



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: April 12, 2019
To: Interested Person
From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov
Morgan Steele, Land Use Services
503.823.7731 | Morgan.Steele@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

CASE FILE: LU 19-102941 DZ GW
PC # 18-202834
REVIEW BY: ***Design Commission***
WHEN: Thursday, May 02, 2019, 1:30 pm
WHERE: 1900 SW Fourth Ave., Room 2500A
Portland, OR 97201

Development has been proposed in your neighborhood requiring 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 are 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.

Applicant: Jewel Stevenson | MGC Technical Consulting | 206.661.0163
6244 185th Ave NE, Suite 250 | Redmond, WA 98052
jewel@mgctechnical.com

Owners: State of Oregon (Department of Transportation)
3121 SW Moody Avenue | Portland, OR 97239

Representative: Joseph Kleinsasser | Zayo Group
18110 SE 34th Street, #100 | Vancouver, WA 98683

Location: Beginning near SW Naito Parkway, continuing east across the Ross Island Bridge, and terminating near SE McLoughlin Boulevard

Legal Description: BLOCK 101 LOT 1-4 TL 100, CARUTHERS ADD; BLOCK 117 E 40' OF LOT 8, CARUTHERS ADD; BLOCK 117 N 25' OF W 60' OF LOT 8, CARUTHERS ADD; BLOCK 1 TL 700, WINDEMUTH; TL 200 8.40 ACRES, SECTION 10 1S 1E; TL 100 14.41 ACRES, SECTION 10 1S 1E

Tax Account No.: Right of Way (ROW)
State ID No.: Right of Way (ROW)
Quarter Section: 3230, 3329, 3330, & 3331

- Neighborhood:** Brooklyn Action Corps, contact Don Stephens at shreddad@me.com, South Portland NA., contact Jim Gardner at 503-227-2096 & Hosford-Abernethy, contact Michael Wade at wade.michael@comcast.net.
- Business District:** Central Eastside Industrial Council, contact ceic@ceic.cc, South Portland Business Association, contact info@southportlanddba.com, & Greater Brooklyn, contact at greaterbrooklynba@gmail.com
- District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010 & Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
- Plan District:** Central City - South Waterfront & Central City - Central Eastside
- Other Designations:** *Lower Willamette River Wildlife Habitat Inventory* – Resource Sites #19.1A – Ross Island S & G Processing Area, #20.2A – Pacific Metal Property, and #20.2B – Pacific Metal Property (Upland)
- Zoning:** *Base Zones:* Central Commercial (CX), Commercial/Mixed Use 2 (CM2), Open Space (OS), High Density Residential (RH)
Overlay Zones: Design (d), Greenway - River General (g), Greenway - River Natural (n), Greenway - River Water Quality (q), Scenic Resource Zone (s)
- Case Type:** DZ – Design Review, GW – South Waterfront Greenway Review & Greenway Review
- Procedure:** Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

The applicant's proposal consists of installing 5,161 linear feet of new 8-inch conduit along the southern portion of the Ross Island Bridge for the purposes of accommodating fiber optic cable for internet and communication services. The 8-inch conduit will begin just west of SW Naito Parkway connecting from proposed pipe approved under a Portland Bureau of Transportation (PBOT) Permit and continue east across the bridge where it connects to existing pipe near SE McLoughlin Boulevard. The work will be conducted via bucket truck with all tools and materials being attached to lanyards to prevent detritus from entering the Willamette River. No ground disturbance is expected except near the Highway 26 on-ramp on the west side of the bridge where (3) vaults will be installed for fiber storage.

The conduit crosses multiple properties that cumulatively make up the project site (see attached Zone Map). Additionally, the conduit spans several different base zones, overlay zones, plan districts, and subdistricts. The triggers for the multiple land use reviews required for approval by this proposal are listed below:

- ❖ Alterations to existing development within Greenway overlay zones triggers a Type II Greenway Review.
- ❖ Alterations to existing development within Greenway overlay zones in the South Waterfront Subdistrict that do not meet the standards of Paragraph 33.510.253.E.5 and are not exempted by Paragraph 33.510.253.E.4, require approval through a Type III South Waterfront Greenway Review.
- ❖ Type III Design Review is triggered by Portland Zoning Code 33.851 (South Waterfront Greenway Review), specifically 33.851.100.B.1.

Relevant Approval Criteria:

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

- ❖ Section 33.440.350 – Greenway Review Approval Criteria
- ❖ Section 33.851.300 – South Waterfront Greenway Review Approval Criteria

- ❖ For Type III Design Review:
 - Central City Fundamental Design Guidelines; and
 - South Waterfront Greenway Design Guidelines.

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 January 8, 2019 and determined to be complete on **March 19, 2019**.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. 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 <http://www.portlandonline.com/auditor/index.cfm?c=28197>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled 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.

To comment, you may write to the Bureau of Development Services, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may testify at the hearing. In your comments, you should address the approval criteria. The Hearings Officer does not accept comments via e-mail. Please refer to the file number when seeking information or submitting testimony. Written comments must be received by the end of the hearing. Please note that all correspondence and testimony received will become part of the public record. The applicant and Bureau of Development Services staff will be at the hearing to answer questions and respond to comments. The general order of appearance for oral testimony at the hearing is as follows: Bureau of Development Services staff report, applicant testimony, testimony of interested parties who wish to ask questions or testify, staff response and closing comments, and applicant's closing comments. Design Commission will make a decision about this proposal at the hearing or will grant a continuance.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

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.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled due to inclement weather or other similar emergency.

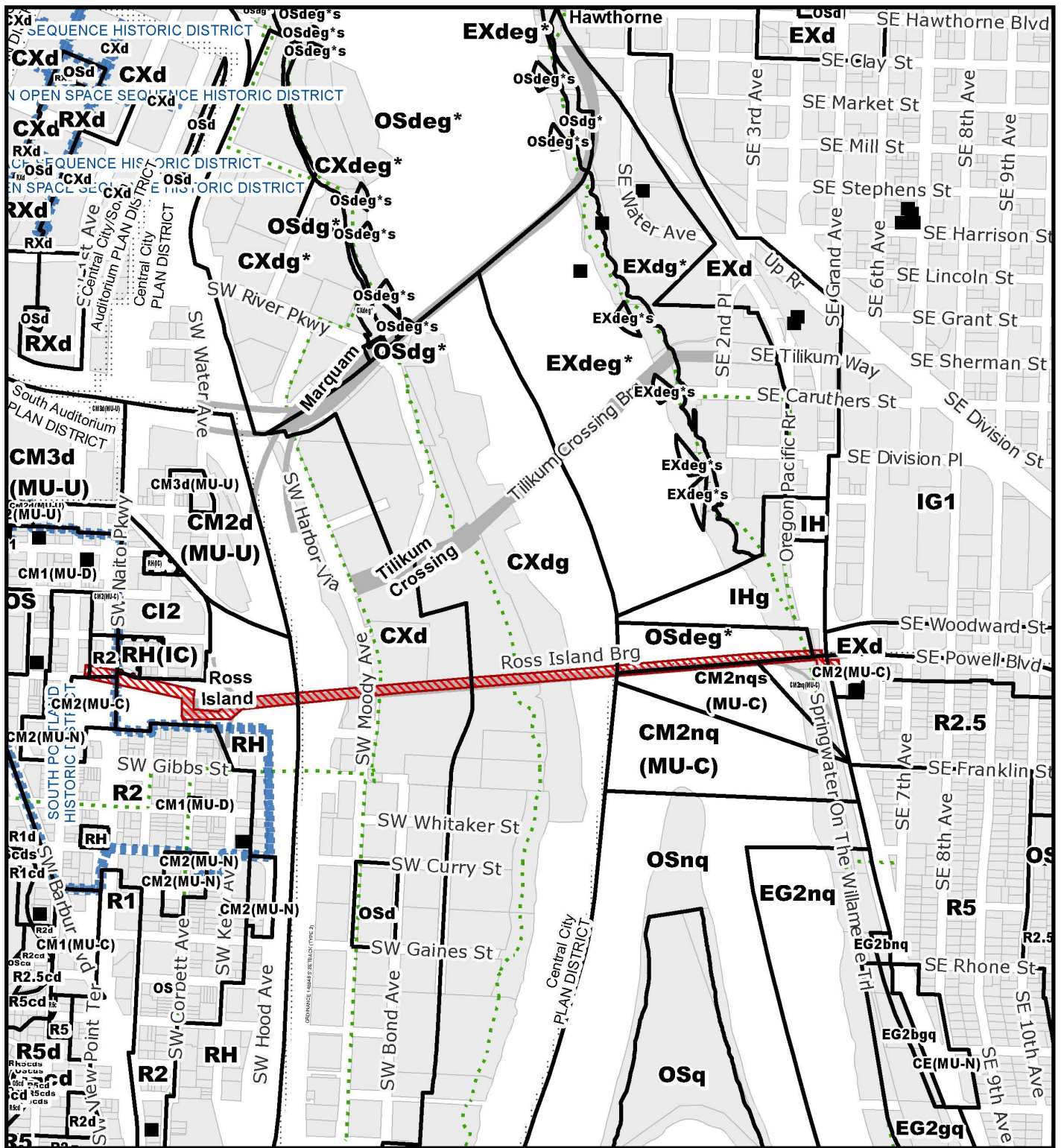
- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

To attend the hearing, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or www.trimet.org) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

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 | Enlarged Plan | Elevations | Photo-renderings



ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE, SOUTH WATERFRONT
SUBDISTRICT
SOUTH PORTLAND HISTORIC DISTRICT



Site



Historic Landmark



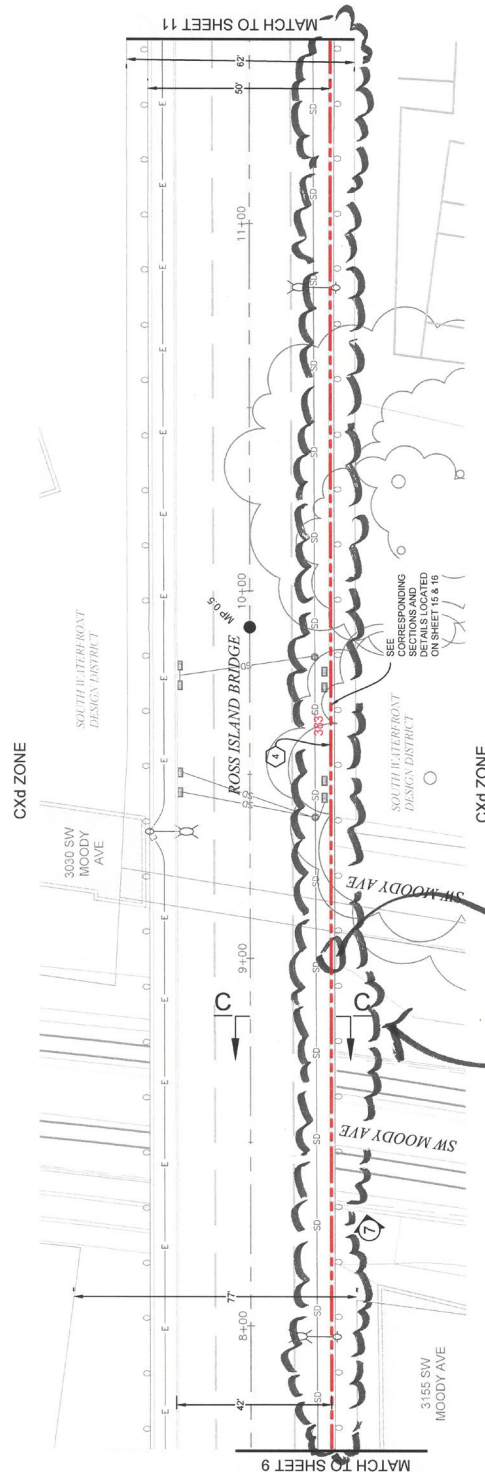
Bridge



Recreational Trails

File No.	LU 19-102941 DZ GW
1/4 Section	3230,3329,3330,3331
Scale	1 inch = 800 feet
State ID	1S1E10 100
Exhibit	B April 10, 2019

4 PROPOSED PLACE (1) 8" BALLISTIC FIBERGLASS CONDUIT ON SOUTH SIDE OF BRIDGE. PLACE (4) 1.25" HDPE SDR 13.5 INNERDUCT IN NEW 8" CONDUIT. PULL FIBER CABLE THROUGH. SEE SECTIONS ON SHEET 19 & 20 AND DETAILS ON SHEET 21 FOR HANGING DETAILS.



PROPOSED 4747 P
- AREA IF WORK.

EXAMPLE SECTION OF 402011
PROPOSED 07 04 01.

PLAN VIEW G

#	SYMBOL CORRESPONDS TO PHOTO LOCATIONS AND ORIENTATION. SEE SHEET #27 FOR A KEY TO SYMBOLS.									
	3	AS-BUILT		REVISION # 2						
2	03/19/17	BB	DN	CH	ORIGINAL					
1	09/17/13	LS	DN	CH	ORIGINAL					
NO	DATE	ENGINEER	DRAWER		COMMENT					
										
						ZAYO ENGINEERING - JOSEPH KLEINASSER ENGINEERING FIRM: MGE TECHNICAL CONSULTING INC. PROJECT NUMBER:				
LOCATION: 1000 WOODBURY AVE						DRAWING NAME: ZAYO - PORTLAND TO THE DALES - 31B - R05B				
PORTLAND, OR 97202						SHEET 1 OF 8				
DRAWING NAME: ZAYO - PORTLAND TO THE DALES - 31B - R05B						SHEET 1 OF 8				
DRAWING NAME: ZAYO - PORTLAND TO THE DALES - 31B - R05B						SHEET 1 OF 8				



Know what's below.
Call before you dig.




LU 19-102941 DZ GW



PROPOSAL FOR THE
CONSTRUCTION OF
A NEW BRIDGE
OVER THE RIVER
AT THE VILLAGE OF
ST. JOHN'S
IN THE DISTRICT OF
ST. JOHN'S
IN THE PROVINCE OF
NEW BRUNSWICK
AND THE DISTRICT OF
ST. JOHN'S
IN THE PROVINCE OF
NEW BRUNSWICK



3	1/19/19	BB				AS-BUILT
2	08/03/17	LS	DNH	DNH	CU	# 2
1	DATE	ENGINEER	DRAFTER	ORIGIN	COMMENT	

ZAYO ENGINEER : JOSEPH KIENASSER

ENGINEERING : MSE TECHNICAL CONSULTING INC.

LOCATION : 3155 SWADDOCK AVE

LOCATION : 11454 SWADDOCK AVE, #7202

DRAWING NAME : ZAYO - PORTLAND TO THE DALLES - 31B - ROSE

CONFIDENTIAL PRELIMINARY

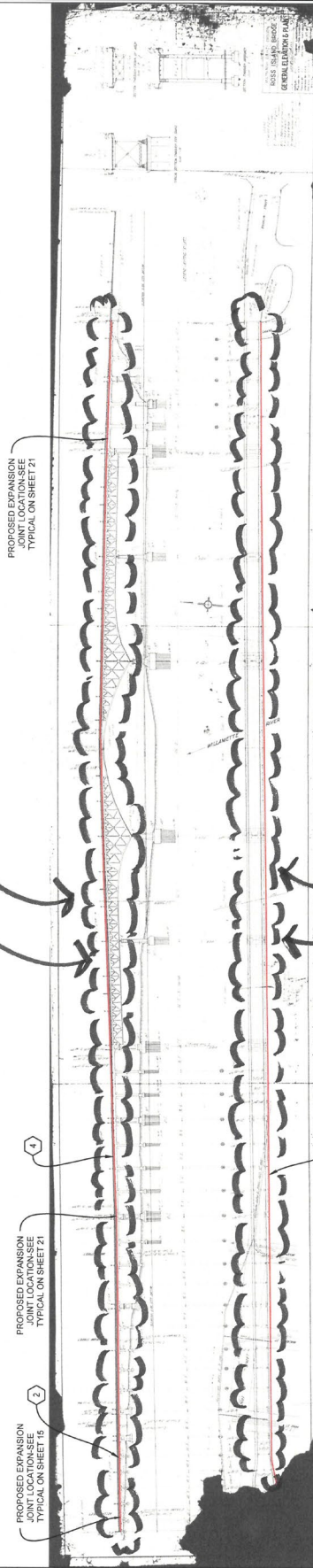
SHEET # OF 28

ROSS ISLAND BRIDGE PLANS

CONSTRUCTION NOTES

- 2 PROPOSED PLACE (1) 8" BALLISTIC FIBERGLASS CONDUIT IN NEW 8" CONDUIT. SEE SHEET 15 FOR DETAILS ON SOUTH SIDE OF BRIDGE PLACE (4) 1.25" HOPE SDR 13.5 INNERDUCT IN NEW 8" CONDUIT. PULL FIBER CABLE THROUGH. SEE SECTIONS ON SHEET 19 & 20 AND DETAILS ON SHEET 21 FOR HANGING DETAILS.
- 4 PROPOSED HANG (1) 8" BALLISTIC FIBERGLASS CONDUIT ON SOUTH SIDE OF BRIDGE PLACE (4) 1.25" HOPE SDR 13.5 INNERDUCT IN NEW 8" CONDUIT. PULL FIBER CABLE THROUGH. SEE SECTIONS ON SHEET 15 AND DETAILS ON SHEET 21 FOR HANGING DETAILS.

ELEVATION
AREA OF WORK



NOTES:

1. ALL MOUNTING HARDWARE SHALL BE HOT-DIPPED GALVANIZED UNLESS OTHERWISE NOTED.
 2. WEIGHT OF (1) 4" BALLISTIC FIBERGLASS CONDUIT: 4.20 LBS/FT
 3. MAX WEIGHT OF (3) 1 1/2" SDR INNERDUCT: 0.789 LBS/FT
 4. WEIGHT OF (1) 144F CABLE: 0.1520 LBS/FT
 5. COMBINED WEIGHT: 5.141 LBS/FT
- TOTAL PACKAGE WEIGHT - ROSS ISLAND BRIDGE 5.141 LBS/FT X 3929 FT = 20,198.959 LBS



3	1/18/19	DB	CH	AS-BUILT
1	08/03/17	LS	DIN	ORIGINAL
NO.	DATE	ENGINEER	DRAWER	COMMENT
zayo GROUP				
MGE TECHNICAL CONSULTING INC.				
ZAYO ENGINEER: JOSEPH KLINGENBASSER				
ENGINEERING FIRM: MGC TECHNICAL CONSULTING INC.				
PROJECT NUMBER:				
LOCATION: 3155 SW MOODY AVE				
DRAWING NAME: ROSS ISLAND BRIDGE - PLAN 19				
DRAWING NUMBER: 19-102941-DZ-GW				
CONFIDENTIAL/PROPRIETARY				
SHEET 19 OF 28				

SITE PHOTOGRAPHS

PHOTO #1: FACING NORTH ON SOUTH SIDE OF ROSS ISLAND BRIDGE

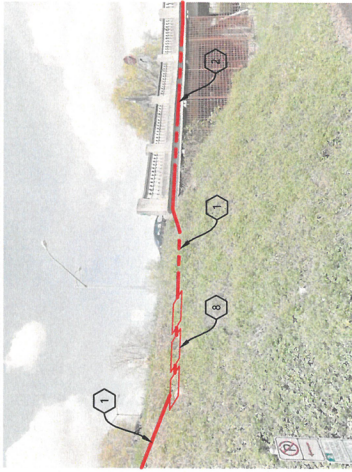


PHOTO #2: FACING WEST ON SOUTH SIDE OF ROSS ISLAND BRIDGE

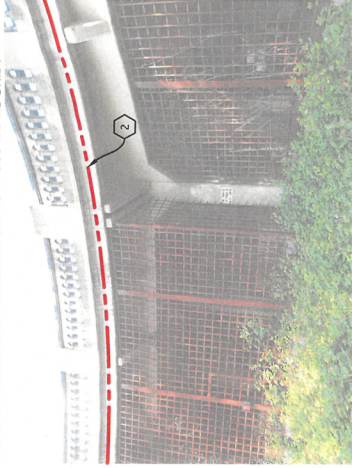


PHOTO #3: FACING EAST ON SOUTH SIDE OF ROSS ISLAND BRIDGE

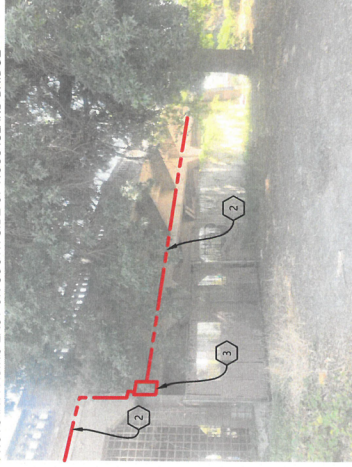


PHOTO #4: FACING WEST ON SOUTH SIDE OF BRIDGE EAST SIDE OF WILLAMETTE RIVER

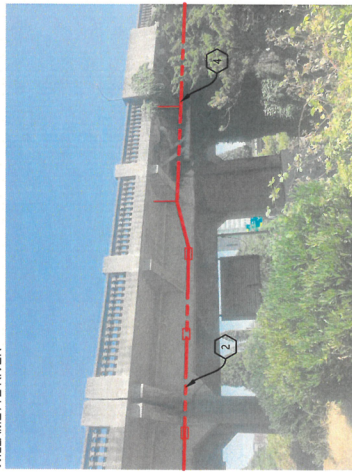


PHOTO #5: FACING EAST ON SOUTH SIDE OF ROSS ISLAND BRIDGE

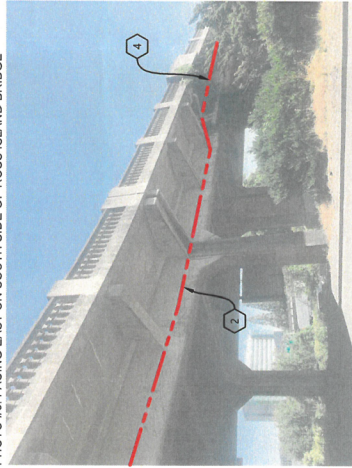


PHOTO #6: FACING EAST ON SOUTH SIDE OF ROSS ISLAND BRIDGE

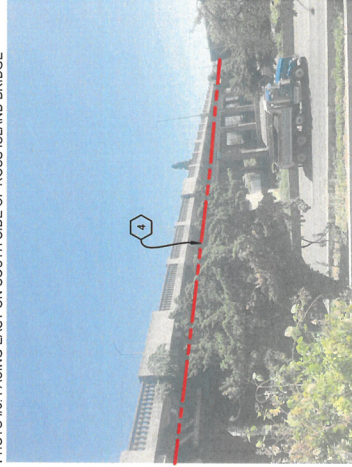


PHOTO #7: FACING EAST ON SOUTH SIDE OF ROSS ISLAND BRIDGE ON SW MOODY AVE.

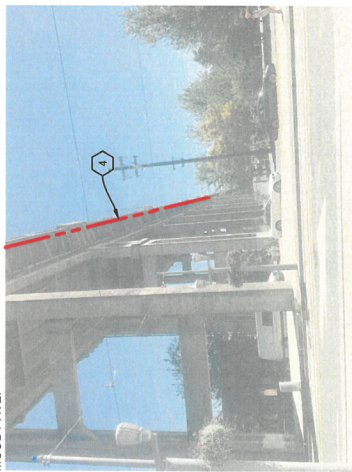
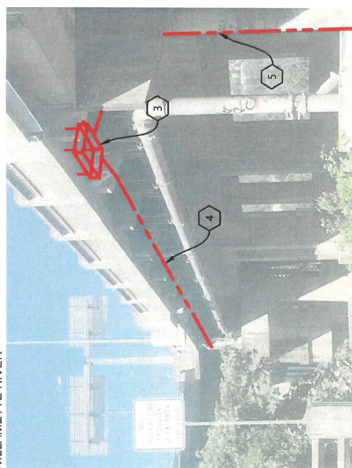


PHOTO #8: FACING WEST ON SOUTH SIDE OF BRIDGE, EAST SIDE OF WILLAMETTE RIVER



CONSTRUCTION NOTES

- 1) PROPOSED BORE NEW (4) 1.25" HDPE SDR 13.5 INNERDUCT. PULL FIBER CABLES THROUGH. REPAIR SURFACE PER LOCAL JURISDICTION STANDARDS. CONTRACTOR TO POT-HOLE ALL UTILITIES PRIOR TO CONSTRUCTION.
- 2) PROPOSED PLACE (1) 8" BALLISTIC FIBERGLASS CONDUIT ON SOUTH SIDE OF BRIDGE. PLACE (4) 1.25" HDPE SDR 13.5 INNERDUCT IN NEW 8" CONDUIT. PULL FIBER CABLE THROUGH. SEE SHEET 19 & 20 FOR MOUNTING DETAILS.
- 3) PROPOSED INSTALL (1) 24"x24" L-BOX. PULL FIBER CABLE AS NEEDED. SEE SHEET 20 & 26 FOR DETAILS AND SPECIFICATIONS.
- 4) PROPOSED HANG (1) 8" BALLISTIC FIBERGLASS CONDUIT ON SOUTH SIDE OF BRIDGE. PLACE (4) 1.25" HDPE SDR 13.5 INNERDUCT IN NEW 8" CONDUIT. PULL FIBER CABLE THROUGH. SEE SECTIONS ON SHEET 19 & 20 AND DETAILS ON SHEET 21 FOR HANGING DETAILS.
- 5) PROPOSED PLACE (1) 8" GALVANIZED STEEL CONDUIT TO TRANSITION FROM PULL BOX TO GROUND. PULL FIBER CABLE THROUGH.
- 6) PROPOSED (3) NB2436 VAULTS. PULL FIBER CABLE THROUGH. SEE SHEET 26 FOR DETAILS.



Know what's below.
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NO.	DATE	ENGINEER	DRAWN	REVISION	COMMENT
1	08/03/17	LS	CH	AS-BUILT	
2	3/19/19	BB	CH	REVISION # 2	



PROJECT ENGINEER	JOSEPH KLEINSASSER
ENGINEERING FIRM	MGC TECHNICAL CONSULTING INC.
PROJECT NUMBER	18-00000000000000000000
LOCATION	385 SW MOODY AVE PORTLAND OR 97202
DRAWING NAME	ZAYO - PORTLAND TO THE DALLES - S1B1 - ROSS ISLAND BRIDGE - PLANS.dwg

CONFIDENTIAL/PROPRIETARY