

Multnomah County Official Records
R Weldon, Deputy Clerk

2015-086567



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CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 130
Portland, OR 97204-1900

I hereby certify this Land Use Document No. LU 14-249689 DM – Order of Council to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on July 10, 2015.

MARY HULL CABALLERO
Auditor of the City Of Portland
By Gayla Jennings
Deputy

RETURN TO CITY AUDITOR
131/130/Auditor's Office

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. (HEARING; LU 14-249689 DM)

Applicant/Owner: Tom Carter, Applicant
Teresa Elliott, Applicant
City Of Portland, Owner
c/o Portland Water Bureau
1120 SW 5th Avenue Suite 600
Portland, OR 97204

Tim Brooks, Consultant
Winterbrook Planning
310 SW 4th, Ste 1100
Portland OR 97204

Site Address: 2403 SW Jefferson Street – Washington Park

Underline indicates parcels that comprise the site for this application. Other parcels are also owned by the City of Portland.

Legal Description: TL 300 20.71 ACRES, SECTION 33 1N 1E; TL 100 24.03 ACRES, SECTION 32 1N 1E;
TL 100 24.98 ACRES, SECTION 05 1S 1E; TL 100 8.16 ACRES, SECTION 04 1S 1E; BLOCK 13 LOT 1-32, WEST END; BLOCK 15 LOT 1-8, WEST END; BLOCK 16 LOT 1-8, WEST END; BLOCK 17 LOT 1-10, WEST END; BLOCK 18 LOT 1-8, WEST END; BLOCK 19 LOT 1-17, WEST END; BLOCK 20 LOT 1-12, WEST END; BLOCK 21 LOT 1-14, WEST END; BLOCK 22 LOT 1-6 LOT 7&8 EXC PT IN ST, WEST END; BLOCK 4 LOT 1, WESTWOOD HILLS; BLOCK 4 S 35.94' OF LOT 2, WESTWOOD HILLS; TL 200 9.57 ACRES, SECTION 04 1S 1E; TL 500 40.94 ACRES, SECTION 05 1S 1E; TL 600 2.00 ACRES, SECTION 05 1S 1E; TL 800 107.18 ACRES, SECTION 05 1S 1E; TL 1200 3.65 ACRES, SECTION 05 1S 1E; TL 1100 6.89 ACRES, SECTION 05 1S 1E; TL 1400 60.69 ACRES, SECTION 05 1S 1E; TL 200 4.22 ACRES, SECTION 32 1N 1E; TL 200 21.12 ACRES, SECTION 05 1S 1E; TL 200 26.02 ACRES, SECTION 32 1N 1E; TL 1000 41.42 ACRES, SECTION 05 1S 1E; TL 700 2.38 ACRES, SECTION 05 1S 1E

Zoning: OSc, OSp – Open Space with Environmental Conservation and Environmental Protection overlays

Procedure: Type IV. Following a public meeting before the Historic Landmarks Commission, there was an evidentiary hearing before City Council. The Historic Landmarks Commission offered a recommendation, comments, and suggestions, in the form of a letter and testimony, to City Council. City Council made the final decision on this matter.

ORIGINAL PROPOSAL

On behalf of the City of Portland, and in response to the EPA's Long Term Enhanced Surface Water Treatment Rule (LT2) and to address seismic concerns and landslide pressures, the Portland Water Bureau requested Demolition Review to remove three contributing resources from the Washington Park Reservoirs Historic District. These resources include Reservoir 3 (built 1894), Reservoir 4 (built 1894), and the Weir Building (built 1946). The proposed replacement system includes a below-ground reservoir with a tiered reflecting pool in the same location and approximate footprint as the existing Reservoir 3 and a reflecting pool and stormwater swale in the same location as the existing Reservoir 4 but with a reduced footprint.

Because the proposal is to demolish contributing resources in the Washington Park Reservoirs Historic District, a Type IV Demolition Review was required.

The City Council application hearing was opened in the Council Chambers, 1221 SW 4th Avenue on April 23, 2015 at approximately 2:00 p.m. After hearing public testimony and receiving evidence into the record, the record was held open until 5 PM on April 30, 2015 for additional written evidence, arguments or testimony. The applicant then had until 5 PM on May 7, 2015 to submit final written arguments in support of the application. The Council continued the hearing to May 13, 2015 at 2:00 p.m.

On May 13, 2015 the Council voted 5-0 to tentatively accept the proposal and recommendation and ordered staff to prepare final findings for Council consideration and adoption on June 10, 2015 at 2:00 p.m. The Council subsequently postponed the return hearing to June 25, 2015 at 2:00 p.m. On June 25, 2015 at 2:00 p.m. Council voted 5-0 to adopt the findings and rendered a final decision to accept the proposal and recommendation of the City of Portland Water Bureau for Historic 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 Street.

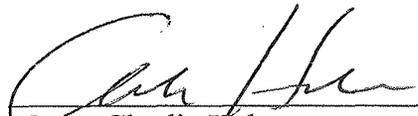
DECISION

Based on evidence in the record and adoption of the Council's Findings and Decision in Case File LU 14-249689 DM and by this reference made a part of this Order, **it is the decision of Council to accept the proposal and recommendation** of the City of Portland Water Bureau for Historic 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 National Register Washington Park Historic district at 2403 SW Jefferson Street, consistent with Exhibits C-1 through C-3.

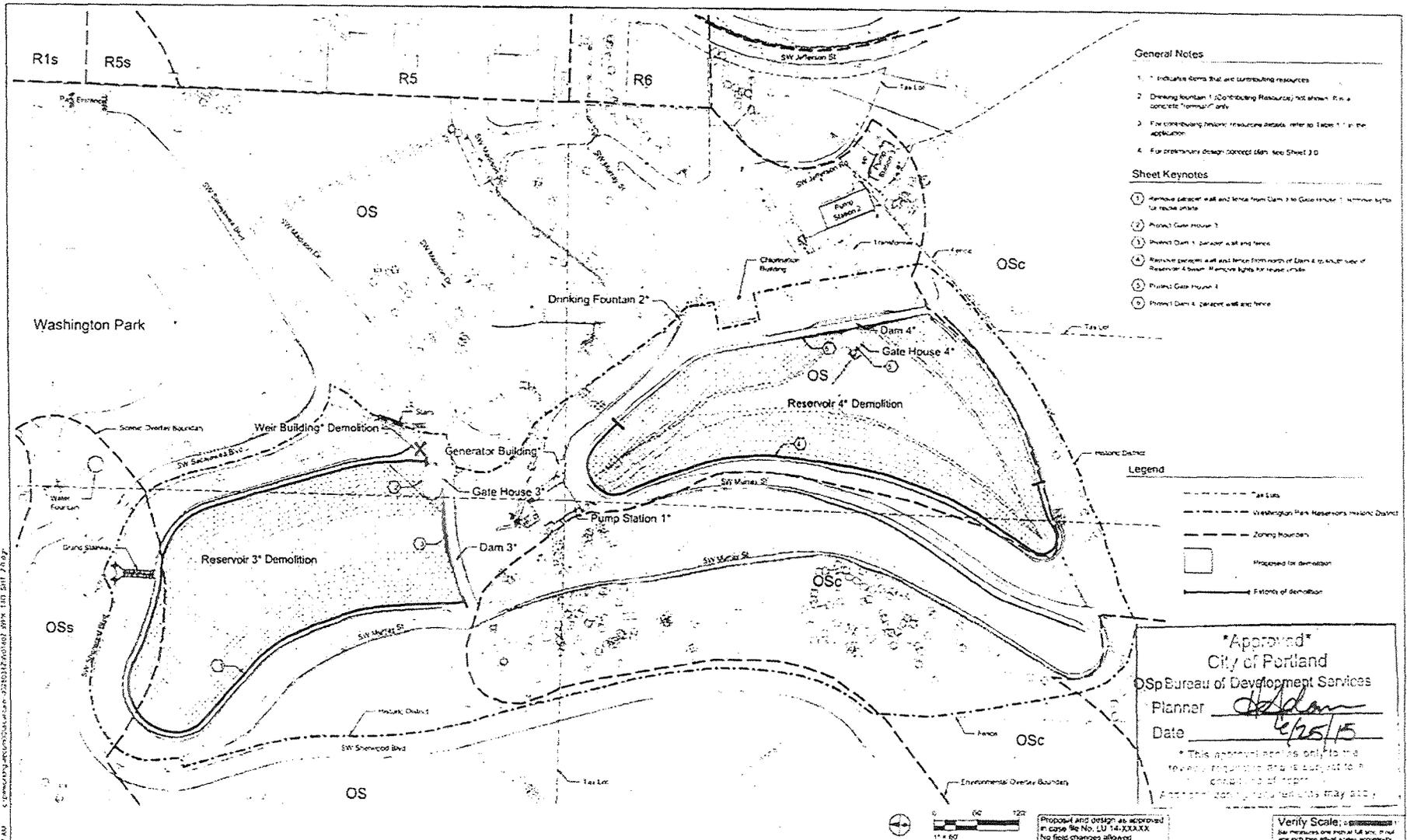
IT IS SO ORDERED:

JUN 30 2015

Date

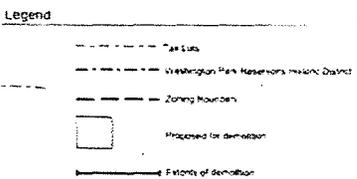


Mayor Charlie Hales
Presiding Officer at Hearing of
June 25, 2015
2:00 p.m. session



- General Notes**
1. Includes items that are surrounding resources.
 2. Drinking fountain 1 (Contributing Resource) not shown. For a concrete formwork only.
 3. For contributing historic resources details refer to Table 1.1 in the application.
 4. For preliminary design correct data, see Sheet 2.0.

- Sheet Keynotes**
- ① Remove barrier wall and fence from Dam 3 to Gate House 3, remove lights for north side.
 - ② Project Gate House 3.
 - ③ Project Dam 3, barrier wall and fence.
 - ④ Remove projects wall and fence from north of Dam 4 to north side of Reservoir 4 basin. Remove lights for north side.
 - ⑤ Project Gate House 4.
 - ⑥ Project Dam 4, barrier wall and fence.



Approved
City of Portland
 OSp Bureau of Development Services
 Planner Adam
 Date 6/25/15

* This approval applies only to the reviewed project and is subject to a change in the project. Additional zoning requirements may apply.

Proposed and design as approved in case file No. LU 14-XXXXXX. No field changes allowed.

Verify Scale: 1" = 60' (or other scale as indicated on drawing)

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Author	JK
Checked by	JM
Drawn by	JM
Scale	AS SHOWN
Revision	

AECOM

111 SW 2nd Avenue, Suite 1110
 Portland, Oregon 97204
 503.271.1049 fax 503.271.1044

Client	GEN	Agency	KW
Project	ML	City/Dept	ML
Drawn by	MV	Design No.	
Checked by	JM	Scale	

Draft Land Use Review

PORTLAND WATER BUREAU

1800 FOREST TO FOREST

Preliminary

Portland, Oregon

Washington Park Reservoir Improvements W01402

Proposed Demolition

Overall Site Plan

Sheet 2.0

C-2

