



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** August 7, 2017  
**To:** Interested Person  
**From:** Puja Bhutani, Land Use Services  
503-823-7226/Puja.Bhutani@portlandoregon.gov

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on 8/28/2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-206867 HR, in your letter. It also is helpful to address your letter to me, Puja Bhutani. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-206867 HR- LAURELHURST PARK RAILINGS**

**Applicant:** David Horsley | Dao Architecture LLC  
310 SW 4th Avenue, Suite 810  
Portland, OR 97204  
[Dhorsley@Daoarchitecture.Com](mailto:Dhorsley@Daoarchitecture.Com) | 503-388-3680

**Owners/Agents:** Jaime English, | Portland Parks & Recreation  
1120 SW 5th Avenue  
Portland, OR 97204  
[Jaime.English@Portlandoregon.Gov](mailto:Jaime.English@Portlandoregon.Gov) | 503-823-2568

**Site Address:** Northwest corner of SE Cesar Chavez Boulevard and SE Oak Street  
**Legal Description:** TL 100 26.81 ACRES, SECTION 36 1N 1E  
**Tax Account No.:** R941360290  
**State ID No.:** 1N1E36D 00100  
**Quarter Section:** 3033

**Neighborhood:** Laurelhurst, contact Peter Meijer at [info@pmapdx.com](mailto:info@pmapdx.com)  
**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010.

**Plan District:** Laurelhurst-Eastmoreland Plan District  
**Other Designations:** Historic Landmark, National Register of Historic Places

**Zoning:** OS, Open Space Zone  
**Case Type:** HR, Historic Resource Review

**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

**Proposal:**

Laurelhurst Park is located in southeast Portland, bounded by 33rd and 39th Avenues, and Ankeny and Oak Streets. The park's staircase addressed in this proposal leads from Ankeny Street in the north to the park's asphalt circulation system at the northwest corner of the site, and is made of brick on a thin substrate of concrete. It is approximately twelve feet wide, with deep treads and relatively shallow risers. The overall staircase run is composed of five separate flights with landings between, each varying in overall length.

The proposal is to add new railings along the existing brick stairway. This includes providing new handrails and stanchions along the entire length of the stairway, inserted into the existing brick. The stanchion at the base of each stairway flight will include a decorative insert.

Historic Resource Review is required since the proposal is for non exempt exterior alterations to a historic landmark resource.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- PZC, Chapter 33.846.060.G. Other Approval Criteria

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 July 20, 2017 and determined to be complete on August 3, 2017.

**DECISION MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**APPEAL PROCESS**

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

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

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

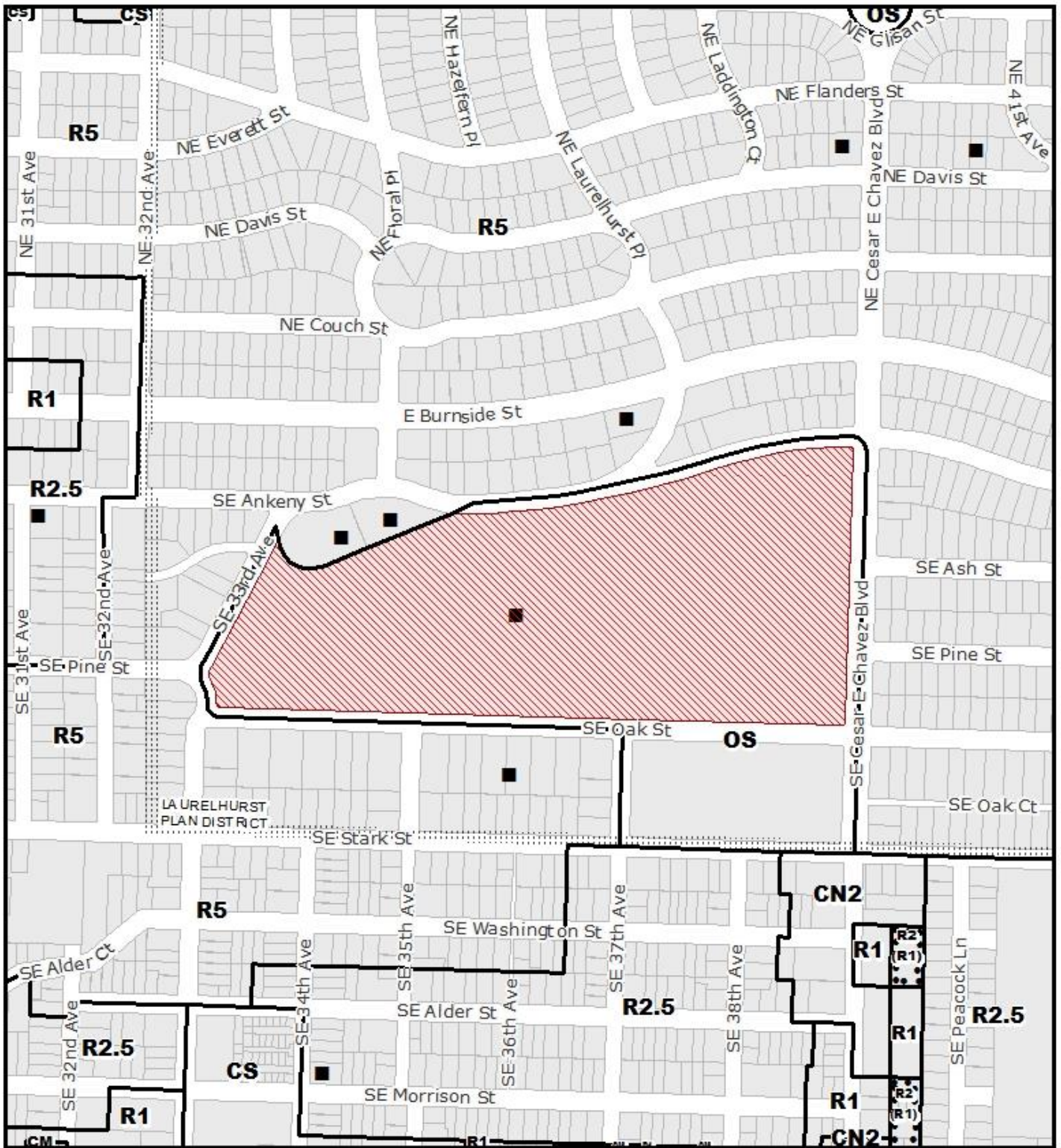
**APPEAL OF THE FINAL CITY DECISION**

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

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

**Enclosures:**

Zoning Map  
Site Plan  
Elevation



# ZONING

THIS SITE LIES WITHIN THE:  
LAURELHURST PLAN DISTRICT



Site



Historic Landmark

File No.	LU 17-206867 HR
1/4 Section	3034 3033
Scale	1 inch = 400 feet
State ID	1N1E36D 100
Exhibit	B Jul 21, 2017

**LAURELHURST PARK  
STAIRCASE RAILINGS**

3442 SE ANNETT STREET  
PORTLAND, OREGON

OWNER  
PORTLAND PARKS AND RECREATION  
3442 SE ANNETT STREET, SUITE 102  
PORTLAND, OR 97214

DAO  
DAAS ARCHITECTURAL LLC  
3320 NW 17TH AVENUE, SUITE 210  
PORTLAND, OR 97229  
503.348.3866  
info@daasarchitectural.com

DATE: 11/15/17

NO. DATE  
**PROGRESS**  
ADDED CONSTRUCTION  
OF STAIR RAILINGS  
FROM SET 1711 TO 1710  
ARE HIGHLIGHTED IN PINK  
E.S. & C.S. 1710/1709

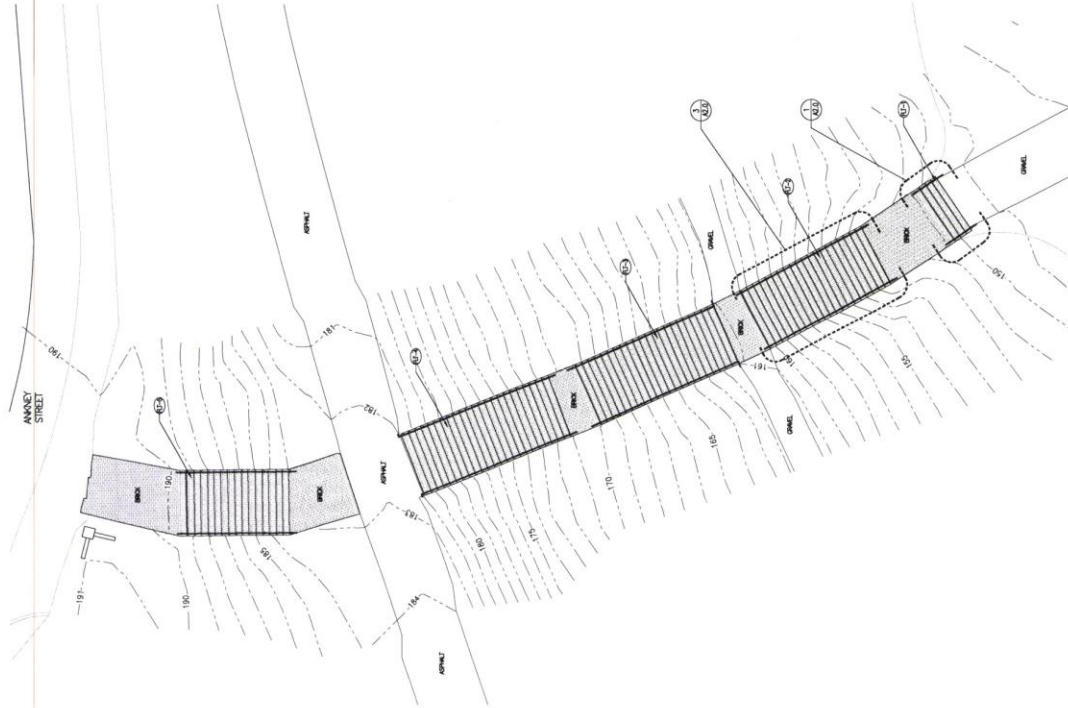
NO. DATE

REVISIONS  
HISTORIC RESOURCE  
REVIEW  
PROJECT NUMBER  
1701  
DATE  
11/15/2017  
DRAWN BY  
AS NOTED  
CHECKED BY  
DAAS ARCHITECTURAL

**COVER SHEET AND  
SITE PLAN**

SHEET NUMBER

**A1.0**



1 LAURELHURST STAIR SITE PLAN  
SCALE: 1"=30'

**DRAWING LIST**

NO.	DATE	DESCRIPTION
A1.0	11/15/17	COVER SHEET AND SITE PLAN
A1.0	11/15/17	PARTIAL PLANS AND SECTIONS
A1.0	11/15/17	GENERAL NOTES
A1.0	11/15/17	STAIR AND RAILING DETAILS

**PROJECT TEAM**

**OWNER**  
PORTLAND PARKS AND RECREATION  
3442 SE ANNETT STREET, SUITE 102  
PORTLAND, OR 97214  
503.823.3251

**ARCHITECT**  
DAAS ARCHITECTURAL LLC  
3320 NW 17TH AVENUE, SUITE 210  
PORTLAND, OR 97229  
503.348.3866

**STRUCTURAL ENGINEER**  
PFF CONSULTING ENGINEERS  
1000 NE 10TH AVENUE, SUITE 200  
PORTLAND, OR 97232  
503.277.3311

**GENERAL AND SITE INFO**

**SITE LOCATION**  
LAURELHURST PARK  
3442 SE ANNETT STREET  
PORTLAND, OR 97214

**APPLICABLE CODES**  
2014 OREGON STRUCTURAL SPECIALTY CODE

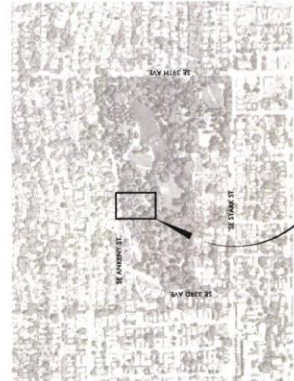
**ZONING**  
GENERAL PUBLIC USE (G) OPEN SPACE ZONE

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE OREGON STRUCTURAL SPECIALTY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE OREGON STRUCTURAL SPECIALTY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. IF ANY WORK IS TO BE DONE, CONSULT ARCHITECT FOR APPROVAL.
4. ALL STEEL AND METAL ELEMENTS TO BE POWER COATED.
5. ALL STEEL AND METAL ELEMENTS TO BE GALVANNEAL.
6. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL ORDINANCES.

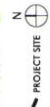
**PROJECT DESCRIPTION**  
REPAIR AND MAINTENANCE OF STAIRCASE RAILINGS TO MEET ADA COMPLIANCE AND CURRENT STANDARDS TO ENHANCE ACCESSIBILITY COMPLIANCE.

**SITE MAP**



PROJECT SITE

**VICINITY MAP**



PROJECT SITE

**LAURELHURST PARK  
STAIRCASE RAILINGS**

3441 SE ANKENY STREET  
PORTLAND, OREGON

FOR:  
PORTLAND PARKS AND RECREATION  
1128 SW 5TH AVENUE, SUITE 1302  
PORTLAND, OR 97204

DESIGNED BY:  
**DAO ARCHITECTURE LLC**  
1000 NE 10TH AVENUE, SUITE 6110  
PORTLAND, OR 97232  
503.338.3866  
www.daoarchitect.com

CONSULTANT:

DATE:

NO.:

DATE:

NO.:

DATE:

NO.:

DATE:

NO.:

DATE:

NO.:

DATE:

NO.:

DATE:

NO.:

DATE:

NO.:

DATE:

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DATE:

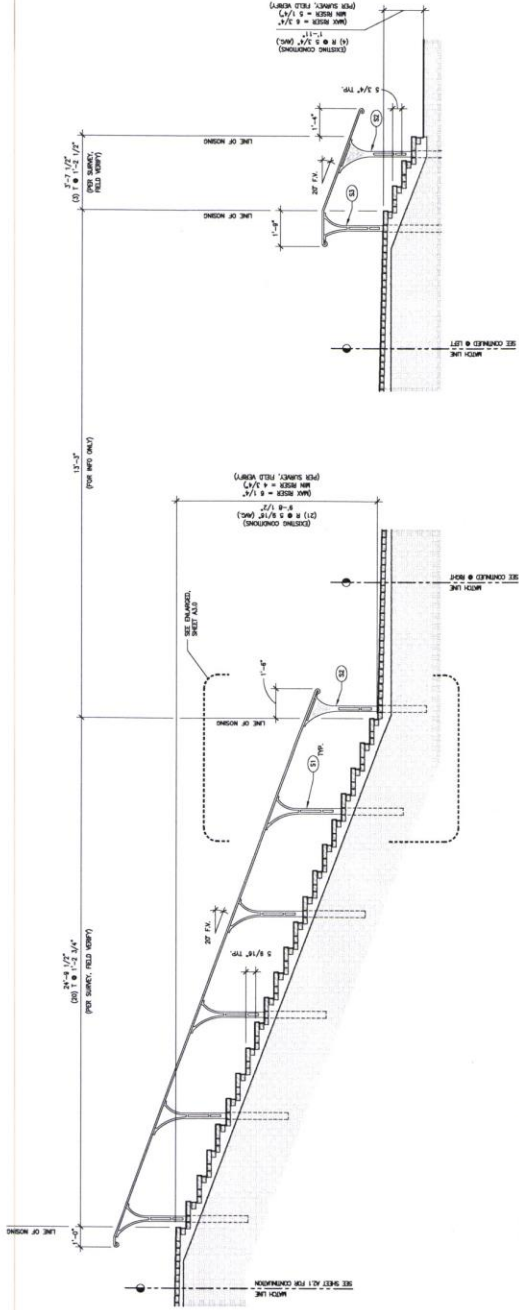
BRAND:  
HISTORIC RESOURCE  
PROJECT NUMBER:  
1701

DATE:  
07.19.2017  
SCALE:  
AS NOTED

**PARTIAL PLANS AND  
SECTIONS**

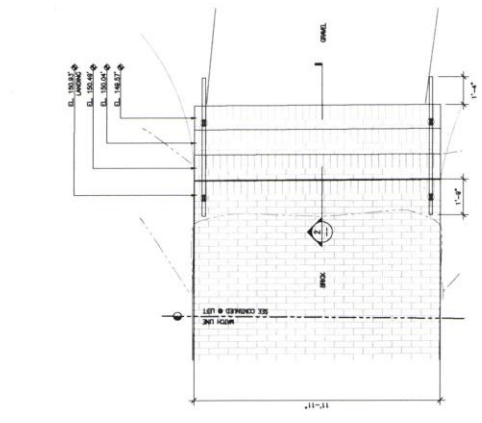
HEET NUMBER:

**A2.0**

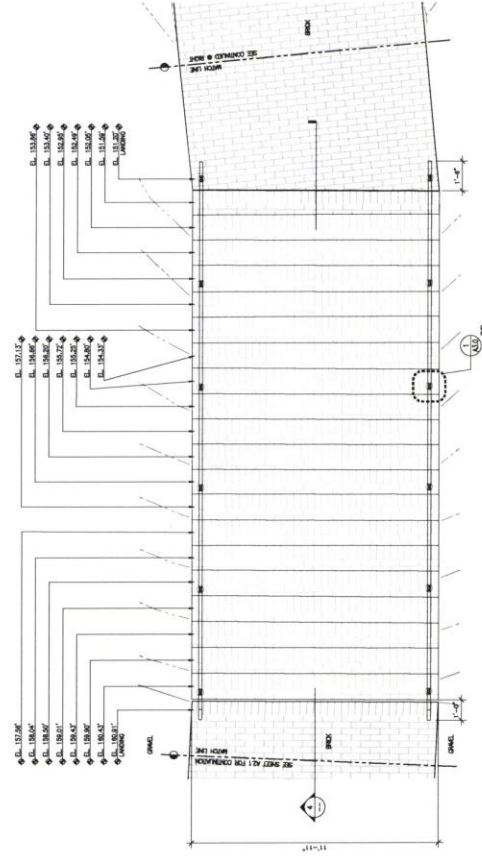


2 LAURELHURST STAIR PARTIAL SECTION  
SCALE: 3/8\"/>

4 LAURELHURST STAIR PARTIAL SECTION  
SCALE: 3/8\"/>



1 LAURELHURST STAIR PARTIAL ENLARGED PLAN  
SCALE: 3/8\"/>



3 LAURELHURST STAIR PARTIAL ENLARGED PLAN  
SCALE: 3/8\"/>