



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

isolated configuration of the street. Mr. Pierce stated that he believes Section 33.815.105 requires the Hearings Officer to give the highest consideration to the comments and evidence provided by the residential neighbors who are most impacted, and who have a unique exposure to the Parker House proposal. The Hearings Officer finds that the Code section cited by Mr. Pierce does not give extra weight to comments or evidence provided by neighbors of the Parker House. The Hearings Officer considers the arguments and evidence presented by all parties.

Ms. Kathy Spere (Exhibit H-17), stated that the College and the neighborhood have a symbiotic relationship. "I am grateful for the benefits that Reed provides. However, the proposal will work to destroy the livability of the neighborhood that has often been ranked as the best neighborhood in Portland."

Mr. James Wygant (Exhibit H-72), stated that the College has not been honest with its intentions. The changing plans for the Parker House over the years suggest the College is avoiding telling the truth. He also stated that the College has not been a reliable neighbor when problems arise. The College has not addressed its people parking in the neighborhood.

Ms. Marsha J. Buono (Exhibit H-71), stated that the College treats the neighborhood like its own kingdom, and does not care about the residents.

The "Worst Case Scenario" Issue

In his denial of the Parker House use in 2006, the Hearings Officer wrote that '...analysis of impacts on the... [adjacent neighbors]...must assume the worst-case scenario and most intensive and frequent use allowed.' (LU 06-110903, page 38).

Mr. Steven W. Abel, attorney representing the College, states (Exhibit H-91), that in determining whether a proposed use is allowed under Section 33.815.105, a "reasonable" worst-case scenario should be applied when considering potentially significant conflicts. In LU 06-110903 CUMS AD, the Hearings Officer appeared to indicate that an "absolute" worst-case scenario should be considered when evaluating the criteria and determining potential significant conflicts. Under an "absolute" worst case scenario, however, an illogical result occurs in that no approvals would ever be granted because, when considering all possible impacts and maximizing utilization of a proposed use, the criteria could not be satisfied by any proposal. This cannot be the intent of the Zoning Code. A more rational basis for evaluating potential significant conflicts is to look at the "reasonable" worst-case scenario when weighing the criteria in Section 33.815.105.

Mr. Abel submitted case law authority for the proposition that the Hearings Officer has the discretion to interpret the appropriate standard of review (Exhibit H-91). There is no requirement that an "absolute" worst case development scenario or "most intensive" use scenario be applied when evaluating impacts. Rather, it is acceptable to apply a "reasonable" or likely" development scenario when determining whether a use is permissible. See *Santiam Water Control District v. City of Stayton*, 54 Or. LUBA 553 (2007); *Bothman v. City of Eugene*, 51 Or LUBA 426, 433-34 (2006).

Accordingly, these findings exercise that discretion by employing a “reasonable” worst case scenario when evaluating the Parker House under the five-factor test set forth in Section 33.815.105.

The Hearings Officer found that in *Santiam Water Control District* city approval of a Comprehensive Plan and zone change was appealed. The subject property was approximately eight acres and contained the Santiam Memorial Hospital. The property was previously classified as a mix of Low, Medium, and High Density Residential. The classification was changed to Public/Semi-Public, which brought the hospital into compliance with the plan and zoning map. In *Bothman* City approval to rezone a five-lot tract to Community Commercial with a site review overlay was appealed.

The Hearings Officer finds that these two cases do not apply to this case. These cases concern zone changes, which would allow a broad range of potential developments. In *Santiam Water Control District*, the hospital was brought into conformity, and LUBA found that looking at the impact of the hospital rather than the impact of the most intense use the new zone would allow was one appropriate option. In the *Bothman* rezoning case the City made its decision based on looking at the most intense use. LUBA found that the City was not required to consider the “worst-case” development scenario, and it was permissible to consider a “likely” development scenario instead.

In the present case, the College is making a conditional use request for a specific and very well-detailed use. If approved, only this use would be allowed. So there is no range of potential and ill-defined uses as in the *Santiam Water Control District* and *Bothman* cases. The Hearings Officer finds that it is appropriate to apply a standard based on the numbers the applicant provided. Yes these are maximum use or “worst case” scenario numbers. But it is appropriate when considering potential impacts to consider the maximum impact. Certainly the opposition is concerned with the impacts that would be allowed based on the numbers the applicant has provided, which would be the numbers allowed if the proposal is approved.

As to Mr. Abel’s argument that a “reasonable” worst-case scenario should be applied rather than an “absolute” worst-case scenario, the Hearings Officer cannot even determine what a “reasonable” worst-case scenario would be. The only numbers are those provided by the applicant. Is a “reasonable” worst-case scenario 90% of these numbers, or 50%. The applicant has submitted one set of numbers, and has requested to be allowed to use the Parker House up to these numbers and no more. With no other numbers provided, the Hearings Officer will not make an analysis based on a “reasonable” worst-case scenario with numbers that are neither cited in the record, nor based on any information in the record.

Finally, Mr. Abel argues that using the numbers provided, which he is calling the “absolute” worst-case, would create an illogical result in that no approvals would ever be granted because, when considering all possible impacts and maximizing utilization of a proposed use, the criteria could not be satisfied by *any proposal* (italics added by the Hearing Officer). The Hearings Officer does not see the logic of this argument. But in any event, the Hearings officer finds that “any proposal” is not being made, but rather the College has submitted a very specific and detailed proposal.

The Willard House

Mr. Mike Fischer, Vice President of the ENA, requested (Exhibit H-58) that the Hearings Officer revisit the findings that approved the Willard House for office use in the 2006 Master Plan approval (LU 06-110903 CUMS AD). Ms. Sylvia Cate, Bureau of Development Services, stated (Exhibit H-75) that the Willard House is currently being used as a residence for College faculty. The Willard House is not a part of the current proposal. The appeal period for the 2006 approval has long since expired, and there is no compelling legal reason for the city to revisit the previous findings or approval. Any use of the Willard House that is not consistent with prior approvals or the base zone may be addressed via code compliance. The Hearings Officer concurs with Ms. Cate's explanation.

ZONING CODE APPROVAL CRITERIA

33.820.050 Approval Criteria

Requests for conditional use Master Plans will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

A. The Master Plan contains the components required by 33.820.070;

Findings: Staff found that the Master Plan includes a discussion of all the components required by Section 33.820.070, components of a Master Plan, as addressed below. The Hearings Officer finds that this criterion is met.

B. The proposed uses and possible future uses in the Master Plan comply with the applicable conditional use approval criteria; and

Findings: Compliance with the applicable conditional use approval criteria is addressed below. With recommended conditions of approval, staff determined that all of the proposed amendments to the Master Plan comply with all applicable conditional use approval criteria. The Hearings Officer finds that this criterion is met.

C. The proposed uses and possible future uses will be able to comply with the applicable requirements of this Title, except where adjustments are being approved as part of the Master Plan.

Findings: Prior Conditional Use Master Plans have included approval of adjustments to the development standards as follows:

- An adjustment to the transit street setback requirements, which was processed concurrently as part of the last major amendment to the Master Plan via LUR 01-00369 CUMS AD; and

- An adjustment to waive the ten-foot deep L1 landscaping buffer along the northern edge of the formal playing fields adjacent to the SE Steele St. frontage, via LU 06-110903 CU MS AD.

Staff determined that the application's proposed uses and identified future uses are anticipated to meet all of Title 33's requirements, including all development standards. The Hearings Officer finds that this criterion is met.

33.820.060 Duration of the Master Plan

The Master Plan must include proposed uses and possible future uses that might be proposed for at least 3 years and up to 10 years. An approved Master Plan remains in effect until development allowed by the plan has been completed or the plan is amended or superseded.

Findings: The College proposes amending and updating the existing approved Master Plan, and proposes program improvements and development which would take place over the next ten years as funding becomes available and the proposed project list is prioritized. Therefore, staff recommends that the amended Master Plan's duration extend a full ten years from the date of this decision, or until the approved Master Plan is superseded by an future approved amendment to update the plan. The Hearings Officer finds that in the interest of efficiency it is appropriate to extend the Master Plan's duration for ten years from the date of this decision, and this criterion is met.

33.820.070 Components of a Master Plan

The applicant must submit a Master Plan with all of the following components. The review body may modify the proposal, especially those portions dealing with development standards and review procedures. The greater the level of detail in the plan, the less need for extensive reviews of subsequent phases. Conversely, the more general the details, the greater the level of review that will be required for subsequent phases.

- A. Boundaries of the use. The Master Plan must show the current boundaries and possible future boundaries of the use for the duration of the Master Plan.**

Findings: The College requests expanding the Master Plan boundary to include the following properties:

- 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'

Expanding the plan boundary requires an amendment to the Master Plan, per Section 33.820.090 A.2. Staff found that the required Master Plan component is satisfied with the submitted information. Approving the request to expand the boundary is discussed below.

During the previous Master Plan review, LUR 01-00369 CUMS AD, and reiterated again in the findings of LU 06-110903 CU MS AD, the College removed a lot (5405-5415 SE 28TH AVE; State ID 1S1E13BC 1200) from the plan boundary because it was zoned IG 1 and College uses are prohibited in that zone. However, since that review, it has been determined that this single lot is in fact triple-split zoned: IG1, R2, and CN2. Therefore, the College has been advised to request a zoning map error correction review, to determine what zoning was intended for that lot. Until a future review and zoning determination is completed, based on the lot's prior approved removal from the plan boundary, the lot remains outside of the Master Plan.

As discussed below, the requested change of use for the Parker House from residential to College-related is approved. Given the size, location, residential architecture, and the lack of any other non household living uses near the Parker House to the west, south, and east, expanding the plan boundary to include the property appears to have no significant impact on the residential appearance or function of the adjacent residential area along SE Moreland Lane.

Expanding the plan boundary to include the four residential properties along the eastern edge of the campus which will remain in residential use will have no impact on the appearance or function of the surrounding residential area.

Staff determined that this element of the required Master Plan components is satisfied for expanding the Master Plan boundary for the four residential properties along the easterly edge of the campus. Staff also determined that expanding the Master Plan boundary to include the Parker House was acceptable, provided the traffic and parking management plan and other measures detailed below are satisfactorily implemented.

The Hearings Officer finds that this criterion is met.

B. General statement. The Master Plan must include a narrative that addresses the following items:

- 1. A description in general terms of the use's expansion plans for the duration of the Master Plan; and**
- 2. An explanation of how the proposed uses and possible future uses comply with the conditional use approval criteria; and**

3. An explanation of how the use will limit impacts on any adjacent residentially zoned areas. The impacts of the removal of housing units must also be addressed.

Findings: The College's current update of the Conditional Use Master Plan approved in 2006 is configured to provide continuity with the original Master Plan, but has been updated throughout. Many of the proposed uses and development projects are carried over from previously approved Master Plan reviews. The College notes that many of its needs have been long identified, but the development priority may change depending on funding, need, or the reprioritization of projects based on changing circumstances within the College. Therefore, many proposed projects are longstanding and have been reviewed before, while others are new. Potential campus building sites have been updated with both text and a revised map (Exhibit A-1).

New transportation information has been added addressing the proposed projects to be developed over the term of the Master Plan, and particularly addressing the proposed Parker House use. The transportation impacts are based on the included request to increase the enrollment cap and number of faculty and staff. The application explains the College's plan to maintain and operate the Parker House in a manner to limit impacts on adjacent residentially zoned properties.

The College is not proposing removing the houses, but does propose changing the Parker House's use from residential to College related. The application narrative notes that the College has taken great care in renovating the house to preserve its residential character, both inside and outside. Additionally, the Parker House has residential facilities that can accommodate both overnight guests or be used as the College President's residence in the future. The applicant has submitted an operational/management plan for the Parker House intended to limit impacts on adjacent residential uses.

Staff found that this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

C. Uses and functions. The Master Plan must include a description of present uses, affiliated uses, proposed uses, and possible future uses. The description must include information as to the general amount and type of functions of the use such as office, classroom, recreation area, housing, etc. The likely hours of operation, and such things as the approximate number of members, employees, visitors, special events must be included. Other uses within the Master Plan boundary but not part of the conditional use must be shown.

Findings: The Master Plan Amendment document includes:

- A summary of the approved Master Plan.

- The evolution of the campus and its subsequent expansion from the foundation of the Reed Institute in 1911 to the campus configuration as it exists today.
- A detailed ten year improvement plan outlining all proposed and anticipated expansions and improvements within the Master Plan boundaries.
- A discussion of hours of operation, employees, enrollment levels and related details.

The application includes details about the Parker House's proposed uses, the hours of operation, numbers of guests and employees and expected events to occur on an annual basis, and related traffic and parking demand management information.

The Traffic Analysis includes information and analysis based on background growth, fluctuations in student enrollment, increased on-campus dormitory space and the elimination of the Eastmoreland Hospital, which also contributes to reduced traffic.

In addition, the application discusses the conceptual framework for on campus landscaping, internal pedestrian and bicycle circulation facilities, potential future building sites, open spaces and related natural resources within the plan boundaries. The application discusses the conceptual framework and guiding principles that the College utilizes in determining subsequent plan updates and prioritizing proposed improvements.

Staff determined that the Master Plan documents contain sufficient information describing existing and proposed uses and functions, and so this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

D. Site plan. The Master Plan must include a site plan, showing to the appropriate level of detail, buildings and other structures, the pedestrian, bicycle, and vehicle circulation system, vehicle and bicycle parking areas, open areas, and other required items. This information must cover the following:

1. All existing improvements that will remain after development of the proposed use;
2. All improvements planned in conjunction with the proposed use; and
3. Conceptual plans for possible future uses.

Findings: An overall site plan (Exhibit C-1) provides a global view of the existing campus improvements. Areas for proposed and possible future improvements are identified on a map labeled *Potential Building Sites* (Exhibit C-2).

Some of the proposed projects, such as replacing the Greywood Building, are anticipated to be located on the campus near the rest of the academic buildings and well away from the surrounding non-College owned residential uses. Some proposed projects will trigger a

future Environmental review, such as the proposal to reconstruct the Cross Canyon Dormitories or expand the Theatre building. There are many projects recommended for conceptual approval in this review that can be allowed without further reviews. This is provided the project meets all development standards, lies outside any environmental zone and does not trigger a threshold within a condition of approval that would require additional review.

Staff determined that with a condition of approval requiring that future projects within Environmental zones be reviewed via a Type II Environmental review once detailed plans are developed, this element of the required Master Plan components is satisfied.

The Hearings Officer finds that this criterion is met.

4. Pedestrian, bicycle, and transit facilities including pedestrian and bicycle circulation between:

- a. Major buildings, activity areas, and transit stops within the Master Plan boundaries and adjacent streets and adjacent transit stops; and**
- b. Adjacent developments and the proposed development.**

Findings: All submitted maps include footprints of structures and the public rights-of-way immediately adjacent to the campus and all lands proposed to be included within the proposed expanded Master Plan boundary. Specific discussion of such facilities is addressed in the application. Staff determined that these elements of the required Master Plan components are satisfied. The Hearings Officer finds that this criterion is met.

- E. Development standards. The Master Plan may propose standards that will control development of the possible future uses that are in addition to or substitute for the base zone requirements and the requirements of Chapters 32.32 and 32.34 of the Sign Code. These may be such things as height limits, setbacks, FAR limits, landscaping requirements, parking requirements, sign programs, view corridors, or facade treatments. Standards more liberal than those of the code require adjustments.**

Findings: The College does not propose any alternative development standards as part of the Master Plan Amendment. The application (Exhibit A-1) discusses compliance with development standards. The College anticipates that all of the proposed improvements will meet all applicable development standards during permitting. No substitute standards are proposed, but two prior approved adjustments to waive the required L1 landscaping buffer between the north edge of the playing fields and SE Steele St., and to waive the required transit street setback, both remain in effect.

Staff determined that this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

- F. Phasing of development. The Master Plan must include the proposed development phases, probable sequence for proposed developments, estimated dates, and interim uses of property awaiting development. In addition the plan should address any proposed temporary uses or locations of uses during construction periods.**

Findings: The College's criteria for establishing priorities when phasing the proposed improvements include various elements, such as economic conditions, student enrollment levels, academic mission and project funding. The top priority for the College is to begin utilizing the Parker House and the Willard House as proposed. Other projects will be developed over the next ten years as circumstances provide.

Staff determined that this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

- G. Transportation and parking. The Master Plan must include information on the following items for each phase.**

- 1. Projected transportation impacts. These include the expected number of trips (peak, events, and daily), an analysis of the impact of those trips on the adjacent street system, and proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system or specific programs and strategies to reduce traffic impacts such as encouraging the use of public transit, carpools, vanpools, and other alternatives to single occupant vehicles.**
- 2. Projected parking impacts. These include projected peak parking demand, an analysis of this demand compared to proposed on-site and off-site supply, potential impacts to the on-street parking system and adjacent land uses, and mitigation measures.**

Findings: The College's Transportation Master Plan (updated from the 2006 plan) included an analysis of existing conditions, future needs, a parking analysis, alternative modes analysis, and a discussion of compliance with applicable policies. The plan also includes traffic count data, level of service analysis for existing and future conditions, a discussion of accident incidence, signal warrants and an evaluation of possible mitigation measures at the intersection of SE 28th and SE Woodstock Blvd.

The College is seeking to increase the maximum approved student enrollment and increase the maximum number of allowed parking spaces. The transportation analysis includes a sensitivity analysis of future intersection operations, reflecting potential fluctuations in

campus population. The plan also includes an adjustment to the amount of allowable parking supply within the campus Master Plan area, and reviews campus transportation trends based on historic traffic and travel mode information.

Portland Transportation determined that this element of the required Master Plan components is satisfied (Exhibit E-2). Staff determined (Exhibit H-75) that increasing the enrollment cap will provide the College with flexibility for variations in student enrollment and associated staff and faculty ratios. The College provided significant evidence and supporting documentation demonstrating that the increased cap will have no adverse impacts on transportation facilities.

The Hearings Officer finds that this criterion is met.

- H. Street vacations. The Master Plan must show any street vacations being requested in conjunction with the proposed use and any possible street vacations that might be requested in conjunction with future development. (Street vacations are under the jurisdiction of the City Engineer. Approval of the Master Plan does not prejudice City action on the actual street vacation request.)**

Findings: The College identifies a portion of SE Knight St. adjacent to College-owned property as a potential street vacation, as well as the possibility of vacating a portion of SE 38th between SE Woodstock Blvd. and SE Knight. When the Master Plan application was submitted, the College was working with city staff in processing a street vacation request. The College proposes to expand the Master Plan boundary to include the land within these public rights-of-way so that there will be no need to further modify the plan boundary if the street vacation request is approved.

Staff determined that this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

- I. Adjustments. The Master Plan must specifically list any adjustments being requested in conjunction with the proposed use or overall development standards and explain how each adjustment complies with the adjustment approval criteria.**

Findings: The College is not requesting any adjustments. This criterion does not apply.

- J. Other discretionary reviews. When design review or other required reviews are also being requested, the Master Plan must specifically state which phases or proposals the reviews apply to. The required reviews for all phases may be done as part of the initial Master Plan review, or may be done separately at the time of each new phase of development. The plan must explain and provide enough detail on how the proposals comply with the approval criteria for the review.**

Findings: The College has not requested any other concurrent, discretionary reviews. However, some of the proposed future development and improvement projects are within the campus' environmental zones.

As noted above, the campus' environmental resources are extensive and considerable. Given these resources, it is paramount that as much care and protection as is feasible be provided when considering development within the zones.

Therefore, a condition of approval previously applied will remain in effect. Any development conceptually approved in this Master Plan, but located within the site's Environmental zones, will be subject to a Type II Environmental review, unless the project can meet all applicable standards of Sections 33.430.140 through 33.430.170. This standard applies to projects identified in this proposal as well, including expanding the existing Theatre building, constructing or replacing new student housing on the north side of Reed Lake, including the Cross Canyon Dormitories, and any stormwater treatment on campus that includes an outfall within the Environmental zones.

Any future project that the College has not identified within this current review that might be located within an Environmental zone will require a concurrent Type II amendment to the Master Plan. Prior Conditional Use Master Plan reviews have imposed these conditions of approval for other future discretionary reviews, and are recommended to continue to remain in effect.

Staff determined that this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

K. Review procedures. The Master Plan must state the procedures for review of possible future uses if the plan does not contain adequate details for those uses to be allowed without a conditional use review.

Findings: The updated Master Plan is based on projected needs for the next ten years. The applicant discusses the need for the plan to remain dynamic in nature, and describes internal College strategies to evaluate and update the plan (Exhibit A-1). Among the internal procedures discussed, the plan notes that it is prudent for the appropriate College committees to regularly evaluate the currency of the plan and identify items that require amendments and modifications.

The previous Master Plan conceptually approved several projects, many of which continue to be included as part of every application to update the Master Plan, due to funding and priority variables. The previous Master Plan also established alternative review procedures via Conditions of Approval in order to streamline reviewing projects that are within the core of the campus and to provide the College with a relatively dynamic and flexible Master Plan, while providing appropriate and identified milestones and thresholds for updating and

amending the plan. Such milestones and thresholds as embodied in the prior conditions of approval provide certainty to the College's surrounding neighbors for when additional reviews are required, and these milestones and thresholds provide the College with guidance for when impacts related to growth and development are likely to reach a level that requires mitigation measures.

Given the proposed development projects, staff recommends that the following projects be conceptually approved, and subject to future land use reviews only if review thresholds of the conditions of approval are triggered, such as, but not limited to, being within an environmental zone, or being within 100 feet of non-College owned residential uses. These projects are anticipated to occur within the next ten years, and potential future review requirements are as follows:

Additional residence halls to accommodate approximately 100-150 students, thereby increasing the proportion of students who live on campus.

The College notes that demand for on campus student housing exceeds supply each year, even after completing Naito, Sullivan and Bragdon Halls and the new Language House. The current number of on campus student beds is 835.

Staff determined that the proposed new student housing does not appear to trigger any future land use reviews. This is provided that the project meets all Conditions of Approval, is not within an Environmental zone, meets all applicable development standards, maintains on site parking spaces within the approved range, does not exceed established thresholds, and does not create new land uses or programs. Adding additional floor area to the core of the campus will have no discernible impacts as long as the student enrollment and number of employees remain at or below the maximum cap requested in this application. Developing new student housing on campus has been identified as an on-going project within the College's Master Plans since at least 1990, and additional student housing was previously approved via LU 06-110903 CUMS AD.

Request to adjust the student enrollment cap from the currently approved 1,350 to 1935, to accommodate enrollment and staff fluctuations.

Staff determined that because the Master Plan proposes changing the student enrollment cap to accommodate fluctuations in enrollment and staff, as required via a prior condition of approval, the proposed change is addressed below, under the applicable conditional use approval criteria.

Rebuild or replace the remaining 1960s-era cross-canyon dormitory buildings to improve privacy, energy efficiency, accessibility, and circulation among the buildings.

Staff determined that the existing structures lie within the Environmental zones, and so the

proposal to replace dormitories would require a future EN review if any portion of the associated construction area encroaches into the resource area. The applicable approval criteria for the future dormitory projects are found in Section 33.430.250 E. This project has been an identified project in the College's Master Plans since at least 1997, and was previously approved via LU 06-110903 CUMS AD.

The Parker House

The College proposes to utilize this 'grand residence' as a venue for College related meetings and social gatherings, as well as house up to four overnight guests as needed.

Staff determined that because the Master Plan proposes changing the primary use of the Parker House from residential to College-related, the proposed use is addressed below under the applicable conditional use approval criteria.

Expansion of 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 growth in the number of faculty.

Additional classrooms as necessary to accommodate expansion of course offerings resulting from revisions in academic programming.

Child-care facility for infant children of faculty, staff and students.

A faculty club and additional space for group gatherings, meetings, conference and related entertainment.

A new building at the main entrance of campus, to replace Greywood, to house Community Safety, campus information and other appropriate uses.

Staff determined that all of these projects were previously approved via LU 06-110903 CU MS AD. Previous findings noted that these "...projects appear to be development within the core of the campus that will not require further land use review provided that the project meets all Conditions of Approval, is not within an Environmental zone, meets all applicable development standards, maintains on site parking spaces within the approved range, does not exceed established thresholds and does not create new land uses or programs."

As noted in the application, the College Master Plans have a long history of projects previously identified as important development and program improvements for the College, but that priorities change over the years as funding becomes available or circumstances change. The zoning regulations note that generally daycare uses are allowed by right if

located within a building which currently contains or did contain a College, Medical Center, School, Religious Institution, or a Community Service use. If the College locates a day care facility within a building on campus that is part of the College use, the day care will not require further review. However, if the College determines that the day care should be located in a building that is currently a residential use, then a land use review will be required.

Progressive improvements to the campus pathway/circulation system.

This proposal includes campus wide improvements in which discontinuities in both the pedestrian and bicycle circulation systems are identified and corrected.

Staff determined that these improvements, including a new pedestrian bridge, were previously approved via LU 06-110903 CUMS AD with a note that the pedestrian bridge would be subject to a separate Environmental review. The new pedestrian bridge has been constructed.

A performing arts center with suitable facilities for theatre, dance, and music instruction, practice, support, storage and performance.

Currently the performing arts programs are separated from one another on campus, with music divided between Prexy and the performance space in Kaul Auditorium and Eliot Hall. The Theatre is similarly divided between the theatre in the canyon and the Theatre Annex west of 28th Ave. Dance shares space with the gymnasium. The College proposes a new building which would group all performance facilities together near Kaul Auditorium and the existing theatre building, which would allow phased development and utilizing the existing west parking lots. The application notes that the existing tennis courts may be relocated north of the canyon, near the playing fields, to make sufficient room and the parking would be reconfigured as necessary.

Staff determined that the proposed new Performing Arts Center does not appear to trigger any future land use reviews. This is provided that the project meets all Conditions of Approval, is not within an Environmental zone, meets all applicable development standards, maintains on site parking spaces within the approved range, does not exceed established thresholds, does not exceed the maximum trip generation levels analyzed in the current updated transportation analysis submitted for this review and does not create new land uses or programs.

Athletic facilities to meet the demands of the increasing number of students residing on campus.

The existing tennis courts may be relocated on the campus in order to provide sufficient room to reconfigure the west parking lot(s) adjacent to the location proposed for the new

performing arts center. The College proposes a possible temporary use of the cleared hospital site as a practice or pick-up game field.

Staff determined that temporarily using the grassy area once occupied by the Eastmoreland Hospital Building does not appear to trigger any additional land use reviews. This is provided that the project meets all Conditions of Approval, meets all applicable development standards, maintains on-site parking spaces within the approved range, does not exceed established thresholds and does not create new land uses or programs. Various recreation facilities improvements have been identified projects within the College's Master Plans since at least 1997. This project request was previously approved via LU 06-110903 CUMS AD.

Additional administration space in or near Eliot Hall to accommodate anticipated staff growth.

Staff determined that this request falls generally within the previous request approved via LU 06-110903 CU MS AD, under the heading *Various Building Remodeling to accommodate changing needs*. The previous findings noted: "... these projects will be permitted without a land use review provided that the project meets all Conditions of Approval, is not within an Environmental zone, meets all applicable development standards, maintains on site parking spaces within the approved range, does not exceed established thresholds and does not create new land uses or programs.

Expansion of the Health Center:

The current space in Eliot Hall is to be converted to teaching and the health and counseling services relocated elsewhere on campus. The Health and Counseling Center may be combined with other student services in MacNaughton or the Commons, or moved to a former medical office on SE 28th Ave.

Staff determined that the relocation does not appear to trigger any future land use reviews. This is provided that the project meets all Conditions of Approval, is not within an Environmental zone, meets all applicable development standards, maintains on site parking spaces within the approved range, does not exceed established thresholds and does not create new land uses or programs. A very similar proposal was previously approved via LU 06-110903 CUMS AD.

Re-configuration of parking to provide optimal convenience for existing and proposed facilities without compromising environmental quality on campus.

The College proposes increasing the number of on-campus parking spaces by utilizing existing parking lots acquired when the College acquired the property that formerly held the Eastmoreland Hospital. The reconfiguration and allocation would increase the total on-

campus parking supply to 897 spaces, which would add 180 spaces to the 717 spaces identified in the 2006 Master Plan. As noted in Portland Transportation's analysis, past parking studies revealed that the overall campus parking supply is adequate to meet demand. However, the parking configuration and the proximity of parking to major campus facilities is such that the East Lot, which is centrally located to campus academic and administrative activities, has the highest demand. This results in spill over parking on adjacent neighborhood streets. By relocating some of the administrative activities to the medical office buildings located on SE 28th Ave., the demands on the East Lot should subside accordingly. In addition, the College proposes to allocate some of the added parking to new student housing that has been developed on the North campus, further relieving the pressures on the East Lot.

Remodel or Replacement of Foster, Scholz, and Remodel of MacNaughton and Prexy.

Staff determined that the remodel or replacement projects do not appear to trigger any future land use reviews. This is provided that the projects meet all Conditions of Approval, are not within an Environmental zone, meet all applicable development standards, maintain on site parking spaces within the approved range, do not exceed established thresholds and do not create new land uses or programs. These projects were previously approved via LU 06-110903 CU MS AD. The current proposal includes an addition to the existing Dorothy Johansen House in order to expand the building's office capacity. The existing parking shelter and greenhouse will be removed and the new addition will be constructed within this footprint. Pedestrian circulation and landscape improvements will also be implemented. The proposed changes to the Dorothy Johansen House are consistent with the general remodeling to meet current and changing campus needs.

Given the consistency with which the College has identified campus needs, previous Master Plan approvals have established a framework within which many of these conceptually approved projects are allowed without additional reviews. This framework provides the College with a high degree of flexibility for development within the central campus.

Therefore, staff recommends conceptual approval of the above projects, and determined that this element of the required Master Plan components is satisfied. The Hearings Officer finds that this criterion is met.

33.815.010 Purpose of Conditional Uses

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow

the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.105 Institutional and Other Uses in R Zones

These approval criteria apply to all conditional uses in R zones except those specifically listed in sections below. The approval criteria allow institutions and other non-Household Living uses in a residential zone that maintain or do not significantly conflict with the appearance and function of residential areas. The approval criteria are:

- A. **Proportion of Household Living uses.** The overall residential appearance and function of the area will not be significantly lessened due to the increased proportion of uses not in the Household Living category in the residential area. Consideration includes the proposal by itself and in combination with other uses in the area not in the Household Living category and is specifically based on:
1. **The number, size, and location of other uses not in the Household Living category in the residential area; and**
 2. **The intensity and scale of the proposed use and of existing Household Living uses and other uses.**

Findings: The Hearings Officer finds that the analysis under Subsections 1 and 2 of Section 33.815.105 A is so intertwined that it is appropriate to analyze the two subsections together. These two criteria require finding that, based on the number, size and location of other non-household uses, the overall residential appearance and function of the area will not be significantly lessened due to the intensity and scale of the proposed uses, as well as of existing household living and non-household uses.

The College is generally bounded by SE Steele St. to the north, SE 28th Ave. to the west, SE Woodstock to the south, and SE 38th Ave. to the east. To analyze this criterion, the residential area is defined as the area within an R zone and within 400 feet of the boundary of the proposed Master Plan boundary expansion. The only non-household uses found in this area besides Reed College are the Reedwood Friends Church, located in the R1 zone directly north of the campus on SE Steele St. near SE 28th Ave. and a small portion of the former Eastmoreland Hospital site that includes parking for the existing medical office/clinic buildings along SE 28th (the majority of the lots occupied by the clinics are zoned CN2).

Multi-dwelling and single-dwelling residential uses are immediately adjacent to the campus to the north, east and south. A significant portion of the westerly edge of campus lies across SE 28th Ave. from the Crystal Springs Rhododendron Test Gardens and the Eastmoreland Golf course. The northwest corner of the campus includes the former Eastmoreland Hospital site which is directly across the street from a mixture of uses and zoning that includes R2, CN2, R1, and IG1.

Mr. Abel, representing the College, suggests (Exhibit H-91b) an alternative definition of residential area for the purposes of analyzing Section 33.815.105 A. Because Section A requires that the "overall residential appearance and function of the area will not be significantly lessened", the appropriate scope of the impact analysis should include the areas encompassed by the three neighborhood associations in the College's vicinity: the Eastmoreland, Reed and Woodstock Neighborhood Associations.

The Hearings Officer agrees that analyzing the criteria in Section A within an area limited to within 400 feet of the boundary of the proposed Master Plan boundary expansion may be too limited. However, the Hearings Officer finds that there is no evidence in the record even hinting that the proposal would significantly impact the residential area beyond 400 feet of the proposed boundary expansion. Therefore, there is no need to determine whether the appropriate scope of the impact analysis should be expanded.

Mr. Daniel Kearns, attorney representing the ENA, argues that the College urges the Hearings Officer to evaluate the impact of the Parker House on the larger surrounding residentially zoned area, instead of the immediate neighborhood on SE Moreland Lane (Exhibit H-83). Mr. Abel suggests, and the Hearings Officer agrees, that the appropriate analysis under Section A is to the broader residential area, not merely the immediate neighborhood on SE Moreland Lane. In using the term "overall" in referring to the residential appearance and function of the area, Section A is concerned with the general effect on the broader residential area, rather than on one very limited area, such as SE Moreland Lane. The livability analysis done under Section C below is the appropriate section to analyze impacts to SE Moreland Lane. The applicant, staff and opposition have all performed a thorough livability analysis, as detailed below under Section C.

Most of the proposed improvements will occur within the campus' interior. The proposed additional buildings on campus are consistent with the educational mission of a relatively large academic campus, and the College anticipates that each project will meet all applicable development standards. The proposed projects are intended to enhance the existing academic facilities on campus, as well as provide additional amenities to the College's community of students, faculty and staff. Therefore, the scale and intensity of most of the proposed improvements will have no significant impacts on the overall residential appearance or function of the area.

There are three significant amendments to the College's existing Conditional Use approval that may impact the residential area, and are analyzed below:

Change Parking Lot Use

The first is to change the use of the existing parking lots associated with the former Eastmoreland Hospital to College related use. This portion of the College was previously

approved to be within the Master Plan boundary in 2006. At the time, the College did not propose any additional uses aside from using the grassy area once occupied by the hospital building as informal playing fields. In this application, the College proposes possibly further developing this and adjacent areas on the north campus with more formal recreational facilities, including potentially relocating existing tennis courts from the west parking lot area.

This change is part of a larger plan to reconfigure existing campus parking lots. Many of the tenants in the medical office buildings adjacent to the former hospital, which were also acquired by the College, hold long term leases. Since then, the College has studied parking allocation across the campus and has noted that the east lot currently experiences periods of high to excessive demand, resulting in spillover parking onto adjacent residential streets. The plan includes relocating some administrative offices to the northwest corner of the campus. The plan would identify a portion of the existing parking lots in the northwest corner, including the parking lots associated with the former Eastmoreland Hospital, for those administrative staff and for a portion of newly developed student housing on the north campus. The College anticipates this will significantly reduce demand on the east lot and subsequently reduce or eliminate spill over parking onto residential streets located near the east lot.

The existing parking lots associated with the former Eastmoreland Hospital site and related medical offices occupy land split zoned R2 and CN2. Utilizing these parking lots for College related uses will not be a significant change from them being previously used by the hospital and related medical office uses.

With the hospital building removed, the associated traffic impacts have been eliminated. The area utilized as informal playing fields is immediately adjacent to the existing playing fields in the north campus quadrant, along SE Steele St. The residential lots immediately north of this area are zoned R1 and are across SE Steele St., and are buffered from the campus by existing mature trees along the Se Steele St. frontage. There are no anticipated traffic impacts, increases in campus visitors or other impacts on the immediately adjacent properties.

Staff determined that reallocating parking throughout the campus should result in parking demand better matching the existing parking facilities across the entire campus and thus relieve the high demand placed on the most centrally located East Lot, thus reducing or eliminating spill over parking. This would result in an overall improvement to the residential function of the surrounding neighborhood, especially along those Local Service Streets in the residential area near the East Lot.

The Hearings Officer finds that changing the use of the existing parking lots associated with the former Eastmoreland Hospital to College-related use does not significantly lessen the overall appearance and function of the residential area.

Increased Enrollment Headcount

The second proposed change of use is to increase the enrollment cap to 1935 headcount, to better reflect the fluctuations in student enrollment, faculty and staff. The Hearings Officer finds that there is no evidence in the record that this request will significantly lessen the overall residential appearance or function of the area.

Changing the Parker House Use

The third proposed change of use is to change the use of the Parker House from residential to a College-related use. The Parker House would be used as a College-related venue for meetings, group gatherings and to house occasional overnight guests of the College. Activities would include formal breakfasts, luncheons, dinners and small social gatherings for on and off campus constituencies; special meetings for on and off campus constituencies, and infrequent gatherings drawn from the entire College community.

Given the size, location, residential architecture, and the lack of any other non household living uses near the Parker House to the west, south, and east, the Hearings Officer finds that there is no evidence in the record to support finding that this request will significantly lessen the overall residential appearance or function of the area.

The Hearings Officer finds that these criteria are met.

B. Physical compatibility.

1. The proposal will preserve any City-designated scenic resources; and

Findings: The City has designated the Reed College campus as a scenic resource (SS 32-04) with the older buildings and landscaped grounds as significant features. The College has identified guidelines and principles designed to preserve the integrity of the campus architecture and landscaping (Exhibit A-1). The College does not propose anything that would have a negative impact on this scenic resource. The Hearings Officer finds that this criterion is met.

2. The proposal will be compatible with adjacent residential developments based on characteristics such as the site size, building scale and style, setbacks, and landscaping; or

Findings: The proposed improvements, including new academic buildings and expanding existing academic buildings, and the increased enrollment headcount cap, will be compatible both with the existing campus development and, via setbacks and scale, will be compatible with adjacent residential development. Because of the size of the campus, the generous

building setbacks and on-going landscaping and maintenance, development within the campus will be physically compatible with the surrounding residential area.

The proposed change of use for the parking lots associated with the former Eastmoreland Hospital site, and general reallocation of existing parking lots on campus, will be physically compatible with the surrounding residential area.

The renovation and additional landscaping of the Parker House is in keeping with the College's intention of maintaining this structure as a 'grand residence' and ceremonial president's house. Because the Parker House was initially built as a stately residence on a large lot, has a strong pedestrian connection to SE Woodstock, and is formally landscaped, the structure remains physically compatible with the adjacent residential developments.

Finally, any future building project conceptually approved through this review that is located within 100 feet of adjacent residentially zoned, non-College owned property shall occur via a Type II Conditional Use review limited to the following criteria: Section 33.815.105 B 1-3, Physical Compatibility and Sections 33.815.105 C 1 and 2, Livability. If a project do not fall within the above threshold, does not trigger an Environmental Review, does not require an adjustment, and is not required to undergo a different review process per a condition of approval, then it are allowed by right.

The Hearings Officer finds that, with the above conditions of approval, this criterion is met.

3. The proposal will mitigate differences in appearance or scale through such means as setbacks, screening, landscaping, and other design features.

Findings: The scale of the campus, landscaping and setbacks will provide sufficient mitigation for any difference in appearance or scale for those projects anticipated to be developed well within the interior of the campus, and more than 100 feet from adjacent residentially zoned, non-College owned property. Although proposed for College use, the physical appearance and scale of the Parker House will be unchanged.

The College anticipates each future improvement to meet all of the applicable development standards, and will be set back well away from the edges of the campus. With conditions of approval, this criterion is met.

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

Findings: The Hearings Officer finds that Section C and its subsections, read by themselves, have a limited and specific list of issues which may be analyzed, and do not explicitly provide for analyzing whether impacts caused by the proposal on parking, traffic congestion or some of the other issues raised will significantly impact the livability of nearby residential

zoned lands. However, the purpose statement of Section 33.815.105 discusses how the approval criteria are intended to allow non-household uses in a residential area, provided they do not significantly conflict with the area's appearance and function. It is in keeping with the spirit of the purpose section to analyze parking and traffic impacts. And so the Hearings Officer interprets Section C and its subsections 1 and 2 broadly, to include analyzing whether any impacts caused by the proposal, including on traffic and parking, will significantly impact the livability of nearby residential zoned lands.

1. Noise, glare from lights, late-night operations, odors, and litter; and

2. Privacy and safety issues.

Findings: The proposed on-campus developments are not expected to have any adverse impacts on nearby residentially zoned lands. The College notes that those projects closest to adjoining residential properties will be designed such that existing mature landscaping will remain in place to provide screening and buffering for noise, glare from lights and odors. The entire campus is maintained by the College, which includes properly disposing of any litter generated on campus.

The College also notes that none of the proposed internal improvements are anticipated to have any adverse impact on the privacy or safety of nearby residential zoned lands. In addition, the Master Plan document (Exhibit A-1) discusses personal safety concerns that have been evaluated when designing lighting, landscaping and pedestrian circulation facilities on campus. While these design components are internal to the campus development, they nonetheless have beneficial consequences to the surrounding community by providing a safer environment for students, faculty and visitors to the campus.

The three significant proposed change of uses are analyzed below:

Change Parking Lot Use

The Hearings Officer finds that there is no evidence in the record to support finding that the proposal to change the use of the existing parking lots associated with the former Eastmoreland Hospital to College-related use will have any significant adverse impacts on the livability of nearby residential zoned lands.

Increased Enrollment Headcount

Mr. Abel addresses (Exhibit H-77) questions concerning the proposal to increase the enrollment cap, below:

Opponents cited a projected enrollment increase of 43 percent but pointed out that the traffic study only provided sensitivity analysis for a 30 percent increase. The opponents' confusion stems from a misunderstanding of how enrollment is defined.

The 2006 Master Plan identifies a maximum enrollment of 1,350, as defined by the College administrators. After the Master Plan approval, it became clear that there are several ways to define enrollment, including Full-Time Equivalent (FTE), Full-Paying Equivalent (FPE), and Headcount. The 1,350 number reflects FPE, the number used by administrators in financial planning for the College. However, headcount is a more relevant basis for measuring traffic and parking impacts: two half time students would be equivalent to one FTE, but would have separate trips and parking needs. Further, the amount of tuition paid by a student is not related to traffic impacts and parking needs. For this reason, the College proposes to amend the Master Plan, defining a maximum enrollment number based on headcount.

The headcount in 2007 was approximately 1,490. As part of the sensitivity analysis, the traffic study accounted for a 30 percent increase in headcount to 1,935. The 43 percent increase cited by opponents erroneously describes an increase in enrollment from 1,350 Full-Paying Equivalent (FPE) to a headcount of 1,935, thereby mixing the two definitions. The correct analysis of future enrollment increases is to either evaluate increases in FPE or in headcount, as was done in the traffic study. Therefore, no additional analyses are needed to address enrollment-related issues raised at the hearing.

A question was raised whether increases in faculty and staff were considered in the traffic and parking analysis. For the purposes of conducting a sensitivity analysis, the increase in anticipated traffic was correlated to an increase in headcount. The trip generation estimates used were based on actual traffic counts taken in October 2007 at the campus. These counts reflect trips to the campus by students (i.e. headcount) as well as faculty, staff, delivery vehicles, visitors, etc. Increased headcount reflects associated increases in non-student trips to the campus as well. Therefore, increasing the overall trip generation of the campus by 30 percent (using headcount as the correlating factor) incorporates growth in all trip types to the campus.

A question was raised whether adequate on-campus parking will be available with a headcount of 1,935. The transportation analysis indicates that the 2006 Master Plan has 717 parking spaces, with a peak hour demand of 551, resulting in a peak hour occupancy of 77 %. The sensitivity analysis for this proposal found that with 897 parking spaces as proposed here, peak hour demand would be 716, reflecting a 30 percent increase from the 2006 demand estimates, resulting in an 80 % peak hour occupancy.

Mr. Kearns, representing the ENA, stated (Exhibit H-87) that the association is now reasonably satisfied that the College has adequately analyzed the traffic and parking demand that will flow from the proposed enrollment increase. This is provided the College takes into

account the increase in faculty, staff personnel that comes with the enrollment increase, and predicated on the College's representations about available parking capacity, distribution of that parking capacity and the increased traffic and parking demand that will flow from this increase.

Changing the Parker House Use

Relatively new to the College's portfolio, the Parker House was acquired in 2005 after being on the market for over two years. Architect Morris H. Whitehouse designed the home in 1929 for Mary Evans Parker, utilizing the Arts and Crafts style. As such, the architecture of the Parker House is complimentary to and consistent with other nearby campus buildings, including the Prexy, which is directly north of the Parker House on the main campus.

The Parker House lot is landscaped with many trees and shrubs, which were part of the original design by landscape architect Florence Holmes Gerke. The home's gardens once extended to the Eastmoreland Golf Course. The house has 12,000 square feet and is situated on a 27,000 square foot lot. The College has requested changing the Parker House's use two previous times. The first application was withdrawn and the second was denied by the Hearings Officer via LU 06-110903 CU MS AD.

The Parker House is less than 200 feet away from the campus' west parking lot and approximately 130 feet south of the existing academic and administrative building, the Prexy, and associated parking lot. The College has installed a sidewalk connecting the south end of the west parking lots to the public sidewalks of SE Woodstock near SE 28th and SE Moreland Lane. From the corner of SE Woodstock and SE Moreland, a wide sweeping staircase leads the pedestrian uphill to the upper lawns and the Parker House itself, which overlooks SE Woodstock and the main campus directly north. This staircase connection to the SE Woodstock frontage creates a strong relationship between this house and the south edge of the existing main campus. This creates a reasonable pedestrian connection between the west parking lots and the main campus and the Parker House, even though the Parker House's front door faces SE Moreland Lane.

Adjacent to the Parker House are single dwelling residential uses to the west, south and east. Given the Parker House's size, it appears to visually dwarf many of the immediately adjacent homes. These homes range from approximately 3,100 to 4,500 square feet, approximately one-quarter to one-third the size of the Parker House, although they are relatively large homes themselves. One residential lot separates the Parker House from the Rhododendron Gardens, which lies in the Open Space zone to the west.

Significant landscaping buffers much of the 27,000 square foot lot from abutting residences, while significant mature trees and landscaped shrubbery and flowers embellish the gradual slope between the SE Woodstock public sidewalk grade and the upper lawns of the property. Many of these trees and shrubs were part of the original design by landscape architect

Florence Holmes Gerke. The home's gardens once extended west, to the Eastmoreland Golf Course. Since acquiring the property, the College has renovated the structure, maintaining a residential appearance, and installed additional privacy landscaping to further shield adjacent neighbors from views and sounds. The College notes that a privacy hedge has been planted along the front patio to shield residential neighbors to the south, while still providing aesthetically pleasing views into the open front yard.

The orientation of the Parker House and the main entrance faces SE Moreland Lane, which is a narrow and substandard Local Service Street. The main entrance into SE Moreland Lane is roughly 100 feet due east from the intersection of SE 28th and SE Woodstock, at the northwesterly corner of the Parker House property. At this location the SE Moreland Lane public right-of-way width is 30 feet. It consists of a paved road way and a curb tight five foot sidewalk on the westerly side of the lane that wraps around the corner and proceeds east along the southerly edge of the lane until it ends near a small bulb in the right of way, with a 20 foot radius, just across from the Parker House driveway.

The other side of the lane, abutting the Parker House property, is improved with a curb only. At this juncture the paved roadway is approximately 24 feet wide, although the roadway necks down to a width of 21.60 feet along the easterly half of the Parker House property. Southeast Moreland Lane then continues eastward for approximately 288 feet where it splits into a 90 degree 'L', with one branch turning to the north to rejoin SE Woodstock. This section of the lane is 20 feet wide and has curbs but no sidewalks, resulting in a paved roadway approximately 19 feet wide. This portion of SE Moreland is not only substandard for two-way traffic, but sight lines are limited due to high thick hedges and vegetation on both sides of the lane. The other leg of the 'L' continues eastward for an additional 257 feet where it dead-ends with a small turn around bulb. This portion of the lane is improved with curbs and paved roadway, but the right-of-way is 16-foot wide at this point, resulting in a 15-foot wide travel lane for two-way traffic. In total, the lane provides access to thirteen residential houses, including the Parker House. Although some of these homes technically have frontage on additional streets, like the Parker House they are all oriented toward SE Moreland Lane.

The homes along the northerly edge of SE Moreland, including the Parker House, also have frontage along SE Woodstock and have side yard setback separation averaging approximately 50 or more feet. However, the homes along the southerly edge of SE Moreland are all relatively large in relation to the lot size, and have relatively close side yard setbacks, averaging approximately 10 to 12 feet. Given the narrow width of SE Moreland Lane and the clustering of the homes, particularly along the south side of the lane, the character of this residential street feels tucked away with homes much closer to one another than other residences in the immediate area near the campus.

Staff noted, and the Hearings Officer observed when visiting the site, that the Parker House's location and configuration in relation to SE Woodstock Blvd. and SE Moreland

Lane and the nearby residential zoned lands is a crucial consideration in evaluating possible significant adverse impacts from the proposed change of use.

The Eastmoreland Neighborhood Association and numerous neighbors raised several issues concerning the Parker House's proposed change of use and potential significant adverse impacts on the nearby residences. These include:

Number of People and Hours of Operation

Mr. William D. Nichols (Exhibit H-25), Mr. Richard Pierce (Exhibit H-65), Mr. Mike Fisher (Exhibit H-58 and H-79), Ms. Carol Klingensmith (Exhibit H-1), Ms. Judith A. Perry (Exhibit H-4), Ms. Barbara Widstrand (Exhibit H-9), Ms. Linda Meier (Exhibit H-18), Ms. Nikki Metcalf (Exhibit H-20), Tom Carter (Exhibit H-22), Ms. Dyann Alkire and Mr. Tom Alkire (Exhibit H-41), Ms. Mary Jo Pierce (Exhibit H-73), and Mr. Kearns, all raised concerns about the potential impact on the nearby residential zone from the number and nature of guests and staff at Parker House events.

These concerns include whether the proposed maximum number of guests allowed for Parker House events would significantly impact homes on SE Moreland Lane and SE Woodstock Blvd. There is a concern that many guests would have no connection to the neighborhood. There is a concern that although the College proposes specific limits on the number of people at events, it would be nearly impossible for the city or neighbors to monitor the number. It was suggested that staff will be at the Parker House too early before and too late after events, which will adversely impact neighbors.

It was also noted that no one would use a residence for this many people, that no one would want this next door to their home, and that the number of guests and frequency of events is not consistent with residential use. A one-year trial period was suggested to provisionally allow the use and see how it works out. The ENA suggested (Exhibit H-79), an alternative which they believe would be more consistent with a residence of this size and being used as a College president's house. This includes: No Sunday use, 2 events of up to 20 people per week with one event of up to 50 people per month not to exceed 6 per year, hours of 9:00 a.m. to 9:00 p.m. including service people. Cap of two indoor/outdoor events per year.

The College's proposal (Exhibits H-54 and H-55) for the maximum number of people at events, the hours of operation, and the frequency of events at the Parker House, is detailed below:

Overnight Guests (exception to Hours of Operation) limited to:

- Guests of Reed College for College-related activities

- Maximum of four overnight guests per night. No guest shall stay longer than three nights. Guests shall park in the Parker House driveway, in the west parking lot, or in other available on-campus parking.

Events limited to:

- No more than 450 people per month (no exceptions).
- No more than three total events per day on Monday – Friday.
- No more than six Saturday events and four Sunday events shall be allowed per year, for a maximum total of 10 weekend events per year.
- No more than 40 people in the house per day (with the exception detailed below).
- The daily maximum may exceed 40 people for up to 10 indoor/outdoor events per year, but on these occasions the overall daily total shall not exceed 75 people.
- No more than one of the up-to-75-people events per week is allowed, and no more than two per month.
- No more than five of the up-to-75-people events will be held outdoors per year. The remainder of the up-to-75-people events must be held exclusively inside the Parker House.
- No other meetings shall take place on days when an event over 40 people and up to 75 people takes place.
- No more than 150 people total in the house per week, determined on a Sunday through Saturday basis (no exceptions)

Hours of Operation (which apply to all Parker House events, whether indoors or outdoors):

- Monday- Friday 8:00 a.m. to 10:00 p.m.
- The six Saturday events, 9:00 a.m. – 10:00 p.m., except for the three Board of Trustees events per year, all on Saturday, 8:00 a.m. – 10:00 p.m.
- The four Sunday events, 12:00 p.m. – 9:00 p.m.
- One indoor event is allowed per month on a Friday or Saturday night until 12 a.m., but Reed staff shall not arrive until the next morning to clean up.
- For other events, up to five Reed staff may enter the Parker House one hour before the event start time and may depart one hour after the event end time. These staff members are included in the “people” total numbers.

The College states (Exhibit H-54), that based on the limits shown above, there are two sizes of events that can be expected to be held at the Parker House throughout the course of the year: Indoor/outdoor events of up to 75 people and other gatherings of up to 40 people.

The College states (Exhibit H-55), that any community non-profit organization (which must meet the use category of a community service use as defined by Section 33.920.420) that

utilizes the Parker House as an event venue must comply with all of the conditions of approval for use of the Parker House, and any such event counts toward the limits on a maximum size and frequency of events. Events held at the Parker House that are not College related must be hosted by a community non-profit organization. Using or renting the Parker House for non-College related events such as private parties, weddings, receptions, and similar events is prohibited. The College will not rent the house to outside groups.

Mr. Kearns stated (Exhibit H-85) that the College allowing outside non-profit organizations to use the Parker House would generate a mostly, if not entirely, off campus user group. Mr. Kearns stated that since there are no limits placed on the number of these events that could occur, the impact could be significant.

The Hearings Officer does not know what the relevance is of whether a campus user group or an off campus user group is using the Parker House. Mr. Kearns is in error in stating that there are no limits placed on the number of off-campus events. As explained above, the College states that any community non-profit organization event at the Parker House counts toward the limits on a maximum size and frequency of events.

Noise and Lighting

The College states (Exhibit H-55) that noise at events and activities at the Parker House shall comply with the noise limits for residential uses in residential zones as required by Title 18. The College also states (Exhibit H-55) that lighting at the house shall approximate conditions at a residential house and will not be commercial in nature. The front porch light of the house will remain on at night and exterior lamp posts will be turned on during outdoor or evening events. Exterior lighting must be oriented so that no glare that exceeds the standards of Section 33.262.080 is received by adjacent residential properties..

Comments were received (Exhibit H-61) from Mr. Jeffrey Kleinman, attorney representing Rich Pierce, who resides at 2916 Woodstock Blvd., adjacent to and immediately east of the Parker House site. While Mr. Pierce's property has a Woodstock address, its driveway and entry are on SE Moreland Lane immediately east of the Parker House driveway. Mr. Kleinman stated that there is no effective buffering between the two properties. The noise and light which would be generated by Reed's proposed College related use would have significant and unavoidable impacts upon the Pierce family and their property.

Ms. Carol Klingensmith (Exhibit H-1), Ms. Sarah Movius Schurr (Exhibit H-6), Ms. S. Dianne Rynerson (Exhibit H-8), Ms. Julie Davenport (Exhibit H-19), Mr. William D. Nichols (Exhibit H-25), Ms. Karen Johannes (Exhibit H-36), Mr. Richard Pierce (Exhibit H-65), Mr. Mike Fisher (Exhibit H-58), and Mr. Dan Hoffa and Ms. Barbara Hoffa (Exhibit H-74), also raised concerns about noise at Parker House events. They state that outdoor events with up to 75 guests would create too much noise, especially for the immediate neighbors. There is also a concern that catering and service vehicles early in morning and late at night will be too noisy.

The issue is whether the noise and lights will have significant adverse impacts on neighboring residential properties. The issue is not whether there will be any impacts, no matter how small. Determining what is a significant impact is necessarily a judgment call. The level of impact from noise and lighting in the proposal needs to be considered along with the fact that if the Parker House was used as a residence, it would be allowed to have an unlimited number of events with even more than the 75 maximum people limit restriction contained in the proposal. The Hearings Officer finds that the number of events, maximum number of people at the events, and the hours of events are reasonable, provided the applicant adheres to the limitations contained in the conditions of approval below. The Hearings Officer finds that this criterion is satisfied.

Privacy

Ms. Judith A. Perry (Exhibit H-4), and Mr. Mike Fisher (Exhibit H-58), raised concerns about their privacy being invaded during Parker House events, because there would be far more people walking on both SE Moreland Lane and SE Woodstock Blvd.

The Hearings Officer assumes that the privacy concerns include both pedestrians seeing onto the neighbors' properties and the noise created by pedestrians walking by. The Hearings Officer finds that any visual concern is not warranted, because any number of people may look at the properties, and if the neighbors leave their windows bared to peering eyes, that can easily be remedied.

The Hearings Officer finds that noise from pedestrians could potentially impact privacy and the neighbors peacefully enjoying their properties. However, there should be only a few people, if any, walking along SE Moreland Lane to access events at the Parker House, provided the College adheres to the restrictions on parking contained in the conditions of approval. A few people walking on SE Moreland Lane is unlikely to be a significant adverse impact on the homes on this street. As for SE Woodstock Blvd., certainly a great number of people can be expected to cross the street at the intersection with SE 28th Ave. These people will walk along a short portion of the sidewalk adjacent to 2802 SE Moreland Lane. Although this will doubtless create some noise impact, SE Woodstock Blvd. is a busy street and noise must be expected from it. The Hearings officer finds that it is unlikely that this will be a significant adverse impact on the home on 2802 SE Moreland Lane, and that it is reasonable to expect considerable foot traffic on SE Woodstock Blvd.

Parking and Traffic

Ms. Judith A. Perry (Exhibit H-4), Ms. Sarah Movius Schurr (Exhibit H-6), Ms. Mary Rogers (Exhibit H-11), Mr. James Wygant (Exhibit H-13), Mr. William A. Stephens (Exhibit H-16), Ms. Kathy Spere (Exhibit H-17), Ms. Julie Davenport (Exhibit H-19), Mr. Stephen Congdon and Ms. Geraldine Congdon (Exhibit H-24), Ms. Patricia Callihan-Bowman (Exhibit H-32), Mr.

Robert Buys and Ms. Susan Buys (Exhibit H-33), Mr. Scott Meyer (Exhibit H-35), Ms. Karen Johannes (Exhibit H-36), Mr. William D. Nichols (Exhibit H-25), Mr. Mike Fisher (Exhibit H-58 and H-79), Mr. Richard Pierce (Exhibit H-65), Ms. Mary Jo Pierce (Exhibit H-73), and Mr. Dan Hoffa and Ms. Barbara Hoffa (Exhibit H-74) all raised concerns about Parker House events creating significant adverse impacts for parking and traffic on SE Moreland Lane and on SE Woodstock Blvd.

It was commented that there are already traffic problems on SE Woodstock, with excessive speed and noise, and safety concerns. The Parker House proposal would exacerbate these problems.

The greatest concern raised is that the Parker House proposal would create significant adverse impacts for parking and traffic on SE Moreland Lane. Neighbors stated that SE Moreland Lane is very narrow with narrow blind corners and no sidewalks. Many photographs were placed in the record showing the narrow SE Moreland Lane, with limited parking space. It is already challenging to protect pedestrians, and especially children on bicycles and tricycles, from vehicles. Parts of the street are so narrow that a vehicle parked on one side of the street can make it difficult for another vehicle to pass, and most residents do not park on the street. A fire truck or emergency vehicle would, due to the small-shaped intersection in the middle of the alley, have to enter at the Parker House end of SE Moreland Lane. During a Parker House event, it would be nearly impossible for an emergency vehicle to get through. However, it should be noted that Mr. Bob Haley from Portland Transportation stated during the July 14, 2008 public hearing that SE Moreland Lane is not considered a safety problem.

College Parking and Traffic Management for Parker House Events

The College presented a detailed plan (Exhibits H-55 and H-91) to minimize event-related parking on SE Moreland Lane and SE Woodstock Blvd. Plan details include:

- All College faculty, staff, students and visitors will be instructed that driving and parking on SE Moreland Lane is prohibited, and that parking on SE Woodstock is prohibited.
- Most of the people attending events at the Parker House will be members of the Reed community. They will be familiar with the location of the house, and will be instructed to walk from campus, park in the west parking lot, or leave their cars in one of the other parking lots in which they are already parked. Because of the location of campus parking, walking represents the quickest way for on campus faculty and staff to travel to the Parker House.
- The College's mailing address, not the Parker House address, will be used on all invitations and correspondence related to the Parker House.

- The College will direct all people to the west or Prexy parking lots, not to the house.
- Invitations for Parker House events will state "SE Moreland Lane is for use by Moreland residents only. Parking is in the College's parking lots only;" and will include maps and directions as to the appropriate parking areas. It will also direct people to use the crosswalk at the intersection of SE Woodstock and SE 28th when parking in the west or Prexy parking lots. The College has added a sidewalk from the west parking lot to Woodstock to accommodate this pedestrian traffic.
- For events with guests coming from off-campus, a Reed staff member will stand inside the entrance of the Parker House and will ask people where they parked as they enter the house. If guests are parked on SE Moreland Lane or SE Woodstock Blvd., the staff member must ensure the vehicle is moved to the appropriate parking areas.
- During events with off-campus guests, temporary signs that are big enough to read from a car but are in keeping with the style of the house, if approved by the city, will instruct guests not to park on Moreland or Woodstock and will direct them to use campus parking areas. These signs will be placed on the two entrances to SE Moreland Lane from SE Woodstock, but not in a place that blocks traffic, and Woodstock Blvd. in the parking median adjacent to the Parker House. The signage at the entrance to the west parking lot will be changed to indicate it is the appropriate parking lot for the Parker House. If the city permits, the College will place permanent signs at either entrance of Moreland Lane, stating "No Reed College Parking."
- Shuttle or valet parking service will be provided between the Parker House and the west parking lot for any event at the Parker House where it will be useful and needed. For example, activities with elderly attendees or people with mobility limitations may warrant shuttle service.
- Service staff will be allowed no more than two vehicles at the Parker House, and will be required to park those vehicles in the driveway. Those service staff not driving will be instructed to walk to the house. When driving, service staff will enter SE Moreland Lane using the west entrance and exit via the east entrance, to avoid causing congestion on the narrow east entrance.
- The main entrance to the Parker House will be approached from the exterior staircase off of SE Woodstock Blvd., not from SE Moreland Lane. People may enter either the "back" or "front" door by following the clearly marked paths.
- The College shall plant and maintain a six foot or taller hedge sufficient to divide the Parker House from SE Moreland Lane, in order to contain people on the property, discourage milling in the street, and screen people from the neighborhood.

- Conflict in Parking demands prohibited. No event with more than 10 guests coming from off campus may be scheduled for the Parker House when a 350-person or more event is occurring in Kaul Auditorium that would result in conflicting parking demands.
- Deliveries and service vehicles. The College expects there to be few deliveries and outside service visits to the Parker House by non-Reed employees. Examples of such deliveries or service visits include flowers for events, or a plumber to make a repair. All deliveries and outside service providers to the Parker House must occur between 8:00 a.m. and 6:00 p.m. Monday through Saturday, except in cases when emergency services are required. Deliveries will be received in the driveway of the Parker House. No delivery parking associated with events at the Parker House is allowed on SE Moreland Lane. All food and beverage deliveries will be received at the main campus, and food and refreshments for dinners and other events will be brought to the kitchen at the Parker House by College vehicles. Food will received final preparation in the Parker House with cookware stocked at the Parker House. Mail and package deliveries will be received at the mailroom on campus and brought over by event staff members when they go to the house for an event, except when a large delivery such as a piece of furniture warrants a separate delivery to the house.
- Reed College service staff members are expected to make few vehicular trips to the house. Event staff will walk to the house from campus, except when the event requires carrying a large number or heavy supplies to the house. Custodians and maintenance staff will drive to the house. Catering vehicles will drive to the house. All staff vehicles will be required to park in the house's driveway. All Reed service staff must adhere to the hours of operation, as outlined above.

Trip Generation

The College, via Kittelson and Associates, provided information (Exhibit H-54) showing anticipated vehicle trip generation, both for an average weekday and over the course of an entire year. All trips are one-way trips (e.g. a delivery to the site is two trips: a trip to the house and a trip from the house) in order to be consistent with trip generation data presented in the industry standard reference manual *Trip Generation Manual*, (7th Edition), published by the Institute of Transportation Engineers (ITE, Reference 2). These estimates are based on information provided by College staff and reflect the restrictions on maximum events and people, as described above.

The Parker House is estimated to generate approximately 3,560 annual trips, averaging approximately ten trips per day. There will of course be day-to-day fluctuations in the number of trips generated by the house. For instance, on days when there are no events occurring, there may well be no trips traveling to or from the house. On days where there are larger events, it is probable that there will also be more than ten trips to and from the house. Similarly, a typical

single-family home will also see fluctuations in its trip generation (e.g. no trips while the residents are on vacation and above-average trip generation on days when the household entertains guests).

Kittelson and Associates stated (Exhibit H-54) that in order to determine if the change of use of the Parker House will create significant adverse traffic impacts on the surrounding area, trip generation for a single family home was also estimated. Estimates of the number of trips that would be expected to be generated by a standard single-family home are taken from Land-Use 210 (Single Family Detached Housing) in *Trip Generation Manual*. This data includes estimates for the number of daily trips that are generated by a typical single-family home, as well as data regarding the number of trips generated by a home based on the number of vehicles or persons in the household. The Parker House is considerably larger than typical homes (more than 7,500 finished square feet on a 27,000 square foot lot). As such, it is reasonable to expect that if it were returned to residential use it would generate more trips than a typical home.

The Parker House is estimated to generate approximately the same number of trips per day as an average single-family home. However, if the Parker House were returned to residential use with three or more vehicles, or five or more people, the ITE data suggest that the home would generate more traffic than that estimated for the Parker House.

Mr. Kearns stated (Exhibit H-59) that since the last application in 2006 the College has found no feasible means of monitoring compliance or enforcing any of the qualitative or quantitative limitations proposed for uses at the Parker House. Even if the proposed level, intensity and frequency of use could be monitored (which it really cannot), it is not credible to believe that the numeric and use limits can be enforced by Reed College or anyone else. For example, if there were to be a prohibition against parking in SE Moreland Lane, it is simply not credible to believe that a parking attendant or security guard directing traffic could prevent parking in Moreland Lane without backing up traffic on SE Woodstock as drivers who had expected to pull into SE Moreland Lane find that option closed. More likely, cars will pull into SE Moreland Lane and/or perform a three-point turn-around, drop off or simply park in the lane. Especially during Portland's nine months of rainy weather, it is not credible to believe dignitaries, alumni or donors visiting the College will park across campus and take a bus to receptions at the Parker House. Far more likely, these and others will park in SE Moreland Lane or somewhere nearby. While parking is allowed on many of the surrounding streets, those areas are residentially zoned, and only a residential type and level of traffic and parking is allowed. Reed's plans for the Parker House far exceed residential types and levels of traffic and parking demand. There is no credible way to limit the type, level or intensity of traffic, parking demand and other impacts from Parker House to residential levels, and so proposal must be denied.

Kittelson and Associates stated (Exhibit H-77) that the low trip generation estimate for Parker House events is no more than ten vehicles for most events, and so no safety problem is posed. The College's proposed comprehensive traffic and parking management plan will ensure that guests understand the parking restrictions. Due to the low estimated trip

generation, the multiple measures to direct guests to appropriate parking, and the general safety characteristics of SE Moreland Lane, the potential for guest vehicle circulation on the street does not constitute a non-mitigatable impact.

Kittelson and Associates stated (Exhibit H-77) a concern was raised that event-generated commercial traffic was not included in the analysis, and the inability to mitigate the impacts of commercial traffic represent a fatal flaw in the proposal. This is incorrect. The Parker House is not expected to generate large commercial vehicles for catering or other services. As summarized in *Parker House Estimated Trip Generation* (July 11, 2008), the Parker House is expected to generate traffic at a level similar to a typical private residence, and will be less than might occur at a large single family home. The trip generation estimate included commercial vehicles including catering, deliveries, landscaping, and maintenance vehicles.

Kittelson and Associates stated (Exhibit H-77) the majority of deliveries from private commercial vehicles will be to the campus administrative office. The exception could be weekly flower deliveries or occasional maintenance trips. All additional deliveries (e.g. FedEx and UPS-type deliveries and all catering services) will occur via service vehicles belonging to the College. These service vehicles are all less than 17 feet long, which is comparable to a small truck (i.e. Ford Ranger).

Kittelson and Associates stated (Exhibit H-77) in addition, the College has planned measures to monitor and control the delivery routes and schedules to Parker House and can amend operations practices as needed to remain a "good neighbor" to residents along the street. There are no fatal flaws associated with the proposal and no additional analyses are needed to respond to raised concerns or questions.

Kittelson and Associates stated (Exhibit H-77) that the types of vehicles expected at the Parker House are not significantly different than any of the other houses might have over for a big party. As was explained in *Parker House Parking Management Evaluation* (April 18, 2008) visitors will be required to park on campus; only limited over night guests will be permitted to park at the Parker House in either the two-car garage or in the driveway, and not on the street.

Mr. Kleinman stated (Exhibit H-81) that the "robust enforcement tools" discussed by staff are not workable. They would only be effective for vehicles with a College parking permit on it, and the College has no ability to control such a permit placement. Without such identification, enforcement personnel could never discern whether a parked vehicle is associated with a Parker House event or someone visiting a residence on SE Moreland Lane. Most importantly, this "system" provides no ability whatsoever to deal with important visitors the applicant hopes to attract, such as alumni, who would not have the identification in question on any of their vehicles.

The Hearings Officer notes that the College does not have to prevent all vehicles associated with a Parker House event from parking on SE Moreland Lane. The approval criterion is concerned with whether the proposal will have significant adverse impact on the neighboring homes. A few vehicles park on SE Moreland Lane during a Parker House event are unlikely to have such an impact. The College's parking and traffic management plan goal is to prevent any vehicles from driving or parking on SE Moreland Lane. This is a sensible goal. The Hearings Officer believes that it would be unreasonable to expect the plan to work perfectly, and so it is reasonable to expect that a small number of vehicles will slip through a zero tolerance policy.

Southeast Moreland Lane resident Rich Pierce's transportation consultant Robert Bernstein states (Exhibit H-81a) that the proposed level of commercial use on SE Moreland Lane is inappropriate given the street's Local Service Street designation. In addition, the street cannot support the proposed use in addition to the existing uses in the area. The trip generation analysis also overlooks/ignores the additional impacts of commercial and other non-residential traffic unfamiliar with Moreland lane and vicinity. These impacts include additional trips "around the block" searching for parking, mistaken trips up to the dead end of SE Moreland Lane searching for access back to SE Woodstock Blvd., and maneuverability difficulties for commercial trucks and vans.

Mr. Abel responded (Exhibit H-86) to Mr. Bernstein's claim that Kittlson's traffic analysis ignores the commercial and other non-residential vehicle trips accessing the Parker House in stating that the trip generation estimate provided in *Parker House Estimated Trip Generation* (July 11, 2008) specifically identified trips made by catering, deliveries, landscaping, and maintenance and other non-resident vehicles. In fact, the estimate of commercial/non-resident vehicle trips was developed using highly inclusive assumptions. For example, the two weekly landscaping trips identified in the memorandum reflect weekly service, with one arriving trip and one departing trip. This is consistent with residential landscaping service. Similarly, two to four maintenance trips each month (one or two visits) were included as these could be needed for any residence.

The Hearings Officer finds that Mr. Bernstein does not cite any authority for his claim that there is a limit to how many commercial vehicles may use a local service street, nor does he provide any evidence to support his claim that SE Moreland Lane cannot support the proposed commercial vehicles in addition to the existing uses in the area. Mr. Bernstein also provides no evidence for his claim that commercial and other non-residential vehicles will create a significant adverse impact to SE Moreland Lane by making excessive trips around the area searching for parking, or mistaken trips to the dead end of SE Moreland Lane. There is simply no reason to assume that commercial vehicles will have trouble finding the Parker House, especially given its very large size.

Mr. Bernstein states (Exhibit H-81a) that a typical single family residence does not generate a daily average (7 days/week, 12 months/year) of 1-2 custodian trips, 2 caterer trips, 1

overnight guest trip, and 4 + other non-resident trips which the Parker House will, according to the applicant. The Hearings Officer finds that Mr. Bernstein provides no evidence for the above claim, and provides no evidence of what the correct level of traffic would be. The College has provided a traffic analysis based on *Trip Generation*, (7th Edition), published by the Institute of Transportation Engineers (ITE, Reference 2).

Mr. Bernstein states (Exhibit H-81a) that normal residential traffic on SE Moreland Lane can use garages and driveways, while Parker House traffic cannot. The Hearings Officer finds that this is incorrect. The Parker House has a large garage and a driveway which vehicles can use.

Mr. Bernstein states (Exhibit H-81a) the applicant's estimate of "event Guest Drop-off Average Trip Frequency" of 264 per year reflects an unrealistically optimistic scenario and will be exceeded on an on-going basis. Guests will not park on campus and then walk to the house. They will park on SE Moreland Lane because it is closest.

The Hearings Office agrees with Mr. Bernstein that it is apparent that most people try to park as close to where they need to go as possible. But the College has provided a parking and traffic plan that appears quite reasonable and enforceable, provided the College makes the needed effort. The plan is in this decision's conditions of approval, and if the College fails to comply with the conditions, the city has the authority to enforce them via Section 33.700.030 Violations and Enforcement.

Mr. Kearns states (Exhibit H-83) that the Parker House proposal far exceeds the level, type and intensity of a single family residence, and the College ignores that there are no similarly large and active households near the Parker House, perhaps not anywhere else in the state. And more significantly, the use/visitation patterns proposed are not averaged over the entire year, but are cast as discrete social events with highly peaked levels of intense activity. This results in significant adverse impacts on the residential neighbors in terms of noise, light, glare, commotion, traffic and the like during those peaked events, notwithstanding that the Parker House may be empty between events. The average level of use and impact is irrelevant in the face of the impacts that will occur during these events.

The Hearings Officer finds that Mr. Kearns provides no evidence for the above assertions. The applicant provided an evidence based analysis comparing the proposed Parker House use to a single family residence. Whether there are no similarly large and active households near the Parker House or anywhere else in the state is irrelevant. What is relevant is whether the proposed use will have significant adverse impacts on neighboring households. The Hearings Officer also finds that the proposed number of events, numbers of people and hours of operations at the Parker House indicate both peak levels of intensity and average levels of activity over time. The College discusses at length the likely levels of noise, lighting, traffic and other potential impacts. The applicant provided evidence of what a single family use would be like.

Ms. Cate stated (Exhibit H-84) that the record has substantial evidence of the anticipated level of trip generation by proposed Parker House use, as well as the parking management proposed by the College to minimize impacts on SE Moreland Lane. Mr. Haley, Portland Transportation, states that his agency agrees with the Kittelson and Associates' analysis that vehicle trips on SE Moreland would be very similar between the proposed Parker House use and a larger single family home. However, Ms. Cate stressed that it is critical that the College's proposed parking and traffic management plan be fully implemented. She states that if SE Moreland Lane is only used for dropping off disabled guests, overnight guest parking in the driveway, security, housekeeping, and catering vehicles, the vehicle trips would be very comparable with a larger single family home.

Mr. Abel comments (Exhibit H-86) that Mr. Kleinman's and Mr. Bernstein's challenge of Kittelson and Associates' trip generation estimates are just assertions with no supportive data or analysis. The standard reference manual for estimating trip generation is the *Trip Generation Manual*, which summarizes national empirical trip generation observations for various land uses, which are then applied to similar developments to estimate future trip generations. The proposed use of the Parker House is not a land use covered by the *Trip Generation Manual* and is therefore not conducive to the standard methodology for trip generation estimates. In fact the Parker House trip generation can be predicted with higher certainty than typical land uses because the activities are subject to specific limits on event sizes and type and access is subject to transportation and parking restrictions regulated by conditions placed upon the College. Therefore the methodology used to estimate trip generation is appropriate and the findings still stand.

Mr. Abel stated (Exhibit H-86) that catering trips were included assuming that on many days there would be a coffee service or luncheon, requiring four trips (arrival/departure for set up and arrival/departure at the event's end). Catering services are provided by College vehicles which are no more than 17 feet long, approximately equivalent in length to a Ford Ranger pickup truck, which is consistent with a vehicle size used by residents. The trip generation has been estimated appropriately and found to be consistent with residential uses.

Mr. Kearns stated (Exhibit H-87) that the College makes "several assumptions about how people will behave and use the Parker House, many of which are highly dubious, unfounded and downright untrue". It will be impossible for the College, the neighborhood or the city to monitor or enforce the complicated mix of events, numbers of people, level of use, or parking directions. There is no way to stop people from parking on SE Moreland Lane or SE Woodstock Blvd. The College can hope or promise this outcome, but the reality will be different.

Mr. Bernstein states (Exhibit H-88) that the College's claim that Parker House events will generate minimal vehicle trips because the majority of visitors will be members of the campus community who will arrive from campus by foot, and many off-campus guests will

be repeat visitors who will be familiar with the appropriate parking locations when visiting the Parker House, is unsupported. Mr. Bernstein states that even a minority of visitors could generate excessive numbers of vehicle trips. In reality, there will be more pickup/drop offs of visitors from campus and off campus than the applicant suggests, especially during inclement weather. The applicant cannot prevent guests from parking on SE Moreland Lane because it is so much more convenient than on campus parking. Even those guests who use on campus parking cannot be prevented from circling the block on Moreland Lane looking for a more convenient space. The pick-ups/drop-offs, on street parking searches, and unfamiliar drivers will create safety impacts for SE Moreland Lane residents, especially in darkness and in inclement weather conditions.

Mr. Abel states (Exhibit H-91) that when determining whether an impact rises to the level of significance, the focus of the opposition appears to center on potential impacts on SE Moreland Lane (both through transportation capacity and through parking demand). Kittelson and Associates has exhaustively studied the transportation components and parking components of the proposal and found them to be satisfactory. Portland Transportation concurred with Kittelson's findings. With the amount of available parking on campus, the adequacy of the transportation system, the Colleges' agreement to provide a curb cutout for loading and unloading at the Parker House, and the transportation protocols for traffic control, there remain no unresolved issues.

Mr. Abel states (Exhibit H-91) that Mr. Bernstein offers nothing but criticism of the assumptions that lead to the conclusions in the Kittelson report and offers no new assumptions that should be built into the transportation model. Kittelson and Associates' assumptions are built on actual knowledge at the campus of patterns for on- and off-campus visitors. Those assumptions are supported by evidence. No other testimony about off-site impacts (noise, glare from lights, late-night operations, odors, litter, and privacy and safety issues) reach a level of significance when considering the Parker House programming obligations self-imposed on Reed.

Proposed SE Woodstock Blvd. Loading Zone

One important element of the College's parking and traffic management plan is the proposed SE Woodstock Blvd. loading zone. This loading zone would provide a loading area for Parker House events, including for guest drop-off during inclement weather and for light deliveries, to reduce the possible use of SE Moreland Lane.

Ms. Cate states (Exhibit H-75) that the logistical scheme of guests accessing the Parker House primarily as pedestrians coming from the campus could be bolstered by having a loading zone along SE Woodstock. Such a configuration would certainly minimize using SE Moreland to a very modest level, which would reduce impacts on SE Moreland residents.

Mr. Haley, Portland Transportation, states (Exhibit H-75) that the right of way width of SE Woodstock has generously deep planter strips and it would be feasible to build a loading zone by which both material and guests could arrive and depart from the site. Obviously any guest with mobility issues would require being shuttled to the site via SE Moreland to avoid the long staircase and associated grade change from SE Woodstock to the Parker House. Such logistics would be consistent with Americans with Disabilities Act requirements, and the anticipated trip generation for such guests would be low.

Mr. Kleinman states (Exhibit H-81) that the Parker House frontage along SE Woodstock is not long enough for a loading zone. But even if such a loading zone could accommodate two or three vehicles at once, there would be a significant problem with other arriving vehicles waiting in place for an opening and causing backups along the one-half block running west to the "Y" intersection of SE Woodstock Blvd. and SW 28th Ave. Mr. Kleinman also states that it is not realistic to believe caterers and others carrying heavy deliveries would park in the SE Woodstock loading zone and climb the steps to Parker House when they could simply turn onto SE Moreland Lane and park in a level driveway providing immediate access to the house. This ties closely to Mr. Bernstein's point that the nature of the traffic generated by the proposed use is different from that which a single family home would generate, no matter how socially active the household.

Ms. Cate states (Exhibit H-84) that regarding the safety concerns with a loading zone on SE Woodstock, Portland Transportation would require the location, depth and length to be designed with safe operation as a primary concern. The city has many of these facilities in the downtown area with hotel uses that do not have safety or queuing issues. The College would need an operation plan as part of the project. How the public right-of-way operates is not subject to Title 33. Portland Transportation would also consider allowing the College to construct an additional loading zone on the north side of SE Woodstock.

Ms. Cate states (Exhibit H-84) that the Parker House lot has over 200 feet of frontage on SE Woodstock. Up to a three space loading zone could be constructed and still be over 100 feet from the intersection of SE Woodstock and SE 28th. It could also be over 100 feet from the low traffic intersection of SE Moreland Lane and SE Woodstock. The exact length would be determined after a review of the expected needs outlined in the existing proposed schedule of events. There is 16 feet from the face of the curb to the sidewalk on the Parker House side of SE Woodstock.

Ms. Cate states (Exhibit H-84) that the typical depth of a loading zone space is approximately 8 feet. On the north side of SE Woodstock, there is approximately 23 feet from the face of the curb to the College property line. There is adequate right-of-way width to contract loading spaces on both sides of SE Woodstock without needing any street dedications. It would be expected that these loading zone spaces would not be heavily used by visitors given the relatively close proximity to the west parking lot and the fact that

most guests will already be on campus and simply walk to the site. There would likely be higher use on days with inclement weather.

Mr. Abel responds (Exhibit H-86) to Mr. Kleinman's assertion that the Parker House frontage is "constrained in length", thereby posing a risk of queued vehicles backing up to SE 28th, in stating that he is unclear as to the basis for this comment because the Parker House frontage is approximately 200 feet long, comparable to the length of a standard city of Portland block.

Mr. Abel provided a conceptual layout (Exhibit H-90) for a loading zone. The figure includes the following elements:

- 85 feet spacing from SE Moreland Lane to the 10-foot wide loading area;
- Loading area adequate for three passenger vehicles;
- Curb return to clearly designate the beginning of on-street parking (remains seven feet wide); and,
- As an added benefit, the concept clarifies the bicycle lane alignment, thereby remedying an existing issue of parked vehicles sometimes blocking the bicycle lane.

Mr. Abel continues in stating (Exhibit H-86) that the layout is provided for illustration. A final design would be developed in consultation with City of Portland staff, according to city safety, operating and design standards. Final design may also be influenced by what appears to be a residential water valve located in the roadway. Nevertheless, the Parker House has sufficient frontage and there is sufficient right of way to provide the proposed improvement while maintaining safe operations on the roadway. Given these design opportunities, the proposed mitigation would provide a viable location for passenger drop-off/pick-up or loading zone for delivery and/or service vehicles.

College Parking Permit Program

Mr. Haley, Portland Transportation, states (Exhibit H-75) that the College could implement a parking permit and enforcement program that does not require the neighborhood to be designated as a permit parking area. Implementing such a program would be relatively simple and yet would provide enforcement authority for the College to ticket students, faculty and staff who park on adjacent neighboring streets and would provide certain relief for adjacent neighbors during those times when spill over parking does occur. Such a program would also provide the College with robust enforcement tools to address any College related parking that might occur along SE Moreland Lane associated with Parker House events.

Mr. Haley also states (Exhibit H-84) that some parties appear to have misunderstood the discussion regarding the scope and primary causes to implement such a parking permit program. If spillover parking onto adjacent residential streets surrounding the campus can be

documented as a recurring problem, then such a permit program, administered and enforced by the College, can be a solution. Such a parking permit program would be applicable to the College, not the neighborhood as a whole. The program is not intended solely for the proposed use of the Parker House, but to address a broader concern, if spillover parking is documented as a frequent and on-going issue.

The Hearings Officer finds that the applicant presented substantial evidence to support its trip generation analysis. The College's parking and traffic management plan, including the SE Woodstock loading zone, appears to be a reasonable means of minimizing the legitimate parking and traffic concerns raised by neighbors.

Litter

The College states (Exhibit H-55) that all trash and recycling will be removed on the west and east boundaries of the house, shielding neighbors from views and sound. A privacy hedge has been planted in front of the front patio, on the south side of the house, to shield neighbors from views and sound, while still providing an aesthetically pleasing view of the front yard. The house grounds will be maintained to a level comparable to or exceeding properties located in the vicinity. The yard will be well maintained and all yard debris will be removed from the site. No storage of yard maintenance equipment, yard debris, or firewood will take place on the house grounds.

Security

The College states (Exhibit H-55) that community safety officers will monitor activity at the Parker House as part of the regular security activities for the College that occur 24 hours a day, seven days a week. Contact information will be given to residents on SE Moreland Lane and SE Woodstock Blvd. between 28th and 32nd to contact the officers at any time. The officers will keep a log of all calls made to the community safety office with respect to the Parker House.

The Hearings Officer finds that the requested amendments to the Master Plan are not anticipated to result in adverse impacts from noise, glare, odors or litter. Therefore, with conditions of approval, for all proposed changes these criteria are met.

College Record Keeping, Monitoring, Enforcement and Grievances Plan

The College proposes (Exhibit H-55) maintaining a log of all events scheduled at the Parker House in order to demonstrate compliance with hours, attendance and frequency of events. The College will furnish this to the city, the ENA board, and SE Moreland Lane residents quarterly. The ENA board and SE Moreland Lane residents will receive a monthly calendar of events one week prior to the start of each month. This calendar will include the name of the event, date, hours of the event, the department hosting the event, the anticipated number

of people, the anticipated number of off-campus guests, the anticipated transportation methods, and the name and cell phone number of the on-site host of each event. Any events added to the calendar after the calendar is sent will be emailed to the ENA board and the Moreland Lane residents. The College also states that it would include the demographics of the attendees. The Hearings Officer finds that including such demographic information is beyond the scope of zoning code requirements, and so is not including this in the conditions of approval.

The College proposes (Exhibit H-55) designating a representative to respond to any questions or concerns about use of the Parker House. Neighbors will be given this person's name, phone number and cell phone number, and will be able to call this representative in the event of issues or concerns, or to call community safety in the event of an immediate concern or emergency. The College will also provide the contact name and cell phone number for the on-site event host for each event held in the Parker House. Neighbors may call the on-site host or community safety officer when immediate action is necessary. The on-site host's contact information will be included in the monthly calendar of events to the ENA board and SE Moreland Lane residents. The College will make reasonable efforts to settle immediate concerns, to the satisfaction of the neighbors and the College, in a timely manner.

The College and board of the ENA will each appoint up to three members of a joint standing committee. The committee will have two co-chairs, one from the College and one from the neighborhood. The committee will meet periodically to discuss specific issues that arise over the use of the Parker House, and attempt to settle any disputes to the ENA's, neighbors' and College's satisfaction. The committee may issue reports and recommendations as appropriate to the College, the ENA and the City of Portland. This committee will review the annual use of the Parker House and make suggestions as to use modifications.

Problems or concerns fall into three categories, based on the necessary solution: 1. Immediate problems or concerns (e.g. a fallen tree branch); 2. Chronic problems or concerns; or 3. Long term problems or concerns (e.g. the agreed upon operation times don't work for one of the parties).

In the event of an immediate problem or concern, neighbors may call the College's appointed liaison or the community safety office, who will work to rectify the situation immediately. The incident will be reported to the Parker House joint committee.

The Parker House joint committee will review reported problems and concerns, and determine: if the problem or concern has been resolved; if the problem or concern is chronic; or if the problem or concern is long term. If the problem or concern has not been resolved, the Parker House joint committee will work to find a solution acceptable to the neighbors and the College. If the committee cannot come to agreement on an issue, a mediator will be brought in to help resolve the problem or concern.

The Hearings Officer finds that the applicant has satisfied the approval criteria contained in Section C, and the proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands.

D. Public services.

- 1. The proposal is supportive of the street designations of the Transportation Element of the Comprehensive Plan;**
- 2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;**

Findings: The following assessment is based on the College's Transportation Impact Analysis (TIA), submitted with the 2006 Master Plan Amendment, and City guidelines. The findings based on the TIA are repeated here to provide a summary background of how the transportation system is capable of supporting the proposed use in addition to existing uses, and how the Master Plan conforms with the street designations of the Transportation Element of the Comprehensive Plan.

Street Capacity and Level of Service:

The TIA determined that all study intersections will continue to operate at acceptable levels of service. Reed College will continue to implement Traffic Demand Management (TDM) measures to help reduce trips to the site. The College also supports a Transportation Demand Management Plan (TDMP) that subsidizes TriMet bus passes for students and staff, incorporates preferential carpool parking and provides a shuttle bus for students living in the neighborhood. These are considered among the most effective tools for achieving reduced reliance on automobile travel and shall continue as part of the New Master Plan.

The campus fronts on SE Steele, SE 28th Ave., and SE Woodstock. These three streets are all classified, pursuant to the Transportation System Plan, as Neighborhood Collector, Minor Transit Street, City Walkway, City Bikeway.

Transit availability:

Mass transit service via bus is available to the site along SE Steele St. and SE Woodstock Blvd. (Buses #10 Harold and #19 Woodstock). Service on both lines provides 20 minute or better headways in the PM peak hour. Southeast Steele St. and SE Woodstock Blvd. have

been improved with bike lanes. Sidewalks are provided along all of the site's street frontages per prior land use review conditions.

Access requirements:

The primary access into the main campus is on SE Woodstock Blvd. with additional accesses on Woodstock, 28th Avenue and SE Steele St. The number and location of the existing access points are adequate.

Pedestrian safety:

Conditions of approval for past Master Plan reviews have required the College to improve many public street frontages to city standards. Sidewalks have been constructed on SE Steele St. along the frontage of the main campus. A sidewalk segment between the main campus and a portion of the former Eastmoreland Hospital site is not improved with sidewalks. Additionally, the applicant was required to construct half-street improvements on SE 28th Ave. and sidewalks on SE Woodstock Blvd., which have been completed. By completing these improvements, all street frontages along the main campus will be improved to city standards. Subsequent properties that have been acquired that do not meet frontage standards will be improved during future development. Additionally, the intersection of SE Woodstock/SE 28th has been re-channelized to shorten crossing distances for pedestrians, and thus improve pedestrian safety.

The on-campus pedestrian system provides for safe and convenient pedestrian access to all points within the campus. All primary footpaths are required via a prior condition of approval to be at least six feet wide. Secondary footpaths will be widened to 5 feet if necessary in areas of proposed improvements. A prior condition of approval requires all new and updated pedestrian pathways to be widened to a minimum of 6 feet and adequately lighted when development occurs.

Portland Transportation/Development Review has reviewed the current application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

The updated transportation analysis in this application addresses the following issues:

- Sensitivity analysis of future intersection operations, reflecting potential fluctuations in campus population;
- Adjustment to the amount of allowable parking supply within the campus Master Plan area; and
- A review of campus transportation trends based on historic traffic and travel mode information.

Intersection Operations Analysis

All level-of-service (LOS) analyses described in the report were performed in accordance with the procedures stated in the *2000 Highway Capacity Manual*. The City of Portland typically requires that LOS "E" or better be maintained at all un-signalized intersections. Lower operations are sometimes considered acceptable when there are alternative routes available, when traffic volumes are low on the critical movement, where the critical movements are private driveways, and/or where there are no identified safety deficiencies.

Forecast 2016 Traffic Conditions

The transportation impact analysis (TIA) submitted in February 2006 included an analysis of weekday a.m. and p.m. peak hour intersection operations in the final year of the Master Plan (2016). A review of historical traffic volumes on roadways surrounding Reed College revealed a general decline in traffic over the last several years. The absence of sustained growth in traffic volumes likely reflects the area being effectively built out. Additionally, the College recently acquired the Eastmoreland Hospital property on SE Steele St. along with several medical office buildings on SE 28th Ave. The hospital ceased operations in 2004, which would account for some of reduced traffic volumes.

In the analysis of year 2016 traffic conditions, a five-percent growth factor was applied to existing traffic counts to account for general variability in traffic volumes, helping to ensure that a conservative analysis was provided.

Planned Campus Developments

The campus developments included in the 2006 Master Plan are intended to improve facilities serving the current enrollment level, rather than accommodating increased overall enrollment. As such, no trip generation increase was assumed for the College as a result of the Master Plan. Future traffic conditions, including those resulting from build out of the 2006 Master Plan, were determined to be reflected by the 2016 traffic operations analysis.

While the College is not planning for new programs or expanding existing programs, there is some fluctuation in campus population. Student enrollment over the last nine years has ranged between approximately 1,350 and 1,500 students. The College requested a traffic operations sensitivity analysis to determine whether the surrounding transportation system can accommodate potential trip increases that may result from enrollment fluctuations.

Traffic Operations Sensitivity Analysis

The sensitivity analysis was conducted as follows:

- Manual turning movement counts were conducted at the College campus driveways during mid-week a.m. (7:00 to 9:00) and p.m. (4:00 to 6:00) peak periods;
- The driveway turning movement counts were used to estimate weekday a.m. and p.m. peak hour trip generation for the College;
- Trip generation for the College was increased to reflect a hypothetical enrollment increase;
- The increased College trips were assigned to the transportation based on an estimated distribution pattern;
- The site-generated trips were added to the forecast 2016 traffic volumes at the study intersections; and,
- Weekday a.m. and p.m. peak hour traffic operations were analyzed at the study intersections for 2016 conditions with the increased College trip generation.

Details and findings of the analysis are summarized below:

Reed College Trip Generation

The traffic counts at the College driveways were used to estimate peak hour trip generation rates for the College as a function of campus enrollment. The College currently generates approximately 200 and 295 trips during the weekday a.m. and p.m. peak hours, respectively. Campus trip generation was increased by 30-percent to reflect a hypothetical increase in enrollment (reflecting approximately 1,935 students) at the College and associated traffic, which is estimated to generate approximately 60 new trips during a typical weekday a.m. peak hour and 90 new trips during a typical weekday p.m. peak hour.

Trip Distribution and Assignment

A trip distribution pattern was estimated based on a review of current traffic patterns, transportation facilities, and land use characteristics. The net new site-generated trips were assigned to the site driveways and study intersections according to the estimated distribution pattern.

Total Traffic Conditions

The estimated site-generated trips shown were added to the 2016 background traffic volumes. The resulting volumes reflect future year 2016 traffic volumes with a 30-percent increase in College trips. The sensitivity analysis revealed that the study intersections will continue to operate acceptably under 2016 forecast condition with a hypothetical 30-percent increase in College enrollment and associated increase in traffic.

Parking Needs Assessment

Under the conditions of the 2006 Master Plan, the College must have a minimum of 655 and a maximum of 742 parking spaces on site. The Master Plan parking inventory identified 622 spaces on the main campus with an additional 95 spaces serving residential uses. In this application the College proposes increasing campus parking to 897. The College does not plan to construct any additional parking spaces. Rather, parking associated with the former Eastmoreland Hospital and medical office buildings would be used. The College proposes to designate some of these parking areas for campus use as the medical office buildings come under campus use.

In addition to the specific increase in the parking maximum identified above, any maximum parking limit should exclude on-site parking spaces attached to existing residential properties purchased by the College.

Past parking studies have revealed that the overall campus parking supply is adequate to meet demand. However, utilization is not equal among the major parking facilities on campus. The East Lot, which is centrally located to campus academic and administrative activities, consistently has the highest demand that at times results in spillover parking on the nearby streets. In order to alleviate parking pressure at the East Lot, the College plans to move some of the administrative activities to the medical office buildings located on SE 28th Ave. as they become available.

In addition to relocating administrative activities, the College proposes to allocate some of the added parking to new student housing. Under the 2006 Master Plan, the College is increasing on-campus housing, including housing for approximately 125 additional residential beds, currently under construction. A parking lot that formerly served medical uses would be partially allocated to the new housing.

Because the increase in designated campus parking will support the College's plan to shift some administrative activities to the northwest corner of campus, this plan can be expected to reduce parking pressures at the East Lot and associated spillover onto residential streets.

Transportation Trends

The College has an extensive transportation demand management (TDM) program that has been in place for many years. This includes subsidized transit, pedestrian and bicycle facilities, and preferential carpool parking. The College also has made significant investments to provide convenient housing for students, staff, and faculty, which creates conditions especially conducive to walking and bicycling.

Employee Commute Travel Modes

One measure of effectiveness of the College TDM program is a bi-annual survey conducted by TriMet to gauge compliance with the Department of Environmental Quality (DEQ) Employee Commute Options Rule. The most recent survey determined that only 63 percent of the College employees commute by single-occupancy-vehicle (SOV), while 24 percent walk or bike. These ratios have generally improved since the initial survey in 1996.

Trip Generation Trends

The traffic counts at the College driveways were used to estimate peak hour trip generation rates as a function of campus enrollment. Similar data were reviewed from historic traffic counts to evaluate trip generation trends at the College. The current trip generation rates are approximately 0.13 and 0.20 trips per student during the weekday a.m. and p.m. peak hours. These rates reflect a decline in peak hour trip generation rates at the College in recent years, which may be directly related to the increased use of non-automobile commute modes.

Findings

The analysis described above resulted in the following key findings:

- The sensitivity analysis revealed that the study intersections could continue to operate acceptably under 2016 forecast condition with a hypothetical 30-percent increase the College enrollment and associated increase in traffic.
- The proposed increase in designated campus parking will support the College's plan to shift some administrative activities to the northwest corner of campus; this can be expected to reduce overall parking demand at the East Lot and associated spillover onto residential streets, particularly on SE Woodstock.
- The College employees have increased bike/walk trips to 24 percent, while achieving a slight reduction in SOV trips over the years.
- Peak hour trip generation rates at the College have declined measurably during the years for which driveway counts were available, despite higher enrollment numbers in the most recent year.

Portland Transportation Staff Conclusions

The proposed Master Plan modifications can be approved while maintaining acceptable operations at the study intersections, and the plan will likely reduce parking spillover impacts on neighborhood residential streets.

The Parker House's proposed change of use from residential to College-related is intended to use the house to hold events and gatherings and to occasionally house overnight guests of the College in accordance with the established use protocol program. Most of these activities

currently take place on campus. Kittelson and Associates reviewed the parking demand management plan for the Parker House to determine if it is adequate to alleviate potential impacts to the neighborhood. This review is a supplement to the traffic and parking analysis Kittelson previously performed in January 2008 for the previous Master Plan Update.

In summary, the review of planned Parker House events resulted in a peak parking demand estimate of approximately ten vehicles. The parking analysis conducted for the 2006 Master Plan showed that there are approximately 20 on-campus vacant parking spaces within 500 feet of the Parker House during peak hour parking conditions. Therefore, parking demand generated by the proposed activities at the Parker House can be accommodated by available off-street parking on the Reed College campus.

Reed College's parking management plan for the Parker House requires that guests attending functions at the Parker House park in the West Lots on campus. Guests will be provided this direction with the event invitation, as well as by an on-site Reed staff member the day of certain larger events. The West Lots are located across SE Woodstock Blvd. from the Parker House. The College has paved a pathway from the parking lots to the SE Woodstock Blvd/28th Avenue intersection to facilitate pedestrian access to the Parker House.

According to the traffic and parking analysis performed by Kittelson and Associates for the 2006 Master Plan Update the West Lots are 56% full during the typical campus peak parking hour. Given this utilization level, there are approximately 120 on-campus parking spaces available in the West Lots during the peak parking hour. Approximately 115 of these spaces are within 1,000 feet of the Parker House and 20 are within 500 feet.

The College has proposed a plan with specific limits on Parker House events, detailed above, in order to minimize potential significant adverse impacts and to address the concerns of the surrounding neighborhood.

Parking Demand Estimate

Most of the events at the Parker House will be held for the everyday campus community (e.g., faculty, students, and staff), so the majority of the attendees will already be on campus. Parking for events currently held at the nearby rhododendron gardens is accommodated on campus. When some of these events are held at the Parker House there should be no discernable increase in parking demand in the West Lots.

College staff estimate that a higher proportion of guests for the smaller events may drive to the event from an off-campus location; however they still anticipate that the proportion will be relatively small given that the majority of the events will be held for members of the campus community. The few attendees not part of the everyday campus community (e.g., trustees) will likely have other business on campus prior to attending the event.

The demand for parking near the Parker House was estimated based on the anticipated proportion of attendees that are not members of the everyday campus community. For each level of attendance, parking demand was estimated for two scenarios: a worst-case scenario where everyone who drives to the event travels alone in their own vehicle (average vehicle occupancy of 1.0); and, a more likely, but still conservative, situation where some people will arrive together in a single vehicle (average vehicle occupancy of 1.5). The maximum demand for parking associated with Parker House activities is estimated to be approximately 15 vehicles, which can be accommodated by available off-street parking within 500 feet.

Conclusion

Portland Transportation staff has reviewed the material presented by the applicant for the proposed amendments to the Conditional Use Master Plan and determined that there is sufficient evidence to find that transportation system can safely accommodate the proposed changes in addition to existing uses in the area. Therefore Portland Transportation has no objection to the proposal. The Hearings Officer concurs with Portland Transportation's determination and finds that these criteria are met.

- 3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.**

Findings: The following agencies responded with the following comments:

The Life Safety Section of the Bureau of Development Services has noted no objections. The Water Bureau has previously responded that adequate water supply is available, with the static water pressure in this area estimated to be between 50 to 80 psi, and noted no concerns regarding the current proposal. Site Development and BES responses included a number of requirements that will be imposed during building permit review. There are multiple public combination sewers that currently serve the sanitary needs of the property and are available to serve future sanitary needs. BES noted no concerns about the proposal, but indicates that the proposed Master Plan and the specific projects embodied in the plan must be found to comply with the City of Portland *Stormwater Management Manual* and the Stormwater Disposal Hierarchy. The Fire Bureau responded with no objections but noted that all development must comply with the current Fire Code regulations. The Parks Bureau Urban Forester has responded with no concerns. The Portland Police Bureau responded that it is capable of serving the proposed use and that a signed memo is on file at the Police Bureau Planning and Support Division. The Hearings Officer finds that, based on the agency responses, adequate services are available and this criterion is met.

- E. Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.**

Findings: There are no adopted Neighborhood Plans for either the Eastmoreland or the Reed Neighborhoods. The Eastmoreland Plan District requires special setbacks, but these setbacks do not apply to the development proposed in this Master Plan amendment, because the Institutional Development standards apply, as well as the prior approved Transit Street setback adjustment.

The majority of the campus lies within the Johnson Creek Basin Plan District. The regulations of Sections 33.535.010 through 33.535.120 apply to development within the Johnson Creek Basin Plan District, and will be addressed during the building permit process for projects that are subject to these standards. Those projects that lie within the campus' environmental zones will be reviewed through a Type II Environmental review. The projects that have been proposed and conceptually approved through this Master Plan update are consistent with these regulations. The Hearings Officer finds that this criterion is 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 before a building or zoning permit is approved.

III. CONCLUSIONS

Reed College has requested approval of an amended and updated Master Plan that will guide development on campus over the next ten years. Given the College's long history as a leading institution of higher learning, it is reasonable to assume that the College will continue to seek opportunities to further develop its facilities and programs to enhance the Reed academic experience. Therefore, it is important for the approved Master Plan to provide some flexibility for the College to develop without further review except when a project has potential impacts on the Environmental zones, or on the transportation system, or requires an adjustment, or is in close proximity to abutting residential uses. It is also important that the College undergo a new Master Plan periodically so that revisions and modifications can be made to prior conditions of approval as needed and the College's transportation analysis can be updated appropriately. Thus, staff is recommending that the prior approved review and procedural framework be brought forward and continue to apply to this Master Plan, which will remain in effect for a ten-year period, but with conditions of approval that provide an avenue for the College to amend the Master Plan during the ten-year period via a Type II procedure.

In addition, prior conditions of approval have been analyzed, and staff recommends several revisions and deletions to prior conditions because they are now moot, or so that they are compatible with current regulations that have been adopted since the original conditions of approval were imposed in 1990. The intent of these recommendations is to provide a framework within which the College has

the freedom and flexibility to develop the campus consistent with the approved Master Plan, while identifying thresholds of potential impacts from the growth and development that should be subject to additional review. This framework is intended to provide certainty to neighbors when significant revisions are proposed, or when new uses or development are proposed that are not within the core of the campus.

The College has also requested an expansion of the prior approved Master Plan boundary in order to include additional properties acquired since the last major Master Plan amendment. These properties are currently owned or under control of the College and will either remain in residential use, or are proposed to be changed to a College-related use, or lie within zoning that allows College uses by right.

The proposed new Master Plan is reasonable and timely, as a number of the prior approved improvements have been implemented, and the College has identified a number of future improvements anticipated to be implemented over the next 10 years as funding sources and prioritization within the context of the College's academic mission are refined.

Included within the Master Plan amendments are three significant proposals. The first is a request to reconfigure and reallocate campus parking, including utilizing existing parking lots that were previously associated with the now defunct Eastmoreland Hospital. The second is to increase the student enrollment cap to better accommodate the fluctuations that occur within the College populations (students, faculty and staff) from year to year and term to term. The third is to expand the Master Plan boundary to include the Parker House and to change the use of the Parker House from residential to College-related.

The proposed amended and updated Master Plan satisfies all applicable approval criteria of 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. Staff has determined that the proposed Master Plan satisfies these criteria.

Therefore, the Hearings Officer approves the Master Plan, with new conditions of approval and with continued compliance with prior conditions of approval.

IV. DECISION

Approval of:

A Conditional Use Master Plan Amendment and update which incorporates the following proposed improvements:

- 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 to a maximum of 1935, to accommodate fluctuations in enrollment and staff.
- Rebuild or replace the remaining 1960s-era cross-canyon dormitory buildings to improve privacy, energy efficiency, accessibility, and circulation among the buildings.
- Expansion of 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 growth in the number of faculty.
- Additional classrooms as necessary to accommodate expansion of course offerings resulting from revisions in 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, conference and related entertainment.
- A new building at the campus' main entrance, 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 environmental quality on campus.
- Athletic facilities to meet the demands of the increasing number of students residing on campus.
- Progressive improvements to the campus pathway/circulation system.
- Expansion of the Health Center.

An expansion of the Master Plan boundary to include the following properties:

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

Request to change the use of the Parker House from residential to College-related.

Subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through NN) must be noted on each of the four 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 08-114298 CU MS." All requirements must

be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. The Master Plan Amendment document dated August 31, 2006 does not include all changes and conditions of approval included herein. Within three months of the final decision on this current Master Plan (LU 08-114298 CU MS), Reed College shall submit to the Bureau of Development Services six copies of the approved Master Plan incorporating all changes and conditions of approval. For each project permitted by right over the 10-year life of this Master Plan, the College will submit six copies of an addendum to the Master Plan which describes the project and shows its location on a site plan. These addenda must be submitted with the final permit drawings.
- C. The duration of the amended Master Plan will extend a full 10 years from the date of the final decision of this land use review, or until the approved Master Plan is superseded by a future approved amendment and update to the Master Plan.
- D. Any development of projects conceptually approved in this Master Plan, but located within the c or p environmental zones that overlay the site, and specifically the following projects identified in this update:
- Expanding the existing theatre building.
 - Constructing or replacing new student housing on the north side of Reed Lake, including the Cross Canyon Dormitories.
 - Any stormwater treatment on campus that includes an outfall within the Environmental overlay zones.
- will be subject to a Type II Environmental review, unless the project can meet all applicable standards of 33.430.140 through 33.430.170. Any future project that the College has not identified within this current review that is located within an environmental zone will require a concurrent Type II amendment to the Master Plan.
- E. Maximum student enrollment is not to exceed the 1,935 headcount cap without a Type III amendment to the Master Plan.
- F. If the College relocates a community garden anywhere within the approved Master Plan boundary, this use may continue without requiring an amendment to the Conditional Use Master Plan, unless other land use reviews are triggered by the relocation.
- G. The maximum number of parking spaces on campus is 897. While construction projects may temporarily occupy some spaces for material staging, at no time should there be fewer than 717 spaces available on campus.
- H. Miscellaneous additional projects identified in Exhibit A-1 of the submitted Master Plan are

subject to prior conditions of approval establishing review thresholds and procedures for new campus development.

I. Prior Conditions of Approval: Willard House

The following operational and maintenance provisions are specifically applicable to the Willard House which the College must abide by for as long as the Willard House is utilized as an interim College-related office use and is owned by the College:

- *Deliveries.* All deliveries and outside service providers to the Willard House must occur between 7:00 a.m. and 6:00 p.m. Monday through Saturday, except in cases when emergency services are required. Deliveries will be received in the driveway. Trash and recycling will be removed by College staff and taken to on-campus receptacles.
- *Landscaping.* The grounds of the Willard House will be maintained to a quality level comparable to properties located in the vicinity of the Willard House. The yard will be well maintained and all yard debris will be removed from the site. No storage of yard maintenance equipment, yard debris, or firewood will take place on the Willard House grounds.
- *General Maintenance.* College staff will fully maintain the Willard House and its grounds to a level comparable to homes in the vicinity of the Willard House.
- *Parking and Access.* Street parking will not be allowed for staff working at the Willard House. All College faculty, staff, and students (other than service personnel as set forth above) as well as all College invitees will use campus parking areas and will walk to the Willard House.
- *Security.* The College's community safety officers will monitor activity at the Willard House as part of the regular security activities that occur 24 hours per day, seven days per week on the campus. The College's community safety officers will be available 24-hours per day, seven days per week, and contact instructions will be given to residents in the vicinity. The community safety officers will keep a log of all calls made to them with respect to the Willard House. The front porch light of the Willard House will remain on at night.
- *Lighting.* Lighting at the Willard House shall approximate conditions at a residential house and will not be commercial in nature.
- *Interim use.* Interim use of the Willard House beyond the term of this Master Plan will require a Type II Conditional Use review, subject to the approval criteria specified below (Condition C, LUR 01-00369 CUMS AD).

- J. Within 30 days of the effective date of this Conditional Use Master Plan, the applicant shall submit an updated TDM plan to the Office of Transportation. The updated TDM plan shall also include a detailed Campus Parking Management Plan that incorporates the following strategies:

Discourage College Parking on Streets. The College shall institute an internal policy stating that campus staff, faculty, and students should rely on on-campus parking facilities if they choose to drive. Such a policy should focus on effective communication and on ensuring that convenient

access alternatives are available (e.g., other parking areas; adequate sidewalks and bicycle facilities). Students, faculty and staff would be asked to follow an internal policy such as this voluntarily.

Encourage parking in the North lot. The College shall implement an informal zone program, assigning certain segments of the population to park in specific lots. The purpose would be to more evenly distribute demand among the East, West, and North lots. Mechanisms for enforcement would be limited in the absence of a vehicle registration/permit program. The program would require some administrative duties for the College, but costs would be minimal with no anticipated negative impacts.

- K. The new Performing Arts Center is allowed with no further review unless the project does not meet all conditions of approval, or is within an Environmental zone, or does not meet all applicable development standards, or changes the on-site parking spaces required to be maintained, or exceeds the maximum trip generation levels analyzed in the Transportation Impact Analysis submitted for LU 06-110903 CUMS AD, or includes a new land use or program. If an Adjustment to development standards is required, or an Environmental review is required, a concurrent Type II Conditional Use will be required, with the proposal reviewed against the following criteria: Section 33.815.105 D, Adequacy of Public Services.
- L. Limits are imposed on the number of people and the number of events allowed at the Parker House.
1. Overnight Guests (exception to Hours of Operation) limited to:
 - Guests of Reed College for College-related activities
 - Maximum of four overnight guests per night. No guest shall stay longer than three nights. Guests shall park in the Parker House driveway, in the west parking lot, or in other available on-campus parking.
 2. Events limited to:
 - No more than 450 people per month (no exceptions)
 - No more than three total events per day on Monday – Friday.
 - No more than six Saturday events and four Sunday events shall be allowed per year, for a maximum total of 10 weekend events per year.
 - No more than 40 people in the house per day (with the exception detailed below)
 - The daily maximum may exceed 40 people for up to 10 indoor/outdoor events per year, but on these occasions the overall daily total shall not exceed 75 people.
 - No more than one of the up-to-75-people events per week is allowed, and no more than two per month.

- No more than five of the up-to-75-people events will be held outdoors per year. The remainder of the up-to-75-people events must be held exclusively inside the Parker House.
 - No other meetings shall take place on days when an event over 40 people and up to 75 people takes place.
 - No more than 150 people total in the house per week, determined on a Sunday through Saturday basis (no exceptions)
3. Hours of Operation (which apply to all Parker House events, whether indoors or outdoors):
- Monday- Friday 8:00 a.m. to 10:00 p.m.
 - The six Saturday events, 9:00 a.m. – 10:00 p.m., except for the three Board of Trustees events per year, all on Saturday, 8:00 a.m. – 10:00 p.m.
 - The four Sunday events, 12:00 p.m. – 9:00 p.m.
 - One indoor event is allowed per month on a Friday or Saturday night until 12 a.m., but Reed staff shall not arrive until the next morning to clean up.
 - For other events, up to five Reed staff may enter the Parker House one hour before the event start time and may depart one hour after the event end time. These staff members are included in the “people” total numbers.
4. Notice of Parker House Events:
- Reed College shall provide the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane at least a monthly calendar of Parker House events at least one week before the first day of each month.
 - The calendar shall include the name, the date and hours, the department hosting, the anticipated number of attendees, the number of off-campus guests, the anticipated transportation methods, and the name and cell phone number of the departmental on-site host for each event.
 - The monthly calendar of Parker House events shall be posted on the College’s public web site.
 - Should an event be added to the calendar after the monthly calendar is circulated, the College will notify the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane by email or letter as soon as reasonably possible.
 - In addition to the monthly calendar, a separate 14-day notice shall be provided to the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane of any indoor/outdoor event with more than 40 people.

5. Parking and Traffic Management for Events:

No parking is allowed on SE Moreland Lane or SE Woodstock Blvd. for people attending Parker House events. To ensure that no such parking occurs on these two streets, the College will undertake the following:

- Invitations sent to people to attend Parker House events shall include the following:
 - a. Reed College's address, not the Parker House address.
 - b. Instructions directing people to park in the west or Prexy on-campus parking lots, along with maps and directions to appropriate on-campus parking areas.
 - c. Instructions directing people to use the crosswalk at SE Woodstock Blvd. and SE 28th Ave. to reach the Parker House when parking in the west or Prexy on-campus parking lots.
 - d. A statement that no parking is allowed on SE Moreland Lane or SE Woodstock Blvd. for Parker House events.
- When an event includes off-campus invitees, temporary signs shall be posted on the day of a Parker House event instructing people not to park on SE Moreland Lane or SE Woodstock Blvd. One sign shall be placed at each of the two entrances to SE Moreland Lane from SE Woodstock Blvd., but must not be placed so as to impair residential vehicular access. A temporary sign must also be placed at the entrance of the west parking lot indicating that it is the appropriate parking area for Parker House events.
- The College will apply for a permit from the city to place permanent signs at both entrances to SE Moreland Lane, stating "No Reed College Parking". If the city approves of such an application, the College will post such signs as per city requirements. If the city approves such an application, and the College puts in place the city approved signs, the College will have satisfied this condition of approval. If the city issues a final denial of such an application, the College will have satisfied this condition of approval.
- When an event includes off-campus invitees, a Reed staff member shall be placed at the entrance of the Parker House to confirm with people as they enter the event where they parked. If guests are parked on SE Moreland Lane or SE Woodstock Blvd., the staff member must ensure the vehicle is moved to the appropriate parking areas.
- No more than two service related vehicles shall be parked in the Parker House driveway during any event. All other College service staff (event coordinators, servers, audio-visual, etc.) will be instructed to park in the west parking lot (if not already on campus) and walk to the house from the campus.

Other traffic management measures may include using a shuttle or valet parking service between the Parker House and the west parking lot for any Parker House event. All shuttles

or valet parking must use the loading zone along SE Woodstock Blvd., not SE Moreland Lane or the Parker House driveway.

6. Delivery and Service Vehicles:

All deliveries and outside service providers to the Parker House shall arrive and depart between 8:00 a.m. and 6:00 p.m., Monday through Saturday, except when emergency services are required. All delivery or service vehicles must either be received in the Parker House driveway or the loading zone along SE Woodstock Blvd.

7. Conflicts in Parking Demands:

No Parker House event with more than 10 guests coming from off campus may be scheduled for the Parker House when an event of 350 people or more is occurring in Kaul Auditorium.

8. General Maintenance and Landscaping:

The College will maintain the Parker House and its grounds at a quality level comparable to or exceeding residential properties located in the vicinity of the Parker House. All yard debris will be removed from the grounds on the day the landscaping occurs. No yard debris, yard equipment, or firewood will be stored outside of the building on the Parker House's grounds.

The College shall plant and maintain a six foot or taller hedge sufficient to divide the Parker House from SE Moreland Lane, in order to contain people on the property, discourage milling in the street, and screen people from the neighborhood.

9. Trash and Recycling:

All trash and recycling will be removed by College staff after each Parker House event, within the Parker House hours of operation.

10. Lighting:

Exterior lighting at the Parker House shall approximate residential conditions. The front porch light must remain on at night, and the exterior lamp posts will be turned on during outdoor or evening events.

11. Noise:

All events and activities at the Parker House must comply with the noise limits for residential uses in residential zones, as required by Title 18.

12. Security:

Reed community safety officers must monitor activity at the Parker House as part of the regular security activities for the College that occurs on a 24-hour basis, seven days a week. Reed safety officers will be available 24 hours per day, seven days per week to address complaints or concerns, and contact instructions will be provided to the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane, or on SE Woodstock Blvd. between SE 28th and SE 32nd Avenues. Reed safety officers shall log all calls to the community safety office that pertains to the Parker House.

13. Record Keeping:

Reed must log all events held at the Parker House to demonstrate compliance with hours of operation and the limits imposed on the intensity and frequency of events. On a quarterly basis, Reed shall provide the log to the City of Portland, the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane.

14. Monitoring, Enforcement and Grievances:

The College will designate a representative to respond to any questions or concerns about use of the Parker House. The representative's contact information will be initially provided to the Eastmoreland Neighborhood Association Board and all residences which have frontage on SE Moreland Lane and will be printed on the monthly calendar notices. This representative is in addition to the departmental on-site host for each event held at the Parker House and the community safety officers.

A joint standing committee shall be formed to address concerns or issues arising from the use of the Parker House. The College and Eastmoreland Neighborhood Association Board shall each appoint up to three members to the committee. The committee will have two co-chairs: one designated by the College and one by the neighborhood association. The committee will meet periodically to discuss specific issues that arise over the use of the Parker House, and will attempt to resolve specific issues as such issues arise. The committee will also review the annual use of the Parker House. The committee may also issue reports and recommendations to the College, the neighborhood association, or the city.

15. Community Use of the Parker House:

Any community non-profit organization (which must meet the use category of a community service use as defined by Section 33.920.420) that utilizes the Parker House as an event venue must comply with all of the conditions of approval for use of the Parker House, and any community organization event counts toward the limits on the intensity and frequency of events. Community organization events held at the Parker House must be hosted by the community organization and open to the public. Charging a fee to use the Parker House is

prohibited, and using or renting the Parker House for non-College related, non-community non-profit organization events such as private parties, weddings, receptions, and similar events is also prohibited.

16. Loading Zone on Parker House frontage on SE Woodstock Blvd:

Reed College must build a loading zone in consultation with, and with design approval from, the appropriate City of Portland staff. The design detailed in Exhibit H-90a shall serve as a starting point in consultation with city staff. The loading zone must be completed before the Parker House College-related use begins.

17. Definitions for Above Terms:

Year – Calendar year, January 1st to December 31st.

Month – Calendar month

Week – Sunday through Saturday

Day – 12:00 a.m. through 12:00 a.m.

Event – Any meeting or social function held at the Parker House

PRIOR CONDITIONS OF APPROVAL THAT REMAIN IN EFFECT:

The following Conditions of Approval from prior approved Master Plan and conditional use reviews remain in effect. The conditions are brought forward and are updated as approved by LUR 01-00369 CUMS AD, follow:

Prior Conditions that remain in effect: LUR 01-00369 CUMS AD:

- A. Deleted.
- B. The list of conceptually approved projects, as listed in LUR 01-00369, can be amended and expanded via an amendment to the Master Plan, processed as a Type II review. If a new project triggers additional review thresholds as discussed in Conditions F, G, or H, below, a Type III amendment review will be required.
- C. Any new building project that is located within 100 feet of the Master Plan boundary where there is adjacent residentially zoned, non-College-owned property will require a Type II Conditional Use review limited to the following criteria: Section 33.815.105 B 1-3, Physical Compatibility and Section 33.815.105 C 1 and 2, Livability.
- D. Any future improvements identified in this Amended Master Plan requiring an adjustment will be processed via a Type II Adjustment review without a concurrent conditional use review unless the project is located within 100 feet of adjacent residentially zoned, non-College-owned property.

- E. Any project that lies within the Environmental zones that overlay the campus will be subject to a Type II Environmental review, unless the project meets all applicable standards of Sections 33.430.140 through 33.430.170. Projects that are conceptually approved in the Master Plan that are identified as requiring a future Environmental Review as indicated above include expanding the existing theatre building; constructing or replacing new student housing on the north side of Reed Lake, including the Cross Canyon Dormitories; and any stormwater treatment on campus that includes an outfall within the Environmental overlay zones. New projects that are not included in the conceptually approved list above will require an amendment to the Master Plan per Condition B, above.
 - F. If the College wishes to exceed the maximum limit established herein for total student population of 1,935, a Type III Master Plan amendment is required.
 - G. If the College wishes to add a land use or development that will exceed the maximum trip generation levels analyzed in the current updated transportation analysis, as determined by Portland transportation, a Type III Master Plan amendment is required.
 - H. If the College wishes to modify the Master Plan boundary to include College-owned parcels that presently lie outside the currently approved boundary, a Type III Master Plan amendment is required.
 - I. Preferential carpool parking must be provided and signed for the exclusive use of staff or students who carpool. These spaces should be located near the core of the campus. The minimum required number of carpool spaces is 15 for the East Parking Lot; 5 for the West Parking Lot; and 5 for the North Parking Lot.
- [J and K have been met]
- L. Approval of additional on-campus student housing for a cumulative total additional beds up to 300 students, for a total maximum number of resident students of 1040, and a total maximum number of students (resident and non-resident) of 1,935. All housing projects, whether new or modifications to existing housing, that results in additional beds must be reviewed through a Type II Conditional Use review, and any other concurrent reviews if required by Environmental regulations, Adjustments to development standards, etc. Additional on-campus housing was approved as part of LU 06-110903 CUMS AD.
 - M. A Transportation & Parking Task Force shall be formed between representatives of Reed College, Eastmoreland Neighborhood and Reed Neighborhood Associations; and if needed, Tri-Met and the City of Portland. In particular, the Task Force should identify: parking impacts on the surrounding neighborhood, effectiveness of parking management program, appropriate incentives for carpooling, pedestrian crossings issues, and parking for special events. The Task Force shall meet periodically (i.e. bi-monthly at first, perhaps semi-annually after the first six

months) to address pertinent issues. If needed, the Task Force shall make recommendations to the City of Portland Office of Transportation for review and incorporation into the Reed College Transportation Demand Management Plan.

- N. Superseded by G, above.
- O. Superseded by G, above.
- P. All new and upgraded pedestrian walkways on campus shall be a minimum of 6 feet wide. The walkways shall be well lit and have obstructions at a minimum of 1.5 feet away from the edge of the sidewalk.

[Q has been met]

Prior Conditions that remain in effect: LUR 99-00307 CU MS EN:

Exhibit references below are to those exhibits attached to 99-00307.

- R. Before any site clearing or grading activities, the applicant shall acquire development permits from the Office of Planning and Development Review (formerly the Bureau of Buildings) to ensure all mitigation plantings are completed in conformance with Exhibit C-6.
- S. As part of the building permit process, erosion control plans shall be submitted to the Bureau of Environmental Services for review and approval.
- T. Has been met.
- U. An erosion control plan generally conforming to Exhibit C-5 must be approved by the City Engineer, before construction. Erosion Prevention and Sediment Control must be carried out conforming to the City's erosion control regulations in effect when development permits are issued for the project. Erosion control measures must be maintained until 90 percent of all disturbed ground is covered by vegetation.
- V. Before any on-site ground disturbing activities, the approved disturbance area shall be marked in the field with bright orange construction fencing and a sedimentation fence shall be installed downslope of all vegetation removal, grading, and equipment maneuvering areas shown on Exhibits C-5. The sedimentation fence shall be installed, inspected, and maintained by the applicant conforming to Erosion Control requirements in effect when permits are issued.
- W. No recontouring or regrading of the creek banks shall occur below the ordinary spring water level as determined by the Bureau of Environmental Services.

- X. Herbicides used to remove vegetation must be listed by the U.S. Environmental Protection Agency as appropriate to apply in aquatic areas and use must conform to application directions.
- Y. On-site storage of stockpile material, construction material, equipment, and construction debris shall be limited to the approved disturbance areas at each site, as shown on Exhibit C-5.
- Z. Existing native vegetation shall not be removed outside of the approved disturbance area indicated on Exhibit C-5.
- AA. The project area shall be re-vegetated, substantially conforming to the attached plans (Exhibit C-6), within six months following final grading for the biofiltration swale.
- BB. All required mitigation planting (Exhibit C-6) shall be clearly marked in the field with brightly colored surveyors flagging and labels identifying the species of each tree or shrub. These labels shall remain in place until final inspection by the Office of Planning and Development Review (OPDR).
- CC. While excavating the biofiltration swale site, the applicant shall remove and destroy all exotic and invasive vegetation, as identified in the *Portland Plant List* Nuisance Plant list, such as Himalayan blackberry, English ivy, and morning glory from a 10 foot radius around all plantings required by the mitigation plan (Exhibit C-6). This area shall be maintained clear of non-native vegetation for a period of three years from the date of final inspection by OPDR.
- DD. The applicant shall monitor and maintain restoration plantings for a period of three years to eliminate exotic invasive weeds from the project area, and to assure the mitigation plantings' success.

Prior conditions from LUR 97-00062 CU MS ZC:

- EE. Rebuilding the outdoor pool in its former location is prohibited.
- FF. New structures built in the cross canyon dorm area shall not be sited closer to the lake edge than existing buildings. Planting native species are required around the south, east and west side of any new buildings. These plantings shall extend to the lake edge and shall result in adding or enhancing at least one resource value.
- GG. Any new building to be located in the east meadow area must not encroach into the approved environmental zone.
- HH. Replaced by Condition M of LU 06-110903 CUMS AD.
- II. The applicant is required to submit an updated parking analysis after the SE Steele St. residences are complete to confirm that the campus' existing supply of surplus parking is

sufficient and that there is no spillover parking on surrounding residential streets resulting from insufficient campus parking. This report must be submitted to the Office of Transportation (Transportation Planning and Traffic Management) and the Bureau of Planning by the end of the first academic year that the residences are fully occupied.

Prior conditions of approval from LUR 97-00062 as modified and amended by LUR 01-00369 CUMS AD review:

JJ. Superseded by Condition G, LU 08-114298 CU MS.

KK. Projects within the approved Reed College boundary which comply with all of the following requirements will be deemed to be consistent with this Master Plan and will be permitted without a land use review if the following are met:

1. The project is not located within 100 feet of non-College owned residential properties, nor within an Environmental zone, nor requires an Adjustment.
2. The project does not exceed the maximum number of parking spaces allowed, nor remove parking below the minimum number of spaces required.
3. The project is not subject to any land use reviews other than those addressed in the Master Plan, nor does it exceed any thresholds established by conditions of approval.
4. No new land uses are created.
5. The project does not violate any prior condition of approval required by previous land use decisions.


Prior conditions from LUR 96-00205 CU:

LL. Plantings within and around the pond, and in all areas disturbed within the Environmental overlay zone, must be planted with species from the Portland Plant List. Areas designated for lawns are exempt from this requirement. Pesticides, fungicides, or fertilizers shall not be used to maintain native vegetation, as required by regulations governing mitigation and restoration plantings (33.248.090).

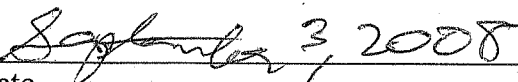
Prior conditions from CU 41-90:

MM. The applicant shall provide a traffic barrier on its property between the new north parking lot and SE Insley St.

NN. No evergreen trees shall be planted on the site which would cause reduced sunlight to the gardens of homes on SE 34th Ave.



Ian Simpson, Hearings Officer



Date

Application Determined Complete:	May 1, 2008
1 st Staff Report to Hearings Officer:	June 13, 2008
Revised Staff Report to Hearings Officer:	July 7, 2008
Decision Mailed:	September 4, 2008
Last Date to Appeal:	September 18, 2008
Effective Date (if no appeal):	September 19, 2008 Decision may be recorded on this date.

Conditions of Approval. This approval is 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.

Appeal of the decision. ANY APPEAL OF THE HEARINGS OFFICER'S DECISION MUST BE FILED AT 1900 SW 4TH AVENUE, PORTLAND, OR 97201 (823-7526). Until 3:00 p.m., Monday through Friday, file the appeal at the Development Services Center on the first floor. Between 3:00 p.m. and 4:30 p.m., file the appeal at the Reception Desk on the 5th Floor. **An appeal fee of \$8,226.25 will be charged (one-half of the application fee for this case).** Information and assistance in filing an appeal can be obtained from the Bureau of Development Services at the Development Services Center.

Who can appeal: A person may appeal this decision only if the person wrote a letter which is received before the close of the record on hearing or if the person testified at the hearing, or if the

person is the property owner or applicant. Only evidence previously presented to the Hearings Officer will be considered by the City Council in an appeal.

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations wishing to qualify for a fee waiver must complete the Type III Appeal Fee Waiver Request for Organizations form and submit it before the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

The Bureau of Development Services may also grant fee waivers to low income applicants appealing a land use decision on their primary residence that they own in whole or in part. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Individuals requesting fee waivers must submit documentation certifying their annual gross income and household size (copies of tax returns or documentation of public assistance is acceptable). Fee waivers for low-income individuals must be approved before filing the appeal; please allow three working days for fee waiver approval.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days before the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- Unless appealed, the final decision may be recorded on or after a date that will be clearly identified in the Hearings Officer's Decision.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034. For further information on recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. Conditional Use Master Plans and any concurrent reviews other than a Zone Change or Comprehensive Plan Map Amendment remain in effect until:

- All development allowed by the plan is completed; or
- The plan is amended or superseded; or
- As specified in the plan; or
- As otherwise specified in the final decision.

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

Applying for permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. When applying 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
 - 1. Applicant's Narrative [Appendices Include TIA]
 - 2. Cover Letter April 30, 2008 Re: additional information submitted
 - 3. Kittelson & Associates Memo: April 18, 2008 Re: Parker House Parking Management
 - 4. Additional Written Narrative April 21, 2008 Re: approval criteria
 - 5. Signed 120-day Extension
- B. Zoning Map (**attached**)
 - 1. Existing Zoning
- C. Plans & Drawings
 - 1. Site Plan (**attached**)
 - 2. Potential Building Sites (**attached**)
- D. Notification information
 - 1. Request for response
 - 2. Posting letter sent to applicant
 - 3. Notice to be posted
 - 4. Applicant's statement certifying posting
 - 5. Mailing list
 - 6. Mailed notice
- E. Agency Responses
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Police Bureau
 - 6. Site Development Review Section of Bureau of Development Services
 - 7. Bureau of Parks, Forestry Division
 - 8. Life-Safety Plans Review Section of Bureau of Development Services
- F. Letters
 - 1. Letter, 3-27-08, Whitehead, In Support
 - 2. Letter, 4-1-08, Thoeresz, In Support
 - 3. Letter, 3-31-08, Whalen, In Support
 - 4. Letter, 5-13-08, Klingensmith, In Opposition
 - 5. Letter, 5-16-08, Wygant, In Opposition
 - 6. Letter, 5-20-08, von Schmidt, In Opposition
 - 7. Email, 6-3-08, Marshall, In Opposition
 - 8. Email, 5-30-08, Granmo, In Opposition
 - 9. Letter, 5-31-08, Perry, In Opposition
 - 10. Letter, 6-1-08, Schurr, In Support
 - 11. Email, 6-6-08, Fisher, In Opposition

12. Letter, 6-1-08, Rogers, In Opposition

G. Other

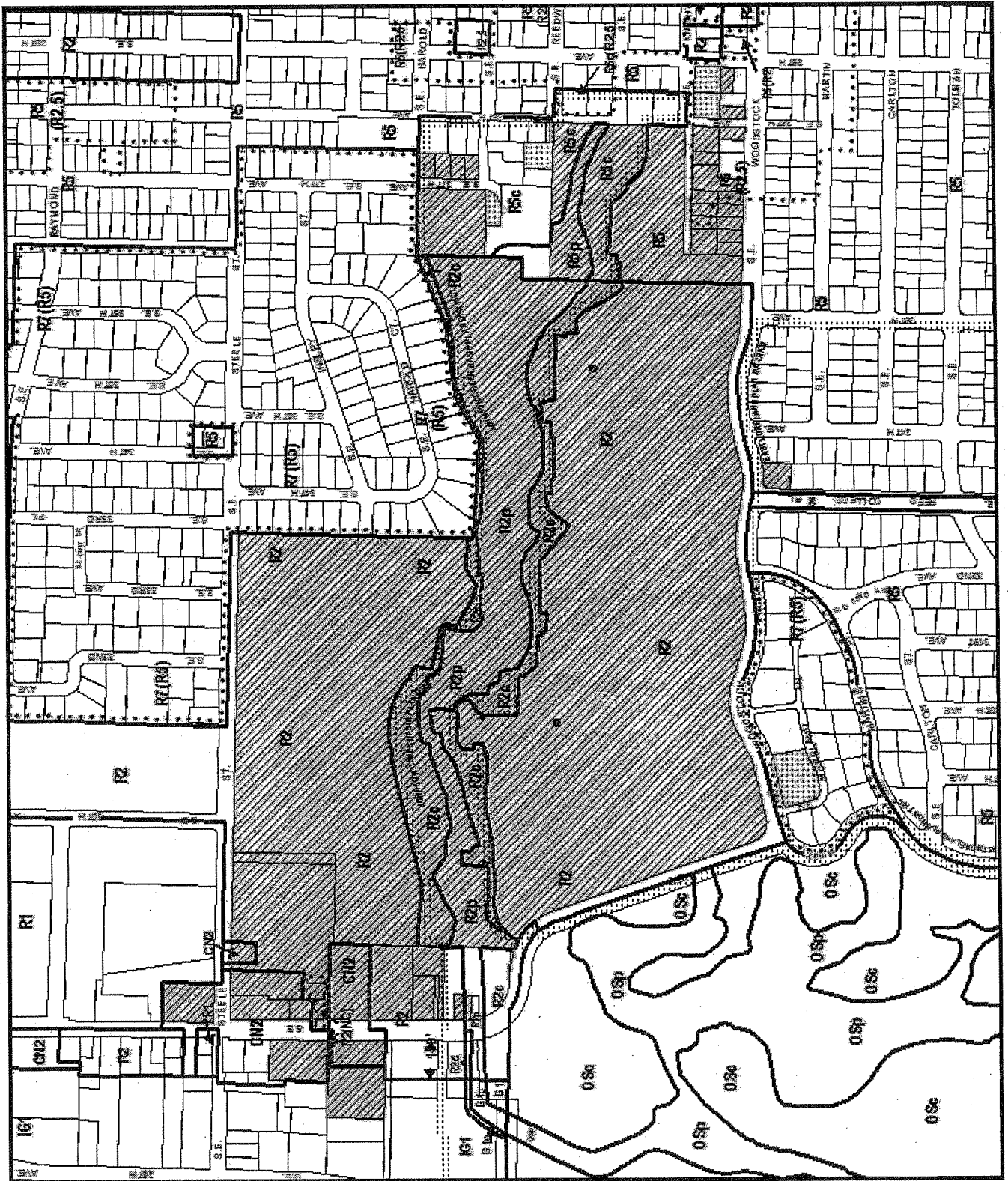
1. Original LUR Application
2. Site History Research
3. Letter to Applicant March 27, 2008, Re: Additional Information required

H. Received in the Hearings Office

1. Letter from Carol Klingensmith - Cate, Sylvia
2. Request to reschedule - Cate, Sylvia
3. Hearing notice - Cate, Sylvia
4. Letter from Perry, Judith A.
5. Copy of email dated 5/30/08 received by mail - Granmo, Martha J.
6. Letter from Sarah Movius Schurr
7. Letter from Rogers, David K.
8. Letter from Rynerson, S. Diane
9. Letter from Widstrand, Barbara
10. Letter from Teskey, Mike
11. Letter from Rogers, Mary
12. Letter from Wentworth, Philip R.
13. Letter from Wygant, James
14. Letter from James P.Kahan
15. Letter from Benson, Al
16. Letter from Stephens, William
17. Letter from Spere, Kathy
18. Letter from Meier, Linda
19. Letter from Davenport, Julie
20. Letter from Metcalf, Nikki
21. Request for Extension of 120-day Review Period - Cate, Sylvia
22. Letter with attachment from Carter, Tom
- 22a. Letter from Gretchen Sperling
23. Letter to Gretchen Sperling
24. Letter from Congdon, Steven and Geraldine
25. Letter from Nichols, William D. and Heidi L.
26. Letter from Glueckert, Al and Kathi
27. Letter from Bailey, Mary
28. Letter from Norton, Robert
29. Letter from Vickery, Edwina & Kent
30. Letter from Hoover, John K.
31. Letter from Nichols, William D. and Heidi L.
32. Letter from Callihan-Bowman, Patricia & Jeffrey
33. Letter from Buys, Robert & Susan
34. Letter from Morgan, Diane & Greg
35. Letter from Meyer, Scott
36. Letter from Johannes, Karen & Baughman, Bob

37. Letter from Meksayanh, Tou
38. Rescheduled hearing notice - Cate, Sylvia
39. Number not used
40. Staff Report - Cate, Sylvia
41. Letter from Alkire, Dyann & Tom
42. Letter from Buono, Marsha J.
43. Letter from Mellies, Jay
44. Letter from Drumm, Elizabeth
45. Letter from Foley, Joan
46. Updated staff report - Cate, Sylvia
47. Letter from Gronke, Paul
48. Letter from Gaudin, Linda
49. Letter from Pierce, Lucille
50. Letter from Conrad, Pam & Damian
51. Letter from Ormseth, Milo
52. PowerPoint presentation - Cate, Sylvia
53. Letter from Robert J. Hogg - Cate, Sylvia
54. Memo from Kittelson & Associates - Cate, Sylvia
55. Reed College Parker House Proposed Usage Conditions - Abel, Steve
56. Parker House Conditions Summary of Changes - Abel, Steve
57. Memo - Abel, Steve
58. Testimony - Fisher, Mike
- 58a. Eastmoreland NA Response to Application - Fisher, Mike
- 58b. Parker House Timeline - Fisher, Mike
- 58c. E-mails and TRACS printouts - Fisher, Mike
- 58d. May 2005 article from The Bee - Fisher, Mike
- 58e. 8 photos - Fisher, Mike
59. Letter from Daniel Kearns
60. Comments from Sperling, Gretchen
61. Letter w/photos & report from Robert Bernstein, P.E. - Cate, Sylvia
62. Comments from Sperling, Bert
- 62a. Bert Sperling Background - Sperling, Bert
63. 8 photos - Lepisto, Arpo
64. Letter w/copy of emails attached - Bauman, Lori Irish
65. Packet of information - Pierce, Richard
66. Large Zoning Designations Display - Abel, Steve
67. Large Title 33.815.105 Display - Abel, Steve
68. 6 photos - Unknown person left on table
69. Letter - Swindel, Alicia L.
70. Letter - Deveney, Karen and Cliff
71. Letter - von Schmidt, Carole B.
72. Letters (2 copies, same letter/1 delivered via BDS) - Wygant, James
73. Letter - Pierce, Mary Jo

74. Letter - Hoffa, Dan and Barbara
75. Memo - Cate, Sylvia
76. Letter - Hoffa, Dan and Barbara
77. Memo with attachment - Abel, Steve
- 77a.Memo from Kittelson & Associates - Abel, Steve
78. Letter - Fisher, Mike
79. Letter in Opposition - Fisher, Mike
80. Letter of Clarification - Fisher, Mike
81. Letter with attachment - Kleinman, Jeffrey
- 81a.Letter from Robert Bernstein - Kleinman, Jeffrey
82. Letter from Kearns, Daniel
83. Letter from Kearns, Daniel
84. Memo - Cate, Sylvia
85. Letter from Eastmoreland Neighborhood Association - Fisher, Mike
86. Letter from Kittelson & Assoc. - Abel, Steve
87. Letter - Kearns, Daniel
88. Letter with report from Robert Bernstein, P.E. - Kleinman, Jeffrey
89. Letter - Kearns, Daniel – *Submitted after record closed*
90. Memo - Abel, Steve
- 90a.11 x 17 color photo - Abel, Steve
91. Letter - Abel, Steve
- 91a.Maps - Abel, Steve - *Submitted After Record Closed*
- 91b.Proposed Findings and Conditions of Approval - Abel, Steve



ZONING



NORTH



Site



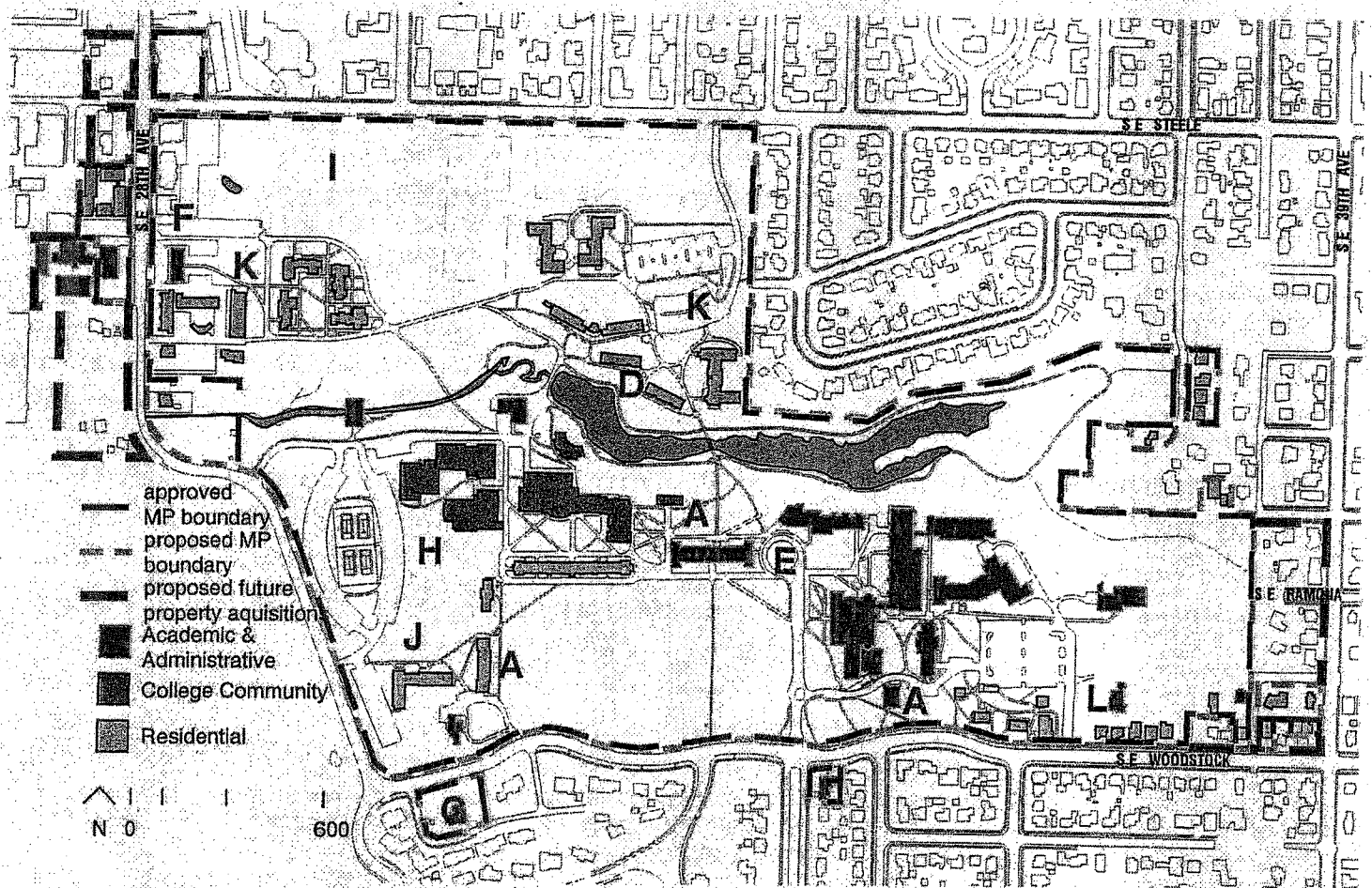
Also owned, proposed for inclusion
into Reed College Master Plan Boundary



Historic Landmark

File No. LU 08-114298 CUMS
1/4 Section 3533.3534.3633.3634
Scale 1 inch = 500 feet
State Id 1S1E13 100
Exhibit B (May 28, 2008)

Projects Submitted for Conditional Use Approval

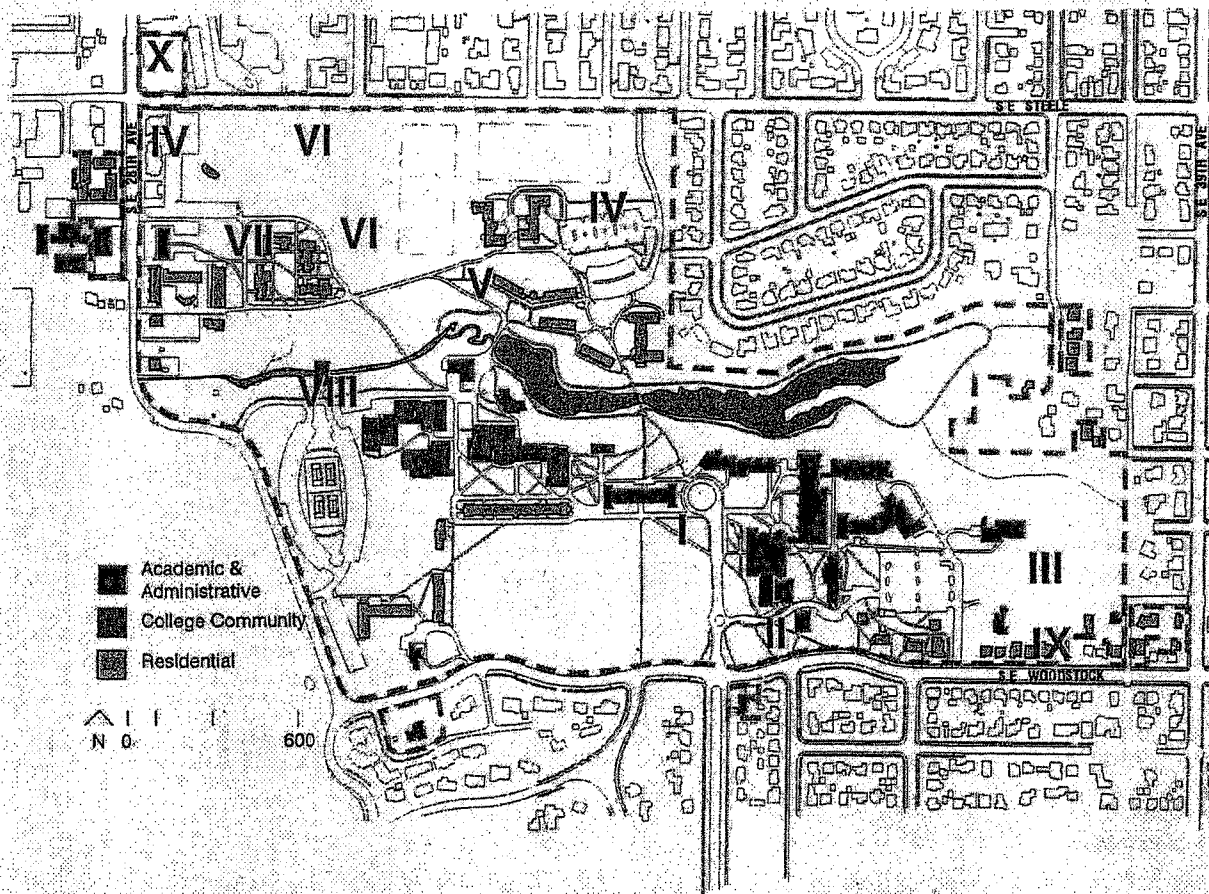


- A** Academic and Administrative Building
- B** Building remodeling to accomodate changing needs (various)
- C** Campus Landscape Heritage (campus-wide)
- D** Cross Canyon Dormitory replacement
- E** Elliot Plaza improvements
- F** Health and Counseling Center replacement (location undetermined)
- G** Parker House improvements
- H** Performing Arts Center
- I** Recreation Facilities improvements
- J** Remodel or replacement of Foster, Scholz and remodel MacNaughton and Prexy
- K** Student Housing
- L** Dorothy Johansen House remodel

Parking improvements for vehicles and bicycles (various locations)

C.1
**Campus Facilities
Master Plan
Draft December 2007**

Potential Building Sites



Groups of buildings of similar use can be extended to include potential building sites. These sites can be expected to exhibit locational characteristics suited to new facilities of the same use category. The validity of these locations can be tested through applications of more specific criteria. Not shown are numerous opportunities for infill development, typically compact development which would complement the functions in adjoining buildings.

- I The northeast corner of the great lawn could accommodate a building (I) designed to complete the quadrangle flanked by Eliot Hall, the Library, Knowlton Physics Building and the Vollum Center. However, no such building is currently being considered.
- II Southeast of the library, the Greywood Building which was originally constructed as a temporary structure survives from WWII. When it is cleared, its site together with the adjacent lawn to the east will provide an opportunity to site a new building (II).
- III The east meadow is reserved as a site for future development (III).
- IV The north campus is the College's greatest reserve of potential development sites. Additional student housing may be located on sites near Steele St. (IV), although none is planned at this time.
- V Additional and/or replacement housing for students may be developed to the west of the Cross-Canyon Housing (V).
- VI Part of the north campus may be developed with tennis, track and other sports facilities (VI).
- VII Site of new student housing to which additional units may be added (VII).
- VIII Renovation and expansion of the theatre building will affect land immediately adjacent to it. This use may eventually be removed to a new Performing Arts Center.
- IX Faculty houses located along Woodstock.
- X The vacant property on the north side of Steele Street adjacent to SE 28th Avenue is reserved for long-term redevelopment.

In addition to these discrete sites are a number of infill sites, often small, but located close to the established facilities which they must supplement.