

OFFICIAL FILE COPY
STAFF REPORT
PORTLAND CITY
BUREAU OF PLANNING

P.C. File: CU 38-75

Committee Meeting: May 13, 1975

Applicant: City of Portland, Bureau of Parks, deedholder

Conditional Use Request: Excavation, fill and establishment of Cathedral Park

Location: Below the St. Johns Bridge at the Willamette River

Legal Description: River Lots 3-10; also fractional Blocks 8, 9, 10, and 11; James John Addition to St. Johns (including vacated streets)

Zone: M1 and M1S

Quarter Section: 2121

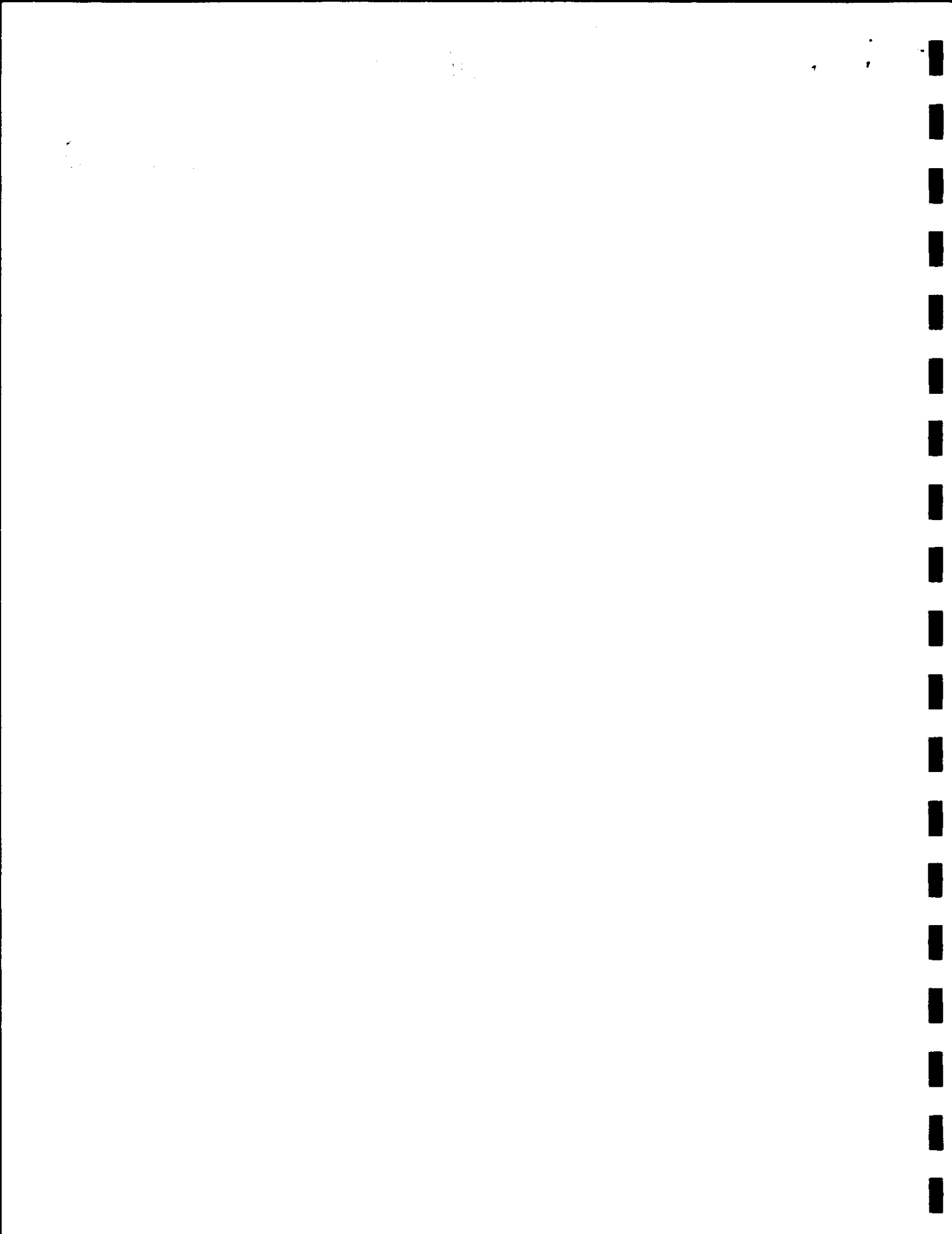
Applicant's Proposal: To dredge 15,000 cubic yards, cut 37,300 cubic yards and fill 33,800 cubic yards in order to create Cathedral Park under the east end of the St. Johns Bridge. The applicant has submitted "Planning Concepts" for the entire project area as well as a more detailed plan for Phase I of the project including the necessary cuts, fills, bank arrangement and additions (attached).

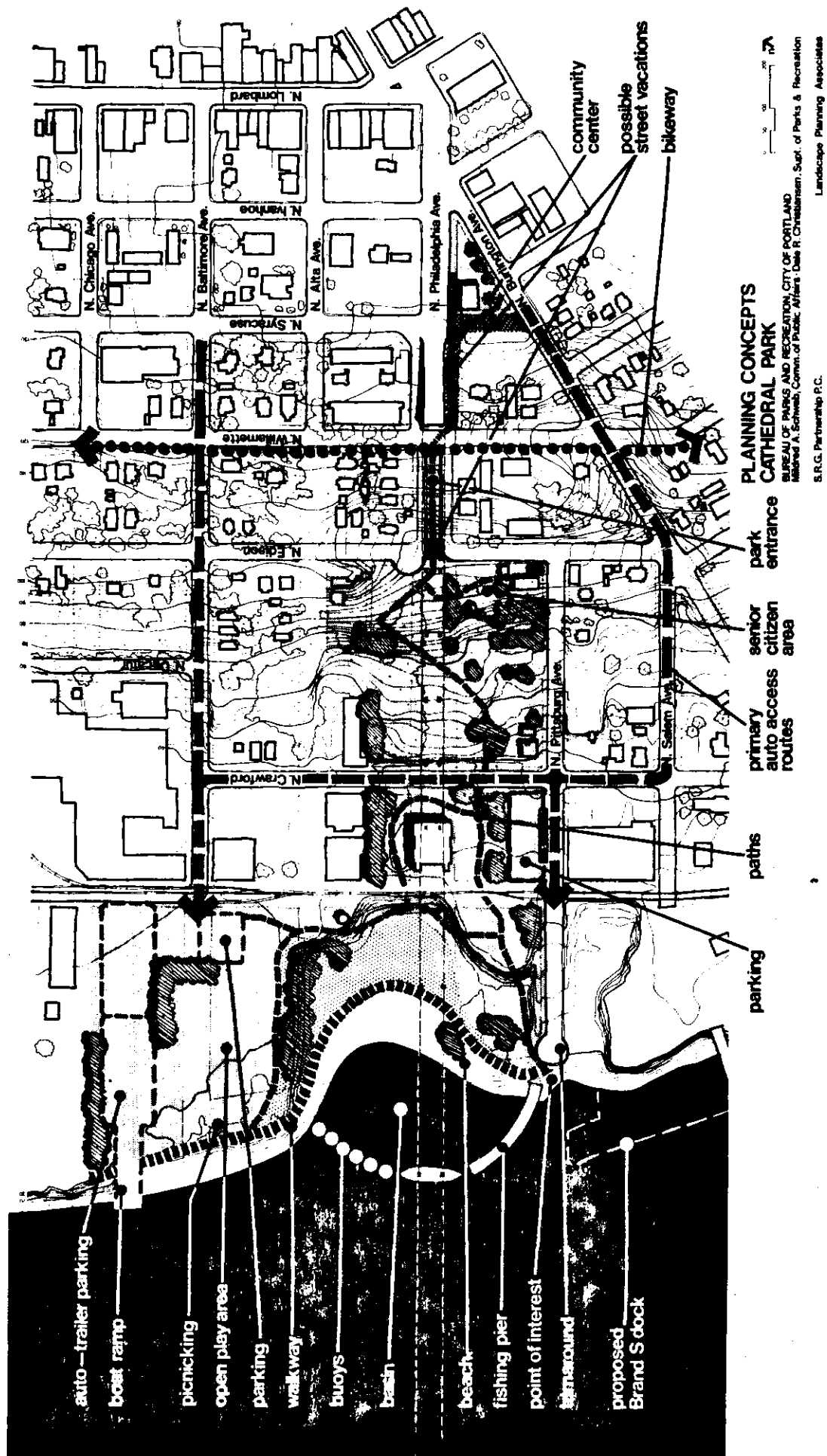
The applicant's Phase I 13.88 acres Park plan indicates:

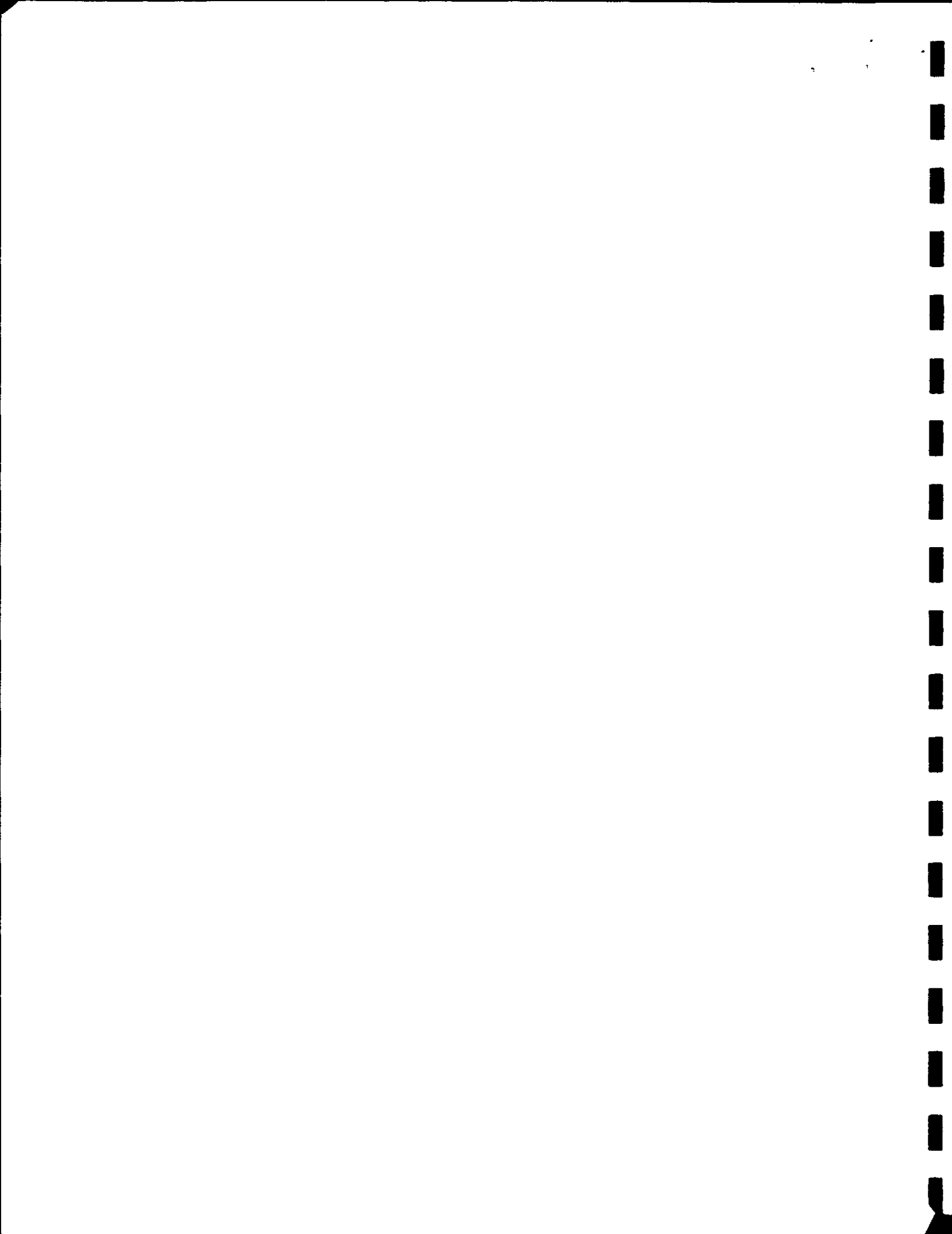
- 60 space auto-trailer parking facility near the north end of the site
- a 24 space auto parking lot south of N. Baltimore extended within the site
- an 18 space auto parking lot just east of the Phase I site north of N. Pittsburg Avenue
- a boat ramp and associated floating dock near the north property line
- picnicking, open play area, to be elevated above flood levels north of the Bridge right-of-way
- 2 walkways generally parallel to the shoreline connecting the parking facilities with other park facilities
- the construction of a 160 sq. ft. restroom in the northerly portion of the site
- a fishing dock composed of a floating dock to be located south of the Bridge right-of-way

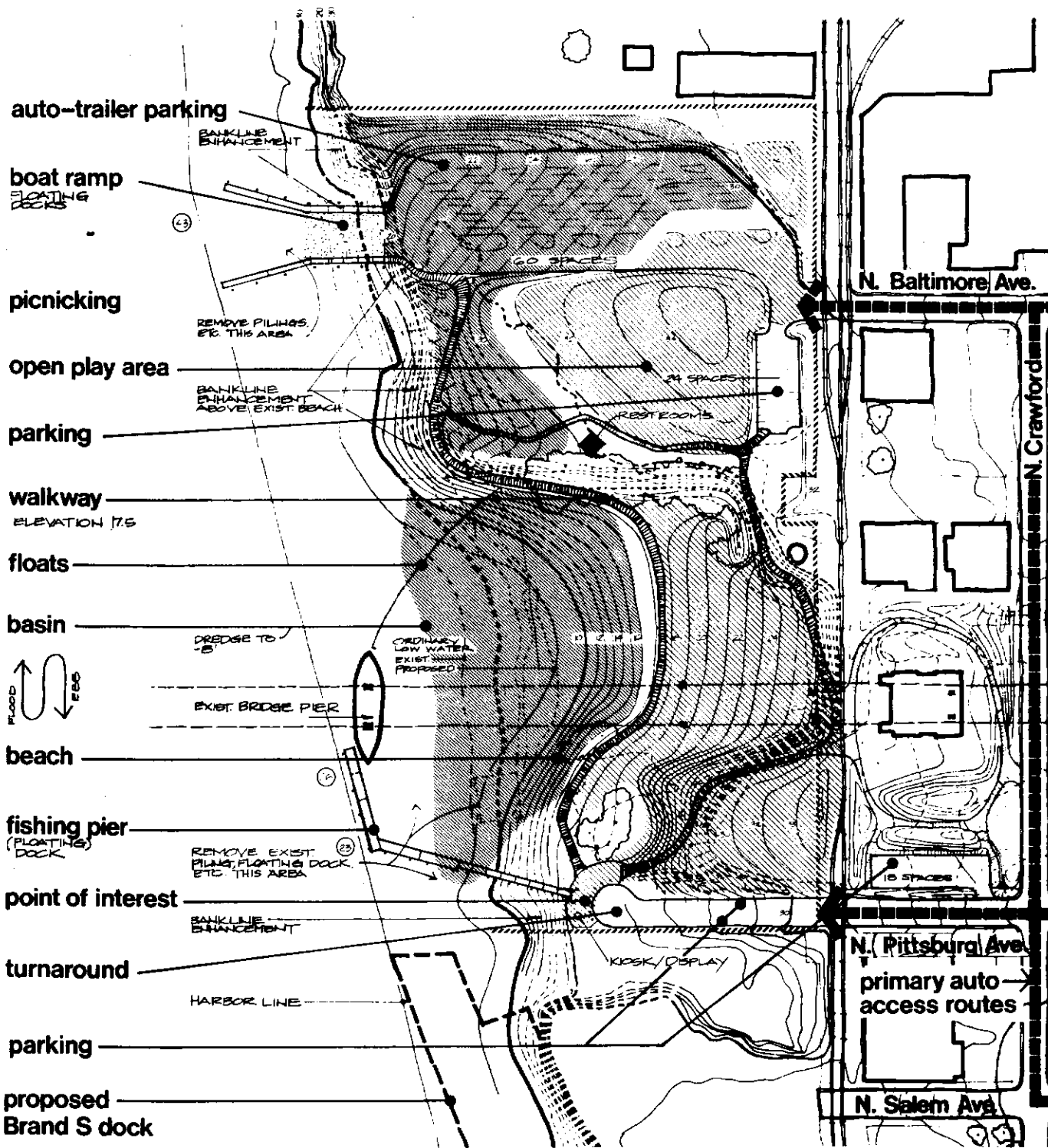
The applicant's plan indicates dredging in the beach area under the bridge in order to increase the river surface area (swimming area) and the creation of a gentle grade up to the railroad tracks in an area currently a flat paved parking lot.

The northerly portion of the site will be lowered for inclusion in the site with a 10 ft. to 15 ft. hill created west of N. Baltimore Avenue. The applicant has included a proposal for river bank enhancement and landscaping.







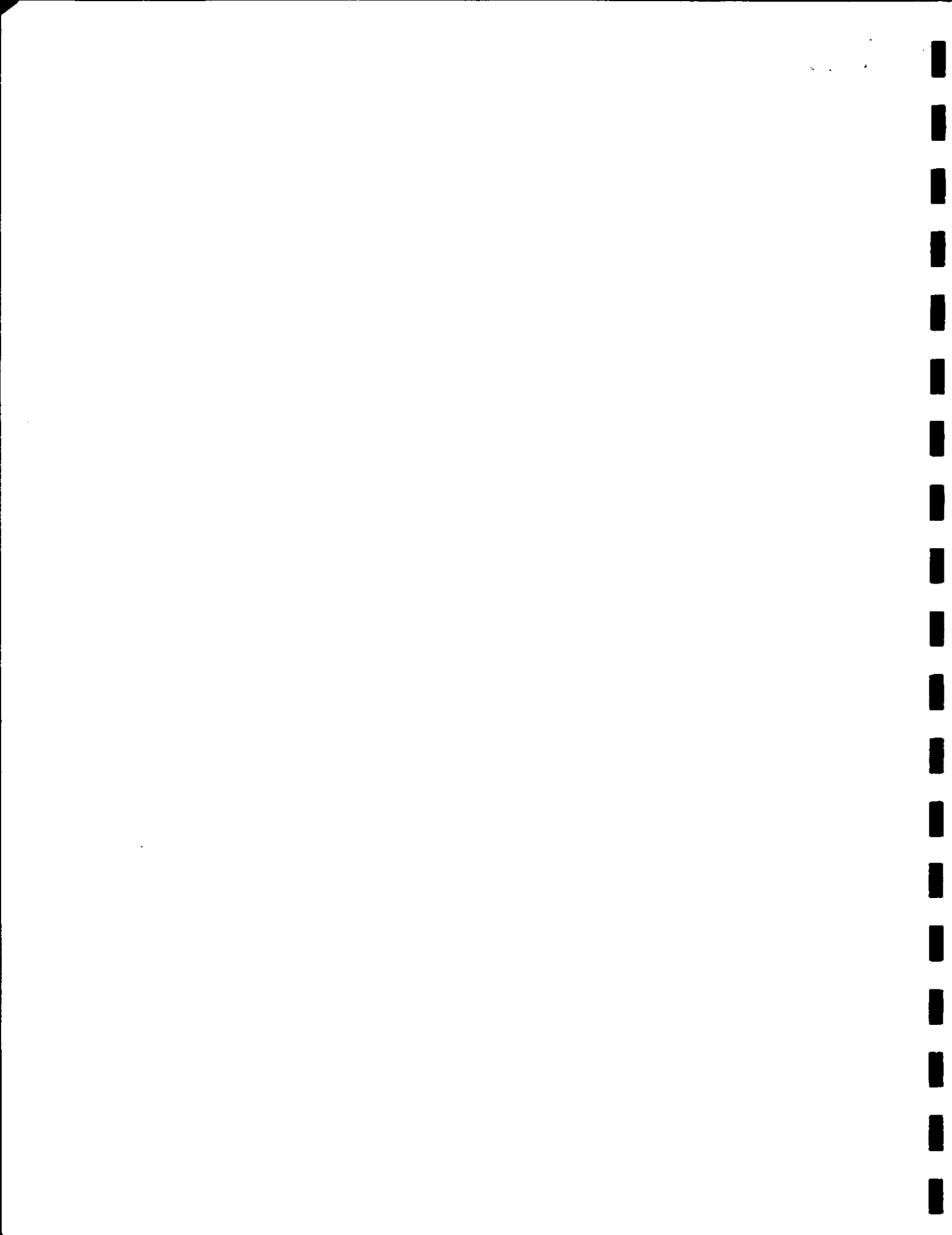


PHASE 1 MASTER PLAN CATHEDRAL PARK

BUREAU OF PARKS AND RECREATION, CITY OF PORTLAND
Mildred A. Schwab, Comm. of Public Affairs · Dale R. Christiansen, Supt. of Parks & Recreation

S.R.G. Partnership P.C.

Landscape Planning Associates



The City Council denied an appeal to approve the request.

The surrounding neighborhood is zoned R5, single-family residential. Kennedy Elementary School is three blocks to the west. John Adams High School is three blocks to the east, and Fernhill Park is three blocks to the northeast.

Recommendation: Denial. The site is over built at the present time. There is sufficient space within the existing structure to remodel for a dining area.

CU 37-75

Findings: Day care centers are regulated by Conditional Use in an R10 zone. There are adequate parking and loading facilities. There are two play areas; one is enclosed by a fence, the other is an adjacent grassy area with children's equipment for those children physically able to use the toys.

On August 10, 1971, the Planning Commission approved P.C. File CU 53-71, a Conditional Use request by the applicant for a day care center for a maximum of 20 children.

The church is located on a 2.86 acre site on a dead-end street. To the south are residential dwellings zoned R10. To the north and west is limited development, and a rest home is to the east of the site. To the east are Pendleton Park and Hayhurst School.

Recommendation: Approval with the condition that all City and State requirements are met.

✓ CU 38-75

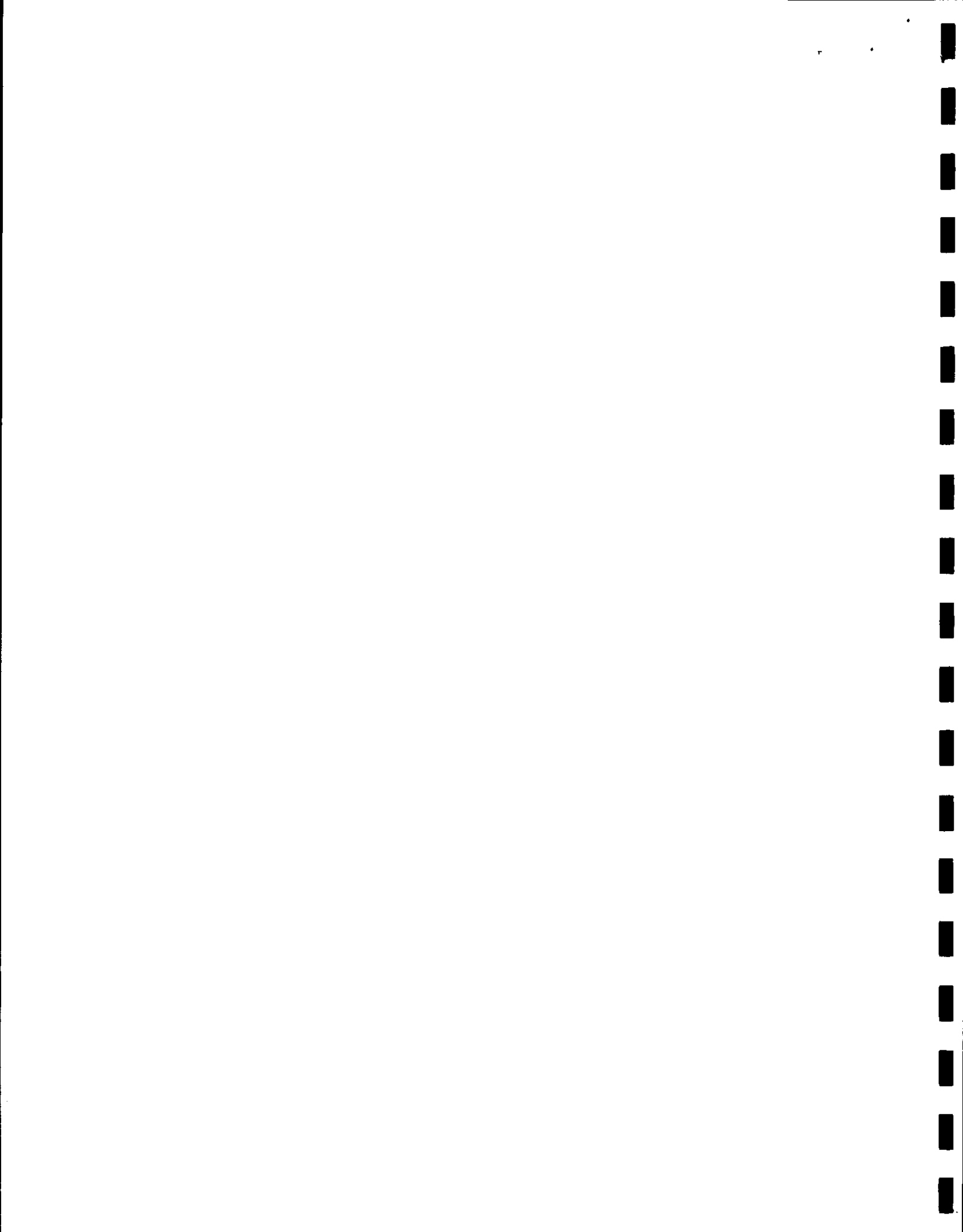
Findings: The adopted 1959 St. John's area plan indicates industrial uses for this area as well as a proposed major street north of the St. John's Bridge from N. Crawford to N. Baltimore. The plan indicates N. Crawford south of the Bridge as an existing major street.

Fills and excavations (dredging) along the Willamette River are regulated by the "Lower Willamette River Management Plan." See attached guidelines for this area. Parks and associated uses are indicated as preferred uses.

The Corps of Engineers is processing this request for dredging and filling to shoreline or riverbank realignment. (071-OYA-1-001852)

Parks are a group 5 permitted use in M1 and M1S zones.

ORS 227.090(2) Powers and Duties of Commission include "Recommend to the City Council...plans for regulation of the future growth ...in respect to...parks...."



The St. Johns Bridge is an historical landmark. The Design staff has anticipated the possibility of design review procedure for this request.

On April 23, 1975, a joint Landmarks Commission-Design Committee met with the applicant in a preliminary review of the Cathedral Park concept. Both groups unanimously endorsed the planning concept of the St. Johns Cathedral Park as presented "subject to Landmark Commission and Design Committee review at a later date pertaining to each group's interest."

The City Engineer's Office, Rights-of-way Section, is processing street vacations for this project.

To the north and east is the St. Johns portion of Portland. To the south and west is the Willamette River with the St. Johns Bridge above the site. A railroad line runs to the east of the Phase I development and would be surrounded by park when the park is fully developed. There are industrial uses along the river front and commercial and residential uses at a higher elevation.

Recommendation: Amendment to the St. Johns Plan for inclusion of the entire proposed park area to be changed from industrial to recreation use and elimination of arterial notation adjacent to the Bridge west of N. Burlington Avenue; and approval of the Master Plan and Phase I with the following conditions:

1. The applicant shall work with the Landmarks Commission to ensure compatibility with their preservation efforts and with the Design Committee, especially pertaining to but not limited to the landscaping, riverbank enhancement, structural design and parking facilities.
2. The applicant shall work with the City Traffic Engineer, City Engineer, especially street departments, sewer department and right-of-way section, the Water Bureau and other agencies which have an interest/jurisdiction in this area.

CU 40-75

Findings: This request is within the Corbett-Terwilliger Neighborhood. Draft II-Land Use and Density indicates the following for this area:

- "-Retain heavy industry
- Encourage Development of Environmental Standards
- Include this area in a design zone to protect industry from future incompatible land uses
- Encourage clean-up of river banks"

Draft II-Traffic and Circulation Proposals indicates the following for this area:

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

Accepted JUN - 3 1975
Recorded JUN - 3 1975

From Bureau of Planning
To Bureau of Buildings
Addressed to C. N. Christiansen, Building Inspections Director
Subject Conditional Use Request No. CU 38-75

RECEIVED
JUN 11 1975
City of Portland
Bureau of Planning

Dear Mr. Christiansen:

On May 13, 1975 the Zoning Committee of the City Planning Commission met and considered the following Conditional Use request:

Applicant: City of Portland, Bureau of Parks, deedholder

Conditional Use Requested: Excavation, fill and establishment of Cathedral Park

On property legally described as: River Lots 3-10; also fractional Blocks 8, 9, 10, and 11; James John Addition to St. Johns (including vacated streets)

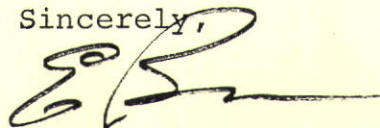
In zone: M1 and M1S Quarter Section: 2121

Located at: Below the St. Johns Bridge at the Willamette River

The Committee action was as follows: Approval of the Master Plan and Phase I with the following conditions: (1) the applicant shall work with the Landmarks Commission to ensure compatibility with their preservation efforts and with the Design Committee, especially pertaining to but not limited to the landscaping, riverbank enhancement, structural design and parking facilities; and (2) the applicant shall work with the City Traffic Engineer, City Engineer, especially street departments, sewer department and right-of-way section, the Water Bureau and other agencies which have an interest/jurisdiction in this area.

Waive the 14-day waiting period.

Sincerely,



Ernest R. Bonner
Planning Director

CC 38-15

JUN 7 10 48 AM 1975

SEAL OF THE CITY OF PORTLAND, OREGON
CITY OF PORTLAND, OREGON
AUDITOR

62-1167

ACCEPTANCE

Portland, Oregon, May 27, 1975

GEORGE YERKOVICH
Auditor of the City of Portland.
Room 202, City Hall
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Conditional Use Request No. CU 38-75 for excavation, fill and establishment of Cathedral Park on River Lots 3-10; also fractional Blocks 8, 9, 10 and 11; James John Addition to St. Johns (including vacated streets), in Zones M1 and M1S; approval of the Master Plan and Phase I with the following conditions: (1) the applicant shall work with the Landmarks Commission to ensure compatibility with their preservation efforts and with the Design Committee, especially pertaining to but not limited to the landscaping, riverbank enhancement, structural design and parking facilities; and (2) the applicant shall work with the City Traffic Engineer, City Engineer, especially street departments, sewer department and right-of-way section, the Water Bureau and other agencies which have an interest/jurisdiction in this area,

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

CITY OF PORTLAND, BUREAU OF PARKS

[CORPORATE
SEAL]

* Mildred A. Schwab

Mildred A. Schwab, Commissioner of
Public Affairs

414, City Hall, Portland, Oregon 97204

Address

Approved as to form: APPROVED AS TO FORM

John W. O'Brien
City Attorney
CITY ATTORNEY

*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.



Notice of Public Hearing

PORTLAND PLANNING COMMISSION
424 SW MAIN ROOM 200

OFFICE OF
CITY AUDITOR
GEORGE YERKOVICH
CITY AUDITOR

April 29, 1975

Conditional Use File No. CU 38-75

Date & Time Tuesday, May 13, 1975, at 1:00 p.m.

Proposal

Dredging and filling to create a waterfront park with areas for swimming, fishing, picnicking, boat launching and parking, etc. Park improvements include paths, parking areas, restrooms, docks, floats and landscaping.

Applicant

Bureau of Parks, City of Portland

Location

Willamette River under the St. John's Bridge

Legal Description

Fractional Blocks 8, 9, 10, 11 and River Lots 3 through 10, and adjacent vacated streets, James John Addition, in Zone M1.

Conditional use requests are considered by the Planning Commission in a public hearing after neighborhood notification. The issuance of a conditional use does not change the land use zone of the subject site or any surrounding property. The Planning Commission's decision is final unless appealed to the City Council within 14 days after the decision by the applicant or any participant in the Hearing. You may respond to the request by attending the hearing, or by letter which must be received by the Bureau of Planning, 424 SW Main, 97204, no later than Monday, May 12, 1975, at 5 p.m. You may use the back of this notice for your reply, or if you respond on a separate sheet of paper, be sure to indicate the conditional use number.

If you have any questions, please call the Zoning Office at 248-4250.

NAME	ADDRESS	LOT	BLK	ADDITION
+ Portland Lumber Mills Inc.	8614 N. Crawford	A11	A	JAMES JOHNS ADD TO ST. JOHNS
Portland Manufacturing Co.	8614 N. Crawford	1,4	1	
Portland Lumber Mills Inc.	8643 N Bradford St.	2,3		
COP City of Portland	6615 N. Pittsburgh Ave	1-4	2	
COP City of Portland		1,4	3	
+ Peninsula Iron Works	6618 N Alta	2,3		
+ Marie Lamfrom	3510 N E Flandera 6620 N Baltimore	1-4	4	
+ Nico Investment Co.	PO Box 03160-97203 6635 N Baltimore Ave	ALL	5	
" "		ALL	6	
" "		ALL	9	
" "		ALL	10	
+ Play Inc.	6635 N. Baltimore 9004 N Decatur St. (6637 N. Pittsburgh Ave)	TL 2 of	7&8	
+ Speed E Taylor	8713 N Crawford	SE 35' NW 1/2 1 SE 1/2 of 1	11	
+ Lonnie E & Dorothy J Thurston	7634 N. Grand 8721 N Crawford	SE 1/2 of 2 NW 15' NW 1/2 1		
+ Donald F & Grace E Wiek	6436 N. Hillman, Lane	NW 1/2 2		
COP City of Portland		1	12	
+ Edward J & Kay Parsons	8675 N Crawford 6716 N Alta	2		
(prtnsrs dba Independent Marine Propeller)				
+ Darold A & Grace V Haws	6705 N Pittsburgh	1	13	
COP City of Portland	9020 N Bradford St.	2		
+ Enola M & Carl P Hoff, Jr.	8629 N. Crawford 6715 N Salem Ave	N 1/2 1	14	

(2)

NAME	ADDRESS	LOT	BLK	ADDITION
+ E.M. & Dolores Crystal	PO Box 03081 8629 N Crawford St. 6767 N. Crawford St.	SW 1/2 of 1	14	James Johns Add to St. Johns
○ Carl P & Enola M Hoff		2		
○ Portland Lumber Mills Inc.		TL 1	Fract. Block 4	
+ Arthur & Margaret Schlack	8613 N Crawford St.	TL 2		
○ Portland Lumber Mills Inc.		TL 2, TL 4	Fract Bl 5	
+ ^{Washington} Oregon Railroad & Navigation Co.	^{Co Union Pacific Railroad} 921 S W Washington	TL 3		
○ Portland Lumber Mills Inc.		All	Fract Bl. 6	
○ Portland Lumber Mills Inc.		River Lot 2, pt R.L 1 All	Fr. Bl. 7	
Col City of Portland		River Lot 5, 6 All	Fr. Blk 8	
Col City of Portland		All	Fr. Blk 9	
Col City of Portland		TL 1 & TL 2 including Riv. Lots 7, 8, 9 & 10	Fr. blk 10 & 11	
+ O. Howard Hinsdale	Co Umpqua River Navigation Co. 1024 S.W. 6th	TL 3 inc. pt. of bl. 11, river lots	Fr Bl 12	O.H.
+ Floating Marine Ways, Inc.	Fort of N. New York	TL 6		
○ Floating Marine Ways, Inc.		TL 4 of 12 & 13 & River Lots 11-14	Fr Bl 12 & 13	
+ Clyde R & LaNora A Erion	7315 N Second St	TL 7	Fr Bl 13	
+ North Portland Citizens Committee	5926 N Lombard			

PORTLAND CITY PLANNING COMMISSION

APPLICATION FOR CONDITIONAL USE
(to be filled out in duplicate)

1-Excavation
2-Fill
3-Park

I hereby apply for the following Conditional Use: (describe fully) Dredging
and filling to create a waterfront park with areas for swimming, fishing, picnicking, boat
launching and parking, etc. Park improvements include paths, parking areas, restrooms,
docks, floats, and landscaping. (See attachment for plan requirements)

On property described as: LOT(s) fractional blocks James John addition to town of St. Johns
BLOCKS 8, 9, 10, 11 and River lots 3-10 and adjacent vacated street ADDITION (See attached exhibits)
which is located at Willamette River under St. John's Bridge
near (cross street) N. Bradford & Philadelphia in Zone M-1

I agree to furnish three copies of a site plan drawing showing exact dimensions and arrangement of the proposed development and any other drawings, topographic surveys, photographs or other material essential to the understanding of the proposed use and its relationship to surrounding properties as may be required by the Planning Commission, together with the appropriate filing fee.

DEEDHOLDER(s)
(signatures must appear)

BUREAU OF PARKS - CITY OF PORTLAND
Edmund J. Schick
Husband and Wife

CONTRACT PURCHASER(s) (if any)
(signatures must appear)

2115 S.E. MORRISON 248-3850
Address and Phone Number
Wilfred A. Schwab
Husband and Wife

OPTIONAL PURCHASER OR RENTER (if any)
(signatures must appear)

Address and Phone Number
Husband and Wife
Address and Phone Number

BUREAU OF PLANNING

P.C. File No: C U 38 75

Quarter Section: 2121 (BL 2)

CITY OF PORTLAND

MAY 13

OFFICE OF
AUDITOR OF THE CITY OF PORTLAND
PORTLAND, OREGON 97204

ROOM 202
CITY HALL

BOOK 1043 PAGE 2005

COPY CERTIFICATE

STATE OF OREGON,
County of Multnomah,
CITY OF PORTLAND,

} ss

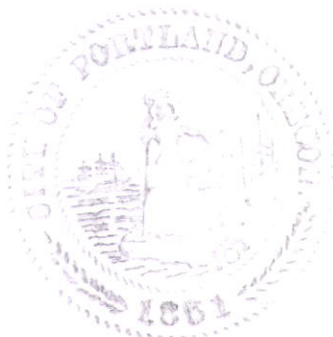
GEORGE YERKOVICH Auditor of the City of Portland, do hereby certify that I have compared the

following copy of Conditional Use Request No. CU 38-75 for excavation, fill and establishment of Cathedral Park on River Lots 3-10; also fractional Blocks 8, 9, 10 and 11; James John Addition to St. Johns (including vacated streets), in Zones M1 and M1S; approval of the Master Plan and Phase I with the following conditions: (1) the applicant shall work with the Landmarks Commission to ensure compatibility with their preservation efforts and with the Design Committee, especially pertaining to but not limited to the landscaping, riverbank enhancement, structural design and parking facilities; and (2) the applicant shall work with the City Traffic Engineer, City Engineer, especially street departments, sewer department and right-of-way section, the Water Bureau and other agencies which have an interest/jurisdiction in this area,

with the original thereof, and that the same is a full, true and correct copy of such original
CU 38-75,

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody, *together with required acceptance.*

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed
this *2nd* day of *June*, 1975.



George Yerkovich

Auditor of the City of Portland

By

Edna Cwera

Deputy

CITY OF PORTLAND
INTER-OFFICE CORRESPONDENCE
(NOT FOR MAILING)

From Bureau of Planning
To Bureau of Buildings
Addressed to C. N. Christiansen, Building Inspections Director
Subject Conditional Use Request No. CU 38-75

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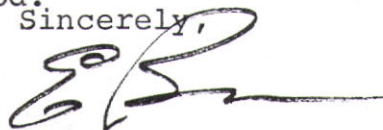
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Waive the 14-day waiting period.

Sincerely,



Ernest R. Bonner
Planning Director

117

23311

STATE OF OREGON)
Multnomah County)

ss. **DEED**

I, _____, Director, Department of Administration Services and Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of _____ of said County at _____

BOOK 1043 PAGE 2007

Witness my hand and seal of office affixed.

Director
Department of Administration
Services
[Signature]
Rec-17 Deputy.

Rec-17

2005

Return to City Auditor

D.H.