



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 17, 2020  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353 / [Hannah.Bryant@portlandoregon.gov](mailto:Hannah.Bryant@portlandoregon.gov)

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

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

**CASE FILE NUMBER: LU 20-171452 HR – ROOFTOP LADDERS ON WOODLAWN ELEMENTARY**

**GENERAL INFORMATION**

**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 Landmarks Commission.

**Proposal:**

The applicant requests Historic Resource Review approval for two new OSHA-compliant 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*

## ANALYSIS

**Site and Vicinity:** Constructed in 1926, Woodlawn Elementary school is a Pre-Kindergarten through Fifth Grade community school, owned and operated by Portland Public Schools. The brick building sits on the western half of an L-shaped, 4.88-acre site, with a large grassy play area to the east and paved parking area to the north. To the south of the school, the Portland Public School owns a parcel that is operated by Portland Parks and Recreation as a community garden. The southern property line of the school parcel abuts the 8.23-acre Woodlawn Park. The school fronts NE 11<sup>th</sup> Avenue, which is a local service street.

**Zoning:** The Residential 5,000 (R5) single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the comprehensive plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

The Aircraft Landing Zone "h" overlay provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation. A height contour map is available for review in the Development Services Center.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

**Land Use History:** City records indicate there are prior land use reviews for this site.

- LU 65-000942 – Approval to construct one movable classroom building.
- LU 66-000911 – Approval to construct two one-story additions to the existing building.
- LU 66-001812 – Approval to construct movable classrooms.
- LU 78-001401 – Conditional use approval to retain one single- and one double- portable classroom.
- LU 80-003219 – Conditional use approval to construct a surface parking area.
- LU 84-000695 – Conditional use approval to retain and continue using portable classroom buildings.

- LU 15-117195 HR – Type II Historic Resource Review approval for new brick elevator tower with exterior access stairs; relocation of existing window at elevator location; new security gate.

**Agency Review:** A “Notice of Proposal in Your Neighborhood” was mailed **August 13, 2020**. The following Bureaus have responded with no issues or concerns:

- Life Safety (exhibit E.1)
- Site Development
- Fire Bureau

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on August 13, 2020. One written response has been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Mark Haines, August 17, 2020 – Neighbor is curious whether PBOT might require updated crossings and ADA ramps along the school perimeter?

*Staff Response – PBOT did not require any right-of-way improvements tied to this review. Staff gave suggestions for opportunities to provide input to PBOT regarding needed ADA crossings and other crossing enhancements.*

## ZONING CODE APPROVAL CRITERIA

### Chapter 33.846.060 - Historic Resource Review

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is located within the Woodlawn Conservation District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines*.

*Staff has considered all guidelines and addressed only those applicable to this proposal.*

### Community Design Guidelines

**P2. Historic and Conservation Districts.** Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area’s historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

**D6. Architectural Integrity.** Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

**D7. Blending into the Neighborhood.** Reduce the impact of new development on established neighborhoods by incorporating elements of nearby, quality buildings such as building details, massing, proportions, and materials.

**D8. Interest, Quality, and Composition.** All parts of a building should be interesting to view, of long-lasting quality, and designed to form a cohesive composition.

**Findings for P2, D6, D7 and D8:** The addition of two OSHA-required rooftop ladders facilitates ongoing repair and access between the multiple roof planes without impacting the integrity of the historic brick facades. The new ladders are minimal in size and simple in design. They do not obscure any character-defining elements. The new ladders will be painted to match the color of the adjacent wall plane, further

reducing their limited visibility from nearby public open spaces. The ladders are discreetly located to allow ongoing service and care for this significant community asset.

*Therefore, these criteria are met.*

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

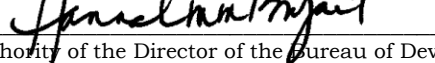
The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of two OSHA compliant rooftop access ladders, per the approved site plans, Exhibits C-1 through C-4, signed and dated September 11, 2020, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) 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 20-171452 HR." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

**Staff Planner: Hannah Bryant**

**Decision rendered by:**  **on September 14, 2020**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: September 17, 2020**

**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 July 28, 2020 and was determined to be complete on August 11, 2020.

*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 July 28, 2020.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: December 9, 2020.**

**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, and if appealed a hearing will be held. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. Appeals must be received by 4:30 PM on October 1, 2020. Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be emailed to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov) and to the planner listed on the first page of this decision. If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application. An appeal fee of \$250 will be charged. Once the completed appeal application form is received, Bureau of Development Services staff will contact you regarding paying the appeal fee. The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations for the appeal of Type II and IIX decisions on property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Please contact the planner listed on the front page of this decision for assistance in filing the appeal and information on fee waivers. Please see the appeal form for additional information.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to paper files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

**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 Landmarks Commission 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 Landmarks Commission 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 on or after **October 2, 2020** 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.

**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:

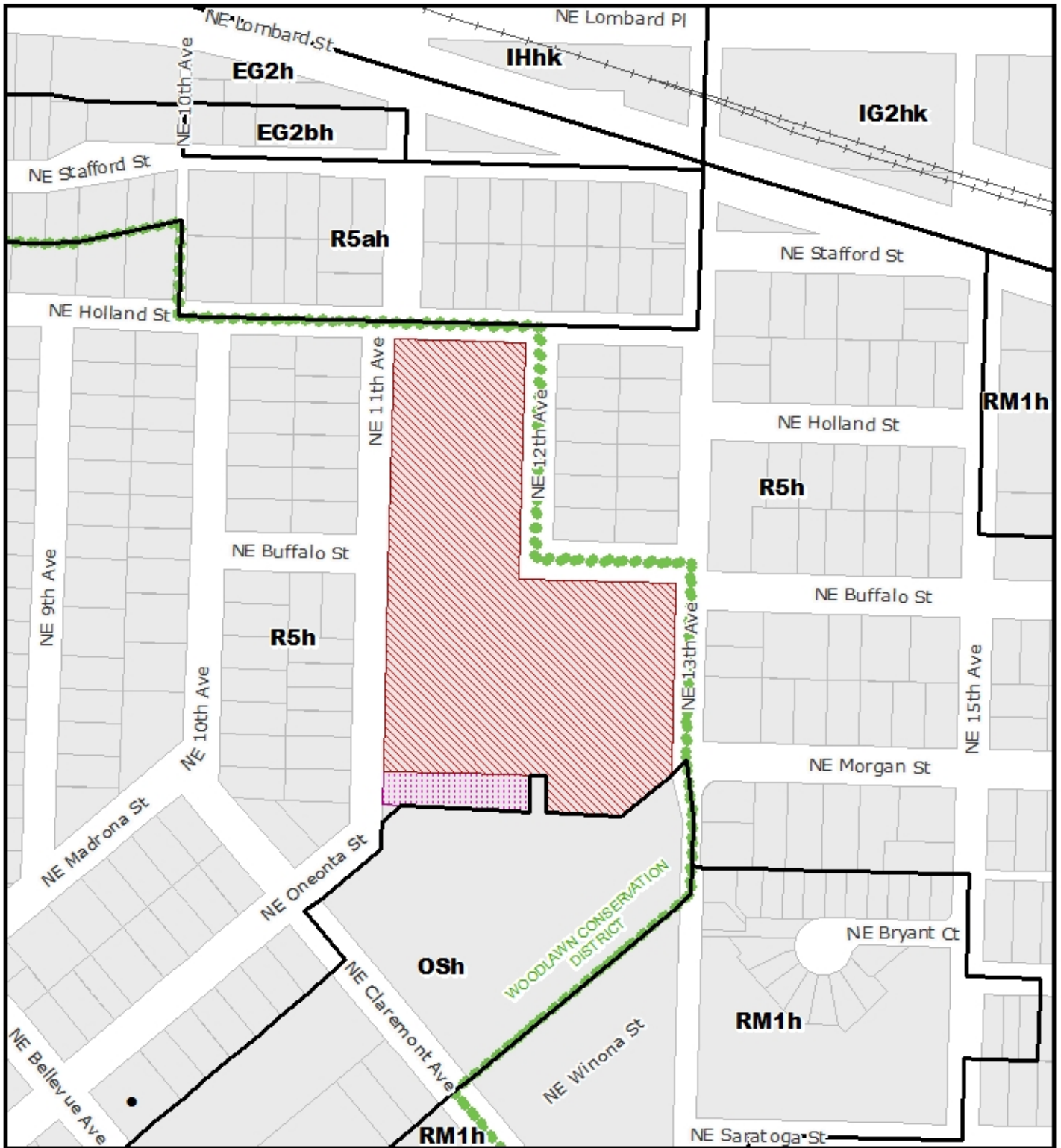
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Roof Plan
  - 3. Ladder Details
  - 4. Building Elevations
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Life Safety
- F. Correspondence:
  - 1. Mark Haines, August 17, 2020 – Neighbor is curious whether PBOT might require updated crossings and ADA ramps along the school perimeter?
- G. Other:
  - 1. Original LU Application

**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



THIS SITE LIES WITHIN THE:  
WOODLAWN CONSERVATION DISTRICT



Site



Also Owned Parcels



Conservation Landmarks

File No. LU 20 - 171452 HR

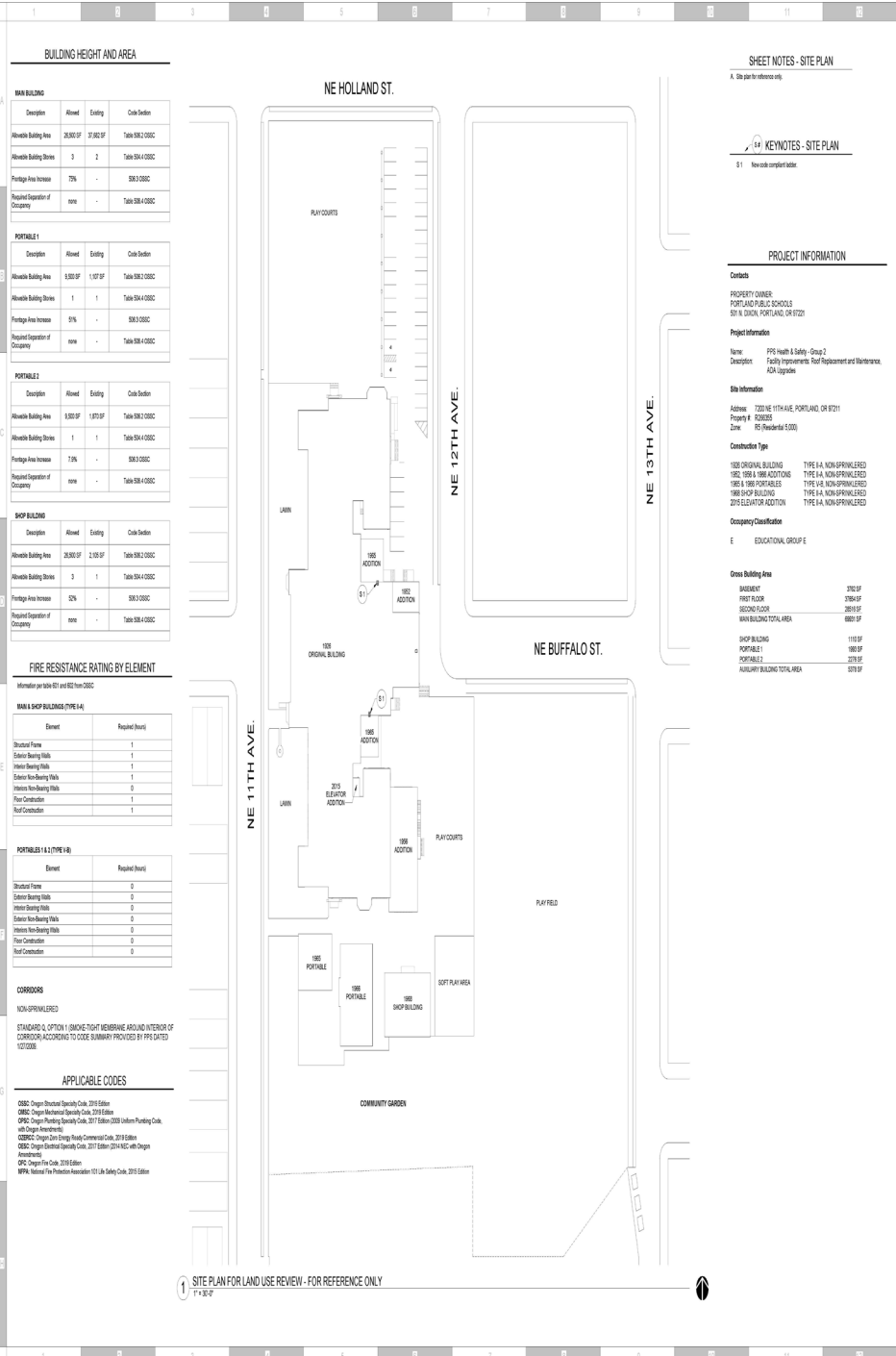
1/4 Section 2331

Scale 1 inch = 200 feet

State ID 1N1E14BA 6100

Exhibit B Jul 29, 2020

All dates, designs, drawings, and plans set forth on these sheets are owned by and are the property of C2 planning + design architecture. Any use, reuse, or alteration of all plans, specifications, notes, designs, and/or arrangements without the written permission of C2 planning + design architecture is prohibited by law.



**BUILDING HEIGHT AND AREA**

MAIN BUILDING			
Description	Allowed	Existing	Code Section
Allowable Building Area	25,500 SF	17,562 SF	Table SBK-2.03C
Allowable Building Stories	3	2	Table SBK-4.03C
Footprint Area Increase	75%	-	SBK-3.03C
Maximum Occupancy of Occupancy	none	-	Table SBK-4.03C

PORTABLE 1			
Description	Allowed	Existing	Code Section
Allowable Building Area	9,500 SF	1,971 SF	Table SBK-2.03C
Allowable Building Stories	1	1	Table SBK-4.03C
Footprint Area Increase	91%	-	SBK-3.03C
Maximum Occupancy of Occupancy	none	-	Table SBK-4.03C

PORTABLE 2			
Description	Allowed	Existing	Code Section
Allowable Building Area	9,500 SF	1,971 SF	Table SBK-2.03C
Allowable Building Stories	1	1	Table SBK-4.03C
Footprint Area Increase	71%	-	SBK-3.03C
Maximum Occupancy of Occupancy	none	-	Table SBK-4.03C

SHOP BUILDING			
Description	Allowed	Existing	Code Section
Allowable Building Area	25,500 SF	2,195 SF	Table SBK-2.03C
Allowable Building Stories	3	1	Table SBK-4.03C
Footprint Area Increase	82%	-	SBK-3.03C
Maximum Occupancy of Occupancy	none	-	Table SBK-4.03C

**FIRE RESISTANCE RATING BY ELEMENT**

Reference per SBK 611 and 612 from 2002C

WALLS & SHOP BUILDINGS (TYPE I-A)		
Element	Existent	Required (hours)
Structural Frame	1	1
Exterior Bearing Walls	1	1
Interior Bearing Walls	1	1
Exterior Non-Bearing Walls	1	1
Interior Non-Bearing Walls	0	0
Floor Construction	1	1
Roof Construction	1	1

PORTABLES 1 & 2 (TYPE I-B)		
Element	Existent	Required (hours)
Structural Frame	0	0
Exterior Bearing Walls	0	0
Interior Bearing Walls	0	0
Exterior Non-Bearing Walls	0	0
Interior Non-Bearing Walls	0	0
Floor Construction	0	0
Roof Construction	0	0

**CORRIDORS**

NON-FIRE-RATED

STANDARD OPTION 1 (SMOKE-TIGHT MEMBRANE AROUND INTERIOR OF CORRIDOR) ACCORDING TO CODE SUMMARY PROVIDED BY PPS DATED 10/2/2024

**APPLICABLE CODES**

- OSBC: Oregon Structural Specialty Code, 2018 Edition
- OSBC: Oregon Mechanical Specialty Code, 2018 Edition
- OSBC: Oregon Plumbing Specialty Code, 2017 Edition (2021 Uniform Plumbing Code with Oregon Amendments)
- OSBC: Oregon Civil Design Rules Commercial Code, 2018 Edition
- OSBC: Oregon Electrical Specialty Code, 2017 Edition (2014 NEC with Oregon Amendments)
- OSBC: Oregon Fire Code, 2018 Edition
- IFPA: National Fire Protection Association 101 Life Safety Code, 2015 Edition

**SHEET NOTES - SITE PLAN**

A. See plan for reference only.

**KEYNOTES - SITE PLAN**

61 New work completion.

**PROJECT INFORMATION**

**Contacts**

PROPERTY OWNER  
PORTLAND PUBLIC SCHOOLS  
501 N. DUKE, PORTLAND, OR 97211

**Project Information**

Name: PPS Health & Safety - Group 2  
Description: Facility Improvements: Roof Replacement and Maintenance, ADA Upgrades

**Site Information**

Address: 7200 NE 11TH AVE, PORTLAND, OR 97211  
Property #: 820826  
Date: 05/20/2024 (5:00)

**Construction Type**

100 ORIGINAL BUILDING TYPE I-A, NON-FIRE-RATED  
100 198A 198B ADDITIONS TYPE I-A, NON-FIRE-RATED  
100 198C PORTABLES TYPE I-B, NON-FIRE-RATED  
100 SHOP BUILDING TYPE I-A, NON-FIRE-RATED  
200 EXISTING ADDITION TYPE I-A, NON-FIRE-RATED

**Occupancy Classification**

E EDUCATIONAL GROUP E

**Gross Building Area**

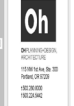
BASEMENT 3762 SF  
FIRST FLOOR 2384 SF  
SECOND FLOOR 2891 SF  
TOTAL BUILDING AREA 8937 SF

**SHOP BUILDING**

PORTABLE 1 1191 SF  
PORTABLE 2 198 SF  
TOTAL SHOP BUILDING AREA 1389 SF



PORTLAND PUBLIC SCHOOLS  
801 1/2nd Street  
Portland, OR 97202  
503.944.3000



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

NOT FOR CONSTRUCTION

WOODLAWN ELEMENTARY SCHOOL  
7200 NE 11TH AVE, PORTLAND, OR 97211  
PORTLAND PUBLIC SCHOOLS  
HEALTH & SAFETY GROUP 2

DATE: 10/20/2024

DESIGNED BY: J.B.

REVISION:

DATE: 07/20/2024

DESIGNED BY: J.B.

DATE: 07/20/2024

DESIGNED BY: J.B.

DATE: 07/20/2024

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1 SITE PLAN FOR LAND USE REVIEW - FOR REFERENCE ONLY  
1" = 30'-0"

SHEET NUMBER  
G2-100

LAND USE REVIEW

01/20/2024