

DRAFT

River Plan / North Reach Town Hall

December 16, 2009

City Hall

Oral Comments – Chart Pak Notes

Don Hanson – Portland Planning Commission

All concerns heard from

Learned a lot

Status quo not enough trails are important

Vital economy

Detailed maps - series of proposals – Integration Task Group

Industry and Environment worked thru issues

Encouraged by the Office of Health Working Rivers

Stay engaged with stakeholders

Make sure bureaus agree

Collaborative process with state and federal agencies

Monitor over time

Chet Orloff

How to apply history to future. Has been working river for years. Early people represented many languages but worked together. Intentionality has been a planning tool for some time. Need to continue to use it. Predictability and certainty are important. Six generations of Portlanders with plans. All have succeeded and all have failed. Plans that work have near universal buy in. This plan has a way to go.

Sebastian Degens – Port of Portland

Portland best served by climate for seaport investment. Without won't return brownfields to development/productive use. Reduce footprint when modernize or build new. These are the opportunity points. We are bullish on growth. Believe that goals will be successful when development occurs not thru regulations.

Allan Sprott – Working Waterfront Coalition

Support vision and goals of River plan. Proposed plan offers many features to reach goals:

- Restoration sites
- 1% fee for enhancement
- Eliminate some land use review

But also the plan contains cost delay and uncertainty.

River review projects already regulated by state and federal agencies. City will have place at that table.

No unnecessary process. Seriously consider fee in lieu. Invest where the money will do most good.

Mike Houck – Urban Greenspaces Institute

How low do we lower the bar? What other City aspires to be ecological? Mayor notes that we strive to be sustainable. Let's raise the bar. Twenty-five years ago we identified resource and very little has been done. Industry alleges duplication and lack of expertise. You should be proud of your staff's ecological expertise. Federal and state agencies are often siloed and focused on species. Only the City has the breadth of interest.

Bob Sallinger – Audubon Society

Extended public process. Eight years of input. Six months with Planning Commission replaces outdated code. North Reach describes path forward – balanced path We disagree with some aspects in order to compromise. More compromise will mean degradation. If we leave judgment to state and federal agencies why is it in the condition it's in now? Portland should have a voice in the future of the river. Industry must pay its fair share of taxpayers will have to stop degradation. Urge City moving forward.

Travis Williams – Willamette Riverkeeper

Support the plan. Time to move forward. Need to improve function. River Plan can play role in improving habitat. If we don't we risk improvement being done up stream. There can be improvement and business. It is about fairness. This is the worst stretch of the river. River Plan and superfund clean-up can make things better for business and recreation. Riverside landowners should pay something back.

Barbara Quinn – Friends of Cathedral Park NA

St. Johns plan recognizes restoration and healthy river as a benefit to community. Invite industrial partners to get on board with community. 2.5 years of meetings and industry still rejecting plans. Spend no more money on planning if industry won't get on board. Why not work on own land first. Headed to environmental collapse. Close to zero prime habitat. Personal interests shouldn't affect species. Adopt now.

Ed Jones – Linnton NA

Why did the Willamette Greenway Plan fail? Why are we worse off now? Not enough thought on that question. Relationship with industrial partners. Corps are short sided. They need to be helped to see long-term interest. City going to great and unnecessary lengths to protect industry without asking them to do fair share. Up the restoration fee to 3%. It will serve their interests over the long term.

Dave Harvey – Gunderson LLC

Gunderson supports balanced River Plan. Succeed when industry expands. Sustainability is 3 legged stool. River Plan is a unicycle focused on environmental only. 1000 people works with family wage jobs at Gunderson. Plan risks these jobs. We don't have to risk that we can have both. Gunderson improves environment because we care. Detailed issues with River Plan. Ordinary High Water is example of broken process. City is duplicative. If you do what is good for salmon you do good for environment. Streamline avoid duplication. We offer to pay higher fees.

Dee Burch – Advanced American Construction

Started looking for property in Portland in 1999. Seven years later purchased property and moved into the North Reach. Considered relocating because of superfund liability issues. River Plan will add cost and review time. Chill development. Extensive expensive process. Don't need more vegetation. Harbor ReDI is very important. Be careful of additional regulations.

Glen Dollar – Ash Grove Cement

Albina site developed in 2005. Also have rivergate plant. 40 barges a year. River Plan will play a role in expansion discussion. Don't adopt a plan that will negatively affect our decision. Support investment in restoration. Mitigation bank should be administered thru 3rd party. River review increases cost and time.

Tim Helzer – Friends of West Hayden Island

Pollution and solutions knows for over 100 years. River Plan is drafted and you have authority to enact. Also know scare tactics. Now is the time to demonstrate leadership. Restore habitat and marine based economy. Many in industry have not included restoration in cost of doing business. Ran from superfund leaving City and Portland holding baggage. Time for council to retain authority, adopt plan and fix environment and marine economy.

Ron Rusk – Portland and Western Railroad

Manage 500 miles of rail from Astoria through valley. River Plan could adversely affect jobs/ employees at Portland and Western. Support River Plan objectives and balancing environment and business. Letter details concerns. Most important is impact of regulations. You've seen memo detailing 18 month process delay based on River Plan. If things become too complex or lengthy I could not recommend project/ expansion to our board.

Meryl Redisch – Audubon Society

Bulk of comments from people who support ecological improvement. Want to emphasize process. Audubon has devoted much time to find plan that works for all. All the concepts in the plan were

discussed and agreed to. Everyone made concessions. Now industry is balking at price tag for mitigation. I strongly urge going forward with plan and amendments.

Bob Kerns – Gunderson LLC

Worked for Gunderson for over 20 years. These are family wage jobs. Watched people go to unemployment. Plan will tack more burden on struggling companies. Result will be loss of jobs. Companies won't expand. Go back to table and get a plan everyone agrees to.

Bernie Bottomly – Portland Business Alliance

Support overall goals of plan. Concerns about plan. Appreciate reduction of regulations. Need to strike balance of restoration and business. Plan will negatively affect economic development. Regional strategy of concentration. Plan depends on affordable redevelopment opportunities. River Plan makes it more burdensome. Harbor Redi struggling to find projects for redevelopment. If we increase costs on those properties development won't pencil out. Urge to review plan.

Jerry Grossnickle – Bernert Barge Lines

Portland Harbor valuable to economy. Have to lead if more by water. Need docks. Boats are more energy efficient than trucks. Customers need to expand in order to maximize use of river barging. Need reasonable plan for environment and business.

Bruce Holte – ILWU – Longshoremen's and Warehousemen's Union

Nine hundred members employed in the harbor. Incredible social fabric. Must focus on impact on jobs in this economy. Unique jobs-diverse skills. Comparison between Columbian and Willamette river regulations shows more regulations on the Willamette. This could impact jobs.

Jean Gallick

River is important amenity and transportation corridor. Strongly support river plan with amendments. Need to reverse trend. Must restore resources. City is important advocate. Trails are also important. Go forward- just do it.

Darise Weller

Emergency preparedness needs plan in this plan. It's left out. Earthquake will cause multiple problems. Locate petroleum resources to somewhere else. They are at risk. Access to fuel should be considered by River Plan. To protect the river from pollution, River Plan should relocate tank farms.

Gordon Huntsman

Linnton generally supports the plan. Request amendment to remove Linnton from the industrial sanctuary. There is little need to include Linnton. Support current efforts to work with people to create environmental sanctuary in Linnton on the waterfront. You have the opportunity to support our proposal.

Jamie Wilson – Schnitzer Steel

Schnitzer Steel acquired the site in the 1970s. We have plans for our site. Reduced outfalls installed shredder and wastewater recycling. Our goal is to reduce physical and environment footprint. At capacity and need to grow. If permit costs and time go up then the board won't invest. Capital plans will go to other cities. Support goals. We will work to fix the code.

Jeff Swanson – Schnitzer Steel

Balanced facilitation of goals will take more time. Port is truly dynamic and complex. Hubs are on private land. Businesses need to continue to invest. Construction of an additional dock will shift shipping to water and increase energy efficiency. River Plan will cause investment to be scrapped. Will shift more shipping to truck. Take more time to solve problems.

Dan Rolf

Study and visit North Reach as part of my work as a Lewis and Clark law professor. A healthy environment is key to port prosperity. Plan will advance all goals. Remedy inadequacies. Also fair and balanced. Regulatory bodies max authority and discretion. Remarkable that City is being asked to

abdicate authority. You must retain it. Fundamental function of representative government. River Plan essential for recovery of threatened species. Can't allow continued degradation based on inadequate regulations. Encourage adoption.

Glen Gordon

Object to moratorium on zone changes for industrial sanctuary. Impossible to predict future uses. New land owners may want something that works for the Linnton Community. BP natural resource plan is good. Leave mill property out of the moratorium area.

Peter Town

Plan's restoration goals hang together. Don't want further degradation. Say no to corporations. Citizens want waterfront cleaned up. Business shouldn't be at the expense of the environment. There is a cost to doing development. This is true everywhere. City stand firm. Don't be overpowered by money.

Cary Jones and kids

Support the River Plan. River is incredible resource.

Jay Humphrey – Sierra Club

We are humans, we are supposed to be the smart ones, the stewards. We are the advocates for those who can't speak for themselves. A lot of water is going by out there. Coho salmon swimming by. 25,000 counted at the falls. They can't come to this meeting Adopt the plan and I am willing to do my part.

Pat Wagner

Please accept the River Plan but don't lock the mill site in the industrial sanctuary.

Lynn Herring

Willamette River flows through numerous jurisdictions. North Reach is bereft of ecologic dignity. Needs TLC. Restore biodiversity. River Plan will provide safe haven for fish. Adopt the River Plan with amendments. E zone provides baseline protections. Retain permitting authority. Plan includes \$500 million for industrial investment. Property owners must do their part. Protect and restore the North Reach.

Curt Schneider – np Greenway

Forward the Plan now. We have been waiting for a trail for a long time. Very little access to greenway now. On concern – urge that the trail not be in any mitigation site. Willamette Cove is critical to trail. Willamette Cover is a restoration site. Mitigation could derail the trail. Trail is a transportation link. Industrial Sanctuary is a benefit to industry. It keeps costs down so that industrial uses can be there.

Rob Mathers – Kinder Morgan

Kinder Morgan has two terminals and two fuel pipelines. Handles 300 truck loads of fuel per day. Thirty million in investment on site and infrastructure. In favor of natural resource efforts. Plan should do three things:

- Ensure development costs are reasonable
- Ensure regulations are less cumbersome/ duplicative
- Eliminate conflicting uses

River Plan doesn't meet these three objectives. River Plan will discourage investment. Modify elements of the plan before adoption.

Betsy – Friends of Baltimore Woods

Baltimore Woods should be conserved. Habitat and buffer from the Toyota facility.

Scott Salzwelld

Support the River Plan. The Port is an example of how things should be done. River Plan is an example.

Bob Short – Glacier NW

Four hundred blue collar jobs in Portland. Many investments in green energy and we reduce to cost of growth and infrastructure maintenance. We support ecological investment. Need to do both to support industry and environment. River Plan doesn't do that yet.

Sara Swanson

Industry should pay its fair share. I support Audubon's position.

Phil Grillo – Working Waterfront Coalition

Unique and important benefit of River Plan. Potential to create unique restoration sites. They can achieve restoration and mitigation benefits. Also economic benefits. They will protect other prime industrial sites and advance ecological restoration. Without thriving working waterfront there will be no ecological restoration. Economic prosperity will drive restoration sites. Encourage re-investment. Find an economic way to do that. Consider Working Waterfront Coalition proposals.

George Webb – Harmer Steel

Trail location in Linnton. The trail will impact our site and ability to expand. Encouraging bikes is unsafe in this area. Trails also conflict with restoration sites. Harmer Steel shouldn't be so impacted.

Max Smith

Support the plan. Protects and restores migratory bird habitat. Accept the plan and amendments.

Dan Shower

Support the Plan. Support the trail and restoration. Mutual gains will occur. Industry is a neighbor. Care about buffer and connectivity.

Jerry Swanson

Grew up along the river. Hope for better over the next 50 years.

Doug Polk

NW Industrial Sanctuary group worked 10 years ago to identify areas where industry would grow. We decided that the Linnton Mill site should be left to Linnton. Please amend the plan to ensure that citizens working group decision to leave millsite out of Industrial Sanctuary. Spell out that it is preserved for other uses.

Francie Royce – np Greenway

Advocating for np Greenway trail. Extend esplanade thru St. Johns to the Columbia River. Trail can serve working waterfront. Transportation link to regular trail system. Provide recreational access to river. Complement restoration. Adopt River Plan. Concerned about impact of a mitigation site at Willamette Cove. Trail must be allowed in Willamette Cove. Also need access to river wherever possible. View points.

Bonnie Schofner

Care about the river. Want it restored. Adopt River Plan with amendments. Honor the process. Go forward and adopt. We have a right to say what happens with the River. Not all impacts have been incorporated into the cost of business. City residents shouldn't have to pay.

Pam Arden – np Greenway

Existing trail is a risky trail. Proposed trail is better. Concerned about access to river via viewpoints is important. Trail is critical to link north Portland and downtown.

Joe Esmund – IBEW

Support the Working Waterfront Coalition. Unemployment is a big problem. Don't send a signal to the world. Strongly urge having environmental and economic assessment.

Karen Munday

River is centerpiece. Should be protected. Care about what happens. Retain regulatory authority so our voices can be heard. Adopt plan.

Mary Coolidge

Willamette River is tremendous resource. All share in responsibility to be stewards. Appalled to not hear that from industry. Go forward with North Reach plan.

Rick Till

Fully support environmental panel. Ethic component. (at this point commenter quoted Aldo Leopold). Opponents argue that the plan is unnecessary. We must restore the resources. Plan closes gap between necessary and sufficient. Approve the Plan. Federal regulations don't go all the way.

Darlene Baytock

Support the North Reach plan. I lived above McCormick and Baxter for 3 years and documented 90 species of birds on my property. Many terrestrials as well. Don't give up regulatory authority. Adopt the plan with amendments. Ask industry to pay fair share.

Steve Pfeiffer – Working Waterfront Coalition

One process point – many would argue to adopt the plan as is and ignore industry. Industry has remained at the table and offered proposals even in light of fee increases that will change the face of development. We are not asking to be immune. We offered different concept. Keep working on proposal. Don't take the bait. Take advantage of unique opportunity. We will continue to work to resolve issues.