

MOTIONS LU 14-249689 DM:

05-13-15

Motion to approve the application of the Water Bureau: Moved by Fritz and seconded by Fish.

COMMISSIONERS VOTED AS FOLLOWS:

YEA: Fritz, Fish, Novick, Saltzman and Hales.

Agenda Disposition:

TENTATIVELY ACCEPT THE PROPOSAL AND RECOMMENDATION; PREPARE FINDINGS FOR JUNE 10, 2015 AT 2:00 PM TIME CERTAIN.

06-10-15

CONTINUED TO JUNE 25, 2015 at 2:00pm TIME CERTAIN.

06-25-15

Adopt the Findings: Moved by Fritz and seconded by Fish.

COMMISSIONERS VOTED AS FOLLOWS:

YEA: Fritz, Fish, Novick, Saltzman and Hales.

Agenda Disposition:

FINDINGS ADOPTED

AGENDA ITEM 701:

LU 14-249689 DM Consider the proposal of the City of Portland Water Bureau for Demolition Review and the Bureau of Development Services staff and Portland Historic Landmarks Commission recommendation of approval for the demolition of 1894 Reservoir #3, 1894 Reservoir #4 and the 1946 Weir Building, all contributing resources in the Washington Park Historic District at 2403 SW Jefferson St (Previous Agenda 606; Findings introduced by Commissioner Fritz; LU 14-249689 DM)

**COUNCIL FINDINGS AND DECISION WILL BE
DISTRIBUTED ON TUESDAY, JUNE 23, 2015.**

IMPACT STATEMENT

Proposal: Type IV Demolition Review for Washington Park Reservoirs #3 and #4 and the Weir Building

Contact name: Hillary Adam, Land Use Services

Contact phone: 503-823-3581

Presenter name: Hillary Adam

Purpose of proposal and background information:

This is a quasi-judicial action. The Portland Water Bureau is requesting approval for demolition of Reservoir #3, Reservoir #4, and the Weir Building in the Washington Park Reservoirs National Register Historic District in order to address issues regarding landslide pressures, seismic vulnerability, aging infrastructure, and the EPA's LT2 regulation which requires all drinking water providers to cover or treat open reservoirs at the point of discharge.

Financial and budgetary impacts:

- Please consult the Portland Water Bureau regarding long-term financial impacts of the proposal.

Community impacts and community involvement:

This land use proposal is site-specific to a limited area of Washington Park. However, some members of the public have expressed concern that the proposal to bury the City's drinking water reservoirs will affect the quality of the drinking water which potentially has broader implications for areas served by the Washington Park Reservoirs on the west side of the City.

- The project site is located in the Arlington Heights neighborhood and this will be the neighborhood most impacted by the proposal.
- The Arlington Heights neighborhood association has expressed concerns regarding construction impacts and traffic as well as street closures over an extended period of time.
- Positive impacts from the proposed replacement development include increased public access through the site, restoration of historic resources to remain, and an interpretation program that tells the history of the Washington Park Reservoirs and the Bull Run water system. While approval of the proposal will result in the loss of two of the City's most significant historic resources, the replacement development will provide more opportunities for enjoyment of the site, which currently do not exist due to liability concerns. Please note: The Type IV Demolition Review considers the merits of the proposed replacement development as part of the approval criteria, however, a separate Type III land use review must be approved for the replacement development prior to issuance of a Demolition Permit; approval of this Type IV application would not approve the replacement development, only the demolition of the three historic resources.
- Members of the public who testified in opposition objected to the loss of historic resources, the potential negative effects of burying the City's drinking water, the necessity of the proposal, and noted distrust for the future maintenance of the site.
- Staff believes that long-term preservation of the historic resources is not practical as they have been compromised by landslide pressures which were triggered by excavation of the hillside during original construction.
- Testimony is expected both in favor and in opposition.

Budgetary Impact Worksheet

Does this action change appropriations?

YES: Please complete the information below.

NO: Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount