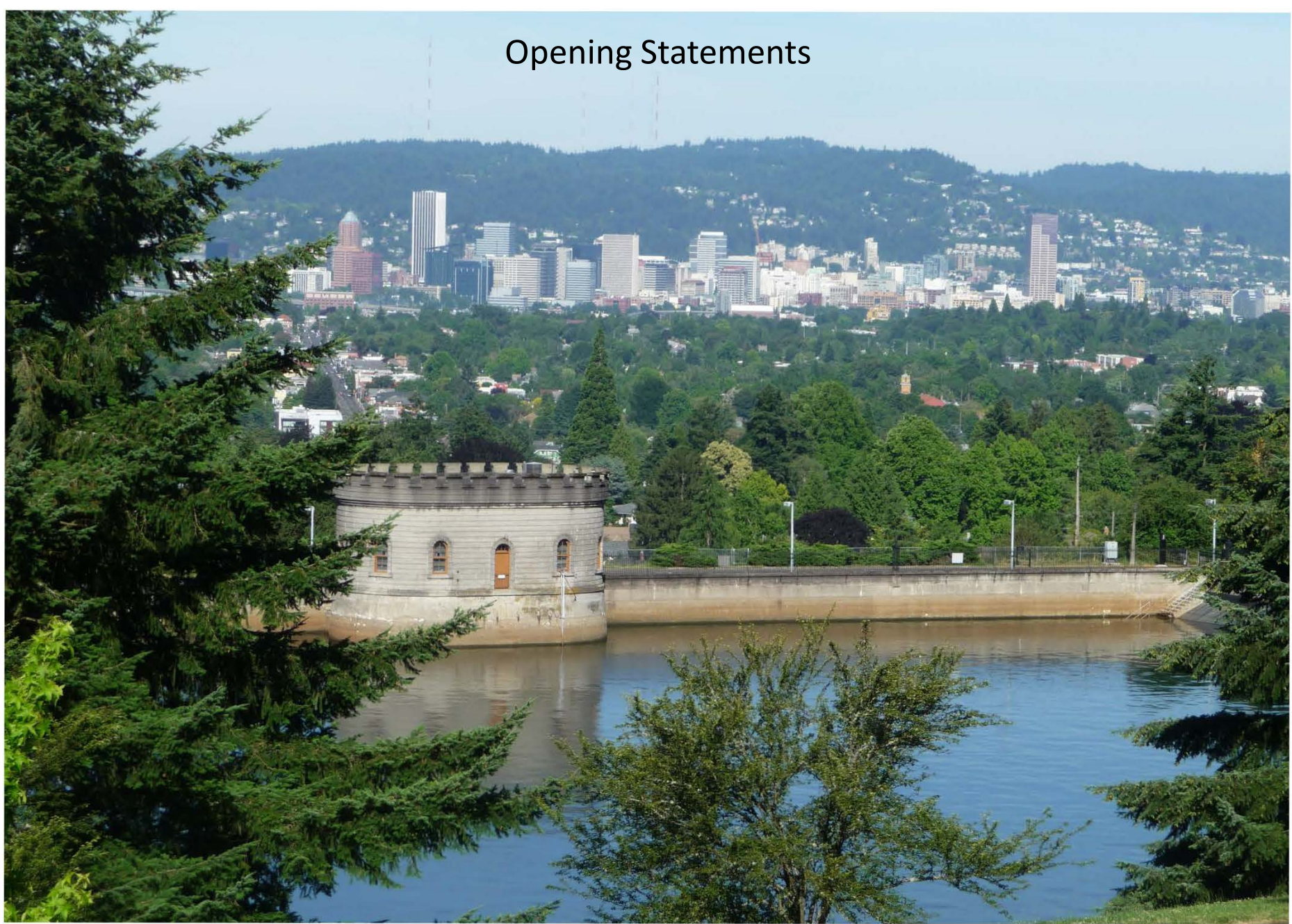


# Opening Statements



Mt. Tabor Land Use Appeal



# Project Introduction

City Land use reviews:

- \*Type III Historic Resource Review
- \*Type II Environmental Review

Oregon State Historic Preservation Office has reviewed required documentation

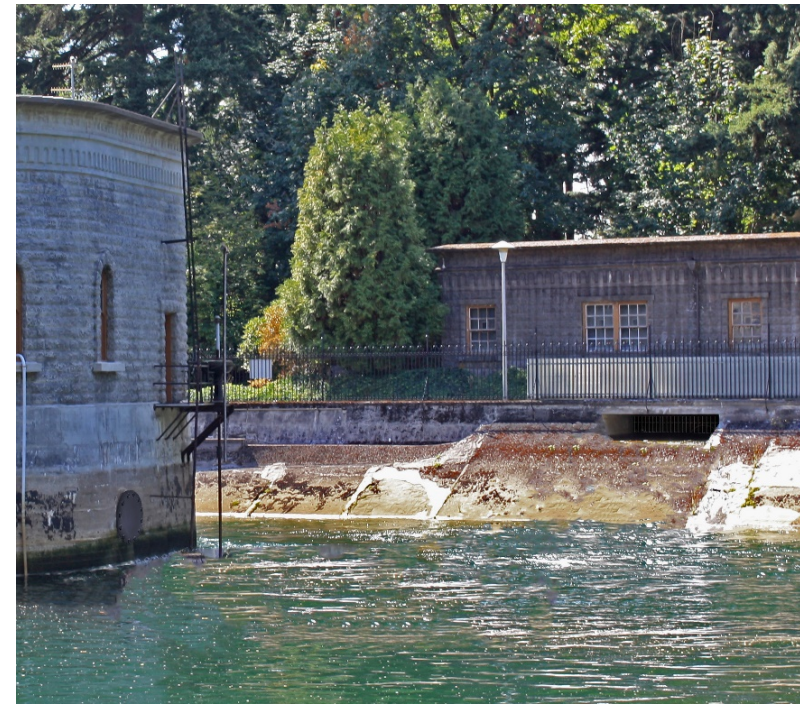


# Mt. Tabor Land Use Appeal



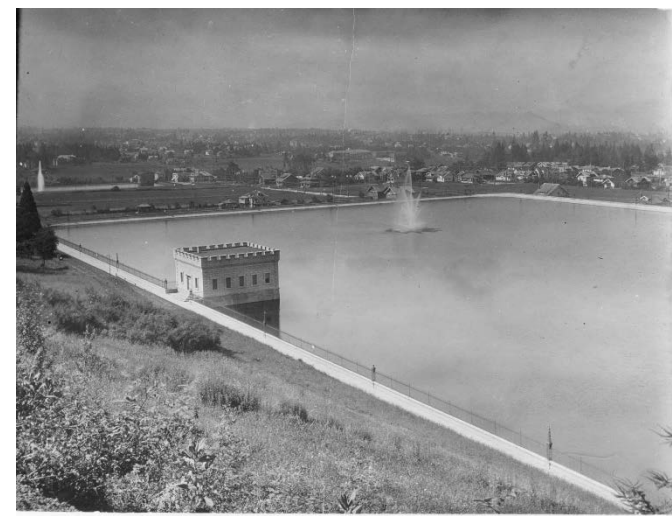
# Project Summary

- \*Disconnect the reservoirs from the drinking water system
- \*Construct a (buried) large-diameter pipe to carry water past the reservoirs
- \*Maintain water (non-potable) in the reservoir basins
- \*Plant trees and shrubs added to meet permit requirements;
- \*Add several vaults, manhole covers, and vents; cap or screen inlets and drains at Reservoirs



# Effects of the Project on Historic Resources

Contributing Resources vs. Noncontributing Resources  
District Compatibility and Historic Landscape Evaluation



(Reservoirs Historic District)

Contributing Resources :

- Res. Basin 1 (with fences, parapets, lampposts & walkways)
- Res. Basin 5 (with fences, parapets, lampposts & walkways)
- Res. Basin 6 (with fences, parapets, lampposts & walkways)
- Inlet Gatehouse 6
- Outlet Gatehouse 6
- Gatehouse 1
- Gatehouse 5
- Weir Building 1
- Weir Building 5
- Covered Storage Tank Building
- Covered Storage Tank
- Fountain at Reservoir 1



Noncontributing Resources:

- Out Building 5
- Pump Station betw. Reservoirs 5 & 6
- Chlorination Building 6





# Effects of the Project on Historic Resources

Concept of Reversibility

Visual Impacts and SHPO Concurrence



Mt. Tabor Land Use Appeal

# Basis of Appeal by the Portland Water Bureau

## PHLC Approval **Condition B:**

*Following completion of the disconnection, Reservoirs #1, #5, and #6 must continue to hold water within the normal historic operating range for each reservoir, which is 50% to 75%. The reservoirs must be maintained and cleaned, and may be emptied (partially or fully) for brief periods, as necessary, to address system operational requirements, to maintain security, regulatory compliance, or for safety reasons. **The reservoirs shall not be partially or fully emptied for more than 60 days total, either consecutively or non-consecutively within a calendar year, except in emergency circumstances.** Any proposal to permanently remove visible water from the site, as required in the preceding sentence, will require a follow-up land use application to be reviewed by the Historic Landmarks Commission.*

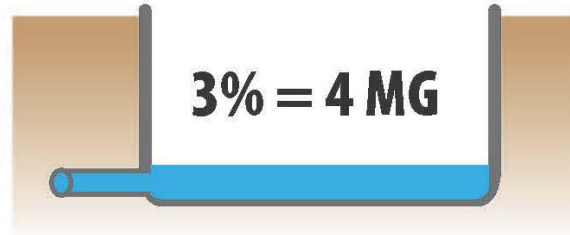
## PHLC Approval **Condition E:**

***The City of Portland shall formally adopt the May 2009 Mount Tabor Reservoirs Historic Structures Report and fully implement the short- and long-term restorative recommendations and maintenance therein, including removal of non-historic elements, such as light fixtures and conduit, and restoration of the contributing resources of the Mt. Tabor Reservoirs Historic District by December 31, 2019.***

# Draining the Reservoirs



## Current



$$\text{Time to drain} = \left( \frac{\# \text{ of gallons}}{\text{discharge rate}} \right) \left( \frac{1 \text{ hr}}{60 \text{ min}} \right) \left( \frac{1 \text{ day}}{24 \text{ hrs}} \right) = \left( \frac{4,000,000 \text{ gal}}{1,000 \text{ gpm}} \right) \left( \frac{1 \text{ hr}}{60 \text{ min}} \right) \left( \frac{1 \text{ day}}{24 \text{ hrs}} \right) = 3 \text{ days to drain}$$

## Future



$$50\%: \text{Time} = \left( \frac{65,500,000}{1,000} \right) \left( \frac{1}{60} \right) \left( \frac{1}{24} \right) = 45 \text{ days to drain}$$

$$85\%: \text{Time} = \left( \frac{111,350,000}{1,000} \right) \left( \frac{1}{60} \right) \left( \frac{1}{24} \right) = 77 \text{ days to drain}$$

### Notes:

1. Total storage = 131 MG
2. Current includes only one cell in Res. 6
3. Disinfection time not included
4. Discharge rate set by BES permit



# Cleaning the Reservoirs

## Current



14 days to clean (completely empty)

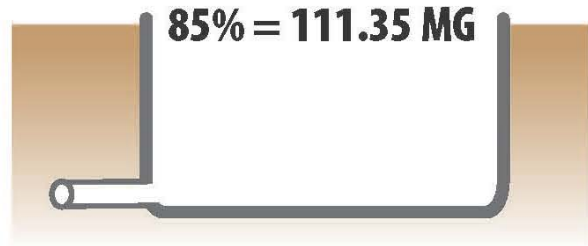


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## Future



14 days to clean (completely empty)

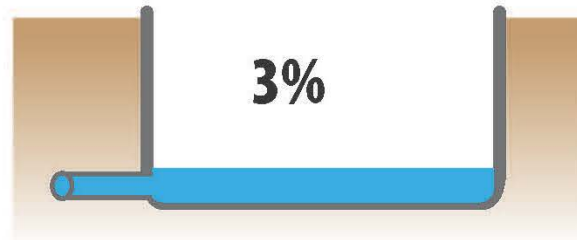


Note:  
1. Disinfection time not included for comparison



# Total time to Drain, Clean, and Refill the Reservoirs

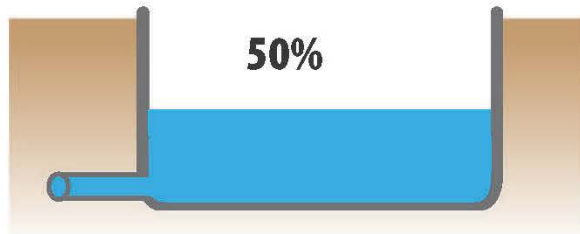
## Current



$$\begin{aligned} \text{Time Total} &= \text{Time to Drain} + \text{Time to Clean} + \text{Time to Refill} \\ \text{Total} &= 3 \text{ days} + 14 \text{ days} + 7 \text{ days} = 24 \text{ days} \end{aligned}$$

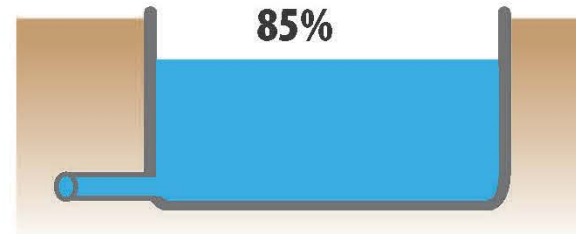
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## Future



$$50\%: 45 + 14 + 7 = 66 \text{ days}$$

$$85\%: 77 + 14 + 7 = 98 \text{ days}$$



### Notes:

1. Total storage in all 3 reservoirs = 131 MG
2. Current includes only one cell in Res. 6
3. Disinfection time not included
4. Discharge rate = 1,000 gpm

# Draining, Cleaning, and Refilling the Reservoirs



PHLC Approval Condition B (third sentence):

- \*Allows for no more than one cleaning cycle/ year, which could create **water quality problems**
- \*Too rigid to allow draining for **maintenance, safety, or other reasons**



# Maintenance and Repair Work to Historic Resources



Projected cost: \$100,000.00

Mount Tabor Reservoirs Historic Structures Report  
Condition Analysis and Recommendations  
TABULAR SUMMARY

Structure	Component	Observation	Recommendation	Priority <sup>(1)</sup>			Cost	Contractor Skill Level <sup>(2)</sup>
				S	L	M		
<b>RESERVOIR 1</b>								
<b>GATEHOUSE 1</b>								
GH1	CONC	Wall surface spalling, deterioration and exposed reinforcing	Clean exterior, test for absorption, apply sealer	X			\$12,000	A
GH1	CONC	Wall openings and projections deteriorated	Clean exterior, test for absorption, rebuild severely deteriorated projections, apply sealer	X			\$66,000	A
GH1	CONC	Roofing in fair condition, ponding at drain, inadequate roof drip	Replace roofing, provide overflow drain	X			\$25,000	B
GH1	BALC	Iron work is rusted, ladder connections rusted	Further investigation needed, clean and repair rusted connections, repaint.		X		\$8,000	B
GH1	DOOR	Non-original main entry doors	Option A.1: Repair doors, preserve cast-iron sills. Option A.2: Repair and replace with units matching original design and materials		X		--	C
GH1	WIND	South and west side wood members weathered, paint missing/oxidized, glass units need repuniting	Option A.1: Rehabilitate windows and deteriorated frame parts; select certain openings to be operable. Option A.2: Rehabilitate all windows and deteriorated frame parts; all openings to be operable		X		\$6,000	B
GH1	INT	Damage to concrete floor deck, metal stair rusting	Option A.1: Maintain wood restroom structure, stairway, equipment Option A.2: Limited interpretive tours; signage graphics Option A.3: Additional documentation, inventory and photographs of existing historic equipment		X		\$11,500	B
GH1	STEP	Substantial spalling, coating breaking up	Clean concrete surfaces, remove loose and deteriorated material, patch tests, patch spalled areas	X			\$4,000	--
GH1	STEP	Substantial spalling, coating breaking up	Clean concrete surfaces, remove loose and deteriorated material, patch tests, patch spalled areas	X			\$12,000	B

(1)  
S: Short-term (less than 5 yrs)  
L: Long-term (5-10 yrs)  
M: Maintenance (Varies/Ongoing)

(2)  
A: Requires Historic Preservation Consultant  
B: Contractor w/ preservation background  
C: Qualified contractor re: PWR Maintenance Personnel

Table Page 1

Projected cost to meet entire 2009 HSR: \$8M (2018 costs)

PHLC Approval Condition E was added to meet compliance with approval criterion #9 (not impairing the essential form and integrity of the resource). Not justified because:

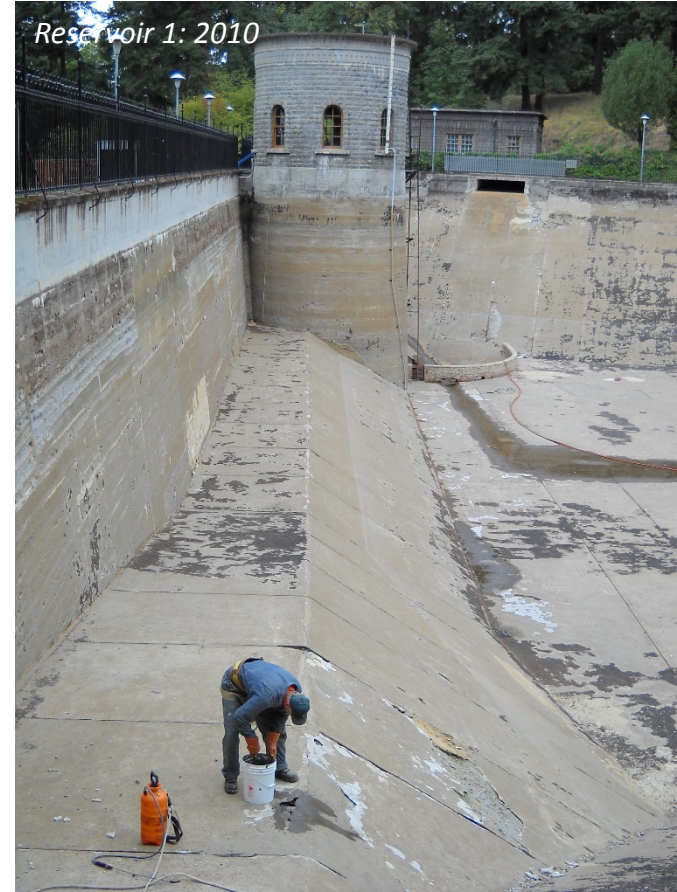
- \* **The proposal does not affect the form or integrity of the resource.**
- \* Code itself does not require—or even mention—restoration.
- \* The work required would itself require one or more historic resource reviews.
- \* This condition intrudes on City Council’s budget (and program) authority. Such a program decision would properly be made in Council budget deliberations, not in Historic Review.

# Mt. Tabor Land Use Appeal



# Maintenance and Repair Work to Historic Resources

Examples of Restoration and Rehabilitation: Ongoing work (no review required)



Mt. Tabor Land Use Appeal



# PUBLIC INVOLVEMENT SUMMARY

MT. TABOR RESERVOIR  
ADJUSTMENTS PROJECT  
MAY 2015

Portland  
Water  
Bureau



# Mt. Tabor Park Reservoir Disconnection Project

## *Public Involvement Summary – May 2015*

**T**he Environmental Protection Agency rule – known as the Long Term 2 Enhanced Surface Water Treatment Rule, or LT2 – is an unfunded federal mandate to prohibit the use of uncovered reservoirs to store finished drinking water in order to reduce the risk of exposure to contaminants.

The city has been fighting LT2, alongside members of the public, since the rule was promulgated in 2006.

- In 2006, the city appealed the EPA rule in federal court and lost.
- In 2009, the city sought EPA guidance on how to obtain a variance, and was told no variance was possible.
- When the EPA later moved regulatory oversight to the Oregon Health Authority, the city again asked for a variance and was turned down.
- In 2011, the city asked the state if a variance was possible and was told it was not.
- Later in 2011, the city asked the state to suspend enforcement of the provision until federal regulatory review was completed, and was turned down.
- In 2012 and again in 2013, the city asked the state for a delay. The city was turned down each time.

From 2006-2013, members of the public have been deeply involved with Water Bureau staff and City leadership in making these requests and have regularly lobbied legislators for relief from the rule. Community stakeholders were included in discussions on the issue throughout the years, with three different city administrations and two state administrations. The issue of Portland's open reservoirs has been extensively covered in local, national and international media venues.

Since 2009, the projects required to comply with LT2 have been discussed annually during each year's budget process and in City Council work sessions.

Finally in May 2013, the Oregon Health Authority refused the bureau's latest request for a delay. At that time, the Mayor of Portland and the Commissioner-in-Charge of the Water Bureau, faced with no other legal options and with deadlines looming, concluded that the City must move forward to complete projects that will enable it to meet the compliance timeline.

In February 2015, City Council authorized the Water Bureau to solicit bids for the Mount Tabor project in a public City Council session.

### **PORTLAND WATER BUREAU PUBLIC OUTREACH PLANNING**

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Community information and outreach staff at the Water Bureau plan and implement outreach plans that are scaled to the capital or construction project's size, stakeholder base, and impact to the public. The plans are approved by the project manager before construction begins. A variety of outreach tools can be employed, depending on the scope and scale of the project.



# Mt. Tabor Park Reservoir Disconnection Project

## Public Involvement Summary – May 2015

The goal of this project is to design and construct piping and system changes necessary to supply the city's Tabor 411 pressure zone and the westside transmission system directly from the water supply conduits, bypassing the open reservoirs (Reservoir 1 and 5) at Mt. Tabor and to address other changes that are needed to meet the Long Term 2 Enhanced Surface Water Treatment Rule (LT2) regulations. There is no design work to alter the historic structures and no decision-making on future use involved in this project. Therefore, the 2013 outreach plan was tailored to ask for feedback to lessen the impacts to park users during construction.

The plan was re-evaluated in 2014 and expanded to include a much larger stakeholder base. In response to public requests for more information about the impacts to Mt. Tabor Park caused by the Portland Water Bureau's Tabor Reservoir Adjustments Project, it was recommended that both guided and self-guided tours be offered to the public. (Note the self-guided tours are still available a year later.) The tours were designed to show neighbors and park users the exact locations of proposed project activities, resolve any concerns about the work's impact on those areas, and to solicit suggestions on how the bureau might do the work differently, within reason.

Water Bureau staff also wanted to address how the project would affect the historic reservoirs, park trees, and alter the city's water system.



The walking tours kicked off with a tour for the Mt Tabor Neighborhood Association's Community Advisory Committee (CAC), which was accompanied by Commissioner Amanda Fritz. This group asked many detailed questions, some of which led to the development of some design alternatives, in particular the potential change to the intertie in Work Area 5 near Reservoir 1.

The guided tours were populated with people from most neighborhoods surrounding the park. A majority of the

attendees expressed some degree of opposition to the disconnection or skepticism about the bureau's communications. A significant minority were neutral, and only a few agreed with the reasons to discontinue use of open reservoirs.

### PORTLAND WATER BUREAU PUBLIC OUTREACH IMPLEMENTATION

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The Water Bureau offered a number of opportunities for citizens to provide suggestions and feedback before submitting its land use review application. Outreach materials about the Mt. Tabor Disconnection Project were created and distributed to provide a better understanding of the proposed project and schedule, construction impacts, preservation, public feedback opportunities, costs, park amenities, and long-term planning.

The bureau hosted nine walking tours at the park and held two well-attended public meetings in May and June 2014. The bureau also met with the Mt. Tabor Neighborhood

## Mt. Tabor Park Reservoir Disconnection Project

### *Public Involvement Summary – May 2015*

Association and Community Advisory Committee to hear and respond to their ideas and concerns. From these activities, Water Bureau staff made a number of planning changes to preserve more trees and to keep park users well informed about the construction work. The bureau also created a project web page to share ongoing information.

Below is a snapshot of outreach conducted from March 2014 to May 2015.

- **Community Advisory Committee:** The board, comprised of nine (9) members of the public, participated in five (5) facilitated meetings open to the public.
  - Stephanie Stewart, Mt. Tabor Neighborhood Association Land Use Committee
  - Dawn Smallman, Mt. Tabor Neighborhood Association Land Use Consultant
  - John Laursen, Mt. Tabor Neighborhood Association
  - Paul Leistner, Mt. Tabor Neighborhood Association
  - Kim Lakin, Historic Preservation Representative
  - Bing Wong, Friends of Mt. Tabor Park
  - Nancy Norby, Dog Park Users Representative
  - Mark Bartlett, Mt. Tabor Neighborhood Association Land Use Consultant
  - Eileen Argentina, Portland Parks and Recreation liaison
- **Open House Events:** Two (2) in-person open house events were conducted; 200+ members of the public participated.
- **Guided Reservoir Walking Tours:** Nine (9) tours were conducted; 56 members of the public participated.
- **Self-Guided Reservoir Walking Tours:** Signs at the different construction sites throughout the park illustrated the work that was planned for the site. A self-guided walking tour brochure was also available on the park's main kiosk, and was available to download on the project's website. This activity is still available to public.
- **Neighborhood Association Meetings:** Project staff presented project information at two (2) neighborhood association meetings. Outreach consultants met additional times with the CAC.
- **Site Signage:** Project staff has posted pertinent project information and updates, public involvement opportunities, and dates of public meetings/hearings in and around Mt. Tabor Park on a park kiosk and posters.
- **Webpage:** A project webpage was created in 2013 and has received more than 28,577 unique views\*.
- **Water Blog:** 26 articles related to the project have been posted on the Water Blog since 2011, receiving overall more than 55,000 unique views\*.



# Mt. Tabor Park Reservoir Disconnection Project

## Public Involvement Summary – May 2015

- **Social Media:** More than 65 project related messages have been posted on Twitter and Facebook, receiving overall more than 300,000 views.
- **Media:** Eighty-five (85) news articles and broadcasts have been published that describe or reference the project.
- **Records Requests:** Ten (10) public records requests have been received and filled regarding the project in 2013-2014 alone.
- **Land Use Review Application process:** While the Bureau of Development Services is responsible for public notification on the land use hearings, the Portland Water Bureau posted the information on the project website, Water Blog, Twitter, and Facebook. An announcement for the May 28 hearing was emailed to the Mt. Tabor Citizens Advisory Committee, and the Office of Neighborhood Involvement sent it to every neighborhood association and coalition city-wide.

*\*Unique views: Visitors to the site are measured according to their unique IP addresses; unique visitors are counted only once no matter how many times they visit the site.*

Between FY 2013-14 and FY 2014-15, several aspects of the project changed in response to community feedback. For example, the land use review application changed from a Type II to a Type III application to allow for more community involvement. In addition, the bureau convened a Community Advisory Committee, made up of park neighbors, to offer input on the project proposal. That input resulted in several project changes, which are reflected in the Land Use Review application submitted to the Bureau of Development Services.

### BUREAU OF DEVELOPMENT SERVICES OUTREACH

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Because of the historic value of the reservoirs, the City is going through a Land Use Review process. The Land Use Review (LUR) process, administered by the Bureau of Development Services, prescribes specific windows of time for public comment.

The Bureau of Development Services administers the Land Use Review application process. BDS notified the public in advance of Historic Landmark Commission public hearings on Dec. 1, 2014, Jan. 12, 2015 and Jan. 26, 2015. The result was a three-to-three tie vote, which means no action was taken. A fourth hearing was conducted on Feb. 9, 2015. During the land use process, the public was invited to submit written comments to BDS and offer testimony at two hearings. On Feb. 9, the Historic Landmark Commission voted to accept a staff report and final findings and to approve the application with conditions. Both the Portland Water Bureau and the Mt. Tabor Neighborhood Association appealed the decision. The City Council hearing to decide on the appeals will be held on May 28, 2015 at 2 pm in City Council Chambers. Refer to Land Use Application LU 14-218444 HR EN Mt. Tabor Reservoirs Disconnection.