



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: April 29, 2021
To: Interested Person
From: Hannah Bryant, Land Use Services
503-865-6520/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 May 20, 2021. Your comments must be e-mailed to the assigned planner listed above;** please include the Case File Number, LU 21-037766 HR, in your e-mail. If you do not have access to e-mail, please telephone the planner listed above about submitting comments. Please note that all correspondence received will become part of the public record.

CASE FILE NUMBER: LU 21-037766 HR – NEW SAFETY RAILINGS AND LADDERS AT METROPOLITAN LEARNING CENTER

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

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

Architect: Evan Mccullough | Oh Planning + Design, Architecture
115 NW First Ave., Ste 300
Portland, OR 97204

Site Address: 2033 NW GLISAN ST

Legal Description: BLOCK 281 TL 6400, COUCHS ADD
Tax Account No.: R180227570
State ID No.: 1N1E33BD 06400
Quarter Section: 2927 & 3027

Neighborhood: Northwest District, contact Greg Theisen at 503-227-5430.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Other Designations: Contributing Resource in the Alphabet Historic District
Zoning: RM4d – *Residential Multi-Dwelling 4 with a Design Overlay*
Case Type: HR – *Historic Resource Review*
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The applicant seeks Historic Resource Review approval exterior alterations at the Metropolitan Learning Center.

- Install new OSHA compliant roof access ladders.
- Replace an existing climb barrier on the roof of the one-story gymnasium with new welded metal mesh.

Historic Resource Review is required for non-exempt exterior alterations in the Alphabet Historic 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*
- *Historic Alphabet District Community Design Guidelines Addendum*

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 April 16, 2021 and determined to be complete on April 26, 2021.

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.

If you are interested in viewing information in this file, please contact the planner listed on the front of this notice. The planner can email you documents from the file. A fee would be required for all requests for paper copies of file documents. Additional information about the City of Portland, and city bureaus is available online at <https://www.portland.gov>. A digital copy of the Portland Zoning Code is available online at <https://www.portlandoregon.gov/zoningcode>.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Landmarks Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and

information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

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

APPEAL OF THE FINAL CITY DECISION

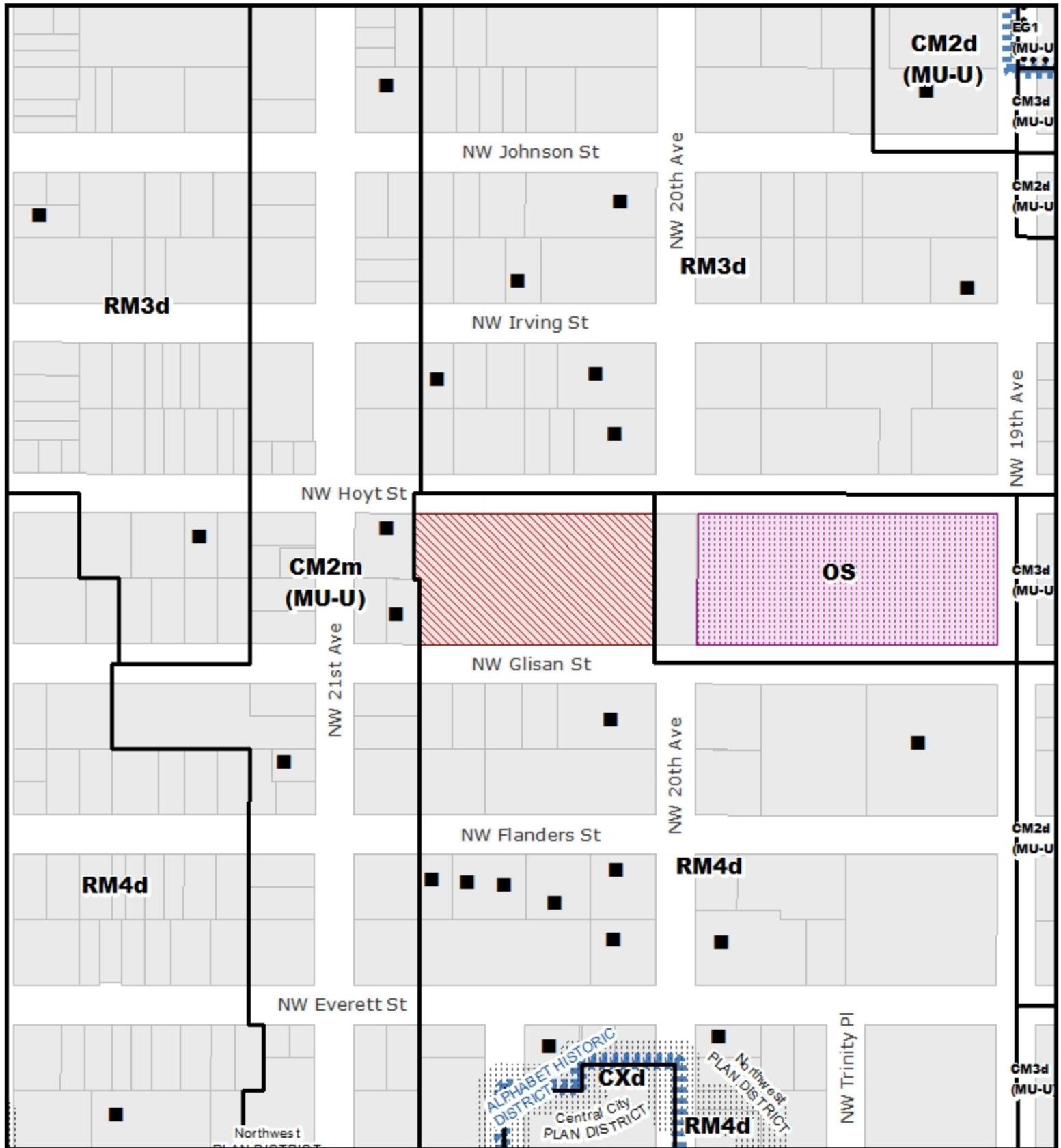
After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment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


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

Enclosures:

Zoning Map

Site Plan



ZONING 
 For Zoning Code in effect
 August 1, 2020 - July 31, 2021
 NORTHWEST PLAN DISTRICT
 ALPHABET HISTORIC DISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 21 - 037766 HR |
| 1/4 Section | 3027,2927 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E33BD 6400 |
| Exhibit | B Apr 16, 2021 |

SHEET NOTES - SITE PLAN

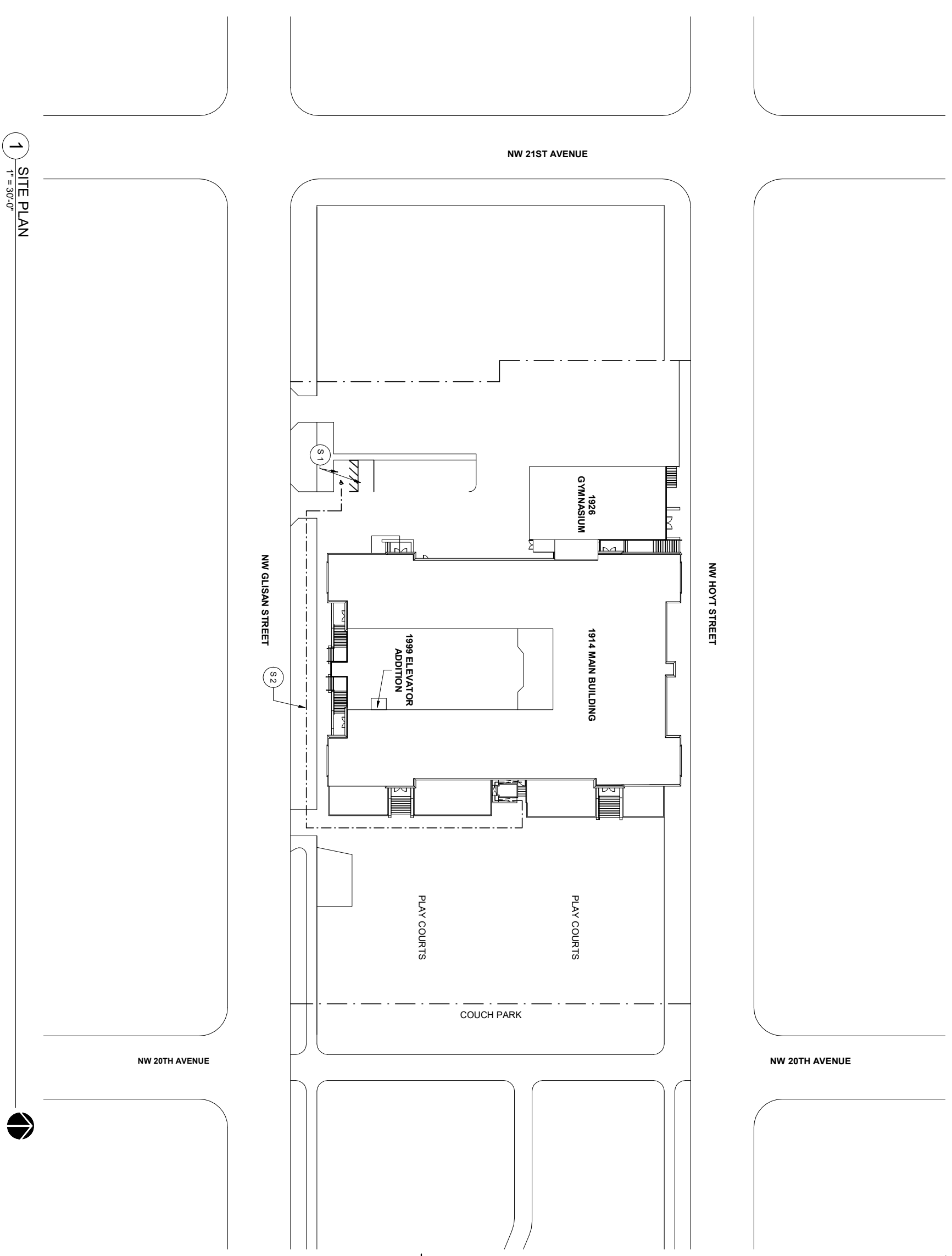
- A. All work to comply with 2019 Oregon Structural Specialty Code.
- B. Keynotes are not sheet specific.
- C. All dimensions shown are to face of finish U.N.O. Do not measure drawings to determine dimensions. Large scale details take precedence over smaller scale drawings.
- D. Contractor shall field verify all existing construction and related conditions prior to starting demolition or new construction.
- E. Contractor to inform architect of any discrepancies within drawings or between drawings and field conditions before commencement of affected work.
- F. Locate and verify existence and use of existing utilities. Take necessary measures to protect and preserve function and condition of any utilities to be repaired, replaced, or reused in new construction. Coordinate work with Architect, Engineer and Owner. Contractor to inform Owner prior to any disruption of services.
- G. Site plan for reference only. No Civil or Landscape work shown on this sheet. Architectural work on site to include handrail installation only.
- H. See Vertical Circulation Architectural sheets for details on exterior handrails.
- I. Contractor shall repair or replace any existing construction to remain that is damaged in the course of the work to its original condition.
- J. Where interruption of the building's Life Safety System is required to perform the work as described in the construction documents, or to coordinate with owner's operations, the Contractor shall provide interim Life Safety measures to comply with local code and owner's requirements.
- K. Contractor is responsible for all waste removal and site clean up during performance of and at completion of the work.
- L. Contractor to coordinate installation and scheduling of Owner or Owner's vendor provided or installed fixtures and equipment.
- M. Contractor shall be solely responsible for the design and construction of all shoring and bracing required for construction of the Work. Contractor shall not store construction materials or equipment in a manner such that the design live loads of the structure are exceeded.
- N. All features of the Work not fully shown shall be of the same type and character shown for similar conditions. In the event that additional work is required to complete the Work as intended or required by governing codes and safety regulations, yet omitted or not fully shown on the drawings, Contractor must still provide carpentry, mechanical, electrical and/or plumbing work as necessary for Certificate of Occupancy.

KEYNOTES - SITE PLAN

- S 1 Accessible parking.
- S 2 (E) Accessible route.

LEGEND - SITE PLAN

- — — — — PROPERTY LINE
- - - - - ACCESSIBLE ROUTE
- Ⓢ ACCESSIBLE PARKING



1 SITE PLAN
1" = 30'-0"

NOTE: DRAWINGS ARE PRINTED AT 1/2 SCALE.



PORTLAND PUBLIC SCHOOLS
501 N Dixon Street
Portland, OR 97209
(503) 915-3168

Oh
OH PLANNING+DESIGN
ARCHITECTURE
115 NW 1st Ave, Ste. 300
Portland, OR 97209
1.503.280.8000
1.503.224.5442

METROPOLITAN LEARNING CENTER
2033 NW GLISAN ST, PORTLAND, OR 97209
PORTLAND PUBLIC SCHOOLS
MLC 2021 ROOFING

| |
|-----------------------------|
| DRAWN: SA |
| REVIEWED: EM |
| REVISED: |
| DATE: 03/30/2021 |
| JOB NUMBER: 90061 |
| SHEET TITLE SITE PLAN |
| SHEET NUMBER G-101 |
| 100% CONSTRUCTION DOCUMENTS |