



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 10, 2019
To: Interested Person
From: Lois Jennings, Land Use Services
503-823-2877/lois.jennings@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 31, 2019.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 19-215813, in your letter. It also is helpful to address your letter to me, Lois Jennings. 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 19-215813

Applicant: Spencer Mayes,
Bridge Point 1-5 Llc, A Delaware Limited-Liability Company
C/O Bridge Development Partners, 10655 NE 4th St, Suite 210
Bellvue, WA 98004
Phone#: 425-533-1360 or smayes@bridgedev.com

Owners: Bridge Point I-5 Llc
1000 W Irving Park Rd
Ste 150
Itasca, IL 60143

Representative: Lee Leighton
Mackenzie
1515 SE Water Ave #100
Portland OR 97214
Phone#: 503-224-9560 or lleighton@mcknze.com

Site Address: 755 NE COLUMBIA BLVD

Legal Description: TL 900 9.48 ACRES LAND & IMPS SEE (R941111151), SECTION 11 1N 1E; TL 900 MACH & EQUIP SEE R315102 (R941111150) FOR LAND & IMPS, SECTION 11 1N 1E; TL 1000 0.71 ACRES, SECTION 11 1N 1E R315102, R315103, R315120 and R315117

Property ID#: 1N1E11C 00900, 1N1E11C 900, 1N1E11CC 01000, 1N1E11CC 102

State ID No.: 2131, 2231

Quarter Section:

Neighborhood: Sunderland, contact CNEEN at sandral@cnncoalition.org
Business District: Columbia Corridor Association, contact at info@columbiacorridor.org
District Coalition: Central Northeast Neighbors, contact Allison Stoll at alisons@cnncoalition.org

Plan District: None
Other Designations:

Zoning: IH-Heavy Industrial
 "c"-Environmental Conservation overlay zone
 "h"-Aircraft Landing Zone overlay
 "k"- Prime Industrial Overlay Zone

Case Type: Lot Validation Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal: The applicant is seeking approval to validate a unit of land that is not recognized by the City as a legal lot or lot of record. Oregon Revised Statutes (92.176) permits the validation of a unit of land that was not lawfully established if it could have complied with the applicable criteria for the creation of a lawfully established unit of land in effect when the unit of land was sold. The applicant has provided a November 16, 2000 deed which describes the unit of land proposed for validation. At that time, a land division was required to lawfully create a new unit of land in the City of Portland. The purpose for validating this unit of land is to allow for development to occur on the site. The unit of land to be validated is identified as Parcel X on the Conceptual Improvement Plan to address Title 34 approval criteria. The Lot Validation Plat survey reflects the boundaries of this unit of land. The applicant notes the existing development on the site has been removed under demolition permits and therefore the site is currently vacant. Future development is not part of this review.

Relevant Approval Criteria: In order to be approved, this proposal must comply with the following requirements:

- **Oregon Revised Statute (ORS) 92.176:** Validation of unit of land not lawfully established; and
- **City of Portland -Title 34:** Section 34.30.030, Approval Procedure and Approval Criteria – (Code in effect for Minor Partitions in 2000)

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 August 23, 2019 and determined to be complete on October 7, 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.

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.

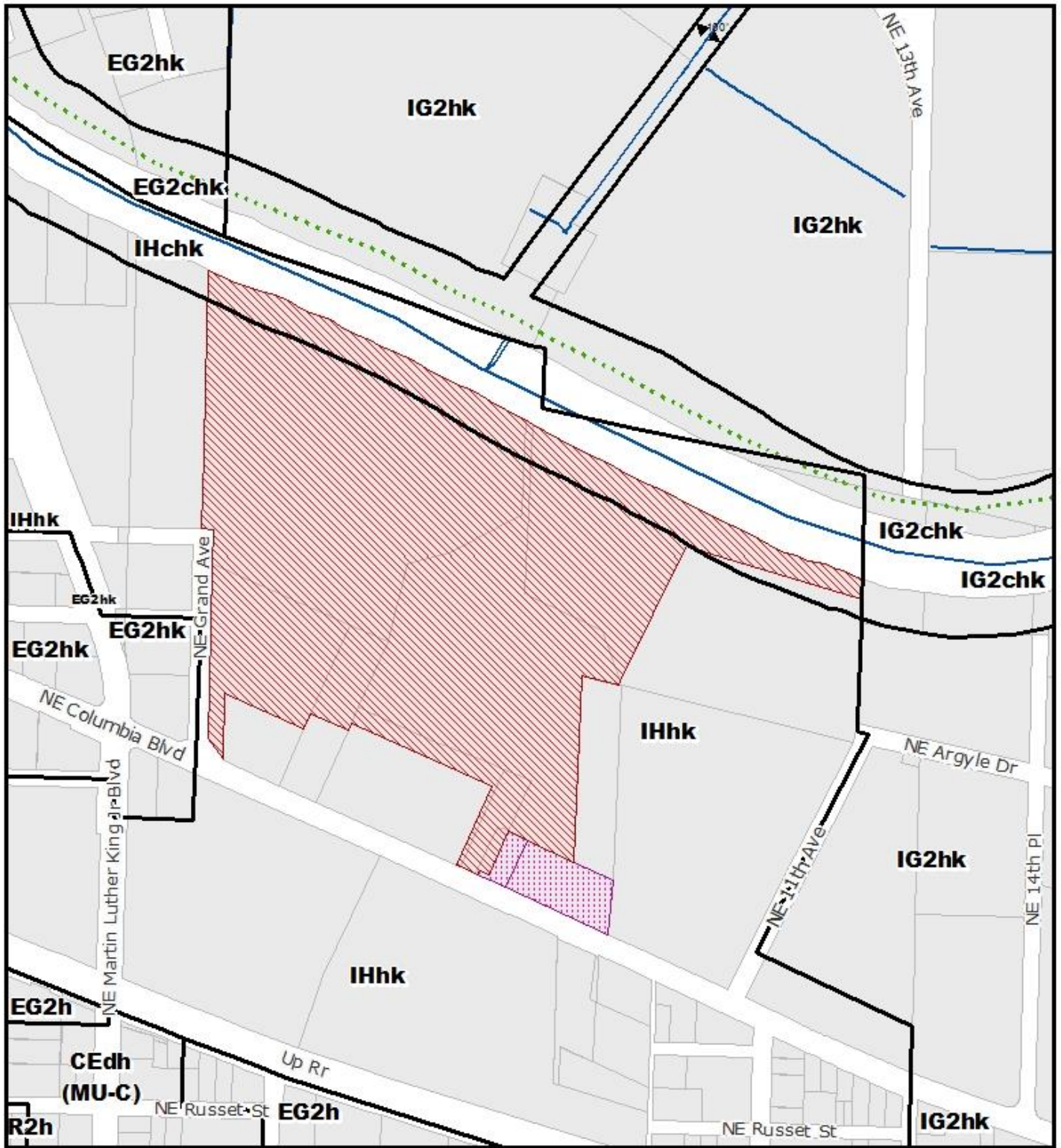
APPEAL OF THE FINAL CITY DECISION

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
Lot Validation Plat Survey Map
Parcel X conceptual improvement Plan



ZONING

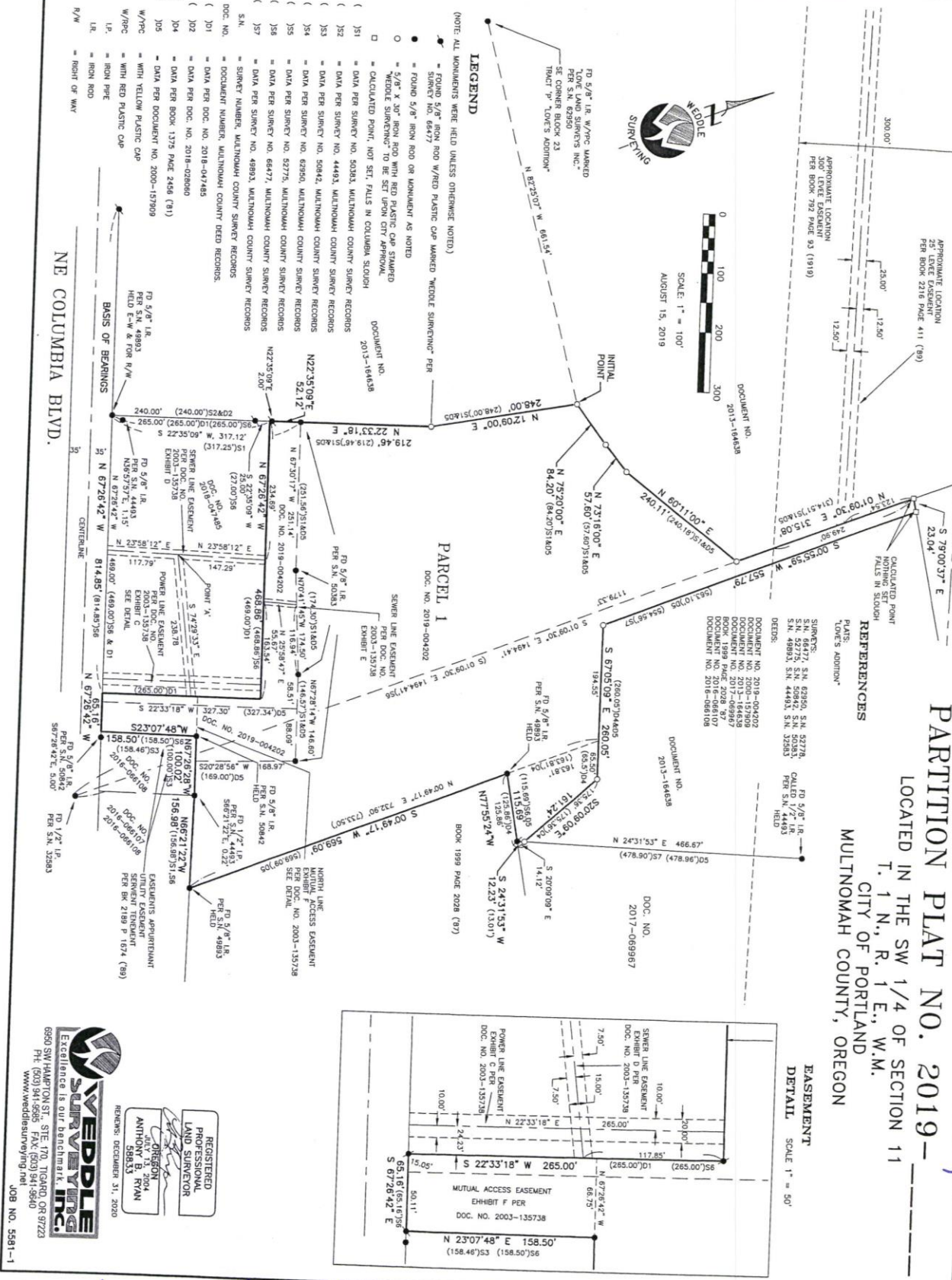
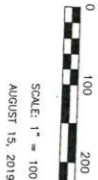


-  Site
-  Also Owned Parcels
-  Stream
-  Recreational Trails

File No.	LU 19 - 215813 VR
1/4 Section	2131, 2231
Scale	1 inch = 400 feet
State ID	1N1E11C 900
Exhibit	B Aug 28, 2019

Lot Validation Plat Survey Map

PARTITION PLAT NO. 2019-
 LOCATED IN THE SW 1/4 OF SECTION 11
 T. 1 N., R. 1 E., W.M.
 CITY OF PORTLAND
 MULTNOMAH COUNTY, OREGON

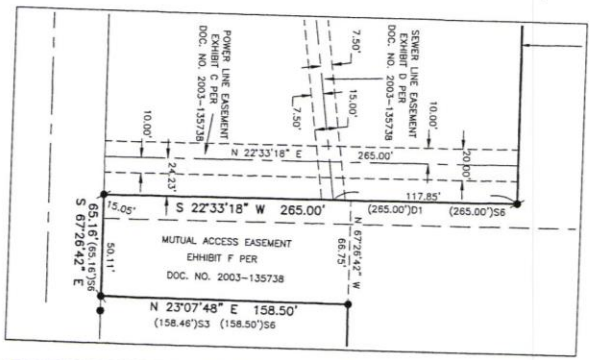


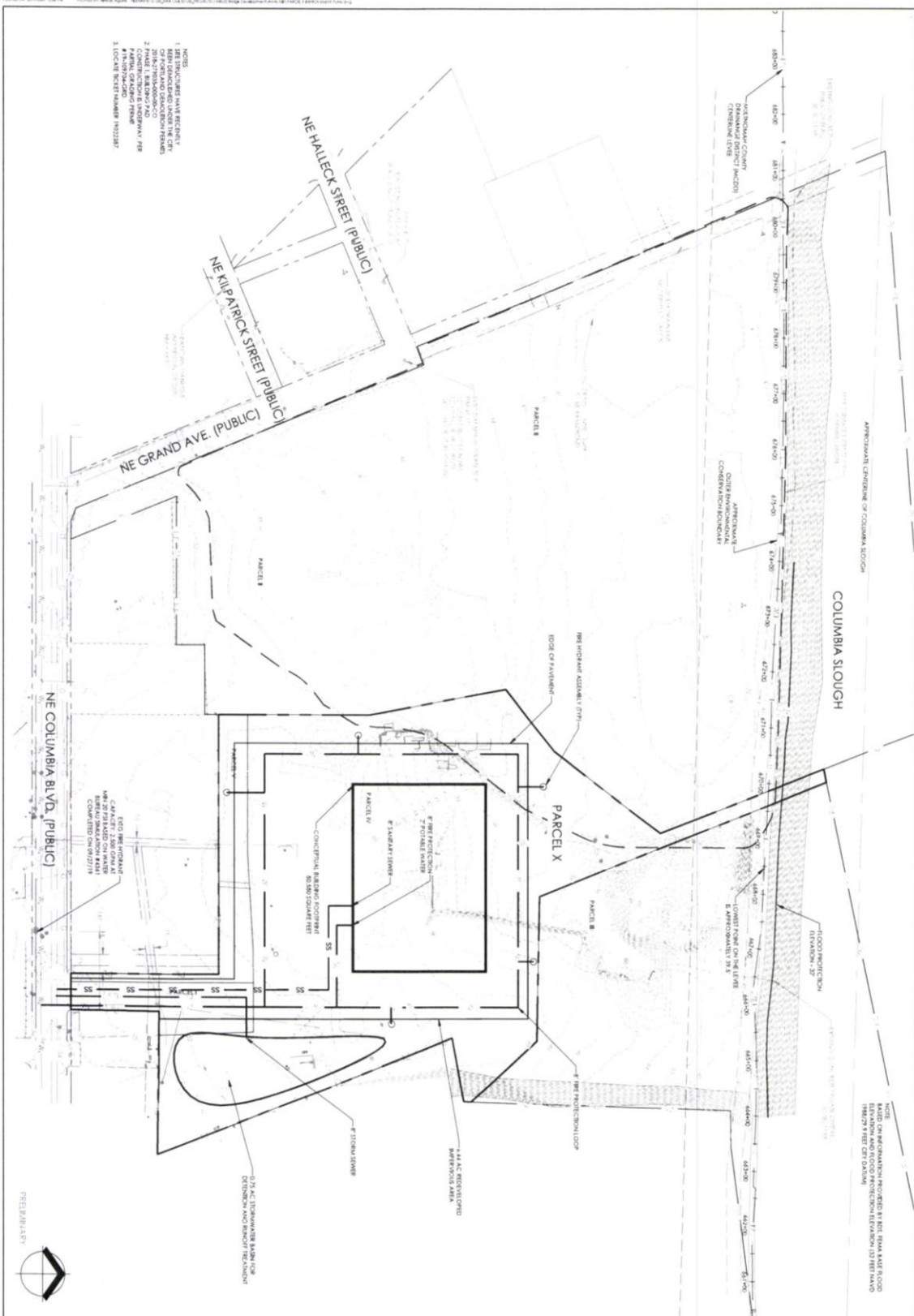
- (NOTE: ALL MONUMENTS WERE FIELD UNLESS OTHERWISE NOTED.)
- FOUND 5/8" IRON ROD OR MONUMENT AS NOTED
 - 5/8" X 30" IRON ROD WITH RED PLASTIC CAP STAMPED "WIDE SURVEYING" TO BE SET UPON CITY APPROVAL
 - CALCULATED POINT, NOT SET; FALLS IN COLUMBIA SLUGH
- DOCUMENT NO. 2013-164638
- () 351 - DATA PER SURVEY NO. 50033, MULTNOMAH COUNTY SURVEY RECORDS
 - () 352 - DATA PER SURVEY NO. 44493, MULTNOMAH COUNTY SURVEY RECORDS
 - () 353 - DATA PER SURVEY NO. 50942, MULTNOMAH COUNTY SURVEY RECORDS
 - () 354 - DATA PER SURVEY NO. 62950, MULTNOMAH COUNTY SURVEY RECORDS
 - () 355 - DATA PER SURVEY NO. 52775, MULTNOMAH COUNTY SURVEY RECORDS
 - () 356 - DATA PER SURVEY NO. 66472, MULTNOMAH COUNTY SURVEY RECORDS
 - () 357 - DATA PER SURVEY NO. 49893, MULTNOMAH COUNTY SURVEY RECORDS
- S.N. - SURVEY NUMBER, MULTNOMAH COUNTY SURVEY RECORDS
 DOC. NO. - DOCUMENT NUMBER, MULTNOMAH COUNTY DEED RECORDS.
- () 301 - DATA PER DOC. NO. 2018-041485
 - () 302 - DATA PER DOC. NO. 2018-028080
 - () 304 - DATA PER BOOK 1375 PAGE 2456 (31)
 - () 305 - DATA PER DOCUMENT NO. 2000-157909
- W/PPC - WITH YELLOW PLASTIC CAP
 W/PPC - WITH RED PLASTIC CAP
 I.R. - IRON PIPE
 I.R. - IRON ROD
 R/W - RIGHT OF WAY

WIDE SURVEYING, INC.
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 PH: (503) 941-3840
 www.widesurveying.com

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 ANTHONY B. RYAN
 58933
 REVISED: DECEMBER 31, 2020

JOB NO. 5581-1





- NOTE:
1. ALL DIMENSIONS HAVE BEEN OBTAINED FROM THE RECORD PLANS AND FIELD SURVEY.
 2. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
 3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND SPECIFICATIONS.
 4. LOCAL SPLIT NUMBER: 1122222

NOTE: THIS CONCEPTUAL PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A FINAL ENGINEERING PLAN. ANY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND SPECIFICATIONS.



PREPARED BY:
MAUL FOSTER ALONGI

BRIDGE POINT I-5
 BRIDGE POINT I-5, LLC
 PORTLAND OREGON

MAUL FOSTER ALONGI
 2001 NW 19th Ave, Suite 200
 Portland, OR 97209
 PHONE: 971.544.2139
 www.maulfooster.com

NO.	DESCRIPTION	DATE	BY
1	PROJECT START		
2	PROJECT END		
3	PROJECT STATUS		
4	PROJECT TITLE		
5	PROJECT LOCATION		
6	PROJECT OWNER		
7	PROJECT CONTACT		
8	PROJECT PHONE		
9	PROJECT FAX		
10	PROJECT WEBSITE		

*Conceptual Improvement Plan
 LU 19-215813*

*Parcel X Conceptual Improvement Plan
 LU 19-215813*