



CITY OF
PORTLAND, OREGON
HEARINGS OFFICE

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DECISION OF THE HEARINGS OFFICER

I. GENERAL INFORMATION

File No.: LU 08-114298 CU MS (HO 4080022)

Applicant: Edwin McFarlane, VP Finance
Reed Institute [Reed College], listed property owner
3203 SE Woodstock Blvd.
Portland, OR 97202-8138

**Applicant's
Representative:** Paddy Tillett, Main Contact
Zimmer Gunsul Frasca
320 SW Oak, Ste. 500
Portland, OR 97204

Hearings Officer: Ian Simpson

Bureau of Development Services (BDS) Staff Representative: Sylvia Cate

Site Address: 3203 SE Woodstock Blvd.

Legal Description: TL 600 BLOCK 39, EASTMORELAND; LOT 1 BLOCK 41 N 5' OF LOT 2 BLOCK 41, EASTMORELAND; LOT 1, MEADOWREED; LOT 2, MEADOWREED; LOT 3, MEADOWREED; LOT 4, MEADOWREED; TL 2500 LOT 9, MONTROSE; LOT 10 TL 3500, MONTROSE; TL 200 BLOCK 7, RIVER RD TR; BLOCK 1 LOT A&B, ROB ROY ADD RESUB; LOT C BLOCK 1, ROB ROY ADD RESUB; LOT D&E&T BLOCK 1, ROB ROY ADD RESUB; LOT F BLOCK 1, ROB ROY ADD RESUB; LOT G BLOCK 1, ROB ROY ADD RESUB; LOT H BLOCK 1, ROB ROY ADD RESUB; LOT I&J BLOCK 1, ROB ROY ADD RESUB; LOT O BLOCK 1, ROB ROY ADD RESUB; LOT P BLOCK 1, ROB ROY ADD RESUB; LOT Q BLOCK 1, ROB ROY ADD RESUB; LOT R BLOCK 1, ROB ROY ADD RESUB; LOT S BLOCK 1, ROB ROY ADD RESUB; LOT U&V BLOCK 1, ROB ROY ADD RESUB; LOT W BLOCK 1, ROB ROY ADD RESUB; LOT X BLOCK 1, ROB ROY ADD RESUB; N 1/2 OF LOT 2 BLOCK 60, WOODSTOCK; W 1/2 OF LOT 3 BLOCK 60, WOODSTOCK; TL 100 98.52 ACRES, SECTION 13 1S 1E; TL 800 4.53 ACRES, SECTION 13 1S 13; CANCEL ACCOUNT INTO R328300 (R99113-0960), 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 500 0.69 ACRES, SECTION 13 1S 1E; TL 600 0.48 ACRES LAND ONLY, SECTION 13 1S 1E; TL 700 0.27 ACRES, SECTION 13 1S 1E; TL 3800 0.37 ACRES, SECTION 13 1S 1E; TL 700 0.06 ACRES, SECTION 13 1S 1E

Tax Account No.: R231508400, R231510440, R555800040, R555800060, R555800080, R555800100, R582001010, R582001900, R708302060, R712800010, R712800050, R712800070, R712800110, R712800130, R712800150, R712800170, R712800210, R712800230, R712800250, R712800270, R712800290, R712800350, R712800370, R712800390, R928903550, R928903560, R991130120, R991130210, R991130310, R991130320, R991130330, R991130480, R991130520, R991130750, R991130800, R991130960, R991130970, R991130990, R991131130, R991131270, R991131500, R991131630, R991131670, R991131690

State ID No.: 1S1E13CD 00600, 1S1E13DC 12100, 1S1E13DA 02400, 1S1E13DA 02300, 1S1E13DA 02200, 1S1E13DA 02100, 1S1E13DA 02500, 1S1E13DA 03500, 2N2W12DB 00200, 1S1E13DA 12000, 1S1E13DA 11900, 1S1E13DA 11800, 1S1E13DA 11700, 1S1E13DA 11600, 1S1E13DA 11500, 1S1E13DA 11400, 1S1E13DA 11300, 1S1E13DA 11200, 1S1E13DA 11100, 1S1E13DA 11000, 1S1E13DA 10900, 1S1E13DA 10700, 1S1E13DA 10600, 1S1E13DA 10500, 1S1E13DA 10000, 1S1E13DA 10400, 1S1E13 00100, 1S1E13BC 00800, 1S1E13BC 01100, 1S1E13CB 00300, 1S1E13CB 00500, 1S1E13BC 02100, 1S1E13BC 01000, 1S1E13BC 00900, 1S1E13CB 00400, 1S1E13BC 01200, 1S1E13CB 00200, 1S1E13CB 00100, 1S1E13CB 00600, 1S1E13BC 00500, 1S1E13BC 00600, 1S1E13BC 00700, 1S1E13BD 03800, 1S1E13CB 00700

Quarter Section: 3533, 3534, 3633, 3634

Neighborhood: Eastmoreland

Business District: None

District Neighborhood Coalition: Southeast Uplift

Plan District: Johnson Creek Basin - Eastmoreland

Zoning: R2, R5, R7, CN2, cp

Land Use Review: Type III, CU MS Conditional Use Master Plan Amendment

BDS Staff Recommendation to Hearings Officer: Approval of Conditional Use Master Plan Amendment with conditions.

Public Hearing: The hearing was opened at 9:02 a.m. on July 14, 2008, in the 3rd floor hearing room, 1900 SW 4th Avenue, Portland, OR, and was closed at 12:35 p.m. The record was held open until 4:30 p.m. July 28, 2008 for new written evidence, until 4:30 p.m. on August 11, 2008 for all rebuttal, and until 4:30 p.m. on August 18, 2008 for applicant's final response. The record was closed at that time.

Testified at the Hearing:

Sylvia Cate, BDS Staff Representative
Steve Abel, Stoel Rives, 900 SW 5th Ave. Suite 2600, Portland, OR 97204
Ed McFarlane, Reed College, 3203 SE Woodstock, Portland, OR 97202
Paddy Tillett, Zimmer Gunsul Frasca, 320 SW Oak, Portland, OR 97204
Jennifer Bates, Reed College, 3203 SE Woodstock Blvd., Portland, OR 97202
Judith Gray, Kittelson & Associates, 610 SW Alder Suite 700, Portland, OR 97205
Frank Baccellieri, Reed NA Chair, 5205 SE 36th Ave., Portland, OR 97202
Moshe Lenske, 4314 SE Crystal Springs Blvd., Portland, OR 97206
James Kahan, 2835 SE Lambert St., Portland, OR 97202
Al Johnson, 2303 SE Grant St., Portland, OR 97214
Mike Fisher, Eastmoreland NA VP, 2820 SE Moreland Ln., Portland, OR 97202
Daniel Kearns, Attorney, 610 SW Alder St. Suite 910, Portland, OR 97205
Gretchen Sperling, Eastmoreland NA President, 7910 SE 30th Ave., Portland, OR 97202
Jeff Kleinman, Attorney for resident Mr. Pierce, 1207 SW 6th Ave., Portland, OR 97204
Richard Pierce, 2916 SE Woodstock, Portland, OR 97202
Bert Sperling, PO Box 82937, Portland, OR 97282
Tom Hansen, 2939 SE Tolman, Portland, OR 97202
Arpo Lepisto, 2932 SE Moreland Lane, Portland, OR 97202
Jeff Bowman, 3108 SE Woodstock, Portland, OR 97202
Bob Haley, Office of Transportation

Proposal:

Reed College ('the College') proposes to update and amend the Reed College Master Plan. The College regularly updates their facilities Master Plan to provide a long-range strategy to continually enhance buildings, footpaths, roads, parking, bicycle facilities, landscaping and other physical features. The plan was originally approved in 1990 (Case File CU 41-90), amended in 1997, 1999, 2001, and most recently amended in 2006 (Case File LU 06-110903 CU MS AD).

Because many of the originally planned improvements have been implemented, and new projects are being considered, the College is proposing to update the Master Plan. Additionally, the College has acquired property since 2006 and wishes to expand the Master Plan boundary to include these additional lands.

The College proposes the following list of projects intended to be initiated within the next ten years. The College notes that the inclusion of a project, or the order in which it appears on the list does not imply that a priority has been set for its development or that funding is available for it. The proposed list reflects the College's view of facility improvements that are deemed needed in the future. This review will establish a new ten-year term for the College's Master Plan.

Proposed Improvements Program:

- Additional residence halls to accommodate approximately 100-150 students, thereby increasing the proportion of students who live on campus.
- Request to adjust the student enrollment cap from the currently approved 1,350 to 1935, to accommodate enrollment and staff fluctuations.
- Rebuild or replace the remaining 1960s-era cross-canyon dormitory buildings to improve privacy, energy efficiency, accessibility, and circulation among the buildings.
- Expand food service and dining facilities as may be needed to accommodate increased on-campus residential population.
- Additional faculty offices and related support space to accommodate anticipated faculty growth.
- Additional classrooms as necessary to accommodate expanded course offerings resulting from revised academic programming.
- Additional administration space in or near Eliot Hall to accommodate anticipated staff growth.
- A performing arts center with suitable facilities for theatre, dance, and music instruction, practice, support, storage and performance.
- Child-care facility for infant children of faculty, staff and students.
- A faculty club and additional space for group gatherings, meetings, conferences and related entertainment.
- A new building at the main entrance of the campus, to replace Greywood, to house Community Safety, campus information and other appropriate uses.
- Reconfigure parking to provide optimal convenience for existing and proposed facilities without compromising the campus' environmental quality.
- Athletic facilities to meet the demands of the increasing number of students residing on-campus.
- Progressive improvements to the campus pathway/circulation system.
- Expand the Health Center.

Proposed Master Plan Boundary Expansion:

Since the last Master Plan Amendment in 2006, the College has acquired additional properties, and seeks to include them inside the College's Master Plan boundary. The attached site plan depicts the current approved Master Plan boundary and the proposed expansion. The properties proposed to be included within an expanded Master Plan boundary are:

- 3836 SE Knight St. (1S1E13DA 10100)
- 3820 SE Knight St. (1S1E13DA 10200)
- 5647 SE 38th Ave. (1S1E13DA 3500)
- 5543 SE 38th Ave. (1S1E13DA 2800)
- 2840 SE Woodstock Blvd. (1S1E13CD 800) a.k.a. 'Parker House'

All of the above listed properties are developed with residential structures and uses, and are currently intended to remain in residential uses, except for the Parker House. The Parker House is proposed to be changed from residential to College-related use.

Relevant Approval Criteria:

A Conditional Use Master Plan proposal, including amendments to an existing Master Plan, will be approved if it complies with Section 33.820.050, (Master Plan) Approval Criteria. In turn, these criteria require compliance with Section 33.820.070, Components of a Master Plan, and Section 33.815.105, Institutional and Other Uses in R Zones.

II. ANALYSIS

Site and Vicinity: The Reed College campus currently encompasses approximately 100 acres in southeast Portland. The campus is generally bounded on the far north by SE Steele St. and on the west by SE 28th Ave. The southern boundary follows SE Woodstock for the majority of its length; the far eastern portion of the campus is bounded on the south by SE Knight St. The easterly boundary is an irregular line approximately following the alignment of SE 36th Ave., although the far eastern portion of the campus extends to SE 39th Ave. Significant development and uses surrounding the campus includes the Crystal Springs Rhododendron Test Gardens and the Eastmoreland Golf Course to the west. There is also the former East Moreland Hospital site to the northwest, which was incorporated within the Master Plan boundary as approved via Case File LU 06-110903 CU MS AD, and residential uses to the north, east and south.

The campus has extensive open spaces, with academic buildings developed in clusters, generally oriented along an east-west axis. There are residential dormitories also clustered in the north, in the far west, and in the southwestern corner of the campus. The campus is bisected by a canyon containing Reed Lake, which is protected by Environmental overlay zones. The canyon, a significant natural feature, contains a portion of Crystal Springs Creek, the lake, and an on-going resource enhancement project in the wake of an outdoor swimming pool and related structures being

removed in 2000. The canyon provides a variety of habitats for flora and fauna, which the College identifies as a significant resource requiring on-going conservation efforts.

Zoning: Given the campus' relatively large area, the College lies within multiple zones, including the R2, Multi Dwelling Residential 2,000 zone; the R5, Single Dwelling Residential 5,000 zone; the CN2, Neighborhood Commercial 2 zone; and the 'c' and 'p' Environmental Conservation and Protection overlay zones.

The R2 zone is a low density multi-dwelling zone. It allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development in the zone are duplexes, townhouses, rowhouses and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near neighborhood collector and district collector streets, and local streets adjacent to commercial areas or major streets.

The R5 and R7 zones are medium density single dwelling zones. The single-dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing.

Colleges are reviewed as Conditional Uses in the Multi-Dwelling (R2) and Single-Dwelling (R5) and (R7) Residential zones, and will be approved if found to meet all of the applicable approval criteria of 33.815.105, Institutional Uses in Residential zones.

The Neighborhood Commercial 2 (CN2) zone is intended for small commercial sites and areas in or near less dense or developing residential neighborhoods. The zone's emphasis is on uses which will provide services for the nearby residential areas, and on other uses which are small scale and have little impact. Uses are limited in intensity to promote their local orientation and to limit adverse impacts on nearby residential areas. Development is expected to be predominantly auto accommodating, except where the site is adjacent to a transit street. The development standards reflect that the site will generally be surrounded by more dispersed residential development. Colleges are allowed by right in the CN2 zone.

Environmental zones protect environmental resources and functional values that the City has identified as providing public benefits. The environmental regulations encourage flexible and innovative site planning and provide for development that is carefully designed to be sensitive to the site's protected resources. The environmental regulations also carry out the Comprehensive Plan's policies and objectives.

The Environmental Protection zone provides the highest level of protection to the most important resources and functional values. These resources and functional values are identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each

specific study area. Development will be approved in the Environmental Protection overlay zone only in rare and unusual circumstances.

The Environmental Conservation zone conserves important resources and functional values in areas where the resources and functional values can be protected, while allowing environmentally sensitive urban development.

The Johnson Creek Basin Plan District is intended to provide for safe, orderly, and efficient development of lands which are subject to physical constraints. These constraints include significant natural resources, steep and hazardous slopes, flood plains, wetlands, and the lack of streets, sewers, and water services.

Land Use History: The College has an extensive land use history. Originally established in 1911, the initial development on campus was guided by a College-based Master Plan envisioned by A. E. Doyle, a prominent local architect.

The College Master Plan's land use history includes CU 041-90, which approved the original Master Plan in 1990. The plan contained 15 conditions of approval, all of which the College has met.

There were several Conditional Use reviews before 1981, including PC 3505 C, PC 3569 C, CU 094-61, CU 069-62, CU 001-63, CU 001-66, CU 097-68, CU 030-71, CU 087-76 and CU 036-78. These reviews approved various development projects, including new dormitories, library additions, the existing theatre building and other similar proposals. All of the conditions of approval associated with these reviews are 'sunset,' as per Section 33.700.110 A, and therefore no longer apply because they were processed before 1981.

Between 1981 and 1990, the College applied for several Conditional Use reviews to expand and modify campus facilities, including CU 117-87, CU 129-87, CU 141-87, CU 023-88, CU 44-89, CU 46-89 and CU 76-89.

LUR 96-00205 CU EN amended the Master Plan by modifying a prior condition of approval, as well as approving constructing two new residence halls and related development within the environmental zone. The approval was appealed to the City Council, which upheld the Hearings Officer's decision with three revised conditions of approval.

LUR 96-00260 ZC approved relocating Environmental zone boundaries within the campus Master Plan boundaries as a zone change and map error correction.

LUR 96-01062 CU MS approved adding a new auditorium, student center and remodeling the theater annex. It also continued the Master Plan amendment to Case File LUR 97-00062 CU MS ZC, which in turn approved the amendments to the Master Plan and approved a Zoning Map Amendment to add Environmental Protection overlay zones and removing Environmental

Conservation zoning in areas within the canyon. The amended Master Plan approved additional campus development, including new residence halls and dormitories, a new science building, a faculty club to be housed within an existing building, improving the swimming pool ticket booth and associated areas, and additional parking, subject to conditions of approval.

A request to amend the Master Plan, LUR 97-00358 CU MS ZC was deemed void on May 20, 1997.

LUR 97-00691 CU MS EN amended the Master Plan to approve on-site storm water management systems and typical designs of future systems on campus, including dry extended detention ponds, storm water outfalls, swales and bio filter strips.

The Master Plan was amended again in 1999 via LUR 99-00307 CU MS EN. This case approved expanding and reconfiguring the west parking lot from 121 to 241 spaces, constructing a stormwater outfall in the Environmental Conservation zone near SE 28th Ave., and conceptual approval of a list of identified future building and development projects that the College intended to accomplish over the following ten years as priorities and funding allowed.

In 2000, the College received approval with conditions, via LUR 00-00394 EN, to demolish the concrete swimming pool, ticket booth, fence and bleachers from the Environmental zones protecting Reed Creek, and approval to restore and enhance plantings within the area.

Also in 2000, the College received approval for a minor amendment to the approved Master Plan to add an addition to the existing Studio Arts Building via LUR 00-00769 CU MS.

In 2001 the College received approval, with conditions, via LUR 0175 EN, to reconstruct a fishway and re-establish a natural creek adjoining Reed Creek, in combination with a pool-and-weir fish ladder. Also in 2001 the College received approval, with conditions, to amend the Master Plan to expand the library and an Adjustment to transit street setback requirements along all transit street frontages.

In 2005, the College requested expanding the Master Plan boundary to include the Parker House and use the house as a venue for College-related meetings and social gatherings, and to convert the Willard House to a College-related office use. The College put this application on hold and then withdrew it in order to include both the Parker House and Willard House requests in the subsequent request, to amend the College's Conditional Use Master Plan.

In 2006, via LU 06-110903 CU MS AD, the College proposed expanding the Master Plan boundary to include additional properties acquired since the last Master Plan review and update in 2000. The largest and most significant acquisition was the former Eastmoreland Hospital site, comprising approximately 6.15 acres. The properties at 2814, 2820, 2900 SE Steele and 5216 SE 28th Ave. were also acquired. These properties are located at the southeast and northeast corners of the intersection of SE 28th and SE Steele. The former Eastmoreland Hospital site has an extensive land use history,

which is now moot, due to the hospital use on the site being removed. However, medical offices remain on site with tenant leases extending to 2020 and 2024, well past the term of the current Master Plan. Additional lots approved to be included within the Master Plan boundary included four residential lots near SE 37th and SE Ellis, and ten residential lots near SE 38th and SE Woodstock, as well as acquiring the Birchwood Apartments, across SE 28th from the former Eastmoreland Hospital site. The College also requested including the Parker House near SE 28th and SE Woodstock. The Hearings Officer approved the Master Plan amendments, except for denying including the Parker House within the Master Plan boundary, and denying the request to change the Parker House's use from residential to College-related.

In 2007, the College received conditional use approval to construct a three-story wood framed Language House that will house up to 17 upper-division students participating in the language immersion program, via LU 07-124728 CU.

Also in 2007, the College received environmental approval via LU 07-128198 EN to construct a 425-foot long, ten-foot wide, multi-use bridge over the Environmental Conservation and Protection zones, including two bridgeheads and two intermediate support piers within the Environmental Conservation zone.

The subject application notes all of the conditions of approval that remain applicable to the site, which were imposed via previous reviews. Staff analyzed the conditions of approval and brought all pertinent conditions forward, and deleted those that have been met or have become moot. The remaining applicable conditions of approval are below.

Agency Review: A "Request for Response" was mailed on May 21, 2008. The Water Bureau and Bureau of Parks-Forestry Division responded with no issues or concerns.

The Fire Bureau indicated that all current Fire Code requirements apply and must be met. When any modifications or development occurs an approved plan reviewed by the Fire Bureau is required (Exhibit E-4).

The Police Bureau's Strategic Services Division and Southeast Precinct Commander reviewed the proposal. The bureau responded that it is capable of serving the proposed use. There are no objections or concerns (Exhibit E-5).

The Life Safety Plans Examiner Section of the Bureau of Development Services notes no objections, but recommends that the applicant contact the plan review section to request a Preliminary Life Safety Meeting to verify building code requirements. Occupancy Classification and Building Code requirements associated with a change of occupancy can include, but not be limited to, seismic upgrades and system development fees (Exhibit E-8).

The Bureau of Environmental Services (BES) responded with no objections to the proposal. No new development is currently proposed. The Bureau provided additional comments and information

pertaining to sanitary services and stormwater management requirements that will be imposed during building permit review (Exhibit E-1).

The Site Development Section of the Bureau of Development Services (Site Development) responded with comments pertaining to stormwater disposal and treatment, disposing stormwater to public storm systems or drainageways, non-conforming landscaping upgrades for parking lots, geotechnical engineering requirements, flood plain requirements and erosion control/construction management plans and tree protection requirements, all of which will be reviewed for compliance during building permit review (Exhibit E-6).

The Bureau of Transportation Engineering and Development Review (Portland Transportation) responded with comments pertaining to the requested enrollment cap increase, reconfiguring and allocating campus parking and changing the Parker House's use from residential to College-related, which are detailed below (Exhibit E-2).

Neighborhood Review: Many comments have been received from neighbors, the Eastmoreland Neighborhood Association (ENA), and other interested parties. The comments include both concerns about the proposal and praise for it. Comments relevant to the approval criteria are discussed under the appropriate section below. General comments supporting and opposing the proposal are expressed below:

In Support

Mr. Mike Teskey (Exhibit H-10), and Ms. Joan Foley (Exhibit H-45) both stated that the College has the resources to ensure that the Parker House is well-protected and well-preserved. They believe the project would enhance the resource, while not detracting from the area around it. The public access provisions that the College has offered plus the restrictions on use are very appropriate for such an historic home.

Mr. James Kahan (Exhibit H-14) stated that the College and the Eastmoreland neighborhood are entirely intertwined. The proposal for the Parker House, including the limitations on visitors, the parking arrangements, and the anticipated volume of sound from events, all show an awareness and respect for the community.

Ms. Sarah Movius Schurr (Exhibit H-6), stated that she expects a major donor reception or board meeting to be much quieter than the grand holiday cocktail parties or big graduation barbecues held by Eastmoreland residents in their homes every year. Ms. S. Dianne Rynerson (Exhibit H-8), stated that she believes that the kind of noise coming from the house will likely be happy voices, clinking glasses and silverware, and the sound of an occasional string quartet.

Ms. Mary Bailey (Exhibit H-27), stated that she lived in the Parker House from 1955 to 1963, and that her parents gave many parties, had lots of activity around the house, and received no complaints from the neighbors.

Mr. Mike Teskey (Exhibit H-10), stated that the proposal is completely compatible with the traffic that a home of this stature would have received if the owner were, for instance, a chief executive officer and community leader, hosting events, parties and gatherings on a regular basis.

Mr. Jay Mellies (Exhibit H-43), and Ms. Linda Gaudin (Exhibit H-48), stated that the College's proposal was better than letting the house languish unused. They expressed their belief that the house is too big for a single family to maintain it, and it was better to have a neighborhood institution like Reed College do it.

Mr. Jay Mellies (Exhibit H-43), Ms. Linda Gaudin (Exhibit H-48), and Mr. Paul Gronke (Exhibit H-47), all expressed that they thought it would be naïve to believe the Parker House could revert back to residential use. The building sat empty for years and was deteriorating. Although SE Moreland Lane is quiet, SE Woodstock is noisy, and so moderate noise from Parker House should not be an issue.

Mr. Robert J. Hogg (Exhibit H-53), stated that he owns a house across the street from the Parker House on SE Moreland, and believes it would be a waste to not use the Parker House as the College proposes.

Ms. Lucille H. Pierce (Exhibit H-49), Mr. Milo E. Ormseth (Exhibit H-51), Ms. Alicia L. Swindel (Exhibit H-69), Ms. Linda Gaudin (Exhibit H-48), Ms. Pam Conrad and Mr. Damian Conrad (Exhibit H-50), Ms. Lori Irish Bauman (Exhibit H-64), Ms. Karen Deveny and Mr. Cliff Deveny (Exhibit H-70), Mr. Al Glueckert and Ms. Kathi Glueckert (Exhibit H-26), Ms. Elizabeth Drum (Exhibit H-44), and Ms. Joan M. Foley (Exhibit H-45), all expressed support for the proposal, and stated that the College is a good neighbor and provides many benefits to the neighborhood. The Parker House benefits the neighborhood by being remodeled, and needs to be used for something and not sit empty. These people stated that they thought the proposal was a well thought out plan.

In Opposition

Ms. Carol Klingensmith (Exhibit H-1), stated that "when Reed College asks residents to stay off campus during graduation and end of year events, they are asking for their privacy and respect for the boundary between College and neighborhood. Although many of us walk through and around the campus in our neighborhood perambulations, it is always with the knowledge that we are guests while on campus. We are asking, as Eastmoreland residents, for reciprocal respect for the fact that we are a neighborhood, not a College campus. We are asking Reed College to treat us with the same respect and consideration for the impact this would have on the daily lives of the neighbors who live near the Parker House, as well as the potential future impact in our neighborhood if more non-residential event houses were to be allowed."

Mr. Richard Pierce (Exhibit H-65), stated that the Parker House has always been a single-family residence since constructed in 1929. The front door is on SE Moreland Lane and it is part of the SE Moreland Lane neighborhood. SE Moreland Lane is a neighborhood within a neighborhood, due to the

