



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Date: June 24, 2026
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7046 / Andrew.Gulizia@portlandoregon.gov

NOTICE OF A PUBLIC HEARING ON A PROPOSAL IN YOUR NEIGHBORHOOD

CASE FILE: LU 26-026160 CU AD
(Pre-Application Conference # 25-066275 PC)
REVIEW BY: Hearings Officer (Hearings Office Case # 4260008)
WHEN: July 22, 2026, at 1:30 PM

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely (online or by phone).

Additional Hearings Office information is available at www.portland.gov/omf/hearings/land-use.

The development proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please contact me if you have questions.

Primary Contact: Becca Cavell
Bora Architecture & Interiors
1705 SE 3rd Ave.
Portland, OR 97214

Applicant: Gabe Asch
Portland Public Schools
501 N Dixon St.
Portland, OR 97227

Property Owner: School District No 1, Lease- Hillsdale Farmers Market Attn Finance Dept.
PO Box 3107
Portland, OR 97208-3107

Site Address: 1151 SW Vermont St.

Legal Description: TL 3800 4.50 ACRES, SECTION 16 1S 1E; TL 3900 4.10 ACRES, SECTION 16 1S 1E; TL 2500 12.63 ACRES, SECTION 16 1S 1E; TL 3700 14.15 ACRES, SECTION 16 1S 1E

Tax Account No.: R991160240, R991160250, R991161220, R991161290

State ID No.: 1S1E16CD 03800, 1S1E16CD 03900, 1S1E16CD 02500, 1S1E16DC 03700

Quarter Section: 3627 & 3628

Neighborhood: Hillsdale, contact at hillsdalepdxna@gmail.com

Business District: None

District Coalition: District 4, contact at info@d4cpdx.org

Plan District: Hillsdale

Zoning: IRd – Institutional Residential with Design overlay
OS – Open Space
R7 – Single-Dwelling Residential 7,000

CM2dm – Commercial/Mixed Use 2 with Design and Centers Main Street overlays

Case Type: CU AD – Conditional Use Review and Adjustment Review

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal: Portland Public Schools plans to replace the existing Ida B. Wells High School building with a new 289,500-square-foot building along SW Vermont Street. The existing high school building will remain in use during construction. The project also includes new synthetic turf athletic fields with lighting, spectator seating, and voice amplification systems, new accessory structures, reconfigured parking and circulation, and a new health clinic within the new school building. The existing public swimming pool and Rieke Elementary School will remain on the site. The proposal requires Type III Conditional Use Review per Zoning Code Sections 33.150.100.B.11.c, 33.100.100.C, 33.110.100.C, 33.279.035.B, and 33.815.040.B.2.b.

The applicant requests the following Zoning Code Adjustment with this review:

- Increase the maximum structure height for new athletic field light poles in the OS and R7 zones from 50 feet to 60 feet for 4 field light poles and from 50 feet to 70 feet for 4 field light poles (Zoning Code Section 33.100.200.B.1 and Zoning Code Table 110-9).

The applicant also requests the following Sign Code Adjustments with this review:

- Increase the maximum sign area of the football field scoreboard within the OS zone from 50 square feet to 311 square feet (Sign Code Section 32.32.020, Table 2).
- Increase the maximum height of the football field scoreboard within the OS zone from 15 feet to 29 feet (Sign Code Section 32.32.020, Table 2).
- Increase the maximum changing image sign area of the football field scoreboard within the OS zone from 10 square feet to 90 square feet (Sign Code Section 32.32.030.D.1).
- Allow the football field scoreboard within the OS zone not to be placed on an arterial street frontage (Sign Code Section 32.32.030.F.2).
- Increase the maximum sign area of the softball field scoreboard within the OS zone from 50 square feet to 98 square feet (Sign Code Section 32.32.020, Table 2).
- Increase the maximum height of the softball field scoreboard within the OS zone from 15 feet to 19 feet (Sign Code Section 32.32.020, Table 2).
- Increase the maximum changing image sign area of the softball field scoreboard within the OS zone from 10 square feet to 15 square feet (Sign Code Section 32.32.030.D.1).
- Allow the softball field scoreboard within the OS zone not to be placed on an arterial street frontage (Sign Code Section 32.32.030.F.2).

Per Zoning Code Section 33.720.020.C, Adjustments and Modifications to standards applicable within the eastern part of the site zoned IRd (Institutional Residential with Design overlay) were processed with the Type III Design Review application for this project (case file # LU 26-026161 DZM AD).

Relevant Approval Criteria: To be approved, this proposal must comply with the approval criteria of Title 33, the Portland Zoning Code, and Title 32, the Portland Sign Code. The applicable approval criteria are:

- Zoning Code Section 33.815.100, Uses in the Open Space Zone
- Zoning Code Section 33.815.105, Institutional and Other Uses in Residential and Campus Institutional Zones

- Zoning Code Section 33.805.040, Adjustments
- Sign Code Section 32.38.030, Adjustments

The Portland Zoning Code is available online at <https://www.portland.gov/code/33>. The Portland Sign Code is available online at <https://www.portland.gov/code/32>.

Zoning Code Section 33.700.080 states that land use review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal or complete within 180 days. This application was submitted on April 8, 2026, and was determined to be complete on May 14, 2026.

Decision Making Process: Portland Permitting & Development will make a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The staff report will be posted on Portland Permitting & Development website at <https://www.portland.gov/ppd/zoning-land-use/public-notice>. Enter the land use case file number in the keyword search. If you are interested in viewing the file, please contact the planner listed on the front of this notice. The planner can provide information over the phone or via email. Only digital copies of the material in the file are available for viewing.

To comment, you may testify at the hearing; submit comments at www.portland.gov/omf/hearings/land-use; email your comments to HearingsOfficeClerks@portlandoregon.gov; write to the Land Use Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201; or FAX your comments to 503-823-4347. **Please see the enclosed insert for further information on how to testify.** In your comments, you should address the approval criteria. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Portland Permitting & Development staff will be available during the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Portland Permitting & Development staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record.

ORS 227.178 states the City must issue a final decision on land use review applications within 120 days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

Appeal Process: You can appeal the decision of the Hearings Officer to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. If you do not provide enough detailed information to the Hearings Officer, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

Hearing Cancellation: This public hearing may be canceled due to inclement weather or other emergency. Contact the Hearings Office at 503-823-7307 or HearingsOfficeClerks@portlandoregon.gov for immediate information regarding cancellations or rescheduling. If canceled, the hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent. Additional information about the Hearings Office is available at www.portland.gov/omf/hearings/land-use.

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. Request these services online or call 503-823-4000, Relay Service: 711.

**503-823-4000 Traducción e Interpretación | Biên Dịch và Thông Dịch | 口笔译服务
| Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і
усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas |
अनुवादन तथा व्याख्या**

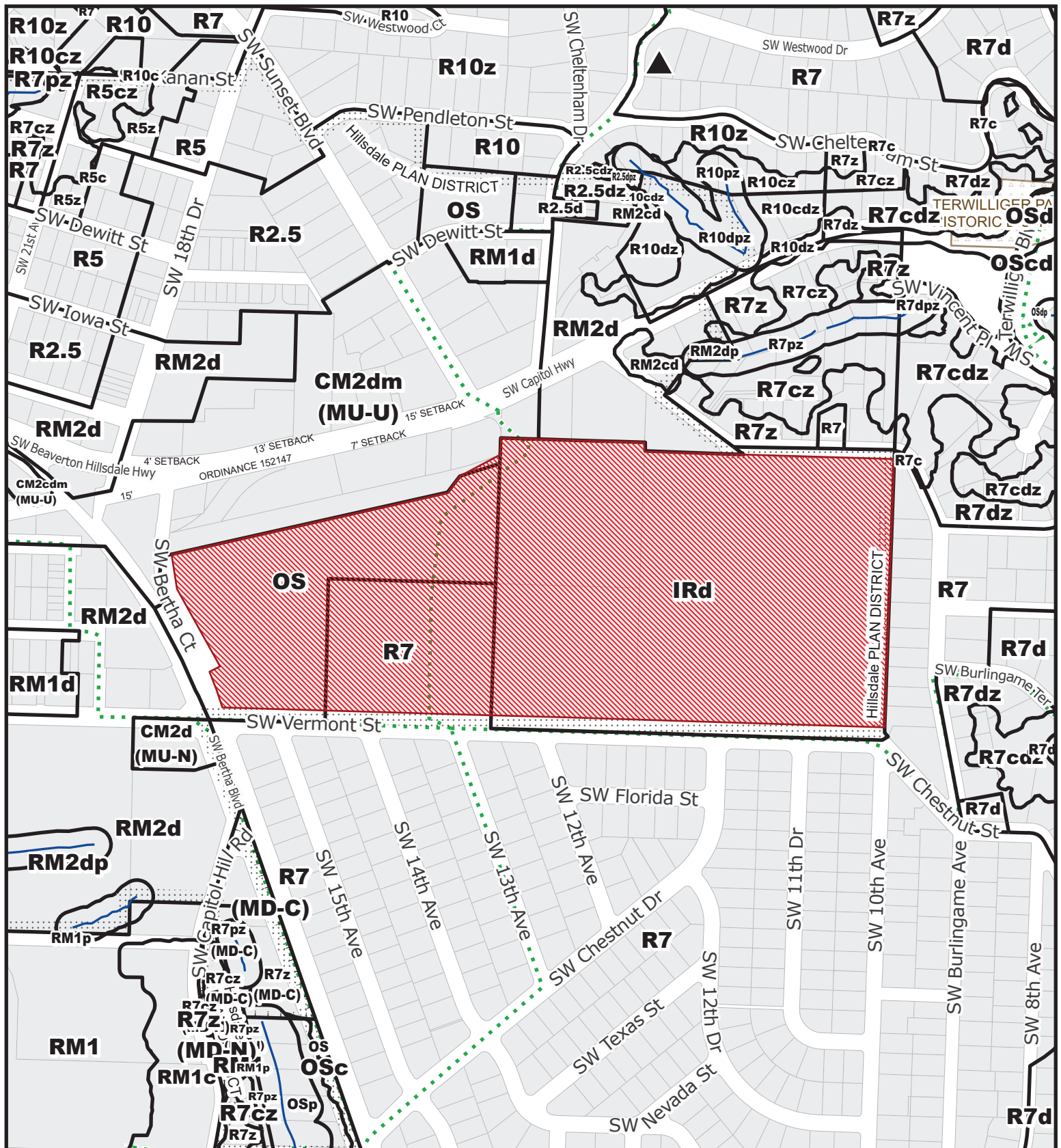
Enclosures:

Zoning map

Site plan

Building elevations

Land use hearing participation information



For Zoning Code in Effect Post June 1, 2025

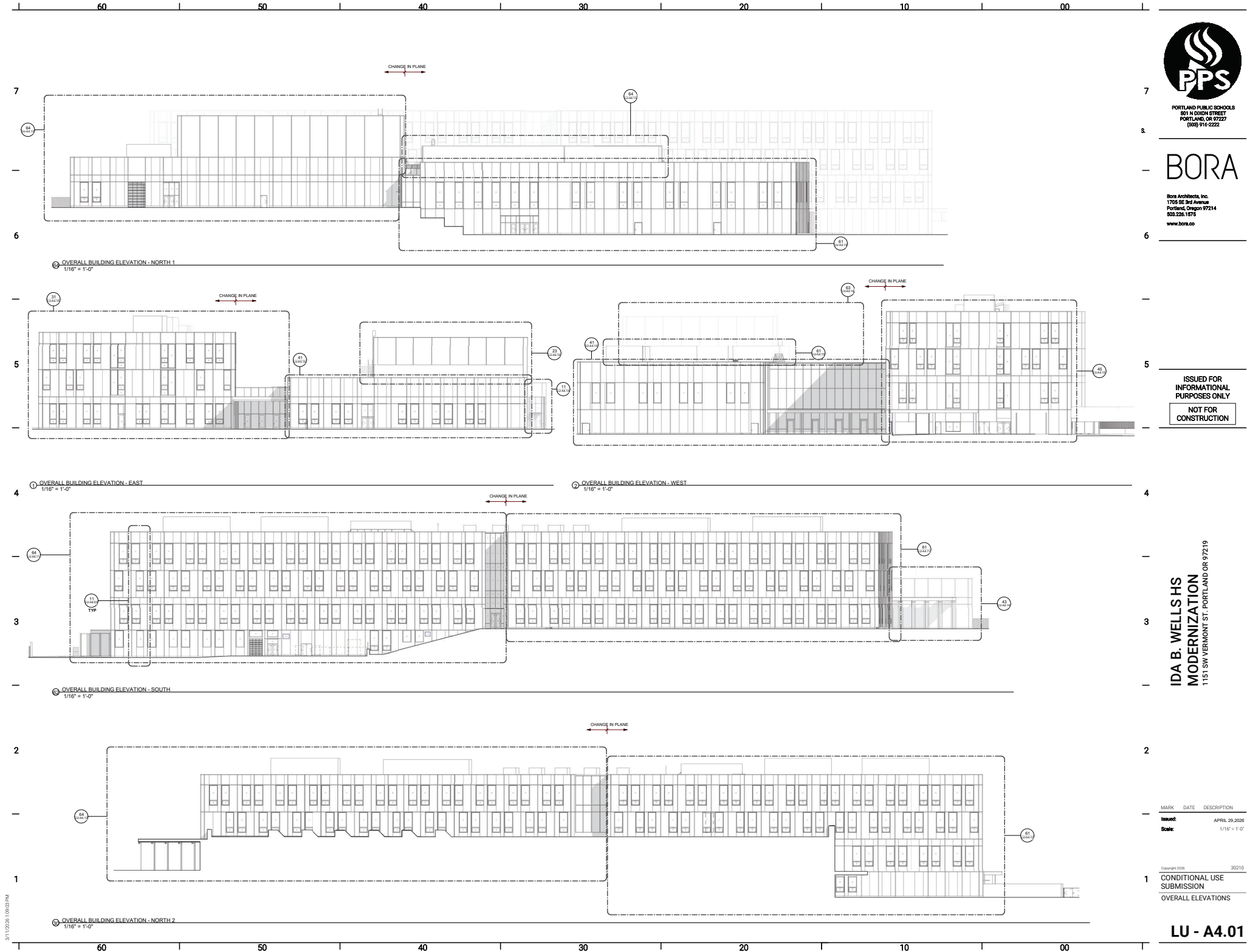
ZONING

THIS SITE LIES WITHIN THE:
HILLSDALE PLAN DISTRICT

-  Stream
-  Site
-  Historic Landmark
-  Plan District
-  Historic District
-  Comprehensive Plan
-  Recreational Trails

File No.	LU 26-026160 CU AD
1/4 Section	3627,3628
Scale	1 inch =400 feet
State ID	1S1E16DC 3700
Exhibit	B Apr 10, 2026







Land Use Hearing Participation Information

Case Number: 4260008 (LU 26-026160 CU AD)

Site Address: 1151 SW Vermont St.

Hearing Date: July 22, 2026

Hearing Time: 1:30 p.m.

The above-referenced land use hearing will take place via the Zoom platform.

Zoom Participation Options and Instructions

Zoom Option

- You will need an internet connection and a personal computer or other internet capable device.
- You can listen, view the City Planner's PowerPoint presentation, and you have the opportunity to provide oral testimony.
- Instructions:

Go to:

<https://us06web.zoom.us/j/89705622346>

Telephone Option

- You will need a telephone.
- You will be able to listen and testify but you will not be able to view documents and presentations shared on the Zoom platform (if any).
- Instructions:

Dial: +1 253 215 8782

Meeting ID: 897 0562 2346#

Written Testimony

- Prior to the Hearing and until the close of evidence, you may submit written testimony. In other words, written testimony can be provided up to the close of the record, which will be announced at the hearing.
- *Note: A document's timeliness is determined by the date/time when it is received by the Hearings Office Clerks.*

- Please reference the case number in any documents you wish to submit.
- Instructions/Options:

Online Case Management System
<https://www.portland.gov/hearings/land-use>



Email: HearingsOfficeClerks@portlandoregon.gov
 Mail: Hearings Office, 1900 SW 4th Avenue, Room 3100,
 Portland, OR 97201

View File Contents

We use a fully electronic case file. Your online viewing options are available at our website: <https://www.portland.gov/hearings/land-use>
 If you do not have online access, you may make a written request for a hard copy of any exhibit to be mailed to you.

Meaningful Access

The City of Portland is committed to providing meaningful access. For accommodations, modifications, translation, interpretation, or other services, please call 503-823-7307, the TTY at 503-823-6868 or the Oregon Relay Service: 711. Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译

Письменный или устный перевод | 翻訳または通訳 | Traducere sau Interpretare 번역 및 통역 | Письмовий або усний переклад | Turjumida ama Fasiraadda

Questions or Concerns

You may contact the Hearings Clerks via email at HearingsOfficeClerks@portlandoregon.gov or by calling 503-823-7307.