PLANTING, LAWN (LT)

GENERAL PLANTING, SHRUBS & FT

PERIMETER PLANTING (LZ)

INTERIOR PARKING LOT PLANTING (PT)

STORMWATER FACILITY PLANTING PER BES STANDARDS

NOTE: FOR PLANTING SCHEDULE AND NOTES SEE SHEET L5.00

TREES

DECIDUOUS, SMALL

DECIDUOUS, MEDIUM

DECIDUOUS, LARGE

EVERGREEN, LARGE

EXISTING TREE TO REMAIN

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503.223.5862

Key Plan

4

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
3735 NE 82ND AVE.
PORTLAND, OR 97220

Issue: Conditional Use Application

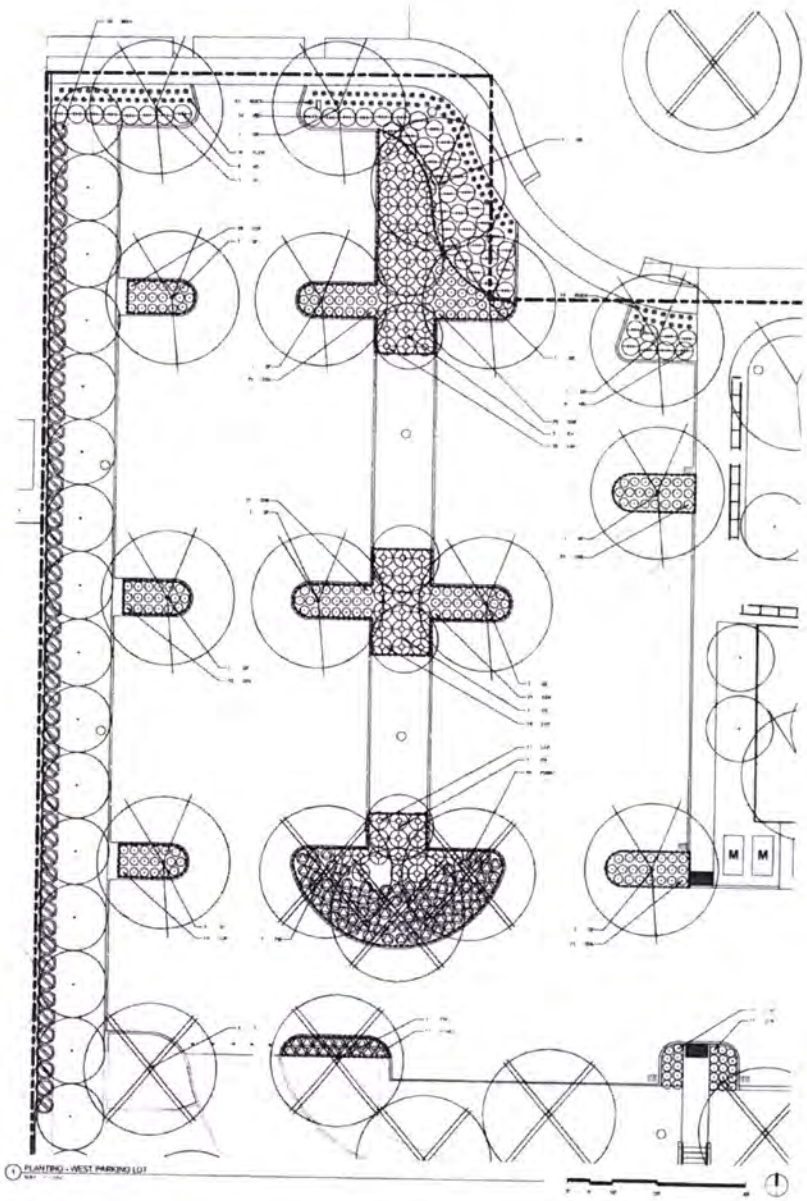
Sheet Title
PLANTING - PARTIAL PLAN - SOUTH FIELDS

Sheet No.
L5.04

Job No.
4722-01

CASE NO. 18-244873 CU

PORTLAND



1 PLANTING - WEST PARKING LOT

PLANTING LEGEND

PROPERTY LINE

EXISTING TREE TO REMAIN

TREES

DECIDUOUS SMALL

DECIDUOUS MEDIUM

DECIDUOUS LARGE

EVERGREEN LARGE

NOTE: REF. L5.01 FOR PLANT SCHEDULE AND NOTES

VEGETATION COVERAGE

Vegetation Coverage - WEST	
Type	Area
Planting - F1 interior planting	3181 SF

63 PARKING SPACES

14 LARGE TREES = 56 SPACES
4 SMALL = 8 SPACES
14 EVERGREENS

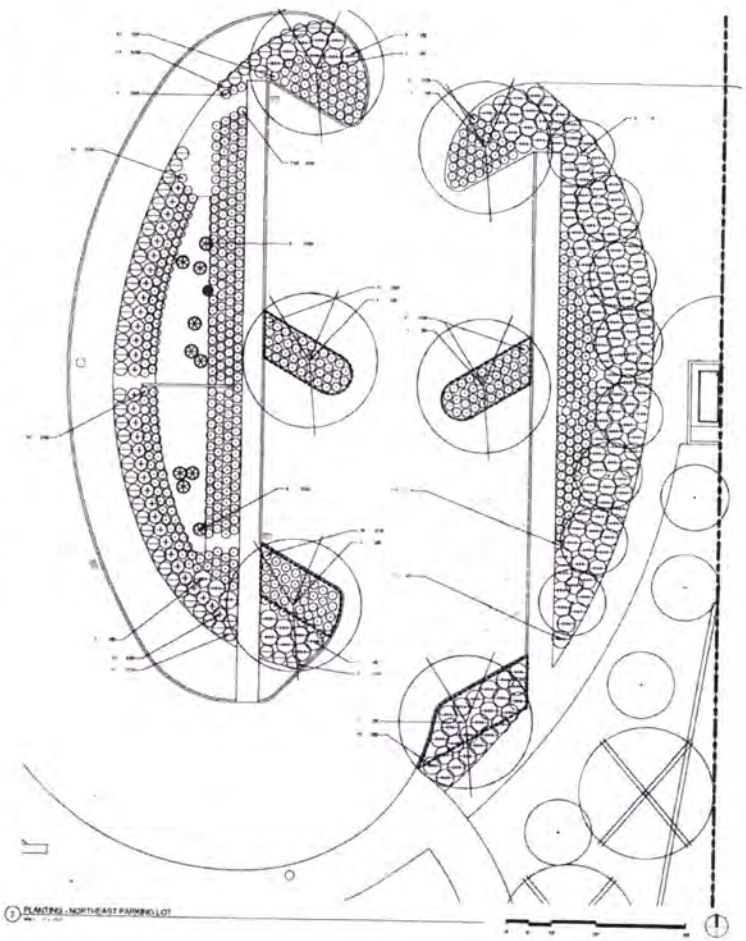
REQUIRED
2835 SF OF INTERIOR PLANTING REQUIRED
95 SHRUBS

Vegetation Coverage - NORTH EAST	
Type	Area
Planting - F1 interior planting	831 SF

17 PARKING SPACES

8 LARGE TREES = 24 SPACES
1 EVERGREENS

REQUIRED
765 SF OF INTERIOR PLANTING REQUIRED
26 SHRUBS



2 PLANTING - NORTHEAST PARKING LOT

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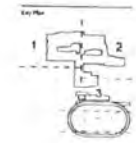
Key Plan



Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE,
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

Date: 01/09/2019

Sheet Title
PARKING LOT PLANTING - WEST/NE

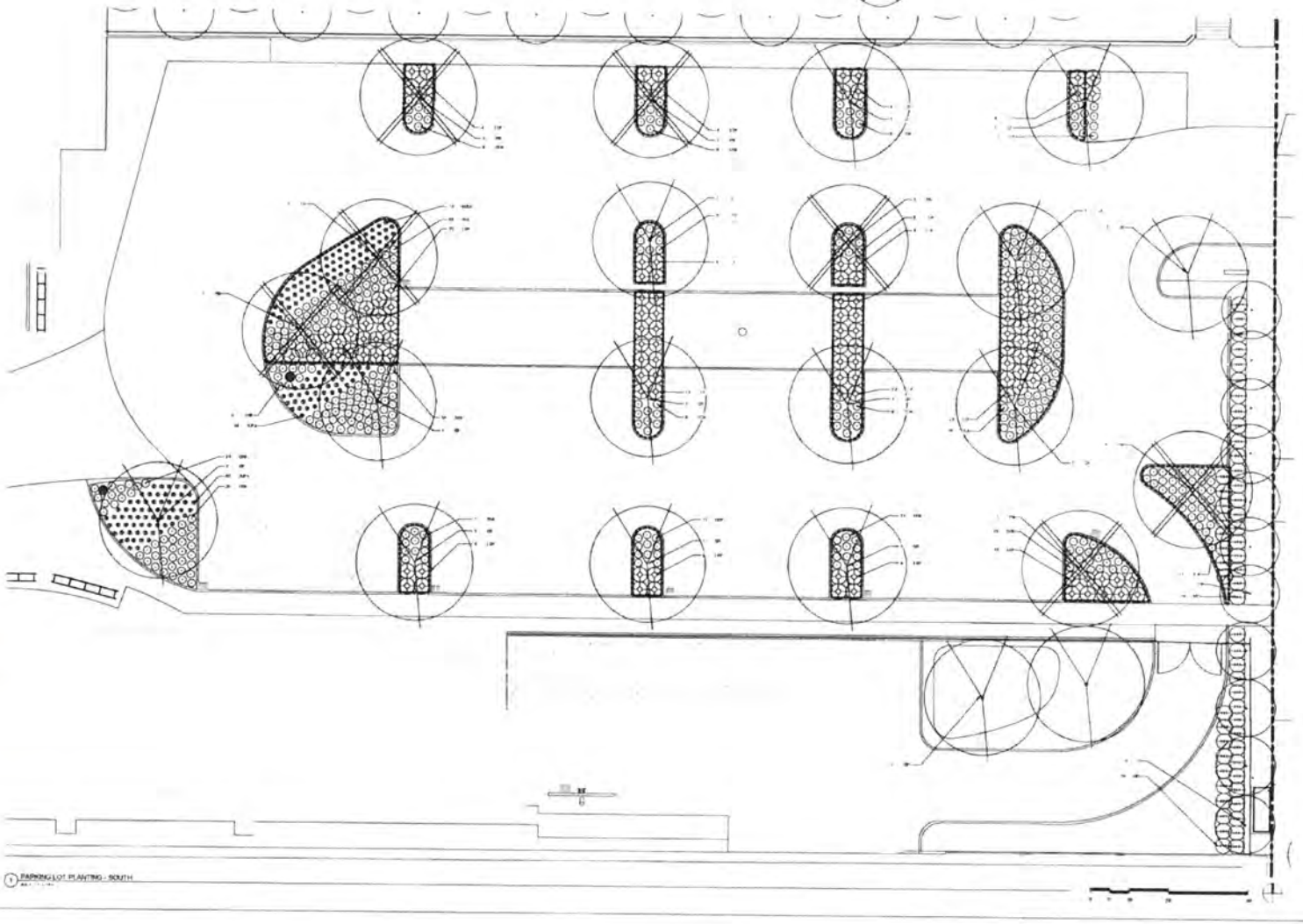
Sheet No.
L5.10

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C10

PLANTING LEGEND

VEGETATION COVERAGE



1 PARKING LOT PLANTING - SOUTH

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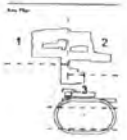
Mayer/Reed, Inc.
319 SW Washington St
Suite 820
Portland, Oregon 97204
503.223.5951



4

PORTLAND PUBLIC SCHOOLS

MADISON HIGH SCHOOL

2735 NE 82ND AVE.
PORTLAND, OR 97220

Conditional Use Application

PARKING LOT PLANTING - SOUTH

L5.11

4722-01

18-241872 CU

EXISTING TREES

[illegible]

(1) TREE PROTECTION AND REMOVAL PLAN

TREE PROTECTION/DEMOLITION LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCING
- PROPOSED BUILDING
- RPZ (ROOT PROTECTION ZONE) = 1 FT PER 1 INCH OF TRUNK DIAMETER
- (E) PRIVATE TREE TO SAVE AND PROTECT - 12" DBH OR GREATER
- (S) PRIVATE TREE TO SAVE AND PROTECT - LESS THAN 12" DBH
- PRIVATE TREE - REMOVE - 12" DBH OR GREATER
- PRIVATE TREE - REMOVE - LESS THAN 12" DBH
- PRIVATE TREE - REMOVE - NUISANCE
- (R) PUBLIC TREE - SAVE AND PROTECT
- PUBLIC TREE - REMOVE
- PLANTID NUMBER, REF. ARBORIST REPORT

TREE PROTECTION AND REMOVAL NOTES

[illegible]

TITLE 11 : TREES TO REMAIN

[illegible]

(2) TREE PROTECTION FENCING

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503.223.5953

Key Plan

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

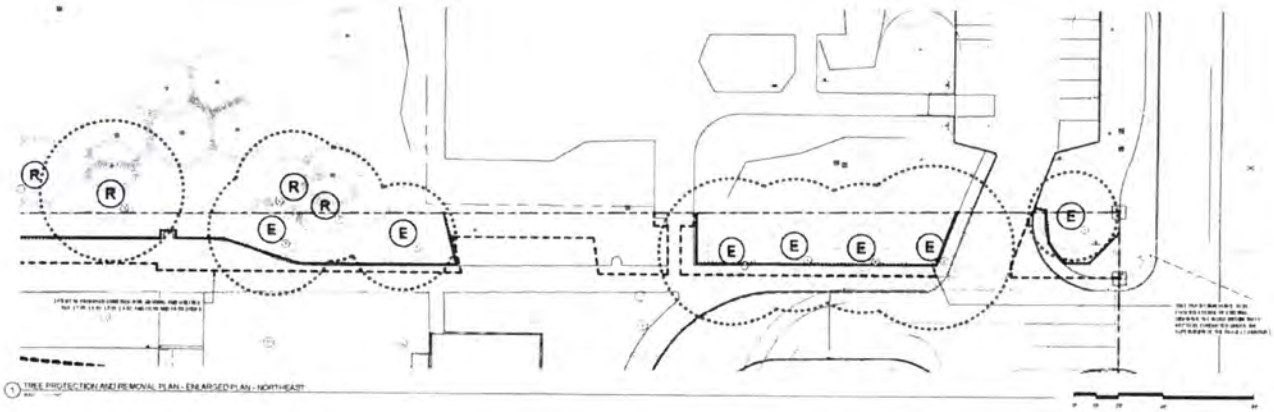
Status: Conditional Use Application
Date: 01/09/2019

Sheet Title
TREE PROTECTION AND REMOVAL PLAN

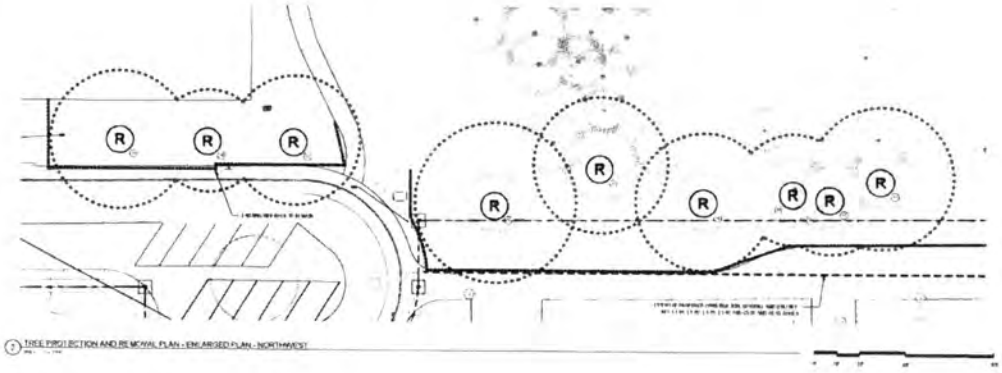
Sheet No.
L0.01

Job No.
4722-01

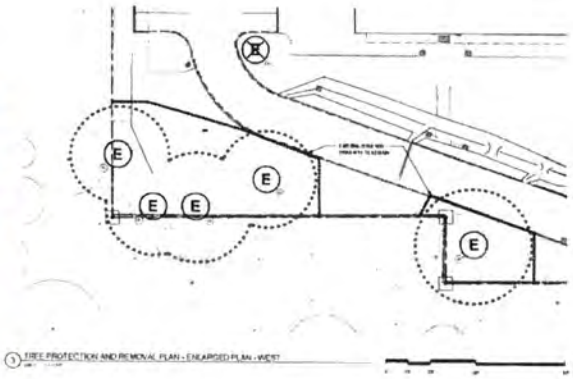
CASE NO. 18-241872
EXHIBIT C12



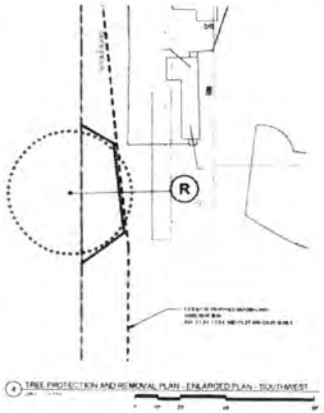
1 TREE PROTECTION AND REMOVAL PLAN - ENLARGED PLAN - NORTHEAST



2 TREE PROTECTION AND REMOVAL PLAN - ENLARGED PLAN - NORTHWEST



3 TREE PROTECTION AND REMOVAL PLAN - ENLARGED PLAN - WEST



4 TREE PROTECTION AND REMOVAL PLAN - ENLARGED PLAN - SOUTHWEST

TREE PROTECTION AND REMOVAL NOTES - ENLARGED PLANS

TREE PROTECTION/DEMOLITION LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCING
- PROPOSED BUILDING
- RPZ (ROOT PROTECTION ZONE) = 1 FT PER 1 INCH OF TRUNK DIAMETER
- EXISTING SITE CONDITIONS
- PROPOSED DEVELOPMENT EXTENTS
- PROPOSED DEVELOPMENTS
- (E) PRIVATE TREE - SAVE AND PROTECT - 12" DBH OR GREATER
- (S) PRIVATE TREE - SAVE AND PROTECT - LESS THAN 12" DBH
- (X) PRIVATE TREE - REMOVE - 12" DBH OR GREATER
- (X) PRIVATE TREE - REMOVE - LESS THAN 12" DBH
- (R) PUBLIC TREE - SAVE AND PROTECT
- (X) PUBLIC TREE - REMOVE
- PLANTED NUMBER SEE ARBORIST REPORT

CASE NO. 18-241873 CU
EXHIBIT

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Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE,
PORTLAND, OR 97220

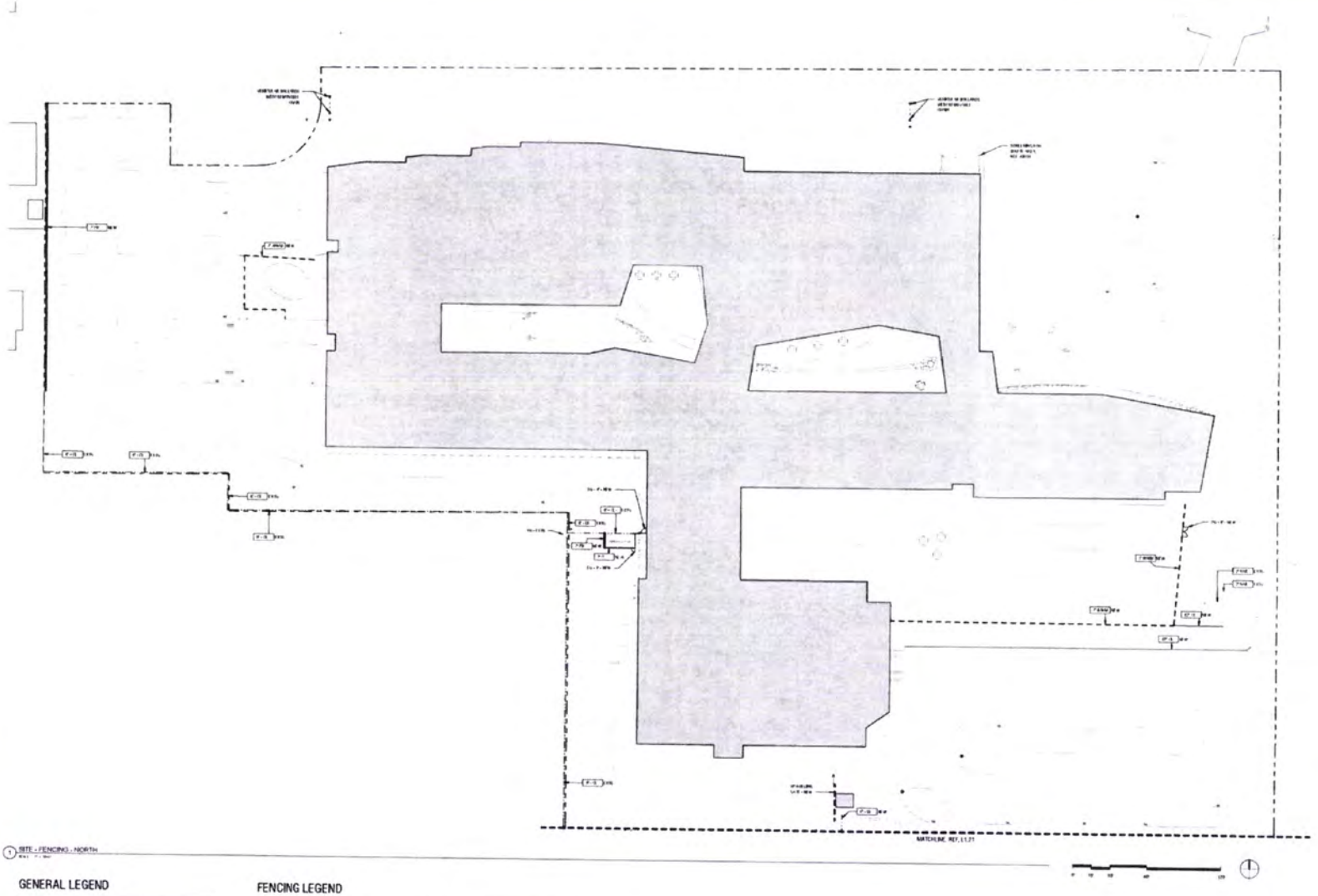
Submittal
Conditional Use Application

Date
01/09/2019

Sheet Title
TREE PROTECTION AND REMOVAL PLAN ENLARGEMENTS

Sheet No.
L0.02

Job No.
4722-01



1 SITE - FENCING - NORTH

GENERAL LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PROTECTED

FENCING LEGEND

FENCING TAG

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Portland, Oregon 97204
503.223.5953

Key Plan

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

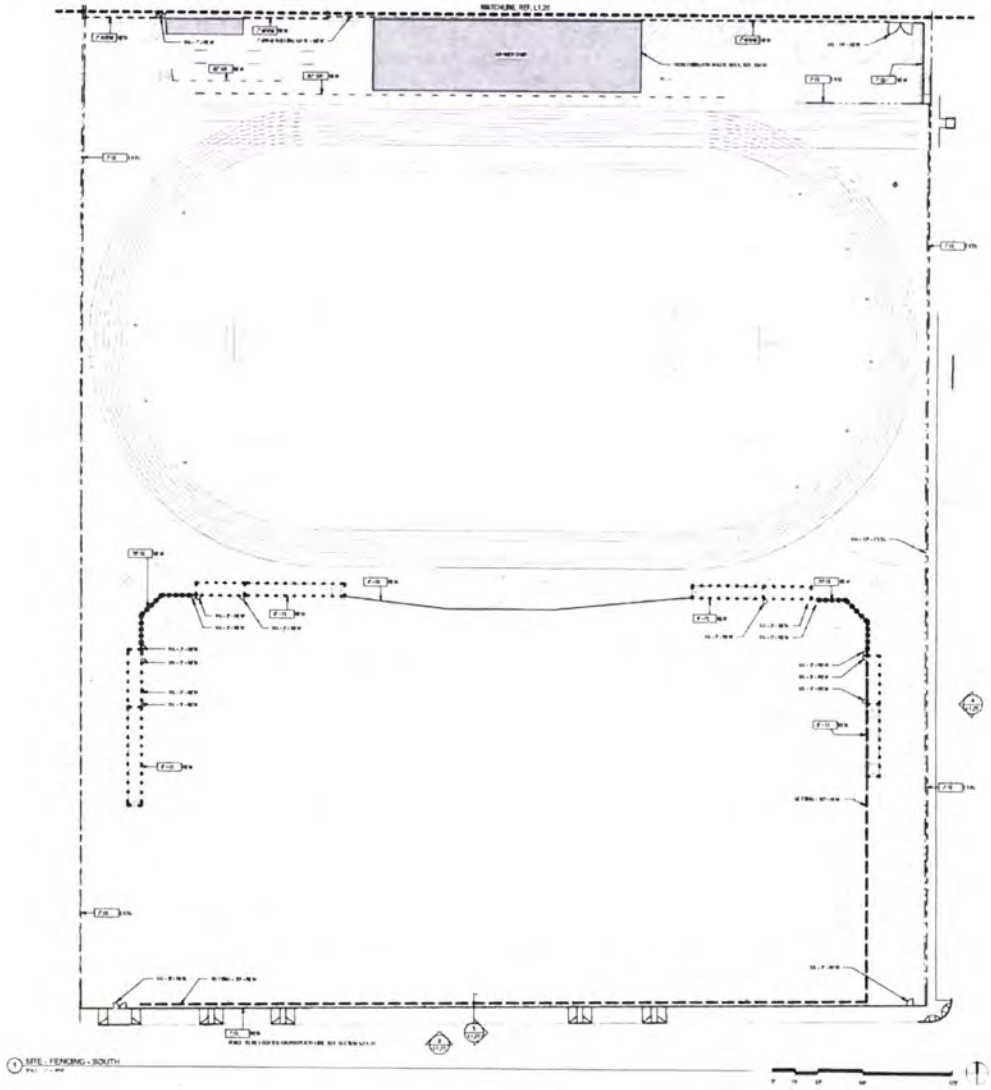
Date: 01/09/2019

Sheet Title
SITE - FENCING - NORTH

Sheet No.
L1.20

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C14



1 SITE - FENCING - SOUTH

GENERAL LEGEND

PROPERTY LINE

MATCHLINE

EXISTING TREE TO BE PROTECTED

FENCING LEGEND

FENCING TAG

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503.223.5953

Key Plan

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE KING AVE.
PORTLAND, OR 97220

Revisions to Sheet
No. Revision Date

Status: Conditional Use Application

Date: 01/09/2019

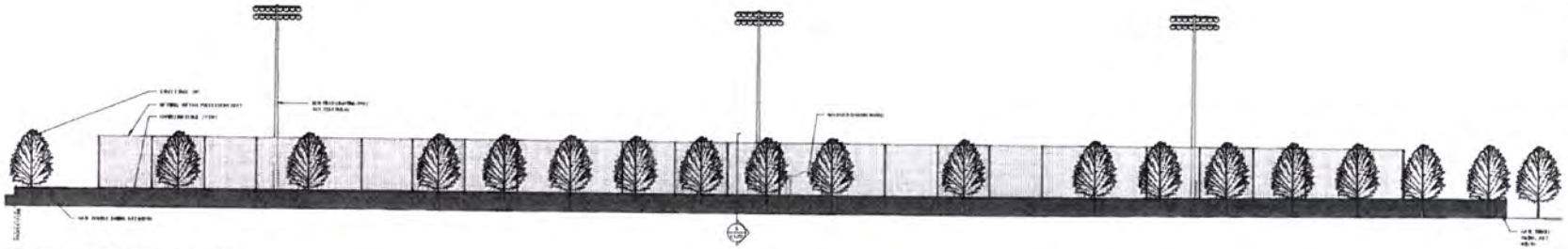
Sheet Title
SITE - FENCING - SOUTH

Sheet No.
L1.21

Job No.
4722-01

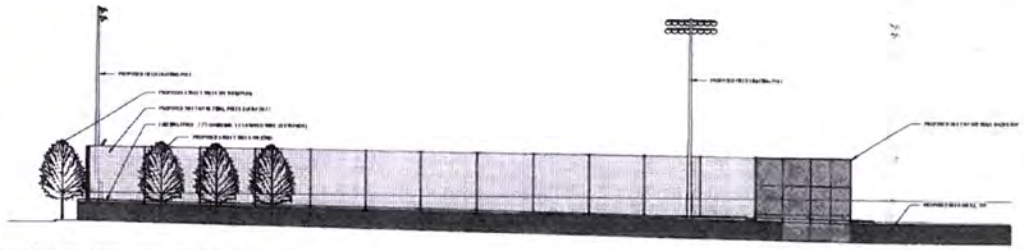
EXHIBIT C15 CASE NO. 18-244872

1 FENCING AT THOMPSON - ELEVATION LOOKING NORTH - EXISTING

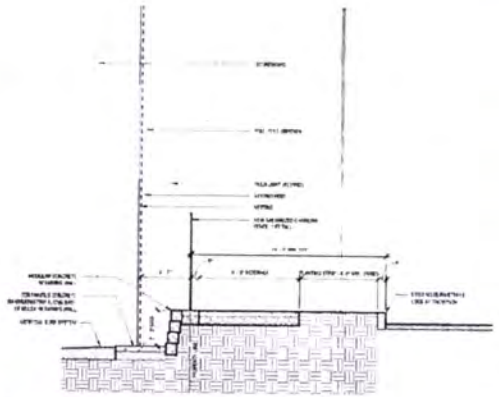


2 FENCING AT THOMPSON - ELEVATION LOOKING NORTH - PROPOSED

3 FENCING AT 82ND - ELEVATION LOOKING WEST - EXISTING



4 FENCING AT 82ND - ELEVATION LOOKING WEST - PROPOSED



5 SOUTH FIELD EDGE ALONG THOMPSON - LOOKING EAST

CASE NO. 18-241874 CU

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Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

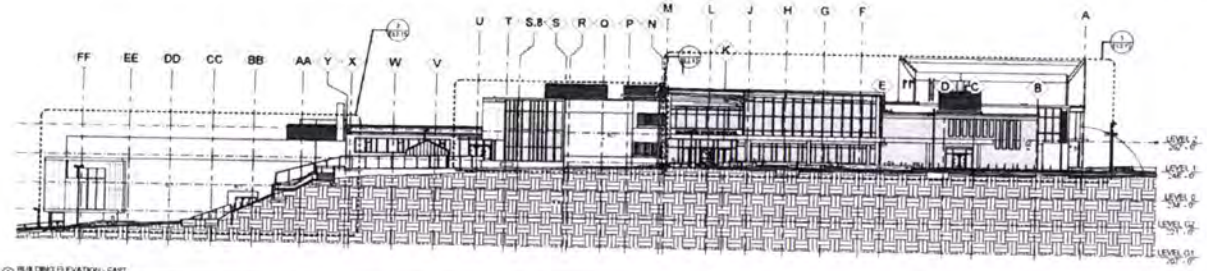
No.	Revision	Date

Status: Conditional Use Application
Date: 01/09/2019

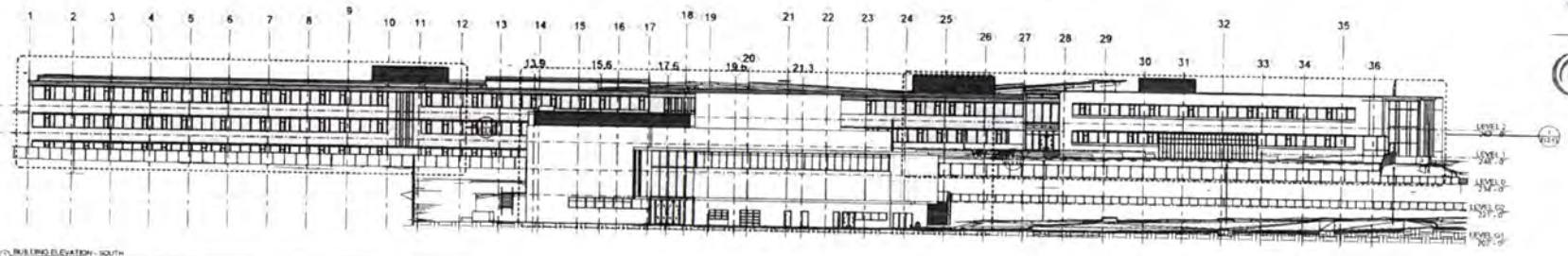
Sheet Title
FENCING ELEVATIONS

Sheet No.
L1.22

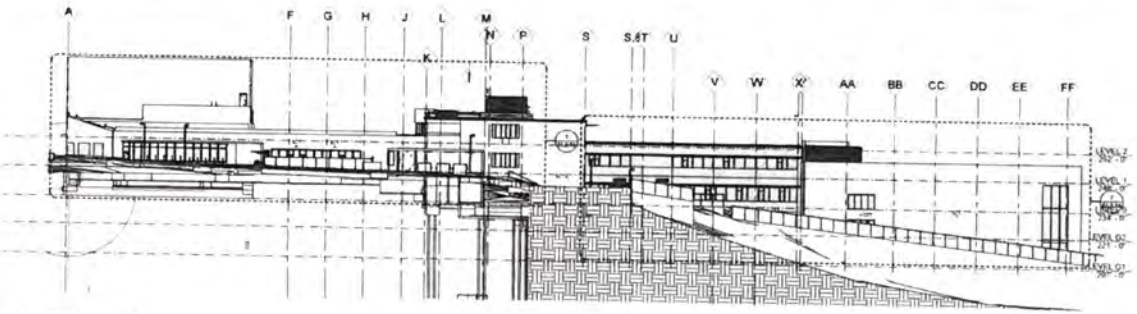
Job No.
4722-01



① BUILDING ELEVATION - EAST
3/64" = 1'-0"



② BUILDING ELEVATION - SOUTH
3/64" = 1'-0"



③ BUILDING ELEVATION - WEST
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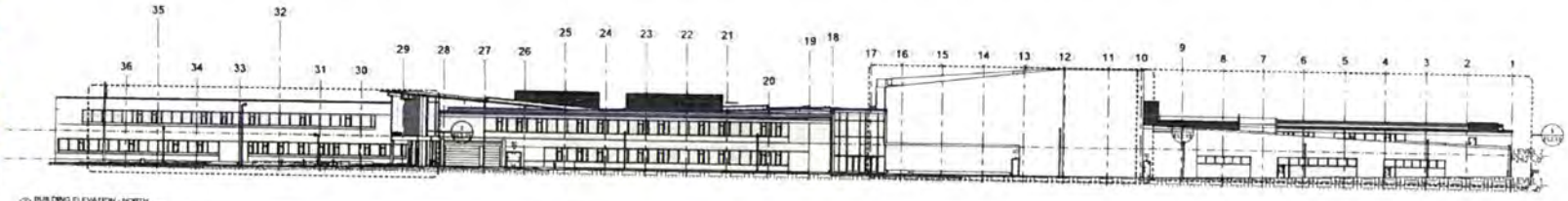

④ BUILDING ELEVATION - NORTH
3/64" = 1'-0"

18-241872
CU7

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2735 NE 82nd Ave
Portland, OR 97220

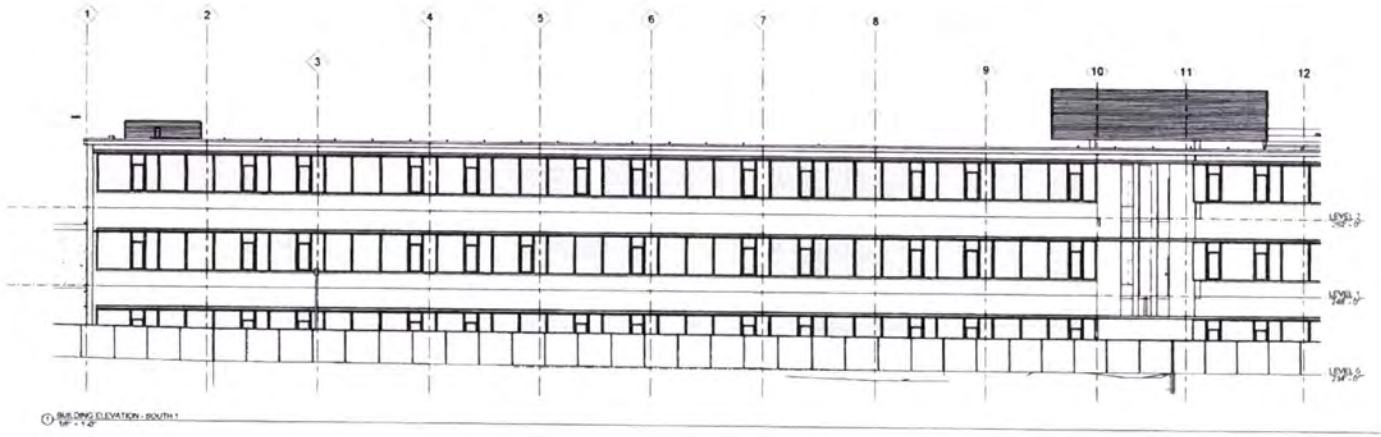
Conditional Use Application

04/09/2019

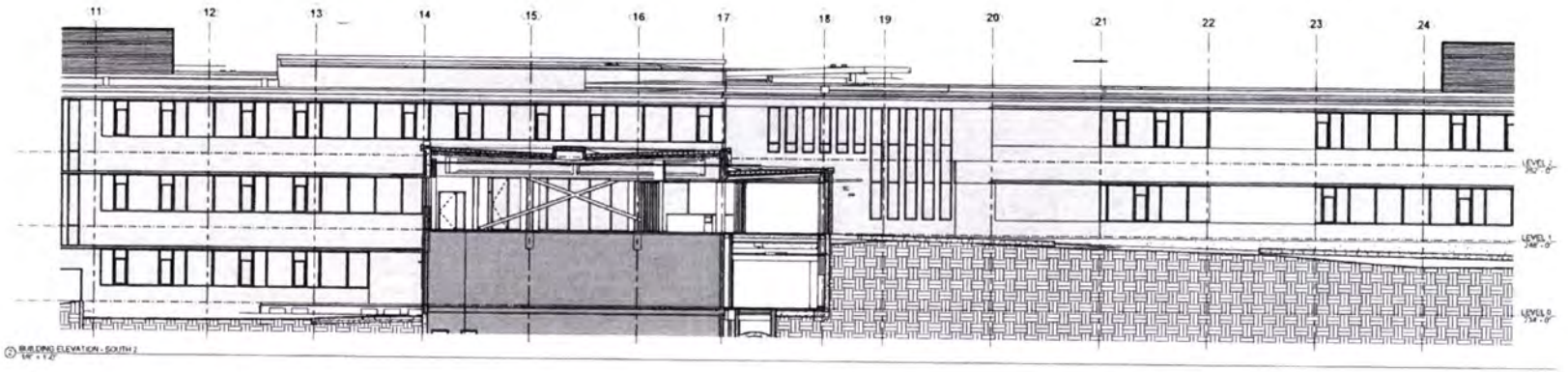
OVERALL EXTERIOR ELEVATIONS

EL2.01

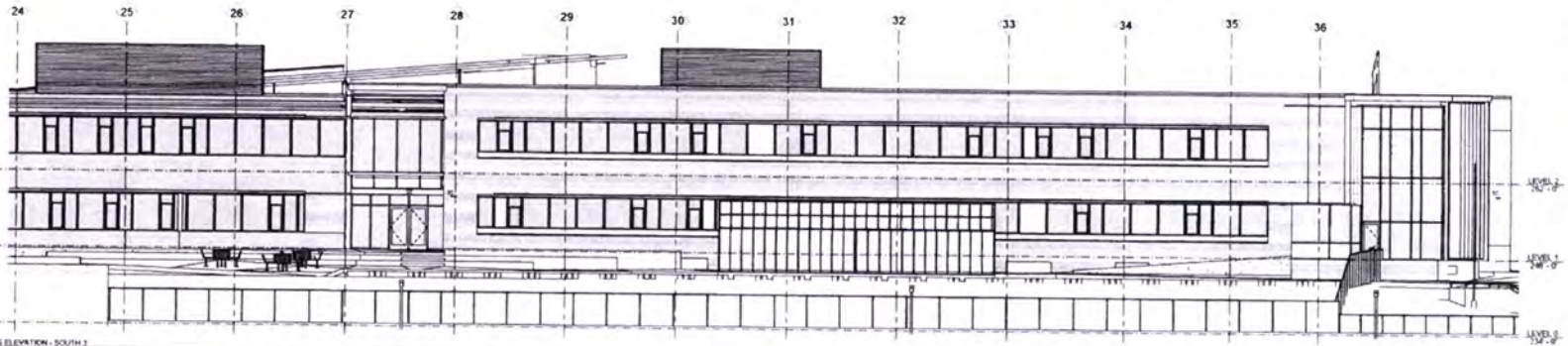
4722-01



① BUILDING ELEVATION - SOUTH 1
1/8" = 1'-0"



② BUILDING ELEVATION - SOUTH 2
1/8" = 1'-0"



③ BUILDING ELEVATION - SOUTH 3
1/8" = 1'-0"

CASE NO. 18-241873 CU

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Project Owner
Portland Public Schools

Project Name
Madison High School

Project Address
2735 NE 82nd Ave
Portland, OR 97220

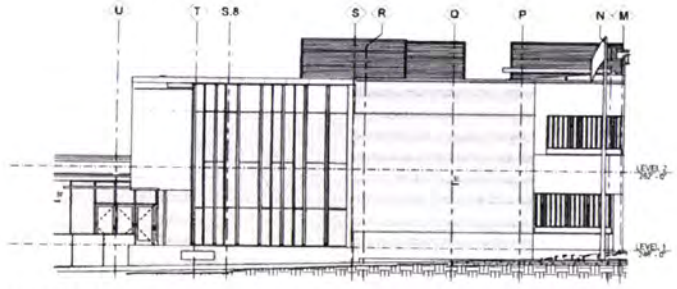
Submissions for Review
No. Description Date

Status Conditional Use Application
Date 01/05/2019

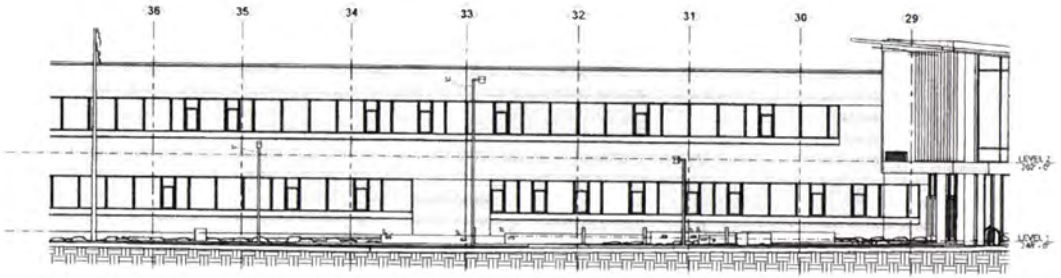
Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
EL2.11

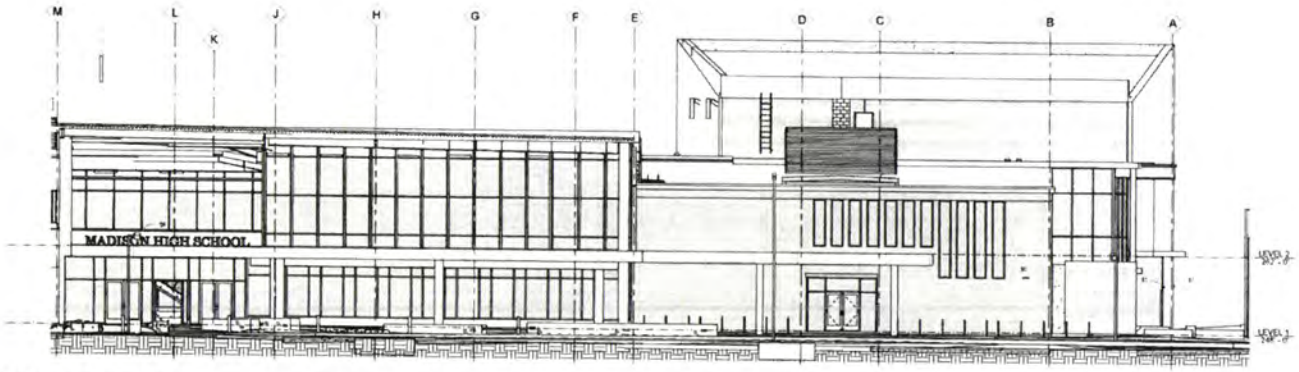
Job No.
4722-01



1 BUILDING ELEVATION - SECTOR F - EAST
1/8" = 1'-0"



2 BUILDING ELEVATION - SECTOR F - NORTH
1/8" = 1'-0"



1 BUILDING ELEVATION - SECTOR C - EAST
1/8" = 1'-0"

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Drawing

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Key Plan

Project Owner
Portland Public Schools

Project Name
Madison High School

Project Address
2735 NE 82nd Ave
Portland, OR 97220

Reviewing Is Direct

No.	Revision	Date

Status: Conditional Use Application

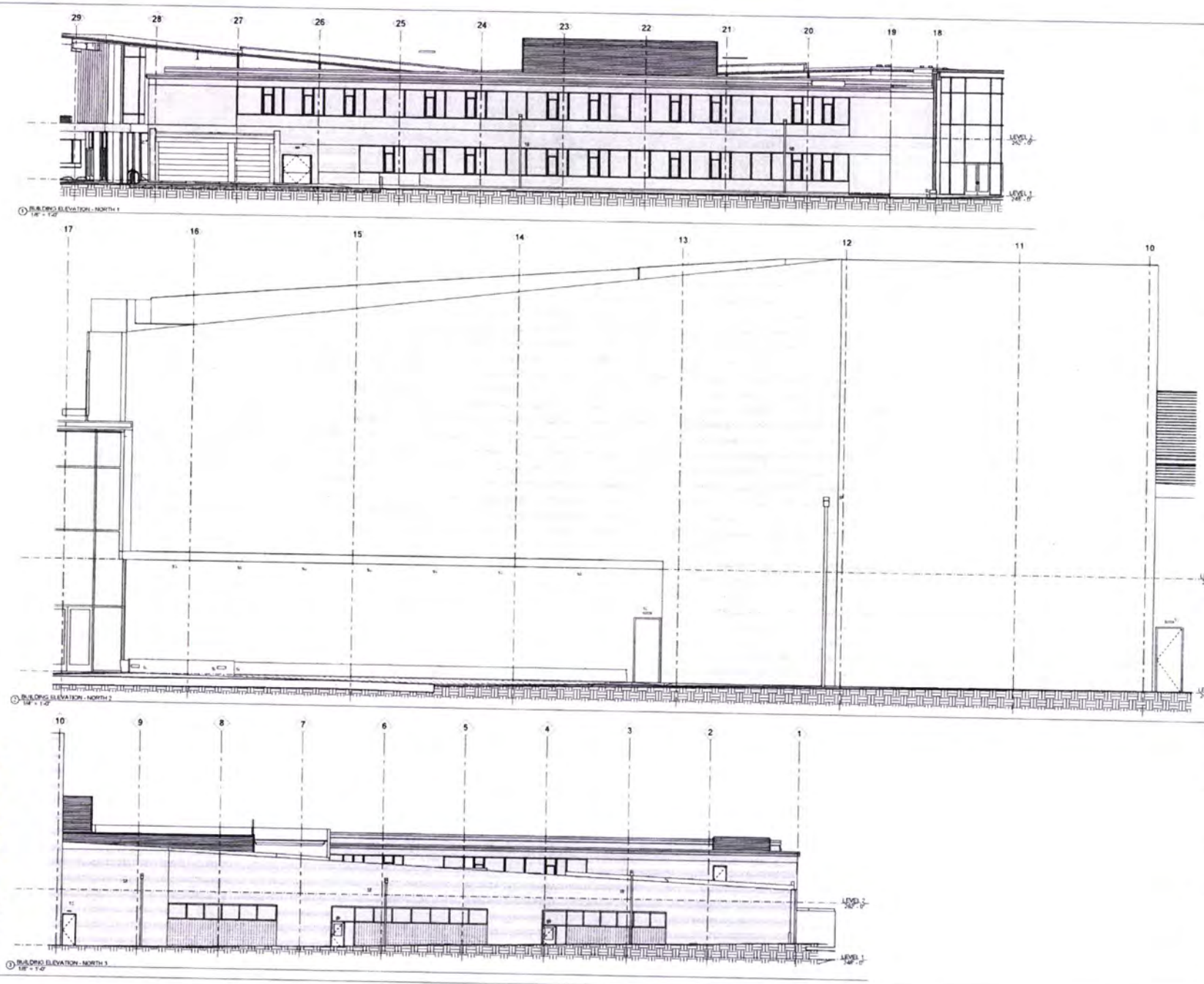
Date: 05/08/2019

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
EL2.12

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C19



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REYES ENGINEERING

Key Plan

Project Owner
Portland Public Schools

PPS

Project Name
Madison High School

Project Address
3235 NE 82nd Ave
Portland, OR 97220

Revisions to Sheet
No. Revision Date

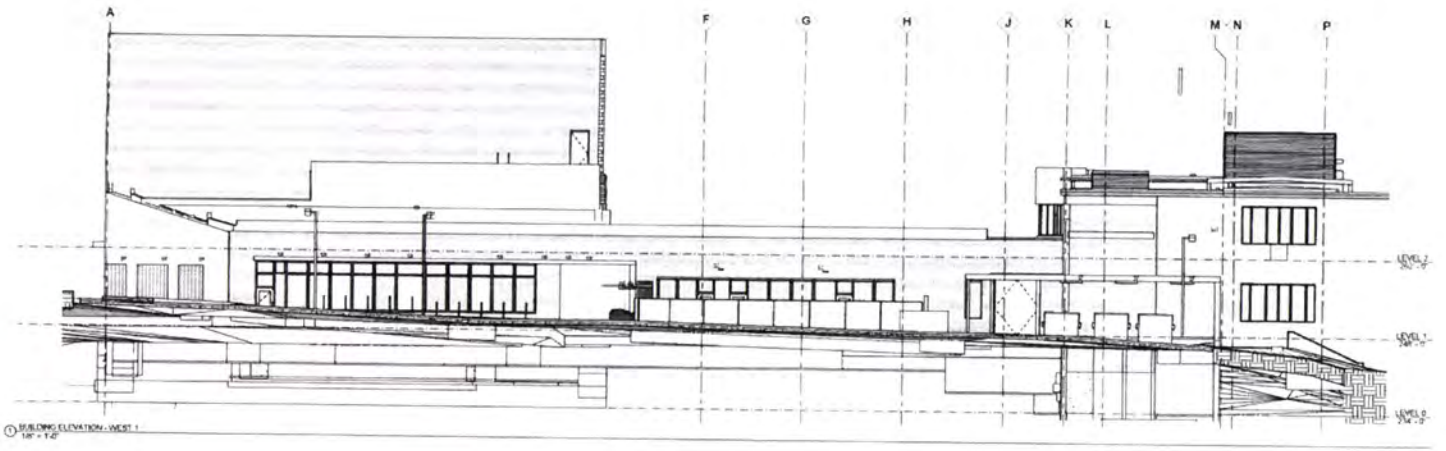
Status: Conditional Use Application
Date: 01/09/2019

Sheet Title
EXTERIOR ELEVATIONS

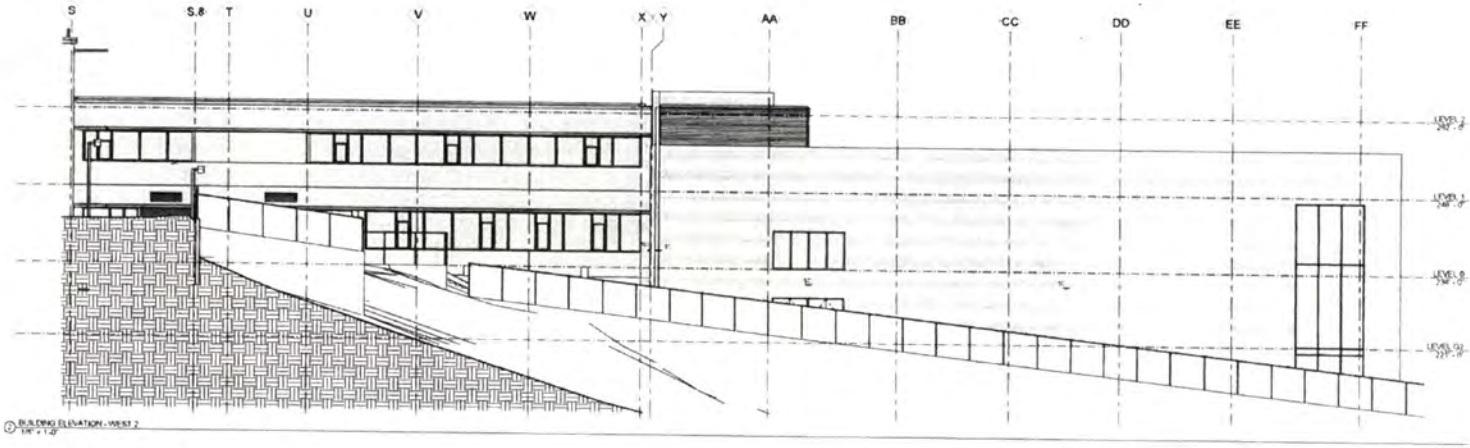
Sheet No.
EL2.13

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C20



1 BUILDING ELEVATION - WEST 1
1/8" = 1'-0"



1 BUILDING ELEVATION - WEST 2
1/8" = 1'-0"

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Key Plan

Project Owner
Portland Public Schools

Project Name
Madison High School

Project Address
2735 NE 82nd Ave
Portland, OR 97220

Revisions to Client

No.	Revision	Date

Status: Conditional Use Application

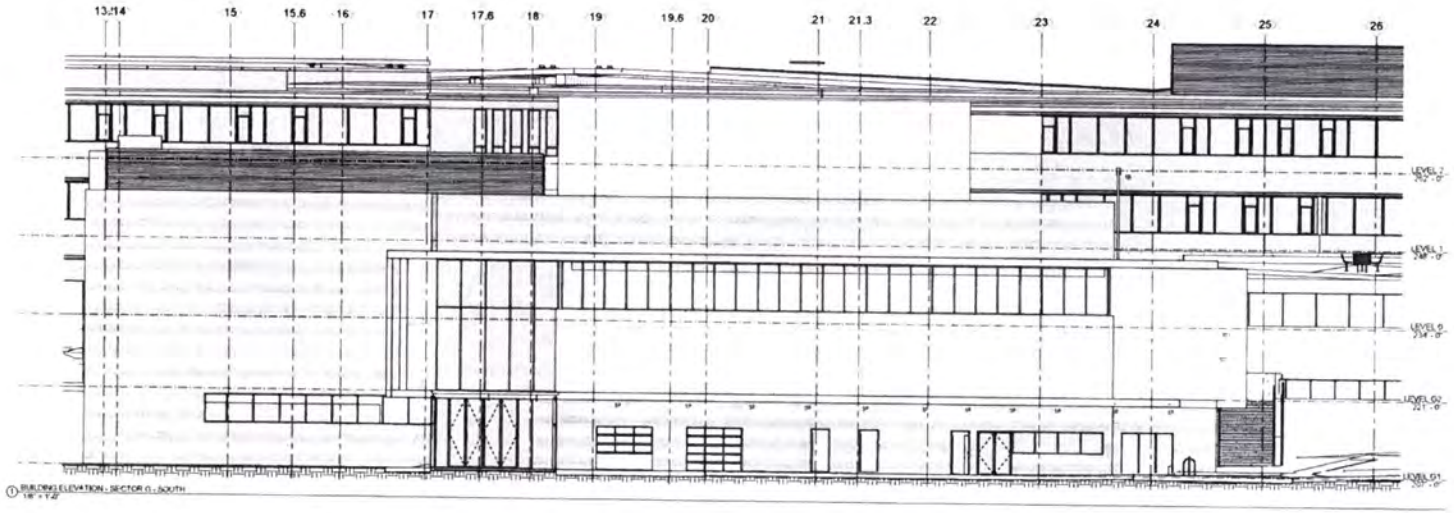
Date: 01/09/2015

Sheet Title
EXTERIOR ELEVATIONS

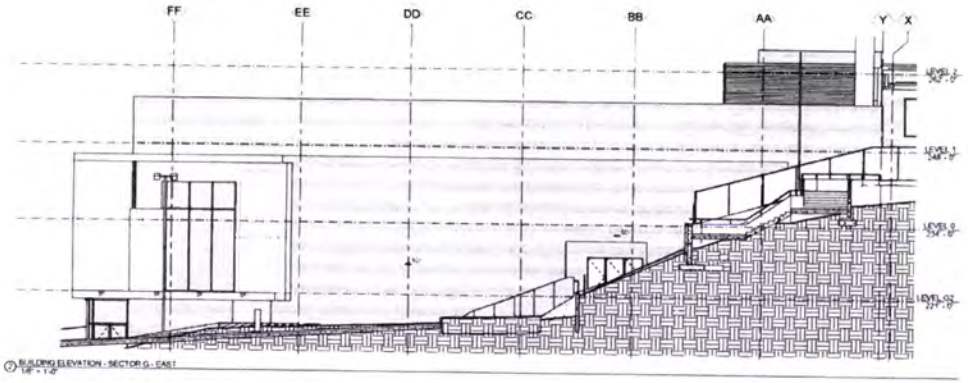
Sheet No.
EL2.14

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C21



1 BUILDING ELEVATION - SECTOR G - SOUTH
1/8" = 1'-0"



2 BUILDING ELEVATION - SECTOR G - EAST
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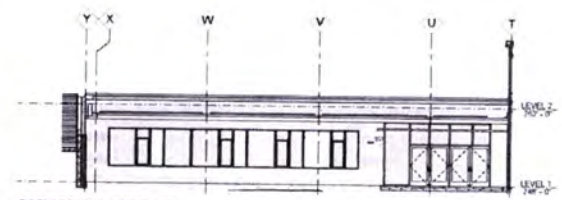

3 BUILDING ELEVATION - SECTOR E - EAST
1/8" = 1'-0"

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Key Plan

Project Owner
Portland Public Schools

PPS

Project Name
Madison High School

Project Address
2735 NE 82nd Ave
Portland, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

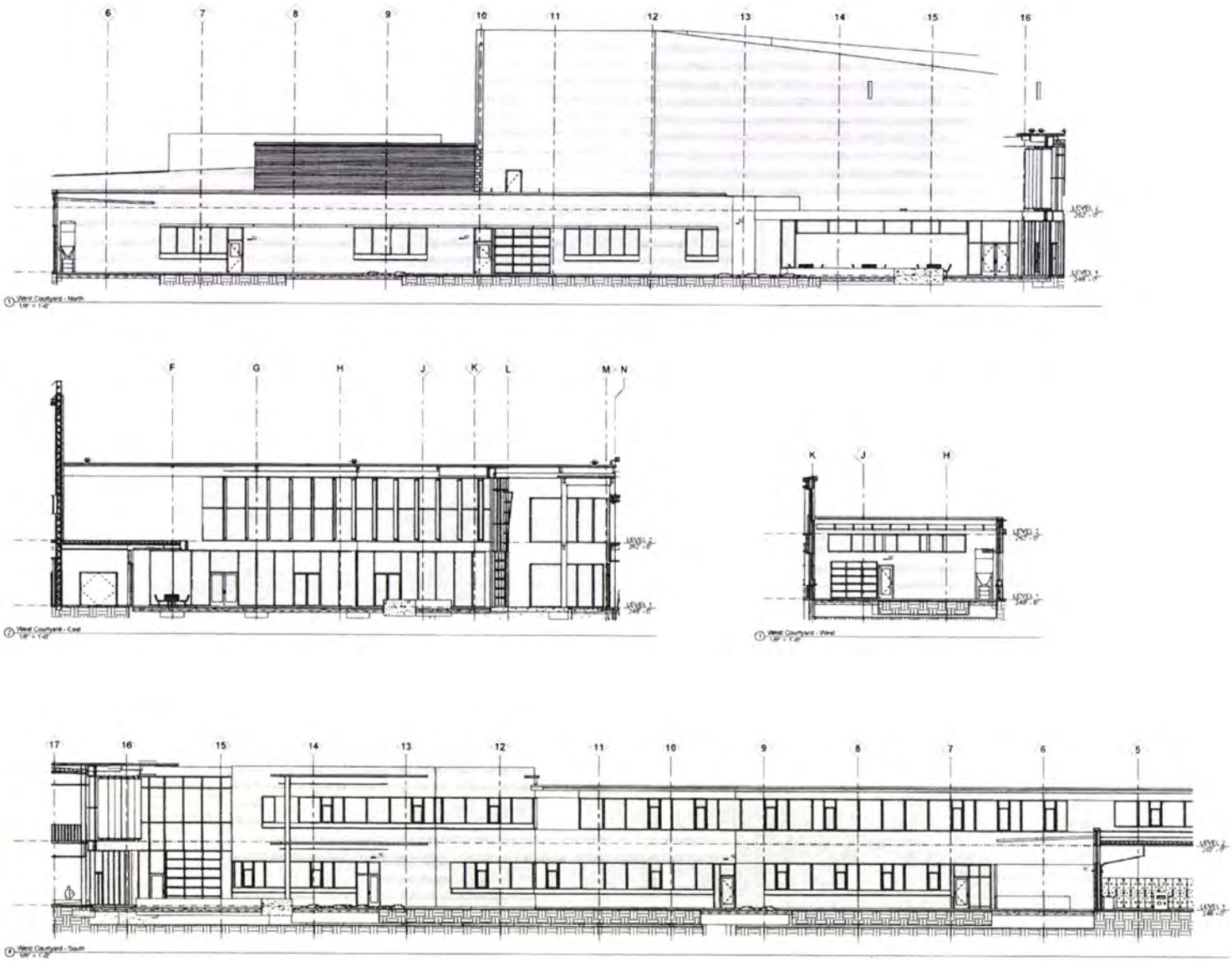
Date: 01/09/2019

Sheet Title
EXTERIOR ELEVATIONS

Sheet No.
EL2.15

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C22



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Stamp

REYES ENGINEERING

Key Plan

Project Owner
Portland Public Schools

PPS

Project Name
Madison High School

Project Address
2735 NE 82nd Ave
Portland, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application

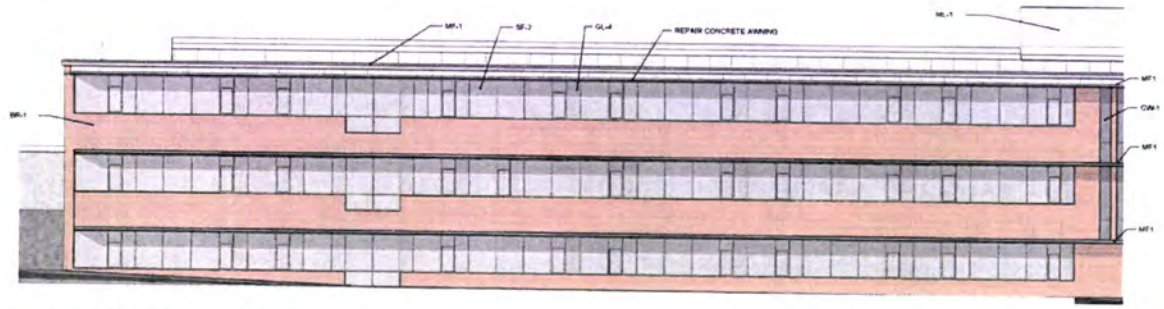
Date: 01/09/2019

Sheet Title
EXTERIOR ELEVATIONS - WEST COURTYARD

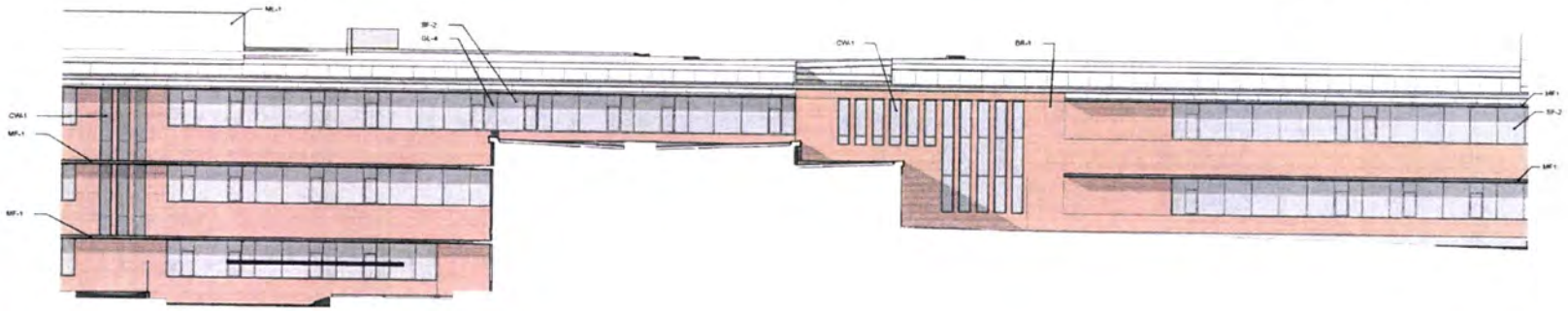
Sheet No.
EL2.21

Job No.
4722-01

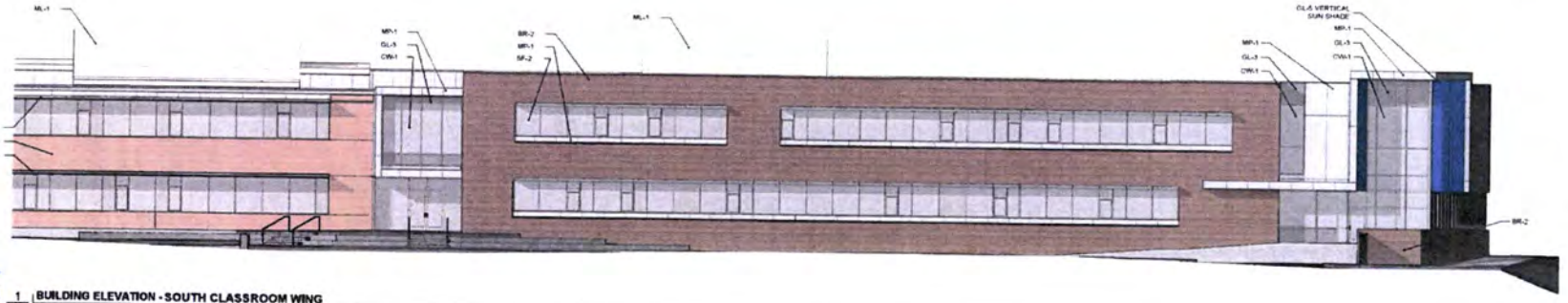
CASE NO. 18-241872
EXHIBIT C23



3 BUILDING ELEVATION - SOUTH CLASSROOM WING
A2.21 1/8" = 1'-0"

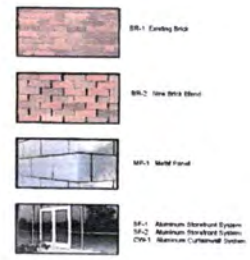


2 BUILDING ELEVATION - SOUTH CLASSROOM WING
A2.21 1/8" = 1'-0"



1 BUILDING ELEVATION - SOUTH CLASSROOM WING
A2.21 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND



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Name

Key Plan

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE,
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

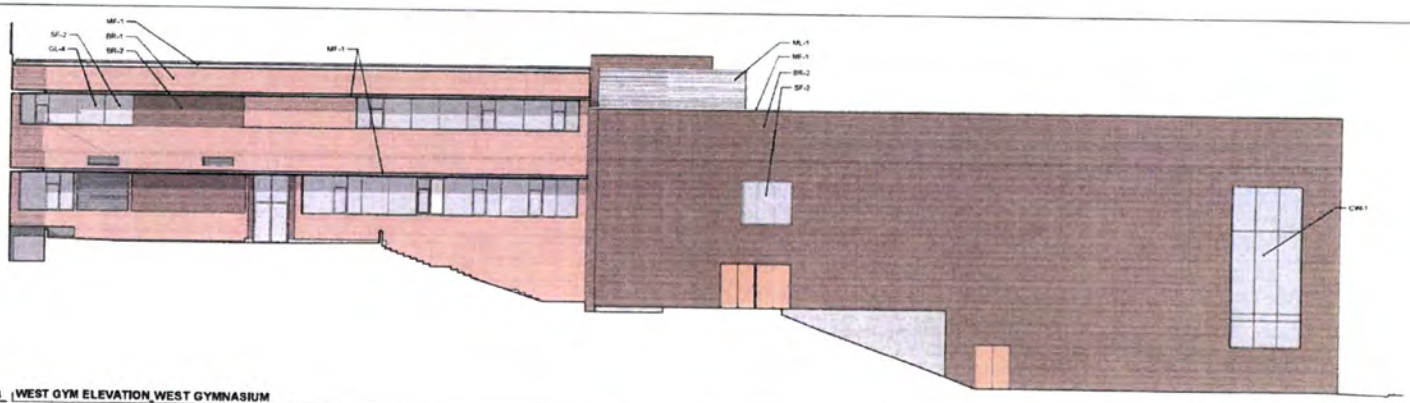
Status: Conditional Use Application
Date: 01/09/2019

Sheet Title
COLOR EXTERIOR ELEVATIONS -

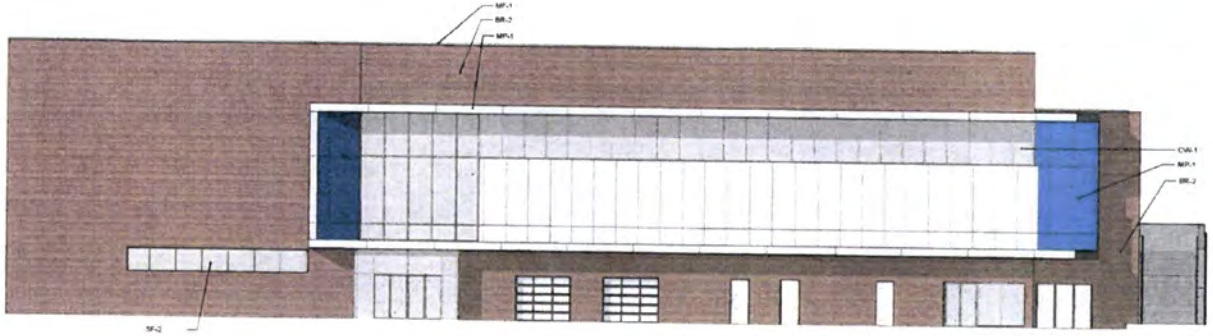
Sheet No.
A2.21

Job No.
4722-01

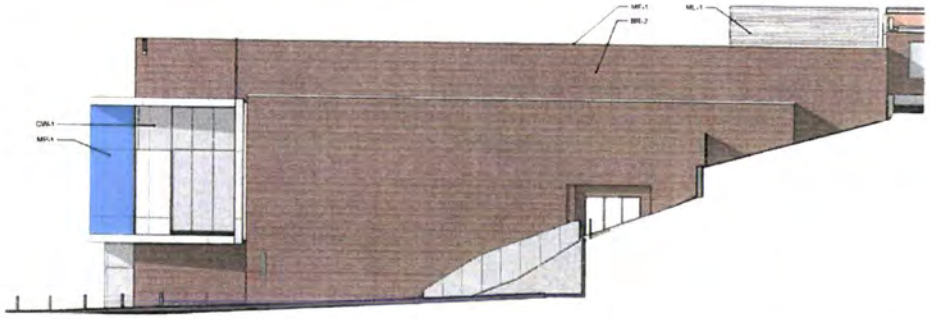
CASE NO. 18-241872
EXHIBIT C24



3 | WEST GYM ELEVATION_WEST GYMNASIUM
A2.22 1/8" = 1'-0"



2 | BUILDING ELEVATION - SOUTH GYMNASIUM
A2.22 1/8" = 1'-0"



1 | BUILDING ELEVATION - EAST GYMNASIUM
A2.22 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

BR-1 Existing Brick
BR-2 New Brick Blend
MF-1 Metal Panel
SF-1 Aluminum Storefront System
SF-2 Aluminum Storefront System
CW-1 Aluminum Curtainwall System

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920 NW 17th Ave
Portland, OR 97209
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DAD

Plans

Key Plan

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

Revisions to Sheet
No. Revision Date

Status
Conditional Use Application

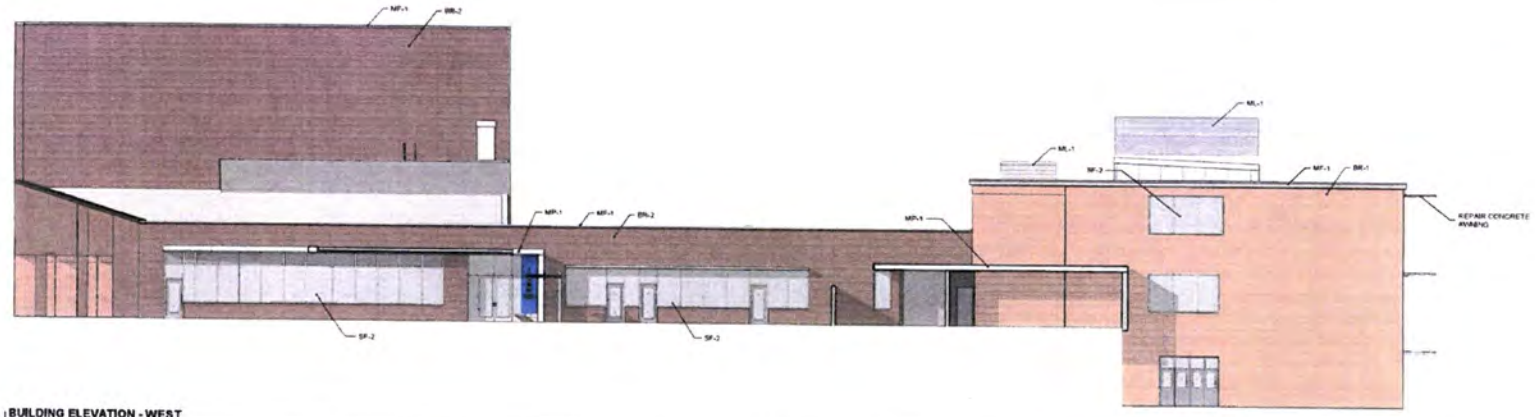
Date
01/09/2019

Sheet Title
COLOR EXTERIOR ELEVATIONS -

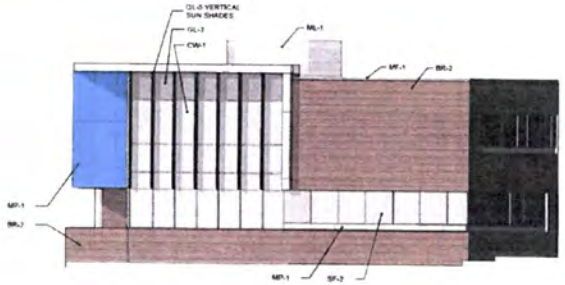
Sheet No.
A2.22

Job No.
4722-01

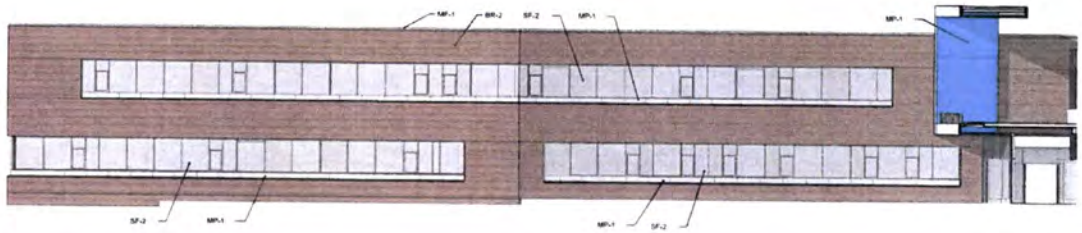
CASE NO. 18-244878 CAL
EXHIBIT



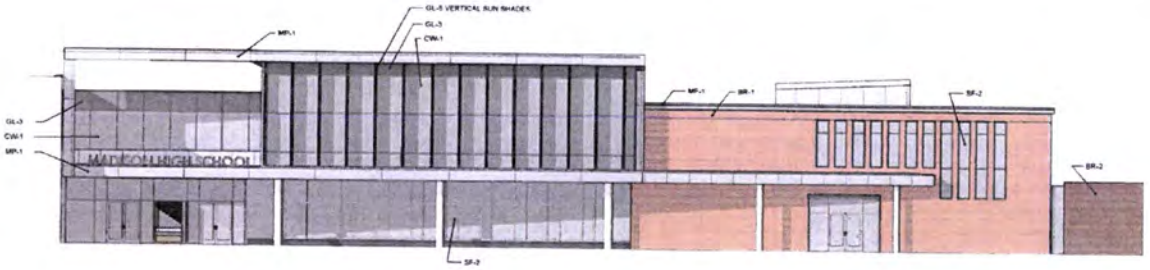
4 | BUILDING ELEVATION - WEST
A2.20 1/8" = 1'-0"



3 | BUILDING ELEVATION - EAST WING
A2.20 1/8" = 1'-0"

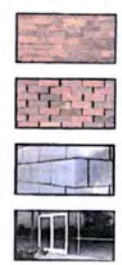


2 | BUILDING ELEVATION - NORTH OF SOUTHEAST WING
A2.20 1/8" = 1'-0"



1 | BUILDING ELEVATOIN - EAST MAIN ENTRY
A2.20 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND



BR-1 Existing Brick

BR-2 New Brick Blend

MF-1 Metal Panel

SF-1 Aluminum Storefront System
SF-2 Aluminum Storefront System
CW-1 Aluminum Curtainwall System

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Stamp

Key Plan

Project Owner
PORTLAND PUBLIC SCHOOLS

Project Name
MADISON HIGH SCHOOL

Project Address
2735 NE 82ND AVE.
PORTLAND, OR 97220

Revisions to Sheet

No.	Revision	Date

Status: Conditional Use Application
Date: 01/09/2019

Sheet Title
COLOR EXTERIOR ELEVATIONS -

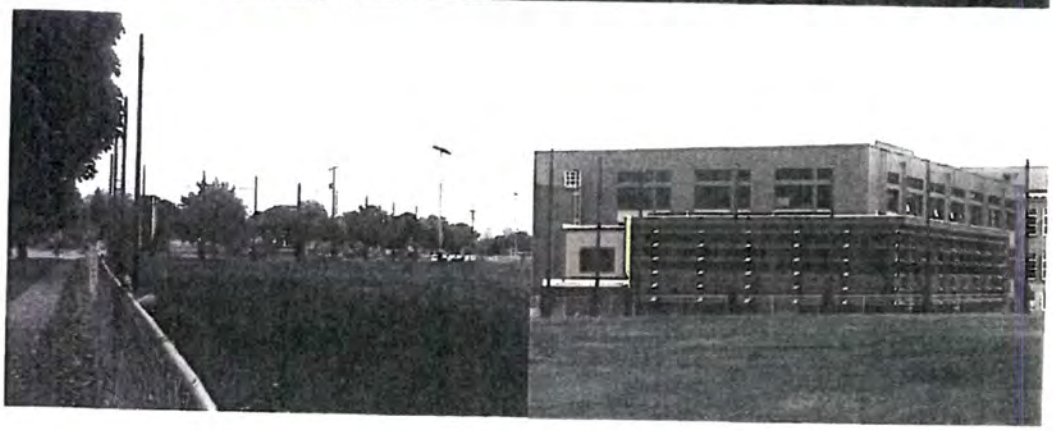
Sheet No.
A2.20

Job No.
4722-01

CASE NO. 18-241872
EXHIBIT C26

Attachment I: photographs of athletics field fencing and netting

Images of recently installed Roosevelt High School baseball/ softball facilities. The same products (netting, fencing, backstop, dugouts, foul poles, padding) will be installed at Madison HS, though the chainlink backstop and field perimeter fencing will be black vinyl, not galvanized.



CASE NO. 18-241872
EXHIBIT C28