

Willamette River Greenway Inventory

An Update to Portland's Statewide Planning Goal 15 Inventory

Proposed Draft, May 2014



Bureau of Planning and Sustainability
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For more information

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Willamette River Portland, Oregon

Introduction

The Willamette River is literally and figuratively the center of Portland and has been instrumental in shaping our city, economy, culture, natural systems and quality of life for centuries.

The State of Oregon recognized the importance of the river as it focused on development of the state planning goals in the early 1970s and adopted a specific goal just for the Willamette River. Oregon State Land Use Planning Goal 15 is intended to protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River.

Goal 15 stipulates that “when information on such items is not available through previous studies, information will be maintained by the agencies for those portions of the plan for which they are responsible. This requirement shall not limit units of government from collecting information on other items.”

Under the new statewide land use laws, local jurisdictions were required to inventory existing conditions along the riverbank to:

- Determine which lands were suitable or necessary for inclusion within the Willamette River Greenway Boundaries.
- Develop management plans and acquisition programs.

This document is an update to the Goal 15 inventory completed in 1986. Goal 15 specifically refers to the following items for inclusion in the inventory:

1. Agricultural lands as provided by Goal 3. This includes all land currently in farm use as defined by ORS Chapter 215.203(2).
2. All current aggregate excavation and processing sites, and all known extractable aggregate sources.
3. Current public recreation sites, including public access points to the river and hunting and fishing areas.
4. Historical and archaeological sites.
5. Timber resources.
6. Significant natural and scenic areas and vegetative cover.
7. Fish and wildlife habitats.
8. Areas of annual flooding and flood plains.
9. Land currently committed to industrial, commercial and residential uses.
10. The ownership of property including riparian rights.
11. Hydrological conditions.
12. Ecologically fragile areas.
13. Recreational needs as set forth in State Land Use Goal 8.
14. Other uses of land and water in or near the Greenway.
15. Acquisition areas.

Organization of the Document

This document is intended to serve as the City of Portland’s Goal 15, Willamette River Greenway Inventory. The maps in this inventory feature geographic representations of regulatory, land use, ownership, environmental, recreation, historic and cultural information. The City of Portland Bureau of Planning and Sustainability (BPS) Geographic Information System (GIS) team generated these maps.

Descriptions for the maps occur on pages 3 to 13. The descriptions summarize relevant reports and plans, which were adopted as part of the public record and provide additional inventory details. The maps are grouped at the end of the inventory on pages 14 to 31 for easy comparison.

Use of this Goal 15 Inventory

This Goal 15 inventory, along with other information, will be used to inform updates of City’s plans for the land along the Willamette River. The first use of this inventory will be during the update of the Central City Plan, currently underway and expected to be adopted in 2016. Updates for the north and south reaches of the Willamette River will follow. **Figure 1** show the Willamette River reaches.

Aerial Photograph

Map 1, on pages 14 and 15, is the 2013 aerial photographs of the land within the Willamette River Greenway overlay boundaries.

This composite digital aerial photograph of the corridor shows natural features, water bodies and urban development. The river’s edge is lined by urban development in the downtown area, with the inner city street grid and other transportation systems that expand outward from the river to the region. There are a few fragments of natural areas still intact. Most of the riverfront and bottomland in North and Northwest Portland are developed as industrial districts. West and southwest of the river corridor include less developed areas, reflecting the rugged topography of the Tualatin Mountains and public ownership of Forest Park.



Figure 1: Willamette River Reaches

Zoning

Every parcel of land in Portland has a base zone that establishes what uses and development are allowed. Some parcels also have additional regulations applied through overlay zones, for example, that are based on their location and overarching desired outcomes. The Portland Zoning Code and the Portland Zoning Map define property characteristics overall. It is up to the property owner to use and develop property within the parameters allowed by zoning (and other policies and regulations).

Map 2, on pages 16 and 17, shows base zones and **Map 3**, on pages 18 and 19, depicts overlay zones. Combined, these maps address the following Goal 15 items:

- Item 1: Agricultural lands** – Multiple base zones allow or conditionally allow agricultural uses. Agricultural uses are not allowed in multi dwelling residential zones and in some single-dwelling and commercial zones.
- Item 2: Aggregate excavation and processing** – Mining is only allowed in industrial zones; it is a conditional use in open space and residential farm/forest zones. Manufacturing and production are allowed in all industrial and employment zones and limited in some commercial zones.
- Item 3: Public recreation and access** – Open spaces, which are public recreational areas, are depicted on the map. All other base zones allow, limit or conditionally allow parks and open space uses.
- Item 5: Timber Resources** – Timber harvesting is considered an agricultural use in the zoning code.
- Item 8: Industrial, commercial and residential uses** – Industrial, employment, commercial and residential zones are depicted on the map.
- Item 13: Other uses** – Institutional zones are depicted on the map.

Explanation of the Data on the Maps

Base Zones

The source of this information is the Bureau of Planning and Sustainability's GIS zoning data (March 2014), which is used for Portland's official zoning maps. All properties are mapped with base zone designations that fall into the general categories of single and multi dwelling residential, commercial, industrial, employment and open space. These base zone groupings comprise more specific categories listed in **Table 1**. Zoning designations are implemented through the Portland Zoning Code, which sets allowed development, density and design standards for new development and property alterations.

Table 1: Generalized Base Zone Sub-Categories

Open Space	Single Dwelling Residential	Multi dwelling Residential	Commercial	Employment	Industrial
Open Space (OS)	Farm and Forest (RF)	Low Density Multi dwelling (R2)	Mixed Commercial/ Residential (CM)	General Employment 1 (EG1)	General Industrial 1 (IG1)
	Limited Single Dwelling (R20)	Medium Density Multi dwelling (R1)	Storefront Commercial (CS)	General Employment 2 (EG2)	General Industrial 2 (IG2)
	Low Density Single Dwelling (R10)	High Density Multi dwelling (RH)	General Commercial (CG)	Central Employment (EX)	Heavy Industrial (IH)
	High Density Single Dwelling (R5)	Central Residential (RX)	Central Commercial (CX)	Attached Residential (R2.5)	Institutional/Residential (IR)

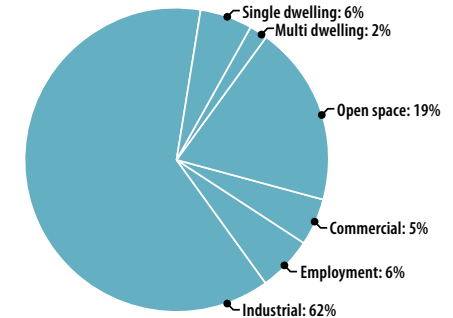
Each base zone has a general land use specification but also permits other uses. For example, agricultural uses are allowed within industrial zones. The base zone map does not represent existing land uses, rather the desired land use pattern set out in the goals and policies of Portland's Comprehensive Plan (1999). Appendix A presents tables that specify the allowed, limited, conditionally allowed and prohibited land uses within each base zone.

Table 2 shows the acreages of zones within each reach. The predominant zoning in the North Reach is industrial. In the Central Reach the predominant zones are commercial and multi dwelling residential. And in the South Reach the predominant zoning is open space. Figure 2 summarizes the total zoning in the Willamette Greenway.

Table 2: Acres per Zone by Willamette River Reach

Zone	North Reach	Central Reach	South Reach	Total Acres
EG1		2.5		2.5
EG2	121.2	7.8	25.8	154.8
EX		19.5		19.5
IG1	4.4	21.0		25.5
IG2	159.1			159.1
IH	1771.0	16.0		1787.0
CM			6.9	6.9
CS			45.0	45.0
CG			11.1	11.1
CX		101.0		101.0
R1			35.2	35.2
RX		27.5		27.5
IR			0.7	0.7
R2	23.8		0.9	24.7
R2.5			0.4	0.4
R5	6.4		4.6	11.1
R10			0.7	0.7
R20			55.5	55.5
RF	14.3		50.2	64.5
RH			17.8	17.8
OS	170.3	32.8	402.0	605.1
Total Acres	2270.6	228.2	656.8	3155.6

Figure 2: Zoning in the Willamette Greenway



Overlay Zones

The source of this information is BPS's GIS zoning data (March 2014), which is used for Portland's official zoning maps. There are multiple overlay zones within the Willamette Greenway boundary; however, only the overlay zones that related to the Goal 15 inventory items are included on Map 3. Overlay zones are applied in conjunction with base zones. The overlay zone regulations are defined in the Portland Zoning Code (Chapter 400). The overlay zones often overlap one another. The following overlay zones are represented along the Willamette River:

Greenway Overlay Zone

The Greenway Overlay Zones are intended to protect, conserve, enhance and maintain the natural, scenic, historical, economic, recreational qualities of the lands and water along the Willamette River. The greenway overlay zones as described below include: river natural, river general, river recreational, river industrial and river water quality.

- **River Natural (n)** – Protects, conserves and enhances land of scenic quality or of significant importance as wildlife habitat.
- **River General (g)** – Allows for uses and development that are consistent with the base zoning that allow for public use and enjoyment of the waterfront, and enhance the river's natural and scenic qualities.
- **River Recreational (r)** – Encourages river-dependent and river-related recreational uses that provide a variety of public access opportunities to and along the river, and enhances the river's natural scenic qualities.
- **River Industrial (i)** – Encourages and promotes the development of river-dependent and river-related industries that strengthen the economic viability of Portland as a marine shipping and industrial harbor, while preserving and enhancing riparian habitat and providing public access where practical. Primary uses for these properties are river-dependent and river-related.
- **River Water Quality (q)** – Protects functional values of water quality resources by limiting or mitigating the impact of development in the setback. The (q) overlay overlaps the greenway overlay zones.

Table 3 shows the acreages of greenway overlay zones within each reach. Some properties have more than one overlay zone applied. The primary overlay zone in the North Reach is (i), which is the industrial zone. In the Central Reach the predominant overlay zone is the (g), which is the river general zone. In the South Reach, the predominant overlay zones are (n) and (g) which are often combined with (q).

Table 3: Greenway Overlay Zone Acres

Greenway Overlay Zones	North Reach	Central Reach	South Reach	Outside a Reach	Total
g	268	600	215	98	1,180
gq	265	7	204	0	476
i	3,635	2			3,637
iq	9				9
n	41		11		52
nq	38	0	561		600
r	11	104	22		137
rq	193		173		366
q	6		263		269
Total	4,467	713	1,450	98	6,727



Osprey at McCormick Pier

Environmental Overlay Zones

The environmental overlay zones protect natural resources and functional values identified by the City as providing public benefits. Environmental overlay zones are only applied along the Willamette River in unincorporated urban areas. Within Portland, greenway overlay zones protect natural resources along the Willamette River. The environmental overlay zones are as follows:

- **Environmental Protection Overlay Zone (p)** – Provides the highest level of protection to the most important resources and functional values identified by the City. Development in this zone is only approved in rare and unusual circumstances. There are 20 acres of (p) overlay along the Willamette River located at Harborton Wetlands at the confluence with Multnomah Channel and across from Elk Rock Island.
- **Environmental Conservation Overlay Zone (c)** – Conserves important resources and functional values in areas where they can be protected while allowing environmentally sensitive urban development. There are 20 acres of (c) overlay along the Willamette River's South Reach.

Scenic Resource Overlay Zone

The Scenic Resource Overlay Zone, symbolized by an (s) on the zoning map, is used to implement the policies of Portland's Scenic Resources Protection Plan (1991). It identifies where specific development standards for view corridors and scenic corridors are applied in relation to new development or redevelopment. There are 333 acres of (s) overlay in the greenway overlay zones; 232 acres in the North Reach, 60 acres in the Central Reach and 41 acres in the South Reach.

Land Uses

The general existing land uses along the Willamette River are depicted in **Map 4** on pages 20 and 21. This map shows how the land is currently being used as compared with the zoning map, which shows the desired land uses. Map 4 provides information about the following Goal 15 items:

- Item 1: Agricultural lands** – No land within the Willamette Greenway is currently being used for agricultural purposes. (Also see section on Zoning for a description of zones that allow agricultural uses.)
- Item 2: Aggregate excavation and processing** – Industrial uses that are specifically related to aggregate excavation or aggregate processing are noted on the maps.
- Item 3: Public recreation and access** – Parks and open spaces are public recreation areas that provide public access to the Willamette River. (Also see section on Recreation for information about trails, viewpoints and recreational needs.)
- Item 5: Timber resources** – No land within the Willamette Greenway is currently being used for timber resources. (Also see section on Zoning for a description of zones that allow farm/forest uses.)
- Item 8: Industrial, commercial and residential uses** – These uses are clearly depicted on the Land Uses map.
- Item 13: Other uses** – Other uses shown on the Land Uses map include office, institutional, utilities, vacant and other.

Explanation of the Data on the Maps

Land Uses

The data was derived from Multnomah County tax assessor data and updated by BPS to reflect current land uses. Primary uses are depicted on the map, while accessory uses are included under the primary use. For example, a parking lot that serves as accessory to a restaurant is categorized as commercial. **Table 4** explains what specific uses are included in each generalized land use category.

Table 4: Land Uses within General Land Use Categories

Category	Land Uses
Industrial	Prevalent uses along the river: general industrial, marine terminal, truck terminal, distribution, warehouse, wholesale, special purpose industrial. Other uses: special purpose industrial, industrial office, mini storage, multi-story storage, showroom.
Aggregate Excavation / Processing	Asphalt production, cement/concrete production, sand/gravel extraction.
Vehicle	Car wash, automobile dealership, gas/oil station, automobile services center.
Commercial	Prevalent uses along the river: office, commercial condominium, garage/parking structure, parking lot, restaurant, store. Other uses: bank, bowling alley, funeral home, general shop, health club, hotel, skating rink, lumber yard, medical office, motel, tavern, theater.
Institutional	Foster care, cemetery/mausoleum, church, day care, fraternal organization, adult home, nursing home, university, public building.
Multi dwelling Residential	Prevalent uses along the river: Apartments, condominiums. Other uses: attached housing, manufactured home park.
Single Dwelling Residential	Detached housing, semi-detached housing.
Parks and Open Space	Park, golf course.
Utility	Power lines, natural gas pipes, pump stations.
Right of Way	Rail road, state highway.
Vacant	Vacant.
Other	Captures land uses that don't fit under one of the other categories. For example, Centennial Mills is owned by the Portland Development Commission, it currently is not being used (has not land use) and it is not vacant; therefore, it is <i>other</i> .



Swan Island Industry



Downtown Portland



Riverfront Condominiums

Figure 3: Percent of Generalized Land Uses

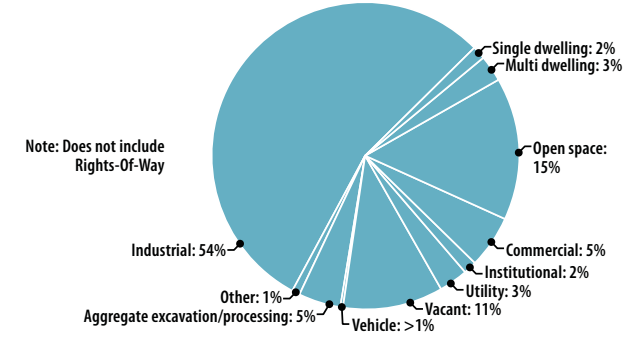


Table 5 summarizes the acres of each land use category by reach. In the North Reach, the predominant land use is industrial. Industrial uses that are located within the Willamette Greenway industrial overlay zone (i) are river-dependent or river-related uses. Examples include marine cargo terminals, ship repair yards, barge services, dredge facilities and U.S. Coast Guard facilities.

In the Central Reach, the predominant land use is commercial, multi dwelling residential, parks and open space, industrial and vacant. Examples of land uses found in the Central Reach include condominiums and apartments and Tom McCall Waterfront Park.

In the South Reach the predominant land use is parks and open space, including Ross Island, Oaks Bottom and Powers Marine. There are also commercial, industrial and residential uses.

Although agriculture and timber uses are allowed in most of the base zones, there are no agriculture or timber land uses in the Willamette Greenway.

Table 5: Acres of Generalized Land Uses

Land Use Category	North Reach	Central Reach	South Reach	Total
Aggregate Excavation / Processing	90	3	51	144
Industrial	1,605	30	85	1,719
Vehicle	9		2	10
Commercial	36	55	80	171
Institutional	39	10	2	50
Multi dwelling Residential	0	36	44	80
Single Dwelling Residential	2		50	52
Parks & Open Space	150	35	295	479
Utility	89	2		91
Right of Way	1			1
Vacant	238	47	48	334
Other	13	12	1	26
Total	2,271	228	657	3,155

Ownership

The property ownership shown on **Map 5**, on pages 22 and 23, and the list of owners in Appendix B provide information about the following Goal 15 items:

Item 9: Ownership of property – A list of all property owners is provided and corresponds with the numbers on the map.

Item 10: Riparian rights – For the purposes of this inventory, any property that has land located at or below the ordinary high water mark of the Willamette River is considered to have a riparian right. A list of properties considered to have a riparian right is provided in Appendix B.

Explanation of the Data on the Maps

Ownership

The data was derived from Multnomah County tax assessor data. The primary property owners are included in the list associated with Map 6. In some cases there is a second or third owner; however, those names are not included in the list. **Table 6** presents the top 10 private property owners in the North, Central and South Reach, while **Table 7** presents the top 10 public property owners. The largest property owners include the Port of Portland, City of Portland, Union Pacific Railroad and Metro as public owners and Evraz Inc, Ross Island Sand and Gravel, Shipyard Commerce Center and University of Portland as private owners. See Appendix B for the complete list of property owners.



Oregon Museum of Science and Industry (OMSI)

Table 6: Top 10 Private Property Owners by Reach

	Map ID	Owner	Acres
North Reach	91	Evraz Inc., NA	136
	263	Shipyard Commerce Center LLC	127
	258	Schnitzer Steel Industries Inc.	101
	229	Portland General Electric	76
	31	Atofina Chemicals Inc.	60
	306	University of Portland	59
	113	Gunderson Inc.	55
	267	Siltronic Corp.	54
	300	Time Oil Co.	43
	103	Front Avenue LLC	42
Central Reach	201	Oregon Health and Sciences University	32
	329	ZRZ Realty Co.	17
	174	McCormick Pier Condominium	11
	304	Union Pacific Railroad Co.	10
	298	The Realty Associates	7
	296	The Landing At Macadam LLC	6
	247	Riverplace Apartments LLC	6
	131	Holt Distressed Property	4
	244	River Forum LLC	4
	14	Aegean Corp.	4
South Reach	198	Oaks Park Association	34
	27	Association of Unit Owners	24
	206	Oregon Yacht Club LTD	9
	121	Harbor Landing LLC	4
	277	SRI Eight Riverside LLC	4
	62	Cameron Oregon Properties	4
	127	Heron Pointe At Johns Landing	3
	29	Association of Unit Owners of Riverpoint	3
	232	Portland Rowing Club	3
	276	SRI Eight Macadam LLC	3

Table 7: Top 10 Public Property Owners By Reach

	Map ID	Owner	Acres
North Reach	228	City of Portland	171
	305	United States of America	29
	179	Metro	27
	205	State of Oregon	5
	191	Multnomah County	0
Central Reach	227	Port of Portland	0
	227	Port of Portland	570
	228	City of Portland	42
	205	Oregon State of	29
	302	Tri-County, Metro	4
South Reach	191	Multnomah County	3
	179	Metro	1
	228	City of Portland	261
	179	Metro	46
	205	State of Oregon	16
	302	Tri-County, Metro	14
	227	Port of Portland	5
	191	Multnomah County	3

Riparian Rights

For the purposes of the Willamette River Goal 15 inventory, riparian rights are defined as properties that have land at or below the ordinary high water mark of the Willamette River. Appendix C includes a list of all properties that are considered to have a riparian right.



River front properties

Natural Resources

This map series includes existing natural resources and how these areas rank in terms of providing natural resource function. **Map 6**, on pages 24 and 25, depicts natural resource features including rivers, streams, wetlands, flood area and vegetation. **Map 7**, on pages 26 and 27, shows existing features that receive a relative rank as providing riparian corridor functions or wildlife habitat. In addition to the maps, the City has a Natural Areas Acquisition Strategy (2006) that identifies priority resource types and locations for acquisition. Combined, the maps and the Natural Areas Acquisition Strategy address the following Goal 15 elements:

Item 6: Significant natural areas, scenic areas and vegetative cover – All features that receive a rank as providing natural resource functions are significant.

Item 7: Fish and wildlife habitat – The features are ranked for functions that relate directly to fish and wildlife habitat, such as food web and forest patch size. Therefore, all features that receive a rank provide fish and wildlife habitat.

Item 11: Hydrologic conditions – The bathymetry and floodplain represent hydrologic conditions of the Willamette River.

Item 12: Ecologically fragile areas – Special Habitat Areas are included on Map 7. These areas include unique, rare and declining habitat features in Portland.

Item 15. Acquisition Areas – The Natural Areas Acquisition Strategy identifies resource types and general locations as priority acquisition areas.

Explanation of the Data on the Maps

All of the data on maps 7 and 8 comes from the Natural Resources Inventory Update (June 2012), which was adopted by City Council in December 2012 as the factual basis for the Comprehensive Plan update. Table 8 presents a summary of the natural resource features in the Willamette River Greenway. The data is explained in the narrative following the table.

Table 8: Natural Resource Features by River Reach

Feature	North Reach	Central Reach	South Reach	Total
Total Land (acres)	4,467	713	1,548	6,727
River (miles/acres)	12.1 / 2,080	3.8 / 411	1.8 / 725	22.7 / 3,314
Stream/Drainageway (linear feet)	8,470	67	1,508	10,045
Wetlands (acres)	56	0	95	151
Flood Area (acres)*				
Vegetated (acres)	262	21	292	575
Non-vegetated (acres)	353	72	148	573
Open Water** (acres)	2,078	410	817	3,306
Vegetated Areas >= ½ acre (acres)+				
Forest (acres)	144	1	266	411
Woodland (acres)	88	10	67	166
Shrubland (acres)	123	10	48	181
Herbaceous (acres)	270	29	59	358

* The flood area includes the FEMA 100-year flood plain plus the adjusted 1996 flood inundation area.

** Open Water includes portions of the Willamette River.

+ The vegetation classifications are applied in accordance with the National Vegetation Classification System specifications developed by The Nature Conservancy. The data within the primary study area and within 300 feet of all open water bodies in Portland is draft and is currently being updated based on 2008 aerial photography.



Willamette River and Ross Island

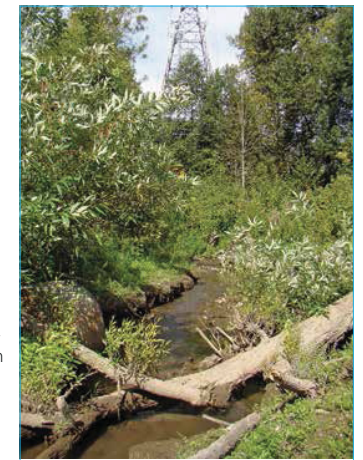
Natural Resource Features

River Bathymetry

River depth, or bathymetry, is derived from the U.S. Army Corps of Engineers survey information. The bathymetry is mapped from the ordinary high water mark along the river bank. Shallow water areas provide important habitat for water fowl and provide resting, feeding and hiding spots for migrating fish, including Endangered Species Act (ESA)-listed salmon.

Streams

Stream data is derived from Metro RLIS data and updated by BPS. The streams on the west side of the Willamette River flow through steep ravines on their way to the river. Most of these streams also pass through pipes or culverts before entering the river. On the east side, urban development has buried most of the streams once known to exist. The exceptions are the Columbia Slough, located in North Portland, and Johnson Creek, located in Southwest Portland. Both the Columbia Slough and Johnson Creek confluences provide habitat for ESA-listed fish.



Stephens Creek a tributary of Willamette

Wetlands

Wetland data is derived from the National Wetlands Inventory, maintained by the Oregon Division of State Lands. Wetland data is updated by BPS based on wetland delineations of federal, state or city permits. In the North and Central Reaches of the Willamette River there are few remaining wetlands; most have been filled for development. Notable exceptions are the Terminal 5 Forest Wetland and Harborton Wetlands, both located in North Portland. In the South Reach, Oaks Bottom is a large protected wetland within the floodplain. Wetlands are important habitat areas and provide a host of functions, including storing flood water, filtering pollutants and cycling nutrients.



Oaks Bottom

Flood Area

There are two sources for flood area data. The 100-year floodplain is derived from Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps used for the National Flood Insurance Program. The 1996 flood inundation area is derived from the U.S. Army Corps of Engineers digitized aerial maps of the 1996 flood in the Willamette Valley. The flood area in the Greenway overlays is largely contained within the Willamette River's banks; however, there are locations where large floods can overtop the banks, including on the east side of the North Reach just south of the PGE power line corridor. Not only does the floodplain provide attenuation of flood water, but the vegetated floodplain provides functions like contribution of nutrients, structure and food to the river.

Vegetation

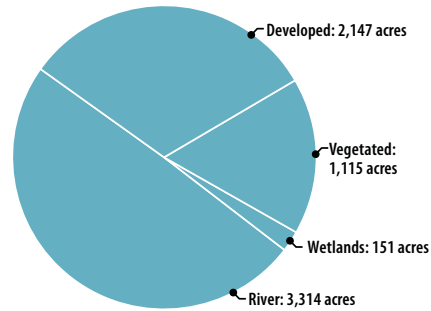
The vegetation data is derived from aerial photography and is maintained by BPS. Patches of contiguous vegetation that is at least 1/2 acre in size are mapped and classified as forest, woodland, shrubland or herbaceous. Depending on the vegetation type and proximity to a river, stream, wetland or flood area, the vegetation provides different functions like microclimate and shade, food web and trapping sediments. Forest and wetland patches 2 acres in size or larger also provide significant wildlife habitat.



Riparian Vegetation at University of Portland

Figure 4 summarizes the natural resource features within the greenway overlay zones. Roughly half of the area is the Willamette River. On land, more than half is developed, and the remainder is vegetated or contains wetlands.

Figure 4: Acres of Natural Resource Features



Natural Resource Ranks

Combined Relative Ranks

The Riparian Corridor and Wildlife Habitat GIS models are used to rank natural resource features based on the functions provided. The GIS models were adopted by the City Council as part of the factual basis for the Portland Comprehensive Plan Update and are constantly maintained by BPS. The combined ranks depict all features that provide at least one riparian corridor or wildlife habitat function (e.g., shade, nutrient cycling, food web, interior habitat area). The ranks are relative to each other, meaning a high ranked feature provides more functions than a medium ranked feature; and a low ranked feature provides more functions than a feature that receives no rank. Any feature that receives a rank of high, medium or low by the GIS models is a significant natural resource. Table 9 summarizes the acres of ranked natural resources within the Willamette River Greenway.

Table 9: Natural Resource Inventory: Combined Relative Ranks

Relative Rank	North Reach	Central Reach	South Reach	Total
High	2,292	422	1,145	3,859
SHA (High)	39		13	53
Medium	243	39	145	427
Low	377	72	95	543
No Rank	1,515	180	149	1,845
Total	4,467	713	1,548	6,727

Special Habitat Areas

Special Habitat Areas (SHA) are features that are unique, rare or declining in Portland. The criteria for designating SHAs was adopted by City Council as part of the factual basis for the Portland Comprehensive Plan Update and is maintained by BPS. SHAs in the Greenway overlays include features critical to ESA-listed species like the Willamette River; unique corridors that connect habitats such as the PGE power line corridor between the Willamette River and Smith and Bybee Wetlands; Ross Island, which provides habitat for migratory birds including bald eagle; Oaks Bottom, which is a complex of multiple habitats from wetland to oak to bottomland hardwood forest; and all Willamette River bridges, which can be used for nesting by peregrine falcons. Appendix D lists the criteria used to designate SHAs.

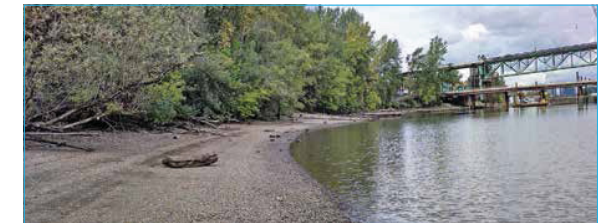


Peregrine falcon on bridge

Natural Area Acquisition Strategy

In 2006 the Portland City Council adopted a citywide Natural Area Acquisition Strategy prepared by the Bureau of Parks and Recreation. The acquisition strategy provides a vision for protecting a healthy connected system of natural areas in the city, outlining a general approach and highlighting priority actions to achieve that vision. The protected system of natural areas should consist of green ribbons along major waterways and feature large natural area parks and preserves, providing access to nature from neighborhoods and trails. The Bureau of Environmental Services partners with Parks and Recreation to acquire properties that have important watershed health and stormwater management benefits.

The acquisition strategy provides examples of the kinds of resources that should be considered for acquisition such as oak/madrone habitat remnants on the bluffs, riparian cottonwood and Oregon ash forests, and beaches and mudflats. The acquisition strategy identifies Harborton Wetlands, the South Rivergate Power Line Corridor, Ross Island, lands around Oaks Bottom and the western riverbank south of Powers Marine as priority acquisition areas.



Beach habitat at Powers Marine Park

Recreation

The **Recreation Map 8**, on pages 28 and 29, shows parks and open spaces, public docks and boat launches, scenic views and the Willamette Greenway and other trails, which are briefly described below. This section also summarizes recreational shortfalls touching on acquisition for recreational purposes and other needs. In total, the following Goal 15 items are covered:

- Item 3: Public recreation and access** – All parks and open spaces, the Willamette River, public docks and boat launches, and the Willamette Greenway trail are public recreation sites and provide access to the Willamette River.
- Item 6: Scenic areas** – Willamette Greenway viewpoints and view corridors and the scenic resources views and drives are the identified scenic areas.
- Item 13: Recreational needs** – The discussion summarizes recreational needs as set forth in Goal 8, and additional detail is provided in the plans that are referenced within the summary.
- Item 15: Acquisition areas** – The discussion summarizes acquisition areas, and additional detail is provided in the plans that are referenced within the summary.

Explanation of the Data on the Maps



Sellwood Park

Parks and Open Spaces

The data was derived from Multnomah County RLIS zoning and ownership data that is maintained by Portland Parks and Recreation. There are 13 parks and open spaces that currently provide public access to and along the Willamette River totaling nearly 480 acres. The City of Portland is the primary property owner and service provider, with a few properties owned by Metro and other government entities. From north to south these include Kelley Point Park, Cathedral Park, Willamette Cove, McCarthy Park, Eastbank Esplanade, Tom McCall Waterfront Park, South Waterfront Park, Willamette Park, Cottonwood Bay, Oaks Bottom, Butterfly Park, Sellwood Riverfront Park and Ira Powers Marine Park. These parks and open spaces represent diverse types of recreation, from passive to active, from river-related to non-river related. Examples of activities at these parks include boating, fishing, walking, birding, picnicking and spaces for community events like concerts. All take advantage of their location by the Willamette River. Some have specific plans (see Recreational Needs section below) that detail existing and future conditions, improvements and activities.

Willamette River, Public Docks and Boat Launches

The Willamette River is the largest open space in the Greenway Overlay Zone. The river is a *water of the state* and, therefore, all land located below the ordinary high water mark and the river itself is public. Public docks and boat launches are facilities that are nearly all owned or managed by the City to allow the public to access the Willamette River. Portland Parks and Recreation and BPS maintain the data identifying the location of public docks and boat launches. There are 13 publicly owned and/or maintained docks, ramps and boat launch areas that provide motorized and/or non-motorized watercraft river access. They are located at Cathedral Park, South Waterfront Park, Swan Island Lagoon, Eastbank Esplanade, Riverplace Marina, Willamette Park, Macadam Bay, McCarthy Park, Sellwood Riverfront Park, Staff Jennings and Butterfly Park. Other privately owned docks in Portland, which do not appear on the map, provide additional places for the public to launch watercrafts.



Riverplace Dock



Eastbank Esplanade Trail

Willamette Greenway Viewpoints and View Corridors

The Willamette Greenway Plan (1987) identifies viewpoints and view corridors. The plan identifies a number of locations where viewpoints are to be provided as part of new development projects. The purpose of the viewpoints is to furnish locations where the public can sit and enjoy nature and the built environment along the Willamette River. Viewpoints and view corridors are implemented through requirements in the Portland Zoning Code and the Willamette Greenway Plan Design Guidelines (part of the Willamette Greenway Plan document).

There are 23 rights-of-way designated as Greenway View Corridors. These corridors are intended to provide visual access to the river and allow the public to enjoy its scenic qualities even when at some distance from the river. Public rights-of-way that are identified as view corridors are protected.

Willamette Greenway Trail

Map 9 shows the Willamette Greenway Plan (1987) adopted trail alignment that appears in the official zoning maps and indicates which trail sections are built. The analysis of which segments are built is the result of a study done by Portland Parks and Recreation in 1999 and then updated in 2001. At that time Parks found that there are approximately 16 linear miles of built trail with an additional 9 linear miles of proposed trail (see Table 10). This information was updated in 2006 when City Council approved a Recreational Trails Strategy, a long-range regional trail system plan, which identifies gaps in the Willamette Greenway Trail system and makes eliminating these gaps a top priority. The existing trail segments can serve recreational and transportation purposes for walking, rolling and bicycling as well as visual and scenic access to the river. In some locations the trail provides physical access to the river.

Table 10: Willamette Greenway Trail

Trail Miles	North Reach	Central Reach	South Reach	Total
Built	2.5	6.5	6.7	15.7
Proposed	5.7	1.8	1.8	9.3
Grand Total	8.2	8.3	8.5	25.0

Scenic Resources Views and Drives

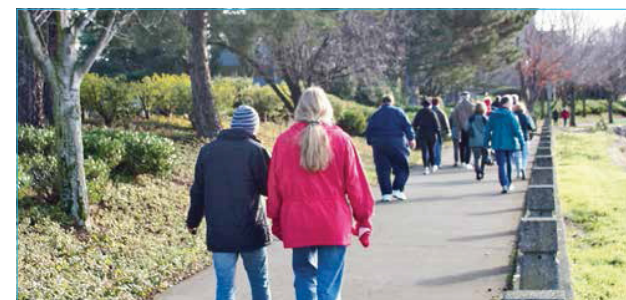
Scenic views and scenic drives are documented in the Scenic Resources Protection Plan (1991) and protect views of the city, mountains, bridges or the river. These view points and drives are generally located in parks or along public rights-of-way. There are other locations along public roads, from public rights-of-way or from bridges where there are views; however, because these are not protected they are not depicted on the map.

There are no parks, recreation and open spaces public acquisition sites shown on Map 9. The City of Portland is not currently actively acquiring property within the Willamette River Greenway. However, the City occasionally pursues acquisitions as opportunities arise or properties are offered for sale or transfer.

Recreational Needs Summary

Oregon Statewide Planning Goal 8: Recreation Needs requires that jurisdictions inventory existing and future demand by citizens and visitors for recreational areas, facilities and opportunities, and complete planning to address recreational needs. The City was acknowledged by the State for compliance with Goal 8 in 1981.

In addition to compliance with Goal 8, the City has completed citywide, geographically based and resource-specific plans that address the recreational needs of community members and visitors within the Willamette River Greenway. All documents were developed with public participation and subsequent approval by City Council. The plans provide recommendations to the City and its partners for future recreational improvements and potential acquisitions. For acquisition, the emphasis is on additional land acquisition in conjunction with existing parks and open space resources, completion of the Willamette Greenway trail, and the creation of new parks facilities and activities especially in the downtown core. Below is a summary of the recreational needs identified within each of the relevant city plans.



Greenway trail on Swan Island

Vision 2020 Plan

The Vision 2020 Plan (2001) is the result of a comprehensive, long-range citywide review of parks, recreation and open space facilities and services. The vision sets targets and levels of service for all parks and recreation facilities and services, taking into account existing and future population demand. The vision lists recommendations for recreational lands, facilities and services by geographic district to achieve the desired level of services citywide in the next 20 years. The recommendations that relate to the Willamette River Greenway include:

- Pursue all opportunities to provide parks and recreation services along the rivers.
- Acquire sufficient land to protect existing resources along the rivers.
- Complete the Willamette Greenway Trail and develop a connected system of parks, trails and facilities.
- Develop convenient and appropriate access to major resource areas (e.g. Willamette River) and provide pedestrian and bike connections from the Willamette River Greenway to adjacent neighborhoods and districts.
- Conduct park planning for Tom McCall Waterfront Park.
- Expand recreation opportunities on both sides of the river and develop new parks, especially in the downtown core and as part of new development.
- Complete repairs and renovations at parks located within the Willamette River Greenway.
- Improve and manage natural resources at parks and open spaces within the Willamette River Greenway.
- Develop and improve river-related recreation opportunities along the Willamette River, especially between the Burnside Bridge and the city limits.
- Include a light watercraft center and a Willamette River Education Center.

The Portland Parks Foundation completed a Parks 2020 Vision Progress Report (2009) that evaluated the City's success at implementing the *Vision 2020 Plan* with its partners. The report highlighted that the City is making progress in meeting its goals for parks, recreation, open spaces facilities and services, but there are still many investments and improvements to be made.

Approved Recreation and Natural Resource Master Plans

The plans listed below document specific recommendations for public recreation properties within the Willamette River Greenway. In general, these plans call for improving existing parks, recreation facilities, trails and open spaces to maintain and increase access to and along the Willamette River. Below is a summary of recommendations provided by the plans:

North Portland Greenway Trail Alignment Plan (2013)

- Establish a 10.5 mile trail alignment corridor from Eastbank Esplanade to Kelley Point Park, developed in segments with estimated implementation costs.

Willamette Park Redevelopment and Phasing Plan (2012)

- Develop a long-term concept and a short-term improvement plan to enhance this riverfront park, including but not limited to improved park circulation, riverbank restoration and increased access to the water, (e.g. new boat launch).

Willamette Cove Trail Refinement Report (2010)

- Establish a multi-use Willamette Greenway Trail alignment through the natural area.

Cathedral Park Master Plan (2009)

- Upgrade and renovate park features and amenities, including but not limited to creating universally accessible pathways and providing a light watercraft launch.

Governor Tom McCall Waterfront Park Master Plan (2003)

- Enhance access to the river and improve public spaces for public enjoyment and event use.

Oaks Bottom Wildlife Refuge Master Plan (1988)

- This natural resource management plan addresses Improving public accessibility and alignments of trails and viewpoints.

Other Relevant Plans and Reports

Other plans that assess recreational needs and make recommendations for improvements within the Willamette River Greenway are listed below. A summary of recommendations provided by the plans:

River Recreation Strategy – Public Boating Facilities (2012)

- A vision for Willamette River water-based recreation and strategies for enhancing river-recreation, (e.g. improvements to specific boat docks).

Recreational Trail Strategy (2006)

- Prioritizing trail implementation to eliminate gaps in the Willamette River Greenway Trail; identifies possible funding mechanisms.

Willamette Greenway Plan (1987)

- Policies, a concept and land use controls that define the Willamette River Greenway, including the Greenway Trail, viewpoints and view corridors, and access paths.

Historic and Cultural Resources

Sites listed in the Historic Resources Inventory, historic landmarks and historic districts are shown on **Map 9** on pages 30 and 31. In addition to the maps, the Cultural Resources Analysis Report provides a description of the cultural resources in the Willamette River Greenway. Combined, the maps and summary of cultural resources address the following Goal 15 items:

Item 4: Historical and archaeological sites – Historic landmarks and districts are shown on the map. There are no archaeological sites in the Willamette Greenway; cultural resources are described in text.

Item 15: Acquisition areas – The City has not identified any historic or cultural sites or structures for acquisition.

Explanation of the Data on the Maps

Historic Resource Inventory

The data was derived the 1984 citywide Historic Resources Inventory (HRI). The last update to the HRI data was in 1984. This inventory of potential resources of historic and archaeological significance, including properties within the Willamette River Greenway, was adopted by the Portland Historic Landmarks Commission. Being listed in the HRI is not a true historic designation. Since 1984, dozens of properties have been removed from the list through property owner requests and other circumstances including (re)development. Inventoried sites do not have regulatory protections, other than a 120-day demolition delay period. See Appendix E for the list of Historic Resources Inventory sites within the Willamette River Greenway Overlay Zones.

Historic Districts

The data was derived from the federal National Register of Historic Places. The Oregon State Historic Preservation Office (SHPO) maintains a statewide database of National Register properties. In the Willamette River Greenway area there are two historic districts: Skidmore/Old Town and Yamhill. The former is also designated as a National Historic Landmark. Given the historic significance of these districts, the City adopted specific zoning code regulations and design review guidelines and requires land use reviews and decision-making hearings for properties where alterations or redevelopment are proposed.

Historic Landmarks

There are two types of historic landmarks; local or “Portland” landmarks designated by the City and National Register properties. The landmarks data was derived from the National Register of Historic Places and the City of Portland records. The City requires land use reviews and has zoning regulations for specific alterations and redevelopment associated with historic landmarks. Local and National Register historic landmarks are generally treated the same in the zoning code, with the notable exception of demolition review, which only applies to National Register properties. Within the Willamette Greenway boundary, there are a variety of historic landmarks, including the St. Johns Bridge, the U.S. Blueback Submarine, the Albers Mills industrial building, a PGE Substation, St. John’s Episcopal Church, a pioneer church. See Appendix F for a list of historic landmarks within the Willamette River Greenway.



St. Johns Bridge, 1937



Skidmore / Oldtown District



Union Station, 1905

Cultural Resources

Cultural resources within the Willamette River Greenway are summarized in the Cultural Resources Analysis Report. The Cultural Resources Analysis Report is specifically about Native American cultural resources. Based on the report, there are no confirmed Native American archeological or cultural resource sites identified within the Willamette Greenway boundary. However, there is information about cultural resources found in the Cultural Resources Analysis Report (2005) prepared for the Portland Harbor as a requirement of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) also known as Superfund. A summary of the report findings is provided here.

There is no consensus regarding the first settlement in the Pacific Northwest, but it probably dates no later than 10,000 to 12,000 years ago. Artifacts have been found in the Willamette Valley that date back to this period of time. Settlement within the Portland Basin was highly likely by 6,400 to 10,000 years ago, but there is no conclusive evidence. There is evidence of Native American occupation along the Columbia River near the mouth of the Willamette River beginning about 3,000 years ago. There are no confirmed Native American archaeological sites within the Willamette Greenway; however, predictive modeling sited in the report shows that it is probable there were settlements in the Portland Harbor. In addition, information from artifact collectors (1946-72) support the likelihood of settlements along the Willamette River. Locations identified by collectors include the confluence of the Multnomah Channel and Willamette River, near the St. Johns Bridge, at the base of Waud Bluff and on Swan Island.



Chinook plank house, circa 1850

The Willamette River has cultural importance as a hunting and gathering area, for transportation and for trade. Some Tribes retain treaty rights to the salmon and other fish, not only as a source of food but also as part of their culture and spirituality. Wetlands are also of cultural importance, particularly because wetlands in the region support wapato, a major trade item between Chinookans in the Portland Basin and those at the coast. The only known location that currently supports wapato is a small riverine wetland located in the Swan Island Lagoon. Native vegetation in general has cultural importance. Native vegetation was gathered for food, tools and trade. The Willamette River Natural Resources Inventory, available in Appendix C, identifies areas with remnant native vegetation.

In addition to Native American cultural resources described, there are historic resources and likely historical archeological sites throughout the Willamette Greenway overlay boundary.



Waterfront business near Hawthorn Bridge, 1914

References

City of Portland, Oregon

Bureau of Planning and Sustainability

Portland Zoning Code (2014), www.portlandonline.com/auditor/index.cfm?c=28148

Scenic Resources Protection Plan (1991), www.portlandoregon.gov/bps/article/89965

Willamette Greenway Plan (1987), www.portlandoregon.gov/bps/article/59067

Willamette River Natural Resources Inventory (2014)

Bureau of Parks and Recreation

Cathedral Park Master Plan (2009)

Governor Tom McCall Waterfront Park Master Plan (2003)

Natural Areas Acquisition Strategy (2006), www.portlandoregon.gov/shared/cfm/image.cfm?id=130583

North Portland Greenway Trail Alignment Plan (2013)

Oaks Bottom Wildlife Refuge Master Plan (1988)

Recreational Trail Strategy (2006)

Willamette Cove Trail Refinement Report (2010)

Willamette Park Redevelopment and Phasing Plan (2012)

Vision 2020 Plan (2001)

Parks Vision 2020 Progress Report (2009)

Office of Healthy Working Rivers

River Recreation Strategy – Public Boating Facilities (2012)

Other

Archaeological Investigations Northwest, Inc., Portland, Oregon

Cultural Resource Analysis Report for the Portland Harbor Superfund Site, Portland, Oregon. (2005)

Photo Credits

Peregrine Falcon, courtesy of Bob Sallinger, Audubon Society of Portland, OR.

Outside an Indian Lodge, sketch by James G. Swan (Swan: 1857). Courtesy of The University of Montana Mansfield Library, K. Ross Toole Archives, Special Collections.

Salmon Fishing at Chenook, sketch by James G. Swan (Swan: 1857). Courtesy of The University of Montana Mansfield Library, K. Ross Toole Archives, Special Collections.

Mapped Data Sources

Data Layer	GIS Data Source and Year of Recent Update
100-Year Flood Plain	Federal Emergency Management Association (FEMA), 2010
1996 Flood Inundation Area	U.S. Army Corps of Engineers, 1996
Aerial Photography	Spencer B. Gross, Inc., 2013
Assessor Data	Multnomah County Assessment and Taxation, 2013
Base Zones	City of Portland, OR, Bureau of Planning and Sustainability, Official Zoning Maps, 2013
Bathymetry	City of Portland, Bureau of Environmental Services; U.S. Army Corps of Engineers survey data; NOAA Sounding and Bridge Clearance Maps, 2000
Boat Docks	City of Portland, Bureau of Planning and Sustainability, 2014
Existing Land Use	Metro Data Resource Center RLIS data updated by City of Portland, Bureau of Planning and Sustainability, 2013-2014
Freeways	Metro Data Resource Center RLIS, 2013
Historic Landmarks	City of Portland, Bureau of Planning and Sustainability, 2014
Historic Resource Inventory	City of Portland, Bureau of Planning and Sustainability, 1984
Land Ownership	Multnomah County Assessment and Taxation (some information updated by City of Portland, Bureau of Planning and Sustainability, 2014)
Natural Resources Inventory Combined Ranks	City of Portland, Bureau of Planning and Sustainability, 2014
Overlay zones	City of Portland, OR, Bureau of Planning and Sustainability, Official Zoning Maps, 2014
Parks and Open Spaces	Metro Data Resource Center RLIS data updated by City of Portland, Bureau of Planning and Sustainability, 2013
Plan Districts	City of Portland, OR, Bureau of Planning and Sustainability, Official Zoning Maps, 2013
Public Boat Launches	City of Portland, Bureau of Planning and Sustainability, 2014
Railroads	Metro Data Resource Center RLIS data, 2013
Rivers and Lakes	Metro Data Resource Center RLIS data, 2013
Scenic Views	City of Portland, Bureau of Planning and Sustainability, 2012
Scenic Drives	City of Portland, Bureau of Planning and Sustainability, 2012
Streets	Metro Data Resource Center RLIS data, 2013
Streams and Drainageways	City of Portland, Bureau of Planning and Sustainability, 2014
Trails	City of Portland, Bureau of Planning and Sustainability, 2014
Taxlots	Multnomah County Assessment and Taxation, 2013
Vegetation	City of Portland, Bureau of Planning and Sustainability, 2014
Wetlands	City of Portland, Bureau of Planning and Sustainability, 2014
Willamette Greenway Trails	City of Portland, Portland Parks and Recreation and Bureau of Planning and Sustainability, 2001
Willamette Greenway View Corridors	City of Portland, Bureau of Planning and Sustainability, 1988
Willamette Greenway Viewpoints	City of Portland, Bureau of Planning and Sustainability, 1988

Map 1: Aerial Photo





Map 1: Aerial Photo



data sources:
 City of Portland, Bureau of Planning
 & Sustainability, 2014
 Metro, Aerial Photos, 2013

April 28, 2014

City of Portland, Oregon
 Bureau of Planning & Sustainability
 Geographic Information System

 Greenway Overlay Zone Boundary
 City Boundary

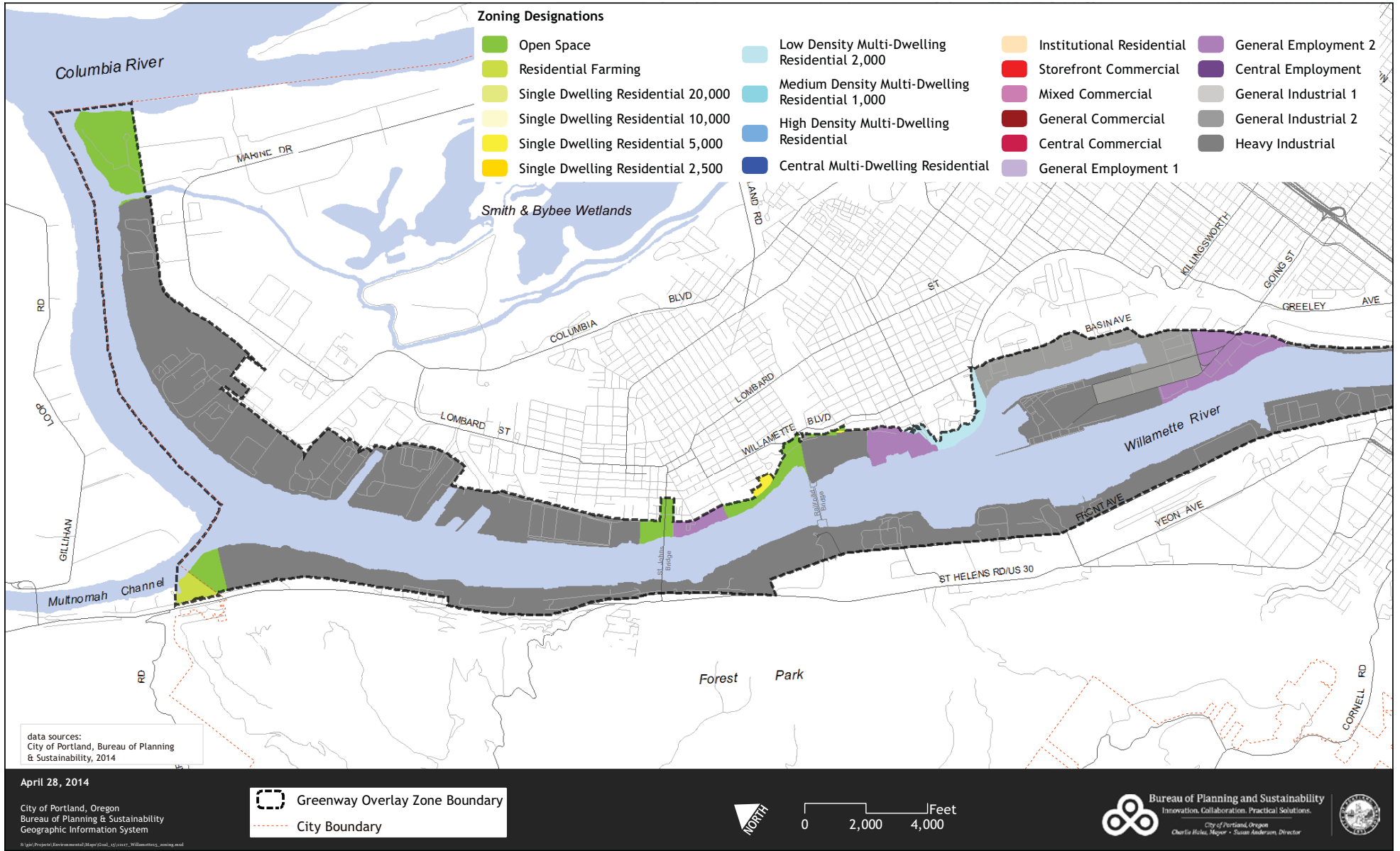


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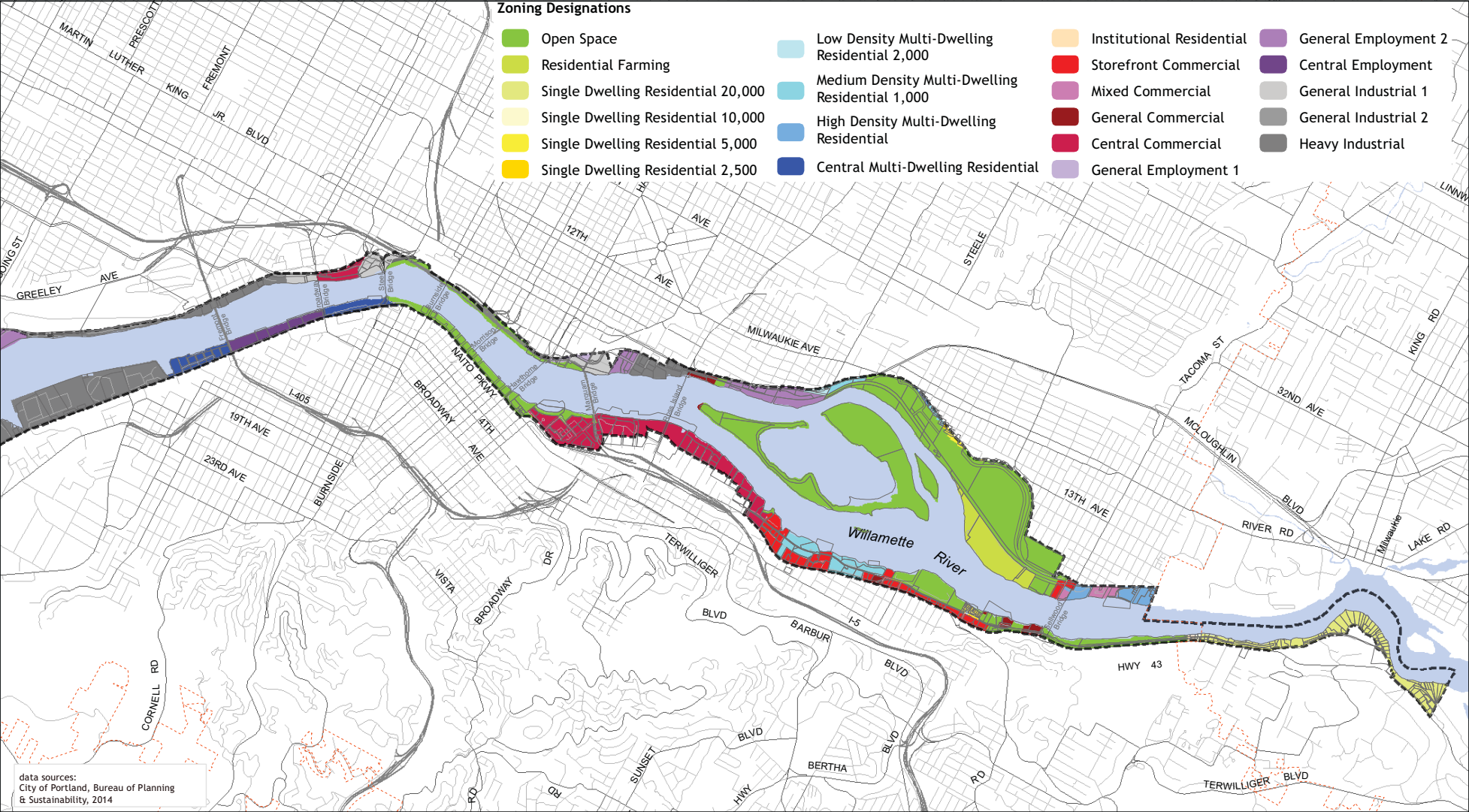
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Map 2: Base Zones



Map 2: Base Zones



Zoning Designations

- Open Space
- Residential Farming
- Institutional Residential
- Single Dwelling Residential 20,000
- Single Dwelling Residential 10,000
- Single Dwelling Residential 5,000
- Single Dwelling Residential 2,500
- Low Density Multi-Dwelling Residential 2,000
- Medium Density Multi-Dwelling Residential 1,000
- High Density Multi-Dwelling Residential
- Central Multi-Dwelling Residential
- Storefront Commercial
- Mixed Commercial
- General Commercial
- Central Commercial
- General Employment 1
- General Employment 2
- Central Employment
- General Industrial 1
- General Industrial 2
- Heavy Industrial

data sources:
City of Portland, Bureau of Planning & Sustainability, 2014

March 31, 2014

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

Greenway Overlay Zone Boundary

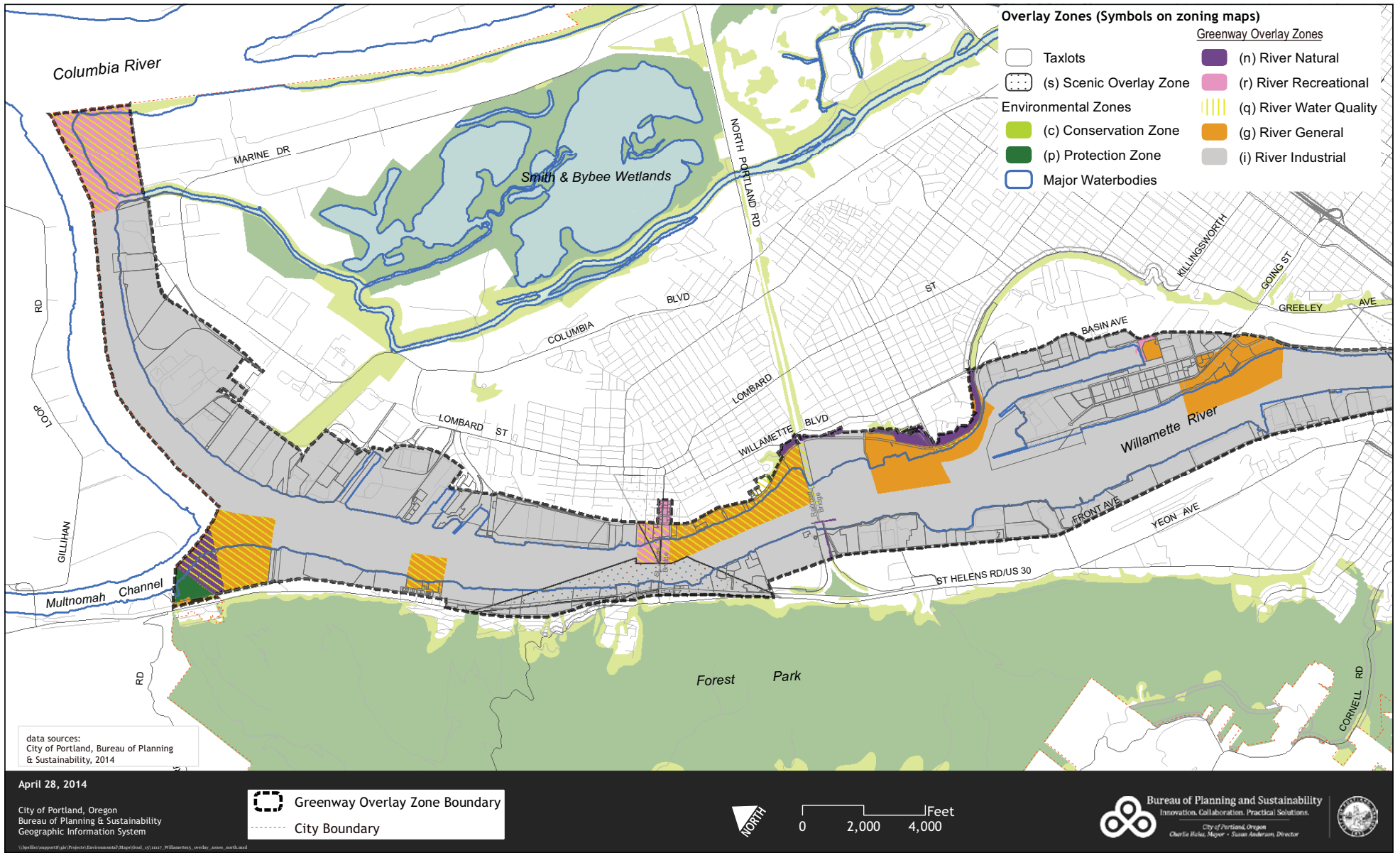
City Boundary

NORTH

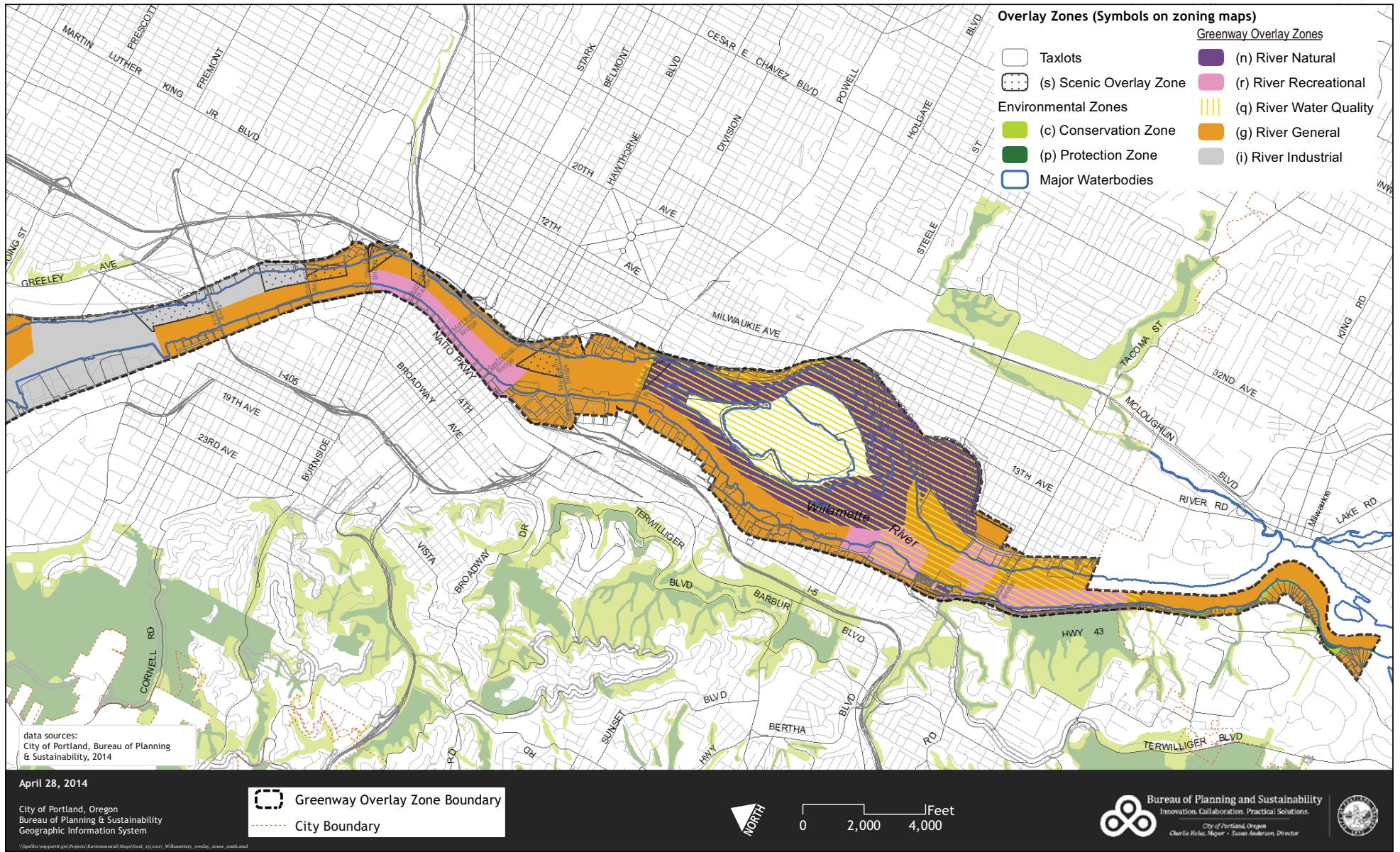
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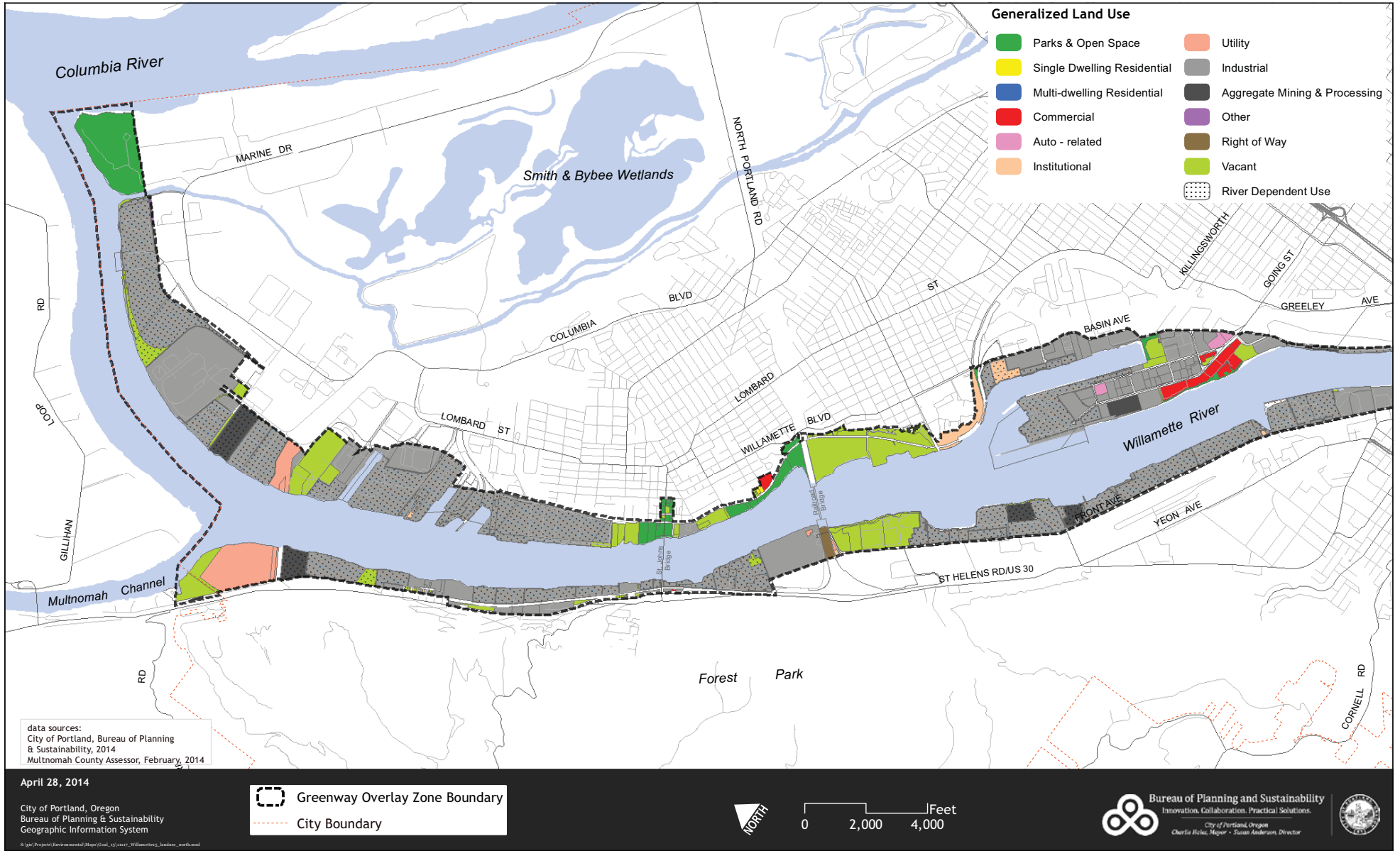
Map 3: Overlay Zones



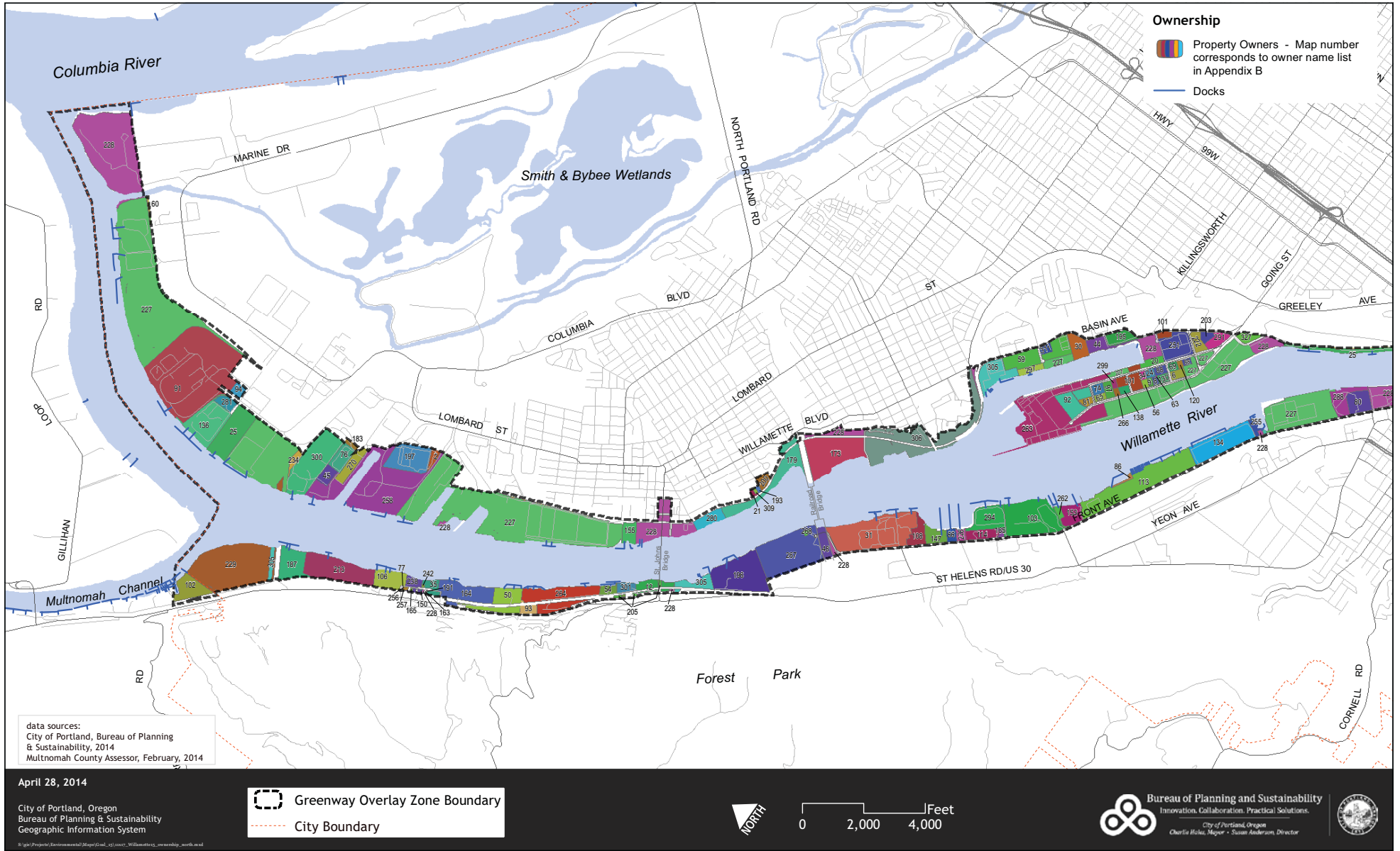
Map 3: Overlay Zones



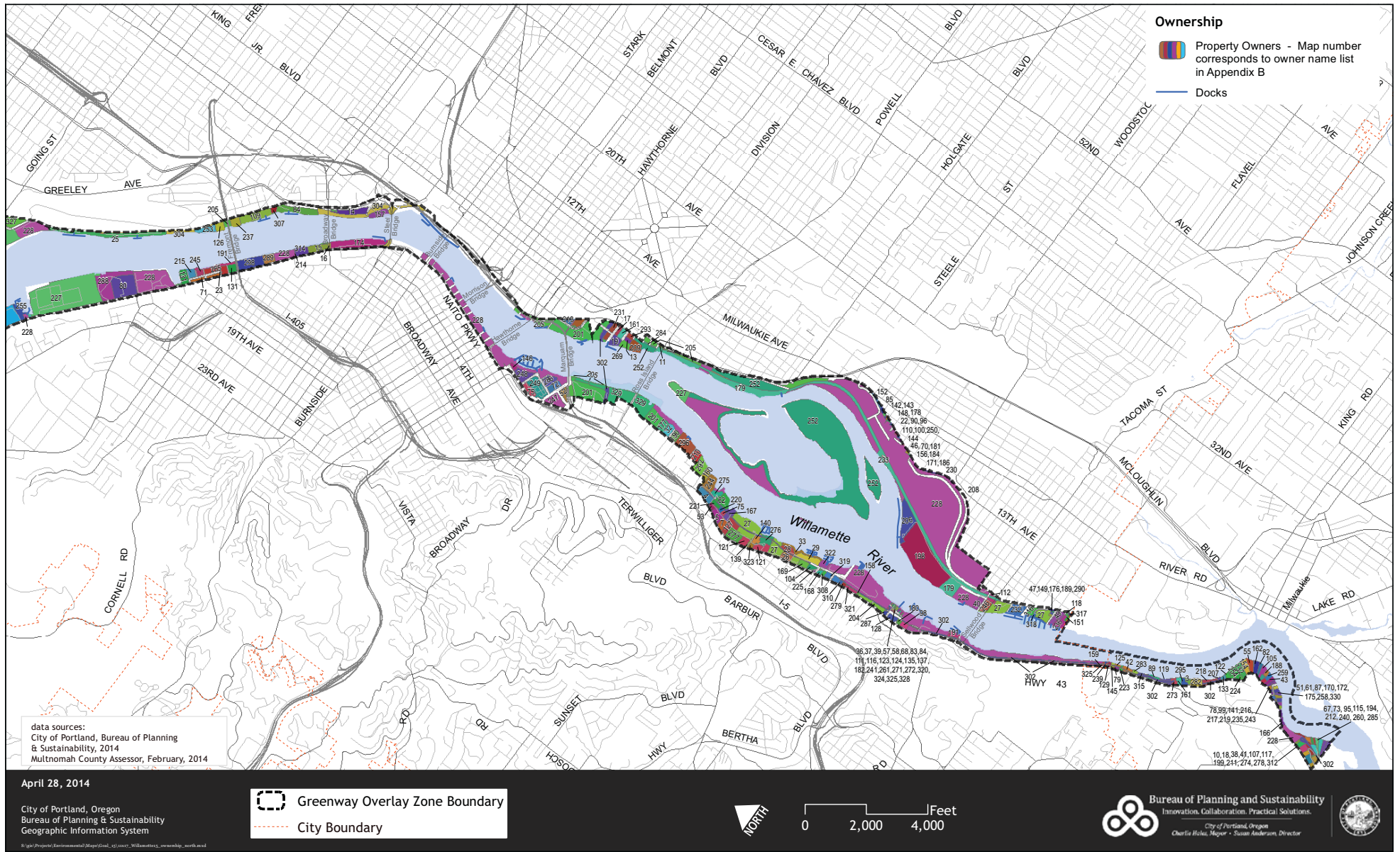
Map 4: Land Use



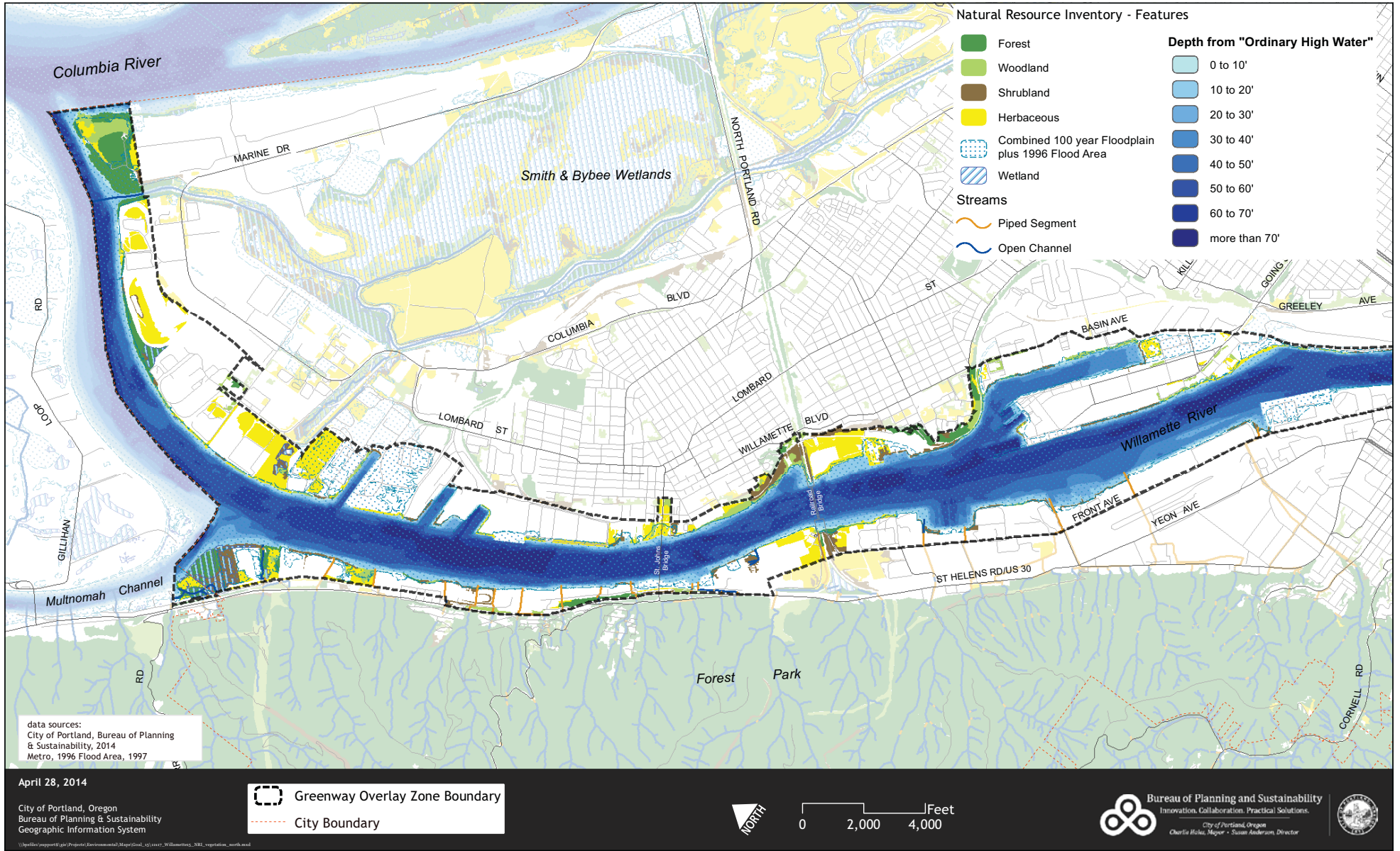
Map 5: Ownership



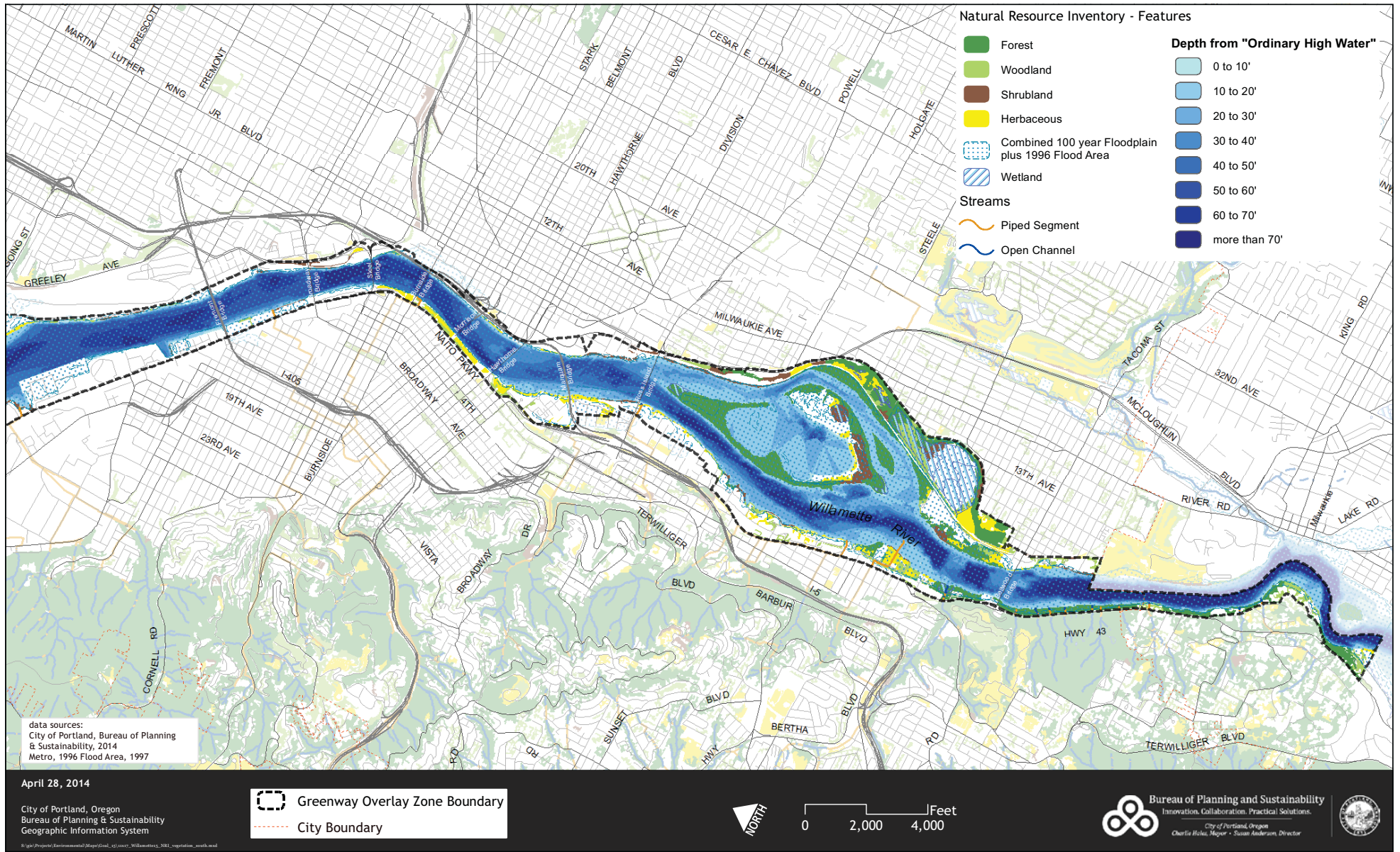
Map 5: Ownership



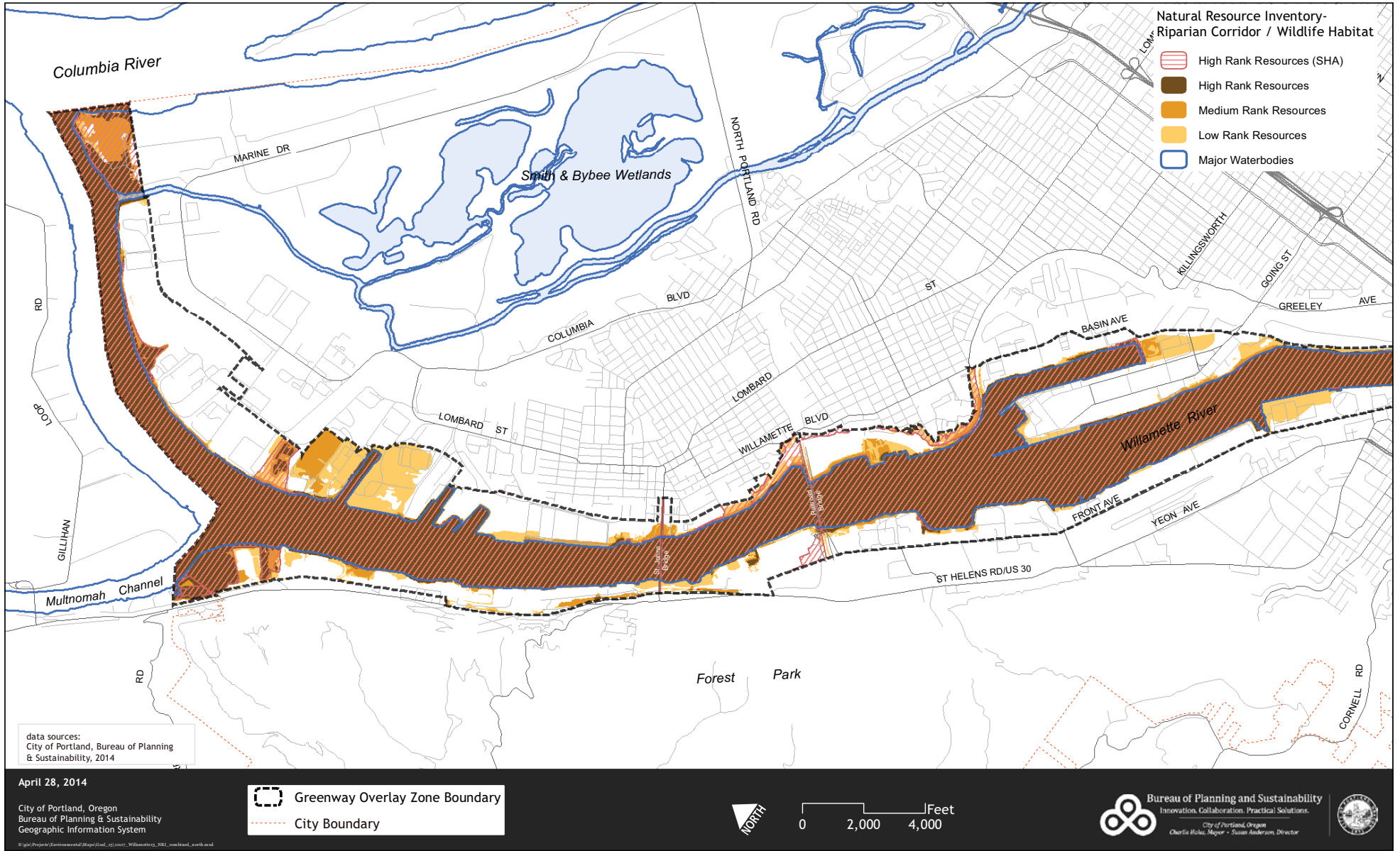
Map 6: Natural Resource Inventory Features



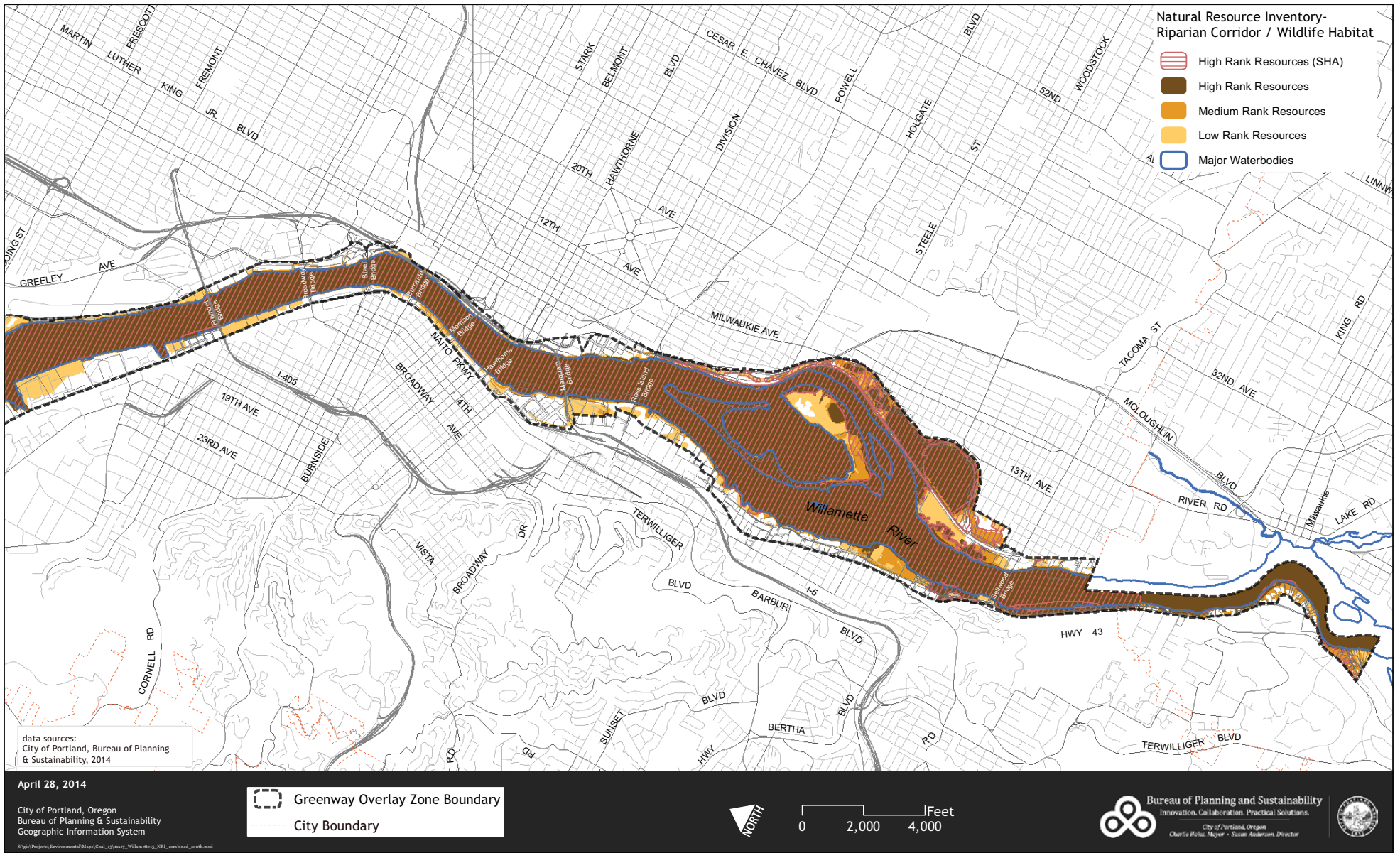
Map 6: Natural Resource Inventory Features



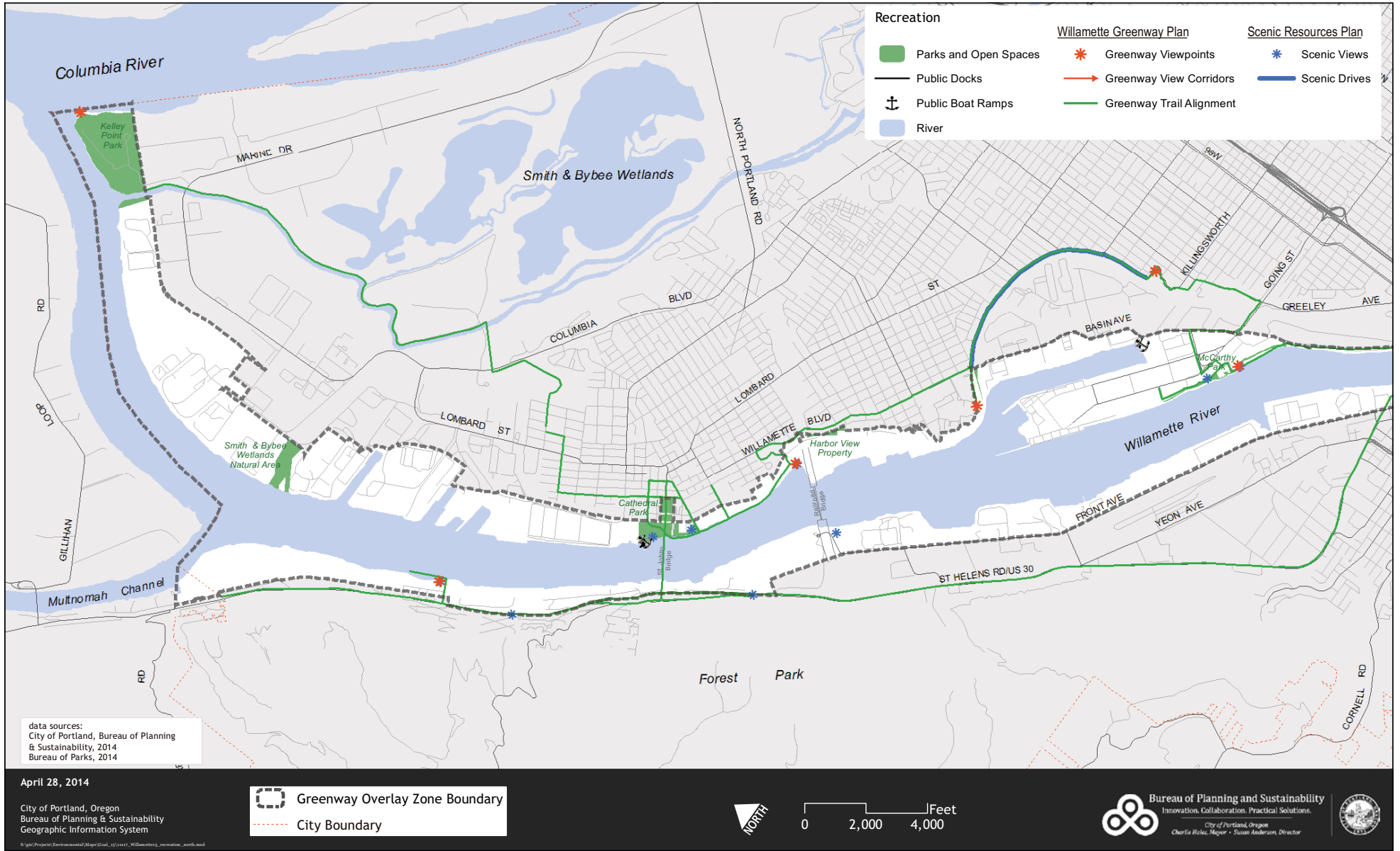
Map 7: Natural Resource Inventory Combined Rank



Map 7: Natural Resource Inventory Combined Rank



Map 8: Recreation



data sources:
City of Portland, Bureau of Planning & Sustainability, 2014
Bureau of Parks, 2014

April 28, 2014

City of Portland, Oregon
Bureau of Planning & Sustainability
Geographic Information System

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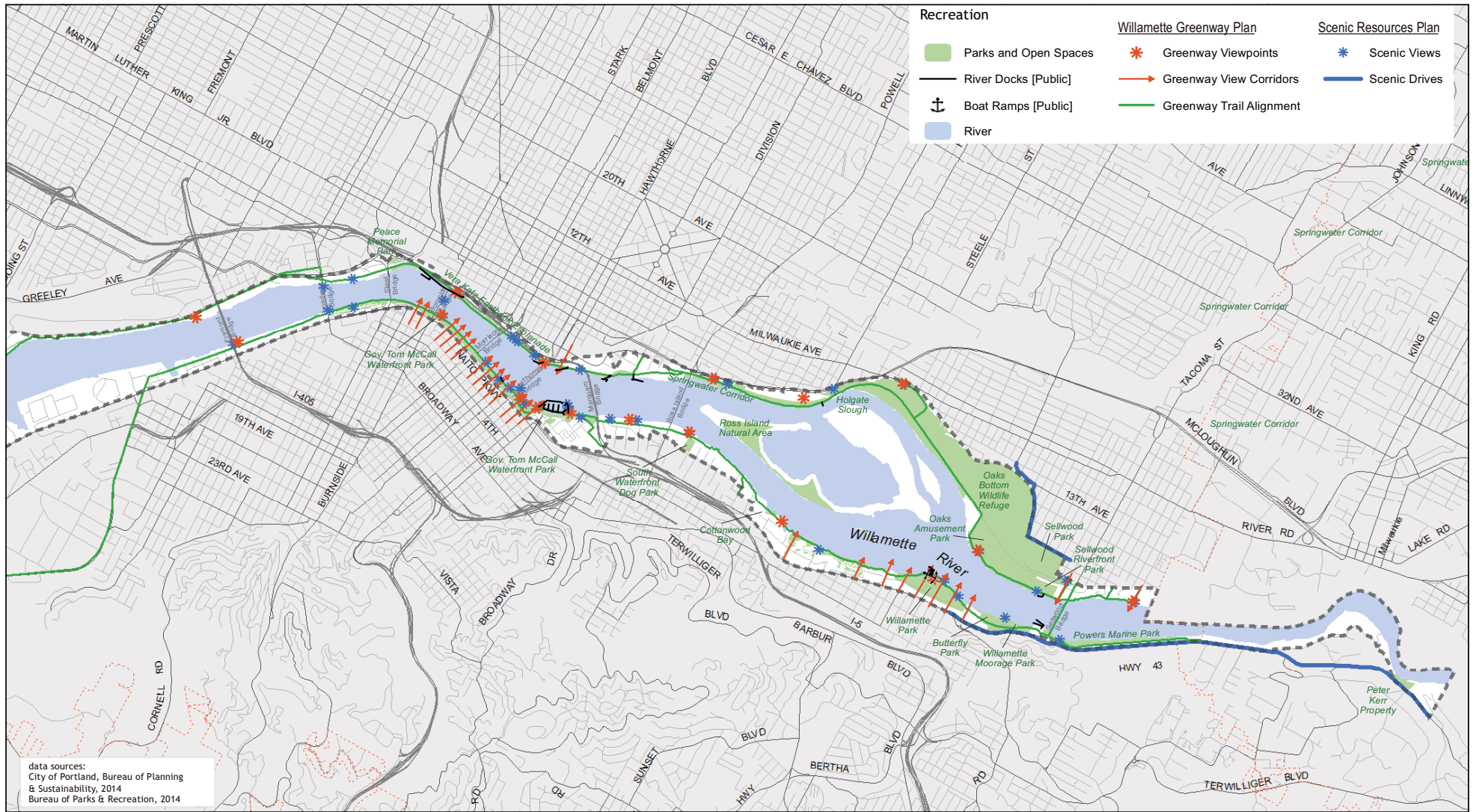
Greenway Overlay Zone Boundary
 City Boundary



0 2,000 4,000 Feet



Map 8: Recreation



data sources:
 City of Portland, Bureau of Planning & Sustainability, 2014
 Bureau of Parks & Recreation, 2014

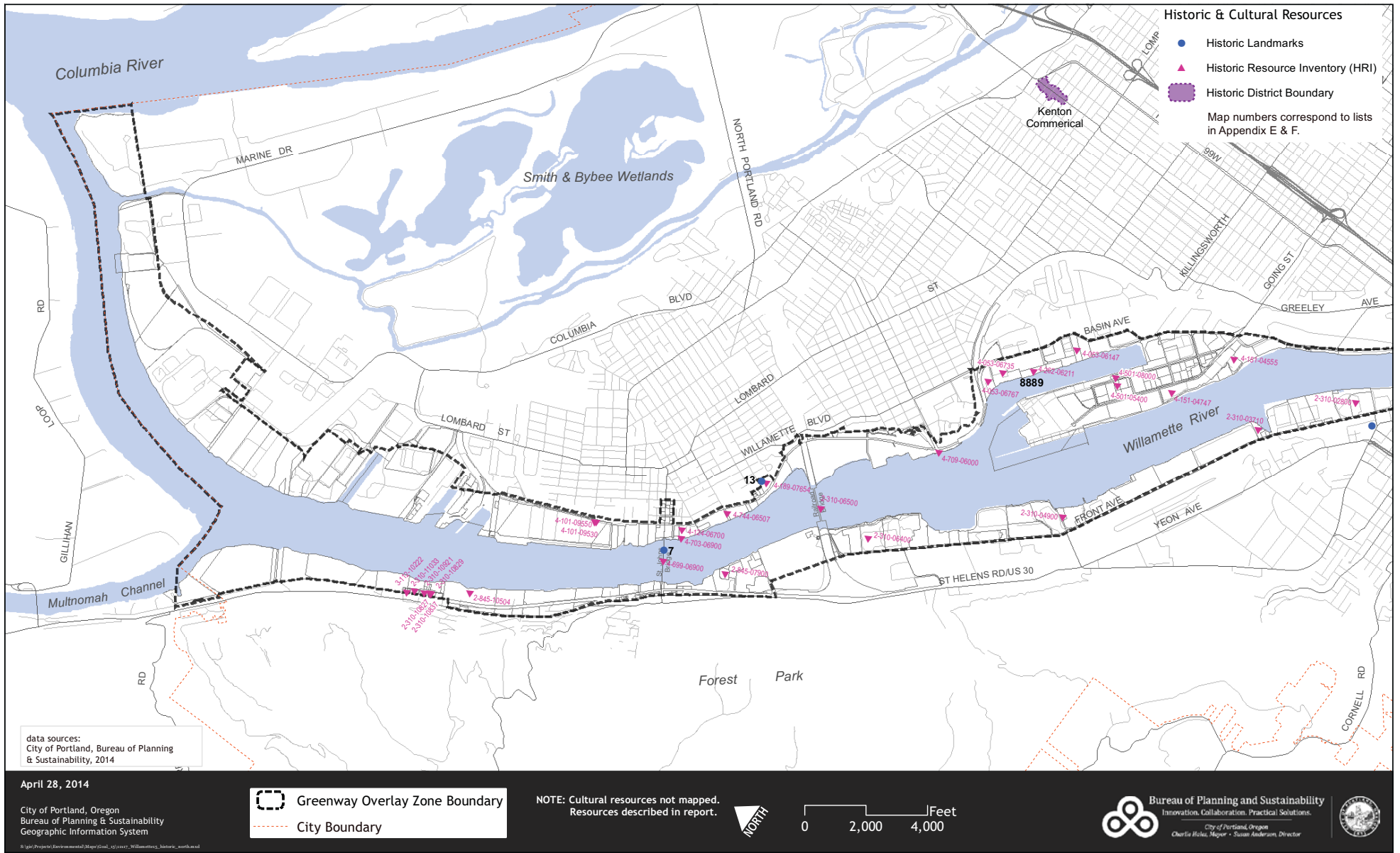
April 28, 2014

Greenway Overlay Zone Boundary
 City Boundary

NORTH
 0 2,000 4,000 Feet

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Map 9: Historic and Cultural Resources



Appendix A: Uses Permitted by City of Portland Base Zones (Map 2)

A: Employment and Industrial Zone Primary Uses						
Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	CU	CU	Y	CU [1]	CU [1]	CU [1]
Group Living	CU	CU	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	L [3]	L [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [13]	Y/CU [13]	Y/CU [13]
Community Service	L [9]	L [9]	L [10]	L/CU [11]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [11]	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	Y	Y	Y	Y	Y	Y
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

B: Commercial Zone Primary Uses								
Use Categories	CN1	CN2	CO1	CO2	CM	CS	CG	CX
Residential Categories								
Household Living	Y	Y	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]
Commercial Categories								
Retail Sales And Service	L [2]	Y	N	L [3]	L [4]	Y	Y	Y
Office	L [2]	Y	Y	Y	L [4]	Y	Y	Y
Quick Vehicle Servicing	N	L [12]	N	N	N	N	Y	L [12]
Vehicle Repair	N	N	N	N	N	Y	Y	L [5]
Commercial Parking	N	N	N	N	N	Y	CU [11]	CU [11]
Self-Service Storage	N	N	N	N	N	N	L [6]	L [6]
Commercial Outdoor Recreation	N	N	N	N	Y	Y	Y	Y
Major Event Entertainment	N	N	N	N	N	CU	CU	Y
Industrial Categories								
Manufacturing And Production	L [2]	L [2]	N	N	L [4, 5]	L [5]	L [5,7]	L [5]
Warehouse And Freight Movement	N	N	N	N	N	N	CU [5,7]	N
Wholesale Sales	N	N	N	N	L [4, 5]	L [5]	L [5,7]	L [5]
Industrial Service	N	N	N	N	N	CU [5]	CU [5,7]	CU [5]
Railroad Yards	N	N	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N	N	N
Institutional Categories								
Basic Utilities	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]	Y/CU [10]
Community Service	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]
Parks And Open Areas	Y	Y	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	Y	Y	Y	Y	Y
Colleges	Y	Y	Y	Y	Y	Y	Y	Y
Medical Centers	Y	Y	Y	Y	Y	Y	Y	Y
Religious Institutions	Y	Y	Y	Y	Y	Y	Y	Y
Daycare	Y	Y	Y	Y	Y	Y	Y	Y
Other Categories								
Agriculture	N	N	N	N	N	CU	CU	CU
Aviation And Surface Passenger Terminals	N	N	N	N	N	N	CU	CU
Detention Facilities	N	N	N	N	N	N	CU	CU
Mining	N	N	N	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	CU	CU	CU

C: Multi-Dwelling Zone Primary Uses						
Use Categories	R3	R2	R1	RH	RX	IR
Residential Categories						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	L/CU [1]	Y [1]
Commercial Categories						
Retail Sales And Service	N	N	N	CU[2]	L/CU [3]	L/CU [10]
Office	N	N	N	CU[2]	L/CU [3]	L/CU [10]
Quick Vehicle Servicing	N	N	N	N	N	N
Vehicle Repair	N	N	N	N	N	N
Commercial Parking	N	N	N	N	CU [4]	N
Self-Service Storage	N	N	N	N	N	N
Commercial Outdoor Recreation	N	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N	CU
Industrial Categories						
Manufacturing And Production	N	N	N	N	N	CU
Warehouse And Freight Movement	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
Industrial Service	N	N	N	N	N	CU
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
Institutional Categories						
Basic Utilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU[13, 14]	L/CU [14]
Community Service	CU [6]	CU [6]	CU [6]	L/CU [6]	L/CU[5, 6]	CU [6]
Parks And Open Areas	L/CU [7]	L/CU [7]	L/CU [7]	Y	Y	Y
Schools	CU	CU	CU	CU	L/CU [5]	L/CU [11]
Colleges	CU	CU	CU	CU	CU	L/CU [11]
Medical Centers	CU	CU	CU	CU	CU	L/CU [11]
Religious Institutions	CU	CU	CU	CU	CU	CU
Daycare	L/CU [8]	L/CU [8]	L/CU [8]	L/CU [8]	Y	L/CU [12]
Other Categories						
Agriculture	N	N	N	N	N	N
Aviation And Surface Passenger Terminals	N	N	N	N	N	N
Detention Facilities	N	N	N	N	N	N
Mining	N	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]	L/CU [9]
Rail Lines And Utility Corridors	CU	CU	CU	CU	CU	CU

D: Open Space and Single-Dwelling Zone Primary Uses							
Use Categories	OS	RF	R20	R10	R7	R5	R2.5
Residential Categories							
Household Living	N	Y	Y	Y	Y	Y	Y
Group Living	N	CU	CU	CU	CU	CU	CU
Commercial Categories							
Retail Sales And Service	CU [1]	N	N	N	N	N	N
Office	N	N	N	N	N	N	N
Quick Vehicle Servicing	N	N	N	N	N	N	N
Vehicle Repair	N	N	N	N	N	N	N
Commercial Parking	N	N	N	N	N	N	N
Self-Service Storage	N	N	N	N	N	N	N
Commercial Outdoor Recreation	CU	N	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N	N	N
Industrial Categories							
Manufacturing And Production	N	N	N	N	N	N	N
Warehouse And Freight Movement	N	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N	N
Industrial Service	N	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N	N
Institutional Categories							
Basic Utilities	L/CU [6]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]	L/CU [5]
Community Service	CU [5]	CU [1]	CU [1]	CU [1]	CU [1]	CU [1]	CU [1]
Parks And Open Areas	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]	L/CU [2]
Schools	CU [3]	CU	CU	CU	CU	CU	CU
Colleges	N	CU	CU	CU	CU	CU	CU
Medical Centers	N	CU	CU	CU	CU	CU	CU
Religious Institutions	N	CU	CU	CU	CU	CU	CU
Daycare	CU	L/CU [3]	L/CU [3]	L/CU [3]	L/CU [3]	L/CU [3]	L/CU [3]
Other Categories							
Agriculture	Y	Y	Y	CU	CU	N	N
Aviation And Surface Passenger Terminals	N	CU	N	N	N	N	N
Detention Facilities	N	N	N	N	N	N	N
Mining	CU	CU	N	N	N	N	N
Radio Frequency Transmission Facilities	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]
Railroad Lines And Utility Corridors	CU	CU	CU	CU	CU	CU	CU

Y = Yes, Allowed | CU = Conditional Use Review Required | L = Allowed, But Special Limitations | N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.130.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Appendix B: Property Ownership (Map 5)

Map Id	Owner	Sq. Ft.	Acres
1	No Data - Taxloted Right of Way	21,964	0.504
2	12005 Burgard Equities LLC	877,992	20.156
3	3000 Investment Corp	30,776	0.707
4	4550 Macadam Partners LLC	120,836	2.774
5	4800 Bldg Partners L L C	95,599	2.195
6	4800 N Channel Avenue LLC	131,461	3.018
7	4949 Sw Landing LLC	74,195	1.703
8	5016 N Channel Avenue LLC	45,064	1.035
9	5018 N Channel Avenue LLC	43,806	1.006
10	Abelson, Frederick S Tr &	21,573	0.495
11	Ackerley Communications Inc	7,058	0.162
12	Advanced American	315,930	7.253
13	Adventure Holding LLC	33,350	0.766
14	Aegean Corp	179,028	4.110
15	Albers Mill Building LLC	135,989	3.122
16	Albers Mill Holding LLC	13,712	0.315
17	Alexandra Properties LLC	33,136	0.761
18	Alizadeh-Rabizadeh, Setareh	5,161	0.118
19	American Waterways Inc	105,122	2.413
20	Anchor Park LLC	172,413	3.958
21	Anderson, Kathleen M	34,558	0.793
22	Ankeny, John K &	4,800	0.110
23	Apollo Development Inc	324	0.007
24	Arbor Investments LLC	81,477	1.870
25	Ash Grove Cement Co	1,763,183	40.477
26	Association of Unit Owners of Riverridge	73,502	1.687
27	Association of Unit Owners of	1,050,279	24.111
28	Association of Unit Owners of Bankside	83,282	1.912
29	Association of Unit Owners of Riverviewpoint	139,286	3.198
30	Atc Leasing Co	401,904	9.226
31	Atofina Chemicals Inc	2,602,972	59.756
32	Atwater Place Condominiums	85,898	1.972
33	B P & Lester & Regina	120,375	2.763
34	B R P - Lagoon Inc	55,450	1.273
35	Babcock Land Company LLC	212,905	4.888
36	Barbour, Douglas M	1,655	0.038
37	Barbour, Ward A	2,831	0.065
38	Barnett, Baron G	21,268	0.488
39	Bb House LLC	4,008	0.092
40	Beach, Ray Tr Et Al	75,676	1.737
41	Beahrs, John O	31,708	0.728
42	Beard, Betty D Tr	45,786	1.051

Map Id	Owner	Sq. Ft.	Acres
43	Beard, Terry	39,383	0.904
44	Becker Land LLC	339,513	7.794
45	Bell Oil Terminal Co	262,891	6.035
46	Belohlavek, Alma	8,000	0.184
47	Bloom, Marceen	6,002	0.138
48	Bnsf Railway Company	1,994,520	45.788
49	Booth, Bruce R Tr &	102,234	2.347
50	Bp West Coast Products LLC	776,685	17.830
51	Bradbury, Richard R Tr &	23,225	0.533
52	Bre Select Hotels	69,323	1.591
53	Breuer, Charles F &	34,503	0.792
54	Brix Maritime Co	172,021	3.949
55	Brown, Derek L	70,201	1.612
56	Brp-Lagoon Inc	55,450	1.273
57	Brunn, Kelly C &	4,394	0.101
58	Brunn, Erik	2,532	0.058
59	Bt-Oh LLC	1,260,556	28.938
60	Burlington Northern Railroad C	20,720	0.476
61	Burpee, Mary E	19,523	0.448
62	Cameron Oregon Properties	154,876	3.555
63	Canteen Co of Oregon	2,937	0.067
64	Cargill Inc	288,680	6.627
65	Channel Investors LLC	85,621	1.966
66	Chevron Usa Inc	128,880	2.959
67	Clairmont, Bernard W &	26,610	0.611
68	Cochran, Robert L	7,279	0.167
69	Copher, Rick Tr	87,534	2.010
70	Craney, Patrick W &	14,500	0.333
71	Crp/Fpc Riverscape LLC	79,063	1.815
72	Cshv River Parkway LLC	52,004	1.194
73	Cutrer, Stephen H	34,724	0.797
74	D S U-Peterbilt & Gmc Truck I	130,574	2.998
75	D W Sivers Co	107,912	2.477
76	Dash Multi-Corp Inc	428,050	9.827
77	Davies, Bruce E	2,500	0.057
78	Davis, Glen S	6,503	0.149
79	Dindral, Mohinder	14,343	0.329
80	Dolan And Company LLC	515,847	11.842
81	Dolphin Street Prop LLC	102,334	2.349
82	Dordevic, Dean M &	33,803	0.776
83	Dowd, Michael B	4,302	0.099
84	Ebner, Marisa &	2,961	0.068
85	Ellis, Glen M	19,472	0.447
86	Equilon Enterprises LLC	60,980	1.400

Map Id	Owner	Sq. Ft.	Acres
87	Erickson, V Robert Tr	15,503	0.356
88	Estey, John R Tr	176,425	4.050
89	Evans, Carey R Tr &	92,461	2.123
90	Evans, Rosemarie &	7,213	0.166
91	Evrz Inc Na	6,409,515	147.142
92	Ewh LLC	628,227	14.422
93	Exxonmobil Oil Corp	149,977	3.443
94	Farwest Steel Corp	165,591	3.801
95	Feldman, Alan H	45,998	1.056
96	Fletcher, Bradford H Tr &	11,930	0.274
97	Firf LLC	152,487	3.501
98	Fmc Properties LLC	39,815	0.914
99	Foden-Vencil, Kristian &	6,514	0.150
100	Fowler, Martha L &	21,480	0.493
101	Freightliner Corporation	470,602	10.804
102	Frevach Land Co	729,397	16.745
103	Front Avenue LLC	1,846,942	42.400
104	G&B Macadam LLC	42,900	0.985
105	Gabriel, Harry W Jr &	59,728	1.371
106	Gatx Tank Storage Terminals Co	583,342	13.392
107	Geil, John C &	14,312	0.329
108	Genstar Roofing Co Inc	378,486	8.689
109	Glacier Northwest Inc	269,818	6.194
110	Goodman, Juliette D &	11,618	0.267
111	Goudge, Andrea S &	3,768	0.087
112	Grand Place Condominium	8,767	0.201
113	Gundersen Inc	2,411,732	55.366
114	Gwc Front LLC	321,965	7.391
115	Hagel, Michael P &	47,649	1.094
116	Hall, Daniel W &	4,925	0.113
117	Hamilton, Jeff D &	49,385	1.134
118	Haney Pre 65 LLC	6,955	0.160
119	Hanna, Kirk	36,556	0.839
120	Hansen, Bruce W Et Al	45,975	1.055
121	Harbor Landing LLC-92% &	179,607	4.123
122	Harrison, Kenny L &	36,467	0.837
123	Harvey, Eva J	3,396	0.078
124	Helsler, Alex C &	6,451	0.148
125	Henry, Thomas P &	19,532	0.448
126	Herman, Stan	81,396	1.869
127	Heron Pointe At Johns Landing	145,295	3.336
128	Heuker, Bernard H Tr	54,806	1.258
129	Higley, Dorothy S Tr	18,585	0.427
130	Hoffman, Eric H I Tr	103,342	2.372
131	Holt Distressed Property	186,886	4.290
132	Houser, Douglas G &	96,082	2.206
133	Howieson, John Tr-1/2 &	20,641	0.474

Map Id	Owner	Sq. Ft.	Acres
134	Irvjoy 3Rd Generation Corp	1,306,850	30.001
135	Itami, Diana	433	0.010
136	J R Simplot Company	1,307,447	30.015
137	Jarvis, Virginia R Tr	6,374	0.146
138	Jenkins & Simons	86,844	1.994
139	Johns Landing Commercial	25,427	0.584
140	Johns Landing Sustainable	50,056	1.149
141	Johnson, Jeffrey A &	21,738	0.499
142	Johnsrud, Stephen R Tr	7,467	0.171
143	Kaufman, Daniel M &	11,203	0.257
144	Keane, Gordon H &	18,645	0.428
145	Khoshnood, Ira Tr	19,108	0.439
146	Khp Ii Portland LLC	32,824	0.754
147	Kinder Morgan Liquids Terminal	331,369	7.607
148	Klein, Tracy A	6,937	0.159
149	Krebs, Benjamin D &	6,201	0.142
150	Kristin, Michael R	4,999	0.115
151	La Mear, Frederick D Tr &	26,069	0.598
152	La Porte, Marvin J	59,840	1.374
153	Lakeside Industries	411,772	9.453
154	Langeler, Gerard H &	82,036	1.883
155	Langley St Johns LLC	305,634	7.016
156	Lawrence, Anne S &	3,887	0.089
157	Ld Commodities Northwest	137,806	3.164
158	Leflar, Stephen Y-1/2 &	7,209	0.166
159	Lewis & Clark College	28,354	0.651
160	Lex Associates Inc	112,661	2.586
161	Lindquist Development Inc	113,936	2.616
162	Lindstrom, Larry L &	66,727	1.532
163	Linnton Community Center	2,500	0.057
164	Linnton Plywood Assn	995,053	22.843
165	Linnton Venture Partners LLC	7,500	0.172
166	Lockert, Andrew G	55,049	1.264
167	Macadam Avenue Properties LLC	94,035	2.159
168	Macadam Jef LLC	24,841	0.570
169	Macadam Warehouse Prop-1/2 &	67,926	1.559
170	Mannelin, Derek R &	21,115	0.485
171	Mc Cann, Mathew	340	0.008
172	Mc Cormack, Win	10,895	0.250
173	Mc Cormick & Baxter Creosoting	1,846,101	42.381
174	Mc Cormick Pier Condominium	491,215	11.277
175	Mccormick, William P Tr &	18,751	0.430
176	Means, Jonathan	7,000	0.161
177	Meriwether Condominiums	97,158	2.230
178	Mertens, Michael &	11,995	0.275
179	Metro	3,251,964	74.655
180	Midway Properties LLC	25,360	0.582

Map Id	Owner	Sq. Ft.	Acres
181	Milbradt,Cynthia L &	13,000	0.298
182	Miller,Clayton	3,072	0.071
183	Millican Properties LLC	636,038	14.601
184	Moffitt,Kevin D &	648	0.015
185	Morec Front LLC	52,984	1.216
186	Moreland Bluff Homeowners	9,069	0.208
187	Morse Bros Inc	803,147	18.438
188	Moss,Mary Tr	28,107	0.645
189	Mossbarger,Anne M Tr &	5,810	0.133
190	Mui 37 Holdings LLC	72,815	1.672
191	Multnomah County	239,049	5.488
193	Myers,Sabra C Tr	31,750	0.729
194	Myers,Stanley A Tr &	15,652	0.359
195	North Basin Watumull LLC	330,199	7.580
196	Northwest Natural Gas Co	1,780,242	40.869
197	Northwest Pipe Co	1,102,143	25.302
198	Oaks Park Association	1,502,785	34.499
199	Olsen,Andrew W Tr &	35,710	0.820
200	Open Meadow Alternative	166,483	3.822
201	Oregon Health & Science	1,732,643	39.776
203	Oregon Park Development LLC	125,359	2.878
204	Oregon Public Broadcasting	97,752	2.244
205	Oregon State of	2,304,359	52.901
206	Oregon Yacht Club Ltd	384,312	8.823
207	Orloff,Susan L &	9,617	0.221
208	Ortega,Laurie &	7,512	0.172
209	Osb2lan Ivon LLC	124,096	2.849
210	Osf International Inc	146,225	3.357
211	Oshatz,Robert H	26,727	0.614
212	Osvold,Ralph N &	24,307	0.558
213	Owens Corning Roofing &	1,538,322	35.315
214	Pacific Power & Light Co	2,540	0.058
215	Pacifica At Riverscape	76,622	1.759
216	Packwood,Robert W Tr-1/2 &	12,025	0.276
217	Palmer,Robert W &	23,406	0.537
218	Paranjpe,Suresh C-33.7253% &	56,254	1.291
219	Park,Andrew &	13,687	0.314
220	Pat Rick Barrett LLC	20,616	0.473
221	Pcc Johns Landing LLC	43,415	0.997
222	Pdx Development	220,989	5.073
223	Pellegrini,Randy H	13,656	0.313
224	Pereira,Leonardo M &	16,640	0.382
225	Petrocard Systems Inc	5,040	0.116
226	Phillips 66 Company	117,469	2.697
227	Port of Portland	26,693,616	612.801
228	Portland City of	21,140,769	485.325
229	Portland General Electric Co	3,398,230	78.013

Map Id	Owner	Sq. Ft.	Acres
230	Portland Memorial	68,472	1.572
231	Portland Opera Association Inc	84,183	1.933
232	Portland Rowing Club	138,341	3.176
233	Portland Traction Co	2,901	0.067
234	Property 67 LLC	138,015	3.168
235	Protestant Episcopal Bishop	202,438	4.647
236	Quayside Condominium Owners' A	120,092	2.757
237	R B Pamplin Corp	90,816	2.085
238	R K Transfer & Storage Inc	200,579	4.605
239	Ramsour,Rod	15,135	0.347
240	Reno,Calvin C Tr &	47,049	1.080
241	Rental On Miles LLC	9,321	0.214
242	Rerick,Kimberley	10,000	0.230
243	Rich,Martha E Tr	22,208	0.510
244	River Forum LLC	186,090	4.272
245	Riverfront Place Condominium	43,315	0.994
246	Riverpark Condominium	90,833	2.085
247	Riverplace Apartments LLC	260,691	5.985
248	Riverplace Condominium No 1	154,599	3.549
249	Riverplace Hotel Investors LLC	48,645	1.117
250	Rookledge,Chester H Jr Tr	15,000	0.344
251	Rosan Inc	773,481	17.757
252	Ross Island Sand & Gravel Co	5,920,892	135.925
253	Sakrete of Pacific Northwest	121,012	2.778
254	Sanctuary Holdings LLC	90,368	2.075
255	Sause Bros Inc	114,681	2.633
256	Schantz,John D &	3,923	0.090
257	Scheidegger,Mark	17,500	0.402
258	Schnitzer Steel Industries Inc	4,911,496	112.752
259	Schoen,Gregg	33,247	0.763
260	Schultz,Stephen &	58,155	1.335
261	Schure,Denis T	4,722	0.108
262	Shaver Transportation Co	99,648	2.288
263	Shipyard Commerce Center LLC	5,541,222	127.209
264	Shore Terminals LLC	1,319,957	30.302
265	Shoreline Condominiums	131,886	3.028
266	Shulevitz Five LLC	43,562	1.000
267	Siltronic Corp	3,453,028	79.271
268	Siltronic Corporation	29,799	0.684
269	Sk Company of Oregon LLC	72,507	1.665
270	Smurfit-Stone Container	415,441	9.537
271	Soppe,Thomas D &	3,589	0.082
272	Soter,Anthony M &	5,967	0.137
273	Spada,Charisse M	30,952	0.711
274	Spetter,Ruth M	14,699	0.337
275	Sre Willamette Hospitality LLC	60,160	1.381
276	Sri Eight Macadam LLC	121,346	2.786

Map Id	Owner	Sq. Ft.	Acres
277	Sri Eight Riverside LLC	157,486	3.615
278	St Louis,Gary M &	47,337	1.087
279	Staff Jennings Inc	16,435	0.377
280	Steel Hammer Properties LLC	377,178	8.659
281	Steelmill Warehouse LLC	226,240	5.194
282	Steinberg,Stephen E &	95,911	2.202
283	Stellway,David L &	20,697	0.475
284	Stevens,Corwin E Est of	4,831	0.111
285	Steward,Larry A &	16,809	0.386
286	Strand Condominiums Owners	119,018	2.732
287	Straus,Miriam S Tr	17,198	0.395
288	Sulzer Pumps (Us) Inc	528,101	12.124
289	Summit Properties Inc	108,988	2.502
290	Sundquist,Roy H &	6,987	0.160
291	Swan Island Capital LLC	249,453	5.727
292	T & E Investments LLC	172,084	3.951
293	Taggart Street LLC	32,429	0.744
294	Tanker Basin LLC	782,256	17.958
295	Teed,Ronald L &	34,443	0.791
296	The Landing At Macadam LLC	424,586	9.747
297	The Marine Salvage Consortium	182,890	4.199
298	The Realty Associates	288,885	6.632
299	Tice Properties	51,102	1.173
300	Time Oil Co	1,872,897	42.996
301	Transloader International	188,349	4.324
302	Tri-County Metropolitan	903,230	20.735
304	Union Pacific Railroad Company	4,368,417	100.285
305	United States of America	1,272,429	29.211
306	University of Portland	5,329,649	122.352
307	Unkeles Family L L C	35,886	0.824
308	Vanderhouwen Properties LLC	19,689	0.452
309	Verbeck,Samuel J &	20,100	0.461
310	Vtg Properties LLC	13,511	0.310
311	W W Grainger Inc	103,890	2.385
312	Warren,Brent &	2,465	0.057
313	Water Avenue Assoc LLC	51,252	1.177
314	Waterfront Pearl Condominium	108,937	2.501
315	Waverley Country Club	18,452	0.424
316	Waverly Landing Condominiums	65,088	1.494
317	Waverly Manor LLC	6,840	0.157
318	Waverly Marina Association	45,026	1.034
319	Weston Investment Co LLC	82,307	1.890
320	Whitman,Josiah	4,287	0.098
321	Willamette Oaks Building LLC	39,762	0.913
322	Willamette Sailing Club	69,282	1.591
323	Willamette Waterfront Ltd	22,932	0.526
324	Williams,Mark H	3,244	0.074

Map Id	Owner	Sq. Ft.	Acres
325	Wilson,Ronnie K	9,722	0.223
326	Wright,Janet G	4,084	0.094
327	Yee Hop Realty Ltd	197,599	4.536
328	Young,Steven T &	325	0.007
329	Z R Z Realty Company	1,216,477	27.926
330	Zupan, Michael J Est of	25,905	0.595

Appendix C: Riparian Properties (page 7)

Property Id	RNO	Site Address	Sq. Ft.	Owner
R553602	R617400010	6400 W/ Nw Front Ave	179013	Atofina Chemicals Inc
R324085	R961110360	8940 W/ N Bradford St	152537	The Port of Portland
R325472	R971340180	12500 Nw Marina Way	2748764	Portland General Electric Co
R314762	R941070620	6900 N Edgewater St	1846204	Mc Cormick & Baxter Creosoting
R315626	R941170520	6147 N Basin Ave	187227	Atc Leasing Co
R315711	R941171120	6208 S/ N Ensign St	139891	Port of Portland
R540489	R649831522	5225 N Channel Ave	526305	Port of Portland
R315705	R941171030	6208 N Ensign St	120912	Port of Portland
R315786	R941180260	5480 W/ Nw Front Ave	782256	Tanker Basin LLC
R315695	R941170920	6767 N Basin Ave	299922	United States of America
R315775	R941180100	5828 N Van Houten Pl	1502113	University of Portland
R315768	R941180010	5000 N Willamette Blvd	3508526	University of Portland
R315944	R941200870	3660 S/ Nw Front Ave	16197	Lindquist Lands LLC
R316011	R941210330	3737 W/ N Port Center Way	82128	Ash Grove Cement Co
R592200	R649867700	N Basin Ave	122954	Portland City of
R506868	R941201320	5555 W/ N Channel Ave	295960	Shipyards Commerce Center LLC
R238891	R649755370	5036 N Lagoon Ave	172413	Anchor Park LLC
R238218	R649741610		509931	Front Avenue I LLC
R315902	R941200090	3610-3640 Nw Front Ave	31638	Equilon Enterprises LLC
R238223	R649741630	4950 Nw Front Ave	667536	Front Avenue II LLC
R315909	R941200210	3610-3640 W/ Nw St Helens Rd	6342	Equilon Enterprises LLC
R315912	R941200500	4700 Nw Front Ave	892897	Gunderson Inc
R315919	R941200570	4700 W/ Nw Front Ave	869404	Gunderson Inc
R540190	R649831490	4299 N Port Center Way	344874	Portland City of
R315893	R941191230		70331	Front Avenue I LLC
R315924	R941200650	3838 Nw Front Ave	1306850	Irvjy 3Rd Generation Corp
R553327	R708970110	E/ Nw Front Ave	43353	Multnomah County
R553371	R708970500	Nw/ 18Th & Nw Front Ave	122235	Holt Distressed Property
R553366	R708970100	E/ Nw Front Ave	46674	Multnomah County
R316342	R941280630	3060-3556 Nw Front Ave	89590	Port of Portland(Leased)
R316352	R941280820		18124	Port of Portland
R316362	R941280900	2800 Nw Front Ave	528101	Sulzer Pumps (Us) Inc
R237733	R649729800	3737 N Port Center Way	291712	Ash Grove Cement Co
R298550	R883803450	1650 Nw Naito Pkwy, Bldg 304	288885	The Realty Associates
R316791	R941340030		205003	Union Pacific Railroad Company
R298549	R883803140		16549	Oregon State of(State Land (Ls
R141437	R180236200		40618	Oregon State of(Div of State L
R141439	R180236240		2540	Pacific Power & Light Co
R305199	R903701900		3748	Union Pacific Railroad Company
R141434	R180236030	1200 Nw Naito Pkwy	135989	Albers Mill Building LLC
R527712	R667708320	Sw Naito Pkwy	117693	Portland City of(Bureau of
R527708	R180200020	Nw Naito Pkwy	42118	Portland City of(Bureau of
R140319	R180200010	W Burnside St	6515	Portland City of
R140724	R180210190	446 Nw Naito Pkwy	33018	Union Pacific Railroad Company

Property Id	RNO	Site Address	Sq. Ft.	Owner
R527711	R667708310	Sw Naito Pkwy	40376	Portland City of(Bureau of
R527710	R667708290	Sw Naito Pkwy	39657	Portland City of(Bureau of
R315894	R941191240	4700 W/ Nw Front Ave	649394	Gunderson Inc
R315883	R941191120	4850 Nw Front Ave	388355	Lakeside Industries
R315885	R941191140	4900 Nw Front Ave	99610	Shaver Transportation Co
R102748	R009618690	N River St	47910	Oregon State of(Leased
R102750	R009618740	1208 N River St	68204	R B Pamplin Corp
R102754	R009618850	930 N River St	124118	Glacier Northwest Inc
R537325	R548800010		491200	Mc Cormick Pier Condominium
R305200	R903701950	900 N Thunderbird Way	137804	Ld Commodities Northwest
R514906	R941270810	800 W/ N River St	12081	Cargill Inc
R316269	R941270390	800 N River St	276665	Cargill Inc
R102746	R009618680	1300 W/ N River St	81396	Herman,Stan
R102749	R009618700	1208 W/ N River St	22612	R B Pamplin Corp
R102753	R009618780	931 N River St	145700	Glacier Northwest Inc
R527693	R667708100	Sw Naito Pkwy	61947	Portland City of(Bureau of
R141440	R180236250	1362 Nw Naito Pkwy	173745	Portland City of(Pdc
R326751	R991030550	1500 Sw Harbor Way	103713	Portland City of
R527700	R667708230	Sw Naito Pkwy	38903	Portland City of(Bureau of
R527699	R667708210	Sw Naito Pkwy	37993	Portland City of(Bureau of
R527698	R667708190	Sw Naito Pkwy	37234	Portland City of(Bureau of
R246142	R667708130	Sw Naito Pkwy	143159	Portland City of(Bureau of
R326762	R991030730	Mc Call's Waterfront	3995	Oregon State of(Leased
R326766	R991030770		4795	Oregon State of(Div of State L
R326759	R991030700	1945 W/ Se Water Ave	90094	Oregon Museum of Science &
R490503	R991030780		8852	Portland City of
R504993	R991030800	Se Market St	79343	Oregon Museum of Science &
R326757	R991030680	1500 E/ Sw Harbor Way	127742	Oregon State of(Div of
R326756	R991030630	1500 E/ Sw Harbor Way	121131	Oregon State of(Div of
R246140	R667708120	1020 Sw Naito Pkwy	44195	Portland City of(Bureau of
R246198	R667710420	Sw Naito Pkwy	145089	Portland City of(Bureau of
R149851	R226500400		22012	Oregon State of(Dept
R487357	R649795140	1816 Sw Montgomery St	189886	Portland City of(Pdc/Leased
R149861	R226500500	Se Hawthorne Blvd	2689	Portland City of(Bureau of
R275762	R794000250	Se Hawthorne Blvd	869	Portland City of(Bureau of
R298548	R883803120	1462 Nw Naito Pkwy	108988	Summit Properties Inc
R149866	R226500540	Se Madison St	12609	Portland City of
R149858	R226500480	5 Se Madison St	20097	Portland City of
R315697	R941170940	6735 N Basin Ave	482684	United States of America
R305186	R903700860		57754	Union Pacific Railroad Company
R315728	R941171290	6135 N Basin Ave	214657	Atc Leasing Co LLC
R506872	R941180390	5555 W/ N Channel Ave	2439693	Shipyards Commerce Center LLC
R315704	R941171010	6211 N Ensign St	182890	The Marine Salvage Consortium
R315633	R941170590	5949 N Basin Ave	339532	Becker Land LLC

Property Id	RNO	Site Address	Sq. Ft.	Owner
R275763	R794000300	Se Clay St	16067	Oregon State of(Dept of
R275761	R794000220	49 W/ Se Clay St	36361	Oregon State of(Dept of
R315957	R941201040	3660 Nw Front Ave	26999	Portland City of
R543792	R649840300	5420 N Lagoon Ave	28880	Port of Portland
R315956	R941201000	3610-3640 W/ Nw St Helens Rd	23000	Equilon Enterprises LLC
R330579	R991260070	10268 Sw Riverside Dr	45774	Beard,Betty D Tr
R330580	R991260080	10234 Sw Riverside Dr	13664	Pellegrini,Randy H
R330598	R991260290	9990 Sw Riverside Dr	9732	Wilson,Ronnie K
R612387	R637100010		76624	Pacifica At Riverscape
R327850	R991100010	3121 W/ Sw Moody Ave	626893	Z R Z Realty Company
R540243	R649831500	4747 S/ N Channel Ave	156385	Port of Portland
R257972	R711600310	11476 Sw Riverwood Rd	96082	Houser,Douglas G &
R232757	R638800070		9556	Lindquist,Stuart H Tr &
R257930	R711300110	11550 Sw Riverwood Rd	66740	Lindstrom,Larry L &
R232762	R638800140	10900 Sw Riverwood Rd	26462	Spada,Charisse M
R232758	R638800080	10940 Sw Riverwood Rd	31056	Lindquist,Stuart H Tr &
R232756	R638800060	11000 Sw Riverwood Rd	30778	3000 Investment Corp
R232754	R638800010	10960 Sw Riverwood Rd	34452	Teed,Ronald L &
R330625	R991270270		399377	Portland City of
R268081	R752721960	513 W/ Se Marion St	219853	Oregon State of(Div of
R331706	R991350100		138275	Portland City of
R331709	R991350130	Sw Fielding Rd	5638	Osvold,Ralph N &
R100214	R001100430	11800 S/ Sw Military Ln	202426	Protestant Episcopal Bishop
R257950	R711301020	11833 Sw Riverwood Rd	22350	Zupan,Michael J Est of
R257948	R711300910	11851 Sw Riverwood Rd	23225	Bradbury,Richard R Tr &
R331701	R991350020	12780 Sw Fielding Rd	47649	Hagel,Michael P &
R331700	R991350010	12790 Sw Fielding Rd	47049	Reno,Calvin C Tr &
R257953	R711301080	11831 Sw Riverwood Rd	19632	Schnitzer Properties LLC
R257947	R711300870	11837 Sw Riverwood Rd	18758	Mccormick,William P Tr &
R237048	R649711980	513 Se Marion St	45012	Waverly Marina Association
R330581	R991260100	10000 Sw Riverside Dr	15126	Ramsour,Rod
R330583	R991260120	10150 Sw Riverside Dr	19108	Khoshnood,Ira Tr
R256170	R708800590	200 Sw Carey Ln	79363	Evans,Carey R Tr &
R257955	R711301100	11835 Sw Riverwood Rd	21115	Mannell,Derek R &
R256176	R708800990		13091	Evans,Carey R Tr &
R256169	R708800510		18470	Waverley Country Club
R232763	R638800180	10808 Sw Riverwood Rd	36610	Hanna,Kirk
R100219	R001100470	12020 Sw Riverside Dr	55049	Lockert,Andrew G
R100216	R001100450	11831 Sw Riverwood Rd, A	15516	Erickson,V Robert Tr
R192756	R448700650	2611 Se 4Th Ave	120315	Ross Island Sand & Gravel Co
R257942	R711300700		1983	Mc Cormack,Win
R257939	R711300510	11724 Sw Riverwood Rd	39383	Beard,Terry
R331707	R991350110	12720 Sw Fielding Rd	18668	Osvold,Ralph N &
R331703	R991350040	12760 Sw Fielding Rd	32883	Cutrer,Stephen H Tr &
R331712	R991350160	Sw Fielding Rd	1841	Cutrer,Stephen H &
R331702	R991350030	12770 Sw Fielding Rd	58155	Schultz,Stephen &
R331708	R991350120	12700 Sw Fielding Rd	26628	Clairmont,Bernard W &

Property Id	RNO	Site Address	Sq. Ft.	Owner
R331710	R991350140	12765 Sw Fielding Rd	45998	Feldman,Alan H
R331705	R991350090	12742 Sw Fielding Rd	15652	Myers,Stanley A Tr &
R197255	R448700590	306 Se Ivon St	124096	OsbZlan Ivon LLC
R257932	R711300260	11578 Sw Riverwood Rd	33807	Dordevic,Dean M &
R257938	R711300470	11650 Sw Riverwood Rd	28100	Moss,Mary Tr
R257940	R711300610	11734 Sw Riverwood Rd	22498	Palmer,Robert W &
R257941	R711300660	11878 Sw Riverwood Rd	8920	Mc Cormack,Win
R257949	R711300980	11859 Sw Riverwood Rd	19517	Burpee,Mary E
R257933	R711300310	11614 W/ Sw Riverwood Rd	29158	Gabriel,Harry W Jr &
R257937	R711300420	11706 Sw Riverwood Rd	33254	Schoen,Gregg
R331704	R991350080	12750 Sw Fielding Rd	16809	Steward,Larry A &
R257969	R711600010	11350 Sw Riverwood Rd	36448	Harrison,Kenny L &
R250983	R681100006		120092	Quayside Condominium Owners' A
R257970	R711600110	11388 Sw Riverwood Rd	90374	Sanctuary Holdings LLC
R256167	R708800450	10400 Sw Riverside Dr	18367	Stellway,David L &
R257929	R711300010	11530 Sw Riverwood Rd	70210	Brown,Derek L
R257973	R711600510	11522 Sw Riverwood Rd	82045	Langelier,Gerard H &
R330582	R991260110	10110 Sw Riverside Dr	18579	Higley,Dorothy S Tr
R257964	R711301730	11312 Sw Riverwood Rd	7969	Orloff,Susan L &
R257963	R711301680	11322 Sw Riverwood Rd	5663	Howieson,John Tr-1/2 &
R257962	R711301630	11322 W/ Sw Riverwood Rd	6580	Howieson,John Tr-1/2 &
R331711	R991350150	11150 Sw Riverwood Rd	42010	Paranjpe,Suresh C-33.7253% &
R268095	R752722420	600-730 Se Linn St	102234	Booth,Bruce R Tr &
R232759	R638800090	11100 Sw Riverwood Rd	95900	Steinberg,Stephen E &
R562910	R882450450	Sw Gaines St	78163	Portland City of
R313370	R929400670	Se Mcloughlin Blvd	25785	Portland City of
R309982	R921300010		45567	Metro
R327959	R991110500		60661	Metro
R327981	R991110750		114595	Metro
R175534	R357100010	Willamette Park	748769	Portland City of
R330300	R991220400		170517	Portland City of
R327917	R991100790	0720 W/ Sw Bancroft St	92274	T & E Investments LLC
R327894	R991100610	Sw Bond Ave	88820	The Landing At Macadam LLC
R327920	R991100840	0720 S/ Sw Bancroft St	18205	Oregon State of
R327902	R991100650	4380 Sw Macadam Ave	144867	River Forum LLC
R257368	R709900150		311078	Metro
R568131	R649853580	0715 Sw Bancroft St	146225	Osf International Inc
R327924	R991100890	4386 Sw Macadam Ave	41230	River Forum LLC
R330301	R991220410	W/ Se Oaks Park Way	189849	Portland City of
R330293	R991220280	W/ Se Oaks Park Way	22995	Portland City of
R268067	R752721240	205 Se Spokane St	75676	Beach,Ray Tr Et Al
R308089	R913700590	7400 Sw Miles Pl	4925	Hall,Daniel W &
R330343	R991220920	7720 W/ Sw Macadam Ave	46930	Portland City of
R268068	R752721320	Se Oaks Park Way	1761	Portland City of
R308099	R913700810		5269	Portland City of
R268070	R752721360	Se Oaks Park Way	83951	Portland City of
R308091	R913700630	7414 Sw Miles Pl	3589	Soppe,Thomas D &

Property Id	RNO	Site Address	Sq. Ft.	Owner
R308090	R913700610	7410 Sw Miles Pl	2532	Bruun,Erik
R308092	R913700650	7426 Sw Miles Pl	6129	Helser,Alex C &
R330322	R991220650		182333	Portland City of
R330326	R991220750	7720 Sw Macadam Ave	33949	Portland City of(Leased
R308093	R913700690	7430 Sw Miles Pl	3070	Harvey,Eva J
R167182	R300406940		44971	Portland City of
R330312	R991220510	Se Oaks Park Way	26588	Metro
R308096	R913700750	7502 Sw Miles Pl	6629	Cochran,Robert L
R308101	R913700850		37439	Portland City of
R308086	R913700530	7356 Sw Miles Pl	2961	Ebner,Marisa &
R330337	R991220860	Sw Macadam Ave	225357	Portland City of
R308087	R913700550	7364 Sw Miles Pl	3012	Soter,Anthony M &
R308088	R913700570	7368 Sw Miles Pl	4394	Brunn,Kelly C &
R308097	R913700770	7510 Sw Miles Pl	5677	Jarvis,Virginia R Tr
R308098	R913700790	7520 Sw Miles Pl	4722	Schure,Denis T
R330340	R991220890		64932	Portland City of(Bureau of
R330317	R991220570	Se Oaks Park Way	223225	Metro
R308085	R913700510	7352 Sw Miles Pl	2955	Soter,Anthony M &
R308094	R913700710	7432 Sw Miles Pl	3157	Rental On Miles LLC
R308095	R913700730	7440 Sw Miles Pl	5120	Rental On Miles LLC
R328449	R991141000		62100	Portland City of
R328387	R991140150		216765	Portland City of
R328442	R991140930		24531	Portland City of(Leased
R328459	R991141110	4129 Se Mcloughlin Blvd	2209797	Ross Island Sand & Gravel Co
R328474	R991150040		36321	Portland City of(Bureau of
R328513	R991150950	4640 S/ Sw Macadam Ave	3839	Macadam Avenue Properties LLC
R328471	R991141220		19986	Portland City of
R502734	R991141260		185389	Metro
R328380	R991140100		34183	Portland City of
R268080	R752721800	W End/ Se Harney St	138341	Portland Rowing Club
R328512	R991150940	4640 S/ Sw Macadam Ave	50232	Macadam Avenue Properties LLC
R328484	R991150370	4315 W/ Se Mcloughlin Blvd	3092576	Ross Island Sand & Gravel Co
R328503	R991150710	4640 Sw Macadam Ave	154876	Cameron Oregon Properties
R330279	R991220100	8240 Sw Macadam Ave	70320	Multnomah County
R273480	R780208140	6404 Sw Beaver Ave	175569	Portland City of
R308102	R913900010	5640 Sw Macadam Ave	185583	Association of Unit Owners of
R328381	R991140110		41220	Portland City of
R328384	R991140130		336264	Portland City of
R328523	R991151130	Toe Island	20307	Portland City of
R328447	R991140970		712	Portland Traction Co
R502735	R991141270		2189	Portland Traction Co
R330593	R991260230	10228 Sw Riverside Dr	19528	Henry,Thomas P &
R502733	R991141250		337942	Metro
R315900	R941200060	3710 Nw Front Ave	114681	Sause Bros Inc
R316054	R941210770	3737 N Port Center Way	80483	Ash Grove Cement Co
R315769	R941180040	5528 Nw Doane Ave	117469	Phillips 66 Company
R315771	R941180050	5533 W/ Nw Doane Ave	128880	Chevron Usa Inc

Property Id	RNO	Site Address	Sq. Ft.	Owner
R315782	R941180200	6080 W/ Nw Front Ave	331369	Kinder Morgan Liquids Terminal
R330597	R991260270	9920 Sw Riverside Dr	4541	Lewis & Clark College
R330575	R991260010	Sw Riverside Dr	6970	Lewis & Clark College
R315776	R941180130	6350 Nw Front Ave	378486	Genstar Roofing Co Inc
R268198	R752900010		232997	Association of Unit Owners of
R316315	R941280350	1402 N River St	113648	Sakrete of Pacific Northwest
R327891	R991100600	Sw Bond Ave	335766	The Landing At Macadam LLC
R330592	R991260220	E/ Sw Macadam Ave	16843	Lewis & Clark College
R330342	R991220910	7720 W/ Sw Macadam Ave	209073	Portland City of(Leased
R327929	R991100920	4330 Sw Macadam Ave	112661	4330 Building LLC
R257934	R711300320	11614 Sw Riverwood Rd	30573	Gabriel,Harry W Jr &
R149863	R226500520	Se Hawthorne Blvd	1502	Oregon State off(Dept
R527694	R667708110	Sw Naito Pkwy	50629	Portland City of(Bureau of
R269771	R766004290	Part/ Terminal 1 South	10950	Port of Portland
R269775	R766004790	2400 Nw Front Ave	757336	Portland City of
R657366	R991151440	5250 Sw Landing Square Dr	142874	Oregon State off(Dept of
R286144	R828550010		223602	Association of Unit Owners of
R179255	R378900010		205057	Association of Unit Owners of
R657639	R668200180	Se Caruthers St	8549	Oregon Museum of Science &
R256223	R708880036		473258	Port of Portland
R256254	R708881910	15540 W/ N Lombard St	686935	Port of Portland(Leased
R328540	R991151370		47290	Oregon State off(Div of State L
R543801	R882450010	0899 Sw Curry St	112707	Portland City of
R275777	R794001660	100 Se Caruthers St	45591	American Waterways Inc
R645901	R991100014	Sw Ross Island Way	627778	Oregon State off(Dept of
R257367	R709900010		203165	Metro
R323769	R961020420	Terminal 4	233643	Port of Portland
R330303	R991220430	Oaks Park	1502415	Oaks Park Association
R330374	R991230400	6901 Se Oaks Park Way	384312	Oregon Yacht Club Ltd
R326743	R991030410	2600 Sw Moody Ave	247187	Oregon Health & Science
R323795	R961021100	11040 N Lombard St	3784744	Port of Portland
R197236	R448700030	250 Se Division Pl	72507	Sk Company of Oregon LLC
R273479	R780207940	6336 Sw Beaver Ave	69282	Willamette Sailing Club
R327878	R991100420	3121 Sw Moody Ave	589594	Z R Z Realty Company
R256242	R708881588	N Lombard St	374430	Port of Portland
R657638	R668200170	Se Water Ave	47120	Tri-County Metropolitan
R247368	R668200150	2201 Se Water Ave	122697	Oregon Museum of Science &
R328530	R991151230	5550 W/ Sw Macadam Ave	32162	Sri Eight Macadam LLC
R625653	R991150380	Ross Island	1267993	Portland City of
R327882	R991100440		205955	Port of Portland
R502728	R991230730		501893	Metro
R315985	R941201280	3556 Nw Front Ave	714144	Port of Portland
R316326	R941280440	3556 W/ Nw Front Ave	753534	Port of Portland
R316364	R941280920		79100	Union Pacific Railroad Co
R316330	R941280500	3556 W/ Nw Front Ave	509502	Port of Portland
R328529	R991151220		111882	B P & Lester & Regina
R192040	R425807870	8940 N Bradford St	305634	Langley St Johns LLC

Property Id	RNO	Site Address	Sq. Ft.	Owner
R543777	R649840290	5555 N Channel Ave	2805560	Shipyards Commerce Center LLC
R618590	R882430010		108937	Waterfront Pearl Condominium
R325509	R971350540	Terminal 4	138934	Port of Portland
R239681	R649774290	14400 N Rivergate Blvd	6409590	Evraz Inc Na
R325190	R971230090	15540 Wi/ N Lombard St	122691	Oregon State of(Div of State L
R256315	R708885000	Kelley Point Park	4162361	Portland City of(Bureau of
R256264	R708882410	15660 N Lombard St	1653939	Port of Portland(Leased
R256247	R708881600	15660 Wi/ N Lombard St	114929	Port of Portland(Leased Columb
R325185	R971230030		117603	Portland City of
R325206	R971260240	14003 N Rivergate Blvd	905390	J R Simplot Company
R256362	R708887100	13035 N Rivergate Blvd	811106	Port of Portland
R325467	R971340100		467485	Portland General Electric Co
R325522	R971350710	12005 N Burgard St	3275694	Schnitzer Steel Industries Inc
R325485	R971350100		61260	Portland General Electric Co
R325492	R971350310		1433291	Time Oil Co
R325466	R971340060	11444 Nw St Helens Rd	1261492	Owens Corning Roofing &
R325487	R971350180	10350 Wi/ N Time Oil Rd	439606	Time Oil Co
R256360	R708887000	13333 N Rivergate Blvd	969774	Port of Portland(Leased
R325463	R971340030	12800 Nw Marina Way	729397	Frevach Land Co
R506017	R708887010	13333 Wi/ N Rivergate Blvd	1385357	Port of Portland(Leased
R123693	R118300200	9300 N Burgard Way	568084	Schnitzer Steel Industries Inc
R325510	R971350550	12005 Wi/ N Burgard St	432010	Schnitzer Invest Corp
R325482	R971340320	12222 Nw Marina Way	802437	Morse Bros Inc
R505947	R971260340		11624	J R Simplot Company
R325200	R971260190	13939 N Rivergate Blvd	1275504	Ash Grove Cement Co
R325470	R971340160	E/ Nw St Helens Rd	53252	Portland General Electric Co
R325512	R971350570	10400 Wi/ N Burgard Way	600623	Schnitzer Invest Corp
R499025	R961030310	11444 Wi/ Nw St Helens Rd	276712	Owens Corning Roofing &
R325473	R971340190		136743	United States of America
R323830	R961030080	Nw Front Ave	157639	R K Storage &
R323828	R961030050	11400 Nw St Helens Rd	583342	Gatx Tank Storage Terminals Co
R323803	R961021120	10504 Wi/ Nw St Helens Rd	36833	Linnton Plywood Assn
R323812	R961021190		11174	Port of Portland(Leased Oregon
R491070	R961110430	9420 Wi/ Nw St Helens Rd	293182	Shore Terminals LLC
R324089	R961110390	9030 Nw St Helens Rd	162773	Brix Maritime Co
R192036	R425807250		105378	Portland City of
R192035	R425807000		95939	Portland City of
R324183	R961130010	7200 Nw Front Ave	3452974	Siltronic Corp
R263875	R739100380	8524 W/ N Crawford St	57067	Steel Hammer Properties LLC
R323802	R961021110	10504 Nw St Helens Rd	910556	Linnton Plywood Assn
R498331	R961021310	9930 Nw St Helens Rd	471542	Bp West Coast Products LLC
R483757	R961110410	8444 Wi/ Nw St Helens Rd	59375	Advanced American
R324078	R961110240	8444 Wi/ Nw St Helens Rd	66298	Advanced American
R323760	R961020290	Nw Front Ave	10000	Babcock Land Co LLC
R518295	R649815980	9420 Nw St Helens Rd	658189	Shore Terminals LLC
R605592	R961110460	8444 Wi/ Nw St Helens Rd	25255	Oregon State of(Odot(Leased
R324091	R961110400	8888 Nw St Helens Rd	188349	Transloader International

Property Id	RNO	Site Address	Sq. Ft.	Owner
R263873	R739100180	Swc/ Bradford & N Richmond Ave	27297	Metro
R324112	R961120410	Sec/ Richmond & N Bradford St	213069	Metro
R324084	R961110340	N Bradford St	99038	Port of Portland
R324083	R961110320	8444 Nw St Helens Rd	121044	Advanced American
R323763	R961020380	Terminal 4	32630	Portland City of
R323764	R961020390	11020 W/ N Lombard St	563514	Port of Portland
R324072	R961110180	8444 Wi/ Nw St Helens Rd	15587	Advanced American
R323818	R961021250	11040 Wi/ N Lombard St	489	Port of Portland(Lsd Kinder
R323772	R961020490	E/ Nw Front Ave	140070	Babcock Land Company LLC
R324152	R961120990	N Van Buren Ave	30653	Metro
R502442	R961121420		352702	Metro
R324067	R961110120	8010 Nw St Helens Rd	293017	United States of America
R324110	R961120390	S/ N Pierce Ave	374681	Metro
R324171	R961121300	7900 Wi/ Nw St Helens Rd	40969	Northwest Natural Gas Co
R324159	R961121120	7900 Nw St Helens Rd	100782	Northwest Natural Gas Co
R324113	R961120420	Nw St Helens Rd	1013825	Northwest Natural Gas Co
R324166	R961121240	N Van Buren Ave	56198	Metro
R324160	R961121130	7441 Nw St Helens Rd	52919	Northwest Natural Gas Co
R192038	R425807470	8706 Wi/ N Bradford St	158613	Portland City of
R263874	R739100250	8524 W/ N Crawford St	320111	Steel Hammer Properties LLC
R192021	R425806020	6543 Wi/ N Burlington Ave	20365	Portland City of
R553814	R961130590	6400 Wi/ Nw Front Ave	88724	Atofina Chemicals Inc
R192023	R425806160		19422	Portland City of
R192039	R425807670	8706 N Bradford St	205955	Portland City of
R192032	R425806620	6543 N Burlington Ave	248520	Portland City of
R324185	R961130020	6330-6346 Nw St Helens Rd	1994337	Bnsf Railway Company
R192022	R425806050		21688	Portland City of

Appendix D: Special Habitat Area Criteria (page 9)

Code	Criteria
P	Area contains sensitive or unique plant populations
W	Wetlands and associated seeps, springs and streams that are part of the wetland complex
O	Native oak
B	Bottomland hardwood forest
I	Riverine island
D	River delta
M	Migratory stopover habitat
C	Corridor between patches or habitats
S	An at risk wildlife species uses the habitat area or feature on more than incidental basis to complete one or more life history stages
E	Elk migratory corridor
G	Upland habitat or landscape feature important to individual grassland-associated species or assemblages of grassland-associated species on more than an incidental basis
U	Resource or structure that provides critical or unique habitat function in natural or built environments (such as bridges or street trees)

P – Area contains sensitive or unique plant species

This criterion applies to areas containing the following plant species:

1. Those listed by USFWS or NOAA Fisheries as Endangered, Threatened, Proposed Endangered, or Proposed Threatened under the Endangered Species Act or by the ODA or ODFW under the
 2. Oregon Endangered Species Act; OR
 3. Species that receive an Oregon Natural Heritage rank 1, 2 or 3
 - a. 1 = Critically imperiled because of extreme rarity or especially vulnerable to extinction or extirpation
 - b. 2 = Imperiled because of extreme rarity or especially vulnerable to extinction or extirpation
 - c. 3 = Rare, uncommon or threatened, but not immediately imperiled

Not included are plant populations that are listed by USFWS/NOAA or ODA/ODFW as Candidate Taxa or Species of Concern, unless the plant population received an Oregon Natural Heritage rank of 1-3 or is a wetland indicator species. Also not included are those plant populations that received an Oregon Natural Heritage rank of 4 = not rare and apparently secure, but with cause for long-term concern, or 5 = demonstrably widespread and secure.

W – Wetlands and associated seeps, springs and streams that are part of a wetland complex

This criterion applies to selected wetlands, and associated seeps, springs and streams that provide critical watershed functions (i.e., water quality, hydrology, wildlife habitat, etc.) and are increasingly rare within Portland. SHAs include primarily those wetlands that:

1. Are connected to a stream or flood area;
2. Are part of a larger resource area, such as a wetland located within or adjacent to a forest; or
3. Provide connectivity between other high value habitats.

This criterion may incorporate constructed wetlands where the purpose of the wetland includes providing fish and wildlife habitat. Upland wetlands that are very small and are surrounded by development or intense land uses, such as golf courses, and certain water quality facilities are generally not designated as SHAs.

O – Native oak

The native oak criterion applies to areas that contain Oregon white oaks. Other tree species and vegetation, including invasive plants such as Himalayan blackberries, may be present.

B – Bottomland hardwood forest

This criterion applies to selected areas that contain remnant bottomland hardwood. Not all bottomland hardwood forests in the city are designated as a SHA. To be designated, an area must be considered unique, rare or declining within a particular watershed.

I – Riverine island

This criterion applies to islands or the portions of riverine islands that provide habitat for shorebirds, waterfowl, terns, gulls, Bald Eagles, river otter and other river/island-associated resident and/or migrating wildlife species. Beaches, mudflats, shoals and areas of large wood deposits are included along with other relevant resource features.

D – River delta

This criterion applies to river deltas that provide habitat for shorebirds, waterfowl, terns and gulls, Bald Eagles or other wildlife. The area shall contain beaches, mudflats and/or large wood deposits.

M – Migratory stopover habitat

This criterion is applied to vegetated areas and other landscape features (e.g., buttes) where use by migratory bird species has been documented, or is reasonably expected to occur, on more than an incidental basis. The criterion applies to areas that:

1. Provide nesting opportunities;
2. Provide food and resting opportunities;
3. Provide sufficient cover to reduce predation; and
4. Support a diverse assemblage or high concentration of migratory species

On more than an incidental basis means the identified species is documented to repeatedly or periodically use the habitat or feature.

Reasonably expected to occur generally applies to resource features that typically provide the functions listed above (e.g., buttes, ridge-tops/high elevation features, wetlands, mudflats, riparian areas or focal sites) and where local or regional technical experts state such uses by migratory birds is expected based on existing information or observations.

C – Corridor between patches or habitats

This criterion applies to vegetated areas that:

1. Provide connectivity between high value habitats including other Special Habitat Areas;
2. Provide connectivity between water bodies, riparian areas and upland habitats; or
3. Extend outward from another SHA to provide a wildlife movement corridor.

S – An at risk wildlife species uses the habitat area or feature on more than incidental basis to complete one or more life history stages

This criterion applies to areas with documented use by the following wildlife species (see Appendix 2: Special Status Fish and Wildlife Species in Portland):

1. Species listed by USFWS or NOAA Fisheries as:
 - a. LE - Listed Endangered
 - b. LT - Listed Threatened
 - c. PE - Proposed Endangered
 - d. PT - Proposed Threatened
 - e. SoC - Species of Concern
 - f. C - Candidate
 - g. Includes areas designated as Critical Habitats by NOAA Fisheries

2. Species Listed by Oregon Department of Agriculture (ODA) or ODFW as:

- a. LE - Listed Endangered
- b. LT - Listed Threatened
- c. SC - Critical
- d. SV - Vulnerable

3. Species that received an Oregon Natural Heritage rank or list 1, 2 or 3.

- a. 1 = Critically imperiled because of extreme rarity or especially vulnerable to extinction or extirpation
- b. 2 = Imperiled because of extreme rarity or especially vulnerable to extinction or extirpation
- c. 3 = Rare, uncommon or threatened, but not immediately imperiled;

Life cycle phases include but are not limited to:

- courtship, nesting, breeding
- rearing young, juvenile development (e.g. noise, light)
- feeding, foraging, hunting
- resting, basking, perching
- cover/protection from predators or disturbances
- dispersal, migration, migratory stopover
- over-wintering

This criterion may apply to individuals that make up a local population, pairs, colonies or a regional population.

On more than an incidental basis means the identified species is documented to repeatedly or periodically use the habitat or feature.

E – Elk migratory corridor

This criterion is applied to areas that ODFW has designated as elk migratory corridors.

G – Upland habitat or landscape feature important to individual grassland-associated species or assemblages of grassland-associated species on more than an incidental basis

This criterion is applied to areas that contain vegetative structure, topography or soil substrates that provide functions similar to a native meadow, prairie or grassland and where use by grassland-associated wildlife species has been documented. This criterion is also applied to areas that:

1. Are part of a larger resource area, such as a grassy area located adjacent to a forest;
2. Provide connectivity between other high value habitats; or
3. Extend outward from an SHA to provide a wildlife movement corridor.

For the purposes of the G criterion, grassland-associated species include:

- Deer Mouse
- White-tailed Kite
- Gray-tailed Vol
- Short-eared Owl
- Camas Pocket Gopher
- Streaked Horned Lark
- Red Fox
- Northern Harrier
- Oregon Vesper Sparrow
- American Kestrel
- Savannah Sparrow
- Common Nighthawk
- Western Meadowlark
- Chipping Sparrow

On more than an incidental basis means the identified species is documented to repeatedly or periodically use the habitat or feature.

U – Resource or structure that provides critical or unique habitat function in natural or built environments

This criterion applies to resources or structures that are generally not accounted for by other criteria, and that provide a documented critical or unique habitat function. Examples include: bridges, chimneys, rock outcrops, groundwater upwelling areas, and street trees.

Note: Special Habitat Areas have been designated based on documented information about specific sites or areas. In addition, some of the SHAs reflect specific watershed conditions.

Appendix E: Historic Resource Inventory (HRI) (Map 9)

ID Number	Site Address	Original Name	Alternative Names	OWNER	Date	RANK	Function
6-851-00111	111 NE Steel Bridge	Steel Bridge Interlocking Plant	Switch House		ca. 1911	III	Interlocker
4-262-06211	6211 N Ensign Avenue			Devine Diving and Salvage, Inc.	1973	III	Office
3-112-10222	10222 NW 112th Street				ca. 1910	III	Residence
8-842-00005	5 SE Spokane Street	The Oaks Amusement Park		Oregon Water Power and Railway Co	1905	II	Amusement Park
0-380-00220	0220 SW Harrison Street		Lincoln Steam	North Western Electric Co.	ca. 1916		
9-009-08879	8879 SE Ninth Avenue	Fred W. Graves Residence		Graves, Fred W.	1904		Residence, Apartments
2-845-10504	10504 NW St Helens Road			Clark and Wilson Lumber Company	1916		Office
2-845-07900	7900 NW St Helens Road				ca. 1920	III	Offices
4-151-04555	4555 N Channel Avenue	Port Center Plaza	Ports O'Call V	Port of Portland	1972	II	Restaurant,Retail,Office
2-310-02200	2200 NW Front Avenue						Site
4-151-04747	4747 N Channel Avenue	Freightliner Building		Freightliner Corporation	1978	III	Office
2-310-06400	6400 NW Front Avenue	Chlorate Process Plant		Pennsylvania Salt MFG Co.	1941		Factory
2-310-04900	4900 NW Front Avenue	Shaver Transportation Company			ca. 1935	III	Sea Plane Hangar (?), Office
4-189-07654	7654 N Crawford Street			Benson, Amos	1910	II	Residence
2-310-11033	11033 NW Front Avenue				ca. 1900		Residence
2-310-10921	10921 NW Front Avenue				ca. 1900	III	Residence, Hotel (1915)
2-310-10837	10837 NW Front Avenue				ca. 1897	III	Duplex
2-310-10829	10829 NW Front Avenue				ca. 1908		Apartments
2-310-10827	10827 NW Front Avenue				ca. 1914		Residence
2-310-02800	2800 NW Front Avenue	Willamette Iron & Steel Works					Site
4-053-06147	6147 N Basin Avenue	Western Farmers Assn Feed Mill		Western Farmers Association	1960	III	Mill
2-310-03710	3710 NW Front Avenue			Crown Zellerbach Central Engineering, a division of Western Transportation	1974		Offices
4-053-06767	6767 N Basin Avenue	Coast Guard Building		U.S. Coast Guard	1973		Office
4-053-06735	6735 N Basin Avenue	U.S. Naval Reserve		U.S. Navy	1972	III	U.S. Navy Corps and Marine Training Center
8-842-00220	220 SE Spokane Street	The Rafters Restaurant		Steak & Ale Restaurants of America	1976		Restaurant
4-746-00922	822 N River Street	Fireboat Station #2		City of Portland	1923		Fireboat Station
8-144-00100	100 SE Caruthers Street			Knappton Towboat Company	1962	III	Office
8-595-04129	4129 SE McLoughlin Blvd			Ross Island Sand and Gravel	1926	III	Aerial Tramway
0-627-02500	2500 SW Moody Street	Marquam Bridge			1966	III	Bridge
0-377-01200	1200 SW Harbor Drive	Hawthorne Bridge			1909-1910	III	Bridge
8-969-00000	00000 Willamette River	Ross Island				III	Island
8-937-01701	1701 SE Water Street	PEPCO Garage		Portland Electric Power Company	1927		Garage
0-310-00520	520 SW Naito Pkwy	Morrison Bridge			1958	III	Bridge
4-703-06900	6900 N Pittsburg Avenue						Site
4-101-09550	9550 N Bradford Street						Site
4-101-09530	9530 N Bradford Street						Site
2-336-00000	0 NW Glisan Street	Steel Bridge		Oregon Railway and Navigation Company,Union Pacific Railroad	1912	II	Bridge
2-310-01118	1118 NW Front Avenue			Albers Brothers Milling Company	ca. 1911	III	Mill
2-310-01100	1100 NW Front Avenue	Broadway Bridge			1911-13	III	Bridge
2-310-00650	650 NW Front Avenue			Oregon Railroad and Navigation Co	ca. 1915	III	Freight Offices

ID Number	Site Address	Original Name	Alternative Names	OWNER	Date	RANK	Function
2-310-06500	6500 NW Front Avenue	Spokane, Portland and Seattle Railroad Bridge		Spokane, Portland and Seattle Railroad	ca. 1907	III	Railroad Bridge
4-709-06000	06000 N Portsmouth Ave	Steamer Portland II		Port of Portland	1947	II	Ship Assist Tug
4-744-06507	6507 N Richmond Avenue				1901		Site
4-124-06700	6700 N Burlington Avenue						Site
4-699-06900	6900 N Philadelphia Ave	St. Johns Bridge		Multnomah County	1931	Landmark	Bridge
4-501-08000	5400 N Lagoon Avenue			Port of Portland		II	Ship Repair Yards
2-310-03600	3600 NW Front Avenue	Fremont Bridge		State of Oregon Highway Department	1971-73		Bridge
4-501-05400	5400 N Lagoon Avenue						Site
2-310-03530	3530 NW Front Avenue	Municipal Terminal #1	Municipal Term		ca. 1929	II	Public Dock (?), Container Terminal
6-672-00030	30 NE Oregon Street				1940	III	Park
8-595-04449	4449 SE McLoughlin Blvd						Site
8-876-00200	200 SE Tacoma Street				1925	III	Bridge
9-007-07951	7951 SE Seventh Avenue	Sellwood Park Bathhouse			1912	III	Park Structure
8-144-00200	200 SE Caruthers Street						Site
8-347-08039	8039 SE Grand Avenue	St. John's Episcopal Church		Episcopal Diocese	1851	Landmark, National Register	Church, Community Center
8-595-04349	4349 SE McLoughlin Blvd			Oregon Water Power and Railroad Co.	1904	III	Streetcar Line

Appendix F: Historic Landmarks (Map 9)

Map ID	Historic Name	Common Name	Built	Type
7	St. Johns Bridge	----	1931	Historic Landmark
13	Benson, Amos, Residence	---	1910	Historic Landmark
8889	Motor Torpedo Boat PT-658	PT-658 Motor Torpedo Boat	1945	Historic Landmark
322	Visitors Information Center	---	1949	Historic Landmark
533	Portland General Electric Co. Station L	Lincoln Substation; Stephens Substation	1910	Historic Landmark
533	Portland General Electric Co. Station L	Lincoln Substation; Stephens Substation	1910	Historic Landmark
8865	USS Blueback (SS 581)		1959	Historic Landmark
4	Herschell-Spillman ?Noah's Ark? Carousel	Oaks Park Carousel	1915	Historic Landmark
515	St. John's Episcopal Church	Oaks Park Pioneer Church	1851	Historic Landmark
8893	Broadway Bridge	Broadway Bridge	1913	Historic Landmark
134	Albers Brothers Milling Company	---	1911	Historic Landmark
8891	Burnside Bridge	Burnside Bridge	1924	Historic Landmark
8892	Morrison Bridge	Morrison Bridge	1958	Historic Landmark
258	Hawthorne Bridge/Madison Street Bridge	Hawthorne Bridge	1909	Historic Landmark
8853	Yamhill Historic District		NA	Historic District
8851	Skidmore / Old Town Historic District		NA	Historic District