



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 13, 2020  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353/Hannah.Bryant@portlandoregon.gov

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

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

Because we must publish our decision within 28 days, we need to receive your written comments by 5 p.m. on September 3, 2020. **During the COVID-19 pandemic, your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 20-171452 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Note that all correspondence received will become part of the public record.

## **CASE FILE NUMBER: LU 20-171452 HR – ROOFTOP EGRESS LADDERS AT WOODLAWN SCHOOL**

**Applicant:** Nicholas Sukkau | Portland Public Schools  
501 N Dixon St  
Portland, OR 97227  
(503) 916-3195

**Architect:** Julie Brown + Tim Ayersman | Oh Planning & Design Architecture  
115 NW First Ave, Suite 300  
Portland, OR 97209

**Owner:** School District No 1  
PO Box 3107  
Portland, OR 97208-3107

**Site Address:** 7200 NE 11TH AVE

**Legal Description:** BLOCK 2&5&6 TL 6100, SCOFFINS ADD  
**Tax Account No.:** R750201050  
**State ID No.:** 1N1E14BA 06100  
**Quarter Section:** 2331

**Neighborhood:** Woodlawn, contact Anjala Ehelebe at [aehelbe@gmail.com](mailto:aehelbe@gmail.com)  
**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at [jessica@necoalition.org](mailto:jessica@necoalition.org).

**Plan District:** None  
**Other Designations:** Contributing Resource in the Woodlawn Conservation District  
**Zoning:** R5h – Residential 5,000 with Airport Height Overlay and Historic Resource Overlay  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Historic Landmarks Commission.

**Proposal:**

The applicant requests Historic Resource Review approval for two new OSHA-compliant wall wall-mounted exterior ladders from the upper roof to lower roofs.

Historic Resource Review is required for non-exempt exterior alterations in the Woodlawn Conservation District.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Portland’s Zoning Code, Title 33. The relevant criteria are:

- *Community Design Guidelines*

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on July 28, 2020 and determined to be complete on August 11, 2020.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments we will do one of the following:

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

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

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov](http://www.portlandoregon.gov).

**APPEAL PROCESS**

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

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

**Appeal fee waivers.** Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190<sup>th</sup>, Portland, OR 97233.

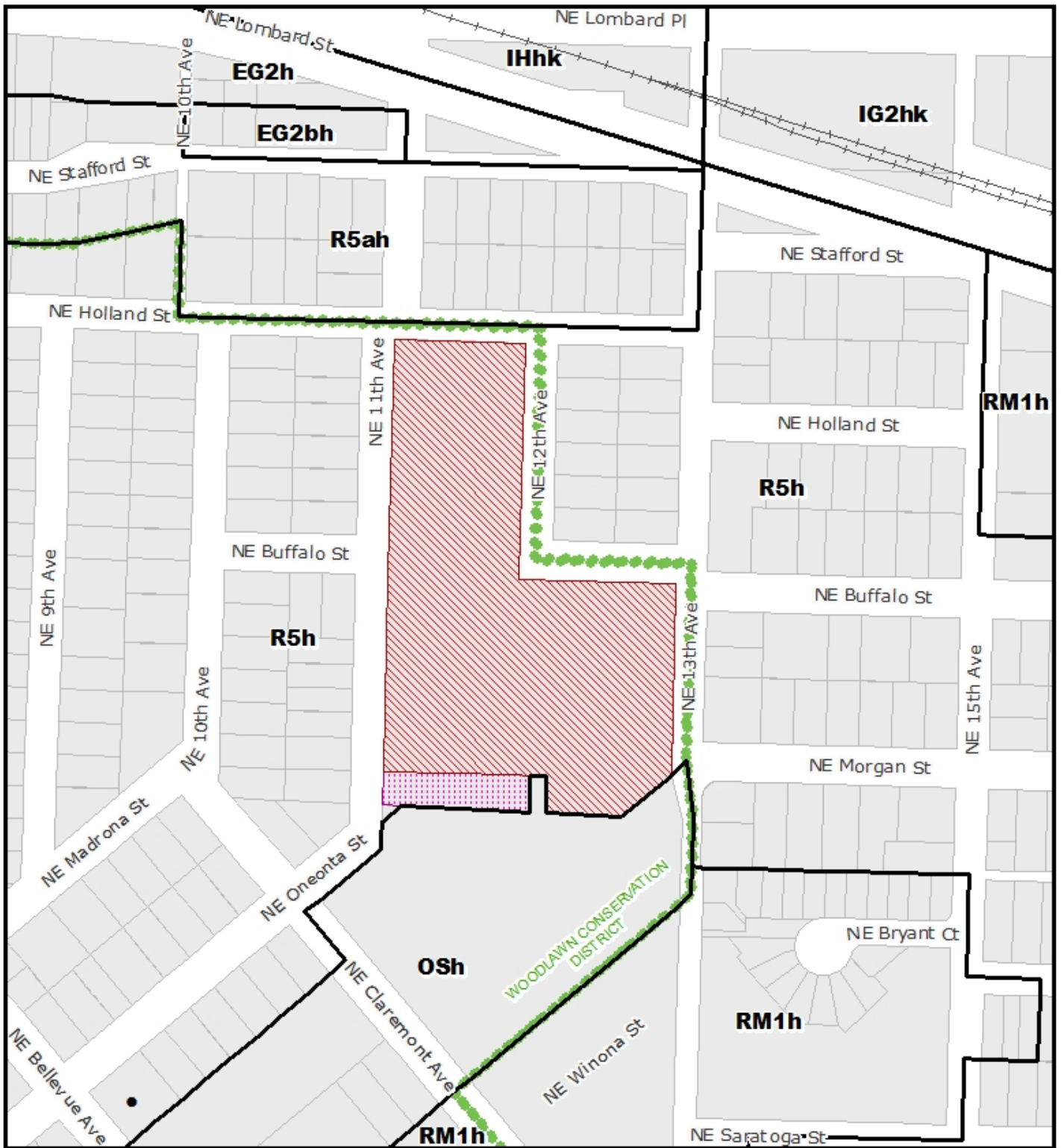
**APPEAL OF THE FINAL CITY DECISION**

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

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

**Enclosures:**

Zoning Map  
Site Plan



# ZONING



THIS SITE LIES WITHIN THE:  
WOODLAWN CONSERVATION DISTRICT



Site



Also Owned Parcels



Conservation Landmarks

File No. LU 20 - 171452 HR

1/4 Section 2331

Scale 1 inch = 200 feet

State ID 1N1E14BA 6100

Exhibit B Jul 29, 2020

Notes, drawings, and data set from these sheets are owned by and are the property of Children's Design Architects. Any use, reuse, or distribution of these drawings, specifications, data, designs, and/or arrangements without the written permission of Children's Design Architects is prohibited by law.

**BUILDING HEIGHT AND AREA**

MAIN BUILDING	Assembled	Existing	Code Section
Assembled Building Area	20,000 SF	37,062 SF	TAM 504.2 OSBC
Assembled Building Volume	3	2	TAM 504.4 OSBC
Proposed Area Increase	75%	-	504.3 OSBC
Proposed Volume Increase	none	-	TAM 504.4 OSBC

PORTABLE 1	Assembled	Existing	Code Section
Assembled Building Area	9,000 SF	1,107 SF	TAM 504.2 OSBC
Assembled Building Volume	1	1	TAM 504.4 OSBC
Proposed Area Increase	51%	-	504.3 OSBC
Proposed Volume Increase	none	-	TAM 504.4 OSBC

PORTABLE 2	Assembled	Existing	Code Section
Assembled Building Area	9,000 SF	1,870 SF	TAM 504.2 OSBC
Assembled Building Volume	1	1	TAM 504.4 OSBC
Proposed Area Increase	72%	-	504.3 OSBC
Proposed Volume Increase	none	-	TAM 504.4 OSBC

**FIRE RESISTANCE RATING BY ELEMENT**

Reference per IRC 701 and ICC 703 OSBC

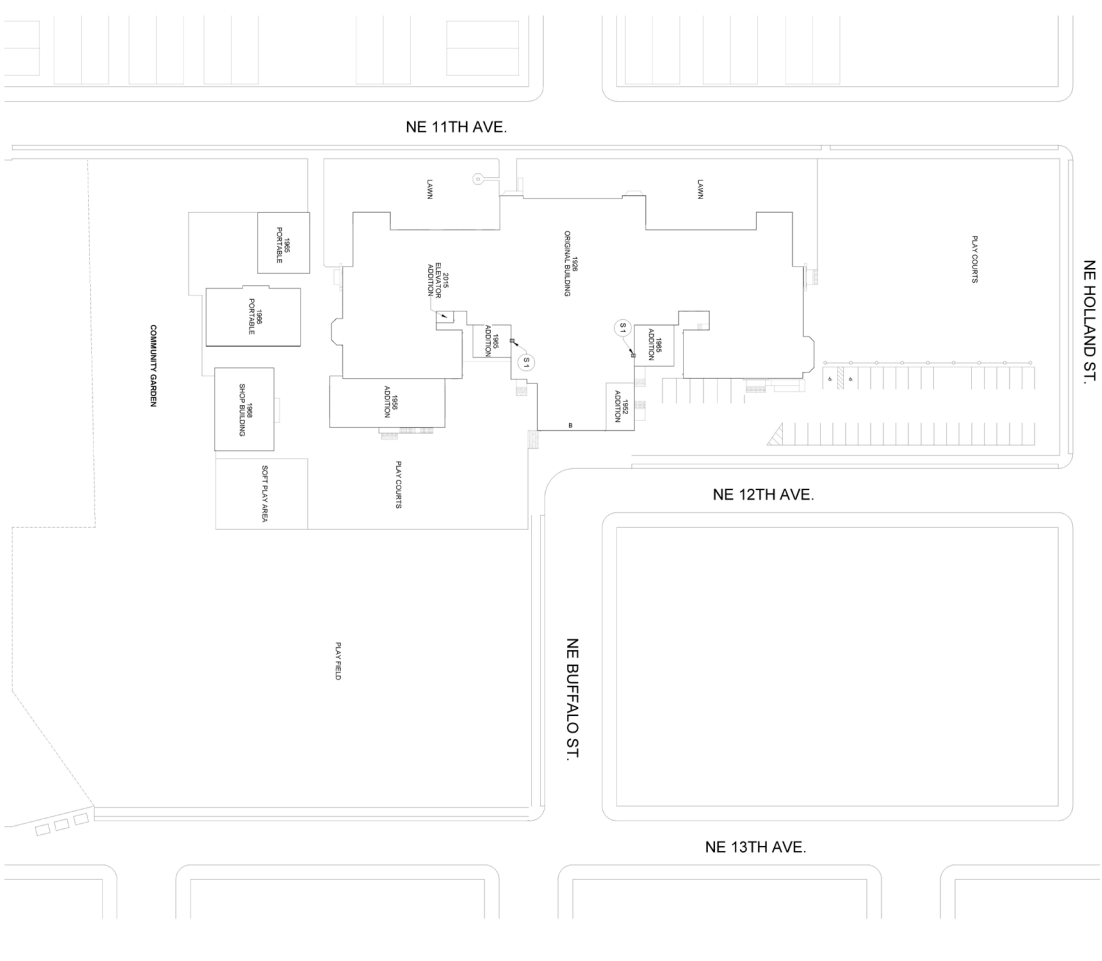
MAIN & SHOP BUILDINGS (TYPE I-A)	Element	Required (hour)
Structural Frame	Interior	1
	Exterior	1
	Roof	1
	Other	1
Elevator Shaft Enclosure	Interior	1
	Exterior	1
	Roof	1
	Other	1

PORTABLES 1 & 2 (TYPE I-B)	Element	Required (hour)
Structural Frame	Interior	0
	Exterior	0
	Roof	0
	Other	0
Elevator Shaft Enclosure	Interior	0
	Exterior	0
	Roof	0
	Other	0

**APPLICABLE CODES**

**OSBC - Oregon Structural Specialty Code, 2018 Edition**  
**OSBC - Oregon Mechanical Specialty Code, 2018 Edition**  
**OSBC - Oregon Electrical Specialty Code, 2018 Edition**  
**OSBC - Oregon Fire and Life Safety Code, 2018 Edition**  
**OSBC - Oregon Building Specialty Code, 2017 Edition**  
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**1 SITE PLAN FOR LAND USE REVIEW - FOR REFERENCE ONLY**



**SHEET NOTES - SITE PLAN**

1. See plan for reference only.

2. See plan for reference only.

3. See plan for reference only.

4. See plan for reference only.

5. See plan for reference only.

6. See plan for reference only.

7. See plan for reference only.

8. See plan for reference only.

9. See plan for reference only.

10. See plan for reference only.

11. See plan for reference only.

12. See plan for reference only.

**PROJECT INFORMATION**

**Contacts**  
 PROJECT OWNER: PORTLAND PUBLIC SCHOOLS  
 501 N. DIXON, PORTLAND, OR 97211

**Project Information**  
 Name: PPS Health & Safety - Group 2  
 Description: Facility Improvements, Floor Replacement and Maintenance  
 Activity: Facility Improvements

**Site Information**  
 Address: 7200 NE 11TH AVE, PORTLAND, OR 97211  
 Parcel #: R200045  
 Project #: R200045  
 Zone: R2 (Residential 5,000)

**Construction Type**  
 1630 ORIGINAL BUILDING TYPE I-A NON-SHRINKLEBED  
 1630 & 1630 REPAIRS TYPE I-A NON-SHRINKLEBED  
 2015 ELEVATOR ADDITION TYPE I-A NON-SHRINKLEBED  
 2015 ELEVATOR ADDITION TYPE I-A NON-SHRINKLEBED  
 Occupancy Classification: EDUCATIONAL GROUP E

**Gross Building Area**  
 BASEMENT: 3700 SF  
 SECOND FLOOR: 2810 SF  
 MAIN BUILDING TOTAL AREA: 6510 SF  
 SHOP BUILDING: 1110 SF  
 PORTABLE 1: 2270 SF  
 PORTABLE 2: 2270 SF  
 ADDITIONAL BOLLING TOTAL AREA: 5270 SF

**WOODLAWN ELEMENTARY SCHOOL**  
 7200 NE 11TH AVE, PORTLAND OR 97211

PORTLAND PUBLIC SCHOOLS  
 HEALTH & SAFETY GROUP 2

DATE: 07/20/2020  
 DRAWN BY: MOKA  
 SHEET NO: G2-100  
 SHEET TITLE: LAND USE REVIEW

PORTLAND PUBLIC SCHOOLS  
 1300 NE 10TH AVE, SUITE 200  
 PORTLAND, OR 97232  
 (503) 799-2000

**oh**  
 CHILDREN'S DESIGN ARCHITECTS  
 1300 NE 10TH AVE, SUITE 200  
 PORTLAND, OR 97232  
 (503) 253-2840

**PPS**  
 Portland Public Schools

**NOT FOR CONSTRUCTION**