



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

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**STAFF REPORT AND RECOMMENDATION TO THE LANDMARKS COMMISSION**

CASE FILE: LU 17-158467 HRM- Mt. Tabor Yard  
PC # 16-214771

REVIEW BY: Landmarks Commission

WHEN: March 21, 2018

WHERE: 1900 SW Fourth Ave., Room 2500B  
Portland, OR 97201

**BUREAU OF DEVELOPMENT SERVICES STAFF: PUJA BHUTANI / PUJA.BHUTANI@PORTLANDOREGON.GOV**

**NOTE: THIS REPORT RECOMMENDS APPROVAL WITH CONDITIONS. THIS STAFF REPORT IS REVISED FROM THE STAFF REPORT DATED DECEMBER 11, 2017. CHANGES ARE UNDERLINED.**

**GENERAL INFORMATION**

**Applicant:**

Paul Kinley, Architect  
Opsis Architecture,  
920 NW 17th Avenue  
Portland, OR 97209  
503-525-9511

Susan Meamber, Owner Representative  
Portland Parks  
1120 SW 5th Avenue, Ste 1302  
Portland OR 97204  
503-823-9709

Kristen Minor, Consultant  
Peter Meijer Architect PC  
605 NE 21st Avenue Suite 200  
Portland, OR 97232  
503-513-0283

City Of Portland, Owner  
1120 SW 5th Avenue #609  
Portland, OR 97204-1912

**Site Address:** 6325 SE DIVISION STREET

**Legal Description:** LOT 2, PARTITION PLAT 1997-85; TL 100 190.28 ACRES, SECTION 05 1S 2E

**Tax Account No.:** R649773380, R992050130, R992050130

**State ID No.:** 1S2E05CC 08702, 1S2E05 00100, 1S2E05 00100

**Quarter Section:** 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 Parks Historic District  
 Mount Tabor Park Reservoirs Historic District  
**Zoning:** OS- Open Space with Historic Resource overlay zone  
 OS-Open Space with Environmental Conservation overlay zone  
**Case Type:** HRM, Historic Resource Review with Modification  
**Procedure:** Type III, with a public hearing before the Landmarks Commission. The decision of the Landmarks Commission can be appealed to City Council.

**Proposal:**

The applicants are requesting approval of the following improvements in:

- **Maintenance (Lower) Yard**
  - Construction of a *new maintenance shop* building at western edge of the Yard area;
  - Placement of *two temporary modular buildings*;
  - Removal of a *noncontributing building* and the addition of paving at its former footprint.
  - *Repair and preservation of the north elevation* of the Head House, a contributing resource, that will be impacted by the relocation of the adjacent greenhouse.
- **Multi-modal pathway**
  - Construction of a *new multi-modal pathway* connecting SE Division and SE 64th Avenue, with associated landscaping, lighting, and public art installation locations; and
  - Addition of a *powder-coated steel fence* along the west edge of the Yard area;
- **Upper Nursery**
  - *Re-grading, fencing, and paving* at the Upper Nursery area; adding a powder coated steel fence along the west and south edge.
  - Moving an existing *greenhouse and equipment* from behind the “Head House” building to the new fenced area at Upper Nursery;
  - Future addition of *greenhouses/ hoop houses/ shade houses* in the new fenced area at Upper Nursery.
- **Long Block**
  - Enclosure of a *new horticultural area* at the Long Block with painted steel fencing and landscaping.

The following **one (1) Modification** is being requested:

Development Standards (33.100.200 B.2). Request to:

- 1) reduce the required *building setback* for the maintenance building from 19 feet to 11'-4" on the north and 9'-2" to the south section.

The applicants are also requesting the following **three (3) Adjustment Reviews**, and **Non-conforming upgrades** to be processed through a concurrent required Conditional Use Review, LU 17-245440 CU AD, for the following standards. **These Adjustments will not be considered through this Historic Resource Review but are reflected on the plans.**

- **Adjustment** to Zoning Code Section 33.100.200.B and Table 100-5 to reduce the required 15 feet of L1 landscaping standard buffer across a street from a residential zone, and reduce the required 15 feet of L3 landscaping abutting a residential zone. The reductions vary throughout the park. The buffer depth is proposed to be reduced in the area of the proposed maintenance

building and adjacent to the multi-modal path leading from SE Division Street; elsewhere, existing conditions are proposed to remain which may or may not meet the required planting density or depth.

- **Adjustment** to Zoning Code Section 33.266.130.G.2.d to deviate from the *perimeter parking lot landscaping requirements* for parking areas in the park. When a parking area abuts a street, a 5-foot-wide area landscaped to the L2 low-screen standard is required. When the parking area abuts a residential property, 5 feet of L3, high-screen landscaping is required. The Park has three parking areas: the Caldera Lot, the Summit Lot, and the Maintenance Yard. All three parking areas are included in the Adjustment Review as follows:
  - At the Summit Parking Lot, no perimeter landscaping is provided or proposed to the north, west, or east. The perimeter parking lot landscaping provided to the south of the parking spaces does not meet the L3 high-screen standard.
  - At the Caldera Parking Lot, some perimeter landscaping is provided in all directions, but generally does not meet the required L2 screen to the west and north, or the L3 screen to the south and east.
  - In some parts of the Maintenance Yard, the configuration of parking next to exterior storage areas is changing, and some new parking is proposed. Because of the layout and use of the Yard, the applicant is asking for much of the required perimeter parking lot landscaping (which must be provided within 25 feet of the edge of a parking area or drive aisle) to be waived entirely. The standard will be met along the drive aisle at SE 64th and north of the 12 new parking spaces. In the southeast corner, current perimeter parking lot landscaping is proposed to remain. The area along SE Division Street meets the required L2 standard. On the east side, the tree standard is met, but no shrubs are provided, and the depth of the landscaping is less than required.
- **Adjustment** to Zoning Code Section 33.266.130.G.3 to reduce the amount of interior parking lot landscaping provided for parking areas in the Maintenance Yard and in other parts of the park. The P1 standard for interior parking lot landscaping is defined in Zoning Code Section 33.248.020.H, and requires a combination of trees, shrubs, and groundcover to provide shade, stormwater management, aesthetic benefits and screening. The requested reductions are as follows:
  - Reduce the overall interior parking lot landscaping required for 177 parking spaces in the park from 7,965 square feet to 3,024 square feet; and
  - Reduce the number of required trees in interior parking lot landscaping from 45 large (or 59 medium, or 89 small, or some combination thereof), to 8 large trees and 13 small trees; and
  - Reduce the number of required shrubs from 266 shrubs to 44 shrubs.

#### **Relevant Approval Criteria:**

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

- 33.846.060.G. Other Approval Criteria
- 33.846.070 Modifications Considered During Historic Resource Review

## **ANALYSIS**

**Site and Vicinity:** The project site, Mt. Tabor Park, is roughly bound by SE Division Street on the south, SE 64<sup>th</sup> Avenue and SE 60<sup>th</sup> Avenue on the west, SE Yamhill on the north, and SE 71<sup>st</sup> Avenue on the east. Within the Mt. Tabor Park Historic District, work is proposed in the southernmost end of the park where Portland Parks & Recreation keeps equipment for maintenance services. This general service area is called Mt. Tabor Nursery & Central Maintenance Yard. The Yard is approximately 13 acres in size and incorporates three sub-areas; the maintenance grounds, the Long Block, and the Upper Nursery. The Lincoln Street Entrance also occurs in this area just north of the maintenance grounds. Alterations and new construction

will occur primarily in the maintenance grounds and in the Upper Nursery areas of the Yard, but also in the Long Block. The site fronts on to SE Division Street which is a Major Transit Priority street.

Maintenance functions to support Mt. Tabor Park and its reservoirs have historically taken place in the lower Yard. Nursery and horticultural activities have taken place on the Long Block, Upper Nursery and in the lower Yard. In fact, these areas devoted to support functions and maintenance have decreased somewhat over time. The land along SE Division Street now in residential uses west of Mt Tabor Yards was originally Reservoir #2 (approximately between SE 60th to 62nd Avenues) and a “pipe storage yard” (approximately between SE 62nd and 64th Avenues) according to Sanborn maps of the area through the early 1950s. These lands were sold to private developers in the 1980s and 1990s.

**Mt. Tabor Yard:** The character of the maintenance grounds is primarily utilitarian. The main vehicular entrance into this area is from SE Division Street, with secondary entry points from the west. Existing buildings are almost all one-story, rectangular volumes with various shallowly-pitched or flat roofs. Exterior materials are a mix of horizontal wood lap or drop siding, board and batten, T-1-11, and metal siding. There are various greenhouse structures which are clear plastic or glass. Three buildings designated as contributing to the Mt. Tabor Park Historic District are located in the Mt. Tabor Maintenance Yard and are to remain as part of the current project scope. The three contributing structures are the “*Administration Building*,” which was constructed in 1938 and has had successive additions through 1958; the “*Mechanical Offices Building*” or *Community Gardens building* (pre-1924); and the *Head House* or “*Office-Horticultural Services Building*” (pre-1918). The nomination states that the “Administration Building is the most formally designed building on the site. All other structures are of a functional nature...” There The two southerly volumes of the Administration Building are stucco, while the northerly “shed” extension is a mixture of T-1-11 and metal siding with wood bay doors. The other two contributing buildings have horizontal wood siding or drop siding. There are two “temporary” buildings also currently in the maintenance grounds area (shown as “turf” and “aquatics”).

**Upper Nursery:** The other Yard area is north of the maintenance grounds, and part of the publicly accessible park but historically used for *in-ground plantings*. The historic district nomination termed this area the Upper Nursery. A chain-link fence today marks the border between the Upper Nursery and the Maintenance yard, aligning just a bit north of SE Grant Street. North of the fence, the ground slopes up more noticeably towards the north. An informal path extends east along the fence line, and the ground surface is primarily grass, with scattered deciduous and evergreen trees and some shrubs.

**Lincoln Street Entrance and the Long Block (Nursery):** The Long Block was historically part of the nursery operations of the Mt. Tabor Yard. It was planted with various species for horticultural use in rows as late as 2014. Today it is primarily a grassy space with one fenced community garden area. Perimeter trees and roses continue to define the edge of the street along Lincoln at the south and SE Harrison on the north. Trees along the north side of the Long Block are ornamental pear that replaced the ornamental cherry trees in the 1990s. A wood split-rail fence runs along SE 60th Avenue and along SE Lincoln. The driveway entry into Mt Tabor Park follows Lincoln Street as it begins to climb and curve northward. This vehicular entry into the park proper is simply called the Lincoln Street Entrance. The nomination notes that “a touch of Mische’s more formal scheme remains with some interesting, primarily non-native plantings” at the east side of the entry drive intersection. The west side of the drive includes “plantings of red osier dogwood, oriental maple, cottoneaster, and other shrubs.” Asphalted but otherwise unimproved SE 64th Avenue, referred to as the service drive in the nomination, extends south beginning at the point where Lincoln Street curves northward.

**Zoning:** The *Open Space* (OS) zone is intended to preserve public and private open, natural, and improved park and recreation areas identified in the Comprehensive Plan. These areas serve many

functions including: providing opportunities for outdoor recreation; providing contrasts to the built environment; preserving scenic qualities; protecting sensitive or fragile environmental areas; preserving the capacity and water quality of the stormwater drainage system; and providing pedestrian and bicycle transportation connections.

The *Environmental Conservation Zone* “c” overlay is limited to two small areas along the west border of the upper nursery project area. The overlay zone conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

The *Historic Resource Protection* overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region’s heritage. The regulations implement Portland’s Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region’s citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city’s economic health, and helps to preserve and enhance the value of historic properties.

A small section of the southwest corner of the site is zoned R5, or *Residential 5,000*. The R5 single-dwelling zone is intended to preserve land for housing and to provide housing opportunities for individual households. The zone implements the Comprehensive Plan policies and designations for single-dwelling housing. Minimum lot size is 3,000 square feet, with minimum width and depth dimensions of 36 and 50 feet, respectively. Minimum densities are based on lot size and street configuration. Maximum densities are 1 lot per 5,000 square feet of site area.

**Land Use History:** City records indicate that prior land use reviews include the following:

- LU 61-001380 (ref. file: CU 029-61) – Conditional Use approval for a small storage building;
- LU 65-002285 CU (ref. file: CU 056-65) – Conditional Use Approval with the condition that planting be provided to screen the facilities from adjacent park and residential areas.
- LU 74-000650 (ref. file: CU 007-74) – Conditional Use approval for a greenhouse; LU 74-002392 (ref. file: CU 059-74) – Conditional Use approval for a picnic shelter;
- LU 64-002651 CU (ref. file: CU 067-64)- Conditional Use approval to construct a plant potting building on the SW corner of Mt. Tabor Park on park warehouse land.
- LU 77-002064 (ref. file: CU 49-77) – Conditional Use approval for a water pumping station;
- LU 67-003406 (ref. file: CU 93-67) – Conditional Use approval for a maintenance building and office;
- LU 89-003906 CU (ref. file: CU 26-89) – Conditional Use approval for parking lot expansion;
- LU 89-021552 (ref. file: MP 107-89) – Approval of a 3-lot minor partition;
- LU 90-024202 – Approval to locate and maintain a motor vehicle service building.
- LU 99-017214 EN (ref. file: LUR 99-00809) – Environmental Review approval of trail constructions and improvements in the Environmental Concern zone;
- LU 07-139442 HDZ – Historic Design Review approval for interim security and deferred maintenance improvements;
- LU 06-178213 HDZ – Historic Design Review approval for an 8’ wide accessible path on the north side of Reservoir #6;
- LU 14-218444 HR EN – Historic Resource Review and Environmental Review approval of disconnection of reservoirs #1, #5, and #6 from the public drinking water system.
- LU 16-148005 HR – Historic Resource Review approval for rehabilitation of the Mt. Tabor Summit Restroom building.

- LU 17-206893 HR – Historic Resource Review approval for the replacement of existing and addition of new railings along the existing stairway of the Mount Tabor steps and the Summit Comfort Station; and
- LU 18-103566 HR – Historic Resource Review approval for replacement of existing non-historic light poles with new, historically-appropriate pole lighting.

**Agency Review:** A “Request for Response” was mailed **October 23, 2017**. The following Bureaus have responded with no issues or concerns:

- *Water Bureau*

The *Bureau of Environmental Services* issued a revised response with no objections to the Historic Resource Approval subject to the following conditions: Please see Exhibit E-1c for additional details.

- C. *The two temporary modular buildings within the Yard, approved through building permits 16-113354 CO and 16-113360 CO, must either be removed, or brought into conformance with the requirements of the Stormwater Management Manual (SWMM) within three years of the original certificate of occupancy for these buildings (end date of January 31, 2020).*
- D. *All trees, structures and fences must be located at least 7 feet from the existing public sanitary sewer pipe. BES will allow shrubs and shallow-rooted vegetation to be planted over the pipe. In the event of future construction, maintenance, or other sewerage system activities on the BES sanitary sewer crossing this site, the property owner will be responsible for replacing any vegetation removed as a result of said work with landscaping matching landscape plans Exhibit C22 & C23.*

The *Bureau of Transportation Engineering* responded with no objections to the Historic Resource Review approval and provided the following comments. Please see Exhibit E-2b for additional details.

As part of the required PBOT improvements related to the concurrent Conditional Use Review, an easement for the proposed 12-ft wide multi-use path along the western property line between SE Division and SE Sherman is required. Therefore, the following condition of approval has been added:

- E. *Prior to building or other permit issuance for the multi-use path, the applicant must provide a 24-foot-wide public access easement for a multi-use path that is a minimum of 12-ft wide between SE Sherman and SE Division Street in general alignment with SE 64th Ave.*
- F. *Prior to installation of the art pieces, an approved encroachment permit from PBOT must be obtained.*

In addition, there will be a 3-ft dedication along SE 64th between SE Sherman and SE Lincoln for half-street improvements. The applicant is also asking for a street vacation for the stub of the unimproved SE 64th south of SE Sherman St. Half the vacated street stub will become part of the site.

The *Site Development Section* of BDS responded with no objections to the historic review approval. Please see Exhibit E-3b for additional details.

The *Life Safety Division* of BDS responded no objections to the historic review approval. Please see Exhibit E-4 for additional details.

The *Urban Forestry Division*, Bureau of Parks responded with no objections to the historic review approval. Please see Exhibit E-5 for additional details.

**Neighborhood Review:** A Notice of Proposal in Your Neighborhood was mailed on November 20, 2017. One (1) written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. *Sandra Hay Magdaleno*, 11/17/2017, stated that the South Tabor Neighborhood Association (STNA) was unable to confirm or deny their support for the proposal due to time constraints. She clarified that her feedback was provided as a resident, and not STNA member, and that she supported the connection between the south entrance of the park and SE Division Street, and the long block improvements. However, she requested a more detailed review of the South entrance plans which integrated the artist's design with the neighborhood's wishes. Please see Exhibit F-1 for additional details.
2. *Annette Smith Levy*, 11/24/2017, expressed concern regarding the proposed plant storage facility and fencing proposed for the long block. She stated that this would impact existing views, exercise space, safety and property values. She questioned whether this space could be integrated within the existing facility or the larger Mt. Tabor parks site. Please see Exhibit F-2 for additional details.

#### **Received before the Work Session (3/12/2018)**

3. *Beau Russell, Friends of Mt. Tabor Park, Chair. 1/9/2018*, wrote in support of the proposal. Please see Exhibit F-3 for additional details.
4. *David Simon, Courtyard at Mt. Tabor, 2/23/2017*, wrote to thank the applicant for meeting with them to discuss the proposal. Please see Exhibit F-4 for additional details.

Staff Response: Staff appreciates the feedback. Staff findings regarding the multi-modal pathway, the park's south entrance and the long block are discussed in greater detail below.

## **ZONING CODE APPROVAL CRITERIA**

### **Chapter 33.846.060 - Historic Resource Review**

#### **Purpose of Historic Resource Review**

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Resource Review Approval Criteria**

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is within the Mt. Tabor Park Historic District and the proposal is for non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are those listed in *33.846.060 G – Other Approval Criteria*.

*Staff has considered all guidelines and addressed only those applicable to this proposal.*

### **33.846.060 G - Other Approval Criteria**

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

**2. Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

**3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

**4. Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical, in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

**7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

**Findings for 1, 2, 3, 4 & 7:** Maintenance functions and nursery & horticultural activities to support Mt. Tabor Park and its reservoirs have historically taken place in the Long Block, Upper Nursery and in the Lower Yard. The proposed uses are consistent with this historical function of the yard.

**The Long Block** was historically part of the nursery operations of the Mt. Tabor Yard. It was planted with various species for horticultural use in rows as late as 2014. The proposed plant storage area adjacent to and similar in size to the existing community garden will re-establish these uses. The area will be enclosed by a 6' tall painted metal fence designed to be visually similar to the existing community garden fence. Within the new fenced area, permanent landscape plantings are proposed to buffer the edge. No structures are proposed in this area; potted plants will rest directly on a filter fabric ground protection cover to prevent the growth of weeds, with above ground irrigation. Fruit trees and the tallest potted plants are proposed to be located along the west fence, which will help screen the existing open park from the horticultural uses. The existing and historic character of the Long Block will be supported by the proposal, because the area will retain its visual openness while remaining consistent with the originally-designed use.

**Upper Nursery Area.** The proposal will re-establish the historic horticultural uses in this area. New hoop houses, shade houses, a relocated plant cooler, and greenhouses are proposed in this area. These structures, other than the greenhouse, are all quite low in height and will be generally at the south end of the new fenced area. The proposal will be consistent with the original nursery uses on this south-facing slope. However, most of the existing thick arborvitae along the west edge of this area, which screen the uses, and define the termination of Lincoln Street as well as the south entrance to the park, will be removed due to the required 3-foot dedication for half street improvements. The proposal includes the following to help mitigate for these conditions:

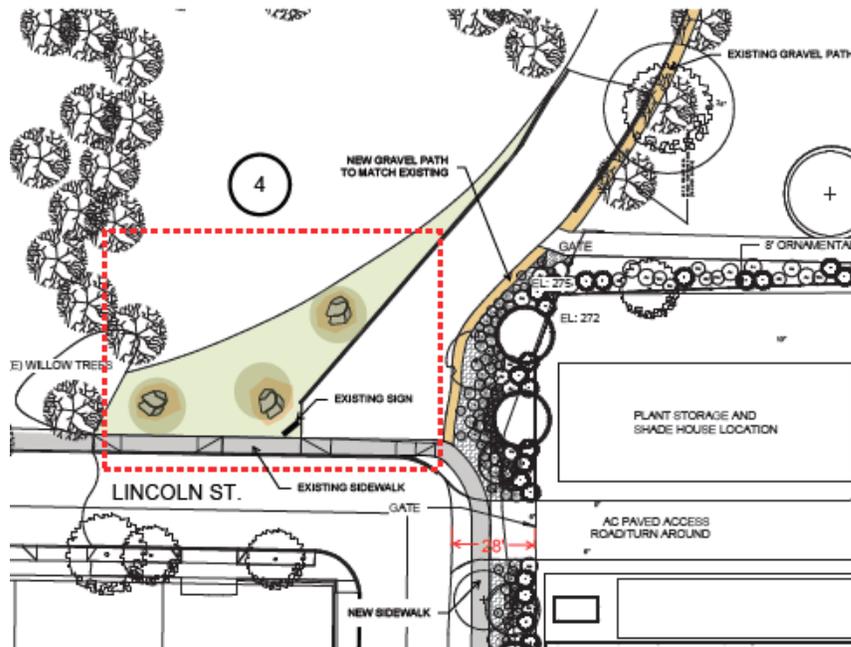
- Simple steel entrance gates are provided, and have been setback by 28' from the curb in order to decrease their visibility from the street and hence help emphasize the south entrance to the park from the Lincoln & 64<sup>th</sup> intersection.
- Consistent ornamental steel fence is provided along the north and west property line.
- The concrete sidewalk along SE 64<sup>th</sup> Street extends across the asphalt driveway into the upper nursery, to define a continuous pedestrian path (Exhibit C-25). This provides a visual cue to indicate that the pedestrians take precedence over vehicular traffic. A

new gravel path is also proposed to connect the existing gravel path north of the upper nursery providing a continuous and consistent pedestrian connection into the park.

- A substantial 15’ deep L3 high screen landscape buffer has been provided along the west edge in order to visually screen the green houses and also define the south entrance to the park. A 5’ deep L3 landscape buffer, minus the tree requirement, wraps around the north fence adjacent to the gravel pathway to help screen the actively used park on the north from the horticultural structures.
- The public art plan now includes a fourth location for either public art installation or significant landscaping, as part of future improvements in the island at the northwest corner of the intersection of Lincoln Street and the south entrance to the park. This will help define and act as a gateway to the south park entrance. (Exhibit C.44; [Drawing A-9 in Commission packet](#)) The following condition of approval is included to ensure this provision:

H. Public art or significant landscaping will be installed at the south entrance of Mt. Tabor Parks, near the intersection of SE Lincoln Street and SE 65th Avenue as shown in Exhibit C-44, during the next phase of the Parks Master Plan implementation.

CONCEPTUAL ART CONFIGURATION #4



**Lower Yard:** The proposed uses of the new maintenance building will be consistent with the historic functions in this area. The building orientation along the N-S axis and the low profile is consistent with that of the other structures in this area. The three contributing structures on the site will be retained, specifically, the “Administration Building,” which was constructed in 1938 and has had successive additions through 1958; the “Mechanical

Offices Building” or Community Gardens building (pre-1924); and the Head House or “Office-Horticultural Services Building” (pre-1918). It should be noted that the proposal includes the demolition of three non-contributing buildings. First, the 1963 Lathe House which is west of the Head House (or Office-Horticultural Services Building as it is termed in the nomination) as well as a nearby shed building west of the greenhouse will be removed to make space for the new building. Later, the non-contributing Garages and Shops-West Side Row (1938) will be removed after the new building is constructed.

The **Head House** is a contributing resource, and the north wall will be impacted by the removal of the adjoining green houses. The siding will be repaired or replaced to match the existing horizontal board siding. New corner boards are also proposed to match existing. The existing windows and door will be maintained and new cedar trim and sill details will be added with a profile matching that of the windows on the front elevation (Exhibit C-17).

The changes that have occurred in the maintenance yard area due to the changing and expanding park system have, over time, increased the amount of paving, and included building additions and alterations, and in general increased the intensity and types of maintenance uses while decreasing the amount of areas allocated to propagation. None of the changes that have occurred to date have acquired historic significance. The new construction will be differentiated from the old by the use of modern materials, design and construction techniques.

With the conditions of approval H for public art, these guidelines are met.

**5. Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

**6. Archaeological resources.** Significant archaeological resources affected by a proposal will be protected and preserved to the extent practical. When such resources are disturbed, mitigation measures will be undertaken.

**Findings 5, & 6:** These guidelines are not applicable. The proposal does not include, chemical or physical treatments such as sandblasting, and there are no known archaeological resource on site per the applicant’s narrative. The applicants have stated that if any archaeological discoveries are made, the Parks Bureau will stop work and notify SHPO.

**8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**9. Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.

**10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings for 8,9 & 10:** The proposed design needs to be further resolved the address the issues below:

## 1. Maintenance Building

- **Contextual Design Response:** The revised building design and proposed massing and materials provide an appropriate response to the historical context of the Maintenance Yard, as well as the larger Mt. Tabor Park. It does so as follows:
  - The proposed uses of the new maintenance building will be consistent with the historic functions in this area. The building orientation along the N-S axis and the low profile is consistent with that of the other structures in this area.
  - The building massing and long façade has been broken down by stepping down the massing in response to the topography changes. This is discussed in greater detail below
  - The maintenance yard includes a mix of building styles and materials. The proposed building would be compatible with many of the other existing utilitarian buildings which have similar forms and material. Stucco, as used in the adjacent contributing resources, would not be a sufficiently durable material given the utilitarian nature of the maintenance building. The adjoining neighborhood could not be considered as part of the primary contextual framework since they were not within the historic district, and hence not a primary consideration per criteria 8,9 & 10.
  - The proposed simple and modern design is appropriate for the utilitarian nature of the building.
  - The building design reflects a hierarchy of use, with a more transparent east façade with multiple garage openings facing the yard and a more solid west façade for the rear of the building. This is consistent with many historic buildings whose rear facades are devoid of detail.
  - The simple west elevation serves as a backdrop and showcases the landscaping in the building setback.
  - The overall landscape design along the new multi-modal pathway, including along the west elevation, provides a strong unifying feature and the contextual response to the rest of the historic district. This is discussed in greater detail below.
- **West Elevation.** The west elevation has been further articulated and scaled down as follows:
  - A total of eight (8) vertical windows with widths varying from 2' to 4' have been provided that break up the west elevation. These are differentiated from the façade by recessing the window glass pane 6" from the face of the box rib metal siding.
  - The niches include wood detailing above the window that carry through to the parapet. Wood detailing has also been provided for the parapet edge on the east and south elevations, with narrow vertical wood sections running down the east elevation. These add a natural wood aesthetic to the utilitarian building, which would be consistent with its park setting.
  - Narrow vertical flat metal panels, approximately 5" wide, are proposed at intervals within each façade and serve to scale down and provide a rhythmic progression along the pathway.
  - The box-rib metal panel on the west elevation will have the same profile as that on the east elevation (T-10). The proposed 24 GA should be sufficiently durable given the deep 1-1/2" rib profile. Exposed fasteners are proposed which would be compatible with the utilitarian style of the building, and the fasteners will be located within the channel of the box rib. Flat metal panels, used primarily for the soffits, will be 20 GA.

## 2. Multimodal Pathway.

The proposal connects SE Division Street to SE 64<sup>th</sup> Street, which results in a significantly improved access to the south entrance of Mt. Tabor Parks. The proposal includes a new 12' wide public bike- and walk-way extending from SE Division Street up to the Lincoln Street entry to the Mt. Tabor Park grounds. One tree will be removed in the right-of-way along SE Division for improved visibility. A landscape buffer is provided on the east side of the multi-use path that is 8 feet wide and planted to the L3 high-screen standard between the path and the proposed decorative steel fence. This landscape buffer extends from the southern property line up approximately 250 linear feet to the north, where the proposed landscaping widens to more than this 8-foot minimum. A 4' landscape buffer is provided on the west side of the pathway. A 5-foot easement is also being provided on the neighboring property of the Courtyard at Mt Tabor, that will enable additional landscaping and a total 9' buffer width.

- **Landscape Plan.** A unified progression of spaces is proposed that define the south entrance pathway to the park and include 1. Lowland- Urban Oak from SE Division, 2. Wetland Grove over stormwater facility, 3. Upland Madrone, 4. Lowland Pacific Northwest Rain Forest and finally 5. Upland Pacific Northwest Rain Forest near the south park entrance and upper nursery. The design intent is to have natural park like landscape accentuated by accent native specimen plantings. The proposed landscaping plan provides a strong unifying element that helps tie the proposal with the larger Mt Tabor Park.
- **Lighting Plan.** The proposed lighting plan includes six (6) William and Mary LED pole lights located on the west side of the pathway. (Exhibit C-21, C-45, [Exhibit C-40 in Commission packet](#)). An additional light pole has been added as discussed at the work session. The proposed light fixtures are the same as those being proposed for the reservoirs in Mt. Tabor and hence are a strong unifying element.
- **Fence.** An 8' tall painted metal fence is to be located along the east edge of the new pathway, which will run straight north to align with the new west edge of the building as the pathway curves. The fence design recalls the vertical picket-style fencing at the Park reservoirs, but is unadorned and more utilitarian in appearance, which is appropriate for this location.
- **Art.** As part of the 1% for Art program, a series of three art installations are proposed along the path. The art will be approved by RACC. The public art concept plan now includes a fourth location for public art or significant landscaping as part of future improvements at the northwest corner of the intersection of Lincoln Street and the south entrance to the park. This will help define and act as a gateway to the south park entrance. (Exhibit C.44, [Drawing A-9 in Commission Packet](#)) The following conditions of approval are included to ensure this provision:

G. The public art in the three noted locations along the multi-modal pathway will be approved by the Regional Arts & Culture Council (RACC) and installed prior to issuance of the building's final certificate of occupancy.

H. Public art or significant landscaping will be installed at the south entrance of Mt. Tabor Parks, near the intersection of SE Lincoln Street and SE 65th Avenue as shown in Exhibit C-44, during the next phase of the Parks Master Plan implementation.

- ## 3. Temporary Buildings.
- There are two new temporary buildings proposed in the maintenance yard area. These buildings house the relocated operations and staff due to

unsafe working conditions in the long shed building, located just west of the entry driveway from SE Division Street. This long building, referred to as the Garages and Shops-West Side Row (1938) in the nomination, is noncontributing due to numerous alterations, and is now considered to be unusable by the Parks Bureau except for storage. The long shed building will be demolished once the proposed new building is complete. The two trailers are standard painted T-1-11 “portables,” with a medium-pitched gable roof, vinyl sliding windows, and a central entry with an accessible ramp leading up to it along each building. The temporary buildings are to remain on site for a period of 7 to 10 years and will be removed upon completion of a new building to house these functions in the next phase of the Master Plan. The following condition of approval has been added to ensure this.

*C. The two temporary modular buildings within the Yard, approved through building permits 16-113354 CO and 16-113360 CO, must either be removed, or brought into conformance with the requirements of the Stormwater Management Manual (SWMM) within three years of the original certificate of occupancy for these buildings (end date of January 31, 2020).*

**4. Head House, Upper Nursery & Long Block:** Refer to the discussion above.

With these conditions of approval C, G & H these guidelines are met.

**33.846.070 Modifications Considered During Historic Resource Review**

The approval criteria for modifications considered during historic resource review are:

- A. Better meets historic resource review approval criteria.** The resulting development will better meet the approval criteria for historic resource review than would a design that meets the standard being modified; and
- B. Purpose of the standard.**
1. The resulting development will meet the purpose of the standard being modified; or
  2. The preservation of the character of the historic resource is more important than meeting the purpose of the standard for which a modification has been requested.

**Modification #1: Minimum Setbacks (33.100.200 B.2).** Request to reduce the required building setback for the maintenance building from 19 feet to 11'-4" on the north and 9'-2" to the south section. (Exhibit A-24)

*Purpose Statement.* The Open Space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

*The Standard.* Minimum setbacks. Buildings must be set back from all property lines a minimum of 1 foot for each foot of building height.

**Findings:** A modification is being requested to allow the new maintenance building to be located closer to the west property line than permitted by the Zoning Code. The maintenance building and multi-modal pathway, as proposed, better meet the historic resource review criterial and meet the purpose statement, as outlined below:

- the revised building design and massing provide an appropriate contextual response to the maintenance yard and larger Mt. Tabor Park historic district. This is discussed in greater detail in staff findings above.
- the revised west elevation has been articulated and scaled down and provides a backdrop to showcase the landscape plan along the multi-modal pathway. This is discussed in staff findings above.
- The proposed multi-modal pathway provides enhanced pedestrian and bicycle connections to Mt. Tabor Park.
- The proposed landscaping plan, fence and art plan provides a well-designed progression of spaces that help define the south entrance to the park and a strong unifying element that helps tie the proposal with the larger Mt Tabor Park.
- The lighting design for the proposed multi-modal pathway includes six (6) William and Mary LED pole lights fixtures that are the same as those being proposed for the reservoirs in Mt. Tabor and hence serve as a strong unifying element.

As proposed, the maintenance building is contextually responsive and the street elevation serves as backdrop to the extensive landscape plantings. The multi-modal pathway enhances the pedestrian and bicycle connections to the park. The overall landscape, lighting, fence and art proposals provide a unified progression of spaces that define and enhance the south entrance to the park. Therefore, the requested Modification, on balance, is consistent with the purpose statement of the standard. Specifically, the Modification will result in a historically contextual development that provides contrasts to the built environment and preserves scenic qualities. The Modification also better meets the applicable historic resource approval criteria 8, 9 &10 due to the high quality of the proposed landscape plan, lighting design and art plan. **This Modification merits approval.**

## **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 prior to the approval of a building or zoning permit.

## **CONCLUSIONS**

Maintenance functions and nursery & horticultural activities to support Mt. Tabor Park and its reservoirs have historically taken place in the Long Block, Upper Nursery and in the Lower Yard. The proposal will re-establish the historic horticultural uses in this area. The maintenance building is contextually responsive and the street elevation serves as backdrop to the extensive landscape plantings. The proposed multi-modal pathway will enhance pedestrian and bicycle connections to Mt. Tabor Park. The high-quality landscape design and art program should provide a well-defined and unified south entrance to the park. The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. The proposal meets the applicable Historic Resource Criterial and modification criteria and therefore warrants approval.

## **TENTATIVE STAFF RECOMMENDATION**

(May be revised upon receipt of new information at any time prior to the Landmarks Commission decision)

BDS recommends full approval of the proposed improvements and modifications in Mount Tabor Yards as follows:

- **Maintenance (Lower) Yard**
  - Construction of a new maintenance shop building at western edge of the Yard area;
  - Placement of two temporary modular buildings;
  - Removal of a noncontributing building and the addition of paving at its former footprint.
  - Repair and preservation of the north elevation of the Head House, a contributing resource, that will be impacted by the relocation of the adjacent greenhouse.
- **Multi-modal pathway**
  - Construction of a new multi-modal pathway connecting SE Division and SE 64th Avenue, with associated landscaping, lighting, and public art installation locations; and
  - Addition of a powder-coated steel fence along the west edge of the Yard area;
- **Upper Nursery**
  - Re-grading, fencing, and paving at the Upper Nursery area; adding a powder coated steel fence along the west and south edge.
  - Moving an existing greenhouse and equipment from behind the “Head House” building to the new fenced area at Upper Nursery;
  - Future addition of greenhouses/ hoop houses/ shade houses in the new fenced area at Upper Nursery.
- **Long Block**
  - Enclosure of a new horticultural area at the Long Block with painted steel fencing and landscaping.

One (1) Modification (33.100.200 B.2) request to reduce the required building setback for the maintenance building from 19 feet to 11'-4” on the north and 9'-2” to the south section.

All approvals per the approved site plans, Exhibits C-1 through C-46, subject to the following recommended conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through I) 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 LU 17-158467HRM." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design.
- C. The two temporary modular buildings within the Yard, approved through building permits 16-113354 CO and 16-113360 CO, must either be removed, or brought into conformance with the requirements of the Stormwater Management Manual (SWMM) within three years of the original certificate of occupancy for these buildings (end date of January 31, 2020).

- D. All trees, structures and fences must be located at least 7 feet from the existing public sanitary sewer pipe. BES will allow shrubs and shallow-rooted vegetated to be planted over the pipe. In the event of future construction, maintenance, or other sewerage system activities on the BES sanitary sewer crossing this site, the property owner will be responsible for replacing any vegetation removed as a result of said work with landscaping matching landscape plans Exhibit C22 & C23.
- E. Prior to building or other permit issuance for the multi-use path, the applicant must provide a 24-foot-wide public access easement for a multi-use path that is a minimum of 12-ft wide between SE Sherman and SE Division Street in general alignment with SE 64th Ave.
- F. Prior to installation of the art pieces, an approved encroachment permit from PBOT must be obtained.
- G. The public art in the three noted locations along the multi-modal pathway will be approved by the Regional Arts & Culture Council (RACC) and installed prior to issuance of the building's final certificate of occupancy.
- H. Public art or significant landscaping will be installed at the south entrance of Mt. Tabor Parks, near the intersection of SE Lincoln Street and SE 65th Avenue as shown in Exhibit C-44, during the next phase of the Parks Master Plan implementation.
- I. No field changes allowed.

**Procedural Information.** The application for this land use review was submitted on April 21, 2017, and was requested to be deemed complete on Oct 17, 2017, or it would have been voided on October 18, 2017 per Zoning Code regulations (Exhibit A-16). The applicant were offered a 1<sup>st</sup> hearing date of December 4<sup>th</sup> 2017, which was postponed to December 11, 2017 per their request (Exhibit A-17). At the hearing, the applicants were offered a hearing date of February 12, 2018 in order to allow historic review process timeline to align with a concurrent Conditional Use Review. The applicant requested a work session instead of a hearing and that it be postponed till March 12, 2018 (Exhibit A19, A-20). At this work session the applicants were offered an April 8, 2018 hearing date, which they requested be postponed to May 21, 2018 (Exhibit A-21).

*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. Therefore, this application was reviewed against the Zoning Code in effect on April 21, 2017.

*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 waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period as stated with Exhibit A-15. Unless further extended by the applicant, **the 120 days will expire on: 10/17/18.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be 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.

**This report is not a decision. The review body for this proposal is the Landmarks Commission who will make the decision on this case.** This report is a recommendation to the Landmarks Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Landmarks Commission will make a decision about this proposal at the hearing or will grant a continuance. Your comments to the Landmarks Commission can be mailed c/o the Landmarks Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201 or faxed to 503-823-5630.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at [www.portlandonline.com](http://www.portlandonline.com). On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

**Appeal of the decision:** The decision of the Landmarks Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Landmarks Commission, City Council will hold an evidentiary hearing, one in which new evidence can be submitted to them. Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing.

**Who can appeal:** You may appeal the decision only if you write a letter which is received before the close of the record on hearing or if you testify at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,000 will be charged.**

**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, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to 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.

**Recording the final decision.**

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

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

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply 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.

Planner's Name: Puja Bhutani

Date: May 11, 2018

**EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
1. Historic Nomination
  2. Original Historic Resource Review Narrative
  3. Cutsheets and Photos
  4. Original Drawing Set, Not approved-for reference only
  5. BDS- Conference Facilitator Summary Memo
  6. Stormwater Report
  7. Revised Narrative, 9/22/17
  8. Response to Incomplete Letter
  9. Response to Design Issues of Concern
  10. Eco-roof Exemption Check sheet\_ to provide living walls in lieu of eco-roof
  11. Revised Drawing Set, 9/22/17- Not approved-for reference only
  12. Revised Cutsheets- 9/22/17, Not approved-for reference only
  13. Revised site plan showing corrected property lines, 11/20/17
  14. Revised site plan showing corrected property lines, 11/21/17
  15. 120-day waiver

16. Request to deem application complete on 10/17/17
  17. Request to postpone hearing date to 12/11/17
  18. Revised Eco roof Exemption Check sheet\_ to eliminate living walls.
  19. Request to postpone hearing date from 2/12/18 to 3/12/18.
  20. Request for a work session on 3/12/18
  21. Request to postpone hearing to May 21, 2018
  22. Vicinity Map
  23. Site photos
  24. Site photos
  25. Site photos
  26. Site photos
  27. Building Height & Setback
  28. Yard Circulation Plan
  29. Site Plan: Existing
  30. Site plan: area
  31. Site plan: color coding
  32. Site plan: maintenance yard
  33. Site plan: horticultural services
- B. Zoning Map (attached):
1. Existing Zoning
- C. Plans & Drawings:
1. Overall Site Plan (attached)
  2. Fence Plan
  3. Path Plan
  4. Maintenance building: floor plan
  5. Maintenance building: roof plan
  6. Maintenance building: E-W elevations (attached)
  7. Maintenance building: N-S elevations
  8. Maintenance building: sections – North South
  9. Maintenance building: sections – East West
  10. Site section through path
  11. Maintenance building: exterior details – metal panels
  12. Maintenance building: exterior details – openings
  13. Maintenance building: exterior details - openings
  14. Maintenance building: exterior details – railing & roof penetration
  15. Upper nursery plan and section
  16. Long block plan
  17. Head house - north elevation
  18. Head house - north elevation
  19. Temporary Building: plans
  20. Temporary Building: elevations
  21. Landscape materials
  22. Landscape: Lower maintenance yard + path
  23. Landscape: Middle maintenance yard + path
  24. Landscape: Upper maintenance yard + path
  25. Landscape: Upper nursery plan
  26. Landscape: Upper nursery plan
  27. Landscape: long block plan
  28. Civil: demolition plan
  29. Civil: site grading plan - upper nursery
  30. Civil: site grading plan - maintenance + path
  31. Civil: site utility plan
  32. Civil: sewer easement
  33. Rendering: landscape concept
  34. Rendering: landscape concept for upper nursery

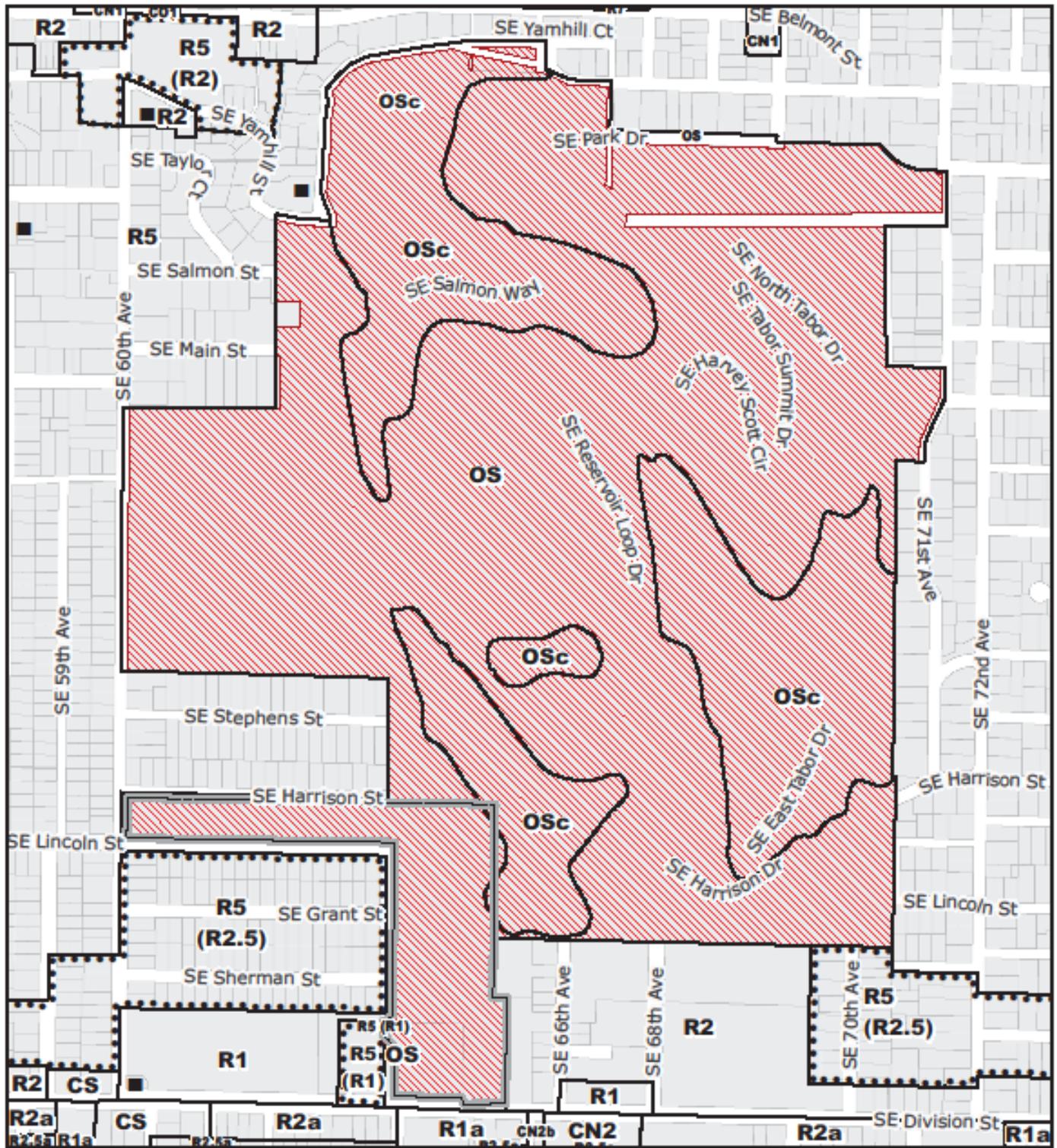
35. Rendering: landscape along lower pathway
  36. Rendering: landscape along long block; maintenance building
  37. Plant Palette: Lowland to Urban Oak
  38. Plant Palette: Wetland/Stormwater facility
  39. Plant Palette: Upland Madrone
  40. Plant Palette: Lowland PNW Rainforest
  41. Plant Palette: Upland PNW Rainforest
  42. Long Block Landscape Plant Palette
  43. Public Art Plan
  44. Public Art Plan
  45. Lighting Plan
  46. Manufacturers Cutsheets
- D. Notification information:
1. Request for response
  2. Revised Request for response
  3. Posting letter sent to applicant
  4. Notice to be posted
  5. Applicant's statement certifying posting
  6. Mailing list
  7. Mailed notice
- E. Agency Responses:
1. Bureau of Environmental Services
    - a. RFC Comments
    - b. RFR Comments
    - [Received before the 2nd Hearing]**
    - c. Email itemizing information still needed, 1/19/2018
    - d. Email outlining conditions for existing modular building, 2/8/2018
    - e. Revised RFR Comments
  2. Bureau of Transportation Engineering and Development Review
    - a. RFC Comments
    - b. RFR Comments
    - c. Revised RFR Comments
  3. Site Development Review Section of Bureau of Development Services
    - a. RFC Comments
    - b. RFR Comments
  4. Life-Safety Review Section of Bureau of Development Services- RFR Response
  5. Urban Forestry Division, Bureau of Parks- RFR Response
  6. Fire Prevention Division, City of Portland- RFR Response
- F. Letters:
1. *Sandra Hay Magdaleno*, 11/17/2017, stated that she supported the connection between the south entrance of the park and SE Division Street, and the long block improvements. However, she requested a more detailed review of the South entrance plans which integrated the artist's design with the neighborhood's wishes.
  2. *Annette Smith Levy*, 11/24/2017, expressed concern regarding the proposed plant storage facility and fencing proposed for the long block.
 

**[Received before the Work Session]**
  3. Beau Russell, 1/9/2018, Board Chair, Friends of Mt. Tabor Park, wrote in support of the proposal.
  4. David Simon, 2/23/18, Courtyard at Mt. Tabor ownership group, wrote to thank the applicants for meeting with them.
- G. Other:
1. Original LUR Application
  2. Incomplete letter send by staff on 5/11/2017
  3. Incomplete letter addendum send by staff on 5/18/2017
  4. Site photographs

- [Provided before Work Session]**
5. Outstanding Bureau & Design Concerns send by staff on 1/26/2018
- H. **[Received before the 1<sup>st</sup> Hearing]**
1. Staff report and recommendations to the PHLC, dated December 11, 2017
  2. Staff memo to the PHLC hearing, dated November 29, 2017
  3. Drawing set
  4. Manufacturers Cut sheets
- [Received at the 1<sup>st</sup> Hearing]**
5. List of Testimony
  6. Letter from John Carr, 12/9/17
  7. Letter from John Larson, Mt. Tabor Neighborhood Association, 12/7/17
  8. Testimony and documents from Dianna Benting, and James F. Smith
  9. Staff PowerPoint Presentation to Hearing Body
  10. Applicant PowerPoint Presentation to Hearing Body
- [Received before the Work Session]**
11. 1<sup>st</sup> Draft Revised Submittal, received 1/16/18
  12. 2<sup>nd</sup> Revised Submittal, received 1/23/18
  13. Revised Cutsheets 1/23/18
  14. Master Plan Drawing, 2008
  15. Draft Public involvement narrative
  16. Request to reschedule hearing to March 12, 2018
  17. Mt. Tabor Yard Public Art, Possible Locations (7/10/17)
  18. Topographic Survey of Upper Nursery
  19. Narrative + Landscape Plans for Adjustment Request #2
  20. Itemized response to Hearing 1
  21. Narrative, Public Involvement
  22. 3<sup>rd</sup> Revised Submittal, received 2/20/18
  23. Revised Cutsheets 2/20/18
  24. Request to schedule a work session and reschedule the hearing
  25. Revised sheets, received 3/9/18
  26. Adjustment narrative
  27. Staff memorandum to PHLC, dated 3/1/2018
- [Received at the Work Session]**
28. List of Testimony
  29. Presentation, John Larson, Mt. Tabor Neighborhood Association
  30. Staff Presentation
  31. Applicant Presentation
- [Received before the 2<sup>nd</sup> Hearing]**
32. Itemized response to Work Session
  33. Staff report and recommendations to the PHLC, dated May 11, 2018
  34. Staff memo to the PHLC hearing, dated May 11, 2018

**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).**





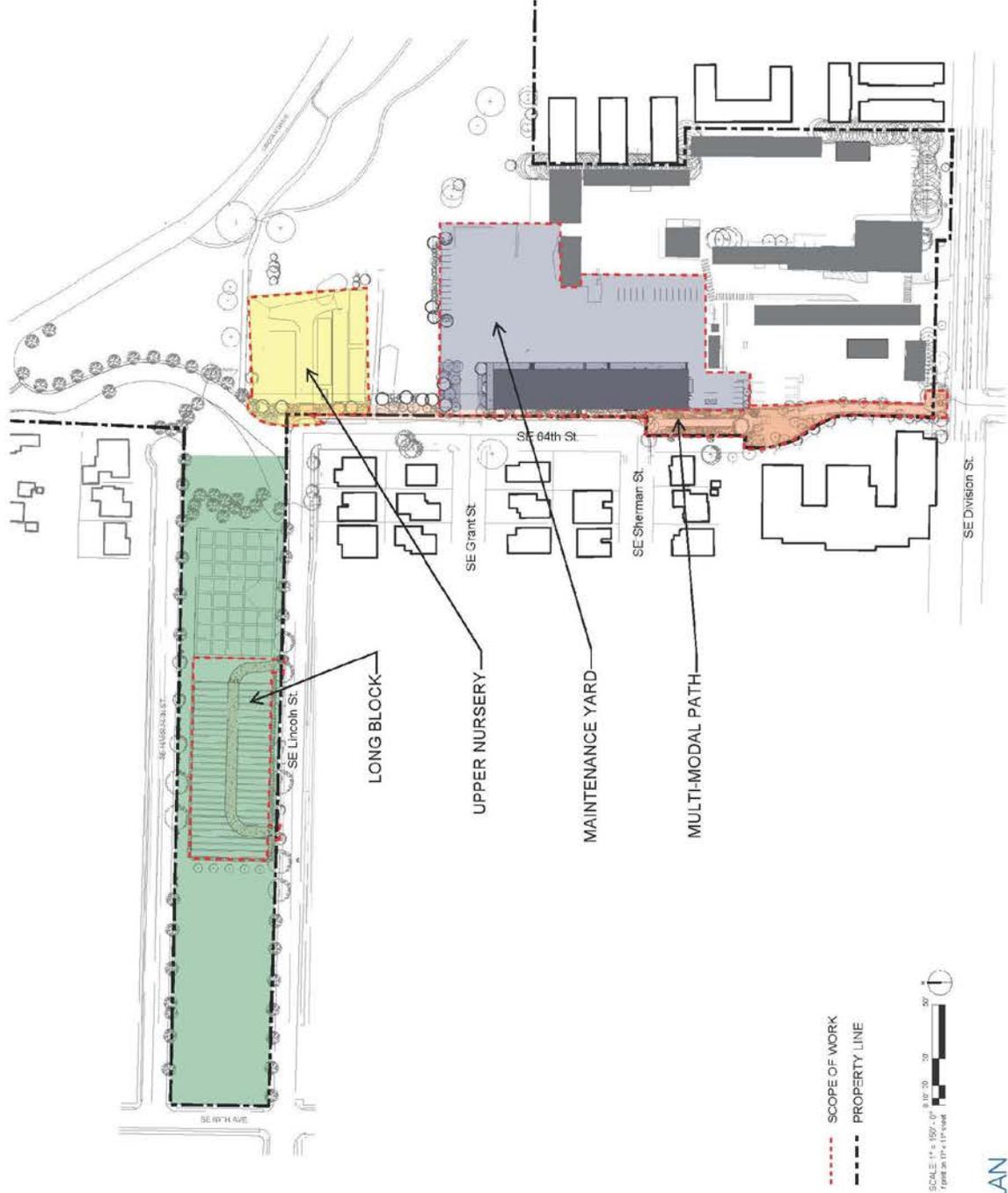
# ZONING

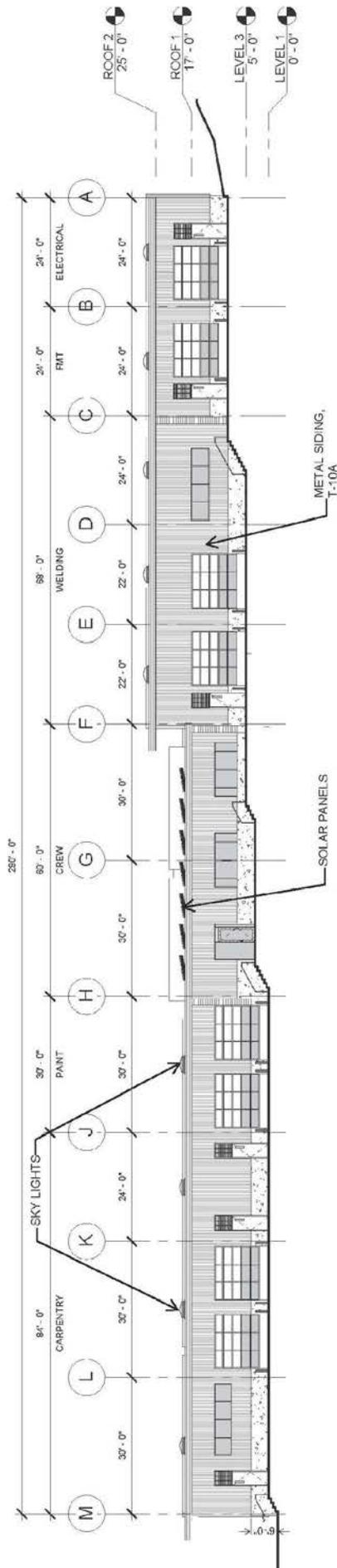


THIS SITE LIES WITHIN THE:  
MOUNT TABOR PARK RESERVOIRS,  
MOUNT TABOR PARK  
HISTORIC DISTRICT

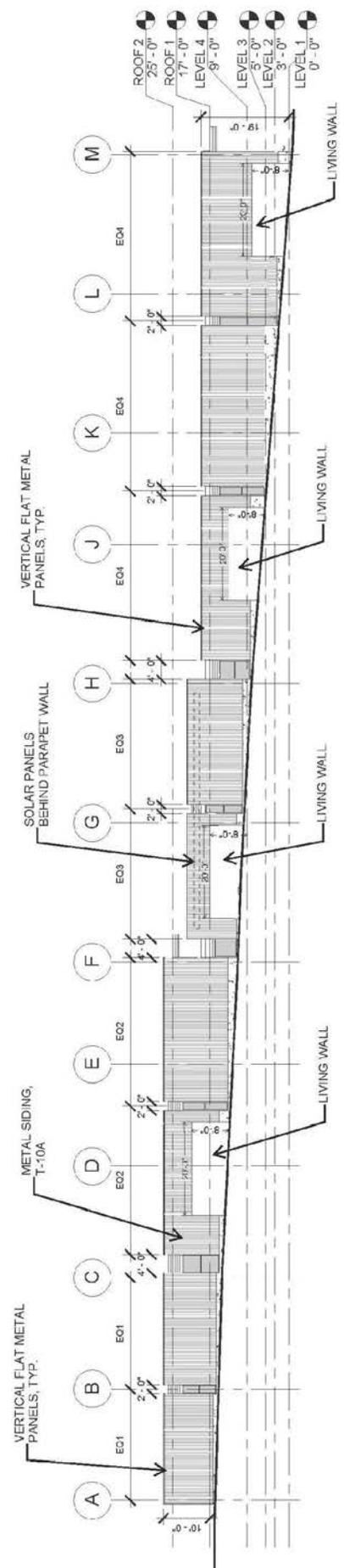
-  Site
-  Historic Landmark
-  Project Area

File No.	LU 17-158467 HRM
1/4 Section	3237
Scale	1 inch = 500 feet
State ID	1S2E05 100
Exhibit	B Nov. 8, 2017





**EAST ELEVATION**  
 SCALE: 3/64" = 1'-0"  
 If print on 11" X 17" sheet



**WEST ELEVATION**  
 SCALE: 3/64" = 1'-0"  
 If print on 11" X 17" sheet