

**MULTNOMAH COUNTY****LAND USE AND TRANSPORTATION PROGRAM**1600 SE 190TH Avenue Portland, OR 97233

PH: 503-988-3043 FAX: 503-988-3389

http://www.co.multnomah.or.us/dbcs/LUT/land_use

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

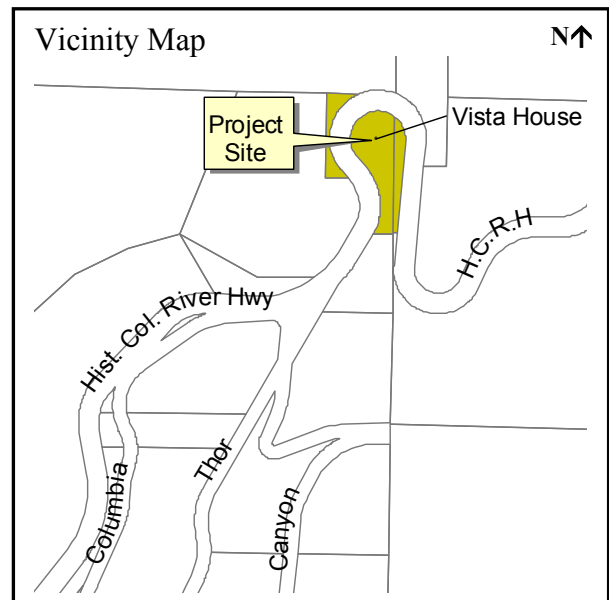
Case File: T2-04-029

Permit: National Scenic Area Site Review

Location: Vista House
40700 E. Historic Columbia River Hwy
TL 100, Sec 30CB, T 1N, R 5E, W.M. &
TL 300, Sec 30C, T 1N, R 5E, W.M.
Tax Account #R83230-4680 &
R94530-0070

Applicant: Jean Castillo
Oregon Parks & Recreation Dept

Owner: Oregon Parks & Recreation Dept &
Oregon Dept of Transportation



Summary: Request to construct ADA improvements consisting of an inclined walkway with handrail, access ramp, and the layout of the parking lot to allow accessibility to the interior of Vista House at Crown Point State Park.

Decision: Approved With Conditions.

Unless appealed, this decision is effective Friday, April 15, 2005, at 4:30 PM.

Issued by:

By: _____
Lisa Estrin, Planner

For: Karen Schilling- Planning Director

Date: Friday, April 1, 2005

Instrument Number for Recording Purposes: 95 159696

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director's Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Lisa Estrin, Staff Planner at 503-988-3043.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Columbia River Gorge Commission until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Friday, April 15, 2005 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC):

General Provisions

38.0015 Definitions, and

38.0045 Review Use Applications, and

Administration & Procedures

38.0510 through 38.0800, particularly

38.0530(B) Type II Decisions, and

38.0550 Initiation of Action, and

38.0560 Code Compliance and Applications, and

Gorge Recreation District – GS-PR

38.2825(C)(7) Review Uses - Placement of Structures for continued public safety..., and

38.2860 Dimensional Requirements, and

38.2885 Off-Street Parking and Loading, and

Site Review

38.7040 SMA Scenic Review Criteria, and

38.7050 SMA Cultural Resource Review Criteria, and

38.7075 SMA Natural Resource Review Criteria, and

38.7085 SMA Recreation Resource Review Criteria.

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at http://www.co.multnomah.or.us/dbcs/LUT/land_use.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **Pursuant to MCC 37.0690, this land use permit expires two years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property**

owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 and 37.0700. Such a request must be made prior to the expiration date of the permit.

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Within 30 days of this decision becoming final**, the applicant shall record the Notice of Decision (pages 1 through 3) and the site plans (Exhibit A.45 and A.56). The Notice of Decision shall run with the land. Proof of recording shall be made prior to the issuance of any permits and the proof shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. **Failure to record the Notice of Decision within the 30 day period may void the decision.** [MCC 38.0670]
2. In the event of the inadvertent discovery of cultural resources during the construction of this project, the applicant shall immediately notify the Planning Director and the US Forest Service. Work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050(G)(3). [MCC 38.7050(H)]
3. The color of the inclined walkway deck and siding shall match the dark grey (Opt. 21), medium bronze (Opt. 24) on the color chart (Exhibit A.24) or a combination of the two color choices which ever is best suited to complement the color of the stairs on the northeast side of the Vista House. [MCC 38.7040(A)(2)]
4. The color for the handrail shall match the existing door frames of the Vista House and be of a matte finish. [MCC 38.7040(A)(8)]
5. The handrail shall be changed to the design shown under MCC 38.7040(A)(2). The design of the handrail shall include a curved return at it's topmost limit on the Vista House landing and if possible, a curved return at the inclined walkway's entrance.
6. The modifications to the parking lot adjacent to the Vista House shall be completed in compliance with Exhibit A.56. [MCC 38.2885]

Building Permit Note

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off, the applicant shall call the Staff Planner, Lisa Estrin, at (503) 988-3043, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan and building area are needed for building permits signed off.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code criteria and Comprehensive Plan Policies are in **bold** font. The applicants statements are identified below as ‘**Applicant:**’. Staff comments and analysis are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

Project Description:

Applicant: PROPOSAL

The project application, Oregon Parks and Recreation Department (OPRD), proposes providing accessibility to the interior of the Vista House at Crown Point State Park, approximately three miles east of Corbett, Oregon, on the Historic Columbia River Highway in Multnomah County, Oregon. This project would address the exterior ADA accommodations which are not present in place.

CURRENT STATUS

Vista House is on the Historic Register and is considered to be a property of national significance. The facility is currently used as a visitor contact center, containing interpretive displays, grand vistas, a small gift shop and restroom facilities. Very little ADA accommodation has been done over the years. There are two parking stalls on the north side of the circular parking area, which are signed but do not meet all the current standards. There is no accessible route into the structure at this time.

PARKING

Three ADA parking stalls are required to meet code, one being van accessible. The current location is not large enough to locate spaces meeting the minimum dimensions required. Consideration must also be given to locating the spaces in close proximity to the entry point to the building to make the access route as direct as possible and minimize the visitor’s exposure to vehicular traffic. Parking is located on the perimeter of the loop road surrounding the building, so the accessible route will have to cross traffic.

The proposed location of the accessible parking stalls is shown on the site plan drawing in Attachment EE. This will provide the most direct access route as well as providing enough space to place the stalls without impeding traffic.

ACCESSIBLE ROUTE -EXTERIOR

From the parking stalls the route crosses the road that circles around the building. This is not the main highway, which passes to the west. The route across the roadway shall comply with all standards for markings, surface, width and slope. The stairs present a barrier that can best be accommodated with an inclined walkway. Since the structure is on the National Register, the Oregon SHPO was consulted to determine what type of structure would be acceptable. Several designs were considered, but approval was given by the SHPO for an inclined walkway placed on top of the existing stairs. The inclined walkway is at a 1: 21 slope and one handrail will be installed to provide a greater degree of safety to the visitors. .

The route continues from the top of the inclined walkway to the door, where a small step will require a 4” tall ramp. Since the route parallels the top of the steps surrounding the building, a texture change is being considered to be installed at the top of the steps. Thresholds are within standards, as is the door handle height of 43 inches. However, the force needed to open the door substantially exceeds the 5 lb. standard. The door closer cannot be adjusted to lessen the force needed due to the unusually high winds present at Vista House at most all times. An automatic door opener is going to be installed. The door opener will be put on the end of the handrail at the top of the inclined walkway.

Construction work would take place on Vista House property, owned by OPRD. The project would not involve the removal of any trees or shrubs. This project would not involve the construction of any above ground buildings or structures, other than the railing.

Staff: The Americans with Disabilities Act (ADA) requires that improvements be incorporated into the Vista House to allow mobility challenged individuals to access the interior and restrooms located inside of the structure. The proposed project consists of re-striping portions of the existing parking area to provide 3 handicap parking spaces and a designated crosswalk from these spaces, the construction of an inclined walkway with a handrail at a slope of 1 ft vertical for every 21 ft of horizontal walkway and a steel ramp to assist mobility limited individuals over the threshold into the building.

Property Description

Applicant: The project area comprises Tax Lots 100, 200, and 400 of 1N 5E 30 C/CB. Within the project area, there is property owned by OPRD and ODOT. The Vista House was given to the State of Oregon for park purposes in 1938 by the City of Portland and Multnomah County and is listed on the National Register of Historic Places. It is located within the Special Management Area of the Columbia River Gorge National Scenic Area.

The Columbia River and Interstate 84 lie to the north of the project area, and the Historic Columbia River Gorge Highway (Highway 30) lies to the south and winds its way around the Vista House. Surrounding lands are generally open space and forest. The project area is covered by two zoning districts: GS-PR (Gorge Special Recreation) and GSO (Gorge Special Open Space).

Staff: The proposed improvements will occur on Tax Lot 100 1N5E30CB and Tax Lot 300, 1N5E30C. Tax Lot 400 is not involved in the proposed activity. Tax Lot 100 and 300 are zoned GS-PR.

1.00 General Provisions

1.01 MCC 38.0045 Review and Conditional Use Applications

(A) The following additional information shall be submitted for all review and conditional uses:

(1) A list of Key Viewing Areas from which the proposed use would be visible.

Applicant: The Vista House itself is visible from several Key Viewing Areas, including Crown Point, the Columbia River, Historic Columbia River Highway, Interstate 84, Rooster Rock State Park, and Washington State Route 14. The major components of the new ADA accessible incline walkway would be metal substructure, the Fiber Reinforced Plastic walkway and skirting material, the hand railing, the vertical posts, the door opener button installed on the end of the railing and the small 4" high ramp that is installed at the door, as shown on sheet S2 in Attachment EE. These components would be designed to provide the least amount of aesthetic impact to the views of the Vista House.

Staff: The applicant has listed the Key Viewing Areas from which the proposed use would be visible. *This criterion has been met.*

1.02 (2) A map of the project area. The map shall be drawn to scale. The scale of the map shall be large enough to allow the reviewing agency to determine the location and extent of the proposed use and evaluate its effects on scenic, cultural, natural, and recreation resources. The map shall be prepared at a scale of 1 inch equals 100

feet (1:1,200), or a scale providing greater detail. If a parcel is very large, the map does not have to show the entire parcel. Rather, it may show only those portions of the parcel affected by the proposed use. The map shall include the following elements:

- (a) North arrow;
- (b) Map scale;
- (c) Boundaries, dimensions, and size of the subject parcel;
- (d) Significant terrain features or landforms;
- (e) Groupings and species of trees and other vegetation on the parcel;
- (f) Location and species of vegetation that would be removed or planted;
- (g) Bodies of water and watercourses;
- (h) Location and width of existing and proposed roads, driveways, and trails;
- (i) Location and size of existing and proposed structures;
- (j) Location of existing and proposed services, including wells or other water supplies, sewage disposal systems, power and telephone poles and lines, and outdoor lighting; and
- (k) Location and depth of all proposed grading and ditching.
- (l) Proposed uses in streams, ponds, lakes, and their buffer zones shall include the exact boundary of the ordinary high water-mark or normal pool elevation and the prescribed buffer zone; and a description of actions that would alter or destroy the stream, pond, lake, or riparian area.
- (m) Proposed uses in wetlands or wetlands buffer zones shall include the exact boundary of the wetland and the wetlands buffer zone; and a description of actions that would alter or destroy the wetland.
- (n) Proposed uses on parcels contiguous to established recreation sites shall provide a buffer between the proposed use and recreation site sufficient to insure that the proposed use will not detract from the use or enjoyment of the recreation site.
- (o) New uses located in, or providing recreation river access to, the Columbia River or its fish bearing tributaries shall include the following supplemental information:

1. The site plan shall show adjacent river areas at least 1/2 mile upstream and downstream from the project site, the locations at which river access is planned, and the locations of all tribal fishing sites known to the project applicant.

2. The site plan text shall include an assessment of the potential effects that new uses may have on Indian treaty rights. The assessment shall:

- a. Describe the type of river access and uses proposed, estimated period when the development would be used, and anticipated levels of use (people, boats, and other uses) during peak-use periods.
- b. List tribal commercial fishing seasons in the project vicinity, as established by the four treaty tribes.
- c. List tribal ceremonial fishing seasons in the project vicinity.

d. Based on the above factors, assess the potential effects that the proposed uses may have on Indian treaty rights.

Applicant: See project area map submitted with original application.

Staff: The Applicant's site plan (Exhibit A.45) includes a north arrow, is drawn to the scale of 1/8" = 1', indicates the area of work within the State Right of Way, shows the existing and proposed parking, access roadway, existing Vista House improvements and proposed Inclined Walkway. No vegetation exists or is proposed within the area containing the Vista House. There are no known bodies of water, wetlands or watercourses in the area. No grading is proposed. The subject area is an existing recreational site. The site is not located adjacent to the Columbia River. *These criteria have been met.*

1.03 (B) Supplemental information will be required for:

- (1) Forest practices in the Special Management Area,**
- (2) Production and development of mineral resources in the General Management Area,**
- (3) Proposed uses visible from Key Viewing Areas, and**
- (4) Proposed uses located near cultural resources, wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, and sensitive plant sites.**

Applicant: This project would not involve forest practices within the Special Management Area, nor would it involve the production or development of mineral resources in the General Management Area.

The railing is the main item that would be visible from some points along the Historic Columbia River Highway and Crown Point. This project is not located near wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat, or sensitive plant sites. This project would conform with applicable requirements of the National Historic Preservation Act of 1966, as it relates to the preservation of cultural resources.

Staff: Staff concurs that no forest practices are involved in the proposed project of constructing an Inclined Walkway for ADA access. No production of mineral resources is proposed. The site is visible from various key viewing areas including it. The Vista House is listed as a National Historic Structure. Additional information will be required for KVA compliance and Cultural Review. There are no known wetlands, streams, ponds, lakes, riparian areas, sensitive wildlife habitat or sensitive plant sites in this improved area of concrete and asphalt.

2.00 Administration and Procedure

- 2.01 MCC 38.0530(B): Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are typically assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses, and it's relationship to scenic, natural, cultural and recreational resources of the area. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of a complete application, notice of application and an invitation to comment is mailed to the Gorge Commission; the U.S. Forest Service; the Indian tribal governments; the State Historic Preservation Office; the Cultural Advisory Committee; and property owners within 750**

feet of the subject tract. The Planning Director accepts comments for 14 days after the notice of application is mailed, except for comments regarding Cultural Resources, which will be accepted for 20 days after the notice is mailed. The Planning Directors decision is appealable to the Hearings Officer. If no appeal is filed the Planning Directors decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to the Columbia River Gorge Commission within 30 days after the decision is final. The decision is final the day the decision is signed by the Hearings Officer.

Staff: The subject application was submitted on April 14, 2004 (Exhibit A.1). An Opportunity to Comment was mailed to various parties including the Gorge Commission, US Forest Service and Indian Tribal Governments. The following issues were identified in the public comment period by the specified party.

The following is a summary of the Forest Service's concerns regarding the inclined walkway. The Forest Service submitted in two sets of comments (Exhibit C.6 & C.13). Exhibit C.6 was in response to a previous design with a straight inclined walkway highly visible from the Historic Columbia River Highway. The second set of comments is regarding the current design configuration of the circular inclined walkway (Exhibit C.13). The second set of comments incorporates prior comments. The first comments are in plain text and the new comments are shown below in ***bold and italic***.

Forest Service Land Use Coordination Comments: The proposed ramp as currently designed does not meet the scenic resource guidelines of the Columbia River Gorge National Scenic Area Management Plan for the following reasons:

- The ramp calls attention to itself by not blending with the existing forms and lines at the site and therefore fails to meet the VQO of Partial Retention (Visually Subordinate). ***This effect is improved but still exists.***
- The textures and design of the proposed ramp contrast, rather than blend with the existing architectural features and surrounding landscape. ***This effect is improved but still exists.***
- No vegetative screening is proposed to partially screen the ramp, reduce reflectivity, visually ground it to the landscape, or to protect it and separate it from vehicular traffic. ***This effect still exists, but the new design somewhat lessens the need. The unused asphalt area between the curb and ramp should be considered for landscaping.***

See findings under MCC 38.7040 for additional information.

Forest Service Heritage Program Comment Summary

The Forest Service determined that a Cultural Resource Reconnaissance Survey is not required for this project but that a Historic Survey was necessary. (Exhibit C.2) In their next document received, they determined that the Historic Survey had been completed and that the National Park Service and SHPO have the responsibility of determining "No Adverse Effect" for the project. (Exhibit C.5) In their final contact on this project, they sent a letter of support that the proposed counterclockwise inclined walkway will have "No Adverse Effect" on the Vista House and the Historic Columbia River Highway. (Exhibit C.8)

The Effects Determination supports the findings under the MCC 38.7050 Cultural Review

criteria.

Oregon Department of Transportation Comment Summary

In their first set of comments they informed staff that Vista House is a contributing feature of the Historic Columbia River Highway National Historic Landmark District and the cultural resources information needs to address effect on the district. (Exhibit C.1). In the second document, the Historic Columbia River Highway Advisory Committee likes the concept of the circular, 1 ft vertical to every 21 ft horizontal inclined walkway that attaches to the existing steps, but still requests that that a alternative should be pursued. (Exhibit C.9)

The issue of finding an alternative design to the proposed 1:21 inclined walkway does not relate to any identifiable code criteria. Staff must review and either approve or deny the current design. This inclined walkway is considered a permanent structure under this decision.

Friends of Vista House Comment Summary

The Vista House Board issued a Board Resolution of No Confidence for the previous design of the ramp. Alternatives need to be considered to prevent compromise of the unique character-defining features of the Vista House. (Exhibit C.4)

The letter of no confidence was sent in on the previous design of a straight walkway which turned the house into a lollipop configuration. No comments have been received from the Friends of Vista House about the new design. The Friends of Vista House were represented at the January 4, 2005 meeting regarding ramp design and appear to support the new design being approved. (Exhibit A.29)

American Institute of Architects – Portland Chapter Comment Summary

Location of the ramp on the east-northeast side of the Vista House results in the least visual impact as the structure is approached along the primary access road (HCRH). AIA believes that a “Stramp” constructed into the existing stairway would have far less impact to the site and would use materials that are more in keeping with the Site Review criteria under MCC 38.7040(A)(2). AIA is concerned with the choice of materials for the walkway. AIA believes that the Fiberglass Reinforced Plastic will not provide the quality or durability that the project demands. In addition, they believe that the material will not be visually subordinate over time. (Exhibit C.11)

The applicant has submitted information from the manufacturer to respond to the concerns of AIA regarding its durability and quality (Exhibit A.39.1). The findings for 38.7040(A)(2) begin on page 13. Staff found that the Fiberglass Reinforced Plastic meets the site review criteria.

Friends of the Columbia Gorge Comment Summary

The railing on the ramp project should be a dark color that matches the color and shade of the existing doors. This color choice would be less reflective and less likely to interfere with the scenic view from inside the Vista House. Friends support the changes provided the proposal complies with all guidelines of the protection for scenic, natural, cultural and recreation resources. (Exhibit C.12)

The applicant has agreed to finish the handrail in a dark color (Exhibit A.42). Condition No. 4 of this decision requires that the handrail match the color of the door frames on the Vista House and be of a matte finish.

Western Federal Lands Highway Division Comment Summary

Finding of “No Adverse Effect” for the construction of the inclined walkway from the Fiberglass Reinforced Plastic to provide ADA access to the Vista House (Exhibit C. 14)

Supports the findings under the MCC 38.7050 Cultural Review criteria.

Letters of Support from Citizens for Current Design of Inclined Walkway

- Clarence Mershon. He would like the inclined walkway to go clockwise around the Vista House due to the counterclockwise direction inconveniencing people not utilizing the ramp. (Exhibit C.7)
- Nancy Russell. Supports inclined walkway design. Rail should be a black matte or match the color of the Vista House door frames. (Exhibit C.10)

The reversing of the direction of the walkway would cause the structure to be placed closer to the Historic Columbia River Highway. This would increase its visibility and cause it to go from being visually subordinate to visually intrusive from the Historic Columbia River Highway. This would cause the inclined walkway to fail the visual subordination criteria listed under MCC 38.7040(A)(2). Condition No. 4 requires that the handrail be painted to match the door frames and have a matte finish.

2.02 MCC 38.0550 Initiation of Action.

Except as provided in MCC 38.0760, Type I - III applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: The proposed project is located on Tax Lot 100, Section 30CB, Township 1 North, Range 5 East & Tax Lot 300, Section 30C, Township 1 North, Range 5 East. Assessment & Taxation records show that the land is owned by the State of Oregon. The State has granted approval for Jean Castillo of Oregon Parks and Recreation Department to make application for the necessary permits to construct ADA improvements to allow accessibility to the interior of Vista House at Crown Point State Park (Exhibit A.1). *This criterion has been met.*

2.03 MCC 38.0560 Code Compliance and Applications.

Except as provided in subsection (A), the County shall not make a land use decision, or issue a building permit approving development, including land divisions and property line adjustments, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**

(3) It is for work related to and within a valid easement over, on or under an affected property.

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: There are no known violations on the subject property at this time.

3.00 *Gorge Special Recreation (GSPR)*

3.01 MCC 38.2825 Review Uses

(C) The following uses are allowed on all lands designated GS– PR pursuant to MCC 38.0530 (B) and upon findings that the NSA Site Review standards of MCC 38.7000 through 38.7085 have been satisfied:

(7) Placement of Structures necessary for continued public safety, or the protection of essential public services or protection of private or public existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements damaged during an emergency/disaster event. This includes replacement of temporary structures erected during such events with permanent structures performing an identical or related function. Land use proposals for such structures shall be submitted within 12 months following an emergency/disaster event. Applicants are responsible for all other applicable local, state and federal permitting requirements.

Applicant: The proposed ADA accessible inclined walkway would occur within an area zoned GS-PR. Within the GS-PR zone, the accessible inclined walkway would occupy approximately 129 square feet or less, requiring the review and approval of a National Scenic Area Site Review application. The placement of a new ADA accessible inclined walkway structure within this area is intended to address the limitations of the site to meet the needs of the ADA community.

Staff: The proposed inclined walkway is to provide safe public access to the interior of the Vista House for park visitors with limited mobility or other difficulties. In addition, a second 6 ft wide by 6 ft long steel ramp with slip resistant coating to get mobility limited individuals over the threshold of the northern doorway will be constructed. Currently, the Historic Vista House does not meet ADA requirements for accessibility. The construction of these two ramps will provide for safe public access to the Vista House fulfilling the continued public safety requirement of the site. *This criterion has been met.*

3.02 MCC 38.2860 Dimensional Requirements

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

Staff: The distance between the north, west and east property line is over 30 feet (Exhibit A.45 and B.2). The distance to the south property line is over 200 feet. The proposed inclined walkway is to be constructed chiefly on top of the existing cement steps adjacent to the Vista House. The walkway is designed to minimize the height in relation to the step to avoid having to install balustrades as part of the handrail. Overall height of the ramp is approximately 5 feet with the handrail rising an additional 3.5 ft from the top of the walkway. The overall height of the walkway and handrail will be approximately 8.5 ft. *These criteria have been met.*

3.03 MCC 38.2885 Off-Street Parking and Loading

Off-street parking and loading shall be provided as required by MCC 38.4100 through 38.4215.

Staff: The parking lot of the Vista House is nonconforming to present day parking standards. The parking spaces around the building are substandard to current size dimensions and backup requirements listed in MCC 38.4100 through 38.4215. As part the provision of ADA access improvements, the applicant is proposing to redesign approximately 8 parking spaces to provide 3 handicap parking stalls meeting current ADA regulations, designate a walkway area from the handicap stalls to the ramp and convert approximately 3 spaces to motorcycle parking and 3 compact stalls. The problem is the encroachment of the inclined walkway into the nonconforming drive aisle further reduces it below the minimum aisle width of 20 feet for parking spaces designed at less than 90 degrees. In addition to the inclined walkway a curb is proposed approximately two feet further into the drive aisle to prevent the cars in the compact spaces from backing into or over the inclined walkway. If this area was redesigned to convert the compact spaces to 2 parallel parking spaces and the motorcycle parking area shifted to the south, the drive aisle would meet the current requirements of 12 feet in this area and the curb could be removed as it would no longer be needed to protect the walkway from backing vehicles. Staff has discussed this change with the applicant and she has indicated that it is acceptable. On March 24, 2005, the applicant provided a revised plan (Exhibit A.56) showing the new proposed parking layout. This design meets the parking lot requirements of MCC 38.4100 through 38.4215 for aisle width. The backup distance for the handicap parking spaces meets the minimum 20 ft standard listed in MCC 38.4175(B). In addition, two bus parking spaces will be deleted to allow for proper sight distance and access around the Vista House. It is unclear that these two bus spaces were lawfully established. *This criterion has been met.*

4.00 Scenic Review

4.01 MCC 38.7040 SMA Scenic Review Criteria

The following scenic review standards shall apply to all Review and Conditional Uses in the Special Management Area of the Columbia River Gorge National Scenic Area with the exception of rehabilitation or modification of historic structures eligible or on the National Register of Historic Places when such modification is in compliance with the national register of historic places guidelines:

(A) All Review Uses and Conditional Uses:

(1) Proposed developments shall not protrude above the line of a bluff, cliff, or skyline as seen from Key Viewing Areas.

Applicant: No structure associated with this project would project above the line of a bluff, cliff, or skyline as seen from a Key Viewing Area. All proposed improvements will be built into the existing stairs and the railing will be designed to fit aesthetically into the environment.

Staff: The Vista House sits on top of a bluff which is encircled by the Historic Columbia River Highway. The inclined walkway will be constructed into the existing stairs. The landing of the walkway will be flush with the top stair of Vista House. The handrail will rise an additional 3.5 ft above the walkway deck. The Vista House will remain significantly higher than the proposed walkway and rail. *This criterion has been met.*

4.02

(2) Size, scale, shape, color, texture, siting, height, building materials, lighting, or other features of a proposed structure shall be visually subordinate in the landscape and have low contrast in the landscape.

Applicant: The accessible inclined walkway will be built on top of the existing stairs and be made of a steel frame substructure with a gray colored Fiberglass Reinforced Plastic that will shield the substructure from view. The railing will be 1-1/4" galvanized steel.

Staff Note: The Forest Service Land Use Coordination Section provided the following comments in response to the proposed project. These comments incorporate concerns from a prior rendition of the inclined walkway and the current proposal. The Forest Service has included them as part of their current document to provide context.

Forest Service Land Use Coordination Comments: *The Management Plan revisions recognized that the partial retention definition is difficult to interpret in the immediate foregrounds of KVAs. Therefore, additional guidelines for this zone clarify how the scenic standard of partial retention (visually subordinate) is met in the immediate foreground. The additional guidelines also clarify how to apply the above guideline:*

Form, line, color, texture, and design of a proposed development shall be evaluated to ensure that the development blends with its setting as seen from the foreground of key viewing areas:

Form and Line-Design of the development shall minimize changes to the form of the natural landscape. Development shall borrow form and line from the landscape setting and blend with the form and line of the landscape setting. Design of the development shall avoid contrasting form and line that unnecessarily call attention to the development.

New Design: *The new design borrows curvilinear line from the site. It blends more gracefully than the previous design. However, the handrail still retains an unnecessary industrial appearance. A more slender handrail with returns that curve as well as the "end loops" would add grace. The proposed handrail is of a type seen in the most utilitarian of uses. The form and line of the curbing leave an awkward, unused area of asphalt that should be removed and replaced with landscaping.*

- *The form and line of the ramp should borrow from the surrounding architecture and the surrounding landscape. A visual connection to the flow of the rock walls may offer the best blending effect. **This still requires more consideration.***

The following conditions should be applied to the form and line of this design:

- ***The new design requires a more graceful handrail and some thought given to the unused asphalt at between the curb and ramp.***
- ***The handrail should be more slender, black, and have more curves both on the end loops and a curved “return” where it stops.***

Color-Color shall be found in the project’s surrounding landscape setting. Colors shall be chosen and repeated as needed to provide unity to the whole design.

New Design: *The New design does not specify enough on color of the ramp walls to be properly evaluated. The proposed color of the handrail makes it look industrial.*

The following conditions should be applied to the colors of this design:

- ***The new design requires a color that imparts grace rather than an industrial feel. I suggest that the color match the doors to give this feel. The design of the handrails would also have to change.***

Texture-Textures borrowed from the landscape setting shall be emphasized in the design of structures. Landscape textures are generally rough, irregular, and complex rather than smooth, regular, and uniform.

Previous Findings: *The proposal does not specify textures for the ramp itself. The metal materials proposed for the rail portion of the proposal suggest a smooth, regular and uniform design rather than complex, rough, and irregular. **The new design still does not specify this.***

Design-Design solutions shall be compatible with the natural scenic quality of the Gorge. Building materials shall be natural or natural appearing. Building materials such as concrete, steel, aluminum, or plastic shall use form, line color and texture to harmonize with the natural environment. Design shall balance all design elements into a harmonious whole, using repetition of elements and blending of elements as necessary.

Previous Findings: *The proposed ramp does not evoke the natural scenic quality of the Gorge. The Gorge is majestic and rugged--not plain and delicate. **The new design does not improve this item.***

Building Materials: *As discussed under the section heading “Form and Line”, the proposal does not harmonize with the natural environment. Instead, it contrasts with the ramp, Vista House, the HCRH architecture, and the natural environment. **The new design does not improve this item because of the use of plastic. However, not enough detail was provided to properly evaluate this.***

Design Balance: *The contrast between the plain, almost industrial style of the ramp and Vista*

*House will set up an imbalance and disharmony of design. **The new design does not adequately solve this due to the unsymmetrical quality of the new design and the same industrial feel as the previous design.***

Repetition and blending of elements: *The design does not repeat any elements from the abundant architectural setting of the HCRH.*

The following conditions should be applied to this design:

- *The existing rock walls leading the visitor around Vista House **and Vista House** should be considered as a source for inspiration for the design of the ramp to Vista House. **Using a design with natural building materials such as stone, earth, and plants will create a softening and blending that will make the ramp appear part of and thus subordinate to the landscape and to Vista House.***

Applicant's Responses to USFS Comments: The Management Plan revisions in 2004 have not been adopted by the Secretary of Agriculture and are currently being contested in court. The current Multnomah County ordinances are in effect.

OPRD continues to assert that SMA Policy #9 applies to the conditions of historic preservation of Vista House – a National Register property. The review of treatments to Vista House for ADA must be consistent with accepted standards of historic preservation as contemplated in SMA Policy #9. Marge Dryden's Forest Service cultural resource letter indicates a concurrence with the "no adverse effect" determination, which is also accepted by the National Park Service (NPS) and Western Federal Lands Highway Division (WFLHD). The US Forest Service has stated that this exemption was intended only for the guardrail but has failed to show why the SMA Policy #9 does not cover situations like the Vista House, where there are multiple review agencies reviewing the undertaking using the guidelines mentioned in our 19 January letter to you. Changes proposed of a landscape or decorative nature in this document will constitute an "adverse effect." Personal communication with the National Parks Service and WFLHD is that the installation of landscape vegetation, the installation of masonry stone and other non-conforming actions would result in an adverse effect. That determination would be agreed to by the State Historic Preservation Office (SHPO). An "adverse effect" determination would also eliminate eligibility for the Scenic Byways grant that has just been awarded and is being used to fund the ADA work.

OPRD believes that the Secretary of Interior historic preservation guidelines must be followed in the absence of no guidelines or design assistance in the NSA Management Plan that deals with meeting ADA standards for historic properties.

Color - We do not necessarily agree that changing the color will add "grace" to the walkway, but we are willing to consider painting the walkway and railings in the door color (black). See attached modified photo simulations.

Texture - The material is Fiber Reinforced Plastic, which has a sandpaper-like finish composed of aluminum oxide. Other than this, the textures are not complex, rough, or irregular. There is a possibility, with the skirt, that if there are installation difficulties or irregularities, the skirt could be routed horizontally to line up with the concrete steps.

Design - The new walkway meets the requirements of the regulatory agencies regarding cultural

resource review. We find the findings on this item to be subjective.

Building Materials - There are numerous plastic coated fencing in the Gorge that has previously met Forest Service approval. There are numerous black metal fences that have been added in highly visible areas in the Scenic Area that have been approved by the Forest Service. There are numerous developments in the Gorge that do not “harmonize with the natural environment”. The justification in this item is purely subjective.

Design Balance - Numerous designs were proposed to have symmetrical ramps placed at the Vista House. Unfortunately it was impossible to do that with the minimum 1:12 slope. The National Park Service, which oversees National Historic Landmarks, was consulted about having just one ramp, and the National Park Service said that it would meet the Standards and was acceptable to them. The preference by the design discussion participants that the slope be increased to 1:21 and their preference for minimal railings and thus a more minimalist design does not mean that it isn't balanced.

Repetition and blending of elements - See previous comments relating to our objection to this request.

Staff: To be visually subordinate in the setting or landscape of the Vista House is quite difficult because the structure and its immediate surroundings are concrete, stone, asphalt and glass. No significant vegetation exists within the 125 ft circle containing the structure.

Color - The proposed color of the walkway and its siding is a very light gray called Sandstone (Exhibit A.24). This color is very close to the color of the concrete stairs and the exterior of the Vista House. The Vista House stairs are inconsistent in color due to the recent replacement of the top 3 stairs. Staff is unsure that the proposed sandstone color is adequate to assist the ramp in being visually subordinate in the landscape setting from the Key Viewing Areas of the Historic Highway and I-84. As discussed below under MCC 38.7040(A)(3), a condition of approval has been included requiring that the inclined walkway color be either dark grey (Opt. 21) or medium bronze (Opt. 24) or a mixture of the two to compliment the stairs (Exhibit A.24) on the northeast side of the structure. This color is darker than the proposed sandstone and will help to blend the inclined walkway into the existing stairs.

The small 6 ft by 6 ft by 4-5 inch ramp will be painted to match the existing concrete landing adjacent to the Vista House.

Texture - The siding on the inclined walkway is currently a smooth fiberglass material. Staff is concerned with the reflectivity of the siding as it faces east towards I-84. The resin material to be utilized on the walking surface of the walkway is clearly reflective and any sunlight directly hitting the material will cause a shine on its surface. Staff requested that the applicant find out whether the resin and texture may be left off and the surface sandblasted to reduce reflectivity towards the key viewing areas of I-84 and the Historic Highway. The applicant responded via e-mail (Exhibit A.52) on March 17th that American Grating indicated that the side panels can't be sandblasted because it will expose the fiberglass. The process they use to make the material is to apply the glass matt, then resin, glass matt and again resin. If you sandblast you will see the glass belt exposed. American Grating has Grit samples from barefoot grit to a very rough heavy duty grit (i.e. like rock salt) so the texture can be somewhat controlled. The plates can be made without a gel coat which then wouldn't be as reflective.

Design – The applicant states the inclined walkway meets the cultural resource review criteria and that the design elements of the criteria are subjective. The proposed improvements must meet not only the cultural resource review criteria, but also the scenic review criteria. The term, *Visually Subordinate* is defined as *The relative visibility of a structure where that structure does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings.* The combination of color, texture, design, building materials, etc. is utilized to achieve visual subordination and low contrast in the landscape setting. The design of the inclined walkway has it wrapping counterclockwise up the encircling stairs to the Vista House landing. A handrail is attached to the walkway. The current design is a vast improvement over previous designs of a straight walkway or a 1:12 ramp did not blend with the terrain of the Vista House. The current design remains low profile and fits within the landscape. The proposed handrail for the walkway is of a

Building Materials - The ramp project consists of an inclined walkway which is chiefly constructed out of the Fiberglass Reinforced Plastic and a steel frame substructure. The first segment of the walkway begins within the southeast quadrant of the Vista House facility and is composed of poured concrete. The walkway then transitions to the plastic material as it begins to climb the stairs in a counterclockwise path. A handrail also begins at the same point as the conversion to plastic. The walkway and handrail ends at the top of the stairs at the northern door to the Vista House.

The proposed handrail will be constructed on 1-1/4" Schedule 40 steel pipe. The applicant has clarified in an email (Exhibit A.42) that the handrail will be painted to match the doors on the Vista House which are nearly black. This dark color will assist in reducing the visual draw of the handrail. This is demonstrated in a photograph of Vista House with the dark stair railing in it (Exhibit B.3). The US Forest Service is concerned with the visual character of the handrail and how it relates to the Vista House's Form and Lines.

A second steel ramp with slip resistant coating will be constructed adjacent to the north access door to the interior of the Vista House.

Design Balance - The only way for the walkway to achieve visual subordination in this setting of concrete, stone, asphalt and glass is to not be visually dominant in relation to the Vista House. The use of appropriate colors and architectural features can help a structure achieve visual subordination. To be visually subordinate, MCC 38.0005(V)(3) states *the relative visibility of a structure where that structure does not noticeably contrast with the surrounding landscape, as viewed from a specified vantage point (generally a Key Viewing Area). Structures which are visually subordinate may be partially visible, but are not visually dominant in relation to their surroundings.*

The proposed plain galvanized railing with a simple loop at either end appears to be industrial in nature and lacking in any relationship with the Historic Vista House. It is a very modern handrail which highly contrasts with historic structure and does not appear to relate to the architectural character of the building. The US Forest Service believes that a handrail with a more delicate relief or added architectural character such as a re-curve and loop at the entrance and exit of the walkway would have a better relationship to the historic structure reducing its contrast in the landscape. The applicant has agreed to change the handrail to the one shown below. This handrail has architectural character which better relates to the Vista House and a

smaller profile than the previously requested railing.



No lighting is proposed to be added to the Vista House for the inclined walkway or as part of this project.

With the inclined walkway being constructed of a dark, non-reflective material and the modification of the dark handrail to one that better fits the character of the structure, the proposed ADA improvements achieve visual subordination from the various Key Viewing Areas.

As conditioned in Condition No. 3, 4 & 5, this criterion can be met.

- 4.03 (3) Colors shall be used in a manner so that developments are visually subordinate to the natural and cultural patterns in the landscape setting. Colors for structures and signs should be slightly darker than the surrounding background.**

Applicant: The existing stairs are concrete and are light gray in color. The accessible inclined walkway will be tinted as close to the same color as possible and would allow for visual subordination with the surrounding natural landscape, which is characterized by forest, vegetation, and grass.

Staff: The cultural setting of the Vista House is quite difficult because the structure and its immediate surroundings are concrete, stone, asphalt and glass. No natural setting exists in the immediate surrounding of the historic structure. No significant vegetation exists within the 125 ft circle containing the structure. The applicant has indicated that the color of the handrail will match the existing color on the doorway which is nearly black. The steel ramp will also be painted to match the landing it will be attached to (Exhibit A.42 & A.51). The existing stairs at the Vista House are currently various shades. The top three steps have been recently replaced and are a lighter shade than the older steps below. The steps on the northeast side of the structure have a heavy dark patina from moss when wet. The new steps on this side of the structure are beginning to also gain this darkening effect. The applicant has supplied a photo of the northeast side of the Vista House in the summer months (Exhibit A.53). The stairs during the summer months revert to a lighter color. This makes finding a suitable color difficult. Through experience staff has found that darker colors are more likely to be visually subordinate in a landscape setting. The proposed color for the walkway is a very light gray called Sandstone. The applicant has indicated that the manufacturer can also make custom colors in addition to the colors shown on the color chart (Exhibit A.24 & A.43). Darkening of the inclined walkway to either dark grey (Opt. 21) or medium bronze (Option 24) on the color chart or a custom color between these two would make the inclined walkway be visually subordinate from I-84 and the Historic Highway and would match the color on the stairs on the northeast side of the Vista

House as shown in the photo simulation submitted on January 19, 2005 (Exhibit A.27). A condition of approval has been included requiring that the color of the inclined walkway and its siding match the dark grey, medium bronze or a color between the two color choices which ever is best suited to complement the color of the stairs on the northeast side of the Vista House. *As conditioned, this criterion has been met.*

- 4.04** **(4) Structure height shall remain below the average tree canopy height of the natural vegetation adjacent to the structure, except if it has been demonstrated that compliance with this standard is not feasible considering the function of the structure.**

Applicant: All visible components of the proposed ADA accessible inclined walkway would be below the average tree canopy height of the natural vegetation of the surrounding area.

Staff: The Vista House is located in a sea of concrete, asphalt and stone. No vegetation exists within the area or is proposed due to the historic nature of the building. The proposed structures will be significantly shorter than the Vista House. *This criterion has been met.*

- 4.05** **(5) Proposed developments or land use shall be aligned, designed and sited to fit the natural topography and to take advantage of vegetation and land form screening, and to minimize visible grading or other modifications of landforms, vegetation cover, and natural characteristics.**

Applicant: The proposed location for the new ADA accessible inclined walkway does not disturb the surrounding vegetation or landforms since it will be built within an existing set of stairs that lead up to the Vista House.

Applicant's Responses to USFS Comments: See previous comments.

Staff: The Forest Service Land Use Coordination Section had the following comments:

USFS Comments: *Considering the purpose of the project, the proposed ramp cannot take advantage of topography or landform screening. The placement of the ramp behind Vista House blocks the views from KVAs such as the Columbia River and I-84. This is no longer true due to the placement of the new design due East of Vista House.*

- *While there is no existing vegetation in the immediate vicinity, native plantings should be required to partially screen the ramp, protect it from vehicular damage, and ground the design to the landscape. This would still help between the curb and ramp.*

The setting is all hard surfaces. The proposed design of the inclined walkway utilizes a low profile and dark colors to make it visually subordinate from I-84. The closest I-84 comes to the Vista House is approximately a quarter mile. Vista House is visible for many miles to the east along the roadway. The use of matte, dark materials will create a shadow effect from this distance for the portion of the inclined walkway that is visible. No significant grading will need to occur for the construction of the project. *This criterion has been met.*

- 4.06** **(6) Any exterior lighting shall be sited, limited in intensity, shielded or hooded in a manner that prevents lights from being highly visible from Key Viewing Areas and from noticeably contrasting with the surrounding landscape setting except for road lighting necessary for safety purposes.**

Applicant: No permanent exterior lighting is proposed as part of this project.

Staff: Staff requested clarification of the lighting situation for the inclined walkway. The applicant indicated in an email that no additional lighting will be added to the site (Exhibit A.55). *This criterion has been met.*

4.07 (7) Seasonal lighting displays shall be permitted on a temporary basis, not to exceed three months duration.

Applicant: No seasonal lighting displays are proposed as part of this project.

Staff: Staff concurs. *This criterion is not applicable at this time, but should be noted.*

4.08 (8) Reflectivity of structures and site improvements shall be minimized.

Applicant: The required handrails will be matte gray galvanized steel to reduce reflectivity.

Applicant's Responses to USFS Comments: It has been requested that it be all black, which should reduce the reflectivity. The area has never been shaded or landscaped.

Staff: The Forest Service Land Use Coordination Section had the following comments:

USFS Comments: *It is not clear how the metallic features of this design will be designed to minimize reflectivity; especially since the area is not shaded and no landscaping is proposed. This effect is still present.*

For the handrail, a clarification condition requiring a matte black finish has been included. For the sidewall plastic, the applicant has discussed with the manufacturer whether the resin coating which is highly reflective can be left off. The manufacturer has indicated that is possible. The coating of the skirting with a matte grit material should help it to blend with the existing concrete surface of the stairs and reduce reflectivity. A condition of approval has been included requiring that the skirting not be sealed with resin.

4.09 (B) New developments and land uses shall be evaluated to ensure that scenic resources are not adversely affected, including cumulative effects, based on visibility from Key Viewing Areas.

Staff Note: It is the applicant's burden as specified in MCC 38.0580 to prove that the inclined walkway is not visible from I-84. It is clear that the Vista House is clearly visible for miles from I-84. Since there is no evidence in the record that the ramp will not be visible from I-84, staff is assuming that the inclined walkway is visible.

Applicant: This project would not result in adverse impacts to any scenic resources based on visibility from Key Viewing Areas. The accessible inclined walkway is being placed on the east side of the Vista House to minimize viewing impacts from the Women's Forum.

In terms of cumulative impacts, the Vista House has undergone restoration and the installation of a new sewage treatment system. The restoration will not result in any adverse impact to scenic resources in the area. Restoration of the Vista House structure, combined with the proposed sewage treatment system and the construction of the ADA accessible inclined walkway would not result in negative cumulative impacts to scenic resources based on visibility

from Key Viewing Areas.

Applicant's Responses to USFS Comments: There is no evidence that the design will be visible for I-84. Most of the complaints from this author and others were that the most problems occurred at the south elevation. The majority of the stakeholders declared a preference for the siting as it currently stands. If the color is changed, any potential for seeing the walkway from I-84 would be diminished.

Staff: The Forest Service Land Use Coordination Section had the following comments:

USFS Comments: ***New Design:** The new design may be visible from I-84 and will face due East. The classic view of it "on the hill" may be affected by this design. The development will still be visible in the foreground distance zone of the HCRH.*

The construction of the inclined walkway will be on the side visible from I-84. As discussed in a previous finding, the installation of landscaping is not feasible as it would have an *adverse effect* on the historic structure. This leaves design and colors the only real tools to make the structure visually subordinate from the Key Viewing Areas to the east (Columbia River, Rooster Rock State Park, Cape Horn and (I-84). The utilization of low reflectivity materials and dark colors are necessary to reduce the cumulative impact to the Key Viewing Areas. Staff has imposed a condition of approval that the inclined walkway be either a dark grey (Opt. 21) or medium bronze (Opt. 24) as these colors will help to create visual subordination for the inclined walkway. The proposed handrail have a matte black finish. The applicant has looked at other locations for the inclined walkway, but at its present location, most of the Key Viewing Areas are a significant distance to the east, helping to achieve a blurring of its impact from the Key Viewing Areas to the east of Vista House. *As conditioned, this criterion has been met.*

4.10 (C) All new developments and land uses immediately adjacent to the Historic Columbia River Highway, Interstate 84, and Larch Mountain Road shall be in conformance with state or county scenic route standards.

Applicant: A portion of the handrail would be seen from the Historic Columbia River Highway. Project improvements would be designed to meet the scenic route standards.

Applicant's Responses to USFS Comments: This project is a rehabilitation of an existing building, not a "new development"

Staff: The inclined walkway and ramp are new developments. There are no existing ADA facilities on the site. The Vista House is immediately adjacent to the Historic Columbia River Highway. The County does not have any scenic route standards separate from the Site Review Criteria of Chapter 38. ODOT's Historic Columbia River Highway Advisory Committee has submitted in a letter of support for the proposed project, so it is assumed that it meets the State's Scenic Route Standards (Exhibit C.9.). *This criterion has been met.*

4.11 (D) New land uses or developments shall comply with the following:

(2) Coniferous Woodlands and Oak-Pine Woodland: Woodland areas shall retain the overall appearance of a woodland landscape. New developments and land uses shall retain the overall visual character of the natural appearance of the Coniferous and Oak/Pine Woodland landscape.

Applicant: This project would not alter the appearance of the surrounding woodland landscape, since no work would occur within such areas.

Staff: The site is located in the Coniferous Woodlands landscape setting. The subject site consists of asphalt, concrete, stone and some metal. No trees have been located within the project area since the Vista House's construction in the early Nineteen Hundreds. *This criterion has been met to the best of the Vista House ability.*

4.12 (a) New developments and land uses in lands designated Federal Forest or Open Space shall meet the VQO of retention; all other land use designations shall meet the VQO of partial retention as seen from Key Viewing Areas.

Applicant: A review of the Columbia River Gorge National Scenic Area Land Use Designation map indicates that Tax Lots 100 and 300 are designated Public Recreation, which means that this project would not have to meet the VQI of retention (applying only to Open Space and Federal Forest lands) but would have to meet the VQO of partial retention.

The VQO of partial retention provides for management activities that may be evident but must remain visually subordinate to the characteristic landscape. Activities may repeat for, line, color, or texture common to the characteristic landscape but changes in their qualities of size, amount, intensity, direction, and pattern must remain visually subordinate to the characteristic landscape. This project would meet the VQO of partial retention. Within GS-PR areas, visible structure (inclined walkway and handrails) would be visually subordinate to the characteristic landscape.

Staff: Achieving partial retention in this setting is quite difficult due to the lack of vegetation, the Vista House's prime location on top of a bluff and its location adjacent to the Historic Columbia River Highway. With these limitations in mind, the proposed inclined walkway and ramp will be able to achieve *partial retention* or *visual subordination* by the use of the following:

- A design which limits inclined walkway's height; and
- A location where the structure can be partially screened from the closest Key Viewing Areas by the Vista House; and
- Colors which either blend with existing materials or create a shadow effect from a distance; and
- Low reflective building materials and matte finishes.

Based upon this and all other findings and conditions in this decision, the proposed inclined walkway, ramp and modifications to the parking lot area meet the VQO of *partial retention*.

4.13 (b) Forest practices on National Forest lands included in the Mt. Hood National Forest Plans shall meet the VQO identified for those lands in those plans.

Applicant: This project would not involve any forest practices on National Forest lands, therefore, the VQOs for such lands are not applicable.

Staff: Staff concurs.

4.14 (c) Buildings in the coniferous landscape setting shall be encouraged to have a vertical overall appearance and a horizontal overall appearance in the Oak-Pine

Woodland landscape setting.

Applicant: No buildings are proposed as part of this project.

Staff: The above criterion is not a requirement of vertical appearance but to encourage where feasible the use of that design feature. With the building codes limitation on the slope of ADA access ramps, the inclined walkway slope is limited to 1 ft vertical to 12 ft horizontal. With this maximum slope limitation, it is not feasible to achieve a vertical appearance for the inclined walkway. The proposed slope for the inclined walkway is 1 ft vertical to 21 ft horizontal. *This criterion has been considered and found not feasible.*

- 4.15** **(d) Use of plant species native to the landscape setting shall be encouraged. Where non-native plants are used, they shall have native appearing characteristics.**

Applicant: No trees or shrubs would be removed as part of this project.

USFS Comments: *No plantings are currently proposed.*

Staff: Staff concurs.

- 4.16** **(e) Exterior colors of structures in Coniferous Woodland landscape setting shall be dark earth-tone colors which will result in low contrast with the surrounding landscape as seen from the Key Viewing Areas.**

Applicant: The handrail would be designated to blend in with the surrounding landscape.

USFS Comments: *See findings under color below.* [See finding above under MCC 38.7040(A)(2)]

Staff: Typically a site in this landscape setting would have lots of trees to create a shaded canopy. The Vista House has none. The proposed inclined walkway and ramp will utilize earth tones found at the site in either the metal work on the Vista House or the concrete of the stair base. These color choices will result in low contrast with the surrounding asphalt, concrete, metal and stone. *This criterion has been met.*

- 4.17** **(f) Exterior colors of structures in Oak-Pine Woodland landscape setting shall be earth-tone colors which will result in low contrast with the surrounding landscape as seen from the Key Viewing Areas.**

Staff: Property is located within the Coniferous Woodlands. *This criterion is not applicable.*

5.00 Cultural Resources

5.01 MCC 38.7050 SMA Cultural Resource Review Criteria

(A) The cultural resource review criteria shall be deemed satisfied, except MCC 38.7050 (H), if the Forest Service or Planning Director does not require a cultural resource survey and no comment is received during the comment period provided in MCC 38.7025 (B).

Applicant: The Forest Service has requested a Cultural Resource Survey. This document

provides the basis for the Cultural Resource Survey.

Staff: In May 2004, the USFS determined that a Historic Survey was needed due to the Vista House's historical significance to the Columbia River Gorge (Exhibit C.2). No cultural resource study was requested.

- 5.02 (B) If comment is received during the comment period provided in MCC 38.7025 (B), the applicant shall offer to meet with the interested persons within 10 calendar days. The 10 day consultation period may be extended upon agreement between the project applicant and the interested persons.**

(1) Consultation meetings should provide an opportunity for interested persons to explain how the proposed use may affect cultural resources. Recommendations to avoid potential conflicts should be discussed.

Applicant: Not applicable.

Staff: Comments were received and a meeting was set up between the interested parties in accordance with the above requirement. The meeting was held in June 2004. Additional meetings have been held with the stakeholders to attempt to work out issues with the impacts of the ramp. *This criterion has been met.*

- 5.03 (2) All written comments and consultation meeting minutes shall be incorporated into the reconnaissance or historic survey report. In instances where a survey is not required, all such information shall be recorded and addressed in a report that typifies a survey report; inapplicable elements may be omitted.**

Applicant: Consultation with representatives of Multnomah County, City of Gresham, the National Park Service, Historic Columbia River Highway Advisory Committee, the USDA Forest Service, Western Federal Lands Highway Division, the Friends of Vista House, the State Historic Preservation Office, and other interested parties has been ongoing for approximately 11 months.

Staff: All issues have been addressed in the Historic Survey and application. *This criterion has been met.*

- 5.04 (C) The procedures of MCC 38.7045 shall be utilized for all proposed developments or land uses other than those on all Federal lands, federally assisted projects and forest practices.**

Applicant: Because this proposed project is taking place on public lands, the procedures of MCC 38.7045 must be followed are addressed in this document.

Staff: Staff concurs.

5.05 MCC 38.7045 GMA Cultural Resource Review Criteria

(A) Cultural Resource Reconnaissance Surveys

(1) A cultural reconnaissance survey shall be required for all proposed uses, except:

(d) Proposed uses that occur on sites that have been disturbed by human

activities, provided the proposed uses do not exceed depth and extent of existing ground disturbance. To qualify for this exception, a project applicant must demonstrate that land disturbing activities occurred in the project area. Land disturbing activities include grading and cultivation.

(3) A historic survey shall be required for all proposed uses that would alter the exterior architectural appearance of buildings and structures that are 50 years old or older, or compromise features of the surrounding area that are important in defining the historic or architectural character of the buildings or structures that are 50 years old or older.

(F) Evaluations of Significance shall meet the following standards:

(2) The Planning Director shall find the cultural resources significant and require an Assessment of Effect if the Evaluation of Significance or comments received indicate either of the following:

(a) The cultural resources are included in, or eligible for inclusion in, the National Register of Historic Places.

Staff: The US Forest Service has determined that a Cultural Resource Reconnaissance Survey is not required, but has required a Historic Survey (Exhibit C.2). The Vista House was placed on the National Register of Historic Places in the year 2000 (Exhibit A.7.f).

(H) An Assessment of Effect shall meet the following standards:

(1) The Assessment of Effect shall be based on the criteria published in *Protection of Historic Properties* (36 CFR Part 800.9) and shall incorporate the results of the Reconnaissance or Historic Survey and the Evaluation of Significance. All documentation shall follow the requirements listed in 36 CFR Part 800.8.

(3) The effects of a proposed use that would otherwise be determined to be adverse may be considered to not be adverse in the following instances:

(b) The undertaking is limited to the rehabilitation of buildings and structures, and is conducted in a manner that preserves the historical and architectural character of affected cultural resources through conformance with *The Secretary of the Interior's Standards for Rehabilitation* (U.S. Department of the Interior 1990) and *The Secretary of the Interior's Standards for Historic Preservation Projects* (U.S. Department of the Interior 1983);

(I) If the Assessment of Effect concludes that the proposed use would have no effect or no adverse effect on significant cultural resources, the Planning Director shall submit a copy of the assessment to the Gorge Commission, SHPO, the Indian tribal governments, the Cultural Advisory Committee, and any party who submitted substantiated comment during the comment period provided in MCC 38.7045 (E)(1).

(1) All parties notified shall have 30 calendar days from the date the Assessment of Effect is mailed to submit written comments to the Planning Director. The Planning Director shall record and address all written comments in the Site Review analysis.

(3) The Planning Director shall deem the cultural resource review process complete if no comment is received during the 30 day comment period and the Assessment of Effect indicates the proposed use would have no effect or no adverse effect on significant cultural resources.

(5) The decision of the Planning Director on an application for cultural resource review shall be final 14 days from the date notice is mailed, unless appealed as provided in MCC 38.0530 (B).

Staff: On January 24, 2005 the SHPO determination of *no adverse effect* (Exhibit A.26.b) was mailed to all parties involved. No additional comments were received challenging this determination. Pursuant to 38.7050, the parties will have 14 days from the mailing of this decision to appeal as provided in MCC 38.0530(B). If no appeal is filed, the Cultural Resource Review will be complete. *This process and the criteria have been met.*

5.06 (E) Principal investigators shall meet the professional standards published in 36 CFR part 61.

Staff: The applicant in a March 11, 2005 email provided the name of the person completing the Historic Survey. The applicant indicates that the person was Nancy Niedernhofer and that she does meet the professional standards published in 36 CFR part 61 (Exhibit A.49). Nancy Niedernhofer forwarded her resume to support her credentials (Exhibit A.50). *This criterion has been met.*

5.07 (H) Discovery During Construction

All authorizations for new developments or land uses shall be conditioned to require the immediate notification of the Planning Director in the event of the inadvertent discovery of cultural resources during construction or development.

(1) In the event of the discovery of cultural resources, work in the immediate area of discovery shall be suspended until a cultural resource professional can evaluate the potential significance of the discovery pursuant to MCC 38.7050 (G) (3).

Staff: A condition of approval has been included with this decision requiring the applicant to cease construction of the inclined walkway and parking lot improvements if there are discovery of cultural resources on the site. *As conditioned, this criterion can be met.*

6.00 Natural Resource Review

6.01 MCC 38.7075 SMA Natural Resource Review Criteria

All new developments and land uses shall be evaluated to ensure that the natural resources on a site, or natural resources in danger of degradation or destruction from individual or cumulative off-site impacts, are protected from adverse effects. The Forest Service will provide the analysis and evaluation for all projects except those sponsored by non-Forest Service federal and state agencies.

Applicant: The construction work of the proposed ADA accessible inclined walkway would occur within the existing developed area surrounding the Vista House and would not have any impacts on on-site natural resources. Various mitigation measures would be implemented to

ensure that there would be no individual or cumulative adverse impacts to off-site natural resources. These include the following:

Erosion Control – An erosion control plan would be implemented that includes practices and interim facilities to be used during construction activities to ensure that sediment and sediment-laden water does not enter any drainage system or roadway and does not violate applicable water quality standards. The erosion control plan would be submitted prior to initiating any construction activities and would meet applicable Oregon Department of Environmental Quality guidelines and requirements.

Specific erosion control methods would include the use of temporary sediment fences and straw bale sediment barriers/bio-bag filters; plastic sheeting would be used to cover spoils, piles and exposed slopes in wet weather. Upon completion of construction activities, all sediment control facilities would be removed and affected areas restored to their original condition.

Dust Control – Dust would be minimized by sprinkling accesses and other exposed dust-producing areas with water and by the use of covered haul equipment.

Tree and Plant Protection – No on-site or off-site vegetation, other than grass, would be removed as part of this project. Measures would be implemented to protect trees and vegetation located near work areas. These areas would be carefully located and marked to reduce potential damage. Trees would not be used as anchors for stabilizing work equipment, and work performed near trees and other vegetation would include protecting each tree or vegetated areas with a high-visibility perimeter barrier fence. This fence would be an orange snow fence, or an approved substitute. Following construction, disturbed grassy areas would be restored to their original condition.

Fish and Wildlife Habitat – There is no fish or wildlife habitat located with the project area. Mitigation measures, such as erosion control and vegetation and tree protection, would be implemented to ensure that wildlife habitat on surrounding lands is not adversely impacted.

Staff: No natural resources have been identified in the project area. No known sensitive plants, wildlife or streams exist in the project area. With the implementation of the above measures, no impacts should occur to any off-site natural resources. *This criterion has been met.*

7.00 Recreation Resource Review

7.01 MCC 38.7085 SMA Recreation Resource Review Criteria

(A) The following shall apply to all new developments and land uses:

(1) New developments and land uses shall be natural resource-based and not displace existing recreational use.

Applicant: Resource-based recreation includes those recreation uses that are essentially dependent on the natural, scenic, or cultural resources of the scenic area and that do not adversely affect those resources. Such uses include, but are not limited to, trail use, fishing, boating, swimming, windsurfing, wildlife viewing, sightseeing, camping and visiting interpretive centers. The proposed inclined walkway would provide accessibility to the Vista House for the ADA community for the first time in the building's 85 years of existence. No existing recreational uses would be displaced by this project.

Staff: The Vista House is a recreational use within the Crown Point State Park. The proposed inclined walkway and ramp and parking lot improvements are accessory uses to assist mobility challenged individuals enjoy the interior and view from the Vista House of the Columbia River Gorge. No existing recreational use will be displaced with these structural improvements or redesign of the parking area. *This criterion has been met.*

- 7.02 (2) Protect recreation resources from adverse effects by evaluating new developments and land uses as proposed in the site plan. An analysis of both on and off site cumulative effects such as site accessibility and the adverse effects on the Historic Columbia River Highway shall be required.**

Applicant: A portion of the handrail would be seen from the Historic Columbia River Highway. However, there would be no adverse impacts to the highway itself.

Staff: The inclined walkway and ramp will increase site accessibility for individuals with mobility challenges. Presently, the Vista House is not ADA accessible. The proposed inclined walkway will be constructed (Exhibit A.45) starting at the southeast quadrant of the Vista House complex of roadway and stairs. The inclined walkway then raps counterclockwise up the stairs to the landing of the Vista House. From the Historic Highway, a small portion of the ramp may be viewable, but the major portion of the ramp will be screened by the Vista House structure itself. In addition, the walkway will be constructed of colored materials that blend with the stairway or create a shadow effect. The Historic Columbia River Highway Advisory Committee has reviewed the proposal and finds it in compliance with their Scenic Highway standards. *This criterion has been met.*

- 7.03 (3) New pedestrian or equestrian trails shall not have motorized uses, except for emergency services.**

Applicant: No pedestrian or equestrian trails are proposed as part of this project.

Staff: Staff concurs.

- 7.04 (4) Mitigation measures shall be provided to preclude adverse effects on the recreation resource.**

Applicant: Mitigation measures that would prevent adverse effects to this recreation area include traffic control measures to ensure traffic flow and continued access; environmental measures, such as erosion control and the complete restoration of any disturbed natural areas; and construction practices that seek to minimize the construction footprint within the area and that leave all existing facilities in an equal to or better-than-original condition.

Staff: In addition to the Applicant's assessment above, staff finds that the adverse effect that could impact this recreational resource is the compromising of the Historic Structure to achieve this improvement. The National Parks Service, US Forest Service and SHPO have determined *no adverse effect* by the construction of the inclined walkway, ramp and parking lot improvements to the facility. Mitigation measures were incorporated into the design of the project to achieve this determination. *This criterion has been met.*

- 7.05 (5) The facility standards contained herein are intended to apply to individual recreation facilities. For the purposes of these standards, a recreation facility is considered a cluster or grouping of recreational developments or improvements**

located in relatively close proximity to one another. Recreation developments or improvements to be considered a separate facility from other developments or improvements within the same Recreation Intensity Class must be separated by at least one-quarter mile of undeveloped land (excluding trails, pathways, or access roads) from such developments or improvements.

Applicant: The proposed ADA accessible inclined walkway and hand railing would not constitute a separate recreational facility.

Staff: Staff concurs. The inclined walkway, ramp, handrail and parking improvements are within the Crown Point State Park at the physical improvement known as the Vista House.

7.06 (6) New development and reconstruction of scenic routes (see Part III, Chapter 1 of the Management Plan) shall include provisions for bicycle lanes.

Applicant: The proposed project is not located within the right-of-way of the Historic Columbia River Highway.

Staff: The proposed project adds two structures to the existing Vista House. It does not involve the reconstruction of scenic routes or the implementation of a separate recreational facility. *This criterion is not applicable.*

7.07 (7) The Planning Director may grant a variance of up to 10 percent to the standards of Recreation Intensity Class 4 for parking and campground units upon demonstration that:

(a) Demand and use levels for the proposed activity(s), particularly in the area where the site is proposed, are high and expected to remain so and/or increase. Statewide Comprehensive Outdoor Recreation Plan (SCORP) data and data from National Scenic Area recreation demand studies shall be relied upon to meet the criterion in the absence of current applicable studies.

(b) The proposed use is dependent on resources present at the site.

(c) Reasonable alternative sites, including those in Urban Areas, offering similar opportunities have been evaluated and it has been demonstrated that the proposed use cannot be adequately accommodated elsewhere.

(d) The proposed use is consistent with the goals, objectives, and policies in this chapter.

(e) Through site design and/or mitigation measures, the proposed use can be implemented without adversely affecting scenic, natural or cultural resources, and adjacent land uses.

Applicant: The proposed ADA accessible inclined walkway and handrail would not result in the need for additional parking and would not increase the intensity of use of the recreational area; therefore, these standards do not apply.

Staff: Staff concurs.

- 7.08 (f) Through site design and/or mitigation measures, the proposed use can be implemented without affecting treaty rights.**

Applicant: This project would not impact access to any areas protected under treaty rights.

Staff: The various Indian Tribes were given notice of the proposed project through the County's Opportunity to Comment process. No comments were received from any of the tribes. It is assumed that the proposed use will not affect treaty rights. *This criterion has been met.*

- 7.09 (g) Mass transportation has been considered and will be utilized to the maximum feasible extent to relieve parking demand.**

Applicant: This project would not generate any additional traffic.

Staff: Staff concurs.

- 7.10 (8) Accommodation of facilities for mass transportation (bus parking, etc.) shall be required for all new high-intensity (Recreation Intensity Class 3 or 4) day-use recreation sites, except for sites predominantly devoted to boat access.**

Applicant: No new day-use recreation sites are proposed. This standard is not applicable.

Staff: Staff concurs

- 7.11 (9) New interpretive or education programs and/or facilities shall follow recommendations of the Interpretive Strategy for the Columbia River Gorge National Scenic Area.**

Applicant: This project would not involve any new interpretive or education programs or facilities.

Staff: The Vista House has been undergoing rehabilitation to restore its historic luster and preserve it for the next generation. The proposed development is to assist mobility challenged individuals enjoy the view of the Gorge and gain access to its interior. No new interpretive or education programs have been proposed as part of this project. *This criterion is not applicable at this time.*

- 7.12 (10) Proposals to change the Recreation Intensity Class of an area to a different class shall require a Plan Amendment pursuant to MCC 38.0100.**

Applicant: This project would not involve any change in the Recreation Intensity Class of the area. The proposed ADA accessible inclined walkway and handrail would not contribute to an increase in the intensity of use or number of visitors to the area or require an expansion of facilities.

Staff: No proposed change to the Recreation Intensity Class has been proposed at this time. *This criterion is not applicable.*

- 7.13 (11) A demonstration that the proposed project or use will not generate traffic, either by type or volume, which would adversely affect the Historic Columbia River Highway, shall be required prior to approval.**

Applicant: The construction of any accessible inclined walkway is proposed solely to provide

an accessible route to those visitors that have mobility impairments. This upgrade is not a part of an overall expansion of the Vista House structure or its parking facilities. The new ADA accessible inclined walkway and handrail would not result in any increase in visitors or traffic to the recreation area.

Staff: Staff concurs.

7.14 (B) SMA Recreation Intensity Class Standards

(4) Intensity Class 4

Emphasis is for providing roaded natural, rural, and suburban recreation opportunities with a high level of social interaction.

(a) Permitted uses are those in which people can participate in activities to realize experiences such as socialization, cultural and natural history appreciation, and physical activity.

Applicant: The proposed ADA accessible inclined walkway would allow accessibility to those people who have not been able to enter the building due to mobility impairments. For the first time in history visitors will be able to experience the splendid architecture of the building and the striking restoration of historic colors found painted on the ceiling of the dome. Visitors will be able to share their experience with friends and family making the Vista House once again a Mecca for socialization of the times. The proposed ADA accessible inclined walkway is consistent with uses permitted within recreational intensity Class 4.

Staff: Staff concurs.

7.15 (b) The maximum design capacity shall not exceed 1000 people at one time on the site. The maximum design capacity for parking areas shall be 200 vehicles.

Applicant: The proposed ADA accessible inclined walkway and handrail would not result in the need for additional parking and would not increase the intensity of use of the recreational area.

Staff: Staff concurs.

7.16 (c) All uses permitted in Classes 1, 2, and 3 are permitted in Class 4.

Applicant: The proposed ADA accessible inclined walkway is consistent with uses permitted within recreational intensity Class 4 therefore any proposed uses for Classes 1, 2, and 3 are permitted.

Staff: The proposed inclined walkway and ramp is to serve the mobility challenged individual in accessing the interior of the Vista House. These proposed facilities are for public safety and are permitted in the zone. *This criterion has been met.*

8.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for construction of an inclined walkway, ramp and parking lot improvement to the Vista House within the Crown Point State Park. This approval is subject to the conditions of approval established in this report.

9.00 *Exhibits*

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Comments Received From Interested Parties

‘D’ Administrative and Procedure Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	NSA Application Form	4/14/04
A.2	27	Original Materials Submitted for the Exterior ADA Accessibility Project	4/14/04
A.3	1	Certification of On-Site Sewage Disposal	5/13/04
A.4	1	Certification of Water Service	4/14/04
A.5	1	Fire District Review	4/14/04
A.6	3	Email Regarding Modifying the Existing Parking Area around Vista House	9/9/04
A.7		Resubmittal of Application <ul style="list-style-type: none"> a. Cover Letter b. SMA Cultural Resource Review Criteria – Section 1 c. Condition Assessment – Section 2 d. Written Comments and Consultation Meeting Minutes from June 9, 2004 – Attachment A e. 1974 National Register Nomination – Attachment B f. Excerpt from 2000 National Historic Landmark Nomination – Attachment C g. Historic Survey – Attachment D h. Technical Specifications – Attachment E i. Letters of Support – Attachment F j. Criteria for the Recreational Intensity Class 4 Area – Attachment G k. Letter from Multnomah County regarding additional information dated May 14, 2004 – Attachment H l. Architectural Design Drawings 	9/29/04
A.8	3	Narrative Corrections	10/6/04
A.9	1	Letter Stopping the Clock and Processing of the Vista House Project to provide Additional Information (Day 19)	10/27/04
A.10	2	Original Inclined Walkway Design Architectural Renderings	10/29/04
A.11	2	Paint Chip	10/29/04
A.12	1	Sample of Material for handrails	10/29/04
A.13	1	Existing Parking Layout for Crown Point State	10/29/04

		Park	
A.14	3	Letter from SHPO regarding Determination of No Adverse Effect on the Construction of the Ramp at Vista House	11/2/04
A.15	1	Cover Letter from Jean Castillo, OPRD to Lisa Estrin Regarding SHPO Determination	11/2/04
A.16		Not Utilized	
A.17	3	Plan Showing Existing Parking Layout	11/5/04
A.18	1	Email Stopping the Clock	11/18/04
A.18.1	8	Consultation Meeting Notes	11/18/04
A.18.2	13	2 nd Consultation Meeting Notes	11/29/04
A.19	1	Email Indicating Not to Restart the Clock	1/4/05
A.20		Email Indicating to Start Clock on Day that it is Sent out for Opportunity to Comment (1/24/05)	1/19/05
A.21	2	Computer Generated Views of Proposed Inclined Walkway	1/19/05
A.22	1	Schematic Isometric of Inclined Walkway	1/19/05
A.23	1	Product Sample of Gridwalk	1/19/05
A.24	1	Color Choice of Proposed Walkway Color	1/19/05
A.25	8	Brochure on Gridwalk High Strength Molded Grating for Walkway Material	1/19/05
A.26	12	Package Resubmittal <ul style="list-style-type: none"> a. Cover Letter – Dated January 19, 2005 b. SHPO Letter – Dated January 19, 2005 c. Letter of Support from Teresa Kasner- Dated January 14, 2005 d. Letter of Support from Ken Manske - Dated January 14, 2005 e. Cover Sheet A0.0 f. Site Plan AS1.0 g. Inclined Walkway Plan and General Notes S2.0 h. Inclined Walkway Framing Plan and Details S3.0 i. Inclined Walkway Details S4.0 	1/19/05
A.27	2	Architectural Renderings of Vista House with Ramp and Dark Hand Railing	1/20/05
A.28	13	Preferred Alternative Letter Dated 12/30/04 with Computerized Renderings of Ramp Alternatives	1/20/05
A.29	2	Sign-In Sheet from 1/4/05 Informational Meeting	1/20/05
A.30	7	Vista House ADA Ramp Informational Meeting Attendees and Minutes	1/27/05
A.31	2	Architectural Renditions of Vista House with Inclined Walkway Imposed	1/27/05
A.32	1	Inclined Walkway Details – S4.0	1/27/05
A.33	1	Inclined Walkway Framing Plan and Details – S3.0	1/27/05
A.34	1	Inclined Walkway Plan and General Notes – S2.0	1/27/05
A.35	1	Schematic Isometric of Inclined Walkway – S1.0	1/27/05
A.36	1	Site Plan – AS1.0	1/27/05

A.37	1	Cover Sheet – A0.0	1/27/05
A.38	5	Historic Survey – Revised	1/27/05
A.39	31	Revised Narrative Statements	1/27/05
A.39.1	1	Email Regarding Durability & Maintenance of Inclined Walkway Material	2/9/05
A.40	10	Responses to Comments Received from Forest Service	2/14/05
A.41	2	Architectural Rendering of Inclined Walkway and Vista House	2/14/05
A.42	1	Email Regarding Color of Hand Rail for Inclined Walkway	3/3/05
A.43	1	Email Regarding Color of Walkway Materials	3/4/05
A.44	1	Revised Cover Sheet – Sheet A0.0	3/4/05
A.45	1	Revised Site Plan – Sheet A1.0	3/4/05
A.46	1	Revised Inclined Walkway Project Plan and General Notes – Sheet 1.0	3/4/05
A.47	1	Revised Inclined Walkway Framing Plan and Details – Sheet S2.0	3/4/05
A.48	3	Revised Inclined Walkway Details – Sheet S3.0, S4.0 & S5.0	3/4/05
A.49	1	Email Regarding Writer of Historic Survey	3/11/05
A.50	6	Email from Nancy N. Regarding Qualifications to Complete Historic Survey	3/15/05
A.51	1	Email Regarding Steel Ramp	
A.52	1	Email Regarding Sandblasting Siding	3/17/05
A.53	1	Photo of Vista House’s North Side in the Summer Months	3/17/05
A.54	1	Letter from SHPO to Western Federal Lands Highway Division Regarding Determination of No Adverse Effect	3/21/05
A.55	1	Email Regarding Lighting Clarification	3/22/05
A.55	1	Revised Parking Plan	3/24/05
‘B’	# of Pages	Staff Exhibits	Date of Document
B.1	1	Assessment & Taxation Property Records Information for 1N5E30CB – 00100	4/14/04
B.2	1	Property Boundaries Air Photo	3/3/05
B.3	1	Photo of Vista House with Existing Black Stair Railing Visible	
B.4	1	Photograph of the Northeast side of Vista House Stairs	
‘C’	# of Pages	Comments Received from Interested Parties	Date
C.1	1	Email From ODOT Regarding Vista House Submittal	4/22/04

C.2	2	Cultural Resources Survey Determination	5/3/04
C.3	1	Historic Columbia River Highway Advisory Committee Comments	10/1/04
C.4	8	Friends of Vista House Comments on Previous Design of Inclined Walkway	10/8/04
C.5	2	Historic Survey Completed Determination by Margaret Dryden, USFS	10/20/04
C.6	6	Comments from USFS Regarding Scenic Resource Consistency Determination	11/19/04
C.7	1	Letter of Support with Suggestions of Modification from Clarence Mershon	1/31/05
C.8	2	Historic Survey Completion Determination from Margaret Dryden, Heritage Program Manager, USFS	1/31/05
C.9	1	Letter of Support from Historic Columbia River Highway Advisory Committee	2/2/05
C.10	1	Letter of Support from Nancy Russell	2/3/05
C.11	2	Letter from Philip Stewart of AIA Portland Regarding the Proposed Inclined Walkway Materials and Design	2/7/05
C.12	2	Friends of the Columbia River Comments	2/7/05
C.13	7	USFS Scenic Resource Comments	
C.14	4	US Dept of Transportation Federal Highway Administration Design Operations Recommendation for No Adverse Effect	3/1/05
C.15	6	USFS Appendix to Comments	3/18/05
'D'	# of Pages	Administration & Procedures	Date
D.1		Completeness Review for Agencies	4/19/04
D.2		Incomplete Determination Letter	5/14/04
D.3		Agreement to Provide Additional Information from Applicant Jean Castillo	5/18/04
D.4		Completeness Review for Agencies	10/4/04
D.5	1	Complete Letter – Day 1 (October 8, 2004)	10/27/04
D.6		Opportunity to Comment (Day 20)	1/24/05
D.7	35	Administrative Decision (Day 87)	4/1/05