



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

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Date: May 24, 2019
To: Interested Person
From: Rodney Jennings, Land Use Services
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NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 18-216393 AD

GENERAL INFORMATION

Applicant: Trent Thelen
ZGF Architects
1223 SW Washington St #200
Portland, OR 97205
Phone: (503) 863-2369
Email: trent.thelen@zgf.com

Owner/Owner's Representative: Townsend Angell
The Reed Institute
3203 SE Woodstock Blvd
Portland, OR 97202
Phone: (503) 777-7283
Email: angellm@reed.edu

Site Address: 3203 SE WOODSTOCK BLVD

Legal Description: TL 100 103.39 ACRES, SECTION 13 1S 1E; TL 300 0.33 ACRES, SECTION 13 1S 1E; TL 500 1.31 ACRES, SECTION 13 1S 1E; TL 2100 0.84 ACRES, SECTION 13 1S 1E; TL 1000 1.07 ACRES, SECTION 13 1S 1E; TL 900 0.18 ACRES, SECTION 13 1S 1E; TL 400 0.05 ACRES, SECTION 13 1S 1E; TL 1200 1.51 ACRES, SECTION 13 1S 1E; TL 200 0.42 ACRES, SECTION 13 1S 1E; TL 100 1.08 ACRES, SECTION 13 1S 1E; TL 600 0.15 ACRES, SECTION 13 1S 1E; TL 600 0.48 ACRES LAND ONLY SEE R328347 (R991131501) FOR IMPS, SECTION 13 1S 1E; TL 700 0.27 ACRES, SECTION 13 1S 1E

Tax Account No.: R991130120, R991130320, R991130330, R991130480, R991130520, R991130750, R991130800, R991130960, R991130970, R991130990, R991131130, R991131500, R991131630, R991130960, R991130990, R991130960, R991130960, R991130120, R991130120, R991130120,

landscape standard is required. Where the parking area abuts a R residential zone, a 5' wide setback landscaped to the L3 standard is required. The L2 and L3 landscape standards are described in Section 33.248.020 of the zoning code. The L2 standard requires groundcover, enough low evergreen shrubs to form a continuous screen that is 3' high, and at least one large tree per 30 linear feet of landscaped area or one medium tree per 22 feet of landscaped area or one small tree per 15 feet of linear area. The L3 standard requires groundcover, enough high evergreen shrubs to form a continuous screen that is 6' high, and at least one large tree per 30 linear feet of landscaped area or one medium tree per 22 feet of landscaped area or one small tree per 15 feet of linear area.

Zoning Code Section 33.266.130.G. requires interior landscaping when there are more than 10 parking spaces on the entire site. This section requires the interior landscaping to be dispersed throughout the parking areas on the site. It requires that the interior landscaping be provided either in landscape strips that are at least 4' wide and that are located between rows of parking stalls, or be arranged in areas at the ends of rows or parking or between parking spaces within rows of parking. At least 45 square feet of interior landscape area meeting the P1 landscape standard must be provided for each parking space. The P1 landscape standard is described in Section 33.248.020 of the zoning code. For trees, the P1 standard requires at least one large tree per 4 parking spaces, or one medium tree per 3 parking spaces, or one small tree per 2 parking spaces. The planting area for each tree must have a minimum interior dimension of 5'. For shrubs, the P1 standards requires 1.5 shrubs per parking space. The P1 standard requires that the remainder of the area not covered by trees or shrubs be planted with groundcover.

Each of the 10 parking lots listed above is deficient in one or more of the perimeter and interior parking lot landscaping standards (see Exhibits C.2 through C.15) and Reed College requests Adjustments to these standards.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F. of Section 33.805.040, Adjustment Approval Criteria, have been met.

ANALYSIS

Site and Vicinity: The campus of Reed College is an approximately 120 acre site that is roughly bordered by SE Steele St on the north, SE 28th Ave on the west, SE Woodstock Blvd on the south, and SE 33rd Ave and SE 38th Ave on the east. The site is separated into north and south sectors by a small canyon formed by Crystal Springs Creek. Campus buildings separated by large lawned and forested open spaces form the campus south of the creek. The north part of the campus includes a mix of dormitories and service buildings separated by open spaces and athletic fields that form a park like atmosphere. Interspersed through the campus buildings and open spaces are the parking areas that are the subject of these Adjustment requests.

The vicinity surrounding Reed College includes the Eastmoreland neighborhood south of SE Woodstock Blvd. Eastmoreland is a neighborhood of primarily single family dwelling on R5 zoned lots. The Reed neighborhood is located east and northeast of Reed College. It is also a neighborhood of primarily single family dwellings, with the predominant zoning being R7 but also including R1 and R2 Multidwelling zoning north of the campus across SE Street St. The area west and northwest of Reed College transitions into commercial and industrial uses associated with the Brooklyn railyard. The Eastmoreland Golf Course and the Crystal Springs Rhododendron Gardens, both on land zoned OS open space, are located west of the campus across SE 28th Ave.

Zoning: CI1cp – Campus Institutional 1 zone with 'c' environmental conservation overlay, and 'p' environmental preservation overlay.

Campus Institutional 1 – The CI1 zone is intended for large colleges and medical centers located in or near low and medium density residential neighborhoods. Retail Sales and Service and other uses that serve or support the campus and neighborhood are allowed. Development is intended to be internally focused and compatible with the scale of the surrounding neighborhood. Setback and open space requirements create a buffer between the institution and the surrounding community. The maximum FAR allowed is 0.5:1.

Environmental Conservation Overlay: The “c” overlay is intended to conserve important environmental features and resources while still allowing compatible development. New development and exterior modifications to existing development must meet environmental standards or are subject to environmental review. None of the parking areas that are the subject of these Adjustments are located in the “c” overlay.

Environmental Protection Overlay: The “p” overlay provides the highest level of protection to the most important resources and functional values. Development will be approved in the environmental protection zone only in rare and unusual circumstances through environmental review. None of the parking areas that are the subject of these Adjustments are located in the “p” overlay.

Land Use History: The site is the location of Reed College and City records indicate that is an extensive history of prior land use reviews on this site. Most of these reviews relate to Conditional Use Master Plans for Reed College and amendments to those Master Plans. The most recent Master Plan Approval for Reed College expired in December of 2018 and under the C1 Campus Institutional Zoning that became effective on the site in May of 2018, Conditional Use Master Plan approval is no longer required at this site for Reed College.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **April 12, 2019**. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1);
- Water Bureau (Exhibit E.2);
- Fire Bureau (Exhibit E.3);
- Site Development Section of BDS (Exhibit E.4);
- Life Safety Section of BDS (Exhibit E.5); and
- Bureau of Transportation (Exhibit E.6);

Neighborhood Review: One written response was received in support of the request from a notified property owner in response to the Notice of Proposal (Exhibit F.1).

ZONING CODE APPROVAL CRITERIA

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown 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 requests Adjustments to reduce the requirements for perimeter and interior landscaping for parking areas at the Reed College Campus. These standards are located in Zoning Code Section 33.266.130.G. The purpose of the parking lot development standards is stated in 33.266.130.A. It is:

Purpose: The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of these zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:

- *Provide a pedestrian access that is protected from auto traffic; and*
- *Create an environment that is inviting to pedestrians and transit users.*

The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles.

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 requested Adjustments are to setback and landscaping standards, so only the general purpose and the purposes of setback and landscaping standards are applicable. The Bureau of Environmental Services (BES) provided a response to this request (Exhibit E.1). BES has no objection to approval of the Adjustments, and in their comments note that *"many of the parking areas have existing stormwater management systems that reduce the amount and rate of stormwater runoff, remove pollutants and cool stormwater. The proposal also includes installation of additional stormwater management systems for some of the parking area and planting of new trees around some parking areas. In addition, the parking areas are located on a large site with significant amount of pervious landscaped area and large trees."* The response from BES demonstrates that the proposed Adjustments equally or better meet the purposes of reducing the amount and rate of stormwater runoff from vehicle areas, reducing pollution and temperature of stormwater runoff from vehicle areas; and decreasing waterborne pollution. The addition of new trees, and the significant number of large trees existing on the site also result in the purpose of decreasing airborne pollution also being equally or better met.

Specific findings for how the proposal equally or better meets the other purposes in 33.266.130, or can equally or better meet the purpose with conditions of approval, are made separately below for each parking area or, where parking areas are adjacent to one another combined findings are made. Parking areas are spread throughout the Reed College Campus in 10 individual lots. These are the:

- East Parking – located near the southeast corner of the Reed College Campus, north of SE Woodstock Boulevard, opposite SE 36th Avenue;
- North Parking – located near the northeast corner of the Reed College Campus, south of SE Steel Street and west of SE 34th Avenue;
- Performing Arts Parking – located near the west side of the Reed College Campus, east of SE 28th Avenue;
- Foster Scholz Parking – located near the southwest corner of the Reed College Campus, at the corner of SE 28th Avenue and SE Woodstock Boulevard;
- Child Care Parking – located near the northwest corner of the Reed College Campus, south of SE Steele Street;
- Health Center/Dormitory Parking – located near the northwest corner of the Reed College Campus, east of SE 28th Avenue;
- 28 West Parking – located near the west side of the Reed College Campus, east of SE 28th Avenue;

- Reed College Apartments Parking – located near the west side of the Reed College Campus, east of SE 28th Avenue;
- Birchwood Parking – located near the west side of the Reed College Campus, west of SE 28th Avenue;
- Theatre Annex Parking – located near the west side of the Reed College Campus, west of SE 28th Avenue.

East Parking – This parking area (Exhibit C.3) is set back at its closest point about 160' from SW Woodstock Blvd and several hundred feet from any street or residential zone in all other directions. These setback areas include campus buildings and formal and natural landscaped areas which reduce the visual impacts of the parking area more effectively than would a 5' wide setback landscaped to the L2 or L3 standard. The East Parking Lot also is currently landscaped with dispersed planter islands that include small and medium trees that shade and cool and soften the appearance of the parking area.

North Parking – This parking area (Exhibit C.5) is set back at its closest point about 75' from the R7 zoned residential area on the east boundary of the Reed College Campus and several hundred feet from any street or residential zone in all other directions. These setback areas include campus buildings and formal and natural landscaped areas which reduce the visual impacts of the parking area more effectively than would a 5' wide setback landscaped to the L2 or L3 standard. The North Parking Lot also is currently landscaped with dispersed planter islands that include small and medium trees that shade and cool and soften the appearance of the parking area.

Performing Arts Parking – This parking area (Exhibit C.7) is a curved parking area that is set back 37' from SE 28th Ave at its closest point and up to 90' at other points, and several hundred feet from any street or residential zone in all other directions. These setback areas include campus buildings and formal and natural landscaped areas which reduce the visual impacts of the parking area more effectively than would a 5' wide setback landscaped to the L2 or L3 standard. The Performing Arts Parking Lot also is currently landscaped with dispersed planter islands that include small and medium trees that shade and cool and soften the appearance of the parking area.

Foster Scholz Parking – This parking area (Exhibit C.8) is set back at 42' from SE 28th Ave and a similar distance from the corner of SE 28th Avenue and SE Woodstock Blvd, and several hundred feet from any street or residential zone in all other directions. These setback areas include campus buildings and formal and natural landscaped areas which reduce the visual impacts of the parking area more effectively than would a 5' wide setback landscaped to the L2 or L3 standard. The Foster Scholz Parking Lot also is currently landscaped with dispersed planter islands that include small and medium trees that shade and cool and soften the appearance of the parking area.

Child Care Parking – This parking area (Exhibit C.10) is located 7' south of SE Steele Street. The parking area is located west of the Child Care building and is several hundred feet from any other streets or residential zones to the east or south. These setback areas to the south and west include campus buildings and formal and natural landscaped areas which reduce the visual impacts of the parking area more effectively than would a 5' wide setback landscaped to the L2 or L3 standard. There is currently substandard perimeter landscaping between the parking area and SE Steele St and limited interior landscaping. Thus, the existing landscaping does not provide the benefits of improving and softening the appearance of the parking area, reducing the visual impact of the parking area from the SE Steele St sidewalk, or shading and cooling the parking areas. The addition of landscaping in the parking area would achieve these purposes. Along SE Steele Street, the existing landscaping within the 7' setback consists of low shrubs. Adding trees to this strip sufficient to meet the L2 standard of 1 small tree for each 15 feet of landscape strip length, one medium tree for each 22 feet, or one large trees for each 30 feet would meet the

purpose of reducing the visual impact of the parking from the sidewalk and would also help to meet the purposes of softening the appearance and shading and cooling the parking area. In addition, adding more landscaping within the interior of the parking area would soften the appearance and add trees to shade and cool the parking area. With a condition that trees meeting the L2 standard be planted in the existing perimeter landscape setback along SE Steele St and that two planter islands be planted with landscaping meeting the P1 standard and at least one medium tree in each island as shown in Exhibit C.10, all purposes of the adjusted standard will be equally or better met for the Child Care parking area.

Health Center/Dormitory Parking, 28 West Parking, Reed College Apartments Parking These three adjacent parking areas (Exhibits C.11, C.12, and C.13) are located near the northwest corner of the Reed College campus south of the Child Care Parking Area and east of SE 28th Avenue. With one exception, these parking areas are separated from SE 28th Ave by buildings or are set back 80 or more feet from SE 28th Ave and several hundred feet from any other street or residential zone in all other directions. These setback areas include campus buildings and formal and natural landscaped areas which reduce the visual impacts of the parking area more effectively than would a 5' wide setback landscaped to the L2 or L3 standard. The exception is a 10 space subarea between SE 28th Ave and the 28 West Building (Exhibit C.12), which is separated from the street by a 16'-20' deep area landscaped with trees and shrubs that screens the parking area.

These three parking areas are deficient in interior landscaping that would soften the appearance of the parking areas and provide shading to cool them. These purposes of the regulation could be met if additional shrubs and trees were provided in the grassed areas around the edges and between these lots. With a condition that landscaping meeting the requirements of the L2 standard be planted in the areas identified on Exhibits C.11, C.12 and C.13, these purposes will be equally or better met.

Birchwood Parking, Theatre Annex Parking – These two adjacent parking areas are located on the west edge of the Reed College campus, on the west side of SE 28th Ave (Exhibits C.14 and C.15). Neither parking area abuts a residential zone. Both parking areas currently provide no perimeter landscaping between the vehicle area and SE 28th Ave and provide limited interior landscaping. Thus, the existing landscaping does not provide the benefits of improving and softening the appearance of the parking areas, reducing the visual impact of parking areas from sidewalks, streets or shading and cooling the parking areas. The addition of landscaping in these parking areas would achieve these purposes. Along the SE 28th Ave street frontage of both parking areas, the purpose of reducing the visual impact of the parking areas from the sidewalk and the street can be met by providing a 9' wide landscape buffer meeting the L2 landscape standard as shown on Exhibits C.14 and C.15. Also, adding this perimeter landscaping along with additional interior landscaping would shade and soften the appearance of the parking areas. This can be achieved by planting additional groundcover, trees and shrubs in the landscape strip that separates the Birchwood Parking area from the Theater Annex area and by providing a landscape island in the north row of parking in the Birchwood lot. There are currently 3 small trees planted in the 148-foot long strip between the parking areas. The L2 standard requires three foot high shrubs forming a full screen, at least 1 small tree each 15 feet, one medium tree each 22 feet, or one large tree each 30 feet and groundcover. Upgrading the strip between the two lots with sufficient trees, shrubs and groundcover to meet the L2 standard will provide the additional trees to shade and soften the appearance of both the Birchwood and Theater Annex parking areas. Providing a landscape island in the north row of the Birchwood lot that meets the P1 standard and provides a tree will do the same. With a condition requiring that landscaping be provided as shown on Exhibits C.14 and C.15, all purposes will be equally or better met within the Birchwood and Theatre Annex lots.

With the conditions of approval described above, this criterion is met.

- B.** If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and

Findings: The site is in the CI1 zone, therefore it must be demonstrated the proposal will not significantly detract from the livability or appearance of the residential area.

The Reed College campus has an area of approximately 120 acres that is mostly open space in natural areas and open lawns. This proposal does not add any new parking or change the location of any parking areas at Reed. As the East Parking and North Parking areas are located within the interior of the campus they are separated from adjacent residential areas by buildings, and formal and naturally landscaped open areas. The Performing Arts Parking and Foster Scholz Parking areas are located on the west side of the campus across SE 28th Ave from the Eastmoreland Golf Course and Crystal Springs Rhododendron Gardens, and the existing landscaping between these parking areas and SE 28th Ave complements these two open spaces uses. The Child Care, Health Center/Dormitory, 28 West, Reed College Apartments, Birchwood Apartment and Theatre Annex parking areas are all located near the northwest corner of the campus. With the exception of a site north of SE Steele St, across the street from the Child Care Parking area that is zone R1 Multidwelling Residential 1,000, the area northwest and west of the campus is mostly zoned for and developed with industrial or commercial uses. Conditions of approval requiring the addition of additional landscaping to the Child Care, Health Center/Dormitory, 28 West, Reed College Apartments, Birchwood Apartment and Theatre Annex parking areas near the northwest corner of the campus, as discussed above under Criterion A, will enhance the residential appearance and livability of this corner of the campus where land uses are transitioning to commercial and industrial uses. With these conditions of approval, this criterion 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: More than one Adjustment is requested therefore this criterion is applicable. The overall purpose of the campus institutional zones is stated in Zoning Code Section 33.150.010. It is:

33.150.010 Purpose *The campus institutional zones implement the campus institution policies and Institutional Campus (IC) land use designation of the Comprehensive Plan. The zones are for institutions such as medical centers and colleges that have been developed as campuses, and for other uses that are compatible with surrounding neighborhoods. The differences between the zones reflect the diversity and location of campus institutions. Allowed uses and development standards promote the desired character of each zone, and reflect the character and development intensity of surrounding neighborhoods. The CI1 and IR zones encourage development that is at a low to medium density residential scale, while the CI2 zone encourages development that is at a more intense, urban scale. The development standards allow flexibility for development and provide guidance to property owners, developers, and neighbors about the limits of what is allowed.*

The Reed College campus has an area of approximately 120 acres that is mostly open space in natural areas and open lawns. This proposal does not add any new parking or change the location of any parking areas at Reed. As the East Parking and North Parking areas are located within the interior of the campus they are separated from adjacent residential areas by buildings, and formal and naturally landscaped open areas. The Performing Arts Parking and Foster Scholz Parking areas are located on the

west side of the campus across SE 28th Ave from the Eastmoreland Golf Course and Crystal Springs Rhododendron Gardens, and the existing landscaping between these parking areas and SE 28th Ave complements these two open spaces uses. The Child Care, Heath Center/Dormitory, 28 West, Reed College Apartments, Birchwood Apartment and Theatre Annex parking areas are all located near the northwest corner of the campus. With the exception of a site north of SE Steele St, across the street from the Child Care Parking area that is zone R1 Multidwelling Residential 1,000, the area northwest and west of the campus is mostly zoned for and developed with industrial or commercial uses. Conditions of approval requiring the addition of additional landscaping to the Child Care, Health Center/Dormitory, 28 West, Reed College Apartments, Birchwood Apartment and Theatre Annex parking areas near the northwest corner of the campus, as discussed above under Criterion A, will enhance the residential appearance and livability of this corner of the campus where land uses are transitioning to commercial and industrial uses. Approval of the proposal will not alter the existing low to medium density residential scale of the campus. With the conditions described under Criterion A above, the residential character of the campus will be enhanced. This criterion is met.

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

Findings: City designated resources are shown on the zoning map by the 's' overlay; historic resources are designated by a large dot, and by historic and conservation districts. There are buildings located on the Reed College Campus that are designated Historic Landmarks. No changes are proposed to these resources and they are not located where the proposed Adjustments to parking lot landscape standards are proposed. Therefore, this criterion is not applicable.

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

Findings: As identified in the response to Criterion A, six of the parking areas in the northwest portion of the campus do not adequately meet the purpose of the parking lot landscape standards, and conditions of approval are necessary to add additional landscaping. With these conditions, the impacts will be mitigated to the extent practical. With these conditions of approval, this criterion 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: Environmental overlay zones are designated on the Official Zoning Maps with either a lowercase "p" (Environmental Protection overlay zone) or a "c" (Environmental Conservation overlay zone). Portions of the large campus site are within the "c" and "p" overlay zones. However, none of the parking areas that are the subject of this Adjustment review are within the "c" or "p" overlay zone. This criterion is not applicable.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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.

CONCLUSIONS

The Reed College campus is 120 acres in size. Most of the campus consists of open space with a mix of formal landscaped areas and open forested natural areas. Parking areas are dispersed

throughout the campus and the existing open space between these parking areas and the landscaping within and around them for the most part provides the benefits of improving and softening the appearance of the parking areas, reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones, shading and cooling the parking areas, reducing the amount and rate of stormwater runoff from vehicle areas, reducing pollution and temperature of stormwater runoff from vehicle areas; and decreasing airborne and waterborne pollution. An exception is the cluster of parking areas near the northwest corner of the campus, the Child Care, Health Center/Dormitory, 28 West, Reed College Apartments, Birchwood Apartments and Theater Annex. These benefits can be provided at these lots by planting additional perimeter and interior landscaping in these lots at the locations described in the conditions of approval of this decision.

The existing campus including the existing parking areas, with its wide open spaces and campus buildings set back for the most part from streets and adjacent residential zones provides an attractive and appealing amenity that does not detract from the livability or appearance of the residential area and is consistent with the purpose of the CI1 Campus Institutional 1 zone. Conditions of approval to enhance the parking areas near the northwest corner of the campus with additional perimeter and interior landscaping will enhance the residential appearance of the campus where land uses to the west transition away from residential uses to commercial and industrial uses.

ADMINISTRATIVE DECISION

Approval of Adjustments to the perimeter and interior parking lot landscape standards (Zoning Code Section 33.266.130.G), per the approved site plans, Exhibits C.1 through C.15, signed and dated May 21, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through F) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 18-216393 AD ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. In the Childcare parking area as shown in Exhibit C.10, enough small, medium or large trees must be planted within the 7' wide landscape strip between the parking area and SE Steele St to meet the tree requirement of the L2 landscape standard; and two new interior landscape islands must be established and landscaped to meet the P1 landscape standard.
- C. In the Health Center/Dormitory, 28 West, and Reed College parking areas, the existing grassy areas at the edges of the parking areas, as shown in Exhibits C.11, C.12, and C.13, must be landscaped to meet the L2 landscape standard.
- D. In the Birchwood parking area, as shown in Exhibit C.14, the 5' wide landscape strip along the south edge of the parking area must be planted to meet the L2 landscape standard; a 9' wide landscape strip must be established between the parking area and SE 28th Ave and planted to the L2 standard; and a new interior landscape island must be established and landscaped with to meet the P1 landscape standard.
- E. In the Theatre Annex parking area, as shown in Exhibit C.15, a 9' wide by 40' long landscape strip must be established between the parking area and SE 28th Ave and landscaped to the L2 standard.
- F. The addition of landscaping meeting conditions B. through E. will be sufficient to meet the nonconforming upgrade requirements for setbacks for surface parking and exterior development, and for interior parking lot landscaping described in the Option 2 Covenant agreement between the Reed Institute and the City of Portland in folder PR 17-147875. This agreement establishes a 5-year compliance period which expires on May 5, 2022.

Landscaping meeting conditions B. through E. must be planted and inspected through issuance of either a Zoning Permit or a Building Permit prior to May 5, 2022.

Staff Planner: Rodney Jennings

Decision rendered by: Rodney Jennings **on May 21, 2019.**
By authority of the Director of the Bureau of Development Services

Decision mailed: May 24, 2019

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on August 8, 2018, and was determined to be complete on February 1, 2019.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on August 8, 2018.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by 60 days. Unless further extended by the applicant, **the 120 days will expire on: July 31, 2019.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Adjustment Committee, which will hold a public hearing. Appeals must be filed **by 4:30 PM on June 7, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries.

The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Adjustment Committee is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Adjustment Committee an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

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

- *Unless appealed*, the final decision will be recorded after **June 7, 2019** by the Bureau of Development Services.

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 Zoning Code in effect at that time.

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

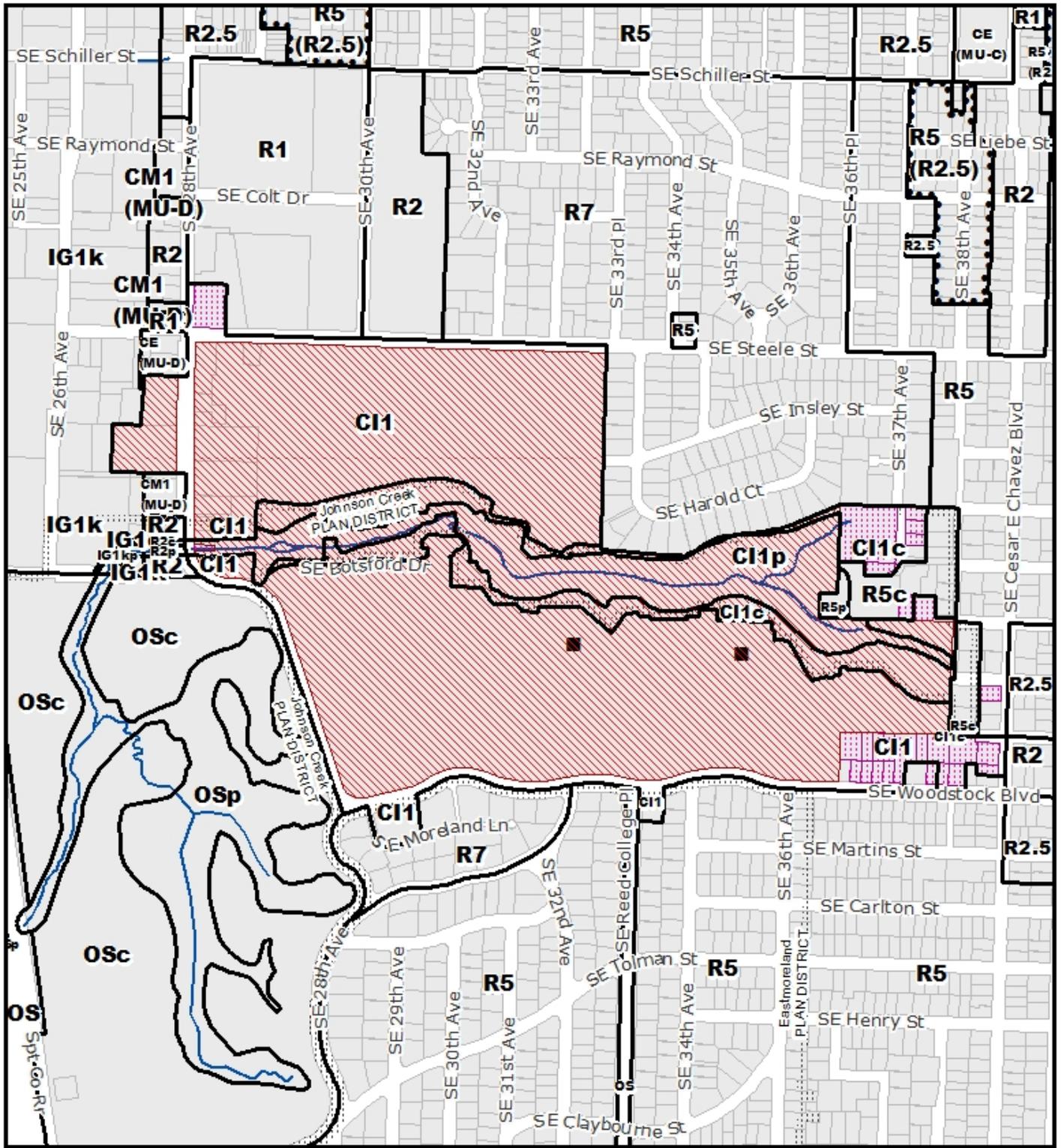
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- 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 Statements
 - 1. Original statement, received August 8, 2018
 - 2. Site Inventory and Evaluation, received August 8, 2018
 - 3. Existing Parking Lot Landscape Site Inventory and Evaluation, received January 10, 2019
 - 4. Revised Existing Parking Lot Landscape Site Inventory and Evaluation, received April 1, 2016.
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Campus Parking Lot Areas Site Plan (Attached)
 - 2. East Parking Areas – Enlarged Plan (Attached)
 - 3. East Parking Lot Plan (Attached)
 - 4. North Parking Areas – Enlarged Plan (Attached)
 - 5. North Parking Lot Plan (Attached)
 - 6. West Parking Areas – Enlarged Plan (Attached)
 - 7. Performing Arts Parking Lot Plan (Attached)
 - 8. Foster Scholz Parking Lot Plan (Attached)
 - 9. Northwest Parking Areas – Enlarged Plan (Attached)
 - 10. Child Care Parking Lot Plan (Attached)
 - 11. Health Center/Dormitory Lot Plan (Attached)
 - 12. 28 West Parking Lot Plan (Attached)
 - 13. Reed College Apartments Parking Lot Plan (Attached)
 - 14. Birchwood Parking Lot Plan (Attached)
 - 15. Theatre Annex Parking Lot Plan (Attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Water Bureau
 - 3. Fire Bureau
 - 4. Site Development Review Section of BDS
 - 5. Life Safety Review Section of BDS
 - 6. Bureau of Transportation
- F. Correspondence:
 - 1. Jacqueline Andresevic, April 19, 2019, in support.
- G. Other:
 - 1. Application & Receipt
 - 2. Incomplete Letter
 - 3. Request for 60-day extension of 120-day review period

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



ZONING  NORTH

THIS SITE LIES WITHIN THE:
JOHNSON CREEK PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Stream
-  Historic Landmark

File No.	LU 18-216393 AD
1/4 Section	3533,3534,3633,3634
Scale	1 inch = 600 feet
State ID	1S1E13 100
Exhibit	B Apr 08, 2019

CAMPUS PARKING LOTS SITE PLAN

NORTH PARKING LOT

HEALTH CENTER
DORMITORY 28 WEST
PARKING LOT

CHILD CARE
PARKING LOT

NORTH PARKING

NORTHWEST PARKING

BIRCHWOOD
PARKING
LOT

S.E. 28TH AVENUE

THÉÂTRE ANNEX
PARKING LOT

REED COLLEGE
APARTMENTS
PARKING LOT

S.E. 28TH AVENUE

WEST PARKING

PERFORMING ARTS
PARKING LOT

FOSTER
SCHOLZ
PARKING LOT

EAST PARKING

EAST PARKING LOT

S.E. WOODSTOCK BOULEVARD

Approved
City of Portland

Bureau of Development Services

Planner *Rodney Jennings*

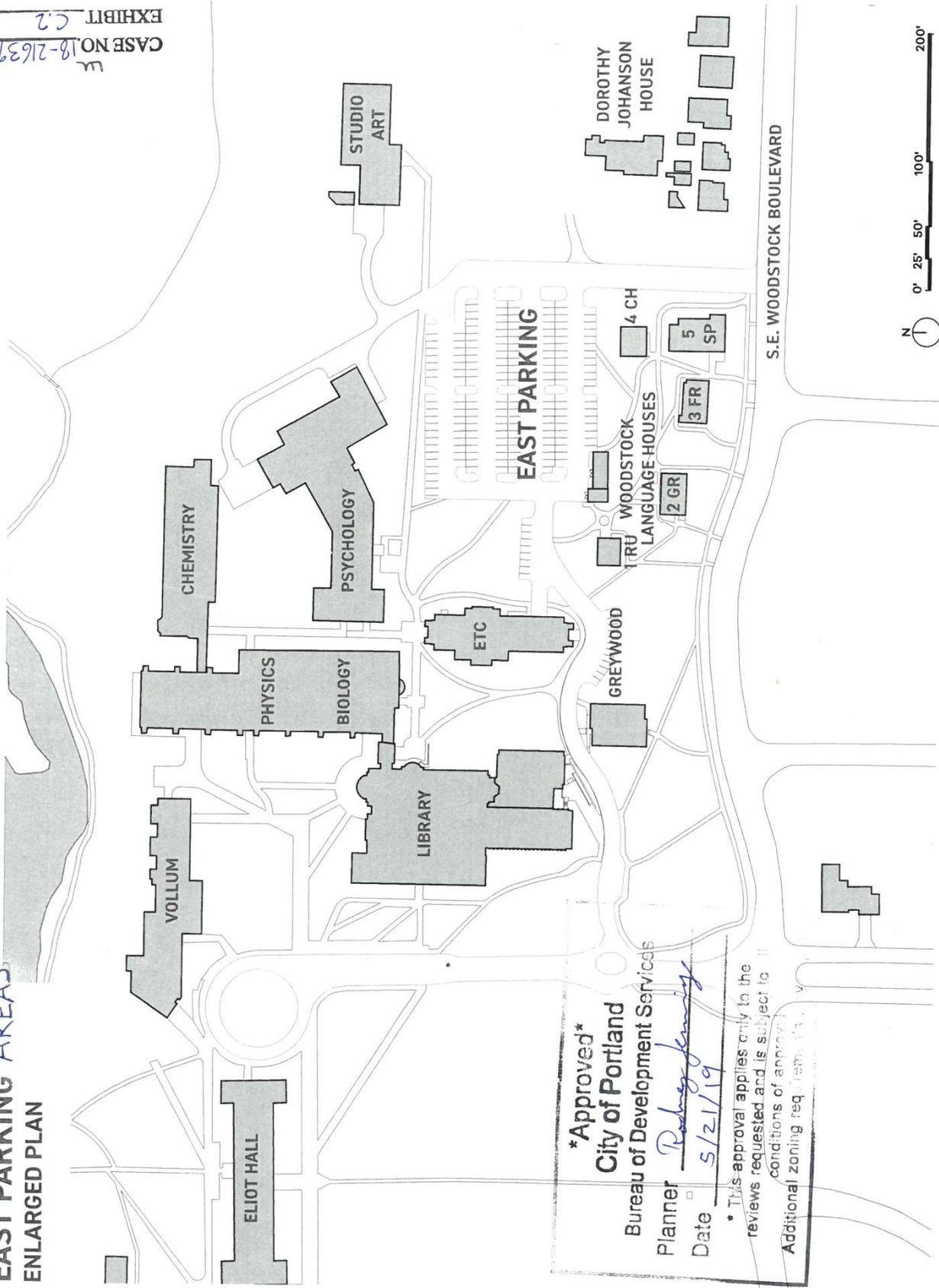
Date *5/21/19*

* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



**EAST PARKING AREAS
ENLARGED PLAN**

CASE NO. 18-216393 AD
EXHIBIT C.2



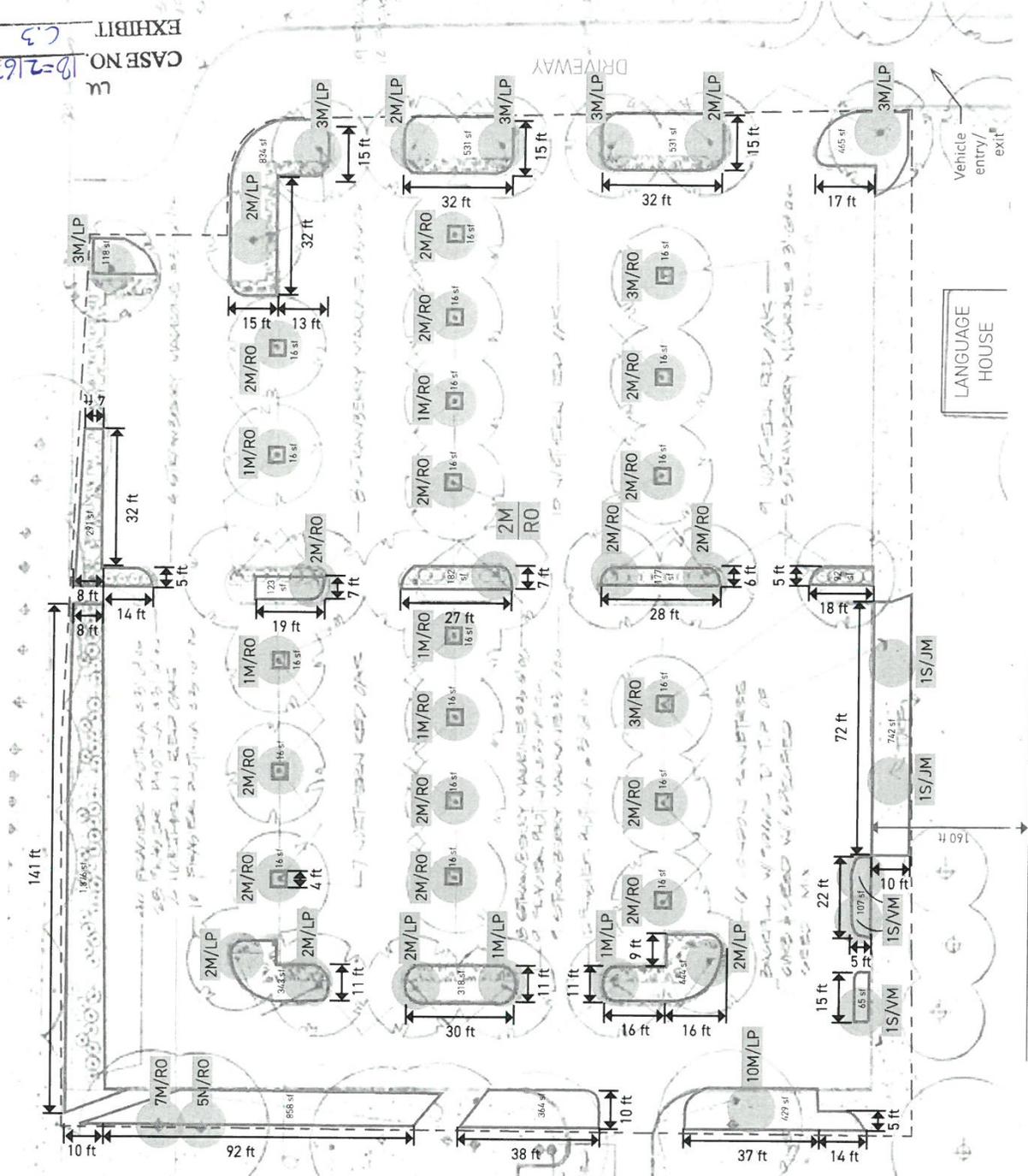
Approved
City of Portland
 Bureau of Development Services
 Planner Rachael Jennings
 Date 5/21/19
 * This approval applies only to the reviews requested and is subject to conditions of approval.
 Additional zoning requirements:



CASE NO. 19-216393 AD
EXHIBIT C.3

EAST PARKING LOT

Approved
 Bureau of Development Services
 Planner *Rodney Jennings*
 Date *5/21/19*
 *This approval applies only to the reviews requested and is subject to all additional zoning requirements that may apply.



- LEGEND**
- PI INTERIOR LANDSCAPE
 - L2/3 LANDSCAPE SCREENING
 - EXISTING TREE = 1 SMALL TREE 1.5' TO 6' CALIPER
 - EXISTING TREE = 6" CALIPER OR GREATER, COUNTS AS 1 MEDIUM TREE, MULTIPLE TREE COUNTS FOR ADDITIONAL 6" CALIPER INCREMENTS
 - EXISTING DECIDUOUS TREE
 - (31) LONDON PLANE
 - (55) RED OAK
 - (2) JAPANESE MAPLE
 - (3) VIRGE MAPLE
 - (10) BEECH

S.E. Woodstock Blvd.

NORTH PARKING AREAS ENLARGED PLAN

S.E. STEELE STREET

Approved

City of Portland

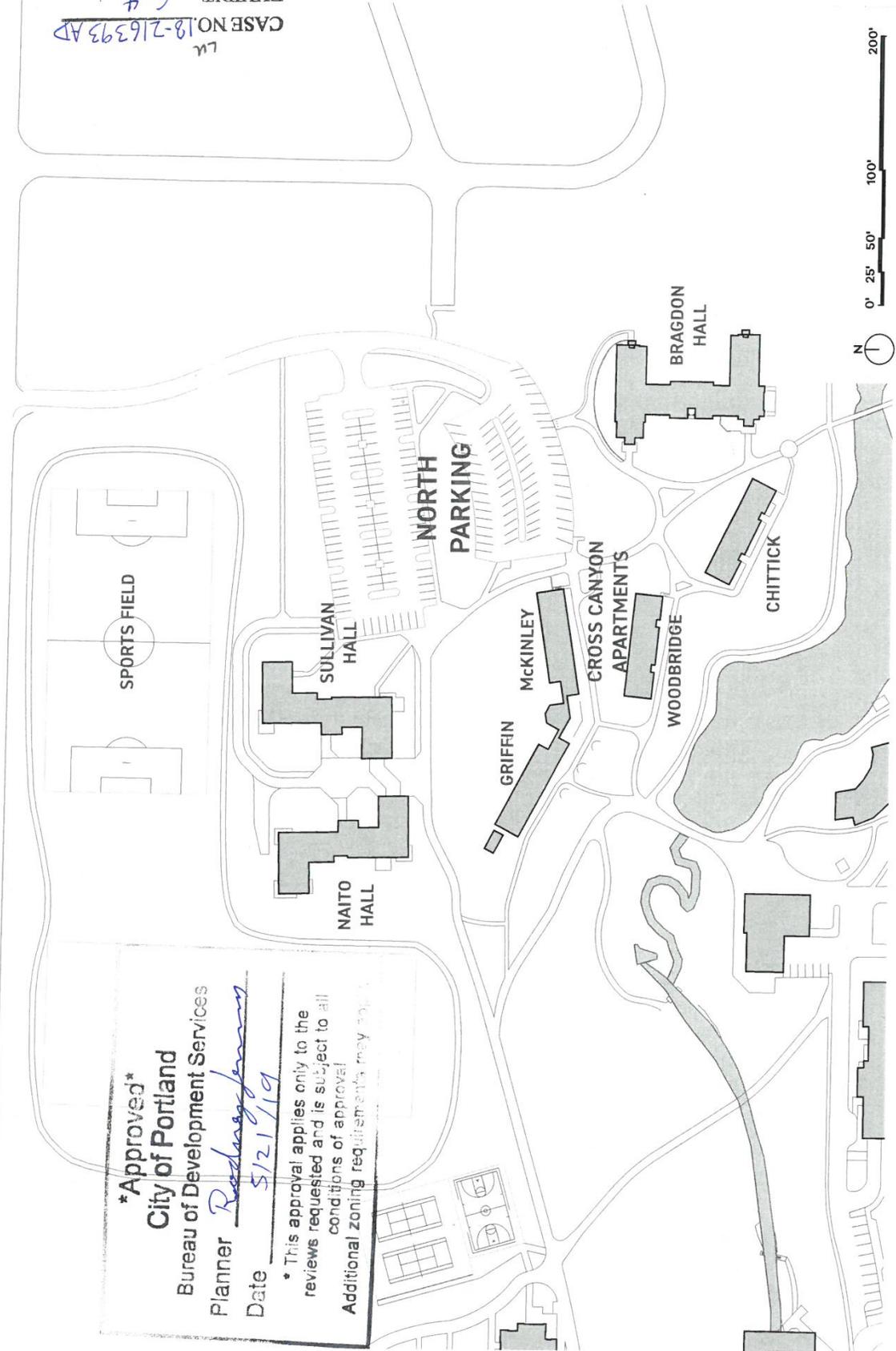
Bureau of Development Services

Planner *Redding Jensen*

Date *5/21/19*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

LA
CASE NO. 18-216393AD
EXHIBIT C.4



Approved
 City of Portland - Bureau of Development Services
 Date: 5/12/19
 Reviewer: [Signature]
 Additional zoning requirements may apply.

NORTH PARKING LOT

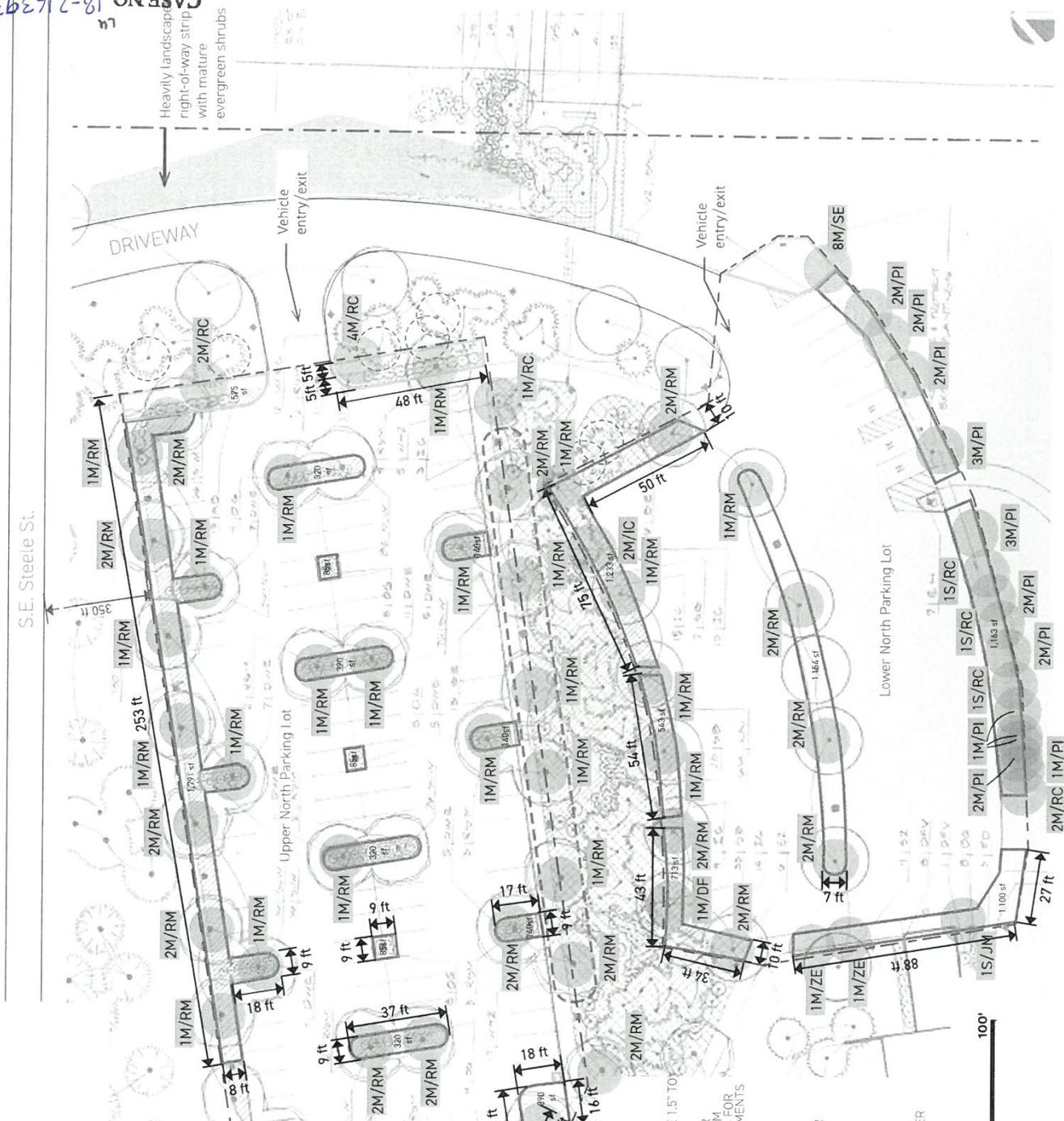


EXHIBIT C.5
 CASE NO. 18-216393 AD
 LU

Heavily landscaped right-of-way strip with mature evergreen shrubs

S.E. Steele St.

DRIVEWAY

Vehicle entry/exit

Vehicle entry/exit

Upper North Parking Lot

Lower North Parking Lot

OUTSIDE OF AREA

12.5'

25'

50'

100'

0'

N

LEGEND

1S/RC

2M/RM

RC

DF

IC

PI

SE

RM

ZE

JM

INTERIOR LANDSCAPE

2/3 LANDSCAPE SCREENING

STORMWATER PLANTER

EXISTING TREE - 1 SMALL TREE 1.5" TO 6" CALIPER

EXISTING TREE - 6" CALIPER OR GREATER, COUNTS AS 1 MEDIUM TREE, MULTIPLE TREE COUNTS FOR ADDITIONAL 6" CALIPER INCREMENTS

EXISTING EVERGREEN TREE

(6) RED CEDAR - UPPER

(5) RED CEDAR - LOWER

(1) DOUG FIR - LOWER

(2) INCENSE CEDAR - LOWER

(2) JUNO - LOWER

(8) SEQUOIA - LOWER

EXISTING DECIDUOUS TREE

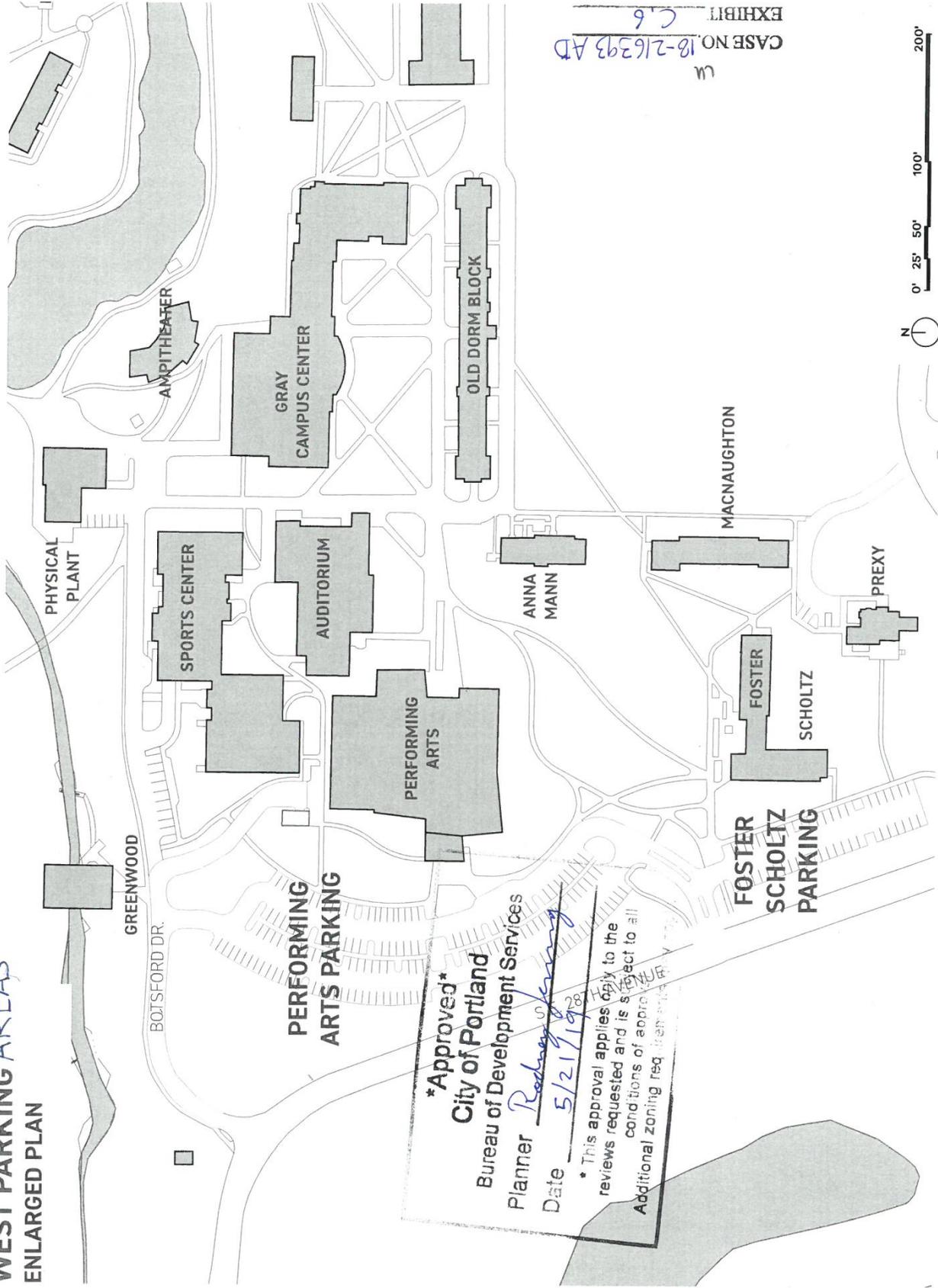
(39) RED MAPLE - UPPER

(17) RED MAPLE - LOWER

(2) ZELKOVA - LOWER

(1) JAPANESE MAPLE - LOWER

WEST PARKING AREAS ENLARGED PLAN



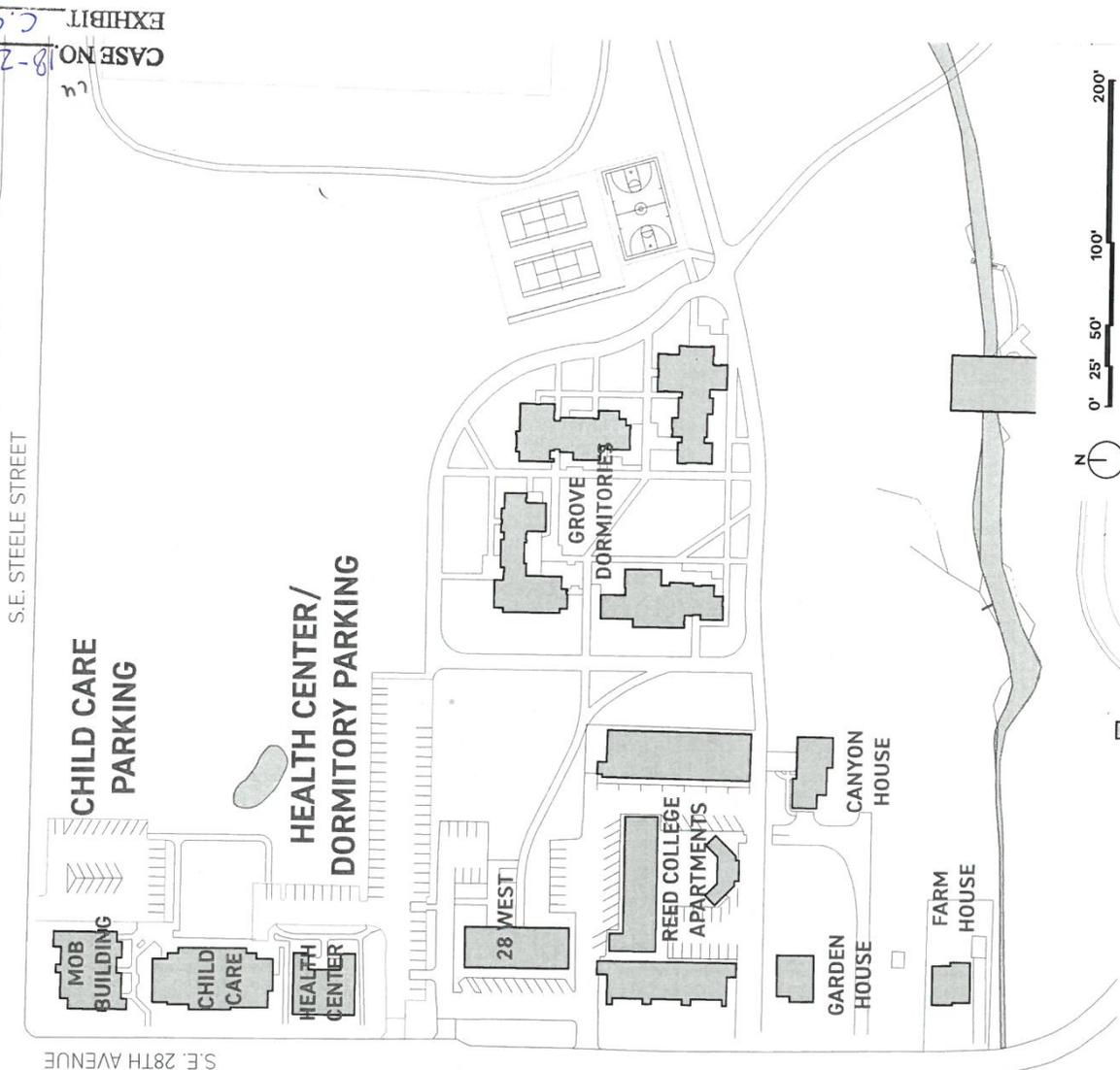
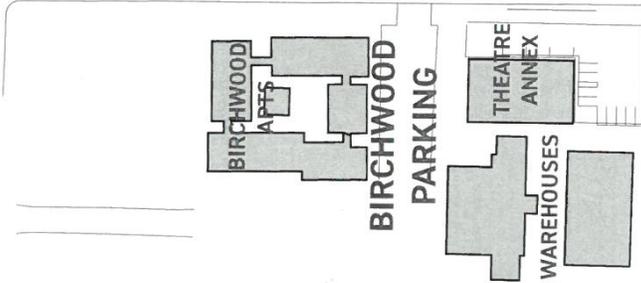
*** Approved ***
City of Portland
 Bureau of Development Services
 Planner *Rodney V. King*
 Date *5/21/1978*

* This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements apply.

CASE NO. *18-216393 AD*
 EXHIBIT *C.6*

NORTHWEST PARKING AREAS ENLARGED PLAN

Approved
 City of Portland - Bureau of Development Services
 Date 5/21/19
 [Signature]
 This approval applies only to the reviews requested and is subject to all
 conditions of approval. Additional zoning requirements may apply.

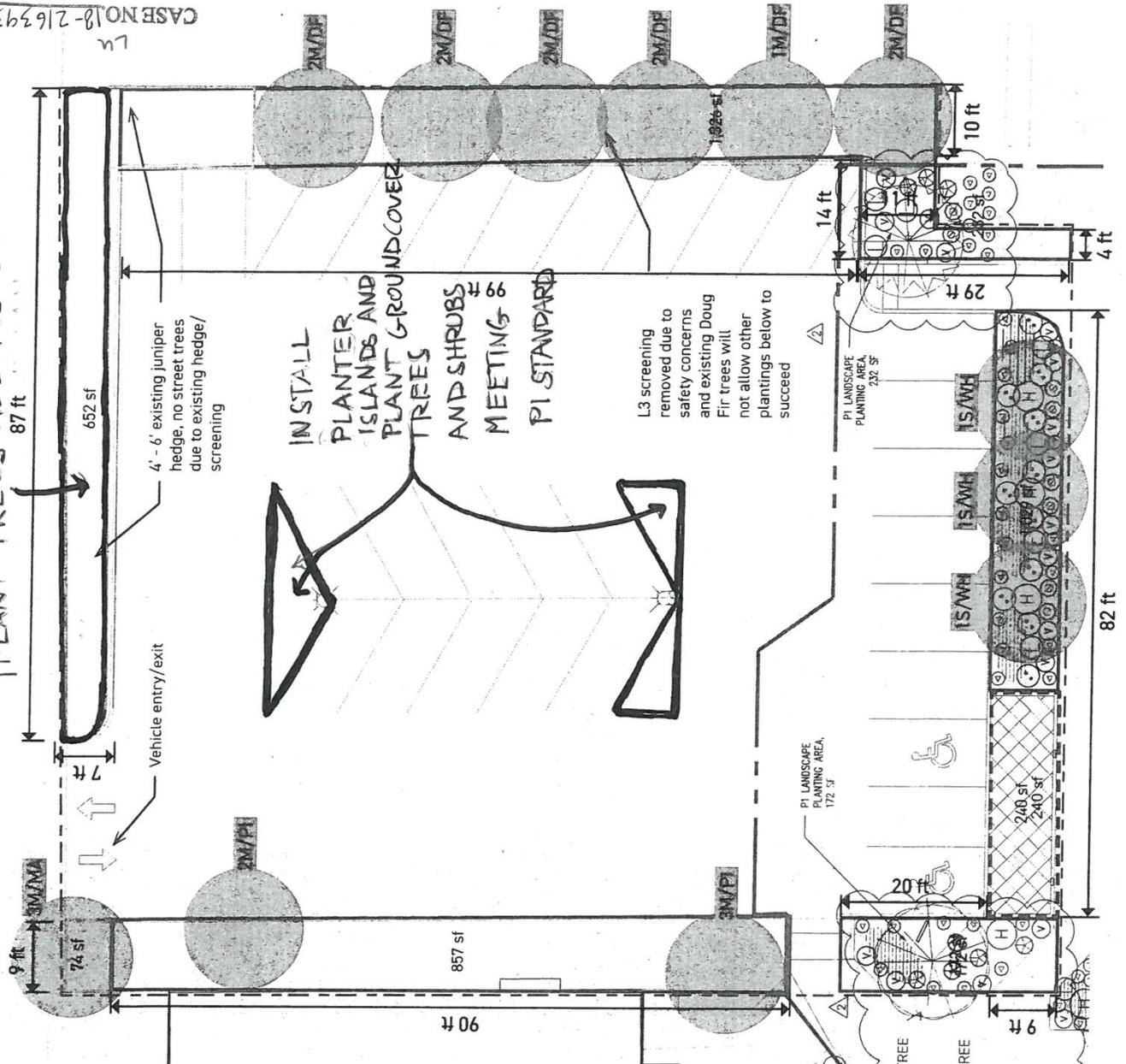


Reed College Site Inventory & Evaluation
 CASE NO. 18-216393A
 EXHIBIT C.9

NORTHWEST PARKING CHILD CARE PARKING LOT

S.E. STEELE ST.

CASE NO. 18-216393 AD
EXHIBIT C.10



INSTALL
PLANTER
ISLANDS AND
PLANT GROUND COVER
TREES
AND SHRUBS
MEETING
PI STANDARD

L3 screening removed due to safety concerns and existing Doug Fir trees will not allow other plantings below to succeed

Approved
City of Portland
Bureau of Development Services
Planner: *Rosemary Jensen*
Date: *5/21/19*
MEDICAL OFFICE BUILDING
* This approval applies only to the reviews requested and is subject to all additional zoning requirements they may apply.

- LEGEND**
- PI INTERIOR LANDSCAPE
 - L2/3 LANDSCAPE SCREENING
 - STORMWATER PLANTER
 - EXISTING TREE - 1 SMALL TREE 1.5" TO 6" CALIPER
 - EXISTING TREE - 4" CALIPER OR GREATER COUNTS AS 1 MEDIUM TREE MULTIPLE TREE COUNTS FOR ADDITIONAL 6" CALIPER INCREMENTS
 - EXISTING EVERGREEN TREE
 - DF (1) DOUG FIR (5) PINE
 - PI (1) PINE
 - EXISTING DECIDUOUS TREE
 - WH (3) WITCH HAZLE (3) MAPLE



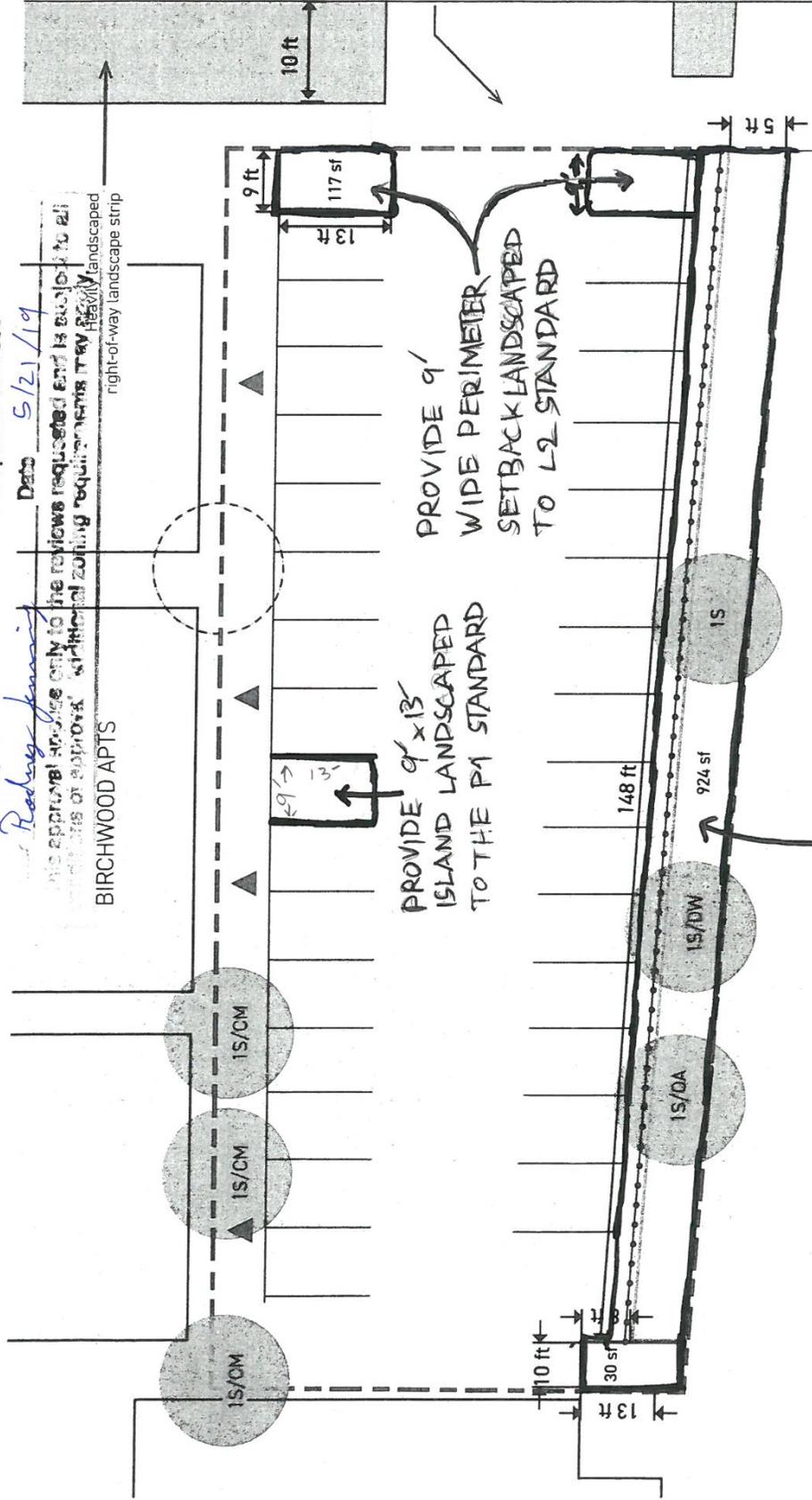
NORTHWEST PARKING BIRCHWOOD PARKING LOT

Approved
City of Portland - Bureau of Development Services

Reading for review
This approval is for use only to the reviews requested and is subject to all
conditions of approval. Conditional zoning requirements may apply. Heavily landscaped
right-of-way landscape strip

Date: 5/21/19

BIRCHWOOD APTS



PLANT GROUP COVER, TREES AND SHRUBS MEETING L2 STANDARD

THEATER ANNEX

- LEGEND
- P1 INTERIOR LANDSCAPE
 - L2/3 LANDSCAPE SCREENING
 - EXISTING EVERGREEN TREE
 - (1) PALM TREE
 - EXISTING DECIDUOUS TREE
 - (2) CRAPE MYRTLE
 - (1) OAK
 - (1) BUSHWOOD
 - (1) SMALL
 - OUTSIDE OF AREA

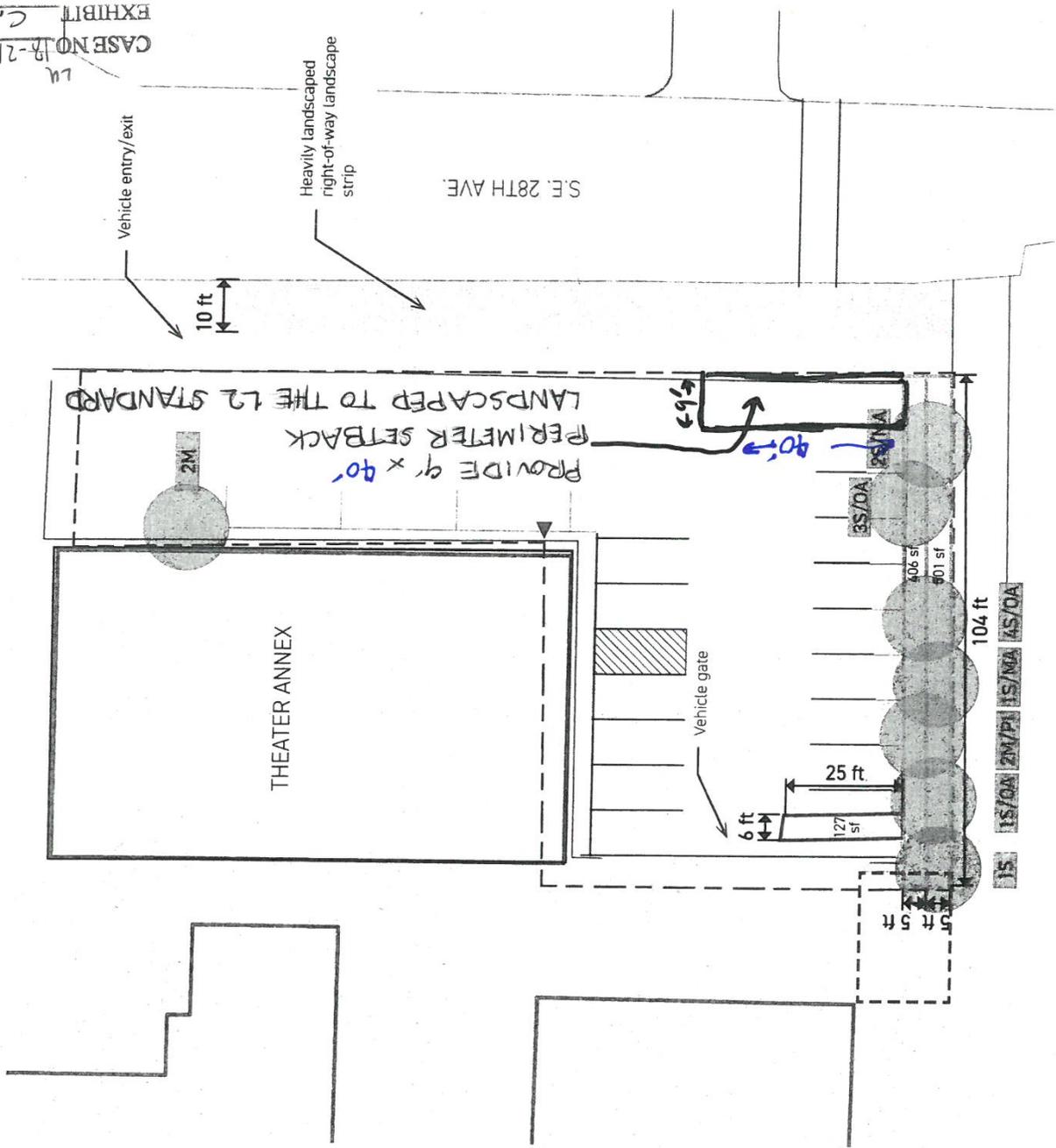


NORTHWEST PARKING THEATRE ANNEX PARKING LOT

Approved
 City of Portland
 Bureau of Development Services
 Planner *Rodney Jerny*
 Date *5/21/19*

* This approval applies only to the conditions of approval.
 Additional zoning requirements may apply.

- LEGEND**
- PI INTERIOR LANDSCAPE
 - L2/3 LANDSCAPE SCREENING
 - STORMWATER PLANTER
 - EXISTING TREE - 1 SMALL TREE 1.5" TO 6" CALIPER
 - EXISTING TREE - 6" CALIPER OR GREATER, COUNTS AS 1 MEDIUM TREE, MULTIPLE TREE COUNTS FOR ADDITIONAL 6" CALIPER INCREMENTS
 - EXISTING EVERGREEN TREE
 - (2) PINE
 - (2) MEDIUM
 - EXISTING DECIDUOUS TREE
 - (2) MAPLE
 - (3) OAK
 - (1) SMALL



CASE NO. 18-216393 AD
 EXHIBIT C.15