



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 24, 2012

From: Rachel Whiteside, Land Use Services
503-823-7605 / Rachel.Whiteside@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 12-145519 CU ZC GW AD
Pre App: PC # 11-135790

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Rachel Whiteside at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also fax your comments to me at (503) 823-5630. After the staff report is published, please submit your comments to the Hearings Officer at 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 and fax them to 503-823-4347.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: September 24, 2012 – 30 days after the date of this RFR.**
- **We must publish our report 10 days prior to the public hearing.**
- **A public hearing before the Hearings Officer is tentatively scheduled for late October. The actual date will be published in the public notice.**

Applicant: Portland Water Bureau
1120 SW 5th Ave #500
Portland, OR 97204

Owner: Portland Parks & Recreation
1120 SW 5th Ave #1302
Portland, OR 97204

Representative: Winterbrook Planning
310 SW 4th Ave, Ste 1100
Portland, OR 97204

Site Address: 6404 SW Beaver Avenue – Willamette Park

Legal Description: LOT A INC PT VAC STS LOT B&C, HANNAH MASONS ADD; BLOCK 6 LOT 1&3&5&7&9&11 TL 700, SOUTHERN PORTLAND; LOT 11-22 TL 300, SOUTHERN PORTLAND; TL 900 3.86 ACRES, SECTION 22 1S 1E R357100010, R780200240, R780208140, R991220400

Tax Account No.: 1S1E22A 100, 1S1E15DC 700, 1S1E15DC 300, 1S1E22A 900

State ID No.: 3630

Quarter Section: 3630

Neighborhood: South Portland NA., contact Jim Davis at 503-248-9820.

Business District: South Portland Business Assoc, Kevin Countryman at 503-750-2984.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Macadam

Other Designations: Special Flood Hazard Area, Greenway Trail, Heritage Tree

Zoning: OSdqr – Open Space with Design, River Water Quality, and River Recreational overlay zones

Case Type: CU GW ZC AD – Conditional Use, Greenway, Zone Map Amendment, and Adjustment Reviews

Procedure: Type III, with a public hearing before the Hearings Officer. The decision of the Hearings Officer can be appealed to City Council.

Proposal: The Portland Water Bureau (PWB) proposes to construct a new pump station facility along the western edge of Willamette Park. The building will be a cast-in-place concrete structure of 9,600 square feet, on two stories. The footprint of the structure is 5,890 square feet. The building height is 28 feet. The ground floor of the new structure will house four public bathrooms, storage for PP&R uses, large diameter suction and discharge piping, storage for PWB uses, and an enclosed loading area accessible by a garage door. The second story of the building contains the large room housing six electric water pumps, an electrical room, a mechanical room, and a room with a hatch to the ground floor loading area. The pumps and other electrical equipment are located on the second floor of the building because they must be elevated above the 100-year flood plain, which is approximately 11 feet above the natural grade at this location.

The overall architectural design concept for the new pump station is for the building to blend in to the surrounding park landscape while at the same time connecting visitors to the park with the function occurring on the interior. Different areas of the concrete walls of the building will be either smooth (upper areas) or textured (lower areas). On the north and east facades, view windows are aligned with the five pumps inside the building. This allows a limited but effective view from park users to the function of the building. The south and west façades of the structure use spandrel panels to break up the wall area and provide some reflectivity for the natural features of the park. All the windows will incorporate “bird friendly” glass to reduce bird strikes. The roof of the pump station is almost entirely a vegetated eco-roof system. The eco-roof extends right up to the edge with no parapet, and the roof is angled slightly toward different corners of the building, allowing views from the ground.

Numerous other improvements to Willamette Park are proposed in concert with the construction of the new pump station building. Adjacent to the building, a new plaza area is proposed that includes a drinking fountain, bike parking, and seating. New landscape treatments are proposed on the other three sides of the building. New bike parking and tree and shrub plantings are also proposed throughout the park near the parking areas.

Chief among the other improvements is an upgrade to the existing trail system within the park. Approximately 2,150 linear feet of the Greenway Trail will be upgraded to the Portland Park’s “Type L” standard, which consists of 10 feet of pervious asphalt with painted edges. Trail

improvements will occur in two main segments: (1) from SW Beaver Avenue to the main parking lot; and (2) the ¼-mile loop around the soccer field at the south end of the park. The improvement to the southern loop and the pump station building involves changing the alignment of the spur that is the biking/walking entrance into the park from SW Nevada Street. This includes a new park entrance sign and light pole. The PWB is also committing to fund an additional 1,075 feet of trail improvements between the central parking lot and the ¼-mile loop once the trail section is designed.

The base zone for the property on which the pump station will be located is Open Space (OS). Basic utilities, such as water pump stations, are conditional uses in the Open Space zone. Because the basic utility use is conditional in the Open Space zone, a Conditional Use Review is required. The current greenway overlay designation for this site is River Recreational (r). The River Recreational zone restricts primary uses to uses which are river-dependent or river-related. The proposed pump station does not meet either of these definitions. Therefore the applicant has requested a zone change review to convert the overlay zone for the easement area associated with the pump station to the River General (g) overlay zone. Development landward of the 25-foot greenway setback is subject to Greenway Review.

Finally, the application requests two Adjustments for the proposal. The first is to parking lot landscape standards that must be brought into conformance as a result of nonconforming upgrade requirements. The applicant's proposal does not meet the interior planting standards (P1) for the central parking lot or the southern perimeter (L3) landscape requirements for the south parking lot. The second Adjustment is to the minimum setback from the west property line. Five different setback standards apply to the building along the west property line. All of these are met except the most restrictive standard in Section 33.100.200.B.1.a, which requires a 28-foot setback. The applicant proposes a 21-foot setback, keeping the building closer to the adjacent rail right-of-way on the west side.

Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

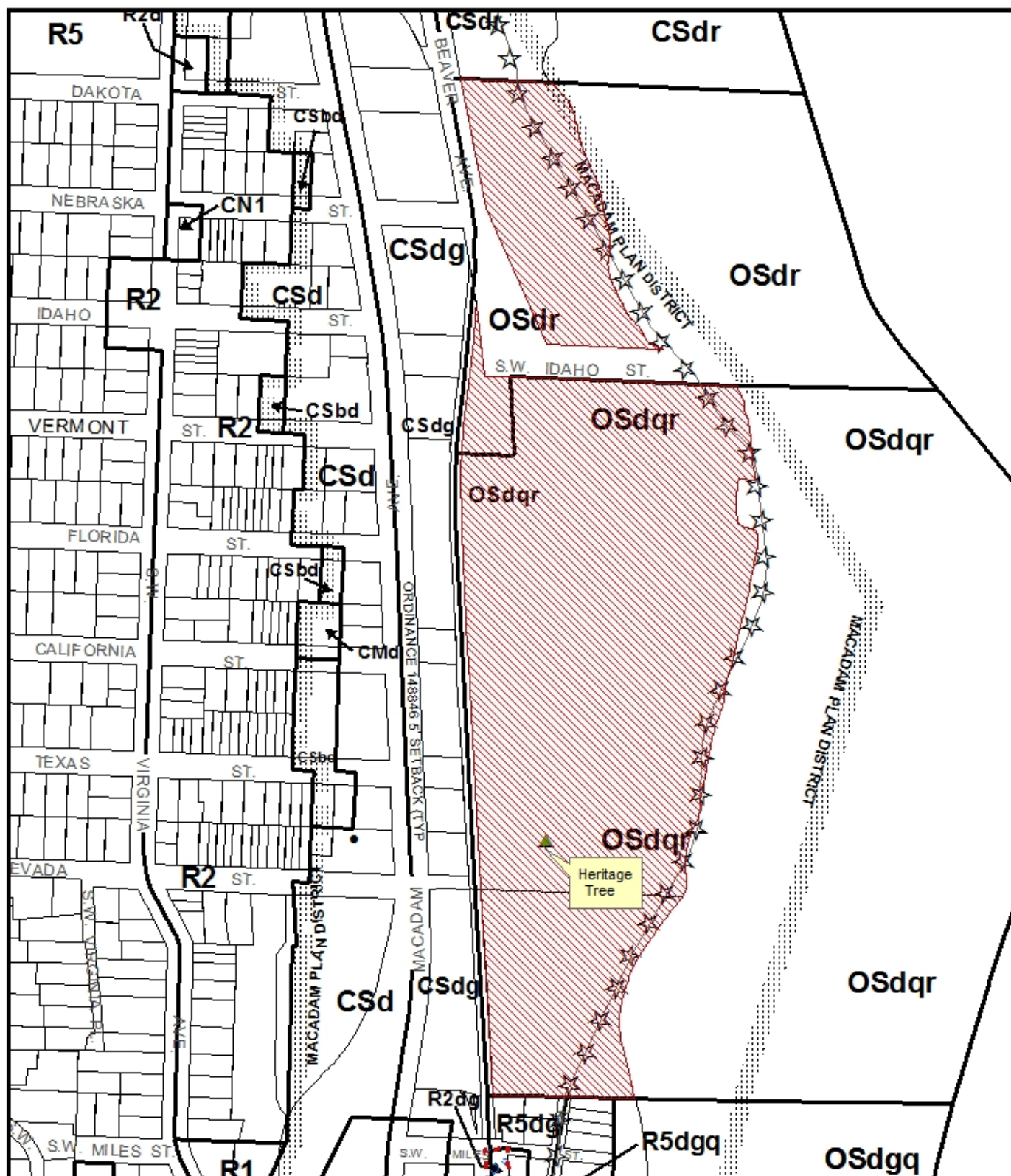
- **33.815.100** Conditional Uses in the Open Space Zone
- **33.855.060** Zoning Map Amendment Approval Criteria for Other Changes
- **33.805.040** Adjustment Approval Criteria
- **33.440.350** Greenway Approval Criteria
- **Willamette Greenway Design Guidelines**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on May 30, 2012 and determined to be complete on August 20, 2012.

It is important to submit all evidence to the Hearings Officer. City Council will not accept additional evidence if there is an appeal of this proposal.

Enclosures: Zoning Map (existing & proposed), Overall Construction Management Plan, Proposed Improvements Plan (Pump Station Site, North Parking Lot, Central Parking Lot, South Parking Lot), Building Elevations.

Additional plans are available upon request.



ZONING EXISTING



This site lies within the:
MACADAM PLAN DISTRICT

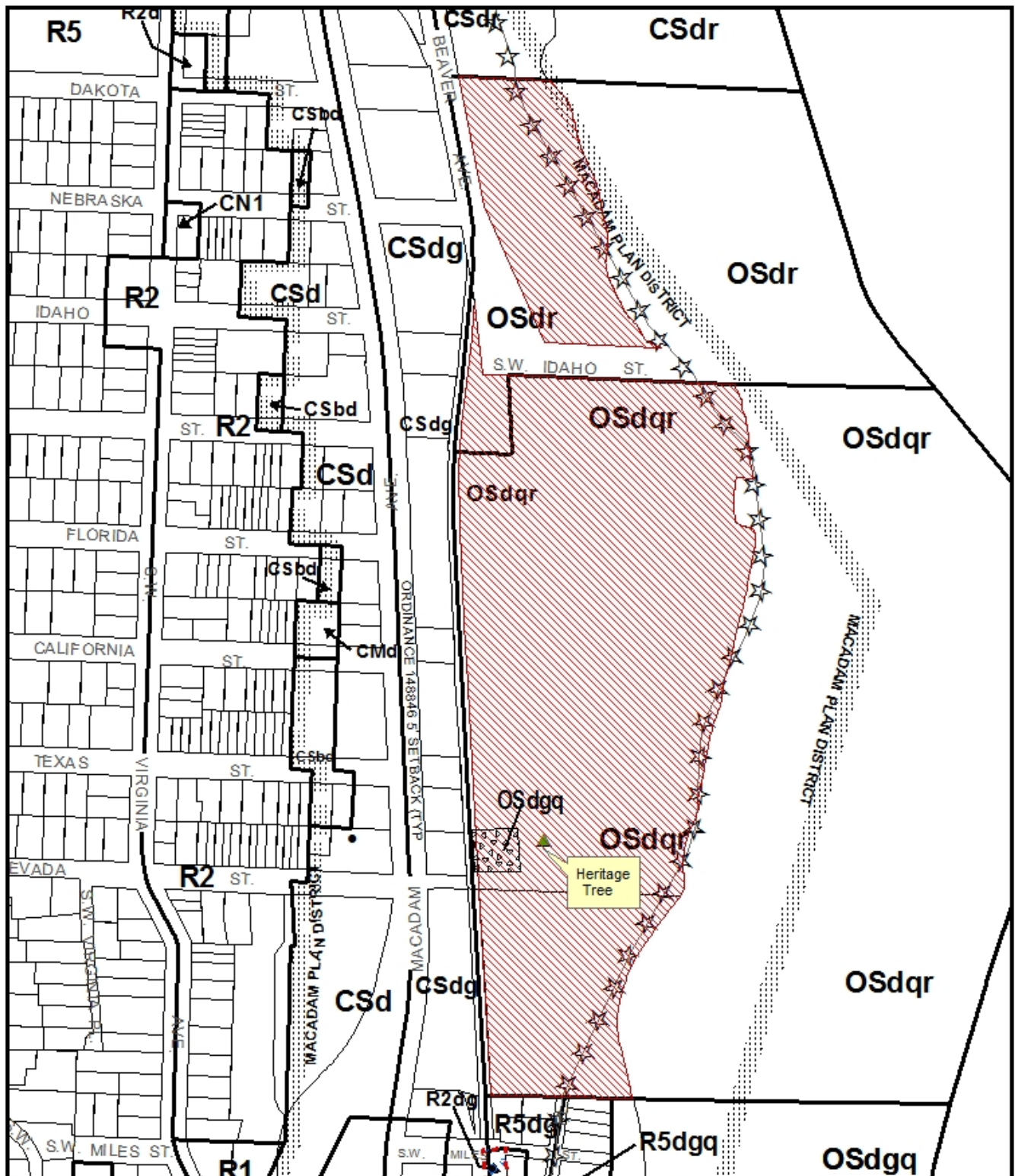


Site



Historic Landmark

File No. LU 12-145519 CU,GW,ZC,AD
 1/4 Section 3630,3730
 Scale 1 inch = 300 feet
 State_Id 1S1E22A 100
 Exhibit B (Jun 15,2012)



ZONING PROPOSED



This site lies within the:
MACADAM PLAN DISTRICT



Site



Historic Landmark

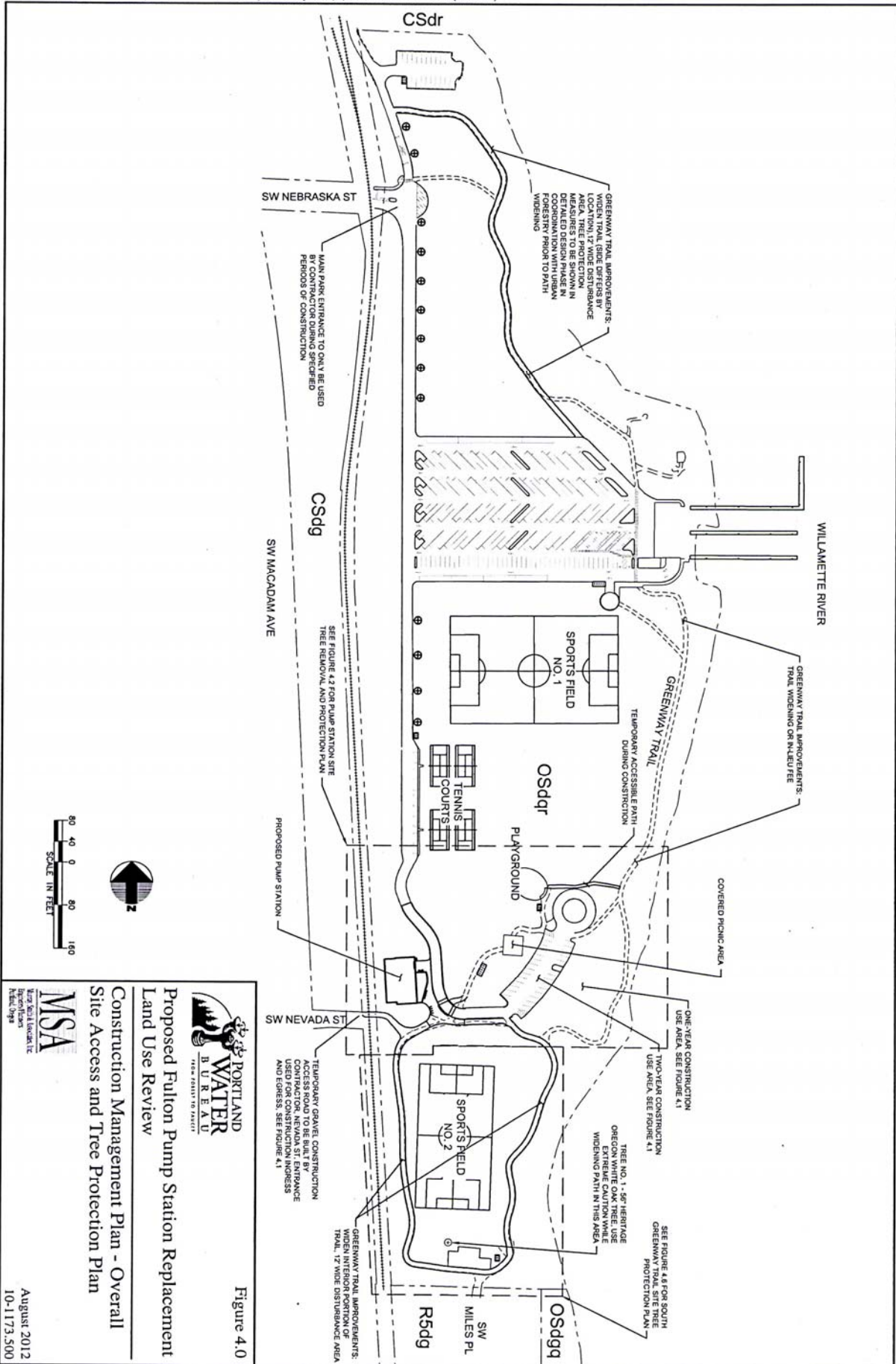
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1/4 Section 3630,3730

Scale 1 inch = 300 feet

State_Id 1S1E22A 100

Exhibit B (Jun 15,2012)



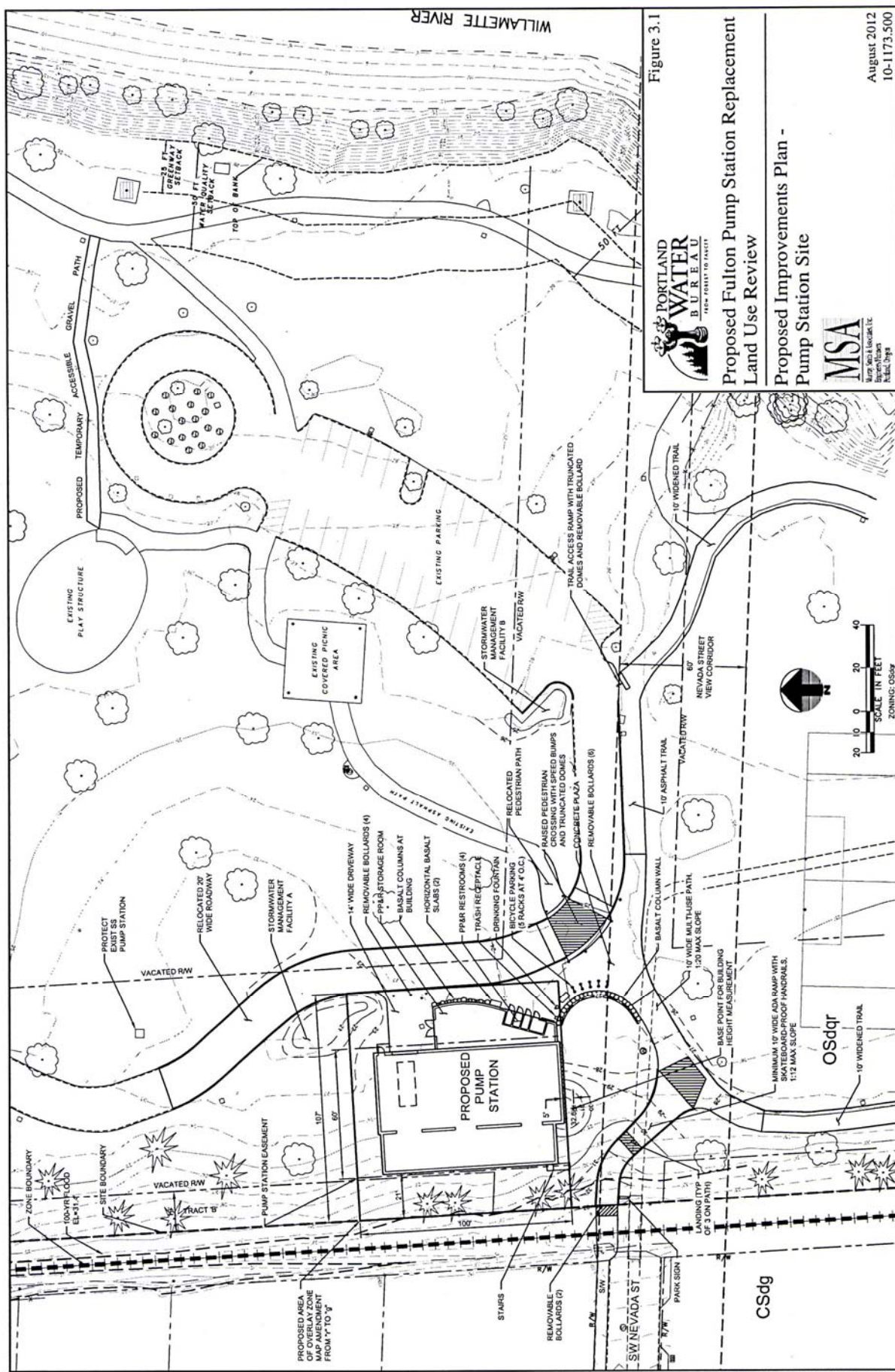


Figure 3.1



Proposed Fulton Pump Station Replacement Land Use Review

Proposed Improvements Plan -
Pump Station Site

August 2012
10-1173.500

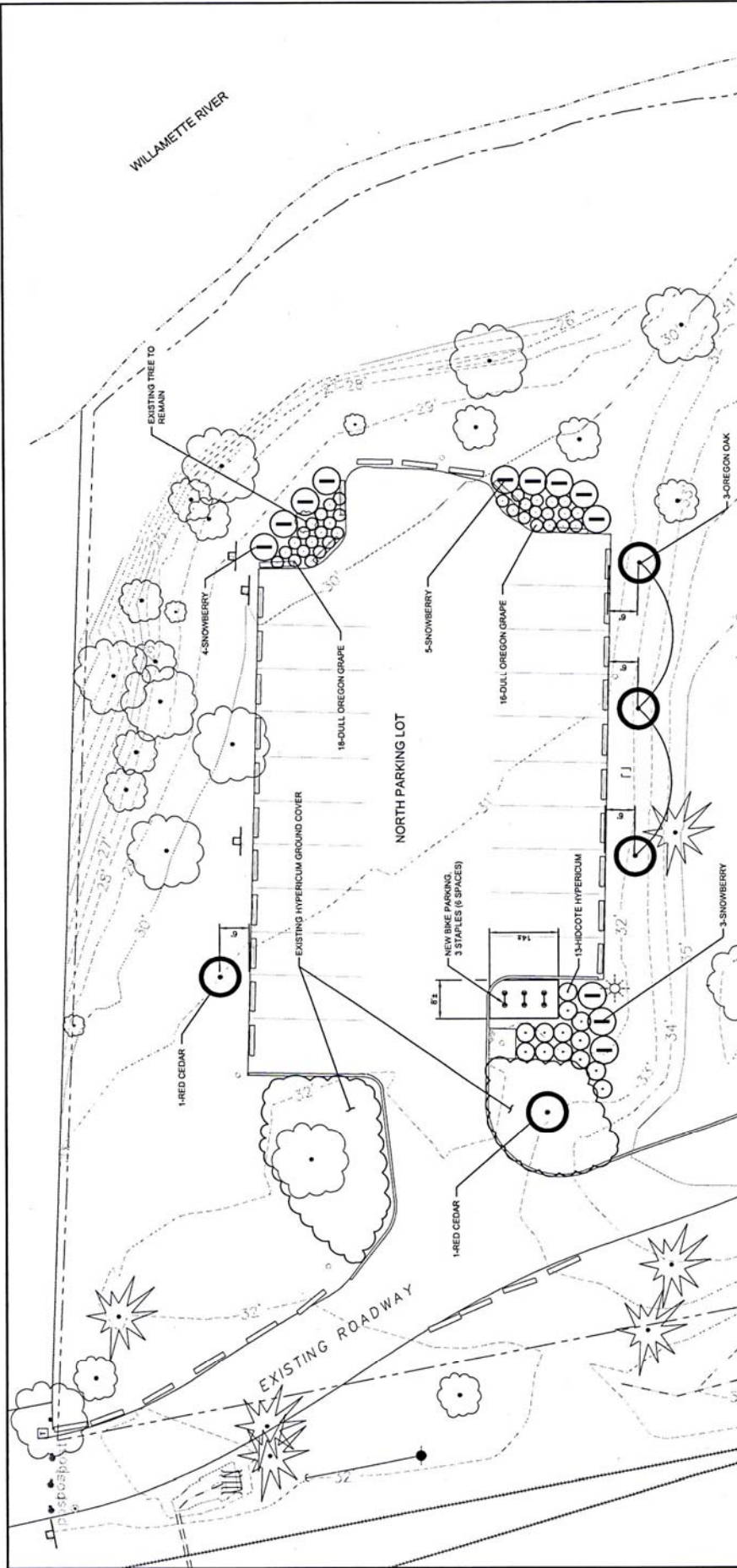


Figure 3.3

PORTLAND WATER BUREAU
NEW PARTNERSHIP TO PROGRESS

**Proposed Fulton Pump Station Replacement
Land Use Review**

**Proposed Improvements Plan -
North Parking Lot**

MSA
Municipal Services Agency
1000 NE Oregon Street
Portland, Oregon 97232
August 2012
10-1173-500

NORTH PARKING LOT PLANT LIST

PLANT TYPE	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY
TREES	OREGON OAK	QUERCUS GARRIANA	3" CAL	AS SHOWN	3
	RED CEDAR	THUJA PLICATA	8'-10' B&B	AS SHOWN	2
SHRUBS	WILL OREGON GRAPE	Berberis nervosa	1 GAL	2' O.C.	34
	SNOWBERRY	Symphoricarpos alba	5 GAL	8' O.C.	12
GROUND COVER	HICOTE HYPERICUM	Hypericum 'Hicote'	1 GAL	3' O.C.	13



KEYNOTES:

- 1 MET GED
- 2 RAIL SP. ROOF
- 3 PAVED BLANK - SEE FIG. 7.15A
- 4 WA. MASON - SEE FIG. 7.15A
- 5 EXPOSED CONC. LOWER
- 6 EXPOSED CONC. UPPER
- 7 CONCRETE BLOCK
- 8 MET. LIT. ROOF LINER
- 9 INSULATED CONCRETE
- 10 CONCRETE SUPPLY PANEL
- 11 CONCRETE RELIEF BLINDING SURFACE
- 12 ROOF ACCESS LADDER SEE FIGURE 7.7
- 13 DOWNPOURING ANTIWIND
- 14 MET. BLINDING SYSTEM
- 15 GUTTER
- 16 RAFTERS BEN
- 17 JOIST, SEE FIGURE 7.5
- 18 MET. LIT. ROOF LINER
- 19 DOWNPOURING ANTIWIND
- 20 STAINLESS STEEL
- 21 EXTERIOR LIGHT FIXTURE
- 22 MET. FLASHING CAP
- 23 CONCRETE - STAINED MASON
- 24 CONCRETE - FORMERLY MASON
- 25 ROOF ACCESS LADDER SEE FIGURE 7.15B
- 26 WA. MASON - MET. LIT. ROOF LINER
- 27 ROOF ACCESS LADDER
- 28 ROOF ACCESS LADDER SEE FIGURE 7.8
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- 100 ROOF ACCESS LADDER SEE FIGURE 7.8

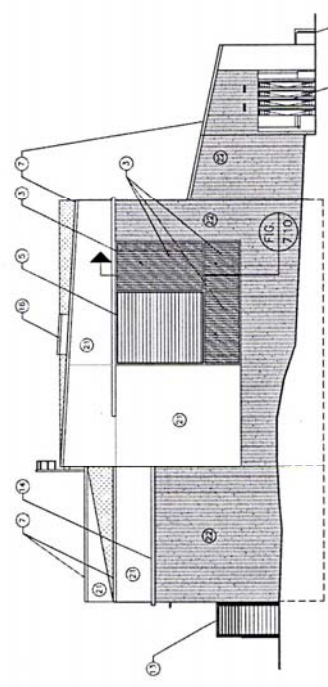
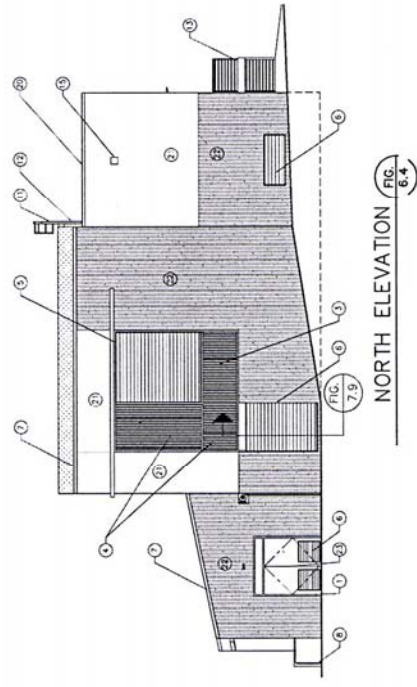
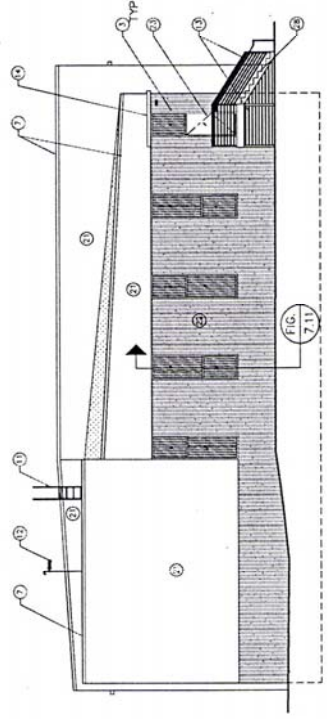
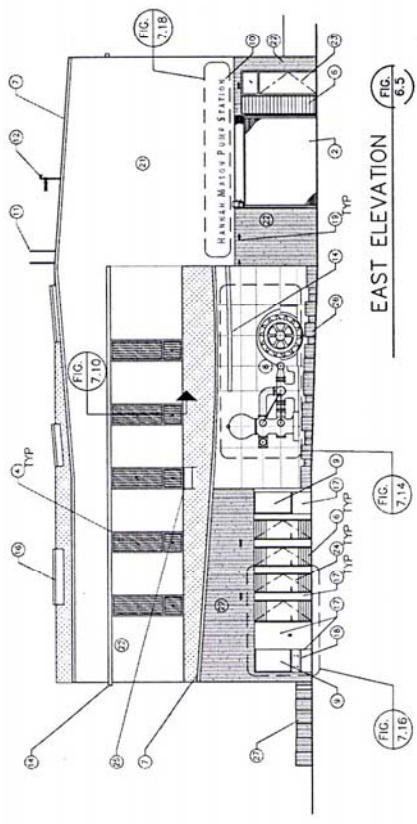


Figure 6.4-6.7



Proposed Fulton Pump Station Replacement
Land Use Review

Elevations

MWA
Architects



August 2012
10-1173.500