



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

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www.portlandoregon.gov/bds

**NOTICE OF PROPOSED
DEVELOPMENT IN AN ENVIRONMENTAL ZONE**

Date: May 22, 2019

To: Neighborhood Association and Interested Persons

From: Jason Richling, City Planner, 503-823-7509
Jason.richling@portlandoregon.gov

Re: The City has received a building permit application for development within an **environmental zone**. The purpose of this notice is to inform neighbors and interested persons of permitting activities and projects within the environmental zones that will utilize the Environmental Development Standards of Zoning Code Chapter 33.430. This is not a Land Use Review notice.

Permit Number: 19-133276-CO

Project Description: Proposal for repair/replacement, minor realignment, and removal of a portion of, the Stearns Memorial Staircase at Washington Park, within an Environmental Conservation Zone.

Applicant: Travis Ruybal, Portland Parks & Recreation Bureau

Site Location: 2403 WI/SW Jefferson St.

Legal Description: SECTION 33 1N 1E, TL 300 20.71 ACRES

Zone: OS, OSc **Quarter Section Map:** 3127 **Tax Account #:** R316752

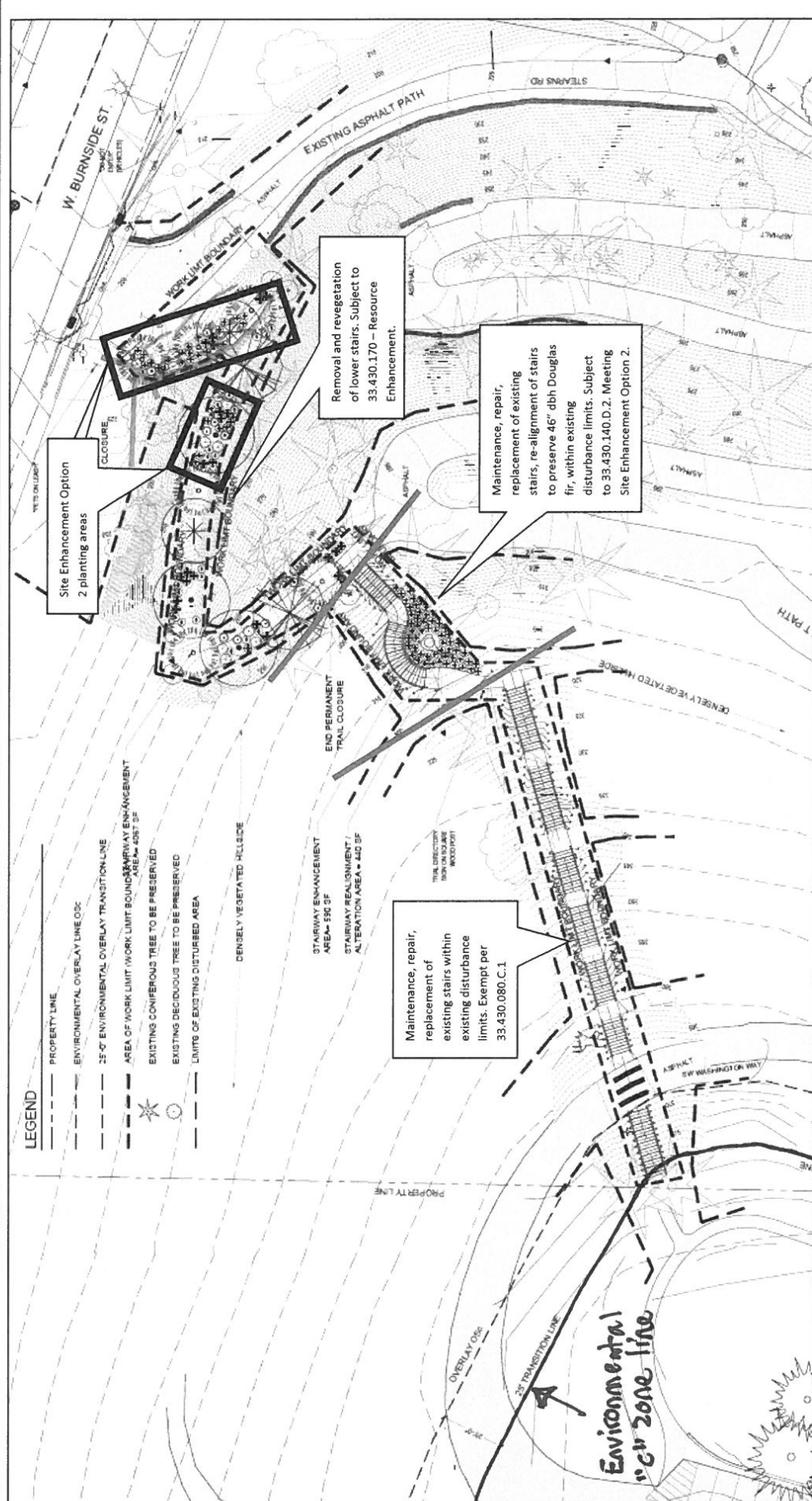
The permit is being reviewed for compliance with the following environmental development standards:

- General development subject to Section 33.430.140
- Resource enhancement projects subject to Section 33.430.170

The site plan is enclosed and displayed on a notice board on site. Plans may be examined at **BDS Permitting Services, second floor of 1900 SW 4th Avenue**, Monday – Wednesday and Fridays from 8:00 AM to 3:00 PM and Thursdays from 8:00 AM to Noon. Copies of the site plans and development standards can be obtained for a fee. The development standards are available online at www.portlandonline.com/zoningcode.

Any interested person may comment on the application by writing and specifically identifying errors or non-compliance with development standards. Comments should be directed to the staff person noted above. Comments may be used to clarify or improve the accuracy of the site plan, but may not be used by the City to influence the issuance of a permit for a project that meets development standards. **An inspector will visit the site to verify the accuracy of the site plan prior to issuance of any permits.**

Contact Jason Richling at the above phone number or email address with any questions. Please reference the permit number and your request.



LEGEND

- PROPERTY LINE
- ENVIRONMENTAL OVERLAY LINE 00C
- 25' ENVIRONMENTAL OVERLAY TRANSITION LINE
- AREA OF WORK LIMIT WORK LIMIT BOUNDARY ENHANCEMENT AREA = 4087 SF
- EXISTING CONIFEROUS TREE TO BE PRESERVED
- EXISTING DECIDUOUS TREE TO BE PRESERVED
- LIMITS OF EXISTING DISTURBED AREA

STAIRWAY ENHANCEMENT AREA = 150 SF

STAIRWAY REALIGNMENT ALTERATION AREA = 410 SF

TRAIL REALIGNMENT WORK ON EXISTING WOODPLOT

END PERMANENT TRAIL CLOSURE

DENSELY VEGETATED HILLSIDE

W. BURNSIDE ST.

EXISTING ASPHALT PATH

STEARNS RD.

WORK LINE BOUNDARY

ASPHALT

ENVIRONMENTAL OVERLAY LINE

25' ENVIRONMENTAL OVERLAY TRANSITION LINE

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PLANT MATERIALS SCHEDULE

QTY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
3	OREGON BIG LEAF MAPLE	ACER MACROPHYLLUM	2" CAL	AS SHOWN	VINE MAPLE	ACER CIRCINATUM	5 GAL	AS SHOWN
2	INCENSE CEDAR	CALOCEDRUS DECURRENS	5'-7" HT.	AS SHOWN	TALL OREGON GRAPE	BERBERIS AQUIFOLIUM	2 GAL	3'-0" O.C.
2	WESTERN RED CEDAR	THUJA PLICATA	5'-7" HT.	AS SHOWN	WESTERN SWARD FERN	POLYSTICHUM MUNITUM	1 GAL	3'-0" O.C.
6	DOUG FIR	PSUEDOTSUGA MENZIESII	5'-7" HT.	AS SHOWN	PACIFIC RHODODENDRON	RHODODENDRON AUSTRIPALLIUM	2 GAL	4'-0" O.C.
					DOUGLAS SPIREA	SPirea DOUGLASHII	3 GAL	4'-0" O.C.
					COMMON SNOWBERRY	SYMPHORICARPOS ALBUS	2 GAL	3'-0" O.C.

NOTE: WITHIN THE 220-SF ENHANCEMENT AREA, AREAS NOT COVERED BY TREES, SHRUBS OR GROUNDCOVER PLANTS WILL BE PLANTED WITH NATIVE GRASS SEED.



Scale 1" = 20'-0"

NOTE: SCALE INDICATED ON DRAWING IS CORRECT IF DRAWING BORDER IS 22" X 34"

PORTLAND PARKS & RECREATION
Healthy Parks. Healthy People!

BRISTLEFIELD
ARCHITECTS
1000 NE 11th Ave
Portland, OR 97232
ESTABLISHED 1978

Portland Parks and Recreation
NICK RISK, Commissioner
Adrian Long, Director

PLANTING PLAN
STEARNS MEMORIAL STAIRCASE
3000 VIEW TERRACE SE, WASHINGTON, WA, PORTLAND, OR 97211
DRAWN BY: TJE
PROJECT MANAGER: TRAVIS RUYBAL, NIA (202) 822-5447
SECTION NORTH

REVISIONS

DATE	DESCRIPTION	BY	APP'D
03/17/19	ISSUE FOR PERMIT	TJE	
03/17/19	ISSUE FOR PERMIT	TJE	

DATE: 03/17/19
SCALE: AS SHOWN

15.0

PERMIT SUBMITTAL

19-133276 CO