US Army Corps of Engineers
Portland District

PUBLIC NOTICE for PERMIT APPLICATION

Issue Date: July 18, 2003
Expiration Date: August 18, 2003
Corps of Engineers Action ID: 199900632
Oregon Division of State Lands Number: 30286-RF

30 Day Notice

Interested parties are hereby notified that an application has been received for a Department of the Army permit for certain work in waters of the United States, as described below and shown on the attached plan.

Comments: Comments on the described work should reference the U.S. Army Corps of Engineers number shown above and should reach this office no later than the above expiration date of this Public Notice to become part of the record and be considered in the decision. Comments should be mailed to the following address:

U.S. Army Corps of Engineers
ATTN: CENWP-OP-GP (Ms. Mary J. Headley)
P.O. Box 2946
Portland, Oregon 97208-2946

Applicant: Port of Portland, Property and Development Services, PO Box 3529, Portland, Oregon, 97208, (Ms. Denise Rennis)

Location: Portland International Center (PIC) Industrial Development Project, Sub-District B, encompassing approximately 71 acres, south of the Airport Max, Cascade Station, east of NE 82nd, north of Columbia Slough, and west of Interstate-205, in Sections 15 and 16, Township 1 North, Range 2 East, Multnomah County, Oregon

Purpose: To develop commercial and industrial facilities that would be transit and airport-supportive within the vicinity of the Portland International Airport (PDX). The proposal responds to an emerging international market for business- and entertainment oriented, mixed-use commercial developments adjacent to airports.

Project Description: The proposed development would provide office, meeting, convention, and lodging facilities for the business traveler; movie theaters, shops, restaurants, and cafes for leisure travelers; and community amenities, such as parks, promenades and sitting areas for visitors in general. The proposed project would result in permanently impacting 5.47 acres of wetlands and waters, and avoidance of an additional 4.97 acres of wetlands, and 0.33 acre of waters at the 71-acre site (see Drawings 1a & 1b and 2a & 2b). The project would include wetland and drainage-way excavation and fill; excavating the top 1-2 feet of top soil and filling and grading of the entire 71-acre site to an elevation of approximately 24 feet NGVD;

constructing 750 feet of Mt Saint Helens Avenue, a north-south connector road; installing a subsurface stormwater collection system along the northern boundary of the site to tie into an existing system, prior to discharging into the Columbia Slough; and constructing a multi-use, paved path along the western property line. A 50-foot buffer zone is proposed to separate the wetlands and waters (4.97 and 0.33 acres, respectively) to be avoided, and the building footprint. However, the applicant proposes to construct the 16-foot wide multi-use path within this 50-foot buffer zone (see Drawing 3).

If a permit is issued, the Corps will determine what is appropriate and practicable compensatory mitigation. The amount of compensatory mitigation required shall be commensurate with the anticipated impacts of the project. In the event the Corps determines compensatory mitigation is appropriate, the applicant has proposed to enhance 10.23 acres of existing wetlands at the Port of Portland's Vanport Wetlands site (identified on enclosed Drawing 4). Compensatory mitigation has occurred at the Vanport Wetlands under previously (Corps) permitted activities.

Drawings: 4 Drawings (6 sheets) identified as Port of Portland PIC Development COE No. 199900632.

Additional Information: Additional information may be obtained from Ms. Mary J. Headley, Project Manager, U.S. Army Corps of Engineers at (503) 808-4392.

Authority: This permit will be issued or denied under the following:

Section 10, Rivers and Harbors Act

Section 404, Clean Water Act (33 U.S.C. 1344), for discharge of dredged or fill material into waters of the United States.

Water Quality Certification: A permit for the described work will not be issued until certification, as required under Section 401 of the Clean Water Act (P.L. 95-217), has been received or is waived from the certifying state. Attached is the state's notice advertising the request for certification.

Section 404(b)(1) Evaluation: The impact of the activity on the public interest will be evaluated in accordance with the Environmental Protection Agency guidelines pursuant to Section 404(b)(1) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

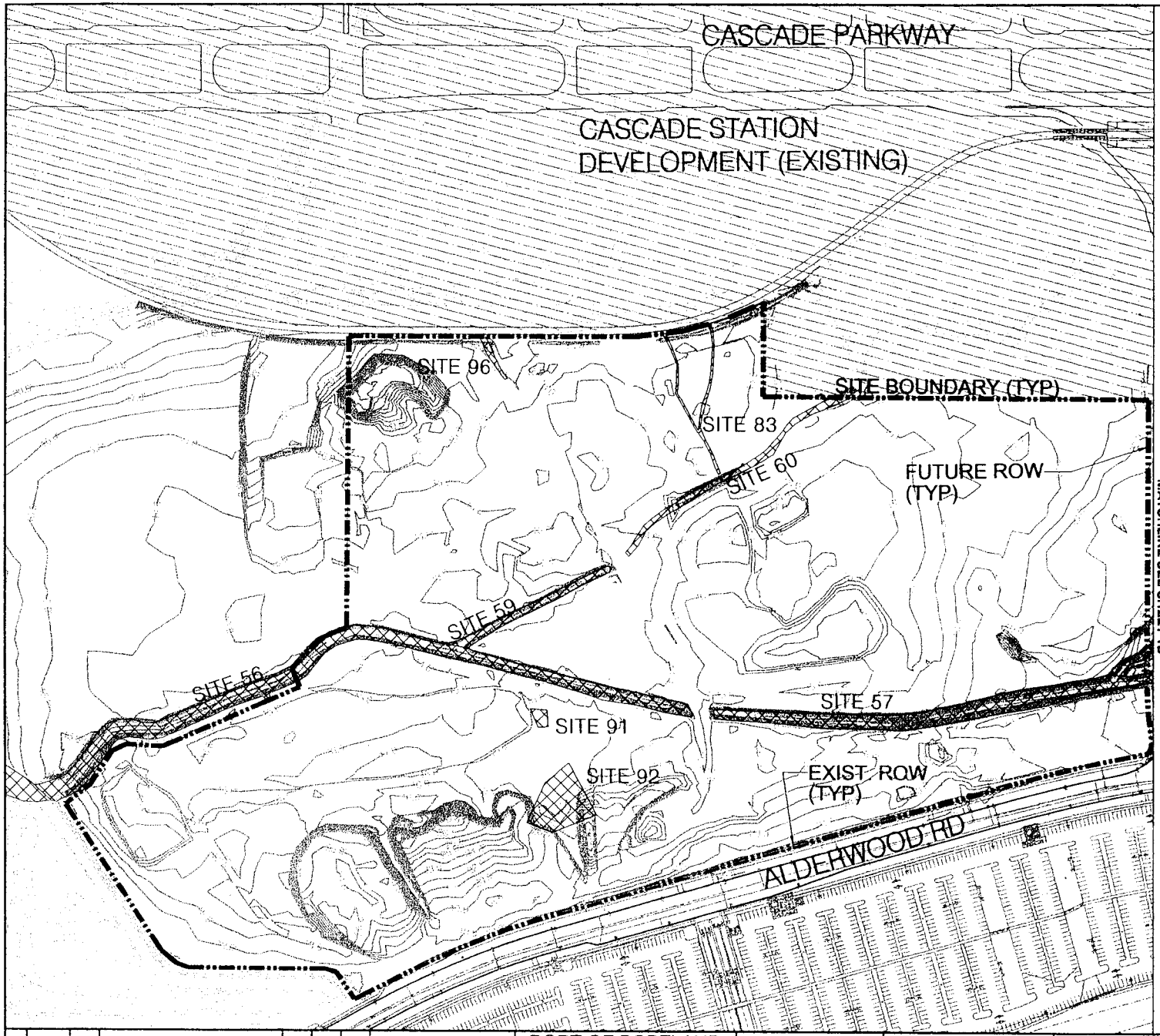
Endangered Species: Preliminary determinations indicate that the proposed activity may affect an endangered or threatened species or its critical habitat. Consultation under Section 7 of the Endangered Species Act of 1973 (87 Stat. 844) will be initiated. A permit for the proposed activity will not be issued until the consultation process is completed.

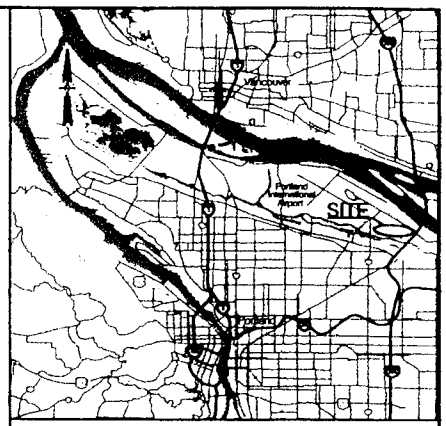
Cultural Resources: The described activity is not located on property registered or eligible for registration in the latest published version of the National Register of Historic Places. This notice has been provided to the State Historic Preservation Office. Also, cultural resource studies have been conducted within the project boundaries, and immediate vicinity. The studies included both systematic surface examinations and excavation of auger probes at high probability locations. No cultural resources were identified in the surveys.

Evaluation: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the described activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the described activity, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the described activity will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Additional Requirements: State law requires that leases, easements, or permits be obtained for certain works or activity in the described waters. These State requirements must be met, where applicable, and a Department of the Army permit must be obtained before any work within the applicable Statutory Authority, previously indicated, may be accomplished. Other local governmental agencies may also have ordinances or requirements, which must be satisfied before the work is accomplished.





VICINITY MAP
SCALE: N.T.S.

LEGEND:

- EXISTING CONTOURS
- RIGHT OF WAY LINE
- PROJECT SITE \ BOUNDARY
- EXISTING WETLANDS (JURISDICTIONAL)
- AREA PREVIOUSLY GRADED

Wetlands to be filled:

Wetland No.	Acreage	Type Class	Class
56	0.53	nat. waterway	DO/OW
57	0.92	nat. waterway	DO/OW
59	0.13	nat. waterway	DO/OW
60	0.16	nat. waterway	DO/OW
63	0.56	wetland	Flats/PEM
64	0.14	artificial, < 1 acre	Depressional/PEM
65	0.02	artificial, < 1 acre	Depressional/PEM
66	2.57	wetland	Flats/PEM
68	0.14	nat. waterway	DO/OW
83	0.01	wetland	Slope/PEM
91	0.02	wetland	Depressional/PEM
92	0.25	wetland	Depressional/PEM
96	0.02	artificial, < 1 acre	Slope/PEM

Port of Portland PIC Development
COE No. 199900632
Drawing 1a of 4

300 0 300

SCALE: 1" = 300'

NO.	DATE	BY	REVISIONS	CKD	APPVD

PORT OF PORTLAND
PORTLAND, OREGON

2002PGEN
DESIGN NUMBER

PROJECT NUMBER

DESIGNED BY D. GILKISON/ L. VOGT
DRAWN BY L. VOGT
CHECKED BY D. GILKISON
DATE MAY 2003
SCALE 1"=300'

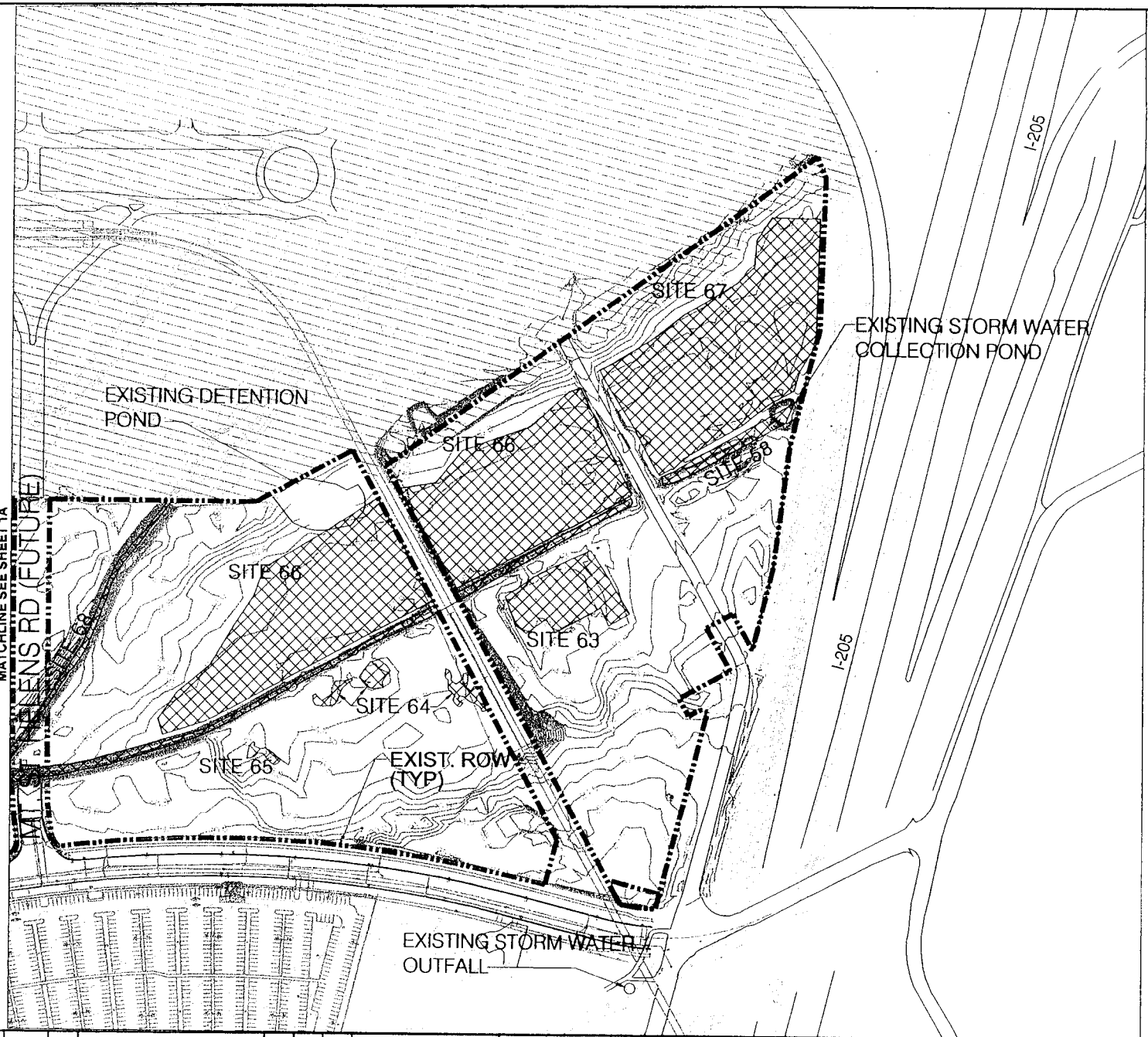
PORTLAND INTERNATIONAL CENTER

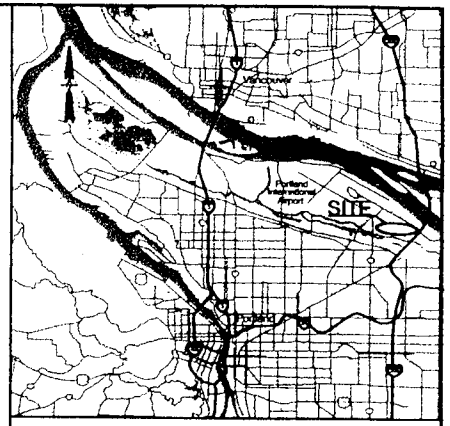
PIC DEVELOPMENT PERMIT
EXISTING CONDITION PLAN

SUBMITTED BY
PROJECT MANAGER

TYPE PD

DRAWING NO. ANZ 2002 - 4208 [redacted]





VICINITY MAP
SCALE: N.T.S.

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- EXISTING CONTOURS
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Port of Portland PIC Development
COE No. 199900632
Drawing 1b of 4

300 0 300

SCALE: 1" = 300'

NO.	DATE	BY	REVISIONS	CK'D	APPV'D

PORT OF PORTLAND
PORTLAND, OREGON

2002PGEN
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DESIGNED BY D. GILKISON/ L. VOGT
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CHECKED BY D. GILKISON
DATE MAY 2003
SCALE 1"= 300'

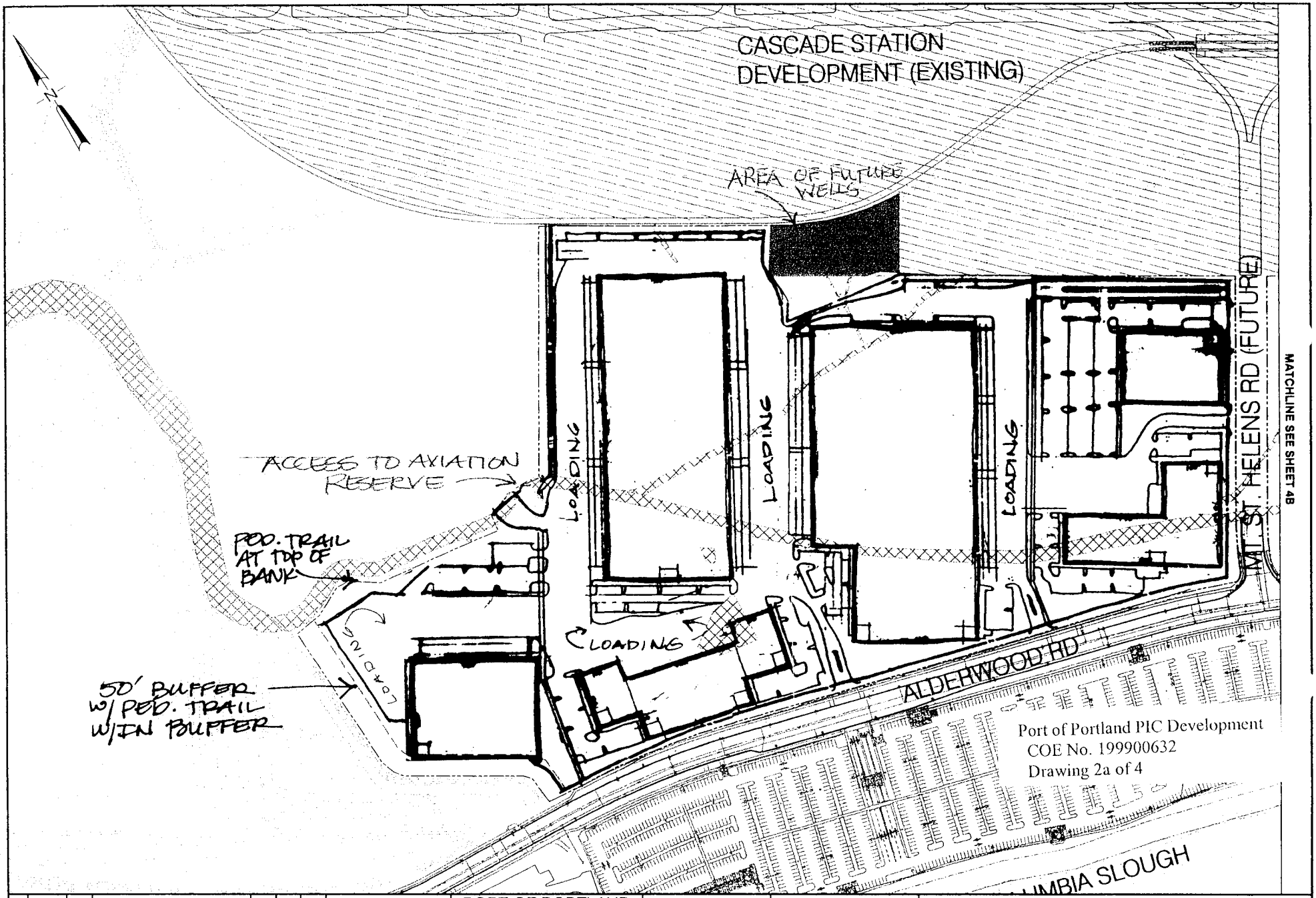
PORTLAND INTERNATIONAL CENTER

PIC DEVELOPMENT PERMIT
EXISTING CONDITION PLAN

SUBMITTED BY
PROJECT MANAGER

TYPE PD

DRAWING NO. ANZ 2002 - 4208 [redacted]



NO.	DATE	BY	REVISIONS	CK'D	APPV'D

PORT OF PORTLAND
PORTLAND, OREGON

2002PGEN
DESIGN NUMBER

PROJECT NUMBER

DESIGNED BY D. GILKISON/ L. VOGT
DRAWN BY L. VOGT
CHECKED BY D. GILKISON
DATE FEB 2002
SCALE 1"=300'

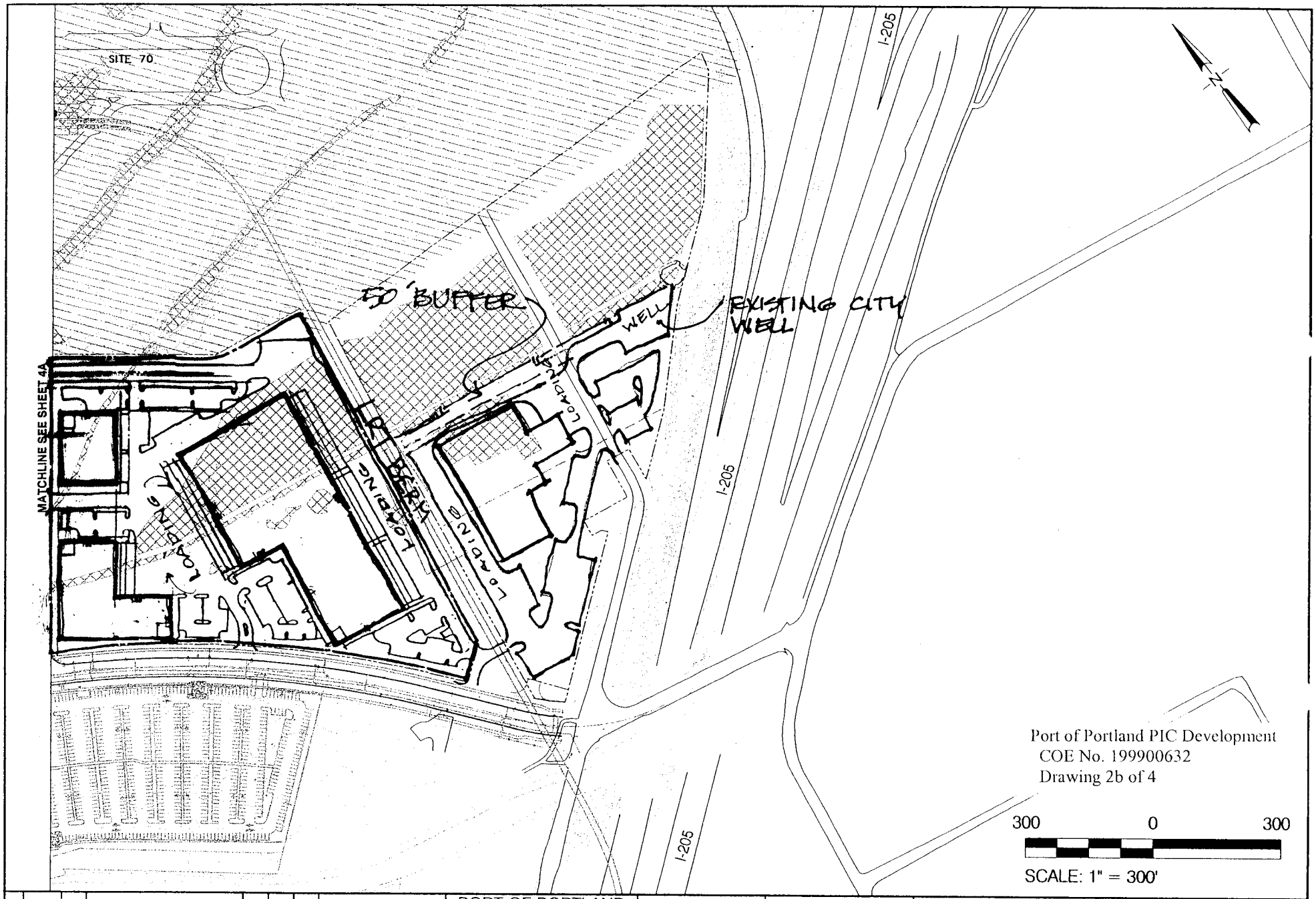
PORTLAND INTERNATIONAL CENTER

PIC DEVELOPMENT PERMIT
CONCEPTUAL LAYOUT

SUBMITTED BY
PROJECT MANAGER

TYPE PD

DRAWING NO. ANZ 2002 - 4208 [redacted]



NO.	DATE	BY	REVISIONS	CK'D	APP'VD

PORT OF PORTLAND
PORTLAND, OREGON

2002PGEN
DESIGN NUMBER

PROJECT NUMBER

DESIGNED BY D. GILKISON/ L. VOGT
DRAWN BY L. VOGT
CHECKED BY D. GILKISON
DATE FEB 2002
SCALE 1"=300'

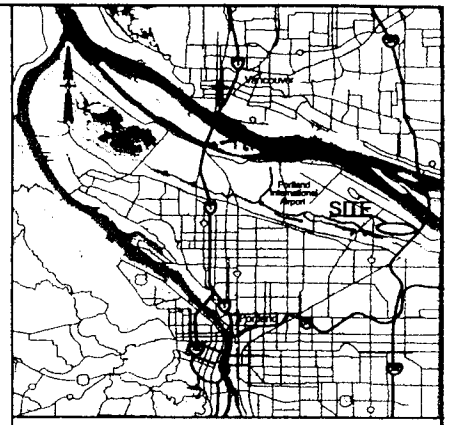
PORTLAND INTERNATIONAL CENTER

PIC DEVELOPMENT PERMIT
CONCEPTUAL LAYOUT

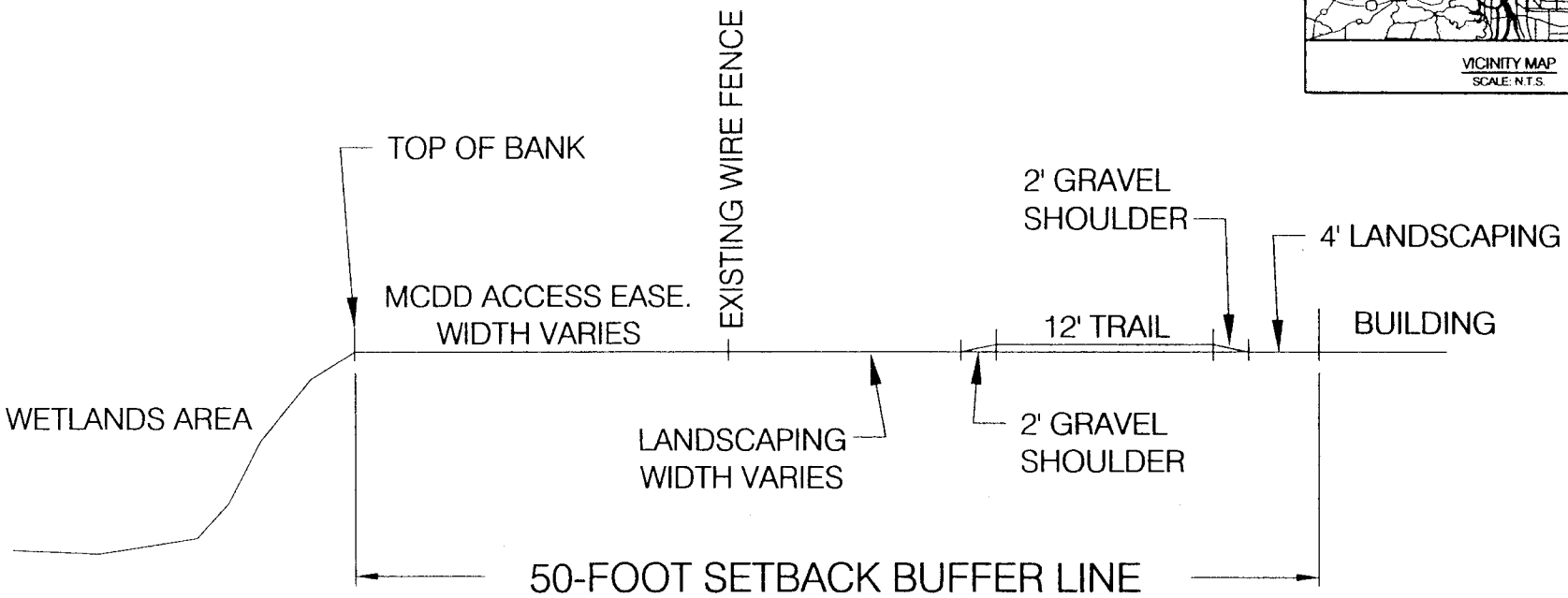
SUBMITTED BY
PROJECT MANAGER

TYPE PD

DRAWING NO. ANZ 2002 - 4208 [redacted]



VICINITY MAP
SCALE: N.T.S.



BIKE AND PEDESTRIAN EASEMENT

SCALE: 1"=5'

Port of Portland PIC Development
COE No. 199900632
Drawing 3

NO.	DATE	BY	REVISIONS	CK'D	APPV'D

PORT OF PORTLAND
PORTLAND, OREGON

2002PGEN
DESIGN NUMBER

PROJECT NUMBER

DESIGNED BY C. VANDERWERF
DRAWN BY L. VOGT
CHECKED BY D. GILKISON
DATE MAY 2003
SCALE 1"=5'

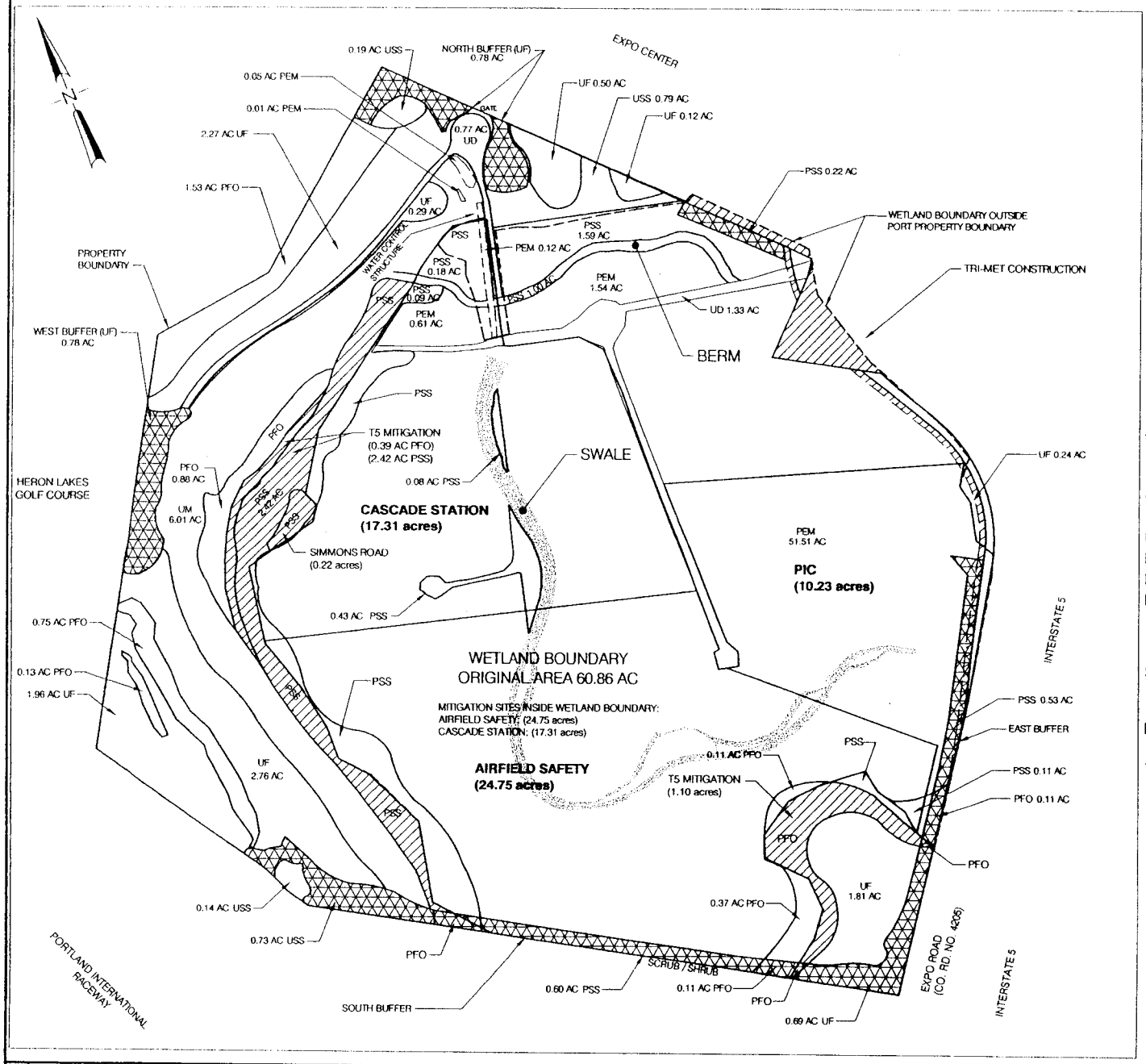
PORTLAND INTERNATIONAL CENTER

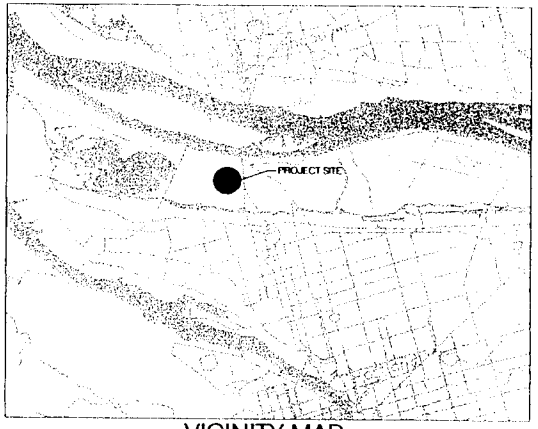
PIC DEVELOPMENT PERMIT
PATH CROSS SECTION

SUBMITTED BY
PROJECT MANAGER

TYPE PD

DRAWING NO. ANZ 2002 - 4208 [redacted]





VICINITY MAP
SCALE: N.T.S.

LEGEND:

UM = UPLAND MEADOW (6.01 ACRES)
UF = UPLAND FOREST (12.20 ACRES)
UD = UPLAND DEVELOPED (ACCESS ROADS) (2.10 ACRES)
USS = UPLAND SCRUB / SHRUB (1.85 ACRES)
PSS = PALUSTRIAN SCRUB / SHRUB (9.74 ACRES)
PEM = PALUSTRIAN EMERGENT WETLAND (53.84 ACRES)
PFO = PALUSTRIAN FORESTED WETLAND (5.59 ACRES)
(BUFFER AND / OR BANK INCLUDED IN TOTALS)

SWALES 2.27 ACRES
(INCLUDED IN PEM TOTAL ACREAGE)

BANK PLANTING TOTAL 1.00 ACRES
(INCLUDED IN PSS TOTAL ACREAGE)

TOTAL AREA BUFFER (4.66 ACRES)
UF BUFFER (2.25 ACRES)
PFO BUFFER (0.33 ACRES)
PSS BUFFER (1.35 ACRES)
USS BUFFER (0.73 ACRES)

WETLAND BOUNDARY
UTILITY EASEMENT
BUFFER

200 0 200 400 600
SCALE: 1" = 200'

NO.	DATE	BY	REVISIONS	CKD	APPVD

PORT OF PORTLAND
PORTLAND, OREGON

2002PGEN
DESIGN NUMBER
PROJECT NUMBER

FIGURE 1

DESIGNED BY D. RENNIS
DRAWN BY L. VOGT
CHECKED BY D. RENNIS
DATE MAY 2003
SCALE 1"=200'

SUBMITTED BY
PROJECT MANAGER

VANPORT WETLANDS
Port of Portland PIC Development
COE No. 199900632
Drawing 4

PD ANZ 2002-4208 [redacted]

P-3	BK	P-3	SC
P-3	BK	P-3	SC

PUBLIC NOTICE
Oregon Department of Environmental Quality
Water Quality 401 Certification

Corps of Engineers Action ID Number: 199900632
Oregon Division of State Lands Number: 30286-RF

Notice Issued: July 18, 2003
Written Comments Due: August 18, 2003

WHO IS THE APPLICANT: PORT OF PORTLAND

LOCATION OF CERTIFICATION ACTIVITY: See attached U.S. Army Corps of Engineers public notice

WHAT IS PROPOSED: See attached U.S. Army Corps of Engineers public notice on the proposed project

NEED FOR CERTIFICATION: Section 401 of the Federal Clean Water Act requires applicants for Federal permits or licenses to provide the Federal agency a water quality certification from the State of Oregon if the proposed activity may result in a discharge to surface waters.

DESCRIPTION OF DISCHARGES: See attached U.S. Army Corps of Engineers public notice on the proposed project

WHERE TO FIND DOCUMENTS: Documents and related material are available for examination and copying at Oregon Department of Environmental Quality, Water Quality Division, 811 S.W. 6th Avenue, Portland, Oregon 97204

While not required, scheduling an appointment will ensure documents are readily accessible during your visit. To schedule an appointment please call Alice Kavajecz at (503) 229-6962.

Any questions on the proposed certification may be addressed to the 401 Program Coordinator, (503) 229-5845 or toll free within Oregon at 1-800-452-4011. People with hearing impairments may call DEQ's TTY at (503) 229-6993.

PUBLIC PARTICIPATION:

Public Hearing: Oregon Administrative Rule (OAR) 340-48-0020 (6) states that "The Director shall provide an opportunity for the applicant, any affected state, or any interested agency, person, or group of persons to request or petition for a public hearing with respect to certification applications. If the Director determines that new information may be produced thereby, a public hearing will be held prior to the Director's final determination. Instances of doubt shall be resolved in favor of holding the hearing. There shall be public notice of such a hearing."

Written comments:
Written comments on the proposed certification must be received at the Oregon Department of Environmental Quality by 5 p.m. on (full date). Written comments should be mailed to Oregon Department of Environmental Quality, Attn: 401 Program Coordinator, 811 S.W. 6th Avenue, Portland, Oregon 97204. ***People wishing to send written comments via e-mail should be aware that if there is a delay between servers or if a server is not functioning properly, e-mails may not be received prior to the close of the public comment period.*** People wishing to send comments via e-mail should send them in Microsoft Word (through version 7.0), WordPerfect (through version 6.x) or plain text format. Otherwise, due to conversion difficulties, DEQ recommends that comments be sent in hard copy.

WHAT HAPPENS NEXT: DEQ will review and consider all comments received during the public comment period. Following this review, the permit may be issued as proposed, modified, or denied. You will be notified of DEQ's final decision if you present either oral or written comments during the comment period. Otherwise, if you wish to receive notification, please call or write DEQ at the above address.

ACCESSIBILITY INFORMATION: This publication is available in alternate format (e.g. large print, Braille) upon request. Please contact DEQ Public Affairs at (503) 229-5766 or toll free within Oregon at 1-800-452-4011 to request an alternate format. People with a hearing impairment can receive help by calling DEQ's TTY at (503) 229-6993.

PUBLIC NOTICE
OREGON COASTAL MANAGEMENT PROGRAM
CONSISTENCY CERTIFICATION

Date: July 18, 2003

Corps of Engineers Action ID Number: 199900632
Oregon Division of State Lands Number: 30286-RF

Notification

For projects subject to coastal zone review, notice is hereby given that the project is being reviewed by the Department of Land Conservation and Development (DLCD) as provided in Section 307(c) of the Coastal Zone Management Act. The applicant believes that the activities described in the attached materials would comply with and be conducted in a manner consistent with the Oregon Coastal Management Program. Project information can be made available for inspection at DLCD's Salem office.

DLCD is hereby soliciting public comments on the proposed project's consistency with the Oregon Coastal Management Program. Written comments may be submitted to DLCD, 635 Capital St. NE, Suite 200, Salem, OR 97301-2540, attention consistency review specialist. Any comments must be received by DLCD on or before the comment deadline listed in the federal notice. For further information, you may call DLCD at (503) 373-0050, ext. 250.

REVIEW CRITERIA

Comments should address consistency with the applicable elements of the Oregon Coastal Management Program. These elements include:

- Acknowledged Local Comprehensive Plans & Implementing Ordinances
- Statewide Planning Goals
- Applicable State Authorities (e.g. Removal-Fill Law and Oregon Water Quality Standards)

INCONSISTENT?

If you believe this project is inconsistent with the Oregon Coastal Management Program, your comments to DLCD should explain why you believe the project is inconsistent and should identify the Oregon Coastal Management Program element(s) in question. You should also describe how the project could be modified, if possible, to make it consistent with the Oregon Coastal Management Program.