



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

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 17-206893 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 17-206893 HR – MOUNT TABOR PARK RAILINGS

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

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

Site Address: **6325 SE DIVISION STREET**

Legal Description: TL 100 190.28 ACRES, SECTION 05 1S 2E
Tax Account No.: R992050130, R992050130
State ID No.: 1S2E05 00100, 1S2E05 00100
Quarter Section: 3136, 3137, 3236, 3237
Neighborhood: Mt. Tabor, contact Stephanie Stewart at 503-230-9364.
Business District: Eighty-Second Ave of Roses Business Association, contact Nancy Chapin at nchapin@tsgpdx.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Other Designations: Mount Tabor Park Reservoirs Historic District
Zoning: OSc, Open Space Zone with Environmental Conservation Overlay
Case Type: HR, Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

Mt. Tabor Park is located in southeast Portland bounded by 60th and 71st Avenues and Yamhill and Division Streets. The Mt. Tabor Park existing staircase begins at the intersection of 69th Avenue and Mt. Tabor Drive. The staircase is comprised of eighteen flights of varying length and a total elevation gain of 180 feet. A portion of the existing concrete stair flights are equipped with existing 2" x 2" painted tube steel handrails and were installed in the 1970's.

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

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

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Portland Zoning Code (PZC), 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.

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.

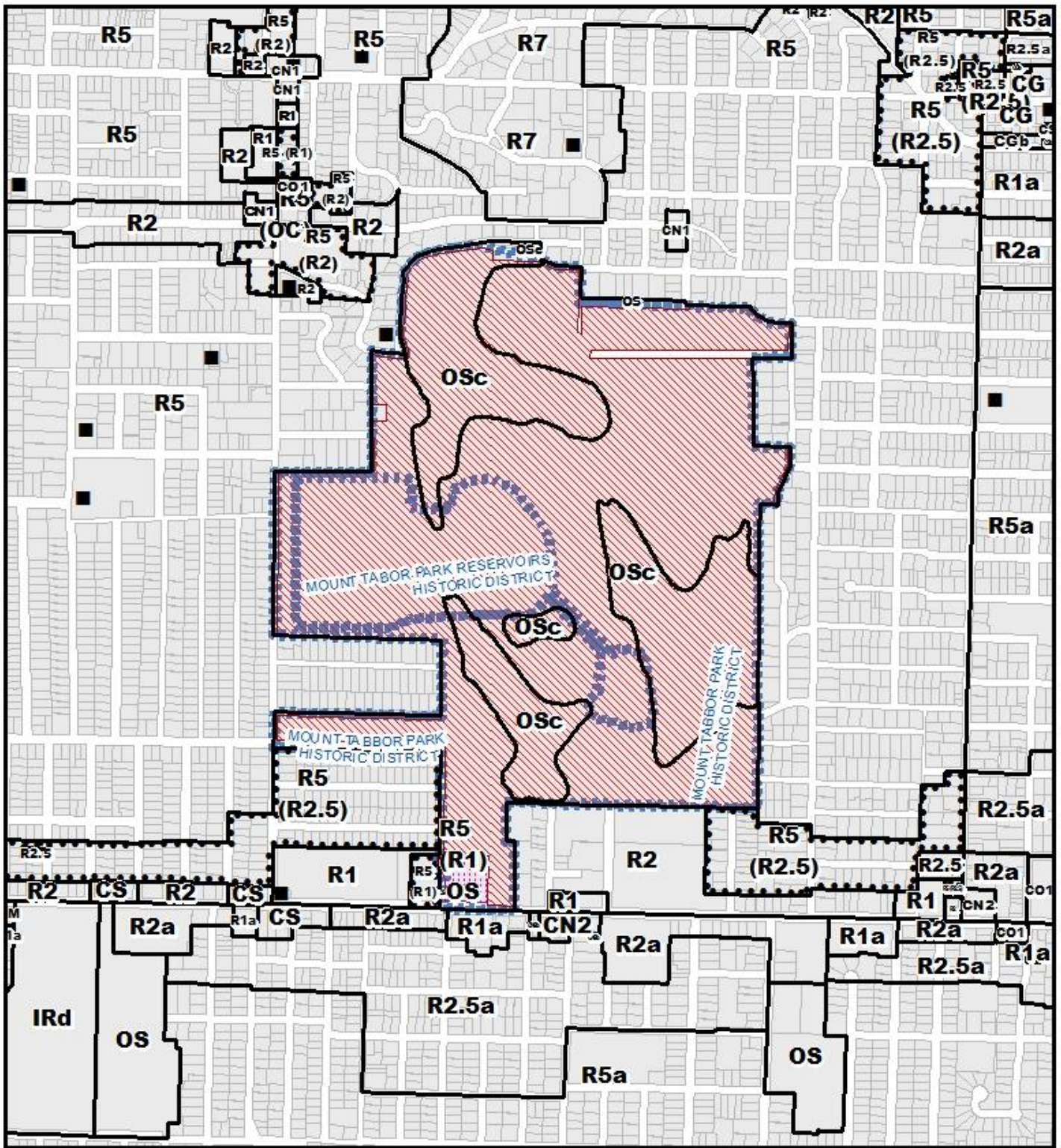
APPEAL OF THE FINAL CITY DECISION

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 Plans



ZONING



THIS SITE LIES WITHIN THE:
MOUNT TABOR PARK RESERVOIRS
HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 17-206893 HR
1/4 Section	3136/37, 3236/37
Scale	1 inch = 800 feet
State ID	1S2E05 100
Exhibit	B Jul 24, 2017

**MT. TABOR PARK
STAIRCASE RAILINGS**

PORTLAND, OREGON

FOR
PORTLAND PARKS AND RECREATION
100 SW 6TH AVENUE, SUITE 100
PORTLAND, OREGON 97204

ARCHITECT
DAO ARCHITECTURE LLC
310 SW 4TH AVENUE, SUITE 516
PORTLAND, OR 97204
www.daoarchitecture.com
503.277.2531

DATE

NO. 1

DATE

NO. 1

PROGRESS
NOT FOR CONSTRUCTION
IF THESE DRAWINGS ARE
PRINTED OR TYPED THEY
ARE HALF-SIZED PRINTS -
SCALE ACCORDINGLY

DATE

NO. 1

REVISION
**HISTORIC RESOURCE
REVIEW**
DATE 07.18.2017
SCALE AS NOTED
DRAWING TITLE
**COVER SHEET AND
SITE PLAN**

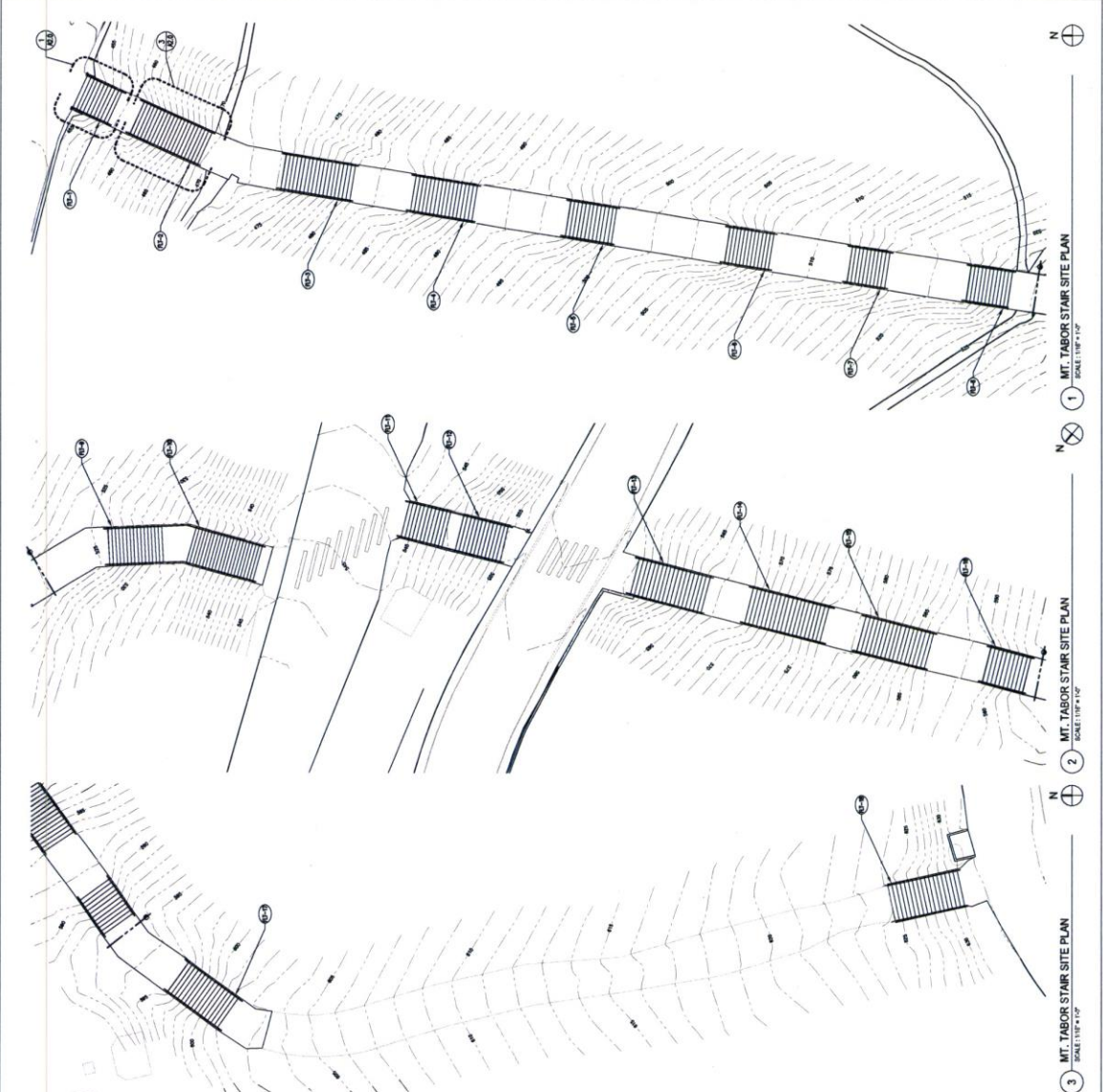
REVISION NUMBER

DATE

NO. 1

DATE

NO. 1



PROJECT TEAM

OWNER
PORTLAND PARKS AND RECREATION
100 SW 6TH AVENUE, SUITE 100
PORTLAND, OREGON 97204
503.277.2531

ARCHITECT
DAO ARCHITECTURE LLC
310 SW 4TH AVENUE, SUITE 516
PORTLAND, OREGON 97204
503.277.2531

STRUCTURAL ENGINEER
DAO ARCHITECTURE LLC
310 SW 4TH AVENUE, SUITE 516
PORTLAND, OREGON 97204
503.277.2531

ARCHITECTURAL
A1.0 COVER SHEET AND SITE PLAN
A1.1 1/4" = 1'-0" PLAN
A1.2 1/4" = 1'-0" PLAN
A1.3 1/4" = 1'-0" PLAN
A1.4 1/4" = 1'-0" PLAN
A1.5 1/4" = 1'-0" PLAN
A1.6 1/4" = 1'-0" PLAN
A1.7 1/4" = 1'-0" PLAN
A1.8 1/4" = 1'-0" PLAN
A1.9 1/4" = 1'-0" PLAN
A1.10 1/4" = 1'-0" PLAN
A1.11 1/4" = 1'-0" PLAN
A1.12 1/4" = 1'-0" PLAN
A1.13 1/4" = 1'-0" PLAN
A1.14 1/4" = 1'-0" PLAN
A1.15 1/4" = 1'-0" PLAN
A1.16 1/4" = 1'-0" PLAN
A1.17 1/4" = 1'-0" PLAN
A1.18 1/4" = 1'-0" PLAN
A1.19 1/4" = 1'-0" PLAN
A1.20 1/4" = 1'-0" PLAN
A1.21 1/4" = 1'-0" PLAN
A1.22 1/4" = 1'-0" PLAN
A1.23 1/4" = 1'-0" PLAN
A1.24 1/4" = 1'-0" PLAN
A1.25 1/4" = 1'-0" PLAN
A1.26 1/4" = 1'-0" PLAN
A1.27 1/4" = 1'-0" PLAN
A1.28 1/4" = 1'-0" PLAN
A1.29 1/4" = 1'-0" PLAN
A1.30 1/4" = 1'-0" PLAN
A1.31 1/4" = 1'-0" PLAN
A1.32 1/4" = 1'-0" PLAN
A1.33 1/4" = 1'-0" PLAN
A1.34 1/4" = 1'-0" PLAN
A1.35 1/4" = 1'-0" PLAN
A1.36 1/4" = 1'-0" PLAN
A1.37 1/4" = 1'-0" PLAN
A1.38 1/4" = 1'-0" PLAN
A1.39 1/4" = 1'-0" PLAN
A1.40 1/4" = 1'-0" PLAN
A1.41 1/4" = 1'-0" PLAN
A1.42 1/4" = 1'-0" PLAN
A1.43 1/4" = 1'-0" PLAN
A1.44 1/4" = 1'-0" PLAN
A1.45 1/4" = 1'-0" PLAN
A1.46 1/4" = 1'-0" PLAN
A1.47 1/4" = 1'-0" PLAN
A1.48 1/4" = 1'-0" PLAN
A1.49 1/4" = 1'-0" PLAN
A1.50 1/4" = 1'-0" PLAN
A1.51 1/4" = 1'-0" PLAN
A1.52 1/4" = 1'-0" PLAN
A1.53 1/4" = 1'-0" PLAN
A1.54 1/4" = 1'-0" PLAN
A1.55 1/4" = 1'-0" PLAN
A1.56 1/4" = 1'-0" PLAN
A1.57 1/4" = 1'-0" PLAN
A1.58 1/4" = 1'-0" PLAN
A1.59 1/4" = 1'-0" PLAN
A1.60 1/4" = 1'-0" PLAN
A1.61 1/4" = 1'-0" PLAN
A1.62 1/4" = 1'-0" PLAN
A1.63 1/4" = 1'-0" PLAN
A1.64 1/4" = 1'-0" PLAN
A1.65 1/4" = 1'-0" PLAN
A1.66 1/4" = 1'-0" PLAN
A1.67 1/4" = 1'-0" PLAN
A1.68 1/4" = 1'-0" PLAN
A1.69 1/4" = 1'-0" PLAN
A1.70 1/4" = 1'-0" PLAN
A1.71 1/4" = 1'-0" PLAN
A1.72 1/4" = 1'-0" PLAN
A1.73 1/4" = 1'-0" PLAN
A1.74 1/4" = 1'-0" PLAN
A1.75 1/4" = 1'-0" PLAN
A1.76 1/4" = 1'-0" PLAN
A1.77 1/4" = 1'-0" PLAN
A1.78 1/4" = 1'-0" PLAN
A1.79 1/4" = 1'-0" PLAN
A1.80 1/4" = 1'-0" PLAN
A1.81 1/4" = 1'-0" PLAN
A1.82 1/4" = 1'-0" PLAN
A1.83 1/4" = 1'-0" PLAN
A1.84 1/4" = 1'-0" PLAN
A1.85 1/4" = 1'-0" PLAN
A1.86 1/4" = 1'-0" PLAN
A1.87 1/4" = 1'-0" PLAN
A1.88 1/4" = 1'-0" PLAN
A1.89 1/4" = 1'-0" PLAN
A1.90 1/4" = 1'-0" PLAN
A1.91 1/4" = 1'-0" PLAN
A1.92 1/4" = 1'-0" PLAN
A1.93 1/4" = 1'-0" PLAN
A1.94 1/4" = 1'-0" PLAN
A1.95 1/4" = 1'-0" PLAN
A1.96 1/4" = 1'-0" PLAN
A1.97 1/4" = 1'-0" PLAN
A1.98 1/4" = 1'-0" PLAN
A1.99 1/4" = 1'-0" PLAN
A1.100 1/4" = 1'-0" PLAN

GENERAL AND SITE INFO

SITE LOCATION
MT. TABOR PARK
100 SW 6TH AVENUE, SUITE 100
PORTLAND, OREGON 97204

APPLICABLE CODES
2014 OREGON STRUCTURAL SPECIALTY CODE
2015 OREGON ZONING ORDINANCE

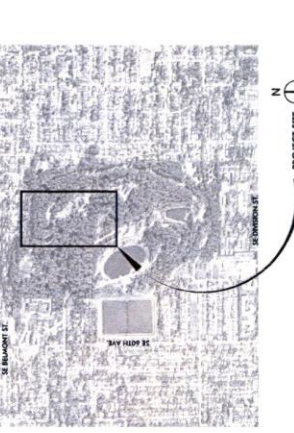
ZONING
EXISTING STAR IS IN OS OPEN SPACE ZONE

PROJECT DESCRIPTION
REPLACE EXISTING STAIR RAILINGS WITH NEW RAILINGS TO MEET ADA ACCESSIBILITY COMPLIANCE.

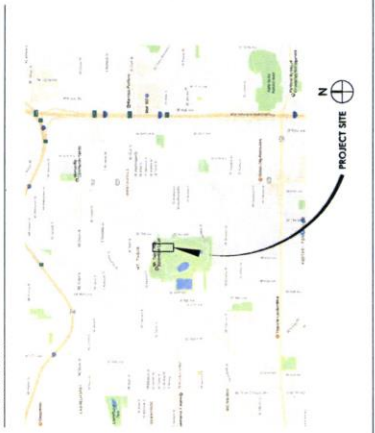
GENERAL NOTES

1. CHECK WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.
4. ALL STEEL AND METAL ELEMENTS TO BE FINISHED GALVALUME.
5. FIELD VERIFY ALL EXISTING SET BACKS AND SPACING REQUIREMENTS TO COMPLY WITH ALL USE AND OTHER ACCESS REQUIREMENTS.

SITE MAP



VICINITY MAP



REVISION NUMBER

A1.0

1 MT. TABOR STAR SITE PLAN
SCALE 1/16" = 1'-0"

2 MT. TABOR STAR SITE PLAN
SCALE 1/16" = 1'-0"

3 MT. TABOR STAR SITE PLAN
SCALE 1/16" = 1'-0"

**MT. TABOR PARK
STAIRCASE RAILINGS**

PORTLAND PARKS AND RECREATION
120 SW 5TH AVENUE, SUITE 1102
PORTLAND, OR 97204

PROJECT:
DAO ARCHITECTURE LLC
1000 NE 10TH AVENUE, SUITE 1110
PORTLAND, OR 97232
503.388.3800
www.daoarchitecture.com

CONSULTANT:

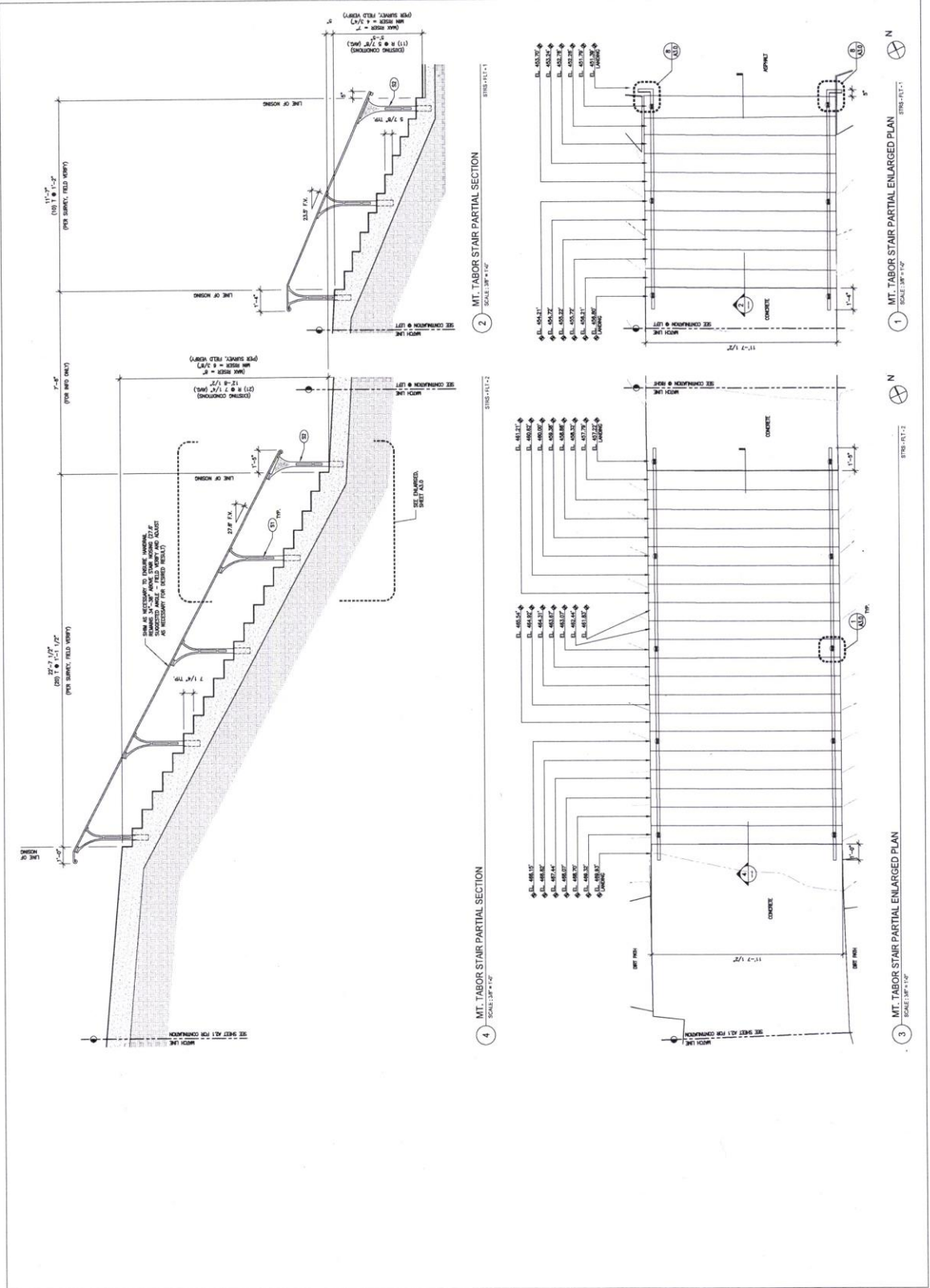
DATE:

PROGRESS
NOT FOR CONSTRUCTION
IF THESE DRAWINGS ARE
PRINTED ON 11"x17" THEY
ARE HALF-SIZED PRINTS -
SCALE ACCORDINGLY

NET PLAN

DESIGNED BY:
HISTORIC RESOURCE
REVIEW
PROJECT NUMBER:
1701
DATE:
07.19.2017
SCALE:
AS NOTED
DRAWING TITLE:
**PARTIAL PLANS AND
SECTIONS**

SHEET NUMBER:
A2.0



1. MT. TABOR STAIR PARTIAL SECTION
SCALE: 3/8" = 1'-0"

2. MT. TABOR STAIR PARTIAL SECTION
SCALE: 3/8" = 1'-0"

3. MT. TABOR STAIR PARTIAL ENLARGED PLAN
SCALE: 1/8" = 1'-0"

4. MT. TABOR STAIR PARTIAL ENLARGED PLAN
SCALE: 1/8" = 1'-0"