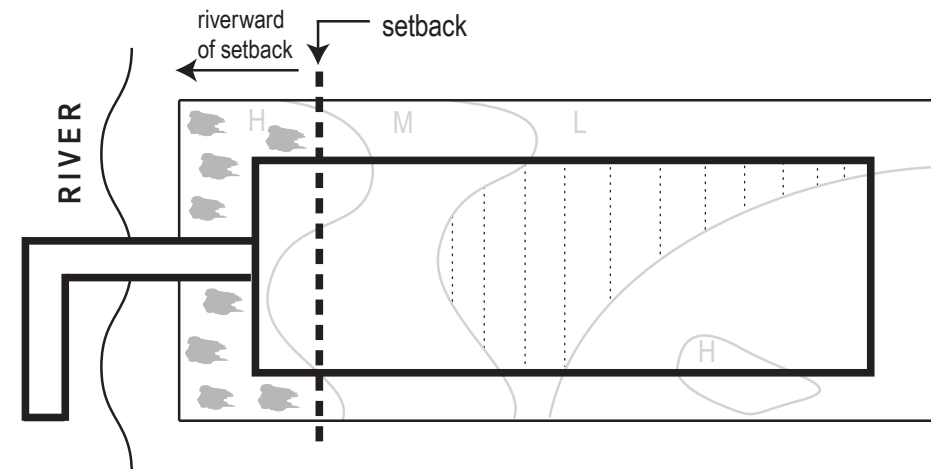


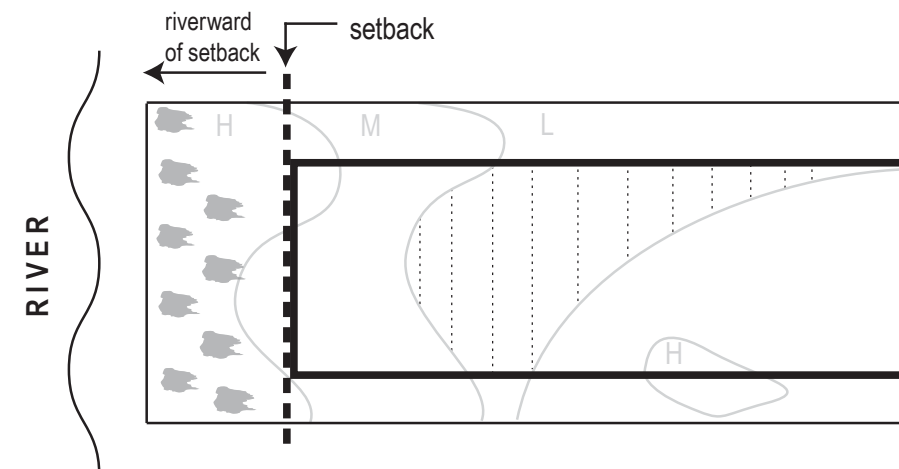
<p>Focus</p>	<p>Protects, conserves, enhances, and maintains the natural, scenic, historical, economic, and recreational qualities of lands along Portland's rivers.</p> <p>Development within a greenway overlay zone must meet development standards and go through greenway review (there are some exceptions to the requirement for greenway review). Development that is not river-dependent/ related must set back from the river and top-of-bank.</p> <p>Development standards that must be met include a requirement to plant vegetation within or riverward of the greenway setback.</p> <p>Greenway review approval criteria focus in part on enhancing the natural riverbank and riparian habitat. Rank I riparian habitat areas should be conserved and enhanced through riparian landscape treatments. Other riparian habitat should be conserved and enhanced to the maximum extent practical.</p>
<p>Regulations</p>	<p>Development standards and approval criteria focus on:</p> <ul style="list-style-type: none"> ■ limiting the types of development that can occur riverward of the setback; ■ enhancing the setback and bank; and ■ increasing public access to and along river.
<p>Use of City Natural Resource Inventory</p>	<p>The Lower Willamette River Wildlife Habitat Inventory (1986) is used to identify areas where riparian habitat must be conserved and enhanced.</p>
<p>Mitigation</p>	<p>Mitigation can be required in association with development in the Water Quality Overlay Zone and the Environmental Overlay Zones. There are also costs associated with conserving or enhancing resources within or riverward of the Greenway setback.</p>
<p>City Investments</p>	<p>The Greenway Plan identifies areas for potential acquisition.</p>
<p>Location of Non-River Dependent Development</p>	<p>Development that is not river-dependent must set back 25 feet from the top-of-bank.</p>
<p>Questions</p>	<ul style="list-style-type: none"> ■ Should we continue to use the 1986 Lower Willamette River Wildlife Habitat Inventory or should we use the updated Willamette River Riparian Corridors and Wildlife Habitat Inventory? ■ Is this a River Renaissance approach? ■ Will this approach comply with State and regional requirements?



Development along the River triggers a landscaping requirement along the riverbank. There are no additional mitigation requirements for impacts to natural resources.

River-Dependent Development

The scenario represented by this diagram assumes a new river-dependent development that includes a dock, staging area, and a rectangular building footprint covering 80–90% of the site. The diagram suggests how the development may respond to the regulations and mitigation requirements.



Non-river dependent uses may not locate riverward of the setback. Development along the River triggers a landscaping requirement along the riverbank. There are no additional mitigation requirements for impacts to natural resources.

Non-River Dependent Development

In the scenario represented by this diagram, a new non-river dependent manufacturing facility is proposed. The development footprint covers 80% of the site and includes the plant and associated storage and parking. The diagram suggests how the development may respond to the regulations and mitigation requirements.

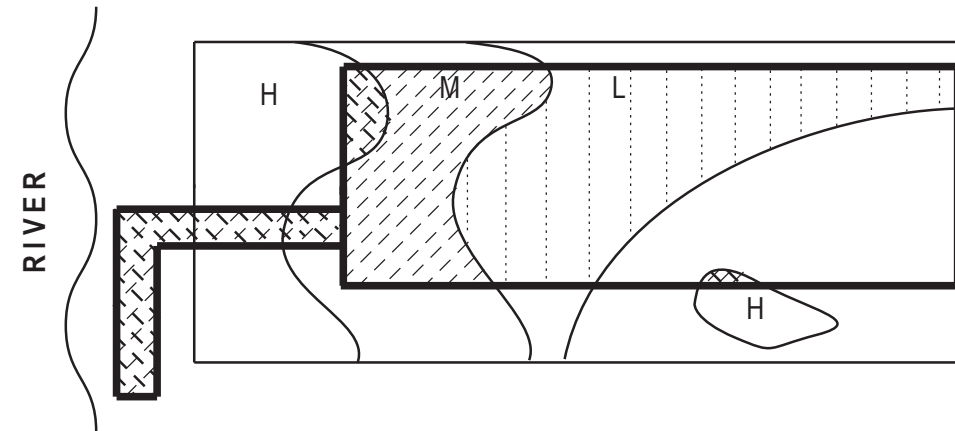
LEGEND

- | | | | | | |
|---|-------------------------------|--|--|--|--|
| H | High Value Natural Resource | | Balanced Cut and Fill Required in Floodplain | | Landscaping and Bank Enhancements Required |
| M | Medium Value Natural Resource | | Mitigation Required | | Development Footprint |
| L | Low Value Natural Resource | | Increased Level of Mitigation Required | | Site Boundary |



**ALTERNATIVE 2:
ENVIRONMENTAL
OVERLAY ZONES**

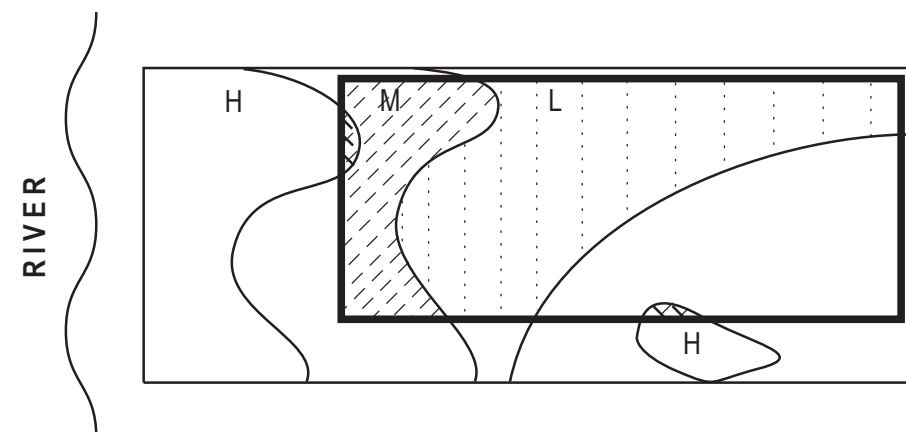
Focus	<p>Protects and conserves existing riparian corridors and wildlife habitat through an avoid, minimize and then mitigate regulatory approach.</p> <p>Development within identified natural resource areas will be regulated in a similar way to development within environmental overlay zones in the rest of the City.</p> <p>New development and expansions of existing development will be required to meet development standards or go through a land use review in order to obtain approval. Mitigation will be required for unavoidable detrimental impacts to identified natural resources.</p> <p>The natural resource areas will be identified on the zoning maps.</p>
Regulations	<p>Development standards and approval criteria will focus on limiting impacts from development on the natural resource areas. Mitigation will be required if avoiding the resource area is not practicable.</p>
Use of City Natural Resource Inventory	<p>Uses the Willamette River Riparian Corridors and Wildlife Habitat Inventory information to identify areas where natural resource regulations (standards and criteria) apply.</p> <p>Uses the Willamette River Riparian Corridors and Wildlife Habitat Inventory information to help identify resource areas for acquisition and restoration.</p>
Mitigation	<p>Mitigation will be required to compensate for unavoidable detrimental impacts and loss of resource functional values. Mitigation can occur on-site or off-site.</p>
City Investments	<p>City contributes funding toward acquisition and enhancement of large restoration sites.</p>
Location of Non-River Dependent Development	<p>Environmental overlay zone regulations do not distinguish between river dependent and development that is not river dependent. Setback standards serve to keep development away (to the extent practicable) from significant natural resources including waterbodies.</p>
Questions	<ul style="list-style-type: none"> ■ Should there be the equivalent of a p-zone or just a c-zone? ■ Should the focus be on riparian and wildlife resources or just riparian (to be consistent with Metro's Nature in Neighborhood Program)? ■ When and how does enhancement/restoration occur?



River-Dependent Development

The scenario represented by this diagram assumes a new river-dependent development that includes a dock, staging area, and a rectangular building footprint covering 80–90% of the site. The diagram suggests how the development may respond to the regulations and mitigation requirements.

Development must first avoid, then minimize and finally mitigate for impacts to high and medium ranking natural resources. Thus, to maximize avoidance of high ranking riparian resources and the upland habitat patch, the development is located toward the northeast corner of the site. The location of the dock responds to the presence of high ranking habitat and is located southward, again to minimize impacts to the high ranking resources.



Non-River Dependent Development

In the scenario represented by this diagram, a new non-river dependent manufacturing facility is proposed. The development footprint covers 80% of the site and includes the plant and associated storage and parking. The diagram suggests how the development may respond to the regulations and mitigation requirements.

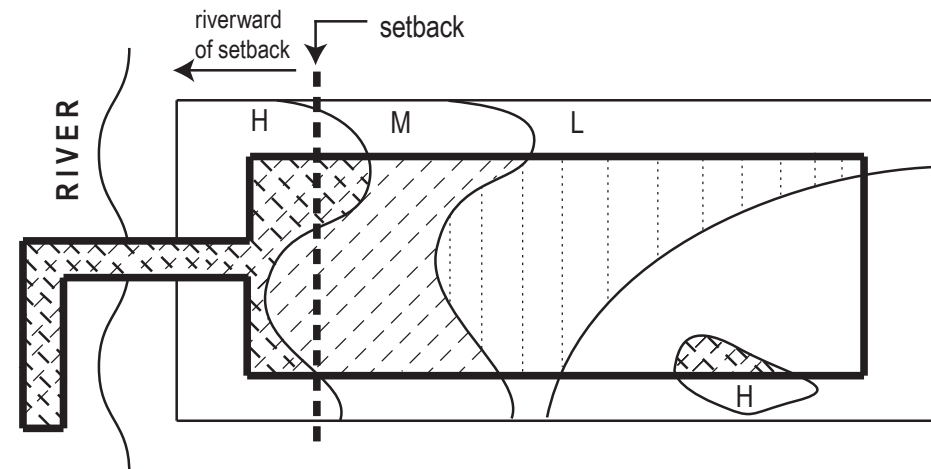
Because impacts to both riparian and upland resources require mitigation, the development is located toward the northeast corner of the site to avoid as much of the high ranking riparian and upland resources as possible. As shown, mitigation is required for impacts to high and medium ranking riparian resources and for impacts to the high ranking upland habitat patch.

LEGEND

- | | | | | | |
|---|-------------------------------|--|--|--|--|
| H | High Value Natural Resource | | Balanced Cut and Fill Required in Floodplain | | Landscaping and Bank Enhancements Required |
| M | Medium Value Natural Resource | | Mitigation Required | | Development Footprint |
| L | Low Value Natural Resource | | Increased Level of Mitigation Required | | Site Boundary |



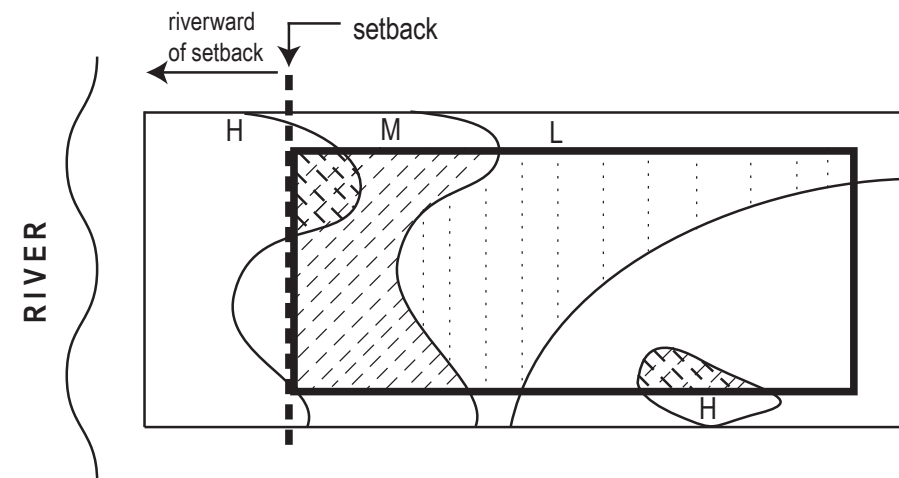
<p>Focus</p>	<p>Mitigates for disturbance to existing riparian and upland resources through on-site enhancements or by paying an in-lieu fee. Development need not avoid or minimize disturbance of natural resources.</p> <p>Development that encroaches into certain natural resource areas triggers a mitigation requirement. The applicant can mitigate and protect on-site or pay an in-lieu fee that will fund restoration and protection off-site in or near the North Reach.</p> <p>Most of the improvement to natural resource functions and watershed health in the North Reach would be achieved by acquiring and restoring a series of large restoration sites throughout the North Reach.</p>
<p>Regulations</p>	<p>Regulations allow development in natural resource areas and development standards direct the applicant to enhance on site or pay an in-lieu fee for off site mitigation/restoration when development disturbs existing resource areas.</p>
<p>Use of City Natural Resource Inventory</p>	<p>Uses the Willamette River Riparian Corridors and Wildlife Habitat Inventory information to help determine the nature and extent of mitigation required.</p> <p>Uses the Willamette River Riparian Corridors and Wildlife Habitat Inventory information to help identify resource areas for acquisition and restoration.</p>
<p>Mitigation</p>	<p>Mitigation is required based on impacts to existing natural resources. Mitigation may occur on-site or off-site through the payment of in-lieu fees.</p>
<p>City Investments</p>	<p>City contributes funding toward acquisition and enhancement of large restoration sites.</p>
<p>Location of Non-River Dependent Development</p>	<p>Development that is not river-dependent must set back from the river. In the i-overlay, the purpose of the setback is to reserve the area near the river for natural resource function and river-dependent development. Outside of the i-overlay, the purpose of the setback is to reserve the area near the bank for natural resource function, the greenway trail, and urban design functions.</p>
<p>Questions</p>	<ul style="list-style-type: none"> ■ How wide is the setback? ■ Does the setback width vary outside of the i-overlay? ■ Will this approach generate sufficient revenue to fund acquisition and restoration of the identified restoration sites?



Because avoidance of natural resources is not a requirement, the building is located in the center of the site. This location impacts both high and medium ranking riparian resources and the high ranking upland patch. However, minimizing impacts to these resources through a site design similar to Alternative 2 would decrease the amount of in-lieu fees charged.

River-Dependent Development

The scenario represented by this diagram assumes a new river-dependent development that includes a dock, staging area, and a rectangular building footprint covering 80–90% of the site. The diagram suggests how the development may respond to the regulations and mitigation requirements.



In this scenario, because avoidance of natural resources is not a requirement, non- river dependent development may be located in the center of the site, landward of the setback. This location impacts both high and medium ranking riparian resources and the high ranking upland patch. Mitigation will be required to compensate for these impacts. However, incorporating a site design similar to Alternative 2 would reduce impacts and decrease the amount of in-lieu fees assessed.

Non-River Dependent Development

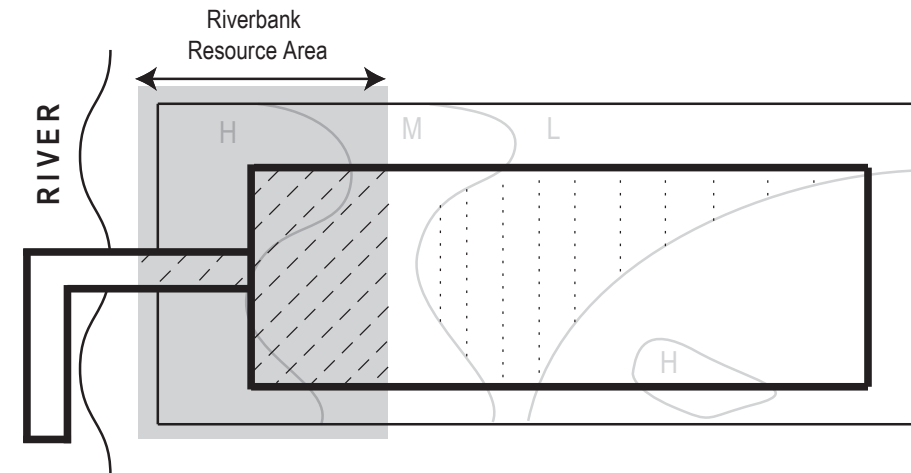
In the scenario represented by this diagram, a new non-river dependent manufacturing facility is proposed. The development footprint covers 80% of the site and includes the plant and associated storage and parking. The diagram suggests how the development may respond to the regulations and mitigation requirements.

LEGEND

- | | | | | | |
|---|-------------------------------|---------------------|--|---------------|--|
| H | High Value Natural Resource | [Stippled Box] | Balanced Cut and Fill Required in Floodplain | [Cloud Shape] | Landscaping and Bank Enhancements Required |
| M | Medium Value Natural Resource | [Hatched Box] | Mitigation Required | [Solid Box] | Development Footprint |
| L | Low Value Natural Resource | [Cross-hatched Box] | Increased Level of Mitigation Required | [Dashed Box] | Site Boundary |



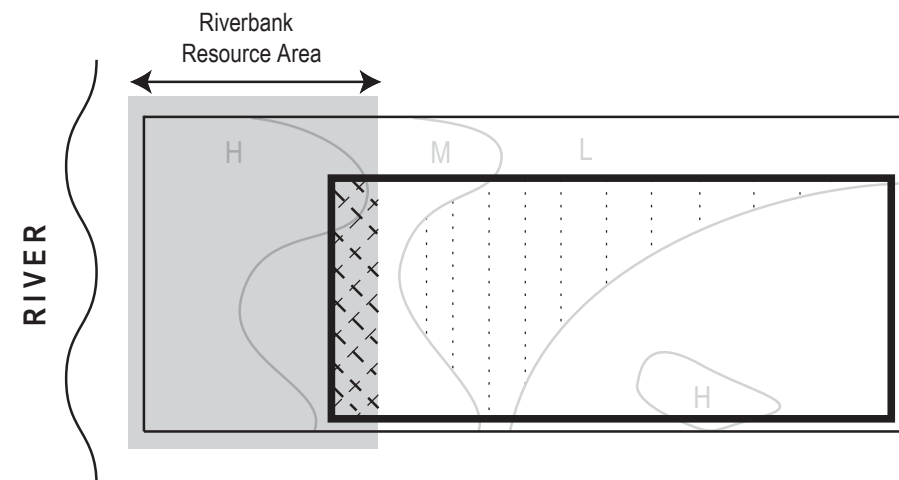
Focus	<p>Provides a vision for the ideal “green bank” while continuing to allow industry to expand on-site.</p> <p>Development within a Riverbank Resource Area requires a contribution toward the improvement of watershed health along the River. This obligation can be met through payment of a fee that supports the acquisition and enhancement of restoration sites or through on-site enhancement of the riverbank.</p> <p>The Riverbank Resource Area is defined as the area within 84’ landward of Ordinary High Water, which is based on the 12’ average vertical distance between OHW and top-of-bank and the desired 7:1 slope to allow for a highly functioning vegetated bank. This area serves as a proxy for the aspirational riverbank.</p>
Regulations	Regulations allow development within the Riverbank Resource Area and direct the applicant to pay an in-lieu fee for off-site mitigation/restoration or complete on-site enhancement of the riverbank.
Use of City Natural Resource Inventory	Uses the Willamette River Riparian Corridors and Wildlife Habitat Inventory information to help identify resource areas for acquisition and restoration.
Mitigation	The development may make the required contribution to watershed health through payment of a fee based on the development footprint within the Riverbank Resource Area. Non-river dependent development is assessed at a higher ratio within the Riverbank Resource Area. The revenue generated is used to support the acquisition and enhancement of restoration sites along the river.
City Investments	The City contributes funding toward the acquisition and enhancement of large restoration sites
Location of Non-River Dependent Development	Higher mitigation requirements within the Riverbank Resource Area for non-river dependent development acts as a disincentive to locate near the riverbank.
Questions	<ul style="list-style-type: none"> ■ What is the appropriate width for the Riverbank Resource Area? ■ Should non-river dependent development be allowed within the entire Riverbank Resource Area? ■ Should the mitigation required for developing within the Riverbank Resource Area be higher for non-river dependent uses? ■ Will this approach generate sufficient revenue to fund acquisition and restoration of the identified restoration sites?



The building and dock impact the Riverbank Resource Area. Although the development impacts both high and medium ranking riparian resources, mitigation within the Riverbank Resource Area is assessed at a uniform ratio regardless of ranking. Because the upland habitat patch is outside of the Riverbank Resource Area, no mitigation is required for impacts to these resources. Thus, similar to Alternative 3, there is an incentive to position the development further from the water's edge, if possible, to minimize impacts and mitigation requirements.

River-Dependent Development

The scenario represented by this diagram assumes a new river-dependent development that includes a dock, staging area, and a rectangular building footprint covering 80–90% of the site. The diagram suggests how the development may respond to the regulations and mitigation requirements.



Mitigation is required for the portion of the proposed development within the Riverbank Resource Area. Although both medium and high ranking riparian resources are impacted, mitigation within the Riverbank Resource area is assessed at a uniform, although higher ratio for non-river dependent development. Thus, there is an incentive for non-river dependent development to locate outside of the Riverbank Resource Area, if possible.

Non-River Dependent Development

In the scenario represented by this diagram, a new non-river dependent manufacturing facility is proposed. The development footprint covers 80% of the site and includes the plant and associated storage and parking. The diagram suggests how the development may respond to the regulations and mitigation requirements.

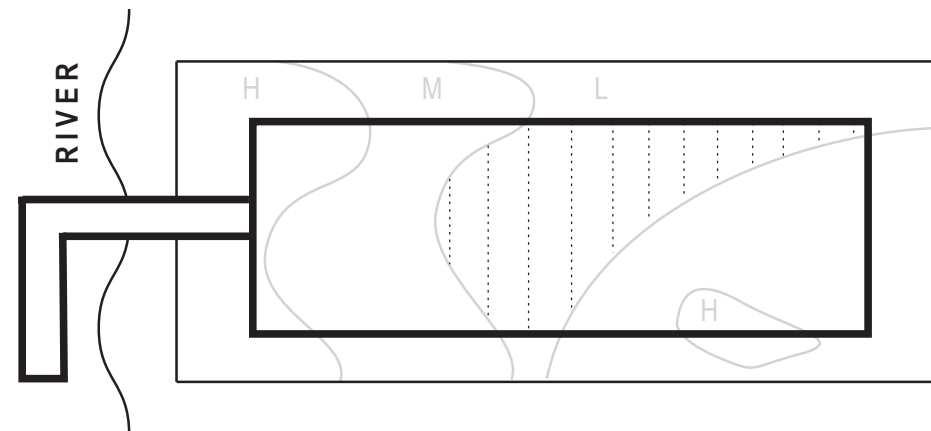
LEGEND

- H High Value Natural Resource
- M Medium Value Natural Resource
- L Low Value Natural Resource
- Balanced Cut and Fill Required in Floodplain
- Mitigation Required
- Increased Level of Mitigation Required
- Landscaping and Bank Enhancements Required
- Development Footprint
- Site Boundary



**ALTERNATIVE 5:
NO CITY NATURAL
RESOURCE REGULATIONS**

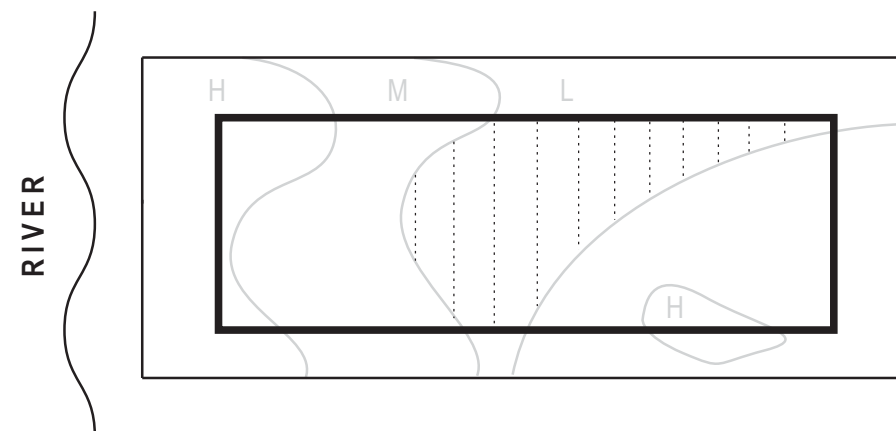
Focus	No City natural resource regulations would apply in the i-overlay.
Regulations	City regulations allow industrial development in inventoried natural resource areas. State and federal regulations related to natural resource protection would continue to apply.
Use of City Natural Resource Inventory	Uses the Willamette River Riparian Corridors and Wildlife Habitat Inventory information to help identify resource areas for acquisition and restoration.
Mitigation	Does not apply.
City Investments	City contributes funding toward acquisition and enhancement of large restoration sites.
Location of Non-River Dependent Development	There are no rules or disincentives specifically designed to keep non-river dependent development from the riverbank.
Questions	<ul style="list-style-type: none"> ■ Is this a River Renaissance approach? ■ Does development have an obligation to contribute to watershed health/natural resource goals? ■ Will this approach comply with State and regional requirements? ■ Should this alternative apply just to properties in the i-overlay?



There are no City regulations that require the development to avoid, minimize, or mitigate impacts to natural resources. Thus, there are no restrictions on where the development may be located and no mitigation is required for impacts to natural resources.

River-Dependent Development

The scenario represented by this diagram assumes a new river-dependent development that includes a dock, staging area, and a rectangular building footprint covering 80–90% of the site. The diagram suggests how the development may respond to the regulations and mitigation requirements.



There are no City regulations that require the development to avoid or minimize impacts to natural resources. Thus, there are no restrictions on where the development may be located and no mitigation is required for impacts to natural resources.

Non-River Dependent Development

In the scenario represented by this diagram, a new non-river dependent manufacturing facility is proposed. The development footprint covers 80% of the site and includes the plant and associated storage and parking. The diagram suggests how the development may respond to the regulations and mitigation requirements.

LEGEND

- H High Value Natural Resource
- M Medium Value Natural Resource
- L Low Value Natural Resource
- Balanced Cut and Fill Required in Floodplain
- Mitigation Required
- Increased Level of Mitigation Required
- Landscaping and Bank Enhancements Required
- Development Footprint
- Site Boundary

