

Airport Futures Zoning Overlays

As part of Airport Futures, zoning in the middle slough and a portion of the lower slough area will be changed, resulting in significant effects on property values and activities.

As part of the Airport Futures project, areas along the slough have a P-zone overlay proposed for them. This is an environmental zone, also known as a no-touch zone. It is the most restrictive environmental zone and extends 50 feet from the top of bank to the landward property owner. In addition, some properties will have an additional 300 foot C-zone overlay which restricts, but doesn't preclude development. The P and C Environmental Overlay Zones would be on top of your existing zoning, much of which is industrial.

These overlay zones could 1) negatively affect the value of the property, and 2) alter the potential for development. Conversely, by protecting valuable natural resources, it's possible these overlays could raise the value of nearby properties, similar to owning property near a wooded area. The actual impacts are up to you to decide, but will likely be significant.

A map of the proposed zone changes can be found on line at www.ColumbiaCorridor.org/issues/afzoning/map.pdf. If a property owner along a ditch or slough in the mid-Columbia area wishes to question the mapping or resource inventory on their property, call City staffer Mindy Brooks at 503-823-7831 and ask for an assessment of the property. While this assessment will not address property value, it may explain how the natural resources on the property are categorized.

As part of the Airport Futures planning process, the City of Portland has done a natural resource assessment of properties within and around the Portland International Airport defining habitat. The draft Middle Columbia Corridor/Airport Natural Resources inventory is online at <http://www.portlandonline.com/bps/index.cfm?c=40539>; however, this does not show the impacts to your specific property.

Property owners can look up specific information for their site at www.portlandmaps.com by using the street address; however, this does not show the proposed changes.

The Planning Commission will be holding a public hearing:

Tuesday, June 22nd at 6:00 pm
1900 SW 4th Avenue, 2nd Floor
Portland OR

[Click here for additional information on the hearing.](#)

The landowner and tenant need to know how this zone overlay could impact their business operation and business future. You may testify at the June 22nd Planning Commission meeting. If you have questions, please call the Columbia Corridor Association and speak with Corky Collier, Executive Director at 503-287-8686 about any actions you and other businesses may want to take.