



# River Plan/South Reach PSC Briefing February 11, 2020



Bureau of Planning and Sustainability  
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*Photo by Mike Houck*



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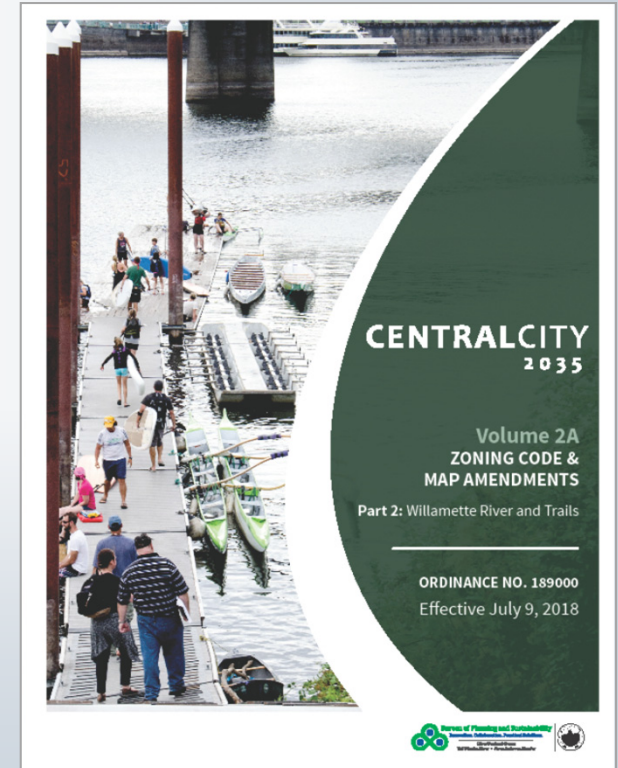
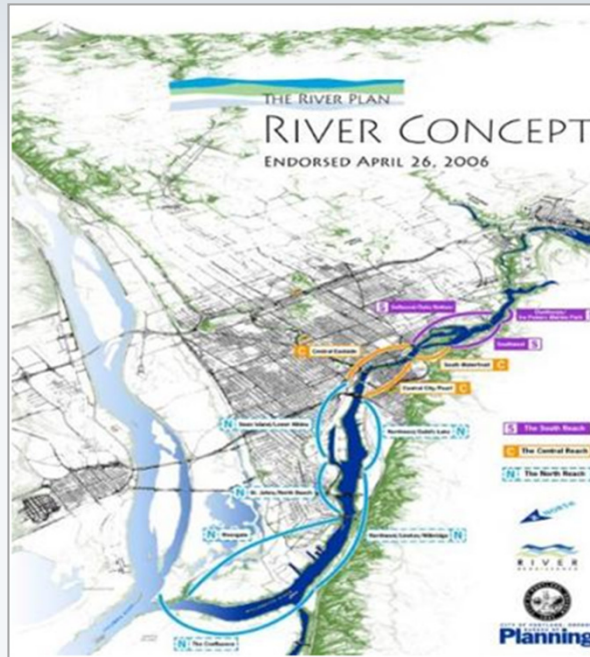
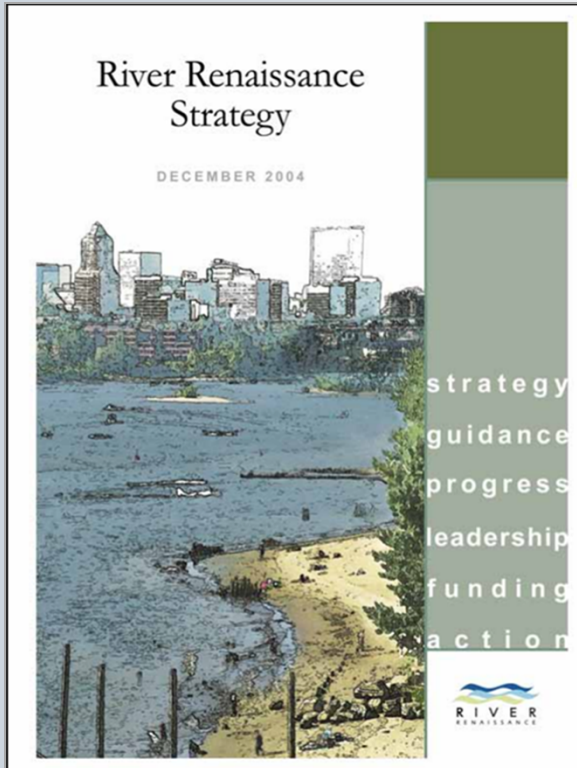


# Briefing Overview

- Background
- Recommendations
- Related projects
- PSC questions



# Previous Planning



# Update to the *Willamette Greenway Plan*

- Vision
- Policy framework
- Updated map and zoning regulations
- Implementation actions
- Natural and scenic resources protection plans







# Policy Guidance

## State Planning Goal 15, Willamette River Greenway

“To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic, and recreational qualities of lands along the Willamette River as the Willamette River Greenway.”

## 2035 Comprehensive Plan

Policy 3.81 “Enhance the role of the Willamette River South Reach as fish and wildlife habitat, a place to recreate, and as an amenity for riverfront neighborhoods and others.”





# Planning Process

- Existing conditions
- Public outreach and engagement
- Intergovernmental Review Draft - Summer 2019
- Public Discussion Draft -Fall 2019
- Proposed Draft - Winter/Spring 2020
- Recommended Draft - Summer 2020



# Outreach and Engagement

- Stakeholders
- Inter-bureau team
- Events, tours and meetings
- Tribes and urban Native community
- Intergovernmental Review and Discussion Draft comments



# 20-YEAR VISION



# Urban Design Concept

- Habitat for fish, wildlife, native plants and people
- Safe place to walk, roll, run, paddle, swim, ride and view wildlife.
- Destination for riverfront neighborhoods and visitors



# WATERSHED HEALTH AND RESILIENCE





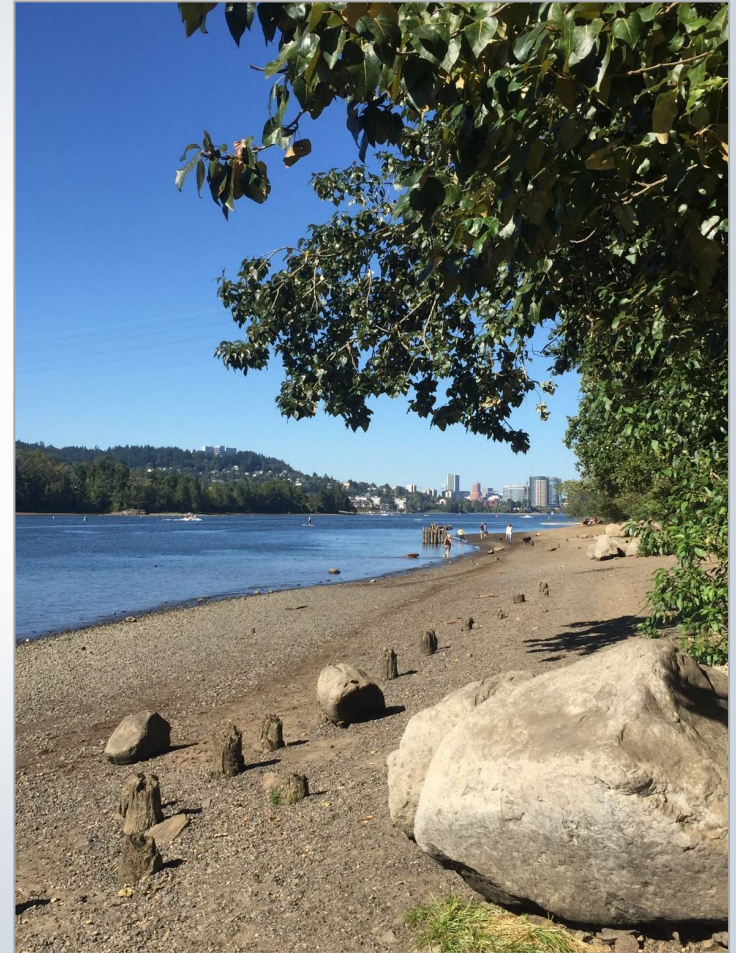
# Watershed Health and Resilience Objectives

- Context-sensitive, climate-resilient development
- Appropriate natural resource protections
- Expansion of floodplain habitat for Threatened and Endangered species
- Identification of habitat restoration opportunities



# River Overlay Zones

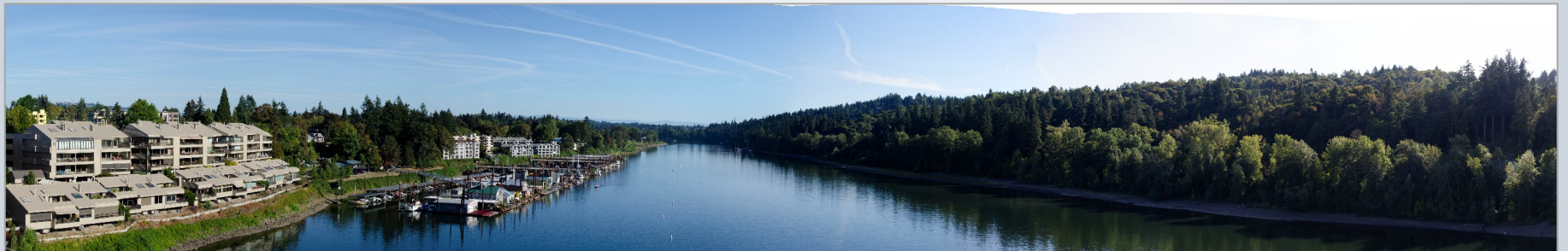
- Either River General (g\*) or River Recreational (r\*)
- River Environmental (e) on high- and medium-ranked resources and floodplains





# In-River and Riverbank Protections

- 50-foot river setback
- Streamlined landscaping standard
- Limit exemptions for vegetation removal
- Updated floodplain management regulations
- New residential dock standard



# Vegetation Removal

- Removal of nuisance trees less than 1.5” diameter allowed via **exemption**
- Removal of other non-native vegetation allowed via **exemption**
- Tree removal allowed via **standards** in some situations
- **Review** required in all other circumstances

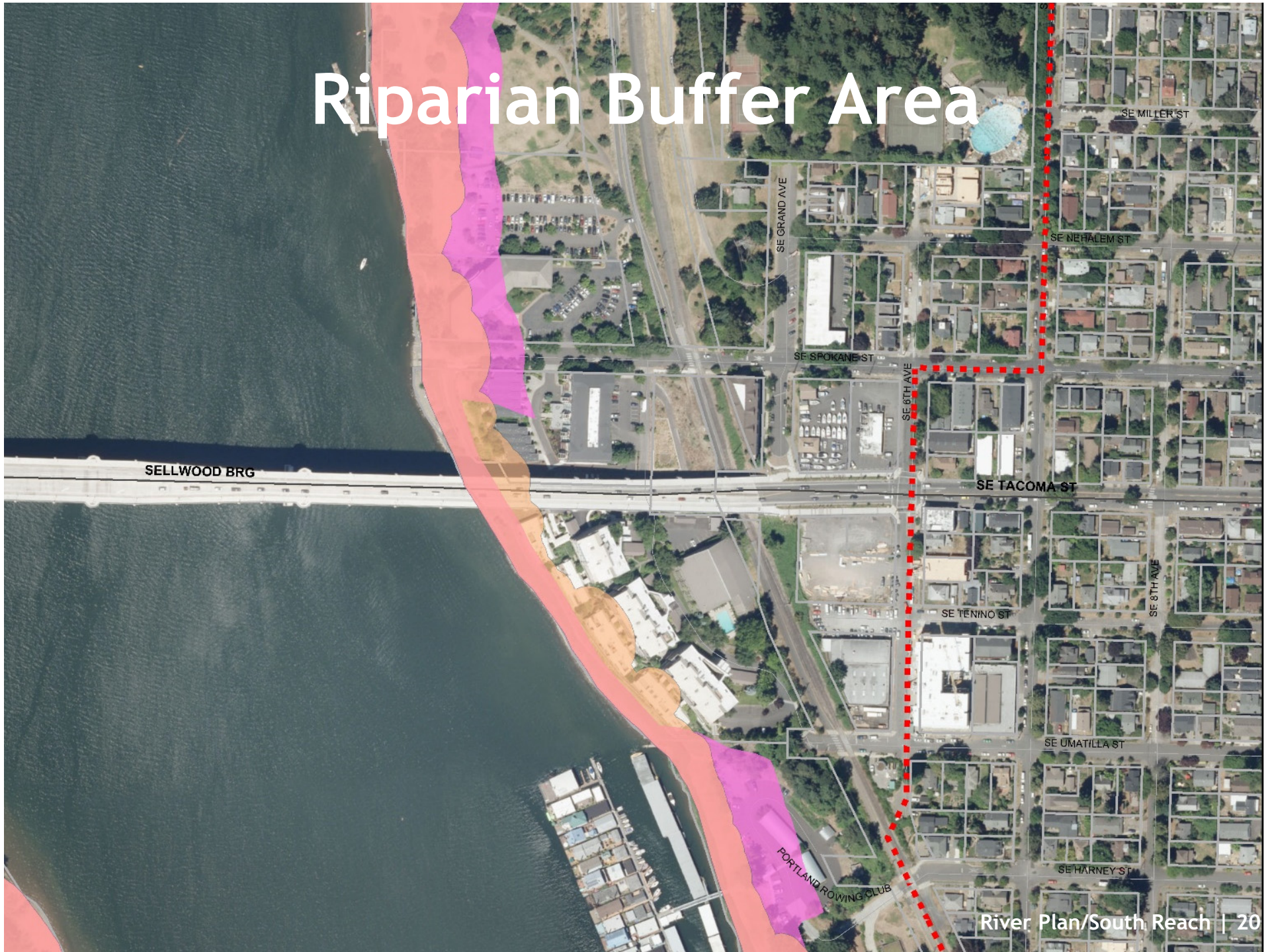


# Floodplain Management

- Apply River Environmental to all floodplains
- Increase replacement ratios for 6-12 inch trees
- Mitigate floodplain impacts in the floodplain
- Allow future use of mitigation banks
- Establish a new Riparian Buffer Area



# Riparian Buffer Area



SELLWOOD BRG

SE GRAND AVE

SE SPOKANE ST

SE 8TH AVE

SE TACOMA ST

SE TENINO ST

SE UMATILLA ST

SE HARNEY ST

SE MILLER ST

SE NEHALEM ST

SE 8TH AVE

PORTLAND ROWING CLUB

# RECREATION





# Recreation Objectives

- Make physical and programmatic improvements
- Increase riverfront access
- Resolve conflicts between recreational users and impacts on natural resources
- Protect designated public views
- Pursue partnerships



# Recreation (on-land)

- Willamette Park plan implementation
- Ross Island/Oaks Bottom Complex Management Plan
- Brooklyn riverfront access and park
- Trail improvements and extension to Lake Oswego
- Limited commercial at 3 parks





# Recreation (in-river)

- Facility upgrades and new facilities
- Partnerships to address boating conflicts
- A public swimming beaches study



# Scenic Resources

- Scenic resources inventoried and evaluated
- Viewpoints and view streets added and retired
- Amenities required with development at select viewpoints
- Trees prohibited in view corridors from viewpoints







# TRIBAL ENGAGEMENT AND COLLABORATION





*Photo courtesy of Laura Campos*

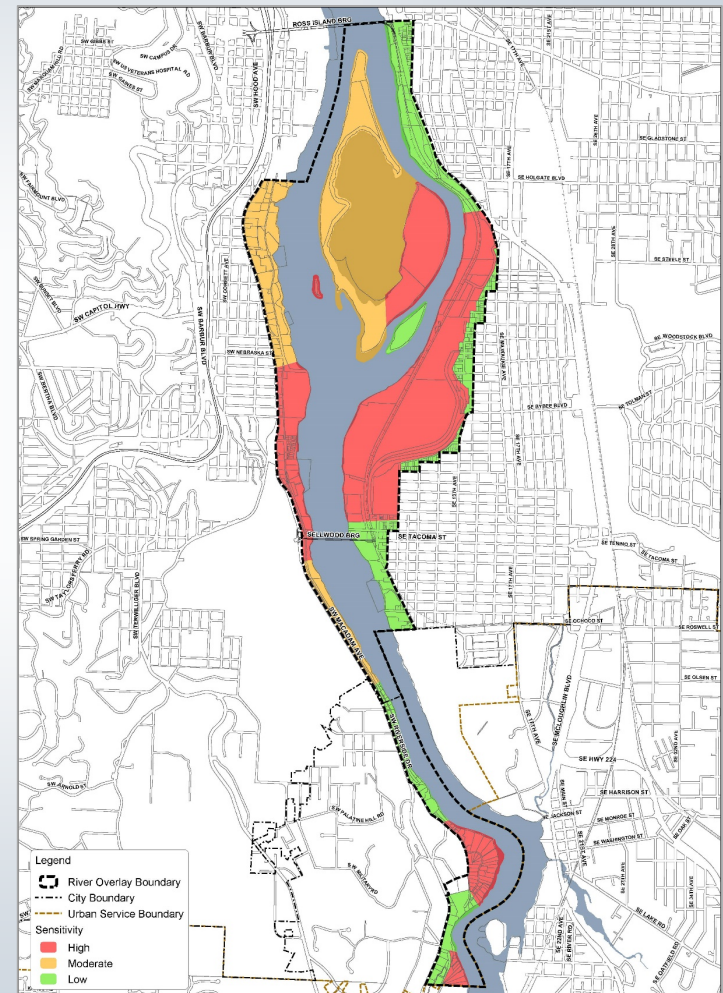
# Collaboration Objectives

- Engage in government-to-government relations
- Further acknowledge tribal nations in Comprehensive Plan
- Expand programs and projects that support customs, traditions and culture



# Archaeological Resources Protection

- High probability areas
- Survey of disturbance area
- SHPO and interested tribes engaged, if resources found
- Information shared on Inadvertent Discovery Plans





# RIVERFRONT COMMUNITIES





# Riverfront Communities Objectives

- Expand access to/along riverfront
- Improve transportation facilities and services
- Enhance riverfront development and design
- Coordinate to address houselessness



# Riverfront Access

Improve local access to and along riverfront trails and river

- Brooklyn connection
- Trail gaps and extensions
- Boating and swimming



# Transportation

## Transit

- Bus services enhanced
- Streetcar extension to Lake Oswego

## Active

- Pedestrian and bicycle projects (e.g., SE Tacoma Main Street, trail to Lake Oswego)

## Multimodal

- Safety and parking conflicts resolved near Sellwood Riverfront Park



# Development and Design

- DOZA
  - River Pattern Area in citywide guidelines
  - Design Standard amendments for river
- River Plan/South Reach
  - Repeal Macadam District Special Design Guidelines (1985)
  - Apply new Macadam Character Statement with citywide design guidelines



# Macadam Character Statement

- Community character
- Architectural character
- Natural resources
- Scenic resources



# Houseless Community

- Regional humanitarian issue
- Riverfront campers and live aboard boaters
- Support coordination with the Joint Office of Homeless Services





# SOUTH REACH AMENDMENTS TO CENTRAL CITY 2035





# Minor Updates

- **River General and River Environmental**

- Streamlined landscaping standard
- Tree removal exemptions
- Tree replacement ratios (6-12” diameter)
- Seawall reinforcement

- **Scenic Resources**

- Central City viewpoints included in Map 480-1
- Scenic overlay extended to connect to Map 480-1 viewpoints



# FLOODPLAINS BEYOND THE SOUTH REACH





Portland Archives, A2004-002.111400

# Introduction

- Why start with the South Reach?
- Flooding in Portland
- Background
- Intro to Floodplain Management Update Program



Photo: John Killen - The Oregonian



# FEMA National Flood Insurance Program

- FEMA's Flood Insurance Program
- Portland's participation
- Community Rating System discounts
- Legal challenge



Photo: The Oregonian

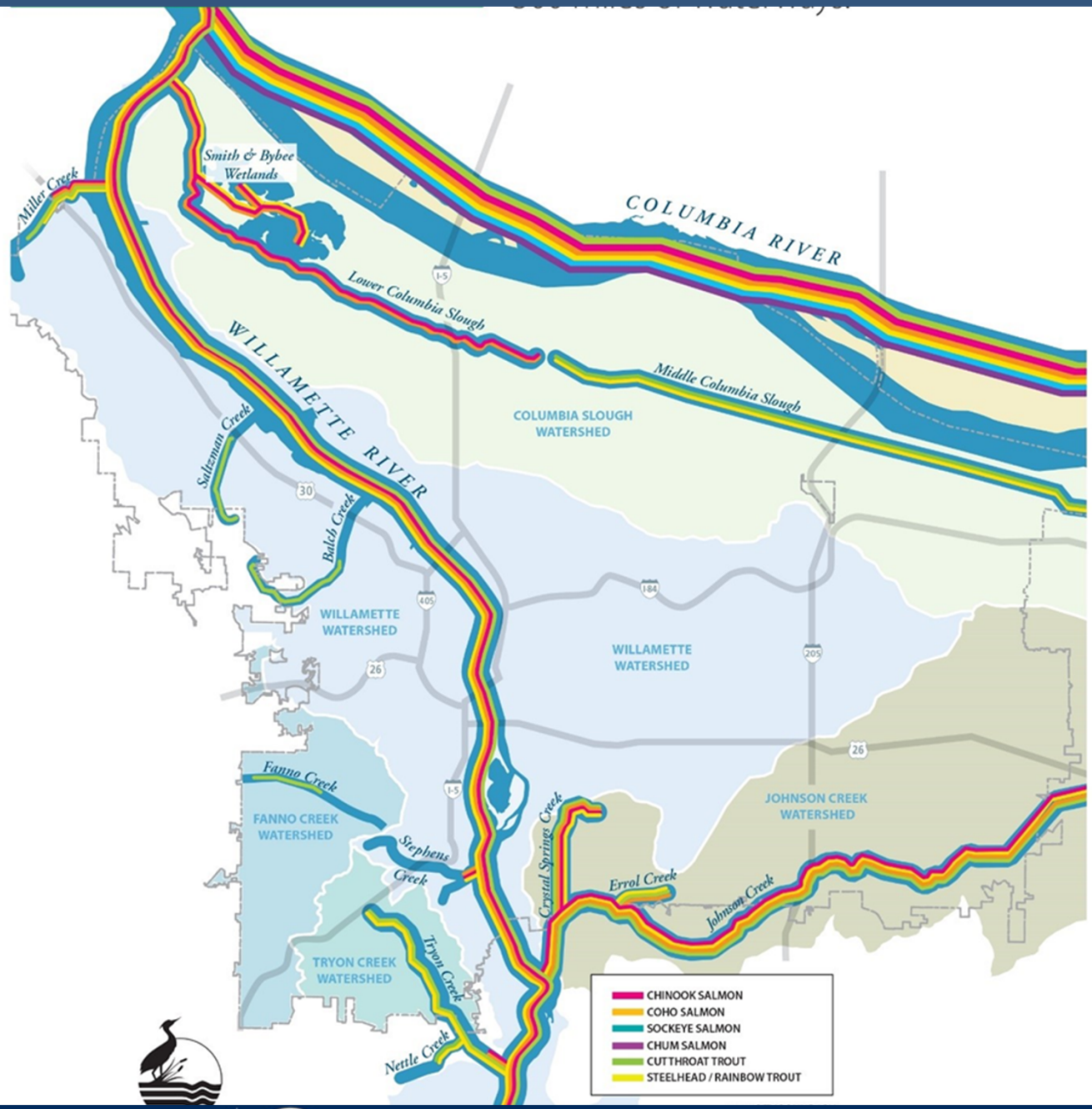


# Biological Opinion

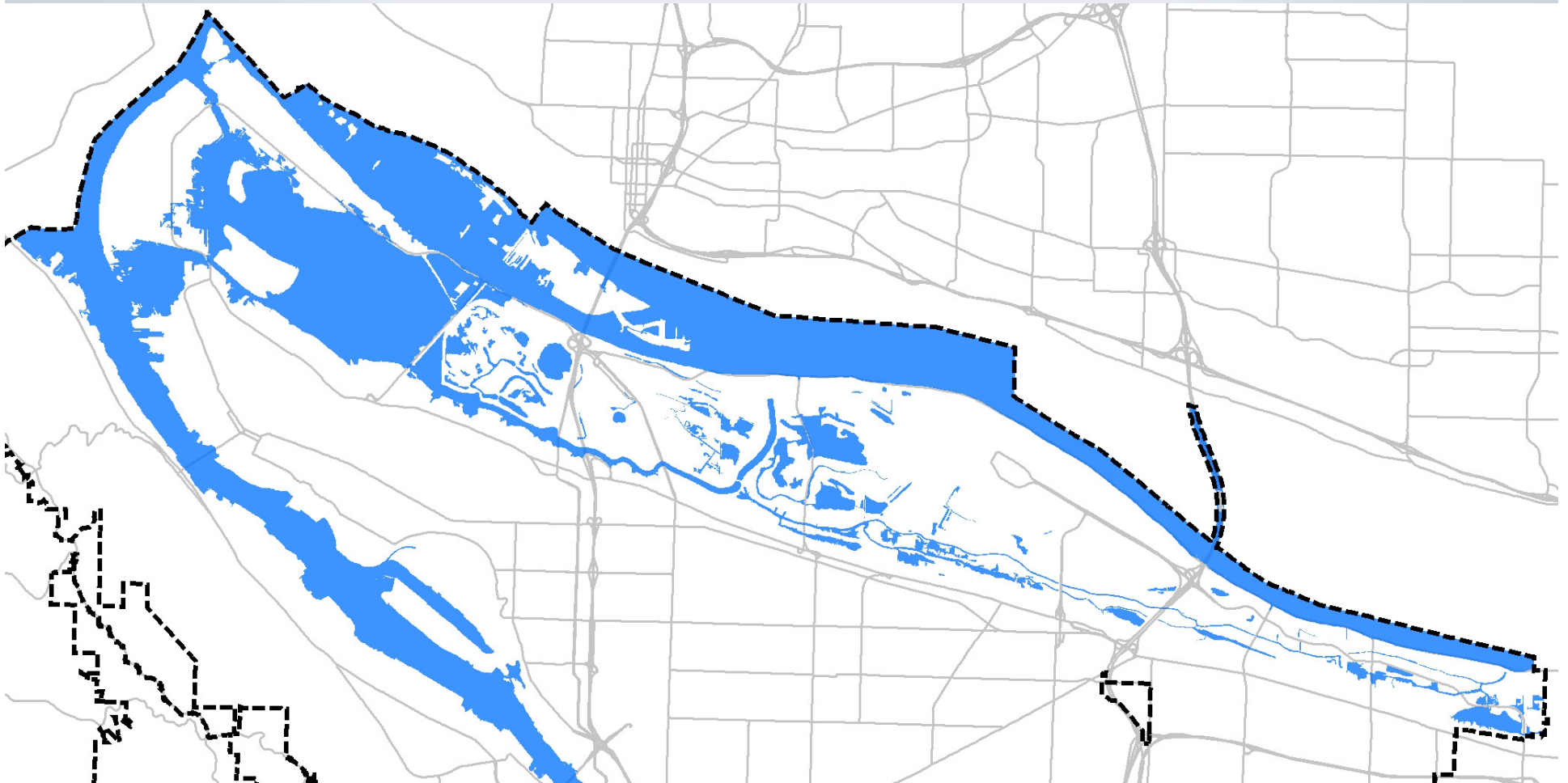
- Floodplain development harms salmon and steelhead and their critical habitat.
- City has land use authority.
- City currently at legal risk from third parties.
- Biological Opinion includes recommendations



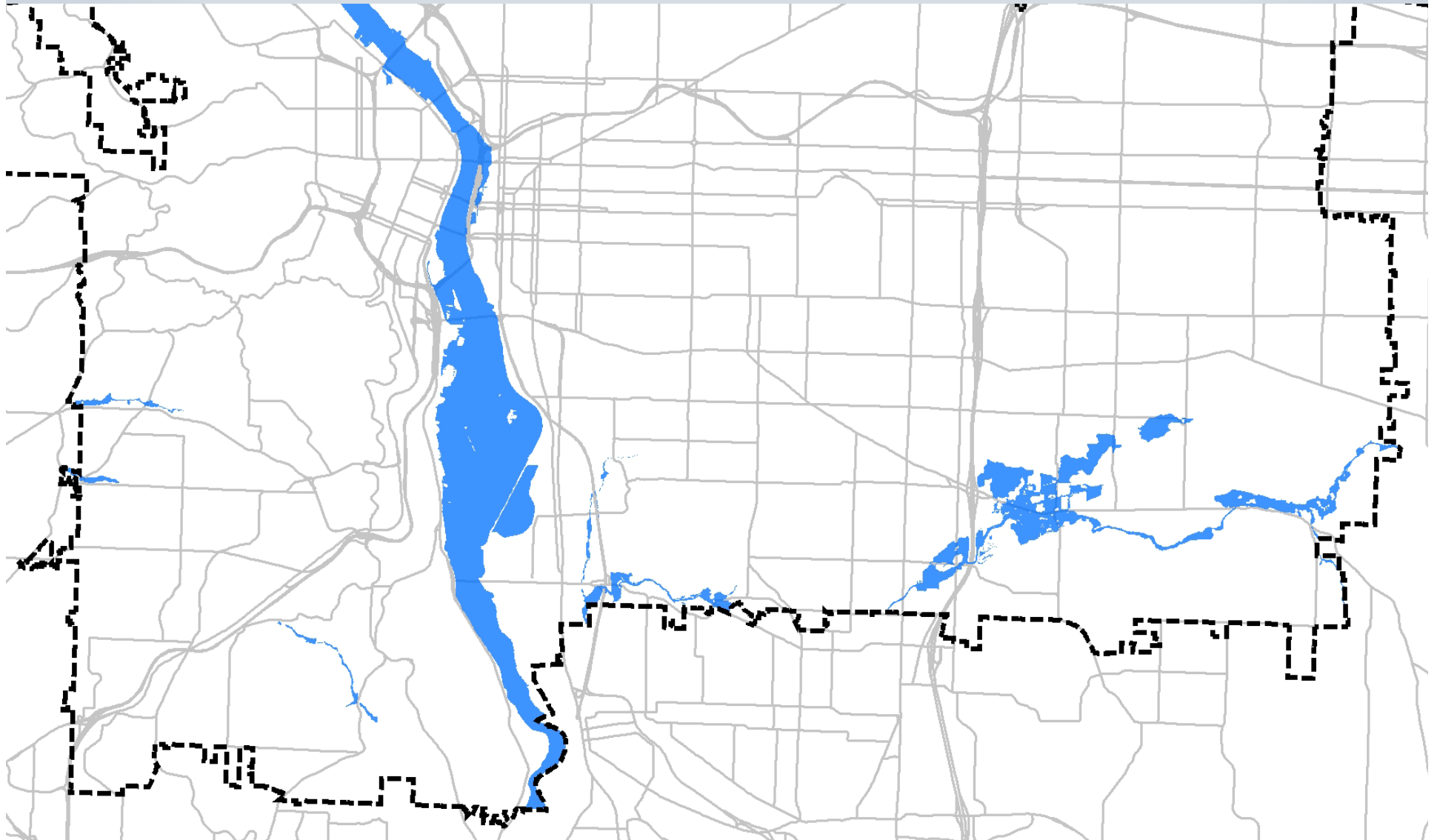




# Portland's Floodplains



# Portland's Floodplains



# Flood Management Update

- Develop regulations to maintain functioning floodplains.
- Create and fund a plan to restore floodplains.
- Explore mitigation banking within the City.



# Regulatory Changes

## River Plan/South Reach

- Title 33 Changes (33.475 and 33.865)
  - Increased tree replacement ratios
  - Mapped Riparian Buffer Area (RBA)
    - Limitations and additional mitigation requirements
  - Allowances for mitigation banking
  - Additional permit/land use submittal requirements



# Regulatory Changes

## Floodplain-Focused Project (Discussion Draft, Summer 2020)

- Title 24.50, Flood Hazards (Building Code)
  - Modified cut/fill ratios
  - Increased clarity and flexibility for compensatory cut
  - Mapped High Hazard Area (HHA)
  - Mapped full extent of 1996 flooding
- Title 33
  - Increased tree replacement ratios
  - Mitigation for functional value replacement
  - Mapped Riparian Buffer Area in the Central Reach
  - Limitations on land divisions and new impervious surfaces



# Regulatory Changes

Projects to include additional floodplain regulations

- Johnson Creek Plan District
- River Plan/North Reach
- Columbia Corridor
- South Waterfront Subdistrict

Anticipated: 2022-2024



# SOUTH REACH NEXT STEPS





# Next Steps

- PSC public hearing - 2/25
- PSC Worksessions - 3/10 and 4/14 (with decision)
- Design Commission public hearing - spring, TBD
- City Council public hearing - summer, TBD

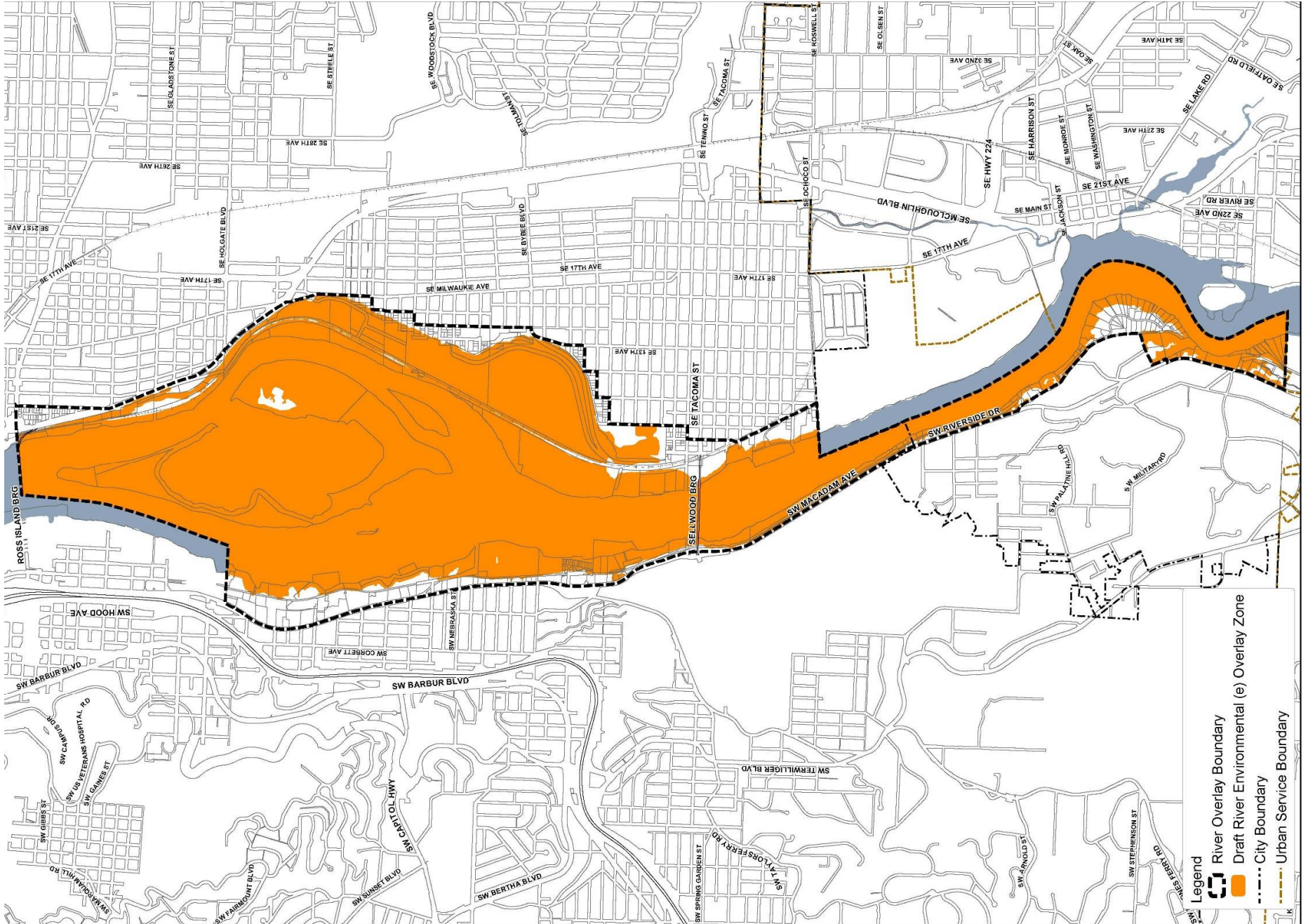






**Questions, Comments?  
Thank you!**



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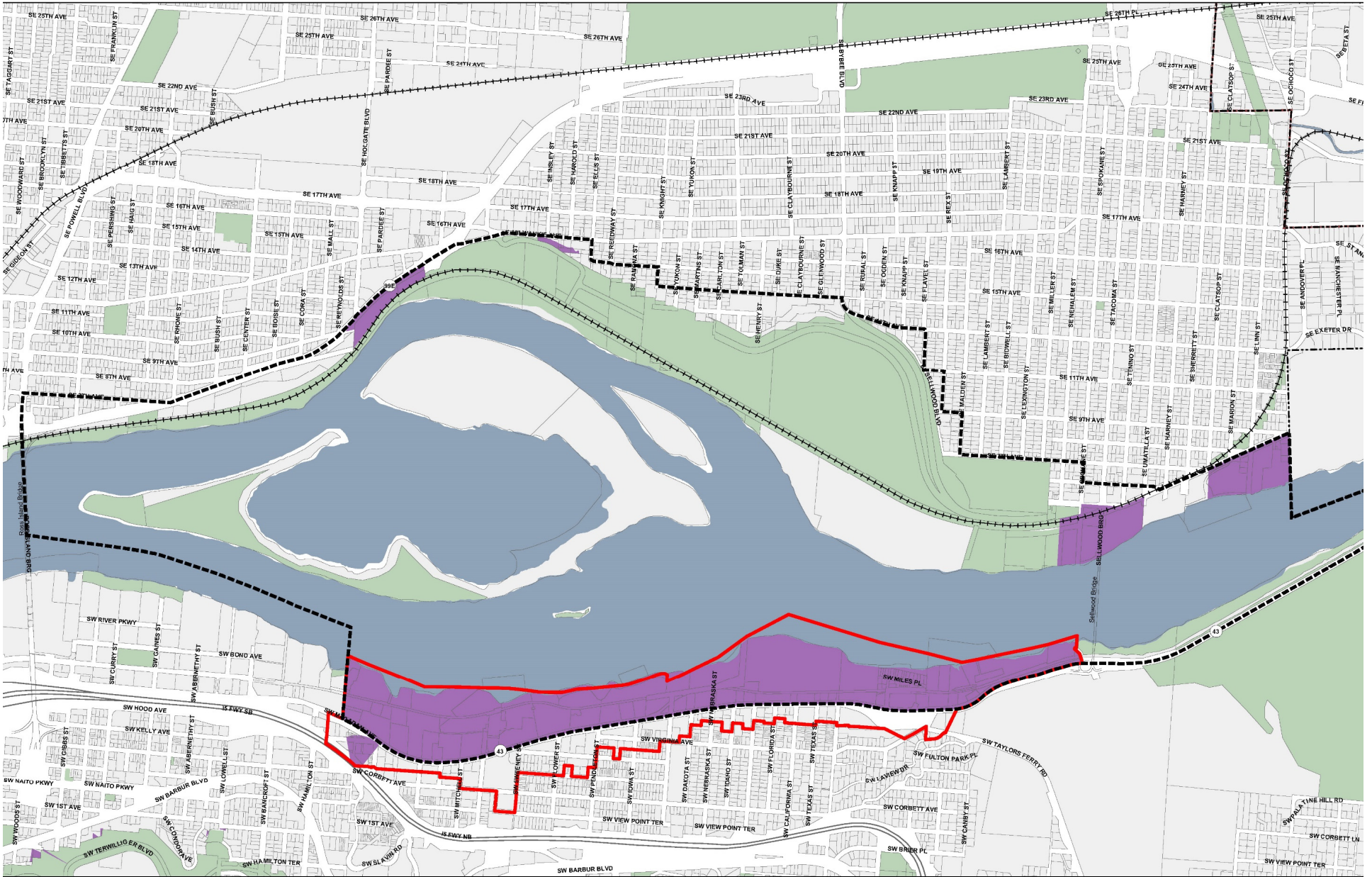
- Legend**
-  River Overlay Boundary
  -  Draft River Environmental (e) Overlay Zone
  -  City Boundary
  -  Urban Service Boundary

**Draft River Environmental Overlay Zone - South Reach**





# River Plan South Reach









## Design Overlay

November 1, 2019

City of Portland, Oregon // Bureau of Planning & Sustainability // Geographic Information System

The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.

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-  River Plan South Reach boundary
-  Macadam Plan District
-  Design (d) overlay
-  City Boundary
-  Urban Service Boundary
-  Parks

