Goal: Create Tryon Creek Wastewater Treatment Plant Overlay District

- Define geographic boundaries
- Create objective development standards
- Land use review:
  - Create certainty
  - Eliminate Conditional Use
  - Require either:
    - Minor Development Review, or
    - Ministerial Review
**Code Key Standards**

**Odor generating Sources**
Enclosed, and provided with an engineered system designed to capture and treat odorous air prior to discharge.

**Noise Generating Sources**
Contained, buffered, or otherwise screened with a system engineered to reduce sound levels below the maximum allowed.

**Traffic**
Activity generating more than 20 average daily trips.
Natural Resources Studies

Wetland Delineation

Natural Resources: Impacts may require review.

Flood Area: Cut or fill of more than 10 cubic yards will require review.

Floodplain Map and Willamette River Greenway
Landscaping Principles

- Preserve trees to the extent practicable.
- Extend riparian plantings into the site where space and maintenance considerations permit.
- Provide a landscape buffer at the perimeter and “green screen” elements (consistent with Foothills Framework Plan).
- Provide interior landscaping - simple, low maintenance, functional design.
- Plant selections will be approved by City of Lake Oswego.
Sample Future Sections

City of Portland
Bureau of Environmental Services
Setbacks & Perimeter Landscaping

LANDSCAPE SCREENING IN SETBACK:
1. 6’ HIGH MINIMUM, WITHIN 3 YEARS OF PLANTING
2. EVERGREEN SPECIES APPROVED BY LAKE OSWEGO
3. 20% OF SITE TO BE LANDSCAPE VISIBLE FROM ADJACENT SITE

Recommended Standards

Envisioned Setbacks

TCWTP Site
This scheme uses Foothills District Framework Plan as a guide (LOC 50.11.007.G), which recommends an “objective palette of permitted and prohibited materials”.
Architectural Palette – Example 2

Tryon Creek WTP Overlay
District Code Amendments

City of Portland
Bureau of Environmental Services
Roofs

Cover with External Roof Truss

Eco Roof (Larger Buildings)

Inverted Roof (Small Buildings)

Tryon Creek WTP Overlay District Code Amendments

City of Portland
Bureau of Environmental Services

Odorous Tank
Building
Building Wall Surfaces

- Living Wall
- Tinted Concrete
- Textured Concrete Formwork
- Exposed Aggregate
Retaining Walls

Living Wall

Concrete, Form Liner Alternatives

Tinted Concrete