



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** July 2, 2014  
**To:** Interested Person  
**From:** Rachel Whiteside, Land Use Services  
503-823-7605 / [Rachel.Whiteaside@portlandoregon.gov](mailto:Rachel.Whiteaside@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 July 23, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 14-164599 EN, in your letter. It also is helpful to address your letter to me, Rachel Whiteside. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 14-164599 EN**

**Applicant:** Steve Sieber / Trammell Crow Company  
1300 SW 5th Ave Suite 3050 / Portland OR 97201

**Representative:** Craig Turner / Pacific Habitat Services  
9450 SW Commerce Circle, Ste 180 / Wilsonville, OR 97070

**Owners:** William W. Saunders, Jr./ Colwood Limited Partnership  
2155 Kalakaua Avenue, Ste 692 / Honolulu, Hi 96815

City of Portland / Bureau of Parks and Recreation  
1120 SW 5th Ave #1302 / Portland, OR 97204-1912

**Site Address:** 7313 NE COLUMBIA BLVD

**Legal Description:** TL 100 47.55 ACRES, SECTION 17 1N 2E; TL 600 0.68 ACRES, SECTION 17 1N 2E; TL 400 50.40 ACRES, SECTION 17 1N 2E; TL 300 32.17 ACRES, SECTION 17 1N 2E; TL 2000 0.30 ACRES, SECTION 17 1N 2E

**Tax Account No.:** R942170040, R942171650, R942171960, R942171970, R942171980  
**State ID No.:** 1N2E17 00100, 1N2E17AA 00600, 1N2E17 00400, 1N2E17 00300, 1N2E17AA 02000

**Quarter Section:** 2337  
**Neighborhood:** Cully, contact David Sweet at 503-493-9434.  
**Business District:** Columbia Corridor Association, contact Peter Livingston at 503-796-2892.  
**District Coalition:** Central Northeast Neighborhoods, contact Alison Stoll at 503-823-3156.

<b>Plan District:</b>	Portland International Airport (Airport and Middle Columbia Subdistricts)
<b>Other Designations:</b>	100-Year Flood Plain
<b>Zoning:</b>	OScphx – Open Space with environmental conservation, environmental protection, aircraft height, and airport noise overlays
<b>Case Type:</b>	EN – Environmental Review
<b>Procedure:</b>	Type II, an administrative decision with appeal to the Hearings Officer.

**Proposal:**

The applicant requests a Type II Environmental Review for work proposed within the Environmental Conservation Overlay Zone (c zone) that was not previously approved under LU 12-213885 CP ZC EN. The proposed work includes the following three project elements:

- Construction of two new stormwater outfalls that will discharge to the Columbia Slough. The stormwater outfalls are in the resource area of the Environmental Protection Overlay Zone (p zone). The proposal does not meet all the Standards for Stormwater Outfalls in Section 33.430.180.
- Dedicating right-of-way in order to widen a portion of NE Cornfoot Road in the c zone. A portion of the proposed road widening in the c zone is within the existing right-of-way and is exempt from review, as provided in Section 33.430.080, Items Exempt from These Regulations. However, a portion of the road widening is outside of the existing right-of-way and requires adding public right-of-way to NE Cornfoot Road. This portion of the road widening in the c zone is subject to review. The addition of new right-of-way to widen NE Cornfoot Road does not meet Section 33.430.175, Standards for Right-of-Way Improvements. The new right-of-way will include sidewalk, planter strips, a drainage swale, and storm drain laterals serving the private development.
- Installing two driveways. The two driveways were approved as part of LU 12-213885 CP ZC EN and are identified in Ordinance No. 186308 as two 40-foot wide driveway accesses that may remain unplanted. This application shows the two driveways with public and private portions. The portions of the driveways (both the public and private portions) that are 40 feet wide are not subject to this Environmental Review. However, the portions of the driveways outside of the previously approved 40-foot width are subject to review. The portions of driveway outside of the 40-foot width are within the public portion; the private portion is within the 40-foot width.

The proposed project results in impacts (both temporary and permanent) in the area that was approved in LU 12-213885 CP ZC EN for mitigation for that land use case. Therefore, the applicant requests in this application to modify the approved mitigation area for LU 12-213885 CP ZC EN. The permanent disturbance resulting from the proposed activities that are subject to this Environmental Review is 15,869 square feet in the Environmental Protection and Conservation Overlay Zones. The proposed mitigation for this permanent disturbance is to add a planting area to the 26.08 acres of riparian restoration and enhancement area established by LU 12-213885 CP ZC EN. The mitigation area for the prior application and for this application is west of NE Alderwood and between the Whitaker and Columbia Sloughs; in this area the applicant will add 15,869 square feet of mitigation. Total temporary impacts to the c and p zones from the proposed project are approximately 5,141 square feet. All areas of temporary disturbance will be replanted with native species following the completion of construction. In the temporary disturbance areas north of NE Cornfoot Rd, the temporary disturbance areas will be replanted with native species that are part of the mitigation established in LU 12-213885 CP ZC EN.

**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 **Section 33.430.250.A.1 and A.3.**

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 June 3, 2014 and determined to be complete on **June 30, 2014**.

#### **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](http://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.

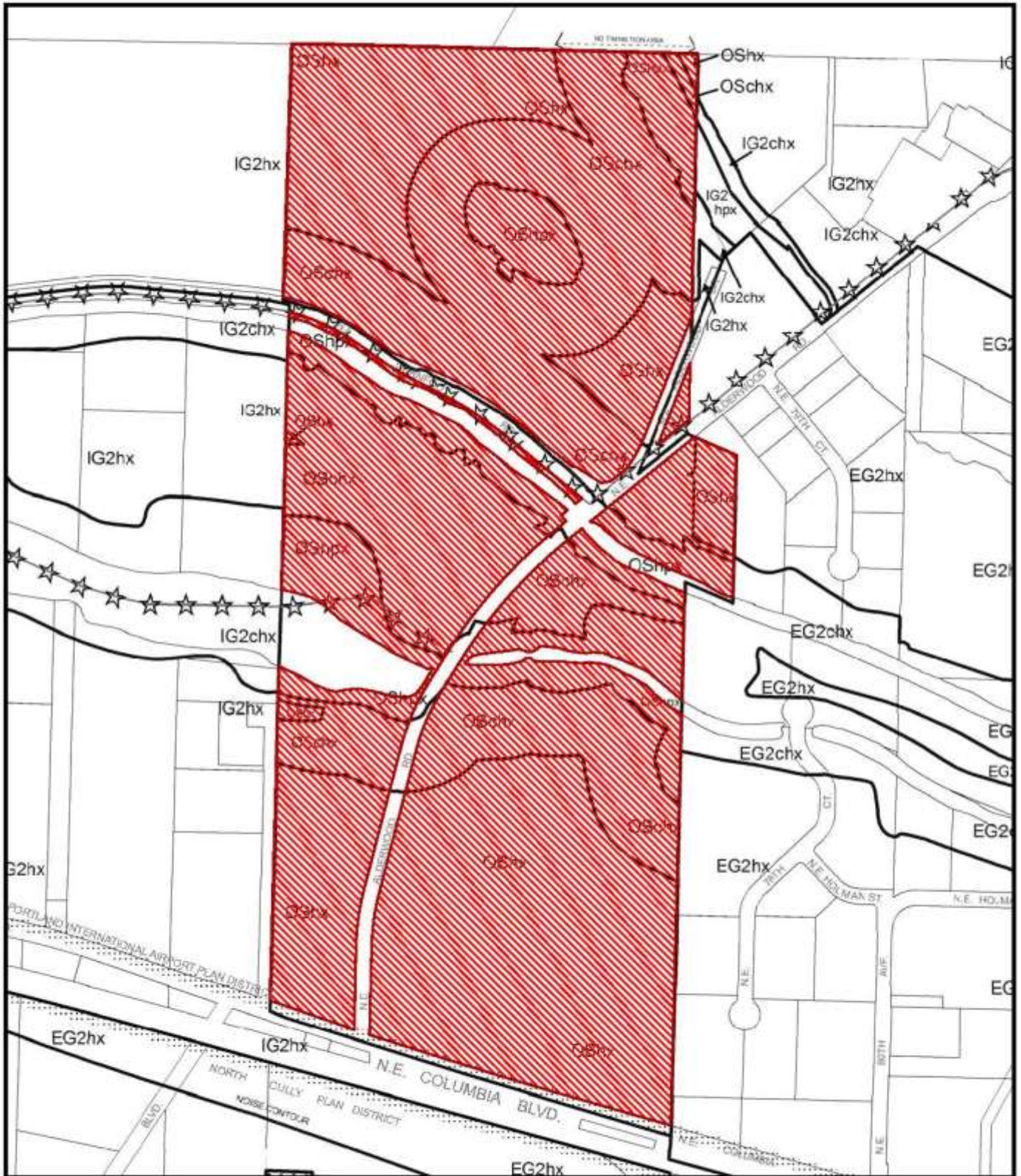
#### **APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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:** Zoning Map, Site Plan, Construction Management Plan, Outfall Details, Mitigation Plan, Planting List





# ZONING

Site

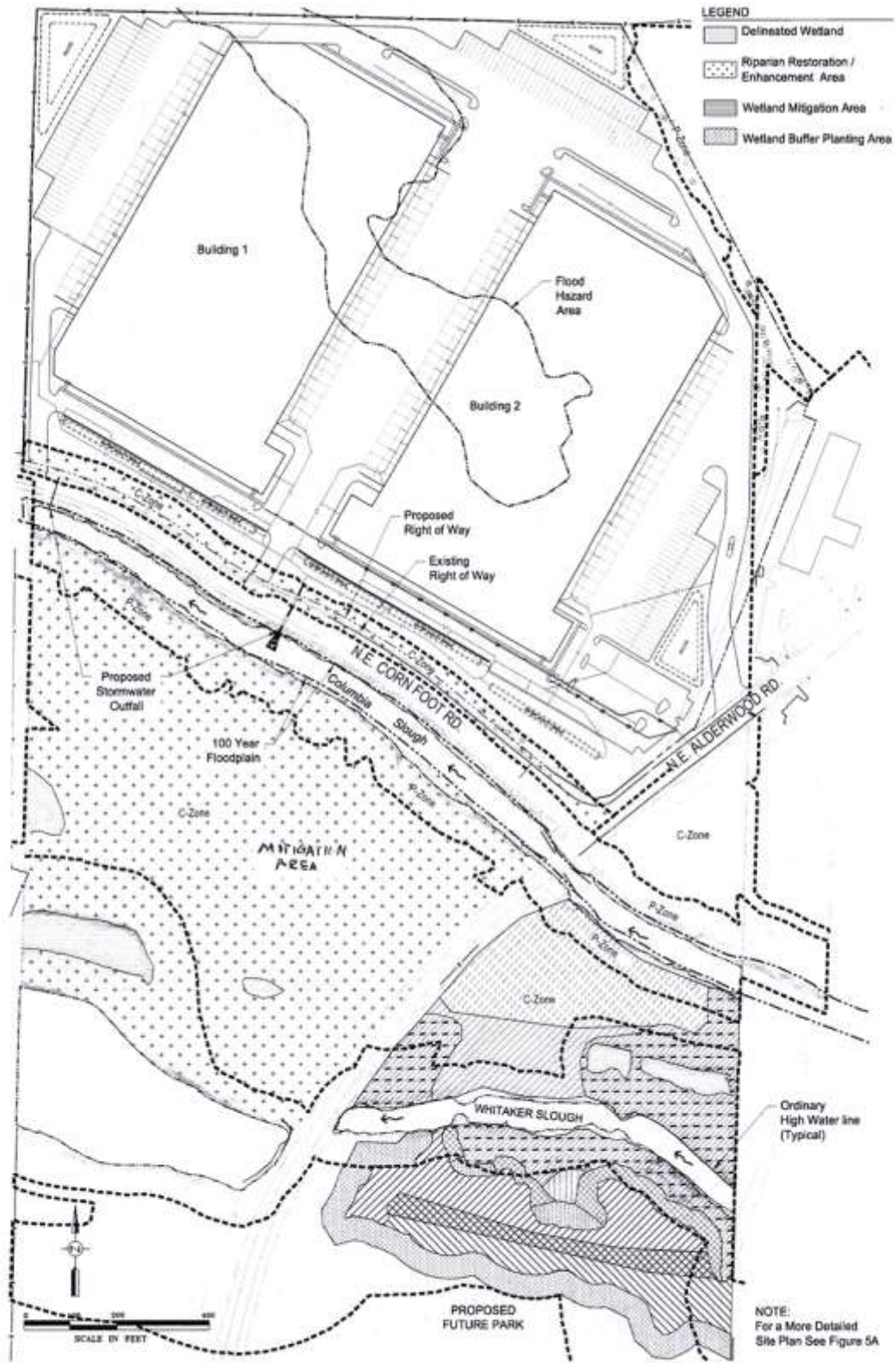
Recreational Trail



This site lies within the:  
**PORTLAND INTERNATIONAL AIRPORT PLAN DISTRICT**  
**MIDDLE COLUMBIA SLOUGH**

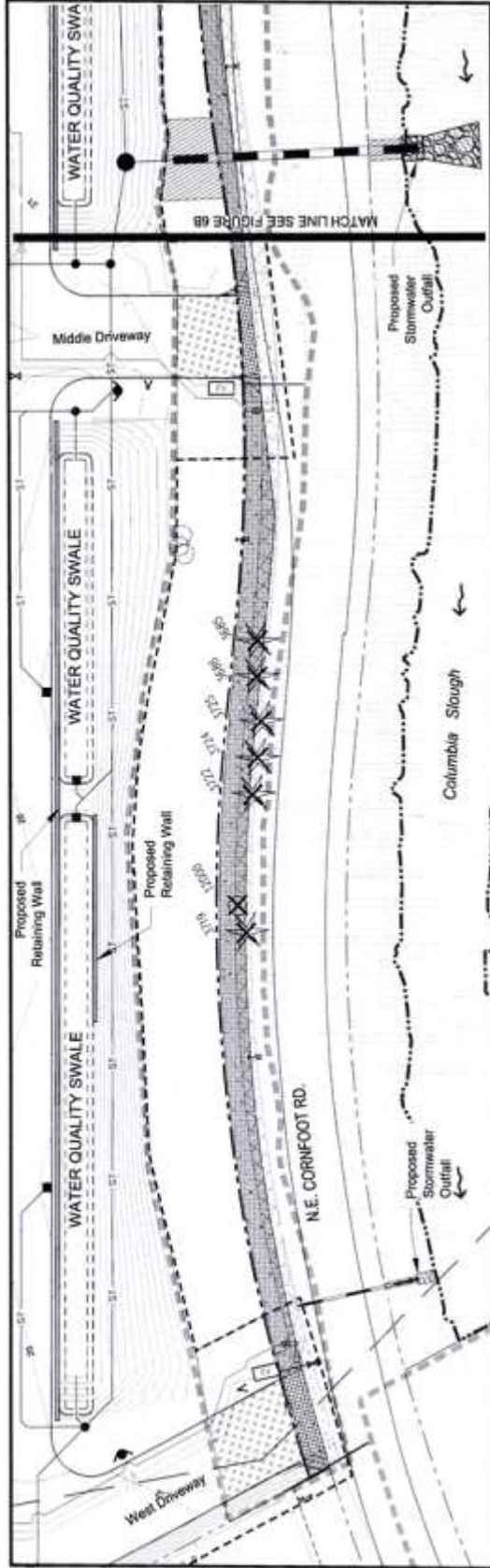
File No.	LU 14-164599 EN
1/4 Section	<u>2337, 2338, 2437, 2438</u>
Scale	<u>1 inch = 500 feet</u>
State_Id	<u>1N2E17 100</u>
Exhibit	<u>B (Jun 06, 2014)</u>





 <p>Pacific Habitat Services, Inc. 400 SW Commercial Street, Suite 100 Portland, Oregon 97201 Phone: (503) 251-0444 Fax: (503) 251-0444</p>	<p>Base Map Provided VLNK Survey Provided By CARDNO</p>	<p>Proposed Development Site Plan Overview Colwood Industrial Park Site - Portland, Oregon</p>	<p>FIGURE <b>5</b></p>
			<p>05-06-14</p>

L014-161599



**LEGEND**

- C-Zone
- P-Zone
- Ordinary High Water (OHW)
- Permanent Impact (Expansion of Public ROW) (15,065 sf / 0.34 ac)
- Permanent Impact Public Portion of Driveway Outside 40-ft Exempt Area (185 sf / 0.004 ac)
- Private Portion of Driveway (3,105 sf / 0.07 ac) Exempt from Review per LU 12-213865 CP 2C 5N
- Public Portion of Driveway (886 sf / 0.02 ac) Exempt from Review per LU 12-213865 CP 2C 5N
- Temporary Impact (Stormwater Outfall Construction) (1,268.5 sf / 0.03 ac)
- Permanent Impact (Stormwater Outfall Construction) (823.5sf / 0.01 ac)
- Existing Right of Way
- Proposed Right of Way
- Limit of Disturbance
- Trees To Remain within P and C Zones
- Trees to be Removed within P and C Zones
- Catch Basins
- Stormwater
- Water Line
- Stormwater Treatment Planar
- Drainage Swale

Trees To Be Removed Within C-Zone		
ID Number	Species	DBH
3685	Conifer	6" x 5
3686	Conifer	6" x 6
3719	Conifer	12" x 2
3722	Conifer	12"
3724	Conifer	12"
3725	Conifer	10" x 5
10239	Cedar	7"
10393	Fir	7"
10405	Conifer	8"
10434	Maple	30"
10435	Maple	35"

\* Trees within Right of Way Exempt from Review under this Environmental Review.

FIGURE 6A  
Colwood Industrial Park Site - Portland, Oregon

Construction Management Plan - Proposed Disturbance within Environmental Zone

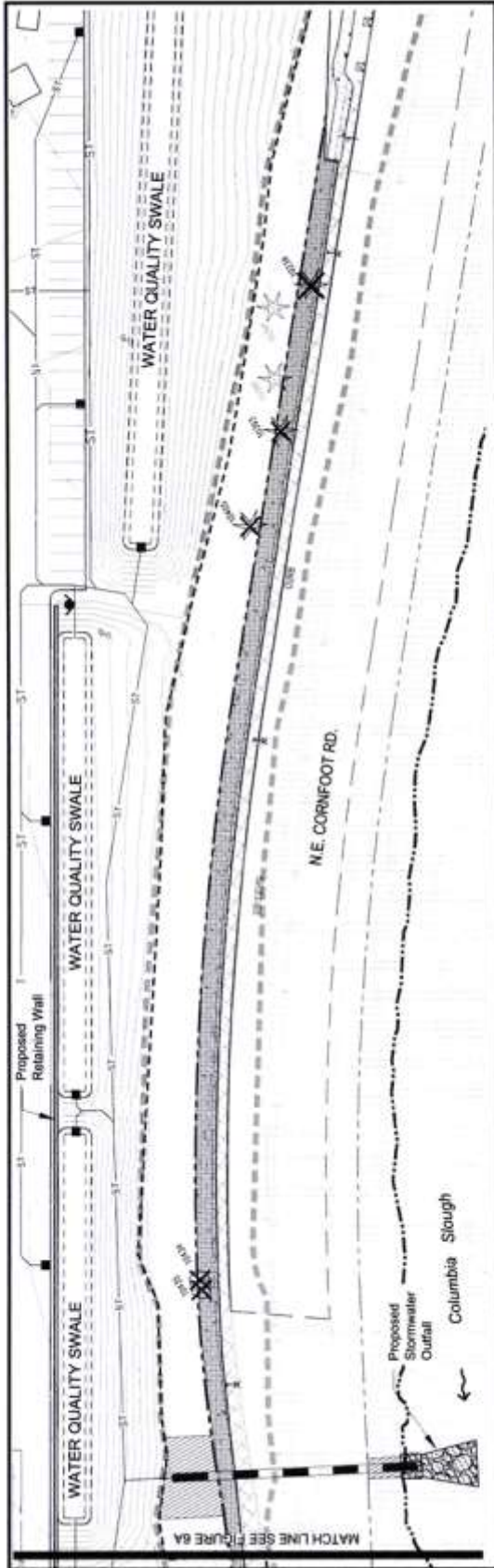
Scale: 1" = 20' (0, 20, 40, 60, 80, 100)

05-06-14



Survey and LIDAR contours provided by CARINDO Topo North of Cornfoot Rd. Provided by Northwest Surveying

LU14-10-399



**LEGEND**

- C-Zone
- P-Zone
- Ordinary High Water (OHW)
- Permanent Impact (Expansion of Public ROW) (10,965 sf / 0.34 ac)
- Permanent Impact (Public Portion of Driveway Outside 40-ft Easement Area) (190 sf / 0.004 ac)
- Private Portion of Driveway Exempt from Review per LU 12-2-13885 CP ZC EN
- Public Portion of Driveway Exempt from Review per LU 12-2-13885 CP ZC EN (686 sf / 0.02 ac)
- Temporary Impact (Stormwater Outfall Construction) (1,288.5 sf / 0.03 ac)
- Permanent Impact (Stormwater Outfall Construction) (823.5 sf / 0.01 ac)
- Existing Right of Way
- Proposed Right of Way
- Limit of Disturbance
- Trees To Remain within P and C Zones
- Trees to be Removed within P and C Zones
- Catch Basins
- Stormwater
- Water Line
- Stormwater Treatment Planter
- Drainage Swale

Trees To Be Removed Within C-Zone		
ID Number	Species	DBH
3685	Conifer	6" x 5
3686	Conifer	6" x 6
3719	Conifer	12" x 2
3722	Conifer	12"
3724	Conifer	12"
3725	Conifer	10" x 5
10239	Cedar	7"
10393	Fir	7"
10405	Conifer	8"
10434	Maple	30"
10455	Maple	35"

\* Trees within Right of Way Exempt from Review Under the Environmental Review.



Sunny and LQAR contours provided by CARNO. Topo North of Cornfoot Rd. Provided by Northwest Surveying



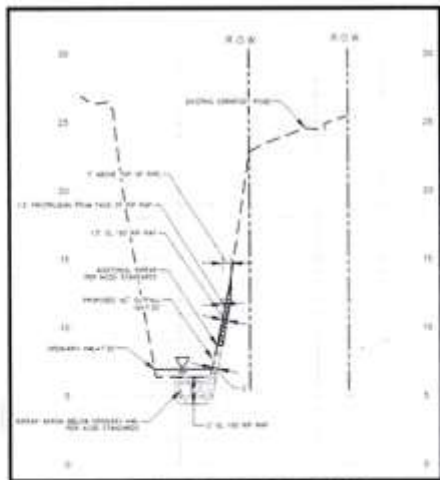
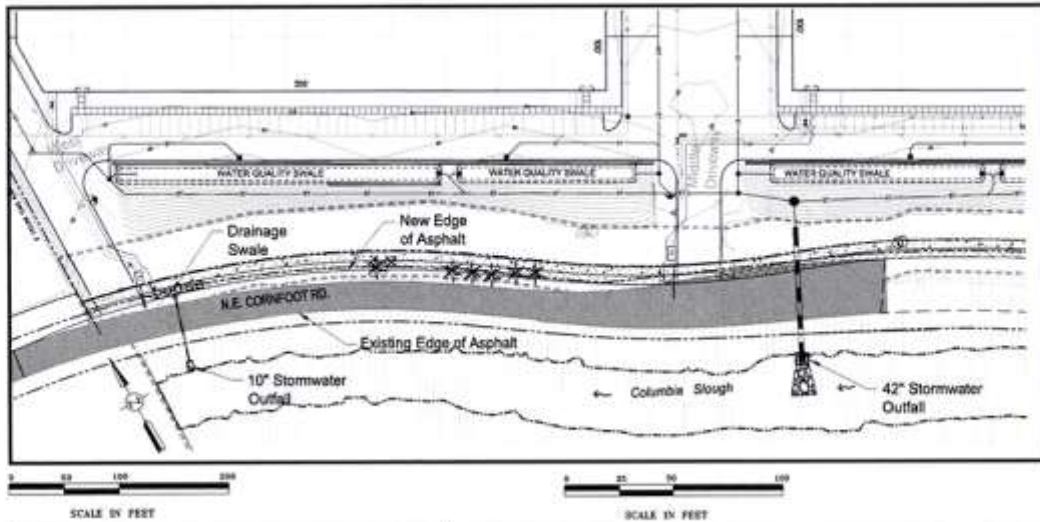
**FIGURE 6B**

Construction Management Plan - Proposed Disturbance within Environmental Zone  
Colwood Industrial Park Site - Portland, Oregon

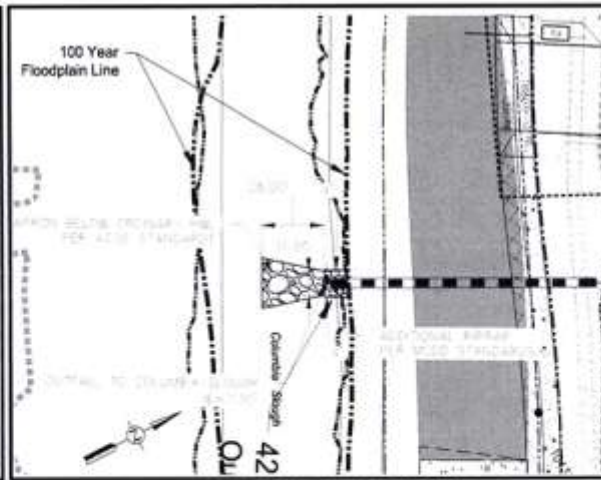
5/16/14

LU14-164599





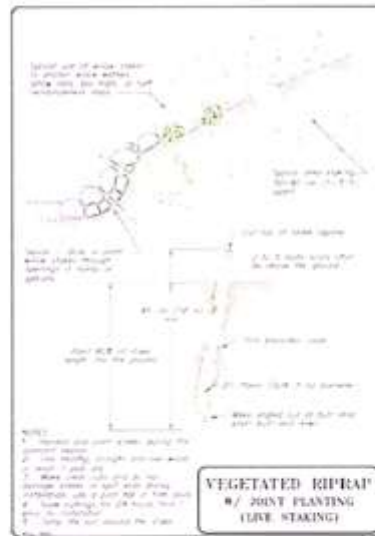
NE CORNFOOT RD. 42" OUTFALL PROFILE



NE CORNFOOT RD. 42" OUTFALL RIPRAP DETAIL  
Scale: 1" = 50'

- LEGEND**
- C-Zone
  - P-Zone
  - Ordinary High Water (OHW)
  - 100-Year Floodplain Line
  - Existing Right of Way Line
  - Proposed Right of Way Line
  - Proposed Contours
  - Trees To Remain Within P and C Zones
  - Trees To Be Removed Within P and C Zones
  - Catch Basins
  - Proposed Stormwater
  - Sanitary Pipe
  - Water Line

Survey and LIDAR contours provided by CARDNO. Topo North of Cornfoot Rd. Provided by Northwest Surveying



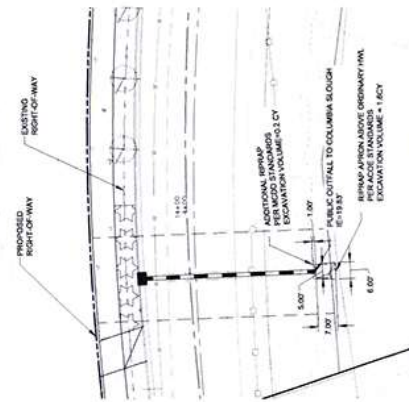
Proposed Development Plan - Proposed Stormwater Management System and Details  
Colwood Industrial Park Site - Portland, Oregon

FIGURE  
**5C**

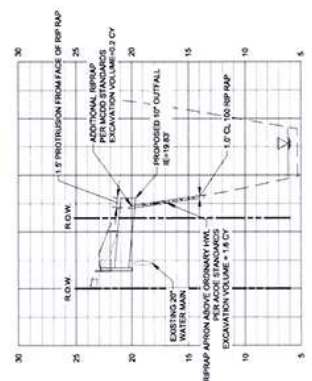
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LU14-164599





NE CORNFOOT RD. PUBLIC OUTFALL RIP RAP DETAIL



NE CORNFOOT RD. PUBLIC OUTFALL PROFILE  
SCALE: 1/8" = 1'

**FLOW DISSIPATION STATISTICS**

OUTFALL DISSIPATION STATISTICS  
 OUTFALL DISSIPATION LENGTH: 70 FT  
 RIP RAP AREA WIDTH AT OUTFALL: 50 FT  
 RIP RAP AREA LENGTH: 70 FT  
 RIP RAP AREA DEPTH: 10 FT  
 RIP RAP AREA VOLUME ABOVE: 435 CY  
 ORDINARY HWL FOR RIP RAP PLACEMENT: 18.0 FT

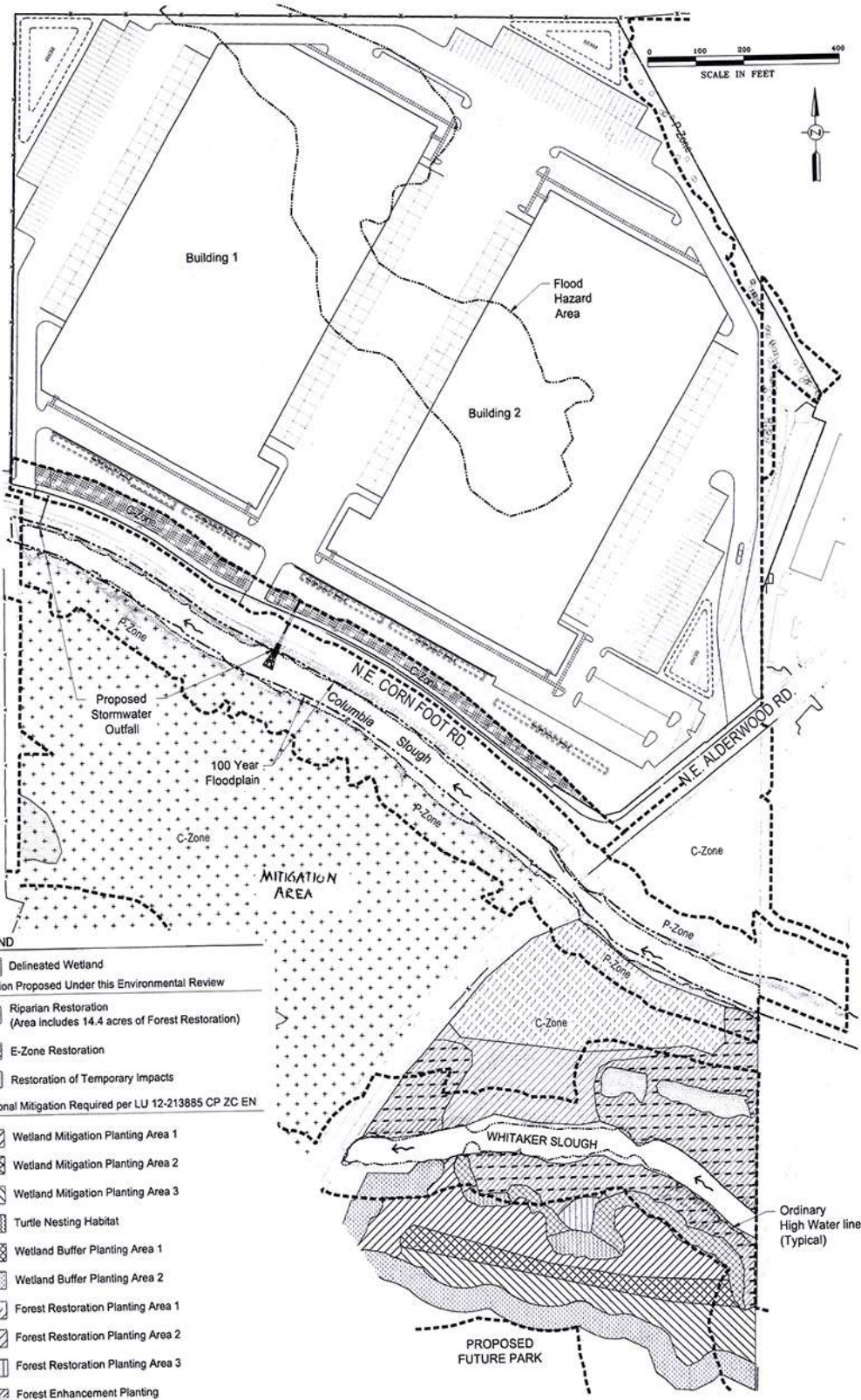
**EXCAVATION AND RIP RAP QUANTITIES**

P-ZONE TEMPORARY IMPACT AREA OUTSIDE ROW: 482 SF  
 P-ZONE EXCAVATION AND HMA OFF VOLUME OUTSIDE ROW: 42 CY  
 P-ZONE CUT TO FILL VOLUME OUTSIDE ROW: 103 SF  
 EXCAVATION AND HMA OFF WITH ORDINARY HWL: 50 CY  
 EXCAVATION AND HMA OFF WITH ORDINARY HWL: 50 CY  
 CLASS 800 RIP RAP PER AACE STANDARD ABOVE ORDINARY HWL: 82 CY



Provided by CARDNO

Pacific Habitat Services, Inc.  
 10000 SW 10th St, Suite 100  
 Portland, Oregon 97205  
 Phone: (503) 571-0000  
 Fax: (503) 571-0001



- LEGEND**
- Delineated Wetland
  - Mitigation Proposed Under this Environmental Review**
    - Riparian Restoration (Area includes 14.4 acres of Forest Restoration)
    - E-Zone Restoration
    - Restoration of Temporary Impacts
  - Additional Mitigation Required per LU 12-213885 CP ZC EN**
    - Wetland Mitigation Planting Area 1
    - Wetland Mitigation Planting Area 2
    - Wetland Mitigation Planting Area 3
    - Turtle Nesting Habitat
    - Wetland Buffer Planting Area 1
    - Wetland Buffer Planting Area 2
    - Forest Restoration Planting Area 1
    - Forest Restoration Planting Area 2
    - Forest Restoration Planting Area 3
    - Forest Enhancement Planting

 Pacific Habitat Services, Inc. <small>1400 SW Commerce Drive, Suite 100, Beaverton, Oregon 97005          Phone: (503) 670-0900 Fax: (503) 670-0955</small>	Base Map Provided VLMK Survey Provided by CARDNO	Mitigation Plan Overview Colwood Industrial Park Site - Portland, Oregon	<div style="border: 1px solid black; padding: 5px; width: 40px; margin: 0 auto;">           FIGURE  <span style="font-size: 2em; font-weight: bold;">7</span> </div>
			05-06-14

LU14-164599

Riparian Restoration Planting List

Species	Common Name	Quantity			Stock Type	Plant Size
		Originally Proposed <sup>1</sup>	Additional <sup>2</sup>	Total		
<i>Acer macrophyllum</i>	Rugel maple	2440	61	2503	Barroot	3 ft.
<i>Populus trichocarpa</i>	Black cottonwood	1800	47	1847	Barroot	3 ft.
<i>Fraxinus latifolia</i>	Oregon ash	1100	31	1131	Barroot	3 ft.
<i>Symphlocos alba</i>	Snowberry	6550	170	6720	Barroot	1 ft.
<i>Rosa gymnocarpa</i>	Buffing rose	4795	125	4920	Barroot	1 ft.
<i>Corylus cornuta</i>	Western hazel	4795	125	4920	Barroot	1 ft.

1. Planting quantities required per LU 12-113885 CP ZC EN.
2. Additional plantings to compensate for permanent impacts to 15,869 L of P-2000 and C-Zone from outfall construction and NE Corvallis Road widening.

Planting List for Temporary Disturbance Area Associated with 42" Outfall Construction<sup>1</sup>

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Cornus alba</i>	Red twig dogwood	11	Barroot	3 ft.
<i>Rosa gymnocarpa</i>	Buffing rose	20	Barroot	3 ft.
<i>Symphlocos alba</i>	Snowberry	20	Barroot	1 ft.
<i>Carex stricta</i>	Slough sedge	30	4" Pot	
<i>Junco phoeniceus</i>	Spreading rush	35	4" Pot	
<i>Lupinus nootkatensis</i>	Riverbank lupine	35	4" Pot	
<i>Physocarpus opulifolius</i>	Western sword fern	35	4" Pot	

1. Planting in compliance with Section 33-430.185, Standards for Stormwater Outfalls.

C-Zone Restoration Planting List

Species	Common Name	Quantity		Stock Type	Plant Size
		Originally Proposed <sup>1</sup>	Currently Proposed <sup>2</sup>		
<i>Acer macrophyllum</i>	Rugel maple	305	240	Barroot	3 ft.
<i>Fraxinus latifolia</i>	Oregon ash	150	120	Barroot	3 ft.
<i>Populus trichocarpa</i>	Black cottonwood	225	175	Barroot	2 ft.
<i>Corylus cornuta</i>	Western hazel	600	475	Barroot	1 ft.
<i>Rosa gymnocarpa</i>	Buffing rose	600	475	Barroot	1 ft.
<i>Symphlocos alba</i>	Snowberry	819	625	Barroot	1 ft.

1. Planting quantities required per LU 12-113885 CP ZC EN.
2. Reductions are indicated from that approved under LU 12-11885 CP ZC EN due to additional impact assessment with widening of NE Corvallis Road. Impacts will be mitigated by additional plantings south of the Columbia and west of NE Allowood Drive.

Planting List for Temporary Disturbance Area Associated with 30" Outfall Construction<sup>1</sup>

Species	Common Name	Quantity	Stock Type	Plant Size
<i>Cornus alba</i>	Red twig dogwood	4	Barroot	3 ft.
<i>Rosa gymnocarpa</i>	Buffing rose	5	Barroot	3 ft.
<i>Symphlocos alba</i>	Snowberry	5	Barroot	1 ft.
<i>Lupinus nootkatensis</i>	Riverbank lupine	19	4" Pot	
<i>Physocarpus opulifolius</i>	Western sword fern	18	4" Pot	

1. Planting in compliance with Section 33-430.185, Standards for Stormwater Outfalls.

NOTE:  
See Figures 7, 7A and 7B for the location of planting areas.

Survey and LIDAR contours provided by CARBOND. Topo North of Corvallis Rd. Provided by Northwest Surveying



Mitigation Plan - Plant Lists  
Cowwood Industrial Park Site - Portland, Oregon

FIGURE 7C

05-06-14

LU14-16#599