

Columbia Corridor Drainage Districts

Development Review Criteria

The Districts reduce flood risk by maintaining our levee system, managing drainage and responding to emergencies

Development Review

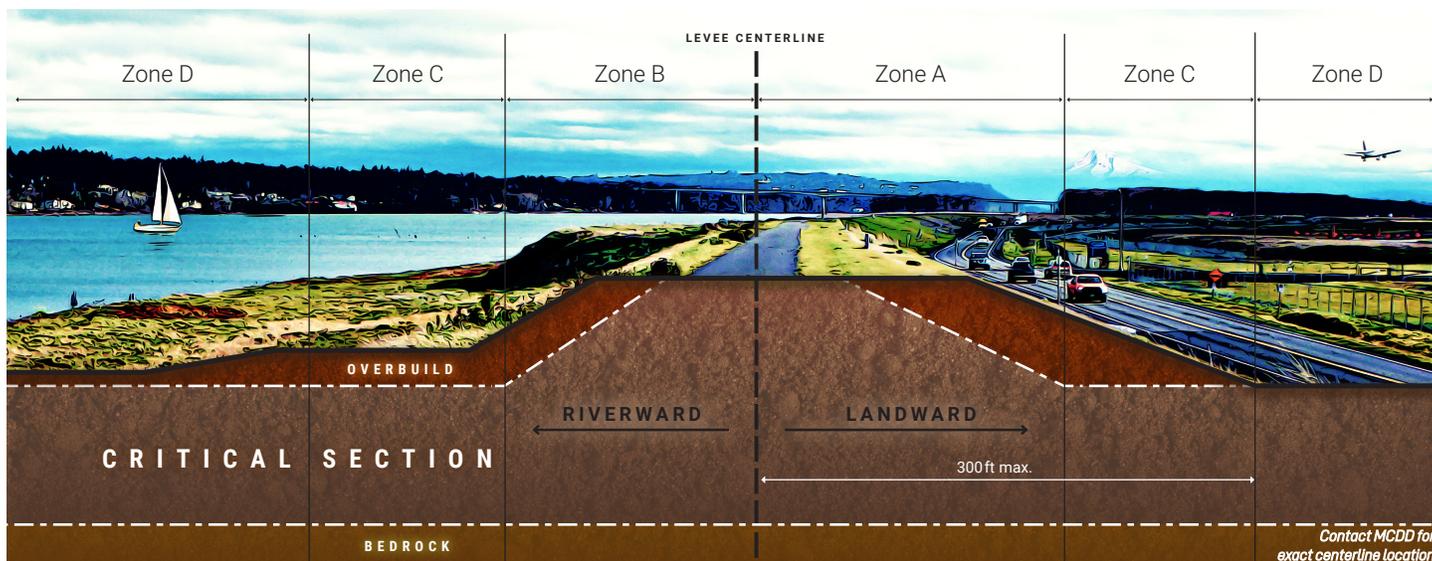
The Columbia Corridor Drainage Districts review development and construction proposed within the boundaries of the Multnomah County Drainage District, Peninsula Drainage Districts 1 and 2, and the Sandy Drainage Improvement Company. This ensures new development does not increase the risk of flooding or impair flood protection.

The city managing development applications requests development reviews for projects within a district's boundaries. If an initial review finds a potential for flood risk or need for mitigation, the Districts conduct a deeper review. Development proposed on or near a levee in Zones A, B and C (see illustration) are additionally reviewed by the US Army Corps of Engineers (USACE).

Review Criteria

Development reviews look primarily at three categories:

- 1 Access to operate and maintain levee and interior drainage system
- 2 Infrastructure impacts
- 3 Hydraulic capacity



Districts staff review all development applications within the illustrated levee zones above

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MCDD
Multnomah County Drainage District #1

PEN 1
Peninsula Drainage District #1

SDIC
Sandy Drainage Improvement Company

PEN 2
Peninsula Drainage District #2

1) Access, Easements and Right-of-way

New development near the levee system must allow access for the Districts' operations and maintenance.

Access

Access routes and areas must have enough space for maintenance vehicles and equipment, and must follow ODOT guidelines for road section and surface materials (such as gravel or asphalt).

Easements

If an easement doesn't already exist, the Districts may request it during review.

Right-of-way (ROW)

The Districts require ROW if a development is on property with maintenance access to a pipe, pump station, or other component for flood control.

2) Hydraulic Capacity

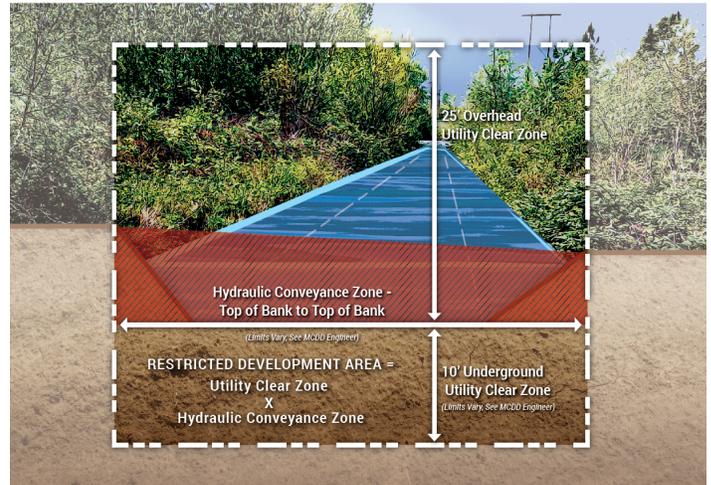
The Districts manage the drainage system's ability to move water. Any changes — especially those that would reduce capacity or introduce new flows — need a detailed review that may require a developer to revise plans.

Examples of projects that could prompt review:

- » Creating or filling flood storage areas.
- » Building stormwater detention/retention facilities.
- » Adding large areas of impervious surface.
- » Modifying existing conveyances such as culverts.

3) Infrastructure Impacts

New development often proposes that utility installations or similar infrastructure pass near or even modify what the Districts maintain. The Districts review these for safety, accessibility, maintainability, and impacts to hydraulic capacity. The illustration shows a typical slough's underground and overhead clearances for installing conduits, pipes, and wires.



Above: This is a typical slough, with blue indicating water and red indicating the tops of the banks on either side.

Levee Review Standards

The District follows standards defined by the US Army Corps of Engineers (USACE). To learn more, the Districts can set up a free pre-application meeting to help identify potential mitigation needs and explain submittal requirements. To set-up a pre-application meeting, or for specific questions relating to development near the levees or waterways, contact us at reviews@mcdd.org

GET IN TOUCH

The Districts can set up a free pre-application meeting to help identify potential mitigation needs early and explain submittal requirements for larger or complex projects.

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