



FLOODPLAIN RESILIENCE PLAN

Planning and Sustainability Hearing
September 27, 2022

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THE BUREAU OF
**PLANNING &
SUSTAINABILITY**

Agenda

- I. Floodplain Resilience Plan: Proposed Draft (Review)
- II. Proposed Draft Outreach
- III. Testimony to Date
- IV. Staff Recommendation

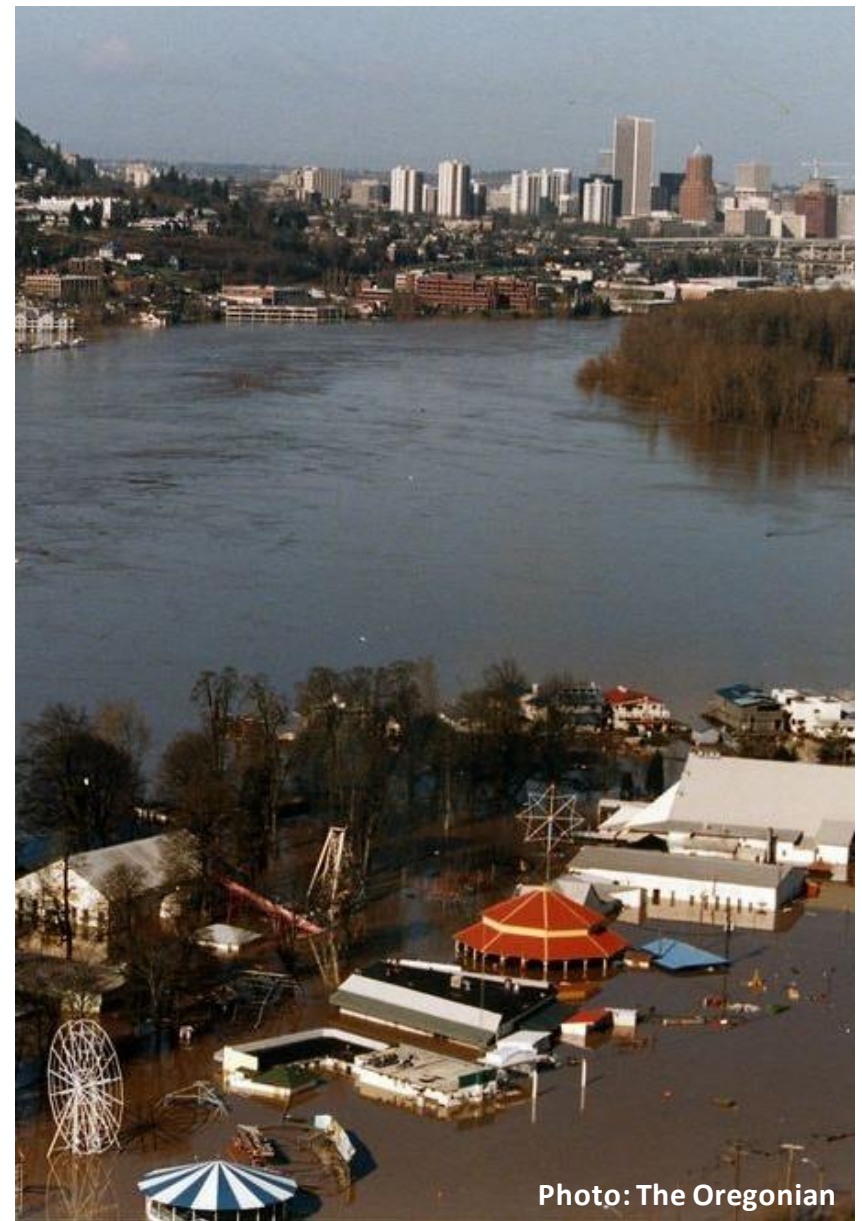
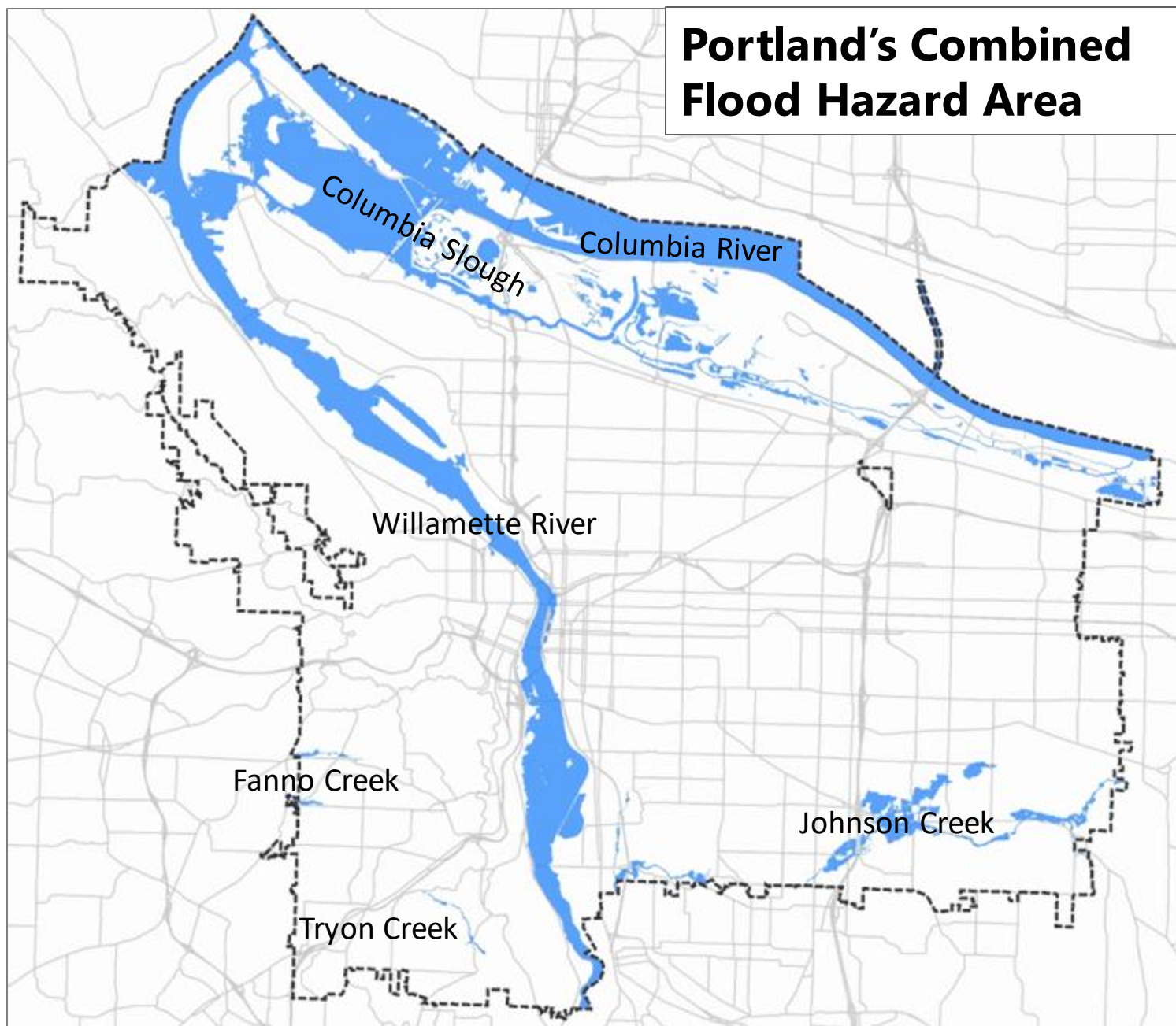


Photo: The Oregonian

Floodplain Resilience Plan: Proposed Draft

Portland's Combined Flood Hazard Area



Combined Flood Hazard Area

Will include three areas:

- FEMA 100-year floodplain
- Metro 1996 Flood Inundation Area

AND

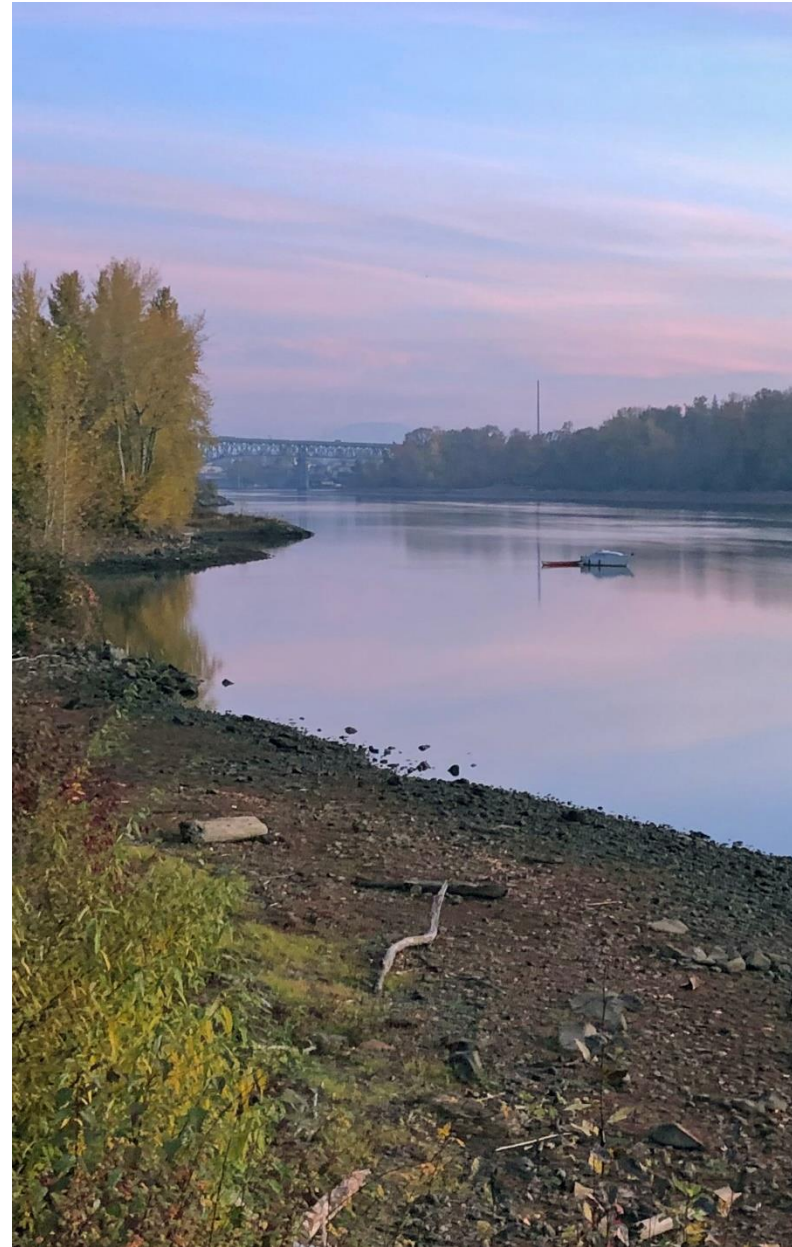
- New Modeled Willamette River 1996 Flood Extent



Floodplain Resilience Plan

Zoning Code Updates

- Add riparian buffer area requirements to Willamette Central Reach
- Apply environmental zoning to all undeveloped floodplains
- Update tree and vegetation requirements in floodplains
- Some technical amendments



Stakeholder Engagement on the Proposed Draft

City staff responded to

- 50 calls and 15 emails

Questions/Topics

- Mostly clarifications on proposals
- Concern about the potential implications of building code updates
- Questions about riparian buffer area requirements
- Requests for addressing property-specific characteristics



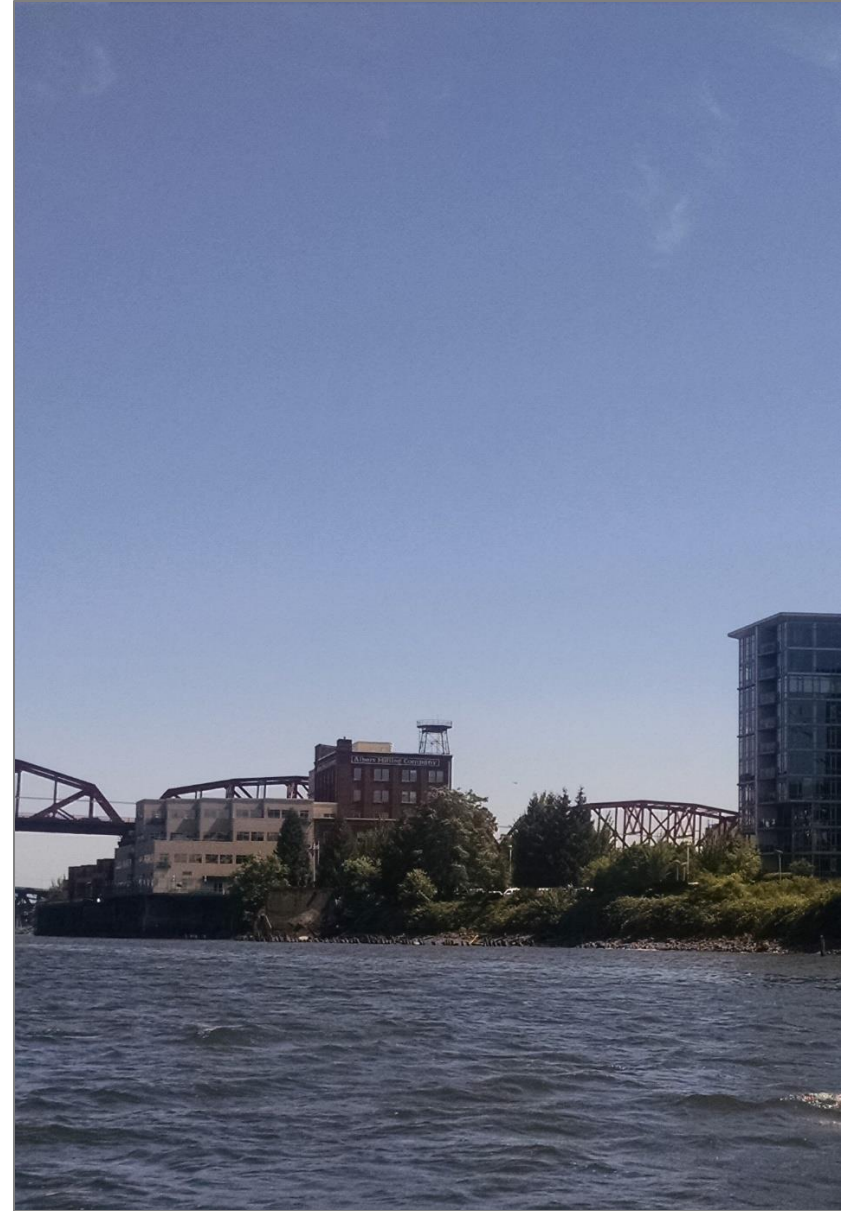
Testimony to Date

Written Testimony

- 28 pieces of testimony

Testimony includes

- Support for plan
- Questions on timing of Title 24 project
- Urgency on applying requirements to industrial lands



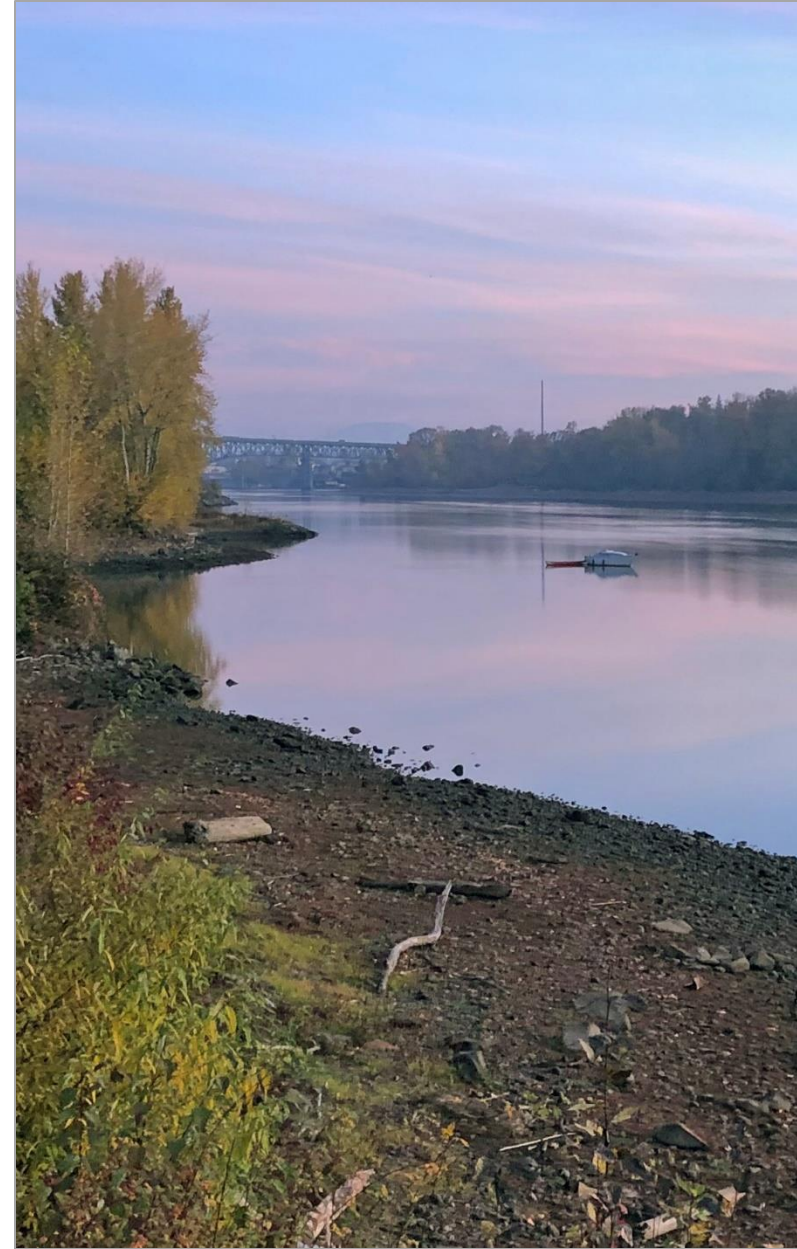
Mitigation & Banks

Mitigation Requirements

- Avoid-minimize-mitigate
- On-site mitigation prioritized

Mitigation Banks

- No available habitat mitigation banks
- Potential future bank at OMSI/ Eastbank Crescent
- Flood storage capacity mitigation key for building code project



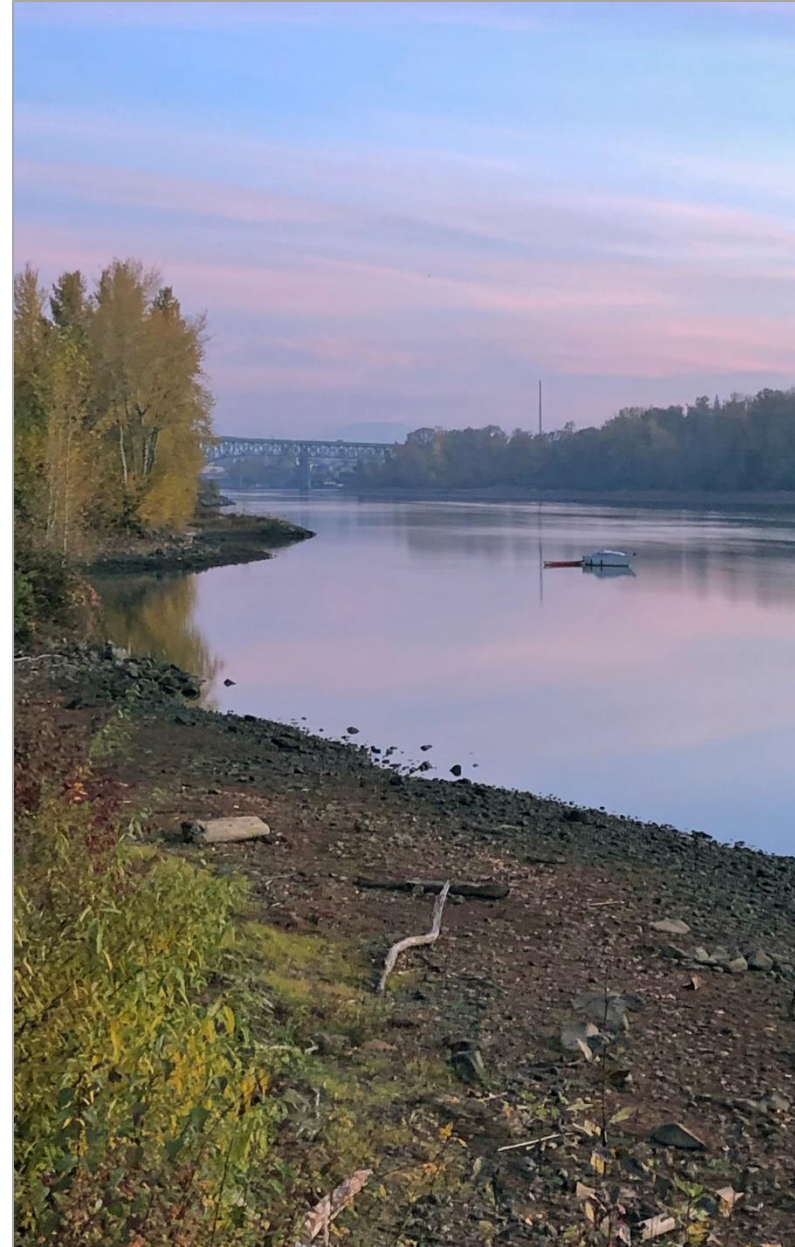
Proposed PSC Recommendation

- City Council adopt proposed Zoning Code amendments and the official zoning map. Key updates for:
 - 33.430, Environmental Zones
 - 33.510, Central City Plan District
 - 33.851, South Waterfront Greenway Review
 - 33.865, River Review
 - 33.910, Definitions
- Adoption of a resolution for Floodplain Resilience Plan Action Plan



Background

- FEMA compliance deadline expected to be early 2027
- City engaged in the work since 2016
- Supported by many Comp Plan goals and policies
- City's multi-step work plan aligns with FEMA compliance
- Inter-bureau team meets periodically with FEMA



Parcels Effected, by Zoning Designation

Zoning Category	# Tax Lots	%	Acres	%
Commercial/Mixed Use	207	13.9%	469.0	7.6%
Employment/Industrial	53	3.6%	100.8	1.6%
Single Dwelling Residential	570	38.4%	866.9	14.1%
Multi-Dwelling Residential	139	9.4%	221.8	3.6%
Campus Institutional	4	0.3%	113.2	1.8%
Open Space	509	34.3%	4,281.5	69.6%
Multnomah County	3	0.2%	100.3	1.6%
TOTAL	1,485	100%	6,153.4	100%

Schedule

Proposed Draft

Sept 27, 2022 – Public Hearing

Oct 25, 2022 – Work session

Nov 22, 2022 – Work session/
Recommendation (tentative)

Recommended Draft

Spring 2023 – City Council



Public Testimony

Floodplains and their Benefits

- Slow and store floodwaters
- Reduce surface runoff and siltation into waterway
- Provide off-channel respite, refugia and diverse food sources for juvenile fish



FEMA's National Flood Insurance Program (NFIP)

- Provides flood insurance in floodplains
- Minimum requirements must be met
- Additional Community Rating System (CRS) participation reduces insurance rates



National Flood Insurance Program (NFIP) Biological Opinion

- Determined 16 threatened and endangered salmon and steelhead impacted
- FEMA Implementation Plan to comply with the Biological Opinion released in October 2021



Floodplain Management Update 2019 Work Plan

Agreement signed by 8 bureaus

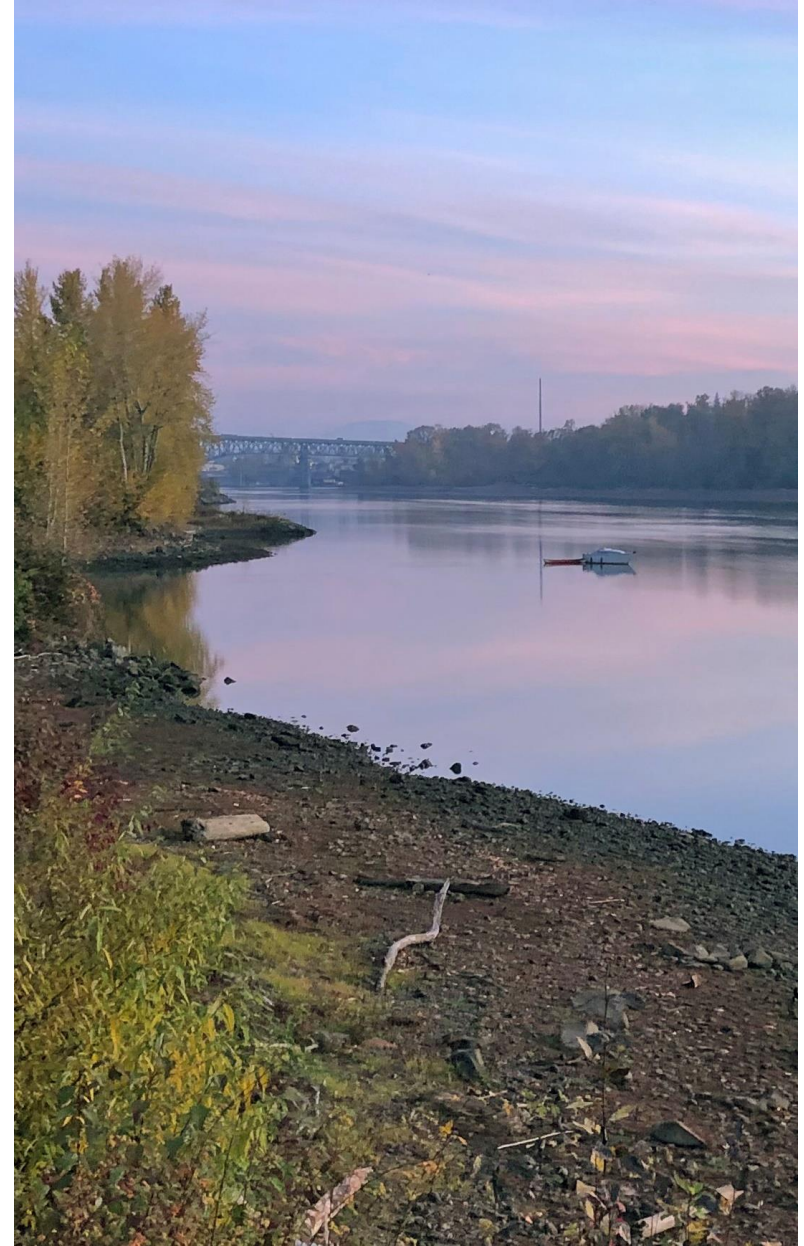
Three key task areas:

1. Regulations
2. Restoration
3. Mitigation banks



Plan Components

- Incorporate new Willamette River flood risk modeling into flood hazard maps
- Update the Zoning Code to address habitat impacts
- Support the City's mitigation and restoration efforts



Modeled Willamette River 1996 Flood Extent

- Based on U.S. Army Corps of Engineers model of the Lower Willamette River
- City staff simulated a 1996 flood-like event with current conditions and development

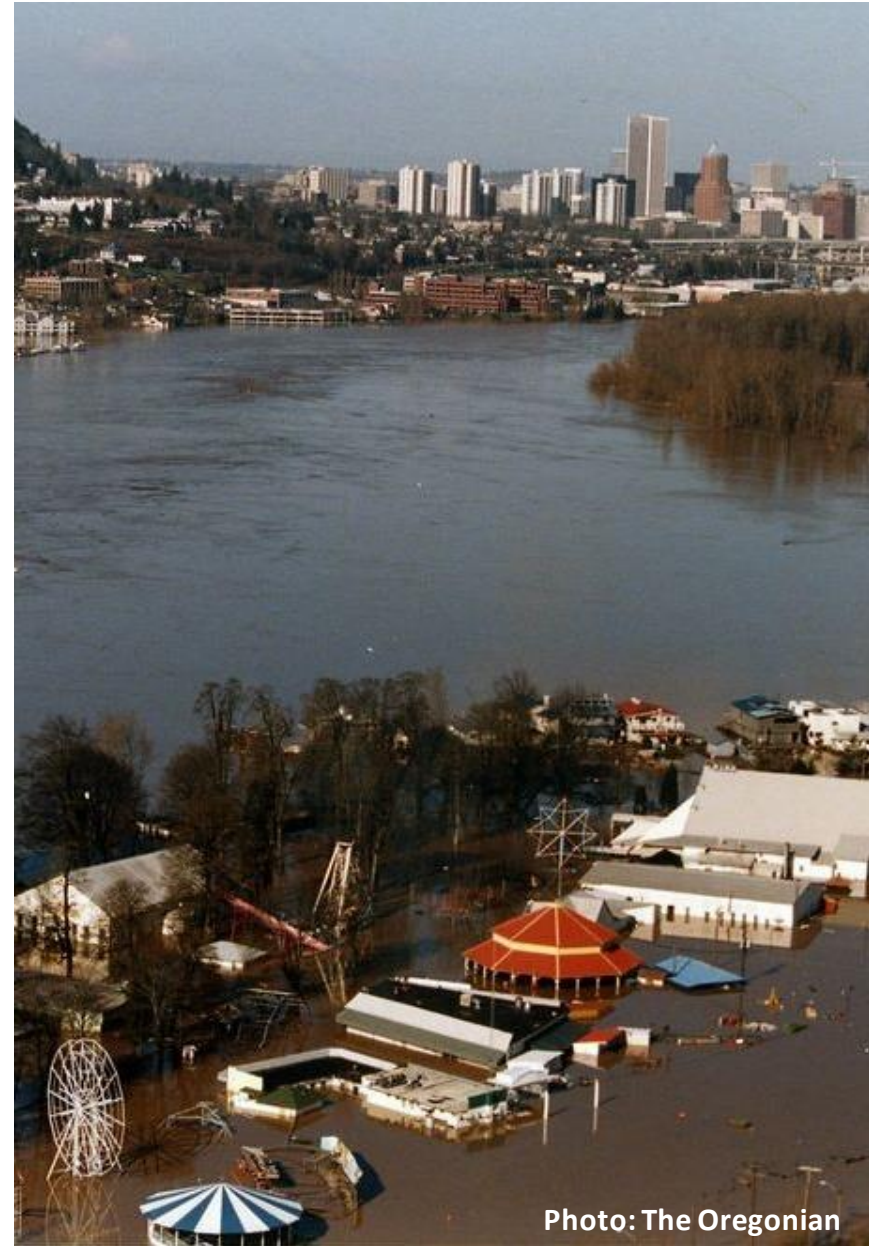


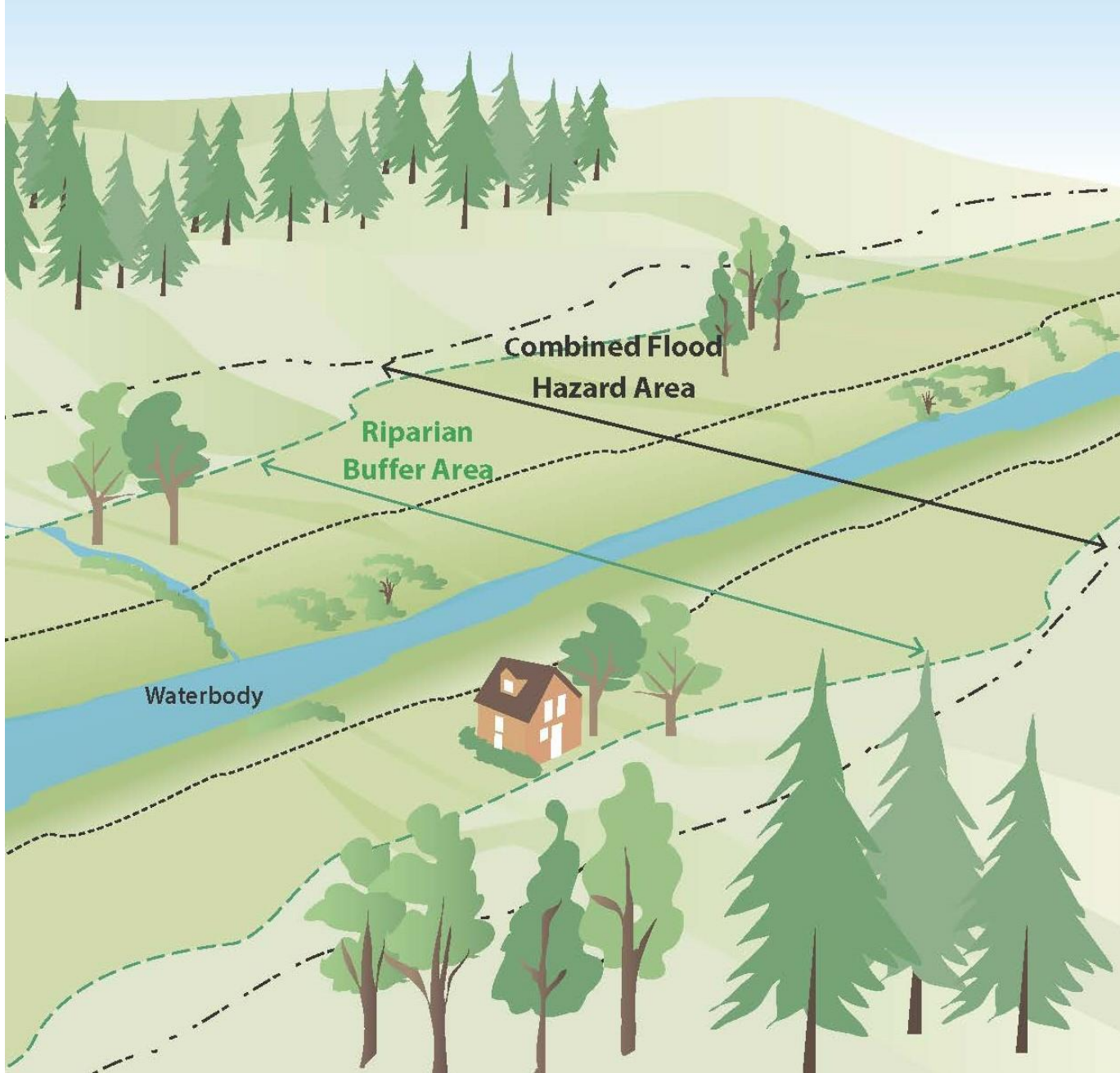
Photo: The Oregonian

Related Floodplain Management Efforts

Building Code Updates

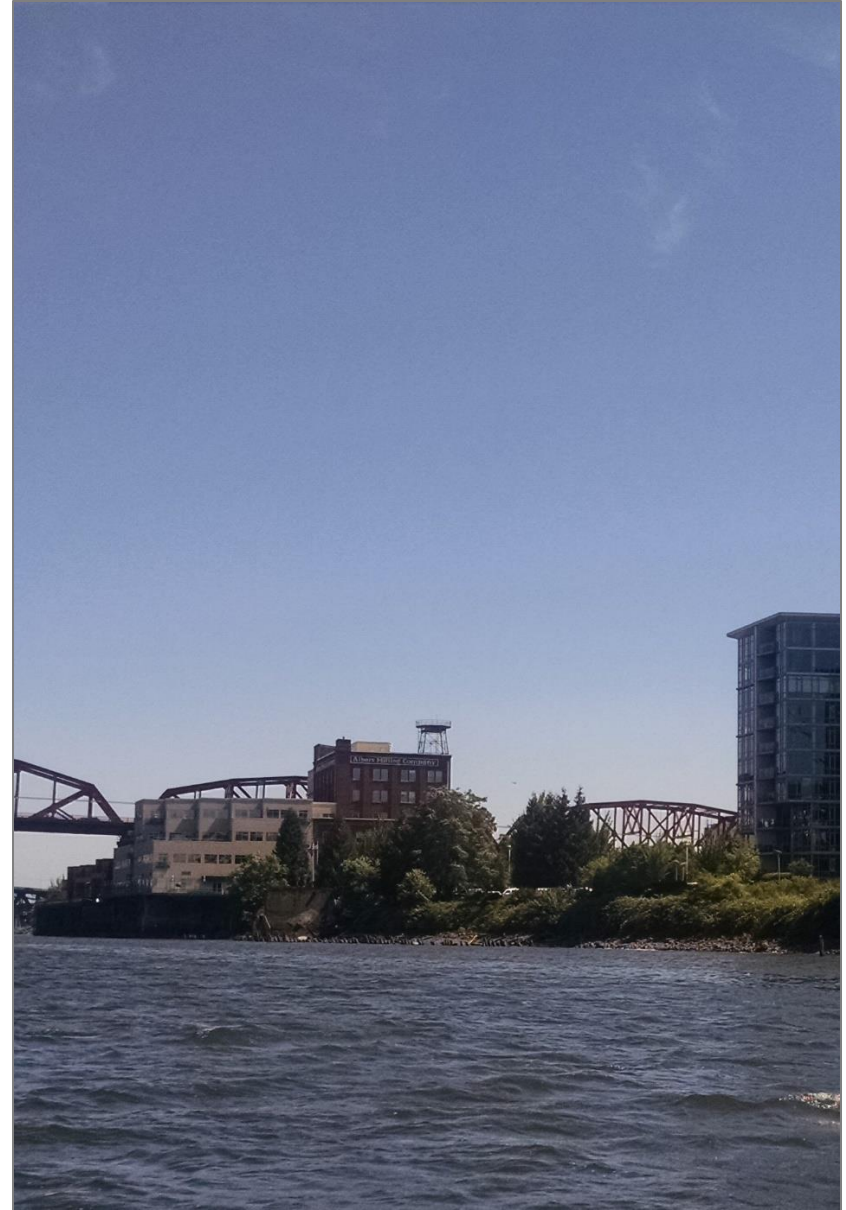
- Require excavation for fill *and* structures
- Increase excavation to offset development along the river





Willamette River Central Reach

- Add riparian buffer area requirements near Willamette
- Expand River Environmental to include riparian buffer area and undeveloped floodplains



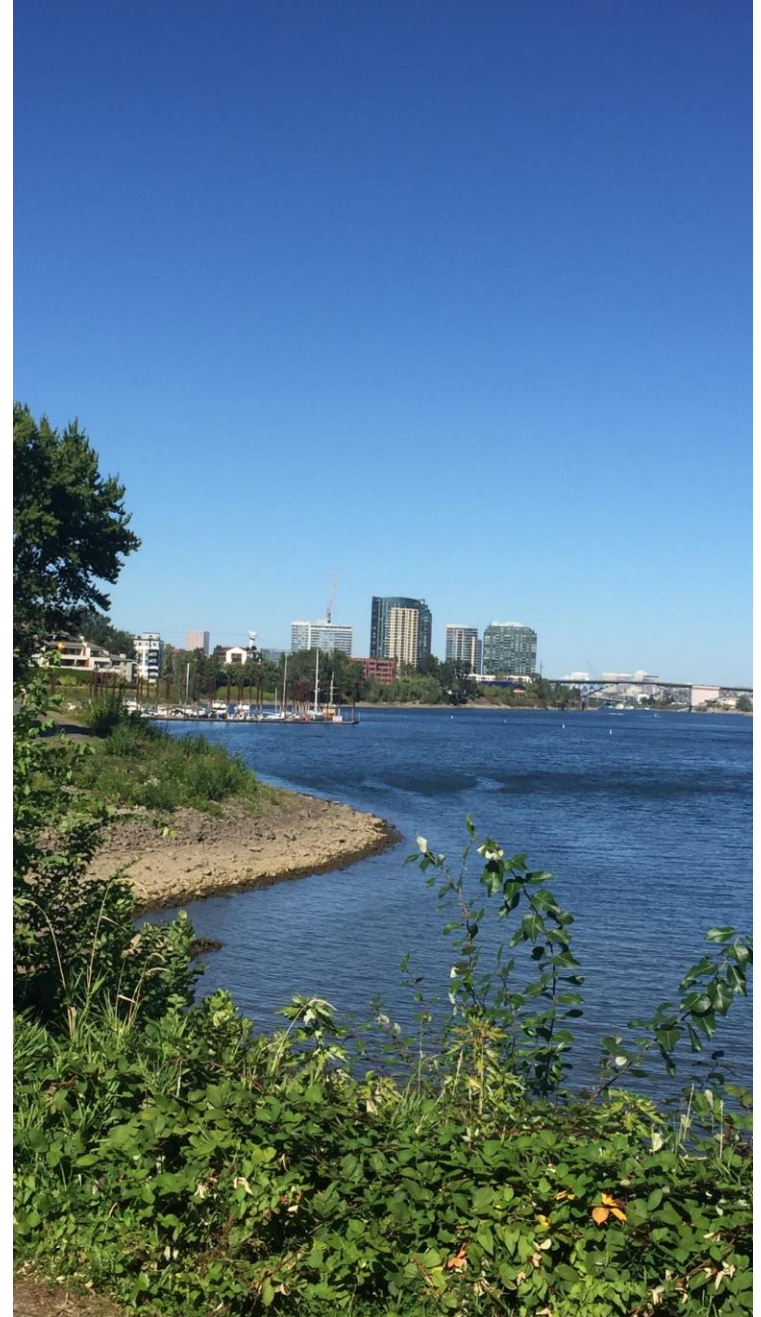
South Waterfront

New Requirements/Allowances

- Tree replacement standards
- Minor updates to exterior lighting standards
- Adjustments and modifications for exterior lighting

Code Clean up

- Reorganization of South Waterfront Greenway Overlay Zone section for clarity



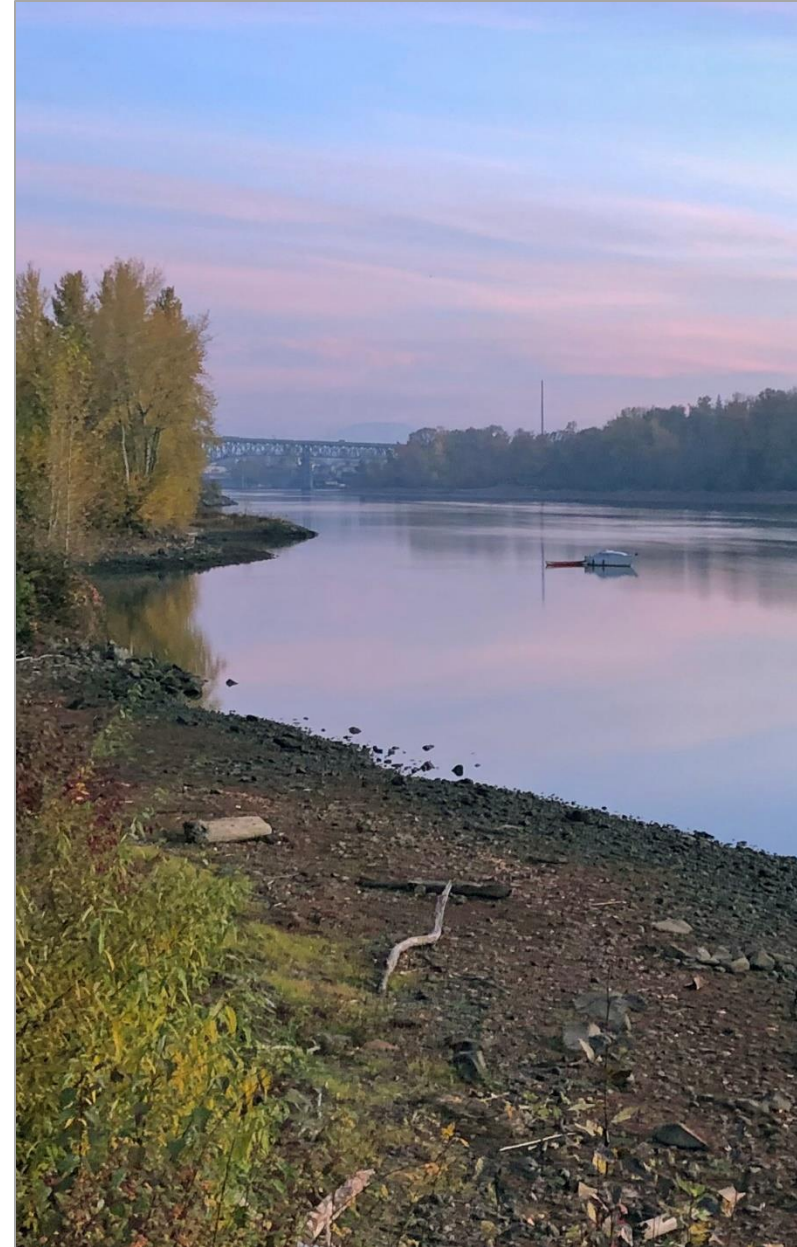
Willamette River South Reach

Modeled Willamette River 1996 Flood Extent

- Update extent of riparian buffer and River Environmental overlay

River Environmental

- Landward of riparian buffer area and 100 feet of top of bank



Elsewhere in the City

Floodplains in the Environmental
overlay zone

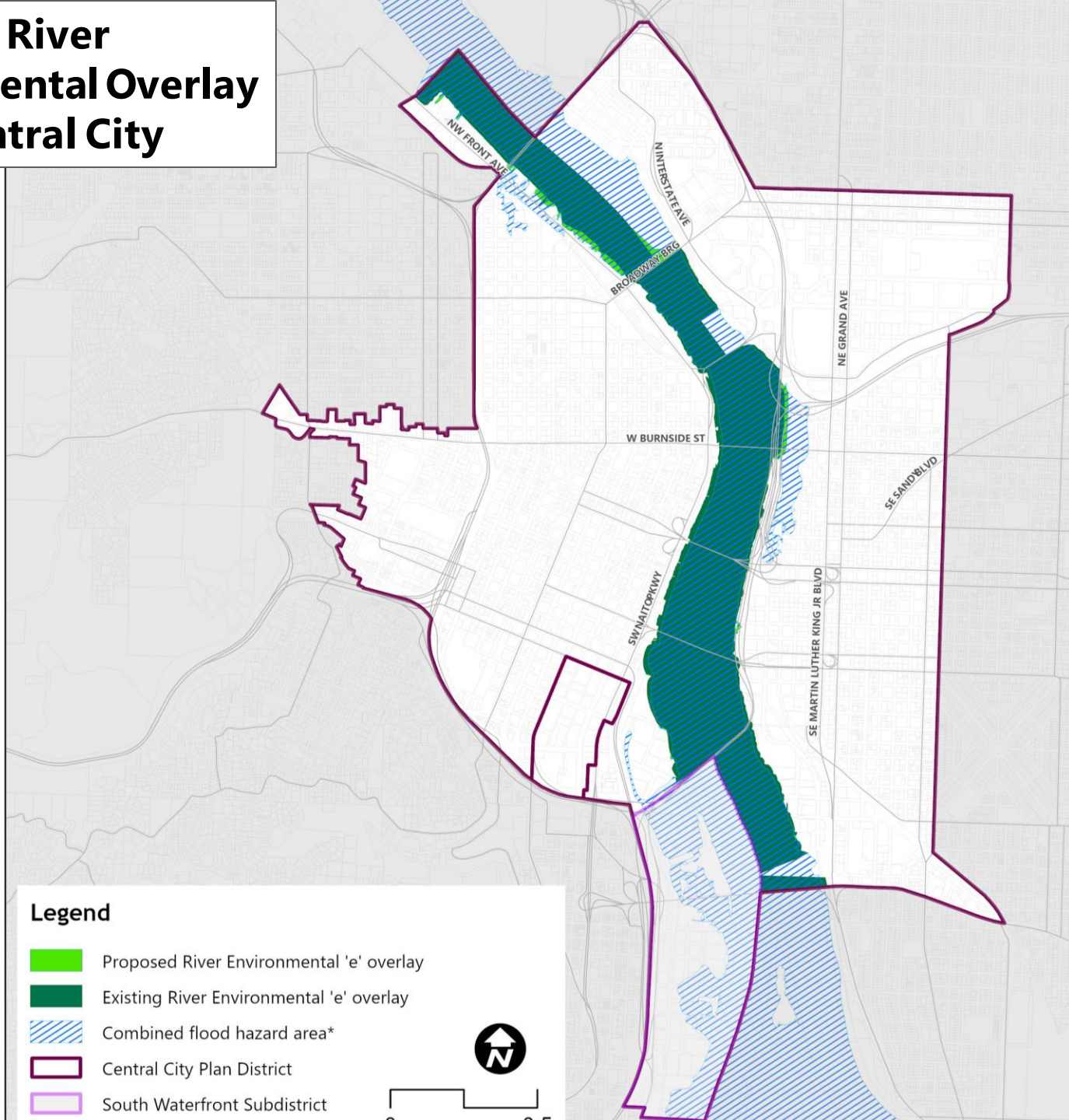
- Update tree and vegetation
replacement

Fanno Creek and Tryon Creek






- Apply Environmental Conservation
overlay to undeveloped floodplain



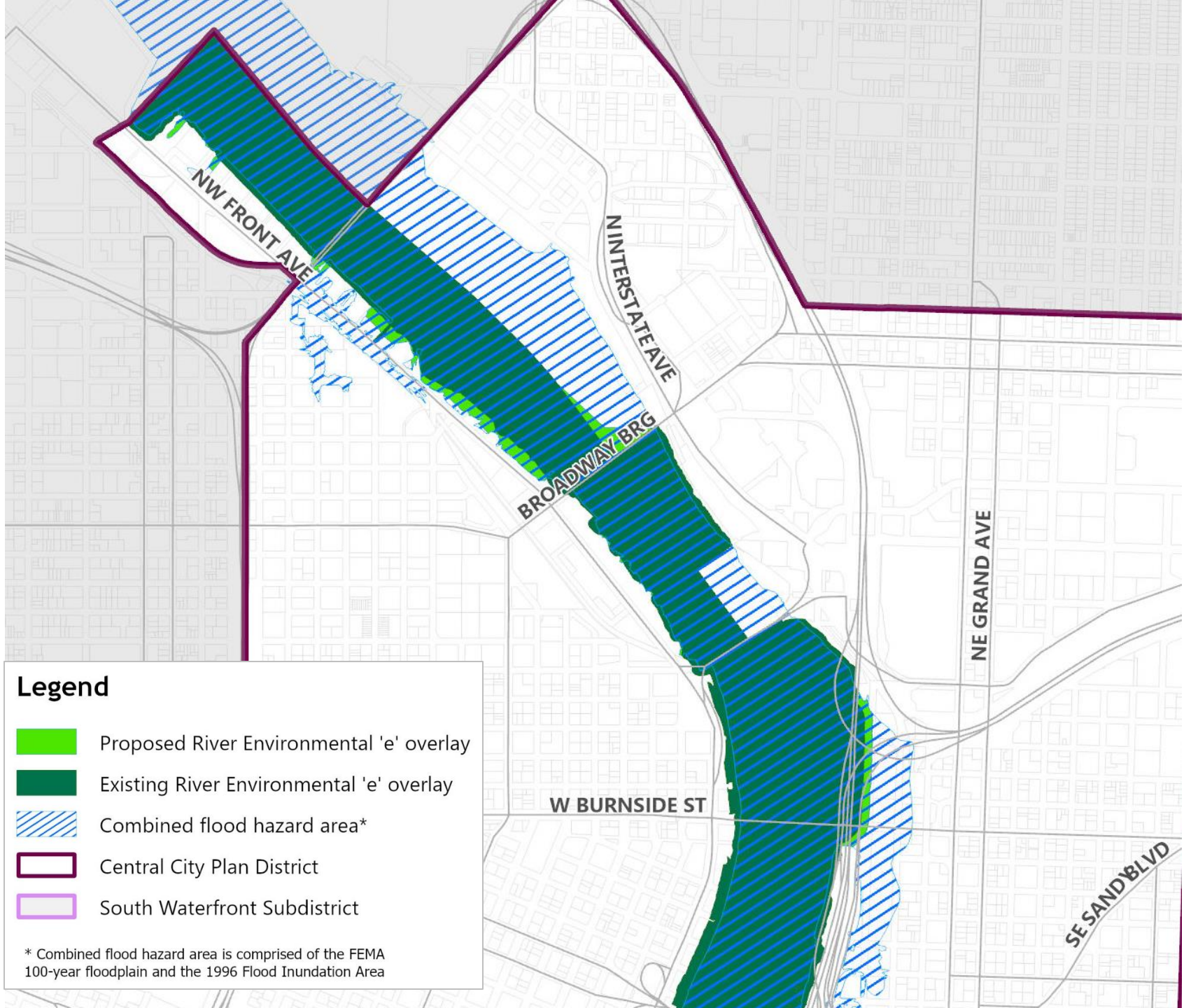
Proposed River Environmental Overlay in the Central City








Legend

-  Proposed River Environmental 'e' overlay
-  Existing River Environmental 'e' overlay
-  Combined flood hazard area*
-  Central City Plan District
-  South Waterfront Subdistrict





Legend

-  Proposed River Environmental 'e' overlay
-  Existing River Environmental 'e' overlay
-  Combined flood hazard area*
-  Central City Plan District
-  South Waterfront Subdistrict

* Combined flood hazard area is comprised of the FEMA 100-year floodplain and the 1996 Flood Inundation Area

More Information

Visit our website :

<https://www.portland.gov/bps/environment-planning/floodplain-project>

Or get parcel-specific information on our Map App:

<https://www.portlandmaps.com/bps/floodplain/#/map/>

