



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
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Fax: (503) 823-5630  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** October 3, 2019  
**To:** Interested Person  
**From:** Morgan Steele, Land Use Services  
503-823-7731/Morgan.Steele@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 24, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-230970 GW, in your letter. It also is helpful to address your letter to me, Morgan Steele. You can also e-mail your comments to me at my e-mail address identified above. Please note that all correspondence received will become part of the public record.

### **CASE FILE NUMBER: LU 19-230970 GW**

**Applicant:** Catherine Corliss | Angelo Planning Group  
921 SW Washington Street, #468 | Portland, OR 97205  
503.227.3673 | [ccorliss@angeloplanning.com](mailto:ccorliss@angeloplanning.com)

**Owners:** Portland Water Bureau | Attn: Ryan Nelson  
400 SW 6th Avenue, Suite 300 | Portland, OR 97204

Metro | Attn: Shannon Leary  
600 NE Grand Avenue | Portland, OR 97232

Burlington Northern Sante Fe | Attn: Blake W Jung  
4200 Buckingham Road, Suite 110 | Fort Worth, TX 76155

Union Pacific Railroad | Attn: Kylan D Crawford  
1400 Douglas Street | Omaha, NE 68197

**Representative:** Aaron Eder | Stantec  
601 SW 2<sup>nd</sup> Avenue, Suite 1400 | Portland, OR 97205

**Site Address:** Near 7025 N Willamette Boulevard

**Legal Description:** BLOCK 22 LOT 13-15, SOUTH ST JOHNS; TL 100 2.97 ACRES,  
SECTION 12 1N 1W

**Tax Account No.:** R779107250, R961121410

**State ID No.:** 1N1E07CB 05100, 1N1W12 00100

**Quarter Section:** 2222, 2223

**Neighborhood:** Cathedral Park, contact Steve Capoccia at scapoccia21@gmail.com  
**Business District:** St. Johns Business Boosters, contact Mike Johnson at 503-206-8633.  
**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Plan District:** None

**Other Designations:** [Lower Willamette River Wildlife Habitat Inventory](#) – Inventory Sites 7.1C (Rank II), 8.2B and 8.2C (Rank V); [East Butte Terraces and Wetlands Conservation Plan](#) – Resource Site #140

**Zoning:** *Base Zones:* Commercial Mixed Use (CM1), General Industrial 2 (IG2), Open Space (OS)

*Overlay Zones:* Environmental Conservation (c), Prime Industrial (k), Greenway River Natural (n)

**Case Type:** GW – Greenway Review

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

**Proposal:**

The applicant is proposing to replace an existing 20-inch public water main that currently crosses over the Burlington Northern Sante Fe (BNSF) railroad tracks on the N Willamette Boulevard Bridge between N Ida Avenue and N Carey Boulevard. The water main has been documented by the Portland Water Bureau to be in poor condition as has the bridge that supports the pipe. Therefore, the applicant, in conjunction with the Portland Water Bureau, is proposing a new water main with a new route that keeps the piping off and away from the bridge.

The new pipeline will be bored using auger equipment and connect to existing pipe near N Alma Avenue on property owned by the Water Bureau. The pipe will then run south and east crossing under the BNSF railroad tracks where it will then head north to connect back to existing pipe near the intersection of N Carey Boulevard and N Amherst Street. The boring operations will require boring pits (approximately 312 square feet in size) to pull and connect the pipe at specified locations (see attached site plan). No tree removal is proposed as part of this project and temporary disturbance resulting from the boring pits will be reseeded upon project completion.

A portion of the site lies within the City's River Natural (n) Greenway overlay zone. The Portland Zoning Code requires Greenway Review for changes to land, including excavations, within the Greenway overlay zone (33.440.310.D). In this case, the proposed water line includes excavations within the n-zone (boring pits 4 and 5); therefore, the work must be approved through a Greenway Review. It should also be noted a portion of the pipe will be bored under an area which contains an Environmental Conservation (c) overlay zone designation. However, since no disturbance will be occurring within the c-zone itself, the work is exempt per 33.430.080.D.5.

**Relevant Approval Criteria:**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- **Section 33.440.350(A) – For all greenway reviews. The Willamette Greenway design guidelines must be met for all greenway reviews.**
- **Section 33.440.350(C) – Development within the River Natural Zone.**
- **Section 33.440.350(D) – Development on land within 50 feet of the River Natural Zone.**

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 23, 2019, and determined to be complete on September 30, 2019.

**Decision Making Process**

The Bureau of Development Services will make a decision on this proposal. After we consider your comments, we will do one of the following:

- Approve the proposal;
- Approve the proposal with conditions; or
- 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 by making a request online or contacting me.

- Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. Copies of all information in the file can be obtained for the cost of making copies during the appointment.
- If you would like to request a copy of the file online, please visit <https://www.portlandoregon.gov/bds/54732>. The fee for this service varies based on the size of the case file and how long it would take to scan or copy documents.
- I can provide some information over the phone or through email.

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.portlandoregon.gov](http://www.portlandoregon.gov).

**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.

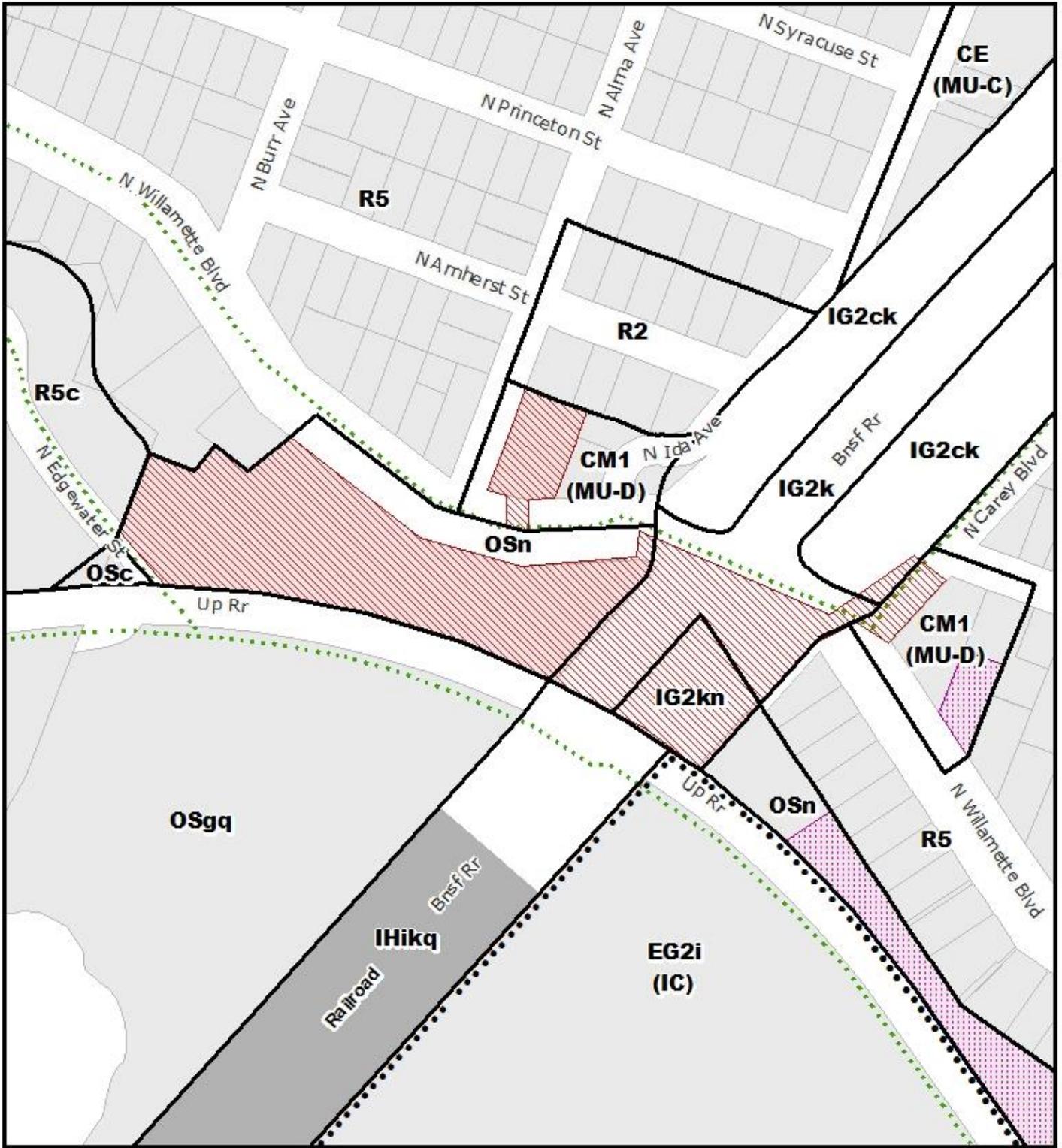
**Appeal of the Final City Decision**

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

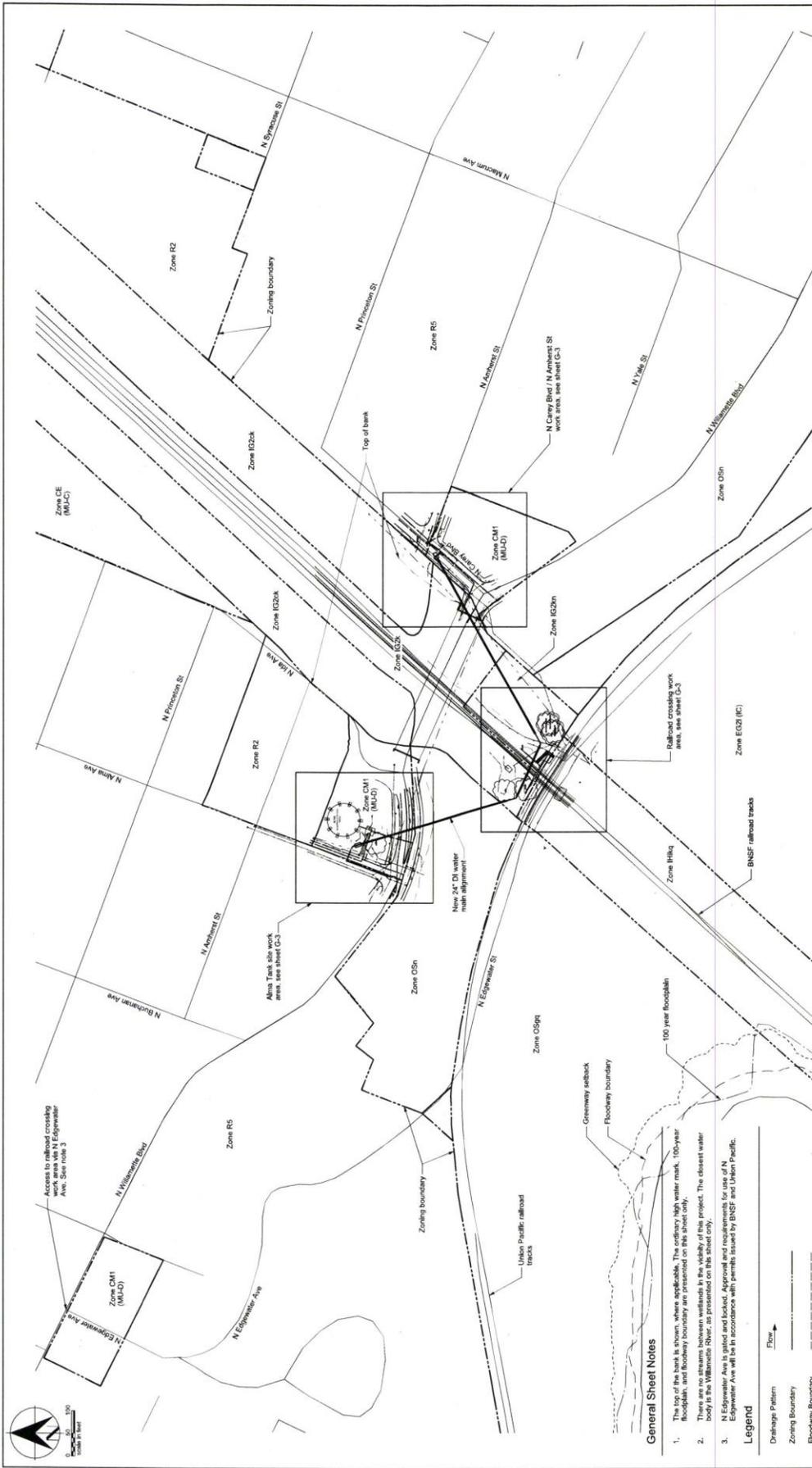


# ZONING

↑ NORTH

-  Site
-  Also Owned Parcels
-  Bridge
-  Recreational Trails

File No.	LU 19 - 230970 GW
1/4 Section	2222,2223
Scale	1 inch = 200 feet
State ID	1N1E07CB 5100
Exhibit	B Sep 26, 2019



**Confidential**

**Impact Areas**  
Project Key Plan and Vicinity Map

W02005  
2223  
G-2

**Preliminary**

**PORTLAND WATER BUREAU**  
FROM FOREST TO FAUCET

Stantec

Legend

General Sheet Notes

1. The top of the bank is shown, where applicable. The ordinary high water mark, 100-year floodplain, and floodway boundary are presented on this sheet only.

2. There are no streams between wetlands in the vicinity of this project. The closest water body is the Willamette River, as presented on this sheet only.

3. N Edgewater Ave is gated and locked. Approval and requirements for use of N Edgewater Ave will be in accordance with permits issued by BCR and UDOT traffic.

Legend

Drainage Pattern

Zoning Boundary

Floodway Boundary

100 Year Floodplain

Greenway setback

Flow

Top of bank

Railroad crossing work area, see sheet G-3

BNSF railroad tracks

Zone CM1 (MU-C)

Zone CM1 (MU-D)

Zone R2

Zone RS

Zone OS2k

Zone OS2n

Zone OS2m

Zone OS2c

Zone OS2h

Zone OS2i

Greenway setback

Floodway boundary

100 year floodplain

Access to railroad crossing  
Ave. See note 3. Edgewater

N Edgewater Ave

N Buchanan Ave

N Proctor St

N Park Ave

N 1st St

N 2nd St

N 3rd St

N 4th St

N 5th St

N 6th St

N 7th St

N 8th St

N 9th St

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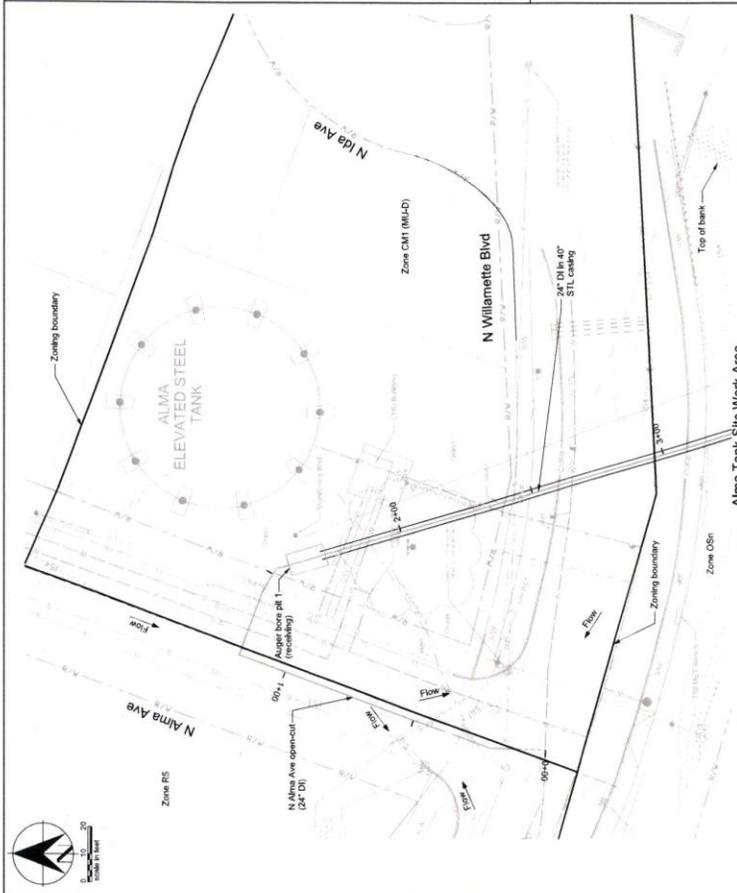
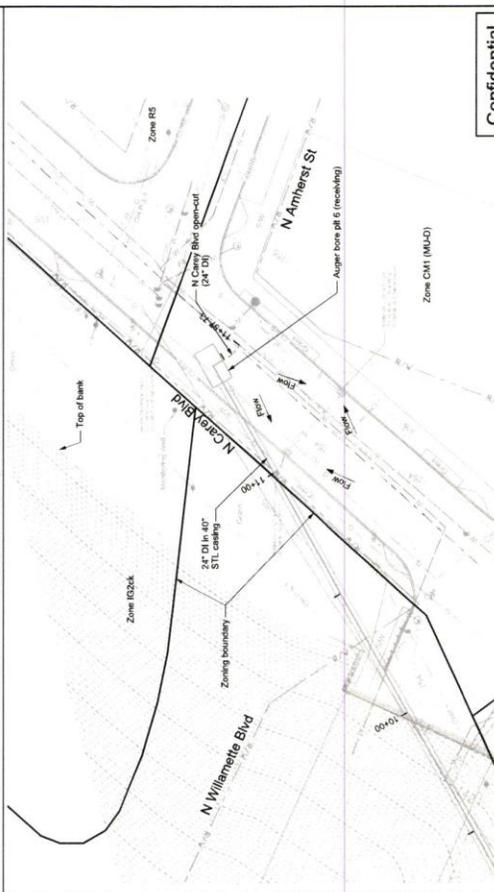
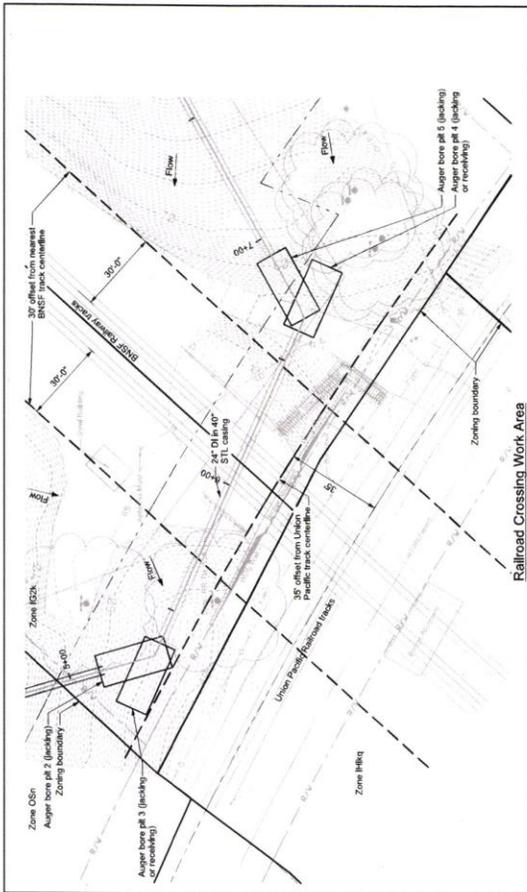
N 97th St

N 98th St

N 99th St

N 100th St

LW 19 - 230970GW



**General Sheet Notes**

1. The top of the tank is shown, where applicable. The ordinary high water mark, 100-year flood elevation, greenway or parkway boundary, and utility boundaries are outlined on sheet G-2.
2. There are no proposed alterations to the existing site. The proposed water body is the Willamette River, as presented on sheet G-2.
3. There is no proposed site development associated with this project. As such, there are no proposed grading or proposed contours. Existing contours shown will be restored to pre-construction conditions.
4. The only proposed utility line is the new 24" DI water main shown.
5. There are no greenway trail or pedestrian connections.
6. See sheets G-2 and G-5 for construction ingress and egress and access route.

**Legend**



STANEC  
S:\Projects\2019\19-230970\G-19.dwg  
11/15/2019 10:00 AM



Revised By	Revised Date	Revised For



**Preliminary**



Jeffrey A. Haver, Professional Engineer, P.E. No. 113197

Project: Willamette Blvd Bridge Main Replacement  
Impact Areas  
Proposed Development Site Plan

W02005  
2223  
G-4

Confidential

LA 19-230970 GW