

# MACKENZIE.

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March 26, 2019

Aron Faegre & Associates  
Attention: Aron Faegre  
520 SW Yamhill  
Portland, Oregon 97204

Re: **Aurora Airport Business Center**  
*Submitted Testimony, County Staff Report*  
ZC/COC/CU19-002; 22515 Airport Road NE, Aurora  
Project Number 2180516.00

Dear Mr. Faegre:

Mackenzie has reviewed the submitted written testimony and have the following responses for consideration at the March 27, 2019 hearing. Note that our responses are related to the civil engineering questions/topics raised.

#### Testimony from the City of Wilsonville, Miranda Bateschell, 2-26-19:

1. *"The City also feels stormwater drainage needs to be appropriately handled as close to the site as feasible to avoid impacting the region's streams and rivers, specifically the Willamette River Basin. The proposed development site is located at the headwaters of an unnamed creek that is a tributary of the Pudding River and is subject to State permitting requirements. A recommended Condition of Approval is that any permits, such as NP DES permit, be obtained from the appropriate agencies."*

**Response:** Stormwater detention will be provided on this project, in compliance with Marion County and protective of downstream stormwater conveyance infrastructure. Oregon's NPDES (1200C) permit will be obtained for this project site.

#### Memorandum-Marion County Public Works-March 20, 2019

2. 5. *Marion County Public Works Land Development and Engineering Permits (LDEP) requested that the following conditions be included in the land use case:*

*Condition A – Prior to building permit issuance, design and obtain a Major Construction Permit for rural type frontage improvements along the Airport Road subject property frontage that are anticipated to include vegetation clearing, gravel road shoulder, slope and open system drainage work. Prior to issuance of a Building Department Certificate of Occupancy, construct and acquire final inspection approval of the roadway related improvements.*

*Nexus for the above condition is in accordance with Marion County Code (MCC) 17.123.070 and takes into consideration the health, safety, and welfare of the traveling public. During an initial inspection it was noted that a 5-foot gravel shoulder needs to be developed along the Airport Road property frontage and the ditch needs to be moved back.*



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**Response:** The improvements listed by the County appear to be reasonable and feasible. The applicant would like to entertain the option to infill the ditch along Airport Road with a continuous storm pipe, of required capacity, as an enhancement to safety and project aesthetics.

3. *LDEP notes the development will be subject to the following engineering requirements and advisories:*

*C. The County requires any development having 0.5-acre or more of impervious (hard) surface to provide storm water detention. Acceptable drainage and detention systems must be designed and approved prior to issuance of a building permit. Any such system as required must be constructed and approved by Public Works prior to issuance of a Certificate of Occupancy*

**Response:** Mackenzie has been involved in several projects over the past 12-15 years, particularly at the South end Airpark. All projects, regardless of size, have provided storm water detention. We are familiar with the flow-carrying capacity of the downstream system and have prepared a preliminary storm system plan for AABC, incorporating detention.

4. *G. In accordance with MCC 11.10, driveway permits will be required for any new access or change in use of the existing access to the public right-of-way. The Applicant shall be required to apply for a driveway "Access Permit" and construct any improvements required by the permit. Driveways must meet sight distance, design, spacing, and safety standards.*

**Response:** We understand and concur with this condition.

5. *H. Construction of improvements on the property should not block historical or naturally occurring runoff from adjacent properties. Furthermore, site grading should not impact surrounding properties, roads, or drainage ways in a negative manner.*

**Response:** Areas North and West of the AABC site have been fully developed using storm pipe routing that does not rely on routing stormwater through the AABC site. AABC will provide for the continuation of County and private storm conveyances, along the North and East margins, to accommodate the storm runoff from up-slope properties.

6. *I. Applicant should contact DEQ to determine if coverage under a 1200-C Construction Stormwater Permit is required.*

**Response:** 1200-C coverage is required. Mackenzie will be applying for DEQ 1200-C Construction Stormwater permit on behalf of the applicant.

Please contact me if you have any questions.

Sincerely,



Robert L. Frentress, PE  
Project Manager

c: Dave Larson – Mackenzie

M.