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MEMO

February 18, 2009

TO: Portland Planning Commission

FROM: Sallie Edmunds, Bureau of Planning and Sustainability

CC: Brian Campbell and Eric Engstrom, Bureau of Planning and Sustainability

SUBJECT: River Plan / North Reach Comments and Responses

As you know we received quite a bit of oral and written testimony on the River Plan / North Reach – Proposed Draft through the January 13, 2009 hearing. Staff organized all public comments and staff responses into topic categories. This transmittal contains packets on the following topics:

- Base zones
- Prime industrial land/comp plan amendments
- Working harbor viability
- Industrial-residential interface
- Natural Resources Inventory
- Conservation or protection overlay zones
- River environmental overlay zone
- Inter-jurisdictional permitting
- Other watershed health
- Other code issues
- Greenway trail
- River Plan process
- Other

Staff anticipates delivering these remaining topic packets at the Planning Commission meeting on February 24, 2009:

- Stormwater
- River Restoration Program
- Contaminated sites
- In-lieu fees

Public comments and staff responses are organized within each topic packet as follows:

- **Cover Sheet.** Each topic packet has a cover sheet that summarizes the comments received on that topic. The cover sheet also lists the staff proposed amendments that we want to discuss with you (Section 2.a.), and indicates if there are minor (Section 2.b.) or technical (Section 2.c.) amendments attached. It also references comments for which staff are not proposing to make an amendment (Section 3.).
- **Section 2. a. Amendments for Discussion with Planning Commission.** This section contains important comments that we want to highlight for you or comments that relate to multiple comments/commentors for which staff is proposing amendments. All proposed map changes are also included in this category. The amendments for these comments are outlined on the topic cover sheet followed by the detailed comments.
- **Section 2. b. Minor Amendments.** This section contains comments that require relatively minor amendments, but they are amendments that you may want to discuss.

- **Section 2. c. Technical Amendments.** The amendments for these comments are outlined in the staff responses in the comment list.
- **Section 3 Comments that do not require amendments.** This section contains comments for which staff does not propose an amendment.

Also included in this transmittal are the results of some studies that staff and consultants have been working on. First is a *River Overlay Zone Development Projection* conducted by Tess Jordan and Eric Hovee at ED Hovee & Company. The bottom line is that we can expect between \$410 and \$630 million dollars of investment from 2009–2028.

We have also enclosed a memo and associated table that describes the estimated acquisition and restoration costs of our proposed restoration sites. The bottom line is the estimated cost to acquire and restore the sites is \$165–225 million. This does not include clean up of contamination.

Finally we have enclosed a list of people who testified on December 9, 2008 or January 13, 2009 or submitted written testimony.

We look forward to the February 24, 2009 discussion.

Attachments

River Plan / North Reach Topic Packets

- Base zones
- Prime industrial land/comp plan amendments
- Working harbor viability
- Industrial-residential interface
- Natural Resources Inventory
- Conservation or protection overlay zones
- River environmental overlay zone
- Inter-jurisdictional permitting
- Other watershed health
- Other code issues
- Greenway trail
- River Plan process
- Other

River Overlay Zone Development Projection. Memo from Tess Jordan and Eric Hovee at ED Hovee & Company, February 12, 2009.

River Plan / North Reach Acquisition and Restoration Cost Estimates, Memo to Planning Commission, February 17, 2009.

Planning Commission Testimony List