



**Office of Planning
and
Development Review
Land Use Review Division**

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-7800
www.ci.portland.or.us

**FINAL DECISION
BY THE DESIGN COMMISSION
RENDERED ON February 21, 2002
(Type III Review)**

**FILE NUMBER: LUR 01-00751 DZ (Cascade Campus
of Portland Community College-Design Standards
and Guidelines for IMP)**

I. GENERAL INFORMATION

Applicant: Portland Community College
705 N Killingsworth Street
Portland OR 97007

Representative: Greg Winterowd Phone: 503-827-4422
Winterbrook Planning
310 SW 4th Avenue, Suite 1000
Portland OR 97204

Site Address: 705 N Killingsworth (main site address)

Legal Description: *See attachment*
Tax Account No.: *See attachment*
State ID No.: *See attachment*
Quarter Section: 2429, 2529, 2430
Neighborhood: Humboldt, contact Kurt Haapala at 503-735-9903.
Business District: Northeast Broadway, contact Lisa Upshaw at 503-243-5500.
District Coalition: Northeast Coalition of Neighborhoods, contact Willie Brown at 503-253-7811.

Zoning: Institutional Residential with a Design Overlay Zone (IRd), Storefront Commercial with a Design Overlay Zone (CSd), and Multi-Dwelling Residential 1,000 (R1)

Case Type: Design Review (DZ)
(concurrent with Impact Mitigation Plan (IM) review)

Procedure Type: Type III, with public hearing before the Design Commission. (The Land Use Hearings Officer will hear the separate IM case on February 19th at 9:00 AM.) Decision can be appealed to City Council.

Note: An Impact Mitigation Plan review includes a mandatory Design review before the Design Commission. Each review portion has been assigned a separate LUR number. Any questions or concerns about design related issues should be directed to **Ruth Selid**, City Planner, at **503-823-7726**. Ruth will be processing the Design review portion of this case. Any questions or concerns about the Impact Mitigation review should be directed to **Sylvia Cate**, City Planner, at **503-823-7771**. Sylvia will be processing the Impact review portion of this case.

PROPOSAL

The applicant requests an Impact Mitigation Plan review to replace a prior approved Conditional Use Master Plan (LUR 93-00493 MS). The prior Master Plan, approved in 1993, approved the following specific projects: Library Classroom Addition; Classroom and Student Services; Parking Structure, north part of campus; Child Care Center, northwest corner of campus; Laboratory/Classroom Building, southwest corner of campus; Old Terrell Tower Replacement; and Temporary parking lot on the northeast corner of N. Albina and N. Jessup, all subject to conditions of approval.

The applicant wishes to amend the existing Master Plan to include several new proposed projects and campus improvements. Because the applicant proposes amending the Master Plan, and because the site now lies within the IRd zone, the applicant can replace the Master Plan with an Impact Mitigation Plan, per Section 33.848.030.

The Impact Mitigation Plan proposed by Portland Community College, Cascade Campus ('the College') includes a number of elements as follows:

Approval of a proposed Impact Mitigation Plan boundary, and construction of several projects approved by voters with the passage of a \$144 million bond measure in November 2000 in support of Portland Community College upgrades across multiple campuses. Specific projects and development proposed for the Cascade Campus include two development phases:

Phase One is planned over the next five years and will be funded by the aforementioned approved bond measure. Phase One goals are to acquire approximately four more city blocks of land to accommodate the anticipated expansion of the campus to a total of 12 blocks at full build out. The expansion is anticipated to occur primarily to the west of the existing campus, and primarily fronting along N. Killingsworth Street.

Phase One will include the removal and replacement of several existing, but obsolete campus buildings, including replacement of the Cascade Portable buildings, the South Annex, the gymnasium, the Head Start/Child Care building, Fragmeier Building, and Peninsula Hall. New building construction will include pedestrian, campus gateways and open space improvements of the campus. The applicant proposes a total increase in building square footage of about 134,000 SF, for an expanded campus of 352,000 SF, including existing buildings plus new building developed during Phase One. Additional on campus parking spaces will be added to bring the total number of spaces from the existing 481 to 681. The College will also implement transportation demand management measures to help reduce the demand for parking by approximately 15 percent by encouraging increased transit use and other alternative modes of travel among both students and staff. The College is also proposing a signalized pedestrian crossing at the intersection of N Kerby Avenue and N Killingsworth Street.

The Future Phase is anticipated to take place over the next five to 20 years, if an additional voter supported bond measure is approved. The Future Phase would require another expansion of the campus to include an additional 2 city blocks for a total campus area of 14 city blocks. This phase of expansion is anticipated to continue to the west in a linear fashion, along N Killingsworth Street. Building projects for the Future Phase are expected to include structured parking with ground floor retail along N Killingsworth Street. The structured parking would replace surface parking lots, and new college buildings would be developed to replace the existing surface parking lots along the north edge of the campus. This new construction would include additional pedestrian, campus gateways and open space improvements to the campus.

The Future Phase of development anticipates an increase of 176,000 SF of building area, for a total of approximately 528,000 SF for the campus. This building square footage will include existing campus buildings, the buildings developed during Phase One and the projects anticipated during the Future Phase. Additional parking spaces would be provided to increase the total parking from the 681 developed at full-build out of the prior Phase One to 1,135 at the end of the Future Phase. Additional transportation demand management measures would be implemented and monitored to help reduce vehicle trips to the campus. The College anticipates that a left turn lane would be required at the intersection of N Mississippi Avenue and N Killingsworth, and a traffic signal would be warranted at N Albina Avenue and N Ainsworth Street.

The College is also proposing campus specific design guidelines and standards that would apply to development on campus. The design guidelines and standards are a required element for an Impact Mitigation Plan.

Adjustment: The applicant is also requesting an adjustment to allow certain street frontages within the IMP boundary to exceed the 50 percent vehicle area frontage limit applicable in Pedestrian Districts, because the campus lies within the Piedmont Conservation District, which is a Pedestrian District. The applicant requests adjustments from 50 to 100% of the frontage in some cases, with landscape mitigation areas and pedestrian connections.

Design Review. One criterion for approval of the IMP is that the applicant has received Design Commission approval for the proposed Design Standards and Guidelines that will govern future development. The applicant has submitted standards and guidelines to be applied within the 50' wide pedestrian design zone (Figure 8) and within the 150' transition design zone (Figure 9). The standards and guidelines can be found in Appendix D of the application binder for the IMP.

APPROVAL CRITERIA CITATION

In order to be approved, this proposal must comply with the criteria of Title 33.

The applicable criteria are:

- Section 33.848.050 Impact Mitigation Plan Approval Criteria: Criterion O requires Design Commission approval of design guidelines or standards.
- Section 33.848.070 Impact Mitigation Plan Requirements: Requirement K is that the IMP include guidelines or standards that include 3 required elements.

V. DESIGN COMMISSION DECISION

It is the decision of the Design Commission to adopt and incorporate the facts, findings, and conclusions of the Office of Planning and Development Review in Sections I, II and III of the Amended Report and Recommendation to the Design Commission dated February 21, 2002 into this Final Decision, and to issue the following approval:

Approval of Approval of review processes for development on PCC Cascade campus, including Design Standards and Design Guidelines, as shown in the approved exhibits, and subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (A-J) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE- Case File #LUR 01-00751." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. The Design Standards on page 15 will read as follows: XIII. Vehicle Area Standards, D.3. "The College is processing a concurrent adjustment to allow greater than 50% vehicle areas along specific street frontages. If this condition occurs, the College will meet the following Design Standards for the specific frontages, at a minimum, and in addition will be subject to a Type II Design Review, which could modify the standards. The locations and standards where the blanket Adjustment is requested are as follows:... " (the subsections a., b. & c. would remain as written).
- C. The lighting standard of Design Standard II.B.5.c will include lighting along all paths 6-feet wide and wider.
- D. Design Standard 4. Neighborhood Notification will include Tri-Met along with the neighborhood associations for early notification.
- E. All lighting will be designed to reduce light trespass on properties off-campus by having all lights be down-ward focused and with bulbs/elements screened from off-site view.
- F. A covered shelter will be provided at each stop, either through a standard shelter in the right of way, or through an on-campus shelter, subject to Standards and Guidelines adopted with the IMP.
- G. No mirrored glass may be used in ground floor windows, or on any facades facing off-campus.
- H. Material for meeting the fencing/wall standard of XIII.D.4 may not be plain concrete block.
- I. Design standard I.4.a (Pedestrian Standards/Superblock connectivity) will read: "A number of blocks in the IMP boundary are comprised of multiple city blocks, and hence are superblocks. The College *will provide* pedestrian connectivity across these blocks following the historic Portland grid of 200 foot square blocks."
- J. Gateway Standards will read: IV. Gateways. B. Standards. (delete the first and last sentences and add this) "Any future freestanding gateway elements, and any portions of buildings within 50 feet of the intersections at the 4 gateways (N. Killingsworth and Albina, N. Albina and Jessup, N. Killingsworth and Commercial, and N. Killingsworth and Missouri) will be reviewed against the PCC Cascade Design Guidelines for campus gateways through a Type II Design Review."

By: 
Christopher M. Kopca, Design Commission Chair

Application Filed: July 23, 2001
Decision Rendered: February 21, 2002
Decision Mailed: March 1, 2002

Application Complete: December 14, 2001
Decision Filed: February 28, 2002

Appeal of this decision. This decision is the final decision of the Design Commission, and becomes part of the record for the hearing on the Impact Mitigation Plan (LUR 01-00490 IM) by the Hearings Officer, who will hold a public hearing on March 1, 2002. Information and assistance in responding to this case is available from the Office of Planning and Development Review in the Development

Services Center or the staff planner, Sylvia Cate, on this case. You may review the file on either case at our office on the 4th floor of the 1900 SW 4th Avenue Building, 1900 SW Fourth Avenue, Portland, Oregon.

If the decision of the Hearing Officer is appealed, a hearing will be scheduled at City Council and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

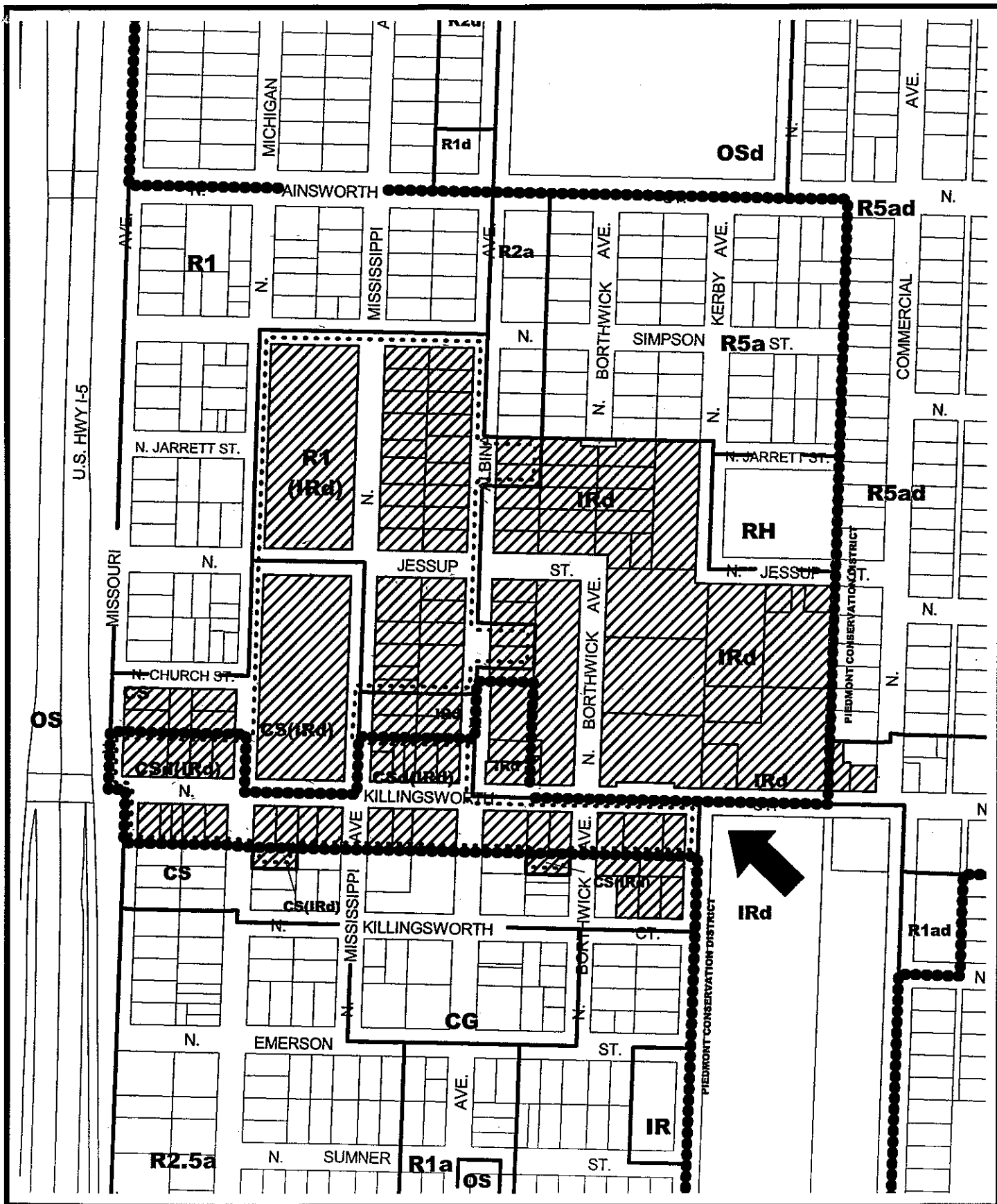
Failure to raise an issue by the close of the record at or following the final hearing on this case, at the Hearings Officer on March 1, 2002, in person or by letter, may preclude an appeal to City Council on that issue. Also, if you do not raise an issue with enough specificity to give City Council an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Ruth Selid
Date of this Decision preparation: February 28, 2002

EXHIBITS-ATTACHED

Zoning Map
50-foot Pedestrian Design Zone plan
150-foot Transition Design Zone plan
Landscape Plan (with gateways)

CC: Applicants and Representatives
City Auditor's Office, Toni Anderson (131/202)
BOP Staff for Commission Book
Neighborhood Associations
Bureau of Buildings, Jackie Phillips (106/930)
BOP Staff for MAC log
Those who testified, orally or in writing
Permit Center w/large copy of exhibits



ZONING Site

File No.	LUR 01-00751 DZ
1/4 Section	2529 , 2430 , 2429
Scale	1 inch = 300 feet
State-Id	1N1E15CD -05100+
Exhibit	B (Dec 10, 2001)



This site lies within the:
PIEDMONT CONSERVATION DISTRICT

Figure 8 - Pedestrian Circulation Design Zone

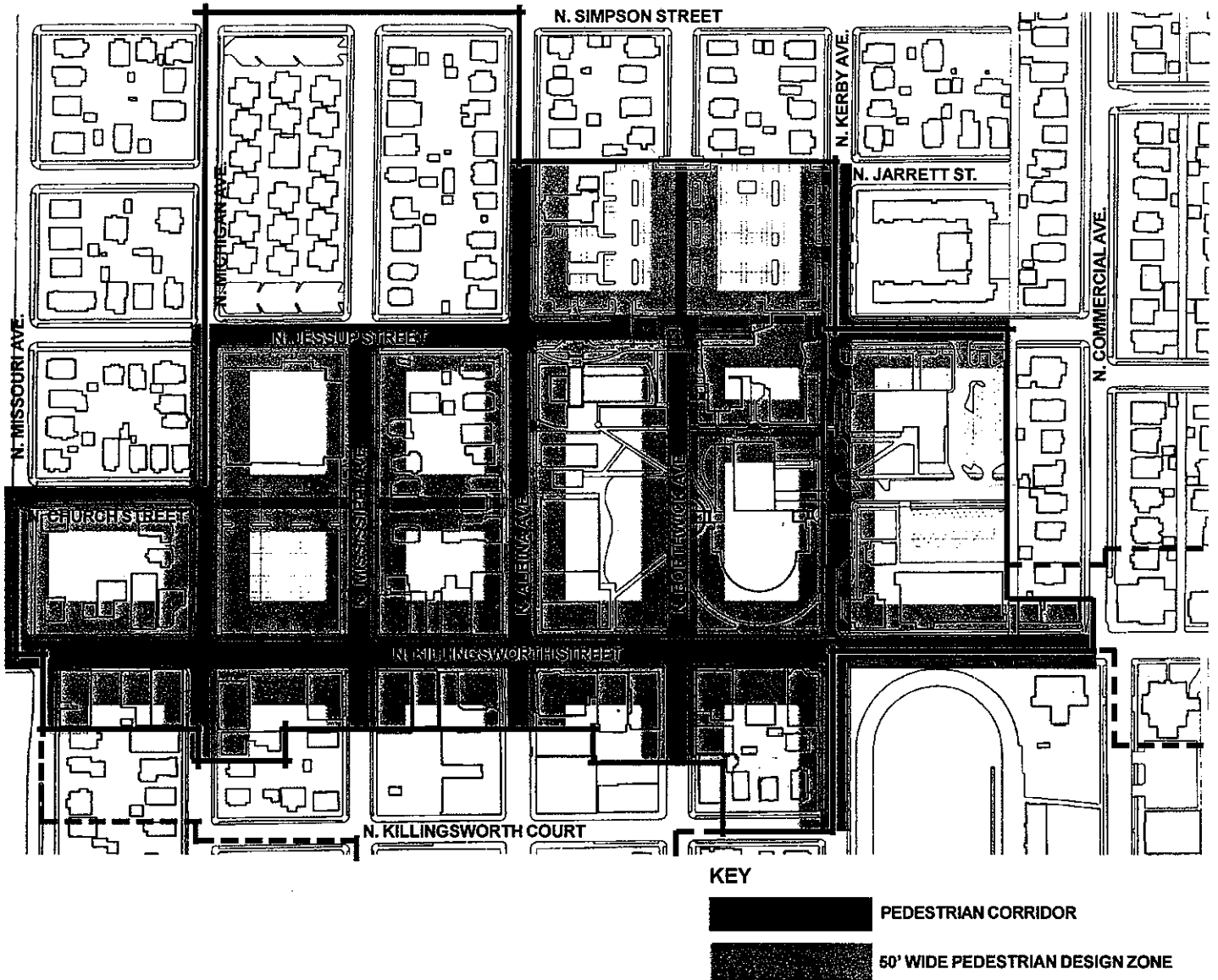
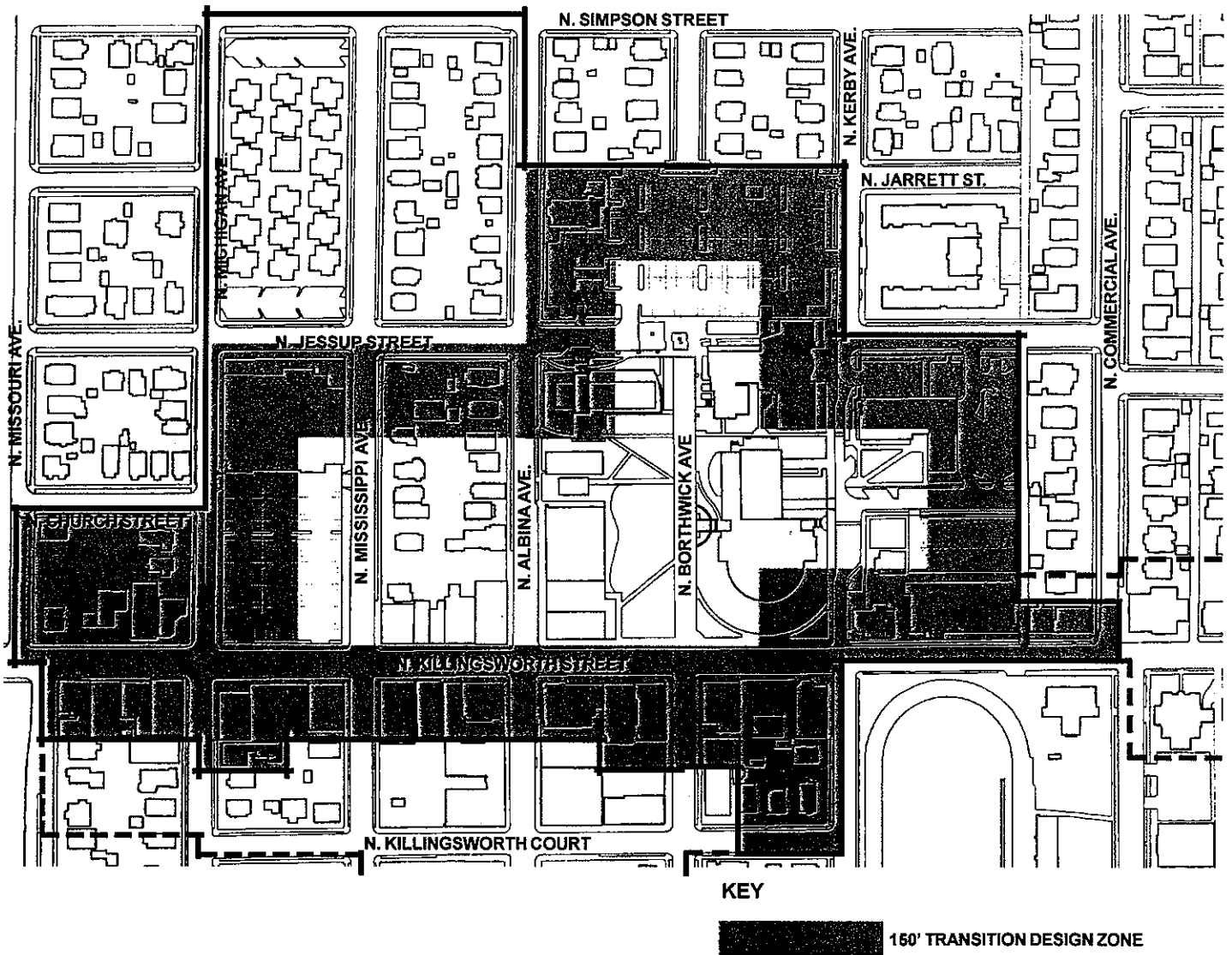


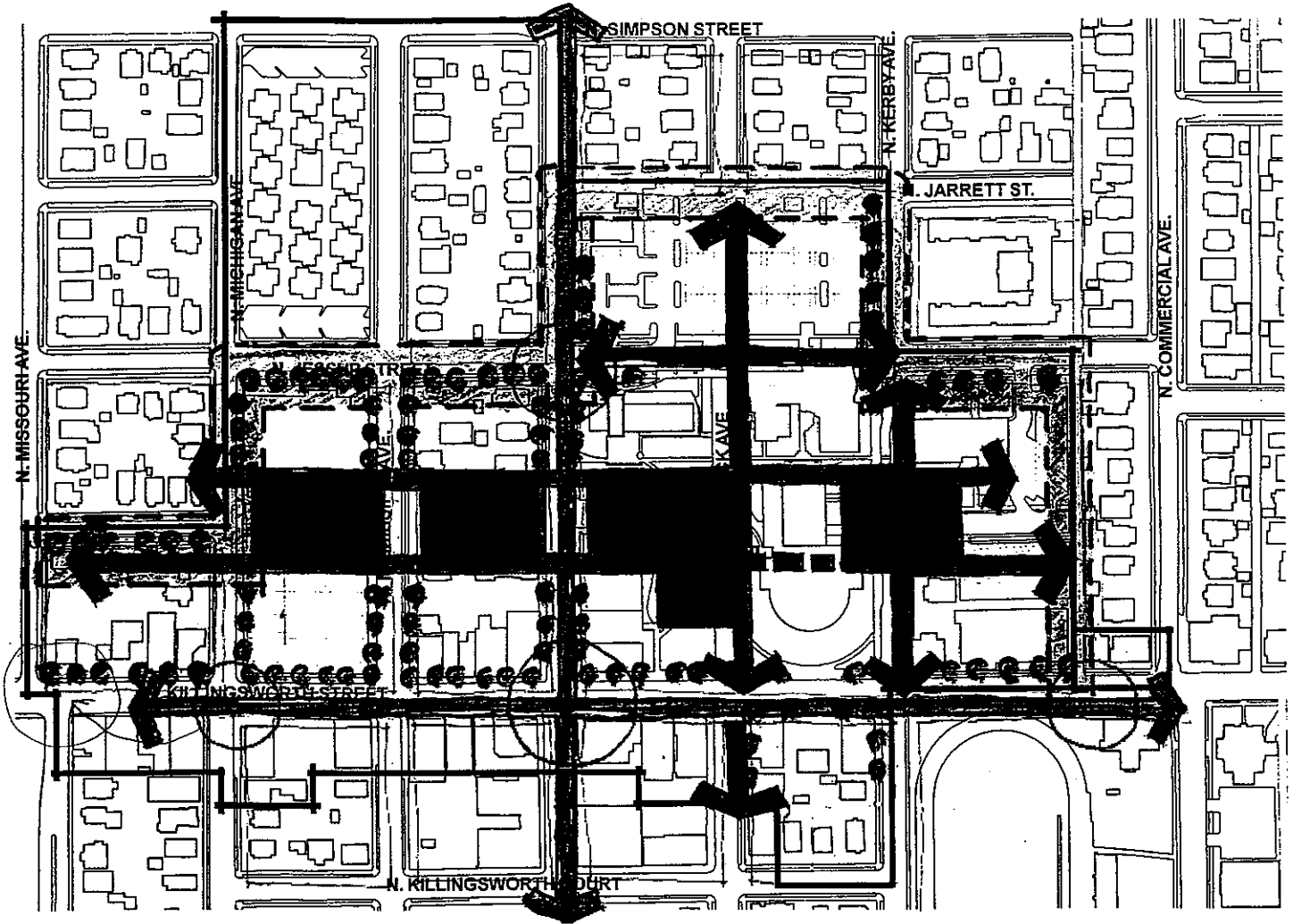
Figure 9 - Transition Design Zone



Impact Mitigation Plan - Cascade Campus
Portland Community College

LUR # 01-00751
EXHIBIT C.8

Figure 12 - Landscape Strategy



KEY

○ = gateways



Potential Campus Open Areas



Setback Buffer



Street Trees



Main Pedestrian Corridors

Impact Mitigation Plan - Cascade Campus
Portland Community College

LUR 01-00 751
Exhibit No. C.13