

River Plan / North Reach Discussion Draft: ERRATA SHEET

June 2, 2008

The River Plan team has identified the following important errors in the May 23, 2008 River Plan / North Reach Discussion Draft.

Page 28

The text should read as follows:

- Limit conversion of ~~important prime~~ industrial sanctuary land by prohibiting quasi-judicial comprehensive plan map amendments on land that is identified by Metro as Regionally Significant Industrial Areas in the working harbor river overlay zones.
- Protect land in the harbor industrial districts from new land uses that can interfere with industrial operations or disrupt the physical continuity of the industrial districts by applying the Guilds Lake comprehensive plan map amendment approval criteria to industrial sanctuary land within the working harbor river overlay zones that is not identified by Metro as Regionally Significant Industrial Areas.

The industrial sanctuary retention provisions are intended to apply to the industrial districts along the harbor, not just the riverfront parcels in the river overlay zones. The working harbor is shown as the Working Harbor Reinvestment Strategy project area on Map 3, page 29.

Page 46

The text should read as follows:

- The preference is for the mitigation to occur on-site; however, in the course of a river review, it may be determined that on-site ~~off-site~~ mitigation is not practicable.

Page 53

The text should read as follows:

- The City will ~~not~~ apply regulations to ~~address~~ higher-value natural resources located on the marine terminal sites that Metro exempted from Title 13 requirements. The City's program will exempt certain types of development activities rather than exempting specific uses or sites. For non-exempt development the proposed regulations will allow projects that meet standards. Development that cannot meet standards will be required to avoid adversely affecting the resources if practicable and to mitigate for unavoidable impacts.

This text is consistent with Map 9 on pages 82 – 83 in the River Plan / North Reach Discussion Draft.

Page 79

The text should read as follows:

Quasi-judicial comprehensive plan map amendments will be prohibited for sites that are identified as Regional Significant Industrial Areas within the working harbor. This is aimed at reducing the pressure to convert important industrial sanctuary land to zones that allow other, potentially conflicting uses such as residential.

Comprehensive plan map amendments for industrial land within the working harbor that is not regionally significant will be subject to the Guild's Lake Industrial Sanctuary comp plan map amendment approval criteria. The criteria prevent the displacement of industrial uses and preserve land for industrial uses:

The working harbor boundary is shown as the Working Harbor Reinvestment Strategy project area on Map 3, page 29.

These errors will be reported to the River Plan Committee at the meeting on June 5, 2008.