

MT. TABOR PARK MASTER PLAN REPORT

Portland Parks and Recreation

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WALKER•MACY

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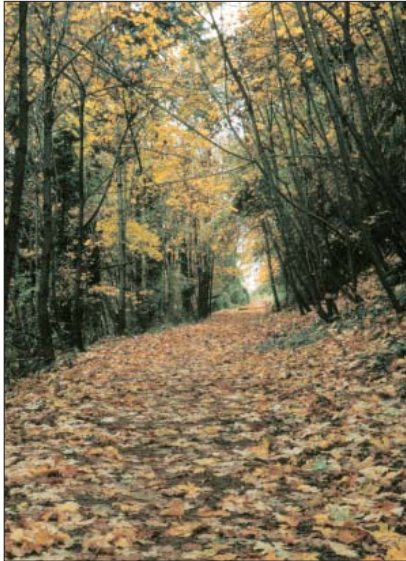
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Pedestrian Path

There seems to be every reason why a portion, at least, of Mount Tabor should be taken as a public park. It is the only important landscape feature for miles around, and the population in its vicinity is destined to be fairly dense. It is already a good deal resorted to by people for their Sunday and holiday outings, and it will be better known to and more visited by the citizens as time goes on. . . . There can be little doubt that public sentiment will cordially support the city government in acquiring considerable land on this prominent and beautiful hill (Olmsted Brothers "Report of the Park Board," 1903).

At the recommendation of John Charles Olmsted and Frederick Law Olmsted, Jr., the City of Portland purchased the first of an eventual 196 acres of land on Mt. Tabor in 1929, creating one of the most popular and beautiful parks in the Portland metropolitan area. Mt. Tabor rises 300 feet to an elevation of 645 feet at its summit, affording dramatic views of its surrounding southeast neighborhood, downtown Portland and the Willamette Valley to the west, and Mt. Hood to the east.

Mt. Tabor shares its origins with two other prominent East Portland buttes—Rocky Butte and Kelly Butte. The topography of Mt. Tabor consists of three peaks, a broad shallow valley on the western slope, a steep eastern slope, a small ravine in the northwest corner, and a volcanic cinder cone that forms the northern slope of that ravine.

Because sedimentary gravels and sands from historic floods compose the majority of Mt. Tabor's mass, its volcanic origins were not uncovered until 1912, when the Portland Water Bureau began excavation for the open reservoirs that now grace its southern and western slopes¹. The volcanic stones from these excavations can be found in the many walls constructed throughout the Park, and this discovery allows Portlanders to boast having the only volcano within the city limits of any other U.S. city besides Bend, Oregon.



Volcanic Cinder Cone

Located three miles east of the Willamette River in east Portland, Mt. Tabor is bordered by S.E. Yamhill Ave to the north, S.E. Mountain View Dr. to the east, S.E. Division Street to the south, and S.E. 60th Avenue to the west. Mt. Tabor acts as the dominant landmark for the Mt. Tabor, Center and South Tabor neighborhoods and for the Hawthorne district.

One of the largest of the east Portland parks, Mt. Tabor Park is classified as a metropolitan park and attracts the City's residents and regional visitors with its abundance of geological, ecological, historical and recreational resources. True to the sentiment expressed by the Olmsted brothers over 90 years ago, Portland's citizens continue to cherish Mt. Tabor Park, and have joined with Portland Parks and Recreation (PPR) through this master planning effort in ensuring its future over the next 20 years.

¹*Relining Reservoir Saves Precious Water*. The Southeast Examiner, November 1998. Vol. 9, No. 10.



Figure 1 - Mt. Tabor Master Plan

Mt. Tabor is an irreplaceable resource for the people of Portland. It acts as an oasis, a place of solitude, a place to be in a natural environment within an urban context. Its importance was first noted at the turn of the 20th century and that importance will grow even stronger during the 21st century as Portland becomes more densely populated.

Mt. Tabor Park accommodates many levels of use and is seen differently by the variety of people who use it. It functions as a metropolitan park, accommodating citizens and visitors from the entire city. In doing so, it needs to be easily located and understood by those coming from other areas of Portland. It functions as a primary water reservoir for the city, thereby requiring special access, facilities, and management. It also functions as a neighborhood park for those who live adjacent to it. These are the people who know Mt. Tabor intimately and use it regularly. Their needs for access, use, and security are important to the daily functioning of the park.

The Mt. Tabor Park Master Plan was developed through a meaningful and on-going public process that directed the formulation of the vision, goals, management strategies, and a physical plan. This plan directly embodies the community's vision for the next 20 years of the life of Mt. Tabor.

The primary focus of the plan is to preserve and enhance the natural qualities of Mt. Tabor. The circulation systems, the recreational uses, and the facilities envisioned have been planned in balance with the environmental qualities of the park.

It is intended that this document set the framework to guide decisions that provide balance between human and environmental needs and continually move the park towards the stated vision.

Through on-going discussion between the City and its citizens, this plan can achieve its goal of ensuring that Mt. Tabor continues to be an irreplaceable resource for generations to come.

Recreational Program

The program for recreation at Mt. Tabor is intended to take advantage of the park's unique natural features. It provides a mix of active and passive recreational opportunities in balance with the park's metropolitan classification, environmental requirements, its physical attributes, and its neighborhood setting.

| Program Elements | Area |
|-----------------------------------|--|
| Interpretation and Education | <ul style="list-style-type: none">• Trails• Sign systems• Interpretive area at Cinder Cone |
| Enjoyment of Natural Environment | <ul style="list-style-type: none">• Trails• Overviews• Forest restoration |
| Picnics | <ul style="list-style-type: none">• Group areas: Harrison St./69th St./Central Shelter• Individual picnic tables• Open lawn areas throughout |
| Walking/Strolling/Jogging | <ul style="list-style-type: none">• Hierarchy of paths throughout |
| Bicycle/Skateboard/Roller Blade | <ul style="list-style-type: none">• Hierarchy of paths and roads |
| Viewing the City/Sunsets/Mt. Hood | <ul style="list-style-type: none">• View points at key areas |
| Small Events and Celebrations | <ul style="list-style-type: none">• Amphitheater• Picnic shelters• Open lawn areas |
| Summer Children's Program | <ul style="list-style-type: none">• Amphitheater area• Throughout the park |
| Play Areas | <ul style="list-style-type: none">• Salmon Street tot lot• Main Play Area• Harrison St.• 69th Street |
| Tennis | <ul style="list-style-type: none">• Near Reservoir #6• Near 69th St. Entry |
| Volleyball | <ul style="list-style-type: none">• Open lawn areas• Mountain View Avenue |
| Frisbee, Croquet, etc. | <ul style="list-style-type: none">• Open lawn areas |

Recreational program elements not accommodated in the plan include:

- Basketball
- Soccer
- Off-leash dog areas

Facilities

The plan calls for the following facilities to support the recreational program:

- Renovation of three existing restrooms
- Renovation of the three play areas
- Upgrade of the picnic shelter
- Renovation of the amphitheater
- Expanded trail system
- Renovated park entries
- Seasonal restrooms in south and southeast
- Directional and interpretive signage
- Repair of erosion areas
- Restoration of forest and meadow areas
- New interpretive shelter and orientation area
- Reorganization and management of parking facilities
- New view areas at Reservoir 6 and the summit
- New tot lot play area at Salmon Street
- Retention of existing tennis courts at Reservoir 6 and at 69th St.
- Seating, picnic tables, bike racks, trash receptacles

Management

With an emphasis on the restoration of the natural environment, the park should be managed to facilitate long-term health of the forest and meadow environments. Active areas should continue to be managed appropriately to their use. A management plan should be formulated in response to the master plan which realistically balances the intent of the plan with the maintenance resources available in the City.

Public Involvement



Public Open House

In November 1994, the citizens of Portland approved the General Obligation Bond Measure 26-10. This provided funds and a general direction of improvements to be addressed at Mt Tabor. Work cited to be accomplished by bond measure funds included, but was not limited to: redeveloping the Park and renovation of the play area, lighting, irrigation, paths, restroom, tennis courts and park roads.

PPR initiated the Mt. Tabor Park Master Planning process, hiring Cogan Owens Cogan to facilitate the public process. The Perron Collaborative and KPFF Consulting Engineers conducted initial site inventories, evaluating park features and resources (Appendix II). The PPR also assembled a Citizens Advisory Committee (CAC) composed of neighborhood association leaders, local residents, and representatives of other area and city interest groups. In cooperation with the CAC, PPR then hired a design team led by Walker Macy, landscape architects, to develop the Mt. Tabor Master Plan. Meetings were held at key stages throughout the process and included nine meetings with the CAC as well as three open house meetings with the public. PPR notified the public of these meetings in local newspapers, mailings, banners and flyers in an effort to ensure broad public awareness. Response cards were distributed at open house meetings, thus providing an additional source of feedback from the public.

This process ensured that design decisions would reflect a wide range of expertise as well as community experience and opinion. Community involvement in the master planning process served both to enrich the quality of the resulting Master Plan and to organize community interest and advocacy for Mt. Tabor Park.

Design Process



Public Open House

The Master Plan resulted from a deliberate process of analysis, design and refinement through which the input of the community and the PPR had direct influence. The design team was charged with determining the park character and appropriate balance of active and passive recreation to occur within the 196-acre park over the next 20 years.

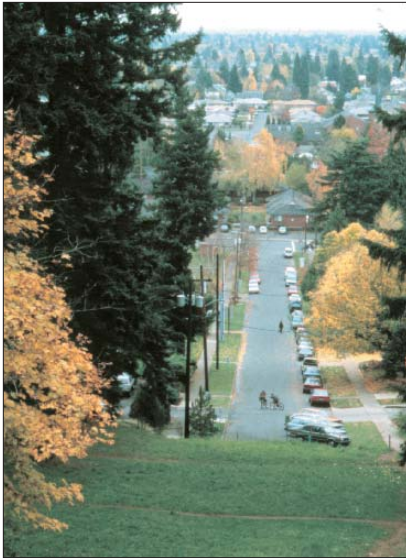
The design team first gathered and analyzed relevant information regarding the Park's history, physical characteristics, recreational program and function, ecological condition, adjoining uses, and visitors' perceptions. Working with the CAC, a Vision Statement was prepared, and goals for park development and use were developed. Opportunities and constraints were identified, culminating in a Site Suitability Sieve Analysis that indicated zones capable of accommodating varying levels of use.

With this basis of information, three alternative master plans were generated and presented to the CAC and then to over 150 members of the public for comment at the first open house. Based on community input, the team then developed a single preliminary Master Plan that addressed specific issues such as trails, the off-leash area and parking. A second open house provided an opportunity to comment on the Preliminary Master Plan. The design team, CAC, and PPR reviewed public comments, further refined the plan, and evaluated costs of proposed improvements. Priorities for improvements were developed by polling CAC members individually, and then reviewing and analyzing the results collectively. The Mt. Tabor Master Plan was then presented to Parks Director, Charles Jordan, at a CAC meeting. A third open house was held to present the master plan and proposed First Phase Improvements to the public.

Introduction

Site inventory consultants, the design team, and City staff evaluated existing park conditions in order to develop a base line understanding of the Park's history, current status, and opportunities for improvement.

Park Function



View of Adjoining Neighborhood

Mt. Tabor Park is managed and operated by Portland Parks and Recreation (PPR). The 196-acre facility is classified as a Metropolitan Park, accommodating recreational activities and facilities for citizens of the entire City that complement the site's special characteristics. Features of a Metropolitan Park typically include: play equipment, restrooms, parking lots, group picnic areas, natural areas, and paved and soft-surface paths. Special features, such as interpretive centers or low-impact concessions, may also be provided if their use and impacts are compatible with the site.

The Park also functions as a neighborhood facility with residences bordering several edges of the Park. The most regular users come directly from these adjacent neighborhoods. Given the proximity, use and impact the Park has on its neighbors, improvements must accommodate their needs for recreation, access and safety.

Two City bureaus, Parks and Water Works, have non-recreational operations within the boundaries of the Park. The Water Bureau has jurisdiction over more than 50 acres within the Park, with the primary purpose of storing and distributing public drinking water via three open reservoirs and integrated piping systems.

In addition to water distribution, the open water reservoirs are seen as integral historic and aesthetic elements directly tied to the public's identification with Mt. Tabor Park. Currently, the Water Bureau allows limited public access to some portion of land it manages.

PPR manages Mt. Tabor Yard, (14 acres in the southwest portion of the Park) as its primary east-side maintenance facility and nursery. This area, which will be studied at a later date, is essential to PPR operations. Its size and location are fixed within the Park.

Site Inventory



Cinder Cone Trail

In September of 1998, the Perron Collaborative, under separate contract, conducted a preliminary inventory and analysis of existing conditions at Mt. Tabor Park. Their study describes three primary issues within the Park: erosion, circulation, and accessibility. Significant erosion problems, particularly along stairwells and informal cut-through trails, were identified. Circulation problems consist of poor connections between use areas, user conflicts, compliance issues regarding ADA requirements, lack of signage, and need for traffic calming. Access to the park is further characterized by lack of signage and entry designations.

¹ *Park Futures: A Master Plan for Portland's Park System.* Bureau of Parks and Recreation, City of Portland, Oregon. November 1991, p. 4-21.

Three diagrams were produced: 1) views and existing vegetation, 2) drainage and erosion, and 3) built elements in the Park. Three types of vegetation included: fir canopy, natural forest of coniferous/deciduous mix, and mixed canopy with lawn underneath. Three types of views were described as panoramic, limited, and internal. Three drainage problem types include washed and eroded slopes, irrigated sites, and non-irrigated sites. Built elements include fountains, monuments, the amphitheater, and tennis courts. In general, they found most park elements to be in good condition, safe, and especially impressive considering the park's age (Appendix IIA - under separate cover).

Roadway Assessment



Internal Roadway

KPFF conducted an extensive inventory and analysis of drainage, erosion, and roadways within Mt. Tabor Park. They identified two types of roads in the Park: well constructed, but older roads that have held up over 50 years, and newer roads that are experiencing some failure. KPFF found the Park's general condition to be good, with major issues revolving around storm drainage and erosion along some roads and trails. In particular, the concrete swales along roadsides are failing in numerous areas throughout the Park, and a section of road on the lower east side of the Park appears to be unstable (Appendix IIB).

Park User Survey



Main Play Area

PPR surveyed over 200 park users from neighborhoods immediately surrounding the park, asking them questions regarding their perceptions of the Park. Generally, those questioned felt that: park furnishings are inadequate; lighting is adequate; restrooms, while appropriately located, are in poor repair and inadequate in number; parking and pathways were generally adequate and moderately safe; and natural areas are in adequate condition. The questionnaire also identified top active uses as the use of play equipment, running/jogging, attendance at concerts and special events, tennis, and use of the off-leash area. Top passive activities included walking, picnicking, sightseeing, wildlife viewing, and reading/relaxing. Weekly users outnumbered daily users, and most users get to the Park on foot, followed by an even split between auto and bike (See Appendix IIC). The Bureau of Water Works manages over 50 acres of what is generally

Water Bureau Facilities



Reservoir 5

considered Mt. Tabor Park. Their management concerns revolve primarily around issues of maintaining a safe water supply for the residents of Portland.

Currently, the Bureau is undertaking an extensive evaluation of all its facilities and their abilities to serve the City for the next 50 years. Their study is in preliminary stages and, consequently, there is no definitive information regarding the disposition of the three Mt. Tabor reservoirs and support facilities. However, some issues known to be under consideration in the study include:

1. The reservoirs will likely stay in operation at least as storage facilities in the larger citywide system.
2. Based on more restrictive Federal clean water standards in the future, the reservoirs will likely need increased protection. One possible protective measure involves capping the reservoirs. Many options are available for such capping, including leaving some water visible on the surface or capping entirely to provide park use facilities.
3. The Water Bureau will continue to examine methods of ensuring public water safety by restricting access to the perimeter of the reservoirs. The Bureau is committed to working with the community in finding solutions that meet both aesthetic and water-quality goals for the facilities.

The Bureau has studied preliminary concepts of moving walkways away from the reservoir edges and relocating fencing. However, no specific plans have been adopted at this time.

The Water Bureau buildings and reservoirs provide significant historic and aesthetic quality to the park. These facilities are the key identifiable landmarks in the park and their presentation as such is of great benefit.

Park Structures

There are four significant public structures in the Park: a picnic shelter and three restrooms. A fourth restroom, located near the Salmon Street entry, was removed at an earlier date, though the foundation remains. Each structure is an important aesthetic component with varied historic significance to the Park. These buildings, along with the historic Water Bureau structures, provide the aesthetic basis from which all future structures should be developed.



Volcano Restroom

Volcano Restroom

The Volcano Restroom was constructed in 1928. With its stucco facade, sloping roofs, and whimsical turret, it is in harmony with the mature Douglas fir forest within which it is situated. It is the most used restroom in the Park and is open year round. Currently, the structure requires significant improvement in order to function as the primary restroom facility in the Park.

Upgrading this restroom requires replacing plumbing and electrical

systems, meeting complete ADA accessibility standards, completing new interior finishes and fixtures in restrooms, and replacing the roof and paint. Pathway and landscape improvements are also needed. Currently, the many adjacent plantings have outgrown their planting beds, creating safety concerns by screening the building from view.

Summit Restroom



Summit Restroom

The historically significant Summit Restroom was constructed in the English/French Norman residential style. It is an aesthetically pleasing building with its brick facade, sloping roof, and Tudor detailing. It is well positioned to provide restroom facilities for park users. However, high levels of vandalism have forced its closure for public use. Nonetheless, it is sometimes opened by permit for activities such as weddings.

Upgrading this facility requires installing new plumbing and electrical systems, providing new interior finishes and fixtures in restrooms, applying new exterior paving and paint, and meeting complete ADA accessibility standards. The adjacent planting and walks leading to the structure should be re-established to improve access and public safety and to better integrate the facility into the Park.

Northeast Restroom



Northeast Restroom

The historically significant Northeast Restroom was constructed in the "Old Portland" Craftsman Style. This restroom needs an accessible pathway and other accessibility improvements. It also requires new plumbing and electrical systems, new restroom interior finishes, and new exterior paint.

Maintenance Building

The maintenance building was built in a residential style around 1965 and is the only non-public building in the park managed by PPR. It is one story with a partial daylight basement and a two-car garage. It currently houses a staff office and maintenance equipment.

This building lacks an accessible restroom for maintenance staff. The building style and details do not match the period and style of other structures within the Park. The storage yard is in poor condition and is visually unappealing. Like the other buildings, the maintenance building needs both exterior and interior paint and new water service.

Picnic Shelter



Picnic Shelter

Situated in a wooded lawn area across the road from the main parking lot and the Volcano Restroom, the picnic shelter currently provides the only covered picnic area in the park. Approximately 34 square feet, it can accommodate around 80 people seated and 100 people in a crowded situation. Primary issues for this facility include inadequate site drainage, no accessible path, and the lack of electrical and water services.

Mt. Tabor is situated in a predominantly single family residential

Access and Circulation



Shared Pedestrian and Vehicular Access

neighborhood. Park users access the park roads from four separate gates that are directly integrated into the surrounding neighborhoods. The four entrances that provide vehicular access include S.E. 69th Avenue in the northeast, S.E. Salmon Street in the northwest, S.E. Lincoln Street in the southwest corner, and S.E. Harrison Street in the southeast. Several neighborhood roads that dead end at the park provide additional access routes into the park for pedestrians and bikers.

The majority of daily park users access the park by walking and cycling. Pedestrians walk both on park roads and a mixture of soft and hard surface paths that often times intersect park roads at unmarked intersections. The pedestrian circulation system is generally disjointed and inconsistent. There are no striped bicycle lanes and few sidewalks. The park roads that are closed provide pedestrians with more safe and pleasant routes and accommodate a high volume of people.

Parking signs indicate that parking is allowed in designated areas only. There are two parking lots and one road with designated parking. However, motorists also park in undesignated areas along the road shoulder. Some of these locations are unsafe due to limited visibility on curves. Others have caused erosion and degraded water quality. Parking enforcement in the Park is limited.

Kittelson and Associates conducted a traffic count for the Park, monitoring both traffic at entrances to the Park and parking trends throughout the Park. They found that peak parking times in the Park occurred between 5:30 and 6:00 p.m. on weekdays, and between 4:30 and 5:00 p.m. on Sunday. Parking demands were greatest at the parking area below the summit, followed by the parking area adjacent to the amphitheater. Traffic counts at park entrances are influenced in large measure by the closure of gates during certain days of the week. Harrison Street accommodates more pass-through traffic than other streets (See Appendix IA).

Arborist Bob Mazany evaluated the park's tree resources, finding the general health of the tree stand to be good. He suggested diversifying

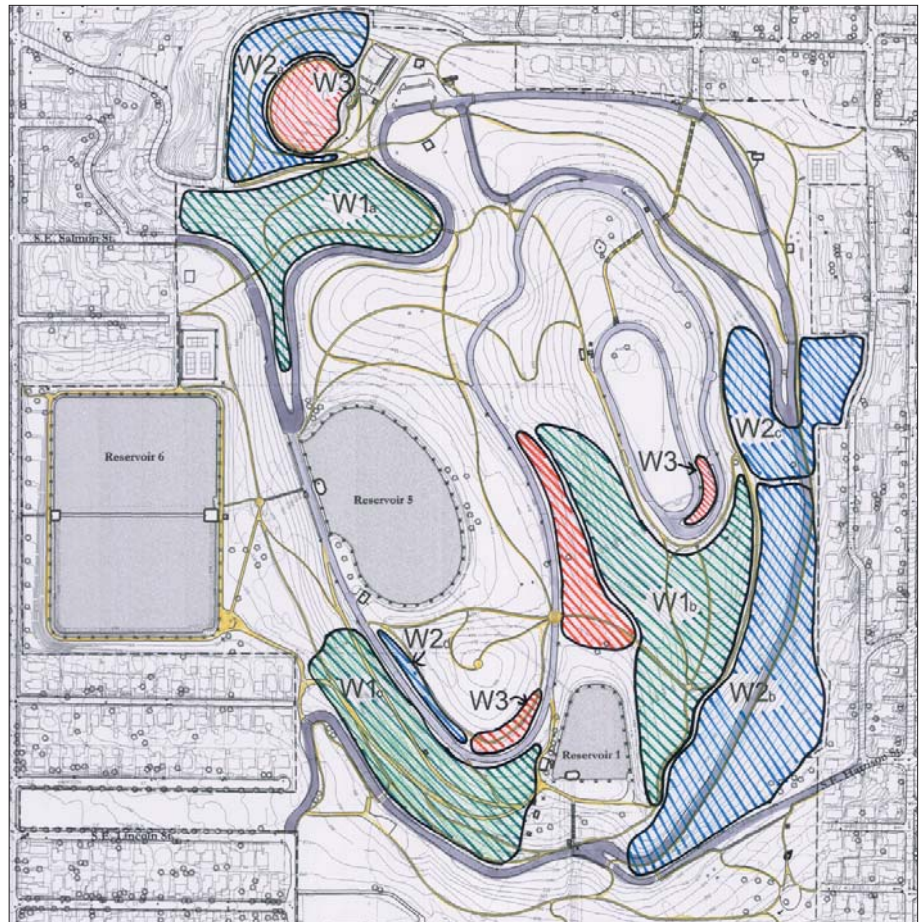


Figure 2 - Forest Restoration/Habitat

Forest Health

the species and age of stand to lessen the potential effects of disease. He also identified a risk to existing Douglas Firs that receive irrigation during the dry season, a condition that damages their root systems. In addition, Mazany recommended dead or damaged limb removal for public safety purposes in high use areas. (See Appendix IB)

Wildlife Habitat Assessment

Biologist Maurita Smyth evaluated habitat resources within the Park. Her overall evaluation suggested that most of the Park is of moderate to low quality for wildlife habitat, with most areas lacking the requisite trees, shrubs, herbaceous growth, water and deadwood features wildlife need to flourish. In several areas, non-native plants are encroaching on native habitat. The entire Park offers habitat for birds, which are one of the more easily satisfied wildlife groups. She identified three basic habitat types (shown in Figure 2) and made recommendations for habitat enhancement strategies. (See Appendix IC)

W1 areas offer the highest habitat value with the highest potential for improvement. In particular, the drainage ravine near the Salmon St.

entrance contains wetland plant species, a relatively diverse and thriving understory, and a minimum of non-native species.

W2 areas provide moderately low to moderately high habitat value due primarily to the encroachment of non-native species such as clematis and English ivy. Enhancement for these areas involves the extensive removal of non-native plant species and the planting of native ones.


W3 areas consist mostly of domestic lawn. Though the habitat is simple, it is useful as a foraging ground for pheasants. It could be considered meadow habitat if it were less disturbed, i.e. mowed less frequently. The addition of native grasses and forbes would improve butterfly and insect habitat, which in turn would provide food for birds.


Interpretive Opportunities


Interpretive consultant Carolyn Shelton identified key issues relating to the development of interpretive opportunities within Mt. Tabor Park (See Appendix ID). These include providing ADA accessibility to at least some interpretive facilities, utilizing wayfinding and orientation mechanisms for interpretation, and accommodating the needs of both individuals and groups. Potential users of an interpretive system include: local school groups, the Audubon Society, volunteer groups such as Friends of Mt. Tabor, scouts, and everyday visitors to the Park.

An interpretive system should provide information regarding the natural and cultural history of Mt. Tabor itself, the Portland area, and the Willamette Valley region. Because of its importance in the geological origin of the park, as well as its proximity to parking and the amphitheater, the volcanic cinder cone would provide an ideal point of departure for interpretive activities. With increased knowledge about the Park's history and ongoing management strategies, park users are more likely to act both collectively and individually to protect resources within the Park and act as advocates for its continued improvement.

Sieve Analysis

 **Zone A:** This area is characterized by a dense canopy of trees, steep topography, substantial understory, and seclusion from heavy human use. These conditions make Zone A the most suitable for wildlife habitat restoration and environmental education and the least suitable of the four zones for accommodating development of active uses.

 **Zone B:** Zone B is characterized by moderate topography, a Douglas Fir canopy, rough-mown grass understory, moderate accessibility to park users, scenic overlooks and the presence of Water Bureau reservoirs. These conditions lend Zone B a moderate ability to accommodate development of active recreation and facilities.

 **Zone C:** The sieve analysis revealed Zone C as the zone with the highest ability to absorb active recreation due to its good accessibility, moderate slopes, open understory and primarily mown lawn. In addition, this zone includes ornamental plantings, scenic overlooks and various existing recreational facilities.


 **Zone D:** Zone D identifies PPR maintenance facilities and nursery, which fall outside the scope of this master planning process. This area of Mt. Tabor Park will be studied at a later date.



Figure 3 - Sieve Analysis

In order to determine areas within Mt. Tabor Park suitable for different types of use, the Design Team analyzed multiple variables within the Park, such as: slopes, existing structures and facilities, vegetation, proximity to neighbors, and vehicular access. By overlaying these variables on top of one another, the Park's complex characteristics were evaluated. This "sieve" of information allowed the team to organize the Park in four basic zones as shown in Figure 3.

These zones provided the basis from which the team examined opportunities for improvements.

Introduction

Based on the site inventory and analysis, the team organized the site considerations into four categories: access, environment, facilities, and programming. The intent was to solicit feedback from the CAC, the City, and the public regarding existing and potential program elements the Master Plan effort should consider. During meeting #6, the Task Force members divided into subcommittees in order to discuss programmatic concepts for the Master Plan. The results of this work session are summarized below:

Access



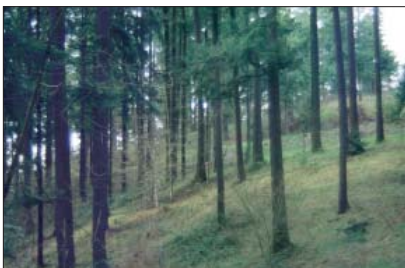
Trails and Roadway

Considerations identified included:

- Parking
- Auto/Pedestrian Circulation
- ADA Access
- Trails and Walks
- Stairs
- Park Entries
- Bicycle
- Mass Transit

The access sub-committee's priority issues included: park entries, a variety of circulation modes, parking and ADA accessibility. They felt the Park should provide adequate signage that directs visitors both to and within the Park. The group also favored creating access from SE Division Street if it did not negatively impact adjoining neighbors, and investigation of one-way traffic to solve circulation and parking issues. Additional suggestions included: expanding or clearly designating parking in high use areas, investigating opening the upper loop road and the central road on an occasional basis, calming traffic adjacent to and within the Park, and improving pedestrian access at all major entries.

Environment



Upland Forest

Considerations identified by the Design Team included:

- Conifer Forest
- Understory Plants
- Erosion
- Water Quality
- Volcano Cinder Cone Area
- Topography
- Wildlife Habitat
- Soils

The environment sub-committee examined four topics: wildlife habitat, erosion/water quality, plant communities, and educational opportunities. They sought a Master Plan that improved wildlife habitat through removing invasive species and adding native plants, encouraging people to stay on paths and keeping dogs on leash. They recommended that the plan improve water quality and reduce erosion by repairing roadsides and trails and eliminating the dog off-leash area. The plan should also improve plant

KEY CONSIDERATIONS AND PROGRAM

communities within the Park, considering both the location of ornamentals and species diversity. In terms of educational opportunities, they supported the idea of developing the volcano area for interpretation, stabilizing erosion of the cinder cone, removing the basketball court, and extending interpretation facilities throughout the Park. They generally wanted to see an emphasis on wildlife habitat and natural character, but realized a balance must be struck between habitat and other park uses.

Facilities



Main Play Area

Considerations identified included:

- Restrooms
- Picnic Shelter
- Maintenance Building/Outdoor Storage
- Play Areas
- Amphitheater
- Tennis and Basketball Courts
- Water Bureau Facilities
- Volleyball
- Dog Off-Leash Area

The facilities sub-committee suggested a number of issues to consider in the development of the Master Plan. Generally, they wanted to distribute facilities throughout the Park, replace and reuse the maintenance building, increase the number of restrooms and small picnic shelters, relocate the basketball court, and restore the volcano area. Furthermore, they wanted to address erosion and management problems in the dog off-leash area and to assess the feasibility of an informal amphitheater above Reservoir 5. They also wanted to look into developing a new, accessible play area for small children, preferably within walking distance from the surrounding neighborhoods, and possibly near the nursery. Finally, this group wanted to seek a commitment from a volunteer group to help maintain the Park.

Program



Amphitheater

Existing recreational program elements include:

| <u>Active Uses</u> | <u>Passive Uses</u> |
|--|--|
| <ul style="list-style-type: none">• Concerts• Basketball• Summer Programs• Frisbee• Playgrounds• Skateboard/Rollerblade• Bicycle Races• Tennis• Volleyball | <ul style="list-style-type: none">• Picnics• Weddings• Walking/Strolling/Jogging• Viewing the City/Sunsets/Mt. Hood• Enjoying the Natural Surroundings• Dog Off-Leash Area• Education/Interpretation |

The program sub-committee identified several issues relating to park program. Everyday site-specific uses create issues related to maintenance, on-going capital improvements, site amenities (i.e. benches, garbage cans, lighting, etc), and security. Passive, low-impact uses require consideration of maintenance for preservation or enhancement, security, design in context with setting, and signage to inform and educate. Large, high-impact site-specific uses carried a number of considerations including: parking, noise, garbage, security, sanitation, erosion, general wear and tear, and access. Finally, directional and destination-oriented activities generate conflicts between related activities and physical safety issues. It was recommended that the Master Plan should mitigate negative impacts of various uses, both on the environment and on one another.

Upon further discussion by the entire CAC, the sub-committee recommendations were adopted as the key considerations of the plan.

The key considerations and program were presented in an open house to the public on November 7, 1998. Input received through discussion, written comments, and preferences marked on diagrams was generally supportive of the work and helped to further refine the project approach.

Vision Statement

In order to determine the appropriate balance of uses in the Master Plan and to guide management and development decisions over the next 20 years, a Vision Statement was written and goals were established. The Citizens Advisory Committee crafted the following Vision and Goals for Mt. Tabor Park:

VISION STATEMENT

"Mount Tabor Park in 20 Years"

In 1998, a 27-member citizen task force, working with PPR staff and designers, crafted the following vision that identifies the unique character and value of Mt. Tabor Park in our community. This vision is intended to guide the use, management, and development of Mt. Tabor Park through the year 2020.

* * * * *

Mt. Tabor Park is a wonderful haven in the heart of the city. Its wooded heights are a dramatic visual focal point for all of southeast Portland. Park users enjoy a beautiful natural sanctuary and quiet retreat from the surrounding urban environment. Recreational uses in the park are integrated with but do not dominate or interfere with its natural character. While this metropolitan park serves people from around the city, it also feels like a neighborhood park.

Mt. Tabor's origin as a volcano makes it a hilly park with many steep slopes and some beautiful views of the surrounding city. The crater area is a significant, well-maintained feature of the park. Park users experience a variety of healthy and well-maintained landscapes from wooded areas with natural vegetation, to meadows, to irrigated lawns. Areas with natural vegetation are preserved and protected to encourage a variety of wildlife to thrive in the park. Migratory birds are attracted to and stop off at Mt. Tabor on their migrations.

The park is oriented primarily to serve people on foot and bicycle. ADA access is provided where possible. Limited parking is available in clearly identified areas. A network of well-maintained pedestrian trails provides access to all the different parts of the park. Traffic is controlled to ensure safe access into the park. The park's well-maintained circulation system provides safe and convenient movement for pedestrians, bicycles, and vehicles. Information signs, designed in keeping with the natural character of the park, identify roads and trails and help people find their way into and around the park.

Park users engage in a mix of recreational uses that are compatible with the natural character of the park, its environmental characteristics, the surrounding neighborhood, and with other park users. Park structures and facilities are well-maintained and suit the environment and aesthetic character of the park and the needs of park users. Plant material and areas with natural vegetation are well-maintained. Good drainage systems are in place and maintained.

People feel safe using the park. Nearby neighbors and institutions feel safe living and working near the park. Effective park management and enforcement minimizes criminal and nuisance activities, ensuring a healthy environment for park users.

Portland Parks and Recreation (PPR) works closely and cooperatively with the community in its management of the park. Decisions about proposed changes in park use are in keeping with the Master Plan vision and goals. Proposed changes to uses in the park are considered and evaluated in light of their impacts on the character and condition of the park, other park users, and the surrounding neighborhood.

Formal and informal interpretive and educational programs highlight the geological, historical, and environmental character and features of Mt. Tabor.

Organizations, such as a "Friends of Mt. Tabor Park," work with the PPR, Mount Tabor Neighborhood Association and other neighborhood, community, and park user groups to monitor park use and operation, support effective management and maintenance of the park, and evaluate compliance with the vision and goals of the Mt. Tabor Park Master Plan.

Master Plan Goals

Based on considerable input from the CAC, citizens and city staff, the following goals were established to guide future development and management of Mt. Tabor.

Goal 1: Park Character

Mt. Tabor Park's character, dominated by a coniferous forest canopy, provides a feeling of sanctuary and a sense of separation from the surrounding urban environment that should be preserved, restored, and enhanced for the enjoyment of park users.

- Minimize the impacts of active recreational uses on the natural character of the park.
- Preserve the capacity for Mt. Tabor to function as both a neighborhood and a metropolitan park.
- Enhance the volcanic crater area as a significant park feature.

Goal 2: Environment

Protect and enhance the environmental aspects of the park.

- Improve the quality of wildlife habitat, especially for birds, within the park.
- Focus efforts in areas that best support wildlife with additional native vegetation.
- Maintain and enhance the ornamental plant material in active areas of the park.
- Manage vegetation to control invasive non-native species.
- Manage the park's forest for disease resistance and long-term health.
- Establish erosion control measures to improve water quality and lessen impacts to the park and adjacent areas.
- Maintain significant views in every direction.
- Monitor, adjust, and integrate uses and activities into the park's natural environment.

Goal 3: Access

Improve circulation through the park and connections to the surrounding neighborhoods. Develop and maintain safe, convenient paths and roadways that encourage walking and biking.

- Provide separate routes for pedestrians, bicycles and vehicles where possible.
- Improve opportunities for universal access where feasible.
- Provide limited parking in clearly defined areas. Utilize existing roadways for on-street parking where possible.
- Manage the trail system to minimize erosion and damage to park vegetation.

Goal 4: Park Uses and Facilities

Manage recreational uses to minimize impact on the park's natural character and adjacent neighborhoods, and to help fulfill people's enjoyment of the park.

- Establish a way-finding and interpretive system, with signage and other methods, to assist visitors in locating primary entries, historical and natural features, facilities, and use areas.
- Establish recreational uses in areas that can accommodate their long-term impact.
- Minimize conflicts between park users and neighbors.
- Locate facilities to provide sufficient service to key use areas in the park.
- Upgrade the existing restrooms and picnic shelter to meet current needs, as feasible.
- Provide new buildings with a complementary architectural style to the existing restrooms and historic Water Bureau structures.
- Use uniform or complementary materials for barriers, handrails, lighting, gates, roads, trails, etc.
- Upgrade play equipment and sports facilities as feasible to provide increased safety and enjoyment.
- Develop suitable access and seating areas adjacent to play areas and viewpoints.
- Maintain and improve roads, trails, drainage, and utilities as feasible.

Goal 5: Safety

Manage the park and its activities so that park users and neighbors are safe. Minimize nuisances and illegal activities.

- Encourage Friends of Mt. Tabor and other volunteers to assist in providing park safety.
- Provide sufficient lighting in appropriate areas.
- Manage vegetation and other park elements to ensure public safety.

Goal 6: Relationship with Community

Develop and foster a close and cooperative relationship between PPR, other City Bureaus, and the community in the management, development, and preservation of the park.



Public Open House

Using information gathered through inventories, analyses, and discussions with the City and the advisory committee, the design team developed three preliminary alternatives for the Mt. Tabor Park Master Plan. These alternatives reflect basic considerations of physical limitations, existing uses and facilities, circulation, and the impacts of different uses on one another. These plans provided a graphic tool for discussing and evaluating the implications of different improvement scenarios.

The plans were discussed during the CAC meetings and presented for public comment on November 7, 1998.

The master plan alternatives are illustrated on the following pages.

MASTER PLAN ALTERNATIVES

Alternative One

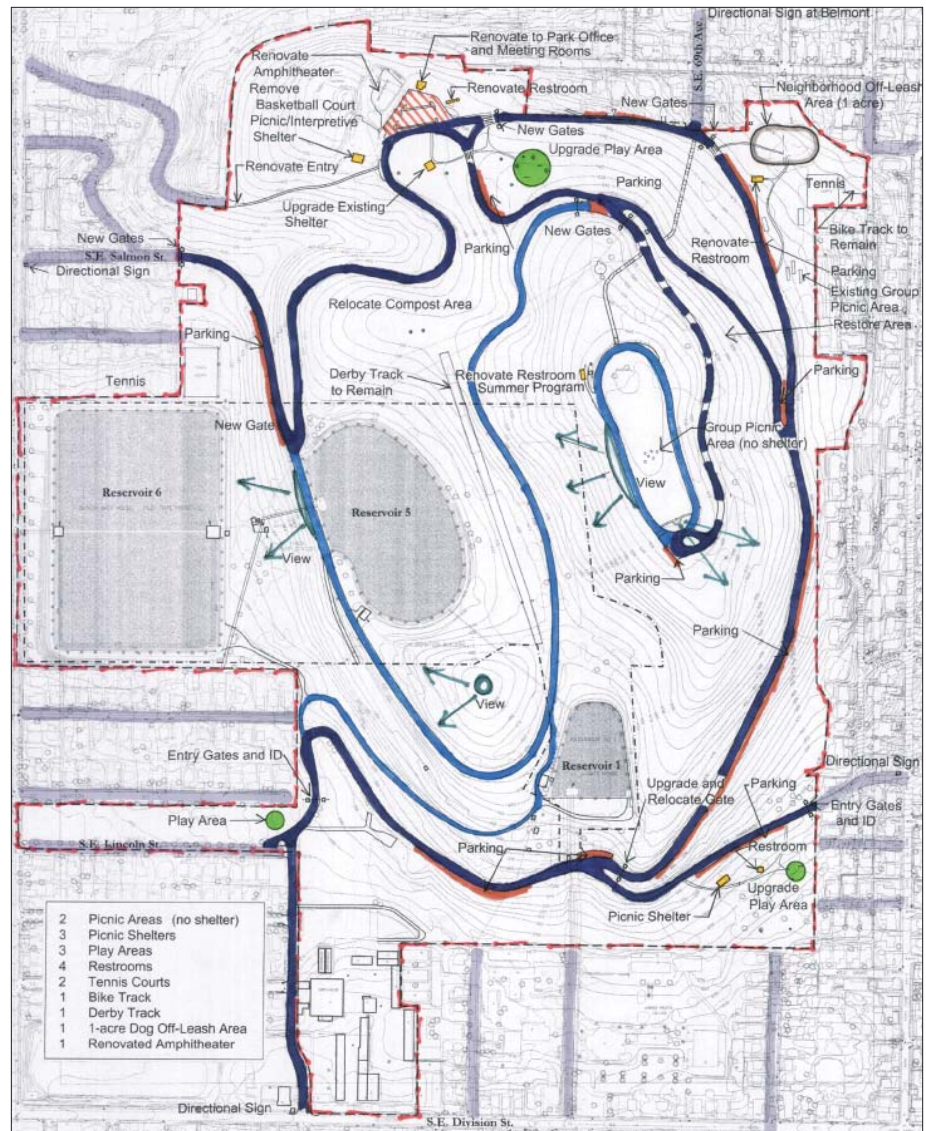


Figure 4 - Alternative One

In the first alternative, the existing system of open and closed roads is retained, with the exception of occasional access to a small parking area on the southern side of the summit to provide accessibility to this area. The existing soapbox derby track remains. The amphitheater is renovated in place, and developed to facilitate interpretation. Additionally, in the amphitheater area the basketball courts are removed, a small interpretive facility/picnic shelter is built in its stead, vegetation is reintroduced, and portions of the park maintenance building are renovated for use as a community meeting space. Also renovated are the large play area and all existing restrooms. Improvement of SE 64th Avenue is noted as a future connection (as recommended by PDOT). The existing off-leash area is closed and restored, and a one-acre off-leash area is relocated to the northeast corner of the Park, along with parking and restrooms. A new play area, restroom and on-street parking are developed in the southeast corner. And finally, an additional play area is positioned in the southwest corner of the Park. New entry gates, identification and directional signs are provided.

Alternative Two

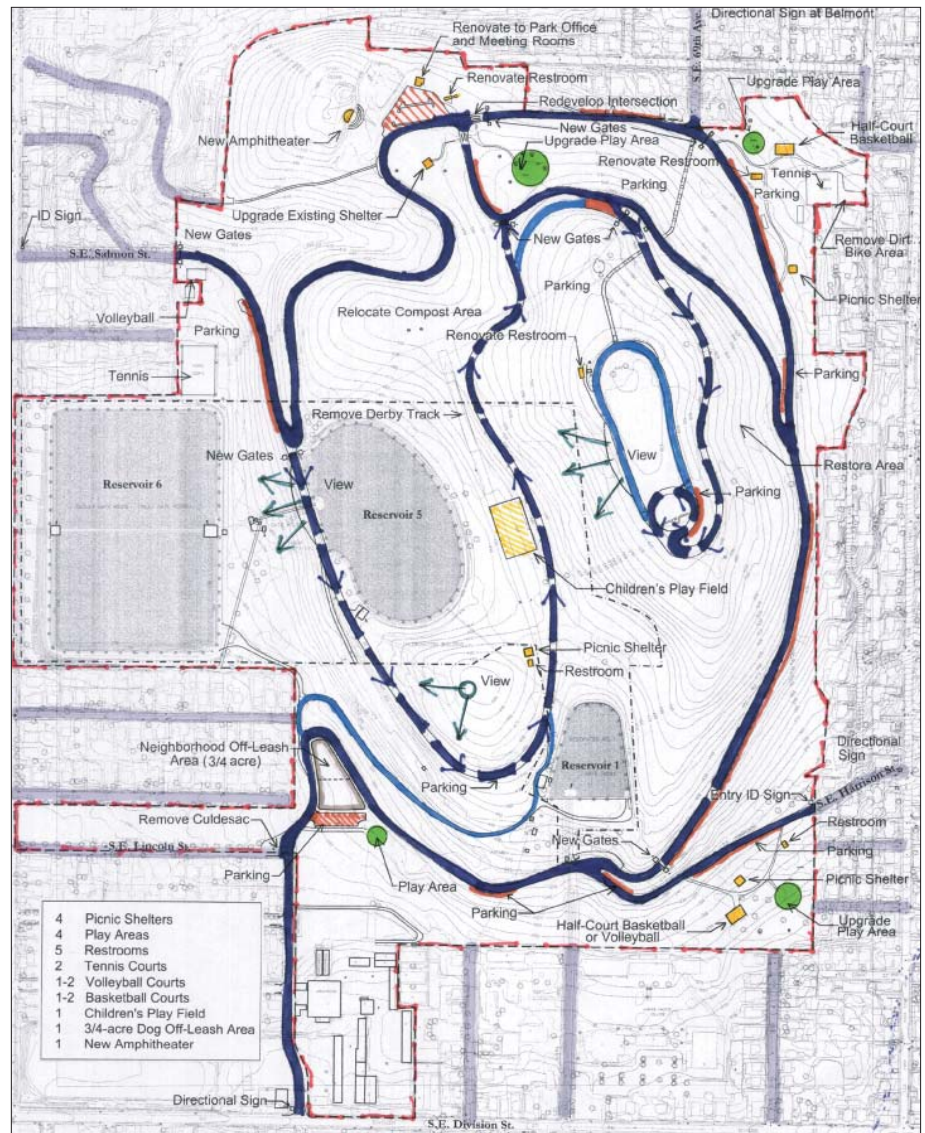


Figure 5 - Alternative Two

The second alternative opens the reservoir loop and summit road to occasional vehicular traffic in order to provide ADA access and open the central park to other uses such as group picnics. The existing off-leash area is closed and restored, and a new $\frac{3}{4}$ -acre dog off-leash area, parking area, and play area are located near the Lincoln St. entry. Volleyball and half-court basketball courts are provided at the Harrison St., Salmon St. and 69th Ave. entries. The soapbox derby track is removed. A children's play field is situated above Reservoir 5, along with a new restroom and picnic shelter. This alternative also reconfigures the Y-intersection adjacent to the main play area to a T-intersection, in order to improve safety. The northeast corner's play area is upgraded and a new picnic shelter is installed, with adjacent parking clearly marked. The informal dirt bike area is removed. The basketball courts are removed and the volcano area is reconfigured so that the amphitheater is integrated with its geological context. The former amphitheater area is restored with native vegetation. The main playground is renovated and improved access is provided from the parking lot to the picnic shelter and to the play area. As in the first alternative, all existing restrooms are renovated, and new entry gates, ID and directional signs are provided.

MASTER PLAN ALTERNATIVES

Alternative Three

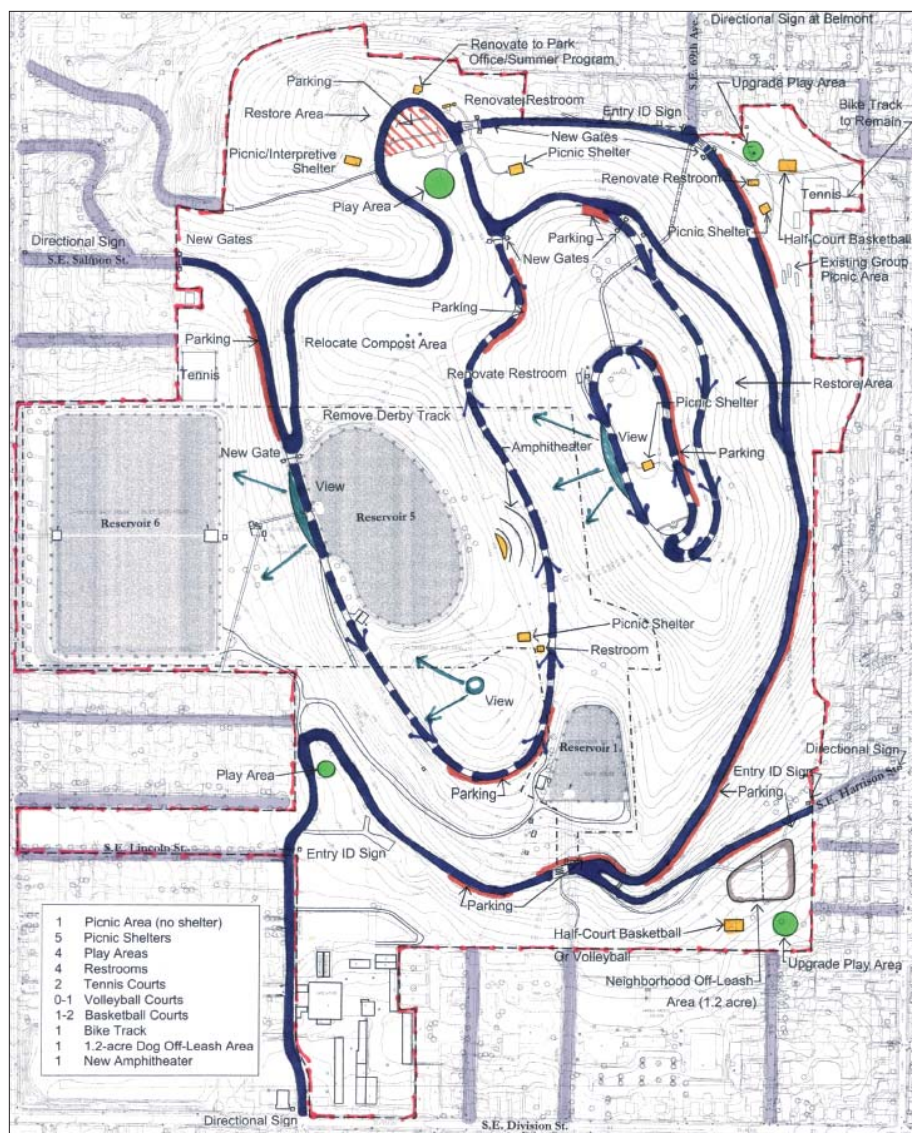
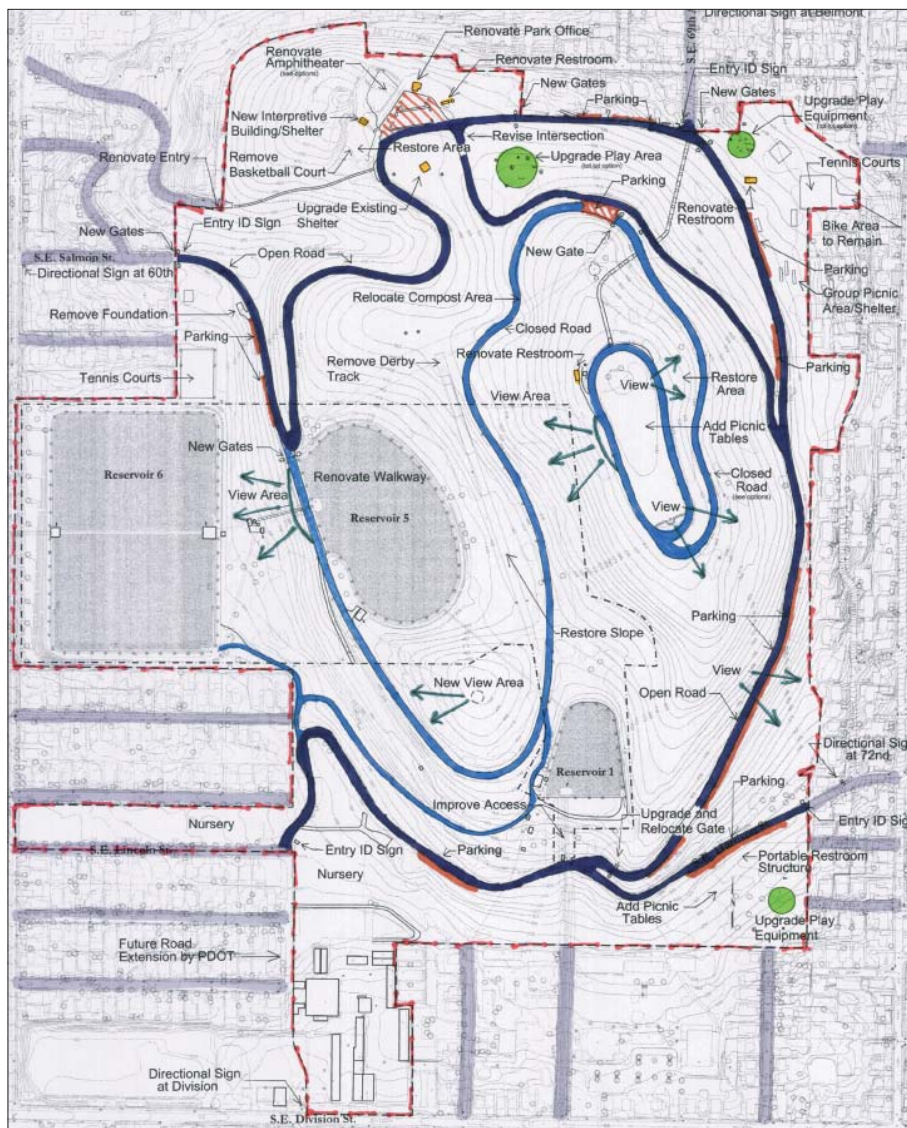


Figure 6 - Alternative Three

The third alternative opens all presently closed roads to vehicular traffic, with the internal reservoir loop designated as a one-way loop open only on an occasional basis. The basketball courts and amphitheater are removed and replaced with an interpretive area/picnic building and native vegetation. The soapbox derby track is removed. In addition, a new amphitheater is developed in a central location above Reservoir 5, together with a new restroom and picnic shelter. The existing off-leash dog area is closed and the area restored. A 1.2-acre dog off-leash area is situated in the southeast corner of the Park, along with a half-court basketball court and a new picnic area. An additional new playground is built in the southwestern corner. The Y-intersection adjacent to the main plan area is significantly reconfigured, with the main parking lot and a new play area located inside a new curving road. As with the first two alternatives, all existing restrooms are renovated, and new entry gates, identification and directional signs are provided.



In response to input from the Citizens Advisory Committee and from the first public open house held on November 7th, the design team developed a single preliminary Master Plan. This plan maintains all existing closed roads within the Park free of vehicular traffic. All three existing play areas are upgraded, while no new play areas are developed. Other picnic areas are added at the summit and in the southeast corner of the Park. A seasonal restroom is located near the Harrison St. entry, the derby track is removed, and new viewing area is developed on the southwest knoll, and the existing amphitheater is renovated. The Y-intersection near the main play area is reconfigured as a T-intersection for added safety, and dog off-leash areas are eliminated from the Park. The Preliminary Master Plan also identifies a proposed Portland Department of Transportation (PDOT) extension of SE 64th Avenue along the southwestern edge of the Park.



Figure 8 - Illustrative Master Plan



Circulation



Figure 10 - Circulation Plan

Physical changes to the current trail system consist primarily in eliminating indiscriminate cut-through trails, rerouting erosion-causing trails, and resurfacing degraded but heavily used trails. Paving pedestrian entrances at the four main street entries will enhance connections to the surrounding neighborhood. Improved signage will help mitigate conflicts between bikers and pedestrians. In conjunction with signage, a clear and consistent hierarchy of trail widths will inform people as to the appropriate use of each trail. This hierarchy of circulation consists of the five basic categories:

Open Paved Roads
Closed Paved Roads

Paved Trails
6-8' Wide Gravel Trails
3-6' Wide Gravel Trails

Public vehicles and bicycles
Pedestrians, bicycles, skates,
and maintenance vehicles
Pedestrians only
Pedestrians and bicycles
Pedestrians only

Interpretive Opportunities

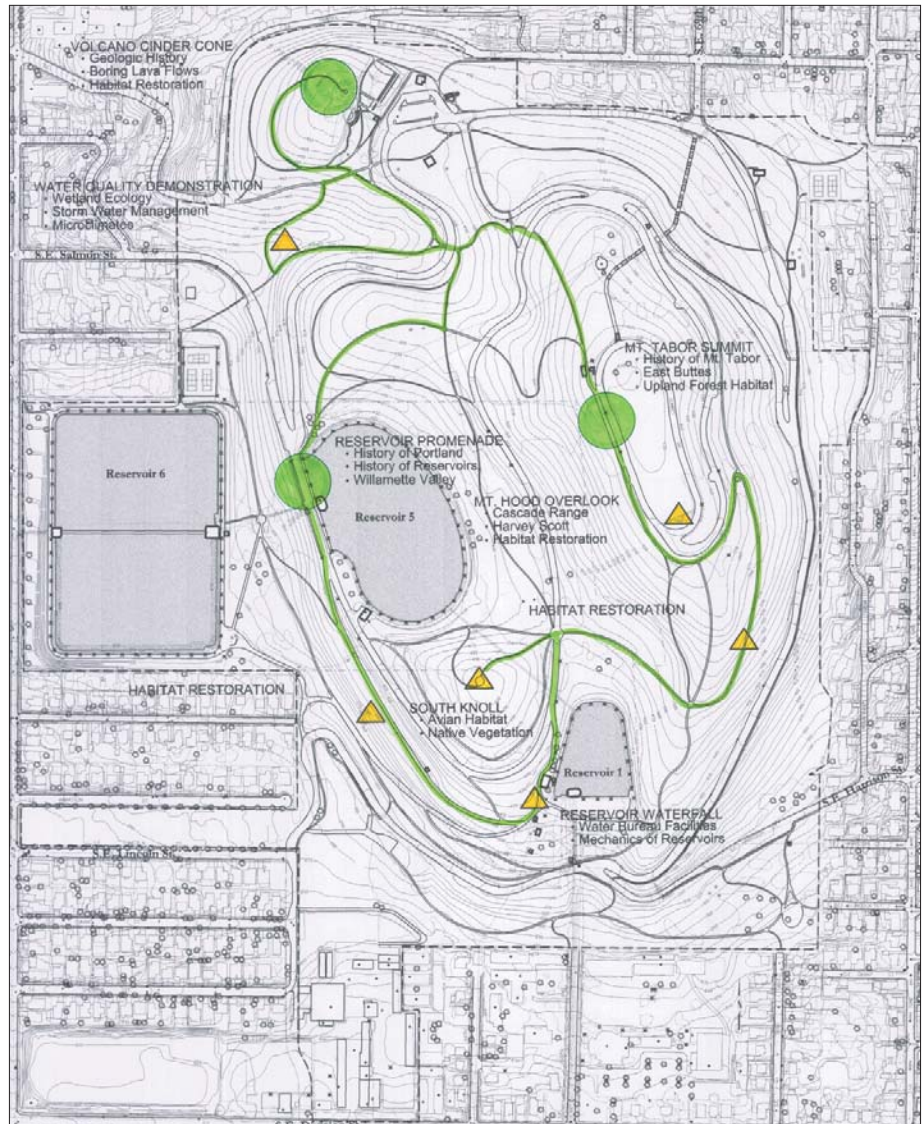


Figure 11 - Interpretive Trail System

An interpretive trail system consisting of three primary interpretive stations was developed. The first station, located at the volcano cinder cone, focuses on the geological history of Mt. Tabor and habitat restoration that will be undertaken in this area of the Park. The second station is situated on the proposed promenade between Reservoirs 5 and 6. With excellent views to the west, this station offers opportunities to educate park visitors about the history of Portland and the role that the Water Bureau reservoirs play in Portland's municipal water system. Interpretation at this station will focus on the Willamette Valley's history and importance as well. The third station rests along the ridge of the summit overlook. From this vantage point, interpretation will concentrate on the cultural history of Mt. Tabor as well as the upland forest habitat existing throughout much of the Park.

A loop-trail system interconnects these stations and is punctuated by several smaller interpretive stations along its route. These stations will focus on topics relevant to their locations in the Park. Topics will include water quality and stormwater management, ecology, habitat restoration, the mechanics of reservoirs, cultural history, and avian habitat.

Finally, a minor loop-trail is provided south of the volcano area and circles around the small ravine, where a future water quality demonstration project will be implemented. This minor loop will provide a less extensive interpretive tour option for younger children or any other visitors seeking a walk of shorter duration.

Structures



Examples of Interpretive Structures

The primary approach to structures within the park is to improve the existing structures rather than build new ones. (See Appendix IE) Existing restrooms will be completely restored for another 50-year life cycle. Restoration should include electrical systems and plumbing as well as exterior repair and improvement. The existing picnic shelter will be improved for better access, drainage and electrical service. The Parks Maintenance Building will continue to function in place with minor improvements so that it will complement the style and period of other buildings in the Park. The amphitheater remains in the same location with access and aesthetic improvements. An interpretive area structure will be constructed adjacent to the cinder cone.

Amphitheater, Overlooks, and Entry Gates



Amphitheater Option

Entry gates will be designed and constructed to mark the park entries in a manner compatible with the historic Water Bureau facilities. Stone columns will delineate paths for pedestrians and bicyclists. In the two designated scenic view areas, which are recognized as citywide assets, areas with stone walls, paving and benches will be constructed.

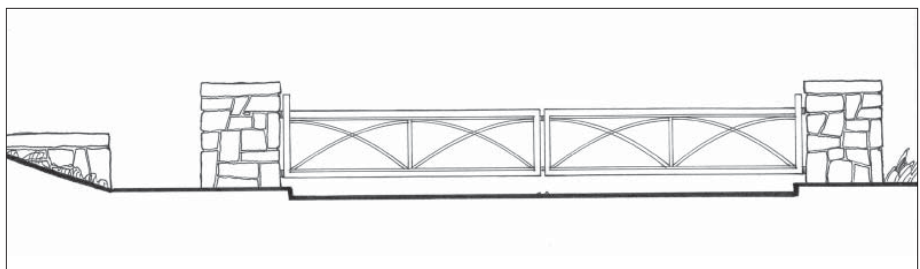


Figure 12 - Entry Gates

Renovations to the amphitheater consist primarily in improving accessibility from the parking lot to lower seating areas and integrating the facility with its geological and natural context. Lawn seating will replace portions of gravel in order to increase informal seating capacity. The amphitheater will not be enlarged, but will maintain its current function as a flexible site for small events and special occasions.

The lower Reservoir Overlook between Reservoirs 5 and 6 provides the broadest panoramic views from Mt. Tabor and, with the additional feature of convenient parking, offers the best opportunity for a fully accessible



Summit Overlook

overlook. The existing roadway will be replaced with a pedestrian oriented promenade, built with walls, pavers, benches and lighting consistent with the historic materials found throughout the Park.

As a quieter destination removed from automobile traffic, the upper Summit Overlook offers both dramatic panoramic and narrowly framed views of Portland through Douglas Fir trees scattered along its ridge. This character will be maintained and enhanced with benches, walls and other historically consistent materials.

Additional views to the north, south and east of the Park will also be maintained, primarily through minor pruning of tree limbs and vegetation control. Seating areas will be improved at some viewpoint locations.

Off-Leash Area

Due to the steep slopes and dense tree canopy that characterize the majority of Mt. Tabor Park lands managed by PPR, the only sites physically suitable for an off-leash area are located in the northeast, southeast and southwest corners of the Park. However, these sites are severely constrained both in size and in proximity to residential neighborhoods, and therefore do not lend themselves to this type of development. As a result, the task force, Parks Bureau and design team determined that, while a valuable community resource, an off-leash area is not appropriate for Mt. Tabor Park.

Play Areas

The main considerations regarding play area upgrades center around whether or not separate areas for different ages of children should be provided, and how much existing equipment needs replacement due to safety requirements.

The plan calls for upgrades to the three existing play areas with incorporation of multi-aged equipment. In addition, an area near the Salmon Street entry is recommended as a site for a future tot lot.

After much discussion and evaluation, the plan does not accommodate new soccer fields or relocate the basketball court due to the site's topography, existing trees and proximity to neighbors. Therefore, these activities have not been included in the master plan.

Parking

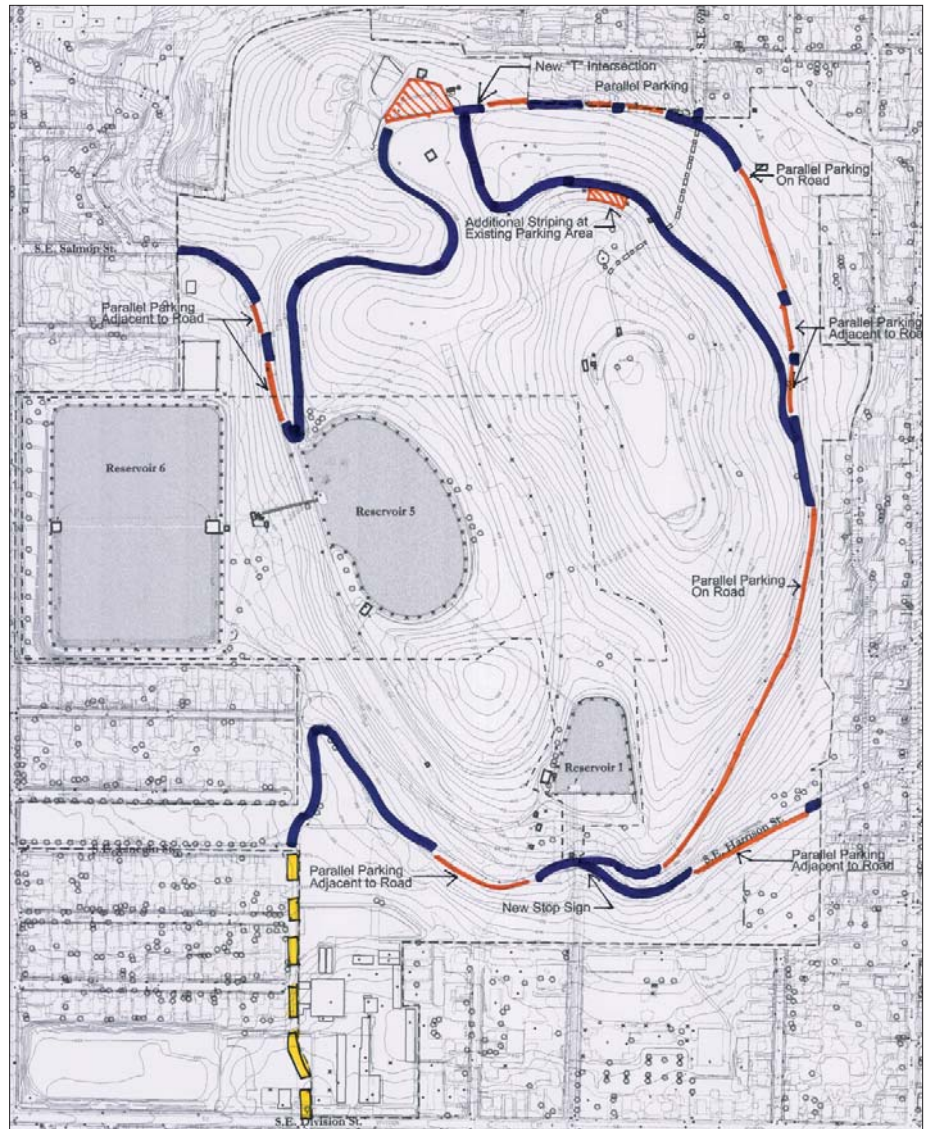


Figure 13 - Parking Areas

The strategy for accommodating parking focuses on improving existing lots and roadside spaces without constructing new parking areas. The concept is to encourage park use while minimizing impacts of vehicles. Parking changes consist in formalizing suitable parking areas on pavements, eliminating unsuitable parking areas through design interventions, and improving signage and functionality of existing parking areas. Overall numbers of parking spaces will remain unchanged.

Erosion and Drainage

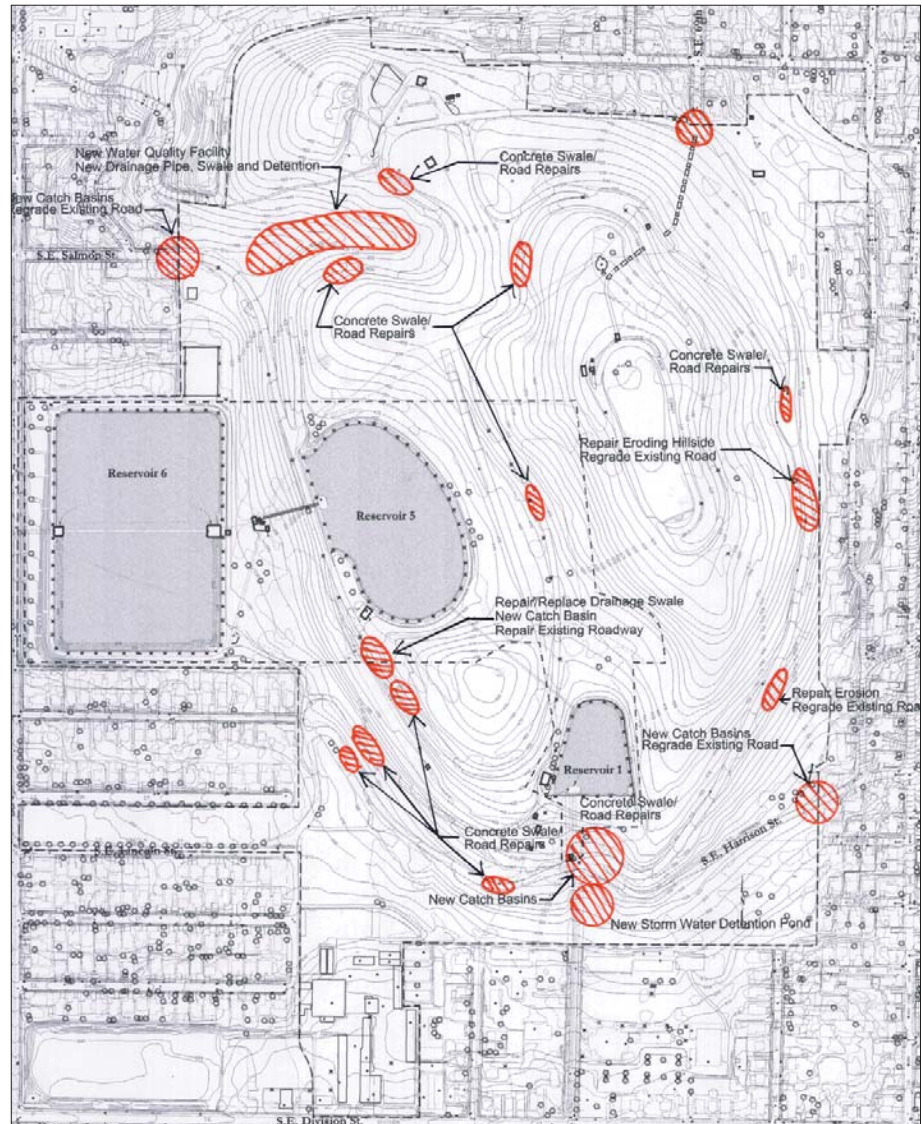


Figure 14 - Erosion and Drainage Improvements

The strategy regarding drainage and erosion issues in the Park consists of repairing current drainage and slope stability problems. Key areas needing improvements were identified in Figure 13. Drainage in the park consists primarily of surface drainage in roadside gutters and overland flow throughout the Park. Long-term strategies involve repairing and replacing roadside drainage structures and improving trails and landscaped areas that are eroding due to surface runoff. Sediment transport out to the Park will also be controlled with storm water sedimentation facilities at park boundaries. Potential water quality treatment areas have been identified near the Salmon St. entrance and south of the Harrison St. gate.

A significant amount of erosion in the Park can be abated by management practices in trail construction and park maintenance. Trail construction and landscape features that encourage infiltration and limit erosion will greatly facilitate such management practices.

Estimated Costs

The Design Team estimated probable construction costs at \$2.8 million to \$4.3 million for the Master Plan in 1998 dollars.

Mt Tabor Park Masterplan Cost Estimate

Structures

Volcano Restroom \$120,000 - \$150,000
Replace plumbing and electrical systems. Bring to complete ADA accessibility standards. Complete new interior finishes and fixtures in restrooms. Replace roof and paint. Pathway and landscape improvements.

North East Restroom \$95,000 - \$125,000
Accessible pathway and other accessibility improvements as possible. New plumbing and electrical systems. New restroom interior finishes. Paint.

Summit Restroom \$95,000 - \$125,000
Bring to complete ADA Accessibility standards. New plumbing and electrical systems. New interior finishes and fixtures in restrooms. Paint. Exterior path and landscape improvements.

Existing Picnic Shelter \$17,000 - \$20,000
Add power and water service and correct drainage problem at existing shelter.

New Picnic/Interpretive Shelter \$120,000 - \$150,000
Develop in substantial and historical park style to accommodate 40 persons comfortably. May contain enclosed storage and administrative space to facilitate summer program.

Maintenance Building \$50,000 - \$75,000
South Elevation details. Improve storage yard and screen it. Exterior and interior paint.

Amphitheater

\$175,000 - \$250,000
Renovate existing amphitheater; remove basketball court, and create small seating area in front of cinder cone with interpretive features. Provide better access to areas with connections to existing trails.

Transportation and Parking

"T" Intersection \$50,000 - \$75,000
Relocate existing planting and asphalt to create a new "T" intersection

Parking adjacent to roads \$65,000 - \$85,000
Includes drainage, resurfacing and signage

COSTS, PRIORITIES & PHASING

| | |
|--|-----------------------|
| Parking on roads <i>Includes striping and signage</i> | \$10,000 - \$15,000 |
| Parking Barriers <i>Includes parking barriers where necessary and replanting</i> | \$35,000 - \$70,000 |
| Asphalt Overlay Streets <i>Resurface roads open to traffic 5 - 10 years</i> | \$120,000-\$140,000 |
| <u>Gates</u> | |
| Vehicular and pedestrian gates <i>Includes stone columns with steel gates (total 7)</i> | \$150,000 - \$180,000 |
| <u>Overlook</u> | |
| Summit Overlook <i>Stone seatwall with lighting, specialty paving and benches</i> | \$55,000 - \$75,000 |
| Reservoir #6 Overlook <i>Stone walls, lighting, paving, benches</i> | \$125,000 - \$200,000 |
| <u>Drainage and Erosion</u> | |
| SE Salmon Street Entrance <i>Replace undersized inlet structures with larger catch basins. Regrade existing road shoulders and clean existing swales to improve drainage.</i> | \$10,000 - \$15,000 |
| Reservoir Loop Road <i>Repair existing swales with new catch basin and outfall located on Salmon Street Way. Repair roadway at eroded areas.</i> | \$45,000 - \$65,000 |
| Detention / Water Quality Facility <i>Gather runoff and pipe to storm water detention and water quality pond.</i> | \$40,000 - \$60,000 |
| S.E. Harrison Street Entrance <i>Regrade roadway and provide catch basins at entrance</i> | \$10,000 - \$20,000 |
| Roadway Drainage Improvements <i>This work would pertain to adding, repairing and replacing existing concrete swales and gutters through the park</i> | \$150,000 - \$250,000 |
| Repair Critical Slide Areas <i>Based on further Geotech analysis, i.e., boring, etc. reconstruct areas that pose significant threat to road stability and adjacent property owners.</i> | \$100,000 - \$200,000 |

COSTS, PRIORITIES & PHASING

Other Erosion Areas \$250,000 - \$500,000

Repair of all other slide areas that are not critical to the safety of the park visitors or adjacent land owners.

Infrastructure

Repair Light Fixtures \$45,000 - \$70,000

Repair light pole bases, disconnect irrigation lines to drinking fountains and provide potable water.

New Light Fixtures \$150,000 - \$200,00

Add lighting along roadway where necessary (30 fixtures)

Fire Hydrants \$50,000 - \$75,000

Code Compliance

\$20,000 - \$85,000

Add guardrails at amphitheater, trees in parking lot, handrails, bike racks, and handicap parking spaces. Other items may be requested by the Planning Bureau.

Habitat

\$100,000 - \$200,000

Remove non-native species, provide irrigation where necessary, and plant native groundcovers, shrubs and trees.

Play Areas

Main Play Area \$70,000 - \$90,000

Accessible multi-age play equipment with tot lot equipment and resilient surfacing.

69th Street Play Area \$45,000 - \$60,000

Accessible multi-age play equipment with tot lot equipment and resilient surfacing.

Harrison Play Area \$45,000 - \$60,000

Accessible multi-age play equipment and resilient surfacing.

Salmon St. Tot Lot \$25,000-\$35,000

Accessible tot-age play equipment and resilient surfacing

Trails

Existing Trails \$150,000 - \$215,000

Control erosion and runoff in trail areas as necessary, resurface trail with appropriate material, and signage.

COSTS, PRIORITIES & PHASING

Proposed Trails \$110,000 - \$175,000
Includes grading, providing erosion control measures, surfacing of trail, and signage.

Remove derby track \$15,000 - \$25,000
Includes removing asphalt, regrading and planting

Wayfinding and Signage
\$20,000 - \$60,000
Provide directional signs within the park and signage identifying use areas or facilities.

Interpretive Signage
\$20,000 - \$75,000
Signage along trails or walks that identify natural and cultural features. Includes three "interpretive kiosks" located in the park.

Park Furniture
Benches and trash receptacles \$15,000 - \$30,000
Includes standard park benches and trash receptacles set on a concrete pad.

Picnic Tables \$15,000 - \$30,000
Includes picnic tables set on a concrete pads.

Phase One Improvements

ESTIMATED RANGE OF COSTS \$2,782,000 to \$4,330,000

Based on discussions and known priorities, the team suggested improvements for the \$1.2 million Phase One development. The CAC and City reviewed the recommendations and established the following priorities for Phase One Improvements:

- Volcano Restroom Upgrade
- Main Play Area Upgrade
- Amphitheater Partial Improvements
- Erosion Control/Drainage Improvements
- Parking and Roadway Improvements
- Trail Improvements
- Forest Restoration
- Infrastructure Improvements
- Summit Overlook Partial Improvements
- Code Compliance Issues

Some improvements may be made jointly with other bureaus such as transportation, water and environmental services. Other improvements may also be made through routine maintenance practices and volunteer efforts. PPR will continue to evaluate additional improvements, as funding becomes available in the future.

APPENDIX I

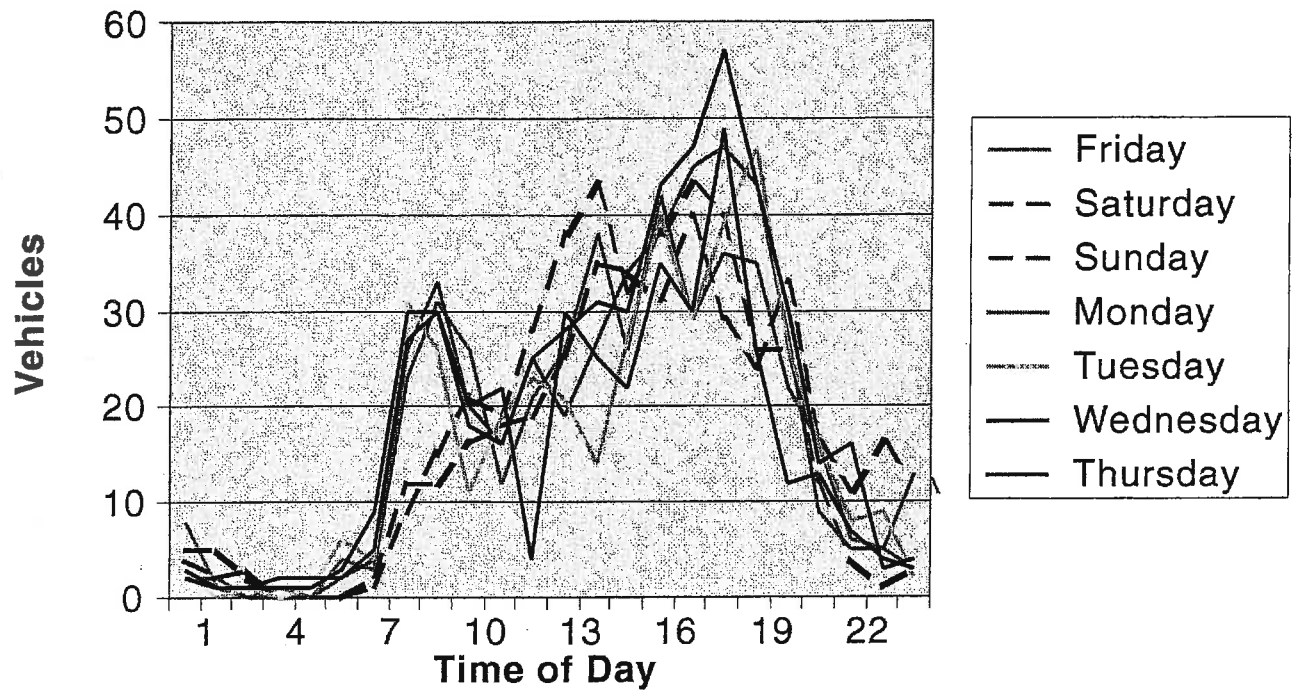
The reports included in Appendix I are those developed during the master plan process. Reports developed prior to this work are included in Appendix II under separate cover.

Mt. Tabor Master Plan Transportation Study

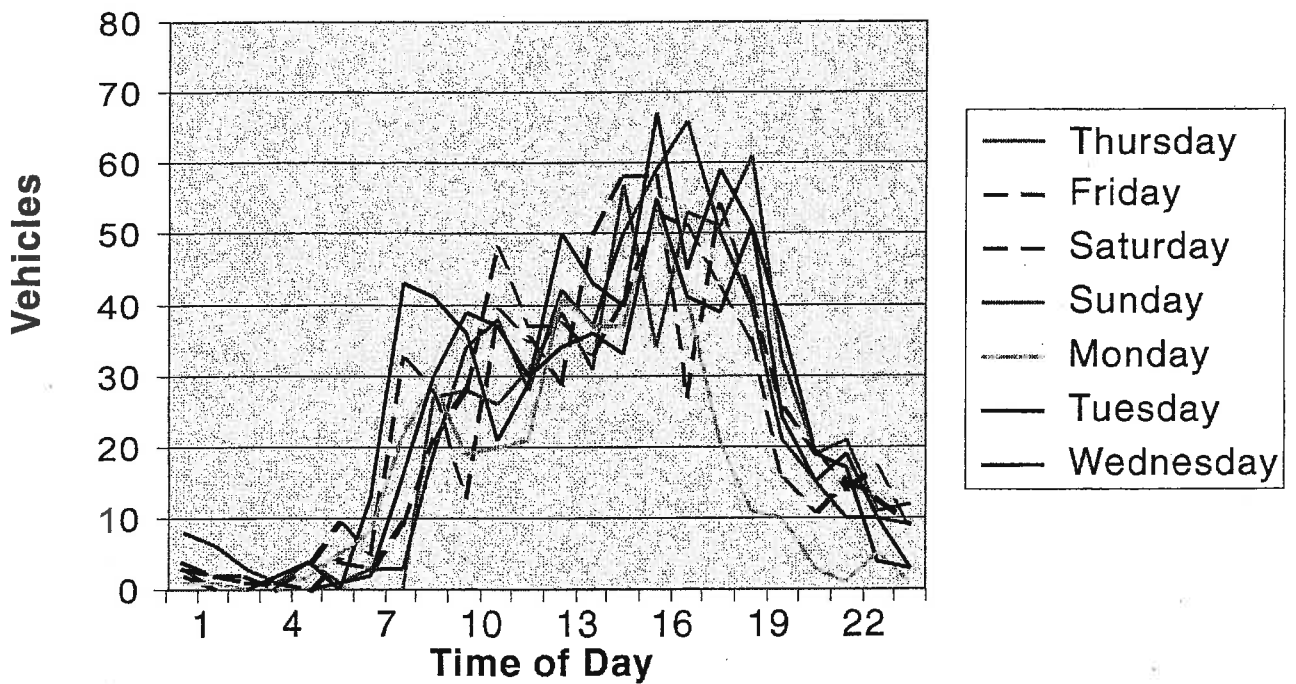
The information from the transportation study is incorporated into the master plan report. The traffic counts were taken October 8-14, 1998 and the results of these counts are included herein.

Kittelson & Associates, Inc.
610 SW Alder St. Suite 700
Portland, Oregon 97205

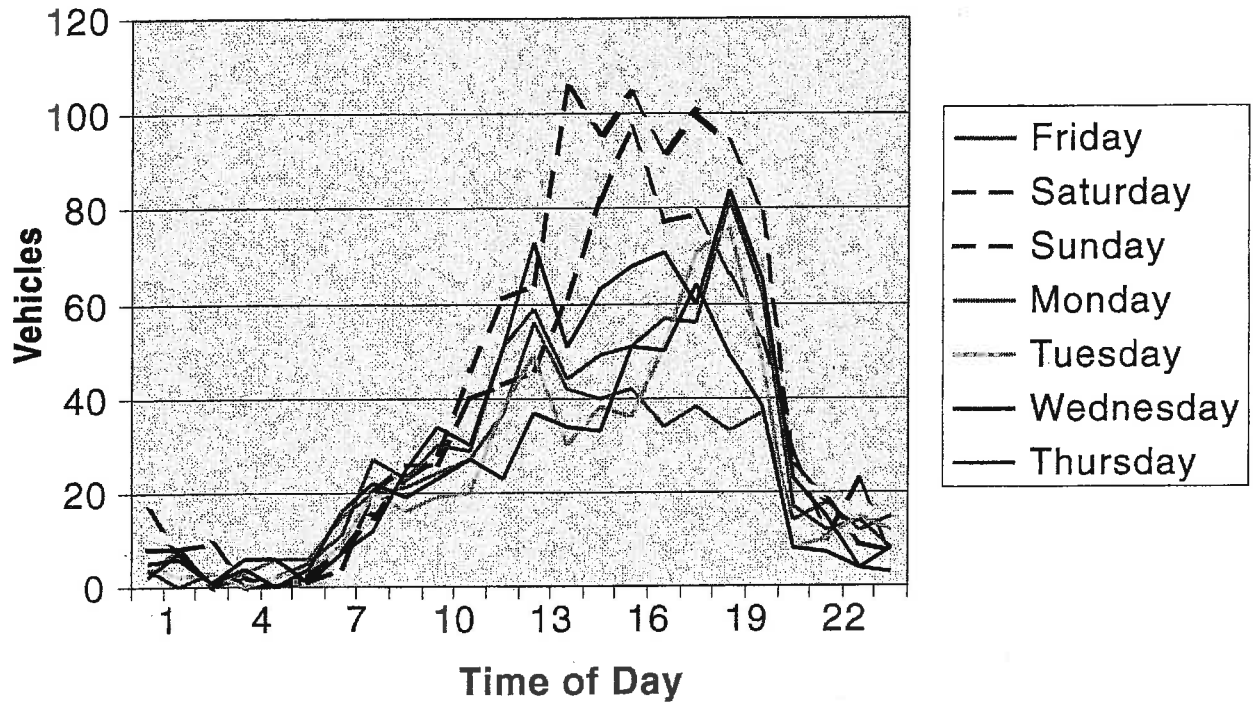
Weekly Access Volume Profile - Harrison Street



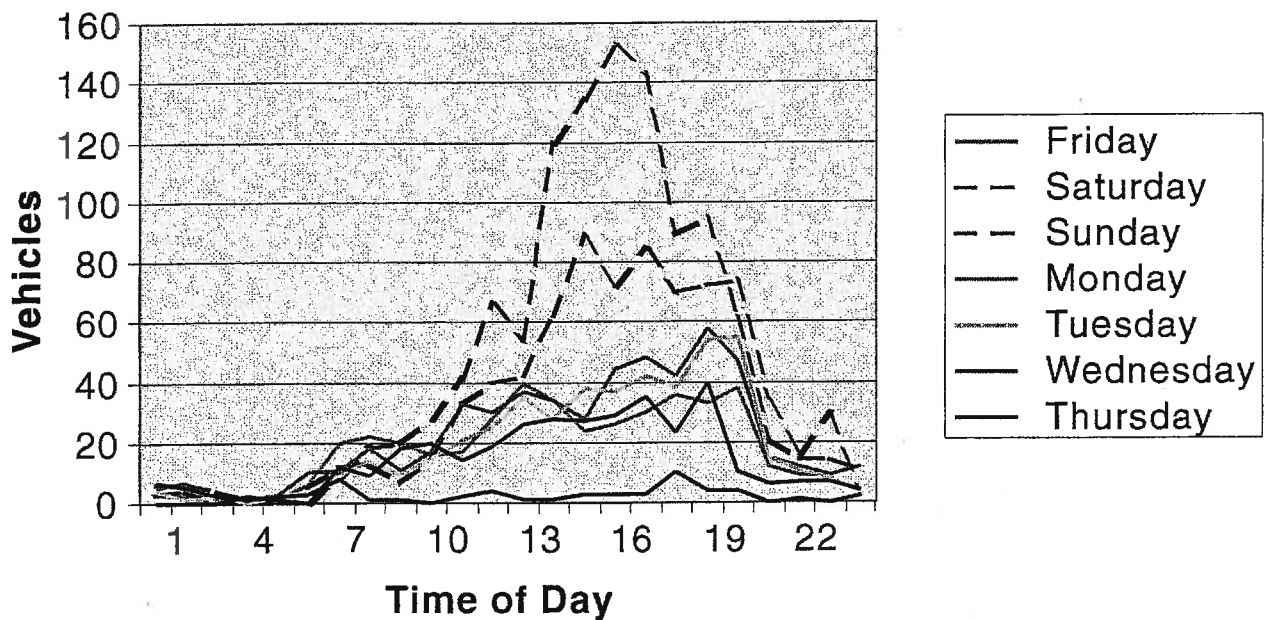
Weekly Access Volume Profile - Lincoln Street



Weekly Access Volume Profile - 69th Street



Weekly Access Volume Profile - Salmon Street



3

[illegible]

| | |
|-----------------|---|
| Average Weekday | 0 |
| Peak | 0 |

4

Harrison Street Entrance

| Begin Hour | Friday | | | Saturday | | | Sunday | | | Monday | | | Tuesday | | | Wednesday | | | Thursday | | |
|------------|--------|-----|-------|----------|-----|-------|--------|-----|-------|--------|-----|-------|---------|-----|-------|-----------|-----|-------|----------|-----|-------|
| | WB | EB | Total | WB | EB | Total | WB | EB | Total | WB | EB | Total | WB | EB | Total | WB | EB | Total | WB | EB | Total |
| 0 | 1 | 7 | 8 | 1 | 4 | 5 | 1 | 3 | 4 | 1 | 1 | 2 | 1 | 2 | 3 | 1 | 2 | 3 | 1 | 1 | 2 |
| 1 | 0 | 1 | 1 | 3 | 2 | 5 | 0 | 2 | 2 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 |
| 2 | 0 | 0 | 0 | 0 | 2 | 2 | 1 | 2 | 3 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 1 | 1 |
| 3 | 0 | 1 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 2 |
| 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 0 | 1 | 1 | 1 | 2 |
| 5 | 2 | 2 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 3 | 3 | 6 | 1 | 2 | 3 | 1 | 1 | 2 |
| 6 | 2 | 1 | 3 | 2 | 0 | 2 | 1 | 0 | 1 | 2 | 2 | 4 | 2 | 2 | 4 | 5 | 4 | 9 | 4 | 1 | 5 |
| 7 | 17 | 6 | 23 | 6 | 6 | 12 | 3 | 6 | 9 | 15 | 11 | 26 | 22 | 9 | 31 | 22 | 8 | 30 | 19 | 8 | 27 |
| 8 | 14 | 17 | 31 | 4 | 8 | 12 | 12 | 3 | 15 | 18 | 15 | 33 | 14 | 12 | 26 | 16 | 14 | 30 | 15 | 15 | 30 |
| 9 | 10 | 16 | 26 | 11 | 5 | 16 | 15 | 6 | 21 | 9 | 11 | 20 | 4 | 7 | 11 | 8 | 10 | 18 | 14 | 6 | 20 |
| 10 | 8 | 4 | 12 | 8 | 10 | 18 | 8 | 11 | 19 | 7 | 9 | 16 | 7 | 12 | 19 | 9 | 7 | 16 | 11 | 11 | 22 |
| 11 | 7 | 14 | 21 | 8 | 11 | 19 | 14 | 14 | 28 | 12 | 13 | 25 | 10 | 13 | 23 | 13 | 12 | 25 | 0 | 4 | 4 |
| 12 | 10 | 16 | 26 | 8 | 17 | 25 | 18 | 20 | 38 | 7 | 12 | 19 | 11 | 10 | 21 | 14 | 14 | 28 | 15 | 15 | 30 |
| 13 | 16 | 22 | 38 | 17 | 18 | 35 | 21 | 22 | 43 | 9 | 18 | 27 | 8 | 6 | 14 | 14 | 17 | 31 | 8 | 17 | 25 |
| 14 | 13 | 13 | 26 | 13 | 21 | 34 | 8 | 24 | 32 | 17 | 17 | 34 | 11 | 16 | 27 | 17 | 13 | 30 | 8 | 14 | 22 |
| 15 | 19 | 23 | 42 | 10 | 21 | 31 | 13 | 25 | 38 | 14 | 24 | 38 | 13 | 27 | 40 | 15 | 28 | 43 | 10 | 25 | 35 |
| 16 | 11 | 18 | 29 | 16 | 24 | 40 | 20 | 23 | 43 | 10 | 35 | 45 | 12 | 17 | 29 | 20 | 27 | 47 | 10 | 20 | 30 |
| 17 | 19 | 17 | 36 | 9 | 20 | 29 | 11 | 29 | 40 | 20 | 27 | 47 | 16 | 23 | 39 | 20 | 37 | 57 | 14 | 35 | 49 |
| 18 | 15 | 20 | 35 | 8 | 16 | 24 | 9 | 17 | 26 | 20 | 23 | 43 | 20 | 27 | 47 | 11 | 32 | 43 | 13 | 13 | 26 |
| 19 | 8 | 14 | 22 | 17 | 16 | 33 | 10 | 16 | 26 | 8 | 19 | 27 | 9 | 17 | 26 | 10 | 20 | 30 | 8 | 4 | 12 |
| 20 | 9 | 7 | 16 | 5 | 11 | 16 | 1 | 11 | 12 | 5 | 4 | 9 | 7 | 9 | 16 | 6 | 8 | 14 | 4 | 9 | 13 |
| 21 | 1 | 5 | 6 | 6 | 5 | 11 | 0 | 4 | 4 | 0 | 5 | 5 | 4 | 4 | 8 | 5 | 11 | 16 | 1 | 6 | 7 |
| 22 | 2 | 3 | 5 | 7 | 9 | 16 | 0 | 1 | 1 | 2 | 3 | 5 | 4 | 5 | 9 | 1 | 2 | 3 | 1 | 3 | 4 |
| 23 | 2 | 11 | 13 | 2 | 9 | 11 | 0 | 3 | 3 | 1 | 2 | 3 | 1 | 1 | 2 | 1 | 3 | 4 | 0 | 3 | 3 |
| | 186 | 238 | 424 | 161 | 235 | 396 | 166 | 242 | 408 | 179 | 253 | 432 | 180 | 223 | 403 | 211 | 273 | 484 | 160 | 214 | 374 |
| | Friday | | | Saturday | | | Sunday | | | Monday | | | Tuesday | | | Wednesday | | | Thursday | | |

1 Salmon Street Entrance

| Begin Hour | Friday | | | Saturday | | | Sunday | | | Monday | | | Tuesday | | | Wednesday | | | Thursday | | |
|------------|--------|-----|-------|----------|-----|-------|--------|-----|-------|--------|-----|-------|---------|-----|-------|-----------|----|-------|----------|-----|-------|
| | EB | WB | Total | EB | WB | Total | EB | WB | Total | EB | WB | Total | EB | WB | Total | EB | WB | Total | EB | WB | Total |
| 0 | 2 | 1 | 3 | 3 | 3 | 6 | 1 | 2 | 3 | 3 | 2 | 5 | 1 | 3 | 4 | 0 | 7 | 7 | 0 | 0 | 0 |
| 1 | 1 | 1 | 2 | 2 | 4 | 6 | 2 | 2 | 4 | 3 | 4 | 7 | 0 | 1 | 1 | 2 | 3 | 5 | 0 | 0 | 0 |
| 2 | 1 | 1 | 2 | 3 | 1 | 4 | 0 | 0 | 0 | 1 | 0 | 1 | 1 | 1 | 2 | 1 | 1 | 2 | 0 | 0 | 0 |
| 3 | 0 | 1 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 1 | 1 | 1 | 2 |
| 4 | 1 | 0 | 1 | 0 | 1 | 1 | 0 | 0 | 0 | 2 | 1 | 3 | 2 | 0 | 2 | 1 | 1 | 2 | 0 | 1 | 1 |
| 5 | 2 | 4 | 6 | 4 | 1 | 5 | 0 | 0 | 0 | 6 | 4 | 10 | 1 | 3 | 4 | 1 | 2 | 3 | 0 | 0 | 0 |
| 6 | 16 | 4 | 20 | 8 | 4 | 12 | 7 | 2 | 9 | 6 | 5 | 11 | 7 | 2 | 9 | 8 | 0 | 8 | 11 | 1 | 12 |
| 7 | 10 | 12 | 22 | 8 | 5 | 13 | 8 | 10 | 18 | 12 | 6 | 18 | 7 | 7 | 14 | 0 | 1 | 1 | 4 | 5 | 9 |
| 8 | 11 | 9 | 20 | 1 | 6 | 7 | 5 | 15 | 20 | 6 | 5 | 11 | 6 | 3 | 9 | 0 | 1 | 1 | 5 | 13 | 18 |
| 9 | 5 | 11 | 16 | 9 | 6 | 15 | 17 | 11 | 28 | 7 | 10 | 17 | 7 | 8 | 15 | 0 | 0 | 0 | 13 | 7 | 20 |
| 10 | 9 | 8 | 17 | 18 | 15 | 33 | 20 | 21 | 41 | 17 | 16 | 33 | 7 | 14 | 21 | 1 | 1 | 2 | 6 | 8 | 14 |
| 11 | 18 | 10 | 28 | 15 | 25 | 40 | 36 | 30 | 66 | 16 | 14 | 30 | 13 | 12 | 25 | 1 | 3 | 4 | 6 | 13 | 19 |
| 12 | 14 | 26 | 40 | 20 | 22 | 42 | 27 | 27 | 54 | 20 | 17 | 37 | 16 | 19 | 35 | 1 | 0 | 1 | 11 | 15 | 26 |
| 13 | 14 | 20 | 34 | 38 | 24 | 62 | 71 | 49 | 120 | 11 | 23 | 34 | 15 | 13 | 28 | 1 | 0 | 1 | 13 | 15 | 28 |
| 14 | 8 | 16 | 24 | 52 | 37 | 89 | 82 | 52 | 134 | 18 | 10 | 28 | 16 | 22 | 38 | 1 | 2 | 3 | 13 | 14 | 27 |
| 15 | 14 | 12 | 26 | 33 | 39 | 72 | 84 | 68 | 152 | 26 | 18 | 44 | 18 | 19 | 37 | 1 | 2 | 3 | 9 | 20 | 29 |
| 16 | 13 | 17 | 30 | 35 | 49 | 84 | 76 | 67 | 143 | 21 | 27 | 48 | 20 | 22 | 42 | 2 | 1 | 3 | 18 | 17 | 35 |
| 17 | 19 | 17 | 36 | 40 | 30 | 70 | 54 | 35 | 89 | 17 | 25 | 42 | 10 | 28 | 38 | 1 | 9 | 10 | 11 | 12 | 23 |
| 18 | 16 | 17 | 33 | 24 | 48 | 72 | 34 | 61 | 95 | 31 | 27 | 58 | 29 | 25 | 54 | 0 | 4 | 4 | 12 | 28 | 40 |
| 19 | 10 | 28 | 38 | 20 | 54 | 74 | 16 | 45 | 61 | 8 | 39 | 47 | 15 | 40 | 55 | 0 | 4 | 4 | 3 | 7 | 10 |
| 20 | 5 | 7 | 12 | 8 | 26 | 34 | 8 | 13 | 21 | 9 | 6 | 15 | 7 | 8 | 15 | 0 | 0 | 0 | 2 | 4 | 6 |
| 21 | 4 | 5 | 9 | 6 | 10 | 16 | 5 | 9 | 14 | 4 | 8 | 12 | 3 | 8 | 11 | 0 | 1 | 1 | 5 | 2 | 7 |
| 22 | 5 | 4 | 9 | 11 | 18 | 29 | 7 | 7 | 14 | 2 | 7 | 9 | 3 | 5 | 8 | 0 | 0 | 0 | 2 | 5 | 7 |
| 23 | 4 | 8 | 12 | 0 | 2 | 2 | 4 | 6 | 10 | 6 | 6 | 12 | 2 | 1 | 3 | 0 | 2 | 2 | 1 | 3 | 4 |
| | 202 | 239 | 441 | 358 | 431 | 789 | 564 | 532 | 1096 | 253 | 280 | 533 | 206 | 264 | 470 | 22 | 46 | 68 | 146 | 191 | 337 |

Friday Saturday Sunday Monday Tuesday Wednesday Thursday
Average Weekday 369.8 Not including Wed. 445.3
Peak 1096 Sunday

2 69th Street Entrance

| Begin Hour | Friday | | | Saturday | | | Sunday | | | Monday | | | Tuesday | | | Wednesday | | | Thursday | | |
|------------|--------|-----|-------|----------|-----|-------|--------|-----|-------|--------|-----|-------|---------|-----|-------|-----------|-----|-------|----------|-----|-------|
| | NB | SB | Total | NB | SB | Total | NB | SB | Total | NB | SB | Total | NB | SB | Total | NB | SB | Total | NB | SB | Total |
| 0 | 2 | 1 | 3 | 3 | 5 | 8 | 8 | 8 | 16 | 3 | 1 | 4 | 1 | 4 | 5 | 1 | 1 | 2 | 2 | 3 | 5 |
| 1 | 4 | 4 | 8 | 5 | 3 | 8 | 3 | 4 | 7 | 0 | 0 | 0 | 1 | 1 | 2 | 3 | 4 | 7 | 3 | 3 | 6 |
| 2 | 1 | 0 | 1 | 7 | 2 | 9 | 0 | 0 | 0 | 1 | 2 | 3 | 3 | 0 | 3 | 0 | 1 | 1 | 1 | 0 | 1 |
| 3 | 1 | 2 | 3 | 0 | 0 | 0 | 1 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 6 | 2 | 2 | 4 |
| 4 | 3 | 3 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 1 | 2 | 1 | 1 | 2 | 2 | 4 | 6 | 0 | 0 | 0 |
| 5 | 4 | 2 | 6 | 1 | 0 | 1 | 1 | 1 | 2 | 3 | 2 | 5 | 2 | 2 | 4 | 1 | 0 | 1 | 3 | 1 | 4 |
| 6 | 7 | 8 | 15 | 0 | 4 | 4 | 4 | 4 | 8 | 3 | 8 | 11 | 2 | 7 | 9 | 3 | 4 | 7 | 5 | 11 | 16 |
| 7 | 13 | 7 | 20 | 7 | 13 | 20 | 3 | 12 | 15 | 15 | 12 | 27 | 12 | 8 | 20 | 7 | 5 | 12 | 15 | 7 | 22 |
| 8 | 9 | 12 | 21 | 12 | 14 | 26 | 12 | 11 | 23 | 10 | 13 | 23 | 6 | 10 | 16 | 14 | 11 | 25 | 11 | 8 | 19 |
| 9 | 13 | 11 | 24 | 14 | 12 | 26 | 13 | 15 | 28 | 12 | 18 | 30 | 9 | 10 | 19 | 16 | 18 | 34 | 10 | 13 | 23 |
| 10 | 12 | 15 | 27 | 18 | 22 | 40 | 22 | 24 | 46 | 14 | 15 | 29 | 5 | 15 | 20 | 15 | 15 | 30 | 10 | 17 | 27 |
| 11 | 16 | 21 | 37 | 19 | 24 | 43 | 26 | 35 | 61 | 21 | 30 | 51 | 14 | 24 | 38 | 25 | 26 | 51 | 7 | 16 | 23 |
| 12 | 21 | 35 | 56 | 20 | 26 | 46 | 26 | 38 | 64 | 29 | 30 | 59 | 23 | 26 | 49 | 37 | 36 | 73 | 22 | 15 | 37 |
| 13 | 20 | 22 | 42 | 22 | 39 | 61 | 36 | 69 | 105 | 20 | 24 | 44 | 17 | 13 | 30 | 30 | 21 | 51 | 13 | 21 | 34 |
| 14 | 18 | 22 | 40 | 39 | 43 | 82 | 37 | 59 | 96 | 19 | 30 | 49 | 14 | 24 | 38 | 29 | 34 | 63 | 11 | 22 | 33 |
| 15 | 20 | 22 | 42 | 36 | 61 | 97 | 54 | 50 | 104 | 21 | 30 | 51 | 14 | 22 | 36 | 25 | 43 | 68 | 26 | 25 | 51 |
| 16 | 17 | 17 | 34 | 38 | 39 | 77 | 47 | 45 | 92 | 20 | 37 | 57 | 21 | 30 | 51 | 38 | 33 | 71 | 23 | 27 | 50 |
| 17 | 21 | 17 | 38 | 46 | 33 | 79 | 47 | 53 | 100 | 33 | 23 | 56 | 36 | 35 | 71 | 41 | 19 | 60 | 35 | 29 | 64 |
| 18 | 14 | 19 | 33 | 34 | 32 | 66 | 49 | 45 | 94 | 38 | 44 | 82 | 36 | 40 | 76 | 45 | 39 | 84 | 26 | 23 | 49 |
| 19 | 32 | 5 | 37 | 29 | 23 | 52 | 52 | 27 | 79 | 38 | 24 | 62 | 32 | 16 | 48 | 38 | 27 | 65 | 30 | 8 | 38 |
| 20 | 7 | 7 | 14 | 18 | 10 | 28 | 15 | 10 | 25 | 10 | 7 | 17 | 5 | 3 | 8 | 14 | 9 | 23 | 3 | 5 | 8 |
| 21 | 9 | 9 | 18 | 4 | 6 | 10 | 10 | 8 | 18 | 8 | 4 | 12 | 4 | 6 | 10 | 10 | 5 | 15 | 3 | 4 | 7 |
| 22 | 5 | 7 | 12 | 10 | 12 | 22 | 6 | 3 | 9 | 6 | 8 | 14 | 7 | 8 | 15 | 2 | 2 | 4 | 0 | 4 | 4 |
| 23 | 3 | 12 | 15 | 3 | 3 | 6 | 3 | 4 | 7 | 4 | 4 | 8 | 4 | 8 | 12 | 4 | 4 | 8 | 3 | 0 | 3 |
| | 272 | 280 | 552 | 385 | 426 | 811 | 475 | 526 | 1001 | 329 | 367 | 696 | 269 | 313 | 582 | 404 | 363 | 767 | 264 | 264 | 528 |

Mt. Tabor Park

Preliminary Vegetation Condition Review

Prepared for:

Kurt Lango, Project Manager
Walker-Macy
Landscape Architecture - Urban Design - Planning
111 Southwest Oak Street, Suite 200
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Prepared by:

Robert Mazany ASCA #133, ACFE
Consulting Arborist
Robert Mazany and Associates
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MEMORANDUM

TO: Kurt Lango, Project Manager
Walker-Macy
Landscape Architecture - Urban Design Planning

FROM: Robert Mazany ASCA #133
Consulting Arborist



DATE: October 5, 1998

RE: Preliminary Site Review
Mt. Tabor Park - Portland

I have completed my site review relative to the proposed master plan development for Mt. Tabor Park as requested. The attached narrative is submitted to document observations from site visits and as a response to the following questions.

- I. What is the current health of the forest?
- II. Are there existing uses or conditions that are detrimental to the health of the trees?
- III. Rate the forested areas in terms of excellent health, average health or poor health.
- IV. What is the health of the understory?

I trust that the attached will be sufficient for your needs at this time. Please contact me if additional input is required or when I may be of further assistance on this project.

Field Note Narrative
Proposed Master Plan Development
Mt. Tabor Park - Portland, Oregon

This narrative is submitted to respond to questions posed by Kurt Lango, Project Manager, of Walker-Macy Landscape Architecture and Urban Design Planning.

Question I

What is the current health of the forest?

The forest within the boundaries of Mt. Tabor Park is a mixed forest predominantly a single specie, even aged stand of Douglas Fir. These are interspersed with Oregon Bigleaf Maple, the largest concentrations located on the east and south portions of the park, Cedar and Alders. There are areas of dense understory which contain both desirable and undesirable vegetation. The general health of the coniferous vegetation is good to excellent. Those showing signs of stress are those located in high use areas especially where irrigated turf is present within the root zones. Compaction has also contributed to the stress in these areas. There appears to be minimal evidence of damage from natural causes, i.e., east or storm winds, ice and snow. The Bigleaf Maple show signs of serious stress with branch dieback flagging present in most trees. This may be from long term drought decline response or verticillium pathogens which would require laboratory analysis to definitively determine. There are also a number of dead Maple throughout the park which must be removed due to their proximity to circulation or other activity areas.

Question II

Are there existing uses or conditions that are detrimental to the health of the trees?

There are a number of high use areas which have been impacted and contribute to the slow decline observed in, most notably, sport, playground and picnic areas. The high use in these areas, if continued without modification, will further exacerbate the decline leading to irreversible stress in many trees.

Compaction - This is the single most damaging aspect of high use areas but is correctable. A program of aeration and designing compaction absorbing treatment within these areas can and should be part and parcel of any improvement or renovation project.

Turf/Irrigation - Turf and the accompanying requirement for dry season irrigation have a detrimental impact on native tree specie, especially Douglas Fir. These trees normally grow in areas with little or no dry season moisture. Therefore the introduction of irrigated turf within the critical root zones of this species leads to weakened structure both above and below ground. The need for grading and soil preparation further damages and interrupts proper absorbing root development by removing or destroying beneficial mycorrhizae

which are critical to this development. Mycorrhizal inoculation therapies are now available which appear to minimize the effects of root zone disruption.

In summary, any activities which occurs within the critical root zones of trees will be detrimental to trees relative to the degree and frequency of use.

Question III

Rate the forested areas in terms of excellent health, average health or poor health.

The overall health of the forest, as previously stated, is very good with undeveloped areas retaining natural understory vegetation being excellent. Though some developed areas have signs of decline, i.e., shorter twig elongation, lack of deep foliage color and more interior deadwood evident, their condition must be rated overall for these areas as good. Due to conditions noted earlier the Maples are in a more advanced state of decline putting them in an average or fair category.

Question IV

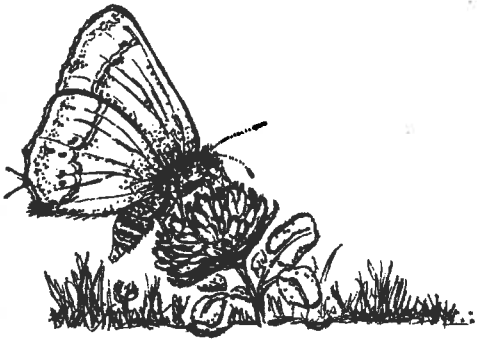
What is the health of the understory?

The health of the understory must be rated as good to excellent with lush growth where light and moisture are the most readily available. Though there is a mix of both desirable and undesirable vegetation they serve a purpose for root zone protection and wildlife food and habitat. Any program to remove vegetation thought undesirable must be carefully and cautiously formulated.

In summary, I would strongly recommend a careful and cautious approach to renovation design and other activities which may further exacerbate the stress already evident from past developments within the park. Proposed new plans for intrusion into new natural areas must be accomplished to minimize potential long term effects on the surrounding vegetation. The plan must include provisions for long term care for any trees which may be inadvertently impacted to any degree from proposed necessary root zone intrusions.

Due to the predominantly single specie, even-aged nature of the park any proposed plans should include a program to establish bio-mass diversity for the entire park. This could be accomplished through the interplanting of native specie such as Hemlock, Cedar, Pine and Spruce. The introduction of compatible non-native specie may include Western Larch and some Pine. Understory plantings should also be expanded with the inclusion of Vine Maple, Oregon Grape, Salal, Ferns and other native plants indigenous to the forest floor.

NOTE: Though I was not charged, nor was it requested that I conduct a risk assessment of the park, it must be noted that there are a number of trees in close proximity to roads and pedestrian ways which have larger (2"-3") deadwood over these accesses with a high potential for failure at any time. They could cause injury or property damage and must be attended to immediately.



Maurita Smyth, Environmental Consultant

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**Mt. Tabor Park Master Plan
Wildlife and Habitat Baseline Report**

Prepared for

**Walker*Macy
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and

**The Portland Parks Bureau
1120 SW 5th Avenue
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Prepared by

**Maurita Smyth, *Environmental Consultant*
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March 15, 1999

**Mt. Tabor Park Master Plan
Final Wildlife and Habitat Baseline Report
Prepared by Maurita Smyth
March 15, 1999**

Introduction

This report summarizes the results of pre-field and field baseline investigations on the wildlife and habitats of Mt. Tabor Park, Portland, Oregon. The report describes the site's wildlife habitats, provides an assessment of habitat function and existing conditions, and makes recommendations for habitat improvement within the context of the park's current master planning process.

Methods

A pre-field information (background) review was completed and included review of the *East Buttes, Terraces, and Wetlands Conservation Plan* (Bureau of Planning, Portland, June 25, 1993), aerial photo interpretation, and personal conversations with neighbors and park users. Background information will continue to be collected during the life of this project as new sources become known.

Field survey methods used for this project are consistent with the METRO Greenspace's baseline data collection efforts (Porasky, 1989). The entire site was walked using meandering transects that covered each habitat type within the site's boundaries. Habitat types were initially identified through aerial photo interpretation and landscape description provided by Walker Macy. All plants, habitat characteristics, and wildlife were recorded. Because the surveys were conducted during the winter, surveys were scheduled at different times of the day to increase potential for bird observations. Dominant trees, shrubs, forbs, and herbs were recorded along with the average diameter at breast height (dbh) of dominant overstory trees, and the general condition of vegetation (health). In addition, existing habitat characteristics, such as dead standing or downed wood, relative age/size classes of trees, the presence of water, unique features, and aspect were noted. Wildlife or their sign (vocalizations, tracks, scat, etc.) were also recorded.

RESULTS

Pre-field Information Review

The pre-field review indicated that Mt. Tabor Park is approximately 198 acres of natural and landscaped park land that includes three Portland water supply reservoirs; developed areas containing building structures, outdoor recreational equipment, and picnic areas; and internal road and trail systems. Resources include forest, open grass or lawn areas, wetland, intermittent drainages, and a remnant volcano vent. Mt. Tabor rises from approximately 300 feet above mean sea level (MSL) to approximately 640 ft. MSL at its summit in the central western portion of the site and extends beyond the park's boundaries in all directions. The park was an important element in the Olmsted Brothers' 1903 park system proposal. It is well used and is considered an important natural area within Portland and within the greater metropolitan area.

Wildlife that have been observed in the park include songbirds, ring-necked pheasants, and raptors such as Cooper's hawk and red-tailed hawk, plus coyote, raccoon, and fox squirrel.

Field Survey Results

Field surveys were conducted on December 9, 14, and 16, 1998 to typify habitats and record wildlife observations. Habitat types identified on site include upland forest, meadow (essentially manicured lawns), and a small intermittent wetland drainage area. The rest of the site is developed by roads, buildings, parking, and recreational use areas. The following summary may not include all plant species that occur on site because many plants have died down or lack their flowers or fruiting bodies during the winter season. Wildlife species listed below, especially birds, reflect only those species that are either year-round residents or are present only during the winter season. It is likely that migratory birds reside in the park and surrounding habitats during the breeding season, and use the site for foraging and resting during spring and fall migration times.

Upland forest habitat is the principal habitat on site and occurs in several forms. The overstory is dominated by Douglas-fir (*Pseudotsuga menziesii*) ranging in size from ten inches to over 40 inches diameter at breast height (dbh). Other overstory trees include native big-leaf maple (*Acer macrophyllum*), red alder (*Alnus rubra*), Pacific dogwood (*Cornus nuttallii*), western redcedar (*Thuja plicata*), ponderosa pine (*Pinus ponderosa*), lodgepole pine (*Pinus contorta*), and exotic species such as cherry (*Prunus sp.*), blue spruce (*Picea pungens*), among others. Within the forest habitat, canopy closure at full leaf ranges from 40% to over 90%. Douglas-fir, western redcedar, big-leaf maple, and Cascara (*Rhamnus purshiana*) also occur as sapling trees in the mid-story layer. Overstory trees that are located within open lawn and other developed areas are not included as part of the true forested habitat. These trees are usually found on the fringes of forest habitat and are considered as landscaping.

Shrub layers within the general upland forest habitat type vary in species composition and relative position of dominance. Commonly found shrubs include Oregon hazel (*Corylus cornuta*), creeping snowberry (*Symphoricarpos mollis*), ocean spray (*Holodiscus discolor*), elderberry (*Sambucus sp.*), tall and low Oregon grape (*Berberis aquifolium*, *B. nervosa*), Indian plum (*Oemlaria cerasiformis*), salal (*Gaultheria shallon*), wild rose (*Rosa sp.*), and vine maple (*Acer circinatum*). Non-native shrubs include English holly (*Ilex opaca*), scotch broom (*Cytisus scoparius*), and Himalayan blackberry (*Rubus discolor*). These three species are highly invasive and dominate extensive areas, especially along the periphery of the park. Seedling trees of red alder, *Prunus spp.*, western redcedar, and hawthorne (*Craetagus sp.*), among others, can also be found in the shrub layer. Oregon hazel, ocean spray, snowberry, and vine maple occupy a position of dominance within this vegetative layer in localized areas of forest habitat.

Herbaceous plants are common and include areas dominated by native or non-native species. Native herbaceous plants identified on site include inside-out flower (*Vancouveria hexandra*), sword fern (*Polystichum munitum*), wild strawberry (*Fragaria sp.*), large-leafed avens (*Geum macrophyllum*) - a wetland indicator plant, bracken fern (*Pteridium aquilinum*), thimbleberry (*Rubus parviflorus*), violet (*Viola sp.*), and various grasses. Non-native herbaceous plants include Quack grass (*Agropyron repens*), English ivy (*Hedera helix*), Queen Anne's lace (*Daucus carota*), and clematis (likely *Clematis vitalba*). Clematis and English ivy occur in dense stands within forested areas, predominantly on the outside edge of the forest within the park's interior and along its periphery.

Dead wood habitat within the upland forest occurs as snags, downed logs, and stumps, varying in size and number throughout the site. The forest located east/northeast of Reservoir 1 had the highest number of snags per acre, estimated at an average of nine per acre in some sub-areas within that forest. Snags ranged in size from less than 10 inches dbh to over 30 inches dbh within the site. Most snags were deciduous trees of big-leaf maple, but include other species. Downed logs varied in size and decay class, occurring as small logs with bark intact (decay Class I) to large logs (greater than 25 in. dbh) with no bark and well

broken up (Class IV or V). Generally, downed logs and stumps are lacking in many of the forest areas throughout the park.

Meadow habitat consists primarily of maintained lawns that are outside, but may be adjacent to, the forest canopy, adjacent to interior roads and surrounding the reservoirs. These areas are dominated by various grasses, including perennial ryegrass (*Lolium perenne*), bracken fern, patches of English ivy, and various flowering plants such as Queen Anne's lace, clover, and self-heal (*Prunella vulgaris*). It is likely that other flowering plants occur within the lawn areas but were not visible during the winter surveys. Dead wood is generally lacking within this habitat type but does occur as downed logs in a few places. These logs are mostly recent falls, likely the result of wind, or they may have been cut down for safety reasons.

A seasonal drainage area (a small gully) which includes a small seep wetland was identified in the northwestern corner of the site, south of the cinder cone. This area is located within the upland forest habitat as described above. Douglas-fir and Oregon hazel are the dominant species occurring upslope of the drainage bottom. English ivy and other non-native plants are encroaching upon the drainage along the edges of the upland forest canopy. In the upper reach of the drainage at the road, large-leafed avens, a wetland indicator plant (FACW-), was present and soils were saturated. Water flows to the wetland and the drainage areas via several road culverts.

Wildlife or their sign identified on site during field surveys includes: BIRDS: golden-crowned kinglet, ruby-crowned kinglet, northern flicker, American robin, sapsucker (sign), winter wren, American crow, pileated woodpecker (sign), pine siskins, European starling, song sparrow, and red-breasted nuthatch; and MAMMALS: fox squirrel. Forest habitat within the site provides nesting, perching, hiding, and travel habitat for a variety of birds and mammals. Meadow habitat provides limited foraging for birds (e.g. swallows).

Habitat Assessment and Analysis

Wildlife habitat value is based upon whether the site contains certain habitat types and attributes. These attributes include the presence of water, vegetation species and structural diversity, dead wood habitat as snags, downed logs, or stumps, connection to other habitats, vegetative canopy closure that generally provides for foraging, nesting, roosting, hiding, and travel habitat or cover for birds, mammals, amphibians and reptiles, aquatic and terrestrial insects, and other invertebrates. The greater the number and diversity of habitat types and the greater number of attributes, generally the higher the habitat value.

Mt. Tabor Park has an average overall moderate habitat value because it is large, it is dominated by large overstory trees which connect it to similar habitats in surrounding areas, and it supports three habitat types - meadow, forest, and a small wetland (described above). Within the park, however, wildlife habitat value differs from one area to another. Because of these differences, the site has been broken up into three principal categories of wildlife habitat, designated as W1, W2, or W3. (Figure 1 Wildlife Habitat Site Map) Not all of the park was considered for wildlife habitat designations. Those areas, such as the existing off-leash dog area, the picnic areas, and other open forest areas within the park, although connected by trees and oftentimes by shrub stands, are high use areas that will always be subject to a higher rate of human disturbance. For nesting birds, for example, this level of disturbance reduces habitat value. Overstory trees, no matter where they are located within the park will provide some foraging and nesting habitat for upper and mid-canopy feeding birds, such as warblers and crows. For purposes of this analysis, recognizing that the park has many uses, wildlife habitat was assigned to the best available habitat or those areas with the highest potential for habitat improvement within the park.

W1a, b, and c (Upland Forest): This habitat type has the highest wildlife/habitat value based upon the presence of tree, shrub, and herbaceous vegetation which includes variable shrub canopies in continuous or scattered clumps; low to moderate level of species diversity; the presence of water (applies mainly to W1a seep wetland); the presence of dead wood habitat as snags, stumps, or downed logs; and connection to other vegetative cover or habitats in more than one direction.

W1a includes a small seasonal wetland that can be enhanced to improve its already high wildlife value. W1b has several trails which likely add to wildlife disturbance especially by unleashed dogs which may disturb nesting birds. There is an opportunity within W1b to allow for controlled or limited wildlife viewing, particularly views to the large snags which are well used by woodpeckers and small mammals. W1b and W1c are large enough areas to provide some security or interior habitat for nesting birds and small mammals if managed for those uses. W1c is on a very steep slope and although it is adjacent to and includes a road, it has basic attributes of fairly extensive stands of native shrubs and some non-native but non-invasive shrubs which together form a solid base for habitat improvements. In W1a, W1b, and W1c non-native herbaceous plants occur.

The limiting factor for W1 forest types is presence of non-native (exotic) plants which dominate localized areas or are encroaching into this habitat type, thus representing a future threat to the existing diversity of the habitat. Some subareas within all the W1 forests have an open shrub layer which somewhat limits hiding, foraging, and travel cover for birds and mammals.

W2a, b, and c (Upland Forest): This forest type is considered to have moderate wildlife/habitat value based upon the presence of large dominating stands of non-native invasive plants, such as clematis and ivy; the presence and moderate diversity of shrub and herbaceous vegetation; presence of dead wood habitat as snags or downed logs; and its limited connection to other habitats within the site. W2 forests occur along the outside edge of the park adjacent to housing and human activity which increases disturbance to wildlife and habitat.

W2a and b, although located at opposite ends of the park, are similar in that they both have large pervasive stands of clematis and ivy. W2a, however, does have some areas that are open in the shrub layer with native and non-native herbaceous plants. W2c is located at the edge of the park and extends between houses to the north and south. This area is somewhat unique in that it includes several Pacific dogwood trees, a native tree that blooms in early spring, and several large big-leaf maples within its confines. The shrub layer is open with some Himalayan blackberry at its upslope edge near the park road. Grasses dominate the herbaceous layer.

The overall limiting factor for W2 forest types is the pervasive presence of non-native plants and the proximity of housing which increases their potential for human disturbance. Non-native invasive plants, for example, English ivy, create large monoculture stands which reduce the diversity of hiding and nesting cover and reduce the diversity of insect life upon which birds and amphibians depend. W2c is much less disturbed than W2a and b, but still lacks a well-developed shrub layer and native herbaceous plants.

Note: A major difference between W1 and W2 forest types is the level and extent of dominance by non-native plant species. For example, W1a has exotic plants mostly at the edge of the habitat area, whereas, W2 has pervasive stands of exotics, such as clematis, which completely cover shrubs and some trees thus reducing vegetative diversity.

W3 (Meadow): This habitat type has a low wildlife value based upon its lack of shrub and tree structure, which may be present on the meadow periphery, and its lack of water and dead wood habitat. However,

the meadow areas are connected to other habitats upslope. Location of meadows on slopes with a south/southwest/west aspect which dry out in summer gives this habitat a potential for improvement through removal of non-native grasses and vines. These plants can then be replaced with native upland meadow species (grasses and forbs) that will provide a greater diversity of wildlife food and cover. Species that are likely to be attracted to a diverse meadow flora would include song birds, small mammals, and breeding butterflies, such as swallowtails and hairstreaks.

The limiting factors for meadow habitat include the dominant presence of non-native plants, general lack of species diversity, management of lawn areas as mowed turf, and location adjacent to well used pathways.

Recommendations for Wildlife Habitat Improvement

W1 Upland Forest

General recommendations for W1a W1b and W1c:

- remove non-native vegetation, where necessary, to prevent further spread of these species within the habitat
- add additional shrubs to local areas currently with an open shrub canopy
- diversify the shrub and herbaceous layers by adding more native species
- add understory tree or tall shrub seedlings to provide organic nutrients and succession to the forest habitat and to increase foraging, nesting, and hiding habitat for wildlife. Seedlings also enhance the shrub layer structure during part of their life cycle.
- reduce human disturbance by directing foot travel onto designated pathways

W1a includes a seasonal drainage and small seep wetland with upland slopes along its periphery. The wetland is disturbed as shown by the presence of non-native grasses and forbs with ivy coming in at its edge. W1a is the only identified habitat that includes a defined wetland within its boundaries.

Specific recommendations for W1a:

- improve flow into the drainage from uphill areas
- remove the trail which crosses this area near the road
- impound water thus providing a more definitive water source for wildlife, including potential breeding habitat for amphibians.
- add downed logs to provide habitat for amphibians and foraging opportunities for birds
- salvage existing native wetland plants, where possible, and replace in kind with other native wetland plants to enhance habitat diversity.

Habitat improvements within W1 forest types would show quick results, some within the first year, others over time, as shrubs become more established. Non-native plant removal is also manageable within Phase I.

W2

Recommendations for W2a and b:

- remove large established stands of exotic vegetation
- diversify shrub and herbaceous species and structure throughout habitat area

W2a and b projects should focus on beginning the process of non-native plant removal, particularly removing the larger flowering stands of clematis before seeds are set each fall. In some areas, large shrubs could be planted immediately to "hold the ground" against re-invasion.

Recommendations for W2c:

- control the Himalayan blackberry at the upslope edge
- enhance the area by adding native shrubs, especially along the park road to provide a continuous shrub layer that connects to areas north and south of this habitat
- remove exotic grasses and other herbaceous plants and replace with native species

W3

- remove ivy and exotic grasses
- add native upland meadow species, thus providing a diverse source of food and cover for foraging birds and insects. Note: native grasses, especially bunch grasses, should be mowed only once or twice per season and thus their use will require a change in the maintenance regime.
- add a few low-growing shrubs within this habitat type or along its edge, where lacking, to provide hiding and resting cover for foraging birds.

W3 areas are small and can be successfully treated and replanted with positive results realized within a growing season. They are located near paths which will provide park uses with opportunities for wildlife to view foraging birds and butterflies.

Mt. Tabor Master Plan



Figure 1. Mt. Tabor Park Wildlife Habitats

Legend

- W1** Forest Habitat with the highest current value and highest potential for enhancement
- W2** Forest Habitat with moderately low to moderately high current value and high need for exotic plant removal
- W3** Meadow Habitat (managed open grass/lawns) with low to moderate habitat value and high potential for enhancement

W1a, b, and c: subareas identified for specific enhancement measures

W2a, b, and c: subareas identified for specific enhancement measures

W3: meadow habitats with similar enhancement needs

Mt. Tabor Park

Interpretation & Environmental Education

Raven Communications
October 28, 1998

Interpretation is...an educational activity which aims to reveal meanings and relationships through the use of original objects, firsthand experiences, and illustrative media, rather than simply to communicate factual information.

Freeman Tilden

Good interpretation enhances the outdoor experience. It helps people appreciate a place by understanding its unique natural and cultural history. Through interpretive messages, people come to feel a connection with the various cultural groups, history, politics, transportation, settlement, and natural resources of a place. They learn more about their own distinctive community. This connection leads to a sense of ownership and stewardship, paramount in enlisting visitors to care for their parks.

Informal learning is part of the recreational experience, and interpretation, combining education and entertainment, is the perfect medium. When people enjoy their parks, they return frequently, stay longer, and encourage others to visit through word-of-mouth publicity. They also feel a sense of ownership, and a desire to care for them.

For management, helping visitors understand why an area has certain regulations can assist park managers in enforcement. For example, if visitors understand they need to stay out of an area in order to rehabilitate an eroded hillside, they are more apt to obey and encourage others. Explanations work better than "stay out" signs.

Mt. Tabor Park is an ideal place to kindle curiosity about both natural and human history, and discover important connections to the environment. Interpretation can explain where, how, and why habitat areas are restored, how native plants are used in the landscape, and explain use of recycled construction & building materials at the park (and even how visitors might integrate them into their landscapes at home).

Interpretive Guidelines

Interpretive Development

Encourage protection of the park and its natural and cultural resources by providing interpretive messages related to their protection.

Provide visitors a means, through interpretation, to recognize and understand key historic and natural features in Mt. Tabor Park.

Develop positively worded messages to educate visitors about preservation efforts and their role in preserving and protecting natural and cultural resources.

Promote visitors' leaving the site with increased observation skills, knowledge, and a desire to return again.

Provide a coordinated approach to interpretive development that is thematic and organized to avoid duplication of messages. Interpretive signage, programming, and environmental education should be professionally created and designed. All should have carefully blended text and graphics whose content is driven by the themes.

Design & Construction

Demonstrate excellence in design and construction to encourage respectful visitor behavior on site. This also encourages positive attitudes toward City of Portland management of the site.

Carefully and sensitively select and locate interpretive programs and facilities.

Interpretive development should enhance understanding, but be relatively unobtrusive. It should not intrude upon the park environment or particular setting.

Interpretive signs should be mounted on structures consistent throughout the park. There are look-over panels (more passive) on metal, wood, or stone bases, as well as stand-up panels (more active).

Access

Increase interpretive opportunities for people with varied physical abilities to meet ADA requirements. Provide barrier-free opportunities for interpretation and environmental education. A multi-sensory approach to interpretation assists in accommodating people with a variety of ability levels.

Trails

It is important to meet expectations. People expect basic information about trails, usually via signs. They also expect that a trail will take them back to the point of origin or a landmark, without getting lost.

Orientation

Orientation information should provide rapid and easy access to information about park trails, recreation areas, special event locations, trails, restrooms, and environmental education facilities.

Environmental Education

Specially designed interpretive programs and materials which allow focus on groups with more specific and in-depth needs for learning and experiencing the natural and cultural environment at Mt. Tabor Park. This includes programs such as school fieldtrips, scout groups, and teacher workshops. Curriculum and handbooks for use by educators and students are included in this area.

Environmental Study Area

A designated area to be used by special groups for study and exploration of learning concepts. This may be a building, an interpretive trail specifically designed for group use with accompanying curriculum to explore studies like vulcanology or forest plant investigations.

Signs & Other Three-Dimensional Exhibits

Variety: Different methods of presentation appeal to people's different learning styles. Exhibits with a variety of graphics, artwork, maps, models, photographs, sculpture, etc. are more successful than those with single methods of presentation.

Availability: Signs and other on-site exhibits are always available – evenings, weekends, and holidays – whenever the viewer wants to read them. People need not go to another location to obtain information. They can be installed permanently on site.

Relevance: Information is presented in the most appropriate locations; no guessing if this is the right spot. People need not carry the information around, like a brochure, and try to read it while holding on to small children, an umbrella, or cane.

Visibility: Large legible print with contrasting colors makes reading easy and interesting. People with some vision impairment can still read signs. Graphics entice people to read signs and reinforce written messages. With art and photographs, pictures can enhance the message, making signs interesting even for non-English readers.

Low maintenance & replacement costs: Costs of maintaining signs and most sculptural elements is low. Suggested maintenance is to wash signs twice yearly. Signs do not generate litter (as brochures frequently do). Major expenses are during original design and fabrication.

Vandalism: Severe vandalism can destroy signs and exhibits. Placement is important to avoid potential problems.

Interpretive Recommendations

Entry Kiosk/Sign

Locate orientation information at all access points to the park.

They should include a graphic map of the park showing “You Are Here,” trails identified by level of difficulty (like downhill ski runs – green, blue, black), restrooms, special event locations, parking lots and roads, environmental education facilities, recreation areas like the off-leash area, playground, and basketball court, and certain park regulations. There should be a place to post notice of special events.

Trail Names

Trails would be designated by difficulty (like downhill ski areas - green, blue, black) and named with natural, geological, and historic names. For example, all of the easy, “green” trails might have forest botanical names like the “Trillium Trail” or “Wood Violet Way.”

Interpretive Signs

A series of unobtrusive interpretive look-over panels at strategic locations throughout the park would interpret the natural and cultural history.

1% For Art

Many public projects allocate a percentage to public art. Consider interpretive art – perhaps a sculpture or casting that helps tell the natural or cultural history of the park in a more sensory manner, without words. A sculptural fox family or doe deer and fawn might show people some of the more elusive animals that live or have lived in the park. Bronze animal track castings could make a fun way to introduce animals, and compare to real tracks throughout the park.

Environmental Education Curriculum and Study Area

Develop a coordinated program of pre-, post-, and on-site curriculum for students or summer camp attendees visiting Mt. Tabor Park. Designate an Environmental Education Study Area for groups to meet and use while exploring concepts and doing hands-on activities.

Develop an interpretive trail for environmental education groups, including teacher's and student's activity handbooks for field use.

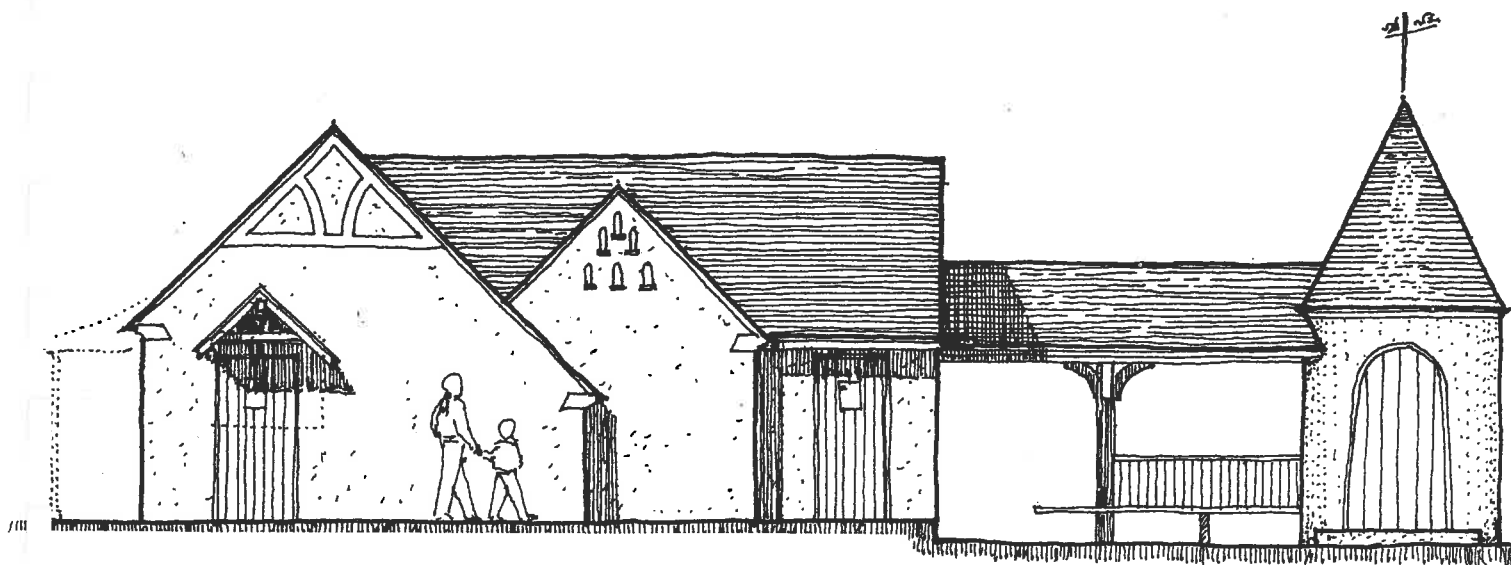
Topics could include:

- Geology and volcanos
- Where does your drinking water come from?
- How old is that tree?
- Native Northwest forest flora and fauna
- How do engineers build roads and reservoirs?
- Which birds visit Mt. Tabor?
- What animals live on Mt. Tabor?

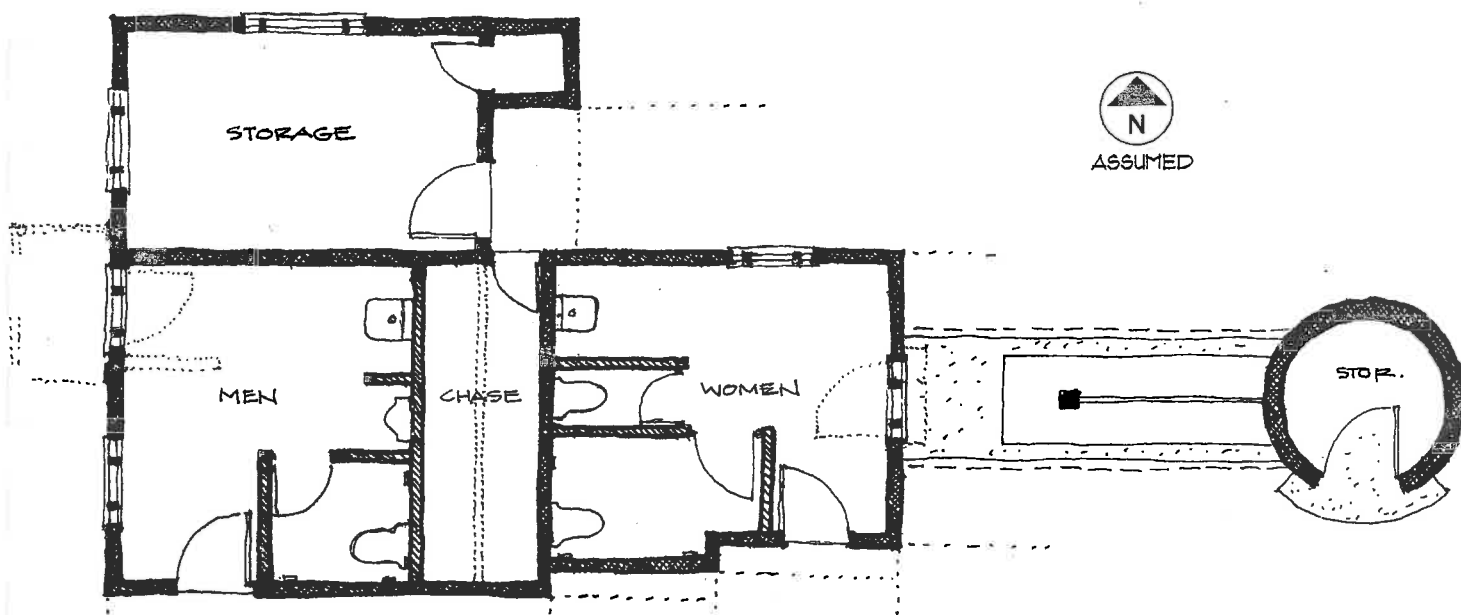
FACILITIES REPORT – MT. TABOR PARK

MASTER PLAN

Prepared by: John Kyle · Architects
1090 Commonwealth Building
421 SW Sixth Avenue
Portland, Oregon 97204



PROPOSED SOUTH ELEVATION Scale: 1/8" = 1'-0"



PROPOSED FLOOR PLAN Scale: 1/8" = 1'-0"

Volcano Restroom:

This building is near the crater and the park maintenance building office. It was constructed in 1928, in a whimsical fashion that is enjoyed by park visitors who appreciate how it fits its wooded setting. The structure contains a men's and women's restroom, storage areas and outdoor covered space. Present capacity of the restrooms is two toilets and one lavatory on the women's side and two toilets, two urinals and one lavatory on the men's side. Not all fixtures are currently operating. This restroom is open year round and is the most heavily used in the park due to its proximity to concentrated program areas of the park.

Structure Description:

The building is concrete slab on grade with wood frame walls and roof. Exterior finishes are stucco with some wood trim and a cedar shingle roof. Interior walls and ceilings are plaster or plywood. Casework is wood. Ventilation is natural through screened openings.

Existing Condition:

Existing condition is generally good for both structure and finishes. The roofing, especially some valleys, is in poor condition. Fixtures are in poor condition or outdated and there are no stall doors. The presence of carpenter ants has been noted by staff but the extent of damage, if any, is unknown. Water service is at life span. Sanitary disposal is to city sewer system. Water collects in the southwest corner of men's side where floor doesn't slope to floor drain, indicating possible minor settlement.

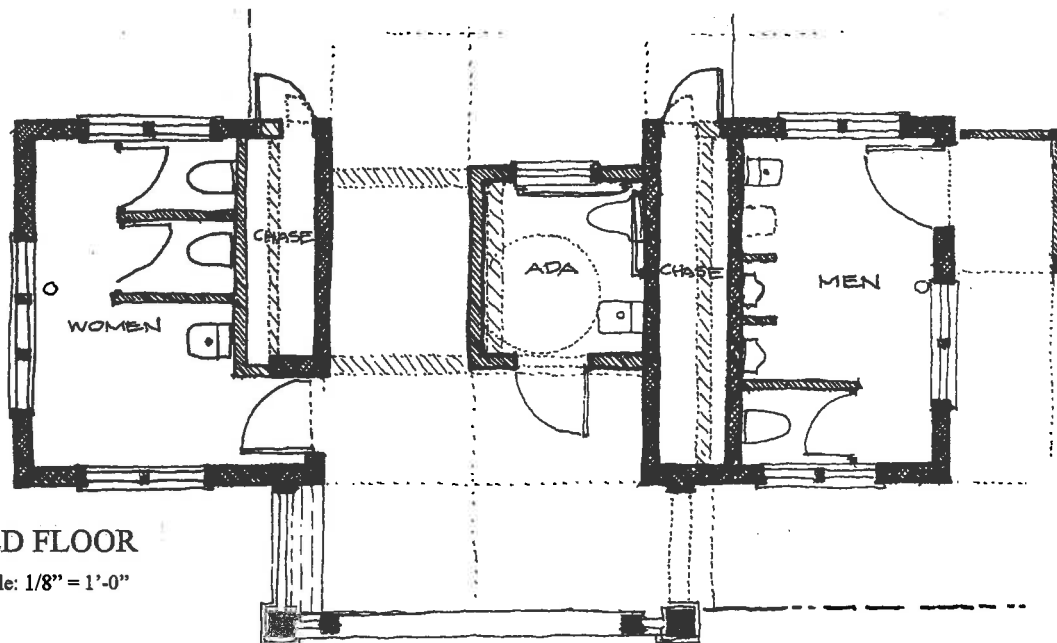
Accessibility:

Current non-compliance with ADA standards. However, there are no structural barriers preventing it from being made accessible in the future.

**Master Plan
Recommendation:**

The master plan recommends that this building be restored to modern use and a new life cycle. That workscope would include:

- New water service/distribution to building.
- Storm drainage to C.O.P. (City of Portland), current standard with seepage trench or other solutions.
- Inspect condition of sanitary sewer system.
- Inspect and extend or replace electrical service/distribution. New lighting/fixtures.
- Tear off, application of plywood roof sheathing and felt and replacement roof of 25-year, Class A composition, three-tab shingles.
- Cosmetic restoration/repaint exterior.
- Accessibility improvements to include:
 - Regrade entry at women's side to provide on grade access.
 - Replan for accessible route beyond entries.
 - Replan as required to install accessible plumbing fixtures and screens.
 - Install grab bars.
 - Signage.
- Install new plumbing fixtures. This will require removal of some or all concrete slab floor in the restrooms.
- Install new interior finishes to current Parks' standards in restrooms.
- Seismic upgrade as required.
- Create landscape plan to allow patrol/observation of restroom and entrances. Move restroom entrances to more public view.



**PROPOSED FLOOR
PLAN** Scale: 1/8" = 1'-0"



East Restroom:

Located in northeast corner of the park near the SE 69th and Yamhill park entrance.

Building Description:

The building has a large covered porch and contains men's and women's restrooms as well as plumbing chases and two central storage rooms. The men's side has two toilets, one urinal and one lavatory. The women's side has three toilets and one lavatory. The architectural style is "old Portland" craftsman. Staff states that capacity is inadequate during summer picnic load. The building is presently open seasonally.

Structure:

The building appears sound and in good condition. Floors are concrete slab on- and off-grade. Walls are structural clay tile with stucco exterior finish and plaster interior finish. Roof structure is wood framing and parks maintenance has recently completed a tear-down with new plywood sheathing and composition shingle. It is typically difficult for structural clay tile buildings to meet the present seismic code.

Existing Condition:

Is very good from observation. There is very heavy needle fall on the roof in this location. It is noted that gutters and storm drainage have been removed; possibly for that reason. Potable and irrigation water are not separated.

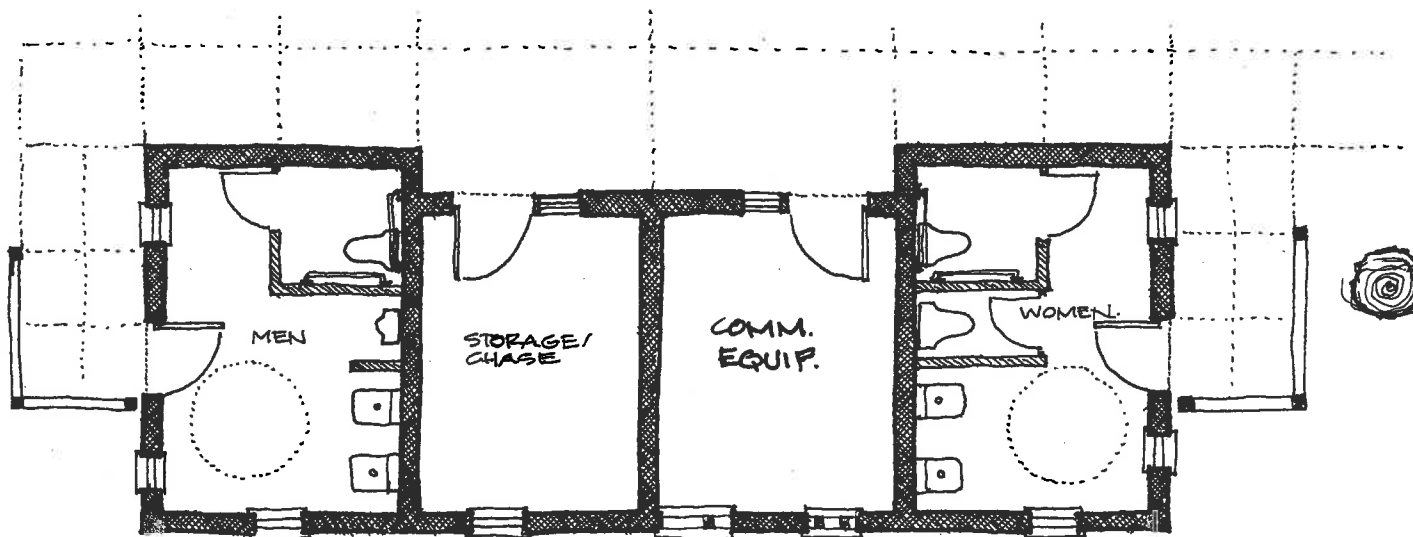
Accessibility:

The building is currently not accessible at grade or internally. The schematic plan illustrated brings it into full compliance and better relates it to the park area it serves, but it does necessitate a full structural upgrade as possible.

**Master Plan
Recommendation:**

Restoration and continued use. Workslope includes:

- New water service to building and separation of potable/irrigation supply.
- Evaluate electrical service, provide new as required, and provide new lighting.
- New plumbing service and fixtures.
- Cosmetic restoration of exterior; paint.
- Revise paths and grading to provide accessible route to restroom entrances.
- Accessibility improvements to include:
 - Remove center section of building and replace with a single occupancy accessible restroom and passageway
 - Door hardware
 - Signage
- Restore new interior finishes to current Portland Park standards.



PROPOSED FLOOR PLAN Scale: 1/8" = 1'-0"



Summit/ Harvey Scott Restroom:

Located in the northwest area at the summit of the park.

Building Description:

The building is gabled, brick and stucco, and in the English or French Norman residential style. It contains men's and women's restrooms joined by two central storage rooms. One of those rooms is currently occupied by City of Portland communications equipment supporting a nearby tower. The men's restroom contains one urinal, two toilets and two lavatories. The women's side contains two toilets and two lavatories. The building is presently opened for use by permittees only.

Structure:

The building floor is concrete slab on- and off-grade. Walls are assumed to be double-wythe brick construction but this is not absolutely verified. Roof structure is wood frame with composition shingle roofing. Exterior finishes are brick and stucco with wood trim. Interior finish is plaster.

Existing Condition:

Is good structurally. The brick masonry needs restoration, which is about to be undertaken as part of the ongoing maintenance budget. The asphalt shingle roof is recent. Gutters have been removed. Water service is at end of life cycle. Interiors are in generally good condition. Presence of carpenter ants has been noted but damage, if any, is unknown.

Accessibility:

Building does not currently meet ADA standards, but that is achievable without structural changes.

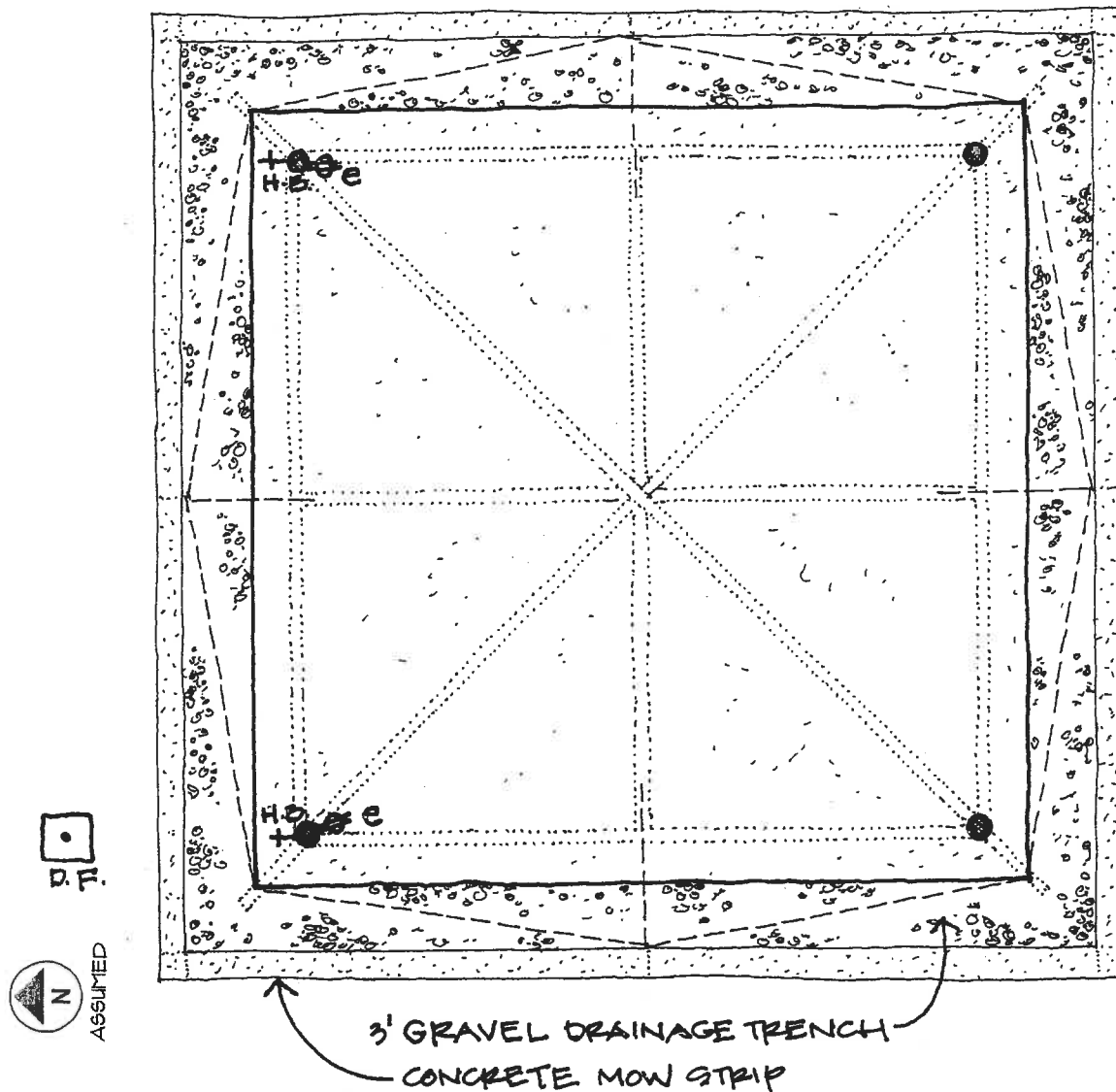
Master Plan Recommendation:

Restoration and modernization for continued use.

There are two special circumstances applying to the structure, which have been identified. The first is presence of the communications equipment and how long the future use of that room for this purpose is planned. Secondly, staff states that this is the site of most weddings that occur in the park, which, with other master plan considerations suggests some program uses for this structure. The building is restorable and that workscope would include:

- New water service.
- Evaluate electrical service and install new lighting.
- Restoration of exterior masonry, presently planned for.

- Cosmetic exterior restoration and painting.
- Install new plumbing fixtures.
- Accessibility improvements to include.
 - Door hardware
 - Regrade entries
 - Replan for accessible route in interiors (exterior screening)
 - Accessible fixtures and screens
 - Install grab bars
 - Signage
- Restore new interior finishes to current Portland Park standards.



EXISTING FLOOR PLAN Scale: 1/8" = 1'-0"

**Existing
Picnic Shelter:**

This structure is in a lawn area across the road from the maintenance building and volcano restroom. Significant trees are part of the immediate setting. Currently it provides the only covered picnic area in the park.

**Building and
Structure Description:**

The shelter is open-sided with columns supporting a wooden, four gable, truss supported roof. The roof is approximately 34 feet square. The floor is concrete slab on grade and is also 34 feet square. The roof is tongue and groove decking with composition shingle roofing. It can comfortably accommodate approximately 80 persons seated at picnic tables and perhaps a crowded 100 persons or children.

Existing Condition:

The existing condition appears good. The roof is not new and is into its life cycle. There is heavy needle fall at this location. The major deficiency is drainage. The shelter is at the base of a large up slope area with significant trees. Rains bring a relatively large quantity of water and some mud down onto the slab. There is no power or water service.

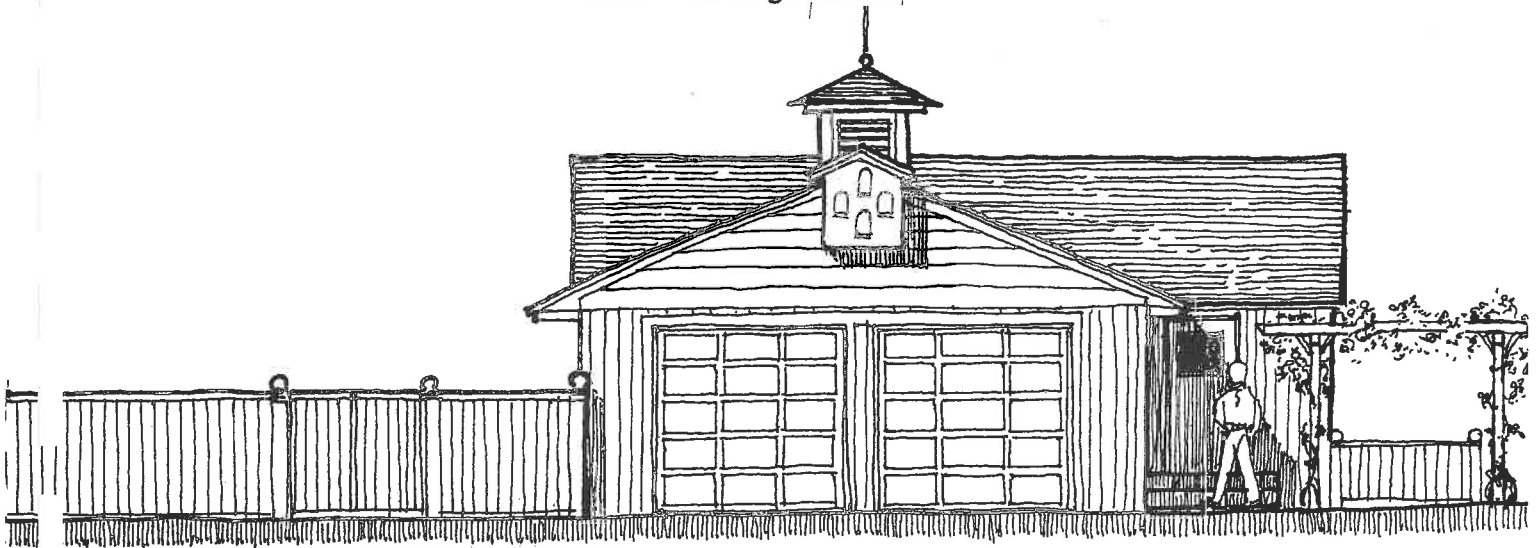
Accessibility:

The shelter itself is on grade. There is no improved accessible pathway to it.

**Master Plan
Recommendation:**

Continued as-is with the following improvements:

- Roof inspection-life cycle estimate.
- Catch and divert drainage on North and East sides.
- Provide electrical service.
- Provide water service.
- Provide improved accessible pathway from accessible parking/route.
- Provide drinking fountain.



PROPOSED SOUTH ELEVATION Scale: 1/8" = 1'-0"

**Existing Maintenance
Building and Park Office:**

Located near the crater at the rear of the main parking lot.

Building Description:

The building is residential style: one-story with a partial daylight basement. Facing the parking lot at the front of the building is a two-car garage, used for the storage of park maintenance equipment including mower and tractor. Behind this garage and elevated + 12", is a room the full width of the building which serves as lunch, locker and staff office room. Partitioned off in this space is a non ADA compliant toilet room. The sink is outside this room. A second room adjoining, and at the side of the garage, provides an entry and some additional office/storage. The lower level daylight basement is the size

of the upper staff room. There is a gravel path to an asphalt paved landing outside this level capable of use by light trucks. The basement is divided into two spaces. One side is accessible by a man door and the other by an overhead garage door. It is in use for tool and equipment storage.

Structure:

The basement has three below-grade walls of concrete and the accessible wall of wood frame. The lower floor is concrete slab. The upper level has concrete floors with slab on grade at the garage. Office floor finish is 12 x 12 tile. The walls and roof are wood frame. It is not determined whether the roof structure is frame or truss. Roofing is composition shingle. Windows are aluminum, single glazed. Siding is wood bevel. Interior walls and ceilings are gypsum board.

Existing Condition:

The existing structure and finishes are in good condition. The presence of carpenter ants has been noted. Whether they've caused any damage is unknown but is not apparent. Staff notes the water service is becoming clogged and they do not use the water as potable. The electrical service for the entire park passes through, and is controlled, in this structure. The panels are on the North wall of the upper level garage.

Accessibility:

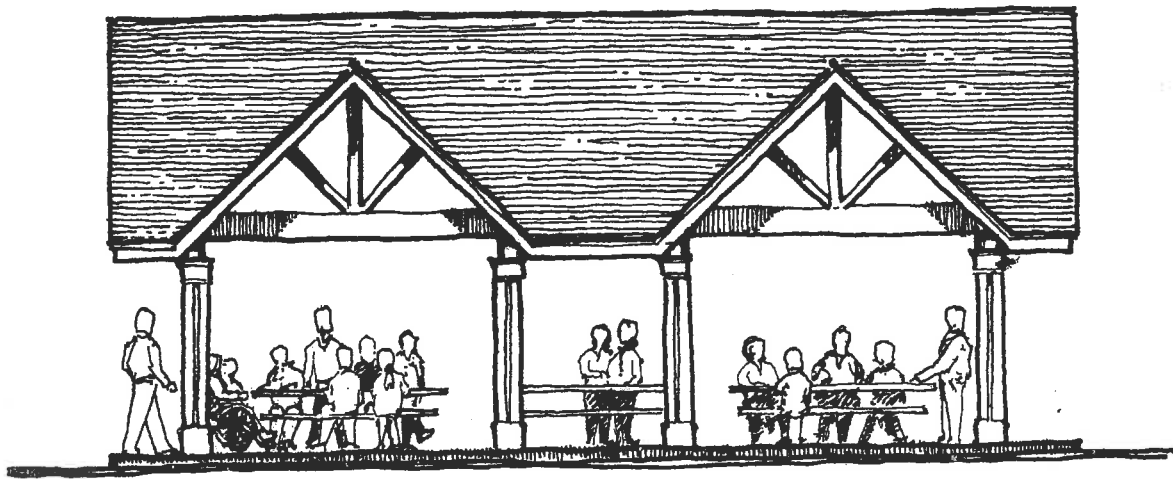
The garage area is on grade and accessible from the exterior. The basement is accessible (the path to it may not be). As its present use that is not required. The office portion of the building is not accessible. It is + 12" off grade from the garage and entry grades. As previously noted, the toilet facility is not compliant.

Possible Future Actions:

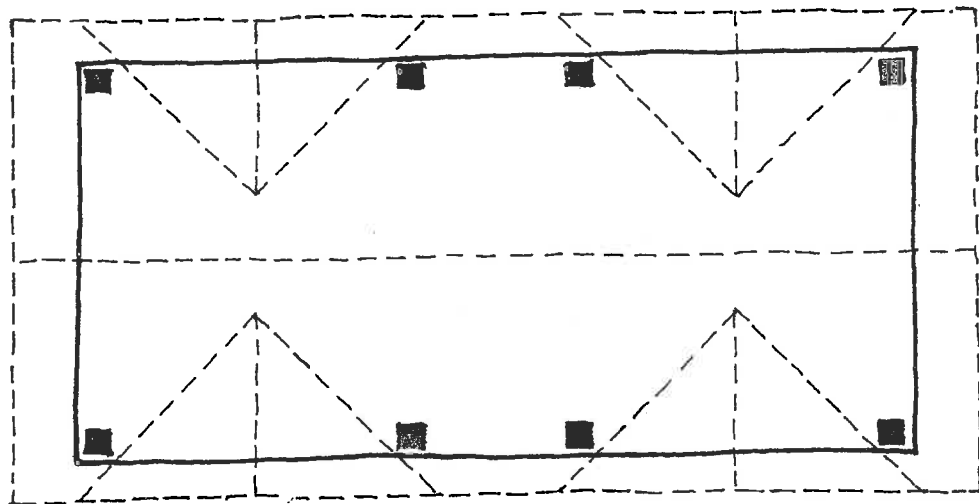
Staff and consultants observe that the present facility does not effectively meet the present needs of maintenance staff, equipment and operations. There is also substantial recognition that the location of this facility is not an aesthetic complement to this high-use area of the park. Accessing these maintenance functions through the visitor parking lot is also not desirable. The building does serve an important informal function as park headquarters. It is the place the public perceives staff presence and makes contact. Due to its role as part of maintenance facilities for a larger district and with no clearly identified need for other uses, a definitive future role for this building was not decided.

**Master Plan
Recommendations:**

Leave it as the maintenance building; expanding the garage and screening the adjacent storage yard with a solid screen with design character. Make minor cosmetic improvements to relate better to the parks other and more historic structures. The screens, a trellis, a false dove-cote and roof ventilator are illustrated. Painting to match the nearby volcano restroom with garage doors of medium value, neither white nor dark. Replace existing water service.



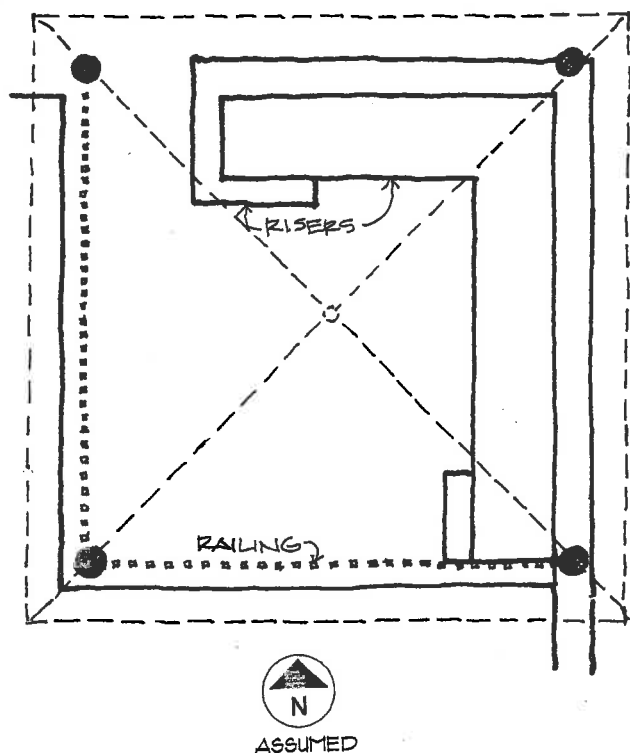
PROPOSED ELEVATION VIEW Scale: 1/8" = 1'-0"



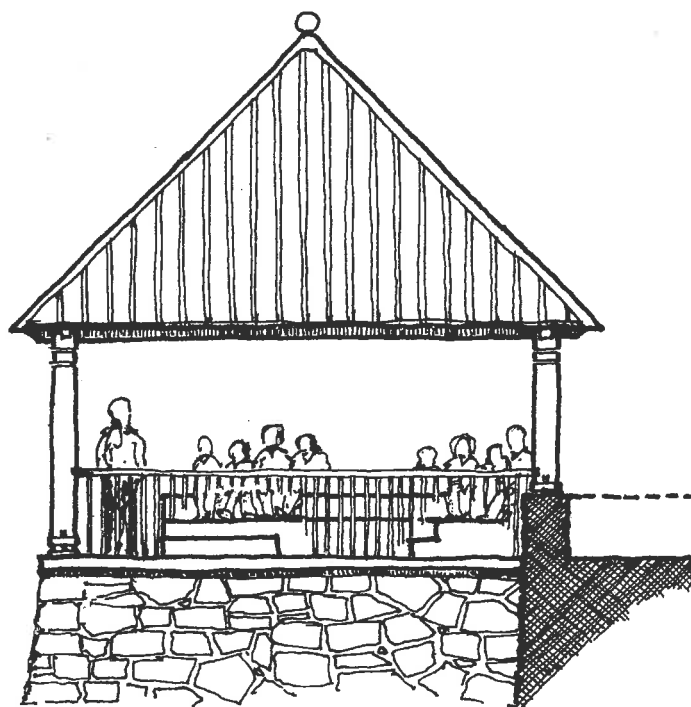
PROPOSED PLAN VIEW Scale: 1/8" = 1'-0"

Future Picnic Shelter Model: The northeast corner of the park contains a significant existing picnic area, served by a seasonal restroom, and with tennis courts and other recreational opportunities nearby. The site enjoys a unobstructed view of Mt. Hood. User comfort and rental income could be enhanced by the construction of a new picnic shelter.

The shelter illustrated is in a traditional historical style according to Master Plan policy; in this case the craftsman style that relates to the nearby existing restroom. The structure has a concrete slab and foundation, timber frame and shingled roof to match existing park structures. In concept it is "modular" in that it would be a single "pavilion" or multiple "pavilions." The center section shown between two "pavilions" can also be lengthened up to a point. This "system" allows for adjustment in group size and usage when the time comes to execute this project. A possible location is shown on the site plan. The design, however is generic; intended to be the "Mt. Tabor" picnic shelter to be used anywhere the need for a shelter is identified.



PROPOSED FLOOR PLAN Scale: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION Scale: 1/8" = 1'-0"

Future Interpretive Shelter:

The future structure illustrated is sited between the existing main parking lot and overlooks the volcano crater. In this position it is highly visible to the arriving park user and also creates a gateway to the restored crater area. While a specific interpretive program for the park is not yet developed the shelter could house both general park information and directions as well as interpretive panels explaining the geological history of the crater, etc. The shelter serves as a focus and can cover a visiting class, a group of birdwatchers or others using the planned interpretive trail system in the park.

The base, of stone, integrates into the surrounding developed landscape. The shelter itself has a concrete floor, some permanent riser seating and is shown in a rustic, but historical, timber frame aesthetic in keeping with the established character of the park. The roof is shown as shingle to match existing park structures.



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

Commissioner of Public Affairs
REPORT TO COUNCIL

December 17, 2008

Accept a Report on Amendments A, B, and C to the Mt Tabor Park Master Plan.

Through Resolution #36539, City Council directed the community and Portland Parks & Recreation to update the Mt Tabor Park Master Plan to include the Mt Tabor Yard, Nursery, and Long Block.

After an extensive process which included months of research, public meetings, discussion, and debate, the Mt Tabor Central Yard and Nursery Planning Group approved the following three amendments to the Mt Tabor Park Master Plan Report, published in January 2000:

- **Amendment A** addresses the 2003 change to the Master Plan's original determination that Mt Tabor Park was inappropriate for an Off-Leash Area.
- **Amendment B** acknowledges the addition of the historic designation of the Park and Reservoirs in 2004.
- **Amendment C**, the Mt Tabor Central Yard and Nursery Planning Group Final Report, represents the body of work of the past year produced by the Planning Group.

The report in Amendment C describes the long history of the Mt Tabor Yard and Nursery, beginning with reflections of the early Olmsted vision, and concluding with its role today in management of our world-class parks and recreation system. Today, PP&R cares for 10,763 acres of parks and natural areas and provides recreation and environmental programs to 180,000 participants every year. The Yard and Nursery play a central role in ensuring these areas and programs prosper and continue to provide value to the public.

Unfortunately, our central maintenance facility has not kept up with the growth of the system. Our talented carpenters, electricians, welders, horticulturists, and other staff begin their work every day in a facility largely dating from the 1930's that no longer meets the basic needs of today's workforce. The site is unsafe and inefficient, with narrow driveways and dilapidated buildings. This is not a newly discovered problem, as the report describes. Rather, it is a problem that has repeatedly gone unsolved, despite numerous past studies. In 2007, the controversy over the future of the Yard brought public attention to its condition. After months of mediation, the community and Parks began working together to identify a solution to the problems at the Yard and Nursery.

We are pleased to report there is a community-supported solution to address the long standing

Administration

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Dan Saltzman, Commissioner
Zari Santner, Director

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issues at the Mt Tabor Yard. The report outlines the planning and design process that was used by the Planning Group to reach this result. As well, our partners in this project, Opsis Architecture, brought together a talented team of architects, landscape designs, maintenance experts, and engineers to adapt the Planning Group's vision into a buildable design.

It is with this report and the resolution also presented today, that the Planning Group now passes this responsibility forward to you, and asks for your commitment to seeing this project forward. It is a unique occasion that is before you today – this plan has forward momentum and strong community backing. As evidenced by the breadth and depth of this report, it would be a lost opportunity to let this report be set aside, like other past studies of the Yard.

We ask you to honor the work and commitment of the community; to recognize the tremendous need of the Yard and Nursery staff; and to join Parks and the community in this effort by ensuring that the full funding is identified and that the Mt Tabor Central Yard and Nursery is redeveloped to allow it to function in its full capacity to serve the residents of the City of Portland.

We recommend that Council accept the report.

Zari Santner
Director

TO THE COUNCIL

The Commissioner of Public Affairs concurs with the recommendation of the Director of the Bureau of Parks and Recreation and

RECOMMENDS:

that the Council accept the report.

Respectfully submitted,

| |
|--|
| Amendments to the Mt Tabor Master Plan: |
|--|

Amendment A: Include the Mt Tabor Park Dog-Off Leash area

In response to the high level of off-leash dog use, a site was identified in Mt Tabor Park to be included with thirty-three other off-leash dog areas recommended to City Council. The recommended program was adopted by City Council and implemented in September 2003. In the evaluation report produced in December 2004, the off-leash area in Mt Tabor Park was recommended to be continued and extended to a year-round program. The site has been functioning since that time.

Amendment B: Historic Designation of Park and Reservoirs

In 2004, Mt Tabor Park, including the Yard, Nursery, and Long Block were placed on the National Register of Historic Places, in a community effort spearheaded and funded by the Mt Tabor Neighborhood Association. In the same year, the Reservoirs were also added to the Historic Registry. These designations recognize the important buildings, structures, and sites in the park and are intended to encourage the preservation of this significant site.

Amendment C: Mt Tabor Yard and Nursery

See attached report.



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland



**Mt Tabor Central Yard and Nursery
Planning Group Final Report
Amendment C to the Mt Tabor Park Master Plan
December 2008**

Prepared by

Mt Tabor Central Yard & Nursery Planning Group
December 2008

Presented to Portland City Council

December 17, 2008

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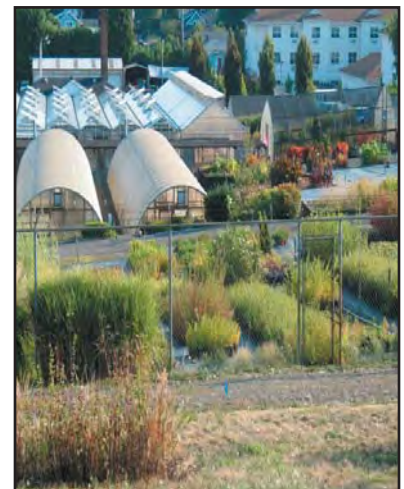
Introduction

This report was drafted through a partnership between the community and Portland Parks and Recreation. Many thanks are deserved by those who served on the Mt Tabor Central Yard and Nursery Planning Group over the past year. This document represents many hundreds of hours of meetings, outreach, and discussion by a group of strongly committed staff and community members.

Through Resolution #36539, City Council directed the community and Parks to update the Mt Tabor Master Plan to include the Mt Tabor Yard and Nursery. The original Mt Tabor Master Plan published in January 2000 did not include this area.

The following report discusses the history of the site, including the Olmsted vision and past studies; the planning process; and the design process that led to the development of the design for the Mt Tabor Yard and Nursery. The report concludes with a vision for the future Yard and Nursery, as well as issues and findings for future consideration.

It is intended that this document, including the Mt Tabor Park Master Plan and other amendments, should serve as the primary documents for future deliberations regarding Mt Tabor Park.



*View of the Horticultural
Services Greenhouse*

History of the Site



Description of the Yard

The Mt Tabor Central Yard and Nursery has been in its current location at SE 64th and Division since the earliest days of Mt Tabor Park. The Yard is a narrow strip of nearly seven acres of land that gently slopes up to greet the hills of Mt Tabor. It is bordered to the south by Division Street, to the west by a senior assisted living home (Courtyard Senior Plaza), to the east by a small private college (Warner Pacific College), and to the north by Mt Tabor Park. The Nursery refers to the greenhouse and other accoutrements within the Yard; the Upper Nursery, a sloping area of land above the north fenceline of the Yard that has been the site of in-ground plantings; and the Long Block, a narrow finger of land that stretches out to the west from the Upper Nursery area. This is Parks' tree nursery and comprises about acres that sit between SE 60th-64th, with residential neighbors across the street on its Harrison and Lincoln Street borders.

The Olmsted Vision

By the time Portland's park enthusiast citizens persuaded the City to hire an Olmsted to come to Portland and design a park system, their firm had gained great notoriety with the design of such landscapes as New York City's Central Park. Key to their designs was the subjugation of built elements to nature in order that the burgeoning numbers of urban dwellers might still be able to have a rural experience close to home. The 1903 report to Portland's park board, written by John Charles Olmsted, recommended that the Mt. Tabor butte be acquired for a large city park and maintained predominantly in a natural state.

The City had gradually been acquiring land at the butte since the late 1880's for the first two ornamental open reservoirs, completed in 1894. Citizen "push clubs" formed to advocate for land acquisitions and the creation of a formal park. Properties were quickly added between the years of 1909 and 1910, prior to construction of the two additional 1911 reservoirs, making Mt. Tabor Park the largest park in Portland, a distinction maintained until the creation of Forest Park in 1947.

Emanuel Tillman Mische, who had been a landscape architect and master horticulturist for eight years in the Olmsteds' Massachusetts firm, became Portland's park superintendent on the recommendation of Olmsted. Mische's design for Mt. Tabor Park was presented to the public in a large *Oregonian* spread in 1911. His design of the park kept to Olmsted's concept of maintaining a rural, naturalistic landscape coupled with more formality at interfaces with the neighborhood and around the reservoirs. Mische's design of the park included a formal entrance at the southwest corner of the Park. He depicted an entrance leading from the west at approximately SE 60th into the Park called the Linden Entrance, which today aligns with the Long Block and would link to an entrance arriving from the south called the Maple Entrance, which aligns with today's SE 64th Avenue.

According to Park archival records, the Nursery and Long Block uses date back to 1908-1909. It is likely that Mische and early Parks staff selected this location for its good soils and prime southern exposure for growing plants. Since its earliest days, the Nursery has produced trees and plants for use in parks across the city. The head house, which currently sits at the front of the greenhouse, was built sometime before 1918, and a coal-fired boiler in the head house was originally used to heat the greenhouse. This Nursery has been

History of the Site

the heart of plant production for the Parks system. Over the years, plant production has shifted and changed, due to both financial limitations and sustainability efforts. Plant production today is focused on perennials and native plants that do not need as much maintenance or water to thrive as traditional ornamentals.

As Portland increased its park land, maintenance functions grew up around the horticulture services. Over the years, buildings were added to the site in a rather haphazard manner as additional space was needed. For example, the administration building was completed in 1938. A retired Parks staff person recalled that several decades later one of their work assignments was to dig out the basement addition, which today serves as one of the few conference rooms on site. The Community Gardens office staff can show a slope still existing in their floor where horses' troughs once were located, and today this space is used for computer work stations and meeting space. This odd conglomeration of buildings has led to traffic circulation patterns that are far from ideal for large vehicles with trailers to navigate safely and efficiently. The haphazard design has also scattered work units, so that offices, crew spaces, and storage for any given work unit are often located in separate buildings across the Yard.

Today, Mt Tabor Yard serves as the central dispatch for PP&R maintenance and nursery services for over 100 full-time and about 40 seasonal employees. Services housed at the Yard include turf and irrigation, equipment, structures, engineering, athletic fields/ball fields, administrative, horticulture, community gardens, zone management, and stores. Staff at the Yard are responsible for maintaining parks facilities and services across the city including:

- 31 community gardens, with about 1,300 plots and 3,000 gardeners;
- 1,408 acres of turf at more than 279 sites;
- 273 multi-use fields and 62 Portland Public school sites;
- 753 acres of irrigation;
- 60 major park buildings (such as community centers and offices);
- 153 minor park buildings (such as restrooms and park shelters);
- 13 pools;
- 92 acres of ballfields;
- 97 softball fields and 21 baseball fields;
- 250 sports fields (soccer, lacrosse, rugby, football, ultimate Frisbee, volleyball, softball, baseball, kickball, etc);
- 1 softball stadium, 2 baseball stadiums;
- over 230 PP&R vehicles;
- heavy equipment, including excavation, grade, fill, hauling, and grinding;
- mower and outdoor power equipment;
- amenities like park benches, garbage cans, and fountains;
- electrical services, plumbing, and HVAC systems;
- play equipment, paths, courts, screens, backstops, and fencing; and
- plantings and landscaping, including natives, bedding plants, ornamentals, shrubs, and trees.

In the fall of 2004, Mt Tabor Park was placed on the National Register of Historic Places; the Yard, Nursery, and Long Block were specifically included in the listing to acknowledge their importance. Three of the buildings at the Yard were listed as contributing structures: the Administrative Building, the Horticulture Services' Head House, and the Community Garden building. The Yard and the activities it houses are an important part of the story of the Portland parks system.

Years of Deferred Maintenance Led to Crumbling Infrastructure of Today

Portland's parks and recreation system has seen incredible growth and changes over the past 100 years. Today, Parks cares for 10,763 acres of parks and natural areas. As well, recreation and environmental programs run by Parks serve 180,000 people every year. The central maintenance facility at Mt Tabor has not kept up with this growth. Many of the existing structures, originally designed as horse stables prior to the 1930's, now house offices and work spaces. Maintenance equipment has grown significantly in size – some mowers are now too large to fit into the bays of the shops, so repair work occurs outside in a roadway.

Over the years, Parks & Recreation's funding priorities have largely focused on maintenance and expansion of the public amenities of the Parks system. In the meantime, Yard staff have developed a work culture specializing in creative fixes on a shoe-string budget, allowing the current facility to limp along while serving the diverse needs of today's world-class parks and recreation system.

The deterioration of the Yard is well documented. Many studies, beginning in the 1980's and 1990's, have chronicled and identified the problems at this site. For instance, the *1999 Maintenance Facilities Plan* rated this site and its facilities as "critical," saying that "minor repairs are no longer possible or desirable to these antiquated facilities." An analysis of the issues included:

- The site lacks adequate parking, office, and storage space for current needs.
- Most of the site is not ADA-accessible.
- Most of the buildings do not meet OSHA or current building codes for seismic stability, fire, and life safety.
- The site is not secure, risking the loss of expensive equipment.
- Air quality, mold, and heating systems are concerns.
- Vehicle circulation and parking is inadequate for the size and numbers of vehicles that visit or work at the Yard.
- The number of restrooms, lockers, and showers are inadequate for the size of the workforce.

In January 2007, the *Feasibility Study: Development of Service Zone Facilities at Mt Tabor Yard* was prepared by Waterleaf Architecture. This study was part of a larger study completed in October 2006, the *Feasibility Study: Development of Service Zone Facilities*, which looked at Parks' maintenance facilities throughout the entire system and proposed possible strategies. This study noted that a new facility had potential savings of \$8.6 million over 10 years in terms of worker productivity and energy and water efficiency. One of the largest savings expected was in personnel, as adequately sized work spaces were expected to increase work productivity by 11%. This study also noted that the location of the Yard is virtually the geographic center of the Parks' universe, making it ideal for central functions that need to serve the entire Parks system.

History of the Site

Controversy Ultimately Led to a Solution

In the fall of 2006, the community learned of a potential sale of 8.5 acres of the Yard and Nursery by Parks to Warner Pacific, the private college to the east, for a campus expansion. The Mt Tabor and South Tabor neighborhood associations had concerns about the selling of public land to a private entity. Because of this, the sale process was halted, and Parks entered into a mediation process with the two neighborhoods. In May 2007, a mediation agreement was reached between Parks and the community. The agreement committed Parks and members from the mediation group to create a public involvement process to update the Mt Tabor Master Plan to include the Yard, Nursery, and Long Block. The original master plan for Mt Tabor Park, completed in 2000, did not include any of these areas.

On September 26, 2007, City Council passed Resolution #36539, which directed the Parks Bureau and community to undertake this planning process. The Resolution also gave \$465,000 to fund the planning process and requested a plan be brought back to City Council in December 2008.

Planning Process



Selection of Facilitation Firm

After reviewing eleven applications/resumes of facilitation and public involvement firms and interviewing three firms in December 2007, Parks staff and community members who participated in mediation hired Jamie Damon and Mary Forst with Jeanne Lawson Associates, Inc to act as facilitators for planning group meetings and to provide support for community engagement events.

Formation of Planning Group

In February 2008, Portland Parks and Recreation staff representatives and Portland community members formed a thirty-six person cooperative committee, the Mt Tabor Central Maintenance Yard and Nursery Planning Group, with the objective of developing plans for updating and revitalizing the Mt Tabor Central Maintenance Yard and Nursery. This cooperative effort was born out of the desire to protect this important piece of parkland; interest in furthering community involvement and public processes that concern public lands; a desire to reverse the history of neglect and lack of funding for the Parks' maintenance workspaces; and investing in the continued future of all of these.

By creating a partnership where all parties had equal decision-making authority, this process represented a new model of public involvement for Parks. It was suggested by using the Bureau Innovation Project #9 Toolkit for Public Involvement, a tool under development to create consistent public involvement across City bureaus. An analysis of this model and lessons learned will be discussed later in this report.

Members of the Planning Group:

| | |
|-------------------------|---------------------|
| Cascade Anderson Geller | Nancy Norby |
| Eileen Argentina | Kathryn Notson |
| Mark Bartlett | John O'Shea |
| Lynn Demuth Bailey | Hiromi Piper Ogawa |
| Patricia Cassidy | Leslie Pohl-Kosbau* |
| John Cava | Lora Price |
| Lance Condray* | Kymberly Randolph* |
| Tamara Failor | Dawn Smallman |
| Pete Forsyth | Greg Snider |
| Don Jacobson | Chad Sorber |
| Gary Johnson* | Alfred Staehli |
| Zeljka Carol Kekez | Earl Straley* |
| Kristine Karnezis | Niki Todd |
| Steve Kruger | Karen Trappen* |
| John Laursen | Jeff Tryens |
| Shannon Loch | Bruce Wakefield |
| John Long* | Thomas Wikle |
| David McAllister | Scott Yelton |

(*Tabor Yard employees: It should be noted that all Yard employees volunteered their time to attend Planning Group and subcommittee meetings and spent many unpaid hours outside of their normal work on this effort.)

Planning Process

The Planning Group drafted an agreed upon set of protocols to guide the decision making process. A set of red, yellow, and green cards were used for decision-making, with the following rules: a green card indicates “strong support”; a yellow card indicates “support, with some reservations,” and a red card means “no support.” The group also developed the following purpose and goal statement:

Purpose of the Group: The purpose of the Mt. Tabor Central Yard & Nursery Planning Group is to fulfill the intent of City Council Resolution No. 36539: for community members to work in partnership with Portland Parks & Recreation staff to update the Mt. Tabor Master Plan to include the acreage of the Mt. Tabor Park Central Maintenance Yard, Nursery, and Long Block; and in so doing to create a comprehensive plan to restore and improve these important pieces of Mt. Tabor Park, which provide critical maintenance and horticultural services for the entire park system.

Goals: The Planning Group will undertake an open, transparent, community-wide, and inclusive public involvement process, in alignment with the standards of Bureau Innovation Project #9, to develop and recommend a plan for the future of the Mt. Tabor Park Central Maintenance Yard, Nursery, and Long Block that:

- Considers the best public use of the Yard, Nursery, and Long Block, consistent with the public interest and the values articulated in the current Mt. Tabor Park Master Plan.
- Honors this land’s — and indeed the entire park’s — 2004 designation on the National Register of Historic Places.
- Improves the working conditions in these areas to better meet the needs of Portland Parks & Recreation workers, and to provide safe and efficient workspaces.
- Considers how best to maintain, refurbish, and enhance the Yard, Nursery, and Long Block, in an efficient, sustainable, and environmentally sound manner, in order to support the needs of Portland’s entire park system through the twenty-first century.
- Considers the original intent that the Olmsted Report of 1903 articulated as a vision for Mt. Tabor Park.
- Includes financial analyses and facilities-maintenance analyses.

After touring the Central Maintenance Yard and Nursery facilities for a first-hand understanding of the deteriorated facilities and introductory presentations by PP&R Services and City Nature Managers, the Planning Group formed additional subcommittees to allow greater in-depth focus on specific areas of interest, need, and technical and legal determination. The Planning Group agreed that the subcommittees were to be fact-finding groups, that all findings would be presented to the Planning Group, and decisions would be made by a full vote by all Planning Group members.

The work of the subcommittees was done in addition to twice-monthly Planning Group meetings. The hours and dedication of the Planning Group members was significant for a volunteer group. The knowledge gained from this work benefited the group ultimately in making an informed design decision about the future of the Yard and Nursery.

Subcommittees to the Planning Group

1. Coordinating Committee:

Purpose: To plan agendas, evaluate meetings, and look forward to ensure the project is on track.

This committee played a key role in ensuring a partnership between Parks and the community by meeting roughly twice a month throughout the planning process to debrief after meetings of the full group and plan future agendas.

2. Transportation Subcommittee:

Purpose: Determine what the physical implications are from a pre-existing land use decision regarding the possible extension of SE 64th Avenue.

A consultant, Mark Hadley with W&H Pacific, was hired to conduct a technical analysis and offer a menu of options for later consideration. Hadley met with the transportation subcommittee several times to share his findings and get input. Hadley determined that a 50 foot right of way must be preserved as a “no build” zone along the western property line. However, an extension of SE 64th is not required unless the parcel is subdivided, which is not being considered. The analysis included pros and cons for each of several options, the major themes of which included: the tradeoffs between right of way and work space, concerns about increased local traffic, and improved ingress and egress for the site. The bike/pedestrian path options had the greatest support from the Planning Group, and the South Tabor Neighborhood Association (STNA) passed a resolution requesting a bicycle/pedestrian path in lieu of a full road due to traffic concerns. Support for the path was heard from the broader community, especially at the May Open Yard Day.

Supporting Documents used: Land Use Review Case # 96-00 748 MP

Supporting Documents produced: Midterm Report (4/21/08) and Final Report (5/19/08) by WH Pacific; July 3, 2008 Letter about Resolution from STNA

3. Property (Historic/Zoning):

Purpose: Understand any implications that historic and zoning designations might have for the design process.

A consultant, ESA/Adolfson, was hired to prepare a technical memorandum. Several meetings were held, including some with staff from the Bureau of Development Services (BDS). The memo described a variety of possible scenarios for how plans for the new site will be scrutinized.

ESA/Adolfson identified three areas of the Portland Zoning Code that are applicable to the site:

- Open Space Zone
- Historic Resources
- Environmental Zone

Planning Process

Open Space Zone: The Yard and Nursery land is zoned Open Space (OS). When Tom McGuire of ESA/Adolfson, the project manager, and members of this subcommittee consulted on April 4, 2008 with Kathleen Stokes, a representative of the Bureau of Development Services (BDS), the initial analysis of the code was that the Nursery is an agricultural use (allowable in OS) and the Yard is a nonconforming use. Changes to a nonconforming use could trigger a Type II or III Land Use Review.

On April 17, 2008, Mr. McGuire submitted a progress report to PP&R staff which reported the initial BDS staff interpretation and indicated that “there are no ‘fatal’ flaws that would outright prohibit any effort to improve the facilities and layout of the yard.” On May 12, 2008, Mr. McGuire submitted his final memo which referenced the April 4 meeting. The same day, Ms. Stokes with BDS sent an email to state that after additional review and discussion, Commissioner Leonard’s office had decided that the Yard should be considered an accessory use, which is a use allowable in the OS zone and does not require a land use review. An accessory use does have to conform to all development standards for the OS zone.

This change in interpretation in a short time period led to some confusion and concern among the Planning Group. The accessory use was confirmed via an email on September 5, 2008 from Susan McKinney and a meeting with Ms. McKinney with several Planning Group members on September 10, 2008. Ms. McKinney followed up on additional questions regarding the accessory use in another email on September 19, 2008. The accessory use determination and the process by which it was reached continues to be an issue of concern among some Planning Group members.

Historic Resources: Mt Tabor Park, including the Yard and Nursery, is a designated City Landmark. Any alteration over \$339,300 triggers a Type III Land Use Review, which takes about 103 days to process and includes 1) public notice to all land owners within 400 feet of the project site, 2) a 51-day review period, 3) a public hearing before the Landmarks Commission, and 4) a 14-day appeal period of the Commission’s decision. Mr. McGuire also recommended scheduling a Design Advice Request (DAR) with the Historic Landmarks Commission. A DAR was held as part of the Commission’s regular meeting on August 25, 2008. Parks staff can go back to the Commission for future consultation at any time as part of the fee paid for the DAR. This should be scheduled in the next phase of design work.

Environmental Zone: All activities of the Yard and Nursery will occur outside of the environmental conservation (ec) zones that cover specific areas of Mt Tabor Park, so this zoning does not affect plans.

Supporting Documents used: Title 33 of the City’s zoning regulations

Supporting Documents produced: May 12, 2008 Memo by Tom McGuire, ESA/Adolfson; September 5 & 19, 2008 Emails by Susan McKinney, BDS; August 25, 2008 Historical Landmark Commission Meeting Notes

4. Site Program Subcommittee consisted of two separate groups:

a. Operations

Purpose: Collect and prepare the information the architect would need in terms of what happens at the Yard and Nursery. This group met six times to collect information about current and past practices at the Yard and review existing past studies and documents, and evaluate their usefulness to the architect team and the Planning Group.

Supporting Documents used: Past reports and documents which are documented in the Cliff Notes report.

Supporting Documents produced: “Cliff Notes,” Work Unit Meetings Notes, Program Tables (space needs by department and division plus a table of proposed additions)

b. Horticulture

Purpose: Create venue for discussion of current and future horticulture policy and its implications for the design process. This group was formed in response to a request by members of the Operations group for a forum to discuss the future of the horticulture production. This group met several times and discussed the history, present, and future practices of the Horticultural Services programs at Mt Tabor Yard.

Site visits: Members were given the opportunity to have an in-depth tour of the nursery areas.

Supporting Documents produced: June 26, 2008 Memo by Jon Makler and July 2, 2008 Stat Sheet summarizing current capacity, current use, and future space needs.

5. Sustainability Subcommittee

Purpose: Elaborate on the commitment to sustainability during the redevelopment of the site.

A sustainability summit was held on April 14, 2008 at which the City’s Green Building Policy and PP&R’s Sustainability Policy were discussed. A memo summarized the group’s sustainability priorities and the City’s sustainable policy framework. The group found that the City’s policies represent an effective policy framework for sustainable design.

Supporting Documents produced: May 19, 2008 Memo

6. Community Engagement Subcommittee

Purpose: Develop a strategy for engaging the broader community in this planning process.

Jamie Damon and JLA staff assisted with planning and staffing, as part of the facilitation contract. In addition to large outreach events, regular briefings were given to the Mt Tabor and South Tabor Neighborhood Associations and the Friends of Mt Tabor. Articles were published regularly in the SE Examiner and MTNA and STNA newsletters, and outreach events were also covered by the Portland Tribune and the Oregonian.

Supporting Documents produced: Outreach reports for May, July/August, and October/November.

Planning Process

Community Education and Outreach Events: Key outreach periods were May, July/August, and October/November. Greater details about each event can be found in the outreach reports.

- **May Open Yard & Nursery Day:** The purpose of this event was primarily education. Tours of the Yard and Nursery were offered, in addition to informative displays about the services provided and the planning process ahead.
- **July/August Outreach:** Outreach was done at the South Tabor neighborhood festival, Friends of Mt Tabor Park picnic, the Montavilla Farmer's Market, and a concert at Mt Tabor Park. As well, an open house was held at the south entrance to Mt Tabor Park on August 5. Six conceptual designs were shared with the community for their input. The designs were also available on the website for online input.
- **October/November Outreach:** The preferred concept and architectural model were presented at several community events including ParkFest, STNA regular meeting, Friends of Mt Tabor Park meeting, and Citywide Parks team. A meeting was held on October 30 to gather input and concerns from neighbors of the Long Block. An open house event was held on November 15 for the general public to view the preferred design and give feedback.

7. Request For Proposal Subcommittee:

Purpose: Review all applications submitted for Parks RFP# PKS020: Central Maintenance Yard and Nursery: Master Planning and Architectural Design Services.

This committee reviewed and scored seven applications. The top two firms were brought back to the Planning Group for interviews, and Opsi Architecture was selected to collaborate with the Planning Group to develop a pre-schematic architectural design for the future Mt Tabor Central Maintenance Yard, Nursery, and Long Block.

8. Sounding Board Subcommittee:

Purpose: Provide input and guidance to the architect design team.

This committee met at key points in the design process to review the architect team's work and give advice. The group was made up of 50% Parks staff and 50% community members. The Sounding Board helped the architect team assessing the workability of design details, identifying solutions to problems, and planning presentations to the Planning Group.

Other Issues

Resolution of Land Management Issues with the Water Bureau: A 1.8 acre parcel in the SW corner of the Yard was originally purchased with Water Bureau funds. This piece was once part of a larger parcel of land that extended to SE 60th Avenue and included a pump house and reservoir. In the 1990's, this parcel was split, and the section containing the reservoir was sold for development by Courtyard Plaza. The pump house at the corner of SE 60th and Division was also sold and is now a private residence.

According to Parks' property management staff, all land is owned by the City of Portland, not separate bureaus. City Council has the power to assign bureaus the responsibility of managing a piece of land. Any land purchased with Water Bureau funds has special requirements if that land is to be traded or sold, to ensure that ratepayers are fairly reimbursed for its value.

As a part of this process, the Water Bureau and Parks have discussed a land swap or other reimbursement, in order to allow Parks to take over the management of the 1.8 acres so that the entire Yard is under Parks' management. A title search was performed for the 1.8 acres, and a memo was written by Parks' property management staff to address the 1.8 acres, as well as the management responsibilities for the entirety of Mt Tabor Park. The resolution of this issue will be formalized in an ordinance that is being submitted to City Council at the same time as this report.

Right of Way at SE 64th: As mentioned previously in the Transportation subcommittee section, neighbors, particularly those in South Tabor, favored a bike/pedestrian pathway rather than a full road at SE 64th. This has been taken into account in the current design, which plans for a bike/pedestrian path.

Some members of the Planning Group expressed concern that the public might not have input if the City decides to go ahead with a roadway at some future date. PDOT's Don Gardner confirmed that as long as the proposed roadway meets PDOT requirements, no public process is required to obtain a permit to develop the road. It should be noted at this time, there is no support for a full road from either the community or Parks. This does not guarantee that there will not be a future requirement to develop the road, but the Planning Group feels strongly that there should be an open and transparent public process if such a road is contemplated.

Design Development



Opsis Architecture began working with the Planning Group in June 2008. Prior to that, as mentioned earlier in this report, the Planning Group did significant background work in subcommittees to provide both themselves and the architect team with information and research to guide the design process.

Opsis worked with the Planning Group to identify four main design goals:

1. Consider the best public use of the Yard, Nursery, and Long Block, consistent with the public interest and the values articulated in the current Mt. Tabor Park Master Plan.
2. Honor this land's and the entire park's designation on the National Register of Historic Places. Consider the original plan of the Olmsted Report for Mt. Tabor Park along with Parks Vision 2020 to enhance the Park experience.
3. Improve the working conditions in the Maintenance Yard to better meet the needs of Portland Parks & Recreation's workers, and to provide safe and efficient workspaces. Include financial analyses and facilities-maintenance analyses.
4. Consider how best to maintain, refurbish, and enhance the Yard, Nursery, and Long Block, in an efficient, sustainable, and environmentally sound manner, in order to support the needs of Portland's entire park system through the twenty-first century.

Determining the Program

Opsis Architecture began its efforts by reviewing the background body of work and confirming the site program, which contains square-footage space requirements for all work units to be housed at the Yard.

The site program includes both work units that are currently at the Yard, as well as a few additions of work units that are housed elsewhere. Nearly all of the work units at the Yard required more space than they currently have, with the exception of the Horticultural Services program. Several work units were suggested by Parks to be added to the site to increase efficiency by having staff/managers at the same site and to bring together programs under the City Nature division. Additions to the Yard were voted on by the Planning Group at the July 7 meeting.

Supported Program Additions:

- Aquatics (administrative staff/manager)
- City Nature: Environmental Education
- City Nature: Trails and Natural Areas
- WCA: Community Garden demonstration site

Unsupported Program Additions:

- City Nature: Urban Forestry tree crews
- "The Beast" compost pile

Design Development

The planning group supported bringing together all parts of City Nature - with the exception of the Urban Forestry tree crews - into this one site to increase organizational efficiency, build workplace culture, and add more opportunities for collaboration between Horticulture, Environmental Education, and Community Gardens staff. Bringing in the remaining members of the Aquatics program to join maintenance on the site was also supported.

The Urban Forestry tree crews were not supported as an addition to the Yard because of the size of their vehicles. Planning Group members expressed concern about whether the Yard was large enough to house the large high-climber trucks, as well as the impact on the surrounding neighborhoods from bringing in additional large trucks to the site. “The Beast” is a piece of heavy equipment used to turn large park debris into compost material, and its compost pile is currently located within Mt Tabor Park. There is support to move this pile out of the Park, but not into the Yard. Parks Yard staff are exploring alternate locations for the compost pile.

The addition of a community garden site was supported strongly because it seemed like a good opportunity for the Community Gardens staff to have a demonstration site close to their office. As well, the Community Gardens program currently has a waiting list of over 1,000 people who would like a plot. The South Tabor neighborhood has been seeking a site for several years but has not identified a suitable site. At the May Open Yard & Nursery event, the community expressed strong support for a community garden.

Input by Yard Staff

The Yard staff was heavily involved in information gathering and review of the designs. Design team member Ken Booth, who specializes in maintenance yard design, spent two days in July and again in October at the Yard conducting interviews with staff from all affected work units. Meetings were scheduled with both managers and line staff for each work unit. Open houses were also held monthly at the Yard to inform, gather input, and involve Yard stakeholders in the planning process. The seven Yard staff who served on the Planning Group contributed countless hours of their own time attending planning group and subcommittee meetings, as well as communicating to their co-workers about the planning process.

Input by Community

As mentioned under the subcommittees section, input was collected from the community at three key points in the design process for this phase (May, July/August, and October/November). All input was shared with the Planning Group through oral reports at meetings and a written report of each phase of input. The following table shows some of the most commonly heard concerns and input from the community and how these have been responded to in the design process to-date.

| Concern/Suggestion | Response |
|---|---|
| Maintain open green spaces, minimize impact of Yard on parks users, preserve feel of Long Block, and add public amenities such as a community garden, educational opportunities, and signage. | <ul style="list-style-type: none"> • No major hardscape areas or structures are planned for the Long Block. • Areas in Long Block not used for tree nursery are programmed for open park space and a community garden. • Shelter on upper slope could be used for environmental education classroom or community use for picnics. • Horticultural Services will continue to operate at the Yard, including tree nursery. • There are several opportunities to add park and interpretive signage. |
| No full road extension of SE 64th. More access from south to Mt Tabor Park. | A bicycle/pedestrian path is planned at SE 64th from Division to allow safe access to the park, without adding the impact of additional cars. |
| Concerns about community garden on Long Block – immediate neighbors are concerned about view of it, maintenance, possible addition of more traffic by users, and other issues. | Landscape architect has been looking at screening and fencing options. Any fencing should be in keeping with historic elements of Mt Tabor. Other options may include finding another location or eliminating it from the plan. |
| Design a facility that best meets needs of Park staff now and in the future. | <ul style="list-style-type: none"> •The chosen concept provides the most square footage for workspaces and has good vehicle circulation. •There also is the flexibility in this design to add on in the future if more space is needed. |
| Preserve historic feel of the site and the park. | <ul style="list-style-type: none"> •Landscaping and other features keep Olmsted vision in mind. •Head house building will be preserved (historic building that fronts greenhouse). •Other materials will be used such as rock, that reflect the historic character of the park. |
| Support for building into the hillside and other elements that maximize space and are sustainable. | Design will meet Gold LEED standards for sustainability, which includes stormwater treatment, energy efficiency, solar/photovoltaic, materials recycling/reuse, and water reuse. |
| Crime/security concerns about site. | A CPTED (Crime Prevention through Environmental Design) meeting was held with local police officer, ONI Crime Prevention, and Parks security staff. |
| Concerns about impact of staging and construction on community. | Parks has committed to mitigating the impact of construction on nearby neighbors. Options besides the Long Block will be explored to address staging and parking needs during construction. |

Selection of Concept B

In July, Opsis developed six concepts: A1, A2, B1, B2, C1, and C2. These were presented to the Sounding Board, the Planning Group, Yard staff, and the broader community through a series of workshops and events. The concepts' variations included different locations of the greenhouse, the fenceline, and the community garden. The concepts also looked at preservation of two of the contributing historic structures, the administration building and the greenhouse's head house.

Feedback on the concepts was used by Opsis to further refine the concepts down to four: A1, A2, B, and C. Early cost estimates were also done of all four concepts, with estimates of all four costing \$80-90 million. Three of the concepts (A1, A2, and C) would not fit all of the current yard staff on-site, so additional land to house some staff would either have to be purchased or identified and then built to standards. Concept B fit 96% of the recommended program. The remaining 4% could be moved to either Parks' McLoughlin site or Urban Forestry location at Delta Park. The Athletic Fields/Ball Fields group was identified as a likely group to move off-site, without greatly impacting their work. This meant Concept B did not require any land acquisition. With the possible land purchase taken into account, cost estimates for the four concepts were relatively similar. The four concepts were presented to the Sounding Board and then the Planning Group in August. At its September 3 meeting, the Planning Group voted to eliminate concepts A1 and C.

After resolution of some outstanding issues around property management and land use determination, the Planning Group chose between September 15 on concepts A2 and B. This was done via a show of red/green/yellow cards, which the Planning Group used as a decision-making tool. Green cards meant support of the concept and that any concerns have been addressed or are in process of being addressed. Yellow meant concerns still exist but can support. Red meant no support of concept. Concept A2 received 2 green cards, 2 yellow cards, and 14 red cards. Concept B had 15 green cards, 3 yellow, and 0 red cards. This action by the Planning Group directed Opsis Architecture to move Concept B forward into the next stage of refinement.

Concept B Refinement and Cost

Concept B emerged as the preferred concept because the Planning Group feels it best achieves the design goals. It provides adequate workspace for staff, improves vehicle circulation and safety, and does not overly impact park users. Green space, particularly open space along the Long Block, is preserved. The design will achieve sustainability goals and will not only preserve, but enhance the historical intent of the Olmsted design. It also does not require any additional land purchases, which is a tremendous savings, and it provides a future home for programs currently not at the Yard such as environmental education, trails and natural areas, and tree inspectors.

Since September, Opsis has refined Concept B through further study. The refined design fine-tuned the square footage requirements, explored mechanical and structural engineering options, and has begun planning for landscaping and stormwater treatments along the edges. Through the refinement process, significant reductions have been made in square-footage requirements. This has allowed elimination of a second story along the west side, elimination of a shop in the middle, and a reduction of excavation into the hillside. As well, by eliminating the center shop, the parking garage has been reduced from three levels to

two. All of these reductions have led to significant savings in the cost estimation. The cost estimate for the refined version of Concept B is \$63-68 million, including contingency, soft costs, and inflation.

This pre-schematic design, with a series of drawings and renderings, and a revised cost estimate are submitted to City Council along with this report for adoption by a resolution on December 17, 2008.

Final Expenditures for Planning Process

Resolution #36539 authorized funding for this process, and money was allocated in the FY 2007-08 Fall Budget Monitoring Process (BMP) and the FY 2008-09 budget process. The below table shows how funds were allocated. Final expenditures have yet to be invoiced, but the project is on track and accountable to the below budget.

| Item | Description | Budget Amount |
|-----------------------|---|------------------|
| Project Management | Personnel and Other Services | \$140,000 |
| Facilitation Contract | Facilitation | \$39,195 |
| | Community Engagement | \$12,200 |
| | Other Expenses | \$3,527 |
| Architecture Contract | Predesign/Discovery | \$20,225 |
| | Programming/Concepts | \$104,970 |
| | Pre-Schematic Design | \$84,845 |
| | Final Report | \$24,960 |
| Homework Phase | Transportation Study | \$16,800 |
| | Historic/Zoning Study | \$6,000 |
| Funds in Reserve | Set aside for unexpected project expenses | \$27,277 |
| TOTAL | | \$480,000 |

Vision for the Yard



The Planning Group has undertaken this extensive process to express the critical importance of the Mt Tabor Central Maintenance Yard, Nursery, and Long Block to the future of Portland's Park system for the City of Portland, its citizens, and the Portland City Council.

The Group recognizes the immediate need for this significant piece of land to be officially included as part of Mt Tabor Park to help ensure its future as a unique piece of parkland that houses operations which support all other parks. The Group recognizes the need for a comprehensive, up-to-date Master Plan for Mt Tabor Park that will help guide the Park future.

The Planning Group recognizes the invaluable contribution that the Maintenance Yard and Nursery employees make to the livability of our city through their excellent care of our parks and recreation centers. The Planning Group's vision is ultimately to provide safe, efficient workspaces that continue to be located on this historically significant piece of parkland. We believe the Planning Group's recommended design will properly support PP&R maintenance and nursery employees' future needs so that all of the citizens of Portland may reap the benefits of their labor, talents and artistry throughout our wonderful parks.

Issues and Findings for Future Consideration



Educational Community Garden

There is not currently a community garden at or near the Yard where the Community Garden program is based, so it was seen as an appropriate site to add a garden that could also be used for demonstration and educational opportunities. There is a substantial waiting list of over 1,000 people who have requested plots across the city.

Strong support for this addition to the program was heard both at the May Open Yard Day from the general public and through Planning Group members. On July 7, when the Planning Group voted for program additions to the Yard, the community garden received one of the highest votes of support (18 green cards, 4 yellow cards, and 0 red cards). This support was further confirmed at the July and August outreach events.

At the Long Block neighbors meeting on October 30 and the November 15 Open House, immediate neighbors of the Long Block expressed concern and lack of support for the location of the community garden on the Long Block. Comments, which are summarized in the October/November outreach report, included increase of traffic by garden visitors and the appearance of the garden. The comments heard from the broader community at the November 15 Open House were largely supportive of the siting of a community garden at Mt Tabor. Parks is committed to responding to neighbors' concerns through designs that mitigate the impact to neighbors.

Staging/Construction Concerns

Another issue that received many comments during the October/November public input gathering phase was staging and construction concerns. The Water Bureau has had a large ongoing construction project to replace pipes along SE 60th between Division and Hawthorne for the past year and a half. This has had a significant impact on surrounding neighbors. Harrison, Lincoln, and other surrounding streets have been used as staging sites to hold equipment and vehicles. Much of SE 60th and the surrounding areas have been torn up and closed to most traffic.

Neighbors expressed strong concern that Parks would want to use the Long Block as either staging for construction equipment or overflow parking during the construction of the Yard, and they requested that Parks consider the impact and dislocation that their community has already experienced from one major construction project.

Parks has committed to exploring other options to mitigate the impacts on the community. For example, the use of shuttles, public transit, and carpooling could solve parking issues. As well, construction phasing must be planned to ensure that space onsite is allocated toward equipment storage or that such storage be located nearby in a less impacted area. More detailed construction planning will occur in future design phases, and communication should continue with the most directly affected neighbors to ensure a solution can be identified.

Mt Tabor Yard Conditions

Beginning this process, it was obvious to all that visited the Yard that there were critical problems. However, it was only through further study and technical analysis by the architect team that the size of the problem was truly realized. Design team member Ken Booth, with Maintenance Design Group, was critically important in helping develop a program for the Yard that would correctly size it to meet modern traffic-circulation and workspace needs.

The current Yard sits on approximately 13 acres including the Long Block and Upper Nursery. A new Yard would require nearly 16 acres of land to adequately address program needs and circulation. The new design accommodates for this increase by building into the hillside and adding some second stories. The current building layout creates multiple dead-ends throughout the site, and because of this and the deteriorated condition of the buildings, the architects determined that the entire site must be demolished and built anew. Work spaces for nearly all units at the Yard are woefully undersized for the current work, let alone any future growth. The site's deficiencies were startling to all in their magnitude.

Partnership Process - Lessons Learned

As referenced in Section II, the partnership model was a different way of involving the public for the Parks Bureau. This was a step beyond the traditional public involvement tools used by Parks such as project advisory committees or public information. Parks and the community sat down at the table together to make decisions about the best future uses of the Mt Tabor Yard and Nursery. All Planning Group members had equal decision-making authority and made decisions on many key parts of the planning process including the selection of the architect and the preferred concept.

Some of the biggest challenges of the partnership model for the Parks Bureau were overcoming past distrust by the community, working with a large group to make decisions within an aggressive timeline, and getting staff to trust the Planning Group to make good decisions. One of the key lessons for Parks is that with adequate information and context, a group like this can make an informed decision that meets everyone's needs.

For the community, the challenges included incorporating new members with those who went through the mediation; keeping communication flowing among members and with Parks staff; and tracking the information coming from a fast-moving project. A lesson learned from this is that government should incorporate best practices for electronic communications in use by the business and non-profit world. Specifically, electronic tools such as a shared calendar that is editable by all group members; a common repository for agendas, minutes, and supporting documents that is editable by all group members; and an email list managed by software that allows group members to communicate among each other should all be considered in future efforts at collaborative public processes.

There was some attrition of membership over the year. Six members resigned formally or dropped off due to life changes and other obligations. Unfortunately, some of the members who left were those who brought

Issues and Findings for Future Consideration

a citywide perspective. This process was particularly demanding due to twice-monthly meetings that were up to three hours long, plus additional sub-committee meetings. Some also felt frustrated that the issues of past controversies (such as the Warner Pacific sale and the reservoirs) kept re-surfacing. The project manager resigned mid-year, which required a staffing shift.

This was not a cheap project. More resources were allocated to facilitation and project staff than most planning processes. It should be noted that the community was instrumental in persuading City Council to fund the process. In turn, the community contributed thousands of hours of volunteer time which has an enormous value. Without the community's support, it is likely Parks would have continued to struggle alone to solve the problem of the Yard.

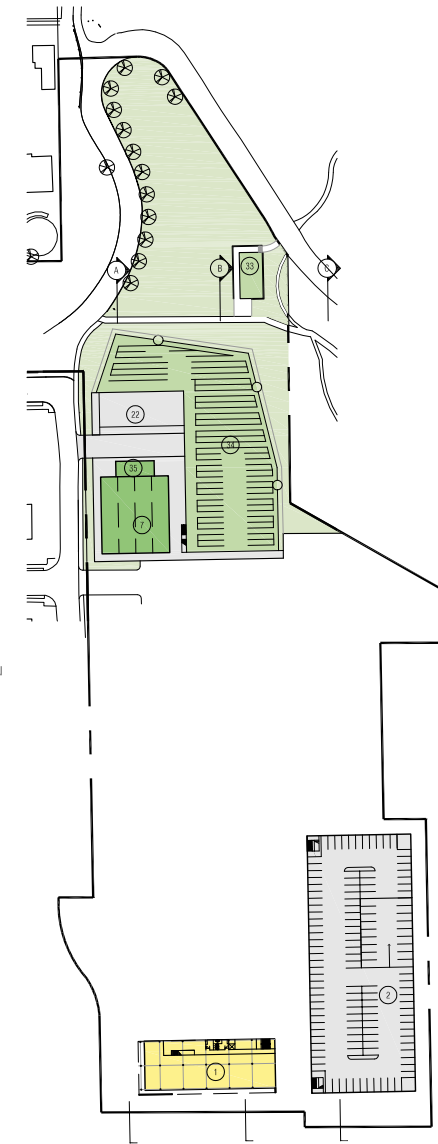
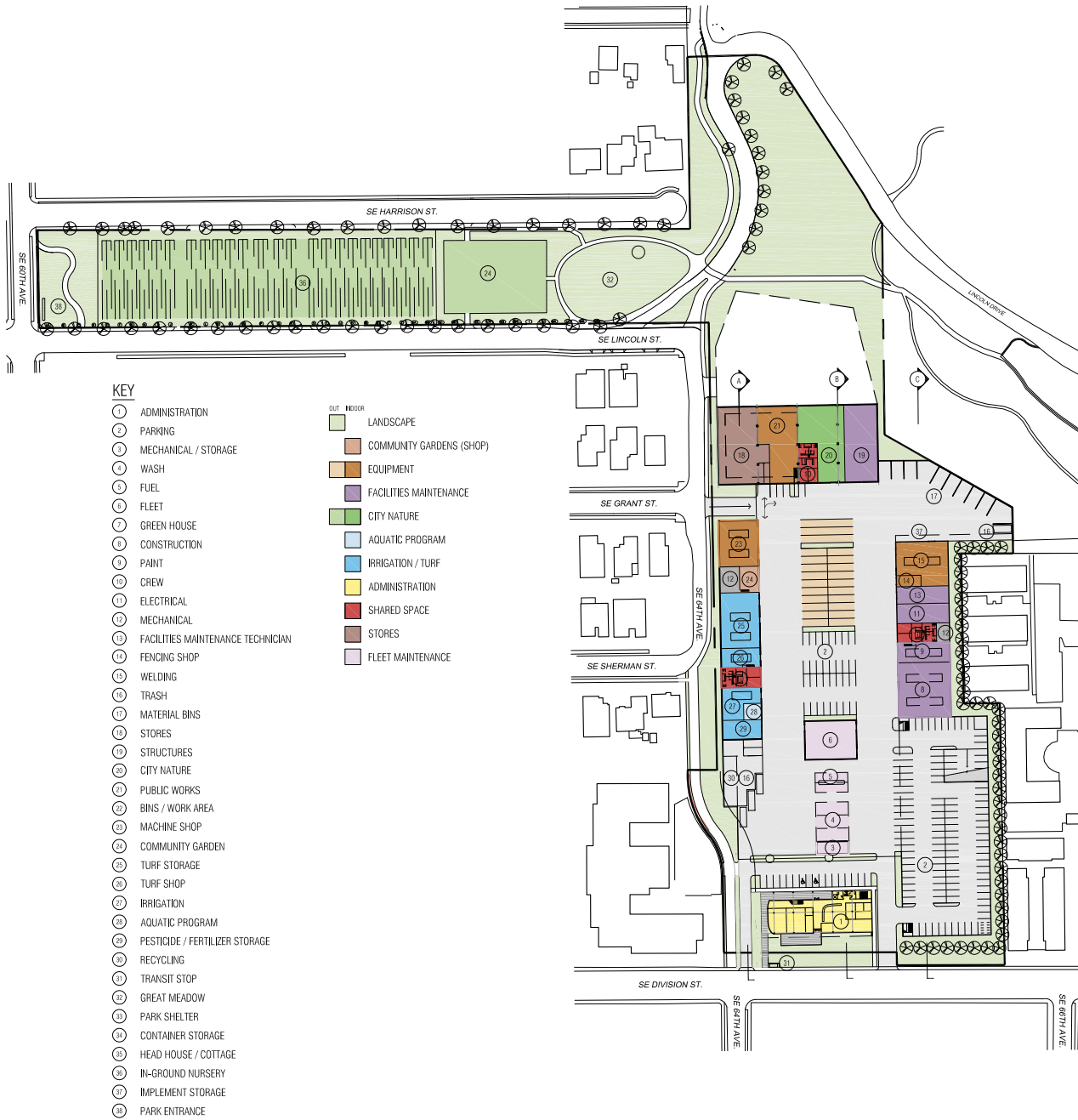
Because of the deep involvement by all, it is important that the outcomes and decisions made in this process are honored in the future. It is strongly felt by the Planning Group that PP&R's rich horticultural heritage is valued and must be sustained into the future. There also is deep concern among all that this project be implemented with adequate funding and not become another report on the shelf.

In closing, this was a process that was not always easy and was very time consuming. However, it helped to begin to restore trust between the Parks Bureau and the community, and it also resulted in a solid plan that will legitimately improve the Yard and Nursery. Parks has tried in the past many times to solve the problem of the Yard, but it is now, with extensive participation and support from the community, that a solution is finally in sight.



existing site plan

mt. tabor central maintenance yard & nursery



proposed site plan

mt. tabor central maintenance yard & nursery



opsis architecture | maintenance design group | lando & associates 12.01.2008



administration building view

mt. tabor central maintenance yard & nursery

12.01.2008

opsis architecture | maintenance design group | lando & associates



aerial view

mt. tabor central maintenance yard & nursery

12.01.2008

opsis architecture | maintenance design group | lando & associates

| | | |
|---|---|--|
| Mt. Tabor Central Yard & Nursery SE Division Street Portland, Oregon Opsis Architecture, LLP Concept B Staging / Phasing Cost Estimate | Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223 Phone (503) 718-0075 Fax (503) 718-0077 | Estimate Date: 26-Nov--08 Document Date: 15-Nov-08 Print Date: 26-Nov-2008 Print Time: 09:50 AM Construction Start: As Noted |
|---|---|--|

Project Cost Summary

| Description | Stage 1 | | | Stage 2 | | | Stage 3 | | | Stage 4 | | | Stage 5 | | |
|-----------------------------------|---------------------|----|---------------------|--------------------|----|--------------------|---------------------|----|---------------------|---------------------|----|---------------------|---------------------|----|---------------------|
| | Low | to | High | Low | to | High | Low | to | High | Low | to | High | Low | to | High |
| subtotal DCC | 9,780,000 | | | 3,872,000 | | | 5,303,000 | | | 5,605,000 | | | 10,110,000 | | |
| contingency | 10.00% | | 15.00% | 10.00% | | 15.00% | 10.00% | | 15.00% | 10.00% | | 15.00% | 10.00% | | 15.00% |
| contingency amount | 978,000 | | 1,467,000 | 387,000 | | 581,000 | 530,000 | | 795,000 | 561,000 | | 841,000 | 1,011,000 | | 1,517,000 |
| subtotal DCC + contingency | 10,758,000 | | 11,247,000 | 4,259,000 | | 4,453,000 | 5,833,000 | | 6,098,000 | 6,166,000 | | 6,446,000 | 11,121,000 | | 11,627,000 |
| construction start | 1 April 2010 | | | 1 Feb 2011 | | | 1 Oct 2011 | | | 1 May 2012 | | | 1 Mar 2013 | | |
| inflation rate | 6.00% | | 7.00% | 6.00% | | 7.00% | 6.00% | | 7.00% | 6.00% | | 7.00% | 6.00% | | 7.00% |
| years | 1.42 | | 1.42 | 2.25 | | 2.25 | 2.92 | | 2.92 | 3.50 | | 3.50 | 4.33 | | 4.33 |
| index | 8.67% | | 10.15% | 14.05% | | 16.49% | 25.68% | | 30.39% | 22.67% | | 26.79% | 28.77% | | 34.14% |
| 1 April 2010 | \$933,000 | | \$1,141,000 | | | | | | | | | | | | |
| 1 Feb 2011 | | | | \$598,000 | | \$734,000 | | | | | | | | | |
| 1 Oct 2011 | | | | | | | \$1,498,000 | | \$1,853,000 | | | | | | |
| 1 May 2012 | | | | | | | | | | \$1,398,000 | | \$1,727,000 | | | |
| 1 Mar 2013 | | | | | | | | | | | | | \$3,200,000 | | \$3,969,000 |
| Subtotal incl Contingency | 11,691,000 | | 12,388,000 | 4,857,000 | | 5,187,000 | 7,331,000 | | 7,951,000 | 7,564,000 | | 8,173,000 | 14,321,000 | | 15,596,000 |
| Soft Costs | | | | | | | | | | | | | | | |
| 25.00% | 2,923,000 | | 3,097,000 | 1,214,000 | | 1,297,000 | 1,833,000 | | 1,988,000 | 1,891,000 | | 2,043,000 | 3,580,000 | | 3,899,000 |
| Subtotal incl Soft Costs | 14,614,000 | | 15,485,000 | 6,071,000 | | 6,484,000 | 9,164,000 | | 9,939,000 | 9,455,000 | | 10,216,000 | 17,901,000 | | 19,495,000 |
| Relocation \$ / Temp. Swing Space | | | | | | | | | | | | | | | |
| 10.00% | \$1,461,000 | | \$1,549,000 | \$607,000 | | \$648,000 | \$916,000 | | \$994,000 | \$946,000 | | \$1,022,000 | \$1,790,000 | | \$1,950,000 |
| Total Cost | \$16,075,000 | | \$17,034,000 | \$6,678,000 | | \$7,132,000 | \$10,080,000 | | \$10,933,000 | \$10,401,000 | | \$11,238,000 | \$19,691,000 | | \$21,445,000 |

TOTAL PROJECT COST RANGE \$62,925,000 to \$67,782,000

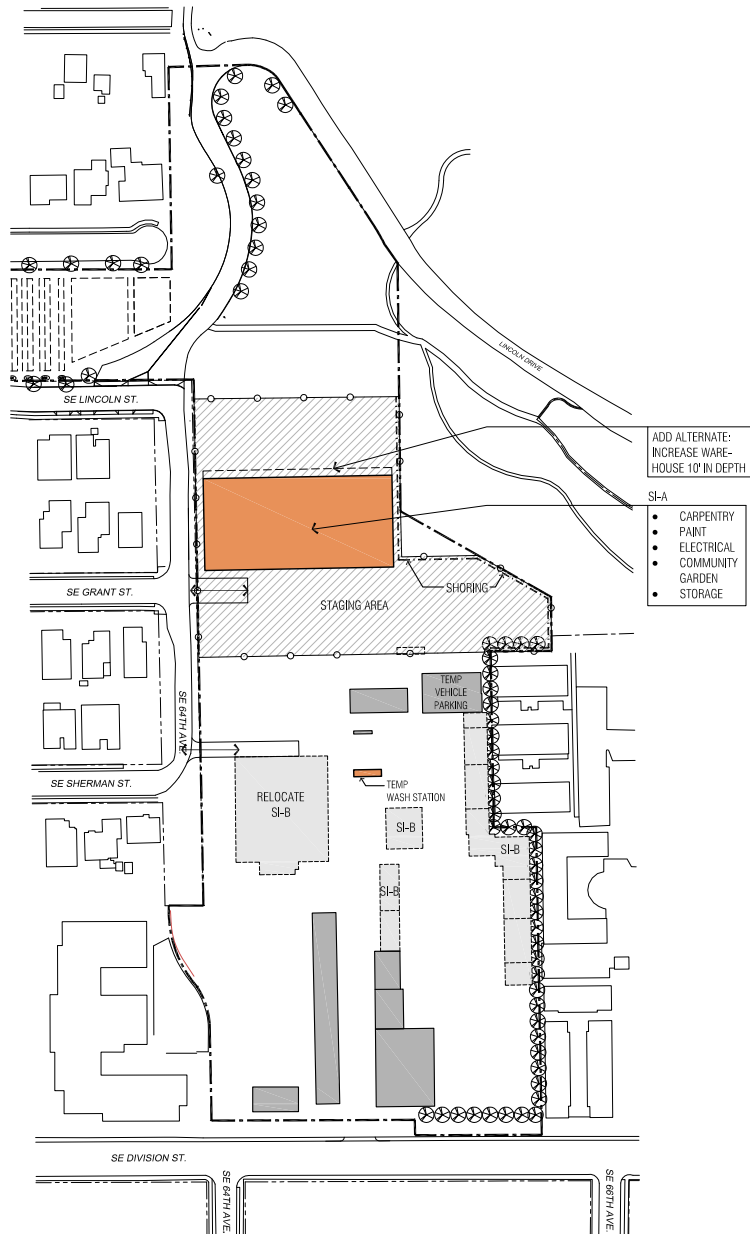
- The above costs do not include hazardous material testing and removal.
- The above estimates assume a competitively bid project.
- The unit costs include the general contractor general conditions, insurance, bonds, overhead and fee.
- The above costs are rounded to the nearest \$1,000.
- The above costs are a rough order of magnitude cost based on preliminary documents. The purpose of this estimate is to derermine order of magnitude costs. The next step in process is to engage the architect and engineers to develop the next level of documentation to validate the assumptions made in this estimate.

| | | |
|---|---|--|
| Mt. Tabor Central Yard & Nursery SE Division Street Portland, Oregon Opsis Architecture, LLP Concept B Staging / Phasing Cost Estimate | Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223 Phone (503) 718-0075 Fax (503) 718-0077 | Estimate Date: 26-Nov--08 Document Date: 15-Nov-08 Print Date: 26-Nov-2008 Print Time: 09:48 AM Construction Start: As Noted |
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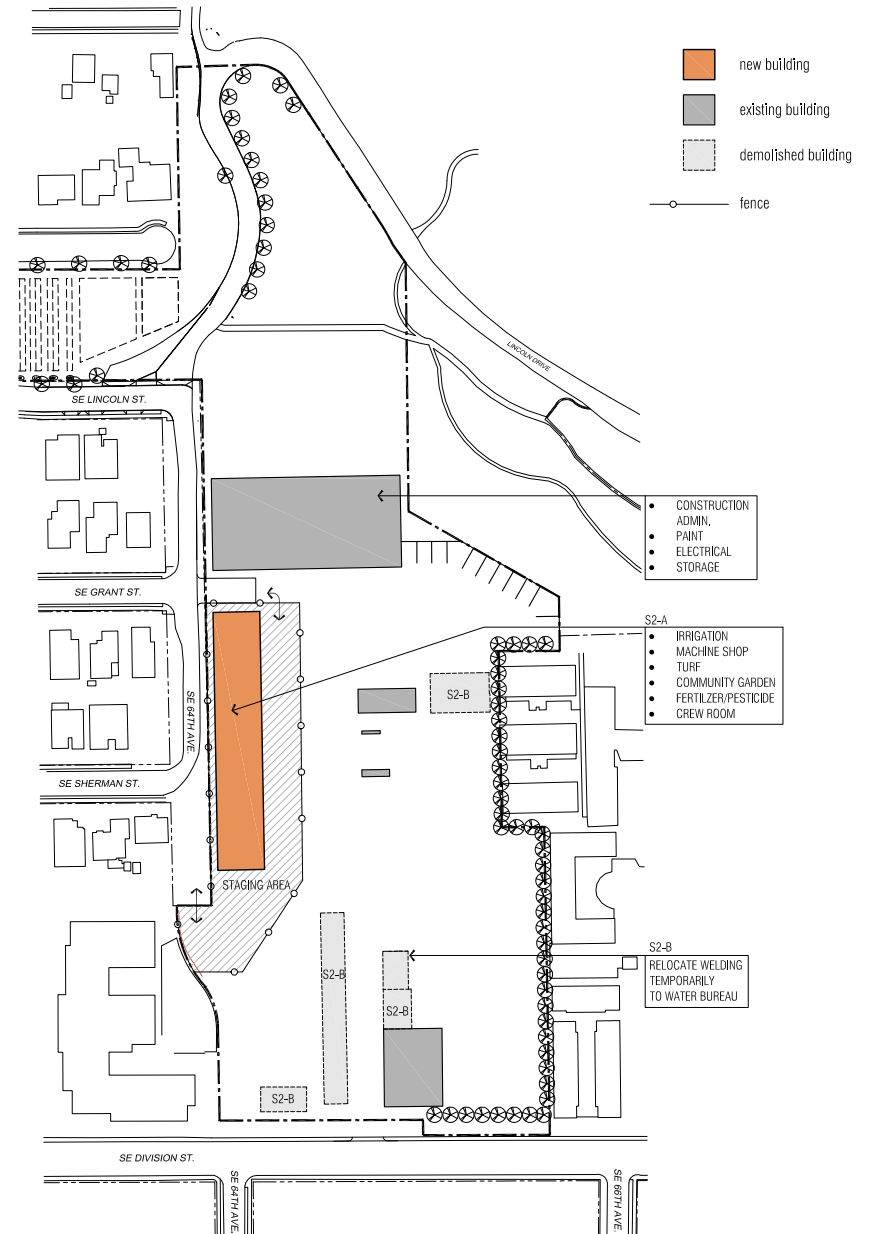
| PROJECT COST SUMMARY | Phase 1 | | Phase 2 | | Phase 3 | | Phase 4 | | Phase 5 | | Totals |
|------------------------------------|---------|-------------------|---------|------------------|---------|-------------------|---------|-------------------|---------|-------------------|------------------------------|
| ON - SITE | | | | | | | | | | | |
| Demolition | | 301,215 | | 97,103 | | 94,885 | | 126,325 | | 80,328 | \$699,857 |
| Site Work | | 2,617,856 | | 301,842 | | 356,758 | | 697,861 | | 1,430,311 | 5,404,628 |
| Long Block | | N/A | | N/A | | N/A | | N/A | | 1,345,642 | 1,345,642 |
| Structures | | 6,860,580 | | 3,472,693 | | 4,851,133 | | 4,780,940 | | 7,253,443 | 27,218,789 |
| SUBTOTAL | | 9,779,652 | | 3,871,638 | | 5,302,776 | | 5,605,126 | | 10,109,724 | 34,668,915 |
| Program / Estimating Contingency | 10.00% | 977,965 | 10.00% | 387,164 | 10.00% | 530,278 | 10.00% | 560,513 | 10.00% | 1,010,972 | 3,466,892 |
| Inflation to Construction Start | 8.67% | 932,814 | 14.05% | 598,166 | 25.68% | 1,497,695 | 22.67% | 1,398,037 | 28.77% | 3,199,438 | assume 6% / year 7,626,151 |
| Soft Costs incl. Owner Contingency | 25.00% | 2,922,608 | 25.00% | 1,214,242 | 25.00% | 1,832,687 | 25.00% | 1,890,919 | 25.00% | 3,580,034 | allowance, verify 11,440,489 |
| Relocation \$ / Temp. Swing Space | 10.00% | 1,461,304 | 10.00% | 607,121 | 10.00% | 916,344 | 10.00% | 945,459 | 10.00% | 1,790,017 | allowance, verify 5,720,245 |
| TOTAL ON-SITE COST | | 16,074,343 | | 6,678,330 | | 10,079,780 | | 10,400,054 | | 19,690,185 | \$62,922,692 |

Alternates

| | | |
|---|-------|-----------|
| 1 Increase North Warehouse 10' in depth | Add ± | \$648,000 |
| 2 Increase North Warehouse 20' in depth | Add ± | 1,344,600 |
| 3 Increase North Warehouse 30' in depth | Add ± | 2,008,800 |



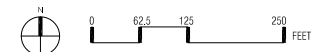
- start construction spring 2010
- duration: 10 months



- start construction February 2011
- duration: 8 months

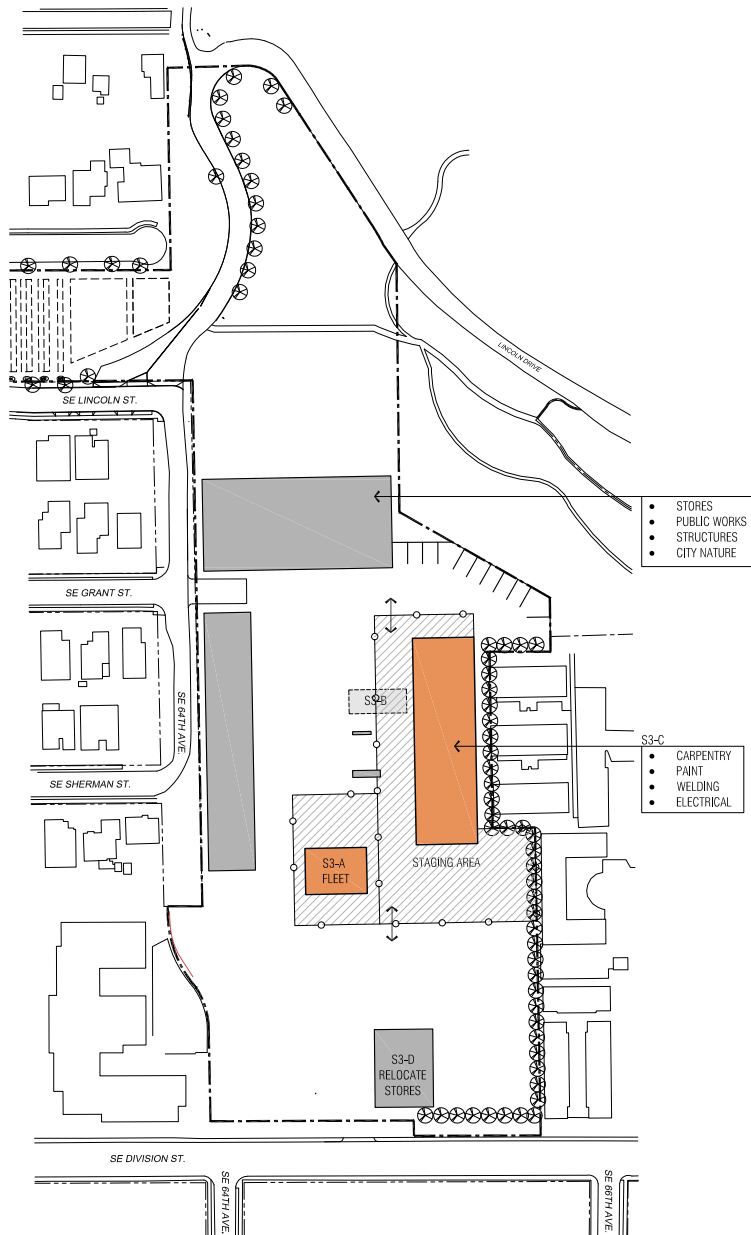
staging / phasing diagrams

mt. tabor central maintenance yard & nursery



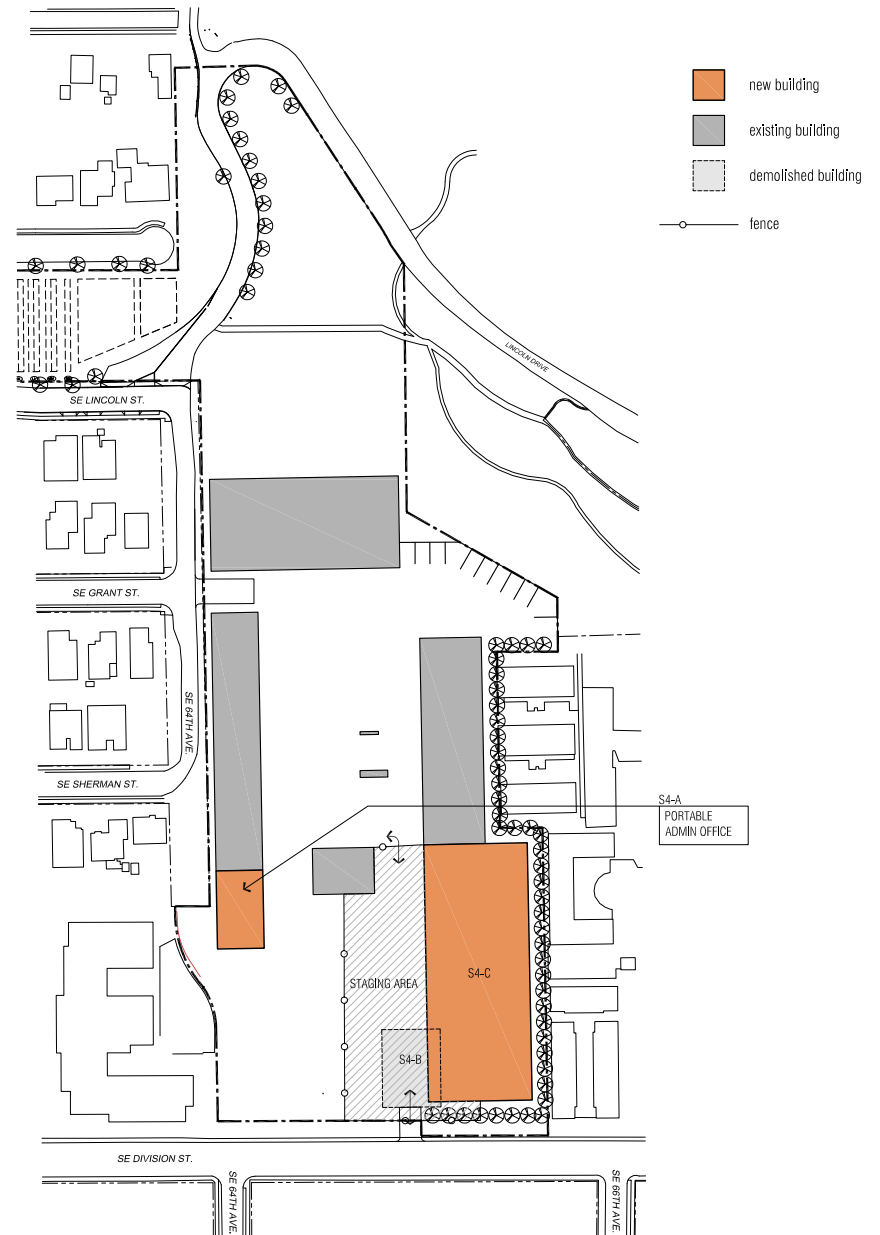
12.01.2008

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III

- start construction October 2011
- duration: 7 months



IV

- start construction May 2012
- duration: 10 months

staging / phasing diagrams

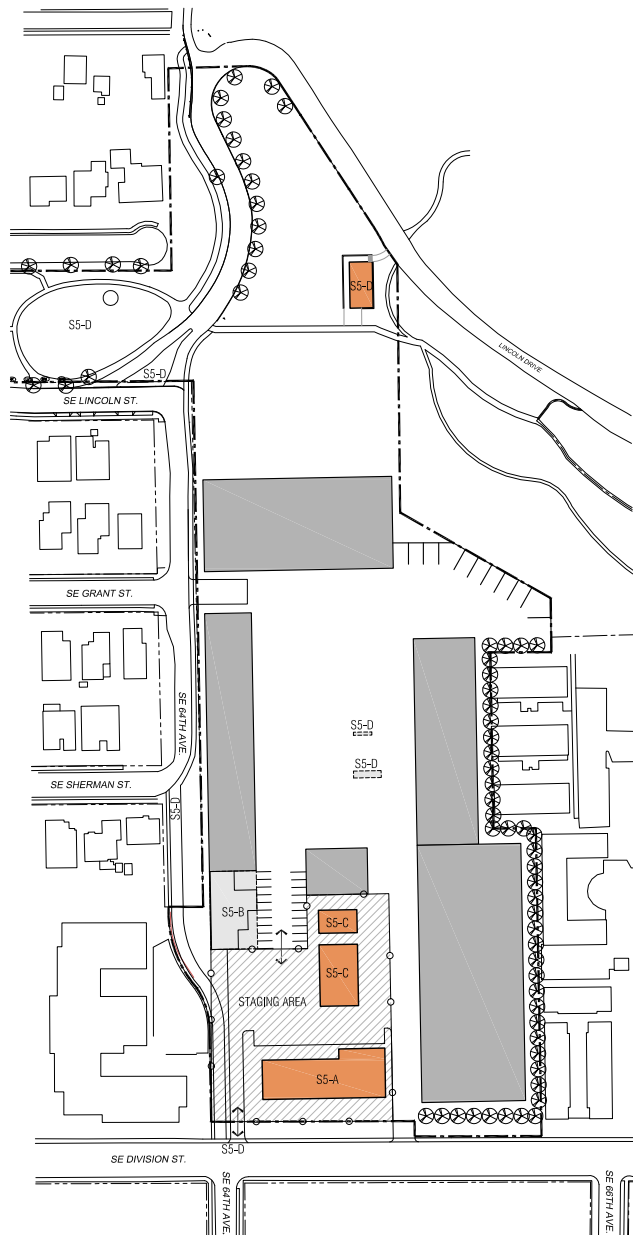
mt. tabor central maintenance yard & nursery



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opsis architecture | maintenance design group | lando & associates

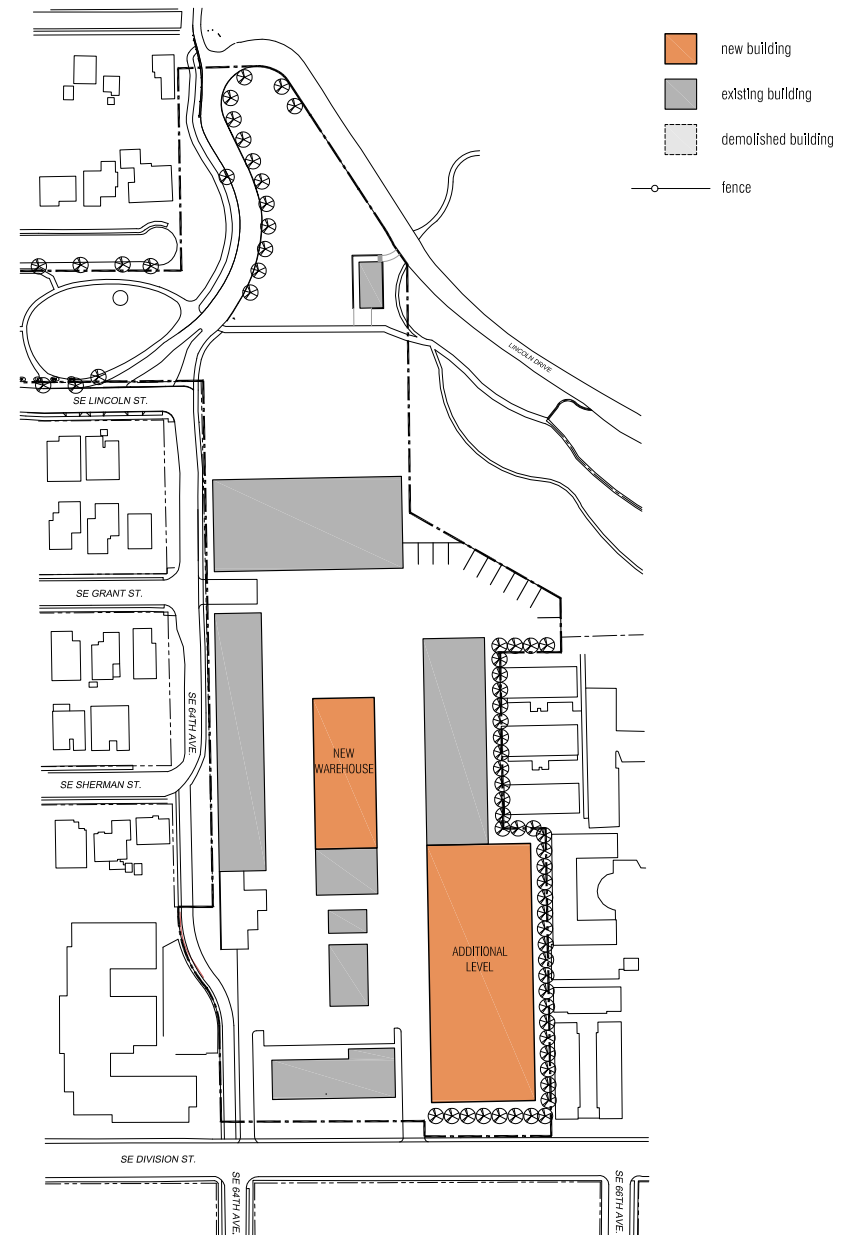


V

- start construction March 2013
- duration: 12 months

staging / phasing diagrams

mt. tabor central maintenance yard & nursery



Future Expansion



0 62.5 125 250 FEET 12.01.2008

opsis architecture | maintenance design group | lando & associates

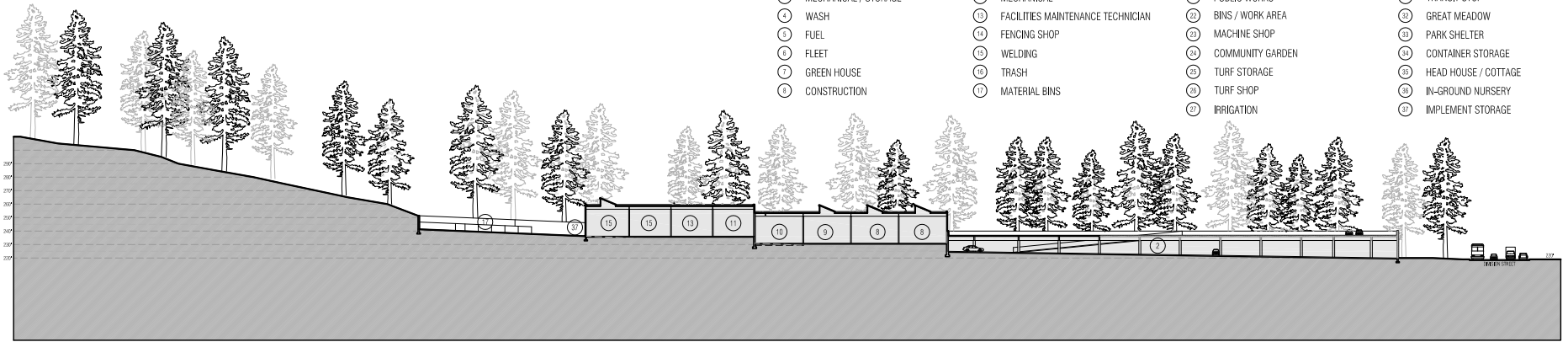
KEY

- ① ADMINISTRATION
- ② PARKING
- ③ MECHANICAL / STORAGE
- ④ WASH
- ⑤ FUEL
- ⑥ FLEET
- ⑦ GREEN HOUSE
- ⑧ CONSTRUCTION

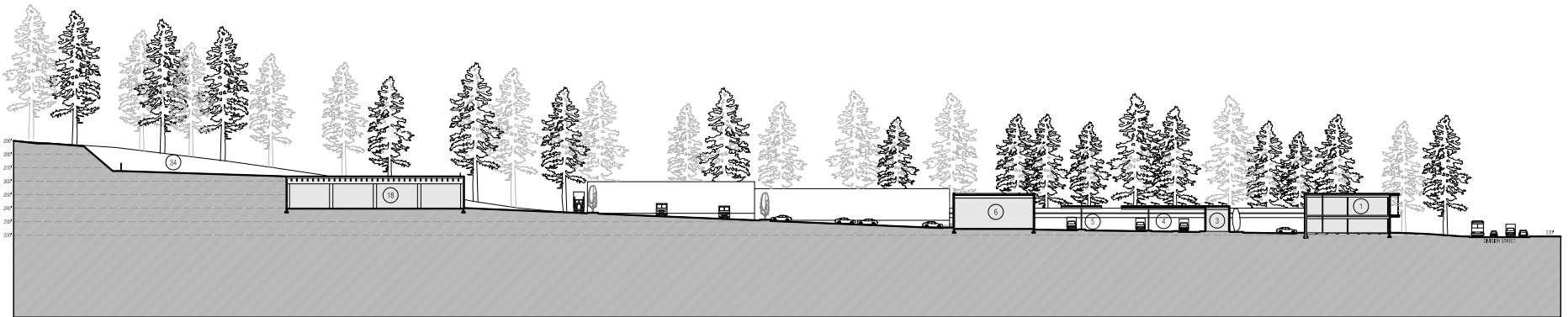
- ⑨ PAINT
- ⑩ CREW
- ⑪ ELECTRICAL
- ⑫ MECHANICAL
- ⑬ FACILITIES MAINTENANCE TECHNICIAN
- ⑭ FENCING SHOP
- ⑮ WELDING
- ⑯ TRASH
- ⑰ MATERIAL BINS

- ⑱ STORES
- ⑲ STRUCTURES
- ⑳ CITY NATURE
- ㉑ PUBLIC WORKS
- ㉒ BINS / WORK AREA
- ㉓ MACHINE SHOP
- ㉔ COMMUNITY GARDEN
- ㉕ TURF STORAGE
- ㉖ TURF SHOP
- ㉗ IRRIGATION

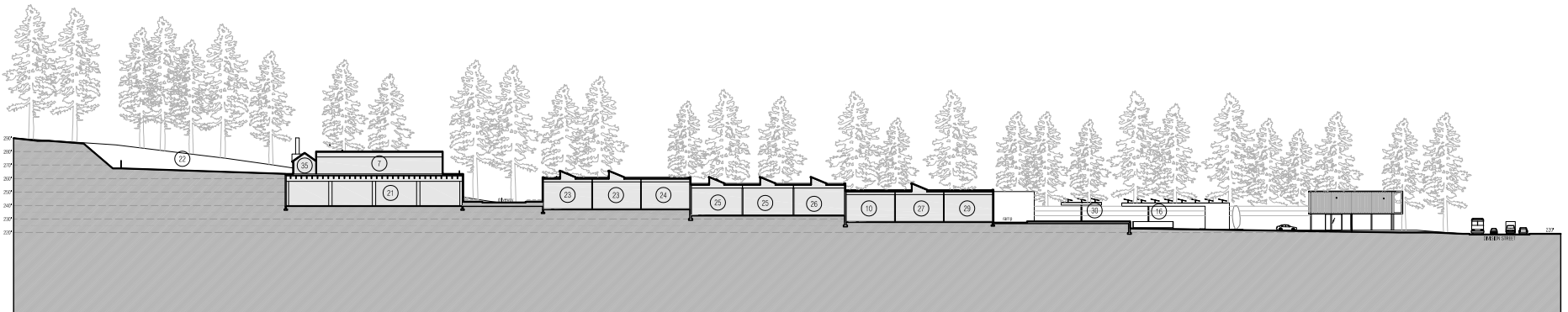
- ㉘ AQUATIC PROGRAM
- ㉙ PESTICIDE / FERTILIZER STORAGE
- ㉚ RECYCLING
- ㉛ TRANSIT STOP
- ㉜ GREAT MEADOW
- ㉝ PARK SHELTER
- ㉞ CONTAINER STORAGE
- ㉟ HEAD HOUSE / COTTAGE
- ㊱ IN-GROUND NURSERY
- ㊲ IMPLEMENT STORAGE



section C



section B



section A

site sections

mt. tabor central maintenance yard & nursery



0 30 60 120 FEET

12.03.2008

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A SECTION @ CONTAINER NURSERY

B SECTION @ 64TH STREET PEDESTRIAN PATH

C SECTION @ 64TH STREET MULTI-MODAL PATH

D SECTION @ NEIGHBOR SERVICE ENTRANCE

E SECTION @ ADMINISTRATION BUILDING



KEY

- 1 60th ST ENTRY PARK
- 2 IN-GROUND NURSERY
- 3 COMMUNITY GARDENS
- 4 GREAT MEADOW
- 5 THE SOUTH SLOPE
- 6 PARK SHELTER
- 7 LIVE-CUTTING NURSERY
- 8 CONTAINER YARD
- 9 HEAD HOUSE / COTTAGE
- 10 GREEN HOUSE
- 11 VEGETATED ROOF
- 12 EXISTING CEDAR SCREEN
- 13 MAINTENANCE YARD
- 14 PV ARRAY
- 15 ADMINISTRATION BLDG
- 16 PARKING STRUCTURE
- 17 PUBLIC PARKING
- 18 MULTI-MODAL PATH
- 19 PEDESTRIAN PATH
- 20 BIKE ROUTE
- 21 STORMWATER FACILITY
- 22 TRANSIT STOP

proposed site plan

mt. tabor central maintenance yard and nursery



Reference List

1. *Mt Tabor Reservoirs Historic District Nomination*, National Register of Historic Places, January 2004
2. *Mt Tabor Park Historic Nomination*, National Register of Historic Places, September 2004
3. *Off-Leash Dog Report*, Portland Parks & Recreation
4. *Resolution #36539*, Portland City Council, September 26, 2007
5. *Scenic Views Report*, Bureau of Planning, May 1991
6. *“What Goes On Top” Report*, Water Bureau, 2003

Appendix



Appendix I

1. *2008 Map of Mt Tabor Park*, Portland Parks & Recreation, December 2, 2008

Appendix II

1. *Architectural Program for Activities Based at MTCY&N and Possible Additions*, Jon Makler, July 7, 2008. *City Nature and the Future of the Mt Tabor Yard & Nursery*, Jon Makler, June 26, 2008
2. *City Nature Stat Sheet*, Jon Makler, July 2, 2008
3. *Cliff Notes of Reference Library & Materials*, Mt Tabor Central Yard & Nursery Planning Group, August 2008
4. *Emails from Susan McKinney*, Bureau of Development Services, September 5 and 19, 2008
5. *Historic Landmarks Commission Meeting Notes*, Historic Landmarks Commission, August 25, 2008
6. *Mount Tabor Maintenance Yard and Master Plan - Land Use and Historical Issues*, Tom McGuire, ESA Adolfson, May 12, 2008
7. *MTCY&NPG Design Goals*, Opsis Architecture, June 25, 2008
8. *MTCY&NPG Operating Protocols*, April 7, 2008






Appendix III

1. *Mt Tabor Central Yard and Nursery Transportation Study, Final Presentation*, WH Pacific, May 19, 2008
2. *Mt Tabor Ownership Research and Recommendations Memo*, Portland Parks & Recreation Property Management Staff, September 15, 2008
3. *Reports on Community Input (May, July/August, & October/November)*, Portland Parks & Recreation, 2008
4. *South Tabor Neighborhood Association Resolution about SE 64th*, STNA, July 3, 2008
5. *Sustainability Memo*, Sustainability Subcommittee of MTCY&NPG, May 19, 2008
6. *Work Unit Meeting Notes - Executive Summary*, Mt Tabor Central Yard & Nursery Planning Group, April 21-30, 2008



Appendix I

1. *2008 Map of Mt Tabor Park*, Portland Parks & Recreation, December 2, 2008

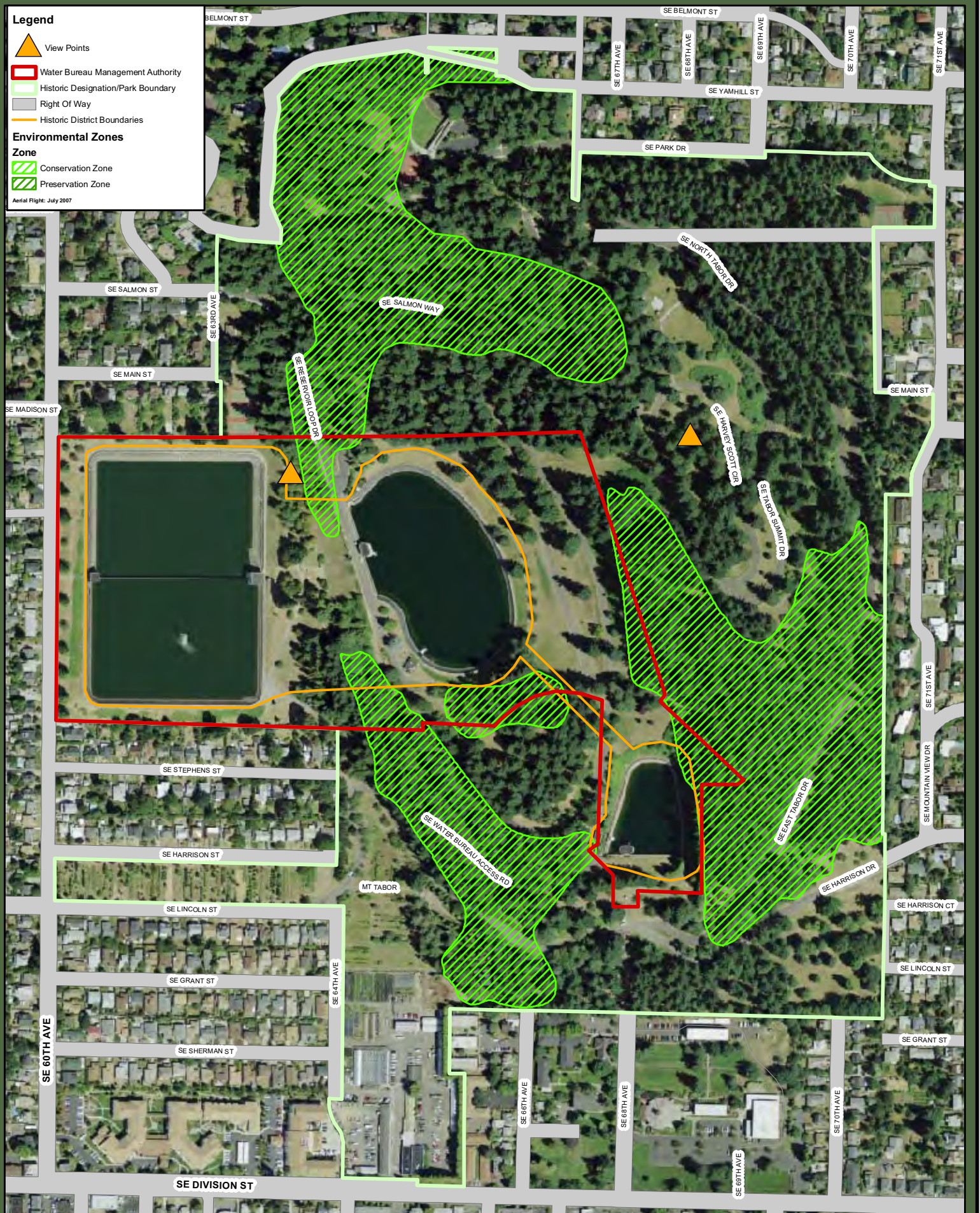
Legend

-  View Points
-  Water Bureau Management Authority
-  Historic Designation/Park Boundary
-  Right Of Way
-  Historic District Boundaries

Environmental Zones

-  Conservation Zone
-  Preservation Zone

Aerial Flight: July 2007



Appendix II



1. *Architectural Program for Activities Based at MTCY&N and Possible Additions*, Jon Makler, July 7, 2008. *City Nature and the Future of the Mt Tabor Yard & Nursery*, Jon Makler, June 26, 2008
2. *City Nature Stat Sheet*, Jon Makler, July 2, 2008
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Architectural Program for Activities Currently Based at MTCY&N

This table describes the total space needed by the Departments and Divisions currently present in the Yard and Nursery.
This is entirely independent of how much space currently exists/is used.

| Department | Division | Office Space | Work/Shop | Storage | Fleet/Equipment ¹ |
|---|--|--|--|--|---|
| Services Common Space <ul style="list-style-type: none">Need central file storageMud/Dry room for 28 to be shared by Equipment (20) and Irrigation (8)² | Service Zone Support | 4 Mgr @ 140 1 staff @ 80sf | | | 14 @ 9x18 ³ |
| | Athletic Fields | 1 Sup @ 120 18 @ workstations | See Storage | Indoor: 3600 ⁴ Outdoor-Covered: 1200 ⁵ Outdoor (Goal racks): 200 | 25 @ 9x18 ⁶ |
| | Equipment-Amenities/Fleet | 1 Mgr @ 140 2 Leads @ 120 17 @ workstations | Desk: 30 ⁷ Fleet Shop: 1600 Fencing: 1000 | Outdoor-Covered: 7800sf ⁸ Bins: 7200 Beast: 1000 sf ⁹ | 33 @ 9x18 ¹⁰ 7 @ 10x80 12 @ 10x30 ¹¹ |
| | Equipment-Machine | 2 @ workstations | Desk: 30 Shop: 1900 | Indoor: 500 See Stores for more. | 1 @10x30 1 @ 9x18 ¹² |
| | Equipment-Weld | 1 @ workstation | Shop: 3600 | Indoor: 2700 | 2 @ 9x18 ¹³ 1 @10x10x30 ¹⁴ |
| | Turf | 1 Sup @ 120 20 @ workstations | Shop: 2000 | Indoor: 3100 ¹⁵ Outdoor-Covered (Implements: 12,000) | 48 @ 9x18 ¹⁶ |
| | Irrigation | 1 Sup @ 140 5 @ workstations Maxicom (computer): 150 | Shop: 600 | Indoor: 2800 Indoor (vehicle-mounted): 600 | 2 @ 9x18 ¹⁷ 6 @ 10x30 ¹⁸ |
| | Structures-Carpentry ¹⁹ | 1 Sup @ 120 ²⁰ 5 @ workstations | Shop: 6000 Planning Area: 400 Router: 200 | Indoor: 12,000 | 16 @ 9x18 ²¹ |
| | Structures-Electrical | 1 Sup @ 120 2 @ workstations | Shop: 2000 | Indoor: 2000 | 1 @ 9x18 ²² 2 @ 12x14x30 ²³ |
| | Structures-Engineering | 1 Sup @ 120 4 @ workstations | Office Space: 800 | N/A | 3 @ 9x18 |
| | Structures-Paint | 1 Sup @ 120 2 @ workstations | General Shop: 1000 Spray Booth: 250 Portable Sand Blaster w/ Compressor: 300 | Indoor: 3000 | 6 @ 9x18 ²⁴ |
| City Nature Common Space <ul style="list-style-type: none">1 library area for City Nature | Structures-FMT | 1 Mgr @ 140 7 @ workstations | Key Shop: 200 Pump Shop: 300 | Indoor (Plumber): 800 | 7 @ 9x18 ²⁵ 1 @12x14x30 ²⁶ |
| | Hort. Services (includes plant production, intergovernmental agreements, and integrated pest management) | 5 Staff @ 80sf 10 @ shared workstations ²⁷ 1 library | Indoor: <ul style="list-style-type: none">Greenhouse: 8,600sf Outdoor: <ul style="list-style-type: none">Container: 37,000sfIn-Ground: 60,000sfHeel-in/Holding: 10,400Potting/staging:1,400Workbench and shop space 400 sf | Indoor secure: 5,100 ²⁸ Outdoor covered: 3,250sf ²⁹ Other Bins: 400 sf | 15 Normal @9x18 ³⁰ 2 Moderate @10x30 ³¹ Stored large equipment: 8 Normal @9x18 ³² |
| Workforce and Community Alliances | Administration ³³ | 1 Sup @ 120sf ³⁴ 6 Staff @ 80sf # @ Workstations ³⁵ Reception Area for Public | | Computer Server: 200sf Janitor Closet: 50 | |
| | Community Gardens ³⁶ | 1 Mgr @ 120sf 3 Staff @ 80sf 4 @ Workstations Classroom and library: 500sf | Plant holding area: 1000 Greenhouse: 800 Outdoor storage: 500 Locker room for 6: ??sf | Office: 600 Tools and supplies: 450 ³⁷ | 6 normal @ 9x18 (incl. 1 covered) |
| Other Departments | PDOT: Stores ³⁸ | 2 staff @ 80sf | | 6000 ³⁹ | |
| | OMF: Fleet | 3 Staff @ 80sf | Fueling Station @ 35x50 = 1750 sf ⁴⁰⁴¹ | | |

Common Spaces (Quantities, sizes and arrangement to be determined in consultation between staff and architect): Locker & Rest Rooms, Conference & Roll Call Rooms, Break/Lunch Rooms, Reception & Waiting Areas, Wash Rack (for 4 vehicles: Approximately 3000 sf), Landscaping and Circulation

¹ Parking is outdoor and uncovered unless otherwise noted
² Assumes it's practical for these groups to share this space
³ For shared passenger vans (10) and office pool vehicles (4)
⁴ 3000sf for general and 600 for chalk (must be dry)
⁵ Tractor on trailer (2@200sf) and Trailers (4@200)
⁶ 9 Outside & Covered, 16 Indoor and Secure
⁷ Many work units in Services require a small desk area in the shop area to store and access catalogs, enter records, etc.
⁸ 2600 for general, 3200 for implements, 2000 for fencing
⁹ The beast is a large (12x100) piece of equipment that grinds debris into compost. It is taken into the field to be used. See "Proposed Program Additions" for information about having space on site for it to operate.
¹⁰ 8 Outside/Covered, 18 Outside, 7 Indoor/Secure
¹¹ 2 of these need indoor, tempered storage (no freezing) (@ 10' height)
¹² Indoor/Secure
¹³ Indoor/Secure
¹⁴ Indoor/Secure
¹⁵ 1600 for mowers and 1500 for fertilizers
¹⁶ 22 outside/covered, 12 outside/uncovered, 14 indoor/secure
¹⁷ Outside/Covered
¹⁸ 4 outside/covered, 2 indoor/secure
¹⁹ Important for Carpentry to be adjacent to FMT
²⁰ Noise concern for carpentry: office space needs to be protected for workshop noise
²¹ 10 indoor/secure, 6 outdoor/uncovered
²² Outdoor/Covered
²³ Indoor/Secure
²⁴ 5 Indoor/Secure, 1 outdoor/covered
²⁵ Outdoor/Covered
²⁶ Indoor/Secure
²⁷ Size and configuration of shared workstations is expected to be determined by architect in consultation with staff
²⁸ Plant production supplies, seed storage, pots, Irrigation supplies, traffic control, pesticides, gas, oil, and paint
²⁹ Bins/soil/bark/dirt/spoils=1200sf, hand tools=200sf, small power equipment = 450 sf
³⁰ 9 pickups, 2 tractors, 2 trailers, 1 sedan, 1 van, 1 toro riding mower
³¹ 1 class 3 dump truck, 1 class 5 flatbed
³² Gator, 50 gallon sprayer, 1 rototiller, 20 gallon sprayer
³³ Public accessibility is key for job applicants
³⁴ Accountant
³⁵ Raw data indicates 150sf but doesn't specify # of staff
³⁶ Public accessibility is key for program participants
³⁷ Requires frequent loading/unloading
³⁸ Management of warehouse for the Tabor site has varied over the years but is currently run by PDOT.
³⁹ Includes non-PDOT stores used by Machine Shop
⁴⁰ Assumes two 15' lanes with 5' island with 24,000 gallons of combined storage for several fuels. OMF/Fleet contact is Don DePiero, 503-823-1819 or ddepiero@ci.portland.or.us
⁴¹ Suggestion from staff: incorporate lube station into fueling island

Proposed Additions to MTCY&N Program

PP&R Senior Managers have identified several possible additions to the program currently present in the Yard and Nursery. The table below describes the space needs associated with each of these possible additions. The architect could incorporate some or all of these elements based on the Planning Group’s input.

| Department | Division | Office Space | Work & Shop Space | Storage Space | Fleet/Equipment |
|---|--|--|--|---|---|
| Services | Aquatics ⁴² <i>Currently located elsewhere</i> | 1 Sup @ 120 3-5 admin @ 80 7 @ workstations ⁴³ | General Shop – 400 | Secure/Interior – 1000 | |
| | Equipment – Amenities/Fleet | | Beast Operations: 9000sf ⁴⁴ | | |
| Workforce and Community Alliances | Community Gardens – Demonstration Gardens | | Fenced Garden: 10,000sf | | Visitor Parking 5-15 spaces ⁴⁵ |
| City Nature City Nature Common Space: <ul style="list-style-type: none">Drying Area for ropes/ raingear @ 2001 library area for City Nature incl. table for plan review @ 600⁴⁶Data/Records Storage@ 400 Shared Space (All Depts.) <ul style="list-style-type: none">Conference Rooms⁴⁷Chemical Storage @ 900? | Forestry <i>Currently based at Delta Park</i> | 1 Mgr @ 140sf 2 Sup @ 120sf 11 Staff @ 80sf 18 @ shared workstations Group-work area for 10 inspectors to huddle around plans. | Indoor <ul style="list-style-type: none">Vehicle Maintenance Bay (10x40)Tool Repair (sf?)Tool lockers (15@2x3) | Indoor: ~3000sf Indoor w/ Climate: ~200sf Outdoor: ~500sf Mulch bins: 1500 ⁴⁸ | Vehicles (~4100 sf) 5 Oversize @ 12x40 ⁴⁹ 4 Moderate @ 10x30 11 Normal @ 9x18 Equipment (~1300 sf) ⁵⁰ |
| | Env. Educ. <i>Currently based at Carnegie Annex/Lair Hill</i> | 1 Mgr @ 140sf 5 Staff @ 80sf 2 @ shared workstations Classroom for 25 people | N/A | Clean ⁵¹ @ 500 Dirty @ 500 | 4 Normal @ 9x18 2 Moderate @10X30 |
| | Trails & Nat. Ar. <i>Currently based on different locations</i> | 1 Mgr @ 140sf 2 Sup @ 120sf 9 Staff @ 80sf 12 @ shared workstations | Indoor: Workbench/shop space @400 | Clean @ 900 Dirty @ 1200 | 12 Normal @ 9x18 ⁵² |

The worksheet below is designed to help facilitate discussion about the advantages and disadvantages of including these possible additions to the program. The architect could incorporate some or all of these elements based on the Planning Group’s input.

| Department/Division | Makler’s Markup | MTCY&NPG “Vote” | PP&R Sr. Managers |
|--|--|-------------------------------|--|
| Services: Aquatics | <u>Pros</u> : productivity and synergies | 18 Green 3 Yellow 1 Red | 2 nd Tier priority for management: it would be <u>beneficial</u> to bring the admin/supervisor staff to where the mechanics are based and to give the staff some storage/shop room. |
| Services: Amenities/Fleet (The Beast) | <u>Pros</u> : relocates this activity from the park itself to the maintenance yard; <u>Cons</u> : requires a significant amount of space | 0 Green 2 Yellow 17 Red | Not a priority for management, please do not include this in the program. The desire to move the beast’s operations out of the Park can be addressed other ways. |
| WCA: Community Gardens (Comm./Demo. Garden) | <u>Pros</u> : Strategic addition of community garden space; <u>Cons</u> : associated need for visitor parking | 18 Green 4 Yellow 0 Red | 3 rd Tier priority for management. While space could be set aside for a possible community garden in the future, there are currently no plans or funds allocated for establishing a community garden in this location. |
| City Nature: Urban Forestry | <u>Pros</u> : City Nature unity; <u>Cons</u> : No room for log and chip storage on site, local streets, community concerns | 3 Green 5 Yellow 13 Red | Split decision: It is a 1 st Tier priority to have the tree inspectors ⁵³ in the same place as T&NA, EE and Horticulture Services. While management also views it as critical to have the work crews in the same place, it is appears unlikely that even a design solution could make this consistent with the Planning Group’s goals. |
| City Nature: Environmental Education | <u>Pros</u> : City Nature unity, emphasis on community outreach; <u>Pro/Con</u> : increases need for public accessibility/parking on site | 16 Green 6 Yellow 0 Red | 1 st Tier priority for management. There are strong interrelationships between EE and Horticulture Services and it is critical to have them together in one place. |
| City Nature: Trails & Natural Areas | <u>Pros</u> : City Nature unity | 15 Green 8 Yellow 0 Red | 1 st Tier priority for management. There are strong interrelationships between T&NA and EE and Horticulture Services and it is critical to bring them together in one place. |

⁴² Important for Aquatics to be close to Structures-FMT group for cross-training opportunities

⁴³ 3 of these are Maintenance Mechanics (similar to FMT)

⁴⁴ As noted in “Existing Program,” the Beast requires 1000 to be parked/stored. The additional 9000 sf would be required if the Beast was actually operated within the yard, which would be occasionally so that this extra space could be shared with other purposes, perhaps.

⁴⁵ Please include one handicap parking spot in this area (if that’s not already addressed by code requirements)

⁴⁶ This would be an expanded version of the library required by the Horticulture group

⁴⁷ Forestry group has specified their need for two rooms among those available: Sm @ 4-6 people, Lg @ 40 people

⁴⁸ additional 9200 sf for logs and chips could remain at Delta Park

⁴⁹ Lift trucks require indoor storage for insurance purposes (life span of fiberglass components)

⁵⁰ Includes Trailer-mounted chippers (4@8x21), Mower (1 @ 5x5), Tree Spade (1@8x16), Tractors (1@6x18, 1@6x20), Traffic Control Trailer (1@8x16)

⁵¹ “Clean” refers to office related storage such as brochures, etc. “Dirty” refers to tools and other small field equipment

⁵² 10 pickups, 2 gators, 1 boat on trailer

⁵³ The inspector group requires only moderate office space and parking for 11 pickup trucks (9x18)

To: Horticulture Interest Group
From: Jon Makler
Date: Thursday, June 26, 2008
Re: City Nature and the Future of the Tabor Yard & Nursery

The purpose of this memo is to clarify questions that arose following Dave McAllister's presentation to the Planning Group on 4/7, the memo he shared with the Site Program committee on 5/2, and subsequent conversations. The memo has five sections: 1) Inventory of current space use, staff and fleet associated with City Nature activities occurring at the site; 2) Analysis of space needs for the activity currently occurring at the site; 3) Analysis of the space needs of other City Nature divisions that could possibly be relocated to the site; 4) Analysis of other opportunities related to horticulture at the site; 5) Conclusions.

1. Inventory of Current Space Use by City Nature

- a. Acreage (Site is about 13.5, City Nature has about 8.5 including most of the Long Block, the Upper Nursery and about 2 of the 7 acres within the fenced yard area).¹
- b. Staff: All of the City Nature staff currently located at Mt. Tabor are part of the Horticulture division, which further sub-divides into plant production and intergovernmental agreements (IGA). The lone exception is one City Nature staff member who leads the Integrated Pest Management program and is part of the Natural Areas division. Combined, approximately 12 staff are currently based on Tabor.
- c. Fleet: The current Tabor-based fleet associated with City Nature's horticultural program includes 6 pickups, 2 dump trucks, 2 "gators," 2 tractors, 1 sedan, and 1 van for a total of 14 vehicles.

2. Analysis of Space Needs for the Existing City Nature Program

- a. Introduction: Currently, most of the horticulture program's facilities at the site are under utilized. This is the result of changing horticultural practices and policies. The purpose of this section of the memo is to describe how much space would be needed to accommodate current activity levels. Later sections consider changes to the program itself.
- b. Greenhouse: The greenhouses serve four functions: propagation and production of native plants, holding of procured bedding plants, use by Community Gardens and other groups for vegetable starts, and winter protection of tender sub-tropicals and other climate sensitive activities. The current program requires 8,600 sf of space (current capacity is 18,320 sf, including Greenhouse and Quonset Huts).
- c. Container Growing: Container growing space supports two functions: growing on of native plants (80%) and holding of ornamental landscape plants (20%). The current program requires approximately 39,000 sf (the same as today's capacity), with the following breakdown:

¹ For more detail about how the space is used, please see the attached document prepared by Kym Randolph.

| | | Covering | |
|-------------------|-----------|----------|--------|
| | | Open | Shade |
| Irrigation Method | Automatic | 18,600 | 14,800 |
| | Manual | 1,600 | 3,700 |

- d. In Ground Nursery: The in-ground nursery space supports the growing of ornamental and native trees. The current program requires 60,000 sf (current capacity is about 290,000 sf including the Long Block and Upper Nursery areas).²
- e. Heel-in/Holding: This space, also known as the “sawdust area” is used to hold bare-root and ball- and burlap-wrapped trees between when they are removed from the ground and when they are transported and planted. The current program requires approximately 3,900 sf of irrigated space, including 900 sf for the “bunker” and 3,000 sf for holding (an additional 6,500 sf of holding is used by Forestry at Delta Park)
- f. Other Space Needs:
- City Nature has several forms of storage. The anticipated space need is approximately 8,7500 sf of secure storage and an addition 3,500 sf of storage/staging area.
 - Approximately 1,000 sf is needed for office space to accommodate 15 staff (this does not include shared/common spaces such as locker, break and conference rooms)
 - Approximately 3,000 sf is needed to park the 15 vehicles associated with plant production (this does not currently include IA and IPM fleet)

| Category | Space needs |
|--------------------------------|----------------|
| Greenhouse | 8,600 |
| Container Growing | 39,000 |
| In-Ground Nursery | 60,000 |
| Heel-in/Holding | 3,900 |
| Storage | 8,750 |
| Office | 1,000 |
| Parking (Fleet) | 3,000 |
| TOTAL (in sf and acres) | 124,250 |

3. Analysis of Space Needs for the Possible City Nature Program

- a. Introduction/Rationale: In 2004, Portland Parks and Recreation underwent a reorganization. City Nature emerged as one of four departments so that the stewardship of all of the green infrastructure – trees, trails, natural areas, etc. – would be unified. Geographically, the city was broken into two zones (initially north/south but recently revised to east/west) so that a zone manager could carry out this integrated stewardship approach.

² This assumes 150 trees per year grown on a three year cycle, per emails between Gary Hill and John Long.

However, much of the reorganization is still only virtual, while staff within each of the work units of City Nature still works in isolation. Urban Forestry is based at Delta Park in North Portland; Environmental Education is based at Lair Hill Park (Carnegie Annex) in SW Portland; Horticulture is based at Mt. Tabor; and trail and natural areas are located in three places: McLoughlin, Lower McLay and Hoyt Arboretum.

The purpose of this section is to analyze the space needs of the three divisions not located at Mt. Tabor. Portland Parks and Recreation believes that bringing as many of these divisions together in one place as possible would help make the reorganization a productive reality, with significant benefits for the Parks system and its users, as well as City Nature personnel who would benefit from working side by side with each other.

- b. Forestry: The Urban Forestry division has responsibility for park and street trees, with crews that respond to tree damage in the public right of way. Forestry also has certain regulatory duties related to certain trees on private property as well as heritage trees. Forestry has a staff of about 30, including 9 Inspectors, 8 High Climbers and 5 Utility Workers. In 2002, PP&R commissioned a Site Analysis and Master Plan for Forestry's current facility at Delta Park. That study described the existing program as using approximately 136,500 sf, including parking for the fleet (23,000 sf) and employees (12,000 sf). The study includes significant detail about how the site at Delta Park could be redeveloped and this could serve as the starting point for possible Urban Forestry facilities at the Tabor site.

In addition to horizontal integration with other divisions of City Nature, centralizing Urban Forestry would help it make progress in building the education and outreach elements of its mission. Its current site is not convenient, safe, or welcoming to the public. Although the basic operations of the forestry division are similar to others currently present in the yard (crews are based at the site but are dispatched to all parts of the City throughout the day), the main concerns about bringing Forestry to the Tabor site are related to the possible footprint and the size of the four large trucks (3 aerial lifts and 1 crane truck).

Bottom line: Urban Forestry currently includes 30 staff and 20 vehicles. If Forestry was included in the new Tabor Yard and Nursery, it would need approximately 140,000 sf/acre as an upper limit, including fleet parking. This is considered an overestimate by 10-15,000 sf because some portions might be left at Delta and others could be saved through sharing with other groups.

- c. Environmental Education
The Environmental Education program has approximately 9 staff, including part-timers, and offers a variety of services. The basic work functions are office-based and are currently located in the Carnegie Annex at Lair Hill Park in southwest Portland. There are no operational disadvantages to bringing the EE staff to Tabor and their space requirements are minimal. Assuming 10 staff and 8 vehicles (80 and 200 sf per

unit, respectively), this group needs 2,500 sf of space. Bringing this group to Tabor would be consistent with City Nature's growing emphasis on education and outreach across its programs.

d. Trails & Natural Areas

The Trails and Natural Areas (T&NA) program involves extensive field work by approximately 15 staff. The basic work functions include creating and maintaining trails and natural areas throughout the City so work is dispatch oriented. In this respect, bringing this group to the Tabor site would be consistent with the work already going on there. The primary advantage of locating T&NA at Tabor is that the staff are current based in three different locations. Having them in one place would increase the efficiency and consistency with which different crews carry out their tasks. The space needs are also modest: 15 staff and 10 vehicles would require approximately 3,500 sf of space.

e. Summary

Part 1 of this memo established that the current footprint of City Nature activity at the Mt. Tabor Central Yard and Nursery (the site), is approximately 8.5 acres, out of the total 13.5 acres. Part 2 of this memo established that the current level of activity at the yard could be accomplished in approximately 25% of that footprint. The purpose of Part 3 has been to analyze the possibilities for relocating some or all of the other divisions of City Nature to Mt. Tabor in order to achieve the horizontal integration envisioned by the reorganization earlier this decade. The anticipated benefits would be related to fully integrating the stewardship of Portland's green infrastructure. However, there are also concerns, mainly related to the physical impact of the Urban Forestry division, whose footprint is considerably larger than the other divisions whose relocation to Tabor is being considered.

The table below summarizes the quantitative aspects of this analysis: (notes on numbers: some figures have been rounded simply for simplicity; space needs do not include common areas such as bathrooms, conference rooms, etc.; staff/fleet numbers for EE and T&NA are approximate).

| | Staff | Fleet | Space Needs |
|---|-------|-------|-------------------------|
| Horticulture (Incl. Production, IA, IPM) | 15 | 15 | 124,000 (2.85 acres) |
| Forestry | 30 | 20 | 140,000 (3.2 acres) |
| Env. Educ. | 10 | 8 | 2,500 |
| Trails & Nat. Areas | 24 | 10 | 3,500 |
| Total | 76 | 53 | 270,000 (6.2 acres) |

4. Analysis of Other Opportunities

This memo has focused on ways that City Nature could take advantage of potentially surplus space in the 13.5 acre site at Mt. Tabor. In addition to leaving surplus green space in the long block and upper nursery open, essentially as park space, there are other options, two of which have been the subject of earlier analysis or discussion:

a. Urban Horticulture Center:

Within the last decade, Parks has explored opportunities to partner with other organizations, including Portland Public Schools and non-profit groups, to convert a 13-acre site near Mt. Tabor (the “Green Thumb” site) into a multi-function horticulture center with a strong educational and tourist mission.

Given the apparent underutilization of horticultural facilities at Mt. Tabor, this planning process may represent another opportunity to examine the ideas at the core of the Urban Horticulture Center/Green Thumb discussions. In 2004, the study performed by Barney and Worth identified a range of seven possible development scenarios that varied in terms of mission and also ownership/leadership.

The '04 investigation ultimately concluded that there was no fiscally viable option, despite the availability of the site. The opportunity at Tabor is certainly different from the Green Thumb site but the opportunity for innovation could be considered comparable.

b. Integration with Community Gardens:

The Community Gardens program is, organizationally speaking, part of the Workforce and Community Alliances department and not City Nature. However, the programs – and their space needs in a redeveloped site – have a great deal in common.

One idea is the inclusion of active community garden space within the current boundaries of the site. This is an option that could be considered along with some of the other ideas described above for the space that might be created if the horticultural activities required less land.

Another idea that emphasizes synergies between horticulture and community gardens is the emphasis on educational activities. Indoor and/or outdoor classroom facilities could be used by both programs. Part of this could include demonstration gardens to showcase plant production techniques, in part as a visitor attraction and in part as a training tool for community gardeners around the city.

The relationship between City Nature and Community Gardens may also be important simply in the arrangement of space on the site. Currently, Community Gardens is to some extent orphaned among the Services and City Nature facilities. A more intentional approach that integrated City Nature and Community Gardens staff could be beneficial to the work place and to its constituents.

5. Conclusion

The premise of this memo is that the work currently conducted on approximately 8.5 acres – PP&R’s current level of service regarding plant production – could be accomplished on slightly less than 3. The balance of the memo concerned itself with the other 5.5 acres. A significant portion of the discussion focused on incorporating other divisions of the City Nature department. The later portion identified other opportunities, including an “urban horticulture center” and integration with PP&R’s Community Gardens program. There is also the option of leaving surplus open space for other park uses.

As a final note, it is important to emphasize that many of the figures in the analysis were rounded for simplicity. The idea here has been to facilitate a high-level discussion of what is and is not appropriate for the redevelopment of this site. Specific and precise analyses of the space will be addressed through the design process.

City Nature Stat Sheet

Prepared by Jon Makler, Last Update: 7/2/08

The following is a very brief summary of major data points related to the City Nature program and the site at Mt. Tabor. This represents an excerpt from a memo being prepared for the MTCY&N Planning Group. It is important to consider all numbers as ballpark values and the result of best efforts by PP&R staff.

Table 1 compares the current capacity of the site (column 1), how that capacity is currently being utilized (column 2) and, finally, how much of that capacity would be needed when the facilities are redesigned and renovated (column 3, "Program need"). shows the square footage of different kinds of space. The first column represents the current capacity of the site. The second column represents the current levels of use. The third column represents how much space would be needed to maintain current use activities (this assumes certain efficiency gains available through renovation but no growth¹).

| | Current Capacity | Current Use | Program Need |
|-------------------|---------------------------------|---------------------------------|---------------------------------|
| Greenhouse | 18,320 | 8,790 | 8,600 |
| Container | 38,625 | 38,625 | 39,000 |
| In-Ground Nursery | 289,200 | 85,000 | 60,000 |
| Heel-in/Holding | 8,700 | 900 | 3,900 |
| Storage | 6,400 | 6,400 | 8,750 |
| <i>Subtotal</i> | <i>361,245</i> | <i>139,715</i> | <i>120,250</i> |
| Office | 1,500 | 1,500 | 1,000 ² |
| Parking | 5,000 | 5,000 | 3,000 ³ |
| <i>Subtotal</i> | <i>6,500</i> | <i>6,500</i> | <i>4,000</i> |
| | | | |
| Total | 367,745 (8.45 acres) | 146,215 (3.35 acres) | 124,250 (2.85 acres) |

Table 2 summarizes the space needs associated with bringing additional divisions of City Nature to the Tabor Site. As previously noted, figures are approximate.

| | Staff | Fleet | Space Needs⁴ |
|---------------------------|--------------|--------------|--------------------------------|
| Horticulture ⁵ | 15 | 15 | 124,000 (2.85 acres) |
| Forestry ⁶ | 30 | 20 | 140,000 (3.2 acres) |
| Environmental Education | 10 | 8 | 2,500 |
| Trails & Natural Areas | 24 | 10 | 3,500 |
| Total | 79 | 53 | 268,000 (6.1 acres) |

In addition to the program options associated with City Nature, there are additional options. One is the introduction of an "urban horticulture center" and another is integration with the Community Gardens program (which is currently part of a separate department of PP&R). The horticulture center was previously considered by PP&R when a 13-acre site was available so the space needs at Tabor are not known. Community Gardens has proposed a 10,000 square foot (0.23 acre) demonstration garden in addition to its needs for office, storage and fleet space.

¹ A growth assumption, such as 10%, could be applied to relevant categories, such as in-ground nursery, but not all.

² Does not include common areas such as bathrooms, breakrooms, etc.

³ Includes only parking for fleet vehicles

⁴ Assumption: roughly 80sf/staff and 200sf/vehicle

⁵ Includes Plant Production, Interagency Agreements, and Integrated Pest Management

⁶ This is based largely on a 2002 Site Analysis and Master Plan for Forestry's current facility at Delta Park; not all assumptions used in that study would be applicable at Tabor.



PORTLAND PARKS & RECREATION

Healthy Parks, Healthy Portland

“Cliff Notes” of Reference Library Materials & Reports

August 5, 2008

The following summaries were written by volunteer members of the Site Program Study Group, a subcommittee of the Mt Tabor Central Yard & Nursery Planning Group.

This document is a working draft and will be updated as needed.

If you would like a paper copy of one of these reports, please contact Maija Spencer, with Portland Parks & Recreation at 503-823-7720.

Administration

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Zari Santner, Director



| | |
|----------------------------|----------|
| Reference Documents | 8/5/2008 |
|----------------------------|----------|

| Parks-wide Plans | | | | | |
|--|---|--|---------------|-------------------------------|-------------|
| Date | Title | Description | Status | Online? | Who? |
| Dec.-1903, Dec. -1908 -1912, March, 1913 | Annual Report(s) of the Park Board | John C. Olmsted wrote the 1903 report discussing a master plan for Portland's park system. This report essentially laid down the system that we have developed. He wrote that the city should acquire land at Mt. Tabor Park, already being used for recreation (private property had been deeded to the city in 1888 for park purposes). The additional reports call out details of the development of Mt. Tabor Park and nursery, including the map and Mische's design for Mt. Tabor Park in May, 1911. | Final | Yes | Shannon |
| 1999 | Parks 2020 Vision | Vision for the entire Parks system, created in 1999. | Final | Yes | Jeff |
| Jul-01 | Parks 2020 Vision Appendix, pgs. 44-56 | Appendix of info related to Parks 2020 Vision document | Final | Yes | Shannon |
| 2003 | 2020 Refinement | Update to Vision 2020, done in 2003. | Draft | No | Mark |
| Dec-00 | Parks Operations Report on Building Assessment & Deferred Maintenance | Documents 69 major structures maintained by Parks & assess current condition of buildings, including buildings at the Mt Tabor Yard & Nursery. | Final | Yes | Maija |
| 2006 | Total Asset Management Report | Info on types & numbers of assets in Parks' system. | Final | Yes | Jeff |
| 2005-08 | Strategic Business Plan | Bureau's current strategic business plan | Final | Yes | Jeff |
| 2007 | Sustainability Plan | Sustainability plan for Parks & Recreation | Final | Yes | Jeff |
| Yard-specific Plans | | | | | |
| Jun-99 | Maintenance Facilities Plan: Guidelines for Improvement & Development | Overview of all maintenance facilities in Parks and identifies short & long-term needs and actions needed to correct & improve the system. | Final | Yes, not maps | Mark |

| | | | | | |
|--------------------------|---|---|-------------------|---------------------|-----------------|
| Jan-00 | Mt Tabor Park Master Plan Report | Master plan done in 1999 for Mt Tabor Park - did not include the Maintenance Yard or Nursery, not formally adopted by Council | Final | Yes | Shannon |
| Fall Winter- 01-02 | Native Plant Production: 2 Approaches A Comparison: BES Re-vegetation Program and PP&R Native Plant Nursery | Compares PPR and BES native plant production programs including specifics of tasks, costs and time | Internal Document | No | Shannon |
| 2002 | Mt Tabor tentative map & Water Bureau ownership at Mt Tabor | Written by Dan Combs, looks at ownership issues at Mt Tabor Park | Internal Memo | | Mark |
| 2004? | Horticulture Draft Analysis by Eva Schwerber | Study done by Eva Schwerber, never became final report. | Draft | Yes | John/Kym |
| Jan-04 | Central Maintenance Facility Feasibility Study of Holgate Site | Report done when Parks considered moving Yard functions to a site on Holgate. | Final | Yes | Jeff |
| Jan-04 | Mt Tabor Reservoirs Historic District | Listing for Mt Tabor Reservoirs Historic distirct. | Final | Yes | Cascade/Shannon |
| May-04 | Components of Plant Production Audit | Discusses season bedding plant production, greenhouse production, native plan production, field nursery production & procurement. | Internal Document | Yes | Shannon |
| Sep-04 | Mt Tabor Park National Registry | Mt Tabor Park, including the Nursery, Long Blocks, and Yard, was listed in the National Register of Historic Places in 2004. The nomination was written in 2003-04 by Cascade Anderson Geller, a member of the Steering | Final | Yes | Cascade/Shannon |

| | | | | | |
|---------|--|---|-------------------|---------------------|-----------|
| | | Group. | | | |
| 2006? | Horticulture Analysis Draft by Kathleen Murrin | Study done by Kathleen Murrin, never became final report. | Draft | Yes | John/Kym |
| Aug-06 | PGP Validation Summary Appraisal Report | Prepared for Andrea Cook, Warner Pacific | Final | No | Shannon |
| Aug-06 | Phase I Environmental Site Assessment | Phase I ESA conducted by Golder Associates to assess existence of any recognized environmental concerns (REC's). | Final | No | Maija |
| Sep-06 | Phase II Environmental Assessment - Portland Parks Mt Tabor Yard | This is a Phase II Environmental Site Assessment (ESA) done by the City's Bureau of Environmental Services (BES) to identify recognized environmental conditions (REC) at the subject site, identify areas of subsurface contamination, and provide information for possible future actions. This included soil samples of areas of the Yard. | Final | No | Maija |
| Oct-06 | Feasibility Study: Development of Service Zone Facilities | The goal of this study was to determine what facilities the Parks Bureau needs & where such facilities should be located. AKA "Waterleaf study" | Final | Yes | Jeff/Mark |
| Jan-07 | Feasibility Study: Development of Service Zone Facilities at Mt Tabor Maintenance Yard | Extraction of larger feasibility study (Oct 06) focused on Mt Tabor Yard. | Final | Yes | Jeff |
| Mar-08 | Mt. Tabor Central Maintenance Yard: Overview (DRAFT) | Report produced to inform the Planning Group. | Draft | Yes | Jeff |
| ? | Nursery Summary - Growing for Portland's Future | Lists individual jobs and associated specific tasks in relationship to the long block nursery | Internal Document | No | Shannon |
| Various | Redevelopment/Sale Packet | Collection of documents created during exploration of sale to Warner Pacific | Internal Document | No | Mark |

| | | | | | |
|--------------------|--|--|-------------------|---------------------|---------|
| Various | Plant Production Budget Cut papers | Collection of documents related to budget cuts in plant production | Internal Document | No | Mark |
| Other Plans | | | | | |
| Apr-91 | Scenic Views, Sites, and Corridors Scenic Resources Protection Plan-Bureau of Planning | Two viewpoints in Mt. Tabor Park are identified. "This Scenic Resources Protection Plan is intended to preserve significant scenic resources. The plan consists of policy language, zoning regulations and maps that direct and regulate actions so that designated scenic resources are protected and enhanced for future generations." | Final | Yes | Shannon |
| May-93 | Heritage Trees - City Code | The tree nursery, the "fruticetum" as it was referred to, at Mt. Tabor Park was established in 1908-09 by Emanuel T. Mische, world class horticulturist who worked at the Olmsted landscape firm for 8 years as a chief park planner before becoming Portland's parks superintendent. Mische's assistant, Charles P. Keyser, went on to become superintendent, carrying on the Mische/Olmsted legacy for more than four decades. Mt. Tabor Park's nursery is responsible for many of Portland's oldest and largest trees in right of ways, parks and other properties. "There are trees now growing in the Mount Tabor Nursery to supply a quantity sufficient to extend planting by about 30-40 miles in the fall of 1913." Quote from E.T. Mische to the Park Board report Dec., 1912. The Oregonian of Aug., 1913 reported that there were 32,000 tree seedlings set out in the nursery at Mt. Tabor for supplying all of the parks. At least one Heritage Tree, a sequoia probably planted from saplings imported from California by rail in 1910, is located in Mt. Tabor Park on the east side of Reservoir 6. | Final | Yes | Shannon |

| | | | | | |
|--------|--|---|-------------------|---------------------|---------|
| Jul-93 | East buttes, terraces, and wetlands conservation plan-Bureau of Planning | This, "Plan provides the inventory, analysis and recommendations for protection of significant natural, scenic and open space resources located in the East Buttes, Terraces and Wetlands planning area. The plan area is made up of a collection of ten resource sites including Mt. Tabor, Rocky Butte and Kelly Butte and seven additional upland sites...This plan is designed to comply with the Oregon Land Conservation and Development Commission (LCDC) Statewide Planning Goal 5 requirements." | Final | Yes | Shannon |
| Feb-06 | Division Green Street/Main Street | Collaborative effort between the City & the community to improve the livability & economic vitality of the SE Division corridor over the next 20 years. Focuses primarily on area between SE 11th & SE 60th, but may be relevant to area of Yard on Division. | Final | Yes | Jeff |
| Jan-02 | Site Analysis And Master Plan for Urban Forestry | Master plan completed for Urban Forestry site at Delta Park (Urban Forestry is part of City Nature, a division of PP&R) | Final | No | Mark |
| Mar-04 | Proposed Urban Horticulture Center at Green Thumb Meeting Notes | Notes of meeting attended by reps of PPR management, NA, PPS, Portland Public Gardens regarding the creation of an Urban Horticultural Center at Green Thumb Horticultural Program site (GT) at SE 60th south of Duke St co-owned by PPS and PPR. PPR's stated interest, "Need better more visible location for Community Garden program currently housed in the middle of Mt. Tabor Yard. GT would be a good location." | Internal Document | No | Shannon |

| | | | | | |
|----------------------|---|--|-------|---------------------|---------|
| Oct-04 | Urban Horticulture Center Feasibility Study Summary Report prepared for PPR by Barney & Worth, Inc. | Analyzes pros and cons, including costs, of the creation of a UHC at the Green Thumb (GT) site. Recommendation: "Pursuing the UHC project in a climate of severe funding constraints represents a challenge for PPR and its partners... will almost certainly require institutional sponsor(s) and ongoing subsidy...particularly in early years." Reviews steps to take in order to keep the project alive including forming a clear mission statement and leadership team, addressing issues of zoning and co-ownership with PPS, recruiting tenants and sponsors, reviewing with partners, moving Rogerson Clematis Collection to site (went to Lake Oswego's Lusher Farm, ed.), conducting site planning, move selected PPR operations to GT site. | Final | Yes | Shannon |
| Oct-04 | Hacienda Native Plant Nursery Proposal and PP&R Concerns | Reviews proposal by Hacienda CDC to use Green Thumb site, co-owned by PPS and PPR, in SE Portland to grow nursery stock for PPR and other agencies | Draft | Yes | Shannon |
| Oct-04 | Interstate Master Plan | | Final | No | Mark |
| Not Completed | | | | | |
| Mar-96 | South Tabor Neighborhood Plan | Plan for neighborhood directly south of Mt Tabor Yard. | Final | Yes | Shannon |
| Summer-1991 | Operation Green Thumb | documents volunteer projects of annual flower beds in parks and other city properties with photographs | ? | No | Shannon |

Parks-wide Plans Summaries

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|--|---|
| TITLE: Annual Reports of the Park Board | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Park Board with 1903 report by John C. Olmsted | DOCUMENT LOCATION: http://www.portlandonline.com/parks/index.cfm?c=39473&a=93523 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch/Cascade Anderson Geller |
| PUBLICATION DATE: December 1903, December 1908-1912, March 1913 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Year end report for Portland Parks Department. Olmsted wrote the 1903 report discussing a master plan for the Portland park system. |
| 2. What types of information does the document contain? | <p>These annual reports detail the operational and financial activities of the Portland Park Board, which governed parks before there was a commissioner and a bureau. The 1903 report laid out the Portland Park system and subsequent reports detail the implementation of the plan.</p> <p>Olmsted wrote that the city should acquire land at Mt. Tabor Park, already being used for recreation (private property had been deeded to the city in 1888 for park purposes). The additional reports call out details of the development of Mt. Tabor Park, including the tree nursery, the "fruticetum" as it was referred to, that was established in 1908-09 by world class horticulturist Emanuel T. Mische.</p> |
| 3. What assumptions or caveats should the reader be aware of? | <p>Much of the character of Portland's public gardens and green spaces have their origins in the Olmsted Plan, which was initially carried out by Mische and then Charles P. Keyser, who went on to become superintendent of Portland Parks.</p> <p>Mt. Tabor Park's nursery is responsible for many of Portland's oldest and largest trees in right of ways, parks and other properties. "There are trees now growing in the Mount Tabor Nursery to supply a quantity sufficient to extend planting by about 30-40 miles in the fall of 1913." Quote from E.T. Mische to the Park Board report Dec., 1912. The Oregonian of Aug., 1913 reported that there were 32,000 tree seedlings set out in the nursery at Mt. Tabor for supplying all of the parks.</p> <p>The city continues to look to the Olmsted Plan to guide acquisition and development of parks: Downtown "Park Block 5" is first identified as such in the Olmsted plan. It was recently reacquired and being developed as a park for it's historic significance attributed to its location as part of the original "Park Block" design for central city; Hoyt Arboretum's recently completed master plan will continue to carry out the Olmsted plan for the next 50 years. The Parks Vision 2020 goal for creating "an interconnected regional and local system of paths and walks between parks" was first envisioned by Olmsted:</p> |
| 4. What are the conclusions or recommendations contained in the document? | <p>Olmsted wanted Portlanders to look far into the future—50 years or more—especially when it came to purchasing land while it was still within reach of the city's means. Typical of Olmsted plans, it was comprehensive, including advice on land acquisition, the qualities of good parks and park systems, parkways and boulevards, park governance, and administration.</p> <p>Olmsted was in the forefront of a design ethic of his time to beautify cities. "Beautility" was the catch phrase a hundred years ago and the word and concept has recently resurfaced at City Hall. Portland's business and civic leaders then and now embrace the principles of City Beautiful—beauty, utility, recreation, urban design, and community pride—recognizing that these are what the city needs to develop its economy.</p> |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 9 Useful to understand the origins of the Portland's park system, given how much the Olmsted design is still being carried out across the city. Specifically describes the reasons to site the central yard and nursery at the southeast side of Mt. Tabor Park. Describes the entrance and circulation of the area being considered in this update process. The maps of the Olmsted park plan and Mische's design for Mt. Tabor Park, May 1911 are relevant. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: PARKS 2020 Vision | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance |
| AUTHOR: Mary Anne Cassin – Project Manager | DOCUMENT LOCATION: http://www.portlandonline.com/parks/index.cfm?c=eabtc |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: July 2001 | REVIEW DATE: May 2, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | “Create a new vision for our parks,” according to then Commissioner Jim Francesconi. In practice, it is the document that PP&R staff and board members look to for guidance on the community’s long term vision for the parks system. |
| 2. What types of information does the document contain? | It provides all the ingredients of a vision document: history; trend and issue analyses; a desired future including goals objectives and some measures; and a list of next steps. Also breaks down some information by sub-areas of the city. The appendix has two useful sections relating to maintenance: 1) a PP&R operations section on page 44 and an inventory of all parks facilities on page 62. The poor condition of the Mt. Tabor yard is cited. Gardens are also featured in the appendix but no mention of horticulture is made under operations. |
| 3. What assumptions or caveats should the reader be aware of? | The report was completed in 2001 and, while serving as the bureau’s guidance document, has not driven the bureau’s year-to-year priorities. Also the current leadership in the city - mayor and bureau commissioner - were not involved in its creation. |
| 4. What are the conclusions or recommendations contained in the document? | The report has scores. It makes a strong case for more support for maintenance. One specific maintenance goal is featured – “Increase allocated funding for building maintenance from the current 1% to the industry standard of 2% of the replacement value of PP&R’s buildings per the budget guidelines established by the Natural Research Council.” The 15 other maintenance related recommendations are very general like “Be flexible and strategic in providing facilities and meeting the needs of the operations and maintenance staff.” It calls for implementing the recommendations of <i>Maintenance Facilities Plan</i> . (See separate summary.) No findings or recommendations are included regarding horticulture operations. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 6. Good overall background with some general information on unmet maintenance needs is useful. Very little specific available regarding either maintenance or horticulture operations. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|--|---|
| TITLE: Parks 2020 Vision appendix, pgs 44-56 | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance |
| AUTHOR: Portland Parks and Recreation | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=202556 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Cascade Anderson Geller/Shannon Loch |
| PUBLICATION DATE: July 2001 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Supporting documentation to vision 2020 report. This is the information gathered during the public involvement process that fed the narrative report. |
| 2. What types of information does the document contain? | Summarizes issues, objectives and recommendations, relating to Park operations, natural resource management, urban forestry, public gardens. Includes statistics. |
| 3. What assumptions or caveats should the reader be aware of? | <p>This was the vision that was to direct parks for the next 20 years before unforeseen budget cuts hampered new programs and cut some existing services, such as horticulture, almost completely.</p> <p>The bureau was reorganized into zones following this report and some parts of the 2020 Vision are no longer part of Parks planning and development, such as all recommendations for PP&R Public Gardens.</p> <p>Additionally, goals to rebuild and manage natural areas throughout the city as an interrelated system and develop benchmarks for system-wide maintenance efforts may no longer be relevant.</p> |
| 4. What are the conclusions or recommendations contained in the document? | <p>Develop partnerships and work with other agencies to increase efficiency, reduce costs, and consolidate maintenance facilities and efforts. Add satellite facilities to support efficient management of property, facilities and assets.</p> <p>Protect, manage, and rebuild PP&R owned or managed natural areas as interrelated systems rather than as separate sites, using a science-based Ecosystem management Program. Develop plans to replace mature and over mature trees in public right of ways and parks. Locate city tree growing facilities throughout the community.</p> <p>Create a botanical and horticultural master plans that includes all public gardens. Develop an urban horticulture center in a central location to provide education opportunities and meeting space to foster knowledge and information about gardening. Expand the number of community gardens to create demand.</p> |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 10 Concise description of tangible objectives and recommendations resulting in the publicly vetted 2020 Vision Report, acts as a guide for the Parks Bureau and the Parks Board to direct PP&R program, service and infrastructure development. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|--|
| TITLE: PPR 2020 Vision Refinement Plan | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Vision |
| AUTHOR: PPR | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: PPR | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: 2003 | REVIEW DATE: 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Adjusting the vision 2020 to update based on 2003 thinking and planning. It calls itself a 20 year plan for developing and redeveloping parks and buildings, acquiring land, and instituting organizational changes. |
| 2. What types of information does the document contain? | Discussed PPR facilities, and other properties; Parks, Community Centers and pools, public gardens, urban plazas, and trails and natural areas. Discusses our public and community gardens in detail so that one could understand the properties and diversity of forms as well as the scope of work required to maintain them. Pages 23 – 26 provide a snapshot of parklands in SE PDX, as well as those in other neighborhoods providing the group or consultant with an idea of just what maintenance services are for this city |
| 3. What assumptions or caveats should the reader be aware of? | A vision document The most recent and current document guiding the PPR planning going forward. |
| 4. What are the conclusions or recommendations contained in the document? | A 20 year plan for PPR as of 2003 Each section discussed the possible plans for each of our cities quadrants. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 6 Many in the group are unfamiliar with the scope of the horticulture services provided to the city by PPR. This provides the basics on Parks inventory and facilities, to inform our group and consultants just what PPR is responsible for servicing from their facilities and the Central Yard. Provides maps of facility and park locations. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|---|---|
| TITLE: Parks Operation Report on Building Assessment & Deferred Maintenance | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: PP&R staff | DOCUMENT LOCATION: Excerpt relevant to Tabor Yard: http://www.portlandonline.com/shared/cfm/image.cfm?id=202557 |
| SPONSOR AGENCY: Portland Parks & Recreation | REVIEWER: Maija Spencer |
| PUBLICATION DATE: December 2000 | REVIEW DATE: June 11, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | <ul style="list-style-type: none"> Document the 69 “major” structures maintained by PP&R (major = open to the public, used year-round, have a heating system, & occupied as a staff headquarters, minor = restrooms, picnic shelters, storage buildings, etc). Assess condition of each building, including major infrastructure components. A full assessment of many of Parks’ older building had never been documented. Schedule frequency of building assessments and develop ongoing mechanism for addressing maintenance. |
| 2. What types of information does the document contain? | Comprehensive inventory of major structures, including data on age, life expectancy, square feet, current replacements costs, and current use of the facility. Includes data on the key building components (structural, mechanical, & electrical) as well as an overall building condition assessment |
| 3. What assumptions or caveats should the reader be aware of? | <ul style="list-style-type: none"> This report was done as a response to a recommendation in Report #261, an audit performed by the City Auditor’s Office in 1999. The audit assessed the adequacy of management systems in PP&R. Recommendation #2 stated “Develop a more structured building maintenance system that contains complete information on inventories, physical characteristics, maintenance condition, and annual spending. Some information about original costs, original construction, and acquisition dates was lacking. Many of the buildings now maintained by Parks were originally constructed for other purposes (private homes, fire stations, schools, etc). Some info was found in Archives and through anecdotal conversations with long-time Bureau employees. |
| 4. What are the conclusions or recommendations contained in the document? | <p>P. 5-7 in executive summary discusses findings and explains the rating system used. It also calculates some financial costs, including replacement and deferred maintenance costs.</p> <p>P. 35-46 – 12 pages assessing individual buildings at Mt Tabor Yard. For each building, a numerical rating number is assigned for parts of the building (doors, roof, windows, etc), mechanicals (HVAC, plumbing, etc), and electrical systems.</p> |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 5 – This report covers structures citywide, so not all of the information is useful. The Mt Tabor info may be useful for the architects to assess if any buildings should be preserved. Info should be verified with current staff at the Yard, as repairs/changes may have occurred since this report was published in 2000. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Total Asset Management | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance |
| AUTHOR: Robin Grimwade - Manager | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=151131 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: July 2006 | REVIEW DATE: May 5, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | “..provide integrated and coordinated methods of asset management to ensure that the right assets are provided in the right quantity in the right places.” |
| 2. What types of information does the document contain? | It provides 1) an overview of the concept of Total Asset Management; 2) information on the types and number of assets in the parks system; 3) necessary components of a TAM approach including roles and responsibilities and implementation. It is intended to serve as a users' manual. |
| 3. What assumptions or caveats should the reader be aware of? | The document introduces the concept that assets exist only to provide services. Thus the focus of TAM is on how services are best delivered with or without assets sitting behind those services. Assumes the development of a total asset management strategy to guide implementation. This was not available on the website. Report assumes the development of an extensive asset database, called a registry, that appears to be partially complete. All aspects appear to have significant implications for internal demand for maintenance services in the future. |
| 4. What are the conclusions or recommendations contained in the document? | The document does not contain conclusions or recommendation per se. It is meant to be a guidebook. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 5 – 8 depending upon it current relevance to future asset planning. The philosophy behind TAM could have significant implications for planning the future site needs of the yard. However, the website does not provide enough information to know how embedded this new approach and new philosophy is in the bureau's planning DNA. Will require input from manager Robin Grimwade to know if it should be guiding the demand for services analysis that will need to be done for planning in the yard. There is no specific mention of the Mt. Tabor yard and much of the focus is on direct service assets (ballfields, pools, etc.). |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Strategic Business Plan 2005-08 | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance (15 pages) |
| AUTHOR: None identified | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=151145 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: None identified. | REVIEW DATE: May 13, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | “..help guide us (the Bureau) toward the resolution of what we consider to be the key challenges that we must address to bring about a sustainable parks and recreation system for years to come and an organizational culture built upon continual improvement and customer service.” |
| 2. What types of information does the document contain? | It provides 1) the philosophical basis for management; and 2) general information identifying challenges and strategies. |
| 3. What assumptions or caveats should the reader be aware of? | Regarding the site, there are two important aspects of the plan. It assumes that significant progress will be made in lessening the maintenance backlog and in improving the Bureau's operational capacity. |
| 4. What are the conclusions or recommendations contained in the document? | The report identifies 20 areas of focus including one called asset development and maintenance. It includes a statement about providing appropriate administrative and operational facilities to support the delivery of PP&R's services. There is one specific reference about developing a total asset management strategy to guide decisions relating to operations but no specific mention or or actions regarding the site. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 4 Provides a good overview of what the Bureau has been focusing on for the past three years. The document is necessarily very general and will soon be out of date as a new strategic plan is currently under preparation. The version on the web contains no specifics regarding measurable outcomes or dollar to be spent on the 20 areas of focus listed in the plan. I am not aware of any assessment of how well the plan has been implemented. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|---|---|
| TITLE: Sustainability Plan | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance (17 pages) |
| AUTHOR: David McAllister served as bureau "lead" | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=186662 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: November 2007 | REVIEW DATE: May 13, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | "..to encourage short and long range goals, track performance, increase accountability, improve inter-bureau collaboration, communicate each bureau's sustainability efforts and promote Portland's role as a national leader and model for other communities." |
| 2. What types of information does the document contain? | Contains the underlying vision and goals, practices and an action plan for 2008-09. This includes 5 goals and 23 objectives. Part of the "sustainability vision" is Green Building and new technology options are applied to capital building..." A development practice is identified as "construction design(s) incorporate methods to maximize sustainable maintenance practices." It also references aggressive tree planting in urban forestry and identifies sustainable landscapes as a sustainability practices. It identifies 29 measures that will be used to assess progress overall. |
| 3. What assumptions or caveats should the reader be aware of? | The "power" of this plan compared to the other guidance documents for the Bureau, like the 2020 Vision and the bureau's strategic plan, is unclear at this time. This plan is intended to coordinate with other bureau sustainability plans to create a city-wide sustainability plan. The timeframe for the plan is unclear but appears to be long term with a few short term priorities. |
| 4. What are the conclusions or recommendations contained in the document? | Besides the numerous goals, objectives and measures, the plan has three specific priorities for 2008-09. Each – a technology audit, replacement of pool water treatment in two pools and possible expansion of recycling – could have some long term impacts on the maintenance aspects of the site. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 6. The site is not mentioned in the sustainability plan but could serve as a poster child for the bureau's sustainability efforts in coming years. The principles and goals/objectives could serve as general guidance for the design and construction process of the site. |

Yard-Specific Plans Summaries

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|---|
| TITLE: 1999 Maintenance Facilities Plan: Guidelines for Improvement & Development | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Vision and guidance |
| AUTHOR: Nancy Gronowski, PP&R | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=191359 |
| SPONSOR AGENCY: PP&R | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: 1999 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | An overview of all maintenance facilities identifying the short and long term needs, actions necessary to correct and improve the existing system |
| 2. What types of information does the document contain? | Examines each facility, function services provided, number of employees, etc. Also looks at how to resolve problems and shortcoming to enable PPR to provide the services that are needed going forward |
| 3. What assumptions or caveats should the reader be aware of? | This document was used to inform the then under-development, 2020 Vision document that guides PPR today. |
| 4. What are the conclusions or recommendations contained in the document? | <p>The report has too many conclusions and recommendation to enumerate in this summary.</p> <p>See pages 57 – 63 for discussion and recommendations;</p> <p>pages 64 - 67 for conclusions; and</p> <p>pages 68 – 70 for a cost estimate and summary of what needs were at that time.</p> <p>The report also contains useful maps of the site.</p> |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | <p>5</p> <p>The study will be useful in two ways:</p> <p>1) It discusses current service needs and how PPR might address them; and</p> <p>2) it provides insight regarding what changes PPR is attempting to make since that point in time when compared to the 2006 version.</p> <p>(Reviewer's personal observation: While the study is out of date it reinforces the idea that the current Mt. Tabor location is ideally suited for the needs it is intended to meet.)</p> |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|--|---|
| TITLE: Mt. Tabor Park Master Plan Report | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance |
| AUTHOR: Portland Parks and Recreation | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=175296 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: January 2000 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | "The primary focus of the plan is to preserve and enhance the natural qualities of Mt. Tabor. The circulation systems, the recreational uses, and the facilities envisioned have been planned in balance with the environmental qualities of the park. It is intended that this document set the framework to guide decisions to provide balance between human and environmental needs and continually move the park toward the stated vision." (for the next 20 years) |
| 2. What types of information does the document contain? | Existing conditions analysis, key considerations and program, vision and goals, alternatives and final master plan, cost priorities and phasing, appendix: transportation report, vegetation condition review, wildlife/habitat baseline report, environmental education report, facilities report. |
| 3. What assumptions or caveats should the reader be aware of? | <p>Mt. Tabor Park "functions as a primary water reservoir for the city requiring special facilities and management."</p> <p>"The park is oriented primarily to serve people on foot and bicycle."</p> <p>Mediation agreement, dated May 14, 2007, states the Mt. Tabor Park Update will "explore the best use of the MT. Tabor Park Central Yard and Nursery within the public domain and under public administration consistent with the values articulated in the current Mt. Tabor Park Master Plan."</p> <p>"...uses compatible with the natural character of the park, its environmental characteristics, the surrounding neighbourhood, and the other park users."</p> <p>"...uses integrated with but do not dominate or interfere with its natural character."</p> |
| 4. What are the conclusions or recommendations contained in the document? | <p>"...a sense of separation from the surrounding urban environment that should be preserved, restored, and enhanced..."</p> <p>"Monitor, adjust, and integrate uses and activities into the park's natural environment."</p> <p>"Improve circulation through the park and connections to surrounding neighbourhoods...possible separate routes...universal access...limited parking in defined area...minimize erosion..."</p> <p>"Locate orientation information at all access points to the park....throughout park interpret the natural and cultural history...trail names...consider interpretive art"</p> <p>"Provide new buildings with a complementary architectural style to the existing restrooms and historic Water Bureau Structures."</p> <p>"Designate an environmental education study area for groups to meet and use while exploring concepts and doing hand-on activities"</p> <p>"Maintain significant views in every direction."</p> <p>"Improve the quality of wildlife habitat, especially for birds"</p> |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 10 The Mt. Tabor Master Plan is the document that is being updated by this process. The values are to be applied to this Update process, as stipulated by the mediation agreement that led to the Update. The drawings are useful in identifying and linking with routes beyond sire boundaries. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Native Plant Production: 2 Approaches A comparison: BES Re-vegetation Program and PP&R Native Plant Nursery | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Site |
| AUTHOR: Parks and Bureau of Environmental Services horticulture staff | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: Circa 2004, before Park Bureau reorganization | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Evaluation of two city programs in different bureaus. |
| 2. What types of information does the document contain? | Describes growing methods, products, cost, problems and advantages of both programs. |
| 3. What assumptions or caveats should the reader be aware of? | BES purchases plants for its own re-forestation needs from local nurseries including PP&R's nursery at Mt. Tabor. Regarding the nursery at Mt. Tabor Park Central Yard, "because it is a complete facility, with greenhouse, container yard and project staging areas, this native plant production facility support multiple users." |
| 4. What are the conclusions or recommendations contained in the document? | Requires "facility with plant growing and holding capacity; other compatible plant growing programs on site for full utilization of production facilities." Provides one stop approach for users. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 7 Growing native plants is a part of horticulture services that Parks plans to continue at Mt. Tabor Park. This operational outline provides a framework for the space, equipment, tasks of the city's native plant nursery. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Mt Tabor tentative map and Water Bureau ownership at Mt Tabor | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance and maps |
| AUTHOR: Dan Combs (WB employee) | DOCUMENT LOCATION: Maija and from archives |
| SPONSOR AGENCY: Water Bureau | REVIEWER: Bartlett |
| PUBLICATION DATE: Oct 2002 | REVIEW DATE: 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Water Bureau was addressing property ownership issues at Mt Tabor Park in 2002, when the reservoir project was being planned. |
| 2. What types of information does the document contain? | <p>Maps with parcels indicated and ownership determined, as best as records allow. It explains that the assessor's maps are not the primary information source as they may not be accurate.</p> <p>Parcels have corresponding deed records, covenants and restrictions on donations and gifts, as well as records of purchases.</p> <p>It also discusses the possible compensation arrangements regarding property used by one Bureau and owned by another. It cites legal findings, resolutions, and records indicating ownership.</p> <p>The maps and records show that PPR owns approx 75% (145 acres) of the land and BWW approx 25% (51 acres).</p> <p>Discusses the legal distinctions between general fund ownership and revenue Bureau ownership as well as how these parcels must be treated under the City Charter.</p> |
| 3. What assumptions or caveats should the reader be aware of? | This was prepared by Water in anticipation of determining the boundaries and compensation agreements between the bureaus for the reservoir project. The preparer is a licensed surveyor who happened to work for Water. |
| 4. What are the conclusions or recommendations contained in the document? | <p>That clear title to all parcels has not been completely determined.</p> <p>That the "City" does not and cannot "own" this property. It must be assigned to a specific Bureau.</p> <p>Since there are two classes of ownership, it must be determined who does own the properties, in order to arrange legal agreements between the two Bureaus.</p> <p>Title can be clearly determined with a proper search of records as every transaction will have been recorded.</p> |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | <p>9</p> <p>This is central to all site development plans and determinations of use by BDS.</p> |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Plant Production Audit - Draft | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance |
| AUTHOR: Eva Schweber | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=202590 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: John Long and Kym Randolph |
| PUBLICATION DATE: 2004 | REVIEW DATE: May 19, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Analysis of the financial practicality of continuing plant production in house. |
| 2. What types of information does the document contain? | 1. An overview of the current (2004) operation. 2. A comparison of growing versus brokering. 3. An evaluation of capital assets and future maintenance costs. |
| 3. What assumptions or caveats should the reader be aware of? | Written in 2004, current program is very different, much in house growing has been dropped from the program. This report was never finalized – still in draft form. |
| 4. What are the conclusions or recommendations contained in the document? | This analysis recommends continuing current (2004) operation as it is. (Much has since been dropped from the program) |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 1 – Without additional budget \$ and personnel, it is impossible to return the program to this level. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|---|
| TITLE: Central Maintenance Facility: Feasibility of Holgate Site | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Site (51 pages) |
| AUTHOR: WBGs Architecture and Planning | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=190131 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: January 9, 2004 | REVIEW DATE: May 26, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Investigate the feasibility of consolidating a number of PP&R functions, including the Mt. Tabor Yard and Nursery, to a single six acre site at 2424 SE Holgate. |
| 2. What types of information does the document contain? | It provides a detailed analysis of the space needs of many different PP&R functions and assesses the feasibility of moving different PP&R functions to a single site. It also provides three different levels of cost estimates for the proposed single option. |
| 3. What assumptions or caveats should the reader be aware of? | Assumes that Mt. Tabor yard would be "impacted" by reservoir construction. The report does not specify what levels of output were associated with space needs. The assumption seemed to be status quo plus some growth factor. It is interesting to note that this study was forced to go to two stories on a six acre site to accommodate the perceived need including urban forestry but not horticulture/community gardens. |
| 4. What are the conclusions or recommendations contained in the document? | The report concludes that not all of the desired functions would fit on the Holgate site even with a two-story modification of the existing building that was on the site. The building on the site was larger than needed so outdoor space needs were at a premium affecting the possibility of moving horticulture to the site. Recommended incorporating urban forestry but not horticulture. Consultant believed the site was feasible if PP&R chose not to locate all the originally desired functions on that site. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 7. The report provides very detailed assessments of space needs in as they existed in 2003. These assessments could serve as good comparators for "ground-truthing" the estimates that our current firm develops. The architects also provided very detailed plans that might also inform the space development process. Clearly a significant amount of work went into this report. The report, however, does not provide different options and was working with a very different site so the value of some comparisons will be limited. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|--|---|
| TITLE: Mount Tabor Park National Register of Historic Places Nomination | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Mt. Tabor Neighborhood residents | DOCUMENT LOCATION: http://www.mttaborpdx.org/history.html |
| SPONSOR AGENCY: Oregon State Historic Preservation Office, National Parks Service | REVIEWER: Cascade Anderson Geller, Shannon Loch, & Al Staehli |
| PUBLICATION DATE: September 2004 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Establishes Mt. Tabor Park in the National Register of Historic Places (NR) and automatically as a city Historic Landmark. |
| 2. What types of information does the document contain? | Tells the story of all of Mt. Tabor park and the importance of the yard and nursery at their current location and relevance to the historic and current park system. Includes sections describing the park with historic narrative, maps and photographs of the entire park, including the Nursery, Long blocks, and Yard. |
| 3. What assumptions or caveats should the reader be aware of? | Establishes a National Register listed property, giving the property landmark status, which gives the entire park, including the Yard and Nursery, historic zoning overlay in Portland. Establishes the Yard and Nursery as included within the original boundary of Mt. Tabor Park. The document as accurately as possible dates and describes all significant structures and buildings in the Park and yard, and which may also be individually NR. listed. |
| 4. What are the conclusions or recommendations contained in the document? | Recommends to the National Park Service and the State Historic Preservation Office fits national parks services criteria for listing on the National Register of Historic Places. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 10– because of descriptions of buildings NR Section 7, will require the meeting of standards for the conservation, restoration, and any adaptations or other alterations to those structures. See: The Secretary of the Interior's Standards for for Restoration, Rehabilitation, and Additions to Historic Buildings. Also for Historic Landscapes and Gardens; with the appropriate Tech Briefs. Consultation with the Oregon SHPO is recommended, and by the Portland Historic Landmark Commission, and Portland Chapter AIA/CHR. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Components of Plant Production | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Unknown | DOCUMENT LOCATION: http://www.portlandonline.com/parks/index.cfm?a=202559&c=47890 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Cascade Anderson Geller/Shannon Loch |
| PUBLICATION DATE: May 2004 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Identifies scope of horticulture services. |
| 2. What types of information does the document contain? | Discusses seasonal bedding plant production, greenhouse production, native plant production, field nursery production and procurement. |
| 3. What assumptions or caveats should the reader be aware of? | Bureau is going through a reorganization and budget cuts that are reduced staff in horticulture services. |
| 4. What are the conclusions or recommendations contained in the document? | Like other reports generated by Parks in the last five years, this report comes to similar conclusions about the importance and relevance of this tree propagation services. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 8 for site design. Identifies all the components of horticulture and most complete overview of operations. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Mt Tabor Park Reservoirs Historic District | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Mt. Tabor Neighborhood residents | DOCUMENT LOCATION: http://www.mttaborpdx.org/history_reservoirs.html |
| SPONSOR AGENCY: Mt Tabor Neighborhood Association | REVIEWER: Cascade Anderson Geller, Shannon Loch & Al Staehli |
| PUBLICATION DATE: January 2004 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Establishes Mt. Tabor Park in the National Register of historic places and as a City Historic Landmark with 10 Sections in the document. |
| 2. What types of information does the document contain? | A helpful assortment of maps and photographs, Accurate descriptions of the property: Sect. 9-10. Establishes the importance of Olmstead and City Beautiful design elements: Sect. 8. Description of Property & Elements: Sect. 7. |
| 3. What assumptions or caveats should the reader be aware of? | Co-management/ownership issues exist between parks and water in Mt Tabor Park |
| 4. What are the conclusions or recommendations contained in the document? | Establishes a national register property, giving the property landmark status, which gives the entire park, including the Yard and Nursery, historic zoning overlay. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 9 Useful for architectural aesthetics. Both have Olmstead design influence. Both the park and the reservoirs. Info pertaining to elements and operations, tangible and intangible, meriting special conservation and preservation of integrity. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Plant Provision Analysis (DRAFT) | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance |
| AUTHOR: Kathleen Murrin | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=202592 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: John Long and Kym Randolph |
| PUBLICATION DATE: 2006 | REVIEW DATE: May 19, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | This document was a comparison of three scenarios for plant provision, ranging from growing native plants and trees and brokering a few, to brokering all plant materials. The purpose was to provide best guess scenarios for Personnel, Facility and Equipment needs and estimated costs for the plant provision at Mt. Tabor Yard |
| 2. What types of information does the document contain? | Best guess needs for Facility and Equipment as well as Personnel needs for each scenario. This then produced a best guess cost of service based on 2006 economy. |
| 3. What assumptions or caveats should the reader be aware of? | None of the scenarios has a plan for increases in services due to land acquisitions. All scenarios were projections, except for 1. This report was never finalized – still in draft form. |
| 4. What are the conclusions or recommendations contained in the document? | Scenario 2, to continue plant production activity of Natives and Trees and contract and broker Ornamental crops. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 4 – Numbers for this document are the most recent analysis; however most of it is an estimation, not fact or history. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|--------------------------------------|
| TITLE: Summary Appraisal Report Mt. Tabor Maintenance Yard | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: PGP Valuation | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: Warner Pacific College | REVIEWER: Shannon |
| PUBLICATION DATE: August 2006 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Appraisal of the 8.5 acres of the yard and nursery. The site was being appraised at this time as part of due diligence process by buyer before purchase of site. |
| 2. What types of information does the document contain? | Appraisal, valuation of the site, hypothetical valuations with zone changes, cost of demolition, most recent and accurate description of buildings, landscape and parking. |
| 3. What assumptions or caveats should the reader be aware of? | The site is zoned open space. Tax lot 100 is on the National Register as a historic property. Combined size of two parcels are based on estimates from Metro Scan and estimates from Parks Bureau. Site does not require environmental remediation and will be viewed as clean by state and EPA. |
| 4. What are the conclusions or recommendations contained in the document? | "This valuation premise assumes that the property would be sold contingent on the <u>buyer</u> re-zoning the property...in addition to obtaining the necessary approvals for the proposed residential development." |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 10 Gives detail of process/cost required for zone change. Brick and mortar information of site. There is more than one appraisal and it would benefit the Update process financially if this type of analysis did not have to be repeated. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|---|--------------------------------------|
| TITLE: Phase I Environmental Site Assessment | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Phase I: Golder Associates Inc. | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: Bureau of Environmental Services | REVIEWER: Maija Spencer |
| PUBLICATION DATE: August 25, 2006 (Phase I) | REVIEW DATE: June 11, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | P. S-1: "The purpose of this Phase I ESA is to identify recognized environmental conditions (RECs) in connection with the Subject Property, to the extent feasible, pursuant to the processes prescribed in (list of ASTM standards and EPA rules). |
| 2. What types of information does the document contain? | Property Description, User Provided Information, Records Review, Site Reconnaissance, Interviews, Discussion, Conclusion, References, and Qualifications of Environmental Professionals, Dite location plan & site plan, and a list of appendices that includes federal/state regulatory database search, historical documentation, photographs taken during inspection, and other info. |
| 3. What assumptions or caveats should the reader be aware of? | It is noted that "(i)No environmental assessment can wholly eliminate uncertainty regarding the potential for REC's in connection with a property. Performance of this ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for REC's in connection with the Subject Property, and the ASTM Standard recognizes reasonable limits of time and cost; and (ii) 'all appropriate inquiry' does not mean an exhaustive assessment of a property." |
| 4. What are the conclusions or recommendations contained in the document? | <p>Conclusions (p. 36): "This assessment has revealed no evidence of RECs in connection with the Subject Property, except for the following:</p> <ul style="list-style-type: none"> • Five underground storage tanks have reportedly been decommissioned on the Subject Property. However, there is a lack of documentation of these tanks. Anecdotal evidence indicates they were removed in the mid-1980s and 1990s, but the potential impacts due to possible releases cannot be investigated without further investigation. • A fuel station with three active USTs is currently operating on the property. Current information indicates the tanks were installed between the mid-1970s and the early 1980s, with upgrades installed in 1995. Given the age of the tanks and lack of site information, it is impossible without further investigation or documentation, to determine if this UST system has impacted the Subject Property. • Historic operations at the site have included over 50 years of paint shop operation. Based on current observed paint and paint waste handling practices, and considering that paint shop operations date back to a time of chemically strong paint formulations and less consideration for proper handling and disposal, there is concern that historic paint operations could have impacted site soils and groundwater. • Historic blending and application of pesticides and herbicides on plants grown in the greenhouses and nursery areas represents an environmental concern given the long history of nursery operations on the Subject Property. • A current waste oil handling station and a parts cleaning station are located near a floor catch basin in the Machine Shop. The catch basin does not have a protective berm around it to keep material releases from entering the basin. Oil and other hazardous materials could enter the catch basin then be released or washed into the municipal stormwater system. This condition represents a material threat of release to the environment. • Golder recommends additional investigation of the possible impacts (if any) these conditions may have had on the Subject Property. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 8 – This may be work they would have to do, so this may save them time. It may be of use when getting to cost estimating, if they have to consider any remediation on the site to deal with RECs. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|--------------------------------------|
| TITLE: Phase II Environmental Site Assessment | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Coordinated Site Analysis Program, BES Special Waste Division, City of Portland | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: Portland Parks & Recreation | REVIEWER: Maija Spencer |
| PUBLICATION DATE: November 29, 2006 | REVIEW DATE: June 11, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | “The purpose of this Phase II ESA is to identify soil or groundwater contamination at the subject site...This Phase II ESA was conducted in order to provide the purchaser with likely scenarios for any cleanup/remediation that may be required if contamination is identified. This study was also conducted in order to estimate related costs and scope of remediation, if necessary, and to provide recommendations for further actions at the subject site.” (page 2) |
| 2. What types of information does the document contain? | Site description/background, field activities (subsurface investigation activities & soil sampling procedures), analytical tests, analytical results, conclusions, recommendations, limitations, references, and qualifications of environmental professionals. Eight soil probes were installed 4-12 feet below ground surface. Soil from probes was sampled and analysed. (Page 2-4) |
| 3. What assumptions or caveats should the reader be aware of? | This followed the Phase I ESA by Golder Associates in July 2006. “The ESA identified several environmental features of concern, including pesticide storage, current and historical underground storage tanks (USTs), an above ground waste oil tank (AST), paint storage, and vehicle maintenance activities (Figure 2)” (page 1). The nursery was not investigated for this project. Samples appear to have been taken from parking lot areas only – not underneath present buildings. |
| 4. What are the conclusions or recommendations contained in the document? | “During this investigation, the only contamination that was discovered was slightly elevated levels of diesel range hydrocarbons under the parking lot on the south side of the shed at the north end of the subject site (Figure 1). This is the suspected location of a former UST that was removed, therefore it is expected that some low levels of petroleum would remain. At this time, no remediation appears to be needed at the subject site, therefore no remediation scenarios are provided. If significant land use changes are made at the site (such as construction excavation, building demolition, etc), then additional soil sampling would be recommended to sample the newly exposed areas under buildings and other areas that were not accessible during this study to characterize the soil for disposal.” (page 5) |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 8 – Like the ESA Phase 1, this information may be something the architect team would need to conduct. This seems recent enough to still be accurate. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|---|
| TITLE: Feasibility Study - Development of Service Zones Facilities | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Site (23 pages) |
| AUTHOR: Waterleaf Architecture | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=145075 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: October 2006 | REVIEW DATE: May 28, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | This report feasibility study to determine the future disposition of all Portland Parks & Recreation (PP&R) maintenance facilities. The authors examine six possible options for Parks' consideration. The two preferred options are build a new central yard and redevelop the Mt. Tabor site. The other four options are described in less detail than the two preferred. All of the relevant information relating to Mt. Tabor can be found, in more detail, in the companion report - Feasibility study - Development of Service Zones Facilities at Mt. Tabor Maintenance Yard, January 2007. |
| 2. What types of information does the document contain? | It describes all existing maintenance facilities, including pictures, and provides an inventory of land that was or could be available for use as Parks' maintenance facilities. The functions performed at each of the facilities are described and an assessment is provided of physical constraints at each site. |
| 3. What assumptions or caveats should the reader be aware of? | The report is basically out of date now that the Mt. Tabor site has been chosen. It makes some questionable assumptions about savings. See the Mt. Tabor specific review for the particulars. |
| 4. What are the conclusions or recommendations contained in the document? | The report narrows the six options down to two as described above. While each is described in some detail, the Mt. Tabor-specific study provides more detail on most of the same issues. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 3. The report would provide some useful information on activities performed at different sites and their specific location and conditions, but little else. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

| | |
|---|--|
| TITLE: Feasibility Study - Development of Service Zones Facilities | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Guidance, site development, service delivery and space needs, prototype building plans and costs estimates for those, as well as for the other primary facilities. Real estate considerations for the possible sale and replacement |
| AUTHOR: Waterleaf Architecture | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=145075 This is the executive summary and the "report" but not the complete version. A complete version is available in Parks Archives. |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: OCT 2006 | REVIEW DATE: 2006 - 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Discusses PPR needs and plans for redeveloping facilities at various locations including the central yard. Examines availability of replacement properties and considers a matrix of service combinations from the existing and or newly acquired facilities. Discussed projected needs out 10 years. |
| 2. What types of information does the document contain? | Contains: 1) A description of each major facility and what services originate from those sites; 2) A matrix of site programs for these facilities; 3) Proto typical replacement building for those sites that correspond with PPR preferred service delivery requirement for proposed organizational needs mostly based upon the sale of Mt Tabor Yard; and 4) Examines the availability of replacement real estate and service delivery based upon existing locations in the center of universe study |
| 3. What assumptions or caveats should the reader be aware of? | Costs estimates for redevelopment are based upon a complex matrix that essentially doubles that of redevelopment of Mt Tabor alone. Discusses the organizational needs for space at that site. That the Delta Park property is unlikely to be materially impacted by the CRC project per CRC engineers. This was the assumption made that would have Urban Forestry moving to Zone 5, and part to either MTY and or McLoughlin. (Reviewer's personal observation: Primary assumptions are based on sale of Mt Tabor without a viable replacement.) |
| 4. What are the conclusions or recommendations contained in the document? | In regards to moving the Yard to a new location: "When visiting each property it became clear that the sites that include existing buildings are not economically viable alternatives, as the existing buildings would be of little value to Portland Parks and Recreation for its purposes. It also became apparent that essentially all the undeveloped land is located east of the Portland International Airport in Northeast Portland, Gresham, Fairview and Troutdale or in the RiverGate area in North Portland." The Central Yard can be redeveloped at a cost of between \$8 million (low) and \$20 million (high). |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 9-10 This document contains a good deal of the information to be considered by anyone tasked with site development and space needs as anticipated looking forward. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

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|---|---|
| TITLE: Feasibility study - Development of Service Zones Facilities at Mt Tabor Maintenance Yard | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Site (24 pages) |
| AUTHOR: Waterleaf Architecture | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=188367 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: January 2007 | REVIEW DATE: May 26, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | This report on the Mt Tabor Yard Central Facility is an expanded version of a more broad ranging feasibility study (<i>Feasibility Study - Development of Service Zones Facilities</i> - October 2006) to determine the future disposition of all Portland Parks & Recreation (PP&R) maintenance facilities. This report looks specifically at the maintenance aspects of the yard/nursery with a focus on bringing more of the service district maintenance operations on site. It appears to be similar to the Holgate study (<i>Central Maintenance Facility Feasibility Study of Holgate Site</i> – January 2004) in many ways. |
| 2. What types of information does the document contain? | It provides a detailed analysis of the space needs of many different PP&R functions and assesses the feasibility of moving different PP&R functions to a single site. It refers to options in the larger feasibility study (See above.) It only articulates one – Option 6 – in this report. It also provides cost estimates for the described changes to the maintenance aspects of the site. |
| 3. What assumptions or caveats should the reader be aware of? | Plan assumes that one-half of City Nature and one service district maintenance function would locate at the yard. It assumes that community gardens would be located elsewhere and appears to assume that existing greenhouse and horticulture administration would be moved off site. (The word “horticulture” does not appear in the text.) It also assumes that some Water Bureau activities would be co-located in the site. It also makes a huge assumption about savings by stating that new buildings, while substantially larger than the existing structures, would reap significant savings in energy/water use and worker efficiency. Upon closer examination, the savings are revealed to be almost exclusively in productivity gains - 11% of total personnel costs per year. These savings, of course, would not be in actual dollars as the bureau would not be expected to reduce its salary at the yard by a commensurate amount. |
| 4. What are the conclusions or recommendations contained in the document? | While finding no physical impediments to building a larger facility, the report concludes that not all of the desired activities, listed above, would fit on the Mt. Tabor site unless the new building was two stories. The site plan appears to show maintenance operations built over existing site space devoted to horticulture. The authors are quite enthusiastic about the environmental and productivity benefits of redesigned and build space. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 7. Like the 2004 Holgate study, this report provides very detailed assessments of space needs in as they existed in 2006. Like the Holgate study, these assessments could serve as good comparators for “ground-truthing” the estimates that our current firm develops. Interestingly, the square footage requirements when compared between the two studies do not appear to match up. (That may be because the site program specifics are not comparable.) A site plan is provided that, as mentioned earlier, expands greatly the yard function but does not appear to account for existing horticultural activities. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|---|
| TITLE: Mt. Tabor Central Maintenance Yard: Overview (DRAFT) | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): SITE |
| AUTHOR: No author identified. | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=191268 |
| SPONSOR AGENCY: Portland Parks & Recreation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: March 2008 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Known as the "primer," this report was developed to provide an overview of the Mt. Tabor site for the planning group. |
| 2. What types of information does the document contain? | This overview provides three types of information: 1) description of the types of services that are supported or provided by the Mt. Tabor facility; 2) current staffing and space requirements by program/function type; and 3) workload information by program/function. Maps also show the service districts and the current usage of the yard. |
| 3. What assumptions or caveats should the reader be aware of? | None that I'm aware of. |
| 4. What are the conclusions or recommendations contained in the document? | The overview draws no conclusions nor does it make recommendations. It is strictly a factual presentation of what's what at the facility. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 10 This is must reading for anyone involved in the redevelopment of the yard. It provides good information on the many programs and activities that go in at the yard. While the team is continuing to refine needs information, this provides the best overview of the breadth of programs and activities that depend on the Mt. Tabor facility to function properly. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|--------------------------------------|
| TITLE: Nursery Summary – Growing for Portland Future | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: PPR nursery manager | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: Unknown, before 2005 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | To summarize the operations of the tree nursery at Mt. Tabor Park |
| 2. What types of information does the document contain? | Outlines work plan and lists specific tasks including inventory, marketing, harvest, plant orders, planting, pest management, irrigation, pruning, and landscape maintenance. |
| 3. What assumptions or caveats should the reader be aware of? | <p>“Besides the majority of trees going to Urban Forestry, we (nursery at Mt. Tabor) supply trees and shrubs to all of Portland Parks, various projects, as well as non-profits and other bureaus.</p> <p>Since this document was written, the park bureau reorganized and has greatly reduced tree growing activities. Urban Forestry now contracts with private businesses to supply trees</p> |
| 4. What are the conclusions or recommendations contained in the document? | Does not make any. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 0-3 Depending on the level of tree growing activity, this document outlines the operational program, equipment and outdoor space needs involved in growing, harvesting and transplanting trees. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

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|---|--|
| TITLE: MTY redevelopment / Sale Related PPR internal correspondence about the facilities. (Information packet) | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): SITE |
| AUTHOR: Various contributors within PPR | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: PPR | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: April 06 through Sept 06 | REVIEW DATE: 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Documents the plans and processes necessary for a possible transfer of ownership from PPR to Warner Pacific College. |
| 2. What types of information does the document contain? | Internal e-mail correspondence between PPR staff and PPR staff and city employees in various bureaus ,and checklists for assigned tasks such as land ownership and zoning determinations, demolition of historical listed buildings, subdividing the parcel from the park, environmental analysis and other due diligence consultations, and more. |
| 3. What assumptions or caveats should the reader be aware of? | These documents were provided by PPR to community members concerned about what PPR was planning for the site. They are not a complete record of the work done regarding the ownership transfer but they provide a clear picture of what PPR attempted to accomplish over the spring, summer, and fall of 06 in order to prepare this property for possible sale. The original budget note for \$650K came from the early approval of requested amounts from the Mayor's office that led to this work in order to complete by October. The original budget note language is included. |
| 4. What are the conclusions or recommendations contained in the document? | Many and varied. References within the documents show that much of the due diligence required for sale of the property (or redevelopment) has already been partially or fully completed. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 7 Supports claims that much of the preliminary work was done in the due diligence period. Examples include discussions about the zoning as well as use; transportation issue relating to 64 th St; the historical listings of certain buildings, environmental studies ESA phase 1 and 2; that two appraisals were available, etc... |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|--|
| TITLE: Plant Production budget cut description and other similar budget considerations papers | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): investigation |
| AUTHOR: Internal PPR doc | DOCUMENT LOCATION: Parks Archives |
| SPONSOR AGENCY: PPR | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: 2004 and 2005 | REVIEW DATE: 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Discussion of possible implications of budget cuts for the horticultural dept |
| 2. What types of information does the document contain? | Discusses what might happen internally if plant production were contracted out Pros and cons to contracting plant production out, moving to sustainable landscaping, and consequences to the PPR budget, staff, and the anticipated public response to the action taken |
| 3. What assumptions or caveats should the reader be aware of? | These were drafts and discussions |
| 4. What are the conclusions or recommendations contained in the document? | Varied, as some were internal and some originated from a public workshop |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 5 This is quite relevant to the Hort discussion group. They can then determine relevance to site work. |

Other Plans Summaries

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Scenic Views, Sites and Corridors | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Planning Bureau | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=89965 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: May 1991 | REVIEW DATE: June 2006 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Directs and regulates actions within the City of Portland so that designated scenic resources are protected and enhanced for future generations |
| 2. What types of information does the document contain? | Consists of ordinance #16395; View preservation Height Calculation Formula, comprehensive plan policies relating to scenic resources; zoning regulations, including Scenic Resource Zone, (designation given areas within Mt. Tabor Park); maps. |
| 3. What assumptions or caveats should the reader be aware of? | <p>This is “ the controlling document in protection of scenic resources in Portland and will ensure and enhance the City’s compliance with the state-wide Goal 5 for Land Use Planning by the Land Use and Development Commission...”</p> <p>“Goal 5, Open space, Scenic and Historic Areas, and Natural Resources, provides for the conservation of open space the protection of natural and scenic resources.”</p> <p>“The Scenic Resource zone designates and protects scenic corridors and view corridors by establishing development regulations and height limits to preserve trees, encourage attractive landscaping and protect designated public views.”</p> <p>“The Scenic Resource zone defers to environmental review when a scenic resource is in an environmental zone but requires that the scenic character also be considered and protected as part of the environmental review.”</p> |
| 4. What are the conclusions or recommendations contained in the document? | “Conserve significant upland areas and values related to wildlife, aesthetics and visual appearance, views and sites, slope protection, and groundwater recharge. Encourage increased vegetation, additional wildlife habitat areas, and expansion and enhancement of undeveloped spaces in a manner beneficial to the city and compatible with the character of surrounding urban development.” |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 6 Directly applicable to the yard/nursery site is the recommendation to “conserve significant upland areas” There has been group interest in preserving and framing views of Mt. Tabor Park from the yard site. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|--|---|
| TITLE: Heritage Trees | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): City code/policy |
| AUTHOR: Portland Parks and Recreation | DOCUMENT LOCATION: http://www.portlandonline.com/parks/index.cfm?c=40280 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: May 1993 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Establishes city code. This ordinance calls for the City Forester to annually prepare a list of trees that - because of their age, size, type, historical association or horticultural value - are of special importance to the City. |
| 2. What types of information does the document contain? | Definition of a heritage tree. Description of nomination process. Provides nomination form. Lists of trees identified by year, trees by species, trees by location with maps and photographs of each tree at each site. |
| 3. What assumptions or caveats should the reader be aware of? | Previously, an ordinance allowed for Historic Landmark trees and an ordinance provided for Historic Trees. "No Heritage Tree can be removed without the consent of the Urban Forestry Commission and the Portland City Council." |
| 4. What are the conclusions or recommendations contained in the document? | "As of December 31, 2006, there were 283 Heritage Trees in Portland, representing 114 taxa/108 species. Of those, 144 are public trees (on the right-of-way, in parks, on a public golf course or on public school property) and 139 are private." |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 1 Identifies space needs for propagating seed and an in-ground nursery with space to grow trees out to large size, appropriate for public spaces. There are two heritage trees in Mt. Tabor Park: Bigleaf linden Tilia platyphyllos , SE side of Mt Tabor reservoir, and Giant sequoia Sequoiadendron giganteum , E side of Mt Tabor reservoir. Their significance to the yard and nursery is as a resource for local genetic stock. Heritage trees are identified by Parks as a preferred resource to harvest seed to be propagated and grown out at the nursery to large caliper size trees, ensuring a stock of future park trees. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

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|---|---|
| TITLE: East Buttes, Terraces and Wetlands Conservation Plan : Inventory, analysis and regulations for the protection of East Portland natural, scenic and open space resources | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Portland Planning Bureau | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=103608 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: July 1993 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | "The East Buttes, Terraces and Wetlands Conservation Plan provides the inventory, analysis and recommendations for protection of significant natural, scenic and open space resources located in the East Buttes, Terraces and Wetlands planning area. The plan area is made up of a collection of ten resource sites including Mt. Tabor, Rocky Butte and Kelly Butte and seven additional upland sites..." |
| 2. What types of information does the document contain? | Summary, background, including summary of the Olmstead Plan, policy framework, resource inventory and analysis of Mt. Tabor Park, plan conservation measures, appendix |
| 3. What assumptions or caveats should the reader be aware of? | <p>This plan is designed to comply with the Oregon Land Conservation and Development Commission (LCDC) State-wide Planning Goal 5 requirements, "conserve open space and protect natural and scenic resources."</p> <p>"This plan is the seventh of eight natural resource conservation plans developed by the city, each covering a different geographic area."</p> <p>When city council voted to accept the East Buttes plan, they also amended the comprehensive plan's goals and policies to reflect it; amended Title 33, planning and zoning, to implement the plan; amended official zoning maps to apply the conservations zones; made this the official policy document for the area.</p> <p>"The conservation plan is part of metro Green spaces program. It "identifies the buttes as regionally significant natural area sites..."</p> <p>Regarding Mt. Tabor: "The environmental conservation overlay (EC) zone is applied primarily in the northwestern and southeastern regions of the park. The resources warranting conservation include the non-cultivated forest areas, habitat areas" and the area near the cinder cone.</p> |
| 4. What are the conclusions or recommendations contained in the document? | "As the metropolitan area grows over the next decade, the preservation and maintenance of the area's green spaces will be crucial to maintaining the population's health. Green spaces such as Mt. Tabor...provide opportunities for recreation and help to keep Portland's growing population physically and psychologically healthy." |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 8 For context: the unique, geographical surroundings, the analysis of Mt. Tabor Park, the summary of the Olmstead Plan, understanding the environmental overlay adjacent to the yard and nursery. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

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|--|---|
| TITLE: Division Green St./Main St. Plan | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): OTHER (47 pages) |
| AUTHOR: Unknown | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=108541 |
| SPONSOR AGENCY: Portland Bureau of Planning & Portland Office of Transportation | REVIEWER: Jeff Tryens |
| PUBLICATION DATE: February 2006 | REVIEW DATE: May 28, 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | "The Division Green Street/Main Street Project was a collaborative effort between the City of Portland and the community to improve the livability and economic vitality of the SE Division Street corridor over the next 20 years. Focusing on the area between SE 11th and SE 60th, the plan contains goals, objectives, and implementation strategies to create a pedestrian friendly commercial district that reflects and reinforces community values, including a focus on sustainable and "green" development." |
| 2. What types of information does the document contain? | It provides information on history, existing conditions and possible alternatives to achieve the purpose described above. The report was adopted by the city council in February. |
| 3. What assumptions or caveats should the reader be aware of? | The area of study runs from 11 th and Division to 60 th and Division stopping short of the yard and nursery. It does not appear to deal with either the yard/nursery or Mt. Tabor Park in any direct way. It does aim to re-vision Division into a much more pedestrian friendly streetscape which could have implications for bringing more heavy vehicles into the yard through amalgamation of PP&R sites. |
| 4. What are the conclusions or recommendations contained in the document? | It provides detailed design options for different portions of the street and for different functions. No conclusions are drawn regarding preferences. Possible implementation strategies are proposed but are not really presented in the form of a plan. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 4. The report would provide some useful information on this recent comprehensive plan for land adjoining the yard. I do not know enough about the current status of the plan to know if it has reached the implementation stage. That information would be worth finding out. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

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|---|---|
| TITLE: Site Analysis and Master Plan for Urban Forestry at Delta Park | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): OTHER: Master Plan |
| AUTHOR: Richard Brown AIA | DOCUMENT LOCATION: http://www.portlandonline.com/parks/index.cfm?a=202491&c=47891 |
| SPONSOR AGENCY: Portland Parks & Recreation | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: 2002 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
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| 1. What is the purpose of the document? | Guide redevelopment of the site at Delta Park to better accommodate Urban Forestry using the information provided by the earlier facilities plans and the vision 2020 document. |
| 2. What types of information does the document contain? | Provides Master Plan for site development at this property Includes executive summary on pages 1-4 and 1-5 Examines the operational equipment and needs of Urban Forestry, and defines the scope of work they do. Examines whether that site is suitable for this department. |
| 3. What assumptions or caveats should the reader be aware of? | The document is relatively old - 2002 planning - but it is the most current document for Urban Forestry that is publicly available. |
| 4. What are the conclusions or recommendations contained in the document? | The report recommends redeveloping the site to meet the space needs and service requirements of Urban Forestry |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 6-7 This will be useful to inform discussions/planning regarding the possible collocation of some of Urban Forestry to Mt Tabor and /or McLoughlin properties (if applicable) This will better inform the group as to what equipment and space needs might be relevant for discussion when Horticulture is brought before the group. This will provide insight as to what work Urban Forestry is required to do. It also lists the equipment located at this site used by Urban Forestry. |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

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|---|---|
| TITLE: Urban Horticulture Center Feasibility Study Summary Report | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): |
| AUTHOR: Barney & Worth | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=202361 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Cascade Anderson Geller & Shannon Loch |
| PUBLICATION DATE: October 2004 | REVIEW DATE: June 2006 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Explore idea of developing urban horticulture center. |
| 2. What types of information does the document contain? | Views of community partners, lessons from other cities, development scenarios, pro-forma analysis, career training Also available, as a separate document: Notes of meeting with Parks, Portland Public Schools, Portland Public Gardens regarding the creation of an Urban Horticultural Center at Green Thumb Horticultural Program site at SE 60 th and Duke |
| 3. What assumptions or caveats should the reader be aware of? | Pursuing the project in climate of severe funding constraints represents a challenge as a new center would not generate revenue in the first years and require sponsors and on-going subsidies. |
| 4. What are the conclusions or recommendations contained in the document? | To keep idea alive: Review info with partners, form leadership team, develop mission statement, secure site... |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 8 Group interest in this topic gives this a high rating. More vision than nuts and bolts, although there is cost analysis related to development scenarios that provide a sense different physical facilities. It would be helpful to know what is happening at this site currently and are there opportunities to be explored further at this site? Is this still a viable site for community garden development? |

Mt. Tabor Central Yard and Nursery Planning Group Site Committee Key Document Summary

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|---|---|
| TITLE: Hacienda Native Plant Nursery Proposal and PP&R Concerns | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): Internal document |
| AUTHOR: Hacienda, PP&R staff: Nancy Gronowski | DOCUMENT LOCATION: http://www.portlandonline.com/shared/cfm/image.cfm?id=202565 |
| SPONSOR AGENCY: Portland Parks and Recreation | REVIEWER: Shannon Loch |
| PUBLICATION DATE: October 2004 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|--|
| 1. What is the purpose of the document? | Reviews proposal by Hacienda CDC to use Green Thumb site, co-owned by PPS and PPR, in SE Portland to grow nursery stock for PPR and other agencies. |
| 2. What types of information does the document contain? | Summary of a proposal for native nursery on property shared by Portland Parks and Portland schools, followed by Parks summary of issues/concerns. Also includes a final summary statement regarding the urban horticulture center and study completed by Barney and Worth. |
| 3. What assumptions or caveats should the reader be aware of? | Following the outcomes of the Parks Vision 2020 report, several reports on an urban horticulture center at the Green thumb site were done around the time of this proposal. In the public gardens section of the 2020 report, it directs Parks to identify "working with the horticulture community to develop a centrally located Urban Horticulture Center to provide classes and demonstration gardens." |
| 4. What are the conclusions or recommendations contained in the document? | "Hacienda is compatible on the surface, but it raises issues and has long-term policy implications." "The nursery industry is sensitive to plant production that competes with them. By and large we are accepted because: <ul style="list-style-type: none"> a. we've been here longer than most of them b. we are growing plants to maintain our own sites and c. We buy a lot of plants from them, and grow them on, so we are a customer of their production." (Parks) "have stringent requirements with regards to using plants from locally genetic stock. It is unlikely that Hacienda would be willing to grow the more obscure stuff that is desired and used on our sites..." Re: Urban horticulture center: Barney & Worth have completed the financial feasibility study for an Urban Horticultural Center at the Green Thumb sites. They investigated three scenarios, all of which require a degree of public subsidy. Although there is a lot of interest in this concept, no champion has stepped forward to lead the charge for it. Given PP&R budget constraints, no immediate action to establish a UHC at GT can be expected from the public sector." |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 3 Identifies challenges to maintaining and/or enhancing city horticulture services, including the pressure from private nursery businesses. Could these challenges be turned into a win-win for Parks? Public-private sponsorship was recently codified into Parks development strategies. With this function in place, there is now a mechanism within Parks to seek out private sector partners that could help achieve the goals for the Parks 2020 Vision that are on hold due to lack of funding. Identify potential for Green Thumb site related to re-development at Mt. Tabor. |

**Mt. Tabor Central Yard and Nursery Planning Group
Site Committee Key Document Summary**

| | |
|---|---|
| TITLE: Interstate Facilities Master Plan | DOCUMENT TYPE (GUIDANCE/SITE/OTHER): OTHER - Master Plan |
| AUTHOR: Hennebery Eddy Architects, Inc | DOCUMENT LOCATION: Water Bureau and Parks Archives |
| SPONSOR AGENCY: Water Bureau | REVIEWER: Mark Bartlett |
| PUBLICATION DATE: 2004 | REVIEW DATE: June 2008 |

| SUMMARY TOPIC | DESCRIPTION |
|--|---|
| 1. What is the purpose of the document? | Facilities plan for the Water Bureau property on N Interstate |
| 2. What types of information does the document contain? | Space needs analysis Assessment of physical property and buildings Evaluation of the sites constraints, conditions, and influences establishes master planning goals, concepts, and criteria for evaluation |
| 3. What assumptions or caveats should the reader be aware of? | The willingness to share the site for some functions of PPR is wholly dependent upon obtaining permission and cooperation from Com. Leonard and the Water Bureau. |
| 4. What are the conclusions or recommendations contained in the document? | There is room at this site for the functions requested by Water, as well as to expand as growth requires. |
| 5. On a scale of 1 – 10, how useful will this document be for the site designer? Please explain ranking. | 0 if they won't cooperate and 6-7 if they will. |

Spencer, Maija (Parks)

From: Kennedy-Wong, Elizabeth
Sent: Sunday, September 07, 2008 10:31 PM
To: Argentina, Eileen
Cc: Spencer, Maija (Parks)
Subject: FW:

-----Original Message-----

From: McKinney, Susan
To: Kennedy-Wong, Elizabeth
Sent: 9/5/2008 12:55 PM

Hello Elizabeth - Hopefully this is what you need.

The Parks Bureau has asked for an explanation concerning a determination made by BDS related to certain activities and development at Mt. Tabor Park. The determination made earlier this year is that the uses found in the south/southwest portion of the park are accessory to Park and Open Area and Agricultural uses - both of which are allowed in the OS zone. The subject uses/activities and development generally consist of plant growing (inside and outside of greenhouses), offices for park related uses, equipment storage and maintenance, other storage, wood and metal shops for park equipment repair and construction, and parking. These accessory uses and the development associated with them have been located at this site for many years.

The Zoning Code at 33.920.460 provides examples of accessory uses commonly found in association with Parks and Open Area uses. They include: club houses, maintenance facilities, concessions, caretakers quarters and parking. While the Agricultural use description found at 33.920.500 does not list greenhouses or storage buildings or equipment maintenance facilities as accessory uses or development, there are no development standards or use prohibitions in the OS zone that disallow such activities or development when associated with an Agricultural use and it is reasonable to expect that such activities and development would occur and be integral to an Agricultural Use.

Therefore, the existing uses and development listed above are considered accessory uses to the primary uses of Park and Open Area and Agriculture.

Susan

Spencer, Maija (Parks)

From: McKinney, Susan
Sent: Friday, September 19, 2008 11:28 AM
To: Kovatch, Ty
Cc: Kennedy-Wong, Elizabeth; Spencer, Maija (Parks); Stokes, Kathleen
Subject: FW: Questions for BDS on MTY use deteminaion 9-9

Hello Ty - FYI. Please see below the BDS LUS response to questions from Mr. Mark Bartlett regarding the maintenance facility and other accessory uses at Mt. Tabor.

The language of the e-mail sent to Elizabeth Kennedy-Wong of the Parks Bureau and referred to in the response to Mr. Bartlett is included following this paragraph (sorry but computer won't let me change font or color to aid in reading).

The Parks Bureau has asked for an explanation concerning a determination made by BDS related to certain activities and development at Mt. Tabor Park. The determination made earlier this year is that the uses found in the south/southwest portion of the park are accessory to Park and Open Area and Agricultural uses - both of which are allowed in the OS zone. The subject uses/activities and development generally consist of plant growing (inside and outside of greenhouses), offices for park related uses, equipment storage and maintenance, other storage, wood and metal shops for park equipment repair and construction, and parking. These accessory uses and the development associated with them have been located at this site for many years.

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Therefore, the existing uses and development listed above are considered accessory uses to the primary uses of Park and Open Area and Agriculture.

Susan

-----Original Message-----

From: McKinney, Susan
Sent: Friday, September 19, 2008 11:24 AM
To: 'mbart@pacifier.com'
Subject: RE: Questions for BDS on MTY use deteminaion 9-9

Mr. Bartlett,

I received your questions regarding the Land Use determination for the multiple parcels considered for the redevelopment proposal at the existing Central Maintenance Yard on SE Division at Mt Tabor Park.

Please see our responses below:

1) Please describe just how the current determination of accessory use came to replace the non-conforming use that your staff provided us at our meeting two months ago.

The staff at BDS work with the Zoning Code on a daily basis, and not a day goes by that we don't run into situations where there are different ways to interpret a particular code section, or have different perspectives from different employees, etc. The bottom line is that the code can be unclear, and interpreted in a variety of ways, and at some point, we need to make a decision on what we think it means, and move forward. (That decision has been made, and is in the email I sent to the Parks Bureau.) In these types of cases, the question often goes up the chain of command, ending up at the Commissioner's office, and the decision there is that the uses are accessory to the Open Space.

2) Please explain by which criteria this was determined and any weighting critical to making the choice.

The email sent to Parks explains the decision, and relies on the simple reading of the description in the code of the Parks and Open Areas Use Category found in 33.920.460 and the Agriculture Use Category found in 33.920.500, both allowed uses in the Open Space Zone. Furthermore, the accessory uses on the Mt Tabor site meet the definition of "accessory use", because the definition does not preclude the uses from serving additional sites.

3) Our consultant Tom McGuire who attended that first meeting with our group members and Kathleen Stokes, described for our group why it could not be accessory after consultation with your staff. Please elaborate why the change in thinking since he based his presentation on your expertise. What is it that caused this change, and if a discussion took place who attended.

I was not at your meeting and cannot address what was said there. The facts that I am aware of are that Tom McGuire is a consultant with the Parks Bureau. He has communicated to us consistently that in his professional opinion, these are accessory uses. This question relates to #1 above, about how the code can be read and understood differently by different planning professionals, internally and externally, and ultimately, a decision needs to be made, and in this case, the Commissioner's office determined these are accessory uses.

4) Could you please describe in detail the impact to this park if in fact the accessory use determination would stand LUR scrutiny (I.e. the hearing office, LCDC and LUBA, etc....). Are there legal or land use precedents that support this or persuaded you to change the initial determination of nonconforming? Would this mean that the entire park is now open to and for development at the whim of any council or director's wish? Would that then extend to all parks since this is The Central Yard serving our entire park system?

5) Would that thinking then apply to all OS zoned park land where a case could be made for an accessory determination? And please clarify the apparent inconsistency with allowing this use, an industrial maintenance yard at this park, with the possibility that one could then make the leap to say that this use could be allowed in any park. The table in OS zone clearly allows this use, but I would see that in calling it accessory rather than nonconforming, you open Pandora's Box to allow full and irresponsible development to any and all parks. Is this consistent with past BDS determinations? For example could we then take 10 acres of Laurelhurst Park for our maintenance yard using this logic?

The determination can be appealed to LUBA. The City Attorney would make the case to defend the determination there, and LUBA would determine if it would stand. Beyond that, we cannot speculate. The City wouldn't make a decision we didn't think we could defend.

From a practical standpoint, if you take the argument that the accessory use can only serve that particular site, and not additional sites, and play that out, you would then trigger the need for offices, maintenance facilities, storage, nurseries, etc. at every park site around the City; with each accessory facility serving its own park. It is not practical or reasonable. It makes sense that there would be some consolidation of these accessory uses on certain park sites, and that they would serve those park sites as well as others. These accessory uses, many of which have been located at Mt. Tabor Park since

prior to zoning regulations, will always be "subordinate to" and "incidental" to the primary use on the site...the actual park, as is true in this case where they are using only a small fraction of the park area at this location.

Susan McKinney
Section Manager
Bureau of Development Services
Land Use Services - Title 33 Team

-----Original Message-----

From: Mark Bartlett [mailto:mbart@pacifier.com]
Sent: Monday, September 15, 2008 10:39 AM
To: susan
Cc: Jamie Damon (jdamon@jlainvolve.com); cascade; shannon; Dawn Smallman; Greg Snider (greg.snider@whitehousepost.com); Don Jacobson; say; Karen Trappen (karentrappen@q.com); al staehli; John Laursen; 'peteforsyth@mac.com'; nancy.norby@mttaborpdx.org; 'Niki Todd'; Dawn Smallman
Subject: Questions for BDS on MTY use deteminaion 9-9

Susan,
Due to the less than 24 hr notice for your meeting on Thursday, I was unable to attend.
While I appreciate the effort, it made it so I could not present my questions.

I'd like to have the opportunity to ask you now since I had the time conflict and could not make it.
I'm also addressing it to those who attended as well as other interested parties in our group who remain unclear about this determination, and the implications for the future of our Park lands.
Thank you,
Mark Bartlett



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201
Telephone: (503) 823-7300
TDD: (503) 823-6868
FAX: (503) 823-5630
www.bds.ci.portland.or.us

DRAFT MEMORANDUM

Date: September 3, 2008
To: Maija Spencer, Portland Parks Bureau
From: Dave Skilton, Development Review
Phone number 503-823-0660
Re: EA 08-147807 DA – Mount Tabor Park Maintenance Facility
Design Advice Request Summary Memo March 6, 2008

Thank you for taking advantage of the opportunity to hold a Design Advice meeting with the Historic Landmarks Commission regarding your project. I hope you find it valuable as you continue with your project development. Attached is a summary of the comments provided by the Historic Landmarks Commission at the August 25, 2008 Design Advice meeting. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. For a small fee we can provide you with copies of those recordings; to request copies, please call 503-823-7814.

These **Design Commission** comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on March 6, 2008. As the project design evolves, responses may evolve or may no longer be pertinent.

Design Advice meetings are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a pre-application, a land use review application, public notification, a Staff Report and a public hearing] must be followed once any Design Advice meetings are complete, if formal approval for specific elements of your project is desired.

At the end of the hearing, it was understood that you might return for a second Design Advice Request. Please continue to coordinate with me as you prepare your formal Type III Design Review application.

Encl:
Summary Memo

Cc: Historic Landmarks Commission
Respondents

Summary

Commissioners Present: Art DeMuro, Linda Dodds, Richard Engeman, Harris Matarazzo

General comments

The most consistent comment by commissioners was that retention of all three of the contributing historic resources, the Administration, Community Gardens, and Horticultural Services Buildings, should be given serious consideration. Scheme A-1 was the preferred alternative of the six sent to the Commission prior to the hearing.

Relative Importance of the Three Contributing Resources

- ❑ Commissioners were uniformly of the opinion that the Horticultural Services Building (greenhouse head house) was the most intact and most capable of “telling its story”. The Administration Building was considered the next most intact, followed by the Community Gardens Building (alleged stable).
- ❑ Several commissioners noted that condition is not generally considered in determination of contributing status.

Moving Buildings

- ❑ The Commission did not have a great deal of input on the question of moving buildings. Commissioners indicated that the first preference would be to keep all buildings in their original locations and that the last preference would be demolition of all buildings.
- ❑ If buildings are moved it is important to retain their orientation when possible, as well as their functional relationship to other buildings. This discussion centered on retaining the head house to greenhouse relationship in the case of the Horticultural Services Building.

Desired Overall Character of Facility

- ❑ Apart from Commissioner Dodds remark that the use of wood building materials would be important, there was not much discussion on this topic. In response to a question about the reuse of existing warehouse space, the applicant pointed out that existing warehouses on the site do not meet modern standards, which are very important for the efficient storage and manipulation of materials.

Expansion of Facility into Open Space

- ❑ Staff brought this issue to the attention of the Commission as an issue raised by neighbors. The Commission did not see the question as falling within their expertise, and pointed out that the area being considered for the expansion is already in utilitarian use as a plant nursery. They said it would be preferable to concentrate the plants in containers in this area.

Exhibit List

- A. Applicant's Narrative
- B. Zoning Map (attached)
- C. Drawings
 - 1. Existing Site Plan (attached)
 - 2. Scheme A-1 (attached)
 - 3. Scheme A-2
 - 4. Scheme B-1
 - 5. Scheme B-2
 - 6. Scheme C-1
 - 7. Scheme C-2
- D.
 - 1. Mailing list
 - 2. Mailed notice
- E.
 - 1. Public Testimony (None)
- F.
 - 1. Application form

DRAFT technical memorandum

date May 12, 2008

to Jon Makler, Portland Parks and Recreation

from Tom McGuire, ESA Adolfson

subject SECOND DRAFT Mount Tabor Park Maintenance Yard and Master Plan—Land Use and Historical Issues

ESA Adolfson has prepared this memo identifying potential land use and historical issues for the Mount Tabor Maintenance Yard Improvements and Master Plan update for Portland Parks and Recreation (PPR). The proposed maintenance yard improvements are subject to the zoning regulations of the City of Portland as administered by the Bureau of Development Services (BDS). In drafting this memo, ESA Adolfson staff reviewed all available project information and maps along with the City's Title 33 zoning regulations to assess land use and historical issues and potential environmental constraints.

Part One: Project Context

Mount Tabor Park and the PPR facilities within the Park are all within a City Open Space base zone (OS). Base zones are the bottom layer of the City's zoning pyramid and are either open space, residential, commercial, or industrial. The OS zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. Mount Tabor Park and the PPR maintenance yard facilities have developed jointly on the site since the turn of the 20th Century.

In September of 2004, Mount Tabor Park was listed on the National Register of Historic Places by the US Department of the Interior, National Park Service. The City of Portland also designated Mount Tabor Park as a Historic Landmark in conformance with the regulations of the Portland Zoning Code (Section 33.445.100).

Portions of Mount Tabor Park are also within the city's Environmental Conservation Overlay Zone (ec-zone). The purpose of the ec-zone is primarily to protect natural resources and functional values, such as native forests and wildlife habitat that have been identified by the City as providing benefits to the public.

Based on the types of activities taking place at the maintenance yard, BDS considers the use at the site to be within the Industrial Services Use Category, as defined in the zoning code (33.920.300). This is based on a decision made by the BDS Title 33 Review Team in April of 2008. The nursery activities have been determined by BDS staff to fall under the Agriculture Use Category.

Part Two: Open Space (OS) Zone

Within the OS zone, agriculture uses are allowed outright. However, within the OS zone, industrial service uses are prohibited. The PPR maintenance yard facility on Mount Tabor has been there in some form since before the OS zoning was applied (1990) and before the City's first complex zoning code (1950), and has been maintained there over time. Situations where a use was in place before the City applied the base zone, and the base zone would prohibit any new use in that same category, are called nonconforming situations. Nonconforming situations are allowed to continue but not to expand within their base zone without a land use review.

The types of improvements under discussion for the maintenance yard are not prohibited but would have to be approved through a land use review. This is called a Nonconforming Situation Review and is processed through a Type II procedure. A Type II Land Use Review is processed in approximately 55 to 60 days from the time a complete application is submitted to the City. There is public notice to all property owners within 150 feet of the project site, a 28-day review period, and a 14-day appeal period (see attached process timeline).

Critical Decision Point. The use determination is a critical decision point for the project. The implications for the maintenance yard activities being classified as an Industrial Service Use are that a complex land use review would need to be undertaken to get any potential improvements to the yard approved. Alternatively, if the maintenance yard activities were to be classified as accessory to a Parks and Open Space Use, there would be no Nonconforming Situation Review required. Maintenance facilities are clearly listed as accessory uses to Parks and Open Space Uses (see 33.920.460). However, because the maintenance facilities at Mount Tabor serve more than one park, BDS feels that they are not an accessory use. It seems this is an area that should be explored in greater depth. A Nonconforming Situation Review is a complex review process and it would greatly save time and effort for the project if it could be avoided.

Clarification of Terminology

There are two types of nonconforming situations that occur at the maintenance yard. First, there is the nonconforming use—the industrial service activities of the yard. Second, there is the nonconforming development—the physical structures that do not meet current code requirements such as parking lot landscaping and pedestrian circulation. The remainder of this technical memorandum is primarily concerned with the nonconforming use aspects of the site and not nonconforming development. Any nonconforming development issues will be called-out specifically as they arise.

Nonconforming Situation Review

The Nonconforming Situation Chapter, 33.258, outlines the circumstances under which a nonconforming situation review is required, describes the procedures of the review, and states the approval criteria that must be met in order to have the review approved. The nonconforming situation chapter sections relevant to the Mount Tabor Yard that describe when a nonconforming situation review may be required are as follows:

33.258.050 Nonconforming Uses

- A. Continued operation.** Nonconforming uses may continue to operate. Changes in operations are allowed. However, nonconforming uses in residential zones may not extend their hours of operation into the period of 11 pm to 6 am.
- B. Change of use.** (this is not applicable to the project because at this time there is no discussion of changing the use at the site)
- C. Expansions.** Nonconforming uses may expand under certain circumstances. Exterior improvements may expand by increasing the amount of land used. Changing the exterior use, for example from parking to storage, is an expansion of exterior storage. Adding parking spaces to an existing lot is also an expansion. However, increasing the amount of goods stored on an existing exterior storage area is a change in operations, not an expansion. Examples of expansion of floor area include expanding a nonconforming use into a newly constructed building or addition on the site, and expanding the amount of floor area occupied by a nonconforming use within an existing building. Expansion of nonconforming uses and development is generally limited to the area bounded by the property lines of the use as they existed two years before the use became nonconforming. The property lines are the lines nearest to the land area occupied by the nonconforming use and development and its accessory uses and development, moving in an outward direction. Property lines bound individual lots, parcels, and tax lots; a site or ownership may have property lines within it. See Figures 258-1 and 258-2. The applicant must provide evidence to show the location of property lines as they existed two years before the use became nonconforming.
 - 1. OS and R zones. The standards stated below apply to all nonconforming uses in OS and R zones.
 - a. Expansions of floor area or exterior improvements, when proposed within the property lines as they existed two years before the use became nonconforming, may be approved through a nonconforming situation review. The development standards of the base zone, overlay zone, and plan district must be met.

ESA Adolfson's review of this chapter indicates that the types of improvements under discussion for the maintenance yard would require a nonconforming situation review. A key section in the code is 33.258.050.C, outlined above. The discussion in 33.258.050.C focuses on the difference between expansions of the nonconforming use and changes in operation of the nonconforming use. The types of improvements under discussion for the maintenance yard are a mix of changes in operation and expansions. Overall, the uses and activities at the yard are not likely to expand and it is possible that some activities may be dispersed to other sites. For the specific requirements of the zoning code BDS will likely consider some individual activities within the yard to be an expansion and not just a change to operations. This is what will trigger the review.

Any floor area or exterior improvement area expansions would be limited to within the parcel lines of the area currently occupied by industrial service uses. . The current parcel lines of the portion of the maintenance yard occupied by industrial service uses are likely those that existed at the establishment of the zoning code. There are two parcels that have industrial service uses on them currently. One of the two parcels is very large and includes much of the existing Mount Tabor Park. This issue should not restrict the project design and planning but the history of the parcel lines should be investigated further just confirm that there were no important changes in the parcel lines sometime in the past.

The team designing the maintenance yard will have to account for the nonconforming development on the site. BDS will require all redevelopment to meet current City code standards if the improvements result in a phased reconstruction of the whole facility. This includes the code requirements of other City bureaus. This means that parking areas will have to meet the standards for number of spaces, size of spaces, and landscaping. Other development considerations are stormwater management, site landscaping, disability access, seismic standards, pedestrian circulation, and several others.

Considerations

ESA Adolfson believes that it would be highly likely that a nonconforming situation review would be approved for the proposed maintenance yard improvements if presented correctly. This is based on the following aspects of the proposal:

- the yard operations have been in place for a long time period and are recognized and accepted by the neighbors
- the proposed changes will improve the look and function of the facility and improve the aesthetics of the site when viewed from the park and the neighborhood
- the activities at the yard may be reduced with some functions possibly being dispersed to other locations
- additional amenities may be provided to park users and neighbors for example, new visitor parking facilities and park access

Additionally, PPR should specifically propose a phased development plan as part of the Nonconforming Situation Review application. A phased development plan for the maintenance yard facility improvements would allow BDS to extend the Nonconforming Situation Review approval out beyond the standard three years and allow for time necessary to make the changes to the site.

Alternative Options

An alternative to the nonconforming situation review for the maintenance yard is a Comprehensive Plan Map Amendment and Zone Change from the current OS base zone to a base zone that would allow Industrial Service uses. The General Employment (EG1) zone is the least intensive base zone option that would allow an Industrial Service use outright. The EG1 zone allows a wide range of employment uses without potential conflicts from interspersed residential uses. The emphasis of the EG1 zone is on light industrial and industrially related uses.

The negative aspects of a Comprehensive Plan Map Amendment and Zone Change are rather severe. The cost of the land use review application alone is over \$20,000. Changing a portion of Mount Tabor Park from an open space zone to an employment zone would likely cause serious concern to many neighbors. Even though the ownership of the property would not change and it would be unlikely that PPR would sell the maintenance yard after investing so much in its renovation, there would still be concern over light industrial or commercial uses moving onto that property in the future. The approval criteria for a Comprehensive Plan Map Amendment and Zone Change would be very difficult to meet because all potential uses allowed in an EG1 zone would be taken into consideration and not just the Tabor maintenance yard.

Some base zones would allow an Industrial Service use through a conditional use review. A General Commercial (CG) base zone is the least intensive option that would allow an Industrial Service use through conditional use. This option is the least favorable of all because two land use review processes would be required to approve the Tabor yard improvements, a comprehensive plan map amendment and zone change and then a conditional use. The only advantage is that a CG zone may be easier to justify in this location than an EG1 zone.

Part Three: Historic Resources

Mount Tabor Park is a designated City Landmark. Three of the structures within the Mount Tabor maintenance yard are considered to be contributing structures to the Parks historical status. Any alteration of a Historic Landmark requires approval through historic design review. Any improvements to the maintenance yard that would result in removal of the contributing structures would be considered alterations to the Landmark and would trigger an historic landmark review as stated in Section 33.445.140. The relevant sections of 33.445.140 are outlined below:

33.445.140 Alterations to a Historic Landmark

Alterations to a Historic Landmark require historic design review to ensure the landmark's historic value is considered prior to or during the development process.

A. When historic design review for a Historic Landmark is required. Unless exempted by Subsection B, below, the following proposals are subject to historic design review. Some modifications to site-related development standards may be reviewed as part of the historic design review process; see Section 33.445.050:

1. Exterior alteration;
2. Exterior alteration of an accessory structure, landscape element, or other historic feature that is identified in the Historic Resource Inventory, Historic Landmark nomination, or National Register nomination as an attribute that contributes to the historic value of the Historic Landmark;

Code Definition for Exterior Alteration. A physical change to a site that is outside of any buildings. Exterior alteration does not include normal maintenance and repair or total demolition. Exterior alteration does include the following:

- Changes to the facade of a building;
- Increases or decreases in floor area that result in changes to the exterior of a building;
- Changes to other structures on the site or the development of new structures;
- Changes to exterior improvements;
- Changes to landscaping; and
- Changes in the topography of the site.

The historic design review would likely be processed through a Type III process, as any alteration that will cost over \$339,300 is a Type III. A Type III Land Use Review is processed in approximately 103 days from the time a complete application is submitted to the City. There is public notice to all property owners within 400 feet of the project site, a 51-day review period, a public hearing before the Landmarks Commission, and a 14-day appeal period of the Commission's decision (see attached process for a detailed timeline).

Considerations

Because the historic design review will likely be a Type III process, which is more extensive than a Type II, and the nonconforming situation review will be a Type II process, the two reviews could be submitted separately and processed separately. They can also be processed together under the Type III review process but the nonconforming situation review may cause some confusion for the Landmarks Commission who are not used to dealing with those types of reviews. ESA Adolfson recommends submitting the applications separately.

ESA Adolfson also recommends that PPR consider a Design Advice Request. A Design Advice Request essentially allows a prospective applicant to have some open time in front of the Landmarks Commission

to discuss ideas. Once a master plan design team is chosen and has developed some preliminary ideas. They would meet with the Landmarks Commission, have a discussion, and get advice on the preliminary design ideas. This could be a very useful process for the design team. There is a small fee required and it may be a few weeks out on the Landmarks Commission calendar for scheduling.

Clarification of Terminology

Historic Design Review is a review process that is used when there is some type of alteration to a historic structure, a portion of an historic district, or a landmark. **Demolition Review** is a review process that is used when a historic structure or landmark is proposed for complete demolition and not just an alteration. **Demolition Delay** is not a land use review but a process that applies when a demolition permit is applied for at the permit counter. It requires that the issuance of a demolition permit (for some residential structures) be delayed for 35 working days until the permit can be issued.

Option

One option to the historic design review is to alter the Landmark nomination to remove the structures as contributing features. This may be the more difficult option since both the City landmark nomination and presumably the national historic designation would have to be modified. Given the time and effort invested by neighbors and advocates in getting the Park nominated, it may be quite difficult to alter the nomination.

Part Four: Environmental zone

The ec-zone has been applied only to specific locations within the park. These are generally heavily forested areas with native tree species and understory that provide some elements of wildlife habitat. The first 25 feet inside the ec-zone is called the Transition Area and is applied as a buffer around the Resource Area. The Resource Area is where the majority of environmental regulations apply. Regulation within the Transition Area is very limited.

Whether or not the proposed maintenance yard improvements are subject to the ec-zone is based solely on where the improvements occur and how much disturbance occurs to the ground surface and vegetation. If all of the proposed improvements can be accommodated outside of the ec-zone or limited to the Transition Area then no environmental review will be required.

Based on initial discussion of the nature and location of the maintenance yard improvements it is not likely that the ec-zone will be impacted. All of the maintenance yard and nursery activities will likely be outside the environmental zones at the park. The nearest ec-zone is at the extreme northeast corner of the maintenance yard/nursery area. This is illustrated in Figure 1, on the following page.

Environmental Review

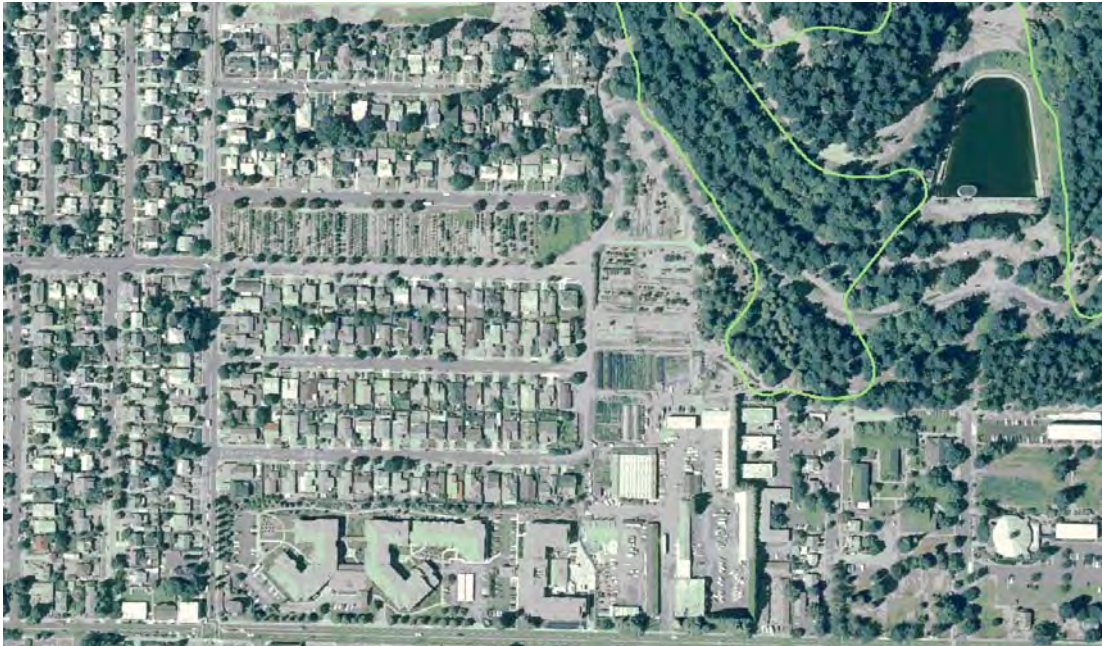
If an environmental review is required it would be processed as a Type II Land Use Review. A complete environmental review application includes a discussion of the proposed project, an impact evaluation, an alternative site analysis, a construction management plan, a narrative describing how the proposed project meets the approval criteria for the environmental review, and typically, a mitigation plan.

The largest aspect of most environmental reviews is looking at alternative development proposals and determining which one has the least detrimental impact on the environmental resources identified in the impact evaluation. The review typically takes into consideration the location of the proposed disturbance on the site, the design of whatever is being proposed (including things like building up vs. out, poured foundations vs. pilings, building materials such as concrete paving vs. pervious paving), and proposed construction methods (including things like the types and location of erosion control measures, grading, soil stockpiling areas, construction access, areas for storing building materials, etc.). The adequacy and likely success of proposed mitigation is also closely reviewed.

Some portion of the yard or nursery could potentially be extended to an area within the Resource Area of the ec-zone that would require environmental review. For this review it will be essential in the alternatives analysis to show that efforts were made to move the proposed development out of the ec-zone altogether or limit it to the Transition Area but that this was not possible and document the reason why not. Additionally, the alternatives analysis must examine what alternative areas within the Resource Area were considered for placing the development. The alternatives analysis would have to show that this area is the best location alternative because it takes advantage of an already disturbed area and/or has the least amount of environmental disturbance or impact within the Resource Area

Environmental review should be avoided if at all possible and there appears to be ample space available for this project that would avoid the ec-zone and an environmental review.

Figure 1: Environmental Conservation Overlay near the Tabor Yard



MTCY&N GOALS

6.25.2008 (revised)

1 Consider the best public use of the Yard, Nursery, and Long Block, consistent with the public interest and the values articulated in the current Mt. Tabor Park Master Plan.

- Integrate the MTCY&N Master Plan as an addendum to the **Mt. Tabor Park Master Plan**
- Consider the **public interest and the values**, articulated in the Mt. Tabor Park Master Plan, in the planning of the Yard, Nursery, and Long Block
- Determine the right balance of Yard facilities with **neighborhood livability and public access** to and around the site
- Enhance **pedestrian and bicycle access** from the Park to the adjoining neighborhoods and City
- Consider **vehicular / service access** to the Yard and Park
- Create an inviting **civic presence** and gateway on Division Street that identifies the Yard as a public / community resource
- Provide shared **public access to meeting space** for community education and meetings
- Create an inviting **gateway** to the Park from 60th with pedestrian access along the south side of the Long Block to the Park
- Utilize the **public edges** of the Yard for demonstration, interpretation and community engagement
- Enhance the **south views from the Park** overlooking the Yard by mitigating the visual impact of parking, roofs, and the industrial character
- **Buffer operations noise** and potential pollution from the public
- Enhance the **Park experience and amenities** at the south slope

2 Honor this land's and the entire park's designation on the National Register of Historic Places. Consider the original plan of the Olmsted Report for Mt. Tabor Park along with Parks Vision 2020 to enhance the Park experience.

- Integrate the design intent of the 1903 Olmsted vision for Mt Tabor Park that includes pedestrian promenades to the Park from 60th and Division Streets.
- Honor the park's designation on the **National Register of Historic Places** and consider opportunities for interpretative displays and exhibits of the Park's history and innovation
- Preserve the Yard & Nursery **open green space**
- Integrate materials and landscape features that **reinforce the heritage of the Park**

- Evaluate options for the **historic structures** (preserve, relocate, or demolish) in the context of optimizing Yard operations, efficiencies, and adaptability.

3 Improve the working conditions in the Maintenance Yard to better meet the needs of Portland Parks & Recreation's workers, and to provide safe and efficient workspaces. Include financial analyses and facilities-maintenance analyses.

- **Optimize efficiencies** of the existing facilities programs and those that may be moved to or relocated from the Mt Tabor Yard & Nursery site
- Enhance **operational and safety procedures** of the site, including but not limited to: ergonomics, air quality, ventilation, functional adjacencies, security, and potential conflicts between pedestrian and vehicular circulation
- Plan for the development of the facility and site that is **durable with long-term adaptability** to effectively serve Portland's entire park system for the next 50 -100 years
- Extend current technologies into the workspace and integrate opportunities to **experiment with new technologies and practices** to improve services to the community
- **Minimize impact to Yard** operations during the construction phase (consider redistributing some Yard functions to other locations)
- Consider alternate locations outside the Park for the **composting activity**
- **Share resources** with the Water Bureau and other bureaus

4 Consider how best to maintain, refurbish, and enhance the Yard, Nursery, and Long Block, in an efficient, sustainable, and environmentally sound manner, in order to support the needs of Portland's entire park system through the twenty-first century.

- Protect and enhance **natural resources** for future generations
- Strive to achieve the "Living Building Challenge" with a minimum expectation of **LEED gold certification**
- Integrate **green building best practices** and new technology strategies into the site and building design that are practical and cost effective to operate
- Balance **aesthetically pleasing** public spaces and views and with effective and functional work spaces
- Consider the facility as a **model of sustainable strategies** that is a demonstration and educational resource for Portland and communities throughout the country
- Minimize and contain toxic chemicals and fuel consumptive practices for workers and public **safety and environmental health**
- **Value resource limitations** by conserving energy, water, stormwater, and utilizing, renewable resources and recycling best practices

OPERATING PROTOCOLS

Mt. Tabor Central Yard & Nursery Planning Group

Purpose of the Group

The purpose of the Mt. Tabor Central Yard & Nursery Planning Group is to fulfill the intent of City Council Resolution No. 36539: for community members to work in partnership with Portland Parks & Recreation staff to update the Mt. Tabor Master Plan to include the acreage of the Mt. Tabor Park Central Maintenance Yard, Nursery, and Long Block; and in so doing to create a comprehensive plan to restore and improve these important pieces of Mt. Tabor Park, which provide critical maintenance and horticultural services for the entire park system.

Goals

The Planning Group will undertake an open, transparent, community-wide, and inclusive public involvement process, in alignment with the standards of Bureau Innovation Project #9, to develop and recommend a plan for the future of the Mt. Tabor Park Central Maintenance Yard, Nursery, and Long Block that:

- Considers the best public use of the Yard, Nursery, and Long Block, consistent with the public interest and the values articulated in the current Mt. Tabor Park Master Plan.
- Honors this land's — and indeed the entire park's — 2004 designation on the National Register of Historic Places.
- Improves the working conditions in these areas to better meet the needs of Portland Parks & Recreation's workers, and to provide safe and efficient workspaces.
- Considers how best to maintain, refurbish, and enhance the Yard, Nursery, and Long Block, in an efficient, sustainable, and environmentally sound manner, in order to support the needs of Portland's entire park system through the twenty-first century.
- Considers the original intent that the Olmsted Report of 1903 articulated as a vision for Mt. Tabor Park.
- Includes financial analyses and facilities-maintenance analyses.

Responsibilities

- Attend bimonthly (approximately) meetings over the next 11 months beginning in February 2008.
- Review materials in advance of meetings.
- Actively participate in the meetings.

- Abide by the agreed upon meeting guidelines.
- Have a time commitment of approximately 8 hours every month. Additional time may be required as the work evolves.
- Ask questions to understand facts, ideas, or suggestions,
- Share differences of opinion on ideas.
- Help create an atmosphere in which differences can be raised, discussed, and melded into group decisions. Divergent views and opinions are expected and are to be respected.
- Talk to others in the community, to give and receive information.
- Stay informed about issues related to Mt. Tabor (at the yard; in the neighborhoods; with agencies; at the park).
- Ensure that we focus our limited time on the topics and tasks that are essential to the end product.

Structure

- Approximately 31 members representing a range of neighborhood, staff, business, and civic interests (see attached list.)
- Meetings are facilitated.
- If a member who represents a specific organization can no longer serve, the organization to name a replacement subject to the approval of the Planning Group.
- Members need to alert the group if they are “sharing” a seat
- If a member sends an alternate, it is expected that the alternate will be up to speed, participate only to gather information, and be added to the contact list identified as an alternate.
- Subcommittees will be used to further a specific task requiring a focused discussion and/or research without taking full committee time.
- Subcommittee guidelines:
 - Group members will be given the opportunity to self select the committees of interest to them; however, every effort should be made to ensure that committees include group members with the knowledge, skills, and time to commit to the work of the committee.

- Subcommittee meetings may take place during or outside of regularly scheduled Planning Group meetings – at the discretion of the subcommittee and to accommodate participants to the extent possible. Subcommittees will try to not overlap meeting times/days.
 - Subcommittees are research and discussion focused – they will not make decisions unless directed by the Planning Group.
 - It is expected that subcommittees will make information widely available including posting the meeting times and meeting notes and regularly report to the full group the highlights of their work and recommendations – including minority opinions. Planning Group meetings will include time for subcommittee reports.
 - Subcommittees may or may not be staffed depending on the task and available resources.
 - Subcommittees may include participants outside of the Planning Group if additional expertise is needed.
 - Subcommittees may appoint a spokesperson to report to the Planning Group.
- A Coordinating Committee will help prepare Planning Group meeting agendas; serve as a sounding board for the project managers on process decisions such as the project timeline or meeting logistics, and; serve as liaisons for external communications, such as with Councilors or their staffs, the media, etc. The Coordinating Committee will have a flexible or rotating membership, be self selecting and include a balance of Planning Group participants.

Procedures

Meeting Guidelines

- Meetings will be held on the 1st and 3rd Mondays of each month, from 7pm – 9pm at Mt. Tabor Presbyterian church. Additional or longer meetings may be needed, with the approval of the Planning Group, understanding the substantial commitment already made by committee members.
- Meetings will begin and end at the agreed upon time.
- The public will be given an opportunity to comment briefly (up to 5 minutes total time) at the beginning of the meeting and offered an opportunity to address the Planning Group briefly (up to 5 minutes total) at the end of the meeting. Public Comment may be taken during the meeting if helpful for a specific topic at the discretion of the Planning Group. The public can submit comments in writing in advance of the meeting via the project website, or through project staff, or at the

meeting. Comment cards will be available at meetings to allow public comment to be received in writing. Seating for public participants will be at the back or to the side of the room. Public comment will be considered by the group at the time it is given and will become part of the meeting summary. PP&R staff will follow up with the public.

- Members will:
 - Share the available speaking time.
 - Be respectful of a range of opinions.
 - Focus on successfully completing the agreed upon agenda
 - Avoid side discussions when others are speaking.
 - Voice concerns at the meeting, not outside the meeting.
 - Strive for consensus decision making.
 - Add future discussion topics to a “bike rack.”
- Staff will:
 - Develop and distribute meeting materials electronically at least one week in advance of the meeting.
 - Develop meeting summaries which will be approved through a simple vote of the group at the following meeting. Meeting summaries will include a highlighted account of presentations and discussion and a detailed account of action items, follow up needed and decisions made.
 - Meetings will be tape recorded and may also sometimes be video taped if requested. Tapes and videos will be available from PP&R.
 - Coordinate meeting logistics and group/committee communication.
- Facilitators will:
 - Work with project staff and process committee members to develop agendas.
 - Use a “parking lot” to add new items for consideration on the current agenda or for a future agenda.
 - Encourage all group members to participate by being mindful of who has and has not spoken.
 - Help the group meet their agreed upon time frames or modify timeframes to allow more discussion at the group’s discretion.

Decision Making

- It is the responsibility of all who attend meetings to be respectful of previous actions and decisions.
- The group develops interim recommendations with the Parks Bureau staff and as a group makes final recommendations to the Parks Bureau Director and Commissioner.
- The group will strive for consensus decision-making – a decision in which everyone can wholly support – while acknowledging that all decisions do not require the same level of acceptance by the group (i.e. making a final recommendation vs. giving staff general direction on an issue).
- For decisions requiring a general acceptance from the group, the group will use a simple “go”; “cautiously proceed”; and “stop” poll to record the range of opinions and level of agreement. At a minimum, two-thirds of the group needs to support a decision in order to move forward
- Items requiring a decision will be noted on the agenda. Absent group members are invited to provide their input for group consideration in advance of the meeting they will miss.
- Highlights of the discussion leading to a decision; the decision; and any minority opinions will be included in the meeting summary.
- The group will not revisit decisions unless significant new information (as determined by the group) is introduced.
- Subcommittees will bring recommendations, research outcomes, and highlights of their work to the Planning Group for decisions.

Internal Communication

- Members are encouraged to contact each other outside of meetings to discuss the project and share information.
- To the fullest extent possible, project information will be available electronically.
- Email protocols – no “reply all” unless necessary; resist the temptation to “discuss” via email, use meeting time for discussions. Note that all email communications with agency staff are considered public information.

External Communication

- Members are encouraged to share information with other community members and act as a liaison to the constituent group that they represent. When speaking in such public forums, 1) unless so directed otherwise by the group, members should expressly disclaim that they are representing the group; and 2) when describing group activity, including meetings, members should make a good faith effort to fairly represent the range of viewpoints expressed at group meetings to assure that the group's collaborative effort is supported and not undermined.
- The group should be made aware of requests for information by the media. Media requests should be directed to Barbara Hart or Elizabeth Kennedy-Wong at PP&R. Group members are welcome to talk with the media at their discretion, but should expressly disclaim that they are representing the group, unless directed otherwise by the group. Individual group members are encouraged to refrain from initiating media contacts about the work of the Planning Group unless directed to do so by the group.
- One or more spokespersons may be named by the group if a situation arises where a spokesperson is needed (such as to report to City Council).

Appendix III

1. *Mt Tabor Central Yard and Nursery Transportation Study, Final Presentation*, WH Pacific, May 19, 2008
2. *Mt Tabor Ownership Research and Recommendations Memo*, Portland Parks & Recreation Property Management Staff, September 15, 2008
3. *Reports on Community Input (May, July/August, & October/November)*, Portland Parks & Recreation, 2008
4. *South Tabor Neighborhood Association Resolution about SE 64th*, STNA, July 3, 2008
5. *Sustainability Memo*, Sustainability Subcommittee of MTCY&NPG, May 19, 2008
6. *Work Unit Meeting Notes - Executive Summary*, Mt Tabor Central Yard & Nursery Planning Group, April 21-30, 2008

Mt. Tabor Central Yard & Nursery



Transportation Study
Final presentation
May 19, 2008

Transportation Group – WHPacific scope



- How much land will need to be set aside in order to connect SE 64th Ave. to Division.
- The work will also address implications for adjacent properties, access to the park, and cost.

Transportation Group – WIKI Question



□ Questions from WIKI Transportation Site

- How much ROW (land) do we need to set aside?
- Would the alignment follow the property line, which is curved, or something else?
- What would get included in a street profile, such as planting strip, trees, ADA ramps, bike lanes, parking?
- Is a full street really needed? Can we meet the “connectivity policy” with other options, such as bike/ped pathway?

Transportation Group - WIKI



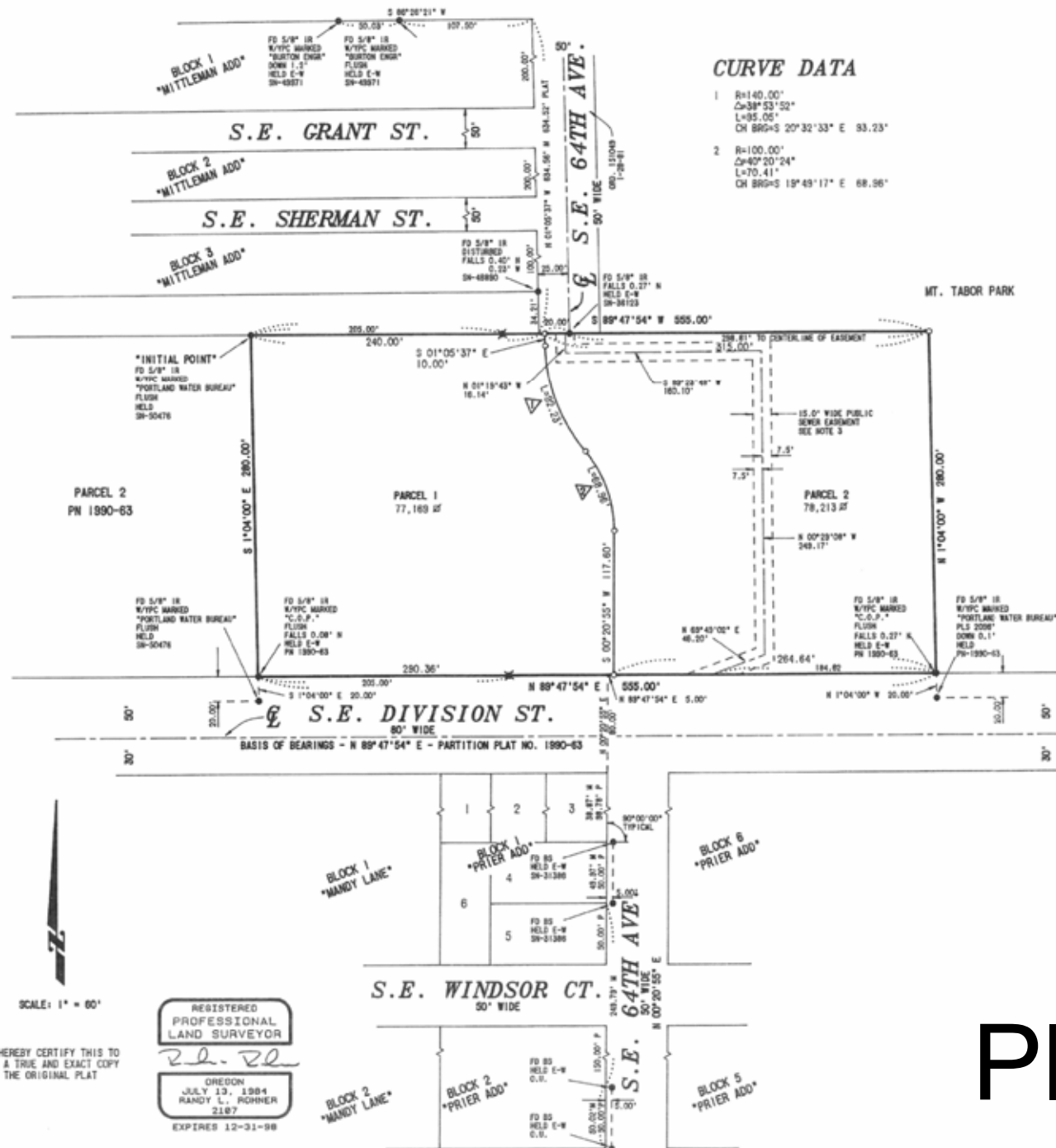
□ Questions from WIKI Transportation Site

- Can the street be one way?
- Can public access be limited to the Lincoln end to reach community gardens, horticultural services, etc., and a maintenance access be limited to the Division end. (technically “connected” but blocked off with a swinging gate?)

Initial Research



- ❑ Obtained copy of Plat
- ❑ Minor Land Division Case File LUR 96-00 748 MP
- ❑ Created accurate drawing of property line
- ❑ Mt. Tabor Park Master Plan - Jan. 2000
- ❑ Standard street widths for local street
- ❑ Bike path standards & design guide
- ❑ Green Street Standards - BES
- ❑ South Tabor Neighborhood Plan



Plat



Minor Land Division Final Decision LUR 96-00 748 MP



“No construction is allowed on Parcel 2 within 50’ of the west property line (to accommodate the future street and setback) as attached.”

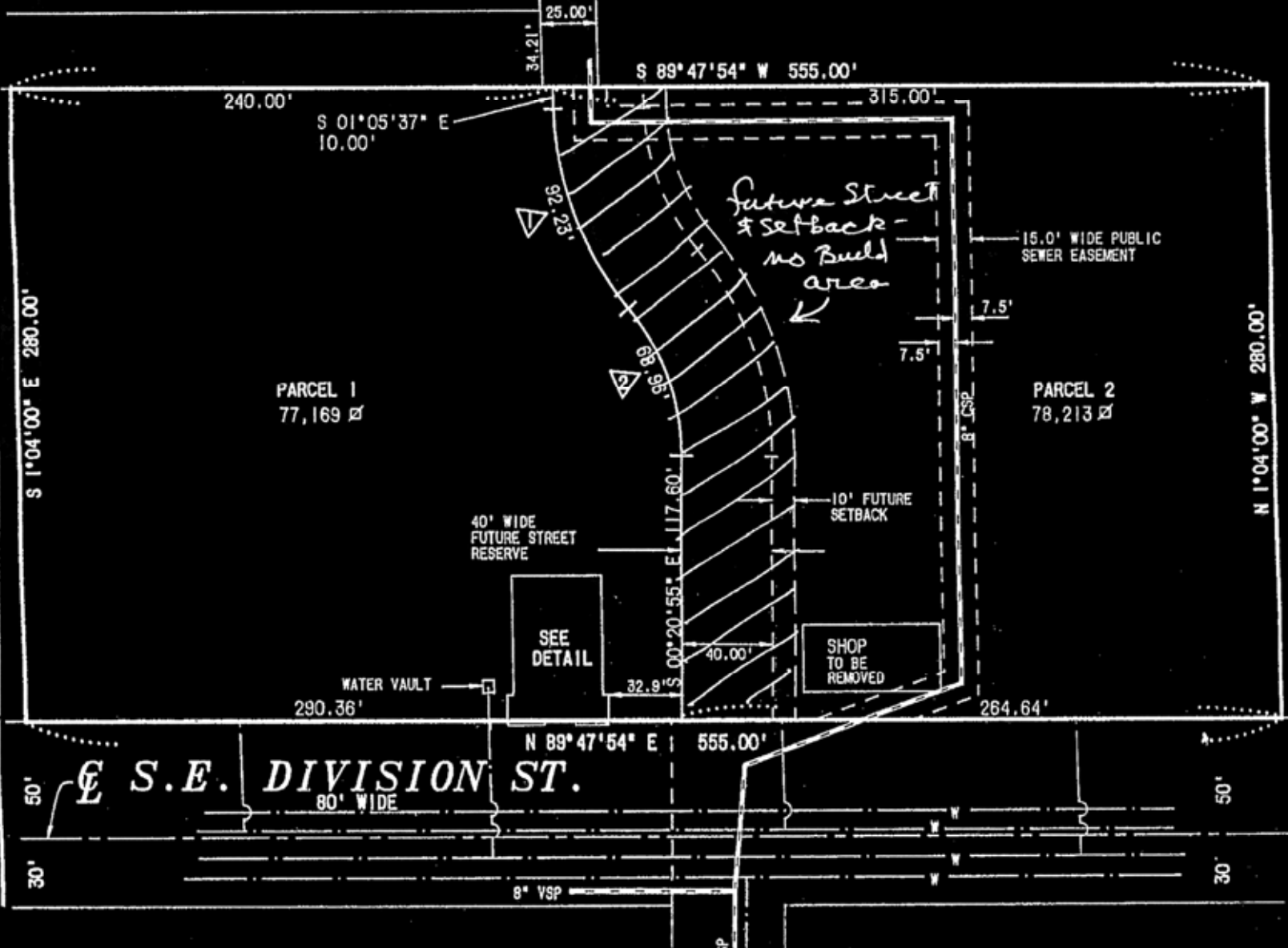
S.E. SHERMAN ST.

BLOCK 3
"MITTLEMAN ADD"

S.E. 641

$\Delta=38^{\circ}53'52''$
 $L=95.05'$
CH BRG=S $20^{\circ}32'33''$ E 93.23'

2 $R=100.00'$
 $\Delta=40^{\circ}20'24''$
 $L=70.41'$
CH BRG=S $19^{\circ}49'17''$ E 68.96'



Administrative Decision, Administrative Findings and Decision, Minor Land Division LUR 96-00 748 MP

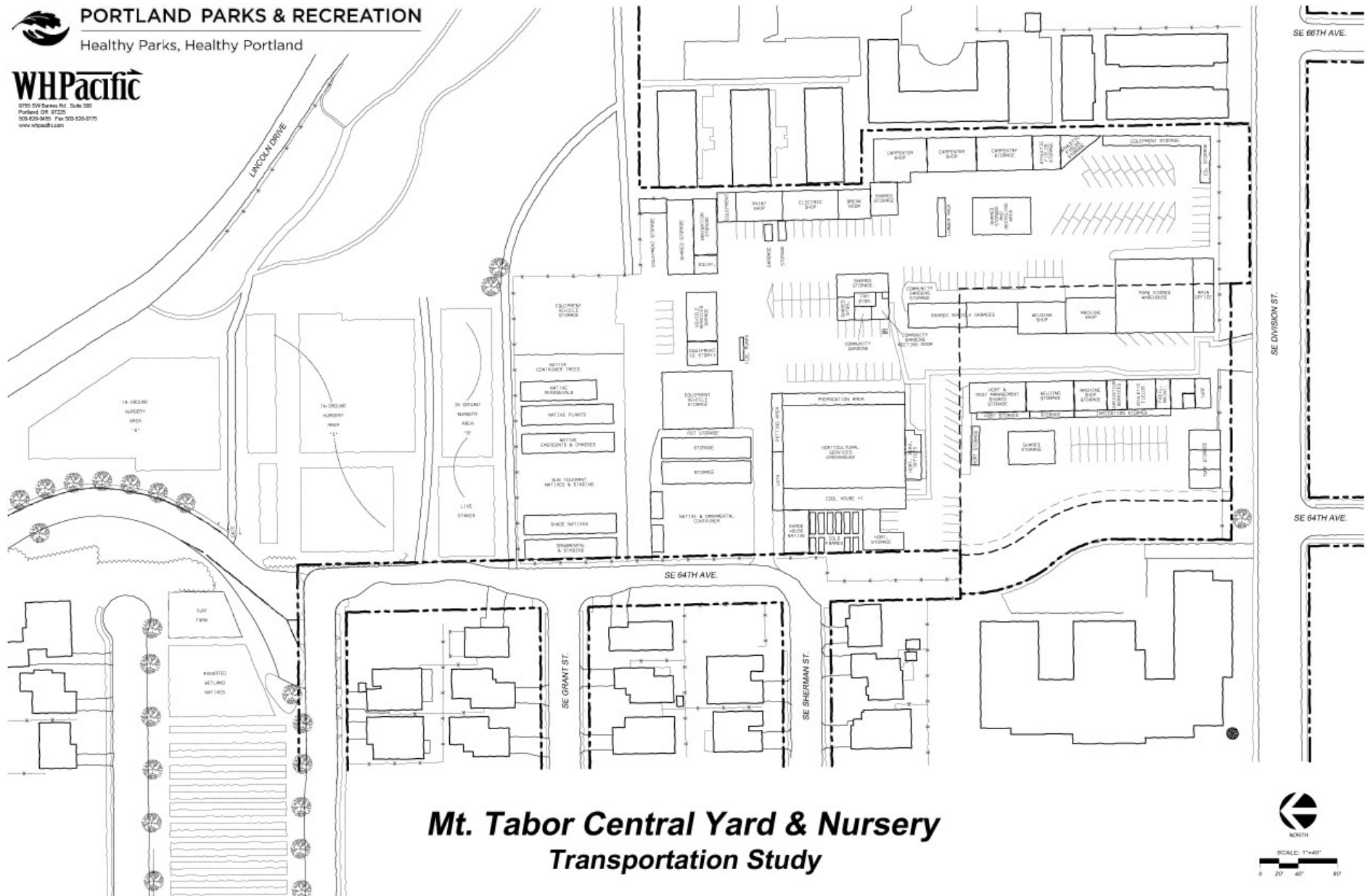


“The plat shall include a future street reserve. Any future land division of parcel 2 shall include the dedication of SE 64th.” IV.3

- There is nothing in the plat or the conditions of approval that require dedication of right-of-way at this time. If Parcel 2 is redeveloped without further division of the land, then dedication of ROW for a road is not required. Only if the property is divided will dedication be required.



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View looking south down SE 64th Ave.



View looking north up SE 64th Ave.



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PROS

- Road is not required unless property is divided
- Provides the most yard space for programming uses and storage. Valuable yard area is not given up to a road.
- Area available for parking and yard storage. Complies with the plat condition and maintains the future street reserve no-build area.
- Does not impact the Courtyard Plaza driveway
- Does not impact the adjoining neighborhoods to the west or south with increased traffic
- Retains specimen Flowering Magnolia Tree

CONS

- Does not provide pedestrian access to park via 64th.
- Does not provide a second access to Division St. in this location

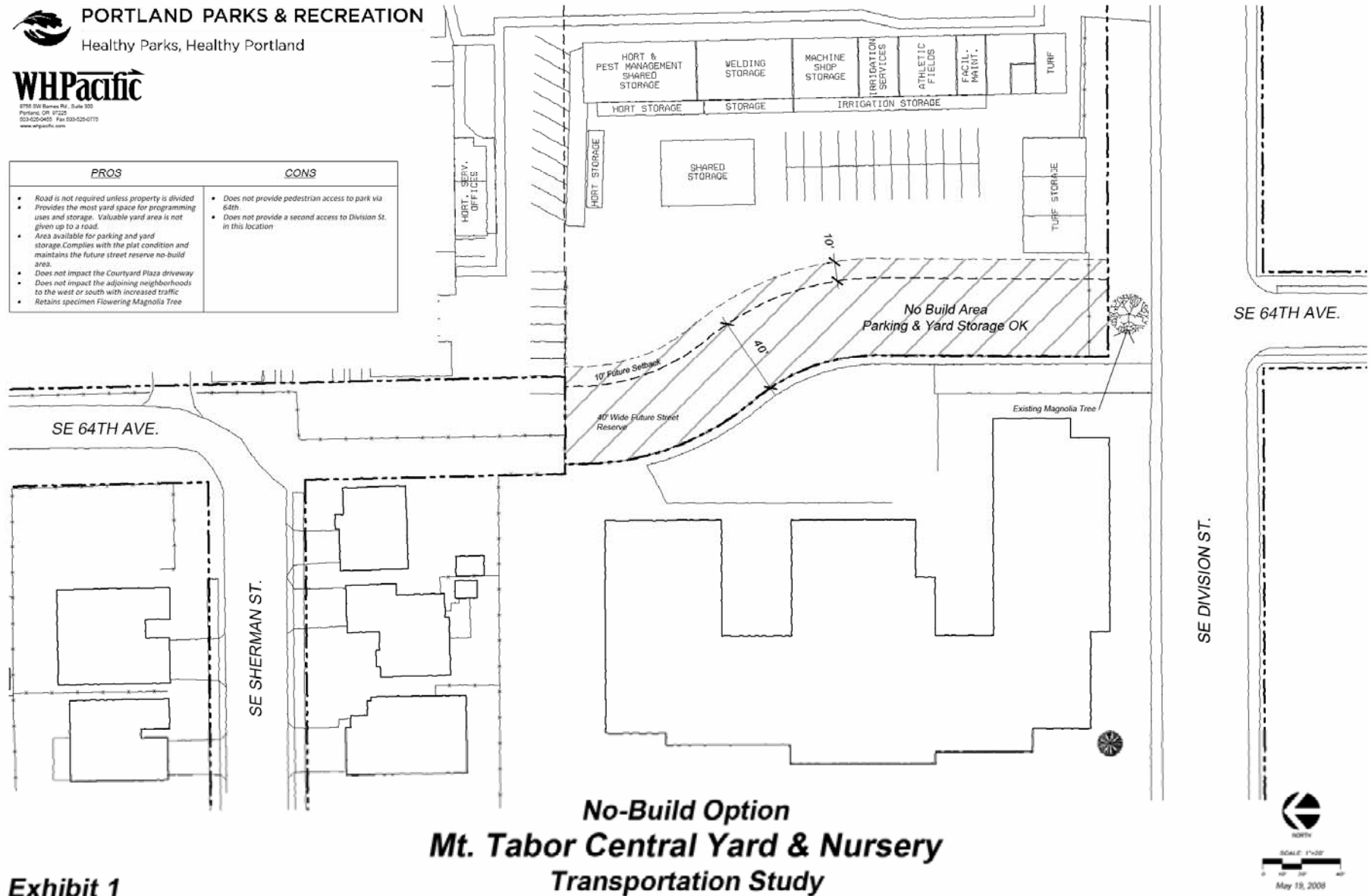


Exhibit 1



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No Build Option

| <u>PROS</u> | <u>CONS</u> |
|---|--|
| <ul style="list-style-type: none">• Road is not required unless property is divided• Provides the most yard space for programming uses and storage. Valuable yard area is not given up to a road.• Area available for parking and yard storage. Complies with the plat condition and maintains the future street reserve no-build area.• Does not impact the Courtyard Plaza driveway• Does not impact the adjoining neighborhoods to the west or south with increased traffic• Retains specimen Flowering Magnolia Tree | <ul style="list-style-type: none">• Does not provide pedestrian access to park via 64th.• Does not provide a second access to Division St. in this location |





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COST ESTIMATE

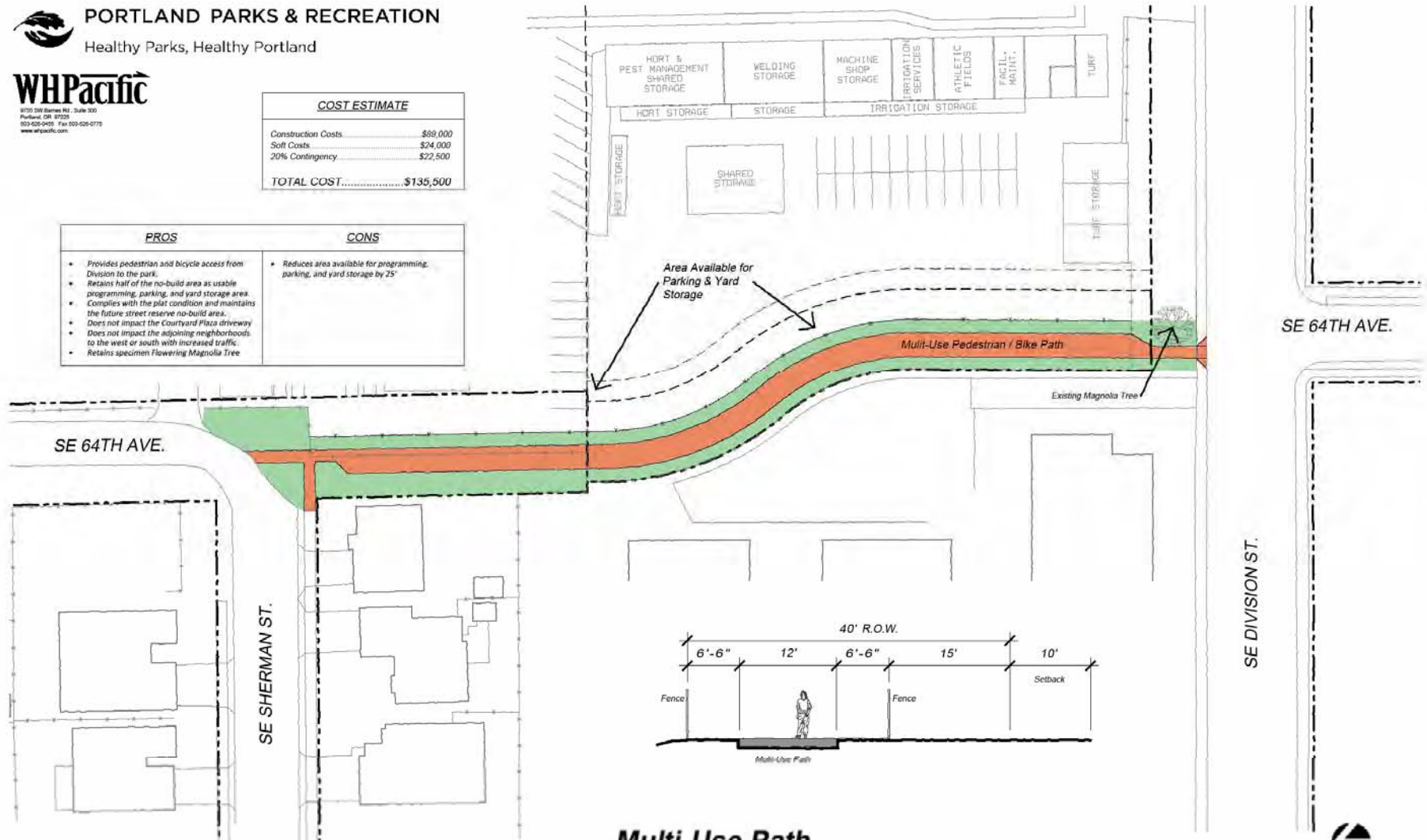
| | |
|--------------------|------------------|
| Construction Costs | \$88,000 |
| Soft Costs | \$24,000 |
| 20% Contingency | \$22,500 |
| TOTAL COST | \$135,500 |

PROS

- Provides pedestrian and bicycle access from Division to the park.
- Retains half of the no-build area as usable programming, parking, and yard storage area.
- Complies with the plat condition and maintains the future street reserve no-build area.
- Does not impact the Courtyard Plaza driveway.
- Does not impact the adjoining neighborhoods to the west or south with increased traffic.
- Retains specimen Flowering Magnolia Tree

CONS

- Reduces area available for programming, parking, and yard storage by 25'



Multi-Use Path Mt. Tabor Central Yard & Nursery Transportation Study

Exhibit 2



SCALE: 1"=40'
May 19, 2006

Multi-Use Path

| <u>COST ESTIMATE</u> | |
|-------------------------|------------------|
| Construction Costs..... | \$89,000 |
| Soft Costs..... | \$24,000 |
| 20% Contingency..... | \$22,500 |
| TOTAL COST..... | \$135,500 |

| <u>PROS</u> | <u>CONS</u> |
|--|--|
| <ul style="list-style-type: none"> • Provides pedestrian and bicycle access from Division to the park. • Retains half of the no-build area as usable programming, parking, and yard storage area. • Complies with the plat condition and maintains the future street reserve no-build area. • Does not impact the Courtyard Plaza driveway • Does not impact the adjoining neighborhoods to the west or south with increased traffic. • Retains specimen Flowering Magnolia Tree | <ul style="list-style-type: none"> • Reduces area available for programming, parking, and yard storage by 25' |



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COST ESTIMATE

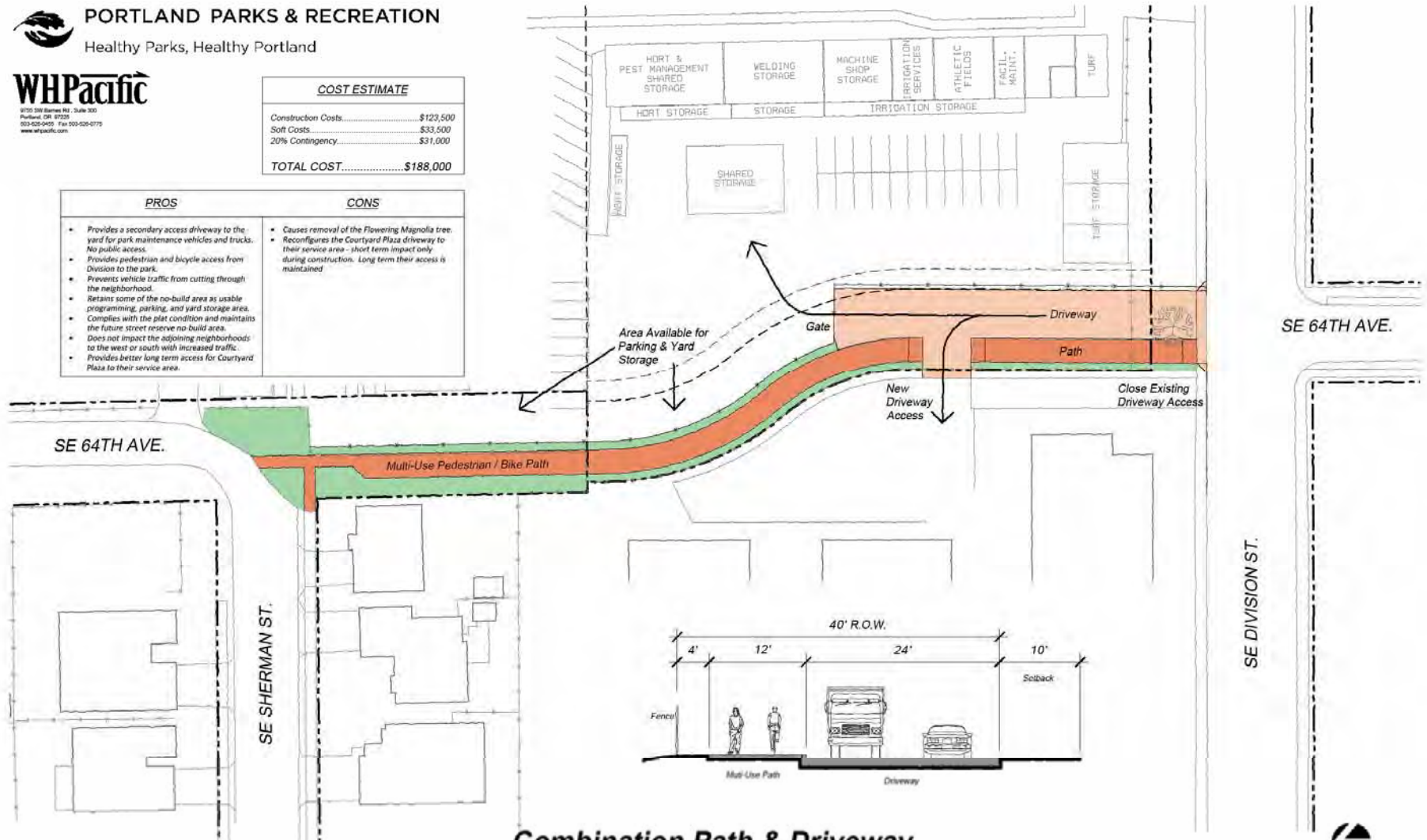
| | |
|-------------------------|------------------|
| Construction Costs..... | \$123,500 |
| Soft Costs..... | \$33,500 |
| 20% Contingency..... | \$31,000 |
| TOTAL COST..... | \$188,000 |

PROS

- Provides a secondary access driveway to the yard for park maintenance vehicles and trucks. No public access.
- Provides pedestrian and bicycle access from Division to the park.
- Prevents vehicle traffic from cutting through the neighborhood.
- Retains some of the no-build area as usable programming, parking, and yard storage area.
- Complies with the plat condition and maintains the future street reserve no-build area.
- Does not impact the adjoining neighborhoods to the west or south with increased traffic.
- Provides better long term access for Courtyard Plaza to their service area.

CONS

- Causes removal of the Flowering Magnolia tree.
- Reconfigures the Courtyard Plaza driveway to their service area - short term impact only during construction. Long term their access is maintained.



Combination Path & Driveway Mt. Tabor Central Yard & Nursery Transportation Study

Exhibit 3



SCALE: 1"=40'
May 19, 2008



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Combination Path & Driveway

COST ESTIMATE

| | |
|-------------------------|------------------|
| Construction Costs..... | \$123,500 |
| Soft Costs..... | \$33,500 |
| 20% Contingency..... | \$31,000 |
| TOTAL COST..... | \$188,000 |

PROS

- Provides a secondary access driveway to the yard for park maintenance vehicles and trucks. No public access.
- Provides pedestrian and bicycle access from Division to the park.
- Prevents vehicle traffic from cutting through the neighborhood.
- Retains some of the no-build area as usable programming, parking, and yard storage area.
- Complies with the plat condition and maintains the future street reserve no-build area.
- Does not impact the adjoining neighborhoods to the west or south with increased traffic.
- Provides better long term access for Courtyard Plaza to their service area.

CONS

- Causes removal of the Flowering Magnolia tree.
- Reconfigures the Courtyard Plaza driveway to their service area - short term impact only during construction. Long term their access is maintained



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PROS

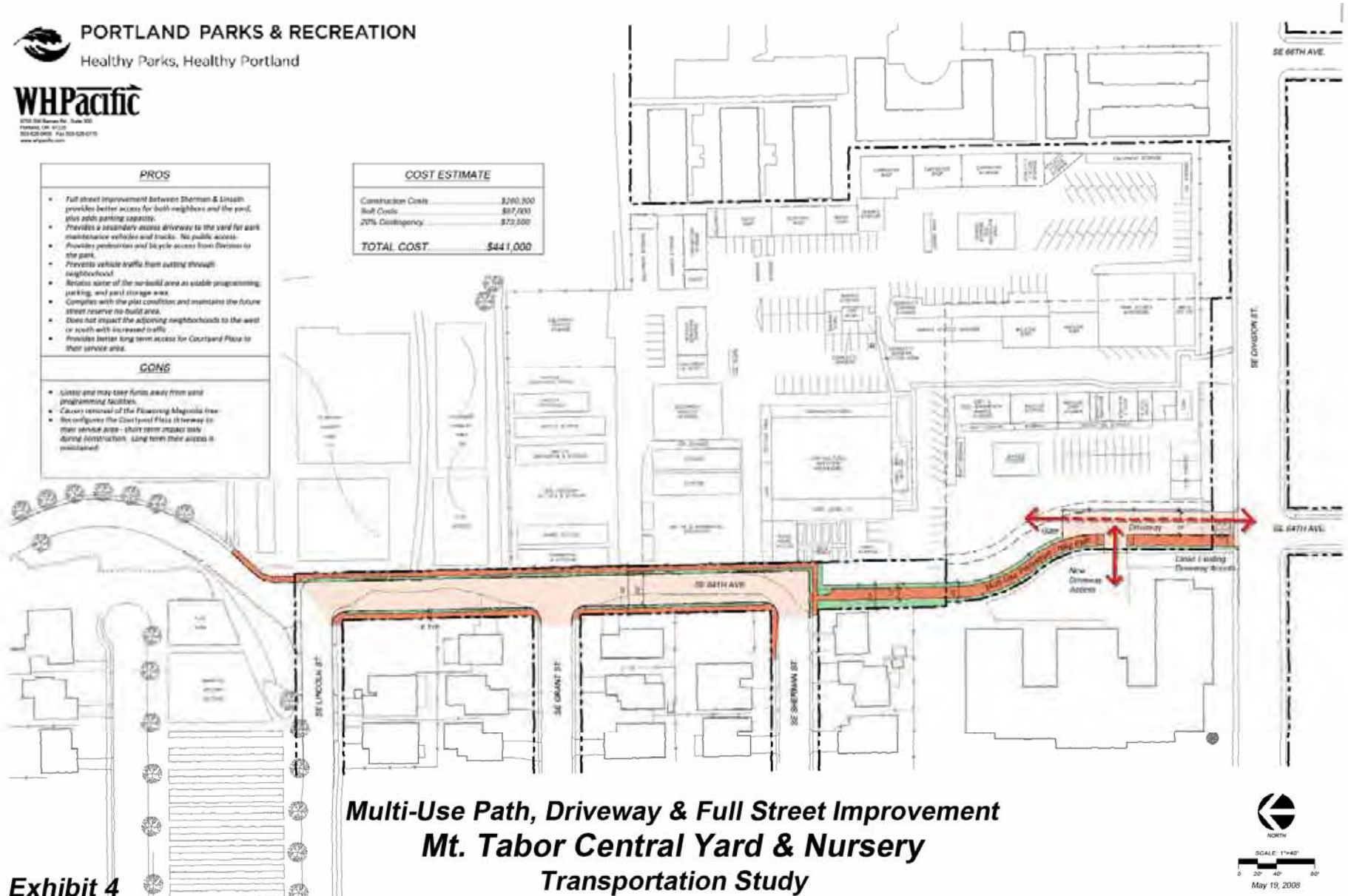
- Full street improvement between Sherman & Lincoln provides better access for both neighbors and the park, plus adds parking capacity.
- Provides a secondary access driveway to the yard for park maintenance vehicles and trucks. No public access.
- Provides pedestrian and bicycle access from Division to the park.
- Prevents vehicle traffic from cutting through neighborhood.
- Retains name of the no-build area as stable programming, parking, and yard storage area.
- Complies with the plat condition and maintains the future street reserve no build area.
- Does not impact the adjoining neighborhoods to the west or south with increased traffic.
- Provides better long term access for Courtland Place to their service area.

CONS

- Closes and may take time away from park programming facilities.
- Causes removal of the Plowing Magnus tree.
- Reconfigures the Courtland Place driveway to main service area - short term impact to the driveway during construction, long term their access is maintained.

COST ESTIMATE

| | |
|--------------------|------------------|
| Construction Costs | \$260,000 |
| Soft Costs | \$87,000 |
| 20% Contingency | \$73,000 |
| TOTAL COST | \$441,000 |



PROS

- Full street improvement between Sherman & Lincoln provides better access for both neighbors and the yard, plus adds parking capacity.
- Provides a secondary access driveway to the yard for park maintenance vehicles and trucks. No public access.
- Provides pedestrian and bicycle access from Division to the park.
- Prevents vehicle traffic from cutting through neighborhood.
- Retains some of the no-build area as usable programming, parking, and yard storage area.
- Complies with the plat condition and maintains the future street reserve no-build area.
- Does not impact the adjoining neighborhoods to the west or south with increased traffic.
- Provides better long term access for Courtyard Plaza to their service area.

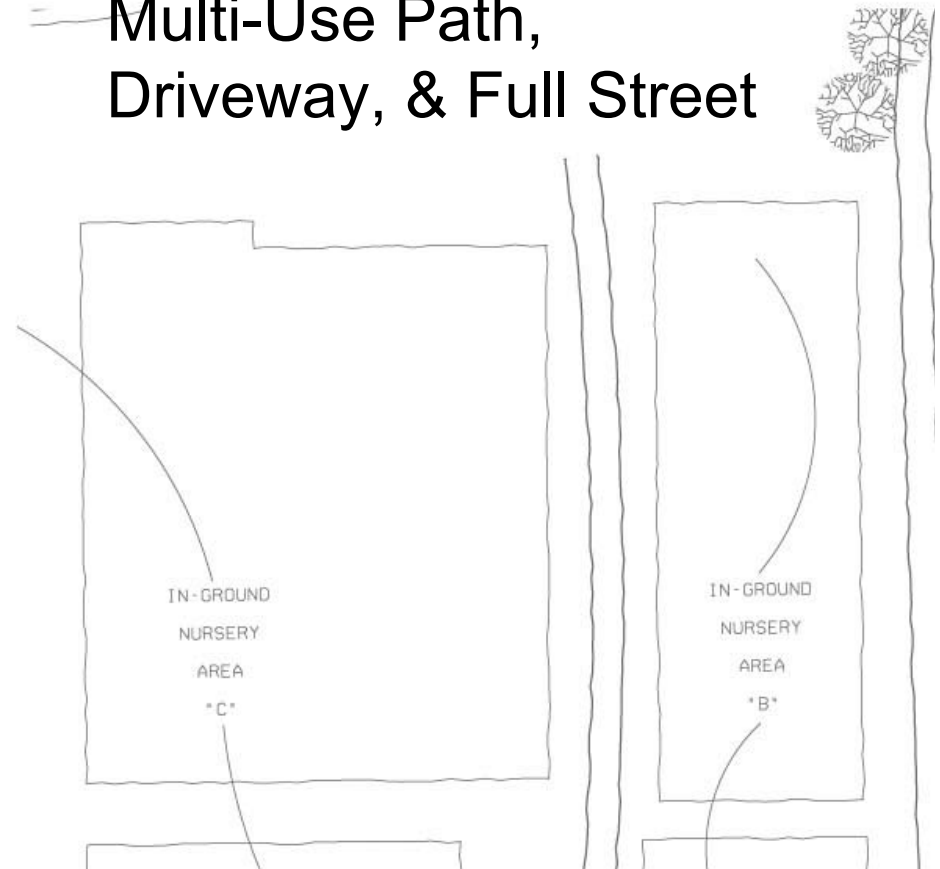
CONS

- Costly and may take funds away from yard programming facilities.
- Causes removal of the Flowering Magnolia tree.
- Reconfigures the Courtyard Plaza driveway to their service area - short term impact only during construction. Long term their access is maintained

COST ESTIMATE

| | |
|-------------------------|------------------|
| Construction Costs..... | \$280,500 |
| Soft Costs..... | \$87,000 |
| 20% Contingency..... | \$73,500 |
| TOTAL COST..... | \$441,000 |

Multi-Use Path, Driveway, & Full Street





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COST ESTIMATE

| | |
|--------------------|------------------|
| Construction Costs | \$394,000 |
| Soft Costs | \$113,000 |
| 20% Contingency | \$85,500 |
| TOTAL COST | \$572,500 |

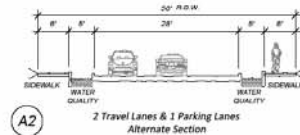
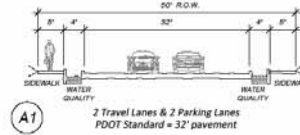
PROS

- Provides vehicle, pedestrian and bicycle access from Division to the park.
- Provides additional parking for 60 cars
- Traffic control bulbouts will help prevent traffic impacts to adjoining neighborhoods.

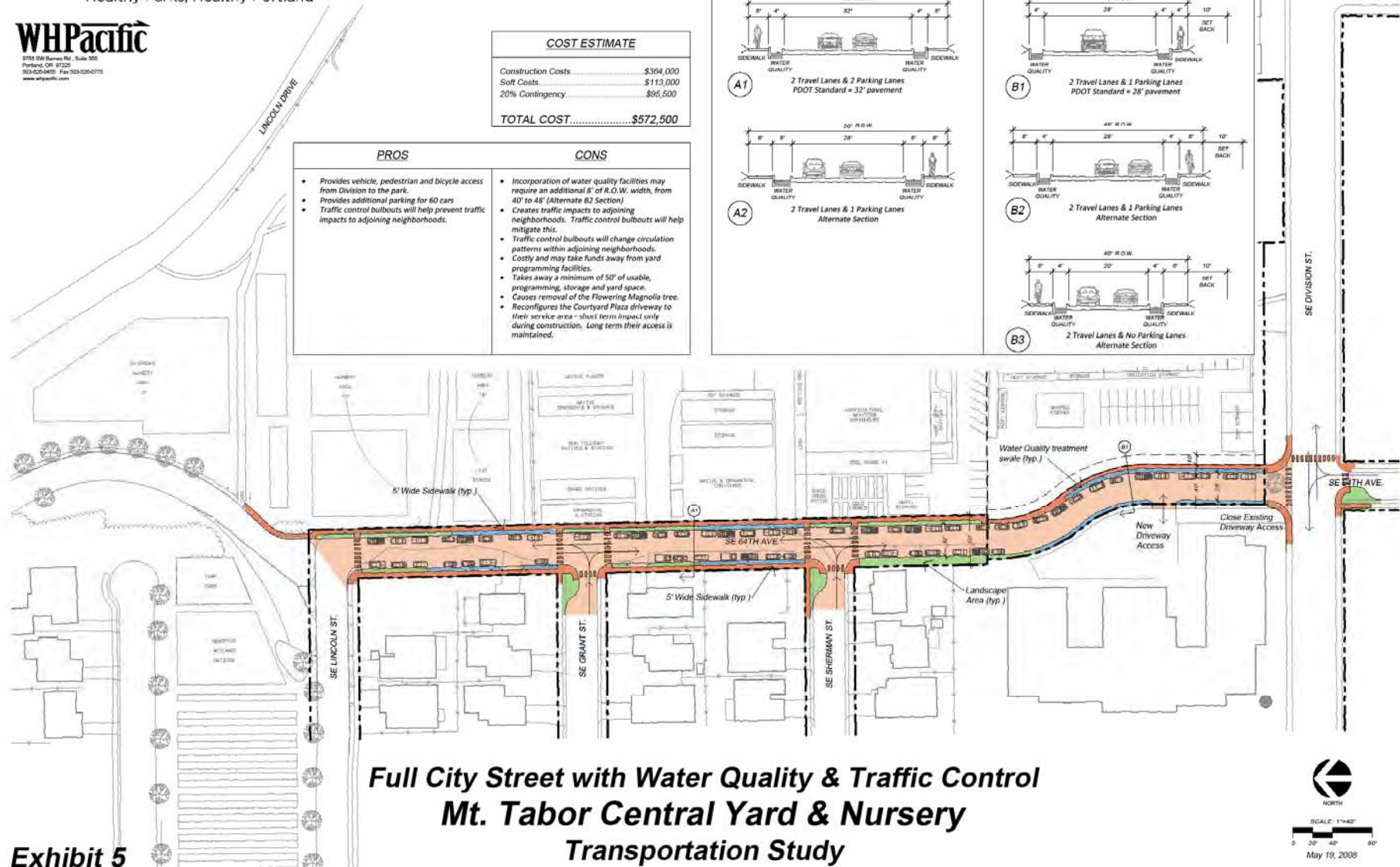
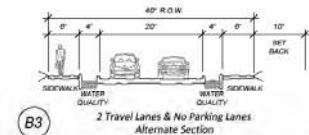
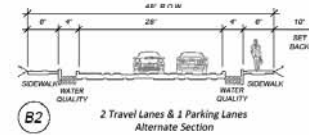
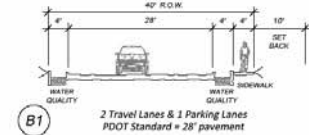
CONS

- Incorporation of water quality facilities may require an additional 8' of R.O.W. width, from 40' to 48' (Alternate B2 Section)
- Creates traffic impacts to adjoining neighborhoods. Traffic control bulbouts will help mitigate this.
- Traffic control bulbouts will change circulation patterns within adjoining neighborhoods.
- Costly and may take funds away from yard programming facilities.
- Takes away a minimum of 50' of usable, programming, storage and yard space.
- Causes removal of the Flowering Magnolia tree.
- Reconfigures the Courtyard Plaza driveway to their service area - short term impact only during construction. Long term their access is maintained.

POSSIBLE STREET SECTIONS INCLUDING VEGETATED STORMWATER FACILITIES

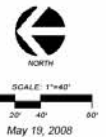


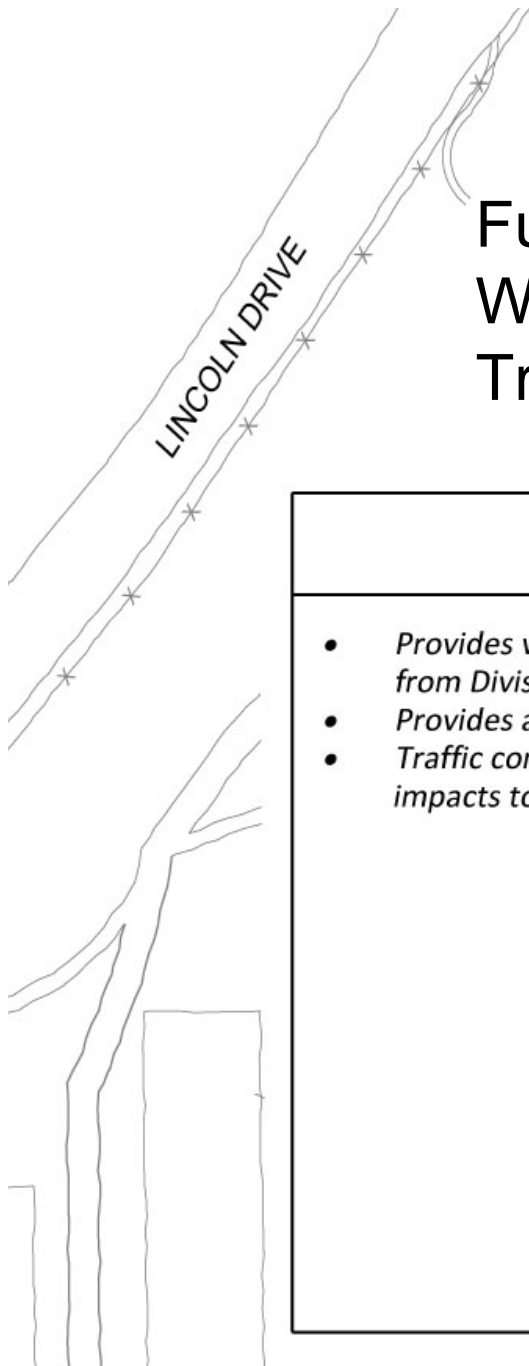
POSSIBLE STREET SECTIONS INCLUDING VEGETATED STORMWATER FACILITIES



Full City Street with Water Quality & Traffic Control Mt. Tabor Central Yard & Nursery Transportation Study

Exhibit 5





Full City Street w/ Water Quality & Traffic Control

COST ESTIMATE

Construction Costs.....\$364,000
Soft Costs.....\$113,000
20% Contingency.....\$95,500

TOTAL COST.....\$572,500

PROS

- Provides vehicle, pedestrian and bicycle access from Division to the park.
- Provides additional parking for 60 cars
- Traffic control bulbouts will help prevent traffic impacts to adjoining neighborhoods.

CONS

- Incorporation of water quality facilities may require an additional 8' of R.O.W. width, from 40' to 48' (Alternate B2 Section)
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- Causes removal of the Flowering Magnolia tree.
- Reconfigures the Courtyard Plaza driveway to their service area - short term impact only during construction. Long term their access is maintained.

Mt. Tabor Master Plan - 2000



- ❑ Improvements of SE 64th Ave. is noted as a future connection. (As recommended by PDOT)
- ❑ The access sub-committee favored creating access from SE Division Street, if it did not negatively impact adjoining neighbors, and investigation of one-way traffic to solve circulation and parking issues.



Neighborhood Concerns:

Neighbors are concerned that a new street would have a negative impact by re-directing park traffic into the adjacent neighborhoods.



Traffic Control Bulb-out example @ SE Clinton St.



Traffic Control Bulb-out example @ SE Clinton St.

Mt. Tabor Central Yard & Nursery



Transportation Study



Memorandum

Date: September 15, 2008

To: Eileen Argentina, Parks and Recreation Services Manager

From: Stephen Planchon & Zalane Nunn, Property Management

Re: Mt. Tabor Ownership Research and Recommendations

Introduction

Beginning in the late 1800's, the City acquired the approximately 50 individual parcels of land that now make up the reservoir and park at Mt Tabor (the "Property"). Portions of the Property were obtained as Park land and other portions for Water Bureau purposes. At some point in time, the County Assessor's Office, viewing all of these tax lots as City-owned, consolidated most of the lots into one 190.3 acre tax lot (R332503) with the City's Water Bureau erroneously shown as having sole control of the Property. The City of Portland does not transfer ownership of parcels to a City bureau; rather it transfers management responsibilities to individual bureaus. The County Assessor has no authority to define the ownership or management authority of city land; therefore, the County's consolidation could not have resulted in the Water Bureau becoming responsible for management of the entirety of the Property. Since County tax assessment maps are relied on for making an initial determination as to who controls specific property, the County's consolidation resulted in significant ambiguity regarding which portions of the Property are managed by PPR and which portions are managed by the Water Bureau. The ambiguity has unnecessarily complicated the City's planning and management activities at Mt. Tabor, including PPR's recent redevelopment plans for its Mt. Tabor maintenance yard.

Research Conducted and Conclusions Reached

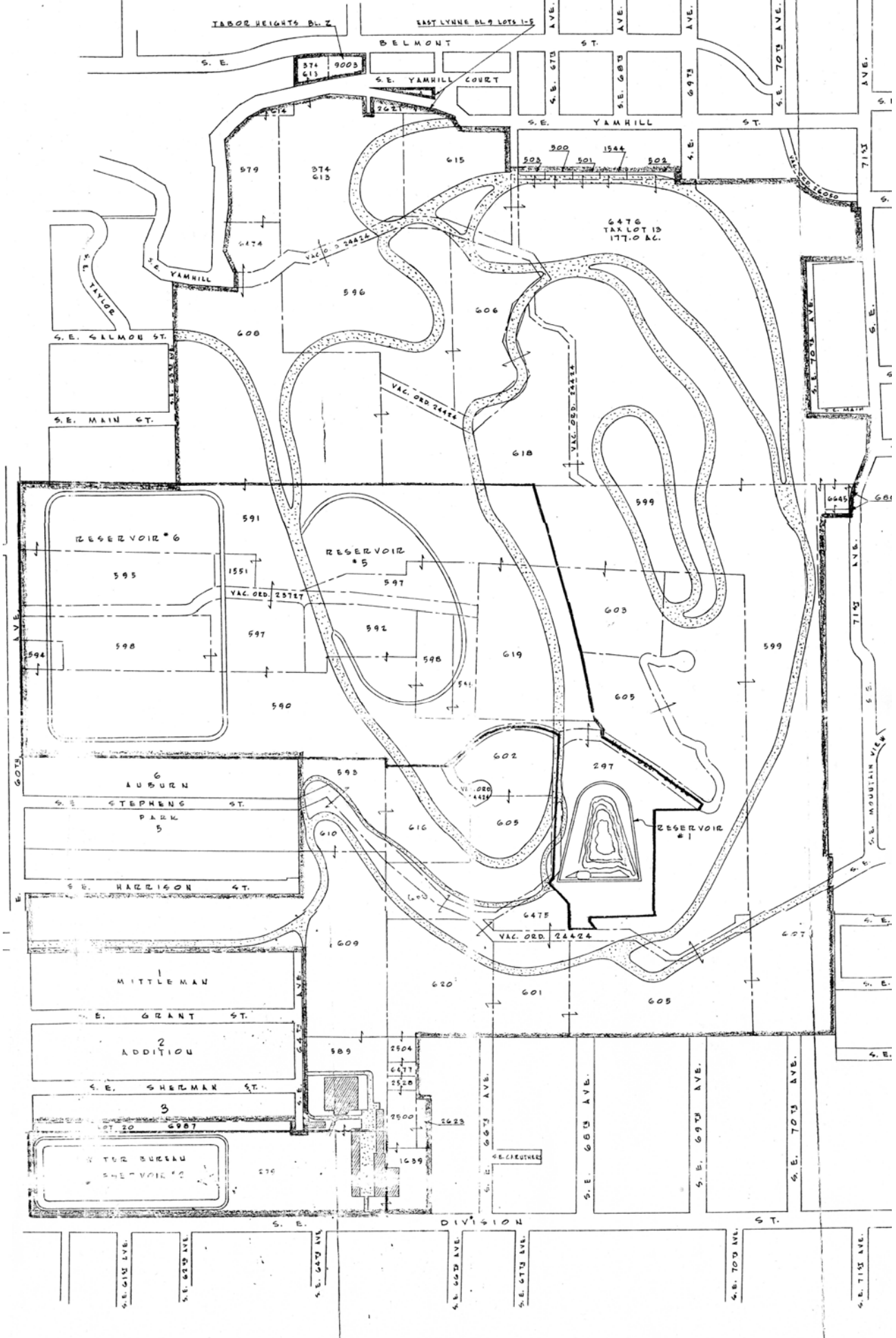
In an effort to resolve the ambiguities noted above, Glenn Raschke, Business Systems Analyst (Parks), and Dan Combs, Engineering Survey Manager (Water Bureau), researched Parks and Water Bureau property records, interviewed Parks and Water staff, reviewed the City Archives (SPARC), including eFiles, and reviewed title records filed with the Multnomah County Recorders Office. The deeds and ordinances, recovered to date, confirm that most of the Property is to be managed for park purposes, with about two thirds of the lots purchased by the Parks Board or the City of Portland using general funds, Park and Boulevard funds, or Public Recreational Areas funds.

Water Bureau records included a 1959 map depicting Water and Park Bureau ownership at Mt. Tabor Park (attached). The map shows that Water Bureau owned a polygon around the three reservoirs, as well as a parcel along Division Street (originally intended for Reservoir #2). The parcel along Division St. was not a part of the consolidation, and, though part of it was sold in the 1980's, it remains a separate tax lot (R239628), distinct from the large Mt. Tabor tax lot (R332503). The remaining portions of the Property on the map are shown as Park Bureau lands, consistent with deed and ordinance research referenced above. Glenn Raschke and Dan Butts, PPR's surveyor, plotted many of the Parks acquired lands on Multnomah County Tax maps, with the plotting exercise confirming the general reliability of the 1959 map.

As shown on the 1959 map, about half of PPR's main office and maintenance sheds at the Mt. Tabor Yard are on land purchased for Water Bureau purposes, but managed by PPR for park purposes. The presence of Parks and Water Bureau improvements on land assigned to the other party for management purposes appears to indicate historic agreements as to those uses. The agreements have not been recovered to date.

Recommendations:

1. Parks and the Water Bureau should agree that the 1959 map accurately depicts the current management authority status of City lands at Mt. Tabor;
2. Parks and Water should realign their management responsibilities to current or planned uses of City lands at Mt Tabor (e.g. new PPR maintenance facility), with the understanding that the property transferred between bureaus will be of equal value; and
3. Once Water and Parks have realigned their respective assets at Mt. Tabor, City Council should formally assign management responsibilities at Mt. Tabor in accordance with the Water Bureau/Parks agreement and the City should communicate the outcome to the County Assessor's Office with a request that the County tax assessment maps be revised accordingly.



LEGEND

EXISTING ROADS
 PARK BOUNDARY
 WATER BUREAU BOUNDARY

Open Yard & Nursery Day Community Input – Saturday, May 31, 2008 Mt Tabor Central Yard & Nursery Planning Group

Approach

The Mt Tabor Open Yard Day was held on Saturday, May 31, 2008, from 10a.m.-3p.m. at the southern entrance to Mt Tabor Park (SE 64th and Lincoln). The goal of this event, held early in the planning process, was to educate and inform the community about the Yard & Nursery's current condition and let them know a planning process is underway.

Attendance

Nearly 100 people attended this event. Its location – at the southern entrance to Mt Tabor Park and near the off-leash dog area – was key in drawing in pedestrians and bicyclists passing by.

Format

Four tents were set up for sign-in, maintenance & recreation, plants & gardens, and the planning process. Tours were offered every hour, with the choice of touring either the maintenance areas or the nursery/gardening areas. Nearly half the attendees took a tour, which were led by a Parks staff person and a community member from the Planning Group.

Promotion

Postcards advertising the event were mailed to members of the Parks database who have expressed past interest in Mt Tabor Park and Yard. Flyers were hung at neighborhood businesses and distributed at Mt Tabor & South Tabor neighborhood association meetings. Members of the Planning Group helped distribute flyers. Emails were sent to interested parties, including the various parks' Friends groups, neighborhood coalition chairs, and other groups. The flyer was posted on the Parks' homepage. Press releases were also sent out to local news sources, as well as to the Office of Neighborhood Involvement notification.

Comment Cards

Attendees were given a booklet that contained similar information to the displays, as well as a tear-off survey/comment form. The form could be either completed and dropped off at the event or mailed in.

Most important concerns

The following issues were generally of most concern to attendees: size of horticulture program, impact on Park users, and the possible extension of SE 64th as a full road.

Summary of analysis

Many attendees did not complete a survey, so the responses should only be considered a small sampling of the concerns and thoughts of the community. Of those who responded, they were most excited about improving the working conditions for Yard staff. In terms of concerns, increased traffic came in as the highest concern, with building height at the bottom. Many attendees, largely from the South Tabor neighborhood, came to the event because of concerns about a full road extension at SE 64th.

Survey Input

1. What have you learned today?

- Talked with John a long time. He was very informative and answered questions honestly, I felt.
- The maintenance facility is old and not well suited to meet future needs. I'd like to see a modern facility to meet future needs.
- Amazed to see how sparse are the resources that the horticulture department has to work with. They do an amazing job considering how little they have to work with.
- Our city leaders need to direct more funds to maintenance and construction for parks and recreation.
- I saw the current state of operations.
- How the facility is used and under used. Obvious inadequacies.
- The Parks maintenance area needs major renovation!
- Sub-conditions of the yard for workers.
- The maintenance yard supports all parks. Next 3 months most important planning time.
- That the issue of water security will probably be addressed again soon because the city lost the suit with DEQ. That Mt Tabor has a maintenance yard that serves parks and communities centers in much of the city, even though they have inadequate facilities.
- You need more buildings.
- What goes on in this corner of the park.
- That this is the best place for the maintenance, central yard and nursery.

| 2. As we consider improvements to the Yard and Nursery, what most excites you? Please rank the following (1=Most Important, 5=Least Important) | | | | | | | |
|--|---------------------------------|-------------------|--------------|-----------------------|--------------------|----------------|----------------|
| | 1 -Most Important | 2 -More Important | 3- Important | 4- Not Very Important | 5- Least Important | Rating Average | Response Count |
| Improving the working conditions | 56.3% (9) | 31.3% (5) | 12.5% (2) | 0.0% (0) | 0.0% (0) | 1.56 | 16 |
| Using green building practices | 28.6% (4) | 21.4% (3) | 21.4% (3) | 21.4% (3) | 7.1% (1) | 2.57 | 14 |
| Increased public use of the space | 28.6% (4) | 28.6% (4) | 21.4% (3) | 14.3% (2) | 7.1% (1) | 2.43 | 14 |
| A more attractive place | 7.7% (1) | 7.7% (1) | 23.1% (3) | 53.8% (7) | 7.7% (1) | 3.46 | 13 |
| Other (please specify) | | | | | | | 8 |
| | <i>answered question</i> | | | | | | 16 |
| | <i>skipped question</i> | | | | | | 5 |

Other:

- Build for the future. Keep the facility within current bounds. Build a nice entrance from Division.
- 2 – Safety
- 3 – Replacing basic structures.
- 1 – Safety & function first
- Community Gardens
- It's already beautiful! Thanks
- 1 – Using Oregon wood
- 1 – Horticulture Center

| 3. As we consider improvements to the Yard and Nursery, what most concerns you? | | | | | | | |
|---|---------------------------------|--------------------|---------------|-----------------------|--------------------|----------------|----------------|
| | 1 -Most Important | 2 - More Important | 3 - Important | 4- Not Very Important | 5- Least Important | Rating Average | Response Count |
| Increased noise | 7.7% (1) | 38.5% (5) | 15.4% (2) | 30.8% (4) | 7.7% (1) | 2.92 | 13 |
| Increased traffic | 33.3% (5) | 33.3% (5) | 20.0% (3) | 6.7% (1) | 6.7% (1) | 2.20 | 15 |
| Not enough space for all activities | 21.4% (3) | 14.3% (2) | 28.6% (4) | 21.4% (3) | 14.3% (2) | 2.93 | 14 |
| Height of buildings | 21.4% (3) | 7.1% (1) | 21.4% (3) | 35.7% (5) | 14.3% (2) | 3.14 | 14 |
| Other (please specify) | | | | | | | 7 |
| | <i>answered question</i> | | | | | | 16 |
| | <i>skipped question</i> | | | | | | 5 |

Other:

- If the building higher allows the yard footprint to stay within the current non-nursery part, I'm all for it.
- Don't extend 64th with a road.
- 1 – Aesthetics
- 1 – Insufficient budget to support horticulturists
- 1 – Cost
- 1 – Keeping horticulture
- Traffic on SE 64th south of Division

4. What would you like to learn more about?

- Just to be kept informed.
- How can citizens contribute?
- Agreements reached. Funding.
- Who advocates for the full road extension of 64th? Website or email or other contact?
- Are there any plans to promote a new parks levy to increase the maintenance budget, hire more staff, etc.?
- Nursery practices of pesticides, fertilizer
- The possibility of Center Neighborhood Association being able to start a community garden for our neighbors.
- What will be included in the plan?
- What the improvements will look like.
- How you can keep the yard aesthetically in keeping with park and neighborhood; let's make a positive site.
- Please create a website with news and a place to comment.

5. Anything else at this time?

- Multi-use path for pedestrians and bicycles is good. Path and private driveway idea is ok. No full street access.
- Thank you for this opportunity to tour the yard.
- Very important not to expand road access to the park!
- I would like to see the previous horticultural service level reclaimed. This site is a perfect place for a horticultural center, something much needed in Portland. A central place for a community garden (demonstration). Outsourcing eliminates the specialists who can keep alive our rare plants. Our garden presence brings health, beauty and tourists.
- Please, no opening of SE 64th as a full street! Path only.

Tour Notes:

Maintenance: Issues to Address

- The aging structures.
- Parking for equipment and employee vehicles.
- Retain two of historic buildings.
- New buildings and better access for all.
- Possible two-story buildings that could accommodate maintenance on ground level and office facilities on the upper level.
- Increased security measures a must.
- Tour needs organization and clear agenda beyond "we need money."
- Shop space – a real building for ballpark maintenance.
- Wood shop expansion.
- Truck turnaround may simply require too much modification to the park.
- Great info all around! Still a bit concerned about "full access" on 64th St. I would support a limited access option.
- Ballfield shop, carpentry shop, all the shops are in appalling condition!
- Central meeting/lunch facility needed.
- Better traffic flow.
- Planning area.

- Higher ceilings.
- Supervisors & staff in same location.
- Worker safety concerns.
- Pesticides, flammables storage in open ball field shop.
- A building with walls and a storeroom in place of the ball field shop.
- I was told there were eye showers, etc., but didn't see any. However, I saw HazMat signs.
- The lack of space.
- Buildings in bad condition.
- Urban forestry requires too much space for trucks. Division is poor access for this department.

Maintenance: Opportunities/Ideas

- Build higher and keep the footprint small!
- Multi-use path for pedestrians and bicyclists. Public access to park from 64th would be good.
- It would be ideal if Portland Parks could acquire more land for community gardens. Our neighborhood (Center) has no parks or area that I know of that are large enough to start a community garden.
- Find trees from coastal storms to use. Remove old buildings.
- Better use of the greenhouses. More space for the community garden.
- A lot of TLC and elbow grease.
- A path for pedestrians and bike traffic is still an important addition for the neighborhood. No new roads!

Plants & Gardens: Issues to Address

- Keep as much green as possible.
- The old buildings, while inadequate (too small, no insulation, no hazard protection from greenhouses) have great character; if replaced, please stay in historic character.
- Return horticultural services to previous strength.
- Retain property and grow our own, not buy out.
- Safety space for functional use
- Open community garden at Mt Tabor. Organic farming.
- Budgeting needed to support full horticultural operation. Offices need to be suitable for people to get work done; they are in great need of remodeling. Parks needs to use the yard to provide 100% of horticulture for the city parks.

Plants & Gardens: Opportunities/Ideas

- I prefer the pedestrian/bicycle park entrance off of Division. Allowing autos is my last choice.
- With the rising costs of food and fuel, we must provide adequate facilities for the community gardens program!
- Use the horticulture area for teaching/outreach. Better support for the community gardens program!
- Very important to consider horticulture center and addition of new community garden in the Long Block area.
- Public greenspace and access to green places.

- Preserve greenspace or increase it should be the priority. Increase recreation space.
- A vacant lot next to me that Emmert Dev. Owns on 64th & NE Hoyt – a long term lease?
- Having a service station for all city vehicles seems a poor fit for this location. Just park vehicles would be more appropriate.

Summary of Outreach & Input on Draft Concepts - July/August 2008 Mt Tabor Central Yard & Nursery Planning Group

Approach

Opsis Architecture presented 6 concepts (A1/A2, B1/B2, C1/C2) at the Mt Tabor Central Yard & Planning Group meeting on July 23, 2008. Notes were taken by scribes in the small group discussions. These notes can be found as an appendix to the July 23rd Meeting Notes. A similar presentation was done at an Open House at the southern entrance to Mt Tabor Park (SE 64th/Lincoln) on Saturday, August 2nd.

In addition, the concepts were displayed, with opportunity to comment, at:

- July 24th: Yard Staff Open House
- August 3rd: Montavilla Farmer's Market
- August 12th: Friends of Mt Tabor Picnic

The concepts, along with a key, defining features list, and comment form, were posted on the project website. The online comment form was available August 1-15th, and a link to the form was posted on the Parks' home page.

Attendance

About 75-80 people attended the August 2nd event, based upon the number of handouts that were given out. There were 40-50 Yard staff who dropped by the Open House at the Yard. It is harder to determine a count for the Montavilla Farmer's Market and Friends of Mt Tabor Picnic, since these events drew many people for different reasons. At both, however, several dozen people approached the concepts and had discussions.

Format

The Saturday, August 2nd event featured 3 tents: a welcome/sign-in area, a background information area, and a large tent displayed the 6 concepts. The event was held at the south entrance to Mt Tabor Park from 9am-12pm. From 10am-11am, Paul Kinley with Opsis Architecture gave a formal presentation and answered questions about the concepts. A booklet containing the concepts, background information, and a comment card was passed out to all attendees. There was also paper below each concept for participants to write notes about the concepts for all to see.

At the other events, a table was set-up to display the concepts, and staff and Planning Group members were present to explain the concepts. Comment cards were available.

Promotion

Emails were sent to interested parties, including the various Parks' Friends groups, neighborhood coalition chairs, and other groups. The event was posted on the Parks' homepage. Press releases were also sent out to local news sources, as well as to the Office of Neighborhood Involvement notification.

Articles about the project and the outreach events were published in the South Tabor newsletter, the SE Examiner, the Oregonian's InPortland section, and the Daily Journal

of Commerce. Postcards advertising the event were mailed to members of the Parks database who have expressed past interest in Mt Tabor Park and Yard, as well as attendees of the May 31st event. Flyers were hung at neighborhood businesses and distributed at the Mt Tabor neighborhood association meeting, the South Tabor neighborhood festival, and a concert at Mt Tabor Park. Members of the Planning Group helped distribute flyers.

Comment Cards

Attendance at most of the outreach events was high. However, it was noted that a majority of people who viewed the designs were most interested in learning about the concepts and the project overall but were not interested in commenting. Only a small percentage at each event completed a comment card. Reasons for not completing a card included: all concepts were acceptable, they needed more information, or they would wait until more detailed plans are available to comment.

At the August 2nd event, large easel paper was placed below each concept pairing to generate written comments for all to see, so some participants may have contributed their comments here, rather than via an individual comment card.

| Source of Comments | Number of Comment Cards | % |
|-----------------------------------|--------------------------------|-------------|
| Planning Group | 22 | 32 |
| Yard Staff Open House | 14 | 22 |
| August 2 nd Open House | 10 | 15 |
| Montavilla Farmer's Market | 8 | 12 |
| Emailed | 5* | 7 |
| Friends of Mt Tabor Picnic | 4 | 6 |
| Online comment form | 3 | 4 |
| Mailed in | 2 | 3 |
| Total | 68 | 100% |

***Note:** Emails were all in support of Community Gardens, but did not include any other input on concepts or follow the Comment Card format. For the purposes of analysis, these emails were not included in the Comment Card summary below, including the demographic analysis.

Frequent concerns and comments about all concepts

Some of the most frequent comments heard about all the concepts included:

- Preservation of green space is an important value to the community. Some were concerned that all the concepts expand the current footprint of the Yard to some degree, by bringing buildings outside of the current fence line.
- Many are in favor of keeping the Long Block uses similar to the current uses.
- Concepts that do not reach 100% of the program do not meet current or future needs for Parks, and this is concerning.
- There was minor support for preserving the historic buildings. Most said it was not worth the cost or inconvenience to preserve them, and that the historic goals

could be better achieved through use of materials, building design, and enhancing the historic nature of the site through the design of the entryway utilizing the original Olmstead design.

- Building into the hillside is generally a good idea to maximize space and save on energy use, especially if it can enhance or add to green space by bringing the land shelf over top. Some had concerns this option would be expensive.
- Many, though not all, liked the idea of buildings lining the edges, particularly on the west side. This was seen as an asset because it enhances security for the Yard and buffers noise for the neighbors. Some wondered if a long wall would be a draw for graffiti.
- Many, though not all, are supportive of the addition of a community garden. This includes five community members who emailed specifically to express their support of a community garden being added to the Mt Tabor neighborhood.

General concerns and comments about the concepts included:

- Maintenance costs of green roofs?
- Cost/budget – especially if hillside is dug into
- Graffiti – particularly on walls
- Visual aesthetics – entering from Lincoln St or view of Yard from north slope.
- Incorporation of Olmstead’s seven S’s of design
- Support of bike/pedestrian path, over full street at SE 64th
- How will water run-off and re-use be addressed in the design?
- Increased signage at entry to Mt Tabor Park would be a good thing.
- Close-by neighbors have concerns about increased lighting and security, and ensuring that designs fit into the neighborhood.

Summary of Analysis for Each Concept Pairing

A1/A2:

Most were generally supportive of the A concepts, with stronger preference for A1 over A2. Many liked that this concept came closest to preserving the current Yard footprint. One commenter said that these concepts “honor the park the greatest, with the least reduction in open green space.” At least 9 commenters responded that these concepts did not achieve enough program capacity, and that was either unacceptable or too much compromise. It was also noted that the sand/gravel bins access and the circulation in the Yard seems too limited in these designs. Many noted that they want the Long Block to remain open and similar to its current use.

B1/B2:

Twelve comments said B2 was their preferred concept. It was seen as high functioning, because of its achievement of 100% of program. About 4 said B1 was the best design. Others said the B’s were a good compromise or were generally supportive of it. As well, many liked the community garden location in B2, and there was strong support for the underground space as either a parking area or workspaces.

Opinions were mixed on whether parking should be underground in the hillside or at the front of the Yard towards Division. There was support for both. There was concern about workspaces being in the hillside, as it seemed like it may be difficult for natural light to reach these areas. Some had concerns about parking underground, because of pollution, increased traffic to that end, and that front office staff would have to walk across the Yard to reach the garage. Some liked the idea of hiding the parking in the hillside. One comment raised concerns about the archway over the entrance in B2.

| |
|---------------|
| C1/C2: |
|---------------|

The access road in C1 was largely unsupported by at least 8 commenters. Many did not like the potential view of this road from Lincoln St, and had concerns this may cause more traffic issues at SE 64th and Lincoln. Some felt it was a mistake that C1 does not have space for a community garden. Several commenters liked the office/parking combination in C1. Some Yard staff liked the 3 separate buildings in C1 to separate work spaces, but the fencing on the west side was a concern because of security and views into the Yard. Fencing may also lead to more noise for the neighborhood. Some liked the idea of bicyclists and pedestrians getting glimpses of the Yard through a fence as they walk by.

Eight commenters said C2 was the best option. Reasons for support included: the location and size of the community garden, the open space within the Yard, and the location of the Greenhouse. One said they preferred C2 because “it expands the service efficiency, but the "greenway" on top of the parking garage gives a sense that we've kept the footprint small.” Elements of C2 that had support included the underground parking, the security gained by having buildings around the perimeter, and the open green space above the parking garage.

The C’s also had many comments that were strongly against either of these concepts. At least 9 comments said that there should not be any structures like the Greenhouse on the Long Block. Some went farther to note they do not support a container garden or fencing on the Long Block. Some felt these concepts impacted the neighborhood the greatest.

Other Comments of Interest:

- I'd like to see an ELEGANT greenhouse that is a "feature" for the area not just a utilitarian facility.
- Like the open space in A1 next to the park (vs. next to 60th), as it increases safety for kids playing ball.
- We can't lose sight of the needs of Parks now & in the future. It would be nice to avoid having to do this (again) in 30 years.
- The percentages of the program accommodated by each of the design concepts were misleading. Since they included the additions to the existing program, there was no way to calculate how well (or what percentage) the existing program fit into each of the concepts.
- Even though the major building may be partially underground, I believe it can be mitigated and like the idea of expanding the yard further into the park to the north. I rarely see anyone using that area of park, and I walk my dogs there almost daily.

- I believe the Bureau must make this decision based on the larger community it serves. Parks will only expand, especially outer east, and it is important for everyone to recognize that this facility is essential to the enjoyment, beauty and recreation of a large portion of Portlanders.
- It is important to recognize that Mt Tabor is a regional park, serving more than just the immediate neighborhood. Its unique characteristics, size and number of activities make it attractive for residents and visitors' alike. Please do not be intimidated by the barks and growls of the neighboring property owners. This maintenance facility and park go beyond their own desires.
- Treatment of intersections at 60th & Lincoln (are needed). Current intersection is totally inadequate and needs new bicycle/pedestrian crossing. It would also be nice to calm traffic at this intersection.
- Would like to see opportunities for community learning for children, adults, connect with PCC. The location is easily accessed to serve that purpose (easy Tri-met connections).
- Like the idea of centralized City Nature - environmental education, community garden, horticulture, urban forestry all in one location.
- Long block could be demonstration garden. An urban horticulture center could be on open space just across street (very east of long block). A horticultural center could house master gardeners, community gardens, etc. Horticulture brings tourists \$\$ and helps people in community beautify and improve local gardens (naturescape ideas).

Demographics of Respondents:

N=63

| Age Range | # | % |
|------------------|----------|----------|
| 25-34 | 6 | 9.5 |
| 35-44 | 3 | 5 |
| 44-59 | 24 | 38 |
| 60-79 | 6 | 9.5 |
| No Answer | 24 | 38 |

| Gender | # | % |
|---------------|----------|----------|
| Female | 13 | 21 |
| Male | 11 | 17 |
| No Answer | 39 | 62 |

| Residence | # | % |
|------------------|----------|----------|
| Own | 31 | 49 |
| Rent | 4 | 6 |
| No Answer | 28 | 49 |

| Race | # | % |
|-------------|----------|----------|
| Caucasian | 35 | 56 |
| No Answer | 28 | 44 |

| Zip Code | # | % |
|-----------------|----------|----------|
| 97215 | 12 | 19 |
| 97206 | 4 | 6 |
| 97217 | 2 | 3 |
| 97212 | 1 | 2 |
| 97214 | 1 | 1 |
| No Answer | 43 | 68 |

Summary of Outreach & Input on Preferred Option October/November 2008 - Mt Tabor Central Yard & Nursery Planning Group

Approach

The preferred design and architectural model were presented at several community events and meetings including:

- **Oct 16:** South Tabor Neighborhood Association (STNA) Meeting
- **Oct 25:** ParkFest at University Park Community Center
- **Oct 28:** Friends of Mt Tabor Foot Patrol Meeting
- **Nov 20:** Citywide Parks Team Meeting

Two events were scheduled specifically to discuss the design and get input. The first was a meeting on October 30, 6pm-7:30pm, specifically for Long Block neighbors to come learn about the potential design for the Long Block and give input to the architect and landscape design team. The second was an Open House on November 15 from 9am-1pm for the general public to learn about the preferred design, hear a presentation by Opsis Architecture, and give feedback.

Format

The design was shared as a regular agenda item at the STNA, Friends of Mt Tabor, Citywide Parks Team meetings. At ParkFest, the Mt Tabor Yard design was featured at one of several info tables.

The Long Block neighbors meeting began with a presentation by Jim Kavelach, Principal with Opsis Architecture, and Pat Lando, the landscape designer from Lando & Associates, followed by Q&A and discussion with the neighbors. The Open House featured displays about the Yard's activities, the cost estimate, past input heard, and the various aspects of the preferred design. Paul Kinley, with Opsis Architecture, gave a formal presentation followed by Q&A at 10am and 12pm. It was held at the Gigibar, a coffee shop at SE 60th and Division, four blocks from the Yard and Nursery. A comment card was available for attendees to fill out with their input. Notes from the Q&A session were taken by Jamie Damon, the facilitator, and are included in this report.

Attendance

There were 24 attendees who signed in at the October 30 meeting, and 58 signed in at the November 15 Open House (not all attendees signed in). There were 10-20 attendees at the various meetings, and at ParkFest, about 200 attended, although likely not all visited the Mt Tabor display table.

Promotion

For the Long Block meeting, flyers were hand-delivered to all households in area that included SE Stephens, Harrison, Lincoln, Grant, and Sherman between SE 60th-64th (including that stretch of SE 60th & 64th). Emails were also sent to the Harrison Street, MTNA, and STNA email lists.

For the Open House, a postcard was mailed to a 738 household list of interested parties who attended past open house events or have expressed an interest previously in Mt Tabor Park & Yard. Emails were sent to a similar list of approximately 150 emails. Announcements were made at the October MTNA and STNA meetings. A press release was sent to local media and ONI Notification. Emails were sent to lists for the MTNA, STNA, SE Uplift neighborhood & business leaders, Parks' Friends' groups, Citywide Parks Team, and a Water Bureau construction project list of 650. Announcements were printed in the SE Examiner November edition, the STNA November newsletter, the Portland Tribune, and the Oregonian's In Portland section. The announcement was also featured online on the Parks' and City of Portland's home pages and the Parks' blog.

Comments Received and Notes

No formal input was received at ParkFest and the other meetings. Attendees were generally supportive and appreciative of hearing an update on the progress made. Future planning should continue to involve these stakeholders.

Input was received in several formats from the Long Block neighbors meeting and the Open House, and is presented in this report:

- 10/30 Long Block Neighbors Meeting Notes (**p. 2-3**)
- 10/30-11/4 Long Block Neighbors' Emails (**p. 3-5**)
- 11/15 Open House Comment Card Input & Demographics (**p. 6-9**)
- 11/15 Open House Notes from Q&A Discussion (**p. 9**)
- Other Emails Received (**p. 10**)

Long Block Neighbors Meeting Notes
Thursday, October 30, 2008 – 6:00pm-7:30pm
Mt Tabor Yard, 6437 SE Division

Signed In: Roger Andrews, James F. Smith, Dianna Benting, Cindy Steppa, Gage Kingsbury, Kirsti Young, Terry Thompson, Carolyn Thompson, Ed Kehdi, Suzan Kehdi, Janice Hogue, Shannon Loch, Tom Leiner, Ben Carter, Ted Amann, Wayne Dietz, Darlene Dietz, Pam Stendahl, Jim Michaelson, Dorothee Gray, Simon Lee, Meimei Lee, Noah Gordon, Michael Gray.

Staff: Eileen Argentina, Kathleen Murrin, Leslie Pohl-Kosbau, Jim Kavelage, Pat Lando, Maija Spencer.

Presentation: Jim Kavelage, Principal with Opsis Architecture, and Pat Lando, Lando & Associates presented the preferred design selected by the Mt Tabor Yard & Nursery Planning Group and the related model to give context to the overall design. Pat and Jim discussed the design plans for the Long Block which include:

- Consolidation of the tree nursery area to make it more efficient for staff management
- Possible addition of community garden
- Making unused areas of Long Block more “park-like”
- Possibility for enhanced entrance/signage to identify that one is entering Mt Tabor Park & to identify Nursery’s function
- Enhancement of pathway along Long Block

Discussion/comments from the community members included:

- Neighbors expressed desire to be better informed about the project, including posting information on Long Block and mailing of flyers homeowners in proximity to the Central Yard, etc.
- Endorsement for the planning of the Central Yard and how it fits into the Park.
- Concerns about the community garden – maintenance, pest control, appearance of site, noise, traffic, etc.
- Community garden location? Should it be in the Long Block or another location? Suggestion of locating the Community Garden on the south slope. Opsis commented that the sloping lawn inscribed by the Loop Road at the forest edge is integral to the Olmsted vision...may not be an appropriate location for a community garden. In addition, accessibility to this site is limited as well as parking and ability to meet service requirements. Sloped site may not be ideal for gardening.
- Planning suggestions for the community gardens at the Long Block include: landscape screening around the perimeter of the community garden to mitigate impact of the perimeter fence. Provide access to the community garden from both Harrison and Lincoln to reduce impact of the parking. Typical parking requirement is 2-3 cars.
- Concern expressed about the community garden increasing the carbon print. At other garden sites, users typically live within 6-10 blocks of the garden and tend to walk or ride a bike - minimal parking impact of 2-3 cars at a time. Community gardens can also assist in reducing carbon footprint by minimizing the demand for imported produce from various parts of the country and locations around the world.
- Concern expressed on using the Long Block as a temporary location for Yard parking or staging area during construction of the new maintenance facility.
- The proposed perimeter walkway around the Long Block was viewed negatively by some.
- A landscape traffic island is proposed at the intersection of the Lincoln and the Park Loop Road as a traffic calming measure. The sidewalk connecting to the dog park pathway would cross at the north end of the island. This was generally viewed as a good approach. Concern was expressed that the road widths on either side of the island need to mitigate the possibility of two-way traffic.
- Concern expressed on the close proximity between the service access road and the pedestrian / bike path entry on Division, as well as potential crime/safety issues. Opsis will be meeting with PDOT to discuss strategies to mitigate conflicts and create a safe condition. Opsis will also be meeting with staff from Police, Parks’ Security staff, and ONI crime prevention to discuss crime/safety issues.
- The pedestrian sidewalk, which provides Park access at the north extension of 64th Street, should be located to the east to reduce impact on the residents on the west side of 64th.
- Reduce the amount of proposed paved area at the 60th Street Long Block entry. This should be less grand and formal, more understated. The main entrance to the Park is at SE 60th/Salmon, so this should not replace it. Important to create a permanent landscape buffer next to 60th to create a safe (separate potholes from removed tree from the public edge) and more visually appealing condition as an important entry to the park. Park ID signage and an interpretive display regarding the function of the Long Block for the Park system was viewed positively.
- Paving materials being considered for the Long Block and 64th pedestrian / bike corridor include: poured in place concrete or concrete pavers. Concern was expressed about the durability of the pavers especially at the Long Block where service vehicles will be driving over the sidewalk on occasions to access trees.
- Neighbors expressed concern of adding additional lighting along the Long Block pathway.
- The park shelter on the east edge of the south slope was viewed as a Park asset. It would be used by a number of groups including: environmental education classes, users of the dog park, and a place that offers panoramic views to the south and west. A good location for interpretive display about the maintenance yard and the green design features that can be viewed from this prospect. Some concern about attracting more people to the Park, graffiti, and possible parking impact.
- View of trees on Long Block is highly valued and enjoyed. Would like to see more mature trees.
- Landscaping, in general, should be low maintenance and sustainable, so that area stays maintained.

Email Comments Received from Long Block Neighbors: 10/30/08 - 11/04/08 (11 emails)

As a resident of (the Long Block) abutting the Mt. Tabor tree nursery I would like to express to you that my wife and I wholeheartedly endorse plan B. After reviewing the plans at Giga Bar Saturday I can see where the improvements will most likely increase the value of the tree nursery for park users and gardeners.

I live (on) SE Lincoln St. My biggest thing is that I want a construction break. We Lincoln St folks have been putting up with so much for so long and there will be more. Give us a break. I also do not want a park bench or community garden across the St from my house or anywhere in that strip. It is fine the way it is, leave well enough alone. There is a whole big park and the greenhouse area to do all that with. Lincoln St has had their share of upheaval. NO MORE PLEASE.

As a homeowner facing south on Harrison street, I believe the attached plan (C-2) would best serve our interests. Most of us bought our houses with a premium for a "view" property. (The city nursery in the long block). Should the community garden be included in the "long block", the increase in traffic, parking along the street, and lighting would severely detract from the livability of our homes. I hope the commission will take this into consideration when they make their decision.

I appreciate the opportunity to comment and continue the email conversation about the maintenance yard renovation, and particularly the plans for the "Long block." My husband attended the meeting on Thursday, and has already added more input via email. I had to work late Thursday and was unable to attend the meeting. The thoughtful comments shared via email by our neighbors are well-stated, and it seems we are in agreement that we love the tree nursery, and do not wish it to be changed. The maintenance yard clearly needs major renovation, and it was understood from the very beginning that this was a major problem due to deferred maintenance. I believe strongly that bringing the yard up to standard should be the priority. I do not support additional expense to "upgrade" the long block, when it does not need it!

There are some maintenance and repair issues that need to be addressed surrounding the nursery, and I suspect we will not know the full extent until the water and sewer project is finished. I agree with (another neighbor's) request for a sustainable landscape along 60th, with a permanent sign telling the history of the nursery. (Many visitors think it is a commercial enterprise.) And a permeable path around the perimeter to sustain foot traffic off the streets and out of mud would be a plus. But we do NOT need lights, shelters or sidewalks.

Re. community gardens: I am a gardener, and support the community garden program in concept. It is wonderful for people who do not have garden space at their homes to have access to a kitchen garden. However, I believe that use is inconsistent with the wild and native nature of Mt. Tabor Park. I realize much of the landscaping around the park is not truly native, but it is generally sustainable without irrigation, and pest and weed management. Adding community gardens would take away from the calming effect of forest and trees on their own cycles. If the Park Bureau truly does not need this amount of acreage to propagate trees and shrubs, then Noah Gordon's idea of planting in permanent trees is just splendid. But where are replacement trees coming from if not here?

In summary, Mt. Tabor Park is a treasure of the people of the City of Portland. The last thing we should do is further decrease the park space by developing it. As the urban areas become more populous with "in-fill" development, our wild areas in the city become more and more valuable to the residents. It is a challenge to resist the pressure to develop. Please, focus the resources on the maintenance yard, and allow the park department nursery to continue its valuable role for the people of the city, and our neighborhood.

I've previously sent you some feedback on the meeting last week so I will not revisit all of the issues again here, since they pretty much echo these emails. I will throw in a few additional comments to go with my neighbors notes below:

- I love (my neighbor's) idea of planting mature trees at the east end of the long block between the nursery and the park, since that space is apparently not needed for the nursery. I cannot think of a better use for the space or a better way of connecting the spaces, as Noah described. That idea is consistent with the reasons we all bought property here, while the community garden is not.
- I seem to be in the minority here but I actually don't mind if the walking path on the Lincoln St side of the nursery is improved. I'm not in favor of literally paving it, but as I understood the presentation the idea was to find a way to make it more level and safe. Clearly park users are going to use that path whether we like it or not so it might as well be level, less muddy, and safer for people like my wife who need to walk with a cane but enjoy the option of walking closer to the trees in the nursery instead of the Lincoln St sidewalk. Of course this must be done in a way that is sensible and attractive - ie not concrete; should be water permeable, etc.
- I also object to a "pocket park" at the west end of the long block, but I do not object to putting a little effort into making it nicer. The water dept work has destroyed that end of the block and some simple sustainable planting and reasonable signage at 60th & Lincoln directing people into the park, and reminding them that the long block is NOT the off leash area would be fine with me. But let's not make it a destination - no benches, lawns, etc. Given the amount of litter in that area a garbage can might not

be a bad idea, as long as there is \$ to regularly empty it and clean around it. Thanks again for the chance to give input into this process and your efforts to keep us involved.

I wish I could have been at the meeting Thursday, but I am a middle school b-ball coach and there was a direct conflict on this day. Our family are the "newbies" on Harrison (moved in 4 years ago). Mt. Tabor and the long block is the primary reason why my wife was so ecstatic when she found this gem of a location. We use the long block and the park on a daily basis. I am still confused why the push to spend so much money to make change that a majority of the locals (the daily overseers) do not want? Isn't the goal of the proposed project to improve the maintenance yards and buildings? Excuse me for being such a linear thinker, but if it is broken (the maintenance area) fix it. If it is working well (the long block and the park), leave it alone.

With some exasperation, I was also present at the Portland Parks presentation of plans for the long block tree nursery. What I thought was a forum for public opinion and feedback on possible development of the long block space, appeared more like a unveiling of the chosen plan (without public feedback.) This is unacceptable, of course, reminiscent of the initial effort to sell the long block to Warner Pacific College.

The design work of Opsis is commendable: The restructuring and modernization of the Mt Tabor Yard is long overdue and fiscally responsible. The restructuring of the long block, however, is untenable based upon historic value, function as the only remaining tree nursery in the Parks system, and uniqueness as a veritable arboretum lining residential development on Lincoln and Harrison Streets.

In fact, one of the primary attractions of purchasing a home on Harrison Street was for me the tree nursery. Its simple beauty as a natural area free of development, a seamless blending of function and aesthetics, is of equal value to any other open space in the Parks system. From its conception in 1914 until now, this space has filled a valuable need as a tree nursery for the City of Portland. That need has periodically expanded and shrunk, with other tree nurseries added and deleted. This original nursery is all that remains. Its loss to other uses is unjustifiable based on that fact alone.

I'm vehemently opposed to siting a community garden here for several reasons: 1)The tree-farm is historical, unique and the last remaining; 2)The carbon-footprint for placement of a community garden here exceeds it's ecological principle since vehicular traffic will swell unacceptably, ramshackle garden trellises will be constructed, and birds chased away; 3)Consideration of the residents immediately adjacent the proposed site is ignored (not a single resident supports it's placement here); and 4)The tree nursery left as is, in it's simple natural state, fulfills without the fanfare of development the stated buffer zone by Opsis from urban development to the relative "wildness" or natural area of the park. People love this nursery as it is: Don't mess it up by dividing it, developing it, changing its original function or, in short, destroying it. I cannot emphasize this enough: Leave it alone!

I, too, was present at the meeting on Thursday, and would like to thank you for the opportunity to participate in this public process. As (a) next-door neighbor, I would like to confirm that I am in agreement with all the points (my neighbor) makes. I would like to add one point. I heard clearly that the entire long block is not necessary for tree production, even accounting for anticipated future needs, and that one reason for removing production from a portion of the long block is to eliminate unnecessary maintenance. I therefore propose that instead of a community garden and pocket park, you consider installing a low-maintenance feature, such as a promenade of permanent mature trees (which would be eminently in keeping with the Olmstead vision that the architects emphasized they are working hard to honor) and which would add to the long block's natural beauty and would be a natural transition from the nursery trees to the park entrance. Thus, instead of placing a potential eyesore in the form of a community garden in the middle of the Lincoln-Harrison neighborhood, with its attendant traffic and environmental impacts, Parks would achieve its goals of lower maintenance while enhancing the value of the long block to the larger community.

It was nice to meet you on October 30, 2008, at the meeting regarding the long block. Thank you for inviting the neighbors of the long block to discuss the proposed plans before they are finalized. I live on SE Harrison Street. I am writing to follow up on many of the thoughts expressed by myself and my neighbors at the meeting.

I have lived on SE Harrison for 14 years. With few exceptions, I am one of the newcomers on this street. We are a tight-knit group that highly values the long block and the park nursery. While this letter expresses my personal views, I believe many of my neighbors share these views.

I like the long block the way it is. I see no need for the so-called "pocket park" planned for the piece of the park that parallels SE 60th. I am opposed to installing community gardens on the long block for reasons discussed below. I am opposed to any paved path on the Lincoln side of the long block, and I am opposed to ANY path on the Harrison side. I oppose the installation of any hardscape on the long block, including fences, lights, benches, paved areas and structures. I also don't want any of the existing flora and fauna on the long block to be destroyed. In particular, the architect's plans appeared to remove all of the willows directly across the street from my home. I strongly oppose destruction of the willows. Besides providing natural beauty, bird habitat, and a buffer for the car noise heading into the park, my children and their friends regularly play in the

willows. It would be a disservice (and environmentally unsound) to cut down the willows to install a manicured “meadow” in their place.

While I understand the seeming benefit of installing community gardens, I anticipate far more detriment. In particular, the neighbors on Harrison and Lincoln will undoubtedly see vastly increased activity and traffic if the community gardens are installed. The notion that the gardeners will only come on foot and by bicycle, as suggested by the parks department, is largely unbelievable to me. The gardeners will be carrying shovels, rakes and other tools. They come with compost bins, plastic sheeting, plant starts, tomato cages, wood and equipment to build raised beds. They haul out vegetables, yard debris and garbage. The suggestion that they will come on foot carrying their 20 lb. bags of steer manure is absurd.

As I understood the architect, he did not want to place the community gardens in the hairpin turn because it would distract from the simple beauty of the park entrance. If that is so, and the community gardens are too unsightly to be located there, imagine how I feel having them placed directly in front of my home. Since the meeting, I have traveled to other community garden sites to view them. In short, they are an eyesore. They are filled with plastic milk jugs to keep away birds, all types of garden debris, rotting vegetables, bags of manure, compost bins and yards of plastic sheeting. It's a neighbor's nightmare. If your next door neighbor left his front yard in this condition, you would be begging for him to clean it up.

Additionally, as was pointed out in the meeting, there is not a person who lives within a mile of the long block that doesn't have their own yard. Where are the gardeners coming from? If they are coming from high-density apartment complexes from other parts of the city, there is no doubt in my mind they will all be driving cars to the gardens.

Harrison and Lincoln residents alike have already been burdened with the increased traffic from the dog off-leash area (which, by the way, parks told us at the time that increased traffic would never materialize – that has proven to be entirely untrue).

In this time of economic downturn, it seems somewhat ironic that the parks bureau would be such a spendthrift as to spend money on unnecessary public amenities – something that is not even called for in the greater goal of the renovation project. If parks is so flush with funds, how about installing speed bumps along Lincoln Street to slow down the speeding vehicles? This is an expensive project funded by the public. Please use those funds responsibly and within the scope of the project.

The architect appeared to be sorely unfamiliar with not only the history of the park, but the park itself. He did not know there was an entrance to the park at SE 60th and Salmon. He could give no legitimate reason whatsoever for installing the pocket park adjacent to SE 60th. For example, has someone asked for a pocket park there? I doubt it.

Finally, a topic of conversation that did not come up during the meeting, but one that I can easily anticipate, is that both Lincoln and Harrison Streets will be used as a staging ground for the construction of the yard's renovation. I am strongly opposed to this. We have already lived through the complete disruption of our streets due to the sewer construction. We have spent months unable to access our homes without driving through detours. We have been awakened early in the morning by dump trucks, back hoes and construction workers who walk along our streets. We have had to deal with regular delays simply to drive to work and school in the morning because of the loading and unloading, digging and filling, and other construction activities. For the first time in over 50 years, our street will not formally put on a holiday light display because there simply isn't sufficient access to do so safely. Please cut us a break. I urge you to make every effort to find a different area to stage your construction project.

Maija, during this time when climate change is affecting our world, when the economy can barely stay afloat, and when the population is finally realizing they need to be the stewards of the earth, please consider the theory that 'less is more.' The parks department should be leading this preservation effort, not opposing it. Leave your cement and fences and manicured lawns for some other city. Leave the long block as it is.

For my own opinion (and my wife's) we value the openness of the long block. We don't want fences, as would come with the community gardens. We live across the street from it and gaze across it from our living room and bed room windows, and value the views and natural beauty. We also are very concerned about how Harrison St is used. We sought out, purchased, and paid the cost of living on a cul de sac that did not have park access, so it would not have traffic. We don't want to site a destination spot like a community garden on our block.

The drawing with paths down the Harrison side of the long block and a path from Harrison into the long block/community garden is very concerning and not something we want to see implemented.

As a homeowner facing south on Harrison street, I believe the attached plan (C-2) would best serve our interests. Most of us bought our houses with a premium for a "view" property. (The city nursery in the long block). Should the community garden be included in the "long block", the increase in traffic, parking along the street, and lighting would severely detract from the livability of our homes. I hope the commission will take this into consideration when they make their decision.

Mt. Tabor Central Yard and Nursery Open House #3:
Comment Card Results – November 15, 2008

In general, what do you think of Concept B?

| ANSWER | # OF RESPONSES | % OF RESPONSES |
|-------------------|----------------|----------------|
| Strongly support: | 13 | 43% |
| Support: | 11.5 | 38% |
| Neutral: | 3 | 10% |
| Dislike: | 1.5 | 5% |
| Strongly Dislike: | 1 | 3% |
| No Answer: | 1 | 0% |
| TOTAL: | 31 | |

Why?

STRONGLY SUPPORT:

- I want to be able to bike to a community garden spot, I am very excited about the possibility of being able to garden closer to home. Community gardens at Mt Tabor seem like a perfect use of space, and I think it would enhance the use of the park. I understand the concerns of the neighbors about increased traffic, etc., but a well-managed garden could really be great for the neighborhood and not less attractive than the tree farm.
- I love the community garden; it's my highest priority. I live on SE 57th and Lincoln. I have no yard; I would walk to the garden & maintain a beautiful plot. My Atkinson Elementary kids would come with me & I'd hope for more connection to the school. I love the outdoor learning center. I'd hope to maximize opportunities for people to use all the open space available – whether they walk, bike, or drive to do so is completely irrelevant.
- Shared space: Important for community involvement. Pedestrian/bicycle strip: great idea. Sustainable features: Look to future. Green roof, bioswale, great ideas. Community garden: my favorite part of this plan. Would like to work on this issue and help with its conception.
- Like idea of keeping Long Block green and addition of community garden. Like keeping central yard & nursery. Like increased road access to yard. Like bike path & trail along west side of yard.
- Maintaining Long Block as green space without structures. Improving entry @ 60th & Lincoln with sign and stone marker. #1 Improving function & sustainability of maintenance.
- I am impressed that the staff identified the needs and has provided adequate provision for the needs. I wonder if too much is squeezed into small space and if it would be better to relocate to a larger area. For example, move to where a school is being closed.
- LEED construction. Minimizing visual impact. Community garden is a great idea! Community space/meeting space in admin building. Paving/pathway on Long Block will be very appreciated by the neighborhood dog walkers. Recommend including a path on both sides of Long Block – nice loop route for walking/jogging.
- The very good result of a long public study & evaluation process with excellent professional consultation & design work.
- I'm excited about the current plan & have no objections.
- Good considerations for bicycle & pedestrian access. Thought given to “entrances” to the Park, which cause awareness and respect from visitors. Community garden is really important!
- It's beautiful & well thought through. Will be an excellent “addition” to the park. Cost is a concern, however! Love the idea of the community garden.
- No comment (2).

SUPPORT:

- My only concern is the increase of cars of the community gardens. This area has historically been residential, and I'm afraid the continued increase of recreational services is starting to negatively (affect) the day-to-day living of the families living on the borders of the park.
- I like the way it looks. The only aspect I am concerned about is 64th off of Division. Does this mean there might be a light there?
- Preserve historic buildings. Better to preserve BOTH historic buildings. Community garden idea bad where proposed. Move it uphill & tuck it into the landscape operation. Community gardens are a good thing to have, but they are an eyesore. Keep Long Block green.
- No thru traffic on 64th. Still VERY concerned about impact on 64th south of Division. This street cannot and should not suffer additional non-local motor traffic. Bikes & peds are OK.
- Maintains green space so badly needed in a growing city.
- I would like to see a larger community garden area. There is a huge demand for community garden space in the city.
- My main area of interest is the community garden. I hope a garden will be in the final plan. My only thought would be to place it closer to 60th to perhaps lessen the impact on the residents of the bordering streets.
- I like that you maintained underground warehouse space next to the park. Please do not use the long block for any parking for equipment during construction. Other options can be found. I support the

community garden. Keep as much wild natural foliage on the long block. Our kids, dogs, & walkers love it.

- As far community amenities, the community garden seems most essential. The “great” meadow seems too large compared to the community gardens. Also, screening will reduce solar access, so garden area needs to be larger to offset loss of space due to screening.
- In general, I support very limited expansion of maintenance yard area into the park. I like the eco-sensitive design, green roofs, bio-swales, mitigation of open pavement areas, etc. I support the multi-use access path concept, public meeting rooms.
- Support: I like the maintenance yard design. Strongly dislike: Community garden doesn’t belong in Long Block. It should NOT be a destination, should not be fenced or privatized.
- No comment.

NEUTRAL:

- Paving the long block strip – even temporarily – is unacceptable. The community garden plan is problematic. The purpose of a park is to provide an OPEN, UNFENCED, PUBLIC space. Creating a community garden would introduce a fenced, CLOSED, & by definition, PRIVATE space, which contradicts the entire purpose of a park! The long block is an entrance to the park – please reconsider & respect the 1911 Olmsted plan for the park. It was & continues to be a wise plan & should be followed!
- Cost!
- It’s nice that it will still be open/public space. Concerns about increased traffic w/out space. VERY WORRIED about where PP&R is planning on keeping their stuff during continued construction.

DISLIKE:

- Dislike use of long block for community garden because I would be adjacent neighbor whose property value would most likely be diminished & would have to bear the brunt of visual and traffic and possibly rodent impacts. Everything else proposed is fine.

STRONGLY DISLIKE:

- Increased traffic & visual maintenance will be left to community garden area (as an eye sore).

Show us areas of concern, ideas, or other comments by drawing on the concept on the reverse of this page.

- Circled admin building & parking garage.
- Circled community garden.
- Crossed out community garden – suggested relocation at top of container garden area or in front of parking structure on Division.
- Drew suggestion of expanding community garden’s size to fill up more of the Long Block.
- Community garden: Love, make it bigger. Leslie (Pohl-Kosbau, Community Garden director) has a waiting list a mile long. Food costs are on the rise. People need access to land to grow their own food. Open space: Love open space and open air shelter. General: Take the long view. Sure it’ll be loud & dusty & a pain for a while longer, but come on – dream big, we deserve it.
- Need traffic & pedestrian light or crossway (not safe) at 60th/Lincoln.
- At SE 60th/Lincoln: Don’t think a “sculpture” is appropriate; it’s just plop area. Simple but artful planting could be more subtle & appropriate. At “open meadow”: too much space for passive use – idea of transition is good, but out of scale. Cross road w/entry space rather than just west side. At open air shelter: If this is supposed to be serve summer camp programs, should check w/program folks of the camp, because they currently stage near amphitheater and this location might not work for them.
- At 60th/Lincoln: Make sure Trimet 72 can make this left turn from Lincoln onto SE 60th heading north (indicating NE corner at 60th and Lincoln).
- At 60th/Lincoln: Must look at intersection improvement for bicyclists and pedestrians.
- At SE 64th/Division: Please no (traffic) lights here!! Unless impact on neighborhood is mitigated.

Is there anything else that you would like to share?

- I’m only concerned that the loud protests of a handful of homeowners might be given undue weight in this process. People drive down 57th (my street) on the way to Atkinson all the time & I’m not suggesting we move the school.
- I feel that any areas that support community coming together are important aspects of this plan. Would like to be notified of future meetings.
- I feel the community garden on the Long Block is inconsistent with the goal & general nature of Mt Tabor Park. It should not interrupt the public flow especially of pedestrians into the park. I am totally opposed to any parking/paving of any portion of the Long Block, even “temporary.”
- Thank you for opportunity for public input. Helpful displays.
- Suggest grassy open area on Long Block – children’s play area. Not part of this process, but more lighting in off-leash area would be wonderful – especially during our dark winters! Suggest trash cans & dog bags for Long Block.
- “Reservations” concerning “adverse effects” of any community garden element in the horticultural Long Blocks. This over 100 year old past use of the Long Block, if not continued by compatible & historic long block uses, may result in the “surplussing” of the block & rezoning for high density housing or at least 24-30 new homes & builder development.

- Thanks for sharing the process with the community!
- Concerns of Harrison St residents re: temporary construction and garden parking should be put in perspective. They could have a row of homes & looking at their neighbors' parked automobiles 24/7!
- I SUPPORT 100% THE COMMUNITY GARDEN! Safe/better ped/bike crossing 60th & Lincoln. Focus on ped/bike sidewalk during initial phases, as it is sadly lacking at present time.
- Would like to advocate for new and improve bicycle and pedestrian crossings at 60th & Lincoln, as well as 64th & Division. These intersections should not be an afterthought and should give bicycle & pedestrians priority! A bicycle boulevard is defined as "family friendly," and I would not consider crossing either of these streets as this.
- I like the use of bioswales & other water saving measures. The 'greener,' the better.
- Please try to find a location for the community garden where the participants can drive & park without increasing car traffic on residential streets. With the increase traffic from the addition of the dog park, and now construction, we are sensitive about this topic.
- I do appreciate the work that has gone into this.
- Please, no light at 64th or else it will increase traffic on 64th south of Division. A ped crossing light is OK only if turns onto 64th southbound are prohibited.
- Do not pave areas!
- Will you make sure Tri-met can put the 72 down 60th in place soon! Please don't slow down restoring Trimet 72 to SE 60th. I am still furious I can't catch the bus to Max to Gresham daily for work! I want to know about Trimet's response!
- Using the Long Block for parking would forever damage it, and we know the city will have money problems in the future. I can easily see it would be left in poor condition, if not left as a parking area. Do not use it for storing equipment either. I appreciate all the community involvement and consideration of the Olmsted Plan. Keep the long block as natural as possible. Do not destroy it with any "temporary" parking. We have already had 2 years of construction on our street.
- I've seen community gardens in action & there is not a lot of parking & big activity impact at any given time. It's more of a trickle, so I think that adjacent neighbors' concerns are overblown. Community gardens are low to the ground, so screening should not be too high (see above comment re: solar access).
- I would support the use of employee vans, car-pooling, public transportation passes, etc. to reduce employee parking needs, cut parking space costs.
- If Parks wants a community garden near the Yard, then move it to the area by the container garden adjacent to the yard, or along 64th. There is a rumor that the Long Block will be used as a staging area for equipment & supplies for Yard renovation. I will fight that tooth & nail! We've had more than enough from Water work x 2 ½ years!
- 1) Size of parking structure. Do not want to pay property taxes for employee park. 2) Given nearby classroom space, why classroom(s) in h.q. building.
- PLEASE DO NOT use the long block for parking/storage during the construction. We are paying HUGE taxes – where is this \$\$ going? We have had to put up w/your equipment for TOO LONG already!
- SE Lincoln & 60th is a direct access to the park. Many traffic & construction-related problems will arise. If not addresses, will result in additional safety issues.
- Design for the maintenance yard looks good. I object to plans for the Long Block. I'm not convinced this is the best location for a community garden, particularly its placement at east end of LB. Car & traffic congestion is already high at east end due to dog park and turn of road into park. Increasing congestion here is not a good idea. I would like to see the original scope of the project – the maintenance yard – focused on. Do not create a LB plan that requires increased maintenance issues (i.e. community garden, entrance landscaping at west end, landscaped area east of community garden) – keep a plan that confines LB use to nursery stock use.

| DEMOGRAPHIC INFORMATION | | |
|-------------------------|----------------|----------------|
| Age | # of Responses | % of Responses |
| 16-24 | 0 | 0% |
| 25-34 | 5 | 16% |
| 35-44 | 11 | 36% |
| 45-59 | 6 | 19% |
| 60-79 | 7 | 23% |
| 80 & over | 1 | 3% |
| No Answer | 1 | 3% |
| TOTAL: | 31 | |

| Gender | # of Responses | % of Responses |
|---------------|----------------|----------------|
| Female | 17 | 55% |
| Male | 14 | 45% |
| TOTAL: | 31 | |

| Residence | # of Responses | % of Responses |
|---------------|----------------|----------------|
| Own my home | 31 | 100% |
| Rent my home | 0 | 0% |
| TOTAL: | 31 | |

| I identify as: | # of Responses | % of Responses |
|---------------------------------|----------------|----------------|
| Caucasian/White | 28 | 90% |
| No response | 3 | 10% |
| Latino | 0 | 0% |
| African American/Black | 0 | 0% |
| Asian/SE Asian/Pacific Islander | 0 | 0% |
| Native American/Alaska Native | 0 | 0% |
| TOTAL: | 31 | |

| Zip Code | # of Responses | % of Responses |
|---------------|----------------|----------------|
| 97215 | 20 | 65% |
| 97206 | 3 | 9% |
| No answer | 8 | 26% |
| TOTAL: | 31 | |

Notes from Q&A Discussions at Open House:

- Location of community gardens on long block is a concern – who is it serving? Can it be somewhere else in the park? Inconsistent with character of park entrance.
- Can traffic be dispersed out of the site to relieve burden on Lincoln?
- How to contain “spillover” from community garden – fence? Green landscape?
- Don’t have entrance at west end be a gathering place.
- Like not opening up 64th to more traffic – may need traffic control at Division due to increased bike/ped. Study 64th now to establish baseline.
- Concern that community garden presence “privatizes” a part of the park.
- Concern about using the long block for parking during construction. Really concerned about if the long block is paved to allow parking that it would stay paved.
- Long block is absolutely not the default for construction parking. Parks will do everything possible to explore other options.
- Don’t create areas for graffiti.
- Are there ways to cut costs of community gardens, landscaping, and other areas to keep equipment off of long blocks? Very invasive.
- Folks on Lincoln have “taken one for the team” for a long time due to the construction staging impacts. Need to spread the burden around.
- Increase interpretation of site – potentially move community gardens closer to outdoor education building – combine with revising park interpretation.
- Concern about traffic and access – how does this plan support alternative access to site and resolve bike/pedestrian conflict with truck traffic? Improve the foot traffic flow and surface of paths.
- Community garden serves a part of the community.
- Do we need additional traffic control at 60th/Lincoln?
- Per parking space cost? Can employee parking be reduced to lower costs? Challenge to reduce employee parking further.
- ADA compliant pedestrian path – include a handrail? 64th/Division bus stop could become an important access point for the ADA community to the park.
- Clearly design yard entrances off of Division as NOT public access to park.
- Need visual barrier of community garden.

Other Emails Received:

I think the City should be doing all it can to expand the number of community gardens in the City, and locating them within reach of everyone. The need to grow more of our food locally is a critical piece of having a sustainable city and a sustainable, lower-energy-using lifestyle. Community gardens provide community-building benefits as well. Particularly in these economically distressed times when many of us are feeling the pinch of higher prices, reduced incomes, etc., it's critical to be able to grow food on all available space within reach.

I was struck by the sense of ownership the neighbors adjacent to the Long Block expressed toward the Long Block. Since when does anyone who is adjacent to public property get the right to tell the public owner that they can't do something with that property that will benefit the public? I think such proprietary attitudes are selfish and mean-spirited. Presumably community gardens are for the immediate neighbors primarily, so I'm not sure what the specter of descending hoards is all about. It's a very unrealistic fear. I am currently a community garden member in another location, and most of the time I go to tend my garden or harvest, there's no one around, not even other gardeners. Furthermore, not all gardeners get to their plot in cars that will choke neighbors' driveways. People walk, ride bikes, take public transportation, etc.

I hope the opposition to community gardens located in the Long Block, and other public use of that block, will not be regarded as a barrier to those uses.

I was unable to get over to the Gigibar in time to see the latest plan for the Tabor Yard Long block. I did have a look last August at the Friends of Tabor meeting. I have done this already but want to continue to vote my support for a community garden.

From attendee at Citywide Parks Team:

- Traffic patterns in and out of the yard for gardener and maintenance employees vs. staffing an administration building. The times of ingress and egress need to be staggered for better traffic management, off SE Division St.
- Tree canopy that covers any hardscaped or structure areas--this was not discussed but there is a creation of a heat island effect with the surrounding community lacking significant trees...Mt. Tabor tree canopy won't be enough to 'offset' the effects of the proposed construction.
- Is there a well or two on-site that can be used for the nursery; solar capacity can also be used to power well pumps, if not too deep.
- What will the life span of structures be in terms of years? Years of actual use before replacements can be afforded?
- Is there another location that nursery stock can be grown besides Mt. Tabor, as it is an intensive activity? Can tree and shrub replacement stock be held by Oregon's nurseries instead of dedicating that long space to nursery storage?
- Construction could be spread over a period of three years, leaving some structures in place to continue use of sites.
- No weekend construction: let the neighbors have a break even if this means beginning work at 7:00 AM until 5:00 PM



South Tabor Neighborhood Association
5311 SE Powell Blvd. #124
Portland, Oregon 97206
(503) 922-1905
www.southtabor.org

Jonah Paisner
President

Jana Throckmorton
Vice President

Ben Cox
Secretary

Ute Munger
Treasurer

Sebastian McGaw
Land Use Chair

(VACANT Join Us!)
*Southeast Uplift
Representative*

Steve Reinemer
*Communications
Chair (Acting)*

Dianne Amico
Newsletter Chair

Bob Progulske
*Southeast Uplift
Land Use Delegate*

Committees

- Festival
- Cleanup
- Garden
- Grants
- Newsletter
- Public Land
- Website

July 3, 2008

Maija Spencer
Portland Parks and Recreation
1120 SW Fifth Ave, #1302
Portland, Oregon 97204 [address]

Re: Mt. Tabor Yard Planning Group

Dear Ms. Spencer:

This letter is to confirm the South Tabor Neighborhood Association had a discussion and voted on a resolution about the 64th Avenue access issue. As you know, since you were present on June 19th, the following resolution passed:

Whereas: The Mount Tabor Maintenance Yards is currently being redesigned, opening the issue of connecting 64th Avenue between Division and Lincoln Streets.

Whereas: The Mt. Tabor Master Plan of 2000 specifically refers to considering the impact on adjoining neighbors.

Whereas: A road would negatively impact neighbors to the south (and to the north) by significantly increasing cut-through traffic in these areas.

Whereas: A bike/pedestrian pathway would provide much-needed non-motorized access to Mt. Tabor from the south, benefits of which include:

- *Promotion of exercise for residents
- *Separation of walkers and cyclists from autos
- *Reduction of hazards from the public walking and biking through the Maintenance Yards to get into Mt. Tabor Park
- *Costs of a bike/pedestrian pathway are far below that of a full road

Therefore: The residents of South Tabor neighborhood strongly support the building of a pedestrian/bike pathway linking SE 64th Ave between Division and Lincoln Streets as part of the improvements being made to the Mt. Tabor Maintenance Yards and not a vehicular road.

We request that the Mt. Tabor Yard Planning Group, and other decision makers, consider the clear preference of South Tabor residents who will benefit and be affected by the final decision. Thank you.

Respectfully,

Jonah Paisner
President



May 19, 2008

To: Opsis Architecture

CC: Mt Tabor Central Yard & Nursery Planning Group Members

From: Eileen Argentina, Lynn Bailey, Don Jacobson, Dave McAllister, Leslie Pohl-Kosbau, Hiromi Ogawa, Maija Spencer, Karen Trappen, Tom Wickle, Scott Yelton.

As the Sustainability Study Group for the Mt Tabor Central Yard & Nursery Planning Group (MTC&NPG), we would like to inform the Opsis team about our work. During the homework phase of this project, this group discussed its approach on the online wiki site (<http://sites.google.com/a/ci.portland.or.us/mtcy-npg-collaboration-space/Home/Sustainability>).

This group met on April 14, 2008 for a briefing by Alisa Kane of the Office of Sustainable Development (OSD) on the City's Green Building Policy. As well, Eileen Argentina and Dave McAllister shared the Portland Parks & Recreation Sustainability Plan with the group, which led to a discussion by the group about other desirable elements. The four points below have been identified by this group as critical elements for incorporation into the design and planning for the Mt Tabor Yard.

1. City of Portland's Green Building Policy
2. Parks Sustainability Plan
3. Other Sustainability Considerations
4. Input from Yard Employees

1. City of Portland's Green Building Policy:

<http://www.portlandonline.com/auditor/index.cfm?c=34835&a=80338>

In brief, this policy requires that:

- All new, City-owned facilities construction projects meet LEED Gold certification. In addition, new construction must meet the following criteria:
 - 75% waste recycling
 - 30% stormwater management beyond Portland baseline code requirements
 - 30% water savings beyond Portland baseline code requirement
 - 30% energy savings beyond Portland baseline code requirement
 - additional commissioning as defined by LEED; and
- Design and construction of all new City-owned facilities to include an ecoroof with at least 70% coverage AND high reflectance, Energy StarTM-rated roof material on any remaining non-ecoroof roof surface area; OR, Energy StarTM-rated roof material when an integrated ecoroof/Energy StarTM-rated roof is impractical.

2. Portland Parks & Recreation Sustainability Plan:

<http://www.portlandonline.com/shared/cfm/image.cfm?id=186662>

In November 2007, Parks published its sustainability plan. This is part of the OSD's Sustainable City Government Partnership, which asked all city bureaus to draft sustainability plans in order to measure progress on sustainability goals across all bureaus.

✓ **Portland Parks & Recreation Vision Statement** declares that: Portland's parks, public places, natural areas, and recreational opportunities give life and beauty to our city. These essential assets connect people to place, self, and others. Portland's residents treasure and care of this legacy, building on the past to provide for future generations.

✓ **Parks & Recreation's Sustainability Goals:**

1. Park owned and managed natural resources are protected and enhanced for future generations.
2. Sustainable communities enjoy equitable access to diverse recreation programs and parks facilities.
3. Green Building and new technology options are applied to capital building, major park maintenance landscape projects, and bureau work projects.
4. Toxic and fuel consumptive practices will be minimized for public safety and environmental health.
5. Resource conservation – energy, water, stormwater, and recycling practices are prioritized and improved throughout the Parks system.

3. Other Sustainability Considerations:

1. Building or campus view – Are LEED standards measured throughout the site, or building by building?
2. Incorporate local workforce and local resources - including community.
3. The Living Building Challenge (<http://www.cascadiagbc.org/lbc>) is another measure for green building that exceeds Platinum LEED.
4. Equity in decision-making and participation in this process.
5. Balance historic preservation with sustainability.
6. Food options, etc on site to reduce trips. Could food be grown on site?
7. How do we build support for extra up-front cost of sustainability?
8. Consider feasibility of a carbon neutral facility (i.e. trees + carbon output = zero carbon).
9. Remnants of contaminants (such as pesticides, oil, etc) may need to be dealt with when developing this site.

10. Incorporate neighborhood access to Mt Tabor Park from SE Division, with possible incorporation of community interaction with the facility (kiosks, viewing areas, educational garden, etc) to meet Parks Sustainability Goal #2.

4. Input from Yard Employees:

The below input was gathered at meetings with every work unit at the Yard, between April 21st and May 1, 2008, as part of the Site Program study group's work.

Transportation

- Plug-ins for electric cars
- Install bike racks/lockers and have indoor gear storage
- Max shuttle pick-up suggested to encourage staff to use public transit to get to and from work

Ecoroofs/Landscaping

- Financial resources need to be allocated for maintenance of ecoroof. Horticultural Services currently maintains all landscaping at Yard - consider design choices with low maintenance and water requirements.
- Green roof/horticulture combination: use the top of buildings for Hort plant storage
- Plant more trees, consider layout
- In-ground nursery area with garden area, terracing & building structure combination
- Use organic operations in greenhouses if they will remain here, with community focused uses (pesticide use currently limits use options)
- In-ground nursery would be good for building, with Community Garden on roof with raised beds, veggies, railings, as well as green roofs on some buildings
- Irrigation for eco-roofs, simple, economic, direct (not fancy)
- Add hedges for screen
- Smells of compost/ bark materials, public could have issues. Wind moves North to South, light breezes: also heavier East winds in winter.

Water Use/Reuse & Stormwater Runoff

- Wash rack should recycle oil & water from washing mowers & vehicles. A second washrack to wash chemicals, paint & hazardous materials with tank to catch materials
- Water collection methods for building waste water, parking runoff, and stormwater management
- Collect water for irrigation: ability to store water would help to re-use it
- Direct water down slopes to bio-swales (SW corner of property) with path
- Include stormwater catchments for irrigation not toilets. Re-use of water for toilets can be costly to maintain. Use low flow toilets instead and discuss these plans with crews to get insight on related maintenance costs.
- Bin storage of materials - consider cleaning up debris on asphalt-material selection easy to sweep. Stage materials by size of particulate matter to limit run off of materials in rain water
- Permeable paving?
- Yard is a low spot – used to be some lakes in area, so take that into account in design
- Concerned about run off of fueling station and other toxins
- Bioswales as part of landscaping , especially to catch run off of nursery canyard, preventing fertilizers from entering storm drains
- Look into requirements for water re-use with agricultural facilities

Energy Use

- In favor of wind/ solar power use – windmills on top of Mt Tabor Park?
- Solar panels (pv) what is the cost?
- Design new building to be energy efficient with automatic lights
- Add infra-red heaters in areas with ventilation or larger rooms, rather than heating the whole area
- Geothermal heat: reclaim heat from the reservoirs, water pump & pipe buried beneath footprint
- Use heat pumps to grow tropical plants in the greenhouse
- Photo-voltaic/ windmill to power water pump for stormwater collection

Recycling

- Re-use of materials - an area to store materials would increase this possibility
- Already recycling waste: anti-freeze batteries, light fixtures, cardboard, spray cans, tires, paper
- Set-up one area for all work units to recycling

Building Elements

- Increase natural light, windows & skylights
- Think long-term about material selection, strong materials that are beautiful & utilitarian, rather than cheap ones that need a lot of maintenance & waste money. Consider workload of design choices and layout on maintenance (don't add costs, cut costs)
- Design features with creative, innovative inclusion & rustic additions
- Ventilation for shop areas with fumes & exhaust
- How is LEED building standard being financed? Cost of these standards may mean less is designed/ able to be accomplished
- Consider maintenance cost of any choices made first. Build maintenance cost decreases into the design.
- Add a re-use garden center, tools, supplies, plants sold that have been discarded or bought at bulk prices.
- Demo deconstruction and re-use of materials – seek advice from professionals in trade
- Choose tried & true implementation & material selection, not unknown
- Buildings need to be made from easily washed material (things and staff get really dirty, need to be easy to clean).
- Include work units in design review process, direct communication with architect (a lot of knowledge here about what works and doesn't work)

Executive Summary for Work Unit Meeting Notes

From April 21-30, 2008, 90 minute meetings were held with work units at the Yard to consider and discuss the future needs for the re-development of the yard. These meetings were formally facilitated by Maija Spencer & Barbara Hart and documented by Sally Noble for consideration and inclusion in the Planning Group decision making process.

Meetings were held with: Administration, Aquatics, Ballfields, Community Gardens, Engineering, Equipment, Horticulture, Service Zone/District Managers, Structures, Turf & Irrigation. Notes from each work unit meeting follow this summary. It should be noted that CityFleet and Stores staff were not met with during this time. They are managed by other City bureaus – OMF and PDOT, respectively.

Questions:

- 1) What would help you to be more efficient/ productive in your work areas?
- 2) What are your future space issues/ needs? Based on the following:
 - Storage
 - Production
 - Office & meeting rooms
 - Parking & circulation areas
 - Seasonal needs
 - Other areas
- 3) What are your work groups' key inter-relationships with other work units?
 - Do you think it would be a good idea to have a shared building area (for meetings, break room, lockers, showers, etc)
 - What can/ cannot be shared?
 - Do you have a preference to be near other work units specifically?
 - What are your inter-relationships with the public at the Yard site?
 - Why is this important for an architect to understand?
- 4) What would support you and your team, as a work unit or crew?
 - What conditions are required for you to meet the standards of your profession?
 - If so, what would you want to be included in this building?
- 5) Do you have critical safety/ security concerns specific to your work unit?
- 6) Do you have forward thinking ideas for the design of Tabor Yard such as Sustainable building ideas (infrastructure efficiency, photo-voltaic panels, etc)
- 7) Are there any environmental/ worker health concerns to be considered in the development decisions being made about Tabor Yard?
- 8) Is there another Park's facility that would be a good/ better fit for your work unit to relocate?
- 9) Do you have any ideas for a business/ entrepreneurial venture that would fit into the re-design that could benefit the public and your work unit? (gift shop, classroom, library, café, gallery, etc)
- 10) What information do you want to provide to an architect, based on your work unit and other work units, to better understand how to create the future design?

Key Themes:

Each work unit has its own special needs and unique criteria. However, there were many common themes that emerged as shared concerns and needs for the redevelopment.

- ✓ **Central hubs:** Generally, the administration offices, engineering services, and Stores are the central hubs that most of the Yard staff require regular access to, so these need to be centrally located. The machine shop/weld shop is a functional hub for several shops.
- ✓ **Defined public access:** A more defined public entrance and space is needed. The public comes to the Yard to apply for jobs, visit the Community Gardens office, volunteer, and other activities. The current shared driveway and lack of pedestrian walkways is a safety concern. As well, pedestrians and bicyclists often cut through the Yard to access Mt Tabor Park, which concerns heavy equipment drivers. The administration offices should be more welcoming, and more buildings should be ADA-accessible.
- ✓ **Interdependencies among units:** Most of the units work together at some time. Key relationships include:
 - Playground Equipment ⇒ Welding ⇔ Machine shop
 - Ballfields ⇒ Welding, Equipment, Turf/Irrigation
 - Community Gardens ⇒ Horticulture, Turf/Irrigation, CityFleet, Carpenters
 - Horticulture ⇒ CityFleet, Equipment
 - Turf ⇒ Machine shop
 - Locksmith ⇔ Carpenters ⇒ Paint Shop
 - All Structures staff (carpenters, electricians, welders, etc) work together
 - Keep Paint Shop and Welding separate
- ✓ **Safety:** Many safety improvements are needed at the Yard, including: indoor air quality, transportation flow, outside lighting, addition of a loading dock, a better garbage & recycling area, separation of pedestrian and vehicle traffic, location of fuel station out of main traffic flow, and adequate shop space so staff doesn't have to work near traffic lanes.
- ✓ **Security:** Theft is a big concern for all, so more secure, enclosed storage is needed. More indoor parking is needed for overnight parking. Camera surveillance might be advised.
- ✓ **Shared spaces:** Some spaces could be shared – especially if this allows for an increase in these spaces. This includes: meeting rooms, restrooms, locker rooms, an exercise room, and a washer/dryer. Some shops may also be able to share general work space. Expanded wash rack capacity or efficiency is needed, as there is a lot of congestion at existing facility. Many units noted that PDOT's Bureau of Maintenance has a good model for a central space that is used by all crews for morning crew meetings and stretching.
- ✓ **Sustainability:** Water use/runoff, particularly at the Wash Rack, is an important element at this site. Construction materials that are durable should be selected. Maintenance of any green building elements should also be considered.

- √ **Parking:** Underground parking should be looked at, since the footprint of this site is limited, and much of the current space is used for parking and vehicle storage. This would be more secure, as well, as access could be limited to key card access. Another option is parking/shops at ground level, with offices and storage in a second story on top. Also, public parking and Yard vehicle parking might be better in separate areas.

RESOLUTION No. 36657

Affirm the recommendation of the Mt Tabor Yard and Nursery Planning Group to support ongoing efforts to redevelop the Mt Tabor Central Yard, Nursery and Long Block (Resolution)

Whereas, Mt Tabor Park, is one of the largest and most historic of the City's parks; was envisioned in Olmsted's 1903 Report to the Parks Board; and was established in 1909 by Parks Superintendent Emanuel Tillman Mische, a highly trained horticulturist and long-time landscape designer in the Olmsted firm, who also established the Mt Tabor Park Nursery in 1914, which continues today to provide trees and other plants that have helped to build the reputation of the City of Portland, and the region, as a place of both beauty and botanical interest; and

Whereas, the Mt Tabor Central Yard, Nursery, and Long Block are within the original and current boundaries of Mt Tabor Park, which in its entirety was listed in the National Register of Historic Places in 2004; and

Whereas, the more than 100 employees who work from the Mt Tabor Central Yard are responsible for services that provide care for the entire park system, including horticultural, turf, plant material, tree production, fleet services, construction and trades work, and maintenance of park structures and recreation facilities; and

Whereas, community members and Parks staff worked together to update the Mt Tabor Master Plan to include the important acreage in the Mt Tabor Central Yard, Nursery, and Long Block, and in so doing paid careful consideration to the critical needs of providing for the maintenance of the entire park system; and

Whereas, the proposed changes improve efficiency of park service delivery, are sustainable and environmentally sound, and address significant deficiencies and shortcomings at the site; and

Whereas, City Council directed Portland Parks & Recreation through RESOLUTION No. 36539 to explore the best use of the Mt. Tabor Central Maintenance Yard and Nursery within the public domain, and under public administration consistent with the values articulated in the current Mt. Tabor Park Master Plan.

Whereas, the Mt Tabor Central Yard and Nursery Planning Group, a group composed of more than 30 stakeholders, including community members and staff, working with Parks & Recreation staff, collectively spent hundreds of hours over more than eleven months, developing an innovative Public Involvement process that aligns with the Bureau Innovation Project #9 and that extended beyond the recreational possibilities for the land to include the critical nature of the maintenance and horticulture needs of the whole park system and the importance of providing safe and efficient space to deliver exceptional service; and

Whereas, Mt Tabor Park will be recognizing its 100th anniversary in 2009 and this is a fitting and appropriate time to support the full functioning of the site; therefore

Be it resolved that Portland City Council supports the recommendations of the Mt Tabor Central Yard and Nursery Planning Group to upgrade the Mt Tabor Central Yard including the

horticultural facilities and Long Block as illustrated in attachments, and

Be it further resolved that City Council will:

- Prioritize addressing the safety and capacity issues at the Mt Tabor Yard by actively working to upgrade the facility; and
- Direct the Office of Management and Finance to work with the Bureau of Parks & Recreation to identify and report to City Council with a funding strategy by June 2009, that will complete the redevelopment of the Mt Tabor Central Yard, Nursery and Long Block; and
- Refer to the Mt Tabor Master Plan with amendments as the most current and correct information regarding the status and directions regarding Mt Tabor Park; and
- Demonstrate its commitment to the improvement of the Mt Tabor Yard and Nursery by directing the Parks Bureau to request \$650,000 to complete design development and construction documents for project Phases I –III (see attached project cost summary), thereby positioning this project to create jobs and add to the economic benefits package council is already considering.

Adopted by the Council: DEC 17 2008
Commissioner Saltzman
Prepared by:

GARY BLACKMER
Auditor of the City of Portland

By
Deputy



1726

Agenda No.

RESOLUTION NO. 36657

Affirm the recommendation of the Mt/ Tabor Yard and Nursery Planning Group to support ongoing efforts to redevelop the Mt Tabor Central Yard, Nursery and Long Block. (Resolution)

| | |
|---|--|
| INTRODUCED BY | CLERK USE: DATE FILED <u>DEC 12 2008</u> |
| Commissioner Dan Saltzman | Gary Blackmer Auditor of the City of Portland |
| NOTED BY COMMISSIONER | By: <u>[Signature]</u> Deputy |
| Affairs | ACTION TAKEN: |
| Finance and Administration | |
| Safety | |
| Utilities | |
| Works | |
| BUREAU APPROVAL | |
| Bureau: Parks & Recreation | |
| Prepared by: Elizabeth Kennedy-Wong Date Prepared: December 4, 2008 | |
| Financial Impact Statement ____ Completed ____ Amends Budget ____ Not Required | |
| Portland Policy Document If "Yes," requires City Policy paragraph stated in document. ____ Yes <u>x</u> No | |
| Council Meeting Date December 17, 2008 | |
| Bureau Head: <u>[Signature]</u> | |

| AGENDA | | FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | | |
|---------------|---------|--------------------|---------------------------------|--------------------|------|
| Consent | Regular | | | YEAS | NAYS |
| | X | Adams | Adams | <u>[Signature]</u> | |
| NOTED BY | | Fish | Fish | ✓ | |
| City Attorney | | Leonard | Leonard | ✓ | |
| | | Saltzman | Saltzman | <u>[Signature]</u> | |
| | | Potter | Potter | ✓ | |