



# THE RIVER PLAN NORTH REACH

# INTRODUCTION





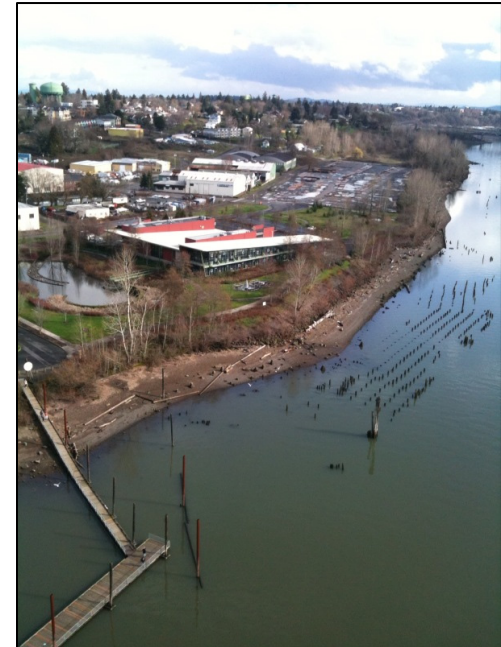
THE RIVER PLAN  
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# THE RECORD



## Amendments presented on February 17, 2010

- Revised vegetation standard
- Support for continued review below ordinary high water
- Clarification of when on-site or off site mitigation is preferred
- A temporary fee in lieu of mitigation
- Clarification of the City's role in mitigation banking
- Revised trail alignment in Linnton
- Revised environmental zoning near the University of Portland
- Clarified contamination related code
- New development standards for City parks
- Establishment of a North Reach Advisory Committee (NoRAC)



## **New Amendments include: (March 25, 2010 packet)**

- Updated contamination language
- An amendment to clarify that development on top of existing docks and paved surfaces is exempt from the river environmental overlay zone
- Various technical changes related to erosion, etc.
- Clarification that the Natural Resource Inventory is a source of information that can be used to prepare an application
- Minor changes to the action table
- Clarification that mitigation conducted for the River Plan cannot be used to comply with mitigation obligations under Superfund
- Additional information about the North Reach Advisory Committee (NoRAC)





## **New Amendment** (requested by the Bureau of Development Services)

- Remove the requirement to inspect plants after one year when irrigation is conducted by hand.

*BDS does not have the staff capacity to conduct this inspection and instead recommends reliance on the applicant's required monitoring report.*





## Why not a percentage of project value as a fee in lieu of review?

- No relationship between project impacts and project value
- Such a fee would be an excise tax which is prohibited by state law.





## Return to City Council for a hearing in Fall 2010 on the following:

- A report on the method to calculate the temporary fee-in-lieu of mitigation that the City will offer until there is a functioning mitigation bank in the North Reach.
- A threshold under which the use of HEP/HEA is not required to calculate the off-site mitigation fee-in-lieu;
- Potential amendments to the River Plan / North Reach
  - Additional standards for lower impact development proposals;
  - River Environmental Overlay Zone map refinements (if necessary).



## Mitigation in-lieu-fee calculation method

- Independent science panel
- Mayor's stakeholder meetings
- NoRAC review
- City Council hearing
- Administrative rule-making process







**What:** The City of Portland is seeking nominations for a science panel to conduct a peer review of the science behind the models proposed for use by the City of Portland in the North Reach.

**Who:** Seeking independent scientists, academics and non-regulatory agency or tribal scientists.

**Timeline:** Nominations are due April 23rd. Selection announcement likely first week in May. All day workshop will likely occur at the end of May or early June. The report from the meeting is expected to be released in July. The report will be presented to City Council.



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# SCIENCE PANEL





# North Reach Plan Advisory Committee (NoRAC)

- NoRAC will oversee implementation of the River Plan/North Reach
  - Provide a forum to debrief on projects
    - Does the permitting process work?
  - Track appeals
  - Work with City to seek funds to implement Plan
- Identify issues and report to Council
  - Annual reports to Planning Commission and Council
  - “Fast-track” issues that require immediate attention





- Members appointed by the Commissioners in Charge of the Rivers Office and of the Bureau of Planning and Sustainability
- Chaired by the Director of the Rivers Office
- 12 - 15 members representing:
  - Industry, environmental, labor, the Port, watershed health, University of Portland, neighborhood associations, parks and recreation, infrastructure, rail, upland habitat interests
- 3 year terms (staggered)





- Advisory committee – not decision making body
- Quarterly meetings
- Technical support provided by City, state and federal agencies
- Initial Meeting – Fall 2010





Direct the Bureau of Planning and Sustainability to negotiate a development agreement with the University of Portland (Resolution).





## Background

- The Natural Resource Inventory ranked the University of Portland bluff as a special habitat area
- The River Plan applied Environmental Protection and Conservation Overlay Zones to the bluff
- The University of Portland wants to build a gateway structure to connect their upper campus with their new river campus and requested that the environmental zones not be applied to a portion of the bluff area.

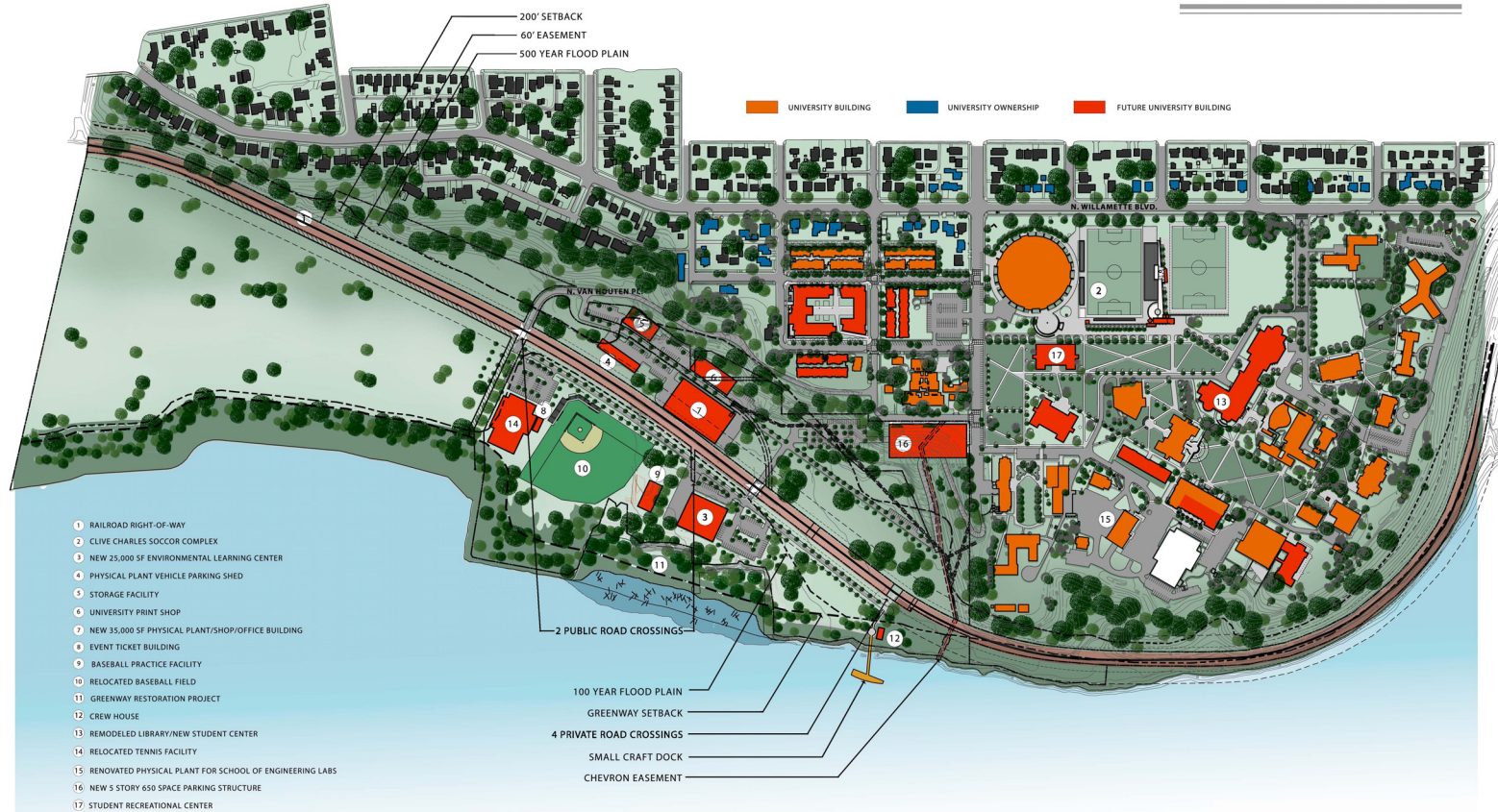


# THE RIVER PLAN NORTH REACH

# University of Portland and the City

## EXHIBIT B

## CONCEPTUAL MASTERPLAN



SODERSTROM ARCHITECTS, P.C.  
architecture | planning | exterior restoration | interior design







The draft resolution calls for the preparation of a development agreement.

A key step in the process is the determination of the appropriate mitigation





- **If the City Council approves the resolution**, the City will enter into negotiations with the University of Portland to prepare a development agreement.
- **If a draft development agreement can be reached**, City Council will hold a hearing to consider the draft agreement.
- **If Council approves the development agreement**, the City and the University will sign the agreement and the City will not apply new environmental overlay zoning to one part of the bluff on the University of Portland property.
- **The deadline** is October 15, 2010.



## Accept a Memorandum of Understanding between the Siltronic Corporation and the City of Portland





- Several minor wording changes to Points 1, 2 & 10 – clarifications
- Point 4 – eliminated 15 year timeframe for Phase 1 uses
- Added wording to Exhibit E – DA will specify triggers for different types of uses over time



- Point 6 – Clarified issues in the tradeoff between habitat loss vs. gain with conservation easement donation – exact details worked out in DA
- Point 7 – Clarification of City/PDC intent for funding cost differential for an eco-roof



- **If the City Council approves the memorandum of understanding**, the City will enter into negotiations with Siltronic to develop a development agreement, consistent with the MOU.
- **If a draft development agreement can be reached**, City Council will hold a hearing to consider the draft agreement.
- **If Council approves the development agreement**, the City and Siltronic will sign the agreement and the City will not apply new environmental overlay zoning to the Siltronic property.
- **The deadline** is July 1, 2010.



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THANK YOU

