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		Industrial Land		Watershed Health
1. Goals	GOAL 3.A. Prosperity Vigorous business and economic growth in Portland supports the equitable prosperity of a growing, socially and economically diverse population in the city, region, and state. GOAL 3.B. Urban development Room to grow, nimble development review, and high-quality public facilities and services provide an attractive environment for industrial, commercial, and institutional real estate development to support robust business and employment growth in Portland. GOAL 3.C. Business district vitality Land use planning, public investment, and business development efforts support the economic vitality of Portland's diverse business districts by enhancing their comparative location advantages, encouraging business synergy, and providing convenient access to goods and services for all.		GOAL 4.B. Resiliency The built and natural environments in Portland are designed and integrated so that they function in complementary ways and are resilient in the face of climate change, natural hazards, and other uncertainties. GOAL 4.C. Environmental justice	
2. Policies that address both watershed health and economic development	Policy 3.5 Policy 3.19	Economic role of livability and ecosystem services. Conserve and enhance Portland's cultural, historic, recreational, educational, food-related, and ecosystem assets and services for their contribution to the local economy and their importance for retention and attraction of skilled workers and businesses. Urban innovation. Maintain the city's leadership position in sustainable development, businesses, services, and living and strive to have Portland's built environment, businesses, and infrastructure systems be examples of the best practices and innovation in sustainability.	Policy 5.43	Ecosystem services. Encourage development and design that enhance watershed health and ecosystem services and avoid the costs and negative impacts associated with degraded natural resources and ecosystem services.
3. Policies that address functions	Policy 3.1 Policy 3.3	Diverse, expanding economy. Support Portland's economic growth, strengthen its economic resiliency, and maintain its role in the regional and state economies as Oregon's largest job center. Economic center. Encourage Portland's economic growth by maintaining and strengthening the city's comparative advantages, including its access to a high-quality workforce, business diversity, competitive regulatory climate, and	Policy 4.1 Policy 4.2	Watershed quality and functions. Protect, enhance, and restore the quantity, quality, connectivity, complexity, and ecological functions of rivers and streams, other open drainageways, wetlands, seeps and springs, riparian corridors, floodplains, and terrestrial habitats. Groundwater systems. Protect, enhance, and restore the quality, quantity, and ecological functions of groundwater, including its relationship to surface water and
	Policy 3.4	multimodal transportation infrastructure. Business innovation. Encourage innovation, research, development, and commercialization of new technologies, products, and services.	Policy 4.3	its role as a source of drinking water. Vegetation . Protect, enhance, and restore native and other beneficial vegetation in riparian corridors, wetlands, floodplains, and upland areas.
	Policy 3.5	Economic role of livability and ecosystem services. Conserve and enhance Portland's cultural, historic, recreational, educational, food-related, and ecosystem assets and services for their contribution to the local economy and their importance for retention and attraction of skilled workers and businesses.	Policy 4.4 Policy 4.5	Fish and wildlife habitat. Protect, enhance, and restore diverse aquatic and terrestrial habitats, large anchor habitats, and habitat complexes. At-risk habitats. Protect, enhance, and restore rare or declining habitat types such wetlands, bottomland hardwood forests, oak woodlands, and grassland.
	Policy 3.16	Traded sector competitiveness. Improve the city and regional business environment for traded sector and export growth.	Policy 4.6	Biodiversity. Protect, enhance, and restore resident and migratory fish and wildlife species, biological communities, and habitats, including natural and constructed
	Policy 3.18	Trade and freight hub. Maintain and plan for transportation systems and services that will retain and expand Portland's competitive market access as a West Coast	Policy 4.7	features such as bridges and constructed wetlands. Habitat corridors. Create a connected system of functioning Habitat Corridors. 4.7.a. Maintain and restore existing and degraded Habitat Corridors.
	Policy 3.22	trade gateway and freight distribution hub. Household prosperity . Improve opportunities for all households at all income levels to enhance their prosperity and reduce poverty, food insecurity, and		 4.7.a. Maintain and restore existing and degraded Habitat Corridors. 4.7.b. Establish corridors that link habitat areas within the city and region. 4.7.c. Improve the ability of fish and wildlife to safely access and move through and between habitat areas.
	Policy 3.23	economic disparities. Family-wage jobs. Improve family-wage job growth that expands access to self-sufficient wage levels and pathways to upward mobility.	Policy 4.9	Air, land, and water quality. Prevent toxic pollutants from contaminating air, land, and water.

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	Policy 3.25 Policy 3.26	Poverty reduction. Strive for more effective poverty reduction by aligning major public programs responsible for employment, land use and development, transportation, housing, social services, community development, and workforce development. Disparity reduction. Reduce racial, ethnic, and disability-related disparities in	Policy 4.17 Policy 4.18 Policy 4.19 Policy 5.40.b	Urban forest quantity. Improve the total coverage of tree canopy and native forests. Urban forest quality. Protect healthy large trees, native trees, and native tree groves and forests. Urban forest diversity. Improve the diversity of the trees and tree canopy. Protect, conserve, enhance, and maintain the natural, scenic, historic, cultural,	
	1 one; 5.20	income and employment opportunity.	Toney crisis	economic, and recreational qualities of lands along the Willamette and Columbia Rivers.	
4. Policies that address resource retention	Policy 3.34	Prime industrial land and freight hub . Protect the multimodal freight-hub industrial districts at Portland Harbor, Columbia Corridor, and Brooklyn Yard as prime industrial land.	Policy 4.11	Environmental impacts. Require that negative impacts from development on natural resources, ecological functions, ecosystem services, and fish and wildlife be avoided where practicable.	
retention	Policy 3.35	Industrial land retention . Require that conversion of prime industrial land be avoided when practicable. If it cannot be avoided, minimize the loss of industrial functions and fully mitigate the lost development capacity.		 4.11.a. Consider the condition of, and potential cumulative impacts on, natural resources when creating land use and infrastructure plans. 4.11.b. Strive to sustain the carrying capacity of air, land, and water resources by enhancing natural resource quality and function. 	
			Policy 4.12 Policy 4.17	Impact mitigation. Require that negative impacts from development impacts that cannot be avoided be minimized and fully mitigated. Prioritize onsite mitigation or mitigation in the same watershed within the city over mitigation in another watershed or outside of the city. Urban forest quantity. Improve the total coverage of tree canopy and native forests.	
5. Policies that	Policy 3.2	Employment growth. Strive to capture at least 25 percent of the seven-county	Policy 4.1- 4.	7 (see above)	
address land use and land supply	Policy 3.8	region's employment growth. Comparative advantages. Consider Portland's comparative advantages within the region in allocation of scarce urban land and regional growth coordination.	Policy 4.17 Policy 6.44	Urban forest quantity. (see above) Green infrastructure. Promote and protect the use of green infrastructure to manage stormwater with vegetated facilities, including trees, natural drainageways, and open	
	Policy 3.33	Industrial sanctuaries . Maintain industrial sanctuaries primarily for manufacturing and distribution use.	Policy 6.63	space. Park acquisition and development. Increase the supply of parkland to meet service	
	Policy 3.36	Harbor access . Prioritize river-dependent and river-related industrial use over other land uses on harbor access lands.	Policy 6.66	levels and adequately serve the City's population. Natural areas. Preserve and manage natural areas to protect their ecological health	
	Policy 3.37	Multimodal freight accessibility. Encourage maximum use of prime industrial land by facilities that rely on multimodal freight infrastructure.	·	and provide appropriate public access, in accordance with the natural area acquisition and restoration strategies.	
6. Policies that address	Policy 3.11	Site constraints. Reduce site development constraints and enhance the competitiveness in regional development markets of sites located in Portland's employment areas.			
regulatory climate	Policy 3.12	Regulatory climate. Create a regulatory climate that attracts business investment and encourages business retention.			
		Cost of regulations			
		egulations to developers, neighbors, the public, and the City is balanced with the educed negative impacts resulting from regulations.			
	Policy 8.17	Cost of regulations. Ensure that new fees do not reduce Portland's competitiveness in regional markets.			
7. Policies that address development and	Policy 3.2 Policy 3.7	Employment growth. (see above) Land development. Maintain supplies of land that: • Are available and practical for development. • Includes adequate amounts & types of sites to support economic vitality.	Policy 5.40	 Natural landscape. Enhance access to nature with improved visual and physical access throughout the city to: Waterbodies, such as the Willamette and Columbia Rivers, Smith and Bybee Lakes, creeks, streams, and sloughs. 	
design		 Are enough to meet the long-term and short-term growth forecasts in Portland's 		 Major topographic features, such as the West Hills, buttes, and Mt. Tabor. 	

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	Policy 3.13	Central City and its industrial, institutional, and neighborhood business districts. Short-term land supply . Increase the supply of development-ready sites to meet short-term demand for different site sizes and types.	Policy 5.41	 Natural areas, such as Forest Park and Oaks Bottom. Mimicking nature. Encourage integration of low-impact development, habitat-friendly development, bird-friendly design, and green infrastructure principles and
	Policy 3.11 Policy 3.12 GOAL 8.E. Policy 8.17	Site constraints. (see above) Regulatory climate. (see above) Cost of regulations (see above) Cost of regulations. (see above)	Policy 5.42	techniques into area, site, and development design. Hydrologic function . Prevent or limit further impacts from development on natural hydrologic cycles, especially in areas with poorly infiltrating soils and limited public stormwater discharge points, and encourage restoration of degraded hydrologic
			Policy 5.41	functions where practicable. Mimicking nature. Encourage integration of low-impact development, habitat- friendly development, bird-friendly design, and green infrastructure principles and techniques into area, site, and development design.
			Policy 5.43	Ecosystem services. Encourage development and design that enhance watershed health and ecosystem services and avoid the costs and negative impacts associated with degraded natural resources and ecosystem services.
			Policy 5.44	Groundwater protection. Ensure that development within designated wellhead protection areas appropriately protect groundwater resources from contamination.
			Policy 5.45	Greening the built environment. Encourage the incorporation and preservation of large healthy trees, native trees, and other vegetation in development. 5.45.a. Prioritize integrating natural elements and systems, including trees, green
			Policy 5.46.	
			Policy 5.47	neighborhood, site, and building design. Hazard-resilient design . Require that the allowed density, development type, and amount of impervious area minimize the risks and impacts of natural hazards and climate change to people, fish and wildlife, natural resources, and property.
8. Policies that	Policy 3.27	Transportation and public facilities . Use public infrastructure investment as a catalyst to foster private development and site intensification to support	Policy 6.19	Natural systems. Protect and improve natural systems or features for their value in providing infrastructure services.
address public facilities and		employment growth, traded sector competitiveness, and equitable household prosperity.	Policy 6.20	Environmental carrying capacity. Consider the carrying capacity of air, land, and water resources when planning for public facilities and services.
transportation	Policy 3.28	Freight-oriented development. Coordinate land use planning and transportation investments in industrial districts to encourage freight mobility and industrial development.		6.20.a. Prevent or limit further impacts from infrastructure on natural hydrologic cycles, especially in areas with poorly infiltrating soils and limited public stormwater discharge points.
	Policy 3.29	Marine, rail, and airport facilities. Provide for the growth and development of marine, rail, and airport facilities and associated infrastructure in Portland that meet market opportunities as a West Coast trade gateway and freight distribution hub.	Policy 6.21	Designing with nature. Encourage infrastructure design that enhances watershed health and ecosystem services and avoids the costs associated with degraded natural resources and reduced ecosystem services.
	Policy 7.13	Multimodal freight system. Develop and maintain a multimodal freight transportation system for the safe, reliable, and efficient movement of freight within and through the city. Maintain Portland's role as a multimodal hub for		6.21.a. Strive to design and maintain infrastructure facilities using the principles and techniques of low-impact development, habitat-friendly development, bird-friendly building design, green infrastructure
		sustainable global and regional freight movement.	Policy 7.6	Green and active transportation hierarchy. All other considerations being equal, when resources are scarce, street space is constrained, or competing classification designations create conflict, use a "green hierarchy of modes" to prioritize investment and design accommodation. The "hierarchy of modes" is in this order: walking, bicycling, transit, freight, carshare/taxi/commercial transport, and private automobiles.

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9. Policies that address equity		Prosperity siness and economic growth in Portland supports the equitable prosperity of a sially and economically diverse population in the city, region, and state. Development impacts. Protect historically underrepresented communities from disparities in adverse development impacts. Household prosperity. (see above) Family-wage jobs. (see above) Poverty reduction. (see above) Disparity reduction. (see above)	All Portlande	Environmental justice. The strict have clean air and water, can experience nature in their daily lives, and benefit from that is designed to lessen the impacts of landslides, flooding, earthquakes, and other ds. Efficient use of land. Encourage efficient use of already developed land and prioritize the return of contaminated and other disturbed areas to productive use before considering encroachment on natural resources when doing so does not negatively affect historically underserved communities. Health and equity impacts. Consider community health impacts, equity outcomes, and watershed health risks when planning, designing, and funding capital
10. Policies that address the Portland Harbor	Policy 3.32	Industrial districts . Protect Portland's industrial districts for industrial business retention, growth, and traded sector competitiveness as a West Coast trade and freight hub, a regional center of diverse manufacturing, and a widely accessible base of family-wage jobs.	Policy 4.24 Policy 4.25	improvements. Willamette River Watershed. Manage the riverfront and uplands areas to enhance the corridor's habitat quality and connectivity for migratory species and integrate nature and natural hydrologic function into urban environments. Columbia Slough Watershed. Improve water quality and habitat functions by
and Columbia Corridor	Policy 5.16	Industrial and River . Foster designs and forms that support the varied activities and physical patterns of the area's prime industrial lands, its habitat areas, and the	-	enhancing riparian corridors, preserving anchor habitats, and improving the way water flows through the area.
	Policy 5.16.a	city's connections to the rivers. Maintain and enhance the area's regionally significant nexus of Oregon's largest seaport and largest airport; unique multimodal freight, rail, and harbor access; and proximity to anchor manufacturing and distribution facilities.	Policy 5.16.b	Strive to integrate nature with the industrial activities of the Columbia Corridor and the Willamette River's North Reach.
11. Policies that address land	Policy 3.9	Land efficiency. Encourage infill, redevelopment, and intensification of scarce urban land.	Policy 4.15	Efficient use of land. (see above)
efficiency	Policy 3.10	Brownfield redevelopment . Increase public investment and establish approaches to substantially overcome financial-feasibility gaps of brownfield redevelopment and strive for cleanup and redevelopment on 80 percent or more of brownfield acreage by 2035.		
	Policy 3.28	Freight-oriented development . Coordinate land use planning and transportation investments in industrial districts to encourage freight mobility and industrial		
	Policy 3.40	development. Brownfield redevelopment . Prioritize brownfield redevelopment resources and approaches to encourage remediation and redevelopment for industrial use and accommodate industrial growth.		
	Policy 3.41	Industrial land intensification. Promote public investments and business climate enhancements that encourage industrial reinvestment and increase land efficiency for industrial output.		
	Policy 8.16	Return on investment. Increase public investments that pay for themselves over time by expanding the tax base and making efficient use of existing infrastructure through business expansion, infill, and redevelopment.		