



US Army Corps  
of Engineers  
Seattle District



WASHINGTON STATE  
DEPARTMENT OF  
E C O L O G Y

# Joint Public Notice

## Application for a Department of the Army Permit and a Washington Department of Ecology Water Quality Certification and/or Coastal Zone Management Consistency Concurrence

**US Army Corps of Engineers**  
Regulatory Branch  
Post Office Box 3755  
Seattle, WA 98124-3755  
Telephone: (206) 316-3014  
Project Manager: James H. Carsner

**WA Department of Ecology**  
SEA Program  
Post Office Box 47600  
Olympia, WA 98504-7600  
Telephone: (360) 407-6076  
ATTN: SEA Program,  
Federal Permit Coordinator

**Public Notice Date: February 15,  
2018**

**Expiration Date: March 16, 2018**

**Reference No.: NWS-2015-226**  
**Name: Birtcher Business Center**  
**Vancouver**

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Interested parties are hereby notified that the U.S. Army Corps of Engineers (Corps) and the Washington Department of Ecology (Ecology) have received an application to perform work in waters of the U.S. as described below and shown on the enclosed drawings dated May 20, 2017.

The Corps will review the work in accordance with Section 404 of the Clean Water Act (CWA). Ecology will review the work pursuant to Section 401 of the CWA, with applicable provisions of State water pollution control laws.

**APPLICANT:**

Birtcher Business Center Vancouver  
Attention: Mr. Jim Edwards  
19089 Bellevue Way  
West Linn, Oregon 97068  
Telephone: (503) 539-9467

**AGENT:**

Olson Environmental LLC  
Attention: Kevin Grosz  
8415 Northeast 8<sup>th</sup> Avenue  
Vancouver, Washington 98665  
Telephone: (360) 699-6242

**LOCATION:** In wetlands north of Burnt Bridge Creek, east of Northeast 137<sup>th</sup> Avenue and north of Northeast 58<sup>th</sup> Street near Vancouver, Clark County, Washington.

**WORK:** Fill 4.46 acres of wetlands.

**PURPOSE:** The purpose is to provide commercial facilities in the Vancouver and Clark County vicinity.

**ADDITIONAL INFORMATION:** The project involves filling 4.46 acres of Category III palustrine emergent wetlands to construct a 250,100 square foot warehouse and distribution center with an additional 1,196,157 square feet of parking lot. The proposed development will connect to City of Vancouver utilities (sewer, water).

## **NWS-2015-226, Birtcher Business Center Vancouver**

Stormwater runoff from the project will be directed to an onsite infiltration storm pond, located on the southwest corner of the site, with overflow directed onto the adjacent wetland buffer immediately south of the pond.

**MITIGATION:** The applicant proposes to purchase 4.61 mitigation bank credits at the Terrace Wetland Mitigation Bank (TMB) for 4.46 acres of direct and 0.3 acre of indirect wetland impacts. The project is within the service area of TMB, which is located approximately 0.3 mile southeast of the project site.

**ENDANGERED SPECIES:** The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat. A preliminary determination indicates that the activity will not affect endangered or threatened species, or their critical habitat. Consultation under Section 7 of the ESA is not required.

**ESSENTIAL FISH HABITAT:** The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will not adversely affect designated EFH for federally managed fisheries in Washington waters. No further EFH consultation is necessary.

**CULTURAL RESOURCES:** The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural and Archaeological Records Data and other sources of information. An Archaeological monitoring plan has been requested. The Corps invites responses to this public notice from Native American Tribes or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Tribes in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

**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.

**EVALUATION – CORPS:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts, of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal 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, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Native American Nations or tribal governments; Federal, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. 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

## **NWS-2015-226, Birtcher Business Center Vancouver**

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 activity.

**SOURCE OF FILL MATERIAL:** The source of the fill material will be from onsite materials or clean material from commercially available sources.

**EVALUATION – ECOLOGY:** Ecology is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Ecology will be considering all comments to determine whether to certify or deny certification for the proposed project.

**COMMENT AND REVIEW PERIOD:** Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether authorizing the work would not be contrary to the public interest. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on the subject line of the e-mail message the permit applicant's name and reference number as shown below. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commenter's name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration.

**CORPS COMMENTS:** All e-mail comments should be sent to [james.h.carsner@usace.army.mil](mailto:james.h.carsner@usace.army.mil). Conventional mail comments should be sent to: U.S. Army Corps of Engineers, Regulatory Branch, Attention: Jim Carsner, Post Office Box 3755, Seattle, Washington 98124-3755. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses.

**ECOLOGY COMMENTS:** Any person desiring to present views on the project pertaining to a request for water quality certification under Section 401 of the CWA and/or Coastal Zone Management consistency concurrence, may do so by submitting written comments to the following address: Washington State Department of Ecology, Attention: Federal Permit Coordinator, Post Office Box 47600, Olympia, Washington 98504-7600, or e-mail to [ecyrefedpermits@ecy.wa.gov](mailto:ecyrefedpermits@ecy.wa.gov).

To ensure proper consideration of all comments, responders must include the following name and reference number in the text of their comments: Birtcher Business Center Vancouver; NWS-2015-226.

Encl: Figures (12)



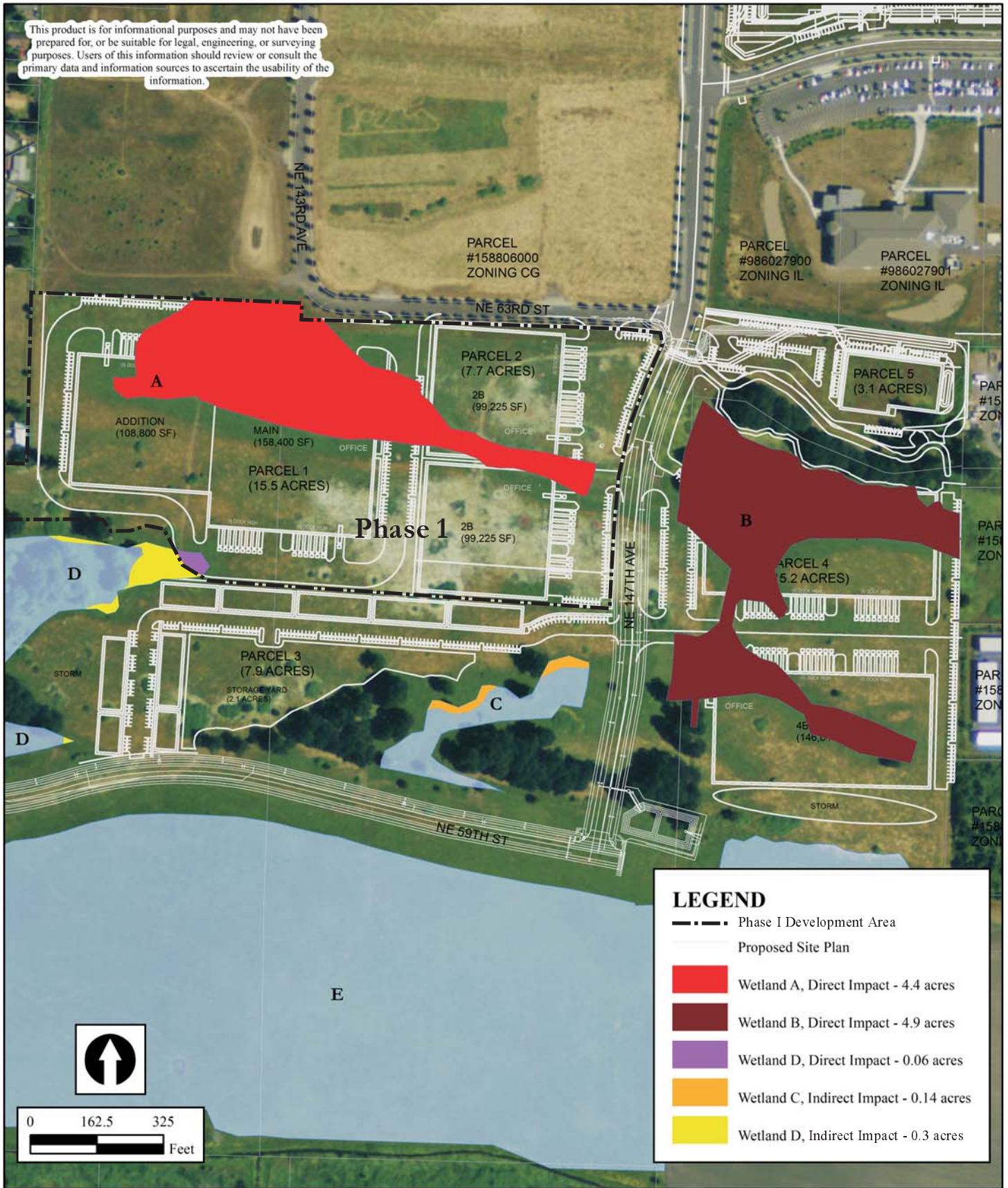
**Birtcher Business Center Vancouver**  
**USACE Ref: #NWS-2015-00226**  
**APPLICANT:**  
 Birtcher Business Center Vancouver LLC  
 C/O Columbia Property Group LLC,  
 19089 Bellevue Way  
 West Linn, Oregon 97068  
**PURPOSE:** Wetland Mitigation Plan  
 Lat./Long. 45.66782026/-122.5260538

**Vicinity Map**  
**Birtcher Business Center Project**  
**Vancouver, Washington**



**PROPOSED ACTIVITIES IN:**  
 Burnt Bridge Creek Watershed  
**LEGAL:** SW 1/4 and SE 1/4 of Section 11; NW 1/4 and NE 1/4 of Section 14; T02N, R02E W.M  
**NEAR:** Vancouver, Washington  
**COUNTY:** Clark County  
**DATE:** May 20, 2017  
**Sheet 1 of 12**

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

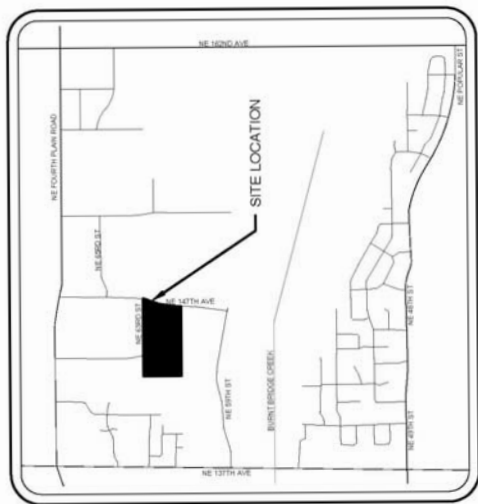


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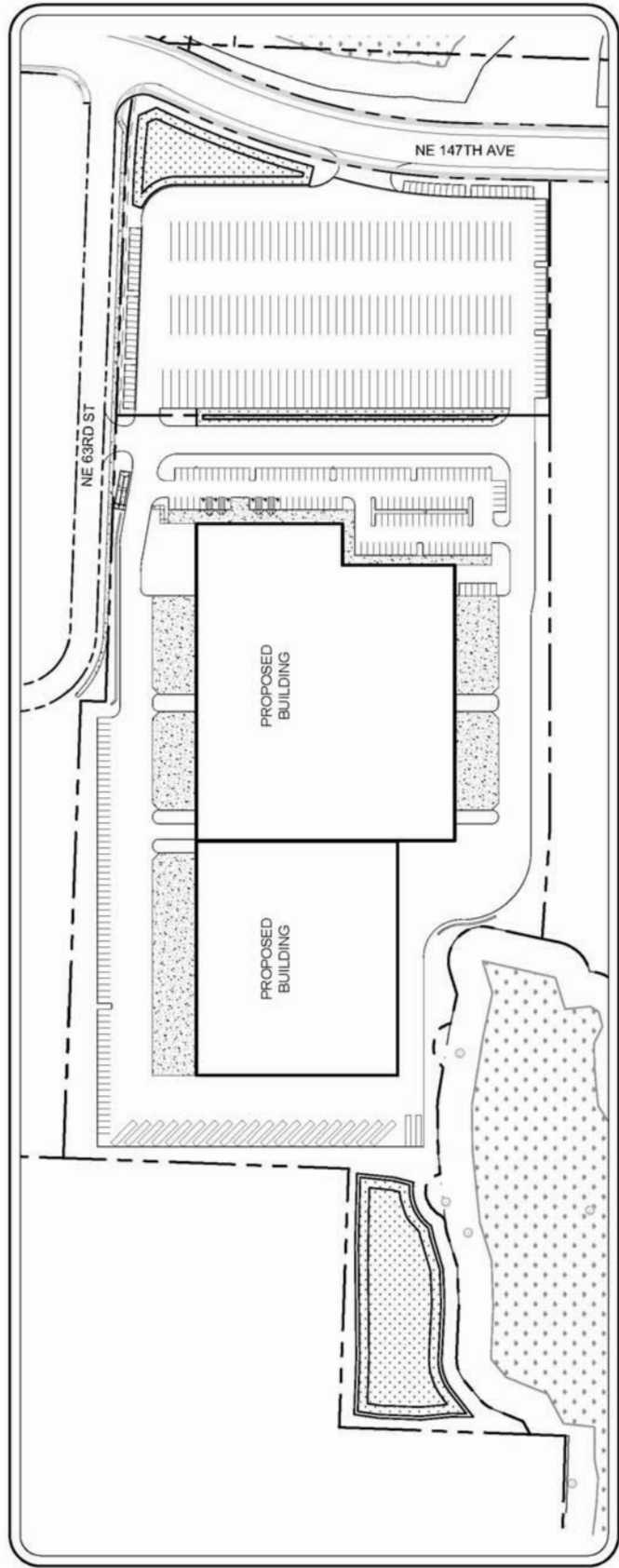
**Proposed Project Impacts**  
**Birtcher Business Center Project**  
**Vancouver, Washington**

 **The Resource Company, Inc.**  
 ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION  
 8415 NE 8th Avenue, Vancouver, WA 98666 ph: 360-693-4555 fax: 360-699-6242

**PROPOSED ACTIVITIES IN:**  
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**NEAR:** Vancouver, Washington  
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**DATE:** May 20, 2017  
**Sheet 2 of 12**



VICINITY MAP  
SCALE = NTS



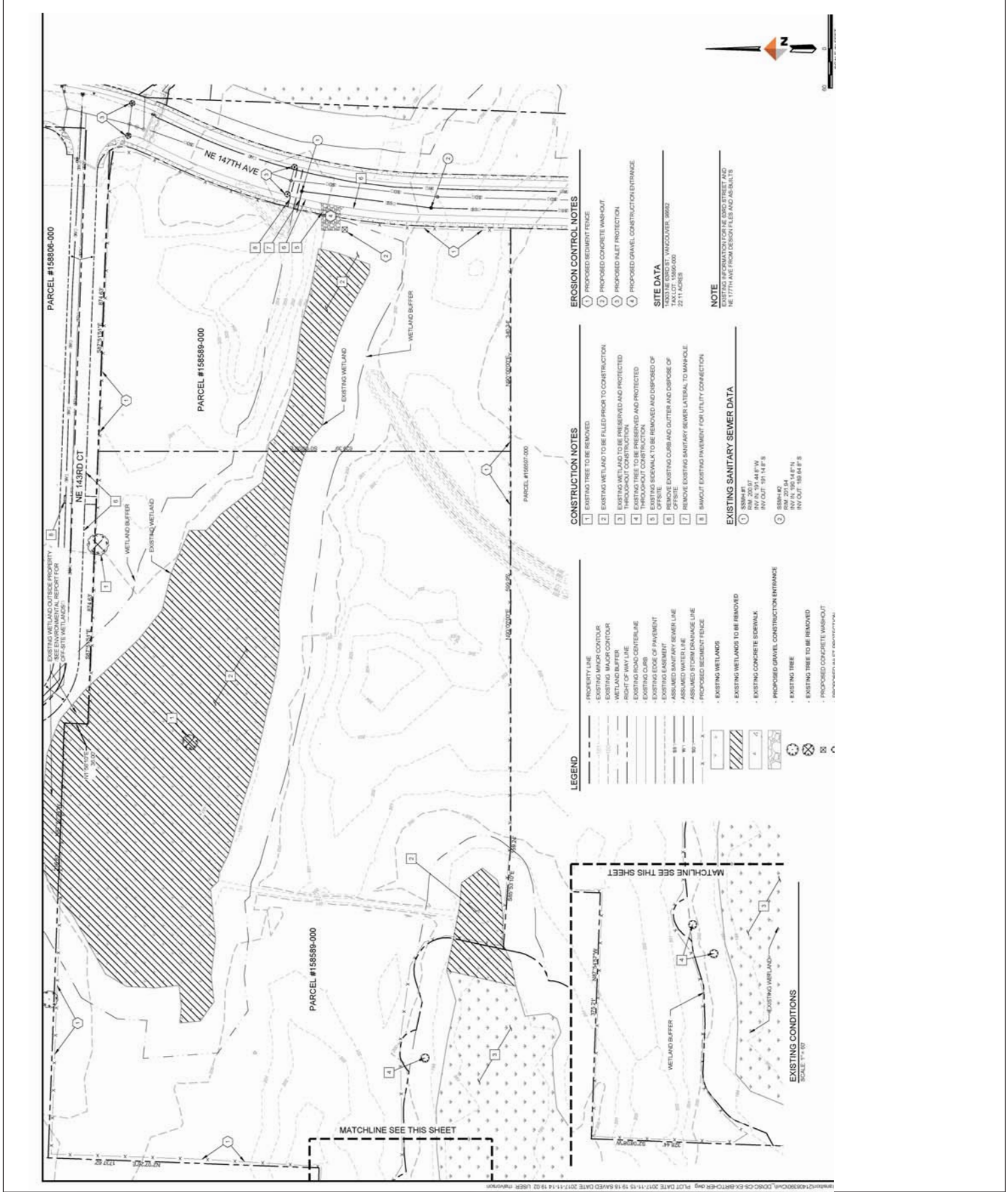
SITE MAP  
SCALE 1"=100'

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**Phase I Project Area**  
**Birtcher Business Center Project**  
**Vancouver, Washington**



**PROPOSED ACTIVITIES IN:**  
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**NEAR:** Vancouver, Washington  
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**Sheet 3 of 12**

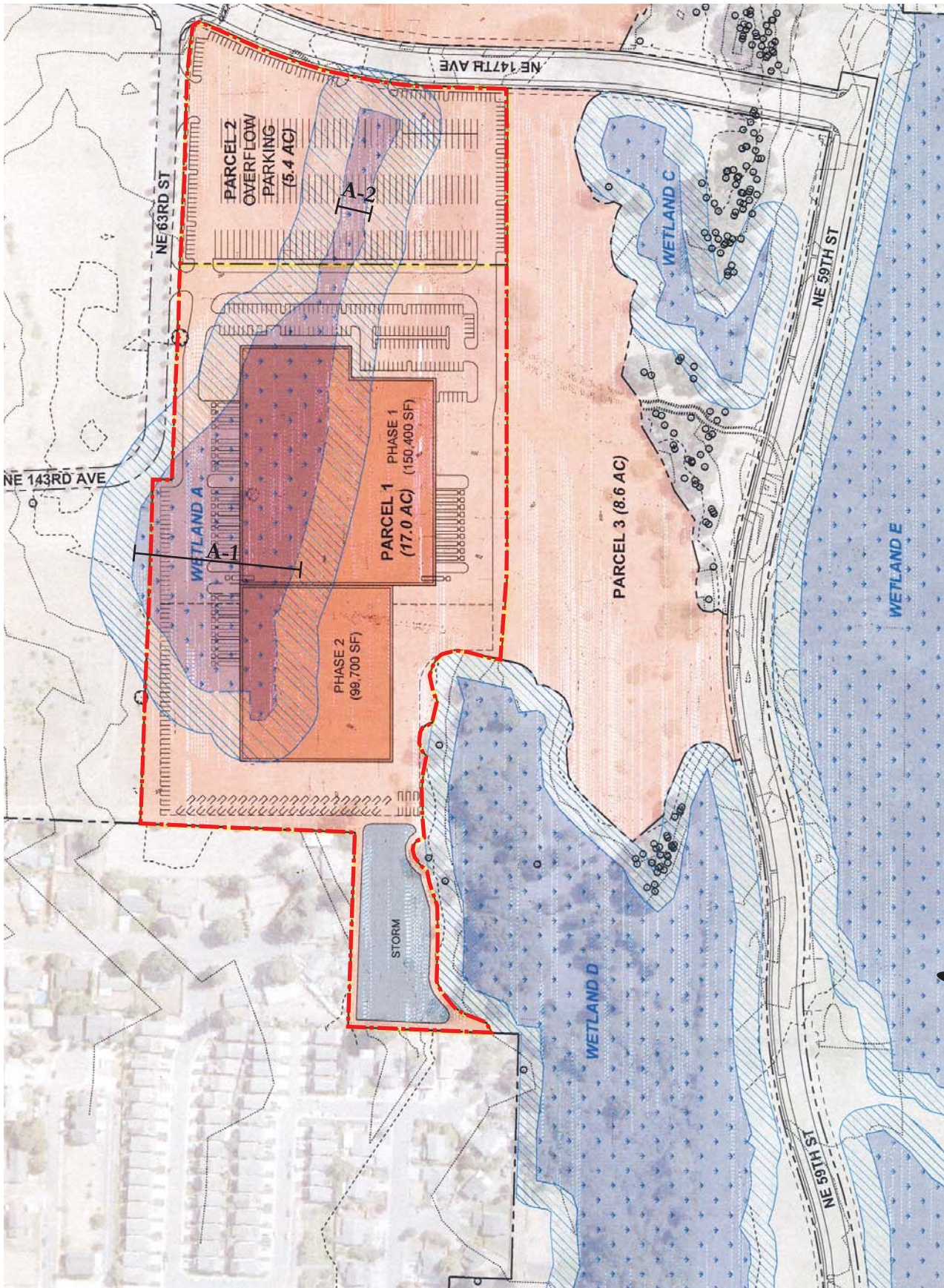


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**PURPOSE:** Wetland Mitigation Plan  
 Lat./Long. 45.66782026/-122.5260538

Existing Conditions, Demolition, Erosion & Sediment Control  
**Birtcher Business Center Project**  
 Vancouver, Washington

**The Resource Company, Inc.**  
 ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION  
 8415 NE 8th Avenue, Vancouver, WA 98666 ph: 360-693-4555 fax: 360-699-6242

**PROPOSED ACTIVITIES IN:**  
 Burnt Bridge Creek Watershed  
**LEGAL:** SW 1/4 and SE 1/4 of Section 14;  
 T02N, R02E W1M  
**NEAR:** Vancouver, Washington  
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**DATE:** May 20, 2017  
**Sheet 4 of 12**



**Birtcher Business Center Vancouver**  
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**PURPOSE:** Wetland Mitigation Plan  
 Lat./Long. 45.66782026/-122.5260538

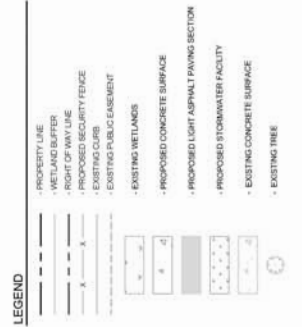
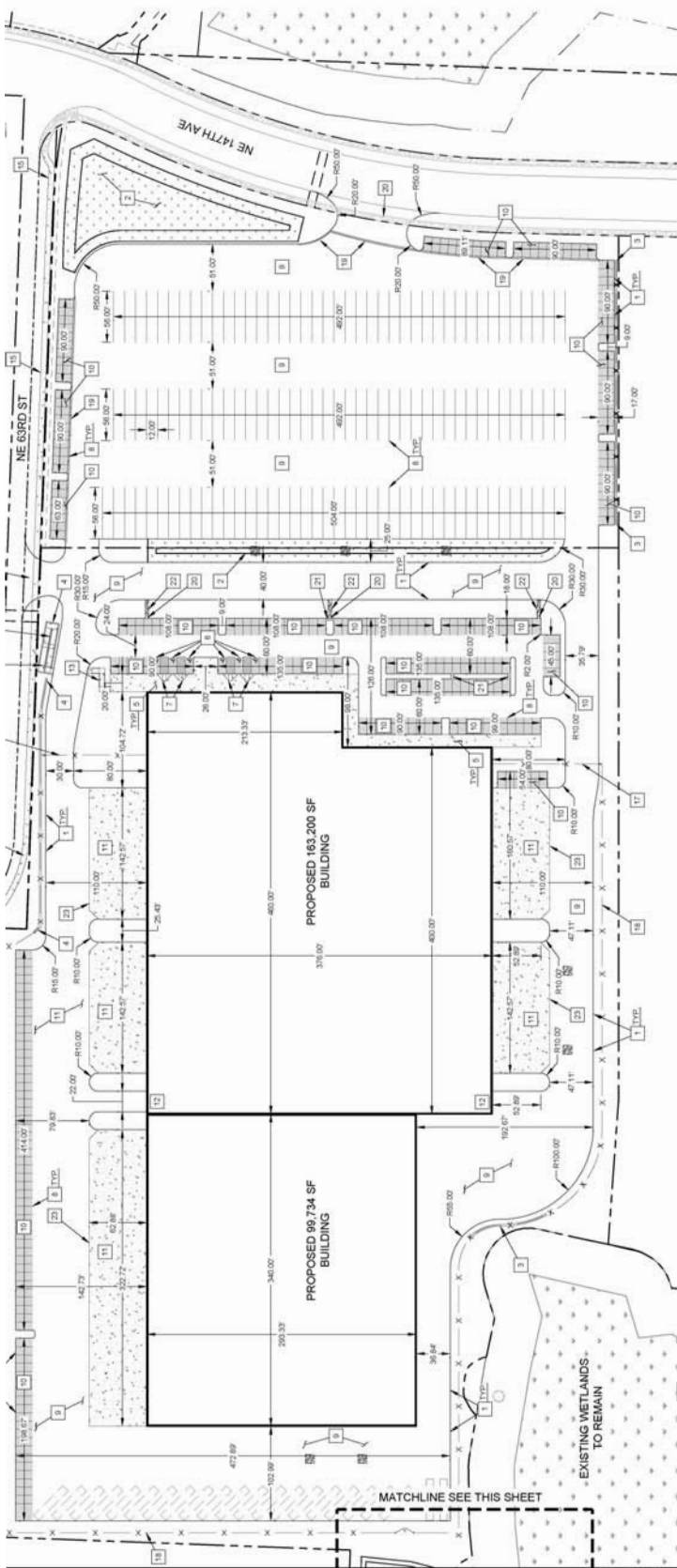
**Proposed Phase I Impacts**  
**Birtcher Business Center Project**  
**Vancouver, Washington**

 **The Resource Company, Inc.**  
 ENVIRONMENTAL SERVICES • GIS • HABITAT RESTORATION  
 8415 NE 8th Avenue, Vancouver, WA 98666 ph: 360-693-4556 fax: 360-699-6242

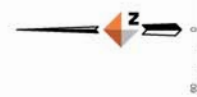
**PROPOSED ACTIVITIES IN:**  
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**LEGAL:** SW 1/4 and SE 1/4 of Section 11; NW 1/4 and NE 1/4 of Section 14; T02N, R02E W.M  
**NEAR:** Vancouver, Washington  
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**Sheet 5 of 12**







- CONSTRUCTION NOTES**
- 1 PROPOSED STANDARD CURB
  - 2 PROPOSED STORMWATER FACILITY. SEE GRADING AND STORM PLAN FOR MORE INFORMATION.
  - 3 PROPOSED SECURITY FENCE
  - 4 PROPOSED KEYSTONE BLOCK RETAINING WALL WITH FENCE. SEE GRADING PLAN FOR MORE INFORMATION.
  - 5 PROPOSED STANDARD CONCRETE SIDEWALK
  - 6 PROPOSED ADA PARKING STALL
  - 7 PROPOSED ADA RAMP
  - 8 PROPOSED 4\"/>
  - 9 PROPOSED HEAVY ASPHALT PAVEMENT SECTION
  - 10 PROPOSED LIGHT ASPHALT PAVEMENT SECTION
  - 11 PROPOSED HEAVY CONCRETE PAVEMENT SECTION
  - 12 PROPOSED GRADE TRUCK ENTRY TO BUILDING. SEE GRADING PLAN FOR MORE INFORMATION.
  - 13 PROPOSED ADA RAMP WITH HANDRAILS
  - 14 PROPOSED HANDRAIL WITH FALL PROTECTION
  - 15 PROPOSED SIDEWALK PER CITY OF VANCOUVER STANDARDS
  - 16 PROPOSED TYPE B BARRICADE AT TERMINALS OF SIDEWALK
  - 17 PROPOSED SECURITY GATE
  - 18 PROPOSED CHAIN LINK SECURITY FENCE
  - 19 PROPOSED CONCRETE VALET GUTTER
  - 20 PROPOSED CURB CUT
  - 21 PROPOSED FLOW THROUGH CURB
  - 22 PROPOSED RIP RAP SPLASH PAD
  - 23 PROPOSED IMPACT SLAB
  - 24 PROPOSED CONCRETE DRIVEWAY
  - 25 PROPOSED 20 FT ACCESS GATE

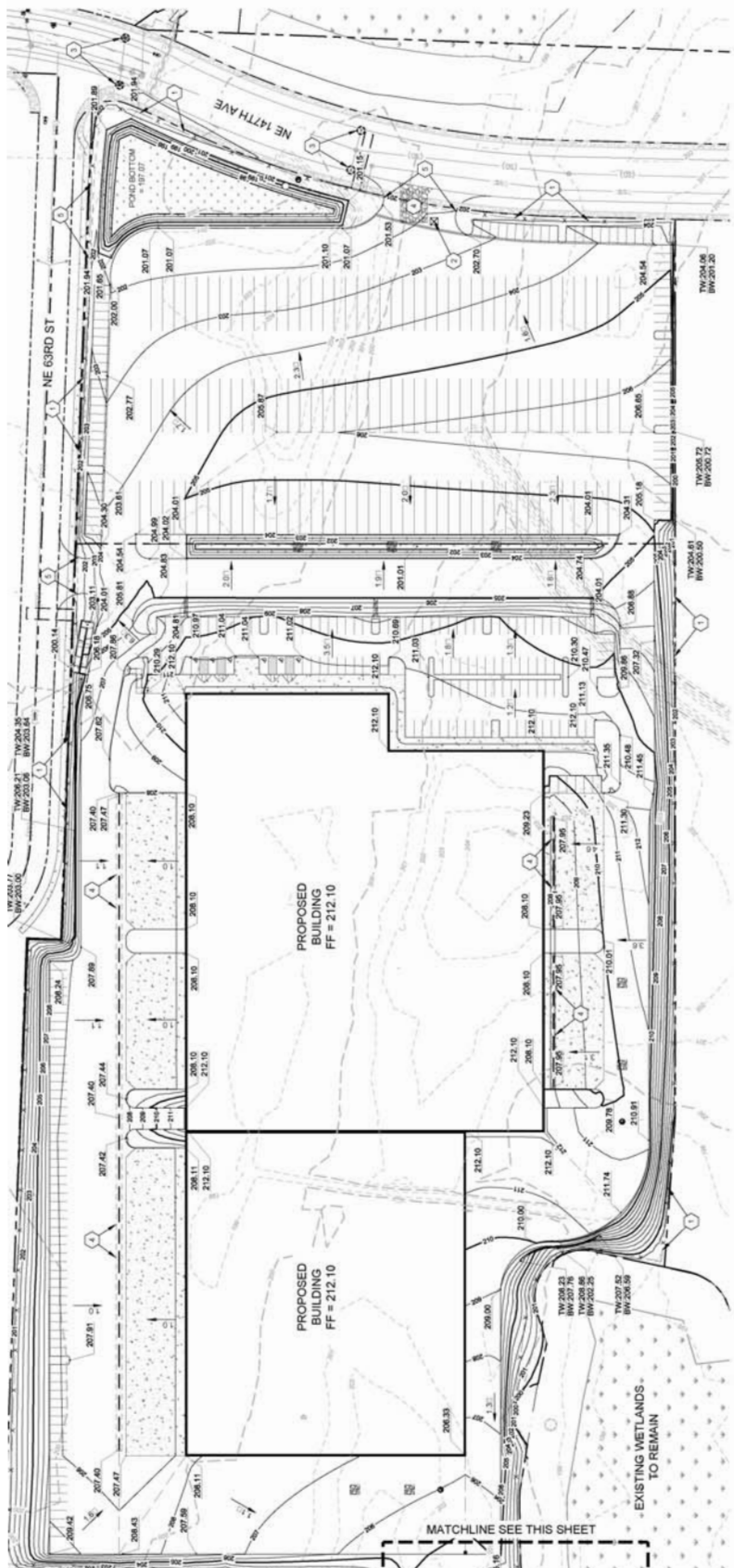


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**PURPOSE:** Wetland Mitigation Plan  
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**Site Plan**  
**Birtcher Business Center Project**  
 Vancouver, Washington

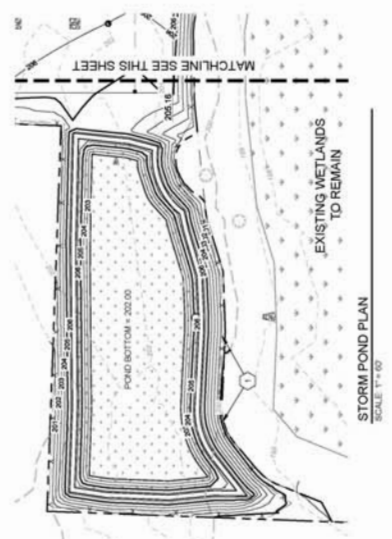


**PROPOSED ACTIVITIES IN:**  
 Burnt Bridge Creek Watershed  
**LEGAL:** SW 1/4 and SE 1/4 of Section 11; NW 1/4 and NE 1/4 of Section 14; T02N, R02E W1M  
**NEAR:** Vancouver, Washington  
**COUNTY:** Clark County  
**DATE:** May 20, 2017  
**Sheet 6 of 12**



- EROSION CONTROL NOTES**
- 1 PROPOSED SEDIMENT FENCE
  - 2 PROPOSED CONCRETE WASHOUT
  - 3 PROPOSED ALLET PROTECTION
  - 4 PROPOSED GRAVEL CONSTRUCTION ENTRANCE
  - 5 PROPOSED STREAM WATTLES

- LEGEND**
- - - PROPERTY LINE
  - - - EXISTING MAJOR CONTOUR
  - - - PROPOSED MAJOR CONTOUR
  - - - EXISTING MINOR CONTOUR
  - - - PROPOSED MINOR CONTOUR
  - - - PROPOSED FRENCH DRAIN
  - - - PROPOSED SEDIMENT FENCE
  - - - PROPOSED STRAW WATTLES
  - - - PROPOSED RIDGE / VALLEY
  - - - PROPOSED CONCRETE WASHOUT
  - - - PROPOSED ALLET PROTECTION
  - PROPOSED SPOT ELEVATION
  - TW 200.66 BW 200.60
  - PROPOSED TOP AND BOTTOM OF WALL ELEVATION

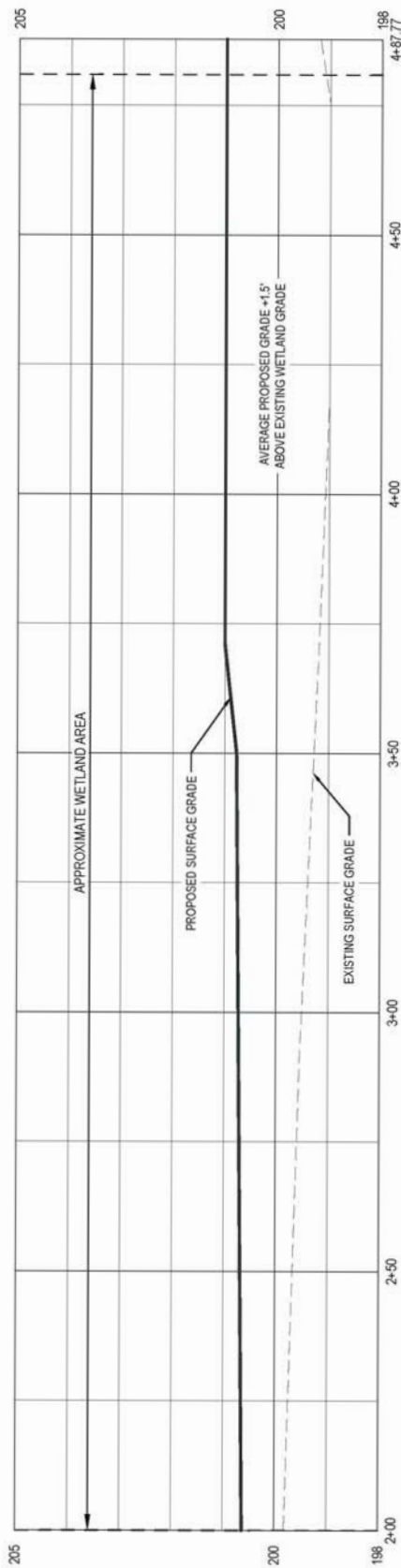


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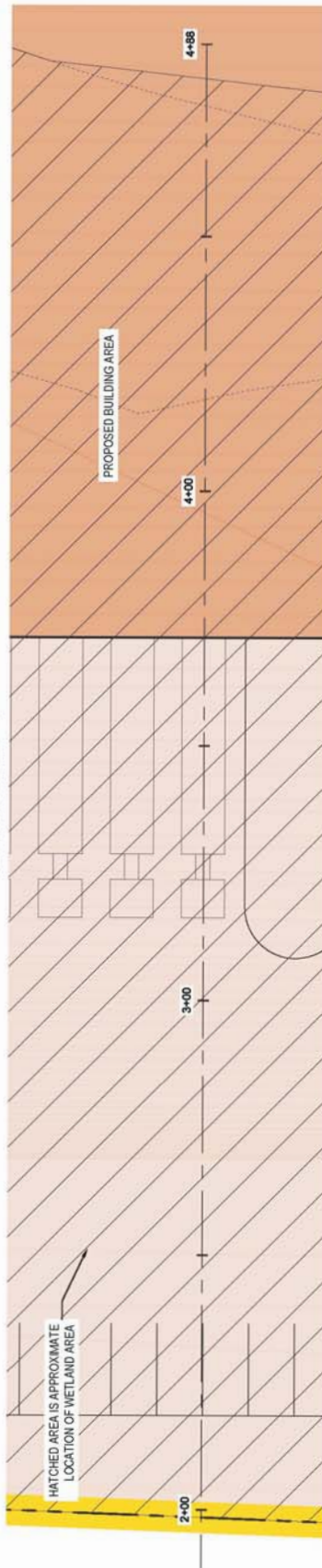
**Grading Plan**  
**Birtcher Business Center Project**  
**Vancouver, Washington**



**PROPOSED ACTIVITIES IN:**  
 Burnt Bridge Creek Watershed  
**LEGAL:** SW 1/4 and SE 1/4 of Section 11; NW 1/4 and NE 1/4 of Section 14; T02N, R02E W1M  
**NEAR:** Vancouver, Washington  
**COUNTY:** Clark County  
**DATE:** May 20, 2017  
**Sheet 7 of 12**



**WETLAND A1 PROFILE**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'



**WETLAND A1 PLAN VIEW**  
 HORIZONTAL SCALE: 1" = 20'

WETLAND A FILL - 10,600 CY  
 WETLAND B FILL - 11,900 CY

# Birtcher Business Center

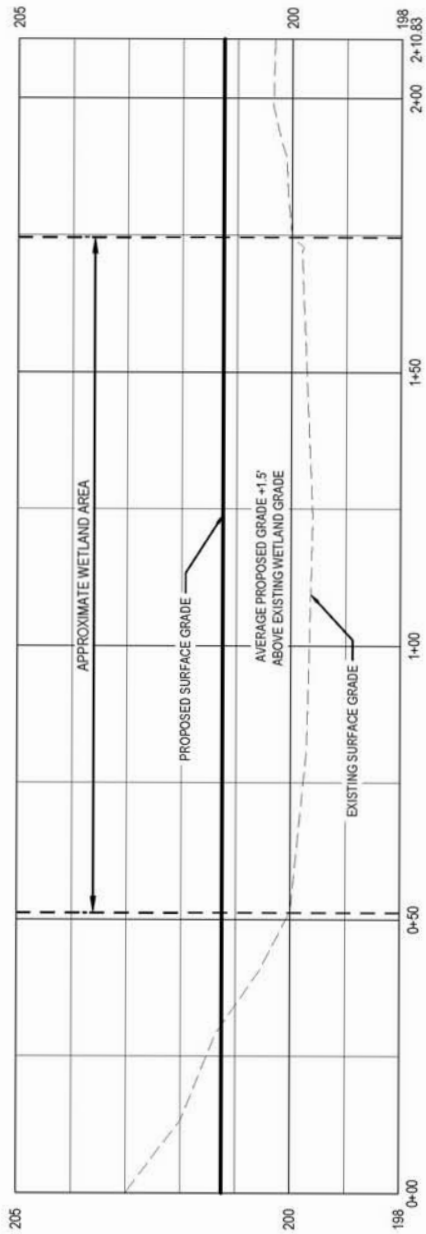
**DOWL**  
 720 SW Washington Street, #750  
 Portland, Oregon 97205  
 503.236.8641  
 Project #: 2100390  
 Contact: Ben Williams, PE  
 5/2/2017  
 Scale: 0 10 20

**Birtcher Business Center Vancouver**  
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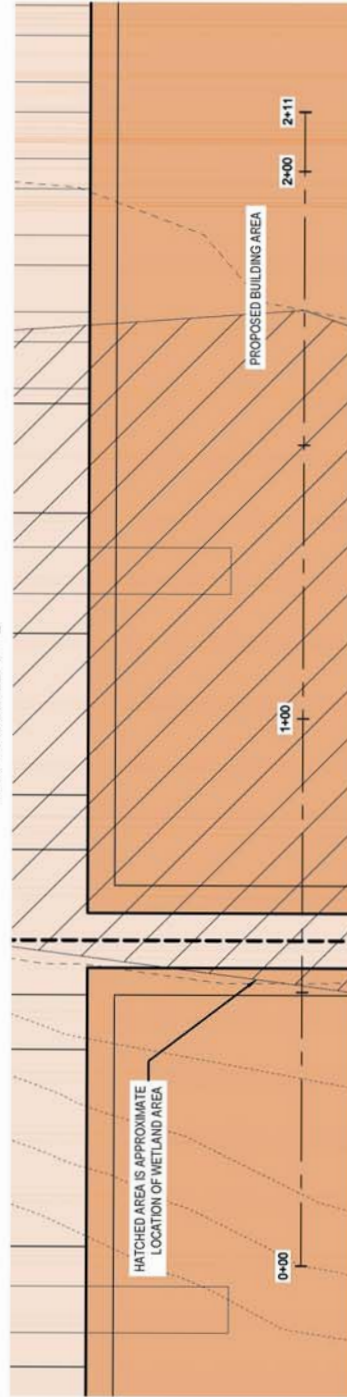
**Wetland Cross Section A1**  
**Birtcher Business Center Project**  
**Vancouver, Washington**



**PROPOSED ACTIVITIES IN:**  
 Burnt Bridge Creek Watershed  
**LEGAL:** SW 1/4 and SE 1/4 of Section 11; NW 1/4 and NE 1/4 of Section 14; T02N, R02E W.M  
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**DATE:** May 20, 2017  
**Sheet 8 of 12**



**WETLAND A2 PROFILE**  
 HORIZONTAL SCALE: 1" = 20'  
 VERTICAL SCALE: 1" = 2'



**WETLAND A2 PLAN VIEW**  
 HORIZONTAL SCALE: 1" = 20'

WETLAND A FILL - 10,600 CY  
 WETLAND B FILL - 11,900 CY

# Birtcher Business Center

**DOWL**  
 720 SW Washington Street, #720  
 Portland, OR 97205-5641  
 Project #: 21409360  
 Contact: Ben Williams, PE

5/2/2017

0 10 20

**Birtcher Business Center Vancouver**  
 USACE Ref: #NWS-2015-00226  
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**Wetland Cross Section A2**  
**Birtcher Business Center Project**  
**Vancouver, Washington**

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 8415 NE 8th Avenue, Vancouver, WA 98666 ph: 360-693-4556 fax: 360-699-6242

**PROPOSED ACTIVITIES IN:**  
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**Sheet 9 of 12**





**Service Area**  
The Bank's Service Area extends to the limits of the Terrace hydrologic unit, as described in the Watershed Characterization of Clark County (Ecology 2009). This covers the majority of the Salmon Creek Water Resource Inventory Area (WRIA 28) as defined below in Table 1 and Table 2.

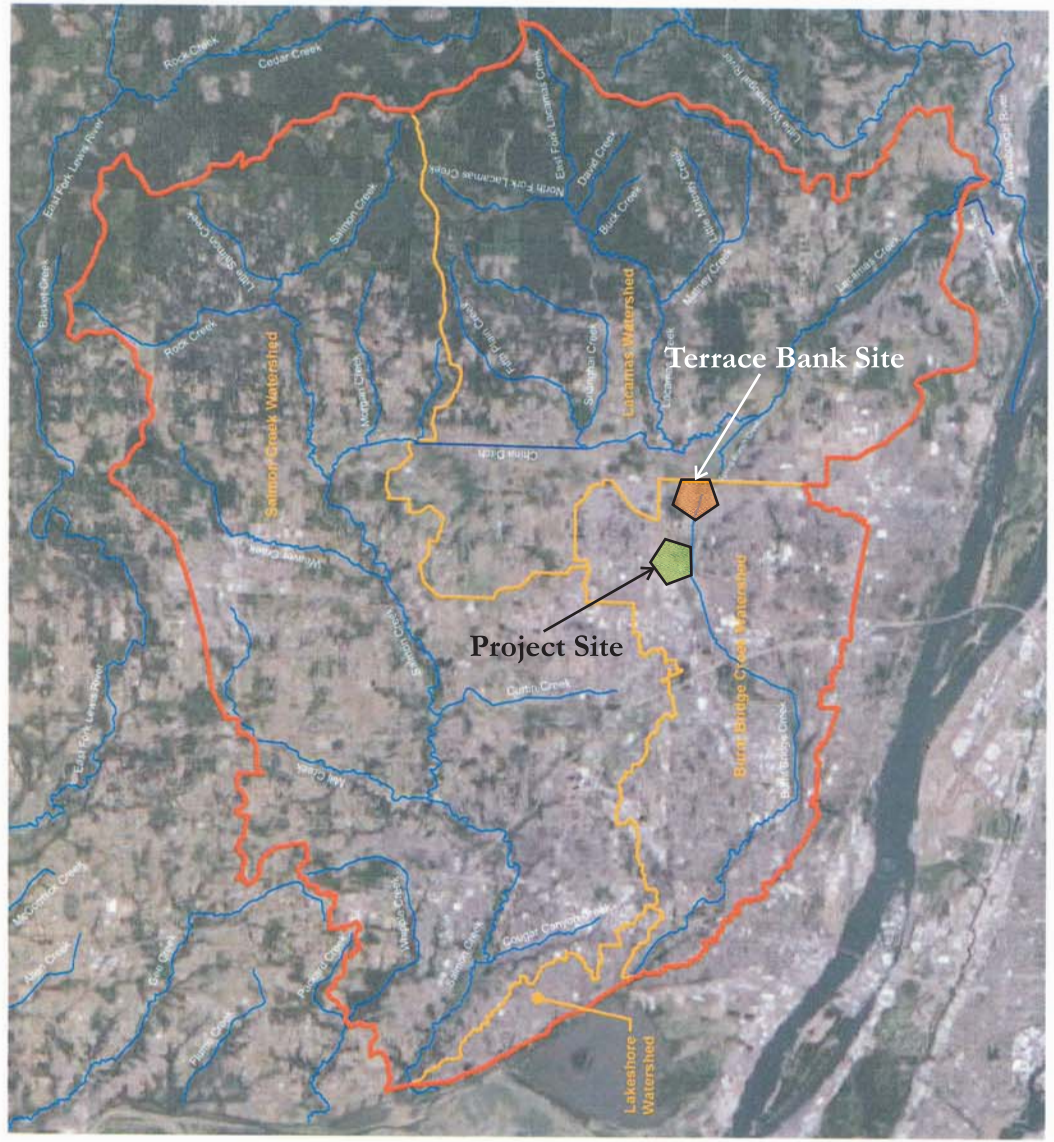
**Table 1. Extent of the Terrace Mitigation Bank**

Limit	Boundary Description
Northern	West Slope (Gee Creek Subwatershed) and East Fork Lewis River Watersheds
Western	Vancouver Lake and Lake River waterbodies; Whipple Creek and Salmon Creek RM 00.06 Subwatersheds
Eastern	East Fork Lewis River and Little Washougal River Watersheds
Southern	Columbia Slope Watershed

**Table 2. Watersheds within the Terrace Mitigation Bank Service Area**

Watershed	Sub-Watersheds
Lacamas Creek	China Ditch, Lower Fifth Plain Creek, Upper Fifth Plain Creek, Shanghai Creek, Upper Lacamas Creek, Lower Lacamas Creek, Matney Creek, Dwyer Creek, Lacamas Lake
Burnt Bridge	Lower Burnt Bridge Creek, Middle Burnt Bridge Creek, Upper Burnt Bridge Creek, Burton Sink
Salmon Creek	Salmon Creek RM 3.83, 8.96, 14.66, and 22.20; Cougar Creek, Curtin Creek, Mill Creek, Woodin Creek, Morgan Creek, Rock Creek
Lakeshore	Lakeshore

**LEGEND:**  
 Proposed Service Area  
 Watershed Boundary



N.T.S.

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**PURPOSE:** Wetland Mitigation Plan  
 Lat./Long. 45.66782026/-122.5260538

**Terrace Wetland Mitigation Bank - Service Area**  
**Birtcher Business Center Project**  
**Vancouver, Washington**



**PROPOSED ACTIVITIES IN:**  
 Burnt Bridge Creek Watershed  
**LEGAL:** SW 1/4 and SE 1/4 of Section 11; NW 1/4 and NE 1/4 of Section 14; T02N, R02E W.M  
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**Sheet 12 of 12**