

## River & Riverbank Areas: Natural Resources and Adjacent Development

### Example Site #1 – River Setback & Design Compatibility

Site area: approx. 3.4 acres

Current use: Commercial Office

Base Zoning: CM2, Commercial Mixed Use 2

Overlay Zoning:

- g, River General (25 ft setback)
- d, Design (Macadam Plan District)

Natural Resources Inventory (NRI) Lands:

High- & medium-value resource: approx 1.0 acre

Floodplains

*FEMA 100-year:* approx. 1.7 acres

*February 1996 Flood Inundation Area:* approx. 1.0 acre

Building Lands Inventory (BLI) property?: Yes

Scenic Resources present?: No

#### Description

This example site is located in the northwestern portion of the River Plan/South Reach study area, just south of SW Hamilton Ct and the southern boundary of the South Waterfront District. Existing development on the site includes a two-story commercial office building built in 1981 and a large surface parking lot on the eastern portion of the site.

High- and medium-value natural resources on the site are primarily located along the riverbank and Greenway Trail along the eastern edge of the site. Low-value natural resources have been designated at the southern end of the site to account for the portion of the floodplain currently used for parking. Collectively, floodplains cover roughly half of the site. Approximately 1.7 acres are located in the FEMA 100-year floodplain and approximately one acre is within the February 1996 Flood Inundation Area.

The property's overlay zones currently include the River General (g) and the Design (d) overlay. The River General requires a river setback of at least 25 feet. Projects in the Design (d) overlay undergo design review prior to construction.

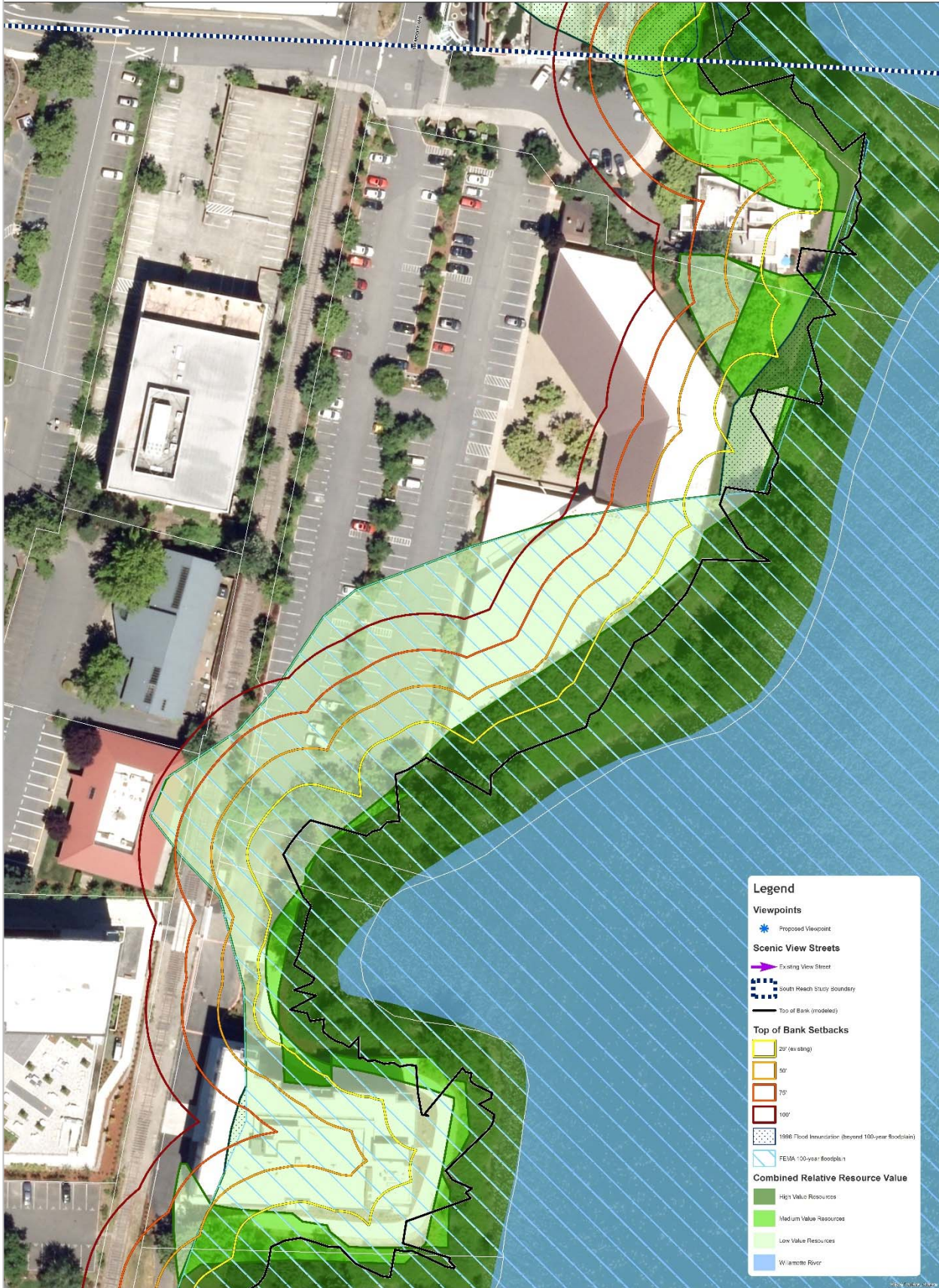
As a part of the *2035 Comprehensive Plan*, the property was designated as "underutilized" in the Buildable Lands Inventory (BLI). Underutilized parcels are those where existing development is significantly under the total development capacity of the site, given current zoning and other considerations. It is expected that this parcel will be redeveloped in the next 20 years.

#### Table Discussion Questions

- Statewide Planning Goal 15 calls for the accommodation of a range of activities along the Willamette River, including fish and wildlife habitat protection, recreation, public access, and others. Work with your group to evaluate these different needs for this site? What development setback would you recommend?
- Are there strategies that could be utilized to minimize the impact of future development and enhance the experience of users along the river?

# South Reach Future Development: Example Sites

Site 1



**Legend**

- Viewpoints**
  - Proposed Viewpoint
- Scenic View Streets**
  - Existing View Street
- South Reach Study boundary**
  - South Reach Study boundary
- Top of Bank (modeled)**
  - Top of Bank (modeled)
- Top of Bank Setbacks**
  - 20' (existing)
  - 50'
  - 75'
  - 100'
- Floodplains**
  - 1986 Flood Inundation (beyond 100-year floodplain)
  - FEMA 100-year floodplains
- Combined Relative Resource Value**
  - High Value Resources
  - Medium Value Resources
  - Low Value Resources
  - Willamette River

September 18, 2018

City of Portland, Oregon |  
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Geographic Information System

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## River & Riverbank Areas: Natural Resources and Adjacent Development

### Example Site #2 – Landscaping & Habitat Compatibility

Site area: approx. 3.0 acres

Current use: Multi-family, condominium

Base Zoning: R1, Multi-dwelling 1,000

Overlay Zoning:

- g, River General (25 ft setback)
- d, Design (Macadam Plan District)

Natural Resources Inventory (NRI) Lands:

High- & medium-value resource: approx 1.2 acre

Floodplains

*FEMA 100-year:* approx. 0.9 acres

*February 1996 Flood Inundation Area:* approx. 1.2 acre

Building Lands Inventory (BLI) property?: No

Scenic Viewpoint present?: Yes (proposed)

#### Description

This example site is located in the John's Landing neighborhood and includes the Bankside Condominiums and a portion of the riverfront parcel maintained by the John's Landing Ownership Association. Existing development on the site primarily includes two-story residential units built in the mid-/late-1970's.

High- and medium-value natural resources on the site are primarily located along the riverbank and Greenway Trail at the eastern edge of the site. High-value natural resources are exclusively located in the riverbank parcel managed by the Association. The FEMA 100-year floodplain is located primarily on the riverbank parcel. A small portion of the 100-year floodplain extends onto the condominium parcel. The February 1996 Flood Inundation Area extends further onto the condominium parcel than the 100-year floodplain.

The property's overlay zones currently include the River General (g) and the Design (d) overlay. The River General requires a river setback of at least 25 feet. Projects in the Design (d) overlay undergo design review prior to construction.

An existing viewpoint has been established at the south end of the project site and includes a bench for stopping on the Greenway Trail. Although frequently used, this viewpoint is not an official City of Portland viewpoint and is proposed for inclusion as a part of the River Plan/South Reach.

Vegetation along the riverbank has been removed annually along this stretch of river. Removal of native species is not allowed per the existing code.

#### Table Discussion Questions

- What recommendations do you have for improving landscape planting and vegetation management along the river?
- How can updated regulations best provide for scenic view opportunities while also ensuring preservation of riparian habitat for Willamette River species?

# South Reach Future Development: Example Sites

Site 2



**Legend**

**Viewpoints**  
 Proposed Viewpoint

**Scenic View Streets**  
 Existing View Street

South Reach Study Boundary  
 Top of Bank (measured)

**Top of Bank Setbacks**  
 25' (existing)  
 50'  
 75'  
 100'

1995 Flood Inundation (beyond 100-year floodplain)  
 FEMA 100-year floodplain

**Combined Relative Resource Value**  
 High Value Resources  
 Medium Value Resources  
 Low Value Resources  
 Willamette River

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## River & Riverbank Areas: Natural Resources and Adjacent Development

### Example Site #3 – Nonconforming Development

### Site Description & Table Questions

Site area: approx. 2.5 acres

Current use: Single-family residential

Base Zoning: R5, Single-dwelling 5,000

Overlay Zoning:

g, River General

q, Water Quality

d, Design (Macadam Plan District)

Natural Resources Inventory (NRI) Lands:

High- & medium-value resource: approx 1.7 acre

Floodplains

*FEMA 100-year:* approx. 2.5 acres

*February 1996 Flood Inundation Area:* approx.. 2.5 acre

Building Lands Inventory (BLI) property?: No

Scenic Resources present?: No

#### Description

This example site is located along SW Miles Place, a small single-family residential community along the river at the southern end of the Macadam Plan District. These single-family homes were largely built in the early 20<sup>th</sup> century and are located within the existing development setback.

The property's overlay zones currently include the River General (g), River Water Quality and the Design (d) overlay. The River Water Quality requires a river setback of at least 50 feet. Projects in the Design (d) overlay undergo design review prior to construction.

High- and medium-value natural resources on the site are primarily located at the southern end of this collection of properties, with some identified at the eastern edge of properties to the north. The riverbank east of these parcels is categorized as containing high-value natural resources.

Collectively, floodplains cover almost the entire site. Both the FEMA 100-year floodplain and the February 1996 Flood Inundation Area cover the large majority of these sites, with the exception being a small portion of the southernmost properties.

#### Table Discussion Questions

- Given that existing development in this area is nonconforming and will continue to be with any code updates, what recommendations do you have for addressing nonconforming development?



## South Reach Future Development: Example Sites

Site 3

**Legend**

**Scenic View Streets**

- Existing View Street

**South Reach Study Boundary**

- South Reach Study Boundary

**Top of Bank Setbacks**

- 50' (existing)
- 70'
- 100'

**Flood Inundation**

- 1998 Flood Inundation (beyond 100-year floodplain)
- FEMA 100-year floodplain

**Combined Relative Resource Value**

- High Value Resources
- Medium Value Resources
- Low Value Resources
- Willamette River

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