



# **City of Portland Bureau of Development Services**

## **Staff Presentation to Portland City Council**

**Land Use Review  
19-160084 GE RR RV CP  
Ankeny Pump Station Odor Control Vaults**

# Summary of the Request

**Greenway Goal Exception Review** to allow non river-related development within the River Setback.

- Ankeny Pump Station odor control vaults constructed in 2008—underground—in River Setback area;
- Statewide Planning Goal Exceptions require amendment to City's Comprehensive Plan.

## River Review

- Ankeny Pump Station odor control vaults constructed without land use review: approximately 2,500 sf temporary & permanent impacts;
- Facilities and updates require River Review and River Environmental Violation Review;
- 3,700 sf Mitigation plantings at Battleship Oregon Memorial.

# Case Details

- Statewide Planning Goal exceptions are not subject to 120-day review clock (33.730.040).
- No specific deadline for City Decision.



# Approval Criteria

## **Statewide Planning Goal Exception**

**33.850.030 Procedure and 33.850.040 Approval Criteria:** A Statewide Planning Goal exception will be approved if it is found that the proposal meets State and any additional City approval criteria for the specific goal exception.

- **State Approval Criteria**  
OAR Division 4; 660-004-0022(6)—State Goal Exception Approval Criteria
- **City Approval Criteria**  
33.840.200—Portland Zoning Code Greenway Goal Exception Approval Criteria
- **Comprehensive Plan Amendment**—33.850.030 A. A Statewide Planning Goal exception requires an amendment to the City's Comprehensive Plan.

## **River Review/ River Environmental Violation Review**

- 33.865.100 A. 2—River Review Approval Criteria
- 33.865.120—Corrections to violations of the River Environmental Overlay Zone Standards

# Zoning Map

## Base Zone:

Open Space (OS)

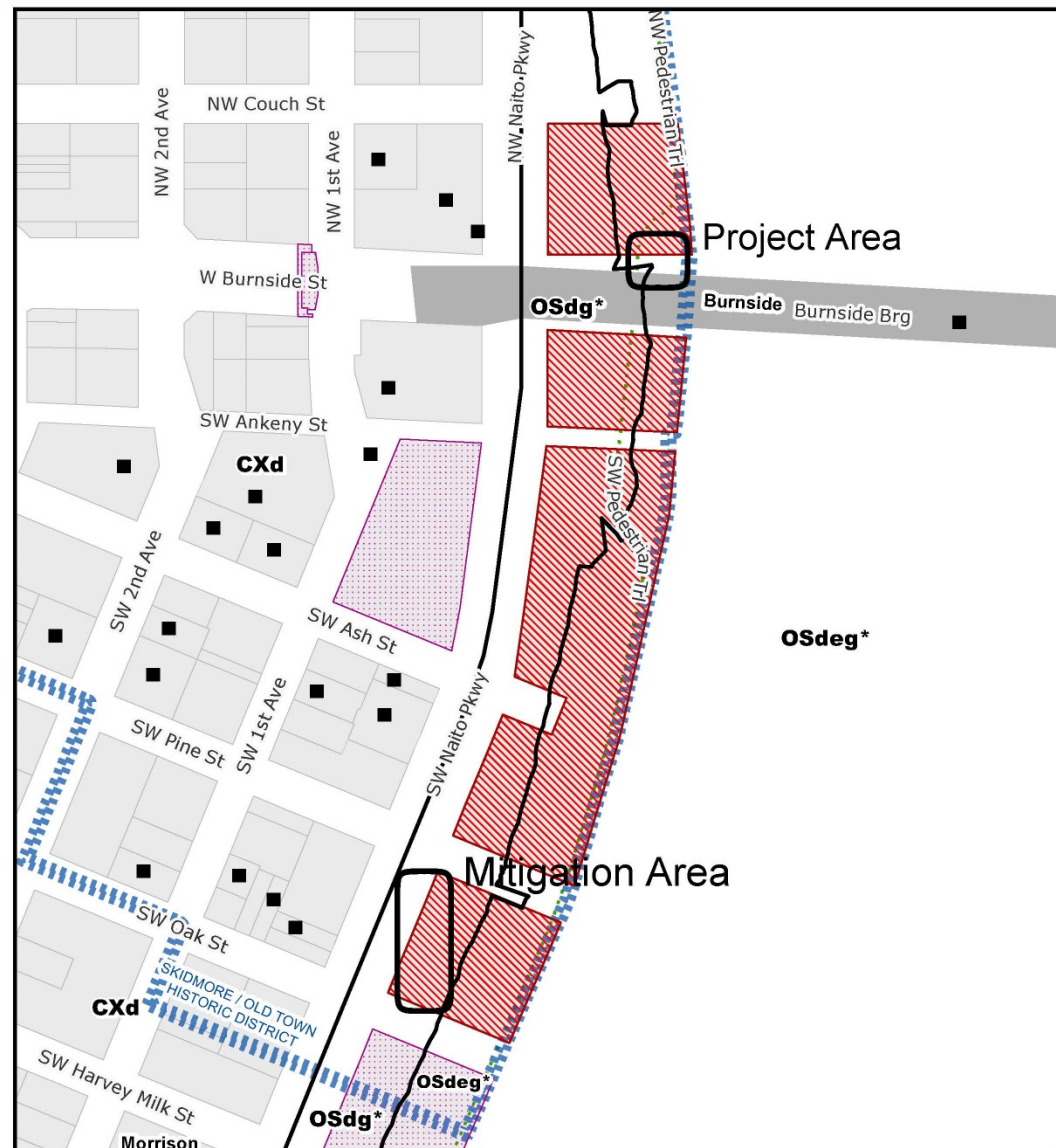
## Overlay Zones:

Design (d)<sup>1</sup>

River Environmental (e)

River General (g\*)

<sup>1</sup>Although exempt from Design Review, Historic Resource Review for the proposed air stack is under way.



## ZONING



THIS SITE LIES WITHIN THE:  
CENTRAL CITY PLAN DISTRICT  
OLD TOWN / CHINATOWN SUBDISTRICT  
SKIDMORE / OLD TOWN HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark
- Bridge
- Recreational Trails

File No.	LU 19-160084 GE GW
1/4 Section	3030
Scale	1 inch = 200 feet
State ID	1N1E34DC 100
Exhibit	B May 07, 2019



# Air Photo/Vicinity

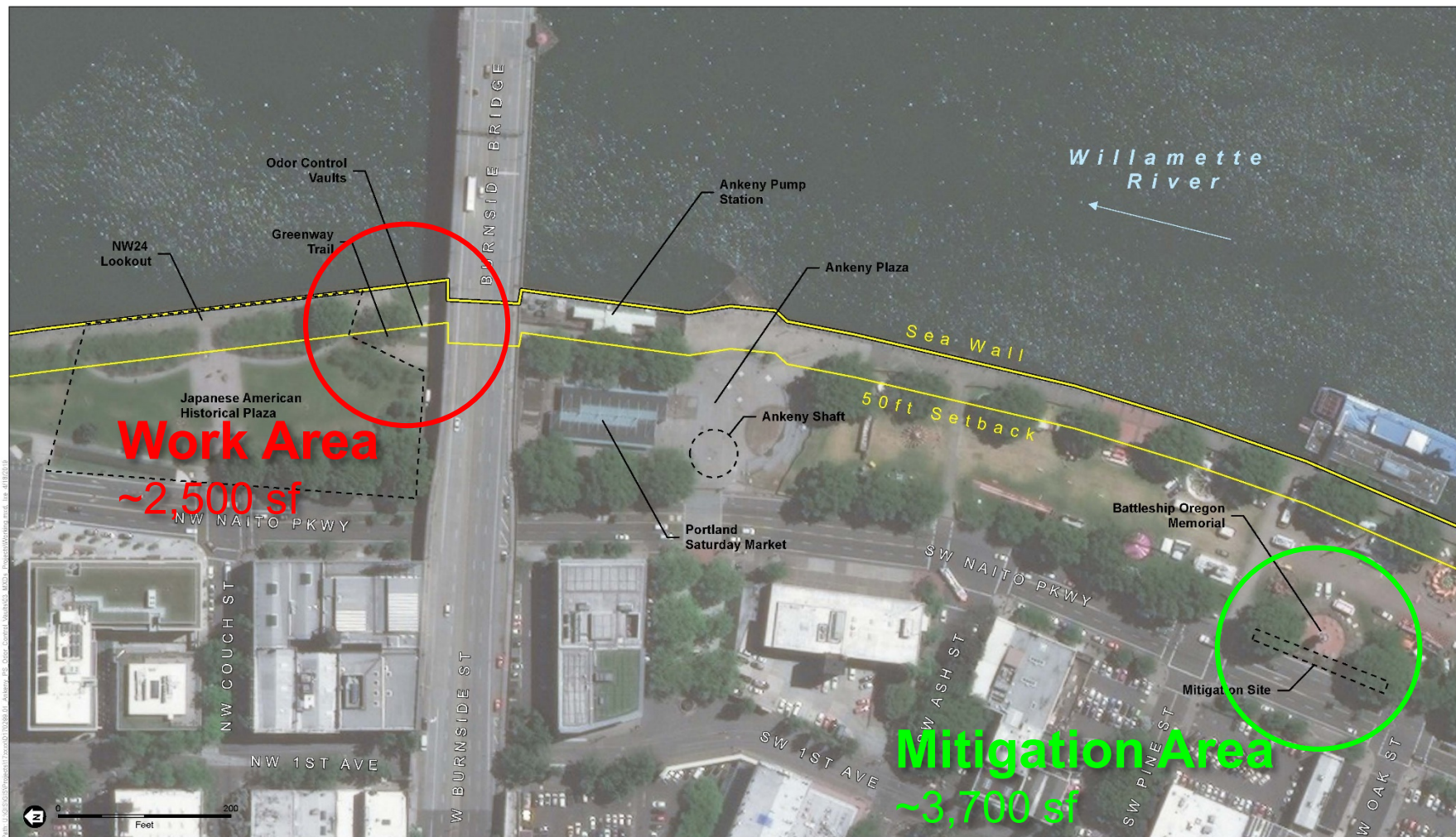


Exhibit C.1

SOURCE: DigitalGlobe, 2017

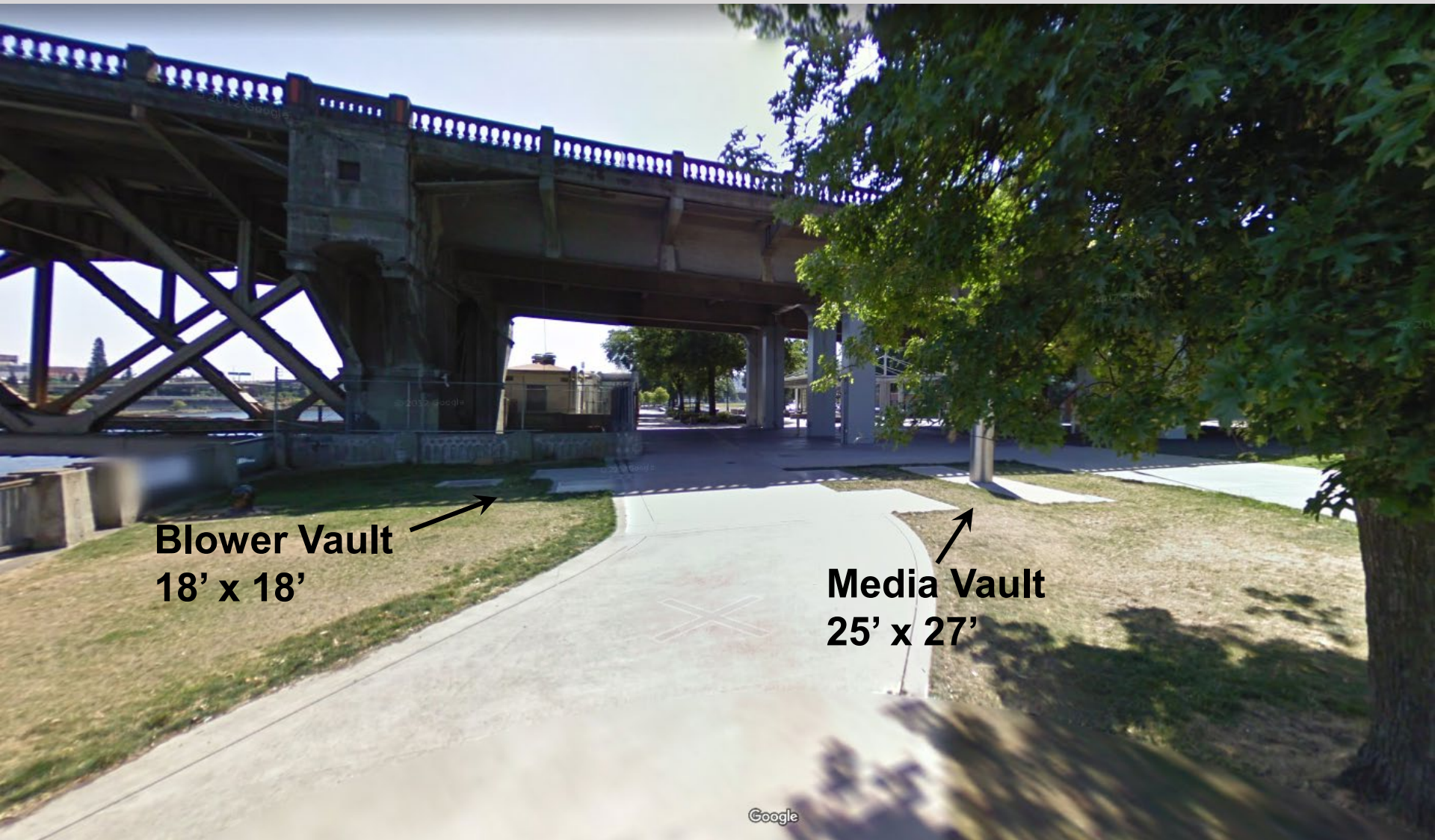


D170299.01 Ankeny PS Odor Treatment System Name

**Figure 1**  
Overview and Location  
Portland, OR



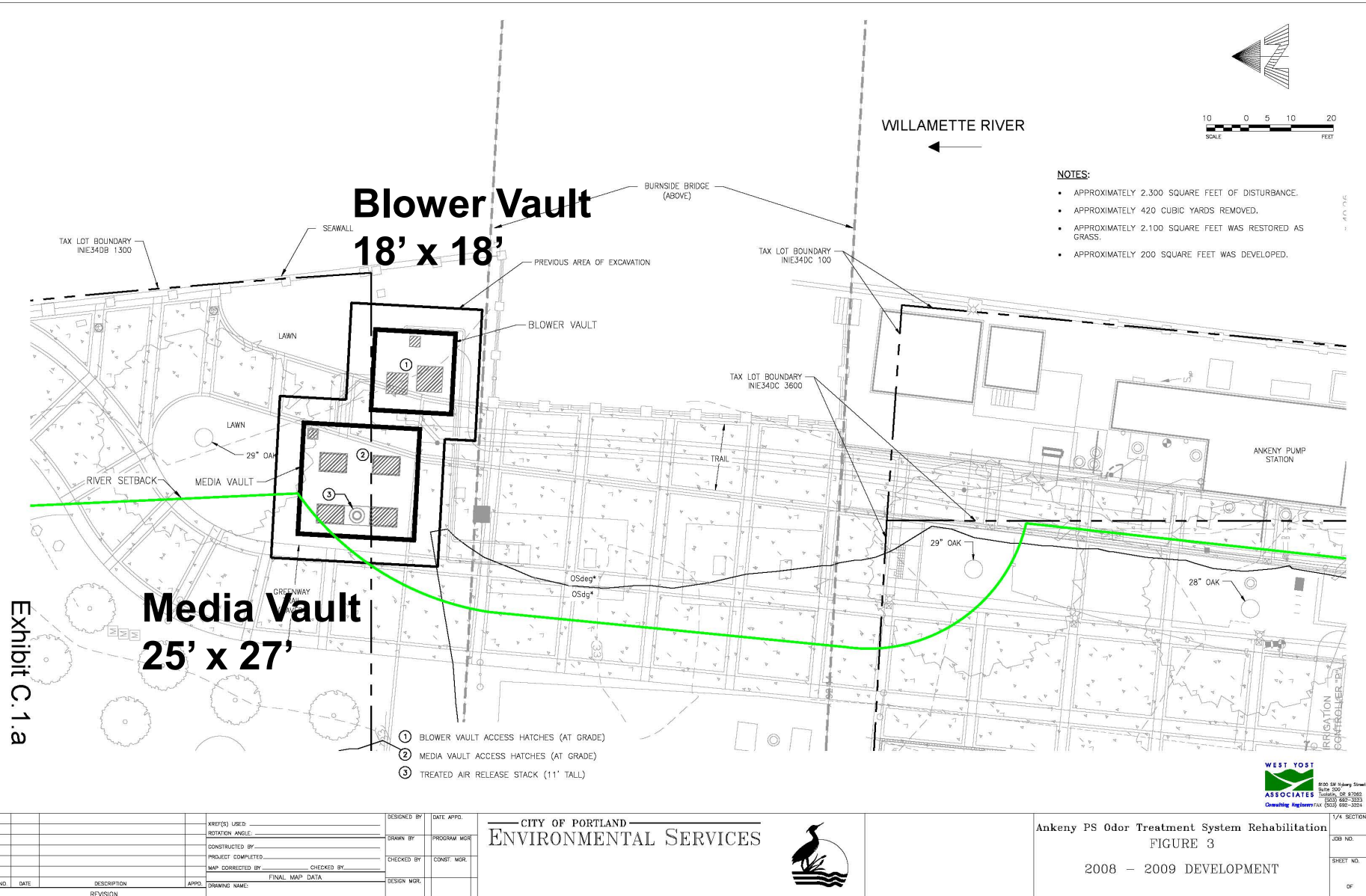
# Existing Conditions



**Blower Vault**  
**18' x 18'**

**Media Vault**  
**25' x 27'**

# Site Photo/ Site Plan





# Mitigation Area



# Mitigation/Remediation Plan

AREA QUANTITY TABLE

ITEM	AREA
TOTAL AREA TO BE PLANTED	3,725 SQ. FT.
PERMANENT IMPACT 2008 / 2009 (LAWN)	183 SQ. FT.
PERMANENT IMPACT 2020	12 SQ. FT.
TOTAL PERMANENT IMPACT	195 SQ. FT.

## Plantings to include:

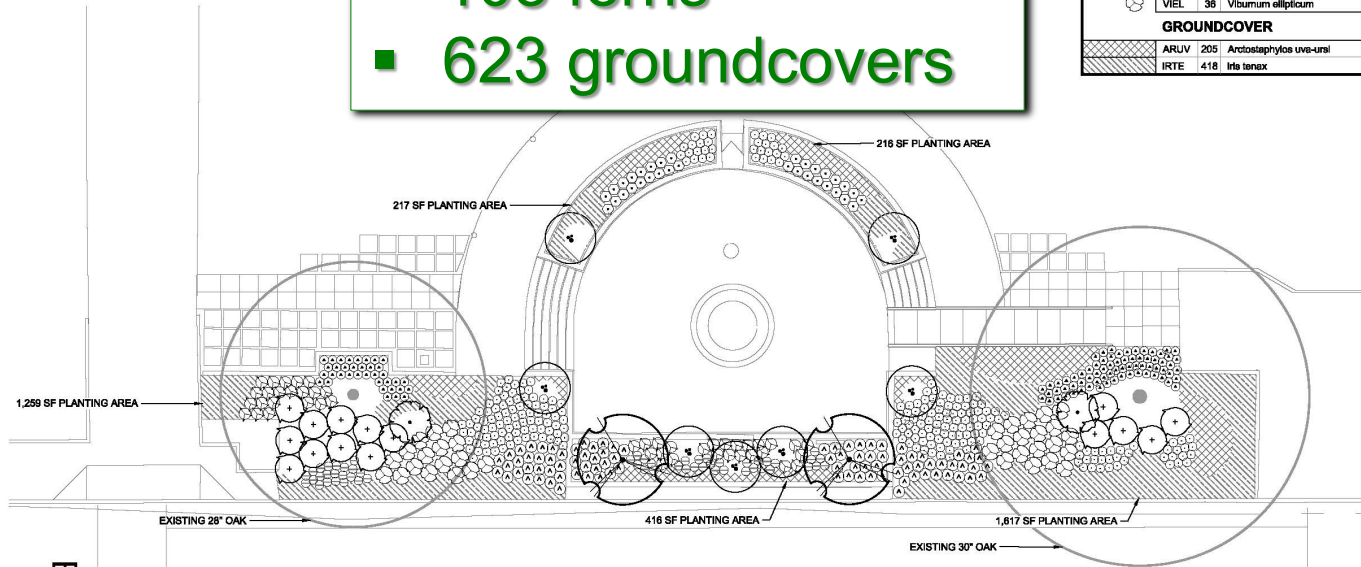
- 2 trees
- 529 shrubs
- 108 ferns
- 623 groundcovers

PLANT SCHEDULE

SYMBOL	ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	NOTES
<b>TREES</b>								
CONU	2		<i>Cornus nuttallii</i>	western flowering dogwood	15 GAL.	B&B	AS SHOWN	
<b>SHRUBS</b>								
ACCI	7		<i>Acer circinatum</i>	vine maple	15 GAL.			AS SHOWN
DRAR	108		<i>Dryopteris arguta</i>	wood fern	1 GAL.			18" O.C.
MAAQ	247		<i>Mahonia aquifolium</i>	tall Oregon grape	1 GAL.			18" O.C.
MANE	54		<i>Mahonia nervosa</i>	cascade Oregon grape	1 GAL.			18" O.C.
OECE	2		<i>Oemleria cerasiformis</i>	indian plum	5 GAL.			AS SHOWN
RISA	15		<i>Ribes sanguineum</i>	red currant	5 GAL.		CONTAINER	AS SHOWN
SPBE	46		<i>Spiraea batifolia</i> var. <i>lucida</i>	shiny-leaf spiraea	5 GAL.			24" O.C.
SYMO	89		<i>Symphoricarpos mollis</i>	creeping snowberry	5 GAL.			24" O.C.
VAOV	33		<i>Vaccinium ovatum</i>	evergreen huckleberry	5 GAL.			24" O.C.
VIEL	36		<i>Viburnum ellipticum</i>	oval-leaved viburnum	5 GAL.			36" O.C.
<b>GROUNDCOVER</b>								
ARUV	205		<i>Arctostaphylos uva-ursi</i>	kinnikinnick	1 GAL.		CONTAINER	18" O.C.
IRTE	416		<i>Iris tenax</i>	Oregon Iris	1 GAL.			18" O.C.

NOTES:

- MITIGATION PLANTING AREAS WILL BE IRRIGATED WITH AN EXISTING AUTOMATIC IRRIGATION SYSTEM.
- PLANT MATERIAL IS NATIVE AND SELECTED FROM THE PORTLAND PLANT LIST.
- ALL NEW REQUIRED MITIGATION AREAS MUST BE CLEARED OF GROUNDCOVERS AND SHRUBS LISTED ON THE NUISANCE PLANT LIST.
- PLANT MATERIALS MUST BE SUPPORTED ONLY WHEN NECESSARY DUE TO EXTREME WINDS AT THE PLANTING SITE. WHERE SUPPORT IS NECESSARY STAKES, GUY WIRES, OR OTHER MEASURES MUST BE REMOVED AS SOON AS THE PLANT CAN SUPPORT ITSELF.
- MONITORING OF LANDSCAPE AREAS IS THE ONGOING RESPONSIBILITY OF PORTLAND PARKS & RECREATION. PLANTS THAT DIE WILL BE REPLACED IN KIND. WRITTEN PROOF THAT ALL SPECIFICATIONS OF SECTION 33.248.090 HAVE BEEN MET WILL BE PROVIDED ONE YEAR AFTER THE PLANTING IS COMPLETED. BES WILL PROVIDE THIS DOCUMENTATION TO BDS.



3,700 square feet Mitigation plantings  
at the Battleship Oregon Memorial

Exhibit C.4  
1ST REV. 06/10



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Tualatin, OR 97063  
(503) 766-1033  
Consulting Engineers Inc. (SIC) 882-3024

NO.	DATE	DESCRIPTION	APPRO.	DRAWING NAME	DESIGNED BY	DATE APPR.	PROGRAM MGR.
					DESIGNED BY		
					CHECKED BY		
					CONSTR. MGR.		
					DESIGN MGR.		

CITY OF PORTLAND  
ENVIRONMENTAL SERVICES



Ankeny PS Odor Treatment System Rehabilitation

MITIGATION PLANTING  
FIGURE 6

1/4 SECTION
JOB NO.
SHEET NO.
1 OF 1



# Hearings Officer Recommendation

**Approval of a Statewide Planning Goal Exception and associated Comprehensive Plan Amendment, River Violation Review and River Review** to authorize the construction of, and repair or replacement of, odor treatment equipment and vaults and appurtenances associated with the Ankeny Pump Station within the River Setback area, including:

- Construction of the original underground odor treatment system vaults within Tom McCall Waterfront Park and within the River Setback area;
- Demolition and removal of existing equipment inside the Blower Vault;
- Installation of a new blower, ventilation fans, sump pump, and associated electrical and controls inside the Blower Vault;
- Removal of the media and equipment inside the Media Vault;
- Enlargement of one access hatch in the Media Vault by 12 square feet to accommodate installation of the new odor treatment; and
- Installation of the odor treatment units, sump pump, ventilation ducting, and associated electrical and controls inside the Media Vault;

# City Council Alternatives

- Adopt the Hearings Officer's recommendation to approve the application with conditions.
- Adopt the Hearings Officer's recommendation to approve the application, with modifications.
- Overturn the Hearings Officer's recommendation, thereby denying the application.