



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Date: September 13, 2013
To: Interested Person
From: Susan van Staveren, Land Use Services
503-823-5361 / susan.vanstaveren@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on October 4, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-200715 ZE, in your letter. It also is helpful to address your letter to me, Susan van Staveren.

CASE FILE NUMBER: LU 13-200715 ZE

Applicant: City Of Portland Bureau Of Development Services
Land Use Services Division
1900 SW 4th Ave Ste 5000
Portland OR 97201

Property Owner: Port of Portland
Contact: Steve Bloomquist
7000 NE Airport Way
Portland OR 97208

Site Address: 8338 NE ALDERWOOD RD

Legal Description: LOT A, PORTLAND INT'L CENTER; LOT G, PORTLAND INT'L CENTER; LOT 4 TL 1200, PORTLAND INT'L CENTER; LOT 4&5&7 TL 1103 SPLIT LEVY R247850 (R66930-0650) & R247856 (R66930-0930), PORTLAND INT'L CENTER; LOT 5 TL 1300 SPLIT LEVY R247851 (R669300700) & R247852 (R669300710), PORTLAND INT'L CENTER; LOT 5 TL 1301 SPLIT LEVY R247849 (R669300600), PORTLAND INT'L CENTER; LOT 7 TL 1101 SPLIT LEVY R247858 (R669301010) & R247859 (R669301020), PORTLAND INT'L CENTER; LOT 7 TL 1102 SPLIT LEVY R247848 (R669300550), PORTLAND INT'L CENTER; LOT 7 TL 1104 SPLIT LEVY R247855 (R669300900), PORTLAND INT'L CENTER; LOT 12 TL 1800, PORTLAND INT'L CENTER; TL 1700 LOT 12, PORTLAND INT'L CENTER; LOT 12 TL 1701 SPLIT LEVY R247870 (R669302000), PORTLAND INT'L CENTER; LOT 12 TL 1702 SPLIT LEVY R247869 (R669301910), PORTLAND INT'L CENTER; TL 2100 LOT 13, PORTLAND INT'L CENTER

Tax Account No.: R669300010, R669300080, R669300500, R669300550, R669300600, R669300710, R669300900, R669300930, R669301010, R669301700, R669301900, R669301910, R669302000, R669302120, R669301700, R669302120

State ID No.: 1N2E16B 01600, 1N2E16B 01900, 1N2E16B 01200, 1N2E16B 01103, 1N2E16B 01300, 1N2E16B 01301, 1N2E16B 01101, 1N2E16B 01102, 1N2E16B 01104, 1N2E16B 01800, 1N2E16B 01700, 1N2E16B 01701, 1N2E16B 01702, 1N2E16B 02100, 1N2E16B 01800, 1N2E16B 02100

Quarter Section: 2339, 2239

Neighborhood: None

Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892. Parkrose Business Association, contact David Ableidinger at 503-258-2607.

District Coalition: None

Plan District: Cascade Station/PIC - Subdistrict B

Zoning: IG2 and EG2 with c, h, x overlay zones

Case Type: ZE

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The Bureau of Development Services is initiating a Zoning Map Error Correction to modify the environmental overlay zoning on sites currently owned by the Port of Portland near the intersection of NE Alderwood Road and NE 82nd Avenue. This process is occurring because the environmental overlay zoning was incorrectly mapped on the sites when the City Council adopted the *Airport Futures* plan on May 13, 2011. There are two zoning map errors to be corrected. The first error relates to the misidentification of stream segments on the site. A site visit confirmed that stream segments originally identified on the site do not exist. The second error relates to the application of the environmental conservation overlay zone to wetlands on the site. The ESEE for the Airport Futures plan recommended that the environmental protection overlay zone be applied to the wetlands in question, however the environmental conservation zone was inadvertently applied in error. The attached maps show the existing and proposed environmental zoning for these sites.

RELEVANT APPROVAL CRITERIA:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are found in **Zoning Code Section 33.855.070**.

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. This application was submitted on September 4, 2013 and determined to be complete on September 9, 2013.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to

the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

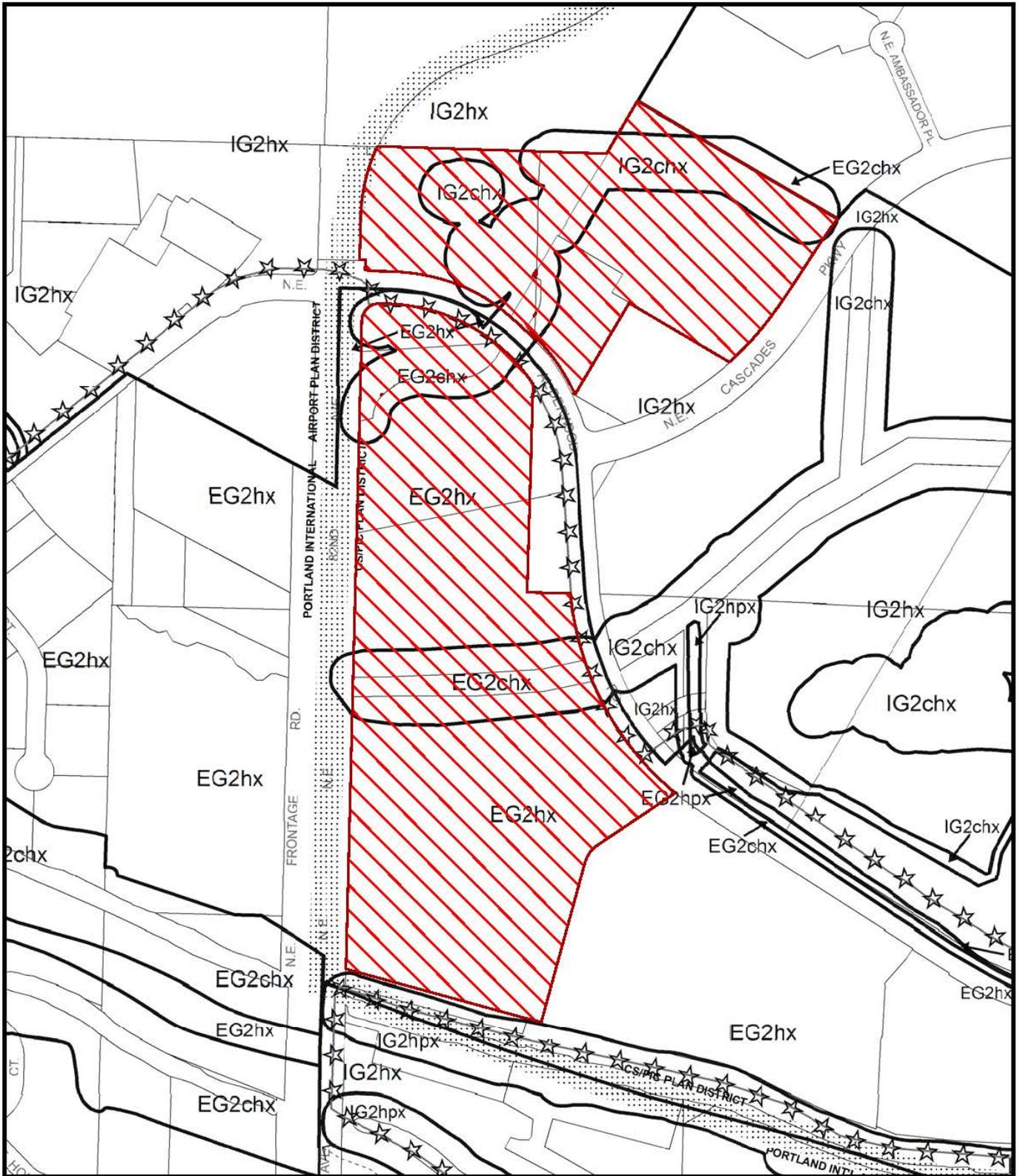
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:

Existing Zoning Map
Proposed Zoning Map



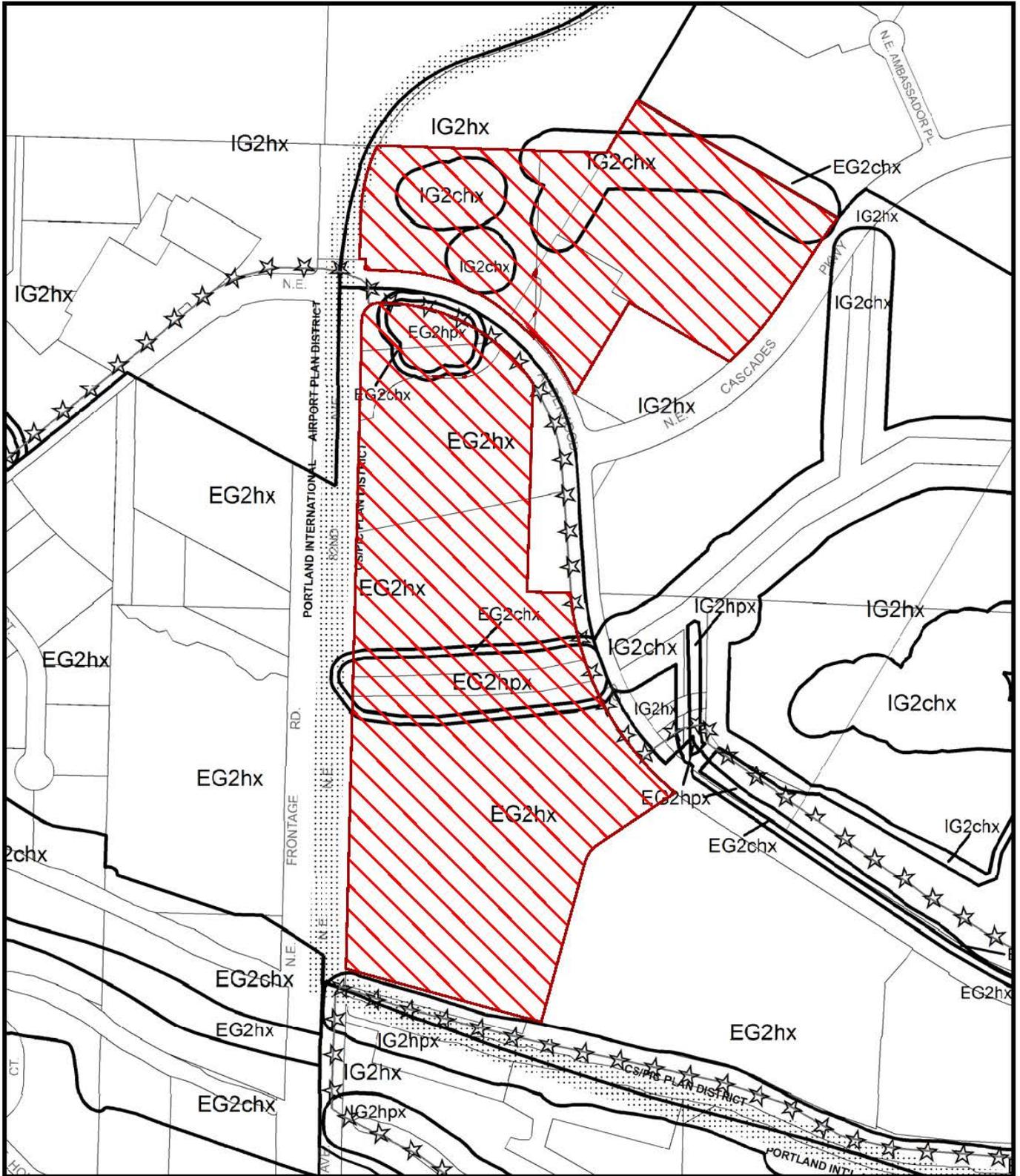
ZONING EXISTING

 Site



This site lies within the:
CASCADESTATION/PORT. INTNTL. CTR. PLAN DISTRICT

File No.	LU 13-200715 ZE
1/4 Section	2239,2339,2439
Scale	1 inch = 400 feet
State_Id	1N2E16B 1900
Exhibit	B.1 (Sep 04, 2013)



ZONING PROPOSED



Site



NORTH

This site lies within the:
CASCADESTATION/PORT. INTNTL. CTR. PLAN DISTRICT

File No.	LU 13-200715 ZE
1/4 Section	2239,2339,2439
Scale	1 inch = 400 feet
State_Id	1N2E16B 1900
Exhibit	B.2 (Sep 04, 2013)