





City of Portland Bureau of Development Services

Presentation to the
City Council

Land Use Review 12-213885 CP ZC EN

Summary of the Proposal

Amend the Comprehensive Plan Map from the Open Space to Industrial Sanctuary designation and

Amend the Zoning Map to change zoning from Open Space to IG2, General Industrial 2 on 48.36 acres of the Colwood National Golf Course, identified as Tax Lot 100.

Amend the Zoning Map to remove from Tax Lot 100 24.96 acres of c, Environmental Conservation overlay zoning and 2.74 acres of p, Environmental Protection overlay zoning.

Environmental Review to remove existing riparian (golf course) area and fill a large pond.

Proposal includes:

- **Retain the Open Space designation/zone on approx. 90 acres of site.**
- **Mitigate for environmental impacts with 3.07 acres of new wetlands, 8.89 acres of plantings adjacent to sloughs, 3.15 acres of plantings within the e-zones, in the north parcel and a minimum of 14.04 acres of plantings in the area between the sloughs, on the west side of Alderwood Rd.**



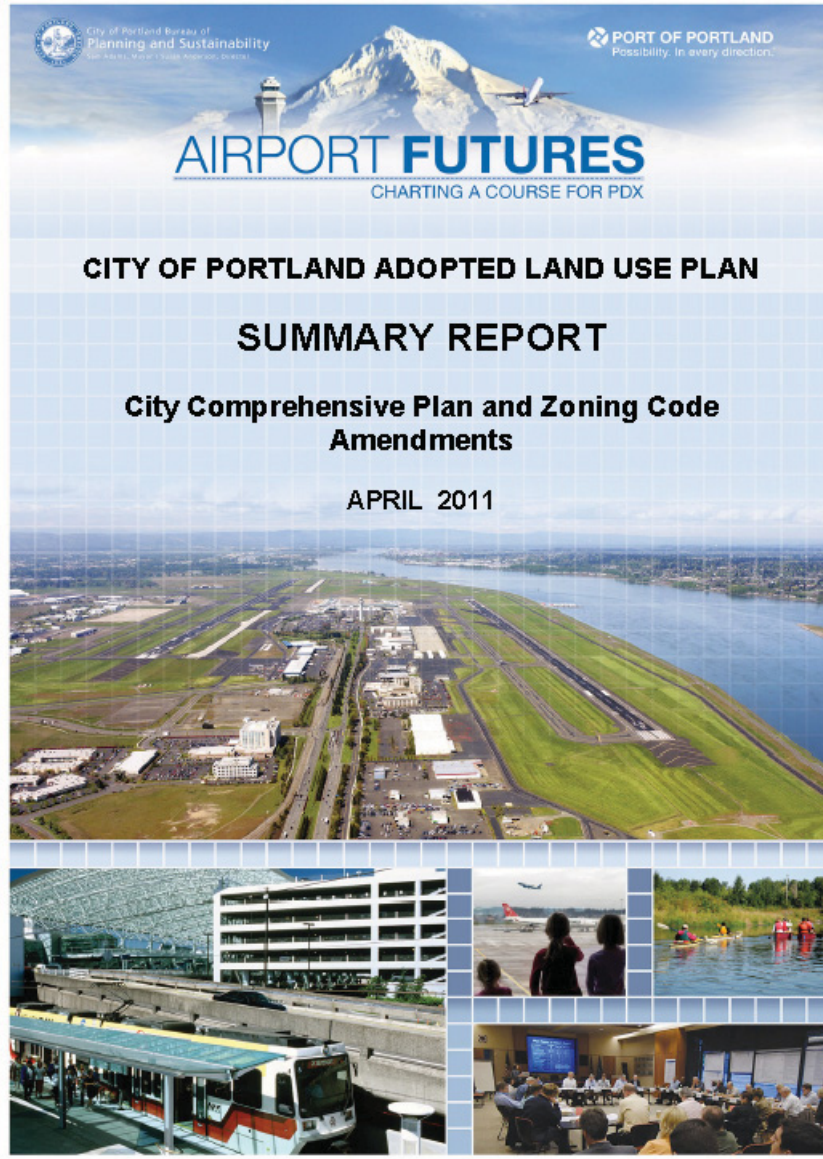
Colwood
Concept Land Use Plan



Site Map

AIRPORT FUTURES

Adopted April 2011
Effective May 13, 2011



Comprehensive Plan Policies

Plan District - Use Allowances,
Development Standards,
Environmental Zone Regulations

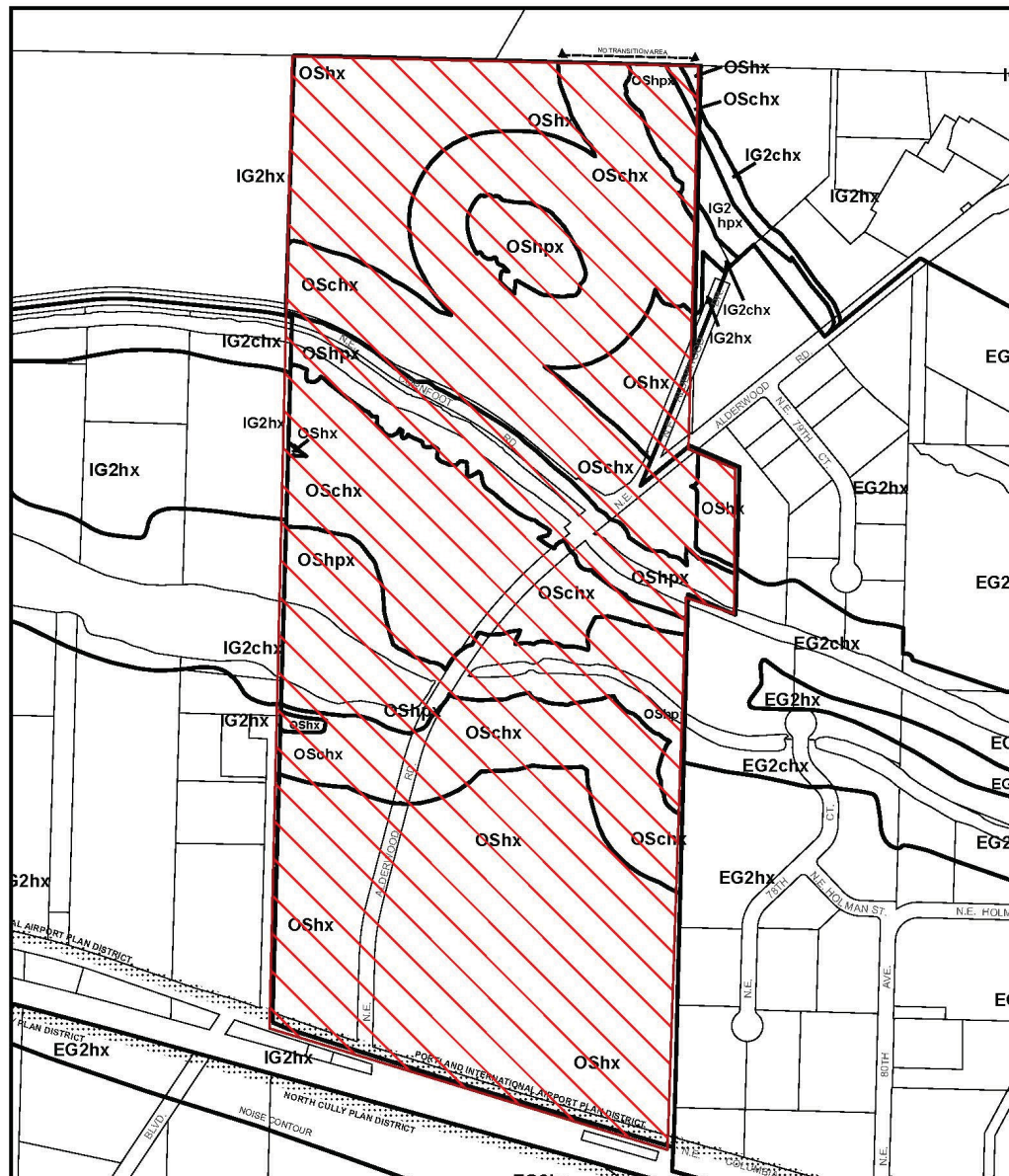
Middle Columbia Corridor/Airport
Natural Resource Inventory: Riparian
Corridors and Wildlife Habitat and
ESEE Analysis

Updated Zoning Maps –
Environmental Overlay Zoning

Existing Zoning

- OS** – Open Space
- c** – Environmental Conservation
- p** – Environmental Protection
- h** – Aircraft Landing
- x** – Airport Noise Impact

Portland International Airport Plan District



ZONING  Site

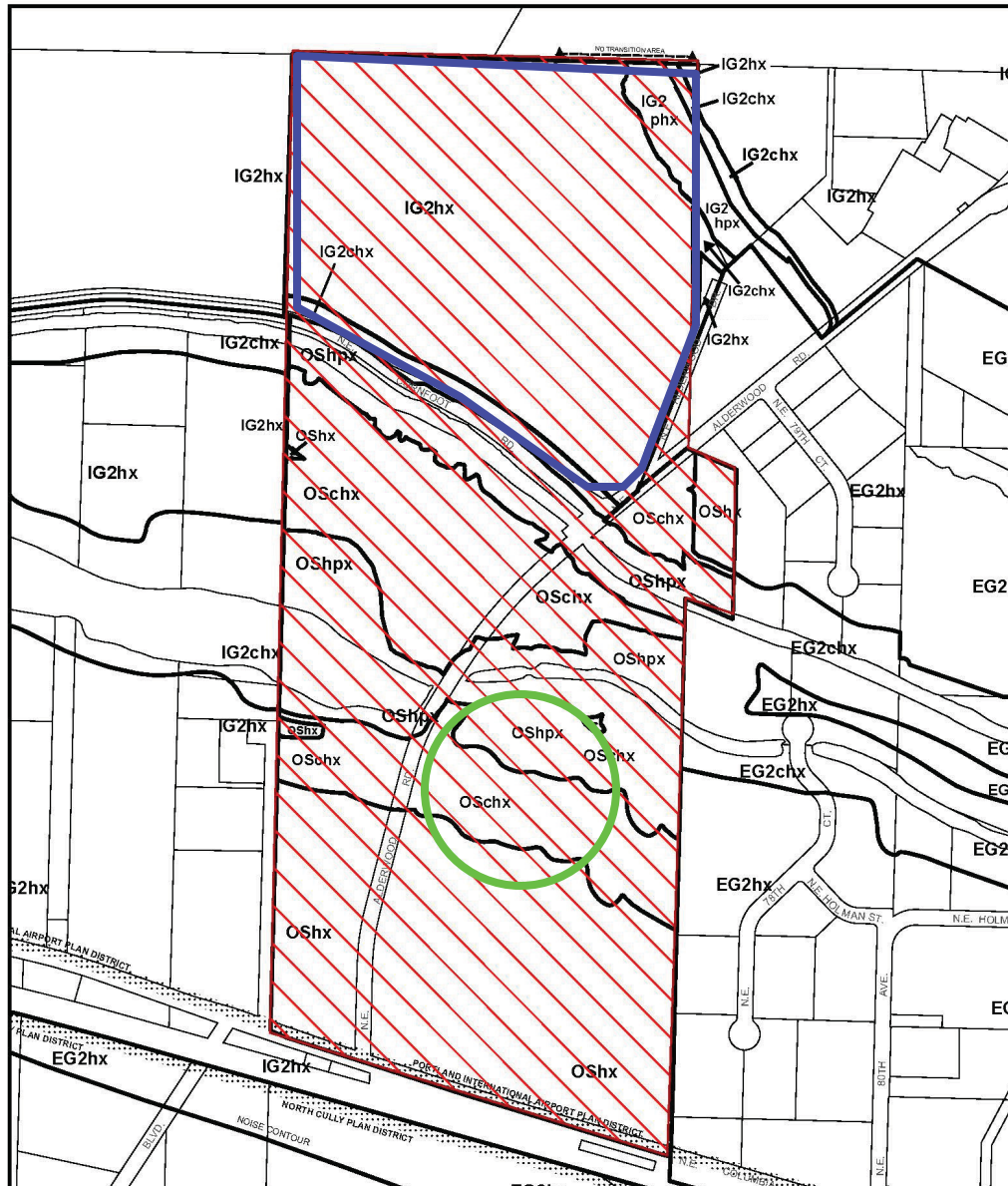
EXISTING



This site lies within the:
Portland International Airport
Plan District, Middle Columbia
Slough Subdistrict.

File No. LU 12-213885 CP,ZC,EN
 1/4 Section 2337,2338,2437,2438
 Scale 1 inch = 500 feet
 State Id 1N2E17 100
 Exhibit B1 (Apr 18, 2013)

Proposed Zoning

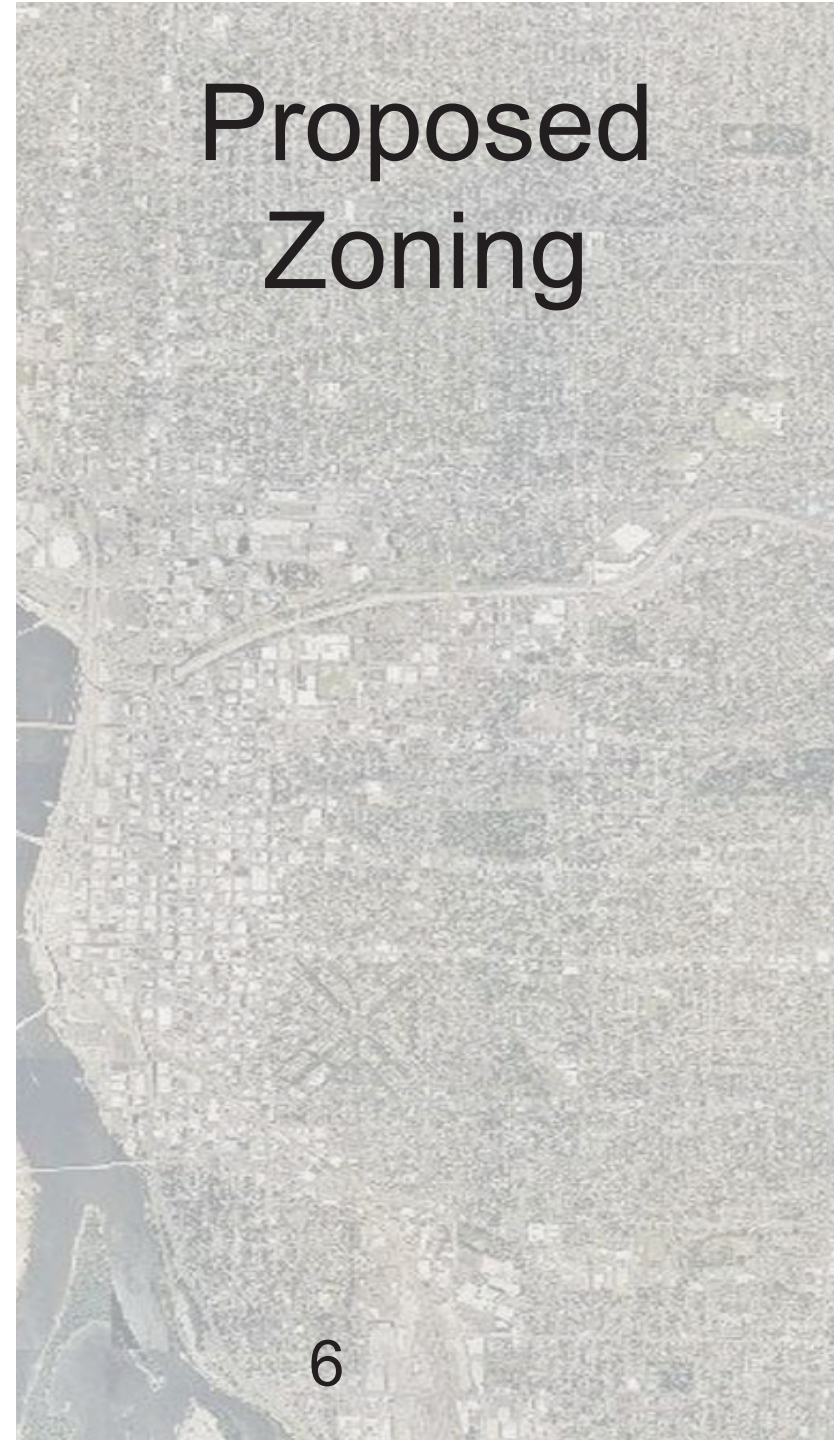


ZONING  Site
STAFF PROPOSED



This site lies within the:
 Portland International Airport
 Plan District, Middle Columbia
 Slough Subdistrict.

File No. LU 12-213885 CP,ZC,EN
 1/4 Section 2337,2338,2437,2438
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 Exhibit B4 (July 23,2013)





Aerial and Street Views











Tower





Approval Criteria

33.810.050.A - Approval Criteria for Comprehensive Plan Map Amendments

Must determine that on balance all applicable policies are equally or better supported.

33.855.050.A-D., Approval Criteria for Base Zone Changes

Criterion A: Zone corresponds with the Comprehensive Map designation.

Criterion B: Public services can support or will be capable to support the uses allowed in the zone.

Transportation

Traffic Impact Analyses (TIA) identified three intersections that will not meet performance standards, one of which is NE Killingsworth Street at the I-205 Southbound Ramps

Previously identified need for southbound ramp improvements:

- Port of Portland Transportation Improvement Plan (PTIP)
- Metro Regional Transportation Plan (RTP)
- Columbia Corridor Study, 1999
- PDX Conditional Use Master Plan, 2002
- First Colwood Plan Map Amendment, 2007
- Current Colwood Plan Map Amendment, 2012



Approval Criteria

33.855.060.A & B, Approval Criteria for Other Zone Changes

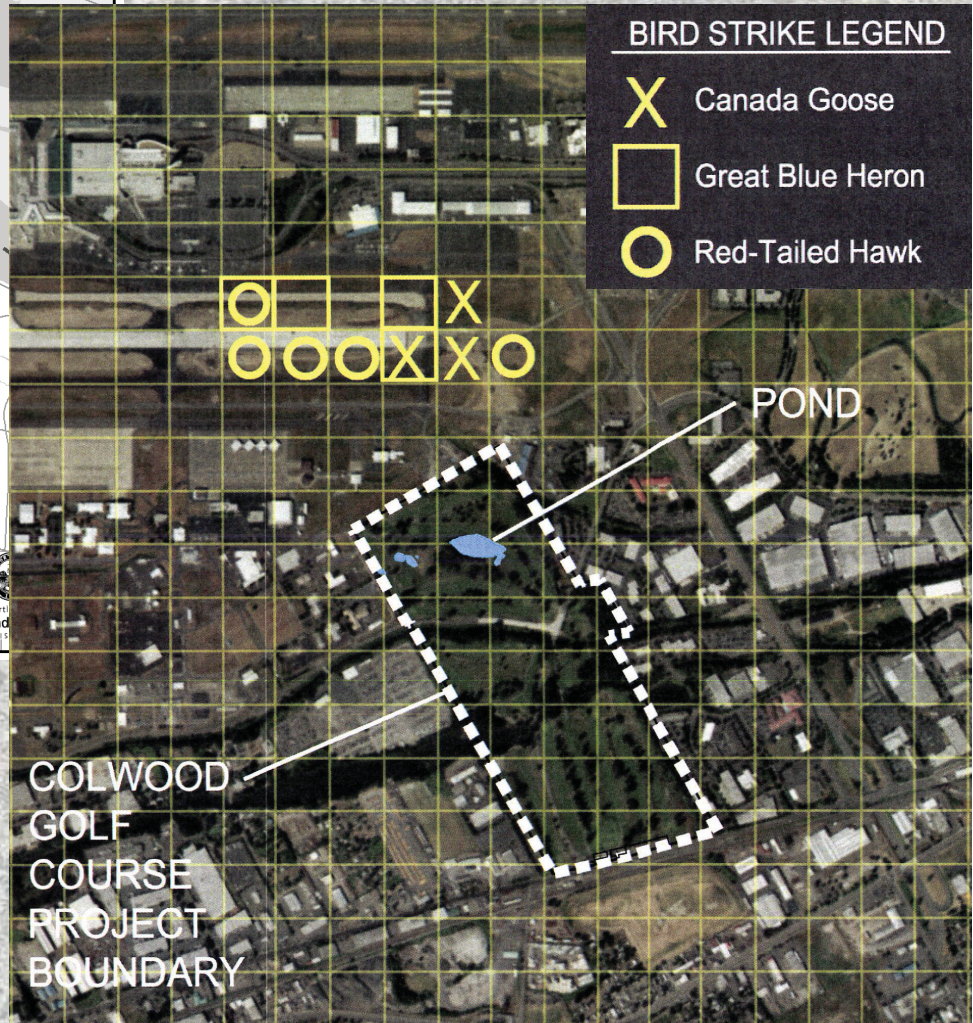
Criterion A: The designation must address a specific situation. The reason for applying the designation no longer exists or has been addressed through other means.

Criterion B: Consistent with the purpose and adoption criteria of the regulation AND any applicable goals and policies of the Comprehensive Plan and area plans.

33.430.250.E.3-6 - Approval Criteria for Environmental Review

33.565.580 limits review of activities required to implement and FAA authorized WHMP to mitigation only

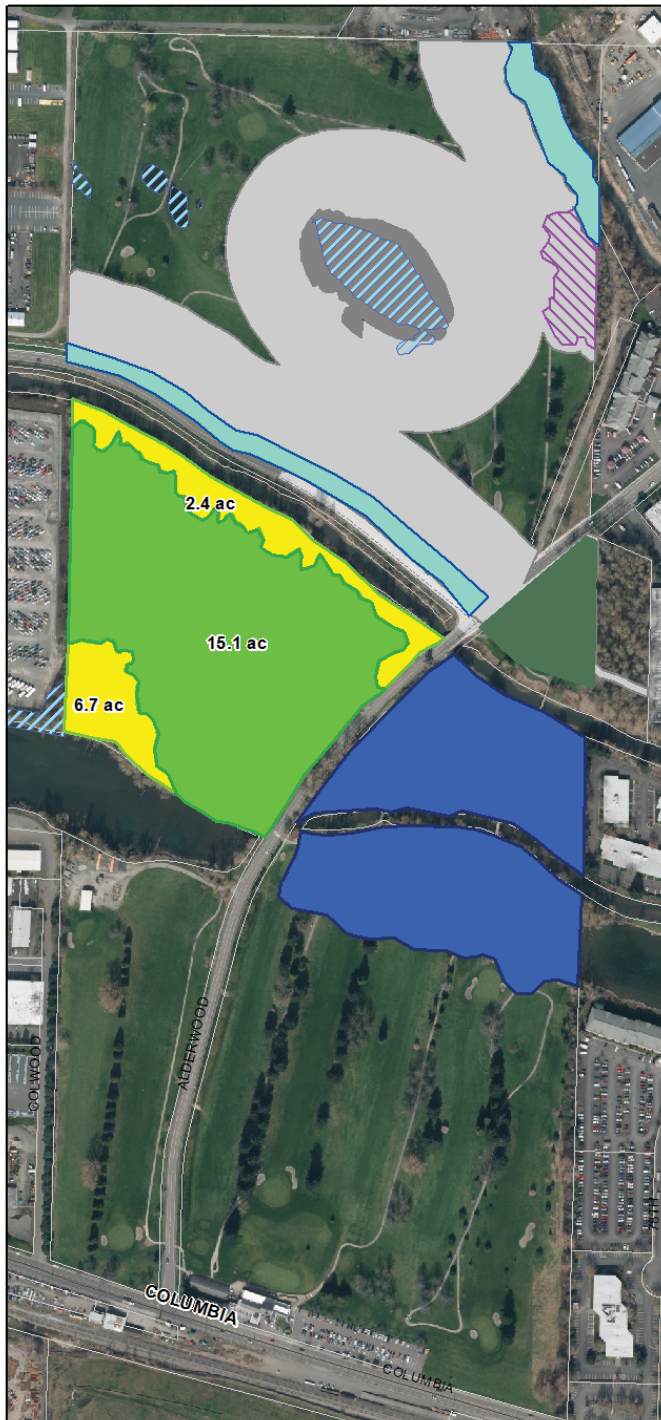
Wildlife Hazards



City of Port
Planning and
Sam Adams, Mayor

Aerial View





LU 12-213885 CP ZC EN
Colwood Golf Course
Updated 7/22/2013

Wetlands

Environmental Overlay Zone Impacts (4/19):

p-zone - 2.74 ac
 c-zone - 23.66 ac

Total Impacts - 26.4 ac

Original Applicant Proposed Mitigation (4/19):

North of Cornfoot Road:
 Forest Restoration - 1.95 ac
 Forest Enhancement - 2.24 ac

East of Alderwood:
 Wetland - 3.07 ac
 Turtle Habitat - 0.17 ac
 Wetland Buffer 1 - 0.46 ac
 Wetland Buffer 2 - 1.54 ac
 Forest Enhancement - 3.06 ac
 Forest Restoration 1 - 2.25 ac
 Forest Restoration 2 - 1.17 ac
 Forest Restoration 3 - 0.24 ac

Total Wetland Mitigation - 3.07 ac
 Total Riparian Mitigation - 13.08 ac

Staff Proposed Additional Mitigation (5/20):

Forest Restoration - 13 ac
 (total area - 15.1 ac)

As of 6/12:

Wetland Impacts - 1.93 ac
 Applicant Proposed Wetland Mitigation - 3.07 ac

Riparian Impacts - 24.78 ac
 Total Riparian Mitigation - 26.08 ac
 Applicant Proposed Riparian Mitigation - 13.08 ac
 Staff Proposed Riparian Mitigation - 13.00 ac

Additional Impacts and Mitigation (7/22):

New c-zone Impacts - 1.3 ac
 New Proposed Riparian Mitigation - 14.04 ac

As of 7/22:

Total Wetland Impacts - 1.93 ac
 Total Wetland Mitigation - 3.07 ac

Total Riparian Impacts - 26.08 ac
 Total Riparian Proposed Mitigation - 26.08 ac

Existing Riparian Forest

1 inch = 394 feet

Proposed Resource Changes

Hearings Officer Recommendation

Approve Environmental Review for resource removal and associated mitigation

Approval of a Zoning Map Amendment to modify the Environmental Zones as shown on Exhibit B.4

Key Conditions

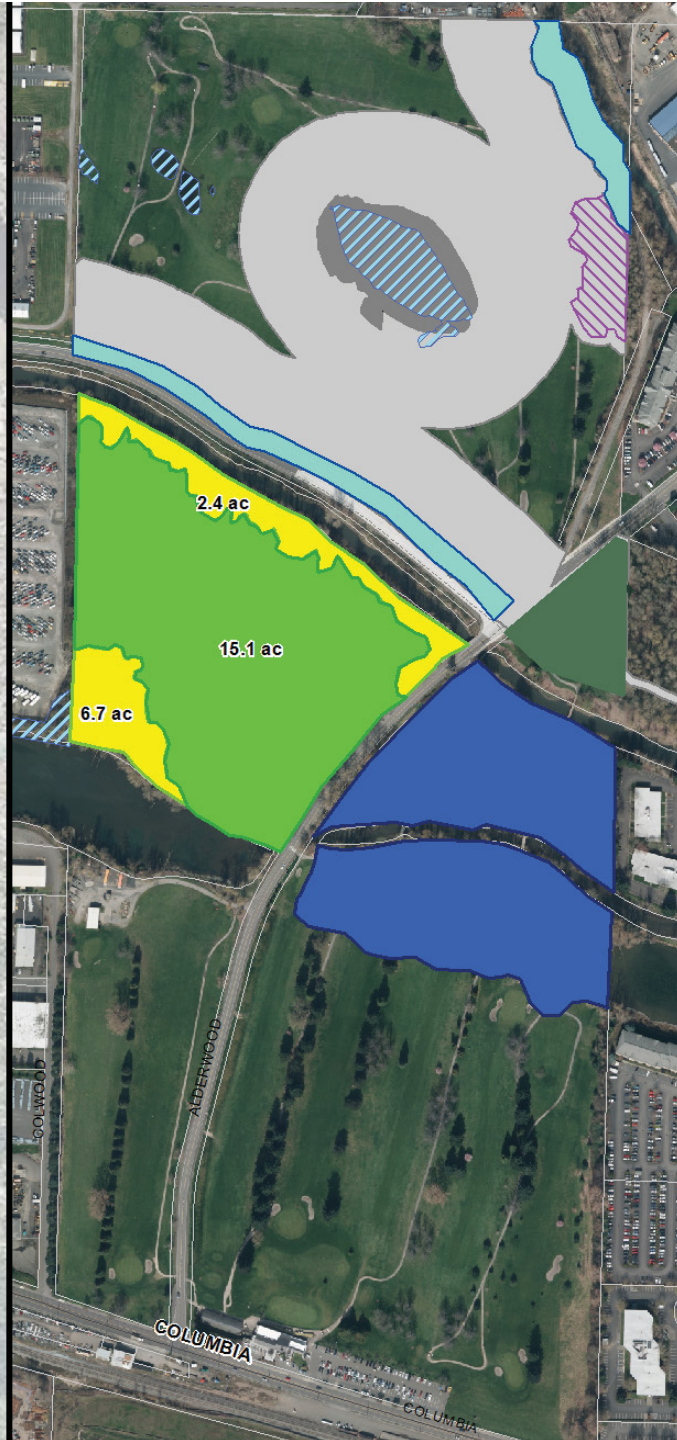
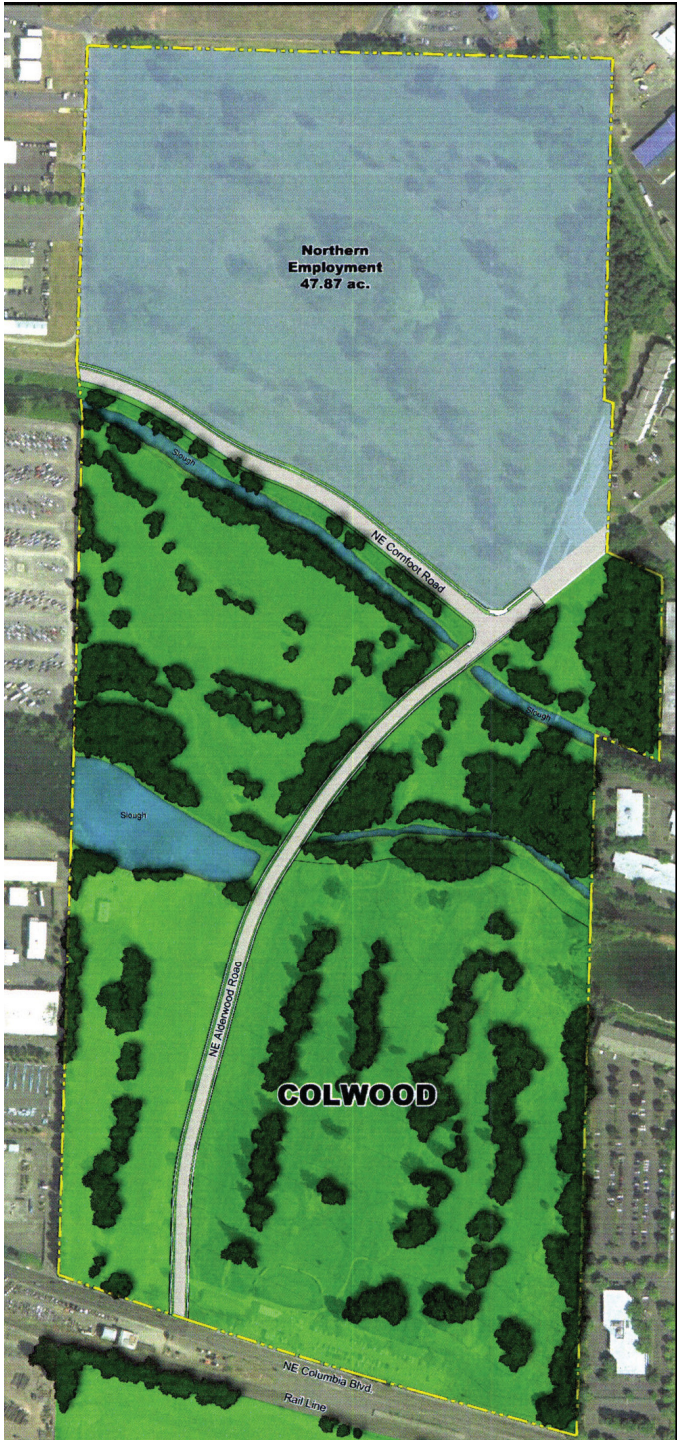
- **Mitigation as proposed by the applicant, including 13 acres of restoration west of Alderwood Rd between the two sloughs**
- **A legal instrument sufficient to carry out mitigation activities**
- **Prior to the e-zones being altered on the Official Zoning Map, the mitigation must be complete**

Hearings Officer Recommendation

Approve Comprehensive Plan Map Amendment and Zoning Map Amendment for 48.36 acres, identified as Tax Lot 100.

Conditions:

- **Record access easement to City for public storm outfall.**
- **Construct southbound ramp at NE Killingsworth and I-205.**

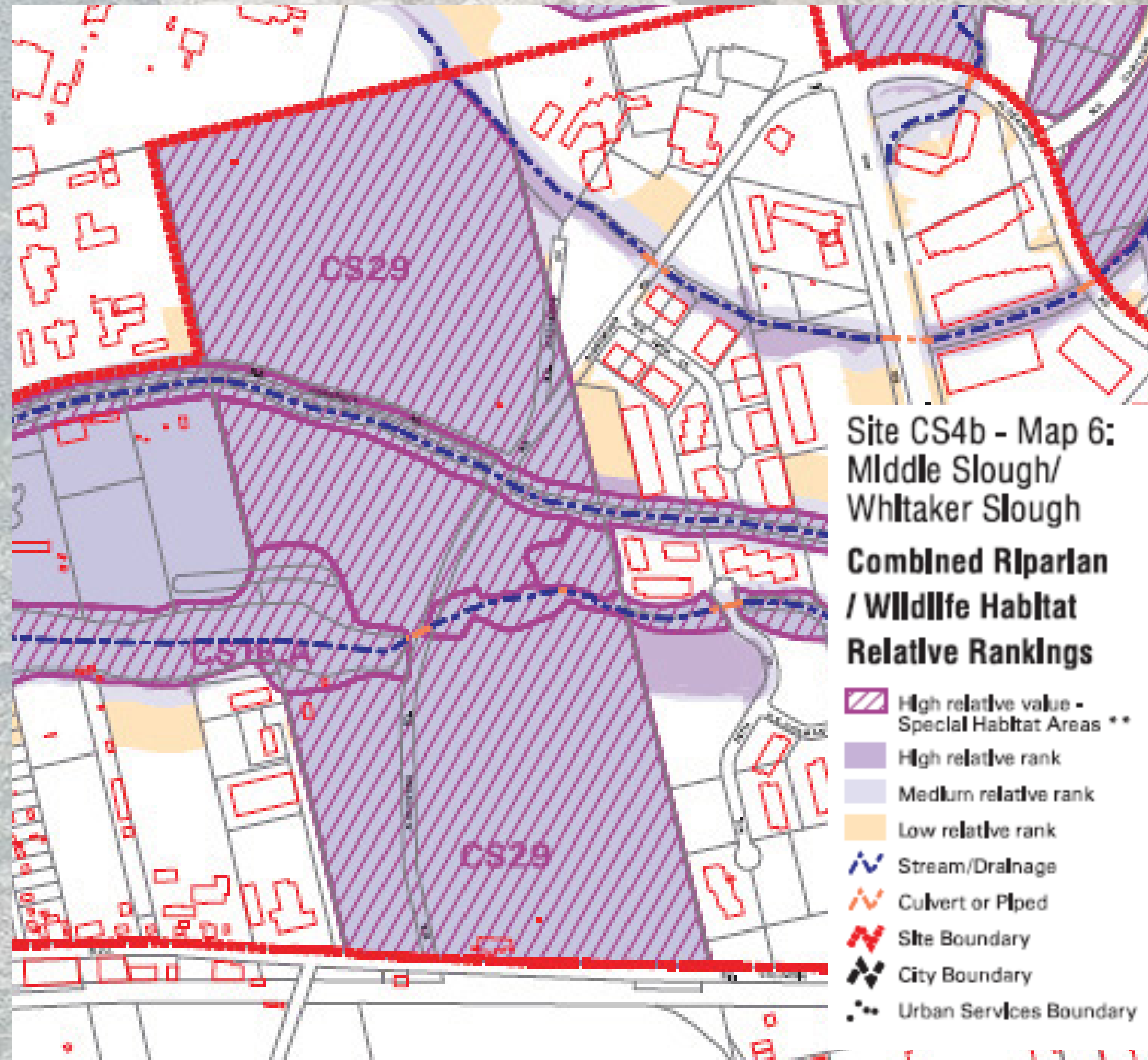




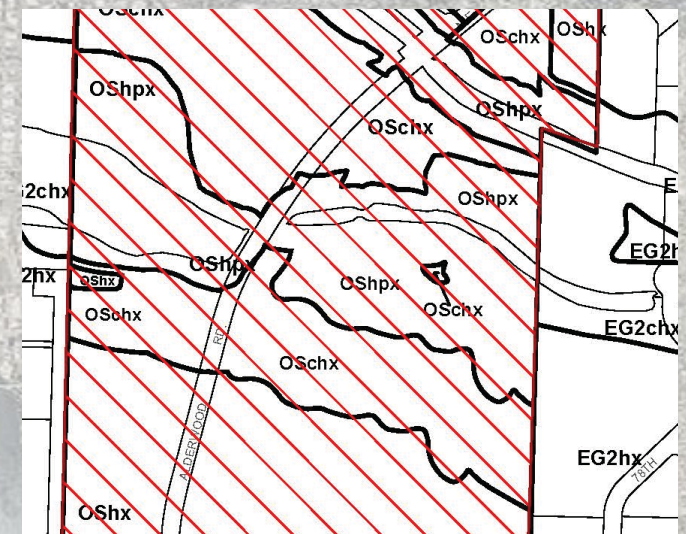




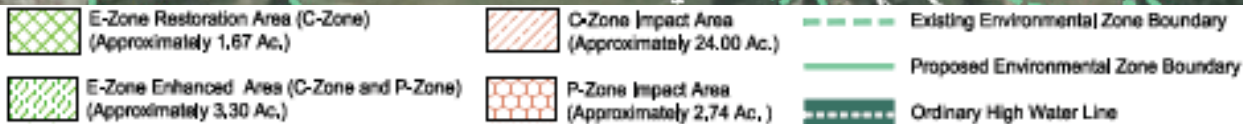
Natural Resources Inventory/ESEE



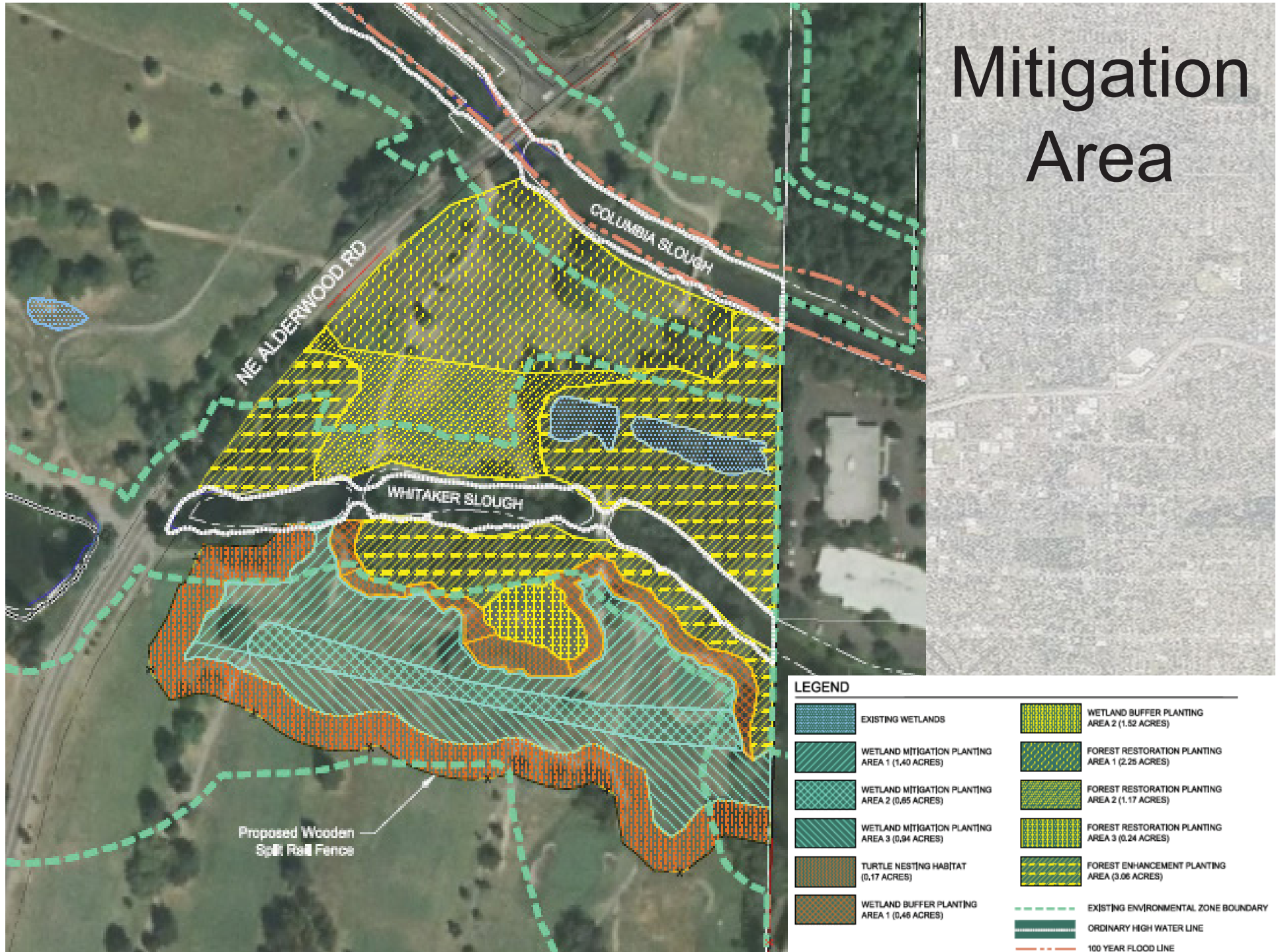
CS29: wetland, bottomland hardwood forest, wildlife habitat connectivity corridor, migratory stopover



Impact Area



Mitigation Area



Mitigation Area

