



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

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STAFF REPORT AND RECOMMENDATION TO THE HEARINGS OFFICER

CASE FILE: LU 12-156405 CUMS AD
PC # 11-144552
REVIEW BY: Hearings Officer
WHEN: December 12, 2012 at 9:00 AM
WHERE: 1900 SW Fourth Ave., Suite 3000
Portland, OR 97201

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.

BUREAU OF DEVELOPMENT SERVICES STAFF: SHEILA FRUGOLI / SHEILA.FRUGOLI@PORTLANDOREGON.GOV

GENERAL INFORMATION

Applicant/Owners: Cheryl Twete, Sr. Development Advisor
Metro
600 NE Grand Ave
Portland, OR 97232-2736

City Of Portland, Parks Bureau (owns accessory parking lots at Washington Park)
1120 SW 5th Ave, Suite 1302
Portland, OR 97204

Representative: Beverly Bookin, Planning Consultant
The Bookin Group
1020 SW Taylor Street, Suite 760
Portland, OR 97205
(503) 241-2423

Site Address: 4001 and 4039 SW CANYON RD
4033 SW CANYON RD (City of Portland accessory parking)

Legal Description: TL 1200 3.65 ACRES, SECTION 05 1S 1E; TL 1400 60.69 ACRES, SECTION 05 1S 1E and TL 800 107.18 ACRES, SECTION 05 1S 1E (City of Portland)

Tax Account No.: R991050750, R991050720 and R991050350 (City of Portland)
State ID No.: 1S1E05 01200, 1S1E05 01400 and 1S1E05 00800
Quarter Section: 3225

Neighborhood: Arlington Heights, contact Jeff Boly at 503-223 4781; Sylvan-Highlands, contact Dave Malcolm at 503-805-9587.

Business District: None
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District:	None
Zoning:	OS, c, p, s – Open Space zone with portions in the Environmental Conservation (c), Environmental Protection (p) and Scenic Resource overlay zones
Case Type:	CUMS AD Conditional Use Master Plan 10-Year Update with concurrent 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 Oregon Zoo, a service of Metro, is requesting Conditional Use Master Plan (CUMS) approval to replace its existing CUMS with a new 10-year plan. The current Master Plan expires February 2013. The updated CUMS identifies numerous development projects and programmatic changes to the facility. The CUMS proposes to carry forward improvements to two animal exhibits (condors and elephants) and related site infrastructure that were approved in a recent land use review (LU 11-179602 CUMS EN AD).

In order to implement all the projects that were approved through a 2008 bond measure as well as make other desired improvements, the application includes projects that will increase the total building floor area by approximately 134,000 square feet. All of the improvements proposed in this application will be contained within the existing boundary of the zoo property. The parking areas in Washington Park (City of Portland owned) and off-site (remote) parking lots will continue to serve the zoo and the other adjacent venues. The updated CUMS identifies the following:

PROPOSED CONSTRUCTION PROJECTS

2008 Bond Measure-Funded

- Conservation Discovery Zone: Construct new 31,500 sq. ft. complex to provide secondary public entrance and headquarters for zoo's education and conservation programs.
- Polar Bear Exhibit: Expand exhibit to include deep and shallow pools, viewing buildings and research station.
- Primates and Rhino Exhibits: Expand indoor and outdoor chimpanzee and mandrill environments and enlarged outdoor habitat area for rhinos.

Elephants/Condors Exhibit Projects – Bond Measure Funded (approved LU 11-179602)

- Construct new 900-gross square foot holding building and 5,000 square foot net-enclosure to house birds from the Zoo's Condor Conservation Project.
- Add new 43,750 square foot elephant building/forest hall complex to replace the existing 9,000 square foot facility.
- Construct a 1.9-acre outdoor habitat south of the new complex.
- Redevelop the existing elk meadow into a 2.1-acre outdoor habitat north of the complex.
- Improve pedestrian circulation around the elephant habitats.
- Extend the existing service road from behind the predators exhibit up through the new north elephant habitat to the new veterinary medical center.
- Relocate the existing birds of prey exhibit to old veterinary building.
- Alter the alignment of the zoo train including rebuilding the abandoned eastern trestle, adding 620 lineal feet of new track.

Other Proposed Projects

- Cascade Crest Exhibit Zone: Expand condor habitat and construct viewing shelter. Renovate black bear, cougar and wolves enclosure. Renovate small farm building and grounds. Construct insect and small mammal building and waterfowl aviary.
- Asia Exhibit Zone: Replace outdoor habitats for tigers, leopards and sun bears. Construct new 2-story mixed-species animal holding/keeper support building.

- South America Exhibit Zone: Construct mixed-species holding building, interpretive/viewing building and new habitats for penguins, tapirs and primates.
- Additional Primate Exhibit Updates: Expand habitats by creating additional indoor and outdoor environments. Construct additional holding facility and 6 flex habitats connected via terrestrial and arboreal treeway linkages.
- Africa Exhibit Zone: Redevelop and expand savanna habitat for multi-species use. Savanna Village will provide guest services and offer exhibit views. Construct new marsh aviary. Construct new mixed-species temperate forest habitat with holding/keeper support facility and new indoor/outdoor herpetarium for reptiles and amphibians.
- South American Tropical Forest Exhibit Zone: Construct 3-story indoor/outdoor facility. Construct 2 “Treehouse” classrooms and 15,400 sq. ft tropical forest building.
- Main Entry Improvements: A major overhaul will include enhanced drop-off area/plaza, new entrance, ticketing and restroom facilities. Update and expand Zoo Store, food and snack services and interpretive play area.
- Concert Lawn/Africafe: Rebuild concert lawn. Add shaded structures on the east side for special patron sitting, outdoor classrooms and elephant habitat viewing. Replace stage with larger, modernized facility, terrace lawn with sculpted concrete seating walls. Replace and enlarge the Africafe from 12,890 sq. ft to 30,000 sq. feet. The building will have a green roof with upper and lower terraces facing the concert lawn.
- Train Terrace: Replace the train roundhouse. The structure will have a terrace on the roof for up to 400-person events.
- Service Yard/Parking: Convert existing yard into more efficient service yard with new 9,750 sq. ft warehouse and office buildings, improved loading dock, outdoor storage and fleet vehicle service. On-site employee parking will be reduced from 185 to 137 spaces.
- Infrastructure: Replace aging water main and sanitary sewer pipe in stages. Construct a reclaimed water distribution system. Separate storm and sanitary flows. Construct new storm drainage system to collect, convey, treat and detain surface runoff.
- Relocate totem pole.

PROPOSED OPERATIONAL/PROGRAMMATIC CHANGES

- Increase attendance by 26 percent over the next 10 years, from 1,645,000 (in 2010) to 2,074,000 by 2022. This assumes a 2.4 percent annual increase, on a compounded basis.
- By 2022, increase number of permanent employees from 168 to 188 and increase seasonal workers from 136 to 160.
- Increase number of summer concerts from 17 to 25. Note: The current maximum attendance of 4,200 will not increase per event.
- Increase the annual number of external events (private meetings, conferences, banquets and parties) by 20 percent from 232 to 280.
- Implement Transportation Demand Management Plan to encourage non-auto modes of travel for patrons and employees/volunteers.
- Participate with the Washington Park Transportation Management Association (Parks Bureau and other venues are members) to implement new parking revenue program.
- Through the CU MS, modify the code required thresholds for land use review for amendments to the Master Plan (33.820.090), as follows. Require a Type II Amendment Review for a modification of more than 100 feet to the approved location of an approved building or site improvement. Require a Type III to request an increase of more than 10 percent (35,600 square feet) of building floor area or site improvement area. The applicant requests to waive the requirement of a Type III Review for proposed building or site improvements within 400 feet of the campus boundary. Also, the applicant requests an allowance, with no land use review required, of up to a 5 percent increase in floor area or site area for individual projects identified as Phase 1-3 and up to a 10 percent increase for individual projects listed in the Zoo’s Comprehensive Capital Master Plan.

REQUESTED ADJUSTMENTS

The applicant has requested the following four Adjustments to vary from applicable Zoning Code standards:

- Reduce the building setback (33.100.200.B.1.a) from 48.5 feet to zero for the proposed Conservation Discovery Zone building that will be located adjacent to the west property line.
- Waive the paving requirement (33.266.130.D.1) for the vehicle area in the Service Yard.
- Waive interior parking lot landscaping (33.266.130.G.3) for parking in the Service Yard and the parking adjacent to the Veterinary Medical Center.
- Reduce the required on-site parking requirement (33.266.110.B/Table 266-2) from 1,300 to 1,119 spaces. The parking requirement is 20 spaces per acre of site for Commercial Outdoor Recreational uses. Of the 1,119 spaces, 982 spaces are located on the City of Portland property and are shared by Washington Park, the Children’s Museum and World Forestry Center visitors and employees.

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:

- 33.820.050 - Conditional Use Master Plan Approval Criteria
- 33.815.100 – Uses in the Open Space Zones
- 33.805.040 – Adjustment Approval Criteria

ANALYSIS

Site and Vicinity: The Oregon Zoo, owned and managed by Metro, is located approximately 2 miles west of downtown Portland. The site of the Oregon Zoo occupies approximately 65 acres in Portland’s west hills. It is located on a southwest facing ridge line, within an area of steep slopes and streams. It is adjacent to Washington Park, a 400-plus acre facility that includes large open areas, public attractions such as the Hoyt Arboretum, Vietnam Veteran’s Memorial, International Rose Test Garden and the Portland Japanese Garden. Also located on the City-owned site are institutional uses—the Portland Children’s Museum, Opal School and World Forestry Center. They are leaseholders on the City property. Also near the site is a Tri-Met Light Rail Station and bus stop.

Accessory parking is located immediately west of the Metro site. The parking area, owned by the City of Portland serves the zoo and the other institutional uses. The parking is comprised of the West Lot, the 116-space lot that recently received Conditional Use approval (see history below). The West Lot is located on the west side of SW Knights Blvd between the Children’s Museum and the Forestry Center. The parking lot abuts a designated trail that connects the Marquam Trail from the Council Crest area to the Wildwood Trail which passes through the site to Forest Park. On the east side of SW Knights Blvd is a 622 space parking lot, identified as the Lower Main Lot. The Light Rail Station separates the Lower Main and the Upper Main Parking Lot. The Upper Main Lot has 222 parking spaces. Further north, at the SW Knights and SW Kingston Drive intersection is the North Lot, a 32-space parking lot.

For the purpose of this review, the vicinity is defined as the area that is located approximately 400 feet from the boundary of the Metro-owned property and the City owned accessory parking area. West of the Children’s Museum and World Forestry Center is residential development that is within a Multnomah County unincorporated urban pocket. The approximate 200-foot wide Canyon Road/Sunset Highway (State Highway-26) right-of-way defines the southern and eastern edge of the site. No residentially zoned areas abut the Zoo site. SW Kingston Drive and SW

Knight Boulevard, both private drives, connect the zoo with the northern portion of Washington Park.

Zoning: The site is zoned Open Space, with the Environmental Conservation, Environmental Protection and Scenic Resource overlay zones applied to portions of the site.

The Open Space zone is intended to preserve and enhance public and private open, natural and improved park and recreational areas identified in the Comprehensive Plan.

Environmental overlay zones protect environmental resources and functional values that have been identified by the City as providing benefits to the public. The environmental regulations encourage flexibility and innovation in site planning and provide for development that is carefully designed to preserve the site's protected resources. They protect the most important environmental features and resources while allowing environmentally sensitive urban development where resources are less significant. The Environmental Conservation Zone allows, where the resource and functional values can be protected, environmentally sensitive urban development. The Environmental Protection Zone provides the highest level of protection to the most important resources and functional values.

The Scenic Resource overlay zone is intended to protect Portland's significant scenic resources. The purposes of the Scenic Resource zone are achieved by establishing height limits, establishing landscaping and screening requirements, and requiring preservation of identified scenic resources.

Land Use History: City records indicate numerous prior land use reviews for this site. The reviews that are specifically relevant to this proposal include **LUR 97-00127 CU MS EN AD** which approved the master plan currently in effect. After appeals to both the City Council and the Land Use Board of Appeals, the City Council rendered its final decision on February 20, 2003. This CU MS will expire February 20, 2013. The 1997 decision approved various development projects, amended the site boundary, allowed expansion and new construction within the environmental overlay and included two Adjustments.

Recently, the following reviews were approved:

- **LU 09-136788 CU MS EN** approved a Conditional Use Master Plan amendment to allow the construction of new 20,000 square foot veterinary hospital. This decision also approved an Environmental Review for re-grading an existing access road, constructing a stormwater swale system, and trenching for an approximately 150-foot long outfall pipe and discharge apron.
- **LU 10-113106 EN** approved an Environmental Review for the demolition of quarantine buildings and greenhouses and the construction of the new veterinary hospital. The review amended the alignment of the bypass swale approved in LU 09-136788 CU MS EN and approved a retaining wall along the south edge of the access driveway.
- **LU 11-120333 EN** approved an Environmental Review to amend the approved Environmental Review LU 10-113106 EN to realign the stormwater diversion swale farther east of the new veterinary hospital and construct a new soldier pile retaining wall to support the access road.
- **LU 11-179602 CUMS AD EN** approved a Conditional Use Master Plan amendment for the Oregon Zoo to allow the construction of numerous projects associated with the Elephant Exhibit expansion, new Condor Exhibit, Zoo Train realignment, new service access road and other associated improvements. An Adjustment to defer compliance with interior parking lot landscaping requirements was approved. And, an Environmental Review was approved for construction activities and development within the resource area of the Environmental Conservation overlay zone. Conditions

required construction management and planting mitigation for resource disturbance.

- **LU 12-156412 EN** approved changes to site and infrastructure improvements within the Environmental Conservation overlay zone, amending the Environmental Review in the LU 11-179602 CUMS EN AD decision. This decision replaces the Environmental Review decision and related conditions of LU 11-179602.
- **LU 12-156689 CU** approved the establishment of the West Lot, a 116-space accessory parking lot that serves the Oregon Zoo and other Washington Park venues—Portland Children’s Museum, World Forestry Center, Vietnam Veterans Memorial, Hoyt Arboretum and other Washington Park attractions. Conditions of approval include landscaping and stormwater upgrades to the lot.

Agency Review: A “Request for Response” was mailed **October 26, 2012**. The following Bureaus have submitted the following:

The **Bureau of Environmental Services** responded with extensive comments that respond to the applicable approval criteria and also identify requirements that will apply at Building Permit Review. Relevant comments that relate to the approval criteria are included as findings and recommendations in this report. The entire response is included in the record as Exhibit E.1.

The Portland Bureau of Transportation responded with extensive comments that respond to the applicable approval criteria (Exhibit E.2). Excerpts from the response are incorporated into this report as findings under criterion 33.805.100.B.1 and B.2.

The **Water Bureau** responded that the Zoo has two existing water services and therefore has no concerns regarding the proposal (Exhibit E.3).

The **Fire Bureau** responded with no concerns, but noted that the various proposal will require Building Permits and must comply with Fire Code requirements (Exhibit E.4)

The **Police Bureau** responded that it is capable of serving the proposed use. It encourages the Zoo management to work with the Police Bureau and Office of Neighborhood Involvement Crime Prevention team to address public safety (Exhibit E.5).

The **Site Development Section of BDS** response identified Building Permit related requirements. It responded that it has no objection to approval of this conditional use master plan and does not request any conditions of approval (Exhibit E.6).

The **Life Safety Plan Review Section of BDS** response identified Building Permit requirements and suggested the applicant seek BDS Process Management assistance to coordinate City review for large projects (Exhibit E.7).

The **Bureau of Parks-Forestry Division** stated it had no concerns. (Exhibit E.8)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on November 16, 2012. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Conditional Use Master Plans

33.820.010 Purpose

A conditional use master plan is a plan for the future development of a use that is subject to the conditional use regulations. Expansions of the use may have impacts on surrounding neighborhoods and on public services that are better addressed through the review of the master plan than through reviewing the expansions individually over time. In addition, by creating long term plans, some impacts may be prevented that would have occurred with uncoordinated piecemeal expansions. The development of a master plan is intended to provide the surrounding neighborhoods and the City with information about, and an opportunity to comment on, the use's plans for future development. The plan also enables the operator of the use and the City to address the effects of the future development. Finally, an approved master plan is intended to ensure that the use will be allowed to develop in a manner consistent with the plan. Master plans may be completed at various levels of detail. Generally, the more specific the plan, the less review that will be required as the future uses and development are built.

33.820.050 Approval Criteria

Requests for conditional use master plans will be approved if the review body finds that the applicant has shown that all of the following approval criteria are met:

A. The master plan contains the components required by 33.820.070;

Findings: The Oregon Zoo is an approved Conditional Use operating under a Conditional Use Master Plan (CUMS). Conditional Use Master Plans are intended to ensure that the use will be allowed to develop in a manner consistent with the plan and allows the City to determine the effects of future development. Because the current CUMS will expire February 2013, the applicant is requesting a 10-year update.

In response to completeness items identified by staff, the applicant submitted supplemental memos and additional information. With the supplemental information (Exhibits A.3-A.6), this application sufficiently addresses the requirements of 33.820.070. To facilitate the implementation, staff recommends a condition that requires the applicant to, within three months of the final decision, submit an updated master plan that includes the updated submittals and reflects elements of the final decision. With this condition, the criterion can be met.

B. The proposed uses and possible future uses in the master plan comply with the applicable conditional use approval criteria; and

Findings: The initial application proposed installation of a "biomass" facility that is also identified in the application as a "bio-fuel boiler" and "bioreactor". In response to staff's request for more information regarding the project, the applicant decided to remove the fuel/reactor proposal from the CUMS. The other activities proposed in the application are consistent with the Commercial Outdoor Recreation use category. A review of how the proposed use in the Master Plan complies with the applicable Conditional Use approval criteria is detailed in the findings below. As indicated below, BDS finds that with conditions of approval, the applicable criteria are met. Therefore, this criterion is satisfied.

C. The proposed uses and possible future uses will be able to comply with the applicable requirements of this Title, except where adjustments are being approved as part of the master plan.

Findings: The proposed use will be able to comply with applicable Zoning Code requirements, except where Adjustments are approved as part of this review. Findings for the requested four Adjustments are found later in this report under Section 33.805.040.

The Zoo is requesting the projects/improvements that were approved through LU 11-179602 CUMS AD EN also be incorporated into the updated CUMS. Many of the recently approved

projects are located within the Environmental Conservation Overlay zone. The proposed improvements were found to comply with applicable standards and approval criteria. The Bureau of Development Services approved modifications to the proposed development in the environmental zone through a subsequent Type II Environmental Review-- LU 12-156412 EN. The 2012 Environmental Review replaced the 2011 Environmental Review decision. Because the approved projects have not been constructed, the applicant requests the 2011 and 2012 decisions be carried forward in this 10-year Master Plan update.

The Zoo has not proposed additional development in the environmental zone and therefore has not submitted a concurrent Environmental Review at this time. However, some of the proposed future development and improvement projects identified in the Master Plan update application are near Environmental zoned areas. Staff recommends a condition to specifically state that any development of projects conceptually approved in this Master Plan, but located within the environmental overlay zones will be subject to a Environmental Review, unless the project can meet all applicable Environmental Zone development standards.

Excluding the requested Adjustments, all other development standards that apply to the site must be met during building permit submittal and review. The proposal does not preclude compliance with those standards. This criterion is met.

33.820.060 Duration of the Master Plan

The master plan must include proposed uses and possible future uses that might be proposed for at least 3 years and up to 10 years. An approved master plan remains in effect until development allowed by the plan has been completed or the plan is amended or superseded.

Findings: The Master Plan includes additional phased improvements to complete the package of 2008 Bond projects. As stated above, the applicant requests that the Condor/Elephant Exhibits Project be rolled into the new CUMS with its extended 10-year term. The CUMS also includes all the projects on the Zoo's Comprehensive Capitol Master Plan (CCMP) project list, since funding for these could occur any time within the next 20 years. The applicant notes that "as a CUMS has a maximum term of 10 years, the Zoo acknowledges that projects not initiated before the CUMS expiration will lose their vesting and have to be re-approved in a subsequent CUMS". Staff is recommending the decision include a condition that clarifies how the CUMS will expire after 10 years.

33.820.070 Components of a Master Plan

The applicant must submit a master plan with all of the following components. The review body may modify the proposal, especially those portions dealing with development standards and review procedures. The greater the level of detail in the plan, the less need for extensive reviews of subsequent phases. Conversely, the more general the details, the greater the level of review that will be required for subsequent phases.

A. Boundaries of the use. The master plan must show the current boundaries and possible future boundaries of the use for the duration of the master plan.

Findings: The application includes a site plan that shows that the current master plan boundary will be maintained. No changes to the previously approved boundary are proposed. This requirement is met.

B. General statement. The master plan must include a narrative that addresses the following items:

- 1. A description in general terms of the use's expansion plans for the duration of the master plan;**

2. An explanation of how the proposed uses and possible future uses comply with the conditional use approval criteria; and

3. An explanation of how the use will limit impacts on any adjacent residentially zoned areas. The impacts of the removal of housing units must also be addressed.

Findings: The application includes a detailed description of the Zoo's 10-year plan for growth in attendance, employees/volunteers, events and development phases. The application identifies building and site improvements, in three phases, that will be completed as 2008 Bond Issue projects. There are numerous other improvements proposed that have been identified in the Zoo's CCMP. The application explains how the proposal complies with the Conditional Use approval criteria. Further, the applicant has submitted information regarding the effectiveness of the Zoo's Transportation Demand Management Plan and a discussion about the parking supply and traffic impacts, as they relate to the growth of the Zoo and other adjacent venues.

In the narrative, the applicant states that the proposed projects will have no adverse impacts on nearby residential areas and there will be no removal of existing housing units. The applicant has documented (Exhibit C.2.p) that the closest residentially-zoned area, are lots in the Sylvan Highlands neighborhood that are over 700 feet away from the Zoo's western boundary. To the north, the closest homes in the Arlington Heights Neighborhood are 1,000 feet away, separated by Hoyt Arboretum. Given the significant distance between the Zoo and the residentially-zoned areas, the impacts of Zoo activities to livability are expected to be negligible.

This criterion is met.

C. Uses and functions. The master plan must include a description of present uses, affiliated uses, proposed uses, and possible future uses. The description must include information as to the general amount and type of functions of the use such as office, classroom, recreation area, housing, etc. The likely hours of operation, and such things as the approximate number of members, employees, visitors, special events must be included. Other uses within the master plan boundary but not part of the conditional use must be shown.

Findings: Regarding present and future use, the application describes the Oregon Zoo as:

From the mist-filled Africa Rain Forest to the majestic Great Northwest Exhibits, the zoo encourages visitors to understand and experience the natural world. Committed to conservation of endangered wildlife species and their habitats—both locally and around the globe—the zoo is a center for wildlife preservation and field research. The Oregon Zoo's award-winning education programs serve nearly 700,000 people both at the site itself and at schools, senior centers and community centers around the region. A summer concert series, seasonal events such as Zoo Lights and the Zoo Train helped this popular Oregon attraction to draw more than 1.6 million visitors in 2010 (Exhibit A.2.c, Page II-1,)

Further, the applicant has identified the principles of the proposed CUMS as follows:

- **Protect animal health and safety.** The Oregon Zoo's commitment to animal welfare will be obvious to the visitor in the new and expanded habitats that will mimic native habitat to the extent possible, show animals' intelligence and give them choices for active and healthy lives.
- **Increase access to conservation education.** Visitor education about animal conservation, with special emphasis on threatened and endangered species, will be provided through a mix of campus-wide and exhibit-interpretive elements and engaging

experiences. Flexible spaces for learning will be offered throughout the zoo and within each animal exhibit.

- **Implement sustainability initiatives.** The Oregon Zoo is passionate about reducing water and energy use; leveraging sunlight, animal waste, and stormwater resources; and modeling sustainable practices to visitors. All of these goals will be evident in the new and expanded habitats, facilities, infrastructure and site improvements.
- **Create a cohesive zoo campus.** The new bond projects will improve and clarify visitor circulation and experience by improving supporting amenities, such as the train, food venues, and signage, and organize the zoo as a whole so that exhibits and adjacent spaces complement one another, tying into large areas representing regions of the globe with specific zoo species. (Exhibit A.2.f, Page V-2)

The application identifies the existing and proposed building square footage and the ratio of building to site area (Exhibit A.6). The application also includes a measurement of impervious area and pervious/landscaped/natural area (Exhibit A.6). In addition, the application describes the Zoo's hours of operation, scheduled events and describes the anticipated increase in the number of visitors, employees, and volunteers over the next 10 years.

The proposed projects are described by function. The future improvements are broken into two distinct categories, "patron-related" and "habitat-related". This approach makes a distinction between the people and creature areas and is particularly useful in addressing approval criteria 33.805.100.A.1 and A.2. This approach to categorizing Zoo facilities should be carried throughout the Master Plan. Staff recommends a condition that requires the updated Master Plan to include a categorized list(s) of all existing and proposed buildings, structures and site improvements as either Patron-Related/Service-Related or Habitat Related. For those facilities that are dedicated to animal shelter, holding, care and outdoor area, staff recommends a condition that allows those "habitat-related" areas to be utilized generically without distinction of type of animal, specific species or global or regional themes. Moving or introducing a different animal species into a habitat area, for example moving cougars into a space identified for tigers should be allowed without additional review. On the other hand, changes to the proposed Patron-Related or Service-Related improvements such as converting a habitat-related building into offices or event facilities should necessitate an amendment, based upon the proposed review thresholds.

With conditions, this criterion is satisfied.

D. Site plan. The master plan must include a site plan, showing to the appropriate level of detail, buildings and other structures, the pedestrian, bicycle, and vehicle circulation system, vehicle and bicycle parking areas, open areas, and other required items. This information must cover the following:

1. All existing improvements that will remain after development of the proposed use;
2. All improvements planned in conjunction with the proposed use; and
3. Conceptual plans for possible future uses.
4. Pedestrian, bicycle, and transit facilities including pedestrian and bicycle circulation between:
 - a. Major buildings, activity areas, and transit stops within the master plan boundaries and adjacent streets and adjacent transit stops; and

b. Adjacent developments and the proposed development.

Findings: For this review, the submitted application includes sufficient information regarding the existing improvements that will remain after development of the proposed improvements. Figure V-1B and Attachment H (Exhibit A.3.e) identifies by number which buildings, habitat and shelters will be retained. The information submitted is adequate to evaluate against the applicable approval criteria. However, it is insufficient for implementation and future permit reviews. At Building Permit review, City staff must verify that each project, including remodeling/renovation projects, building additions and conversions must be found to be consistent with the approved master plan. Without legible, clear plans that identify existing development that will be retained over the next 10 years, the plan review process may be prolonged as staff determines where and how the proposed changes fit with the CUMS approval. To address this deficiency, staff recommends a condition that requires the detailed project area drawings--V4.A, V-6A, V-7A, V-7B, V-10-V19 and the drawings that were approved for the Condor/Elephant Exhibit projects, per LU 12-156412 EN (which updated and replaced the approved plans for LU 11-179602 CUMS AD EN) all be revised to identify the buildings and structures that will be retained, as identified on Attachment H (Exhibit A.3.e).

Further, the updated CUMS should include a Map Key of all quadrants/sections of the Zoo facility and that identifies each project area and references the respective drawing that illustrates the location of the various improvements. And, as recommended above, the updated Master Plan should include a categorized list(s) of all existing and proposed buildings, structures and site improvements, categorized as either Patron-Related/Service-Related or Habitat Related.

Finally, to assist the Bureau of Environmental Services staff in their review of the numerous proposed stormwater-related improvements that will be sequenced with the various projects, the BES requests the submitted stormwater report be incorporated into the approved Master Plan. The stormwater report should be updated, as necessary. The Master Plan should include Appendix 1: Exhibits for each stormwater project. The other appendices do not have to be included. Further, so that it is clear which phase or project will include infrastructure projects, the project summary in Section V- Proposed Plan (Exhibit A.2.f) should reference the infrastructure projects and should use the same naming convention in table format.

With additional submittals, per the staff recommended conditions, this approval criterion can be met.

E. Development standards. The master plan may propose standards that will control development of the possible future uses that are in addition to or substitute for the base zone requirements and the requirements of Chapters 32.32 and 32.34 of the Sign Code. These may be such things as height limits, setbacks, FAR limits, landscaping requirements, parking requirements, sign programs, view corridors, or facade treatments. Standards more liberal than those of the code require adjustments.

Findings: The applicant is not proposing more stringent standards that would apply to future development. The applicant has requested Adjustments to four applicable standards. This component requirement is addressed.

F. Phasing of development. The master plan must include the proposed development phases, probable sequence for proposed developments, estimated dates, and interim uses of property awaiting development. In addition the plan should address any proposed temporary uses or locations of uses during construction periods.

Findings: The proposed development phases and associated infrastructure upgrades are described on pages V-5 through V-20 (Exhibit A.2.f) and are illustrated on Drawings V-8A, B and C. This criterion is met.

G. Transportation and parking. The master plan must include information on the following items for each phase.

1. Projected transportation impacts. These include the expected number of trips (peak, events, and daily), an analysis of the impact of those trips on the adjacent street system, and proposed mitigation measures to limit any projected negative impacts. Mitigation measures may include improvements to the street system or specific programs and strategies to reduce traffic impacts such as encouraging the use of public transit, carpools, vanpools, and other alternatives to single occupant vehicles.

Projected parking impacts. These include projected peak parking demand, an analysis of this demand compared to proposed on-site and off-site supply, potential impacts to the on-street parking system and adjacent land uses, and mitigation measures.

Findings: The application includes a Transportation Impact Analysis – Current and Future Conditions Reports, prepared by Kittelson and Associates, Inc. (Exhibits A.2.j and A.2.o). Also, the applicant submitted a Parking /Access Management Plan and Implementation Strategy, prepared by Rick Williams and Phillip Worth, Kittelson and Associates (Exhibit A.2.k) and a 2012 Washington Park Transportation and Parking Management Agreement (Exhibit A.5.b). This agreement was approved by the Metro Council on November 8, 2012 and was submitted to the Portland City Council in a public hearing on November 14, 2012. At the printing date of this staff report, the management agreement has not received final approval by the Portland City Council.

The Portland Bureau of Transportation has reviewed the applicant's information and has deemed it complete. This requirement is satisfied.

H. Street vacations. The master plan must show any street vacations being requested in conjunction with the proposed use and any possible street vacations that might be requested in conjunction with future development. (Street vacations are under the jurisdiction of the City Engineer. Approval of the master plan does not prejudice City action on the actual street vacation request.)

Findings: The proposed 10-year master plan does not include any proposed street vacations.

I. Adjustments. The master plan must specifically list any adjustments being requested in conjunction with the proposed use or overall development standards and explain how each adjustment complies with the adjustment approval criteria.

Findings: The applicant is requesting the following four Adjustments:

- Reduce the building setback (33.100.200.B.1.a) from 48.5 feet to zero for the proposed Conservation Discovery Zone building that will be located adjacent to the west property line.
- Waive the paving requirement (33.266.130.D.1) for the vehicle area in the Service Yard.
- Waive the interior parking lot landscaping standard (33.266.130.G.3) for parking in the Service Yard and the parking adjacent to the Veterinary Medical Center.
- Reduce the required on-site parking requirement (33.266.110.B/Table 266-2) from 1,300 to 1,119 spaces. The parking requirement is 20 spaces per acre of site for Commercial Outdoor Recreational uses. Of the 1,119 spaces, 982 spaces are located on the City of

Portland property and are shared by Washington Park, the Children's Museum and World Forestry Center visitors and employees.

The Adjustments are discussed below. This requirement is satisfied.

J. Other discretionary reviews. When design review or other required reviews are also being requested, the master plan must specifically state which phases or proposals the reviews apply to. The required reviews for all phases may be done as part of the initial master plan review, or may be done separately at the time of each new phase of development. The plan must explain and provide enough detail on how the proposals comply with the approval criteria for the review.

Findings: As discussed above, the applicant is requesting, concurrently, Adjustments to vary from four development standards. Further, as noted under criterion 33.820.050.C above, the Zoo has not specifically proposed additional development in the environmental zone and therefore has not submitted a concurrent Environmental Review at this time. However, the BES response notes that a proposed new storm sewer connection to the public storm sewer in the Sunset Highway (US 26) will be in an e-zoned area and will likely require an Environmental Review. Staff recommends a condition that states that any development of projects conceptually approved in this Master Plan, but located within the environmental overlay zones will be subject to a Environmental Review, unless the project can meet all applicable Environmental Zone development standards.

Compliance with the recommended condition will satisfy this criteria.

K. Review procedures. The master plan must state the procedures for review of possible future uses if the plan does not contain adequate details for those uses to be allowed without a conditional use review.

Findings: The applicant notes that the Zoo intends to complete all the projects that were funded through the 2008 bond measure. The proposed CUMS included future projects that are not currently funded but are identified in the Zoo's 20-year Comprehensive Capital Master Plan. All the projects identified in the application are sufficiently described. Because the Zoo has not yet fully explored the potential adverse impacts of a biomass/bio-fuel boiler/bioreactor at the site, the applicant has asked to remove the proposal from the CUMS. This criterion is satisfied. Below are findings that respond to the applicant's request to apply different allowances for changes to the elements of the plan and different review thresholds for amendment reviews.

33.820.080.A. Conforming to the plan. Uses and development that are in conformance with detailed aspects of the plan are not required to go through another conditional use review. Uses and development subject to less detailed parts of the plan are subject to the level of conditional use review stated in the master plan. They will be approved if they are found to comply with the master plan. Other required land use reviews must still be completed unless they were also approved as part of the master plan.

33.820.090 Amendments to Master Plans. Amendments to the master plan are required for any use or development that is not in conformance with the plan, except as stated in 33.820.080, above. The approval criteria of 33.820.050 apply. The thresholds and procedures for amendments are stated below.

A. Type III procedure. Unless the master plan specifically provides differently, amendments to a master plan that require a Type III procedure are:

- B. Type II procedure.** Unless the master plan specifically provides differently, amendments to a master plan not specifically stated in Subsection A. above are processed through a Type II procedure.

Findings: Section 33.820.080 and 090 identify when an amendment to an approved Master Plan is required and applies review thresholds. These provisions, however, allow an applicant to propose a modified set of review thresholds. The applicant has requested modification to the code required thresholds for amendments to the Master Plan as follows:

- Allow, without a review, flexibility to increase the size of projects up to 5 percent for the Phases 1-3 approved projects. And allow, without a review, flexibility to increase up to 10 percent increase the size of projects listed in the Zoo's CCMP.
- Require a Type II Amendment Review to exceed the 5 percent "flex" allowance for approved individual Phase 1-3 projects or to exceed the 10 percent "flex" allowance for individual projects listed in the Zoo's CCMP, unless the increase is less than 400 square feet, in which case it would be allowed by right.
- Require a Type III Amendment Review to request a net increase of more than 35,600 square feet (10 percent) of the approved cumulative amount building floor area or site improvement area.
- Require a Type II Amendment Review for a modification of more than 100 feet to the approved location of an approved building or site improvement.
- Waive the requirement of a Type III Amendment Review for new building or site improvements within 400 feet of the campus boundary.

The applicant has submitted a map that shows that the Zoo is relatively isolated from residential or other high activity uses. The Sunset Highway, a wide multi-lane highway corridor separates the southern boundary of the Zoo from residential and open space development. Forested, elevated portions of Washington Park and Hoyt Arboretum buffer the eastern and northern edge of the Zoo from residences and other uses. The large parking areas, Children's Museum and World Forestry Center provide separation between the Zoo and residences in the Sylvan Highlands neighborhood. The homes that are closest to the Zoo's western boundary are over 780 feet away. Given the topographic and surrounding development, concerns about impacts to development near the edge of the Zoo boundary are significantly lessened. Staff supports waiving the required Type III amendment review for proposed development that would be within 400 feet of the boundary. Replacement of this provision, with a required Type II Review for a modification of more than 100 feet to the approved location of an approved building or site improvement, will allow off-site impacts to be analyzed.

Because most of the projects are conceptual or the final architectural/engineering plans have not been completed, the applicant is requesting some built-in flexibility to the size of the projects. For the Phase 1 through Phase 3 projects identified in the 2008 Bond, the applicant requests an allowance of up to a 5 percent increase in floor or site area, without a review. And, regarding the other projects identified in the CCMP, the applicant requests allowance for up to a 10 percent increase for each individual project. Staff does not support the allowance for an additional 400 square feet as it essentially increases the percentage of "flexibility" and would create undue complexity. The 5 and 10 percent is a reasonable allowance that will not substantially increase the development allowed in the CUMS because the applicant requests a Type III amendment review when the building or site improvements increase more than 39,120 square feet from the approved amount. The 39,120 is approximately a 10 percent increase in the overall floor area or site improvement area from the amounts identified in Tables V-1 through V-10 and Table III-1 of LU 11-179602 CUMS AD EN and Table III-1 of LU 12-156412 EN. Staff recommends a Type II review be required for amendments to the size of the approved individual projects when they exceed their 5 or 10 percent "flex" allowance. Again, a Type III review should be required when the cumulative increase exceeds the overall 10 percent of 39,200 square feet. All other

provisions of Section 33.820.080 and .090 will apply. Staff recommends a condition that requires the approved CUMS include a section that identifies the amendment review thresholds.

The proposed review thresholds address this requirement.

Conditional Uses

33.815.010 Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.100 Uses in the Open Space Zone

These approval criteria apply to all conditional uses in the OS zone except those specifically listed in other sections below. The approval criteria allow for a range of uses and development that are not contrary to the purpose of the Open Space zone. The approval criteria are:

A. Character and impacts.

- 1. The proposed use is consistent with the intended character of the OS zoned area and with the purpose of the OS zone;**

Findings: The proposed improvements remain consistent with the current activities/functions of the Oregon Zoo, which is classified as Commercial Outdoor Recreation use. This use is allowed in the OS zone if reviewed and approved as a Conditional Use.

The character of the Zoo facility was first defined in 1959 when the Portland Zoological Gardens opened at the site. Historically, the Zoo site and adjacent Washington Park were zoned R10, a single-dwelling residential zone. In 1981, the sites were designated with the City's Comprehensive Plan Open Space designation. Then in 1991, through the Portland Zoning Code Rewrite Project, the Open Space zone was applied on most properties that had the Open Space Comprehensive Plan designation. The intended character of the Zoo was established and further defined through numerous master plans and improvement phases that occurred between 1960 and 1991, prior to the placement of the Open Space zone on this site.

The Open Space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;
- Providing contrasts to the built environment;
- Preserving scenic qualities;
- Protecting sensitive or fragile environmental areas;
- Enhancing and protecting the values and functions of trees and the urban forest;
- Preserving the capacity and water quality of the stormwater drainage system; and
- Providing pedestrian and bicycle transportation connections.

Staff concurs with the applicant's statement, below:

The Oregon Zoo is primarily an outdoor venue for the protection of and education about the world's threatened and endangered wildlife species. As Oregon's largest attraction in terms of annual paid attendance, the zoo is a critical institution providing recreational, cultural and educational value to the community meeting the first purpose, "providing opportunities for outdoor recreation". The zoo remains largely in open space and landscaped animal exhibits, meeting the second purpose, "providing contrasts to the built environment". Set in the West Hills, the zoo's natural setting and naturalized landscaping meets the third purpose, "preserving scenic qualities." Thirty-one percent of the zoo site remains undeveloped with extensive tree canopy shading streams and creeks, meeting the fifth and six purposes...

To protect designated natural resources and their function, staff recommends a condition that will require an Environmental Review for development that will occur within areas designated with an Environmental overlay zone. In response to water quality and stormwater management, the Bureau of Environmental Services has evaluated the proposed improvements and, with conditions, supports the proposed CUMS 10-year update. Lastly, the Zoo and adjacent public attractions provide outdoor recreation, including trail and bicycle connections.

Therefore, this criterion is met.

2. Adequate open space is being maintained so that the purpose of the OS zone in that area and the open or natural character of the area is retained: and

Findings: The proposed improvements are within the current approved master plan boundary. The application notes that currently only 36 percent of the zoo site is developed with buildings and/or paving. The remainder is in an open, landscaped or natural character. At full build-out of the 2008 Bond projects and all the CCMP identified projects, the total area developed with buildings and/or paving will be increased to 49 percent. In 2011, the Elephant/Condor Exhibits Project increased the building and paving area by approximately 46,500 square feet of development which, when constructed, will reduce the landscaped/open area from 65 to 63 percent. The remaining projects included in this application will result in approximately 134,000 square feet of new buildings or structures and approximately 185,000 square feet of "habitat-related" site improvements. With full implementation of all the projects, the Zoo's landscaped/open natural area will still cover a majority—51 percent of the site. As described above, the applicant is requesting the CUMS decision allow some flexibility to vary the size of the approved projects without a CUMS Amendment Review. If every approved project were increased in size to the allowed 5 or 10 percent maximum increase, as proposed, the additional development would be 31,441 square feet and would alter the percentage of development to open area to an even 50 percent split. This percentage will still retain a natural, landscaped character and the improvements will achieve an enhanced outdoor recreational experience. The proposed improvements will not conflict with the purpose of the OS zone and therefore this criterion is met.

3. City-designated environmental resources, such as views, landmarks, or habitat areas, are protected or enhanced.

Findings: Most of the facility is located outside of City-designated Environmental or Scenic Resource zoned areas. There is a narrow strip of Scenic Resource overlay zoning on the northern edge of the site. And there is an approximate 100-foot deep swath of Environmental Conservation overlay zoning that follows the southern edge of the site. The largest concentration of environmental zoning is located in the north and east sections of the facility.

The applicant is requesting that the Condor/Elephant Exhibit projects that were approved under LU 11-179602 CUMS AD EN and the subsequent environmental review-- LU 12-156412 EN, be incorporated into this 10-year Master Plan, thus extending the approved implementation timeline.

Staff supports this and recommends that conditions I and J of LU 11-179602 and the modified/updated conditions of LU 12-15612 be carried forward under this review.

Lastly, as discussed above, given that many of the proposed project areas are near Environmental zoned areas, staff recommends a condition that requires compliance with Environmental zone requirements. With these conditions, this approval criterion will be satisfied.

B. Public services.

1. The proposed use is in conformance with the street designations of the Transportation Element of the Comprehensive Plan

Findings: The Portland Bureau of Transportation response states that access to the Zoo is provided by two Washington Park private roadways, facilities that are owned and maintained by Portland Parks and Recreation. SW Knights Boulevard and SW Kingston Drive weave through Washington Park and connect to public streets. SW Knights Boulevard is classified in the City's Transportation System Plan as a Local Service Street, Community Transit Street, City Bikeway and City Walkway. SW Kingston Drive is designated as a Local Service Street and City Bikeway and City Walkway. The Zoo's existing and proposed improvements do not conflict with the street designations placed on these two private roadways. This criterion is met.

2. The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, level of service, and other performance measures; access to arterials; connectivity; transit availability; on-street parking impacts; access restrictions; neighborhood impacts; impacts on pedestrian, bicycle, and transit circulation; safety for all modes; and adequate transportation demand management strategies;

Findings: The PBOT response (Exhibit E.2) includes the following key findings:

Assessment of Roadway Facilities

Traffic Operations

All of the study intersections currently operate at acceptable levels of service during the weekday a.m., weekday p.m., and Saturday midday peak hours with the exception of the SW Canyon Road/US-26 Eastbound Ramp intersection.

- The eastbound left-turn movement exceeds City of Portland standards during the weekday a.m. and weekday p.m. periods with delays exceeding 50 seconds per vehicle (LOS F).
- Converting the intersection to all-way stop control would improve operations to acceptable levels of service by creating more opportunities for eastbound motorists to enter the intersection

Traffic Safety

- A review of recent crash history did not reveal any patterns or trends at the study intersections that require mitigation with the exception of the SW Scholls Ferry Road/US 26 EB On/Off Ramp.
- All of the crashes reported at the SW Scholls Ferry Road/US-26 EB Ramp intersection involved eastbound through, left, or right-turning vehicles. A majority of the crashes were the result of eastbound motorists traveling too fast for traffic and roadway conditions and losing control of their vehicles.

- A reduction in the posted speed limit to 35 mph and inclusion of a speed feedback sign may help to slow traffic at the eastbound approach. A flashing beacon that indicates when the signal is red could also be added to the existing advance warning sign to help improve awareness of the signal and the presence of stopped vehicles.

Assessment of Pedestrian Facilities

- Sidewalks exist along at least one side of most public streets and Park roads in the immediate study area.
- There are currently no sidewalks or pedestrian paths located along the edges of the lower main parking lot to provide pedestrians with a safe and convenient place to walk to and from their cars.
- Where internal parking lot paths do exist, they are sometimes impeded by light poles, trees, curbs, or other obstructions.

Assessment of Bicycle Facilities

- Bike lanes are currently provided in the southbound direction on Knights Boulevard and in the northbound direction on the Zoo Road within the study area.
- Where bike lanes do not exist, travel speeds, traffic volumes, and mix of vehicle-types are all conducive to bicycle travel on all public and Park roads in the study area.

Assessment of Transit Facilities

- The existing transit system has the capacity to accommodate a significant increase in ridership (approximately 4,179 passengers or 80 percent of the capacity) during peak time periods.

Zoo Attendance

- Zoo attendance has been steadily increasing over the last ten years, from approximately 1.3 million visitors in 2001 to more than 1.6 million in 2010
- Attendance at the Zoo varies throughout the year with the highest attendance occurring during the summer months

Multi-Modal Arrival Trends

- During the most recent 12-month period of available data:
 - Approximately 17% of all patrons arrived by transit, 4% arrived on a school or tour bus, 3% walked or rode bikes, and the remaining 76% arrived by private automobile.
- The average occupancy of those autos was 3.5 persons per vehicle.
- Zoo employee commute-to-work behavior results in 42% of all employee trips being served by non-auto modes. This exceeds the Oregon Employee Commute Option requirements established for the Zoo.

Parking Supply and Demand

- There are currently a total of 996 general-use parking spaces available in the Main Parking Area, which consists of the North Lot (32 spaces), the Upper Main Lot (222 spaces), the Lower Main Lot (622 spaces) and the West Lot (120 spaces).
- There are an additional 490 general-use parking spaces available in the Business Lot (open weekday evenings and weekends) and 225 general-use parking spaces available in the Church Lot (open weekdays and Saturdays). [Note: The Business Lot is the Sylvan Business Center, located at SW Skyline Dr and SW Westgate Dr. And, the Church Lot is the First Church of Nazarene that is located at 6100 SW Raab Rd.]

- Parking demand exceeded the capacity of the main parking area (996 spaces) a total of 78 times in 2010, of which the business lot was used a total of 69 times, the church lot was used 6 times, and the combination of both lots was used 3 times.

Population and Attendance Growth

- The greater Portland metropolitan area is expected to grow by approximately 1.42% annually, while Zoo attendance is expected to grow by 2.60% annually to the year 2022.
- Attendance at Washington Park and the other venues contained therein is anticipated to increase at the same rate as the regional population.

2022 Background Traffic Conditions

- A majority of the study intersections are expected to operate acceptably under *background* traffic conditions with the exception of the following:
 - The ramp terminal intersection of eastbound US-26 with Canyon Road (Knights Boulevard) is forecast to exceed City of Portland standards for the weekday a.m. and weekday p.m. peak hours.
 - The intersection does not meet signal warrants, but would perform acceptably with all-way stop control.
 - The SW Knights Boulevard/SW Zoo Road (South) intersection is forecast to exceed City of Portland standards for the weekday p.m. peak hour.
 - Given that the intersection has adequate capacity during each peak time period, does not meet signal warrants, and that alternative routes are available, no mitigation measures are recommended. Further, the intersection is of two private roads and does not have to meet minimum ODOT or City mobility standards.

2022 Total Traffic Conditions

- The same two intersections fail to meet operational performance standards:
 - The ramp terminal intersection of eastbound US-26 with Canyon Road (Knights Boulevard) is forecast to exceed City of Portland standards during all three peak periods.
 - The intersection does not meet signal warrants, but would perform acceptably with all-way stop control.
 - The SW Knights Boulevard/SW Zoo Road (South) intersection is forecast to exceed City of Portland standards during the weekday p.m. peak hour and operate below its available capacity.
 - Given that the intersection has adequate capacity during each peak time period, does not meet signal warrants, and that alternative routes are available, no mitigation measures are recommended. Further, the intersection is of two private roads and does not have to meet minimum ODOT or City mobility standards.

All study intersections except one are currently operating with acceptable levels of service during all study time periods. The ramp terminal intersection of eastbound US-26 with Canyon Road (Knights Boulevard) exceeds City of Portland standards for the weekday a.m. and weekday p.m. periods with delays exceeding 50 seconds per vehicle (LOS F) for the eastbound left-turn movement (US-26 to Canyon Road).

Converting the intersection to all-way stop control would improve operations to acceptable levels of service at the eastbound approach by creating more opportunities for eastbound motorists to enter the intersection. Further evaluation of this potential mitigation measure indicates that the resulting queues on the stop-controlled approaches would not extend beyond 150-feet in either direction during any of the study periods (the off-ramp is approximately 700 feet long; SW Canyon Court is approximately 200-feet north of the intersection). PBOT Traffic Management will work with the Zoo to determine if installing an all-way stop is the appropriate mitigation for this intersection.

PBOT staff has reviewed the transportation studies provided by the applicant's traffic engineer, as documented in this report, and concurs with the findings that the transportation system can support the proposed uses within the Zoo CUMP in addition to the existing uses in the area with a condition of approval related to TDM measures. The second hearing of Resolution NO. 12-4384 will be held by City Council on November 28th, 2010 that establishes a PPR/WPA Transportation and Parking Management Agreement. This agreement commits all Washington Park venues and the Portland Parks and Recreation Department to cooperatively create an effective transportation and access management system to increase the use of transportation alternatives to Washington Park.

Parking fees charged for Washington Park parking will be used to pay for parking lot operations, maintenance and repair, to encourage the use of alternative modes of transportation to Washington Park, to discourage use of Washington Park parking for park-and-ride purposes, and to fund the establishment of a non-profit Transportation Parking and Access Management Association ("TMA") governed by a Board which will include WFC, PCM, HOYT, Portland Japanese Garden, City of Portland's Parks and Recreation Department ("PP&R"), Arlington Heights Neighborhood Association, Sylvan Highlands Neighborhood Association and Metro.

Recommendation

No objection to approval subject to the following condition:

The Oregon Zoo shall continue to implement their own independent TDM measures as outlined in the PBOT response and comply with all obligations of the PPR/WPA Transportation and Parking Management Agreement.

Based on the PBOT response, with the above recommended condition, this criterion can be met.

3. Public services for water supply, police and fire protection are capable of serving the proposed use, and proposed sanitary waste disposal and stormwater disposal systems are acceptable to the Bureau of Environmental Services.

Findings: Public services for water supply, sanitary and stormwater disposal, police and fire protection are capable of serving the proposed use as explained below.

Concerning the water supply, the Water Bureau responded with information on the current water service and pressure at the site. The response states that "the Water Bureau has no concerns about the proposed action at this time" and notes no conditions of approval (Exhibit E.3). The Fire Bureau responded with no concerns. The Police Bureau has determined it is capable of serving the proposed use. The Fire Bureau notes that applicable Fire Code requirements will apply during building permit review (Exhibit E.4). And, the Police Bureau encourages the Zoo management to work with the Police Bureau and Office of Neighborhood Involvement Crime Prevention team to address public safety (Exhibit E.5).

The **Bureau of Environmental Services (BES)** finds that with conditions, it has no objection to approval of the CUMS and the Adjustment Reviews. Below are key excerpts from the BES response that explain the conditions and their relevance.

Existing Sanitary Infrastructure:

- There is a 42-inch CSP public combined gravity sewer located in Hwy 26.
- There is a 24-30-inch public combined sewer crossing under Hwy 26 connecting to the 42-inch public sewer.

Combined Sewer: The combined sewer system currently surcharges under certain conditions. BES will allow sanitary connections, but stormwater discharges will be restricted. See the *Stormwater Management* section, below, for a discussion of the impact this may have on the development's stormwater management plan.

Animal Areas: The impervious areas within the animal exhibits and holding areas (inside and outside) will need to drain to the sanitary sewer system, except in areas that will infiltrate stormwater and those facilities that do not have an under-drainage system connected to a storm system (or will be connected in the future to the storm system).

STORMWATER MANAGEMENT

Existing Stormwater Infrastructure:

- There is a 24-inch PVC public storm-only sewer located north of Hwy 26, adjacent to the Oregon Zoo property (BES project #EP8857). This system was built to serve the separated stormwater flows from the Oregon Zoo campus.
- The 24-inch sewer connects to a 42-inch steel pipe crossing under Hwy 26. This crossing pipe is owned and maintained by ODOT.
- The 42-inch crossing pipe connects to a 42-inch RCP public storm-only sewer in Hwy 26 (BES project #5501).

On-Site Stormwater Management Comments: BES reviews stormwater management facilities on private property for the feasibility of infiltration, pollution reduction, flow control, and off-site discharges. The Site Development Section of BDS determines if stormwater infiltration on private property is feasible when slopes on or near the site present landside or erosion related concerns, or where proximity to buildings might cause structural problems.

- a. BES has reviewed the revised stormwater report from KPFF dated October 5, 2012. Infiltration testing was not required, as the geotechnical report (prepared by GRI and dated May 5, 2011) identifies active slide hazards, steep slopes, and high groundwater on the project site. The applicant proposes off-site discharge to the Tanner Creek watershed for the northern portion of the site and the separated Tanner storm sewer in Hwy 26 for much of the southern portion of the site (which is currently connected primarily to the public combined sewer). Stormwater will be treated and detained in a variety of facilities, including ecoroofs, planters, stormfilters, detention pipes, and flow control manholes.

The Conditional Use Master Plan approves multiple projects within a 10-year window. The applicant will complete the work in phases. As described in the 10/5/12 stormwater report, many projects will be dependent on stormwater facilities that are identified to be built in different phases. While BES supports this flexibility within the project site under the Master Plan umbrella, the applicant will be required to complete necessary infrastructure and facilities with, or prior to, the completion of the project for which the infrastructure/facility is required by the SWMM (unless granted temporary approval by BES).

- b. BES requests that the stormwater report (updated as necessary and including *Appendix 1: Exhibits* for each project, but not including other appendices) be included in the revised CU Master Plan that BDS will require to be submitted. Further, the project summary in Section V of the Master Plan (*Proposed Plan*) should reference the infrastructure projects identified in the stormwater report for each phase, using the same naming convention, in table format so that it is clear in which phase each infrastructure project will be completed.
- c. In order to address stormwater requirements related to the non-conforming upgrades for the main and upper parking lots, the applicants propose to build a future separated storm sewer and vegetated stormwater facility for the main lot. As a condition of LU 12-156689

CU, the applicant (in coordination with Portland Parks and Recreation) will complete a separated storm-only sewer through the zoo campus to convey stormwater from the main parking lot area to the separated public storm sewer in Hwy 26 by November 14, 2017; and a vegetated stormwater facility to manage 10 acres of parking lot runoff prior to discharge to the separated storm sewer by November 14, 2022 (Phase I South Entry Area Improvements). The following issues remain outstanding:

- 1) The Memorandum of Understanding (MOU) formalizing the stormwater provisions in LU 12-156689 CU must be executed and a copy submitted with the record for the Master Plan to ensure that the above projects are completed and coordinated with other projects planned as part of the Master Plan.
 - 2) The applicant must provide an easement for the separated storm sewer, as necessary to enable runoff from the parking lot to be legally discharged to the separated public storm sewer, as outlined in the above-described MOU.
 - 3) The new storm sewer connection to the public storm sewer in Hwy 26 will require construction in an environmental zone; an environmental review may be required.
- d. The stormwater facility for the train roundabout (currently in for permit review under 12-191581-CO) will temporarily drain to the combination sewer until such time as the separated storm sewer in this area is completed. The applicant will be required to connect this area to the separated storm system with the completion of the Polar Bear Exhibit Improvements (Phase 2).
- e. Four stormwater basins identified in the stormwater report as S10, S11, LSS, and E13 (southwest of elephant meadow and concert lawn) are being built under the service road improvements (currently in for permit review under 12-191660-CO) and will temporarily drain to the combination sewer until such time as the separated storm sewer in this area is completed. The applicant will be required to build stormwater management facilities for this area and connect this area to the separated storm system with the completion of the Primate and Rhino Exhibit Improvements (Phase 3).

Adjustment Requests: The applicant is requesting adjustments to waive the interior parking lot landscaping requirements for the Service Yard/Parking Area and the Veterinary Medical Center (VMC), as well as leave a portion of the Service Yard/Parking Area unpaved.

- 1) BES has no objections to request for the Service Yard/Parking Area, given that much of the area will remain unpaved and the Zoo plans to undertake a major renovation to the area, at which time stormwater management and pollution prevention/source control requirements will be met. However, if the applicant proposes any changes or disturbance to the Service Yard, BES will require pollution prevention/source control requirements in effect at that time.
- 2) BES has no objections to the request for the VMC, as stormwater from that parking lot is being managed in the facility constructed in conjunction with the VMC.

SITE CONSIDERATIONS

The following information relates to specific site conditions or features that may impact the proposed project.

Drainageways: City records indicate there are drainageways on the subject site. Per City Code [Chapter 17.38.030 Protection of Drainageway Areas](#), a drainage reserve is required to be placed over the drainageway. Drainage reserves act as no-build areas – not easements – and are intended to protect flow conveyance in both natural and manmade surface channels. Drainage reserves are typically delineated either 15 feet from the centerline of the channel on both sides, or 15 feet from top of bank if BES determines the 30-foot width does not fully protect larger drainageways. The applicant may refer to [Appendix A.3](#) of the SWMM, which contains the City’s Private Drainage Reserve Administrative Rules. BES requires that a notice of condition be recorded against the property deed to inform future property owners of the drainage reserve; see Appendix A.3-B for a sample notice. In

addition, the applicant must submit the following information on either a separate plan sheet or on an erosion control plan for the purposes of this land use review:

- Location of drainageways, both natural and manmade. The limits of the identified drainageways must be clearly delineated.
- Location of proposed drainage reserve. The method that will be used to demarcate the drainageway on the property for on-site staff review should be described (e.g. flags, tape, fencing).
- If applicable, describe the location and type of proposed encroachment into, or modification of, the drainage reserve area or the drainageway itself.

CONDITIONS OF APPROVAL

If the land use application is approved, BES recommends that the following conditions be included with the decision:

- A. For projects dependent on facilities and/or infrastructure identified as part of another phase, the applicant will be required to complete necessary infrastructure and facilities with, or prior to, the completion of the project for which the infrastructure/facility is required by the SWMM (unless granted temporary approval by BES).
- B. In order to address stormwater requirements related to the non-conforming upgrades for the main and upper parking lots, the applicant (with Portland Parks and Recreation) must complete the following:
 - a. By November 14, 2017, a separated storm-only sewer must be constructed, via an issued Plumbing Permit or other permit as required by BDS and BES, to convey stormwater from the main parking lot area after treatment in the future stormwater facility, as required below, to the separated public storm sewer in Hwy 26. An easement, as necessary to provide a legal route for the sewer through the zoo campus, will be provided by the applicant.
 - b. By November 14, 2022, stormwater facilities must be constructed and connected to the storm-only sewer, via an issued Development Review Permit or other permit as required by BDS and BES, to manage runoff from all practicable parking lot impervious surfaces.
 - c. The above provisions will be formalized in a Memorandum of Understanding (MOU) signed by representatives of PPR, Metro and BES. Upon execution, a copy of the MOU shall be submitted to BDS to be added to the legal record for this case.
- The applicant will be required to connect the stormwater facility built for the train roundabout (under permit 12-191581-CO) to the separated storm system with the completion of the Polar Bear Exhibit Improvements (Phase 2).
- The applicant will be required to build stormwater management facilities for basins S10, S11, LSS, and E13 (as identified in the stormwater report prepared by KPFF, dated 10/5/12, and constructed as part of the service road improvements under 12-191660-CO) and connect this area to the separated storm system with the completion of the Primate and Rhino Exhibit Improvements (Phase 3). (Exhibit E.1)

With conditions that address stormwater management requirements, this approval criterion can be met.

C. Livability. The proposal will not have significant adverse impacts on the livability of nearby residential zoned lands due to:

1. Noise, glare from lights, late-night operations, odors, and litter; and

Findings: The proposed Zoo improvements will be at least 700 feet from nearby residentially-zoned lands. At the southernmost edge, where the CCMP Africa exhibit and concert lawn area improvements are proposed, the 300-foot wide Sunset Highway separates the Zoo activities from the homes in the Southwest Hills Neighborhood, south of the highway. At the westernmost point, near the proposed zoo train improvements, the nearest residentially-zoned site is at least 1,000 feet away. The main parking lot and the Children’s Museum separate the zoo site from the residences in the Sylvan Highlands area. The distance and abutting development provide adequate buffer between the Zoo activities and the residences to the west and south.

The Zoo does not operate during late hours. During the Spring, Fall and Winter months the Zoo generally closes at 4 pm and during Summertime the standard closing time is 6 pm. The Zoo intends to continue scheduling its major special events—Zoo Lights and Zoo Concerts. The Zoo Lights, a winter festival, is held in the evenings between Thanksgiving and New Year’s Day. The festival operates from 5:00 to 8:00 pm Sundays through Thursdays and 5:00 to 8:30 pm on Fridays and Saturdays. Currently the zoo schedules approximately 20 concerts per year during the warmer months. Over the next 10 years, the zoo intends to schedule up to 25 concerts per year. The maximum size of attendance at the concerts will not increase. Concerts are held on evenings between the hours of 7:00 to 9:30 pm.

The applicant requests that the total number of zoo-related outside events (in addition to concerts) be increased from 232 to a maximum of 300 events. The applicant states that the combined use of the existing and proposed new event spaces will not exceed the maximum of 5,000 participants, at any one time. The applicant states that a vast majority of the events held at the Zoo are scheduled during off-peak times when sufficient parking is available. Given that there are no late night operations and that events are scheduled to minimize the total number of participants at peak times, the proposed activities will not adversely impact livability of the nearby residential areas.

As noted earlier in this report, the Zoo has withdrawn its proposal to possibly construct a “biomass or bioreactor”. Staff’s understanding of these facilities is that they generate energy by breaking down biological material in anaerobic conditions. Without further details or off-site impact analysis, the CUMS should not approve the project at this time.

This criterion is met.

2. Privacy and safety issues.

Findings: The project site is not adjacent to residentially zoned lands and therefore privacy should not be negatively impacted by the proposed improvements. The Police Bureau response notes that the bureau has the capacity to serve the facility. Therefore, this criterion is met.

D. Area plans. The proposal is consistent with any area plans adopted by the City Council as part of the Comprehensive Plan, such as neighborhood or community plans.

Findings: The project area is not located within the boundaries of any area plans adopted by the City Council. Therefore, this criterion is not applicable.

Adjustments

33.805.040 Approval Criteria

Adjustment requests will be approved if the review body finds that the applicant has shown that approval criteria A. through F., below, have been met.

- A.** Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and

Findings: As identified on page 4 of this report, the applicant is requesting Adjustments to vary from or waive four applicable development standards. The first is to waive the setback requirement for a proposed new building. The second is to waive the paving requirement for vehicle area in the Zoo's Service Yard. Another parking-related standard is to waive the interior parking lot landscaping requirement for vehicle parking in the Service Yard and the parking that serves the existing Veterinary Hospital. These requirements apply as required upgrades to existing nonconforming development. The last Adjustment is also parking-related. The applicant is requesting to reduce the required minimum number of on-site parking spaces from 1,300 to 1,119 spaces.

The purpose and response to the criteria for each respective standard is as follows:

Adjustment 1 - Minimum Building Setback

Zoning Code section 33.100.200.B.1.a (Conditional Use development standards) requires buildings to be set back from all property lines one foot for each foot of the building height. In this case, the proposed Conservation Discovery Zone building will be 48.5 feet tall, which would require a 48.5 foot deep setback from the western property line. The proposal is for a zero setback.

Chapter 33.100, Open Space Zone, does not have a purpose statement related to this development standard. However, 33.100.200.B.3 states that "Conditional uses are also subject to the other development standards stated in Table 110-5 in Chapter 33.110, Single Dwelling Zones." Table 110-5 is contained within Zoning Code section 33.110.245, Institutional Development Standards. The purpose for these standards is:

33.110.245.A. Purpose: *The general base zone development standards are designed for residential buildings. Different development standards are needed for institutional uses which may be allowed in single-dwelling zones. The intent is to maintain compatibility with and limit the negative impacts on surrounding residential areas.*

Submitted exterior elevation drawings of the proposed Conservation Zone building show that it will have varied roof lines and wall articulation that will reduce the perceived scale of the structure. The applicant notes that the building will "feature an extensive green roof as well as vegetation on the façade that will further soften its impact". The proposed building will be located adjacent to the west property line but separated from residential uses by at least 900 feet. The Children's Museum building and grounds as well as trees and tall shrubs are located between homes in the Sylvan Highlands Neighborhood and the Zoo site. Given the features of the building and its location, the zero setback will not negatively impact the surrounding residential areas. This criterion is met.

Adjustments 2 and 3 - Paving and Parking Lot Landscaping

The applicant submitted a detailed inventory of parking spaces that are located within the Zoo boundary (Metro ownership). There are currently a total of 185 spaces. Of those, 132 spaces are used for employee and fleet vehicle parking in the Upper and Lower Service Yards and 27 employee spaces are available at the Veterinary Hospital. The remaining spaces are found in various locations. After full implementation of projects identified in this application, the Zoo anticipates a loss of 48 on-site spaces (Exhibits A.3.c, C.2.1 and C.2.m).

In order to preserve as many on-site spaces as possible, the applicant is requesting to waive the interior parking lot landscaping on the small lots that serve employees. And because the Zoo hopes to eventually redevelop the Service Yard, the Zoo is asking to waive the paving requirement,

a requirement that applies when implementing the nonconforming upgrade standards (33.258.070.D.2).

The purpose for both the paving and landscaping standards is:

33.266.130 A.Purpose. *The development standards promote vehicle areas which are safe and attractive for motorists and pedestrians. Vehicle area locations are restricted in some zones to promote the desired character of those zones. Together with the transit street building setback standards in the base zone chapters, the vehicle area restrictions for sites on transit streets and in Pedestrian Districts:*

- *Provide a pedestrian access that is protected from auto traffic; and*
- *Create an environment that is inviting to pedestrians and transit users.*
- *The parking area layout standards are intended to promote safe circulation within the parking area, provide for the effective management of stormwater runoff from vehicle areas, and provide for convenient entry and exit of vehicles. The setback and landscaping standards:*
 - *Improve and soften the appearance of parking areas;*
 - *Reduce the visual impact of parking areas from sidewalks, streets, and especially from adjacent residential zones;*
 - *Provide flexibility to reduce the visual impacts of small residential parking lots;*
 - *Direct traffic in parking areas;*
 - *Shade and cool parking areas;*
 - *Reduce the amount and rate of stormwater runoff from vehicle areas;*
 - *Reduce pollution and temperature of stormwater runoff from vehicle areas; and*
 - *Decrease airborne and waterborne pollution.*

The parking areas in the Service Yard and adjacent to the Veterinary Hospital are both located away from the private streets that serve the Zoo and are isolated from visitors view. The lots are not located in areas that are visible from residential properties and are not used by the general public who visit the Washington Park venues. When analyzing the functional characteristics of pervious and impervious areas and the reduced landscaping that impact or benefit the environment, the Bureau of Environmental Services (BES) generally takes the lead. BES, who reviews stormwater management facilities on private property for the feasibility of infiltration, pollution reduction, flow control and off-site discharges, supports the request for the paving and landscaping Adjustments.

Therefore, this criterion is satisfied.

Adjustment 4 Minimum Parking Space

The Zoo is classified as a Commercial Outdoor Recreation use and is subject to the minimum parking standard of 20 parking spaces per acre of site area. The site is 65 acres in size and therefore requires 1,300 on-site spaces. The Zoo intends to utilize 137 on-site spaces and the 982 spaces that are located in the adjacent and nearby parking areas that serve the Washington Park venues.

The Zoo is a member of the Washington Park Alliance and is party to a shared parking arrangement that will be implemented through the 2012 Washington Park Transportation and Parking Management agreement (Exhibit A.5.b). In addition to the 1,119 spaces available on-site or adjacent to the Zoo, the facility has access to two remote (satellite) parking lots. A 225-space parking lot at the First Church of Nazarene (6100 SW Raab Rd) is available during weekdays and the 490-space Sylvan Business Center (SW Skyline Dr and SW Westgate Drive) parking areas are available evenings and weekends. The applicant submitted copies of agreements that show that

the Zoo has and will continue to have access to the remote parking areas. The Zoo provides shuttle service to and from the satellite lots.

The Zoning Code exempts sites from the minimum parking requirements when the site is located within 500 feet of a “transit street” that has 20-minute peak hour service. The Zoo is served by the Westside Light Rail, a designated Regional Transitway that offers frequent service. However, the light rail line cannot fulfill this requirement because the definition of “transit street” in Zoning Code Chapter 33.910 states that Regional Transitways that are entirely subsurface are not included in the definition of transit street. The portion of the Westside Light Rail line that runs through Washington Park is entirely underground. One could argue that the transit station, with elevator access to the trains, is not subsurface. However, given the ambiguity of the definition, staff has determined that the requirement applies. In the past, the Zoo has received approval of an Adjustment to this standard.

The purpose of the parking requirement is as follows:

33.266.110 A. Purpose. *The purpose of required parking spaces is to provide enough on-site parking to accommodate the majority of traffic generated by the range of uses which might locate at the site over time. Sites that are located in close proximity to transit, have good street connectivity, and good pedestrian facilities may need little or no off-street parking. Transit-supportive plazas and bicycle parking may be substituted for some required parking on a site to encourage transit use and bicycling by employees and visitors to the site. The required parking numbers correspond to broad use categories, not specific uses, in response to this long term emphasis. Provision of carpool parking, and locating it close to the building entrance, will encourage carpool use.*

The applicant contends that “tagging parking demand to acres” is not an appropriate methodology for the Zoo because: (1) approximately one third of the site is environmentally-zoned and will remain largely undeveloped, (2) patronage is not tied to an increase in building space or outdoor improvements but rather to increases as a function of regional population growth, (3) the Zoo has a high patron carpool rate—3.5 people per car, and (4) the Zoo has direct light rail transit access, it meets the purpose of the regulation. Staff does not disagree with these points. The applicant’s analysis and staff’s findings under criterion 33.815.100.B.2 provide reasons for approving this Adjustment. The applicant’s submitted Transportation Impact Analysis shows that this parking supply will continue to accommodate the majority of traffic generated. Therefore, this criterion is met.

B. If in a residential zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in a C, E, or I zone, the proposal will be consistent with the classification of the adjacent streets and the desired character of the area; and

Findings: Zoning Code Section 33.100.200.B.2 states that Conditional Uses must meet the parking standards for uses in the CG, General Commercial zone, as stated in Chapter 33.266, Parking and Loading. Given that the site is not in a residential zone, staff has determined that the proposal must be found to be consistent with the classification of the adjacent streets and the desired character of the area.

The Zoo site abuts the Sunset Highway, a designated Regional Trafficway. SW Kingston Drive is a private park drive. Knight Boulevard is also a private park drive, but a designated Community Transit Street, City Bikeway and City Walkway and SW Kingston Drive is a designated Local Service Street. The setback, paving and landscaping Adjustments do not conflict with the classifications of the nearby streets. The applicant has submitted traffic and parking analysis that shows that the proposed parking that is available to serve the Zoo is adequate but not excessive.

The Zoo's Transportation Demand Management measures and the shared parking agreement will reduce parking impacts to the surrounding areas while still encouraging use of other modes.

The Zoning Code defines the term "desired character" as being based on the purpose statement of the base zone, overlay zone and plan district and the preferred and envisioned character included in adopted area plans (Section 33.910.030). The site is not within an area, neighborhood or community plan boundary.

Section 33.100.010 describes the purpose of the OS, Open Space zone as follows:

The Open Space zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- *Providing opportunities for outdoor recreation;*
- *Providing contrasts to the built environment;*
- *Preserving scenic qualities;*
- *Protecting sensitive or fragile environmental areas;*
- *Enhancing and protecting the values and functions of trees and the urban forest;*
- *Preserving the capacity and water quality of the stormwater drainage system; and*
- *Providing pedestrian and bicycle transportation connections.*

Adjustment 1 – Building Setback: The proposed Conservation Zone building will be located close to the more active areas—roadways, parking and other venues. Placing the building in this location, rather than an undeveloped portion of the site, serves to protect existing natural features. The reduced setback will not interfere or diminish opportunities for outdoor recreation or diminish the existing scenic qualities of the area. The building location is not environmentally-zoned and therefore is not in a sensitive or fragile environmental area. Furthermore, the Adjustment will not interfere with the pedestrian and bicycle connections. The applicant has submitted a stormwater management report that shows the new development will comply with City requirements.

Adjustments 2 and 3 – Paving and Landscaping: These Adjustments address existing situations. As explained above, the BES does not have concerns regarding impacts to stormwater management functions. The Adjustments will not reduce outdoor recreation opportunities or change the scenic qualities of the area.

Adjustment 4 – Minimum Parking Space: As explained above, the applicant has submitted extensive information that documents that there is adequate parking to accommodate the growth of the Zoo and other Washington Park venues. The parking will support the outdoor recreational functions. The request does not conflict with the purpose of the Open Space zone.

For these reasons, this criterion is met for the requested four Adjustments.

- C.** If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and

Findings: The requested Adjustments do not fundamentally change the open, natural, recreation use or appearance of the facility. The individual or cumulative effect of the requested Adjustments will not create a conflict with the purpose of the OS zone. This criterion is met.

- D.** City-designated scenic resources and historic resources are preserved; and

Findings: This criterion does not apply because there is only a narrow sliver of the site, along SW Kingston Boulevard that is within the Scenic overlay zone. Proposed improvements will be located outside of this overlay zone. Historic resources are designated by a large dot. There are no such historic resources present on this site.

E. Any impacts resulting from the adjustment are mitigated to the extent practical; and

Findings: As explained above, the requested Adjustments will not create adverse impacts that require mitigation. Therefore, this criterion does not apply.

F. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable.

Findings: Because the proposed Conservation Zone building and the existing Service Yard and parking areas are not located within an Environmental zone, this criterion does not apply.

Development Standards

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

The Oregon Zoo has demonstrated, with conditions of approval, that the requested Conditional Use Master Plan meets the applicable approval criteria. The applicant has submitted adequate information to evaluate the potential impacts of the improvements on the character of the open space area, as well as impacts to both the nearby residential neighborhood and the transportation system. Findings show that, with conditions, the water, storm and sanitary sewer, fire, police and transportation systems will have adequate capacity to serve the use. Staff recommends approval of this application. With conditions, the updated Master Plan will guide a myriad of construction projects and operational changes over the next 10 years. Staff is recommending the decisions and conditions of approval be carried forward from the 2011 Condor/Elephant Exhibit CUMS decision and the 2012 Environmental Review decision.

Regarding the four Adjustment requests, the applicant has demonstrated that the requests meet the applicable approval criteria. The Adjustments equally meet the intent of the regulations and will result in a proposal that is consistent with the purpose of the Open Space zone.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time prior to the Hearings Officer decision)

Approval of a Conditional Use Master Plan update for additional development and activities on the Oregon Zoo (Metro-owned) site approved for a Commercial Outdoor Recreation use, as described and illustrated in Exhibits A and C;

Approval of an Adjustment to reduce the building setback (33.100.200.B.1.a) from 48.5 feet to zero for the proposed Conservation Discovery Zone building that will be located adjacent to the west property line;

Approval of an Adjustment to waive the paving requirement (33.266.130.D.1) for the vehicle area in the Service Yard;

Approval of an Adjustment to waive interior parking lot landscaping (33.266.130.G.3) for parking in the Service Yard and the parking adjacent to the Veterinary Medical Center; and

Approval to reduce the required on-site parking requirement (33.266.110.B/Table 266-2) from 1,300 to 1,119 spaces,

subject to the following conditions:

- A. Within 3 months of the final decision on this update (LU 12-156405 CUMS AD), the Oregon Zoo must submit to the Bureau of Development Services four bound copies of the approved Master Plan. The Master Plan must incorporate all changes and conditions of approval and must include:
 1. Revised Detailed Project Drawings, labeled as V-6A, V-7A, V-7B, V-10 through V19 (Exhibits C.2.a-C.2k), that identify both proposed and existing development and label the respective building, site improvements as Patron/Service-Related or Habitat Related. The habitat related development includes buildings, structures and site improvements that provide animal shelter, holding, care and outdoor area.
 2. Approved plans that illustrate the proposed improvement and mitigation areas approved for the “Condor/Elephant Exhibits” reviewed under LU 11-179602 CUMS AD EN and LU 12-156412 EN.
 3. A Key Map for the Zoo facility that identifies all quadrants/sections and identifies each Project Area with references to the respective detailed project drawings.
 4. An updated Stormwater Management Report that includes Appendix 1-Exhibits for each project. The project summary in Section V of the Master Plan submittal should reference the infrastructure projects identified in the stormwater report for each phasing, using the same naming convention in table format, to clarify in which phase each infrastructure project will be completed.
 5. Removal of references and drawings showing a proposed biomass, bio-fuel boiler, or bio-reactor.
 6. A detailed list of all existing and proposed building structures and site improvements, including those approved through LU 11-179602 CUMS AD EN and LU 12-156412 EN. The list must identify the existing and proposed square footage and categorize the development as either Patron/Service-Related or Habitat-Related.
 7. The Transportation Demand Management Plan and approved PPR/WPA Transportation and Parking Management Agreement.
 8. A Plan Administration Section that identifies requirements and review thresholds for Conditional Use Master Plan Amendments, as follows:
 - a) Allow, without a review, generic utilization (without distinction of type of animal, specific species or global or regional themes) of designated “habitat-related” buildings, structures and site improvement areas. Habitat related facilities provide animal shelter, holding, care and outdoor area;
 - b) Allow, without a review, an increase of 5 percent, respectively, to the approved amount of floor area or site improvement area for Phases 1-3 approved projects. And allow, without a review, a 10 percent increase in floor area or site

- improvements for each respective individual approved project listed in the Zoo's CCMP;
- c) Require a Type II Amendment Review to exceed the 5 percent "flex" allowance for approved individual Phase 1-3 projects or to exceed the 10 percent "flex" allowance for individual projects listed in the Zoo's CCMP;
 - d) Require a Type III Amendment Review to request a net increase of more than 35,600 square feet (10 percent) of the approved cumulative amount building floor area or site improvement area;
 - e) Require a Type II Amendment Review for a modification of more than 100 feet to the approved location of an approved building or site improvement;
 - f) Waive the requirement of a Type III Amendment Review for proposed building or site improvements within 400 feet of the campus boundary;
 - g) Conforms with exemption allowances in Section 33.820.080.B.3-7; and
 - h) Sections 33.820.080.A.2-5 and A.7 and 8 continues to apply.
- B. For projects dependent on facilities and/or infrastructure identified as part of another phase, the applicant will be required to complete necessary infrastructure and facilities with, or prior to, the completion of the project for which the infrastructure/facility is required by the Stormwater Management Manual, unless granted temporary approval by BES.
- C. In order to address stormwater requirements related to the non-conforming upgrades for the main and upper parking lots, the applicant (with Portland Parks and Recreation) must complete the following:
- 1. By November 14, 2017, a separated storm-only sewer must be constructed, via an issued Plumbing Permit or other permit as required by BDS and BES, to convey stormwater from the main parking lot area after treatment in the future stormwater facility, as required below, to the separated public storm sewer in Hwy 26. An easement, as necessary to provide a legal route for the sewer through the zoo campus, will be provided by the applicant.
 - 2. By November 14, 2022, stormwater facilities must be constructed and connected to the storm-only sewer, via an issued Development Review Permit or other permit as required by BDS and BES, to manage runoff from all practicable parking lot impervious surfaces.
 - 3. The above provisions will be formalized in a Memorandum of Understanding (MOU) signed by representatives of PPR, Metro and BES. Upon execution, a copy of the MOU shall be submitted to BDS to be added to the legal record for this case.
- D. The applicant will be required to connect the stormwater facility built for the train roundabout (under permit 12-191581-CO) to the separated storm system with the completion of the Polar Bear Exhibit Improvements (Phase 2).
- E. The applicant will be required to build stormwater management facilities for basins S10, S11, LSS, and E13 (as identified in the stormwater report prepared by KPFF, dated 10/5/12, and constructed as part of the service road improvements under 12-191660-CO) and connect this area to the separated storm system with the completion of the Primate and Rhino Exhibit Improvements (Phase 3).
- F. The Oregon Zoo shall continue to implement their own independent Transportation Demand Management Plan measures and comply with all obligations of the Portland Parks and Recreation/Washington Park Alliance Transportation and Parking Management Agreement.

- G. Any development or projects approved in this Master Plan, but located within an Environmental overlay zone must comply with all applicable Environmental zone development standards or be reviewed through an Environmental Review.
- H. The approved Master Plan will expire 10 years from the effective date of the final decision.

Prior Conditions that Remain in Effect from LU 11-179602 CUMS AD EN

- I. As part of the Phase A (*Condors and Elephants Exhibits*) projects, at least 3,660 square feet of existing impervious area, located at the proposed new condor and birds of prey exhibits, must be removed. The area must be planted with native vegetation.
- J. The Zoo's invasive plant species eradication program must target the area north of the new elephant meadow, adjacent to the required mitigation area, where native plants will be installed.

Prior Conditions that Remain in Effect from LU 12-156412 EN

- K **All permits:** Conditions of Approval listed below, shall be included within all plan sets submitted for permits (building, grading, Site Development, erosion control, etc.). These exhibits shall be included on a sheet that is the same size as the plans submitted for the permit and shall include the following statement, "**Field changes are not allowed without prior BDS LUS approval.**"
- L. The following conditions apply to the Drainage Reserve area identified on Exhibit C.18 (Drawing III-13F):
 - 1. The Bureau of Environmental Services must inspect and approve the grading changes and plantings within the drainage reserve area at the time of the final erosion control inspection required in Condition E, below.
 - 2. The piped outfall shown on Exhibits C.20 and C.29 (Drawing III-13H and III-14H) must be extended to meet the stream channel or the mitigation trees shown on Exhibit C.19 (Drawing III-13G) that are situated between the outfall and the stream channel must be relocated and additional erosion control measures added for long-term stability.
 - 3. Any changes within the Drainage Reserve area identified on Exhibit C.18 (Drawing III-13F) require Bureau of Environmental Services approval.
- M. Temporary construction fencing shall be installed according to Section 33.248.068 (Tree Protection Requirements). Construction fencing shall be placed along the Limits of Construction Disturbance for the approved development, as depicted on Exhibits C.8, C.18, C.26, and C.36 (Drawings III-12F, III-13F, III-14F, and III-15F) Construction Management/Erosion Control Plans or as required by inspection staff during the plan review and/or inspection stages.
 - 1. No mechanized construction vehicles are permitted outside of the approved "Limits of Construction Disturbance" delineated by the temporary construction fence. All planting work, invasive vegetation removal, and other work to be done outside the Limits of Construction Disturbance, shall be conducted using hand held equipment.
 - 2. Changes to the Root Protection Zones ("RPZ") identified in the Construction Management/Erosion Control Plans, Exhibits C.8, C.18, C.26, and C.36, are only allowed under the observation of the project arborist. Where excavation or fill is required within the RPZ, the project arborist must provide written approval to the Bureau of Development Services. No additional trees may be removed without further review.
- N. The following mitigation plantings shall be installed in substantial conformance with the Landscape Mitigation Plans C.9, C.19, C.27-28, and C.37 (Drawings III-12G, III-13G, III-14G1-

2, and III-15G):

1. A total of 231 trees and 217 shrubs shall be planted for the removal of 99 trees, in conformance with Exhibit A.6;
2. An additional 31 trees shall be planted as mitigation for the VMC stormwater facility;
3. All temporary disturbance areas not already identified for tree and shrub plantings shall be planted with a minimum of two shrubs and seven ground cover plants per 50 square feet. These plantings are in addition to any reseeding; and
4. A minimum of seven ground cover plants per 50 square feet are required for the mitigation area identified on Exhibit C.27, Drawing III-14G1.

Plantings shall conform to the following:

- All species shall be selected from the Portland Plant List;
- Plantings shall be installed between October 1 and March 31 (the planting season);
- Prior to installing required mitigation plantings, non-native invasive plants shall be removed from the entire project area, including the areas identified for mitigation plantings;
- Plantings in each of the EN subareas shall be permitted with the applicable project elements of the subarea; and
- After installing the required mitigation plantings, the Applicants shall request inspection of Permanent Erosion Control Measures (IVR 210) by the Bureau of Development Services, who will confirm that all required mitigation plantings have been installed. A letter of certification from the landscape professional or designer of record may be requested by the Bureau of Development Services to document that the plantings have been installed according to the approved plans.

O. **An inspection of Permanent Erosion Control Measures shall be required** to document installation of the required mitigation plantings.

1. The **Permanent Erosion Control Measures** inspection (IVR 210) shall not be approved until the required mitigation plantings have been installed (as described in Condition D above);

--OR--

2. If the **Permanent Erosion Control Measures** inspection (IVR 210) occurs outside the planting season (as described in Condition C above), then the Permanent Erosion Control Measures inspection may be approved prior to installation of the required mitigation plantings – if the applicant obtains a separate **Zoning Permit** for the purpose of ensuring an inspection of the required mitigation plantings by March 31 of the following year.

P. **The land owner shall maintain the required plantings** for two years to ensure survival and replacement. The land owner is responsible for ongoing survival of required plantings during and beyond the designated two-year monitoring period. The landowner shall:

1. Obtain a Zoning Permit for a final inspection at the end of the 2-year maintenance and monitoring period. The permit must be finalized no later than 2 years from the final inspection for the installation of mitigation planting, for the purpose of ensuring that the required plantings remain. Any required plantings that have not survived must be replaced.

Q. Failure to comply with any of these conditions may result in the City's reconsideration of this land use approval pursuant to Portland Zoning Code Section 33.700.040 and /or enforcement of these conditions in any manner authorized by law.

Procedural Information. The application for this land use review was submitted on June 29, 2012, and was determined to be complete on Oct 23, 2012.

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 submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on June 29, 2012.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, the 120 days will expire on: February 20, 2013.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

This report is not a decision. The review body for this proposal is the Hearings Officer who will make the decision on this case. This report is a recommendation to the Hearings Officer by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Hearings Officer will make a decision about this proposal within 17 days of the close of the record. Your comments to the Hearings Officer can be mailed c/o the Hearings Officer, 1900 SW Fourth Ave., Suite 3100, Portland, OR 97201 or faxed to 503-823-4347.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Hearings Officer may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the Hearings Officer, only evidence previously presented to the Hearings Officer will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. Appeals must be filed within 14 days of the decision. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,000.00 will be charged (one-half of the BDS application fee, up to a maximum of \$5,000).**

Appeal Fee Waivers: Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. Conditional Use Master Plans and any concurrent reviews other than a Zone Change or Comprehensive Plan Map Amendment remain in effect until:

- All development allowed by the plan is completed; or
- The plan is superceded; or
- The plan expires after 10 years from date of final decision.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;

- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Planner's Name: Sheila Frugoli

Date: November 30, 2012

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal:
1. Initial application, with pre-July 1, 2012 fees and request to place on-hold, submitted June 23, 2012
 2. Full Application – Request for a New Conditional Use Master Plan, submitted August 14, 2012
 - a. Table of Contents
 - b. Summary of Proposal
 - c. Current Conditions
 - d. Land Use History
 - e. Community Outreach
 - f. Proposed Plan
 - g. Plan Administration
 - h. Legal Justification (Response to Approval Criteria)
 - g. Pre-Application Conference Summary Notes
 - h. List of External Events (FY 2010-2011)
 - i. Provision of Proposed PPR/WPA Parking Management Program
 - j. Transportation Impact Analysis: Current Conditions Report
 - k. Updated Transportation Demand Management Plan
 - l. Concept Non-Conforming Landscaping Plans for Upper and Lower Main Lots
 - m. List of Participants in Neighborhood Planning Workshops
 - n. Bond Issue Projects Stormwater Reports
 - o. Transportation Impact Analysis: Future Conditions Report
 3. Memo and Attachments Responding to Application Completeness Letter from Staff, submitted October 16, 2012
 - a. New Adjustment Application to Waive Parking Requirement (Attachment C)
 - b. Remote Lot Parking Agreements (Attachment D)
 - c. Revised Adjustment for Interior Parking Lot Landscaping (Attachment F)
 - d. Supplemental Information on Traffic Management Practices for West Lot Project (Attachment G)
 - e. Building Inventory with ID Numbered Map (Attachment H)
 - f. Summary of Draft Terms of Proposed PPR/WPA Transportation and Parking Management Agreement (Attachment I)
 - g. Response to BES Completeness Memorandum (Attachment A)
 1. Revised Stormwater Drainage Reports, Prepared by SRG Partnership
 - Bond Projects Executive Summary, Revised Oct. 5, 2012
 - CDZ Bond Project, Revised Sept. 17, 2012
 - Primates Exhibit, Revised Sept. 17, 2012
 - Rhino Bond Project, Revised Sept. 17, 2012
 - Polar Bear Exhibit, Revised Sept. 17, 2012

4. Memo and Attachments Responding to Application Completeness Letter from Staff, submitted October 25, 2012
 - a. Revised Adjustment for Building Setback
5. Memo and Additional Information, submitted November 15, 2012
 - a. Hearings Officer's Final Order for West Lot Approval (Attachment B)
 - b. Updated PPR/WPA Transportation and Parking Management Agreement
6. Revised Development Tables and Summary Table of Proposed Building and Site Improvements, submitted November 27, 2012
7. Letter from Mike Abate, PPR Director to Cheryl Twete, Metro, dated Oct. 19, 2012
- B. Zoning Map (**attached**)
- C. Plans & Drawings:
 1. Zoo Master Site Plan – Zoo Campus at Full-Building Out (Drawing V-1), updated, submitted October 16, 2012 (**attached**)
 2. Large-Scale, Color, Updated Plans, submitted October 25, 2012
 - a. Cascade Crest Zone (V-10)
 - b. Asia (V-11)
 - c. South America (V-12)
 - d. Additional Primate Upgrades (V-13)
 - e. Africa (V-14)
 - f. South America Tropical Forest Exhibit Zone (V-15)
 - g. Main Entry (V-16)
 - h. Concert Lawn (V-17A)
 - i. Africafe Replacement (V-17B)
 - j. Train Terrace (V-18)
 - k. Service Yard (V-19)
 - l. 2012 Employee Parking Areas – Gate A and Lower Access Road
 - m. 2012 Employee Parking – Living Collections
 - n. Past, Present, Current and Proposed Location of Totem Pole (Figure V-27)
 - o. Proposed Relocation of Totem Pole (Figure V-26)
 - p. Distance to Residences (V-25)
 - q. West and South Elevations of CDZ Building (V11-1)
 - r. Zoo Campus at Full Build-Out (V-1A)
 - s. Demolition Analysis (V-1B)
 3. Plans and Drawings Submitted with Original Full Application, submitted on August 18, 2012
 - a. Zoo Master Site Plan – Zoo Campus at Full-Build Out (Drawing V-1)
 - b. Campus Drainage Basins (V-2)
 - c. Visitor Circulation (V-3)
 - d. Spine Stormwater (V-4A)
 - e. Rain Events (V-4B)
 - f. Conservation Discovery Zone (V-5)
 - g. Polar Bear Exhibit (V-6A)
 - h. Polar Bear Profiles (V-6B)
 - i. Primates (V-7A)
 - j. Rhino (V-7B)
 - k. CDZ Construction Plan (V-8A)
 - l. Polar Bear Construction Plan (V-8B)
 - m. Primates, Rhino, and Finishing Spine and Hubs (V-8C)
 - n. Bond Projects (V-8D)
 - o. Exhibits and Visitor Circulation (V-9)
 - p. Cascade Crest Zone (V-10)
 - q. Asia (V-11)
 - r. South America (V-12)
 - s. Additional Primate Upgrades (V-13)

- t. Africa (V-14)
 - u. South America Tropical Forest Exhibit Zone (V-15)
 - v. Main Entry (V-16)
 - w. Concert Lawn (V-17A)
 - x. Africafe Replacement (V-17B)
 - y. Train Terrace (V-18)
 - z. Service Yard (V-19)
 - aa. Proposed Utilities (V 20 A-C)
 - bb. Water Use Charts (V 21 A & B)
 - cc. Condensor Energy Loop (V-22)
- D. Notification Information:
- 1. Request for Response
 - 2. Posting Letter Sent to Applicant
 - 3. Notice to be Posted
 - 4. Applicant's Statement Certifying Posting
 - 5. Mailing List
 - 6. Mailed Notice
- E. Agency Responses:
- 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Police Bureau
 - 6. Site Development Review Section of Bureau of Development Services
 - 7. Life Safety Plan Review Section of Bureau of Development Services
 - 8. TRACS Comments- "No Concerns" from Bureau of Parks, Forestry Division
- F. Letters: NONE
- G. Other:
- 1. Original LUR Application
 - 2. Incomplete Application Letter, mailed July 2, 2012
 - 3. Incomplete Application Letter, mailed August 30, 2012
 - 4. E-Mail from Bev Bookin, Applicant, Instructing Staff to Deem Application Complete, dated Oct. 23, 2012

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



Project Team:

- Architect: SRG Partnership
- Zoo Architect: CLR Design
- Landscape: Atelier Dreiselt + Place
- Civil: Korf Consulting Engineers
- Planning: The Bookin Group

New CUMS for the OREGON ZOO

Portland Oregon

Drawing No.

V-1A

ILLUSTRATIVE MASTER PLAN

- Visitor Amenity Building*
- Exhibit Building
- Holding Building
- Administration/Support Building
- Animal Exhibit
- Visitor Pathways
- Spine/Hubs
- Service Roads and Paths/Parking
- Train
- Water
- Vegetation
- Buffer
- Service Yard Buildings

*Note: Visitor Amenities such as the Train Terrace, Conservation Discovery Zone, AfricAfe and Concert Lawn that are open air or covered with a vegetated roof are indicated in green as landscape elements.



Zoo Campus at Full Build-out

112-136405 CUMSAD
Exh. C.1