



Photo: John Killen, The Oregonian

# FLOODPLAIN MANAGEMENT & THE NORTH REACH

EOA Collaborative Working Group Meeting  
May 16, 2025

**Jeff Caudill**  
Supervising Planner, BPS



THE BUREAU OF  
**PLANNING &  
SUSTAINABILITY**

# Floodplain Management

# National Flood Insurance Program (NFIP) Biological Opinion

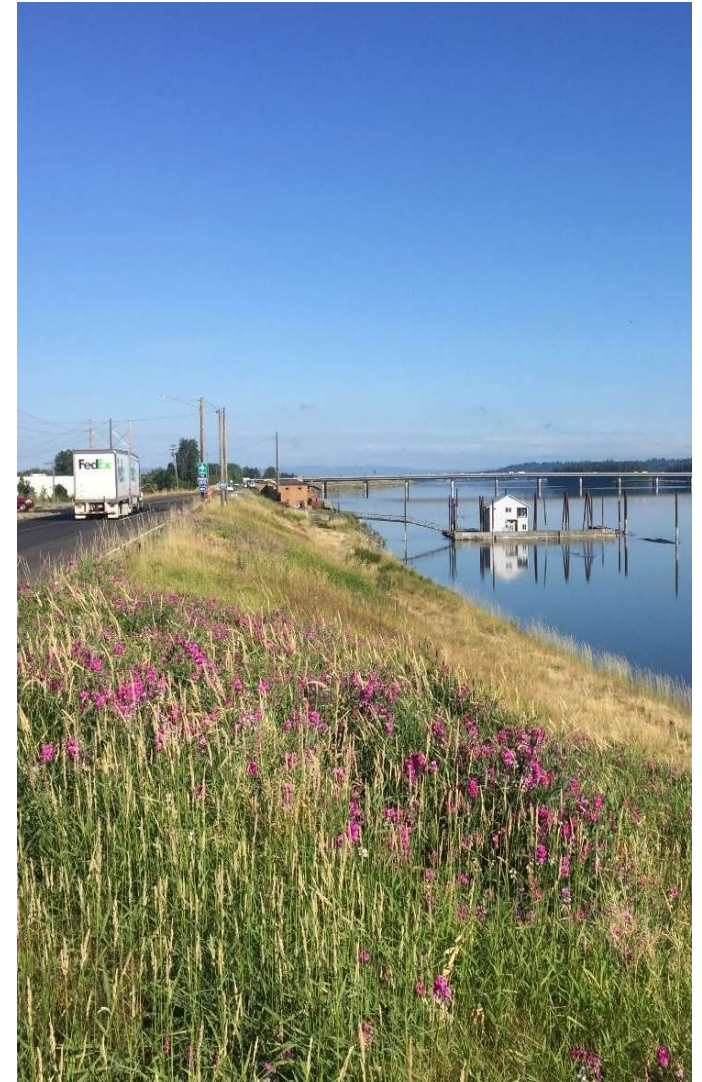
- Determined 16 threatened and endangered salmon and steelhead impacted
- FEMA Implementation Plan to comply with the Biological Opinion released in October 2021
  - Currently undergoing National Environmental Policy Act (NEPA) review



THE BUREAU OF **PLANNING  
& SUSTAINABILITY**

# Responding to the FEMA BiOp

- Require additional fish habitat improvements as part of non-river-dependent/-related development close to river
- Apply environmental zones to ensure habitat protections for undeveloped floodplains
- Establish consistent tree and vegetation replacement in the city's floodplains

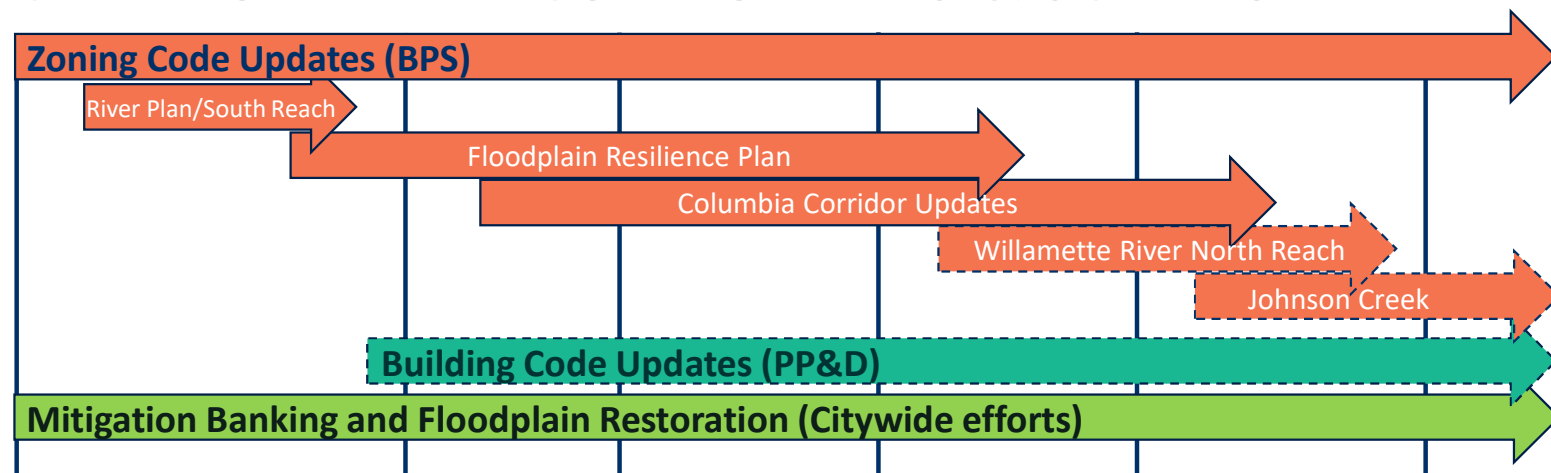


# Responding to the FEMA BiOp

## FEMA's TIMELINE

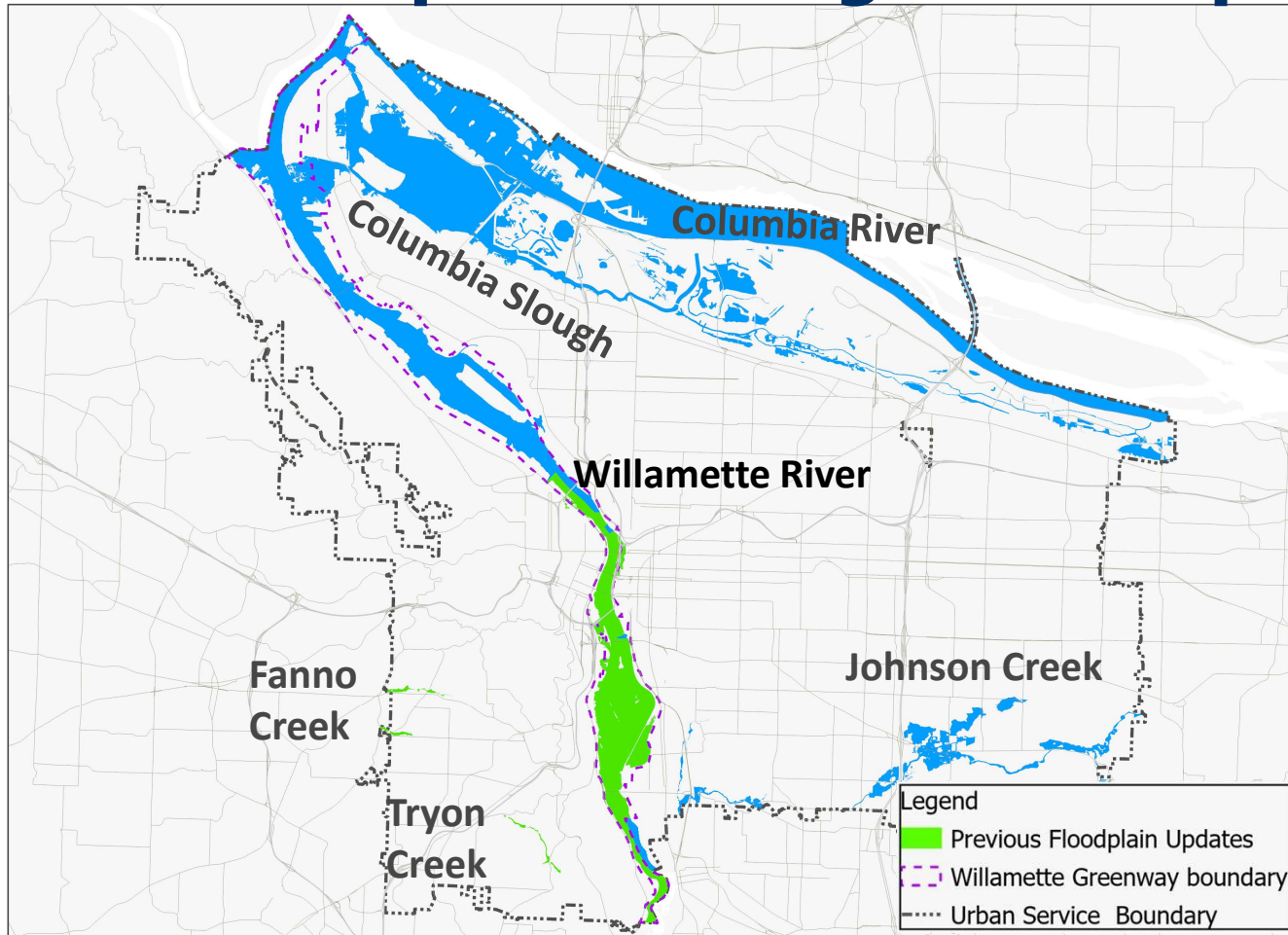


## CITY WORK PLAN COMPONENTS & SCHEDULE

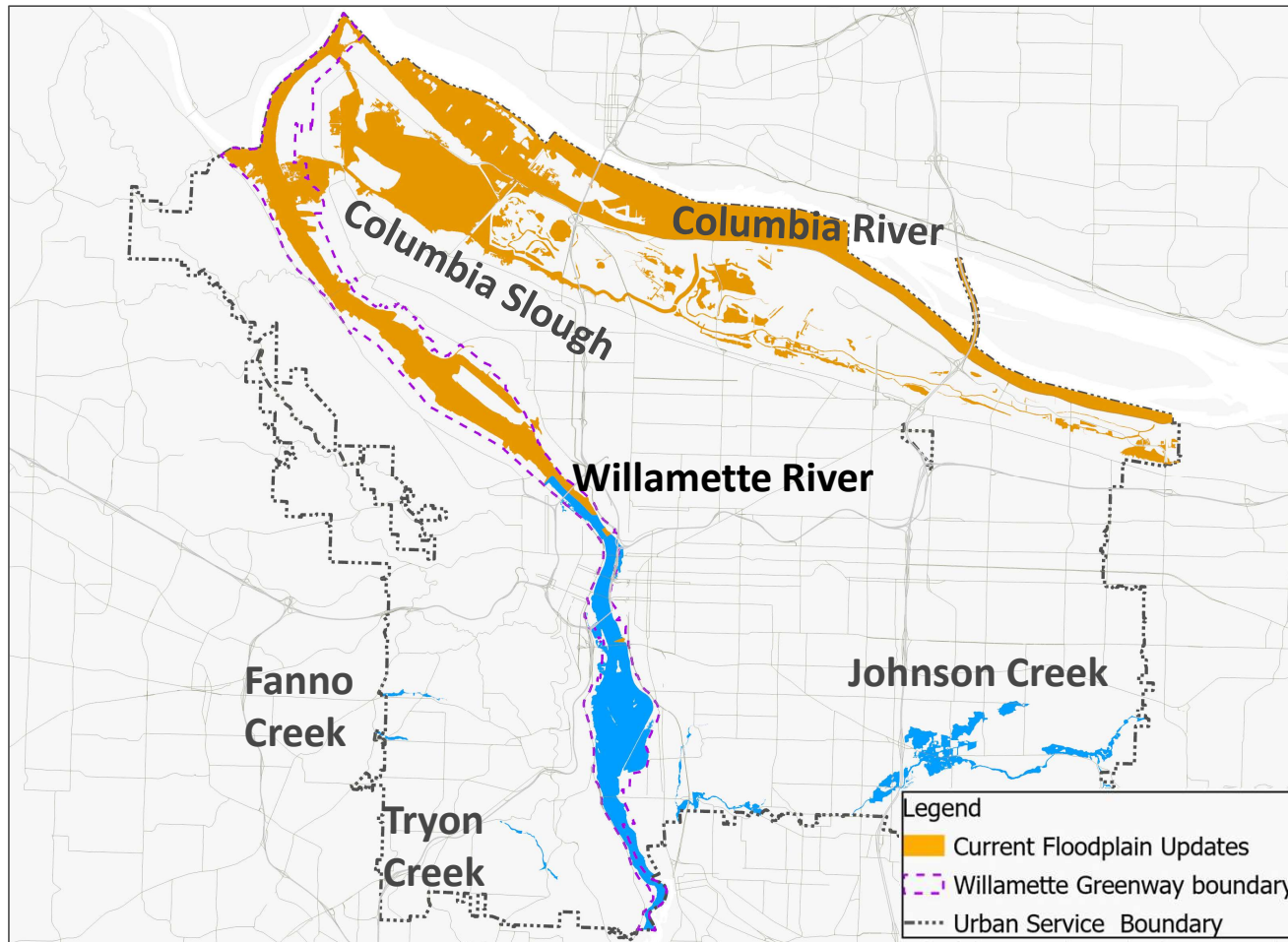




# Previous Floodplain Management Updates



# Areas Addressed in this Phase



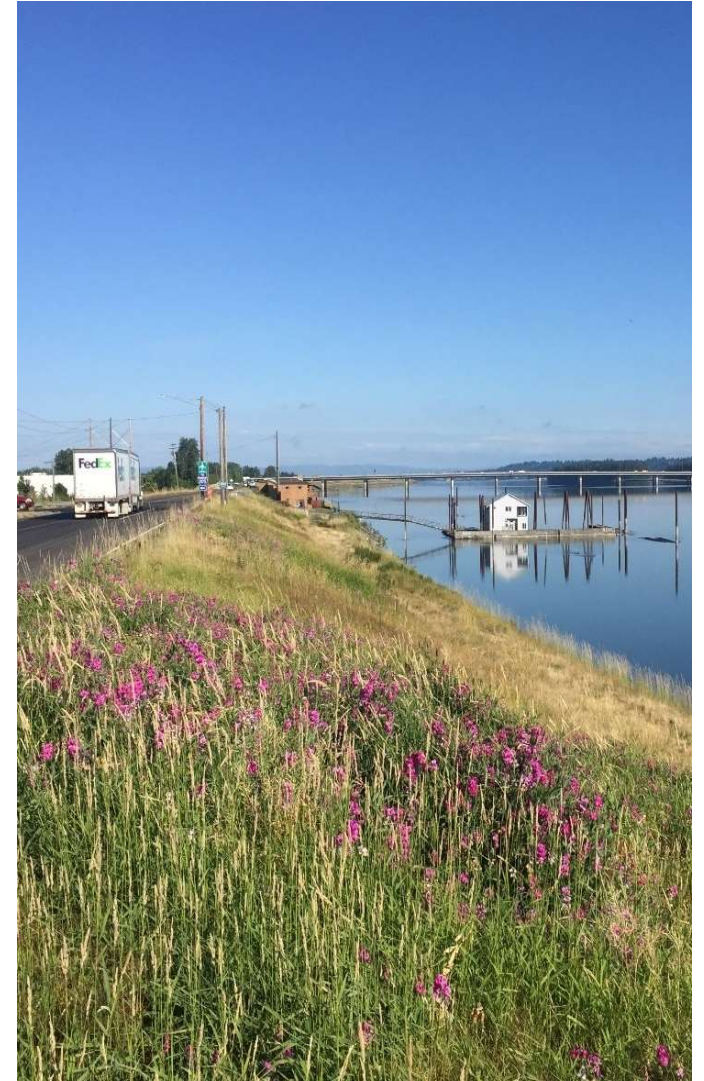
# FEMA Pre-Implementation Compliance Measures (PICM)

## 3 Options

1. Implement FEMA model ordinance
2. Require permit-by-permit assessment
3. Prohibit floodplain development

## Deadlines

- **Dec 1, 2024:** select option
- **Jan 1, 2025:** begin tracking additional floodplain data
- **July 31, 2025:** begin implementation of model ordinance (if selecting that path)



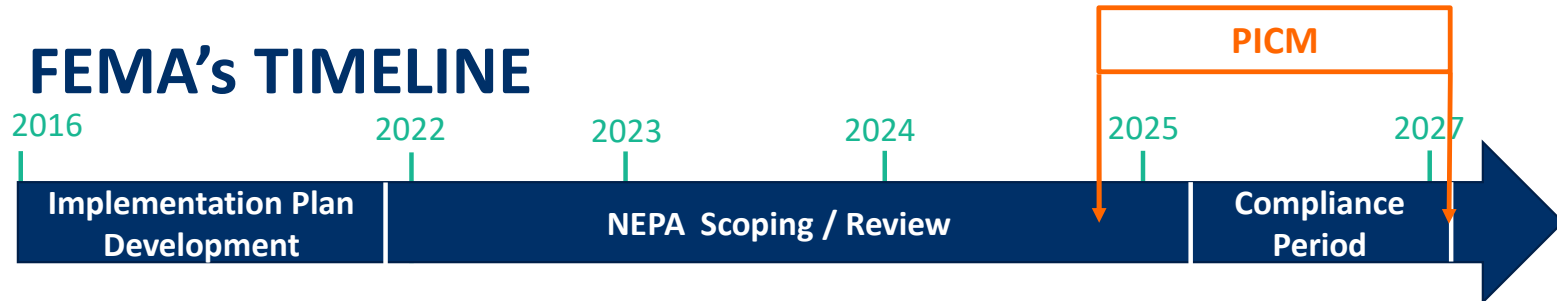


# FEMA Pre-Implementation Compliance (PICM) Measures

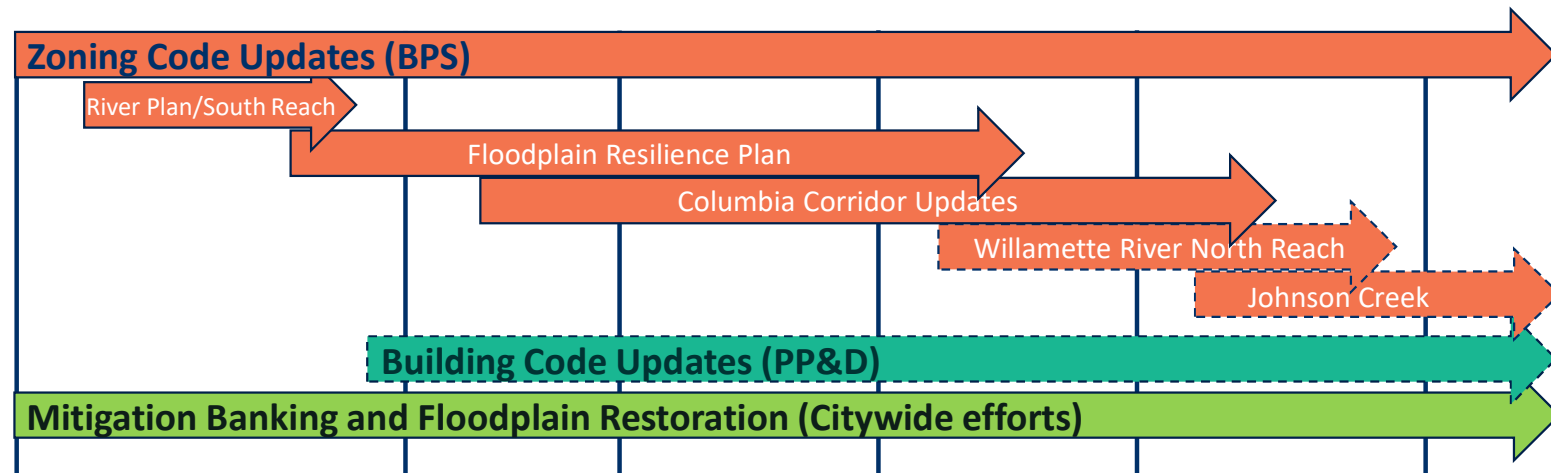
	Flood Storage Capacity (ft³)	Trees (>6" dbh≤20")	Trees (20"<dbh≤39")	Trees (>39" dbh)
No-Net-Loss Mitigation Ratios				
Floodway and floodplain w/in 170 feet of ordinary high water	2:1	3:1	5:1	6:1
Remainder of the FEMA 100-year floodplain	1.5:1	2:1	4:1	5:1
Water quality satisfied by implementing the City’s Stormwater Management Manual				
Beneficial Gain within the PICM Riparian Buffer Zone	Requires an area equal to 5 percent of new development within the PICM Riparian Buffer Zone that is not functionally dependent to be planted with native vegetation.			
Mitigation on site or within the same flood zone (same reach)				
OHW = Ordinary High Water PICM Riparian Buffer Zone = 100-year floodplain within 170 ft of OHW				

# Responding to the FEMA BiOp

## FEMA's TIMELINE



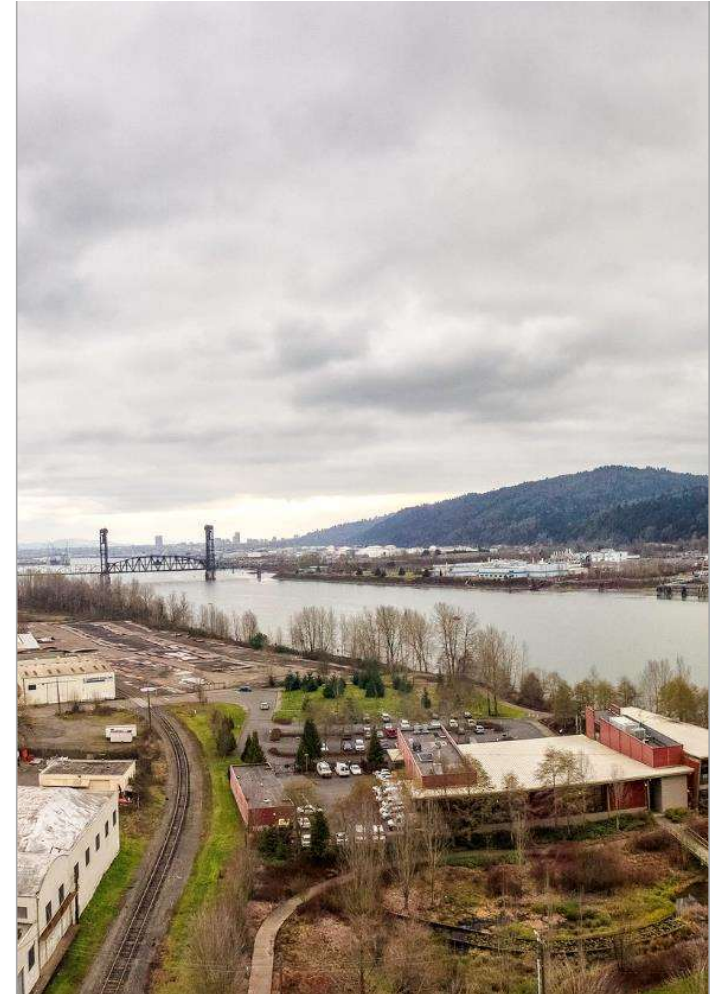
## CITY WORK PLAN COMPONENTS & SCHEDULE



# The North Reach

# Willamette River North Reach Project

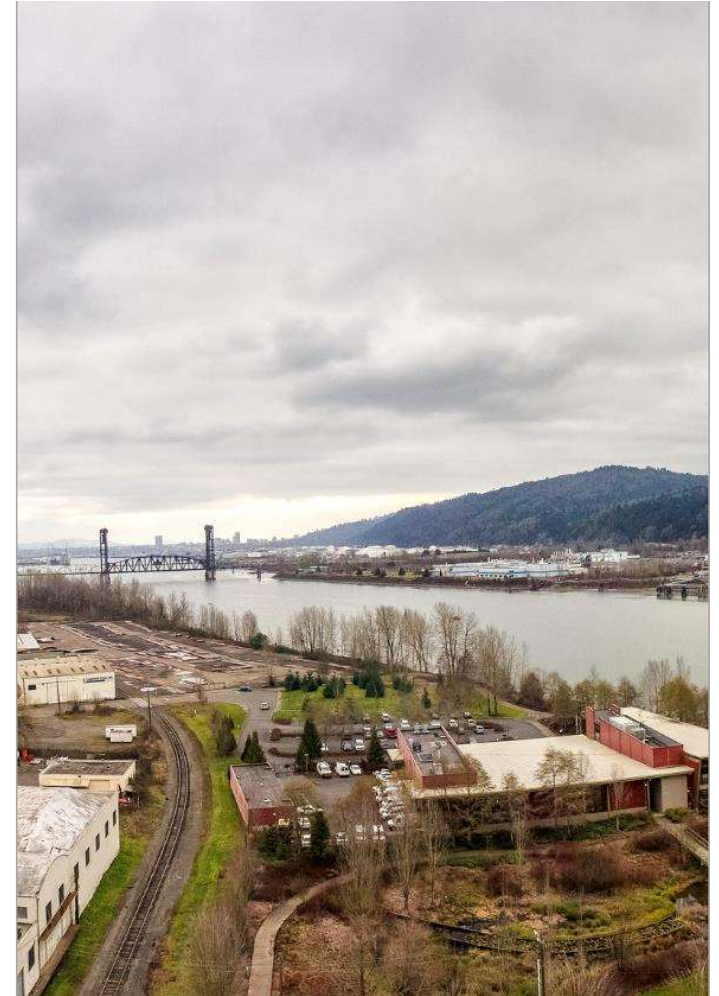
- Engage various interested parties to understand needs and long-term goals
- Recognize area's role as marine industrial center
- Update requirements and processes to:
  - Increase clarity and certainty
  - Allow (quicker) approval through standards
  - Apply environmental requirements consistent with rest of Willamette River



# Willamette River North Reach Project

## Key Considerations

- River-dependent/-related industrial uses
- Contribution of North Reach industrial properties in Buildable Land Inventory (Superfund remediation)
- Interface between industrial lands and adjacent neighborhoods

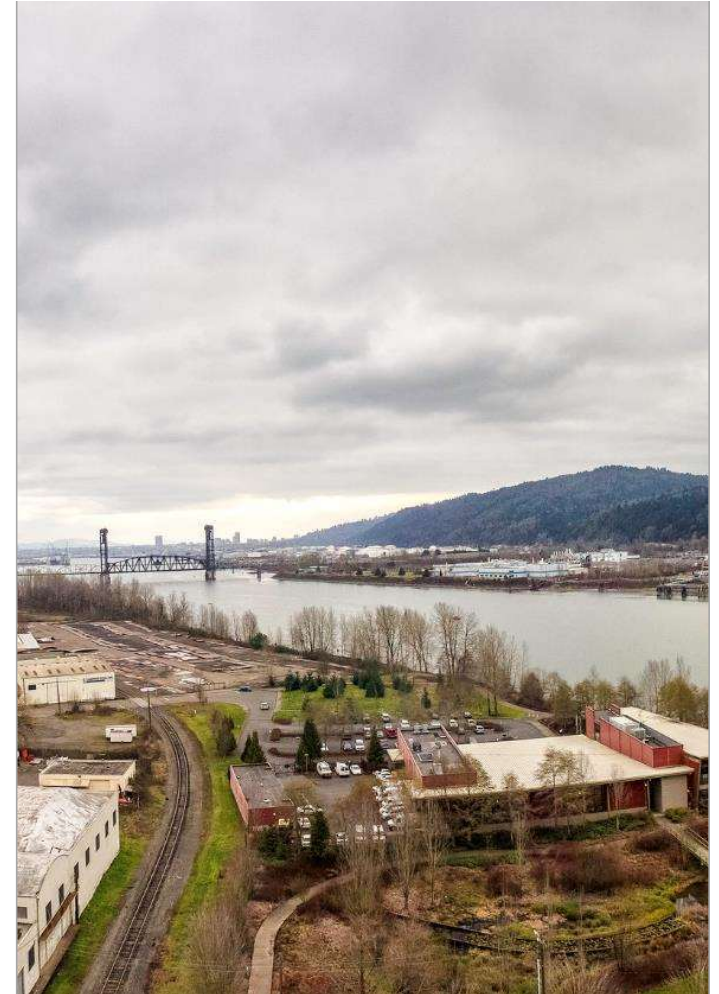




# Willamette River North Reach Project

## Key Considerations

- Interface between industrial lands and adjacent neighborhoods
- Expanded river access
- Improved river recreation
- Culturally-significant places/activities



# Willamette River North Reach Project EOA Scenarios for Consideration

## EOA SCENARIO 1

- Industrial zones: 25-foot development setback
- All other zones: 50-foot setback development setback

## EOA SCENARIO 1

- All zones: 50-foot development setback

### **BOTH SCENARIOS**

River Environmental overlay zone applied to:

- River setback
- All floodplain w/in 170 feet of ordinary high water mark
- All high- and medium-ranked riparian resources
- Special Habitat Areas

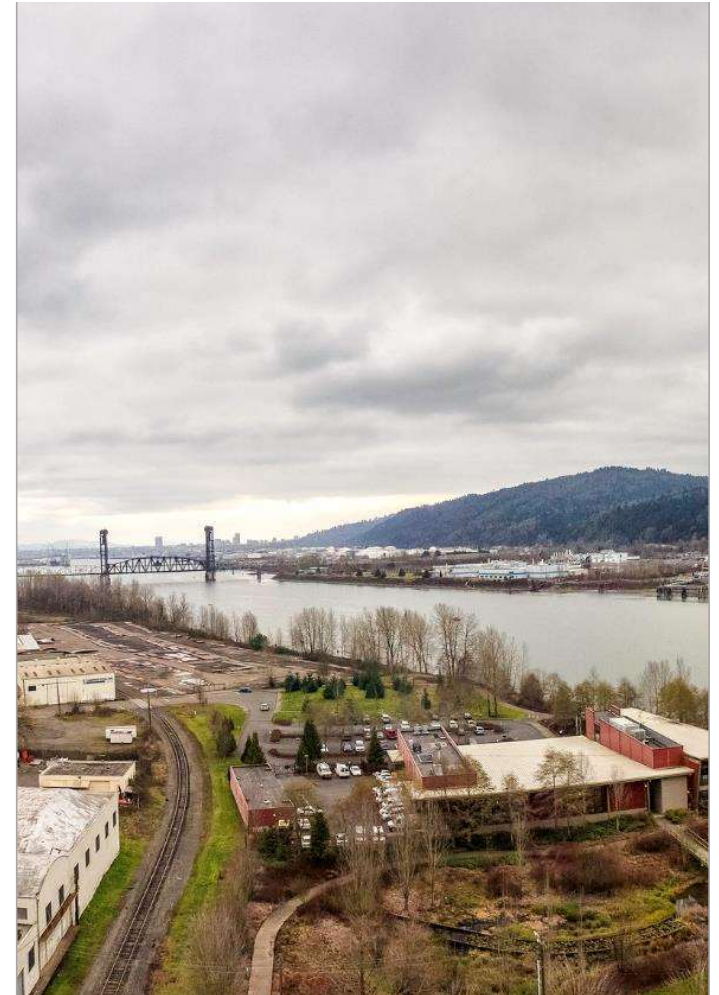
# Willamette River North Reach Project

## Implications on EOA

**River-dependent/-related uses and development:** Increased flood storage excavation most impactful to these uses

**Non-river-dependent/-related uses and development:** Both habitat and flood storage requirements could be challenging

Mitigation banks for both habitat and flood storage will be key



# Willamette River North Reach Project

## Recent Work & Updates

- Working with economic consultant to estimate costs of meeting long-term BiOp requirements
- Existing Conditions Review
  - Demographics
  - Housing
  - Industry and business data
  - Parks and open spaces





# Willamette River North Reach Project

## Recent Work & Updates

- Began drafting the Community Engagement Plan
- Will offer site visits to confirm natural resources

