



**City of Portland
Bureau of Development Services**

*Staff Presentation to the
Portland Historic Landmarks Commission*

**Type III Historic Resource Review &
Type II Environmental Review**

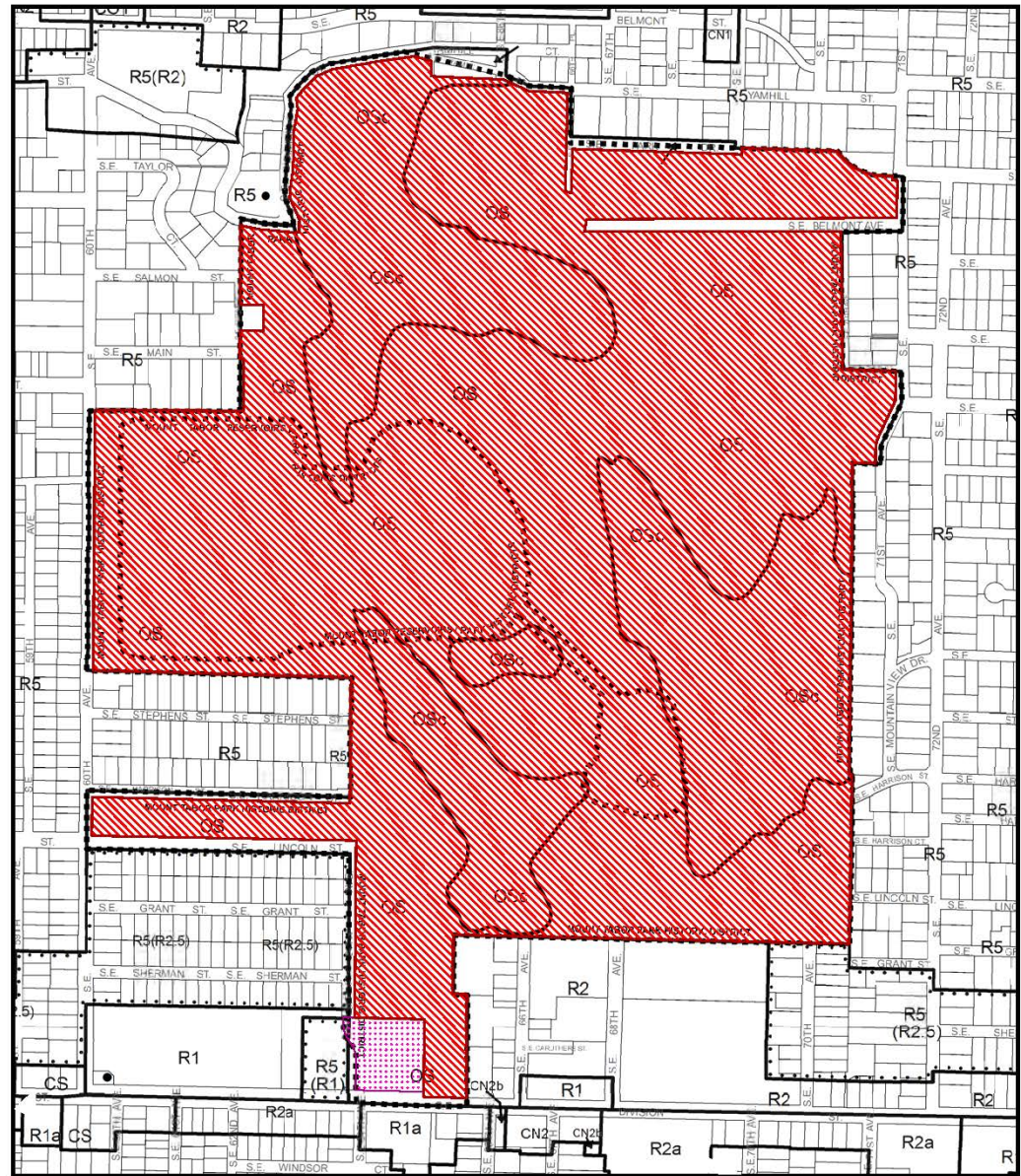
LU 14-218444 HREN

Mt. Tabor Reservoirs Disconnection

December 1, 2014

Zoning

- OS, OS_c – Open Space with Environmental Conservation overlay
- Mt. Tabor Park Historic District/ Mt. Tabor Reservoirs Historic District
- Historic Resource Review – to allow alterations to the Mt. Tabor Reservoirs and surrounding parklands; 33.846.060.G *Other approval criteria*
- Environmental Review – to allow construction of utilities and alterations to utility structures in the environmental overlay zone; 33.430.250.A



ZONING

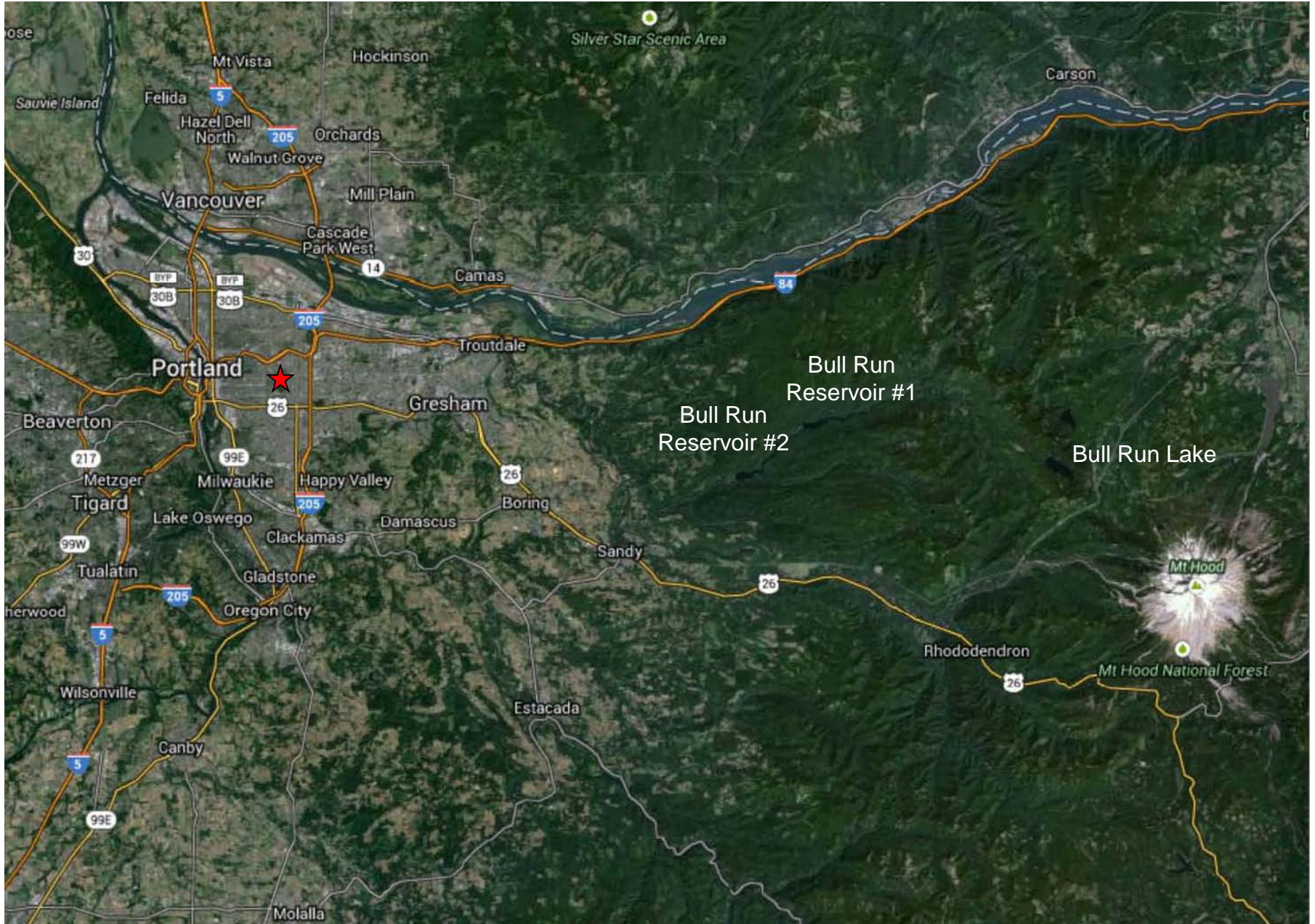
- Site
- Also Owned

This Site is Located Within The:
 Mount Tabor Park Historic District
 Mount Tabor Park Reservoirs Historic District



File No. LU 14-218444 HR,EN
 1/4 Section 3136.3137.3236.3237
 Scale 1 inch = 500 feet
 State_Id 1S2E05 100
 Exhibit B (Nov 24, 2014)

Vicinity



Vicinity

SE Belmont

SE 60th

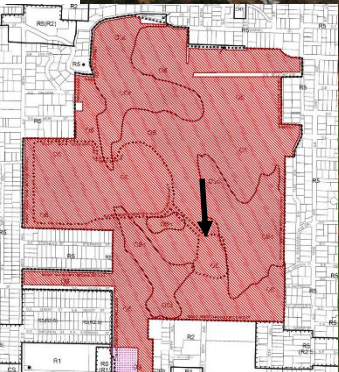
SE 71st



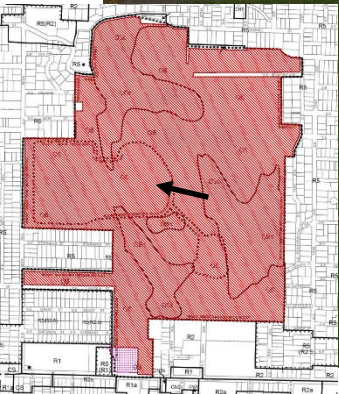
SE Hawthorne

SE Division

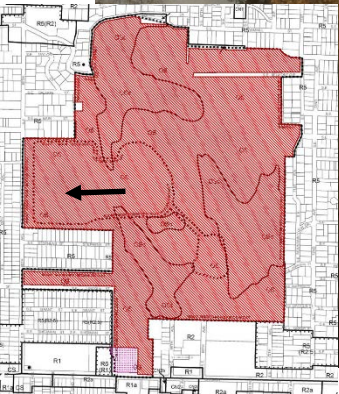
Reservoir 1



Reservoir 5



Reservoir 6



Proposal Summary

Disconnect the Reservoirs from the public drinking water supply

- Capping and plugging existing underground pipe, including excavation of earth and existing roadways, removal of existing pipe, and installation of new piping with restoration of the earth and roadways to existing or comparable conditions;
- Removal of existing trees and landscaping and restoration of such landscaping, as feasible, based on location of existing and proposed piping, and areas capable of accepting new plantings;
- Removal of existing underground vaults and construction of new underground vaults, including manhole covers, cast iron valve covers, air/vacuum release valves, above-ground vents;
- Removal of existing gates at dog off-leash area and replacement with a new double-gate for pedestrians and new vehicle gate;
- Construction of above-ground electrical cabinets on concrete pads with shrub screening;
- Cutting and temporarily removing historic iron pipe handrail to provide temporary access of construction vehicles;
- Screening the inlet weir openings, placing bar grating across the drain pipe openings, and screening the openings of the two pipes connecting Reservoirs 1 and 5;
- Small penetrations and installation of vents and condulets at the roof and east wall Gatehouse 6 East, respectively;
- Removing pipe ends and installing caps on the flanges of the outlet pipes;
- Planting of new trees along the SE Harrison entrance

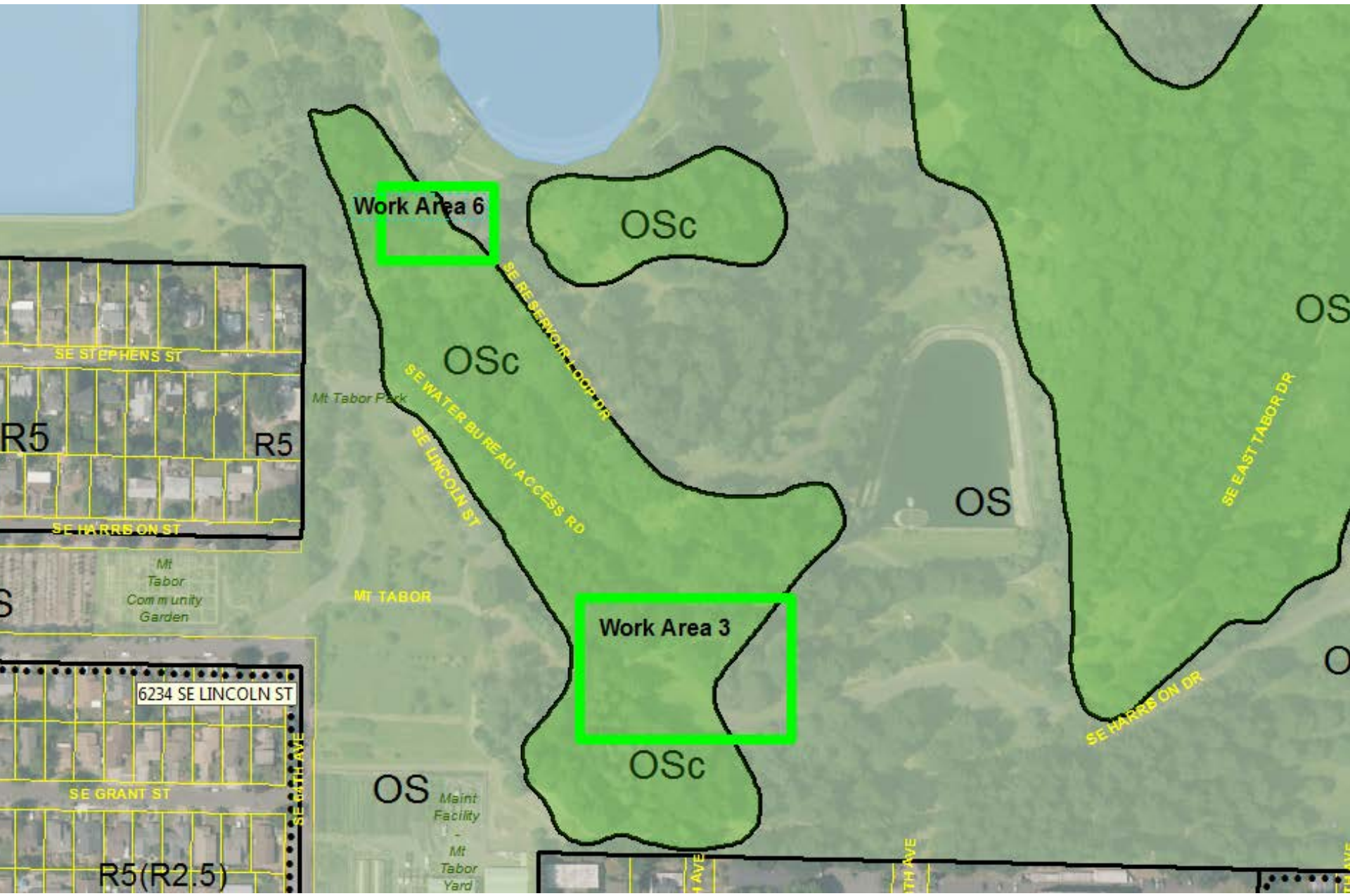
Environmental Review

- Work Area 3: Construct approximately 350 feet of 48-inch steel pipe in c-zone.
 - Work Area 6: Disconnect pipes and add air valve to existing vault in gravel access drive.
-

These Projects must:

- Have the least impact to resources of other practicable alternatives, including alternatives outside the p zone;
- Prevent impacts on resources in areas designated to be left undisturbed, including water bodies containing fish habitat; and
- Mitigate all significant detrimental impacts on resources, in the same watershed, and on a site owned by the applicant;

Work Areas in Environmental Zones





Work Area 3: SE Lincoln Drive through c-zone.



Work Area 6: Existing vault west side SE Reservoir Loop Drive.

Public Comments

Eight letters received prior to November 21st:

1. ***Mark Bartlett – procedural questions;***
2. ***Ty K. Wyman, on behalf of Eileen Brady and Brian Rohter – suggested condition of approval for retention of water;***
3. ***Mark Bartlett – questions regarding PWB’s authority to propose work in Mt. Tabor Park;***
4. ***Mark Wheeler – opposed to switching to a buried reservoir system;***
5. ***Jocelyn Goodall – concerns regarding public costs (financial and health-related) of proposal; concerns about the future of the reservoirs;***
6. ***Steven T. Wax – questions regarding the need for the proposal, suggesting the reservoirs be taken off-line, rather than disconnected;***
7. ***Stephanie Stewart (MTNA) – requested conditions and mitigation measures, including retention of water, requiring an impact study, development of a preservation plan, consideration of a future-use plan, articulation of maintenance and security responsibilities, requested formal outside oversight;***
8. ***Mary Kinnick (Friends of Mt. Tabor Park) – support of MTNA letter, and encourage HLC to consider the MTNA’s requested conditions and mitigation measures***

Letters received after November 21st:

1. ***Bertha Guptill – requesting that the reservoirs not be disconnected;***
2. ***PWB response to Steven T. Wax***
3. ***Kim Lakin – questions regarding reversibility, timing, funding, future use, and suggestions to communicate to the contractor that all work is within a historic area and great care should be taken; suggested having an on-call preservation consultant during construction;***
4. ***South Tabor Neighborhood Association – support for MTNA’s comments and requested reversibility or taking the reservoirs off-line rather than disconnecting, maintaining character;***
5. ***Floy Jones on behalf of Friends of Reservoirs – suggested further exploration of alternatives to cutting and plugging;***
6. ***Brad Yazzolino – requested mandating water in the reservoirs, additional preservation/mitigation funding, impact study, and outside oversight;***
7. ***Ty K. Wyman, on behalf of Eileen Brady and Brian Rohter – questions regarding Conditional Use approval criteria and suggesting COAs to maintain water and maintain reservoirs as a functioning back-up system***

Staff Recommendation

Historic Resource Review:

Approval with conditions:

- 1. Following completion of the disconnection, Reservoirs #1, #5, and #6 must continue to hold water, allowing for empty periods only for maintenance and cleaning;***
- 2. The Portland Water Bureau shall develop an interpretation program that tells the history of the Mt. Tabor Reservoirs and the Bull Run water delivery system, including the proposed disconnection;***
- 3. In the event of any archaeological discovery, work will be stopped and the State Archaeologist will be notified.***

Environmental Review:

Approval to:

- Construct approximately 350 feet of 48-inch steel pipe in work Area 3; and***
- Conduct Vault Work in Work Area 6***

Options

- 1. Accept staff report, including proposed conditions of approval; approve the proposal;***
- 2. Accept staff report, impose additional conditions of approval; approve the proposal;***
- 3. Reject staff report, staff to return with revised findings; deny the proposal.***

end of staff presentation