



# FOLLOW UP QUESTIONS: ENVIRONMENTAL

EOA Collaborative Working Group  
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SUSTAINABILITY**

# Discussion Topics

- I. Natural Resources Inventory (NRI)
  - a. What resources are included?
  - b. City & Title 13 comparison
  - c. Peer cities
  
- II. Willamette River North Reach
  - a. Regs under consideration v existing
  - b. Relationship to Central & South Reaches
  - c. Analysis of site impacts
  - d. Project information sharing




# Natural Resources Inventory (NRI)

# NRI, Ezones, Title 13, and Peer Jurisdictions


1. What is the NRI?
2. How are riparian resource rankings calculated?
3. How do riparian rankings compare to Metro Title 13?
4. How is the NRI used to map the Ezone scenarios?
5. How do proposed Ezone buffers compare to peer cities?
  - a) Oregon City
  - b) Clean Water Services (incl. Banks, Beaverton, Cornelius, Durham, Forest Grove, Hillsboro, King City, North Plains, Sherwood, Tigard, and Tualatin)
  - c) Seattle

# Natural Resource Inventory

- Finetunes Metro Title 13 methodology
- Portland determined in 2012 to be in substantial compliance with Title 13
- 2013 Metro/Portland IGA to revisit environmental regulations in industrial zones (along with other areas)


**NATURAL RESOURCE INVENTORY UPDATE** 

**RIPARIAN CORRIDORS AND WILDLIFE HABITAT | CITY OF PORTLAND, OREGON**




PROJECT REPORT  
ADOPTED BY CITY COUNCIL, OCTOBER 3, 2012  
ORDINANCE NO. 185657

AMENDED BY CITY COUNCIL MAY 25, 2022  
EFFECTIVE OCTOBER 1, 2022  
ORDINANCE NO. 190834

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City of Portland, Oregon  
Sam Adams, Mayor • Susan Anderson, Director



# NRI Methodology

## Mapped features

- Streams, rivers, other waterbodies
- Wetlands
- Steep slopes (>25%)
- Floodplains
- Vegetation
  - Forest
  - Woodland
  - Shrubland
  - Herbaceous/bare soil



# NRI Methodology

## Riparian Functions

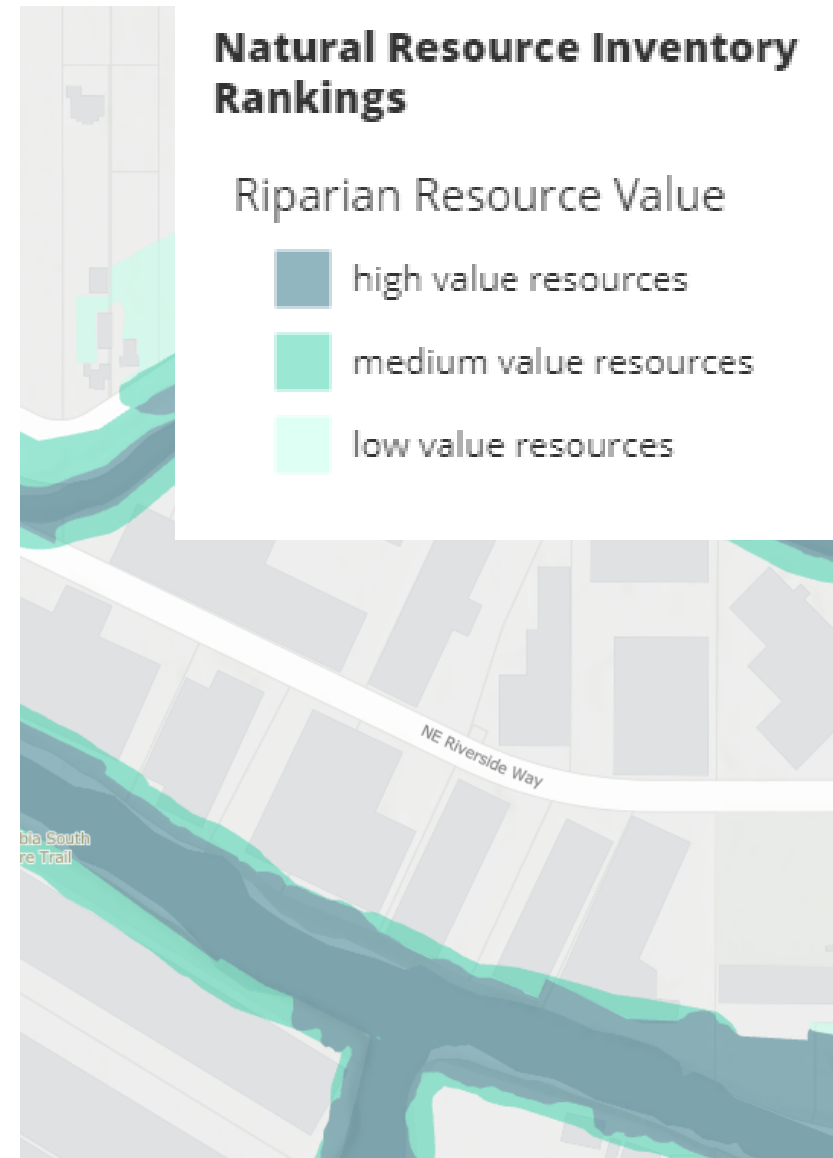
1. Microclimate and Shade
2. Stream Flow Moderation and Water Storage
3. Bank Function, and Sediment, Pollution and Nutrient Control
4. Large Wood and Channel Dynamics
5. Organic Inputs, Food Web and Nutrient Cycling
6. Riparian Wildlife Movement Corridor



# NRI Methodology

## Riparian Value Combined Scores

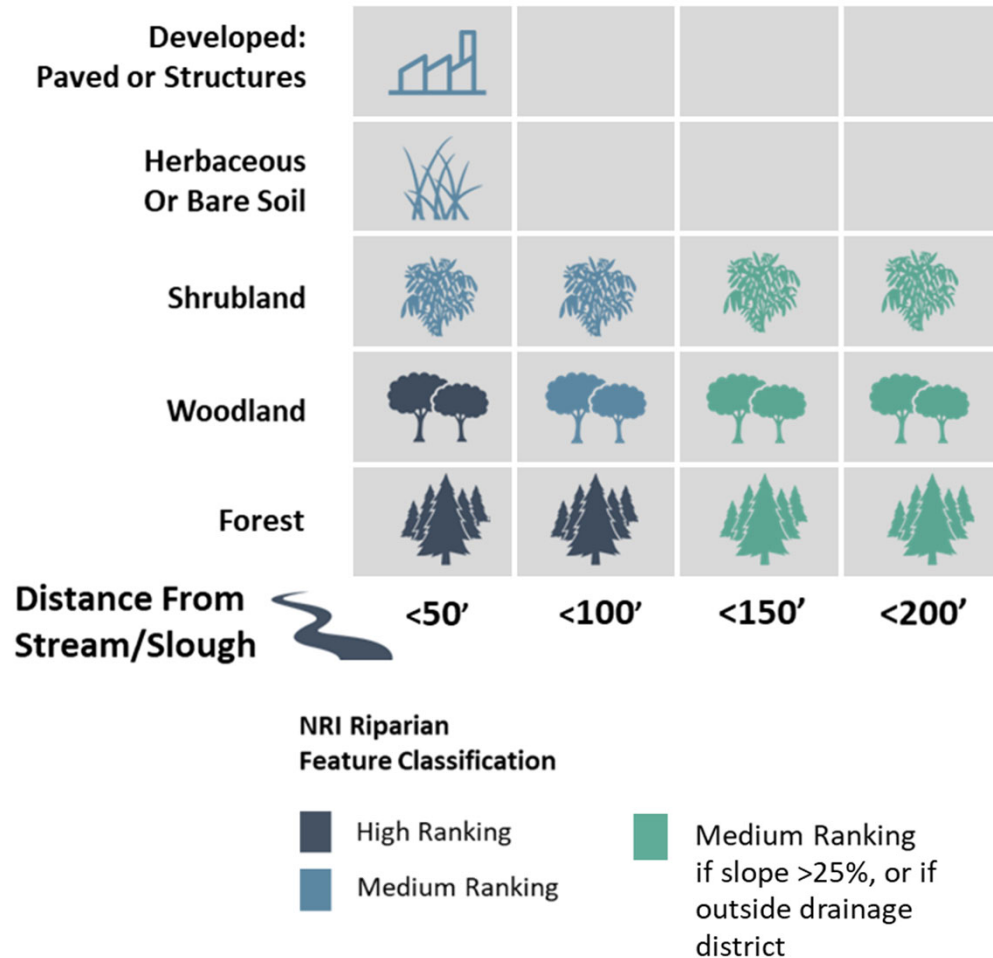
- **High Rank:** 4-6 primary functions
- **Medium Rank:** 1-3 primary functions
- **Low Rank:** At least 1 secondary function, no primary functions



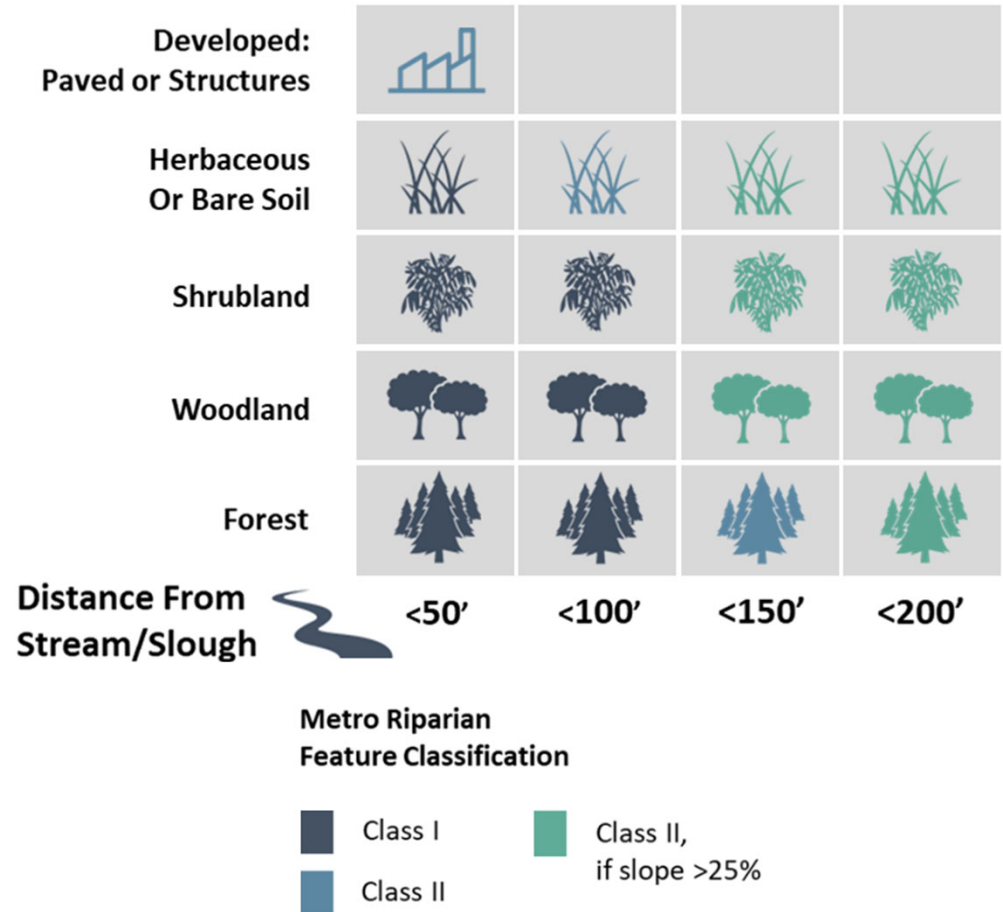


# NRI Outputs vs. Metro Title 13: Stream Rankings

## Portland NRI Classification for Streams

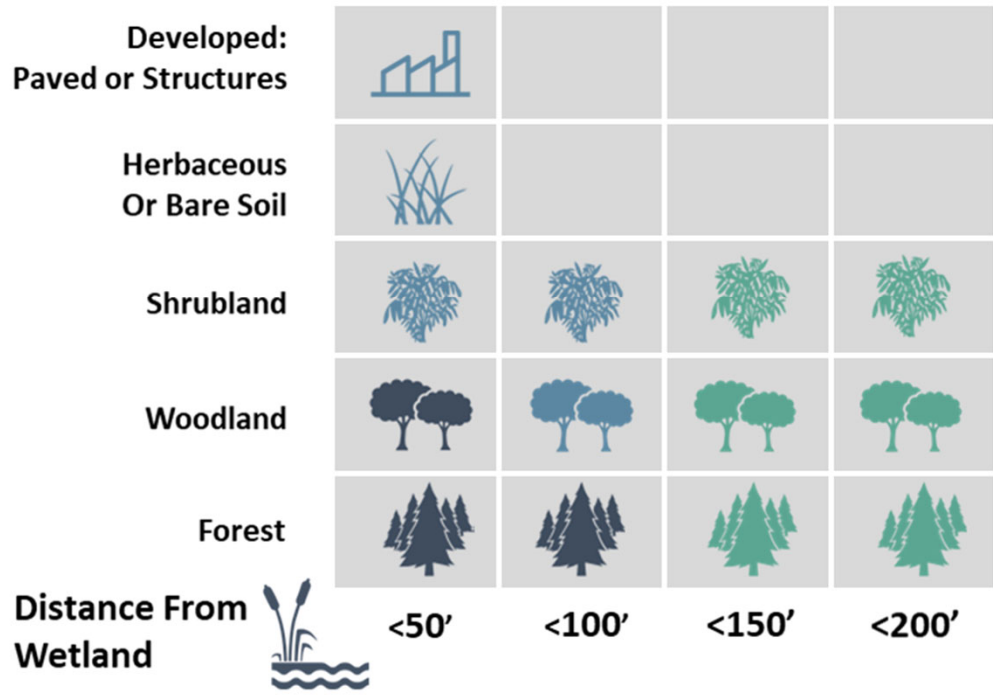


## Metro Title 13 Classification for Streams



# NRI Outputs vs. Metro Title 13: Wetland Rankings

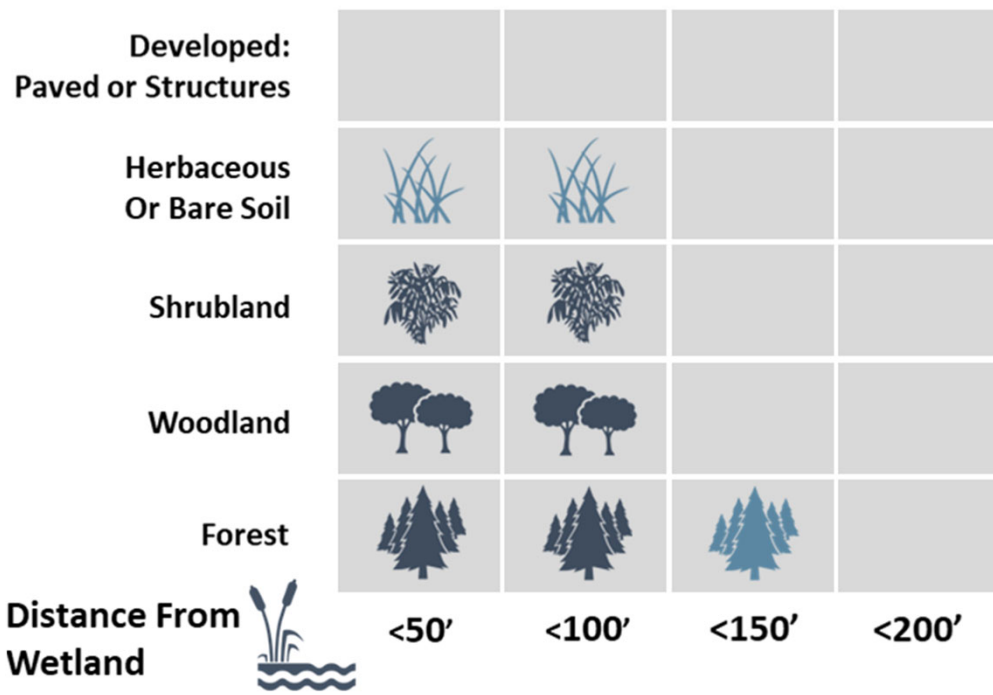
## Portland NRI Classification for Wetlands



NRI Riparian  
Feature Classification

- High Ranking
- Medium Ranking
- Medium Ranking if slope >25%, or if outside drainage district

## Metro Title 13 Classification for Wetlands



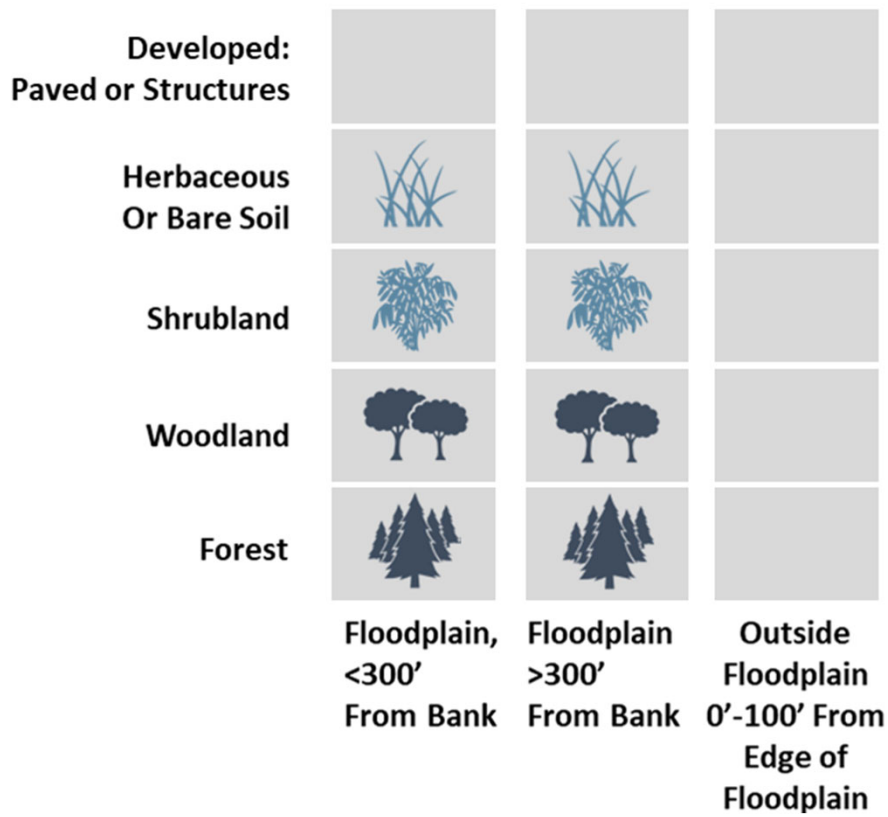
Metro Riparian  
Feature Classification

- Class I
- Class II

# NRI Outputs vs. Metro Title 13: Floodplain Rankings

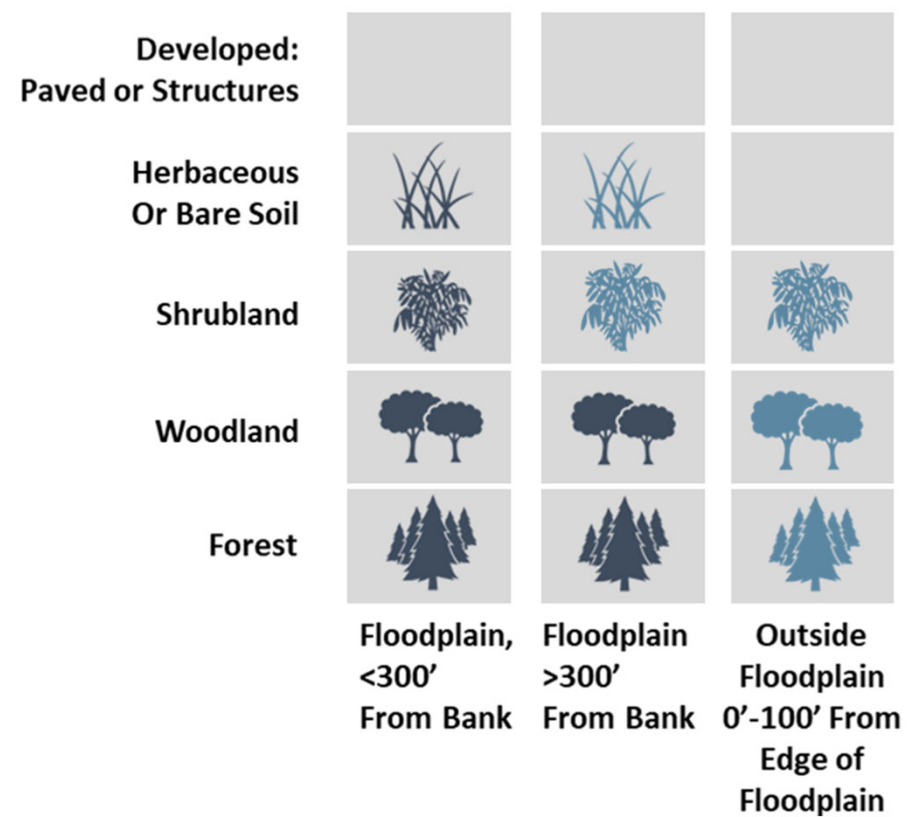
## Portland NRI Classification for Floodplains

## Metro Title 13 Classification for Floodplains



### NRI Riparian Feature Classification

- High Ranking
- Medium Ranking



### Metro Riparian Feature Classification

- Class I
- Class II

# CCIL Scenarios Summary

	Conservation Zone	Protection Zone
<b>Minimum Scenario</b>	<ul style="list-style-type: none"> <li>• High ranked riparian resources</li> <li>• 30' buffers around water features</li> </ul>	<ul style="list-style-type: none"> <li>• Streams, sloughs, &amp; most wetlands</li> <li>• No buffers</li> </ul>
<b>Climate Resilient Scenario</b>	<ul style="list-style-type: none"> <li>• High &amp; medium ranked riparian resources</li> </ul>	<ul style="list-style-type: none"> <li>• All streams, sloughs, &amp; wetlands</li> <li>• 25' buffers around water features</li> </ul>
<b>Maximum Protection Scenario</b>	<ul style="list-style-type: none"> <li>• High, medium, &amp; some low ranked riparian resources</li> </ul>	<ul style="list-style-type: none"> <li>• All streams, sloughs, and wetlands</li> <li>• 50' buffers around water features</li> </ul>

# Peer Cities Comparison: Wetland Buffers

	Clean Water Services	Oregon City	Seattle	Minimum Scenario	Climate Resilient Scenario*	Maximum Protection Scenario*
Degraded, isolated wetlands	25'	50'	No buffer	30'	50'	50'
Low to Moderate functioning wetlands	50'	50'	50 – 110'	30'	50'	50'
High functioning, forested wetlands	50'	50'	200'	50'	50 – 200'	50 – 200'
Wetlands + steep slopes	50 – 200'	50 – 200'	50 – 200'	30 – 50'	50 – 200'	50 – 200'
Intermittent Springs	15'	-	-	30 – 50'	50 – 200'	50 – 200'
Perennial Springs	50 – 200'	-	-	30 – 50'	50 – 200'	50 – 200'

\* Climate Resilient and Maximum Protection scenarios vary in application of the Protection and Conservation overlays

# Peer Cities Comparison: Stream Buffers

	Clean Water Services	Oregon City	Seattle	Minimum Scenario	Climate Resilient Scenario*	Maximum Protection Scenario*
<b>Fish-bearing Streams</b>	50'	200'	100'	30 - 50'	50 – 200'	50 – 200'
<b>Small, intermittent streams</b>	0 – 50'	15'	100'	30 – 50'	50 – 200'	50 – 200'
<b>Other streams</b>	50'	50	100'	30 – 50'	50 – 200'	50 – 200'
<b>Streams surrounded by steep (&gt;25%) slopes</b>	50 – 200'	50 – 200'	100'	30 or 50'	50 – 200'	50 – 200'

\* Climate Resilient and Maximum Protection scenarios vary in application of the Protection and Conservation overlays

# Peer Cities Comparison: Approvals & Process

## Development Allowances

- All allow some development, within limits.
- Clean Water Services defers to OR Department of State Lands on wetland removal/fill. Others do not.

## Discretionary Review Process

- All require land use review, but review triggers vary
- Alternatives analysis required by all as a part of land use review

## Protection Zone-like Requirements

- Clean Water Services identifies some areas/activities that require a public benefit (similar to p zone). Others do not.

# The North Reach



# Questions Raised By CWG Members

1. What is relationship between existing regulations and those under consideration?
2. How might North Reach regulations compare with those in the Central and South Reach?
3. How will impacts on individual sites be considered?
4. What is the project process and how/at what points will stakeholders be engaged?

# Existing Requirements & Those to be Considered

## Zoning Code (Title 33): River Overlay Zones replace Greenway Overlay Zones

- Range of activities exempt
- A variety of standards allow approval of development without land use review
- Fewer discretionary reviews expected
- Approval no longer dependent on Willamette Greenway Design Guidelines
- New River Industrial overlay zone to meet current needs to be developed



# Existing Requirements & Those to be Considered

## Zoning Code (Title 33): River Overlay Zones replace Greenway Overlay Zones

- River Environmental overlay applied to setback, floodplain within 170 feet and identified natural resources

## Tree Code (Title 11): No change

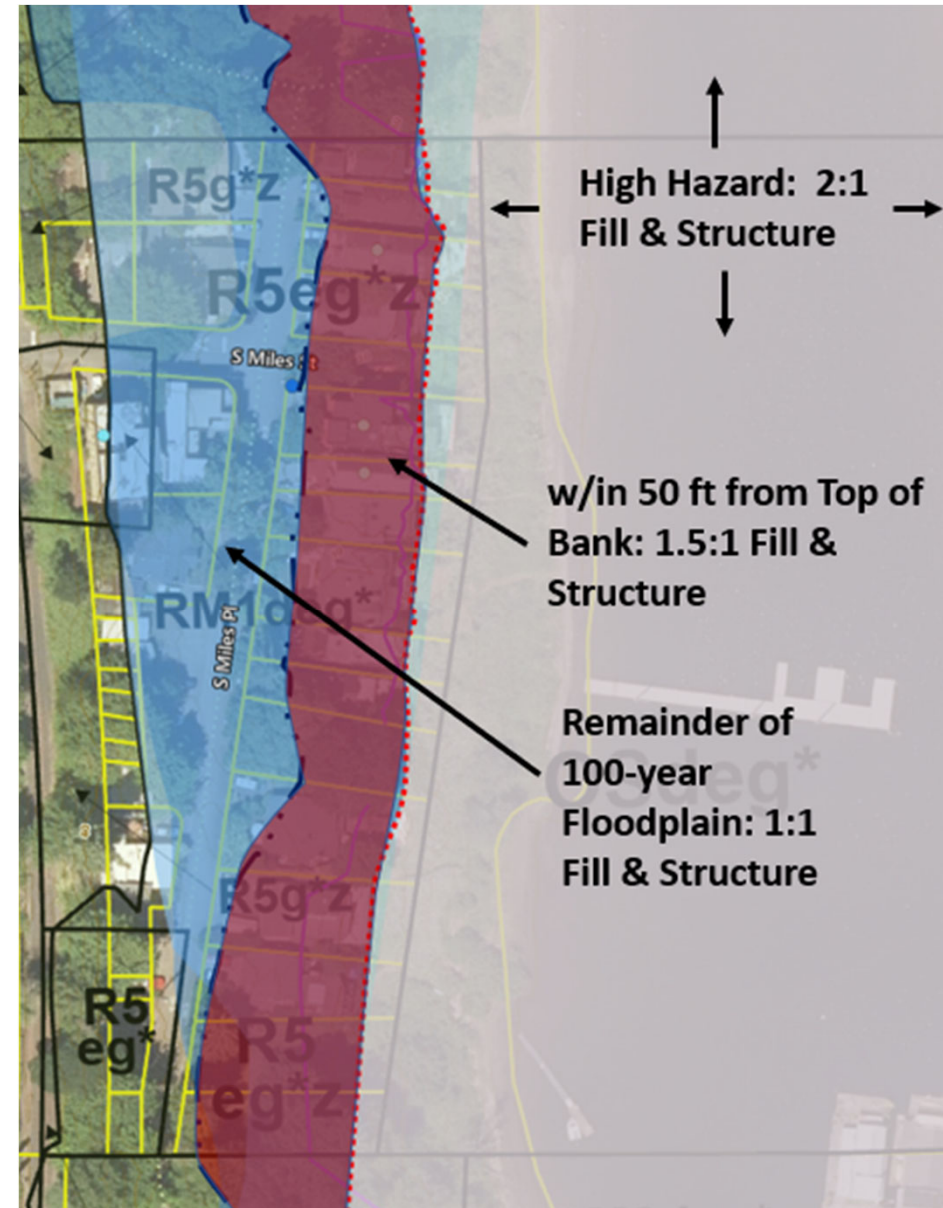
- Requirements still apply outside of River Environmental (IH currently exempt)



# Existing Requirements & Those to be Considered

## Building Regs (Title 24): Flood Storage Requirements

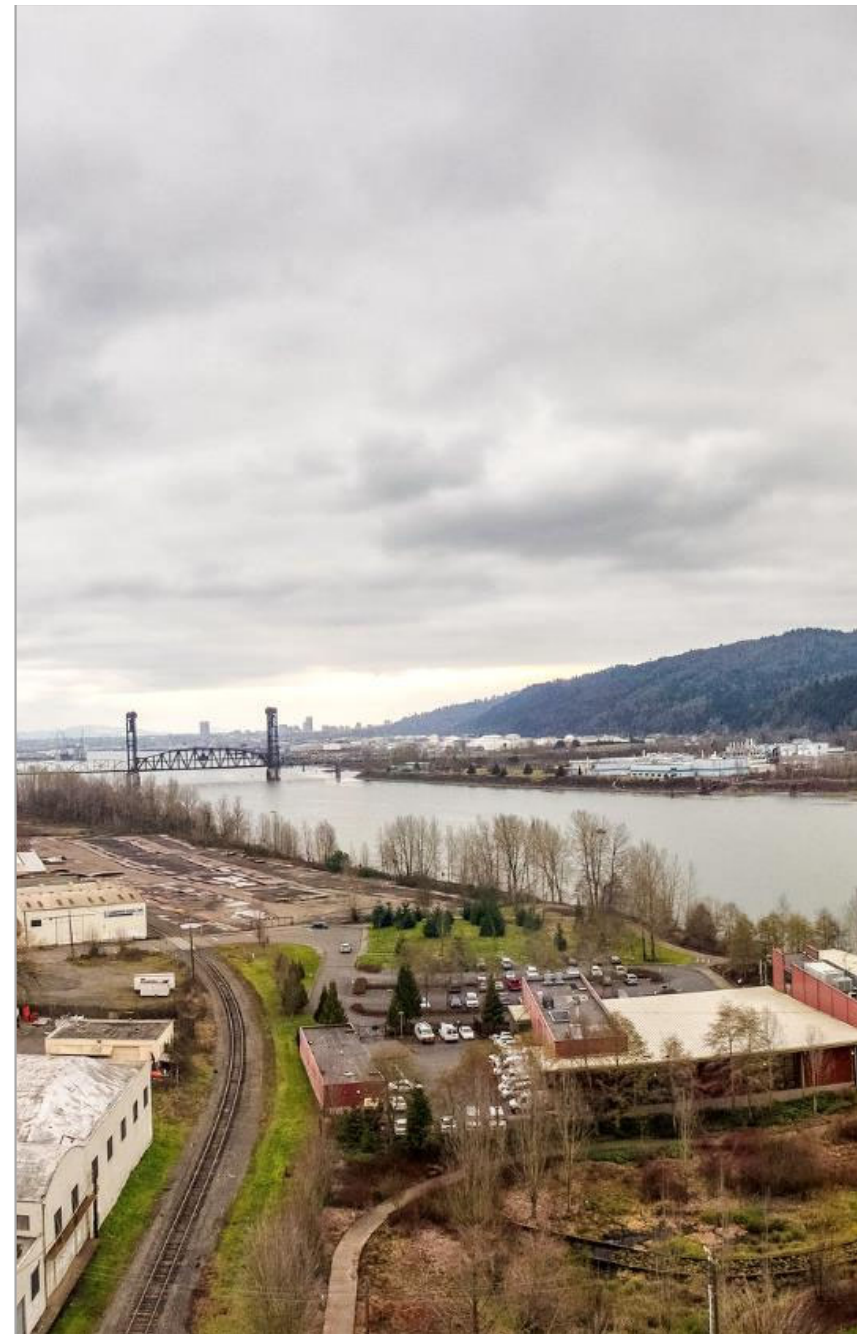
- Applies higher excavation ratios for development in FEMA 100-year Floodplain
- Ratios of flood storage volume required varies w/ distance from the river
- Flood storage required for both fill and structures in floodplain



# Existing Requirements & Those to be Considered

## Building Regs (Title 24): Flood Storage Requirements

- Maintain current storage requirements within the new 1996 Flood Inundation Map
  - Applies to placement of fill
  - Balanced cut and fill (ratio 1:1)
- Allow use of flood storage mitigation bank credits



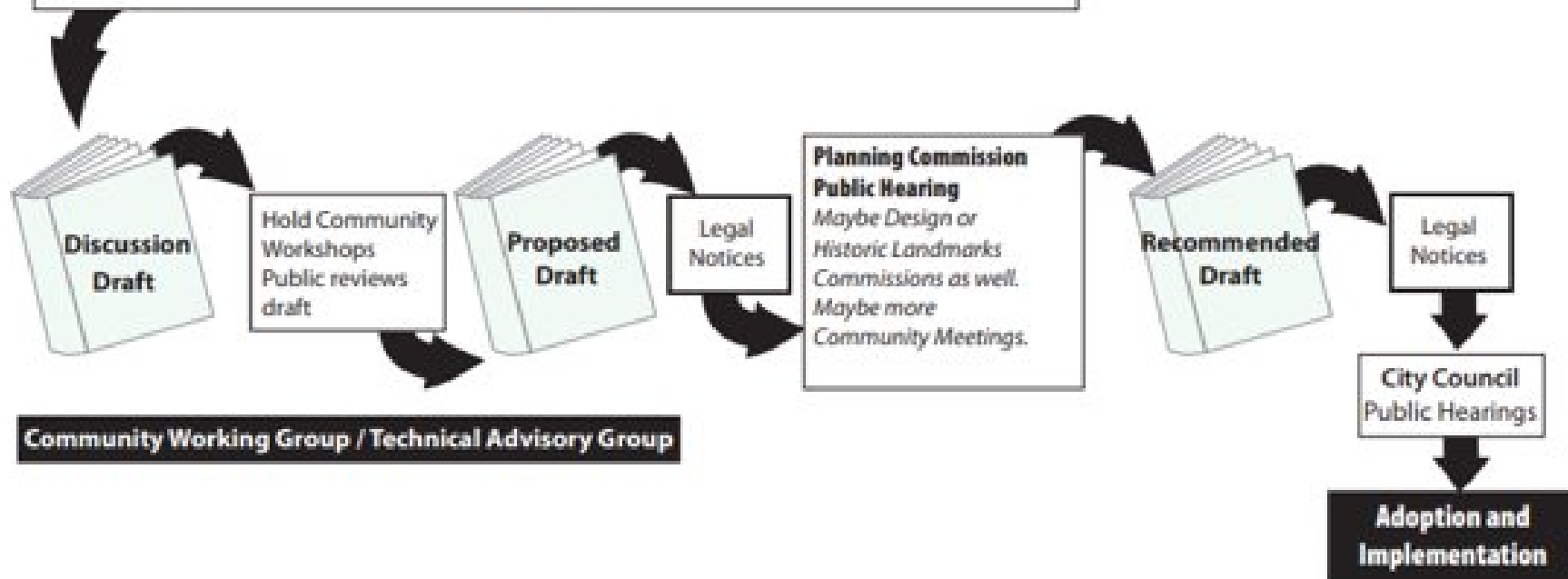
# The North Reach Process & Engagement

## Legislative Process

Anticipated Time Frame – 1 to 3 Years

### Public Outreach (possible events)

- Kick-off Open House
- Announcements in Local Media
- Visioning Workshops
- Neighborhood Walks
- Brochures
- Urban Design Workshop
- Contacting Stakeholder Organizations and Leaders
- Surveys
- Community Meetings
- Mailings



# QUESTIONS

