

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

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Greenway Review Submittal ChecklistSee Portland Zoning Code Sections 33.440.350, 33.730.060 and 33.440.345 for specific application requirements

This checklist is for use by applicants to prepare Greenway Review applications.

Al	S	ite	P	a	ns

The	following items are required for site plans submitted in your application:
	A minimum of five (5) complete sets with each of the following labeled plans are required: Existing Conditions Site Plan; Proposed Development Site Plan; Construction Management Site Plan; and Mitigation Site Plan:
	At least two (2) copies of each complete plan set must be drawn to an accurate scale (preferably 1 inch = 20 feet), and include a north arrow and date
	At least one (1) copy of each complete plan set must be legibly reduced to no greater than 8.5 x 11 inches, and be suitable for photocopy reproduction
	Illustrate the site in its entirety (additional plans may be submitted that show a portion of the site)
	Include the official City of Portland zoning boundaries and the applicable greenway setback
	Identify the ordinary high water line, top of bank, 100-year floodplain and floodway boundaries, streams and wetlands
	Drainage patterns shown by arrows indicating direction of flow
Si	te Plans
	isting Conditions Site Plan
	Information from All Site Plans section above
	Existing development (structures, buildings, utility lines, fences, paved areas, roads, culverts)
	All existing utility lines and connections, stormwater systems, septic or sewer facilities, and easements
	Trees identified by species and size
	Distribution outline and species of existing shrubs and ground covers
	Existing contour lines at two foot vertical intervals in areas of slope < 10% (five-foot intervals for slopes ≥10%)
Pr	oposed Development Site Plan
	Information from All Site Plans section above
	Location of proposed development (including but not limited to buildings, pathways, decks, retaining walls, bridges, garages, etc.)
	Building elevations and floor plans (when new buildings are proposed)
	Location of proposed utility lines and connections, stormwater systems (water quality, detention and discharge) and septic or sewer facilities
	Proposed final contour lines at two foot intervals (five-foot intervals for slopes ≥ 10%)
	Riverbank stabilization and slope treatment
	Greenway trail and pedestrian connections
	Greenway plantings and existing plantings to remain (may be shown on a separate Planting Plan)

Co	nstruction Management Site Plan
	Information from All Site Plans section above
	Proposed grading plan with existing and proposed contour lines at two foot vertical intervals in areas of slope $<10\%$ (five foot vertical intervals in areas of slope $\ge 10\%$)
	Location of excavation and fill areas (include amount of cubic yards for each)
	Illustration of the work area limits, including equipment maneuvering areas, staging areas, and construction material and soil stockpile areas
	Identification of areas to be left undisturbed
	Location of trees to be removed and location of trees to remain
	Identification of device(s) used to protect trees to be preserved (including, but not limited to construction fencing, etc.)
	Location of construction ingress and egress
	Location and type of erosion control measures to be installed
Mi	tigation / Remediation Site Plan
	Information from All Site Plans section above
	Detailed plans or drawings describing any proposed mitigation or remediation activities
	Distribution outline, species composition, and percent of ground covered with ground cover plants, shrubs, and trees to be seeded or planted
	Stormwater management features, including retention, infiltration, detention, discharges, and outfalls
	Water bodies to be created, including depth
	Planting specifications consistent with Section 33.248.090, Mitigation and Restoration Plantings
NI	arrative
Two	o copies of a written statement adressing each of the following is required for the narrative portion of a application*:
_	Project Summary, including a description of the site and both existing and proposed uses and development (address river-dependent and river-related restrictions)
	Narrative addressing the applicable Greenway Review approval criteria (33.440.350.A-H), including all applicable design guidelines from the <i>Willamette Greenway Plan</i> (criterion A)
	Habitat site identified from Willamette River Wildlife Habitat Inventory, and description of resources and values present on the property
	Narrative addressing proposed mitigation measures, including identification of potential development impacts, mitigation measures for unavoidable impacts, and a mitigation measure monitoring plan (including performance benchmarks and contingency actions as necessary)
	Narrative addressing additional zoning-related development standards (base zones, plan districts, etc.)
Ω1	her
	Note that three (3) copies of supplemental reports may be required, depending on specific site conditions (i.e geotechnical studies, stormwater/drainage calculations, etc.)
	Pre-Application Conference Summary Notes, if applicable
	Application form for Land Use Reviews
	Application fee (see current fee schedule)
	*Portland Zoning Code Section 33.440.345 B provides additional detail regarding submittal requirements for a Greenway Review Narrative for projects in the River Water Quality zone.
	Approval Criteria are available at www.portlandonline.com/bds Zoning/Land Use Land Use Reviews Land Use Review Types Greenway and Greenway Goal Exception Reviews Chapter 33.440 - Greenway Overlay Zones, Willamette Greenway Plan and Lower Willamette River Wildlife Habitat Inventory

For more information visit or call the Planning and Zoning at the Development Services Center at 1900 SW 4th Avenue, Suite 1500, 503-823-7526

For Portland Zoning Code visit **www.portlandonline.com/bds** and select Codes tab | City Codes | Title 33 Zoning Code

Information is subject to change.

GREENWAY REVIEW SUBMITTAL CHECKLIST