



City of Portland Bureau of Development Services

Staff Presentation to
City Council

Land Use Review 09-160242 GE CP

Greenway Goal Exception with Comprehensive Plan Amendment Review
For replacement of the Sellwood Bridge

Summary of the Proposal

The applicant proposes to replace the Sellwood Bridge

- Existing aging 30-foot wide bridge to be replaced with new bridge shifted ~15 feet south.
- New 64-foot wide bridge to include 2 bike lanes, 2 sidewalks and a streetcar line.
- New 18-foot wide multi-use trail between Sellwood Bridge and SW Miles Street.
- Willamette Shoreline Trolley to be shifted slightly eastward.

Zoning Code Requirements

Fill in the Greenway Setback

- **The Zoning Code requires a Greenway Goal Exception for bridge ramps constructed on fill in the Greenway Setback.**
- **The Zoning Code requires an Amendment to the City's Comprehensive Plan for all Statewide Planning Goal Exceptions.**
- **The Zoning Code requires City Council approval of all Statewide Planning Goal Exceptions.**

Approval Criteria

Relevant State and City approval criteria

- **Statewide Land Use Planning Goal Exception –OAR 660-004-0022(6)**
- **City Greenway Goal Exception—Portland Zoning Code 33.440.360**
- **City Comprehensive Plan Amendment—Portland Zoning Code 33.810.050.**

Vicinity Map



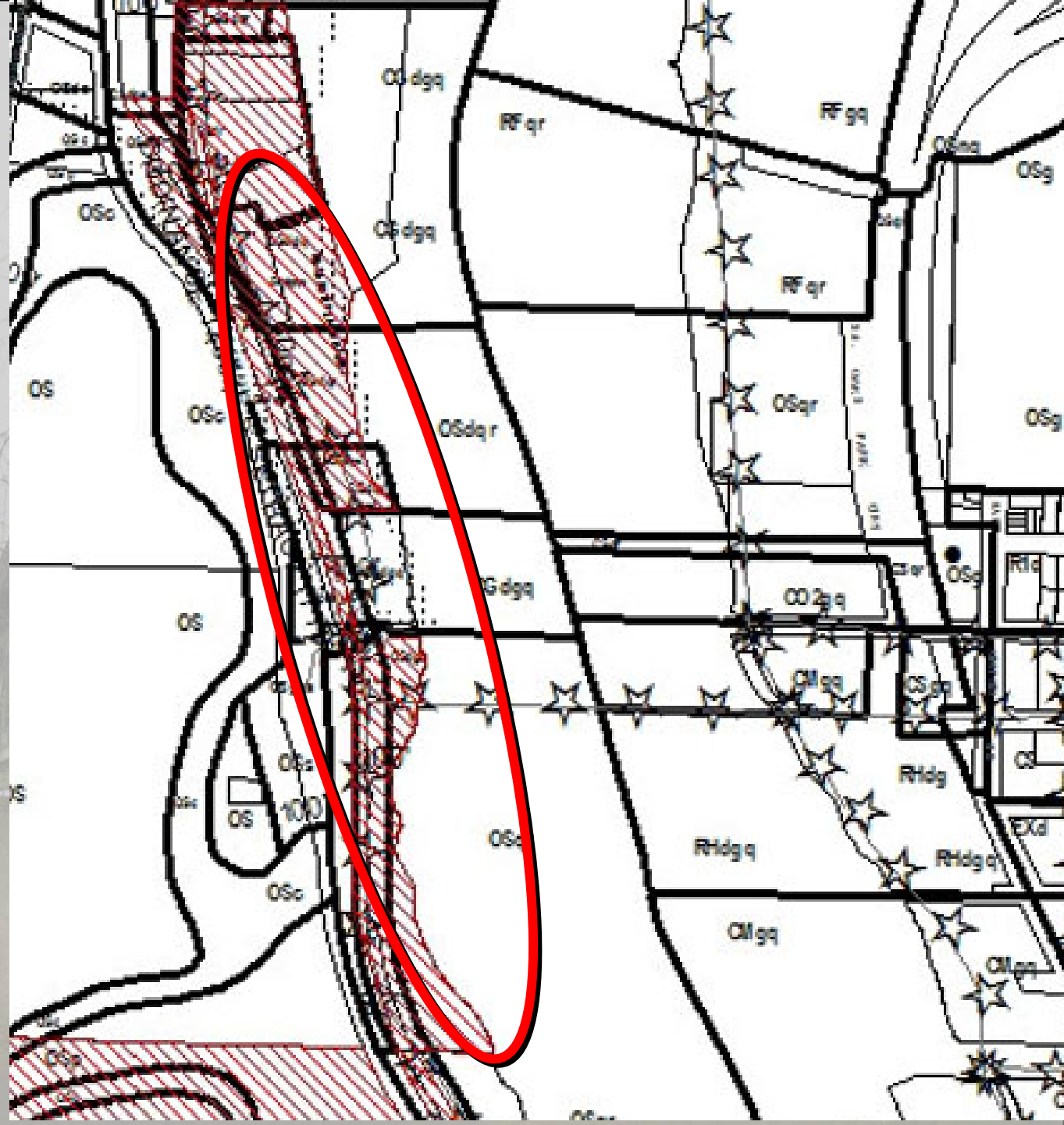
Zoning Map

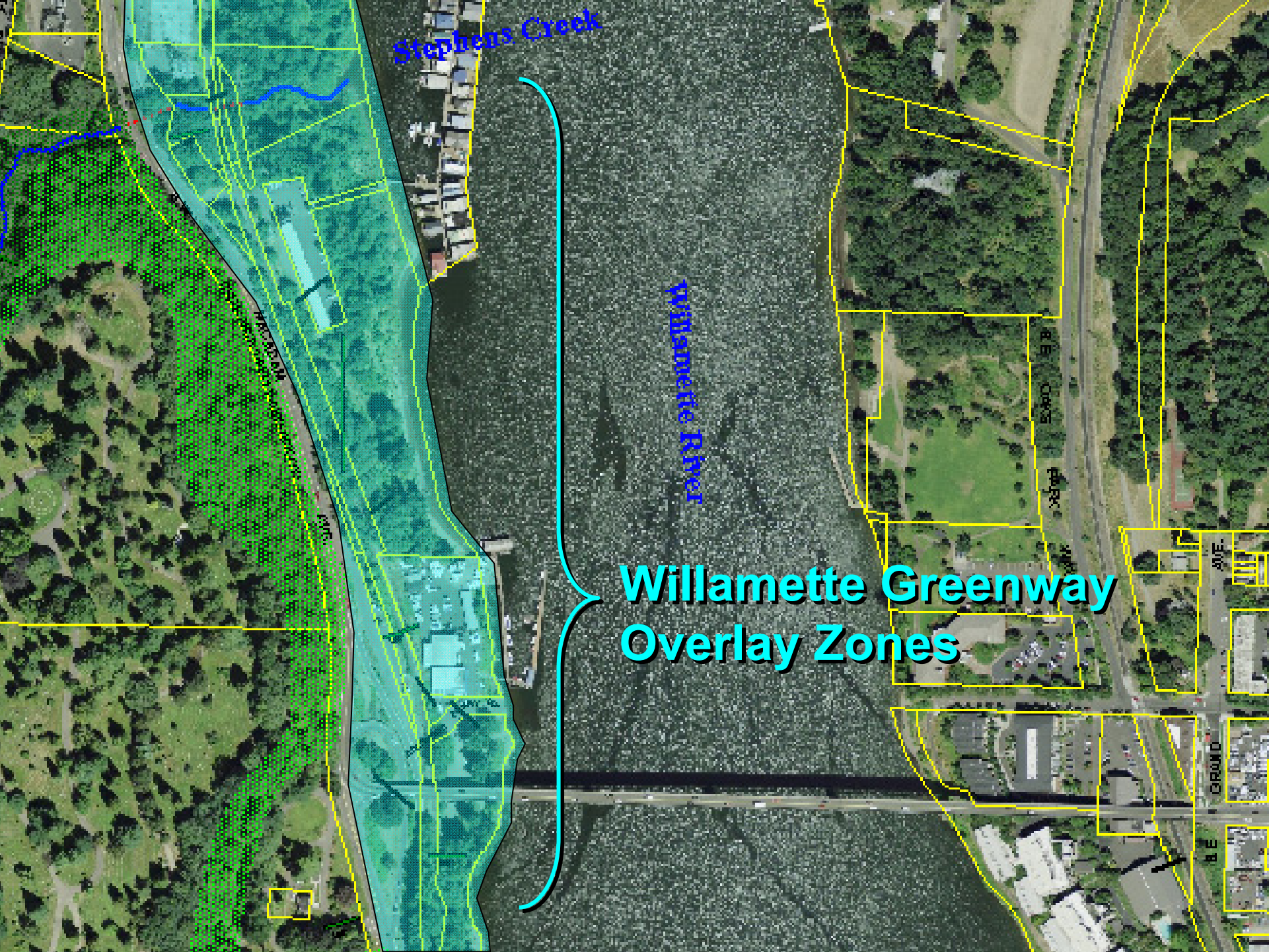
Base Zones:

- Open Space
- Storefront Commercial
- General Commercial
- Residential 5000

Overlay Zones:

- design
- greenway
- environmental
- scenic





Stephens Creek

Willamette River

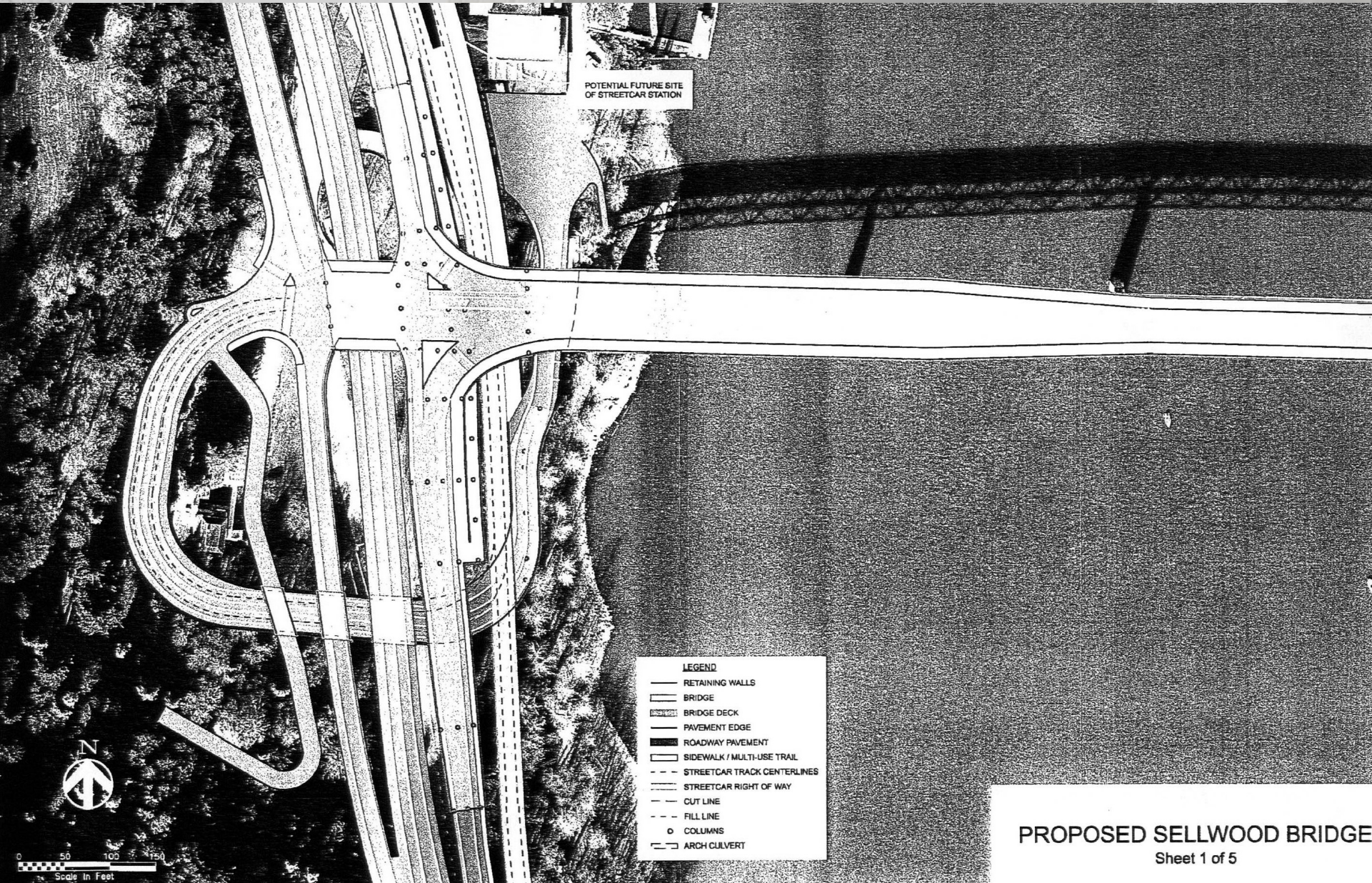
**Willamette Greenway
Overlay Zones**

BE CROWN PARK

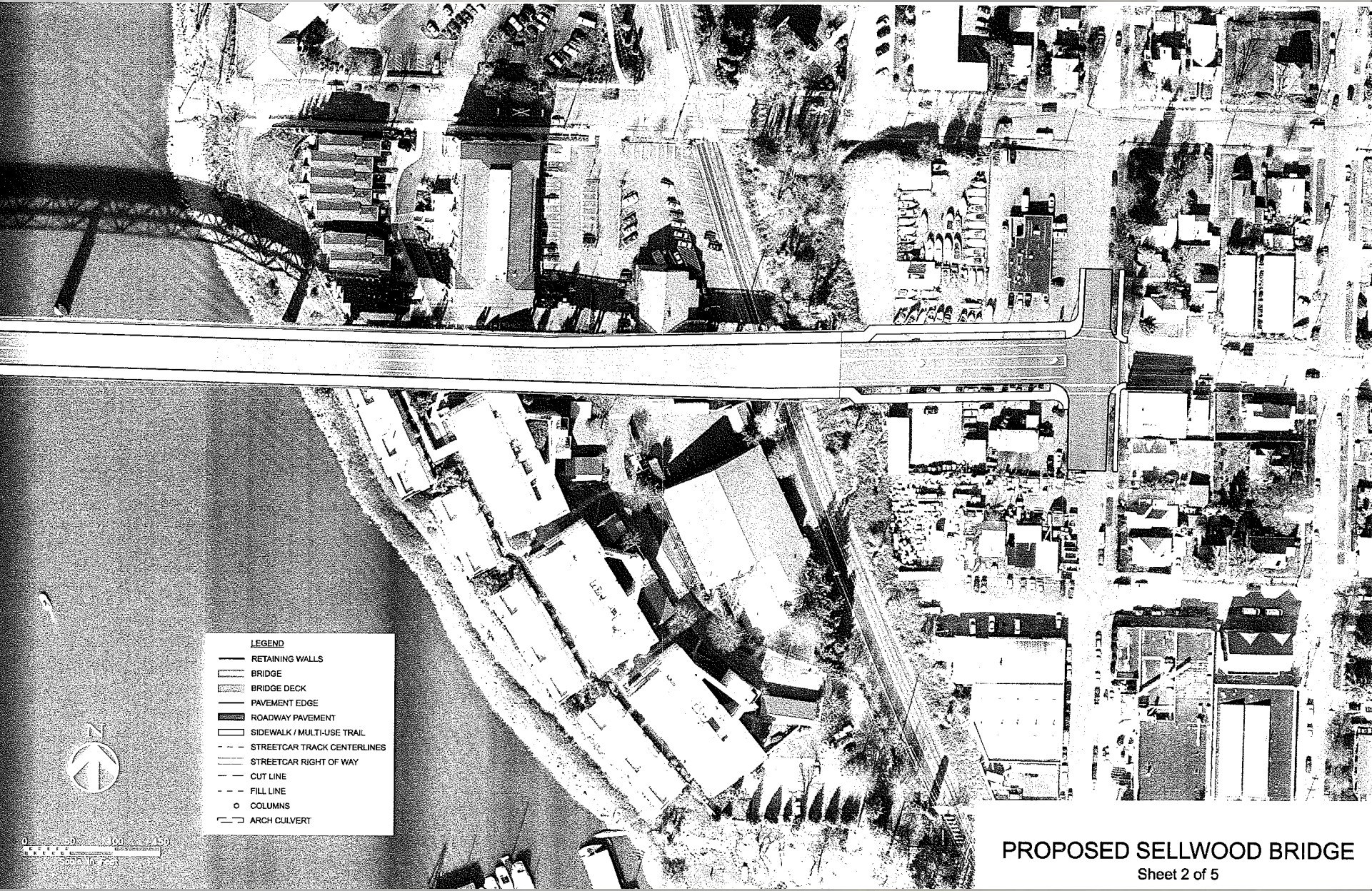
CROWN AVE.

CROWN AVE.

Proposed Bridge--west



Proposed Bridge--east



LEGEND

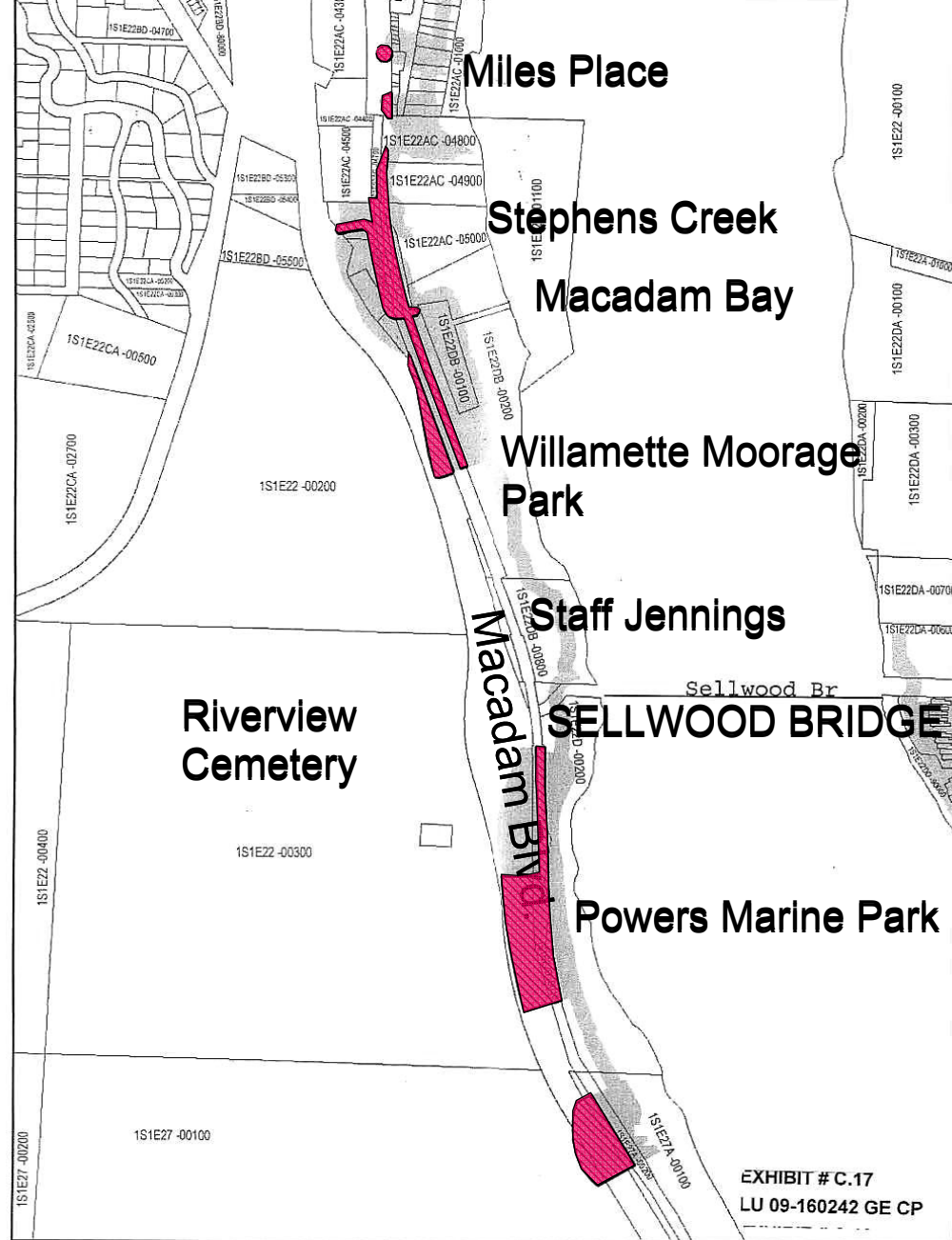
- RETAINING WALLS
- ▬ BRIDGE
- ▬ BRIDGE DECK
- ▬ PAVEMENT EDGE
- ▬ ROADWAY PAVEMENT
- ▬ SIDEWALK / MULTI-USE TRAIL
- ▬ STREETCAR TRACK CENTERLINES
- ▬ STREETCAR RIGHT OF WAY
- CUT LINE
- FILL LINE
- COLUMNS
- ▭ ARCH CULVERT

0 50 100 150
Feet

Proposed Areas of Fill in Greenway Setback

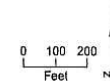


Areas of fill within Greenway Setback

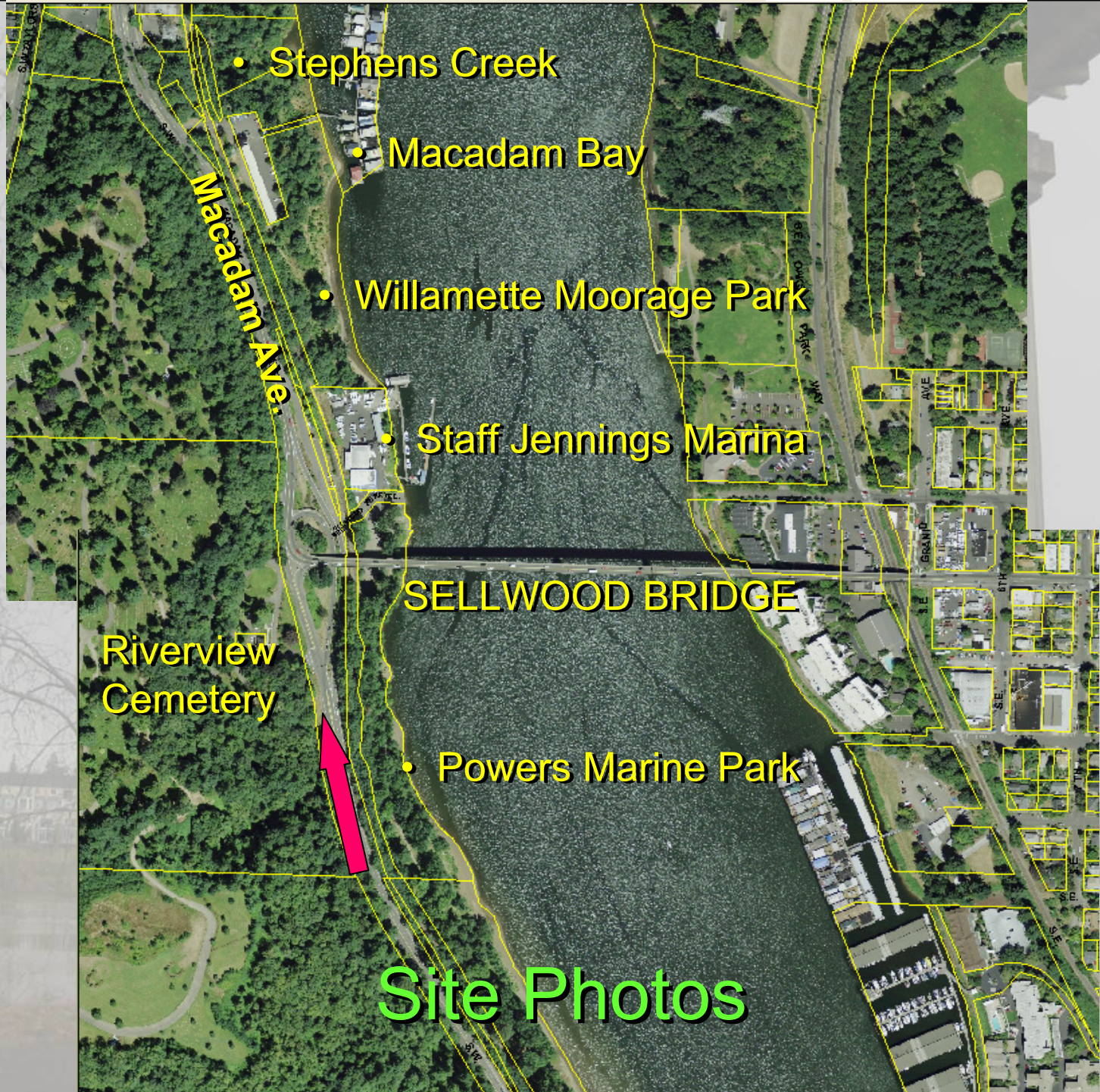


LEGEND

- Site
- (Areas of fill within Greenway Setback)
- Greenway Setback, 50 to 200 Feet



Project Site
Greenway Goal Exception Application
City of Portland



• Stephens Creek

• Macadam Bay

• Willamette Moorage Park

• Staff Jennings Marina

SELLWOOD BRIDGE

Riverview Cemetery

• Powers Marine Park

Site Photos



Sellwood Br.
LEFT LANE

Willamette
Shoreline Trolley

Looking north along Macadam



Willamette
River



Looking north Willamette Shoreline Trolley

- Stephens Creek

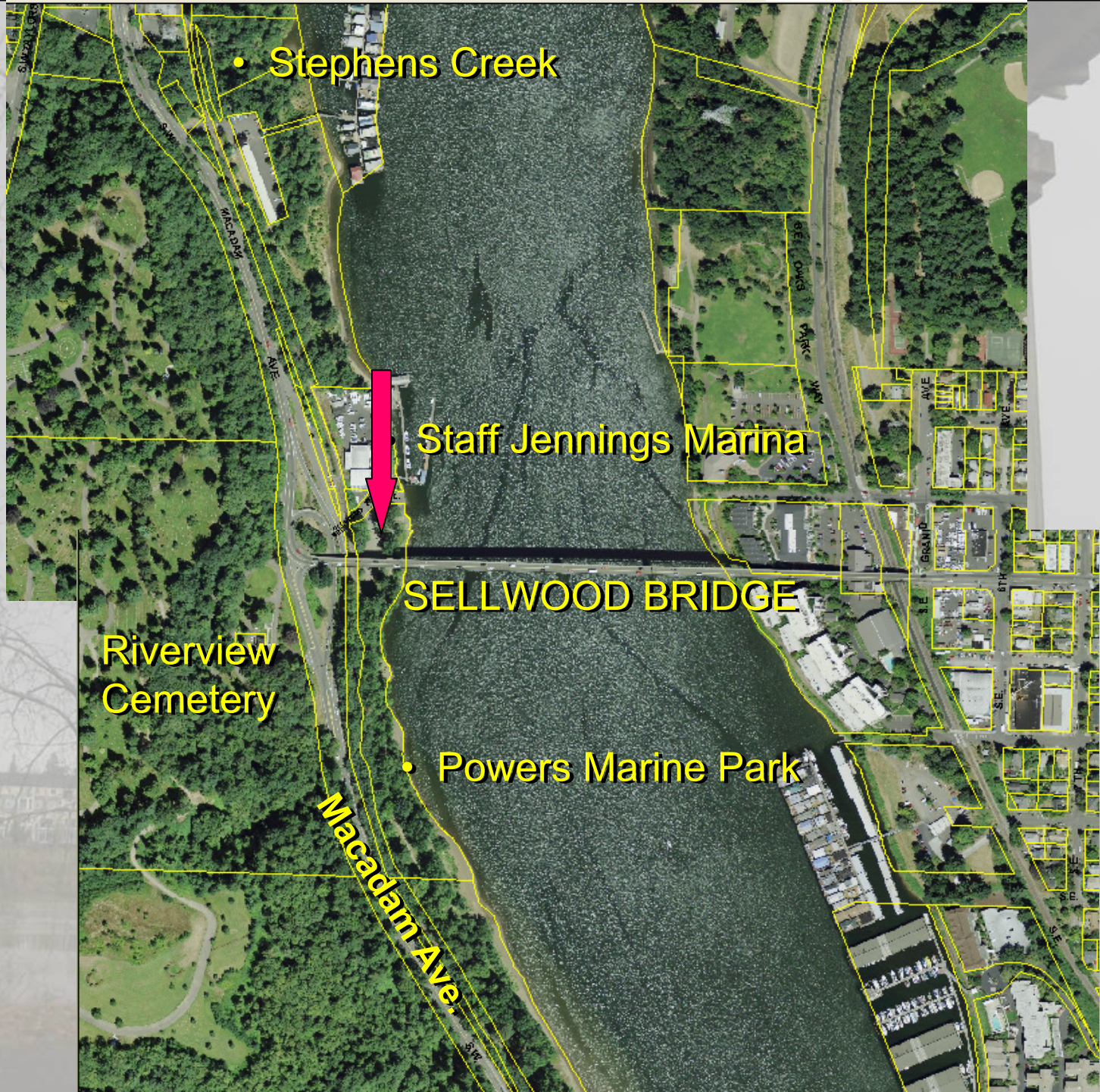
Staff Jennings Marina

SELLWOOD BRIDGE

Riverview Cemetery

- Powers Marine Park

Macadam Ave.





POWERS MARINE

310

PARK



PORTLAND PARKS & RECREATION
HOURS: OPEN 5:00 AM TO 10:00 PM



Powers Marine Park: Forested riparian habitat south of bridge.



Powers Marine Park: Potential Mitigation area.



• Stephens Creek

• Staff Jennings Marina

SELLWOOD BRIDGE

• Powers Marine Park

Riverview Cemetery

Macadam Blvd.

GRAND



**Powers
Marine Park**

**Staff
Jennings
Marina**

From the east bank.

• Stephens Creek

• Staff Jennings Marina

SELLWOOD BRIDGE

Riverview Cemetery

• Powers Marine Park

Macadam Blvd.





Sellwood Bridge supports at Powers Marine Park



• Stephens Creek

• Staff Jennings Marina

SELLWOOD BRIDGE

Riverview
Cemetery

• Powers Marine Park

Macadam Ave.

GRAND
AVE

8TH
ST

**Willamette
River**



Stephens Creek mitigation area at north end of project



Stephens Creek mitigation work by BES

Goal Exception approval criteria

OAR 660-004-0022(6) & Zoning Code 33.440.360 B:

“no significant adverse effect on Greenway qualities”

“lands for river-related uses not reduced”

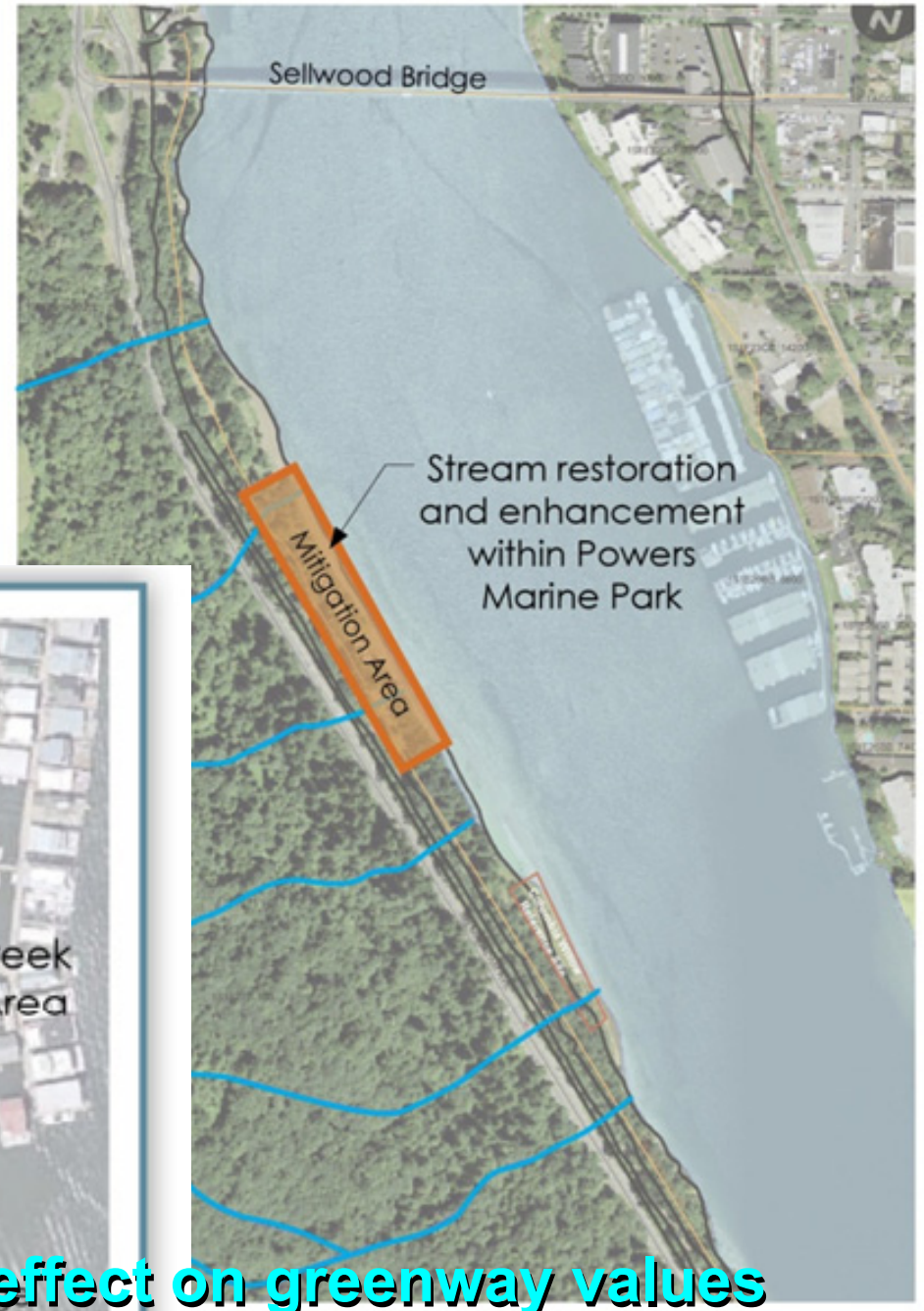
“provides significant public benefit”

“compatible with natural qualities and adjacent uses”

“cannot be accommodated w/o Goal Exception”

“no alternatives w/ better ESEE consequences”

Mitigation: Culvert replacement and fish habitat restoration



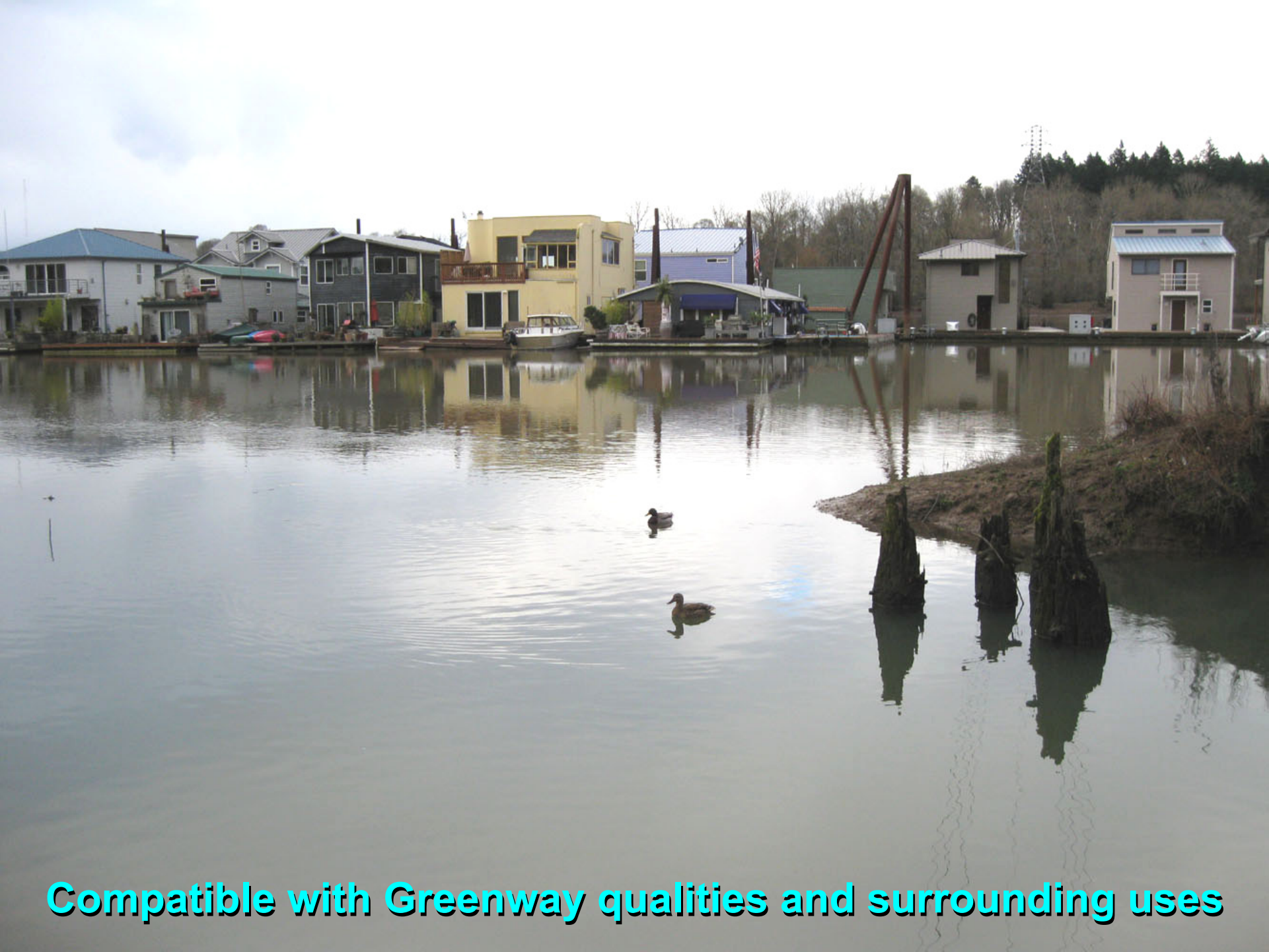
No Significant adverse effect on greenway values



Will not reduce lands available for river-related uses

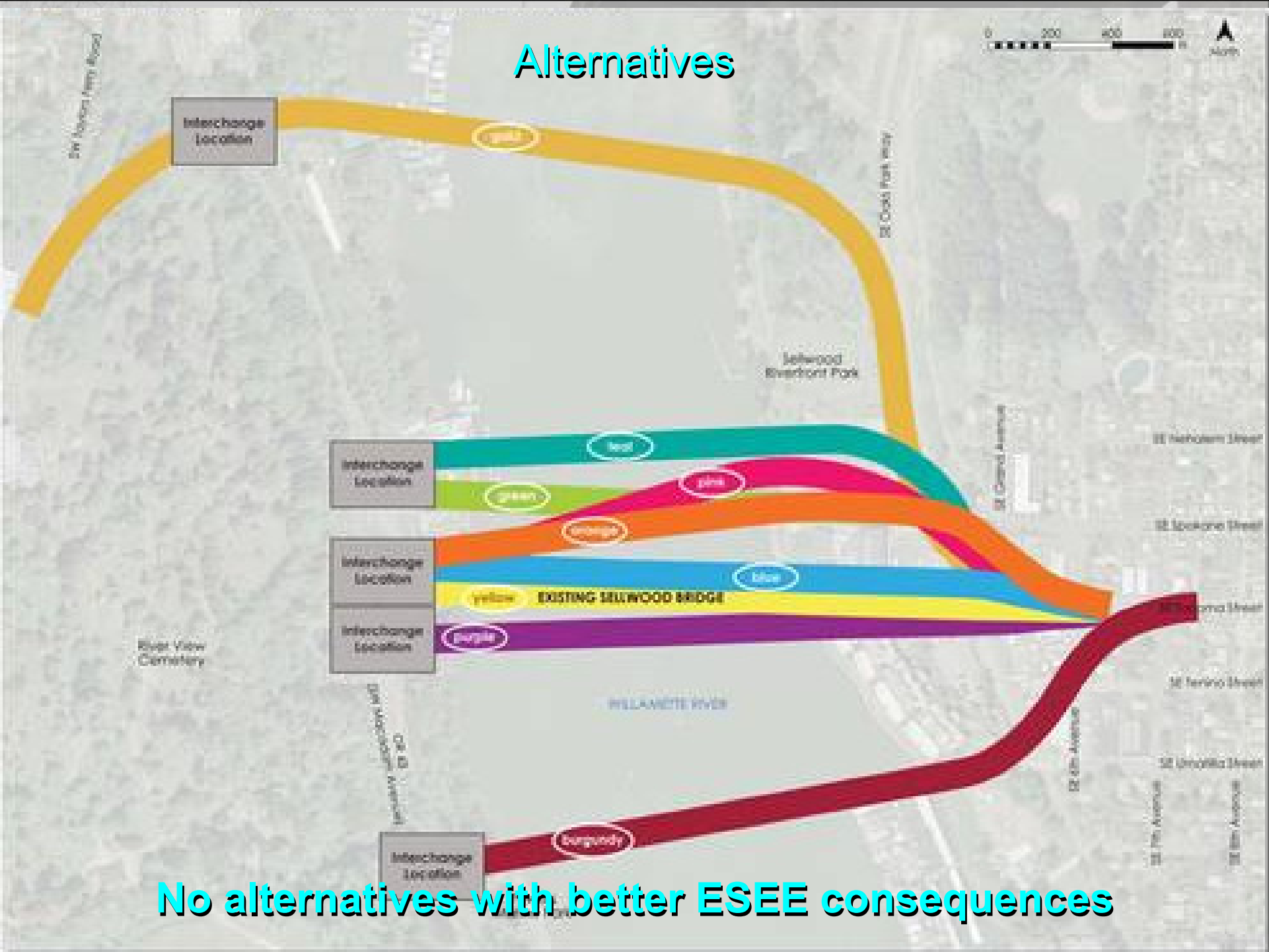


Will provide significant public benefit



Compatible with Greenway qualities and surrounding uses

Alternatives



No alternatives with better ESEE consequences

Comprehensive Plan Amendment approval criteria-findings

Quasi-judicial Statewide Planning Goal Exceptions require a concurrent Type III review that includes an amendment to the City's Comprehensive Plan, per 33.850.030 A

- The requested fill in the Greenway Setback has been deemed consistent with the City's Comprehensive Plan;**
- The Greenway Goal Exception is consistent with and, on balance, supportive of the City's Comprehensive Plan.**

Conclusions

The Hearings Officer concluded that the applicant has demonstrated that the proposed fill meets the relevant State and City approval criteria for an Exception to Statewide Land Use Planning Goal 15.

Conclusions

The Hearings Officer finds that all applicable Comprehensive Plan Goals, Policies and Metro Titles are met by the proposal; and

The Hearings Officer finds that the Greenway Goal Exception is consistent with the City's Comprehensive Plan.

Hearings Officer Recommendation

Approval of:

- Statewide Planning Goal Exception
- Greenway Goal Exception and
- Comprehensive Plan Amendment

to authorize the placement of fill within the Willamette Greenway Setback area, with conditions for:

1. Retaining walls designed, engineered constructed to provide wildlife friendly vegetation and visual relief;
2. Mitigation activities at Willamette Moorage Park and Powers Marine Park consistent with Exhibits H.12b and H.12.c.

