

Key Context: Willamette Greenway

Two existing regulations protect the Willamette River from incompatible redevelopment on the EWEB site: the existing property includes a Water Resources (WR) zoning overlay on areas east of the Ferry Street Viaduct, and redevelopment proposals on the site will also need to receive a Willamette Greenway permit.

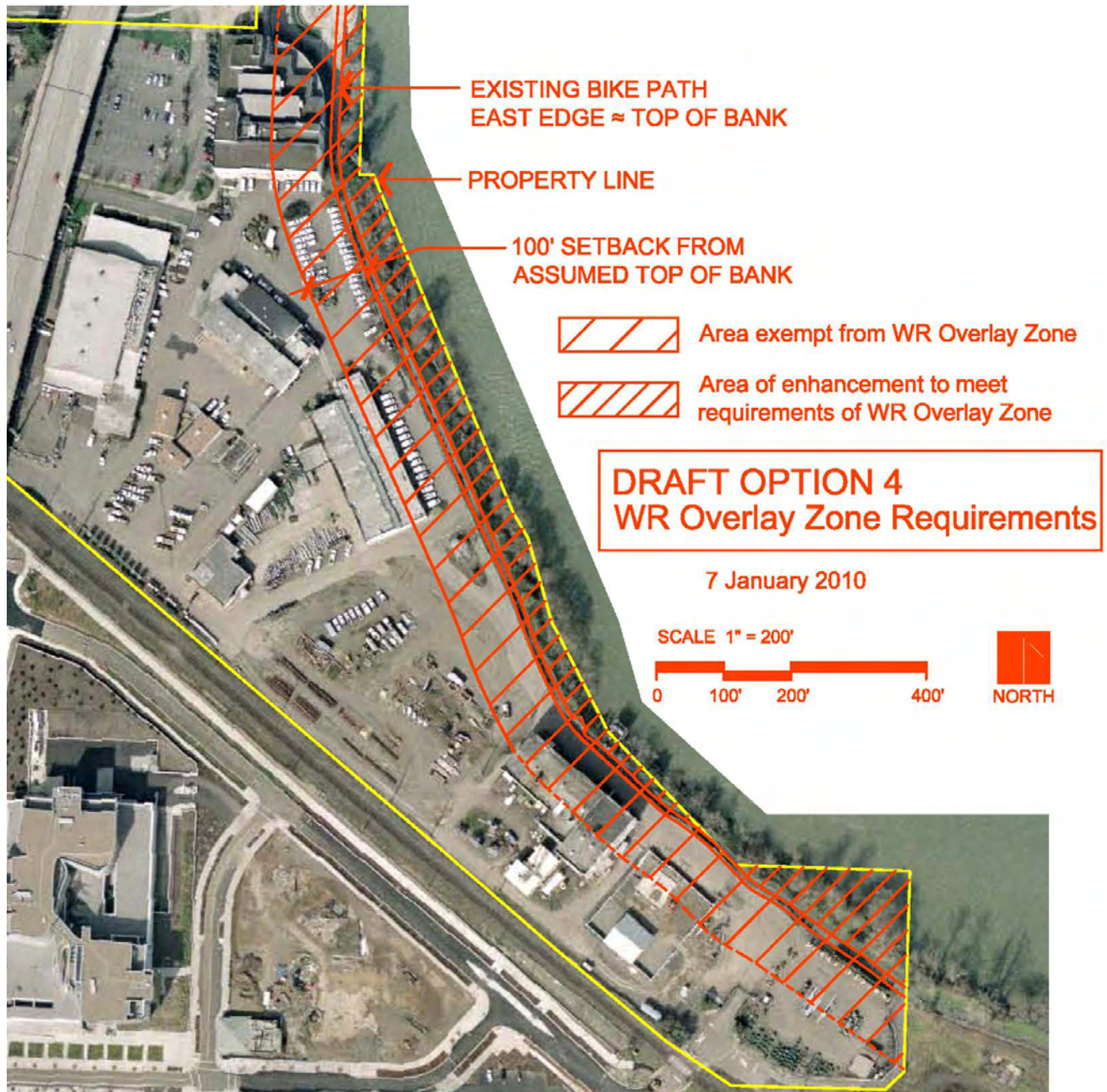
The goal of the Willamette Greenway is “to protect, conserve, restore, enhance and maintain the ecological, natural, scenic, historical, agricultural, economic, cultural and recreational qualities and resources along the Willamette River.” It is a permitting process that outlines specific criteria and standards for changes in use, intensifications of use, or development within the boundaries of the Greenway (EC 9.8815). In accordance with the Greenway’s criteria, a 100’ distance has been adopted as the adequate setback along this reach of the Willamette River.

Redevelopment will need to meet the applicable regulations of the Water Resources (WR) overlay. A WR overlay generally addresses the conservation of significant riparian and water-resource habitat, and is considered more stringent than the Willamette Greenway. WR regulations implement the Statewide Goal 5 Water Resources Conservation Plan (EC 9.4900). In the case of the EWEB property, the WR overlay is triggered because the property is adjacent to the Willamette River, a Category A water resource that has a standard conservation setback of 100’ from top of bank. However, the existing EWEB property is also a previously developed site, and approximately 94% impervious surface in its current state.

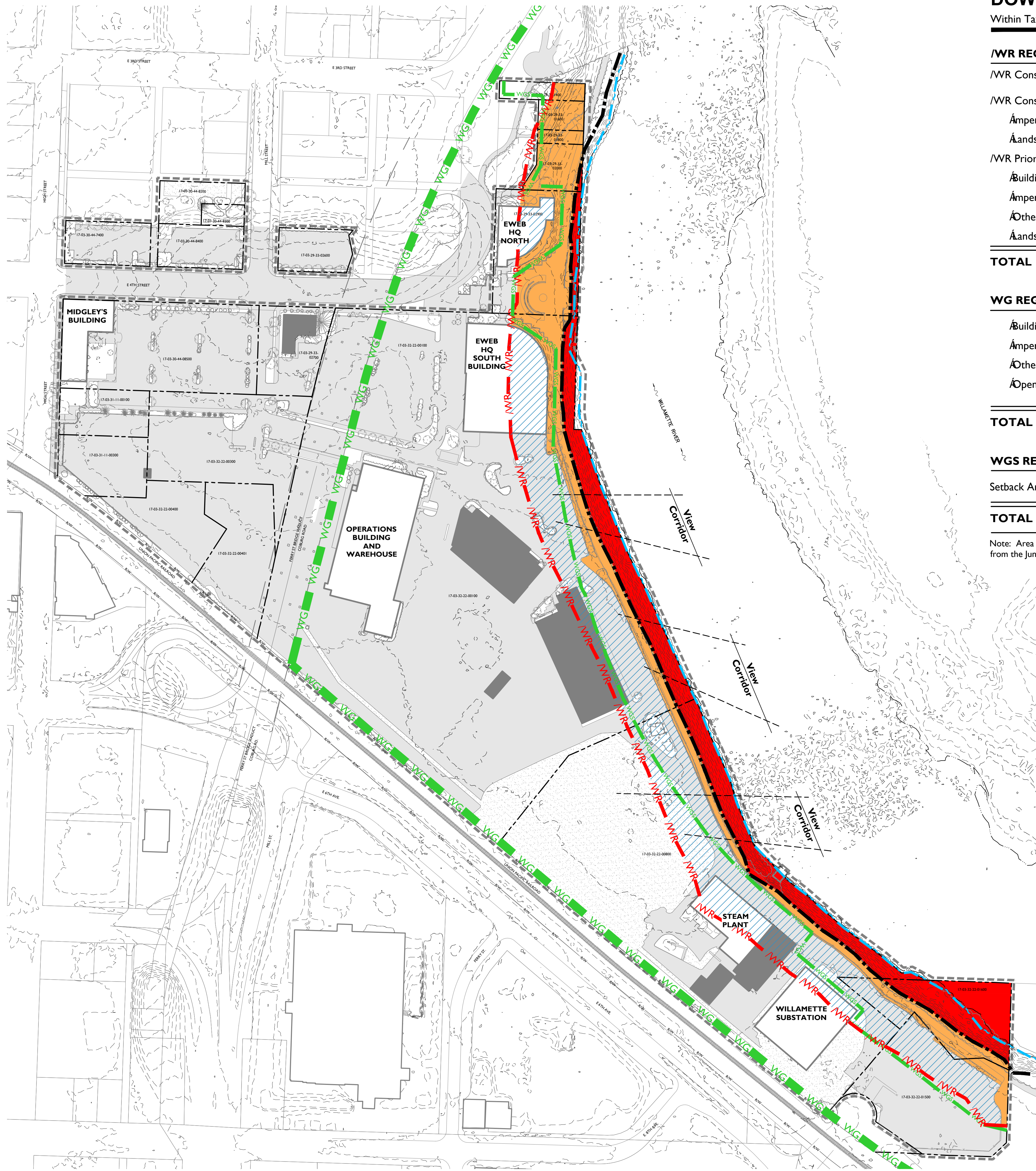
Areas above top of bank that were developed prior to November 2005 are exempt from the WR conservation setback standard, but despite the property’s exemption, the design proposal honors the intent of the WR regulation. Below top of bank, any planned riparian enhancement will need to comply with the WR zone.

Given existing conditions, applicable criteria and the location of proposed construction, the master plan expects to be in compliance with the Greenway and WR overlay regulations. The design proposes that all new buildings are more than 100’ from top of bank. Several acres of vegetated public open space will be created along the riverfront. This naturalized landscape is extended into the site approximately 450’ at Millpond Swale and 250’ at the SE end of the site. At the Millpond Swale, open space extends the full depth of the property.

The Downtown Plan’s four Riverfront Criteria include the expectation that the riverfront master plan will “provide appropriate setbacks, deeper where environmental or habitat issues are more critical, shallower in other areas.” The term “appropriate” is language that relates to the standards applied by the WR overlay, which the design honors and exceeds. The proposal’s “undulating green edge” also allows for the creation of new habitat and ecological value where little to none currently exists. In this sense, the design proposal far exceeds regulatory requirements that structure the relationship between development and waterways.



A diagram of the WR overlay shows the existing top of bank and a 100' setback distance on the EWEB riverfront property. The narrow red hatch pattern between top of bank and the yellow property line indicate the area where enhancements needs to comply with the Water Resources (WR) overlay. The wider red hatch pattern marks the area within the 100' setback distance that are previously developed and exempt. The master plan proposes that all new buildings or additions to existing structures are more than 100' from top of bank.



Regulatory Plan

DOWNTOWN RIVERFRONT REGULATORY COVERAGE

Within Tax Lot & Conservation Boundaries

WWR REGULATED AREA	EXISTING CONDITIONS	PERCENT OF REGULATED AREA
WWR Conservation Area	71,335 sf (1.63 ac)	25%
WWR Conservation Setback Area	79,854 sf (1.83 ac)	27%
Impermeable Surface (Pavement)	43,883 sf (1.00 ac)	inc.
Landscape & Open Space	35,971 sf (0.82 ac)	inc.
WWR Prior Developed Area	141,327 sf (3.24 ac)	48%
Buildings / Structures	35,759 sf (0.82 ac)	inc.
Impermeable Surface (Pavement)	87,094 sf (1.99 ac)	inc.
Other Surface (Gravel)	13,768 sf (0.31 ac)	inc.
Landscape & Open Space	4,706 sf (0.10 ac)	inc.

TOTAL 292,516 sf (6.71 ac) 100%

WG REGULATED AREA	EXISTING CONDITIONS	PERCENT OF REGULATED AREA
Buildings / Structures	257,875 sf (5.92 ac)	30%
Impermeable Surface (Pavement)	393,249 sf (9.03 ac)	46%
Other Surface (Gravel)	134,814 sf (3.09 ac)	16%
Open Space	74,494 sf (1.71 ac)	8%

TOTAL 860,432 sf (19.75 ac) 100%

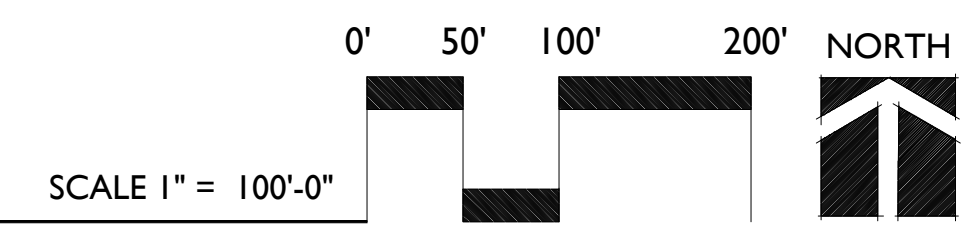
WGS REGULATED AREA	EXISTING CONDITIONS	PERCENT OF REGULATED AREA
Setback Area	139,259 sf (3.19 ac)	100%

TOTAL 139,259 sf (3.19 ac) 100%

Note: Area calculations derived from Digitized Aerial Photography provided by EWEB, Surveyed Conditions from the June 13, 2011 survey prepared by OBEC Consulting Engineers, and GIS data provided by LCOG.

LEGEND

- PROJECT BOUNDARY
- 2' CONTOUR INTERVAL
- TAX LOT BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- TOP OF BANK (TOB)
- ORDINARY HIGH WATER LINE (OHW)
- ORDINARY LOW WATER LINE (OLW)
- WILLAMETTE GREENWAY BOUNDARY
- WWR CONSERVATION SETBACK BOUNDARY
- PROPOSED WILLAMETTE GREENWAY SETBACK BOUNDARY
- PROPOSED VIEW CORRIDOR
- WWR CONSERVATION AREA
- WWR CONSERVATION SETBACK AREA
- WWR PRIOR DEVELOPED AREAS
- IMPERVIOUS PAVEMENT
Concrete or Asphalt
- GRAVEL SURFACE
- EXISTING BUILDING
To Remain
- EXISTING BUILDING
To Be Removed
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING SHRUB CLUSTER



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 LAND USE COMPONENTS**
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STAMP

NOT FOR CONSTRUCTION

Drawn By: ZWR
 Checked: CGM
 Project #: 1045 M
 Date: Dec. 5, 2012

Rev. #: _____ Date: _____

SHEET TITLE
REGULATORY PLAN

SHEET #
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