



City of Portland Bureau of Development Services

Staff Presentation of the Hearings Officer
recommendation to the

Portland City Council

Land Use Review 14-104931CP ZC

***City of Portland
Auxiliary Emergency Operations Center***

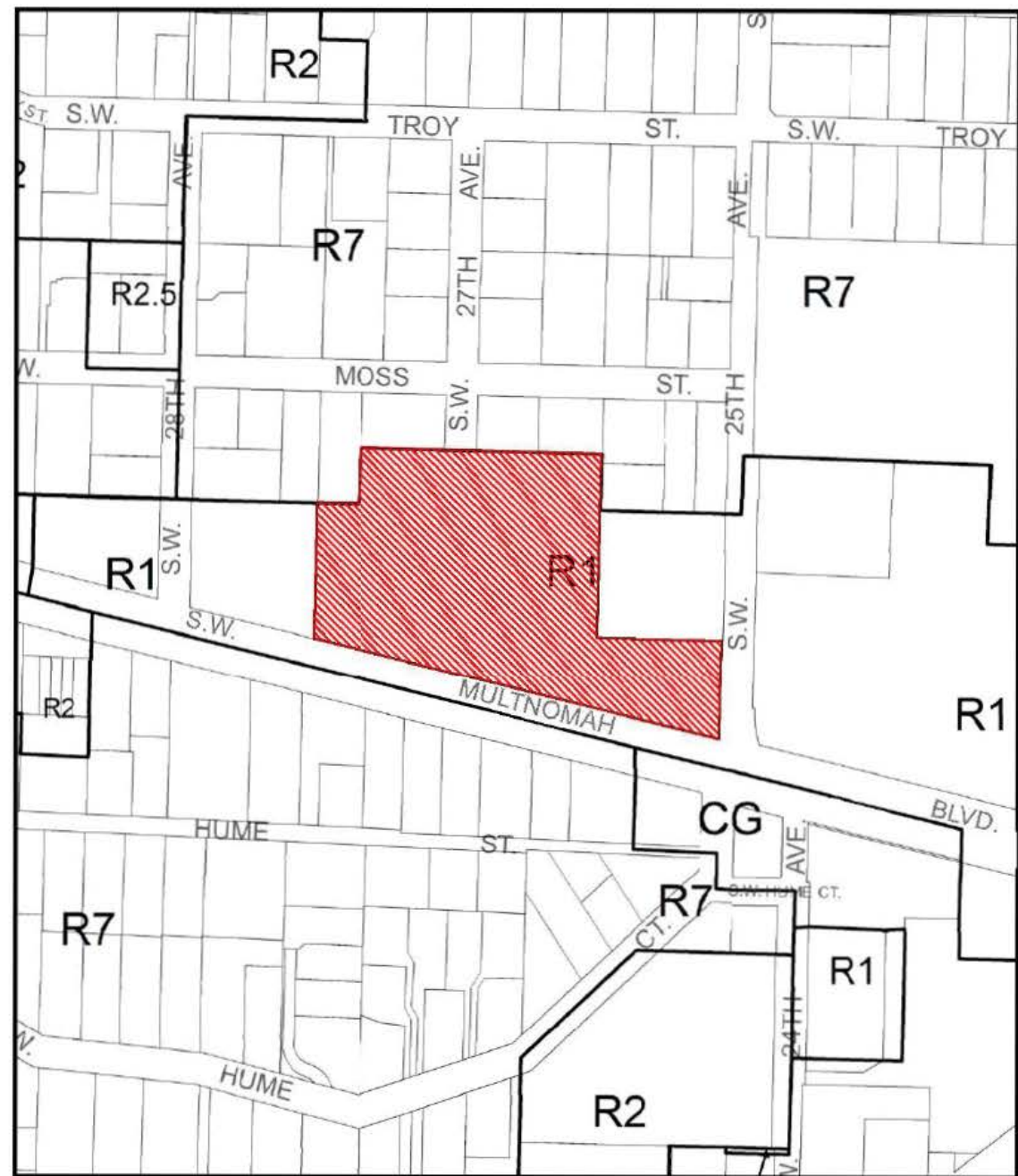
Summary of the Proposal

- **The applicant requests to change the Comprehensive Plan Map and Zoning Map designations for the now-vacant SFC Jerome F. Sears US Army Reserve Center site from R1 (Residential 1,000) to EG2 (General Employment 2).**

Existing Zoning

3.96 Acres

Developed with 24,810 sq ft, two story brick clad masonry building, parking area, and a maintenance and storage building.



**ZONING
EXISTING**



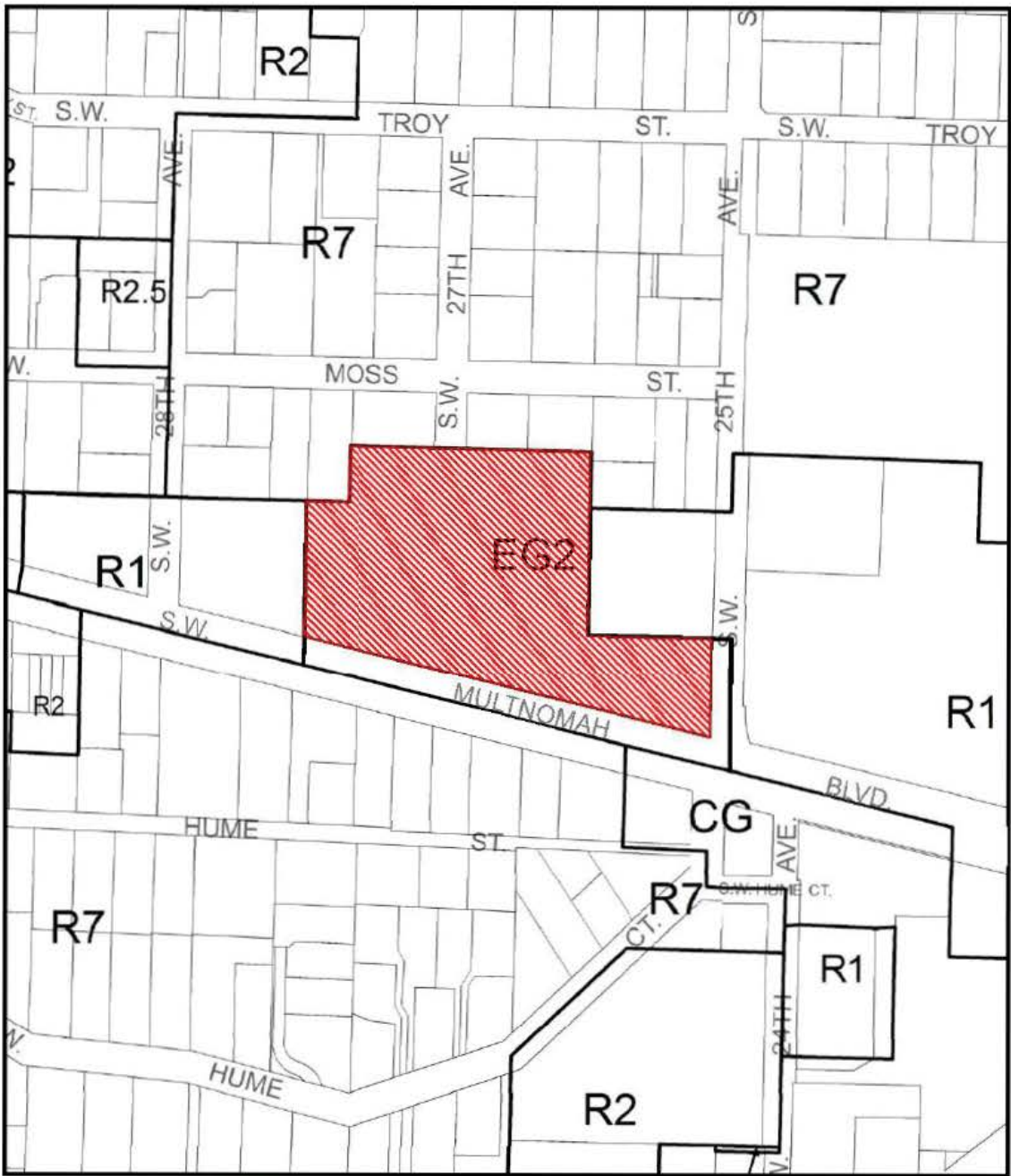
NORTH

Site

File No.	LU 14-104931 CP,ZC
1/4 Section	3826
Scale	1 inch = 200 feet
State_Id	1S1E20DA36900
Exhibit	B.1 (Jan 15,2014)



Proposed Zoning



ZONING
PROPOSED

Site

↑
NORTH

File No.	LU 14-104931 CP,ZC
1/4 Section	3826
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Exhibit	B.2 (Jan 15, 2014)



Analysis

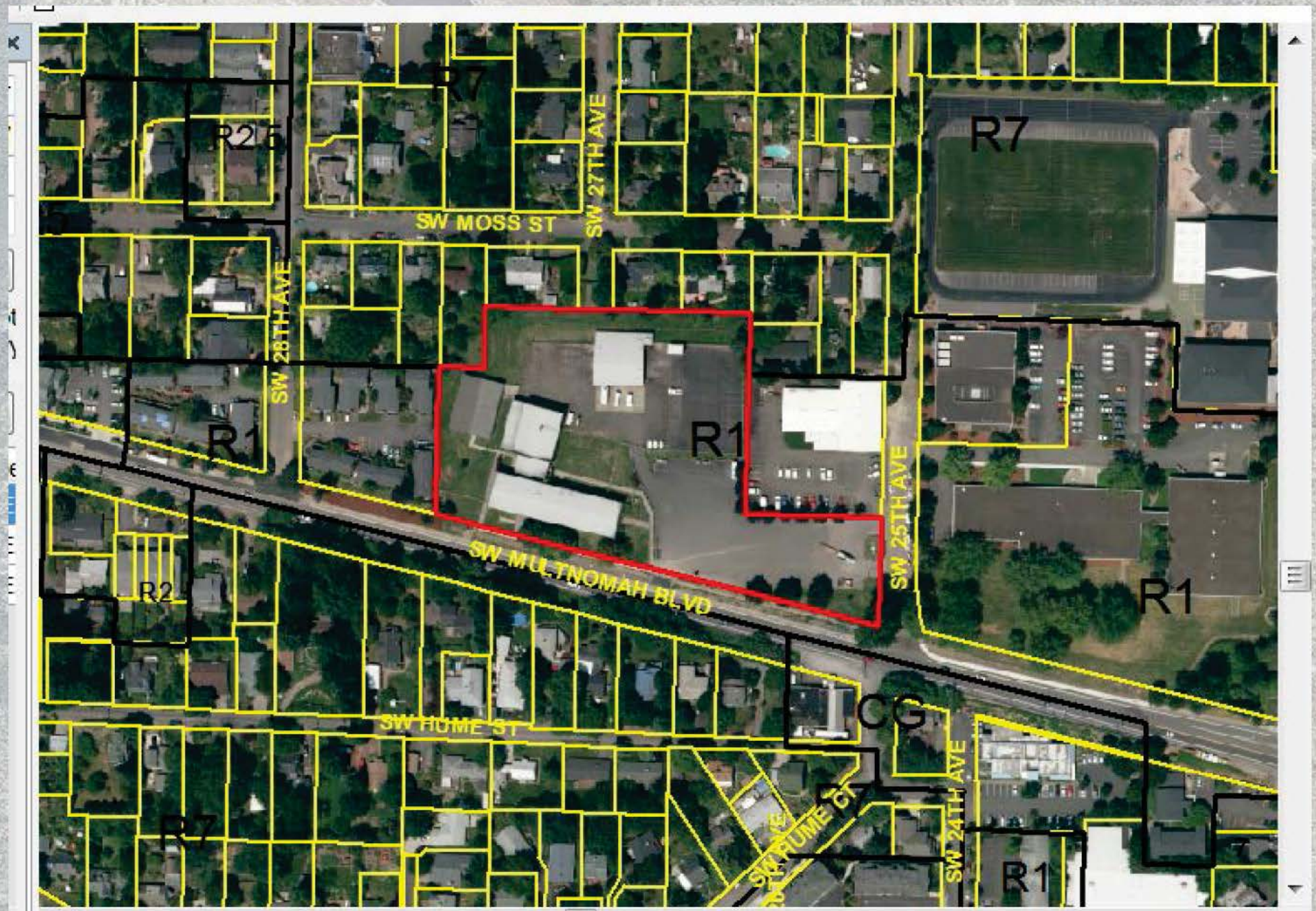
- **SFC Jerome F Sears US Army Reserve Center vacated via the Base Realignment and Closure Programs for Emergency Management Use Program.**
- **City acquired property Sept 2012, with terms requiring land to be used for emergency management services *in perpetuity*.**

An aerial photograph of a city with a river winding through it. The river is dark and occupies the central-left portion of the image. The city is built on a grid of streets, with various buildings and green spaces visible. The overall tone is somewhat muted, with a lot of greys and browns.

Analysis

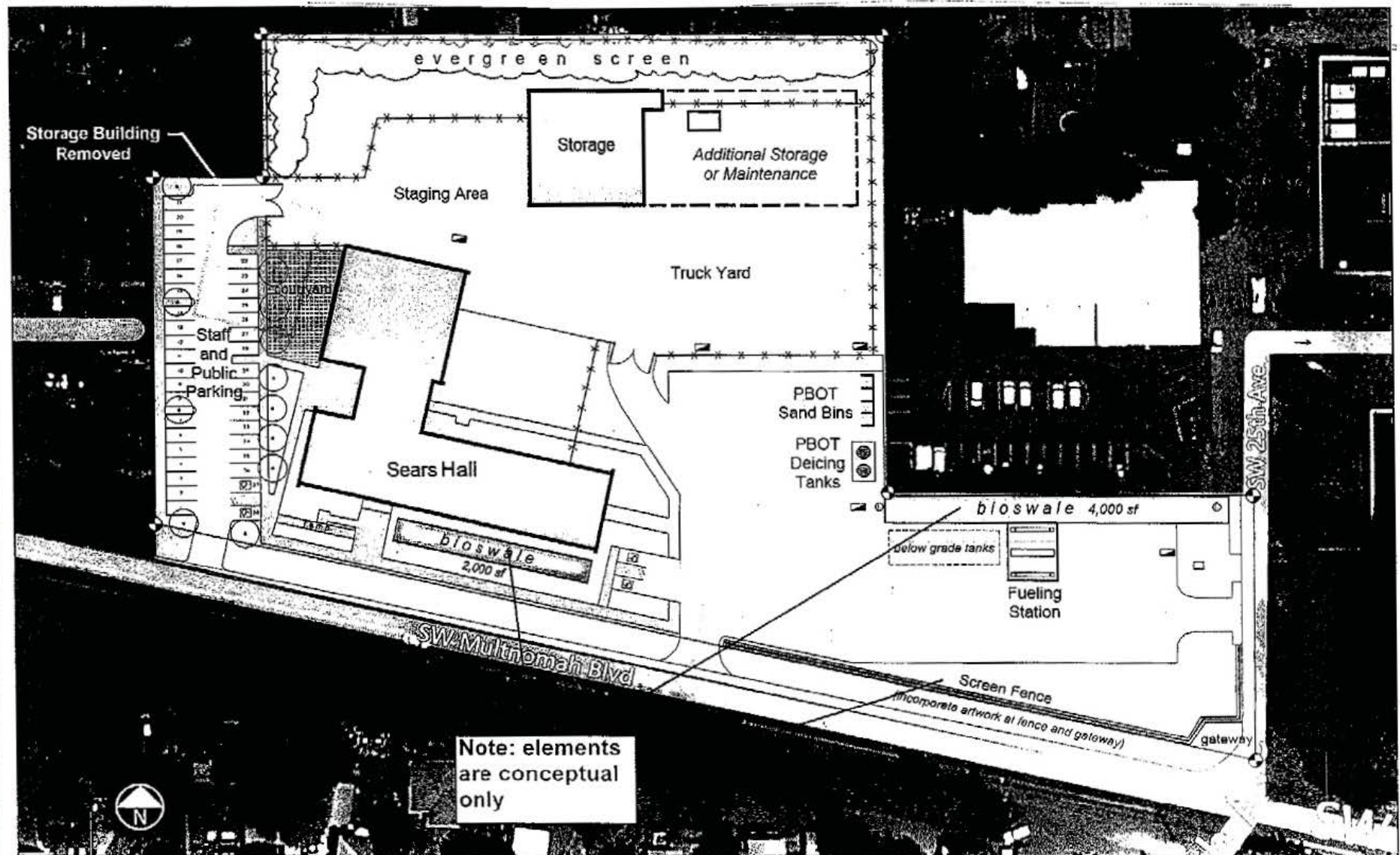
- **Portland Bureau of Emergency Management identified the City's vulnerability to respond to seismic and other hazards from the west side, particularly if Willamette River bridges fail in an event.**
- **City Council concurs there is a 'compelling public safety need for a west side operations center.'**

Aerial View



Site Map

Full Build-Out Plan for AEOC Master Plan



An aerial photograph of a river and surrounding land. The river flows from the top left towards the bottom right. The land on either side is a mix of green fields, some buildings, and roads. The text 'Approval Criteria' is overlaid on the top right of the image.

Approval Criteria

- **33.810.050 Comprehensive Plan Map Amendments**
- **33.855.050 Zoning Map Amendment**

Summary

Hearings Officer Recommendation

- **Approval, subject to 3 conditions of approval:**
 - ▶ **Coordinate with Portland Police Bureau regarding security features for the site.**
 - ▶ **Retail Sales and Services uses are prohibited.**
 - ▶ **No more than 80% impervious surfaces developed on the site.**





NOTICE
OF
PUBLIC
HEARING

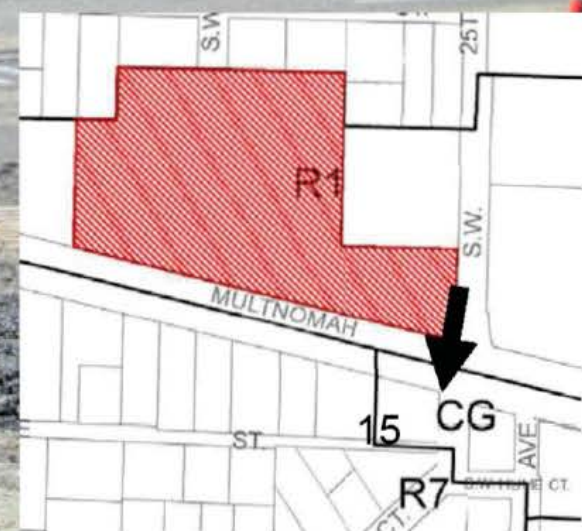
03/21/2014



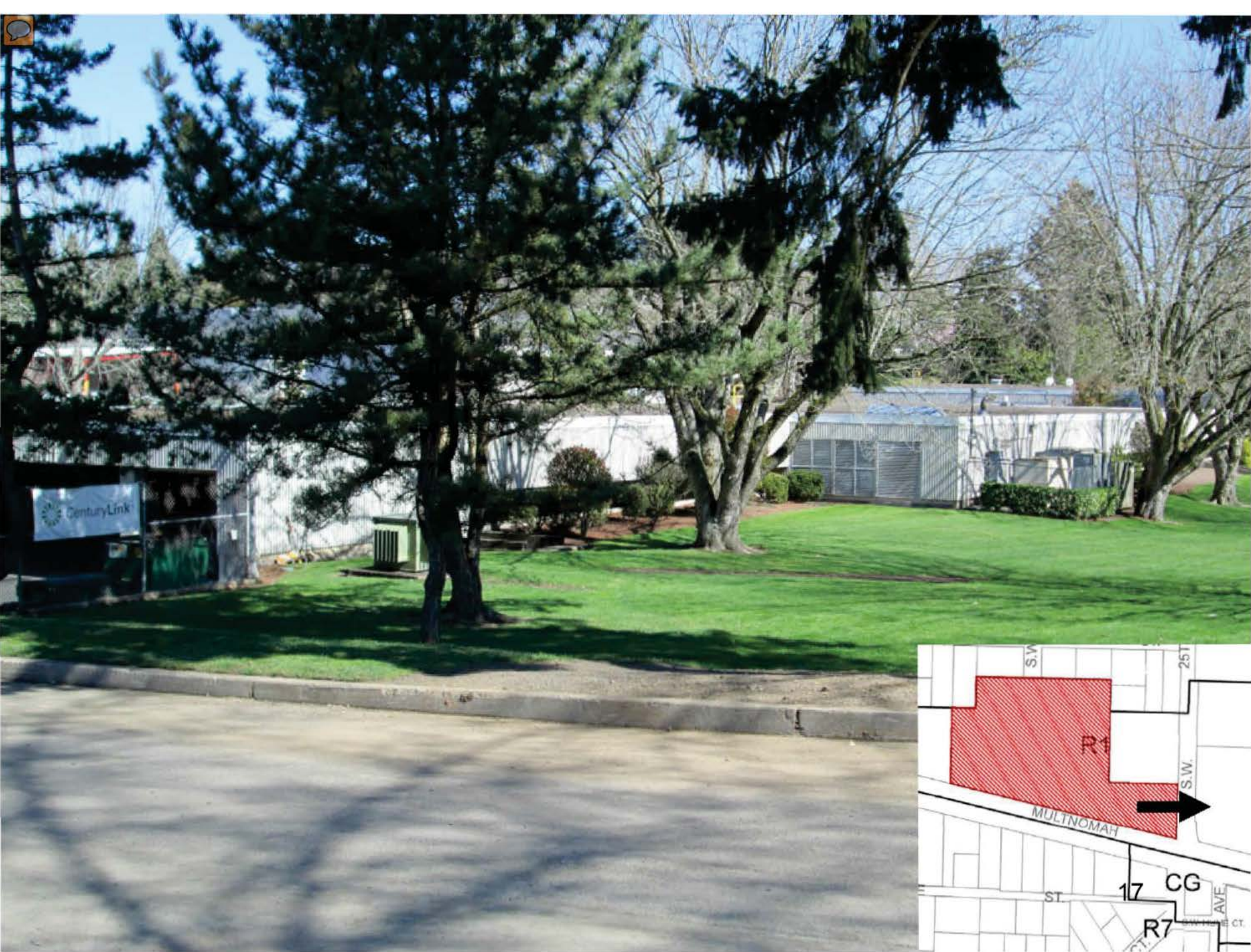
NO ENTRY TO
UNAUTHORIZED
PERSONNEL

03/21/2014









CenturyLink





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